

REDC Region: Long Island

Municipality name: Village of Southampton

Downtown name: Southampton Village

County name: Suffolk

Applicant Contact: Mayor Jesse Warren, Phone: 631-283-0247 Ext. 222 Email: jwarren@southamptonvillage.org

### **Vision for the downtown**

We envision our Southampton to be cleaner, greener and attractive downtown for tourists, homesteaders and business. As we recover from the pandemic Southampton will be an attractive destination for many from across the region. Reducing our carbon footprint and ensuring a safe and accessible environment while also providing optimal cultural, recreational and historically significant activities is critical to our strategy. We build on what we already have branded and will strengthen that brand as a Long Island destination year-round.

#### **1) The boundaries of the proposed DRI area**

The Downtown Revitalization Initiative (DRI) project area includes the boundaries as identified in the April 2021 Southampton Village Center Vision Plan. The boundaries of the DRI area as outlined in the attached map include Main Street to the east, Jobs Lane to the south, Nugent to the north and Windmill Lane to the west.

#### **2) Past Investment, future investment potential**

Over the course of 20 years the village has invested over \$3,000,000 in a variety of grant and municipally funded projects that supports our downtown revitalization plan and goals.

#### Open awards:

Ø Town of Southampton CPF – Phase II Permeable Reactive Barrier study –\$134,250

Ø Empire State Development Smart Cities Innovation Partnership - \$200,000

#### Ø Old Town Pond – two awards

Town of Southampton Community Preservation Fund – \$94,898

Suffolk County Water Quality Protection and Restoration Program –\$94,897

Ø Gin Lane Drainage - two awards

Suffolk County Water Quality Protection and Improvement Program – \$116,696

NYS DEC Water Quality Improvement Program – \$186,714

Ø NYS DEC Nonagricultural Nonpoint Source Program – Agawam dredging feasibility study – \$30,000

Closed awards:

Ø NYS OPRHP Environmental Protection Fund: Nugent Carriage House restoration -2016 - \$210,000

Ø Railroad Plaza drainage improvements - 2019 - \$211,600

Ø Town of Southampton Community Preservation Fund (CPF) - Jobs, Meetinghouse, O’Connell drainage - 2018 - \$292,040

Ø Suffolk County Water Quality Protection and Restoration Program - Culver/ Ox Pasture Drnge - 2016 - \$111,224

Ø Suffolk County Water Quality Protection and Restoration Program - Bowden Square Drainage - 2013 - \$40,000

Ø Suffolk County Water Quality Protection and Restoration Program - Bowden Square and Lola Prentice Park Drainage - 2011 - \$98,458

The Village of Southampton is primed for investment and development. The village has completed a vision plan and is committed to completing 8 transformative projects listed below. Combining the potential of DRI funding with an active grant writing strategy will provide a unique opportunity for the village to realize its plans to create jobs, be an attractive, cleaner, greener, accessible Long Island destination.

### **3) Recent or impending job growth**

The Village has experienced a rapid and active post-COVID recovery starting with the reopening of Main Street this summer. Additionally in April of this year the Village drafted its vision plan

which includes enhancement and improvements to: traffic calming, pedestrian and bike accessibility, managed parking, sites for workforce housing and enhanced Main Street retail attraction. According to a June 2021 NYS DOL Employment in NYS jobs report, NYS experienced a 9% increase in private sector jobs; more specifically the service/leisure-based industry experienced an 8% increase with a prediction of increased jobs moving through the end of the year. Most important to the Village of Southampton is the explosive job growth in hospitality and leisure industries, which make up the majority of downtown businesses in the area.

The NYS DOL significant industry report shows that as of August 2021 hospitality and leisure experienced an exceptional boom of a 46% increase in jobs! Leisure and hospitality added over 30,000 jobs by June 2021 with steady increases through the end of summer. The Village of Southampton has been and continues to be a seasonally significant destination with tourism skyrocketing from May through October. This job growth will continue as more and more people move from NYC and other urban areas influencing the demand on our downtown industries. We seek to capitalize on the migration trends to the east end by providing a safe, clean, green and culturally significant destination for workers, homesteaders/transplants and tourists.

The Village has committed to developing more affordable housing options for east end workers and young professionals through its Vision Plan. This plan provides the basis of this DRI application which includes specific planning and development to create a more greener/environmentally sustainable (use of solar on all public facilities, encouraged use of EV charging stations), cleaner (Solar powered trash compactors); safer (improved pedestrian and bike calming and circulation), fun and culturally significant (Southampton Arts Center, Pyrrhus Concer Homestead) destination. The workforce housing component will provide housing options for workers, homesteaders and long-term visitors; each of these demographics are growing at a rapid rate.

#### **4) Quality of Life**

History, Culture and Leisure intersect in Southampton. We envision this DRI plan as one that incorporates all of these experiences while strengthening the connection to the arts while enhancing environmental sustainability. To that end the village has created policies and plans that that encourage tourism and culturally and historically relevant attractions. The Village is home to a variety of regionally significant cultural and historical locations and offering including the Southampton Arts Center, Pyrrhus Concer Homestead, Southampton African American Museum and Agawam Park and the Veterans Memorial. There are policies in place that enhance livability and quality of life in the Village downtown including:

- Managed Parking
- A Vibrant Historical and Cultural district

- Integrated Walking paths to many of the culturally significant locations
- Improvements to water quality and cultural/historical locations to enhance tourism and visitation.

The Village DRI plan includes the implementation of recommendations in its master plan and April '21 Vision Plan and these additional targeted projects:

Village-wide installation of EV Charging Stations and Big Belly's	\$150K
Upgrade all Village facilities for Solar power where feasible	\$1.5M
Pyrrhus Concer Homestead – park/ferry/pedestrian connectivity	\$2.5M
Pond Lane Pedestrian Hub and Promenade	\$3.0M
Convert Village Hall 3 <sup>rd</sup> Fl to community space	\$1M
Complete Southampton Village Arts Center Upgrade	\$350K
Integrated managed parking w/ improved bike lane & pedestrian access	\$500K
<u>Workforce housing planning/development</u>	<u>\$1.0M</u>
<b>TOTAL</b>	<b>\$10M</b>

NOTE: The village can install at least 10 EV charging stations to the DRI area as the EV stations installed currently experience high usage. Locations include Main Street, Jobs Lane, Nugent and near all beaches.

### 5) Supportive Local Policies

The Village has adopted the following policies to address affordable/workforce housing, pedestrian access, cultural/recreational attractions, water quality and environmental sustainability:

- ∅ Passed a local law to expand inventory of housing to allow for accessory apartment rentals.
- ∅ Launched “Southampton in the Streets” closing downtown to *pedestrians only* to support social distancing and outdoor activities while enhancing retail patronage (occurs both seasonally and on weekends or selected dates);

- ∅ Holds concerts in the Park at the Southampton Cultural Center, and provided the SYA (Southampton Youth Association) with usable space at the Cultural Center as well. The SAC provides employment opportunities for youth and adults.
- ∅ Formed a Sewer Task force and engaged D&B Engineers to form a Sewer District, which will be complete by March 2022. The Sewer District is the important first step in expanding wastewater treatment infrastructure to expand and revitalize our downtown;
- ∅ We have engaged BFJ Planning to update our comprehensive master plan and formed a steering committee to oversee the work along with the Board of Trustees; this committee will provide critical oversight for the DRI plan.
- ∅ Formation of Drawdown Committee to reduce carbon emissions and carbon footprint. This committee will work hand and hand with Drawdown East End to provide practical local solutions to reduce global warming.

## **6) Public Support**

The Village has included ample public engagement into the details of this plan including the Village Planning Department, Southampton Arts Center, Southampton African American Museum and active public engagement at board meetings. The village completed its Vision Plan in April 2021 and solicited comment and suggestions from the public at its September 9 Board of Trustees Meeting. The Village also formed a Business Revitalization Committee that coordinates efforts between and among business owners on and off Main Street downtown. The Business Revitalization Committee was pivotal in the Village’s post-pandemic efforts to encourage Main Street business hosting educational forums to bring awareness to state programs for support including the NY Forward program and Paycheck Protection Program (PPP). The Village provides space for the chamber to meet in Village Hall and participates actively hosting “press sessions” with the Southampton Press to support public dialog, discussion and engagement. The Mayor presented in front of the Southampton Rotary Club about downtown revitalization initiatives. The Mayor and the Board of Trustees held a State of The Village, every resident and employee was invited and the Mayor presented the boards vision for downtown and informed the public about awarded grants, and upcoming applications.

## **7) Transformative Opportunities and readiness.**

Our DRI projects can be ready in 1-2 years for the projects listed below. Specifically, the village will:

The center point of our DRI plan is the completion of the Pyrrhus Concer Homestead and the Pond Lane Pedestrian Hub and Promenade project. Both projects will attract visitors from across the

region and will create jobs in the retail, art, cultural and leisure/hospitality industry. Pyrrhus Concer restoration/reconstruction project is part of a decade-long partnership between the Village and Town of Southampton and SAAM. Improvements include restoration/construction of the Concer original homesteader cottage, visitors center and museum. The story of Mr. Concer's life transcends any one group or one zip code! His story – growing up a slave on LI and then buying his freedom, becoming a successful businessman and whaler and being the first black man to sail to Japan – is an inspiration to our state, our town and our community most notably the Suffolk County community. He was raised here and had his life here in Southampton, the east end of Suffolk County. This project preserves an important local structure that will:

- Highlight and document the life of a prominent citizen;
- Enhance our understanding of 18<sup>th</sup> Century life and culture for African Americans;
- Inspire youth and young adults to aspire to achieve their goals regardless of challenges they face.

The Pond Lane Pedestrian Hub and promenade project will transform the Pond Lane area into a pedestrian and bike only parkland area centrally located in our downtown. Improvements include: pathways, dock viewing platform, buffer zone and linked pedestrian walkways. As part of the DRI plan, the Village will:

Ø Decrease its carbon footprint and enhance its cleanliness by installing 10 EV charging stations and 10 Big Belly Trash compactors throughout the Village;

Ø Upgrade all of its village owned buildings specifically Village Hall and DPW to with solar power;

Ø Complete walkway connectivity, ferry access and pedestrian wayfaring for the Pyrrhus Concer Homestead project

Ø Install a buffer zone to the Pond Lane park ensuring secure and environmentally sustainable access to the largest local park in the downtown area;

Ø Create additional community space by converting the 3<sup>rd</sup> floor of village hall for open public use;

Ø Solar panel installation, and to construct cultural additions and expansions to the Southampton Arts Center, an important node to our downtown

Ø Implement a downtown-centric integrated parking, biking, pedestrian access plan to ensure safety and integration of all modes of transportation (walk, ride, drive) for visitors;

Ø Incorporate workforce housing plan for 20-40 affordable housing units in or near the downtown.

Ø Complete the Pond Lane Pedestrian Hub and Promenade, providing access to a downtown centric park that will provide active and passive recreation but will also include water filtration systems and improved walkways. A roadway will be converted into a pedestrian and bike-only promenade linked to our downtown district. The promenade will serve as a venue to enhance the arts and culture of the Village and increase traffic to downtown businesses. These updates will also allow us to install an electric ferry currently in the Village's possession to connect our downtown to the Southside of Lake Agawam and our public beaches. The Village will also provide training for ferry operators, including local students interested in the US Coast Guard.

## 8) **Administrative Capacity**

The DRI administrative team has a 20+ year combined track record in project management and planning. This is a strong team that will serve as a part of a to be created steering committee that will oversee and manage the planning and implementation of all of the DRI projects. The Village of Southampton DRI team includes:

**Mayor Jesse Warren** is a Southampton Village resident, business owner, and avid environmentalist. Prior to serving as Mayor, he was a member of the Southampton Village Planning Commission, a member of the Board of Trustees of the Southampton History Museum, and is a member of the Southampton Chamber of Commerce. Jesse graduated cum laude from Brown University with a degree in Economics and attended Mansfield College at Oxford University, where he studied Economics and Management. During his tenure as Mayor, he has had an ambitious environmental agenda which has successfully included: forming the Lake Agawam Conservancy (raising three-quarters of a million dollars to invest in Lake Agawam), installing bioswales on Lake Agawam, working to receive \$94,898 in funds to implement bioswales in Old Town Pond, \$134,250 for a PRB study, working alongside the Department of Environmental Conservation to implement microsonic buoys that track real-time data and help reduce harmful algal bloom, bringing electric charging stations to the Village, preposing expanded use of green space, and implementing a transformative budget where he has proposed a large portion of the

\$3.7 million operating surplus be earmarked for environmental infrastructure projects such as building a sewer for our Village.

**Miranda Weber** serves as the assistant to Southampton Village Mayor Jesse Warren. She graduated from Colby College where she studied Government and worked at The Colby Museum of Art. She's held numerous positions in the hospitality industry in New Zealand, Germany and worked for the Noho Hospitality group in New York. Before working for the Village of Southampton, Miranda lived in Germany and interned for the Kulturebe Bayern.

**Nicole Jean Christian** is one of two grant writer/managers on the grant management team. With a 20 Year grant writing career, Nicole has written grants for local municipalities, educational institutions and non-profits to secure funds for storm recovery, waterfront revitalization, capital improvements, entrepreneurship training, downtown community development, and technology — leveraging over \$20M in public investment while helping to create 1000's of local job opportunities. She holds a BBA and MPA and graduate certificate of nonprofit management.

**Village Trustee Robin Brown** has been a resident of Southampton Village for over 20 years and serves as a Village Board member. Robin serves as the Trustees liaison to the environmental committee, the youth task force, and the senior committee. She also serves as President for Eastville Community Historical Society (ECHS) in Sag Harbor. Prior to her role on the board, she dedicated herself to humanitarian work both at home and abroad.

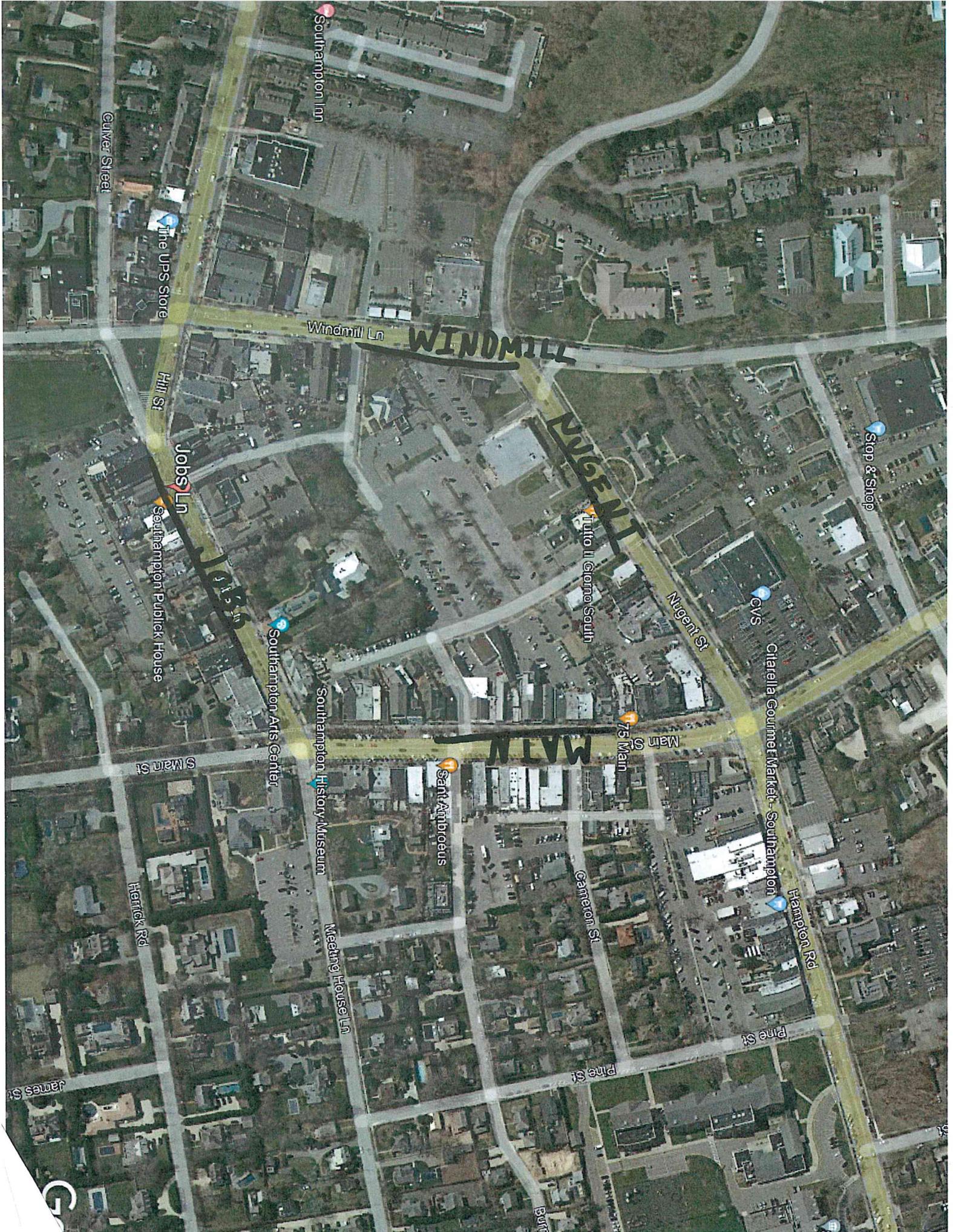
Robin has worked alongside various nonprofits to secure education, child services, and health access in South Africa. Robin is particularly dedicated to women's issues and has worked to sponsor women entrepreneurs in South Africa to start their businesses. Among other projects, Robin worked to rescue children from sex trafficking at the border of Thailand and Burma; opened a teen maternity house and a home for abused women in Atlanta. She cares deeply about community preservation and environmental sustainability.

**Charlene Kagel-Betts**, CPA CGMA, serves as Administrator, Treasurer, and Clerk for the Village of Southampton. Before working for the Village, Charlene worked as the chief auditor for the Town of East Hampton. Charlene has more than 20 years in municipal finance. She joined East Hampton Town in 2012 and previously served as the Southampton Town comptroller. Charlene began her career as an agent for the Internal Revenue Service in New York City before going into public accounting and government auditing. She also served as the chief fiscal officer for the Town of Brookhaven.

The Village Planning Commissioner and Village Building Inspector will both be on the committee as well as our selected engineering firm that is finalizing our Master Plan Update.







Southampton Inn

Quiver Street

Time UPS Store

Windmill Ln

WINDMILL

Hill St

Jobs Ln

Southampton Public House

Southampton Arts Center

S Main St

Herrick Rd

James St

Southampton History Museum

Meeting House Ln

Saint Ambroeus

Cameron St

Pine St

Burr St

NUGENT

Julio Il Giorgio South

Nugent St

Main St

75 Main

Ciarella Gourmet Market - Southampton

Hampton Rd

Pine St

Stop & Shop

GVS



**LEGEND**

- A. Closed Road  
(Emergency & Maintenance Access Maintained)
- B. Gazebo
- C. Asphalt Shared Bike and Pedestrian Lane
- D. Mown Grass Path
- E. Sculpture Locations
- F. Wildflower Meadow with Mature Conifer Trees
- G. Water Quality Demonstration Pond
- H. Rain Garden Stormwater Catchment
- I. Overlook Terrace
- J. ADA Path
- K. Dock and Viewing Platform
- L. Pastoral Picnic Lawn
- M. Mature Trees and Shrub Garden
- N. Natural Habitat Lake Edge
- O. Woodland
- P. Gathering Area / Counsel Ring
- Q. Woodland Trails
- R. Boat Slip
- S. Below Ground Stormwater Treatment
- T. Entrance Plaza



POND  
LANE  
PARK

PARK PLAN



LAKE AGAWAM  
CONSERVANCY

RKLAStudio  
LANDSCAPE ARCHITECTURE



**LEGEND**

A. Information Sign  
B. Drop-Off Area  
C. Boat Slip  
D. Natural Habitat Lake Edge

E. Below Ground Stormwater Treatment  
F. Shared Bike and Pedestrian Lane  
(Emergency & Maintenance Access Maintained)  
G. Woodland Trail Entrance  
H. Woodland Area with Trails and Gathering Space

POND  
LANE  
PARK

## ENTRANCE PLAZA



LAKE AGAWAM  
CONSERVANCY

RKLA Studio  
LANDSCAPE ARCHITECTURE

**LEGEND**

- A. Natural Habitat Lake Edge
- B. Dock and Viewing Platform
- C. Shared Bike and Pedestrian Lane  
(Emergency & Maintenance Access Maintained)
- D. Plaza with Water Feature
- E. ADA Accessible Path to Overlook Terrace
- F. Overlook
- G. Rain Garden Stormwater Catchment



POND  
LANE  
PARK

DOCK AND LAKE EDGE



LAKE AGAWAM  
CONSERVANCY

RKLAStudio  
LANDSCAPE ARCHITECTURE



**LEGEND**  
A. Densely Planted Hedge Row at Park Perimeter  
B. Water Quality Demonstration Feature with Continuous Rill  
C. ADA Accessible Pedestrian and Bike Trail  
D. Mown Paths  
E. Pastoral Picnic Lawn  
F. Overlook Terrace  
G. Rain Garden and Stormwater Catchment  
H. ADA Accessible Path to Lake Edge

POND  
LANE  
PARK

# OVERLOOK TERRACE



LAKE AGAWAM  
CONSERVANCY

RKLAStudio  
LANDSCAPE ARCHITECTURE



POND  
LANE  
PARK

## EXISTING LOT LINES



LAKE AGAWAM  
CONSERVANCY

RKLA Studio  
LANDSCAPE ARCHITECTURE



POND  
LANE  
PARK

## PROPOSED LOT LINES



LAKE AGAWAM  
CONSERVANCY

RKLA Studio  
LANDSCAPE ARCHITECTURE



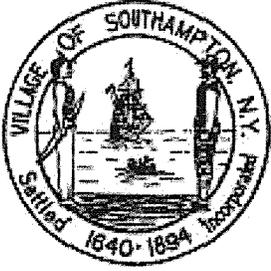
POND  
LANE  
PARK

## PROPOSED LOT LINES ALT.



LAKE AGAWAM  
CONSERVANCY

RKLA Studio  
LANDSCAPE ARCHITECTURE



# Village of Southampton

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**VILLAGE ADMINISTRATOR**  
CHARLENE G. KAGEL-BETTS, CPA

**SENIOR BUILDING INSPECTOR**  
CHRISTOPHER M. TALBOT

**VILLAGE ATTORNEY**  
KENNETH A. GRAY

**MAYOR**  
JESSE M. WARREN

**TRUSTEES**  
GINA S. ARRESTA  
JOSEPH R. MC LOUGHLIN  
ROBIN BROWN  
ROY STEVENSON

LI Regional Economic Development Council

September 15, 2021

Please see attached the Village of Southampton 2021 DRI application. The Village is dedicated to its goal of creating a cleaner, greener, accessible and environmentally sustainable destination for art, culture, leisure and hospitality. The \$10M DRI investment will catalyze revitalization that will attract and retain visitors, workers and businesses to the area. As we begin to adjust to the new normal post pandemic it is critical that we use strategy as part of our investment in the future. I am available to provide clarity and detail if needed or any additional information. The DRI projects included in this application include:

Village-wide installation of EV Charging Stations and Big Belly's	\$150K
Upgrade all Village facilities for Solar power where feasible	\$1.5M
Pyrrhus Concer Homestead – park/ferry/pedestrian connectivity	\$2.5M
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<b>TOTAL</b>	<b>\$10M</b>

Sincerely,

Mayor Jesse Warren