

City of Long Beach NY

DOWNTOWN REVITALIZATION INITIATIVE 2021 DRI Application

BASIC INFORMATION

REDC Region: Long Island

Municipality Name: City of Long Beach NY

Downtown Name: Central Business District and Innovation District

County Name: Nassau

Applicant Contact(s) Name and Title (if joint application, identify primary:

Primary: Mike Robinson, Director of Grants Management, mrobinson@longbeachny.gov,
grants@longbeachny.gov

Secondary: Tyler Huffman, Assistant Planner, thuffman@longbeachny.gov

VISION FOR DOWNTOWN

Provide a brief statement of the municipality's vision for downtown revitalization.

Enhance the Central Business District (CBD) and Transportation Hub/Innovation District as the major destination by expanding our Complete Streets Initiatives to introduce traffic calming measures and dedicated bike lanes to improve circulation for pedestrians and cyclists, encouraging smart development that includes workforce/ mixed-income housing, and mixed use development, and to support existing and new local businesses to provide high-quality jobs.

JUSTIFICATION

Provide an overview of the downtown area nominated for the DRI program, highlighting the area's defining characteristics and the reasons for its selection. Explain why the downtown is ready for Downtown Revitalization Initiative (DRI) investment, and how that investment would serve as a catalyst to bring about revitalization.

At about 2 square miles, Long Beach is a highly compact and walkable City with higher densities than most of its Long Island counterparts. The Central Business District (CBD) and associated Long Beach Blvd (Innovation District) is the epicenter of the City's activity and is a vibrant year round regional destination due to its proximity to one of the country's cleanest beaches, as well as its boardwalk, critically acclaimed restaurants, shops, boutiques, farmers market, recreation center, a growing art and cultural environment, and a Multi-modal Transportation Center with connections to NYC/JFK via LIRR that is perfect for transit oriented development. Long Beach is known as the "place to go" for both day and evening activities.

The downtown area as explained above serves as the primary Central Business District year round for the entire barrier island and nearby Island Park with a total population of 49,761. During the summer season, the population of Long Beach doubles with additional daily and weekend visitors (approximately 25,000 weekend visitors) from around the region. Long Beach also hosts major events on the boardwalk, hosts concerts and movies on the beach, and is the NY Metropolitan area surfing capital. As a result, Long Beach draws large crowds to its compact, walkable downtown.

Long Beach is seeing significant private investment and job growth with the potential for more based upon the City's Building Department and informal discussions. Since Superstorm Sandy, the City has made major infrastructure investments using grant funds to support this growth. The Innovation District co-working center has doubled in size since its inception in 2015 to include two separate facilities, along with new office and retail space on Park Ave led by the creation of a light manufacturing brewery in the center of the Central Business District. The City has also seen other new retailers with the approval for more. Retail vacancy rates have remained low in the City, except in the Central Business District, which is why we are requesting this funding.

One of the City's biggest challenges is making Park Avenue, the main thoroughfare in the CBD, more pedestrian and bike friendly and more attractive as a retail, cultural, and entertainment destination. Mixed residential and commercial properties along Park Avenue also have the potential to provide more mixed-income and affordable housing for residents. Downtown investment can positively impact this area through targeted traffic calming, lane reduction, road median reconstruction to allow for bicycle lanes, additional mixed income housing options (strong market demand present), employment opportunities, and connections to open space/recreation opportunities along the waterfront, within easy walking distance.

Based upon the lessons learned from Superstorm Sandy and the current pandemic, Long Beach is rebuilding stronger, smarter, and safer while becoming a model for other communities. With the additional DRI funding, the City has the potential to be a premiere Long Island downtown with the kind of desirable destination attractions for now and the future.

DOWNTOWN IDENTIFICATION

1) Boundaries of the proposed DRI area. Detail the boundaries of the targeted downtown area or neighborhood, keeping in mind that there is no minimum or maximum size, but that the area should be concentrated and well-defined. Neighborhoods beyond traditional central business districts are eligible if they can meet other criteria making them ripe for investment. Include a map that clearly delineates the area to be included in the downtown revitalization area.

The DRI area encompasses the Park Ave CBD, Long Beach Blvd Innovation District, and the surrounding low-moderate income neighborhood. This area has Park Ave as the south border, the Bayfront as the north border, Laurelton Blvd as the west border, and Long Beach Blvd as the east border.

This area is inclusive of over 180 businesses including a recently established and expanded co-working facility and a new wholesale/retail brewery that has become a popular regional destination.

The area also encompasses the entirety of the North Park neighborhood, which is a low to moderate income, minority community located adjacent to industrial Bayfront property that is ripe for smart and inclusive residential/commercial redevelopment. North Park was recommended by New York State for designation in the federal Opportunity Zone community development program that was created by the Tax Cuts and Jobs Act of 2017.

This area includes the center of government with City Hall, Court, Police and Fire Departments. Coupled with the Long Island Rail Road Station and bus station and the close proximity to local businesses, the

area is an ideal location for transit-oriented development (TOD). The City's documents outline this area for improved services, connectivity with regard to streets and accessibility for North Park, affordable housing and mixed-income housing, and both job and recreational/cultural opportunities utilizing place making.

2) Past investment, future investment potential. Describe how this DRI area will be able to capitalize on prior private and public investment and catalyze future investments in the neighborhood and its surrounding areas. Describe recent planning efforts that support public and private investment in the proposed DRI area.

The City of Long Beach is perfectly positioned to capitalize on investments because it is already occurring. Long Beach is seeing unprecedented private investment and job growth with the potential for more as outlined in the City's planning documents. The Innovation District co-working center has doubled in size since its inception in 2015 to include two separate facilities, along with new office and retail spaces on Park Ave led by the creation of a two small-scale manufacturing facilities in the center of the Central Business District (brewery and high end soap manufacturer). The City has also seen other new retailers with the approval for more. Retail vacancy rates have remained low, except in the Central Business District, which is why we are requesting this funding.

The City has numerous public projects that are poised to advance smart development in the DRI area and which additional funding would capitalize on it to further enhance the downtown. This includes but is not limited to: a \$2.2 million Complete Streets redesign of Edwards Blvd that connects the train station to the boardwalk; a \$3.3 million streetscape redesign of National Blvd., which connects the heart of the Central Business District to the boardwalk; \$2.5 million in DOS funding for improvements to Park Avenue; \$320,000 in Community Development Block Grant funding for Transit Oriented Development improvements around City Hall and the Multimodal Center; the private redevelopment of three underutilized sites on Park Ave for mixed use (two of which include housing near the train station); a \$365 million redevelopment of a 40 year vacant superblock (which includes 438 new housing units and is within a 5 minute walk to the Central Businesses District); and an \$80 wastewater treatment plant consolidation project that will make 5 acres available for redevelopment near the DRI area along the bayfront by 2024.

This DRI funding would come at an opportune time as the City is about to update its zoning code which will enhance resiliency and help attract developers to invest in smart development in Long Beach. In addition, the City is pursuing an update to its Comprehensive Plan which was last updated in 2007. Additional DRI funding would build upon existing private and public investment and make Long Beach a premiere regional destination.

3) Recent or impending job growth. Describe how recent or impending job growth within or near the DRI area will attract a diverse workforce and population to an active life in the downtown, support

redevelopment, and make growth sustainable in the long-term.

The City has new and exciting businesses opening each year, an average of 15 per year. Bridgeworks, a co-working facility that opened in 2015, has already doubled its operations, opened a new space, and purchased a tech company from Florida - attracting even more professionals to work in close proximity to Long Beach's downtown. Responding to the City's potential, two small-scale manufacturers have also opened in Long Beach in the past two years, including a wholesale/retail brewery and high-end soap manufacturer. The City has also seen other new retailers with the approval for more. Retail vacancy rates have remained low, except in the Central Business District, which is why we are requesting this funding.

The City is very active in supporting the business community. City elected officials and staff meet monthly with the Chamber of Commerce. City economic development staff distributes information on federal, state and county resources when they become available and provides individual assistance. During the pandemic, the City worked closely with the business community to implement measures to support them through the economic crisis. In addition, the City has a history of implementing marketing initiatives to sustain local businesses and spur new ones.

Current growth trends, a low unemployment rate, and the upcoming zoning code changes will be a recipe for new jobs and economic growth. The City is already a regional destination, especially for young professionals due to natural amenities, recreational activities, shops/restaurants that regularly receive media attention, while also being highly walkable/bike-able. With additional investment and the proposed improvements to the Central Business District, Long Beach has the potential for significant job growth.

4) Quality of life. Identify the properties or characteristics that the DRI area possesses that contribute, or could contribute if enhanced, to the attractiveness and livability of the downtown for a diverse population of varying ages, income, gender identity, ability, mobility, and cultural background. Consider, for example, the presence of developable mixed-use spaces, varied housing types at different levels of affordability, walkability and bikeability, healthy and affordable food markets, and public parks and gathering spaces.

At about 2 square miles, Long Beach is a highly compact and walkable City with higher densities than most of its Long Island counterparts. Data shows that commuters in Long Beach bike/walk more than twice the national average. The Central Business District (CBD) and associated Long Beach Blvd. (Innovation District) is the epicenter of the City's activity and is a vibrant year round regional destination due to its proximity to one of the country's cleanest beaches, as well as its boardwalk, critically acclaimed restaurants, shops, boutiques, farmers market, recreation center, a growing art and cultural environment, and a Multi-modal Transportation Center with connections to NYC/JFK via LIRR that is perfect for transit oriented development. Long Beach is attractive to millennials and other age groups and is known as the "place to go" for both day and evening activities.

The downtown area as explained above serves as the primary Central Business District for the entire barrier island and Island Park year round with a total population of 49,761. During the summer season, the population of Long Beach doubles with additional daily and weekend visitors (approximately 25,000

weekend visitors) from around the region. Long Beach also hosts major events on the boardwalk, hosts concerts and movies on the beach, and is the NY Metropolitan area surfing capital. As a result, Long Beach draws large crowds to its compact, walkable downtown.

5) Supportive local policies. Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes or New York State Stretch Code, comprehensive plans, Clean Energy Communities or Climate Smart Communities designation, complete streets plan, transit-oriented development, non-discrimination laws, agefriendly policies, and a downtown management structure. If policies that support livability and quality of life in downtown are not currently in place, describe near-term efforts by the municipality to create and implement such policies.

The City has many local policies that enhance livability and quality of life in the downtown:

In 2013, the City Council adopted a Complete Streets policy to increase walkability, bike-ability, and accommodate all modes and users of the transportation system. Recently, the City secured \$2.5 million in DOS funding to help implement this policy on Park Avenue, as it had with DOT funding on Edwards Blvd. Additional funding is needed, however, to make Park Avenue a truly Complete Streets corridor.

The City also actively pursues Transit Oriented Development (TOD) and will be starting construction on a TOD project in spring 2022 utilizing \$320,000 in funding from the Nassau County Department of Community Development. The project will promote vibrant, walkable, mixed use development surrounding City Hall and the Long Beach LIRR station – the sixth busiest in Nassau and Suffolk Counties.

From an environmental perspective, the City was designated as a “Clean Energy Community” in 2017 by NYSERDA for its efforts to reduce energy use and promote clean energy. This designation led to the award of a \$100,000 grant which the City is using to upgrade streetlights to LED and saving \$100,000 per year in energy costs. The City was also designated in 2019 as the first "Climate Smart Community" in Nassau County (and the third on LI) for its efforts to reduce its carbon footprint and adapt to climate change.

Currently, the City is hiring a planning consultant firm to update its Comprehensive Plan, followed by a zoning code update (funded in the City’s Capital Plan) which will include mixed use districts, resiliency improvements, bay-front redevelopment, and a strong focus on transit oriented development (Long Beach is a proposed TOD area in the NYMTC plan). To oversee the new planning updates, the City has reformed its Planning Advisory Board and has been meeting regularly with the board.

The City works on downtown revitalization and downtown management strategies, often in close partnership with the Long Beach Chamber of Commerce. Together with the Chamber, the City promotes events and workshops for local businesses.

Non-discrimination laws adopted in recent years include: protection for transgender workers, an MWBE requirement, and a Language Access Policy.

6) Public support. Describe the public participation and engagement process conducted to develop the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown revitalization. Characterize the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan.

The City has always had extensive public participation and engagement on future development. Long Beach has a long history of meeting with residents, the Chamber of Commerce, the Planning Advisory Board, civic groups, schools, and religious leaders. These groups have all expressed support for downtown revitalization and are invested in working with the City to achieve a more attractive and safer downtown for residents and visitors.

Among other initiatives, the City just recently held a meeting with local business owners to provide resources and to gather input on their needs in the downtown. The City is also planning a meeting with landlords that have vacant properties to discuss their needs and how to fill vacant spaces.

The need for funding is strong, and support for this project is extensive. Please see the attached letters of support from local stakeholders and elected officials who recommend the award of funding to the City of Long Beach.

7) Transformative opportunities and readiness. Describe opportunities to build on the strengths described above by providing a list of transformative projects that could be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project). Projects may be public or private, and could address economic development, transportation, housing, and community development needs. Project descriptions should include demonstration of readiness, proposed cost and funding sources, and identification of the project sponsor. For private for-profit projects, DRI funds may not exceed 40% of the total project cost (with a 10% bonus available for projects that commit to meaningful carbon reduction goals, including full electrification and net-zero building performance). While DRI funding may be used to cover the entire cost of a public or not-for-profit project, leveraging of investment dollars from other sources (i.e., private, local, federal, or other state sources) is strongly encouraged.

Also identify any other transformative opportunities that may be explored during the planning process, such as reuse of vacant and developable properties and underutilized buildings; projects to address unmet needs in the downtown, including housing, retail, and community services; and activities that will build upon regional strengths and trends.

If a loan or grant fund is proposed, please identify who might be an appropriate entity with capacity to manage the fund. If candidate projects have been identified, please include them to demonstrate potential demand for the fund. Funds are typically capped at \$600,000.

Please note that if your community is selected to participate in the DRI program, projects identified in the application, along with any others that may arise during the DRI planning process, will ultimately be vetted by the Local Planning Committee and the State to determine which projects receive DRI grants.

If awarded, the DRI funds would transform the City of Long Beach, from an already exciting place to live and visit, to a more revitalized, resilient, and effective downtown. The City would be ready to move quickly on a number of projects.

Redevelopment of Park Avenue: This project would improve the safety, accessibility, and aesthetics of the area and would increase economic development in the downtown and make it attractive for redevelopment and economic investment. The project may include, but is not limited to: reconfiguration of center parking malls, introduction of dedicated bike lanes, traffic calming, lane reduction, redesigned crosswalks and signals, electric vehicle charging stations, pedestrian improvements, landscaping, and streetscaping with green infrastructure. The City also envisions pedestrian/bicycle connections to the Bay to enhance recreational opportunities at the waterfront. This project has the advantage of leveraging an existing \$2.5 million grant from the Department of State, and an additional \$2.5 million in local funds, that are already secured and dedicated for making Complete Streets improvements on Park Avenue in the Central Business District.

Transit-Oriented Redevelopment of Underutilized Property around the Train Station: This project would envision a transit-oriented, mixed-income housing, and mixed-use redevelopment centered around the LIRR, as well as a new performing and cultural arts space. This project has the advantage of leveraging an existing \$320,000 grant from the Nassau County Department of Community Development that is already secured and dedicated for making TOD improvements in this area.

8) Administrative Capacity. Describe the local administrative capacity to manage this planning and implementation initiative, including the ability to oversee contracts for awarded municipal projects using existing staff and resources.

The Department of Economic Development and Planning is positioned with the experience to act as the local lead for the program and working with the Department of Public Works would manage the Downtown Revitalization Initiative. These departments have a history of working closely together on different projects, some of which include: state and federal grant funded projects, road reconstruction projects, implementing bicycle lanes, streetscape initiatives, etc. Both departments have a history of overseeing multiple grants, consultants and contracts at one time, and together have administered \$150 million in federal grant funds for post Superstorm Sandy resiliency and related work. We are confident these two City departments, which already work closely together on numerous projects, have the administrative capacity to oversee and manage the process. In addition, the City's newly created Office of Grants Management would work hand in hand with Economic Development and Public Works to implement this project. The City also has an excellent working relationship with the Chamber of Commerce who could provide guidance on downtown issues and solutions.

9) Other. Provide any other information that informs the nomination of this downtown for a DRI award.

The revitalization and redevelopment of the downtown has been given extra focus in Long Beach since Superstorm Sandy. Since then, the City's initiatives have been in line with the LIREDC vision and have been touched on throughout this application including the

identification/development of the innovation district and rebuilding/expanding transportation infrastructure to incorporate resiliency, Complete Streets, and to improve accessibility.

10) \$20 Million Request. For applicants wishing to be considered for \$20 million in DRI funding, provide a clear but concise justification of why your community should be awarded \$20 million. Justification should include identification of at least 1-2 large, transformational projects that will have a significant impact on the downtown and could be realized with a larger grant award. Project descriptions should include status of the following: site control, commitments from project partners, other funding sources, and zoning/regulatory requirements. Since a larger award amount will require heightened capacity on the part of your municipality, please identify the individual or entity that will coordinate DRI implementation. Also describe the capacity of any project partners to undertake the additional large-scale projects.

The City of Long Beach requests to be considered for the \$20 million award. Our potential projects are large enough that \$20 million can result in a much more transformative project. The City has had a number of interested developers for both Bayfront and downtown redevelopment projects, so we are confident that, if awarded the DRI money, we would be able to move quickly on the projects proposed.

Addendum: Opportunities for Electric Vehicle Charging Stations. DOS is soliciting feedback from communities on whether they may have locations suitable for electric vehicle (EV) fast charging stations in their downtowns, either at municipal or private parking lots. While responses to this question will not be included in the evaluation of applications for a DRI award, applicants are encouraged to consider opportunities for EV charging in their downtowns. Benefits to a host site community include becoming a destination for travelers to the downtown, resulting in additional spending/economic activity for businesses in proximity to the fast charging site. Public EV charging stations also provide charging opportunities for community members without access to home charging.

Applicants should indicate any interest in having charging station(s) installed within their proposed DRI boundary and identify any locations that have the space requirements/ characteristics listed below. If it is a privately owned site, please indicate owner interest in participation.

Yes, the City is interested in installing EV charging stations in public areas and has identified several locations with high potential:

* **Upper-bound:** 5 parking spaces able to dedicate to fast charging (e.g. become EV-only), with 32' x 16' additional space for supporting power somewhere in lot that can be either in parking spots or on grassy areas within the property lines.

Location - Stop and Shop Parking lot: The Long Beach Stop and Shop parking lot is located in the heart of the Central Business District on Park Avenue and shows high potential for EV Fast Charging Stations. The

parking lot is rarely filled to capacity and would have potential for five dedicated EV charging stations. This lot is owned by the City of Long Beach and is leased to a private entity which has shown interest in this improvement.

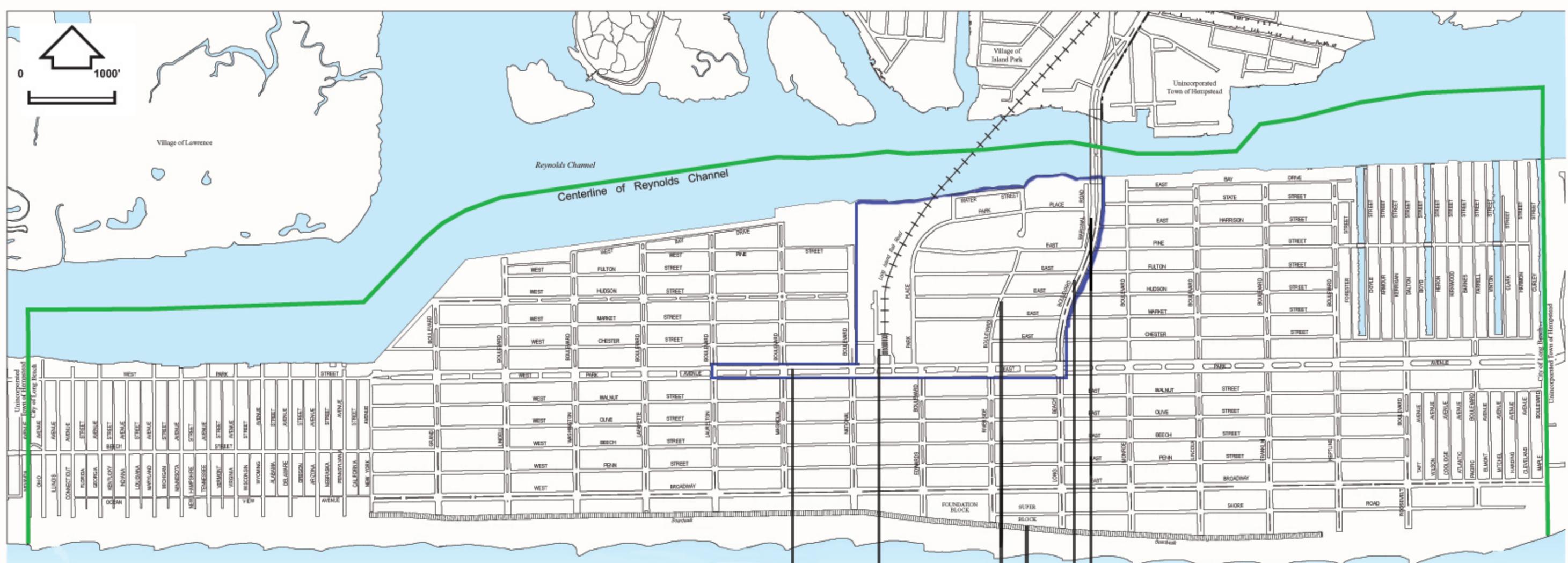
* **Lower-bound:** 3 parking spaces able to dedicate to charging, with 22' x 16' additional space for supporting power somewhere in lot that can be either in parking spots or on grassy areas within the property lines.

Location - Long Beach LIRR station: The publicly owned Long Beach LIRR parking garage has the potential to host level II charging stations for LIRR commuters. This lot is located in the heart of the Central Business District on Park Avenue.

Location - Long Beach City Hall/Kennedy Plaza: Long Beach City Hall is fronted by Kennedy Plaza and is located in the heart of the Central Business District on Park Avenue. Kennedy Plaza has existing public parking spaces on all sides of the plaza and has high potential to host EV Fast charging stations that would be utilized by those visiting the downtown, the public plaza, the farmers market, or City Hall.

Location – Park Avenue Parking Median: Park Avenue is the main corridor that runs through the City's Central Business District. The north and south sides of the street are divided by a parking median that is frequently used for temporary parking as residents visit downtown restaurants and shops. This median is an ideal location for siting EV fast charging stations.

Location - Long Beach Recreation Center: The Recreation Campus includes a pool, gym, ice arena, playground, basketball courts, baseball field, skate park, and fishing marina – making it a highly frequented area and ideal location for EV charging stations – both level II and fast chargers.



Park Avenue Central Business District (CBD)

Long Beach Blvd Innovation District
(Long Beach Blvd. from Park Avenue to Long Beach Blvd. Bridge)

North Park Neighborhood (encompassing the area between the Bayfront and Park Ave.
and from Magnolia Blvd. to Long Beach Blvd.)

Bridgeworks (new coworking facility) -780 Long Beach Blvd.

Multimodal Transportation Hub
Social Bicycles, Taxis, City/County Bus, Parking Garage, LIRR

Potential Superblock Development

- City of Long Beach Boundary
- Downtown Neighborhood Bounday

Downtown Revitalization Initiative

City of Long Beach, New York



CONCERNED CITIZENS OF NORTH PARK
237 WEST PINE ST.
LONG BEACH, NEW YORK 11561
(516) 297-0841
(516) 889-4841 FAX
Concernedlongbeach@yahoo.com

September 2, 2021

Long Island Regional Economic Development Council
150 Motor Parkway Hauppauge, New York 11788

Dear Long Island Regional Economic Development Council,

I write to you in support of the City of Long Beach's application for the "Downtown Long Beach Revitalization Project." Long Beach exhibits the qualities a downtown should possess as defined by this initiative and is perfectly positioned for revitalization.

Funding through this program will enhance the Long Beach Central Business District by creating a vibrant downtown that leverages current and future private investment to create a vibrant and desirable downtown. Funding will build upon the growth spurred by the LIREDC and catalyze dramatic, positive changes for Long Beach with the potential to affect the region, making Long Beach a model New York State community "where tomorrows workforce wants to live, work and raise a family."

Sincerely,

Jacquetta Odom

Concerned Citizens of North Park



THE LONG BEACH
CHAMBER OF COMMERCE

9/14/21

Long Island Regional Economic Development Council
150 Motor Parkway Hauppauge, New York 11788

Dear Long Island Regional Economic Development Council,

Executive Board:

IAN DANBY (CHAIRMAN)
LEAH TOZER (V. CHAIR)
JAMES LYNCH (V. CHAIR)
BRIAN BERKERY (SEC)

Board:

PHILIP BECK
ALAN BREGMAN
ANDREA CIMINERA
KELLY DERER
GRETCHEN GROTTENHALER
EMILY HENEGHAN
JOSEPH LEE, ESQ.
JOHANNA MATHIESON
AMANDA MOORE
LENNEY PETERS
JACK ZANERHAFT
DANA SANNEMAN

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Sincerely,

Ian G Danby

Ian Danby Chairman
On behalf of the Board of the Long Beach Chamber of Commerce



Nassau County Legislator

Denise Ford

Alternate Deputy Presiding Officer
1550 Franklin Avenue
Mineola, New York 11501

(516) 571-6204 · Facsimile: (516) 571-6264

Chairperson

Public Safety

Vice-Chair

Government Services &

Operations

Member

Economic & Community

Development, Labor &

Transportation

Minority Affairs

Planning, Development &

The Environment

September 10, 2021

Long Island Regional Economic Development Council
150 Motor Parkway
Hauppauge, New York 11788

Dear Long Island Regional Economic Development Council,

I write to you in support of the City of Long Beach's application for the "Downtown Long Beach Revitalization Project." Long Beach, a community I represent, exhibits the qualities a downtown should possess as defined by this initiative and is perfectly positioned for revitalization.

Funding through this program will enhance the Long Beach Central Business District by creating a vibrant downtown that leverages current and future private investment to create a vibrant and desirable downtown. Funding will build upon the growth spurred by the LIREDC and catalyze dramatic, positive changes for Long Beach with the potential to affect the region, making Long Beach a model New York State community "where tomorrows workforce wants to live, work and raise a family."

Sincerely,

Legislator, LD4

CHAIRMAN
ENVIRONMENTAL CONSERVATION

COMMITTEES:
CODES
CIVIL SERVICE AND PENSIONS
HEALTH
INVESTIGATIONS AND GOVERNMENT
OPERATIONS
TRANSPORTATION

THE SENATE
STATE OF NEW YORK
ALBANY



SENATOR TODD KAMINSKY
9th SENATE DISTRICT

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September 15, 2021

Co-Chairs Kevin Law, Stuart Rabinowitz
Long Island Regional Economic Development Council
150 Motor Parkway
Hauppauge, New York 11788

Dear Co-Chairs Law and Rabinowitz,

I am writing to express my strong support for your agency awarding the City of Long Beach's *Redevelopment of Park Avenue* the Downtown Revitalization Initiative grant. As the representative for Long Beach in the New York State Senate, I believe this grant is imperative to its continued success as the premier Long Island beach community.

This twenty-million dollar award would improve the area's safety, accessibility, and aesthetics, as well as boost economic development downtown. Despite being the premier Long Island oceanfront community, Long Beach's downtown has an estimated 18 first-floor vacant storefronts, representing an astounding vacancy rate of nearly 20 percent. The grant would be used to make the downtown central business district more appealing for further redevelopment and continued economic investment. The project may include, but is not limited to: Reconfiguration of center parking malls; landscaping; streetscaping; dedicated bicycle lanes; pedestrian improvements; lane reduction; traffic calming; and redesigned crosswalks and crossing signals. The City also envisions pedestrian/bicycle connections to the bay to enhance recreational opportunities at both waterfronts.

If awarded this grant, I have no doubt that the city can build upon the growth that has already taken place in Long Beach and on the rest of Long Island. With this grant, the city will take its place as a model New York State community "where tomorrow's workforce wants to live, work, and raise a family."

Sincerely,

A handwritten signature in black ink that reads "Todd Kaminsky".

Senator, District 9



MELISSA MILLER
Assemblywoman 20th District
Nassau County

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

RANKING MINORITY MEMBER
People with Disabilities Committee

COMMITTEES
Aging
Children & Families
Education
Mental Health
Health

DIRECTOR
Legislative Women's Caucus

September 10, 2021

Long Island Regional Economic Development Council
150 Motor Parkway
Hauppauge, New York 11788

Re: The City of Long Beach Application for The Downtown Long Beach Revitalization Project

Dear Long Island Regional Economic Development Council,

As the Assemblywoman representing the 21st District, I am writing to you in support of the City of Long Beach's application for the "Downtown Long Beach Revitalization Project." Long Beach exhibits the qualities a downtown should possess as defined by this initiative and is perfectly positioned for revitalization.

The City of Long Beach is seeking funding to further enhance the Long Beach Central Business District by encouraging a more vibrant downtown. The revitalized downtown area will leverage current and future private investment to create a welcoming and desirable downtown. Funding will build upon the growth spurred by the LIREDC and catalyze dramatic, positive changes for Long Beach with the potential to affect the region. This will allow Long Beach to become a model New York State community "where tomorrow's workforce wants to live, work and raise a family."

I strongly support this application and urge you to consider funding this beneficial project.

Sincerely,

Assemblywoman Melissa Miller
20th District
NYS Assembly