

LPC Meeting #6

Long Island City Downtown Revitalization Initiative



Department
of State



Downtown
Revitalization
Initiative

MUD Workshop | HR&A Advisors | Sherpa Consulting

Agenda

- 01 Welcome and Meeting Objectives
- 02 LPC Roll Call and Disclosures
- 03 Community and Project Updates
- 04 Project Evaluation and Consensus
- 05 Next Steps
- 06 Public Comment

LPC Meeting #6 Objectives

Today's Task:

Come to **Consensus** regarding a **Slate of Priority Projects** that the **LIC LPC submits to the State** for consideration of funding.

- Available DRI funding is **\$9.7M**, but ideally the total **DRI “ask”** is **\$13M - \$15M**, depending on project sizes.
- If there are priority projects that are not ready or do not directly relate to downtown revitalization, you can still include them in the final **LIC Strategic Investment Plan (SIP)** as a **“Pipeline Project”** with no DRI funding request.
- You may still have questions regarding each project but we ask you to use your best judgement with the knowledge we have to date

Priority Projects Consensus

LPC Members are being asked to consider:

- **Goals:** How well does the proposed project implement your LIC Vision and Goals?
- **Readiness:** Is the project ready to proceed beginning one year from today?
- **Capacity:** Does the project sponsor have the capacity to implement the project in a timely manner and on a reimbursable basis?
- **Effectiveness:** Does the project leverage additional local public and private investment?
- **Impact:** Will the project, once implemented have a positive impact on improving your downtown and does it relate specifically to downtown revitalization?

Every LPC member will need to sign the final slate, initialing those projects they must recuse themselves from.

LIC DRI Local Planning Committee Co-Chairs



Donovan Richards
Queens Borough President



Thomas Grech
REDC and Queens Chamber of Commerce

Agenda

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LPC Roll Call and Disclosures

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Documenting Conflicts

- Reminder that all LPC Members must **act in the Public Interest** at all times and **disclose** any conflicts or potential conflicts prior to, or as soon as a matter arises where a potential conflict exist.
- A member may **not** vote, or attempt to influence a discussion or vote, where a potential conflict exists.
- Members must identify a potential conflict at the first meeting in which the matter giving rise to the conflict is discussed and sign a ***DRI Recusal Form***.
- All received **recusals will be announced** at the beginning of each LPC meeting and each recusal form will be maintained for the duration of the DRI planning process .

LPC Roll Call

Donovan Richards, Queens Borough President

Kenneth Adams, LaGuardia

Patricia Boccato, Dutch Kills Bar

Cynthia Davis, The Floating Hospital

Ellen Day, Brickhouse Ceramic Studio

Patricia Dunphy, Rockrose

Justin Ginsburgh, JetBlue

Lee Gonzalez, The Local

Kenny Greenberg, Krypton Neon

Thomas Grech, REDC & Queens Chamber

Prameet Kumar, Resident

Molly Kurzius, MOMA PS1

Shih Lee, Sapps

Sheila Lewandowski, Chocolate Factory

Elliot Park, Shine Electronics

Laura Rothrock, LICP & LIC BID

Bishop Mitchell Taylor, Urban Upbound

Christopher Hanway, Jacob Riis Settlement

Recusals Received from LPC Members

- [Kenneth Greenberg](#) Anable Cove Barge Removal
- [Elliot Park](#) Greening and Cleaning LIC | Placemaking and Public Art Fund
- [Molly Kurzius](#) 46th Avenue Plaza | Greening and Cleaning LIC
Placemaking and Public Art Fund
- [Laura Rothrock](#) 29th Street Greenway | SculptureCenter | 12th Street Plaza |
Greening and Cleaning LIC | Placemaking and Public Art Fund |
Metropolitan Building | Brewster Building
- [Kenneth Adams](#) 29th Street Greenway

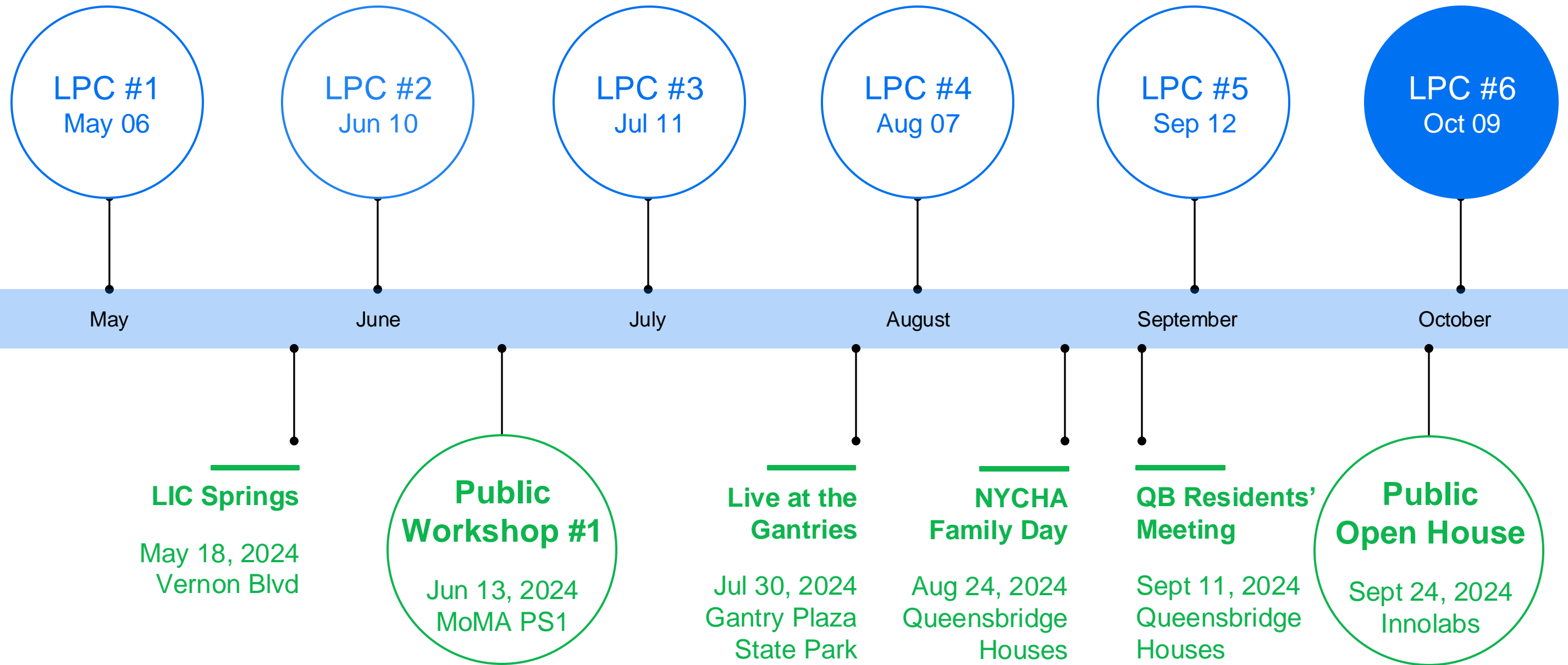
Agenda

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Community and Project Updates

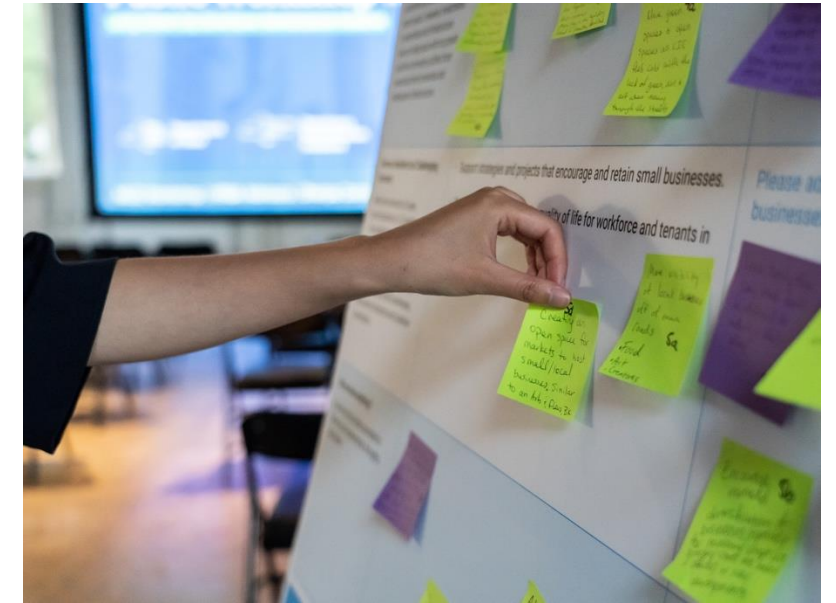
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DRI Community Process



Outreach

- The online survey received **138 responses** from residents, visitors, workers, property and business owners, helping us create a comprehensive picture of the community.
- **29 stakeholder interviews** were conducted to help us understand neighborhood context.
- **Two local outreach events** were held between June and August to gather feedback on community vision and goals, invite project proposals and encourage participation at the public workshop and open house.
- **Flyers** were distributed at Queensbridge Family Day and Annual Residents' Meeting to provide information on the DRI process and encourage participation in public events.
- **A public workshop** was held in June to gather feedback on community vision and goals and identify project opportunities across the DRI Investment Area.



Open Call for Projects

- Launched at the first public workshop on **June 13th 2024** and open until **August 02nd 2024**.
- Promoted through BP's press release, Chamber of Commerce newsletter, LICP social media and email blasts, flyers, and LPC channels.
- **Project development** was done over **nine weeks** in multiple conversations with each project sponsor, DOS, LPC and the consultants team.
- A total of **25 projects** were received through the open call and **17 projects** advanced to this stage.

25

Eligibility criteria
→
Project development

17

Total project costs:
\$72,351,887

Total DRI fund request:
\$34,809,491

Total project costs:
\$50,130,808

Total DRI fund request:
\$18,205,277

Public Open House

- **Innolabs**, 45-18 Ct Sq W, LIC, NY 11101
- **36** participants
- **Activity:** Participants interacted with sponsors and reviewed all complete and eligible projects. They provided their input on how strongly each project aligned with community goals, level of project impact, and indicated their priorities.
- All projects were well received by community members who participated in the Open House



Project Updates

6/ Redevelop the Metropolitan Building into a Creative Hub

- Project cost increased to **\$3,752,822** for Phase 2 of work
- **DRI request:** \$1,400,000 (37% of total project cost)
- **Matching fund:** \$2,352,822
- Phase 1 (ongoing capital renovations amounting to \$14,525,000) includes structural renovations and infrastructure upgrades to the building
- Phase 2 (under DRI) will include the complete fit-out of 10+ suites across three floors for tenants in small businesses, light manufacturing and industrial sectors.



7/ Redevelop Industrial Building into a World-Class Multipurpose Performing Arts Theater and Community Center

- The DRI funding scope for this project has been updated to include the following items:
 - Ground-breaking necessary to prepare the site for build-out, including the demolition of 7500-sf of existing concrete slab and left over infrastructure
 - Excavation
- **DRI request:** \$1,000,000 (7.6% of total project cost)



12/ Construct a Pedestrian Plaza at Dutch Kills Street

- Project cost decreased from \$900,000 to \$805,000
- **DRI request:** \$805,000 (100% of total project cost)



14/ Reconstruct the 46th Avenue Pedestrian Plaza

- MoMA PS1 is in support of this NYC DOT - sponsored project, and will be the active maintenance partner at this site
- NYC DOT will conduct a public design process where community members can provide input on the design of the plaza



15/ Remove the Dilapidated 'Water's Edge' Barge at 44th Drive

- The sponsor will consider pursuing alternative regulatory channels for the removal of the barge, as outlined under Local Law 46 (2023).
- The project requires City Government participation, which will need to be secured.
- At the current time, the project may be recommended for inclusion in the list of pipeline projects.



20/ Revitalize Green Infrastructure at Smiling Hogshead Ranch

- **Project sponsor:** Boyce Technologies
- The project scope has been updated to include the following items:
 - Construction of ADA accessible entrances and pathways
 - Installation of composting infrastructure
 - Installation of solar powered lighting and charging stations
 - Installation of permanent outdoor furniture
 - Installation of water catchment and irrigation system
 - Installation of signage, wayfinding and new bicycle parking
 - Construction of an amphitheater and outdoor classroom



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Project Evaluation and Consensus

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LPC Review Considerations

PUBLIC SUPPORT

Does the project have strong local support?

Has the community expressed the need for the project or project goals?

GOALS ALIGNMENT

Does the project address the DRI vision and goals?

Does the project advance the Vision and achieve Community Goals?

PROJECT READINESS

Is the project ready for implementation?

Are there open questions about financing, ownership, capacity, etc. that may prevent project advancement?

PROJECT IMPACT

Will this project (individually or in combination with other projects) have a beneficial impact on downtown revitalization?

COST EFFECTIVENESS

Does the project represent an effective and efficient use of DRI funds?

Will the project generate additional public and private investment in the downtown area?

Community Vision Statement

Key to this process is funding projects that help implement your community's vision:

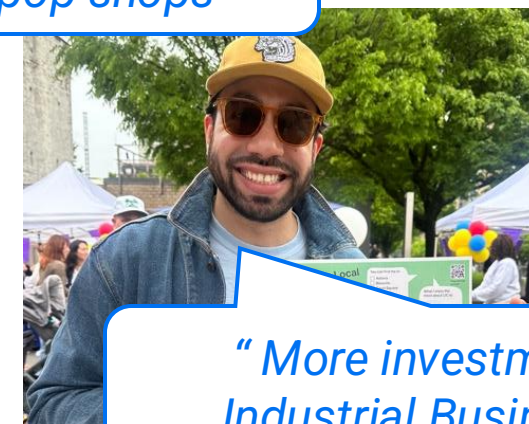
“LIC will continue to grow and evolve as a diverse, mixed-use neighborhood that supports its existing community and businesses. New open spaces, streetscape improvements, and pedestrian amenities will better connect the neighborhood and make it a safe, walkable and resilient community. Investments and support for local businesses and the arts will ensure LIC’s vibrant cultural, industrial and small business economies can all co-exist and flourish.”



“More trees, parks, green space, and benches to rest”



Support local mom & pop shops



“ More investments in LIC Industrial Business Zones”



1/ Open Spaces

Improve access to LIC's waterfront parks from upland neighborhoods, and build new resilient parks, plazas and open spaces throughout the community.

Goal Alignment

Does the project address the DRI vision and goals?

Does the project advance the Vision and achieve Community Goals?

High Alignment

11/ Construct the Underline at Dutch Kills



14/ Reconstruct the 46th Avenue Pedestrian Plaza



13/ Enhance the 12th Street Pedestrian Plaza



Intermediate Alignment

10/ Convert 29th Street into a Greenway



20/ Revitalize Green Infrastructure at Smiling Hogshhead Ranch



12/ Construct a Pedestrian Plaza at Dutch Kills Street



Low Alignment

15/ Remove the Dilapidated 'Water's Edge' Barge at 44th Drive



2/ Pedestrian Environments

Improve pedestrian environment and connect LIC neighborhoods and destinations.

Goal Alignment

Is the project ready for implementation?

Are there open questions about financing, ownership, capacity, etc. that may prevent project advancement?

High Alignment

18/ Build LIC's Identity Through a Placemaking and Public Art Fund



17/ Greening and Cleaning LIC



Low Alignment

3/ Restore Original 1911 Façade of the Brewster Building and Improve Pedestrian Experience



3/ Arts and Culture

Support and expand LIC's arts and cultural offerings and increase their visibility.

Goal Alignment

Is the project ready for implementation?

Are there open questions about financing, ownership, capacity, etc. that may prevent project advancement?

High Alignment

2/ Build Community Arts Venue at Culture Lab LIC



5/ Renovate a Beloved Artist Residency and Exhibition Space



7/ Redevelop Industrial Building into World-Class Multipurpose Performing Arts Theater and Community Center



8/ Renovate and Connect SculptureCenter to the Underline Open Space



Low Alignment

4/ Recreation and Community Amenities

Expand and improve access to recreation and community amenities.

Goal Alignment

Does the project address the DRI vision and goals?

Does the project advance the Vision and achieve Community Goals?


High Alignment

Intermediate Alignment

1/ Renovate Information Technology High School's Gymnasium to Support the Larger LIC Community



9/ Construct the New Queens Public Library Branch



Low Alignment

5/ Local Economy

Retain and foster LIC's vibrant economy through increased visibility and support for local businesses and industries.

Goal Alignment

Does the project address the DRI vision and goals?

Does the project advance the Vision and achieve Community Goals?

High Alignment

Intermediate Alignment

Low Alignment

6/ Redevelop the Metropolitan Building into a Creative Hub



Additional questions and comments

- How does this project address the need for affordable spaces for artists and creative businesses? Does it provide shared spaces and resources?
 - Shared maker spaces are integrated into the building programming as per development conditions
 - By providing furnished spaces, businesses can concentrate their funds on business cash flow rather than capital fit-out and improvement.
- Are arts and culture businesses going to be tenants?
 - There are already local arts and culture businesses who have expressed interest in leasing space, including local furniture makers.

LPC Review Considerations

PUBLIC SUPPORT

Does the project have strong local support?

Has the community expressed the need for the project or project goals?

GOALS ALIGNMENT

Does the project address the DRI vision and goals?

Does the project advance the Vision and achieve Community Goals?

PROJECT READINESS

Is the project ready for implementation?

Are there open questions about financing, ownership, capacity, etc. that may prevent project advancement?

PROJECT IMPACT

Will this project (individually or in combination with other projects) have a beneficial impact on downtown revitalization?

COST EFFECTIVENESS

Does the project represent an effective and efficient use of DRI funds?

Will the project generate additional public and private investment in the downtown area?

Project Readiness

Is the project ready for implementation?

Are there open questions about financing, ownership, capacity, etc. that may prevent project advancement?

High Alignment

17/ Greening and Cleaning LIC



11/ Construct the Underline at Dutch Kills



13/ Enhance the 12th Street Pedestrian Plaza



14/ Reconstruct the 46th Avenue Pedestrian Plaza



Low Alignment

10/ Convert 29th Street into a Greenway



15/ Remove the Dilapidated 'Water's Edge' Barge at 44th Drive



12/ Construct a Pedestrian Plaza at Dutch Kills Street



20/ Revitalize Green Infrastructure at Smiling Hogshead Ranch



Project Impact

Will this project (individually or in combination with other projects) have a beneficial impact on downtown revitalization?

High Alignment

11/ Construct the Underline at Dutch Kills



14/ Reconstruct the 46th Avenue Pedestrian Plaza



18/ Build LIC's Identity Through a Placemaking and Public Art Fund

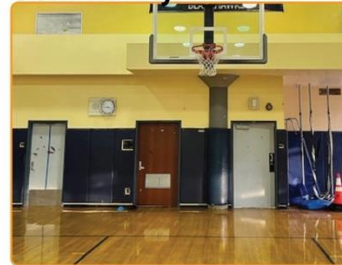


9/ Construct the New Queens Public Library Branch



Low Alignment

1/ Renovate Information Technology High School's Gymnasium to Support the Larger LIC Community



3/ Restore Original 1911 Façade of the Brewster Building and Improve Pedestrian Experience



Additional Funds Leveraged

Project Proposal	Sponsor	Total Cost	DRI Request	Funds Leveraged
7. Redevelop industrial building into a world-class multipurpose performing arts theater and community center	Chocolate Factory Theater	\$13,106,544	\$1,000,000	\$12,106,544*
14. Reconstruct the 46th Avenue pedestrian plaza	NYC Department of Transportation	\$9,600,000	\$2,500,000	\$7,100,000
11. Construct the Underline at Dutch Kills	Friends of the Underline	\$7,925,000	\$2,425,000	\$5,500,000
6. Redevelop the Metropolitan Building into a creative hub	VM 4401 LLC	\$3,752,822	\$1,400,000	\$2,352,822
10. Convert 29th Street into a greenway	LaGuardia Community College	\$4,000,000	\$2,000,000	\$2,000,000
9. Construct the new Queens Public Library branch	Queens Public Library	\$3,231,463	\$1,583,617	\$1,647,846
3. Restore the original 1911 façade of the Brewster Building and improve pedestrian experience	Brause Plaza North LLC	\$969,685	\$471,260	\$498,425
8. Renovate and connect SculptureCenter to the Underline open space	Sculpture Center	\$750,000	\$600,000	\$150,000
13. Enhance the 12th Street pedestrian plaza	VM 12th Street LLC	\$845,000	\$695,000	\$150,000
18. Build LIC's identity through a placemaking and public art fund	LIC Partnership	\$650,000	\$500,000	\$150,000
5. Renovate a beloved artist residency and exhibition space	Flux Factory	\$1,015,000	\$900,000	\$115,000*
2. Build a community arts venue at Culture Lab LIC	Culture Lab LIC	\$429,894	\$388,000	\$104,894
17. Greening and cleaning LIC	LIC Partnership	\$1,050,000	\$1,000,000	\$50,000
1. Renovate Information Technology High School's gymnasium to support the larger LIC community	Information Technology High School	\$1,192,400	\$1,192,400	-
12. Construct a pedestrian plaza at Dutch Kills Street	Friends of the Underline	\$805,000	\$805,000	-
15. Restore the Anable Cove habitat	Hunters Point Community Coalition	\$250,000	\$250,000	-
20. Revitalize green infrastructure at Smiling Hogshead Ranch	Smiling Hogshead Ranch	\$495,000	\$495,000	-

Total	\$50,130,808	\$18,205,277
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Cost Effectiveness

Does the project represent an effective and efficient use of DRI funds?

Will the project generate additional local public and private investment in the downtown area?

High Alignment

7/ Redevelop Industrial Building into World-Class Multipurpose Performing Arts Theater and Community Center



6/ Redevelop the Metropolitan Building into a Creative Hub



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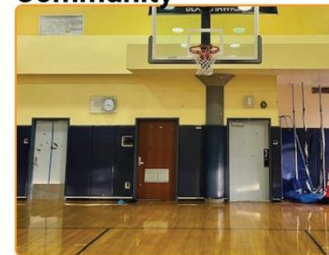


9/ Construct the New Queens Public Library Branch



Low Alignment

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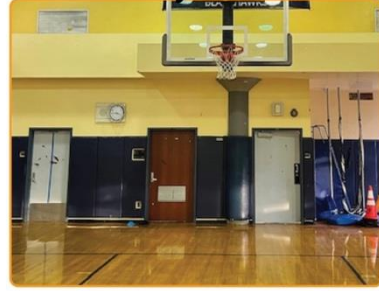


Live Spreadsheet for Slate of Projects

Review Live Excel Sheet

Final Slate of Priority Projects

1/ Renovate Information Technology High School's Gymnasium to Support the Larger LIC Community



2/ Build Community Arts Venue at Culture Lab LIC



3/ Restore Original 1911 Façade of the Brewster Building and Improve Pedestrian Experience



5/ Renovate a Beloved Artist Residency and Exhibition Space



6/ Redevelop the Metropolitan Building into a Creative Hub



7/ Redevelop Industrial Building into World-Class Multipurpose Performing Arts Theater and Community Center



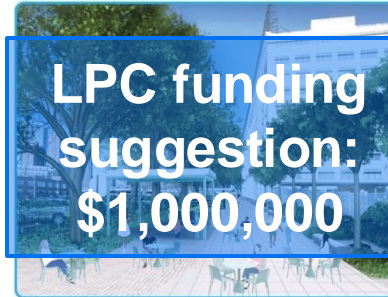
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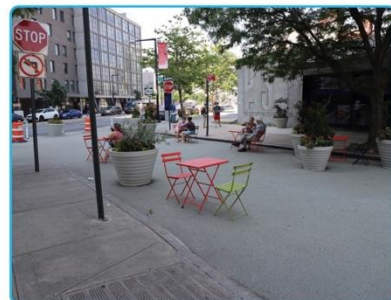
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17/ Greening and Cleaning LIC



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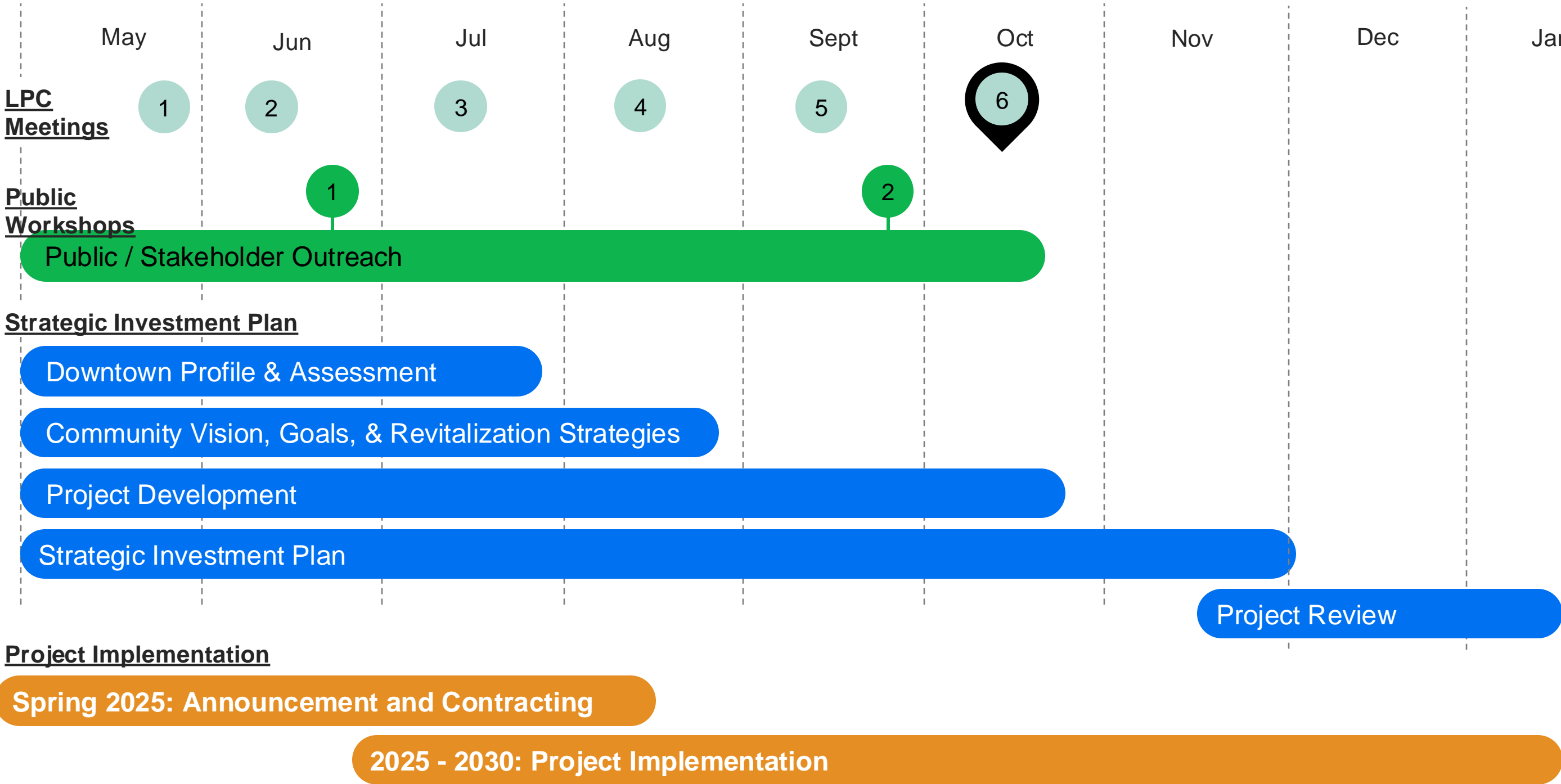
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Next Steps

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Project Timeline



Community Roadmap

- Shaping future-forward goals for NYC's fastest-growing neighborhood in synergy with the **OneLIC Rezoning**
- **Pipeline projects** that will further contribute to ecological, economic and cultural revitalization of downtown LIC.
- Given the high concentration of industrial areas in LIC, these projects can avail an array of State funding resources and opportunities such as the **Brownfield Opportunity Area** grant.
- **Creating a framework for the LPC Co-Chairs** to continue to interact with the LPC for project progress updates, ensuring that the community vision for downtown revitalization is on track.



Image Courtesy: Alamy

Agenda

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Public Comment

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Thank You!

The State DRI Team and Consultants would like to thank the Queens Borough President's Office, Chamber of Commerce, LIC Local Planning Committee, community stakeholders, project sponsors and all members of the LIC community for a successful and meaningful process.



**Department
of State**



**Empire State
Development**



**Homes and
Community Renewal**

**METROPOLITAN
URBAN
DESIGN
WORKSHOP**

