

City of Long Beach NY Forward

Local Planning Committee Meeting #6
November 13, 2023



NY Forward



WELCOME!

Long Beach NYF LPC Meeting Ground Rules

LPC Meetings are meant to be working sessions of the LPC.

- These meetings are open to the public but are not intended as interactive public workshops.
- The public is welcome to observe, and there will be an opportunity for public comments.

How to get involved:

- Visit the Long Beach NYF website to send comments: www.LongBeachNYForward.com

Agenda

01. Welcome and Timeline
02. Project Status & Updates
03. LPC Vote
04. Next Steps & Public Comment

Local Planning Committee

- **Ronald J. Walsh** (Acting City Manager, Co-Chair)
- **Resi Cooper** (REDC Co-Chair)
- **Jacquetta Odom** (President Concerned Citizens of North Park)
- **Rabbi Jack Zanerhaft** (Long Beach Chamber of Commerce)
- **Myra Dejesus** (Commissioner, Long Beach Housing Authority)
- **Luke Heneghan** (Owner, Bright Eye Brewery)
- **Pastor Mark Moses** (New Life Church of Christ)
- **Anthony Rector** (Owner, Refinements, Ltd)
- **Brian Berkery** (Co-Founder, Trellus)
- **Nicole Bergman** (Lifestyle Blogger, Between the Boards and Bay)
- **Darren Gallo** (Owner, Rooster Construction)
- **Tara Lannen-Stanton** (Director, Long Beach Public Library)
- **Johanna Mathieson-Ellmer** (President, Artists in Partnership)

New York State and Consultants

New York State

- Kevin Garrett, Department of State (DOS)
- Pape Cisse, DOS
- Cara Longworth, Empire State Development (ESD)

BFJ Planning

- Susan Favate, Principal
- Silvia Del Fava, Associate
- Suzanne Goldberg, Planner

City of Long Beach

- **Ronald J. Walsh**, Acting City Manager
- **Patricia Bourne**, Director of Economic Development & Planning
- **John McNally**, Director of Public Relations & Special Projects
- **Cindy Rogers**, Deputy City Manager
- **Tyler Huffman**, Director of Community Development
- **Jordan Schieber**, Assistant Planner

01

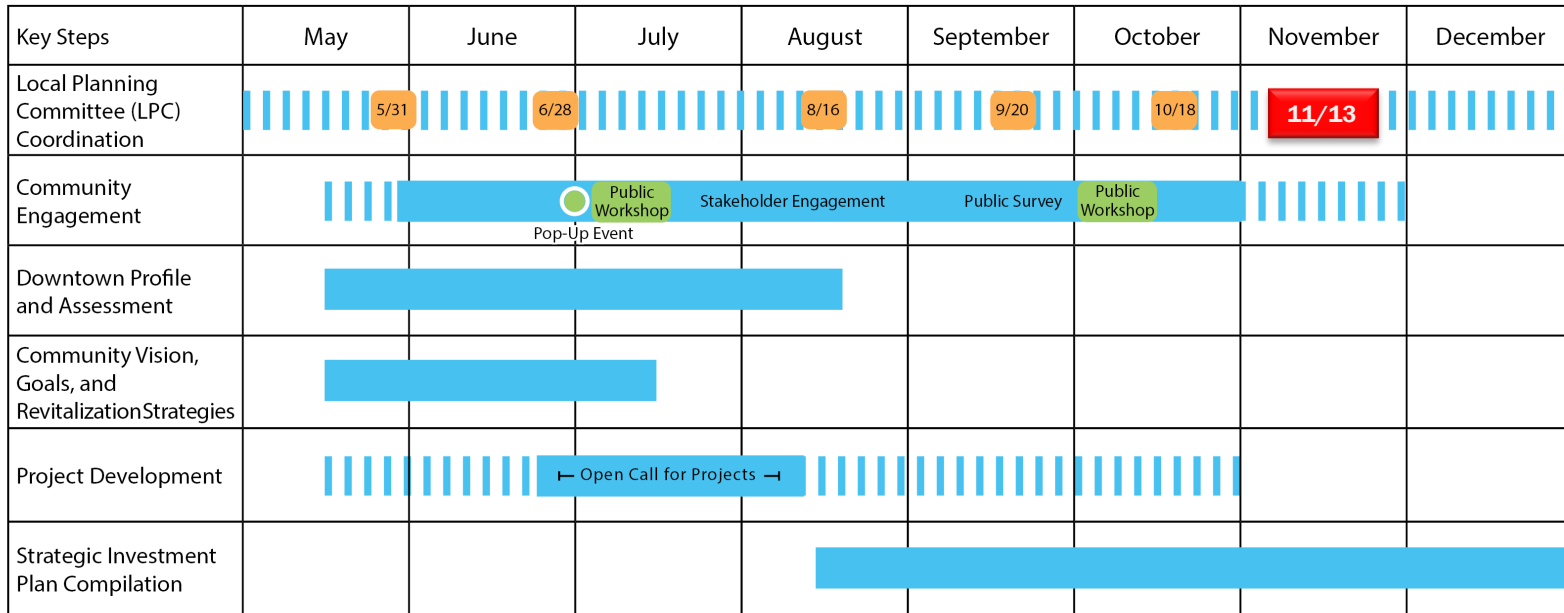
Welcome & Timeline

LPC Member Recusal

*Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project. For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project. **Do any members need to make a disclosure?** (Pause for potential disclosure) – Thank you!*

Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.

NYF Timeline



- LPC Meetings
- Community Engagement Events

*Subject to change

02

Status of NYF Projects & Updates

Status of NYF Projects

PARK AVE & LONG BEACH BLVD IMPROVEMENTS

Expanded scope, cost went up

DANCE LOFT

PUBLIC LIBRARY AUDITORIUM

Expanded scope, professional cost estimate done, cost went up

TWO-FAMILY HOUSING CONVERSIONS

KENNEDY PLAZA REDESIGN

Expanded scope, cost went up

BRIGHT EYE BEER CO. FAÇADE IMPROVEMENTS

PUBLIC LIBRARY EXTERIOR

Professional cost estimate done, cost went up

WAYFINDING, SIGNAGE AND AESTHETICS

Expanded scope, cost went up

SMALL PROJECT FUND

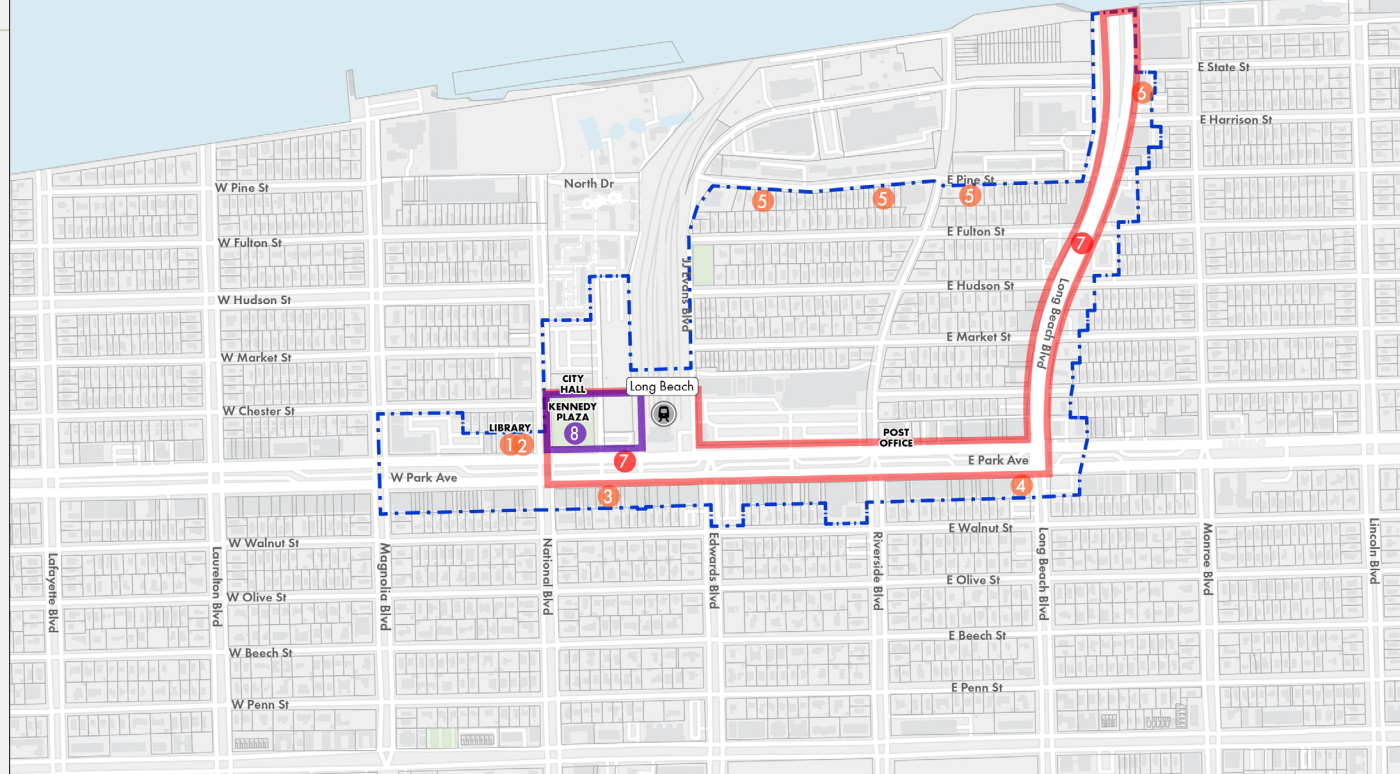
BARRIER BREWING CO.

No longer a NYF project

BRIDGEWORKS CAMPUS UPGRADES

Professional cost estimate done, cost went up

Long Beach NYF Proposed Projects



POTENTIAL PRIVATE PROJECTS

- ① Long Beach Public Library Auditorium
- ② Long Beach Public Library Exterior
- ③ Bright Eye Beer Co. Façade Improvements
- ④ Dance Loft
- ⑤ Two-Family Housing Conversions
- ⑥ Bridgeworks Campus Upgrades

POTENTIAL PUBLIC PROJECTS

- ⑦ Streetscape & Pedestrian Conditions
- ⑧ Kennedy Plaza Redesign / Unified Civic Spaces

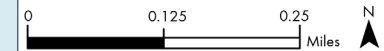
THROUGHOUT NYF AREA

- ⑨ Wayfinding & Signage
- ⑩ Small Project Fund

 LIRR Station

 Recreation & Open Space

 NYF Boundary



Public Projects

- Park Ave & Long Beach Boulevard Improvements
- Kennedy Plaza Redesign / Unified Civic Spaces
- Wayfinding & Signage

Semi-Public Projects

- Library Auditorium Upgrades
- Library Exterior Beautification

Goal 1: Street Safety & Connectivity

Park Ave & Long Beach Blvd Improvements

Elements added on Park Ave:

- Reconstruction of sidewalk between Edwards and National Blvds with new brick buffer, street furniture (benches, bike racks, trash cans), decorative light poles, planters/trees and wayfinding “striping” guide
- Milling and repaving of block between Edwards and National Blvds
- New trees in front of the Stop & Shop

Elements added on Long Beach Blvd:

- New crosswalks with ADA ramps at three locations
- The other crossings along the corridor will be done by the County with their own secured funding as part of a signalization upgrade project
- Benches, trash cans and bike racks at three bus stop locations
- New trees

Location

Park Ave between National Blvd and Long Beach Blvd; Long Beach Blvd between bridge and Park Ave

Sponsor

City of Long Beach

Funding / Cost

NYF Funding ~~\$ 600,000~~ **\$ 1,384,000**

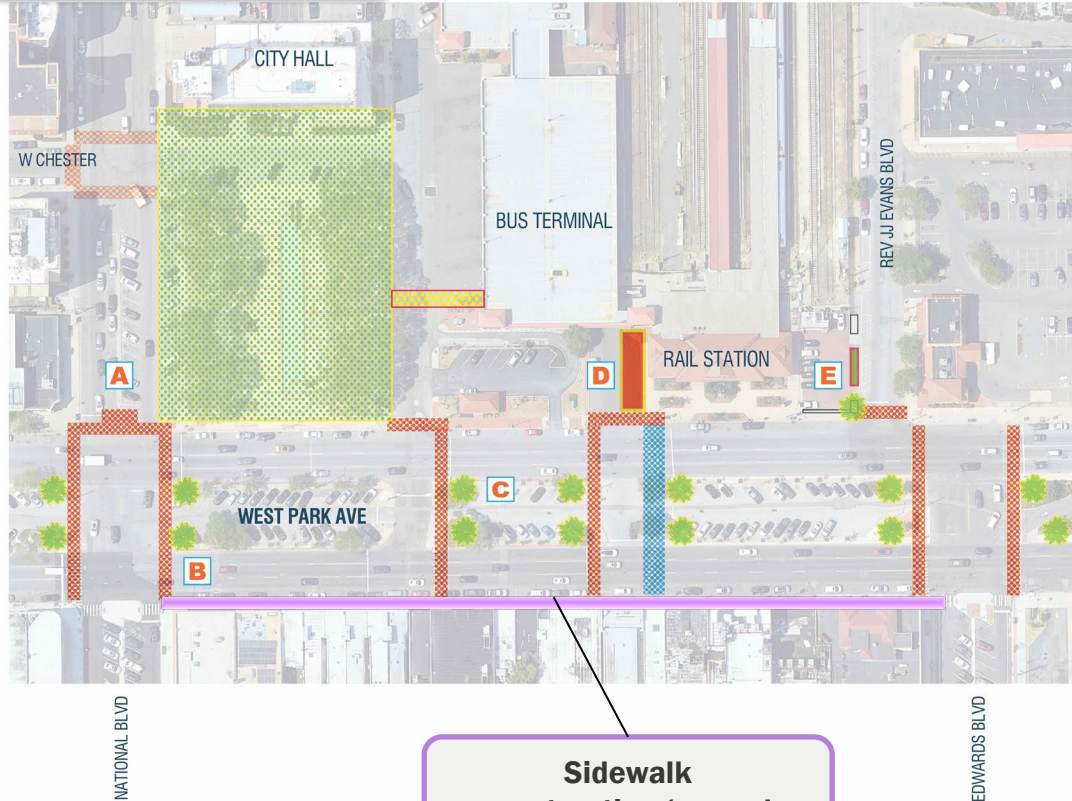
Other Funding \$ -

% NYF Funding 100%

Total Cost ~~\$ 600,000~~ **\$ 1,384,000**

Goal 1: Street Safety & Connectivity

Park Ave Improvements



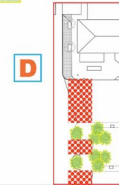
Sidewalk reconstruction/upgrades

ELEMENTS:

- A** Create generous crossing and pedestrian safety measures at National Blvd
- B** Upgrade existing crosswalks to stamped, colored concrete to match new crosswalk at Kennedy Plaza
- C** Add more planting to protect pedestrians from traffic, and to provide shade and crosswalks at parking, retain and improve existing plantings
- D** Expand the intersection to the west of the rail station, expand sidewalk / narrow bus drive to create modest brick plaza
- E** Create generous crossing and pedestrian safety measures: improve taxi flow, add curbs and median and enlarge pedestrian gathering area at Rev JJ Evans Blvd

LEGEND:

-  Enlarged stamped concrete crosswalk from rail
-  Proposed new stamped colored crosswalk
-  Recently installed stamped crosswalk
-  Extended sidewalk / plaza
-  New planting [all existing planting to remain]
-  Other new crosswalks [see plaza plan]
-  Raised pedestrian zone [see plaza plan]



Goal 1: Street Safety & Connectivity

Revised Components along Long Beach Blvd



Goal 3: Public Space

Kennedy Plaza Redesign

Elements added:

- Two shade structures with power outlets
- New spotlights on all memorials
- New LED lighting, programmable by color
- Electric outlets and phone charging stations
- Public wi-fi in Kennedy Plaza and train station area
- New secured bike racks by the parking garage
- Evaluation of existing trees and new trees

Location

Kennedy Plaza and surroundings

Sponsor

City of Long Beach

Funding / Cost

NYF Funding ~~\$1.5M~~ **\$ 1,980,000**

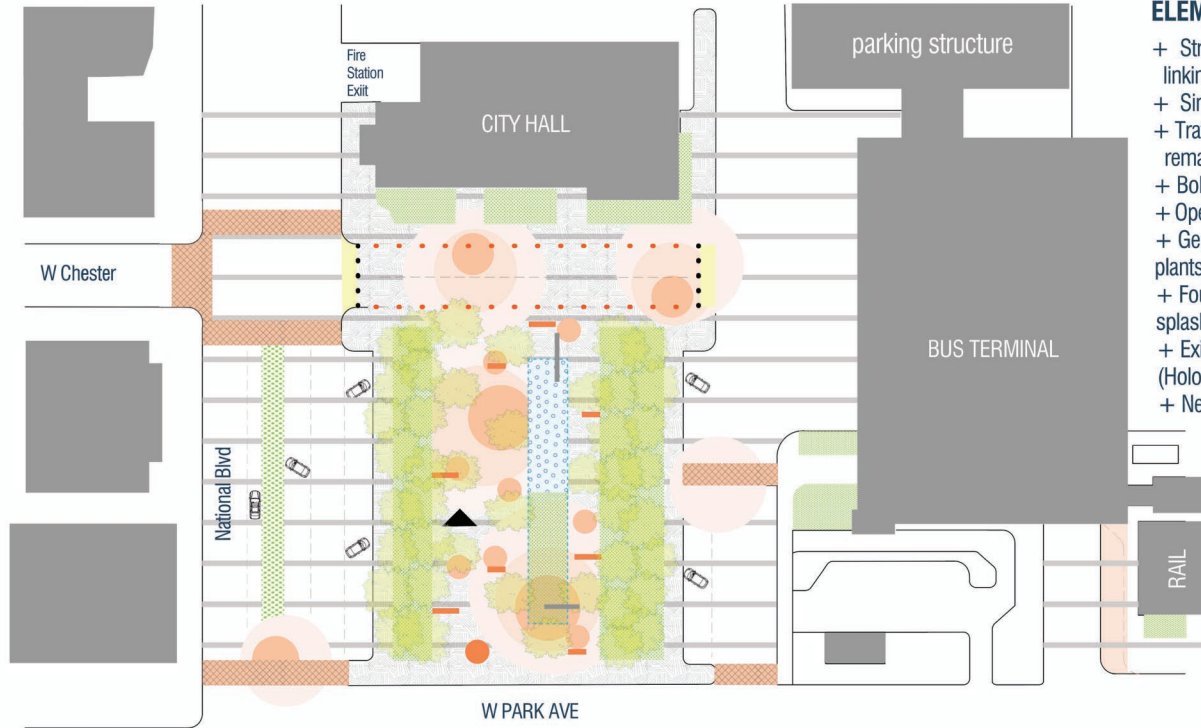
Other Funding \$ -

% NYF Funding 100%

Total Cost ~~\$1.5M~~ **\$ 1,980,000**

Goal 3: Public Space

Kennedy Plaza Redesign



ELEMENTS:

- + Street in front of City Hall is raised to be same height, linking plaza and City Hall entrance
- + Single paving pattern creates enlarged public space
- + Traffic pattern does not change, and existing parking remains
- + Bollards [orange] protect pedestrians
- + Operable bollards [black] can close off street from traffic
- + General redesign of Kennedy Plaza (new paving, more plants + trees, seating areas)
- + Fountain (half size of the current) becomes at-grade splash pad
- + Existing memorials and dedication bricks remain in place (Holocaust, WWII, JFK)
- + New stamped concrete crosswalks

LEGEND:

- Stamped concrete crosswalk
- Plaza / raised pedestrian zone
- Planted area
- Former fountain / pool
- New splash pad / fountain
- Accent paving
- Digital info station
- Bench
- Tree [existing + new]
- Existing memorials [to remain]
- Extent of parking
- Bollards [permanent]
- Bollards [operable / typically not activated]
- Ramp to raised area

Goal 4: Streetscape & Wayfinding

Wayfinding, Signage and Aesthetic Improvements

Elements added / refined:

- Creative crosswalk “striping” (to direct people)
- Integrated phone charging stations
- Lighting artistic installation by the municipal garage (cost refined)
- New programmable LED lighting

Location

NYF Area

Sponsor

City of Long Beach

Funding / Cost

NYF Funding \$300,000 **\$421,000**

Other Funding \$ -

% NYF Funding 100%

Total Cost \$300,000 **\$421,000**

Goal 2: Year-round Destination

Public Library Auditorium

Updates

- LPC decided not to require a private match for the library projects
- Library hired a professional to get more accurate cost estimates (new cost includes design & engineering, soft costs and contingency that were not included in previous estimate)

Elements added/cost refined:

- New flooring throughout
- More extensive acoustic treatments for the entire space (acoustically rated ceiling, doors, walls)
- Movable partition (acoustically rated) to hold simultaneous events
- Storage area upgrades
- Permanent stage monitors for performers to hear their own sound
- Additional technology to bring the back half of the auditorium closer to technological parity with the front half
- Digital signage to assist in wayfinding and highlight events

Location

Long Beach Public Library, Main Library, 111 W Park Ave

Sponsor

Long Beach Public Library

Funding / Cost

NYF Funding ~~\$380,000~~ **\$785,000**

Other Funding N/A

% NYF Funding 100%

Total Cost ~~\$380,000~~ **\$785,000**

Goal 4: Streetscape & Wayfinding

Public Library Exterior

Updates

- LPC decided not to require a private match for the library projects
- Library hired a professional to get more accurate cost estimates (new cost includes design & engineering, soft costs and contingency that were not included in previous estimate)

Elements added/cost refined:

- Prime and repaint façade (murals areas to be primed only)
- Digital signage Board at front of the library
- Fence upgrades at rear of the building

Location

Long Beach Public Library, Main Library, 111 West Park Ave

Sponsor

Long Beach Public Library

Funding / Cost

NYF Funding ~~\$402,000~~ **\$433,000**

Other Funding N/A

% NYF Funding 100%

Total Cost ~~\$402,000~~ **\$433,000**

Standalone Private Projects

- Dance Loft
- Two-Family Housing Conversions
- Bridgeworks Campus Upgrades
- Bright Eye Beer Co. Façade Improvements

Goal 2: Year-round Destination

Dance Loft

Description

Lot was formerly the NuClear Dry Cleaners. Ground floor will be subdivided into multiple retail spaces. Second floor will be a mixed-use performing arts rehearsal & performance space, including the Dance Loft.

NYF funding requested for *remediation and construction of the building at large*, performance space equipment and fit-out and signage.

Updates

Consultant team is working with project sponsor on NYF decarbonization requirements.



Location

180 E Park Ave

Sponsor

180 Park Ave, LLC

Funding / Cost

NYF Funding	\$1.05M
Other Funding	\$4,685,000
% NYF Funding	~18%
Total Cost	\$5,735,000

Goal 2: Year-round Destination

Two-Family Housing Conversions

Description

Conversion of 5 existing single-family homes into two-family homes in the North Park neighborhood. All five homes are currently rented at market rate. This project would double the number of units and provide affordable housing, which is an expressed need of the City.

The proposed 5 new two-family units generated from the project would be 3-bedroom, 2-bathroom units. They would also have the following Affordability/Workforce Housing components:

- Workforce housing at 80-100% Area Median Income (AMI) (\$123,100 - \$156,300) based on US Dept. of Housing & Urban Development (HUD) guidelines for a household of 4
- Commitment to have one unit at 80% AMI (\$123,100)
- Rent would be 30% of AMI per HUD guidelines
- Duration of workforce housing designation: 10-15 years

NO UPDATES

Location

24, 26, 82, 114, 118 E. Pine Street

Sponsor

Darren Gallo / Long Beach Living

Funding / Cost

NYF Funding	\$300,000
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Other Funding	\$200,000
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% NYF Funding	60%
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Total Cost	\$500,000
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Goal 2: Year-round Destination

Bridgeworks Campus Upgrades

Updates

- Project sponsor agreed to a 25% private match, 75% NYF funding, using their own resources to anticipate the project expenses
- Project sponsor hired a professional to get more accurate cost estimates

The project include three components:

- Resilient plantings/flower beds **NO UPDATES**
- Exterior upgrades to facilitate installation of murals **NO UPDATES**
- Creation of exterior roof deck for additional flexible workspace and events. Work includes **(more refined scope & cost)**
 - Outdoor kitchen
 - Equipment for a retractable roof for shade
 - Reinforcement of the existing roof/floor
 - Barrier around edge of the perimeter of the building
 - Upgrade to outdoor electric capacity

Location

780 Long Beach Boulevard

Sponsor

780 Realty Associates LLC & Bridgeworks LLC

Funding / Cost

NYF Funding ~~\$315,000~~ **\$428,000**

Other Funding ~~\$55,000~~ **\$142,000**

% NYF Funding ~~85%~~ **75%**

Total Cost ~~\$370,000~~ **\$570,000**

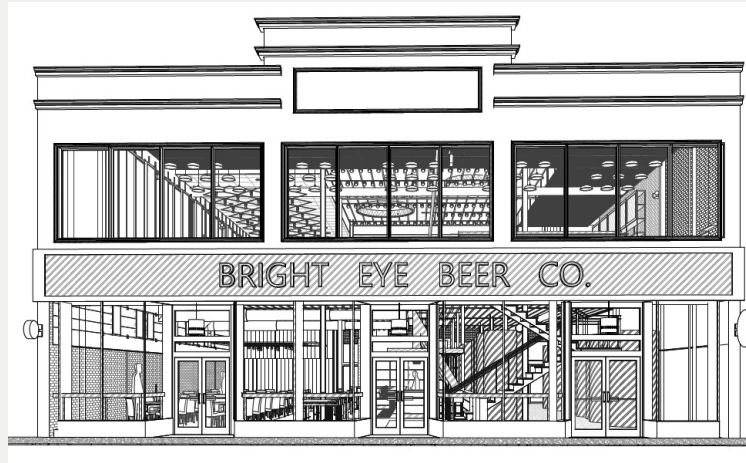
Goal 4: Streetscape & Wayfinding

Bright Eye Beer Co. Façade Improvements

Description

Part of a larger project to renovate the second floor to open an additional taproom/seating space. Sponsor requests funding assistance with the facade upgrade to allow new larger glass design.

NO UPDATES



Location

50 W Park Ave

Sponsor

Luke Heneghan, Co-Owner

Funding / Cost

NYF Funding	\$150,000
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Other Funding	\$50,000
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% NYF Funding	75%
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Total Cost	\$200,000
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Goal 4: Streetscape & Wayfinding

Small Project Fund

Description

The Small Project Fund can include a range of downtown projects such as façade enhancements, building renovation improvements to commercial or mixed-use spaces, business assistance, or public art. Funds are capped at \$300,000. Eligible activities include building renovations (i.e., façade/storefront renovations), public art, and soft costs, (i.e., architecture or engineering expenses).

NO UPDATES

Location

Throughout NYF Area

Sponsor

City of Long Beach

Funding / Cost

NYF Funding	\$300,000
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Other Funding	N/A
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% NYF Funding	N/A
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Total Cost	\$300,000
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Project Cost Spreadsheet Summary

PROPOSED PROJECT

NYF FUNDING REQUEST

Dance Loft	\$1,050,000
Public Library Auditorium Upgrades	\$785,000
Public Library Exterior Beautification	\$433,000
Bright Eye Beer Co. Façade Improvements	\$150,000
Two-Family Housing Conversions	\$300,000
Bridgeworks Rooftop Extension and Upgrades	\$428,000
Park Ave Improvements	\$1,384,000
Kennedy Plaza Redesign	\$1,980,000
Wayfinding/Signage	\$421,000
Small Project Fund	\$300,000

Total \$7,231,000

Should total between \$6-8M

Projects Recommended for Future Funding

- Comprehensive study of Complete Streets in Long Beach to maximize pedestrian and bike safety in the Park Ave corridor. The study would incorporate parking, emergency management, sanitation, and other relevant factors to develop viable, actionable improvements.
- Long Beach Boulevard crossing studies: Long Beach Boulevard and Park Ave; Long Beach Boulevard and East Pine Street.

03

LPC Vote

Rules

- Vote is straight up-or-down, not project-by-project.
- LPC does not prioritize.
- LPC will do a “show of hands” today
- Final ballot will be sent in the next few days and will need to be completed by all LPC members and sent back to the consultants

04

Next Steps

Next Steps

- BFJ will send Fillable PDF to LPC to vote on the entire slate of projects
- Ballots will need to be sent back by Sunday, November 19
- Consultants to continue following up with project sponsors to finalize project details and cost estimates
- End of November: BFJ to send Draft Plan to State
- Mid December: Final NYF Plan due to State

Long Beach NYF Ballot



LPC Member Name: _____

NYF funding amounts are recommendations of the Local Planning Committee. Projects will be selected for funding by New York State and will be reviewed at that time for project readiness and eligibility, among other criteria. Projects listed at \$0 are not recommended for NYF funding but are additional priorities of the LPC and will be included in the Strategic Investment Plan.

Place an "X" in one of the following boxes.

- I am in favor of submitting the NYF Strategic Investment Plan with the slate of projects listed below as proposed by the full Local Planning Committee, except as noted by a recusal due to actual or perceived conflict of interest.
- I oppose submitting the NYF Strategic Investment Plan with the below-listed slate of projects.

PLACE "X" IN BOX TO REUSE	PROJECT NAME/DESCRIPTION	NYF FUNDING REQUEST
<input type="checkbox"/>	1: Park Ave. Streetscape Improvements	\$600,000
<input type="checkbox"/>	2A: Dance Loft (New Commercial Building at 180 Park Ave.)	\$1,050,000
<input type="checkbox"/>	2B: Modernize the Public Library Auditorium	\$320,000
<input type="checkbox"/>	2C: Conversion of Five Single-Family Homes in Two-Family Homes	\$300,000
<input type="checkbox"/>	2D: Outdoor Dining Area and Exterior Improvements at Barrier Brewing	\$104,000
<input type="checkbox"/>	2E: Creation of a Roof Deck and Exterior Upgrades at Bridgeworks	\$315,000
<input type="checkbox"/>	3: Redesign Kennedy Plaza for Better Integration with Surroundings	\$1,500,000
<input type="checkbox"/>	4A: Upgrade the Upper Floor Facade of Bright Eye Beer	\$150,000
<input type="checkbox"/>	4B: Upgrade the Façade and Exterior Spaces of the Library	\$340,000
<input type="checkbox"/>	4C: Wayfinding, Signage and Design Guidelines	\$300,000
<input type="checkbox"/>	4C: Small Project Fund	\$300,000

What Happens When the NYF Plan Is Complete?

Management and Implementation Strategy

- Project award winners should be announced in early 2024.
- Public improvement projects will be undertaken by the City of Long Beach.
- The Small Project Fund will be administered locally by the City. Recipients will be selected through a competitive process.
- NYF funding is reimbursable—rather than an up-front grant, project sponsors are reimbursed for expenses incurred.

**Questions or
Comments?**