

LPC Meeting #5

Long Island City Downtown Revitalization Initiative



NEW
YORK
STATE

Department
of State



NEW YORK
STATE OF
OPPORTUNITY.

Downtown
Revitalization
Initiative

MUD Workshop | HR&A Advisors | Sherpa Consulting

Agenda

- 01 Welcome and Disclosures
- 02 Updates and Meeting Overview
- 03 Project Sponsor Presentations
- 04 Next Steps
- 05 Public Comment

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

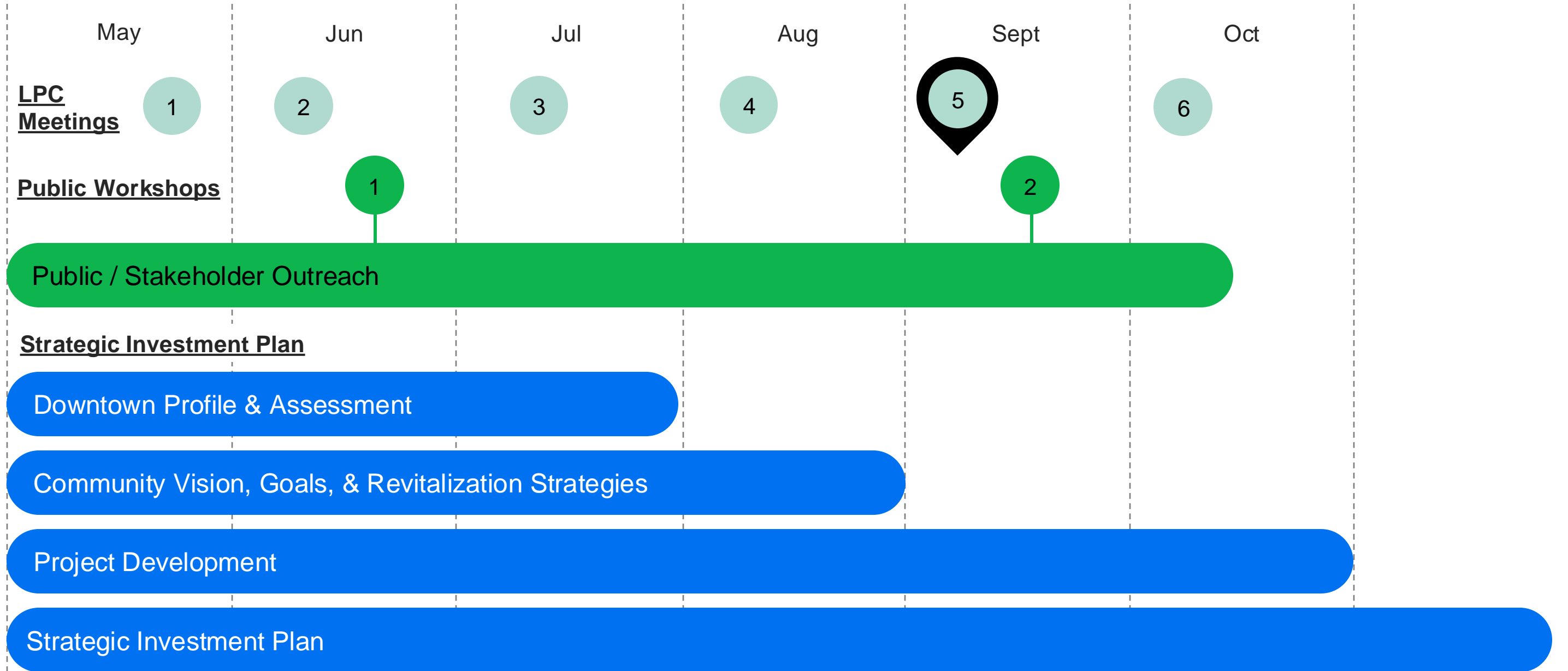
Agenda

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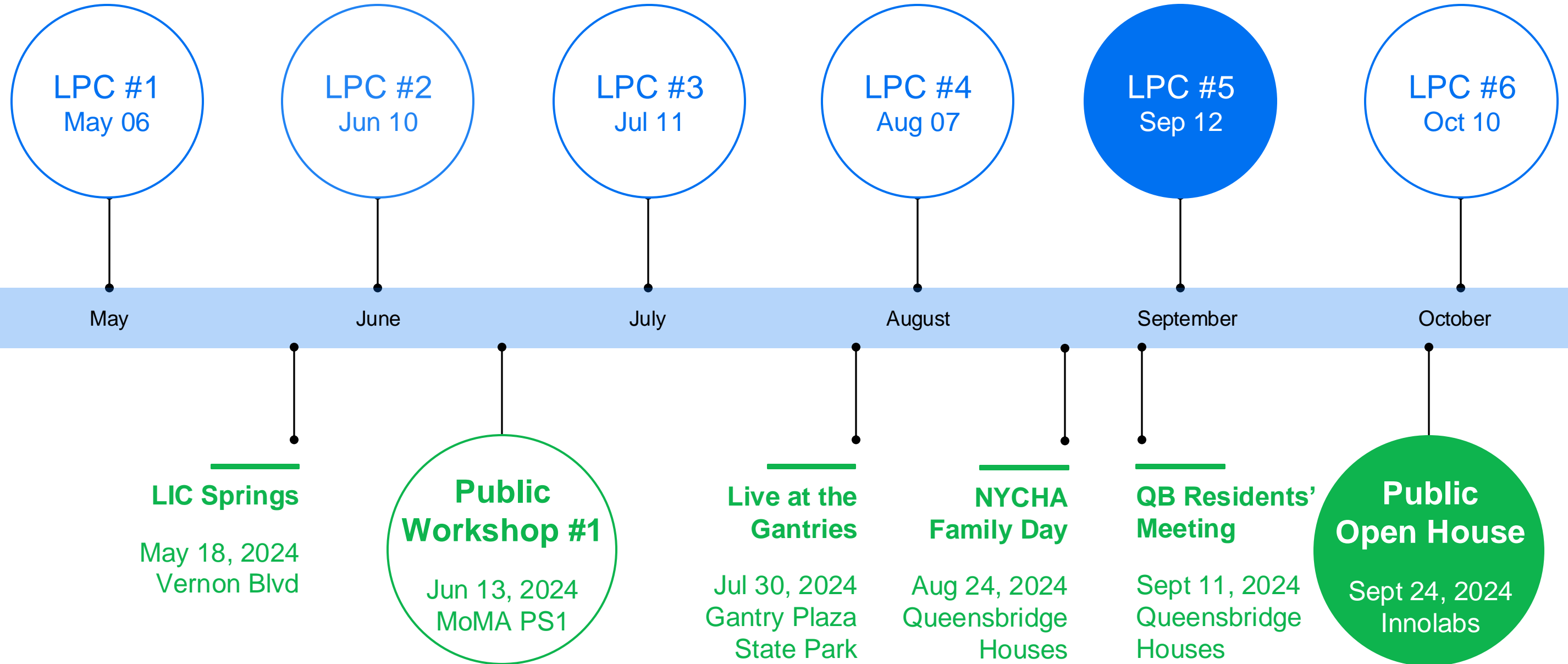
Updates and Meeting Overview

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Project Timeline



Engagement Timeline



Project Proposals Received Through Open Call

- 1. Project forms received: 25
- 2. Total project costs: \$72,351,887
- 3. Total DRI fund request: \$34,809,491

New Development
and/or Rehabilitation
of Existing Downtown
Buildings

13

Public Improvement
Projects

12

Small Project Fund

0

Branding and
Marketing

0

Project Development Updates

- 1. Ineligible projects: (-) 5
- 2. Projects withdrawn: (-) 2
- 3. Projects merged: (-) 1
- (d) Current projects in development: 17
- (e) Total project costs: \$47,809,986
- (f) Total DRI funding request: \$17,600,277

New Development
and/or Rehabilitation
of Existing Downtown
Buildings

8

Public Improvement
Projects

9

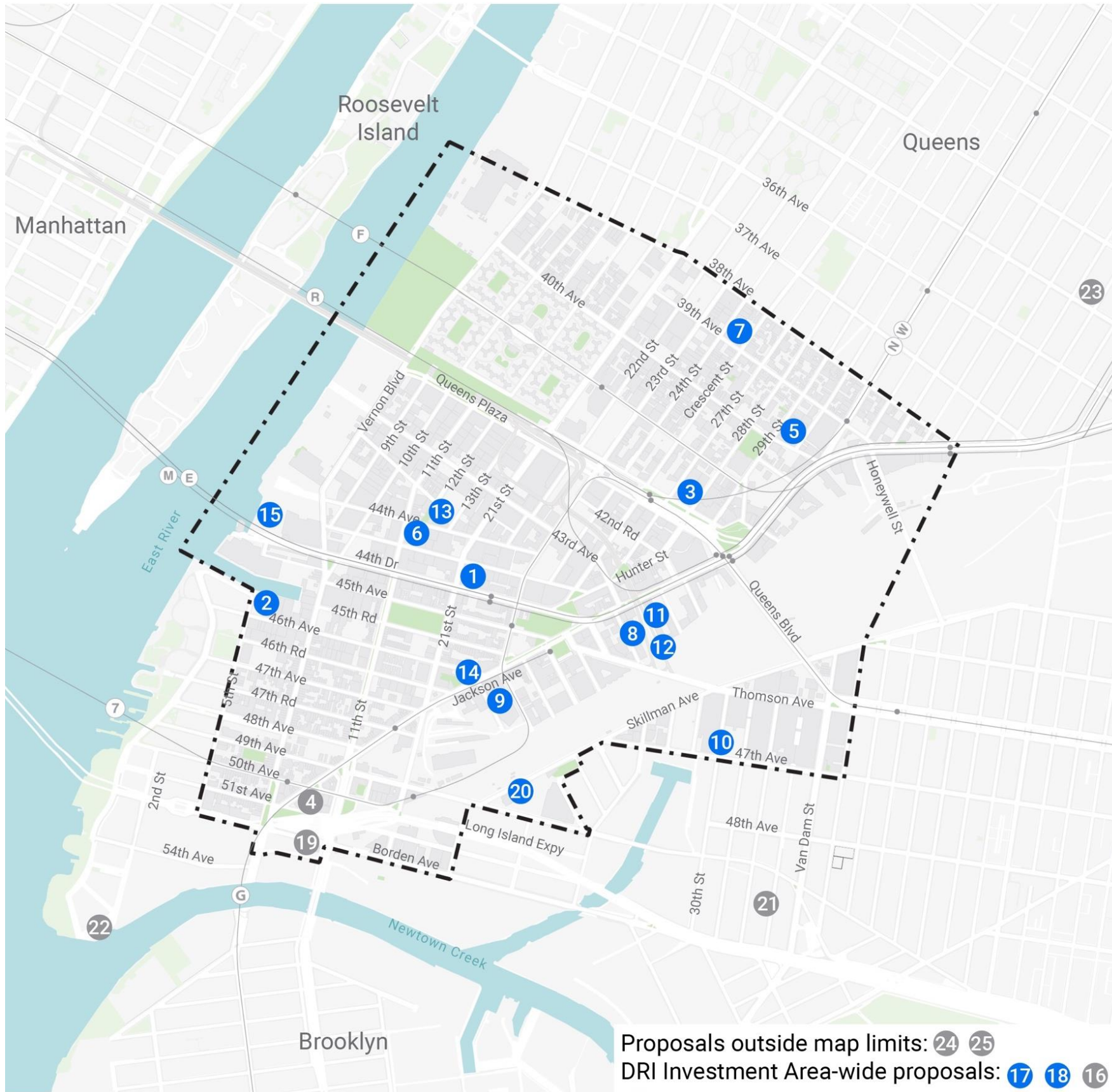
Small Project Fund

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Branding and
Marketing

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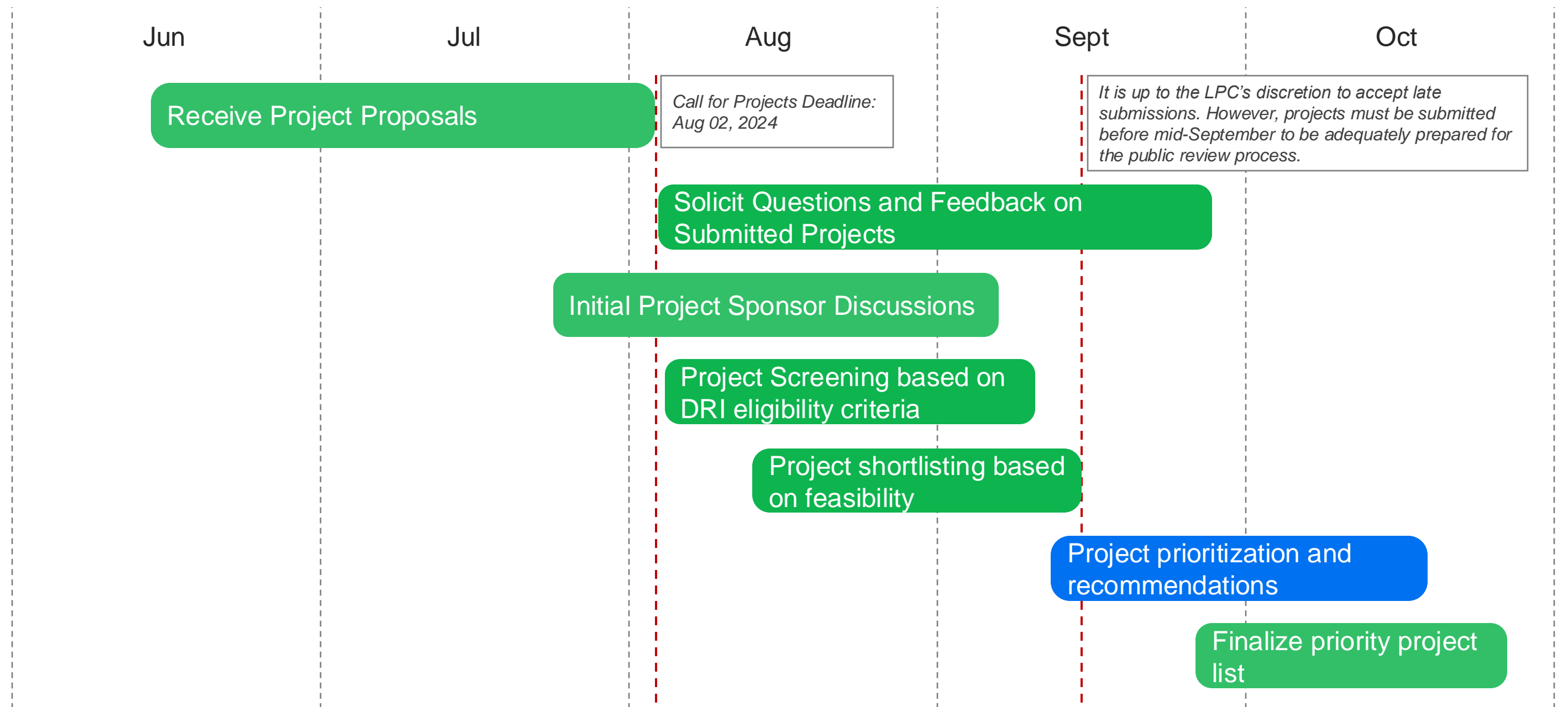
Project Locations



- 1 Renovate Information Technology High School's gymnasium to support the larger LIC community
- 2 Build a community arts venue at Culture Lab LIC
- 3 Restore the original 1911 façade of the Brewster Building and improve pedestrian experience
- 4 Renovate and upgrade the New York Irish Center *(Withdrawn)*
- 5 Renovate a beloved artist residency and exhibition space
- 6 Redevelop the Metropolitan Building into a creative hub
- 7 Redevelop industrial building into a world-class multipurpose performing arts theater and community center
- 8 Renovate and connect SculptureCenter to the Underline open space
- 9 Construct the new Queens Public Library branch
- 10 Convert 29th Street into a greenway
- 11 Construct the Underline at Dutch Kills
- 12 Construct a pedestrian plaza at Dutch Kills Street
- 13 Enhance the 12th Street pedestrian plaza
- 14 Reconstruct the 46th Avenue pedestrian plaza
- 15 Restore the Anable Cove habitat
- 16 Enhance green infrastructure throughout LIC *(Withdrawn)*
- 17 Greening and cleaning LIC
- 18 Build LIC's identity through a placemaking and public art fund
- 19 Build a pedestrian plaza along Borden Avenue *(Withdrawn)*
- 20 Revitalize green infrastructure at Smiling Hogshead Ranch
- 21 Renovate Andromeda Community Initiative's workforce training facilities *(Ineligible)*
- 22 Fit out Flux IV *(Ineligible)*
- 23 Fit out Museum of the Moving Image's green courtyard *(Ineligible)*
- 24 Support female workforce development in construction *(Ineligible)*
- 25 Support Jetway HVAC's workforce development *(Ineligible)*

Proposals outside map limits: 24 25
 DRI Investment Area-wide proposals: 17 18 16

Evaluation Timeline



Agenda

03

Project Sponsor Presentations

01 Welcome and Disclosures

02 Meeting Overview

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04 Next Steps

05 Public Comment

Preliminary Evaluation Process

1/ COMMUNITY GOALS AND STRATEGIES

Goal 1: Improve access to LIC's waterfront parks from upland neighborhoods

PROJECT EVALUATION CRITERIA

The Long Island City Downtown Revitalization Initiative (DRI) Local Planning Committee (LPC) is tasked recommending a slate of projects for inclusion in the DRI Strategic Investment Plan. To arrive at a consensus for this slate of projects, each LPC member is requested to evaluate all projects against the following criteria:

- Goals Alignment:** Consider how well each project aligns with your community Vision and Goals.
- Project Readiness:** Consider the following to determine if the project is ready to be implemented -
 - Can the project be implemented within five years from the award of contract?
 - Does the sponsor have demonstrated capacity to implement and manage project?
 - Does the sponsor have site control or permission to use the site?
- Project Impact:** Consider the following to determine project impact -
 - In addition to its primary goal and benefits, does the project provide secondary benefits? E.g. does it generate economic activity, tax revenue and new jobs / employment?
 - Does it improve quality of life, sustainability, and / or community health?
 - Is the project likely to have a significant positive impact on the revitalization of the downtown by attracting other public and private investment at a scale appropriate for the DRI community?

PRELIMINARY EVALUATION WORKSHEET

- This will be the initial evaluation of the proposals received. Throughout the project development phase, you will have more opportunities to provide input on community priorities.
- Please mark your evaluation as H (high), M (medium) or L (low) alignment against each evaluation criteria of Goals Alignment, Project Readiness and Project Impact.
- Please add Y under the 'Needs Info' column if you are requesting additional information and add a note regarding the information requested.
- In case you need to recuse yourself from evaluating the project, add "Y" in the Recusal column.

A sample evaluation is provided below.

Project Title	Sponsor	Total Cost	DRI Request	Goals Alignment	Project Readiness	Project Impact	Needs More Info	Recusal
1. Project A	Sponsor A	\$1,145,000	\$400,000	H	M		Y	
2. Project B	Sponsor B	\$2,350,000	\$1,230,000					Y

Long Island City DRI // LPC Meeting #5 // Project Proposal Updates September 12, 2024

2/ PROJECT TITLES

PROJECT LOCATIONS

Proposals outside map limits: 19-25
DRI Investment Area-wide proposals: 1-18

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3/ Project Updates

1: Renovate Information Technology High School's gymnasium to support the larger LIC community

Image Courtesy: IT High School

Project Sponsor: Information Technology High School

Description: The proposed gymnasium upgrades at Information Technology High School will support varied school and community sports/event programming. The gymnasium is a cornerstone of the larger LIC community.

Throughout the year, IT High School hosts local sports programming for children and teenagers after school and on weekends as it is located in a central, accessible location within LIC. In addition, the school also hosts the Big City Volleyball organization for adults.

IT High School has varied partnerships within the larger Long Island City community including MoMA PS1, Cornell Tech, LIC Partnership and Urban Upbound. With the proposed enhancements, the school aims to elevate the overall experience of its gymnasium for everyone that utilizes it, and further promote fitness and wellness in the community.

DRI Scope:

- Upgrades to two locker rooms, gymnasium lighting, wall padding and finishes and flooring
- Installation of new sound system, retractable bleachers and water bottle filling stations
- Replacement of scoreboard

Total cost: \$1,192,400
DRI funding request: \$1,192,400 (100% of total cost)

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- Please refer to the evaluation criteria and goals before we get started

- The project location map locates each project within the LIC DRI Investment Area

- Each project has an info sheet which provides project updates based on sponsor conversations

Preliminary Evaluation Matrix

- Please enter your name on the evaluation sheet
- Please mark your evaluation as H (high), M (medium) or L (low) alignment against the evaluation criteria of **Goals Alignment, Project Readiness and Project Impact.**
- Please add Y under the 'Needs Info' column if you feel that additional information is required for effective evaluation, and add a note regarding the information requested.
- If recusing yourself due to a conflict or potential conflict, enter your initials in the last column and do **not** mark any other box in that row.

Project Title	Sponsor	Total Cost	DRI Request	Goals Alignment	Project Readiness	Project Impact	Needs Info	Recusal
1. Project A	Sponsor A	\$1,145,000	\$400,000	H	M	H	Y	
2. Project B	Sponsor B	\$2,350,000	\$1,23,000					X.Y.

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



Project Sponsor: Information Technology High School, School Construction Authority (SCA)

DRI Funding Request: \$1,192,400 (100% of total cost)
Total Project Cost: \$1,192,400

Project Description:

The proposed gymnasium upgrades at IT High School will support school and community programming and include:

- Upgrades to two locker rooms, gymnasium lighting, wall padding and finishes and flooring
- Installation of new sound system, retractable bleachers and water bottle filling stations
- Replacement of scoreboard

Goals Alignment

- The renovation of IT High School's gymnasium will support the community's vision of having access to recreational space. The school already supports many organizations and, if the space is renovated, we can host more larger scale events.

Project Readiness

- **Site Control:** The sponsor has a lease at this site till the year 2033, open for renewal.
- **Permits/Approvals:** NYC Public Schools, SCA, DSF
- **Timing:** To be determined in collaboration with DSF and SCA. The project can begin immediately following contract execution with the State.
- **Sponsor capacity:** The school principal at this public institution has adequate experience in coordinating and managing large-scale capital projects.

- **Funding sources and uses**

Action	Amount	Source	Status
Installation of upgrades	\$914,000	DRI	Requested
Refinishing of surfaces	\$170,000	DRI	Requested
Construction management	\$108,400	DRI	Requested
Total	\$1,192,400		

Project Impact

- The upgrading of Information Technology High School’s gymnasium will benefit the larger Long Island City community as it will become a central family-friendly, wellness, and fitness space that can be utilized by schools, community-based organizations and other community partners.
- We are excited to provide a well-equipped space that will be a bridge for all walks of life in the Long Island City community.

2: Build a Community Arts Venue at Culture Lab LIC



Project Sponsor: Culture Lab LIC

DRI Funding Request: \$388,000 (90% of total project cost)

Total Project Cost: \$429,894

Project Description:

This project proposal is to complete outfitting of our outdoor performance space including the purchase of seats to expand capacity, and audio-visual equipment for film screenings, and other local community activations (outdoor festivals, dog adoption events, concerts, theater and dance)

Goals Alignment

- 20,000 s/f of open space, pedestrian connection to waterfront and expanded access to recreation and community amenities
- Retain and foster LIC's local economy, stronger draw to this neighborhood and work with local vendors.

Project Readiness

- **Site control:** Culture Lab is an integral part of Plaxall’s future plans.
- **Permits/approvals:** Most of the work does not require special permits.
- **Timeline:** Work will begin in February 2025 and continue with the DRI funds.
- **Capacity:** The sponsor has been implementing projects at this site for the past 8 years with a proven track record.
- **Funding sources and uses**

Action	Amount	Source	Status
Audio/Visual	\$133,000	DRI	Requested
Seating expansion + renovation	\$18,500		
Renovation	\$33,000	DRI	Requested
Pavilion Stage	\$222,000	DRI	Requested
Total	\$429,894		

Project Impact

- **Secondary Benefits:** This project will stimulate the local economy by attracting visitors who explore nearby businesses, including restaurants, bars, and shops, fostering growth throughout the neighborhood.
- Additionally, by partnering with local schools, nonprofits, and vendors, Culture Lab LIC strengthens community ties and creates a platform for a diverse range of voices and cultural expressions, benefiting residents and enriching the area’s cultural landscape.
- **Additional Funding:** Culture Lab LIC raises \$600,000 annually through corporate sponsorships, memberships, donations, and fundraising events, with a significant portion supporting community projects like the outdoor music venue.
- Typically, Culture Lab invests around \$80,000 into these improvements, leveraging local partnerships to maximize impact. This additional funding complements grants, helping expand offerings and support the neighborhood’s cultural and economic growth.

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



Project Sponsor: Brause Realty

DRI Funding Request: \$471,260.00 (50% of total cost)

Total Project Cost: \$942,520.00

Project Description:

Restoration of the original building architectural façade transom metal panels and window frames. The exterior perimeter retail level lighting will also be upgraded to LED fixtures.

Goals Alignment:

- Grow local tax liability by attracting new commercial/retail tenants to move to LIC from other CRE markets, building on the foundation of a robust mix of entities.
- Installation of enhanced lighting to reduce carbon footprint while increasing the quality and safety of life along Queens Plaza North.

Project Readiness

- **Site control:** The Project Sponsor owns the asset and land site.
- **Permits/approvals:** DOB
- **Timeline:** Project is anticipated to take 3 - 4 months and can begin immediately following contract execution with the State (seasonal/weather dependent).
- **Sponsor capacity:** The Sponsor and Managing Agent have the necessary development experience to implement and oversee this proposal.
- **Funding sources and uses**

Action	Amount	Source	Status
Facade	\$432,185	DRI	Requested
Facade	\$432,185	Sponsor	Secured
Lighting	\$39,075	DRI	Requested
Lighting	\$39,075	Sponsor	Secured
Total	\$942,520		

Project Impact

- **Secondary Benefits:** Create a strong sense of place within the community reflecting on its industrious past while continuing to be a place of employment for the future companies and residents.
- Various new project developments have been delivered in this community within the past 10 years. This project proposal would also allow this asset to aesthetically be at the forefront with these developments while maintaining the architectural characteristics of one of the oldest continually operating buildings since the opening of the Queensboro Bridge.
- **Additional Funding:** The Project Sponsor will fund work outside of the approved DRI funding request with cash on hand. No outside finance sources will be required.

5: Renovate a Beloved Artist Residency and Exhibition Space



Project Sponsor: Flux Factory

DRI Funding Request: \$900,000 (88% total)

Total Project Cost: \$1,015,000

Project Description: To perform structural and mechanical improvements to Flux Factory in the context of our overall process of establishing a sustainable building.

General project construction areas include:

- Remove and replace ceiling and roof portions of Flux's building
- Replace our outdated forced air HVAC with modern electric heating/cooling
- Perform facade upgrades to prevent structural slippage and improve signage.

Goals Alignment

- Provide affordable space for low-income artists; anchor a diverse creative community serving international and local participants; and present free cultural exhibitions and events; and reduce energy consumption.

Project Readiness

- **Site control:** Flux Factory owns the building
- **Permits/approvals:** DCLA, DOB
- **Timeline:** Work is expected to begin mid-2026, following all permitting and execution of contract with the State.
- **Sponsor capacity:** The sponsor has managed previous capital projects at this site and has the necessary experience to implement this proposal.
- **Funding sources and uses:** Flux has a 30-year SBA loan in hand, with ~\$850k in-hand.

Action	Amount	Source	Status
Construction	\$900,000	DRI	Requested
Management Capacity	\$115,000	Flux	Secured
Total	\$1,015,000		

Project Impact

- Flux has persisted against the odds for 30 years as an artist-led, low-budget community space and constantly faced displacement until the breakthrough of the acquisition of our space. But our newly permanent home is in serious need of improvements worthy of the next 30 years of projects.
- DRI funding can ensure the space is safe, structurally sound, efficient, comfortable and welcoming to artists and public so Flux can host 40+ annual Artists-in-Residence and 50+ annual public events. DRI support will allow Flux to reopen full programs in this building and complete a generational transformation to set a new foundation for a community institution that has anchored LIC's emerging artists for decades through prolific programs.
- **Additional Funding:** Please bear in mind that the overall costs of our campaign to save Flux Factory from closure at this space include \$4m in acquisition funds from DCLA and \$418k in capital funds from NYSCA, \$130k from DCLA in technical equipment, etc. Though technically not part of the direct DRI project, DRI is a chapter in a campaign of over \$6M.

6: Redevelop the Metropolitan Building into a Creative Hub



Project Sponsor: Vorea, Mega

DRI Funding Request: \$700,000 (50% of total cost)

Total Project Cost: \$1,400,000

Project Description:

- The Metropolitan Building Project entails the renovation and equipping of a four-story industrial building located at 44-01 11th Street, in the heart of the Industrial Business Zone.
- Create a turn-key offering for 6 small suite light production / manufacturing / artist type tenants with enhanced design feature.

Goals Alignment

- Move-In Ready Suites: Turn-key spaces with no upfront costs make the project accessible to the creative class, fostering a diverse community.
- Cost-Effective Improvements: Essential upgrades attract tenants who would otherwise find it cost-prohibitive, meeting their needs.
- Increase Foot Traffic: Attracting a vibrant creative community will boost foot traffic and economic activity in the IBZ.

Project Readiness

- Site Control & Permitting**
 - Sponsor has control of the building via a 99-Year ground lease and has currently commencement construction of the façade renovation.
 - If awarded, Sponsor would amend its plans at the 2nd floor to include purpose-built maker suites that meet the needs of the creative class with dynamic spaces for showroom, studio and back of house office needs, HVAC distribution, restrooms and kitchenette. All that this would require is a DOB approval of amendment to plans.
- Timeline:** This project (specifically the fit-out of the floor) would take about 2-3 months to install and could be commenced within the next 3-4 months upon completion of the façade renovation.
- Sponsor Capacity:** The sponsor has the capacity to complete this project efficiency and expeditiously given its experience in both real estate development as well as general contracting.

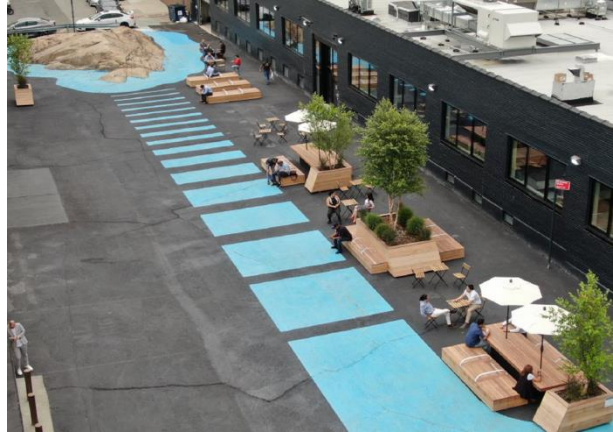
- Funding Sources & Uses**

Action	Amount	Source	Status
Installation	\$700,000	DRI	Requested
Installation	\$700,000	Vorea, Mega	Secured
Total	\$1,400,000		

Project Impact

- Industrial Business Zone improvements and connectivity, job creation
- Attract and increase foot traffic for residents, visitors and employees to LIC Market, specifically the IBZ
- Enhance safety and connectivity within the LIC IBZ

13: Enhance the 12th Street Pedestrian Plaza



Project Sponsor: Vorea, Mega

DRI Funding Request: \$695,000 (82% of total cost)

Total Project Cost: \$845,000

Project Description:

- Expand the viability and vibrancy of the 12th Street Public Plaza in the LIC IBZ
- Enhance the “always on” neighborhood oasis with safety, function and enjoyment
- Continue the transformation of the plaza with key safety and beautification features including enhanced lighting features, permanent trees and plant beds, replacement of guardrails, addition of shading features, integration of new and existing furniture

Goals Alignment

- Increase open spaces and improve pedestrian environments
- Promote safety and connectivity
- Support and enhance local businesses within the LIC IBZ

Project Readiness

- **Site Control & Permitting**
 - April 2021- 12th Street was designated a public plaza, where the sponsor has a Maintenance Agreement in place with DOT
 - May 2022 – received approval to install the upgrades from Public Design Commission and Community Board 2.
- **Timeline:** This project would take about 3-4 months to install and could be commenced immediately if awarded by DRI.
- **Sponsor Capacity:** The sponsor has the capacity to complete this project efficiently and expeditiously given its experience in real estate development and general contracting.

- **Funding Sources & Uses**

Action	Amount	Source	Status
Installation	\$695,000	DRI	Requested
Installation	\$150,000	Vorea, Mega	Secured
Total	\$845,000		

Project Impact

- Community Programming In Partnership With Local Organizations
- Breathe life into the Industrial Business Zone
- Improve retail / outdoor offerings in LIC
- Enhance wayfinding within LIC
- **Additional Funding:** With the \$150,000 secured, we plan to install epoxy gravel on top of existing roadway, add a new gravel coating, replace existing trees, install some form of shading, upgrade some of the furniture, add bike corrals

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



Project Sponsor: theater et al, Inc.,
dba The Chocolate Factory Theater

DRI Funding Request: \$1,000,000 (8% of total cost)

Total Project Cost: \$13,106,544

Project Description:

The project refers to the adaptive re-use of a former manufacturing facility into a world-class multipurpose performing arts theater and community center.

Goals Alignment

- Project will address the need for creative development space for performing artists; a publicly accessible community facility; a safe, climate-controlled, work space.
- Expanded programming will improve street safety, build community and boost economic development.

Project Readiness

- **Site control:** The project sponsor owns the site.
- **Permits/approvals** include DOB, FDNY, SEQR and CEQR
- **Timeline:** CDs complete; City/State Funding Contracts & Permitting 18 months; Construction 14 months through summer 2027; closeout 10 months (post construction)
- **Funding sources and uses**

Action	Amount	Source	Status
Design and consultant fees	\$1,925,000	Foundation, Individuals	Part secured; part anticipated
Furniture and equipment	\$575,000	Foundation, Individuals	Part secured; part anticipated
Construction	\$9,614,000	QBPO, NYC Council, DCLA, NYSCA, NYS Senate	Secured
Construction	\$1,000,000	DRI	Requested
Total	\$13,106,544		

Project Impact

- The completion of this project will serve and expand our community of artists, neighbors, visitors and local businesses.
- Each year, we will welcome 10k visitors in person (currently 5k, including local, national and international) to see 10-15 groundbreaking premieres in Long Island City.
- The dedicated Community Room in the renovated building will provide space for community gatherings and meetings serving an additional several hundred or more people each year. The vision for community programming (to be led by a newly created position) will include arts education, civic association meetings, artist planning meetings, CSA pick up, possible voting and blood donation location.
- DRI funding will enable us to raise the final funds from private donors looking to close the gap.

9: Construct the New Queens Public Library Branch



Project Sponsor: Queens Public Library

DRI Funding Request: \$1,583,417 (49% of total cost)

Total Project Cost: \$3,231,463

Project Description:

Interior renovation and outfitting of new library that will occupy the partial second floor of a single 48 story tower within the dual tower, 1,115-unit 5Pointz LIC mixed use development.

Goals Alignment

- Offers a much-needed community hub to provide library services that have been missing in the Court Square community since the Library's closure in 2020.
- Will feature increased square footage compared to the prior library space, offering much needed increased capacity for collections and programming to align with community need.

Project Readiness

- **Site control:** The owner of the property is G&M Realty LP, 1 Executive Drive, Edgewood NY, 11717. Queens Public Library is currently in lease negotiations.
- **Permits/approvals:** Required NYC DOB approvals include General Construction, Mechanical, Plumbing, and Sprinkler. Required FDNY approvals include Fire Alarm and Fire Suppression.
- **Timeline:** Lease Negotiations are anticipated to be completed by the end of 2024. Construction is anticipated to commence during the summer or fall of 2025, with an anticipated completion date and opening to the public in 2027.
- **Sponsor capacity:** The sponsor has the necessary development experience to implement this proposal. Queens Public Library Foundation is the fund-raising arm of the Library tasked with securing funds from private and public sources to help support the programs, services, and collections of the Library, and also oversees a robust government capital grant portfolio.

- **Funding sources and uses**

Action	Amount	Source	Status
Construction and fit-out	\$1,583,417	DRI	Requested
Construction and fit-out	\$888,046	Queens Public Library	Secured
Construction and fit-out	\$760,000	NYC Council	Secured
Total	\$3,231,463		

Project Impact

- The new Court Square Library will be a resource and information hub for the Court Square community, both for residents and employees working in the area. It will offer books and media collections, as well as free programming to the public. Programming will include early learning, summer reading and homework assistance programs for youth, workforce development, (ESOL) English for Speakers of Other Languages classes, and many other activities and programs for adults.
- **Additional funding:** Queens Public Library City operating and other funds, New York City Council funds

10: Convert 29th Street into a Greenway



Project Sponsor: LaGuardia Community College Greenway

DRI Funding Request: \$2M (50% of total cost)
Total Project Cost: \$4M

Project Description:

- Through the collaboration with NYC DOT and Open Streets, we aim to realize our vision of closing 29th Street from Skillman Avenue to 47th Avenue by creating a public open space, with trees, planters, bike racks, pollinator corridors, scenic surroundings, and places to rest.

Goals Alignment

- LaGuardia Community College and the local community will collaborate to reclaim this public street to create an urban sanctuary that provides respite.

Project Readiness

- **Site control:** The site is under the NYC Department of Transportation and LaGuardia is currently programming events on the site.
- **Permits/approvals:** LaGuardia Community College has secured temporary closure of 29th street.
- **Timeline:** TBD
- **Sponsor capacity:** The College, part of the City University of New York (CUNY), has extensive experience in maintaining property in addition to applying and receiving grants. We regularly work with agencies in the city, state and federal government.

- **Funding sources and uses**

Action	Amount	Source	Status
Furniture & Pollinators	\$2,000,000	DRI	Requested
Capital Improvements	\$2,000,000	NYC Council	Anticipated
Total	\$4,000,000		

Project Impact

- The LaGuardia Community Greenway will ensure a sustainable future and enhance campus and community life for generations to come. It will provide a permanent open space for activities and events for the LIC community and the college. Already, the space has hosted events in 2022, 2023 and 2024.
- **Additional funding:** New York City Public Funding and New York City Department of Transportation – yet to be determined

11: Construct the Underline at Dutch Kills



Project Sponsor: Friends of Underline

DRI Funding Request: \$2,425,000 (30% of total project cost)

Total Project Cost: \$7,925,000

Project Description:

- The Underline is a community-initiated, City Council-supported, open space under the Ed Koch Bridge ramps.
- The project will address this community's need for recreational spaces, including a playground, sculpture garden, and dog run open from dawn until dusk.

Goals Alignment:

- The Underline satisfies all five DRI goals as it increases open space, improves connections to LIC neighborhoods, offers additional visibility to the Sculpture Center and will have community recreation with the addition of a playground and pickle ball court.

Project Readiness

- The Underline has funds (\$5.5 million) to build and maintain a basic open space for 15 years but needs DRI funds for three critical elements: the playground, dog run and integration of the Sculpture Garden.
- DOT has given its conditional approval, and the required PDC approval is expected soon.
- **Timeline:** DOT will deliver an asphalt-covered and capped site. Construction of the Open Space will take approximately seven months to complete.
- **Sponsor Capacity:** The Sponsor is a 501(c)(3) formed by the principals of the adjacent property owner/developer American Lion, LLC (“AL”) which agreed to establish a board of directors comprised of local stakeholders. The extensive track record and development expertise of AL will stand behind the use of DRI funds.
- **Secured Funding and Use:** AL has deposited \$5.5 million in escrow with the City Law Department for the development of the Open Space. The current funding covers a 15-year maintenance plan and initial build-out of the space without the playground and dog run.

Funding sources and uses

Action	Amount	Source	Status
Design + soft costs	\$1,025,000	Private (escrow)	Secured
Branding and marketing	\$175,000	DRI	Requested
Construction and fit-out	\$2,250,000	DRI	Requested
Capital improvements	1,211,000	Private (escrow)	Secured
15-year operations	3,264,000	Private (escrow)	Secured
Total	\$7,925,000		

Project Impact

- The transformation of a parking lot into an open space with attractive lighting, a new walkway and vibrant greenery will improve the pedestrian environment by adding useful community space for strolling, recreating and gathering.
- Additionally, the open space would also help to support nearby local businesses (for example, the several cafes and fast-casual restaurants within walking distance) by attracting residents and visitors to the area and providing an outdoor venue in which they can enjoy food and beverages from local vendors.

12: Construct a Pedestrian Plaza at Dutch Kills Street



Project Sponsor: Friends of Underline
DRI Funding Request: \$900,000 (100% of total project cost)
Total Project Cost: \$900,000

Project Description:

- The Dutch Kills Plaza would create a plaza on Dutch Kills street so the community will have more space to walk and enjoy the area.
- DRI funding would provide for additional lighting, tables and chairs, picnic tables and barriers for the plaza.

Goals Alignment:

- The creation of the plaza improvement will address this community's need for attractive and functional pedestrian and community spaces as well as facilitate economic activity by providing an opportunity for a marketplace.

Project Readiness

- **Site control:** The site is owned by New York City Department of Transportation (DOT) and would require approval to be entered into the plaza program.
- **Permits/approvals:** The project requires DOT approval.
- **Timeline:** This project would likely take 18 months to complete including obtaining DOT approval, community engagement regarding designing the space, and finalizing the space.
- **Sponsor capacity:** The Friends of Underline is a nonprofit 501(c)(3). The board of directors is made up of local stakeholders and American Lions has agreed to oversee DOT approval, construction and maintenance.

- **Funding sources and uses**

Action	Amount	Source	Status
Site clean-up	\$117,825	DRI	Requested
Furniture and lighting	\$541,100	DRI	Requested
Barriers	\$45,000	DRI	Requested
Planting	\$97,200	DRI	Requested
Contingency	\$98,875	DRI	Requested
Total	\$900,000		

Project Impact

- The Dutch Kills Plaza will transform an area used for parking into a functional plaza where the community can gather.
- The addition of attractive lighting, a new walkway and vibrant greenery will improve the pedestrian environment and enhance walkability.
- The Plaza would support local businesses by providing a venue for outdoor farmers’ markets featuring local food and beverage products during the Spring, Summer and Fall months.

8: Renovate and Connect SculptureCenter to the Underline Open Space



Project Sponsor: Sculpture Center, Inc.

DRI Funding Request: \$600,000 (80% of total cost)

Total Project Cost: \$750,000

Project Description:

- The project aims to establish an **ADA-accessible ramp and rear entrance** between the Underline at Dutch Kills Street and the building, to open up our free world-class programming to broader audiences and better serve our community.

Goals Alignment

- The project establishes enduring connections between the growing number of LIC businesses and local populations, and ensures that our community is cohesive and economically, socially, educationally, and culturally inclusive.
- Increase access to open spaces and connect LIC's neighborhoods and cultural destinations.

Project Readiness

- **Site Control:** SculptureCenter owns the site.
- **Permits / Approvals:** Alt-2 DOB permit
- **Timeline:** The project is anticipated to take 18 months and can begin immediately following contract execution with the State.
- **Sponsor Capacity:** SculptureCenter has the project management and institutional experience necessary to successfully implement this project.

- **Funding Sources and Uses**

Action	Amount	Source	Status
Design	\$62,000	DRI	Requested
Construction	\$538,000	DRI	Requested
Lighting, utility and waterproofing	\$150,000	Board of trustees, patrons, government grants	Requested
Total	\$750,000		

Project Impact

- As LIC’s population continues to grow and evolve, this project will have a long-term impact on the neighborhood’s improved quality of life and future identity as a more livable and inclusive environment for all. It will expand LIC’s visibility as a vibrant mixed-use community, further attracting new residents and businesses as well as a greater number of visitors who will support and patronize local organizations, restaurants, and establishments.
- SculptureCenter’s reputation as a world-class commissioner of experimental new work and its broader investment within the LIC community will contribute to our shared neighborhood’s evolving identity as one of New York City’s leading destinations to live, work, and play.
- **Additional Funding:** SculptureCenter is working closely with our engaged Board of Trustees on a multipronged fundraising plan that will support this project as part of a larger strategic planning process. This plan will focus on long-term and diversified sources of funding that will leverage our growing relationships with foundations, institutions, and individuals with which we have developed over the past five years.

15: Restore Anable Cove Habitat



Existing Conditions

(Aerial Photo: Google Maps, 2023)



Source: US Army Corps of Engineers, Hudson-Raritan Estuary Environmental Restoration Feasibility Study; Harlem River/East River/Western Long Island Sound Study Area Report, 2004.

Project Sponsor: Long Island City Coalition (LICCC) and Hunters Point Community Coalition (HPCC)

DRI Funding Request: \$250,000 (100% of total cost)

Total Project Cost: Estimating \$250,000

Project Description:

- Removal and clean up of the dilapidated 'Water's Edge' barge off 44th Drive.

Goals Alignment

- Removal of this structure would improve public access to the East River, open views to the north and Queensboro Bridge from all the surrounding areas and allow for ecological regeneration to begin along the shoreline.

Project Readiness

- **Site control:** This City-owned site is controlled by:
 - NYC Dept of Small Business Services owns the parking lot
 - NYC Office of General Services, Bureau of Land Management owns the underwater parts
 - NYC-EDC controls development along the waterfront
 - LICC-HPCC would need help facilitating meetings, acquiring permits, and making the case with these and other appropriate agencies.
- **Timeline:** This project is anticipated to take 6 months, following necessary permitting.
- **Sponsor capacity:** HPCC has deep experience with this section of the Western Queens waterfront and has been working for decades with the Parks and other City departments to rehabilitate Anable Cove (of which the barge removal would be the first step).
- **Funding sources and uses:** Pending

Project Impact

- The barge's presence here, since the restaurant closed many years ago, has contributed to a sense of the western end of 44th Drive being a dangerous and dysfunctional place and discouraged public access to the newly renovated public Pier 44, off Vernon Blvd—one of neighborhood's 'downtown' thoroughfares.
- The dilapidated structure is also shading aquatic habitat, and its removal would allow for ecological regeneration to begin along the shoreline.
- Removal of the barge is a necessary first step in the future rehabilitation of Anable Cove —a project supported by Community Board 2 and local groups. The Anable Cove Habitat Restoration Plan envisions a publicly accessible refuge supporting restoration of the natural estuarine landscape of the East River and creating a wildlife viewing walkway. It is cited as a restoration opportunity in the Hudson-Raritan Estuary Comprehensive Restoration Plan (HRE CRP) where coastal maritime forest, coastal wet-lands and fish, crab and lobster habitat could be restored and pre-served.
- **Additional Funding:** LICC-HPCC has been awarded a \$125k grant from State Senator Kristin Gonzalez to continue work creating a Framework for Sustainability for the Hunters Point North waterfront.

17: Greening and Cleaning LIC



Project Sponsor: Long Island City Partnership

DRI Funding Request: \$1,000,000 (95% of total cost)

Total Project Cost: \$1,050,000

Project Description:

- Project aims to enhance environmental resilience, aesthetic appeal, and overall cleanliness to stimulate economic and business activity within LIC's Commercial Corridor.
- This project includes installing: Trees, Tree Pits, Rain Gardens, Trash containers, and Dog Bag Containers.

Goals Alignment

- Improve pedestrian environment and connect LIC neighborhoods and destinations by introducing color, shade and a welcoming atmosphere to sidewalks.
- Improve access to LIC's waterfront parks from upland neighborhoods and create new resilient parks, plazas, and open spaces throughout the community.



Project Readiness

- **Site control:** The proposed project will take place on public land managed by the City of New York. LICP will collaborate with NYC DOT, NYC DPR, and DSNY as well as private property owners to secure necessary permissions.
- **Permits/approvals:** DPR, DEP, DSNY and DOT.
- **Timeline:** Project is anticipated to take 18 months and can begin immediately following contract execution with the State.
- **Sponsor capacity:** The LIC BID currently maintains similar infrastructure across the LIC BID. We have experience working with appropriate agencies for all processes.

- **Funding sources and uses**

Action	Amount	Source	Status
Pre-implementation and project management	\$50,000	LICP, LIC BID, NYC Council, NYS Assembly	Part secured; part requested
Green elements and sanitation	\$1,000,000	DRI	Requested
Total	\$1,050,000		

Project Impact

- Beyond enhancing neighborhood aesthetics, walkability, and sustainability, our project will foster a stronger sense of community by creating inviting public spaces for social interaction and outdoor activities.
- New tree canopy will contribute to improved air quality and urban cooling, benefiting overall public health and well-being as well as adding district marketing opportunities through tree guard signage and vinyl wrapping containers.

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



Project Sponsor: Long Island City Partnership (LICP)

DRI Funding Request: \$500,000 (77% of total cost)

Total Project Cost: \$650,000

Project Description:

The fund would be administered by the LICP in partnership with local cultural organizations and community stakeholders, and support public art and placemaking outcomes:

- Large scale mural, lighting, or sculptural installations by local artists and/or cultural organizations on private and/or public property to enliven the public realm.
- Placemaking and wayfinding initiatives such as site markers and signage that support neighborhood connectivity.
- Existing infrastructure augmentation – light poles, tree pits, sidewalks where applicable.

Goals Alignment

- Project aligns with most goals outlined by the DRI: connects and promotes cultural destinations, develops attractive public spaces to serve the workforce, activates existing open spaces, encourages vibrant streetscapes and promotes walkability

Project Readiness

- **Site control:** We have identified and received initial approval for 9 privately-owned sites and have identified an additional 20 privately owned sites in the study area. We will work with the city to identify publicly owned sites and infrastructure including light poles, sidewalk, tree pit or street space that would be suitable for longer term installations.
- **Permits/approvals:** We have received letters of support for 9 privately-owned sites.
- **Timeline:** Project is anticipated to take 27 months and can begin immediately following contract execution with the State.
- **Sponsor capacity:** LICP has showcased public art through our LIC Arts Connection initiative since 2018. We have also managed LIC Local, a neighborhood wide web-app wayfinding tool for neighborhood connectivity. We have experience managing grant funds and working with the local community to execute these initiatives including the planning, execution and ongoing maintenance.

- **Funding sources and uses**

Action	Amount	Source	Status
Pre-implementation costs	\$100,000	NY Community Trust	Requested
Project management	\$35,000 \$15,000	LIC Partnership NYS Assembly	Secured Requested
Implementation	\$500,000	DRI	Requested
Total	\$650,000		

Project Impact

- In addition to transforming Long Island City through murals, wayfinding signs, and other installations, our project will foster a stronger sense of community by involving local artists and organizations in the creation process and enhancing neighborhood cohesion. This collaborative approach will also stimulate connection in LIC and encourage increased foot traffic, supporting local businesses and boosting economic vitality.
- **Additional funding:** Outside of the DRI LICP can contribute \$35,000 from our own operating budget with a potential \$100,000 from a grant through the NYC Community Trust and \$15,000 requested from NYS Assembly.

20: Revitalize Green Infrastructure at Smiling Hogshead Ranch



Project Sponsor: Smiling Hogshead Ranch

DRI Funding Request: \$495,000

Total Project Cost: \$495,000

Project Description:

- Project will enhance and expand the infrastructure at Smiling Hogshead Ranch to support the benefits and services of open space for our diverse community.
- Improvements include ADA-accessible pathways, additional permanent seating and gathering areas, enhanced composting facilities, restrooms, solar-powered lighting, Wi-Fi and charging. These upgrades will enable Smiling Hogshead Ranch to offer a more functional open space.

Goals Alignment

- Project will enhance access to green space and improve quality of life for LIC residents and promote outdoor activities, fostering community.

Project Readiness

- **Site control:** Smiling Hogshead Ranch has held a land use agreement with the MTA/LIRR, who owns the land, since 2014. We anticipate continued use of this parcel for years to come.
- **Permits/approvals:** Most of this project would be immediately implementable. Some portions may require permitting, eg: a city water connection.
- **Timeline:** Our project is anticipated to take 36 months and can begin within one year following contract execution with the state.
- **Sponsor capacity:** Smiling Hogshead Ranch, along with help from our neighbor Boyce Technologies, is well versed in carrying out community led projects and has the development experience to implement this proposed project.

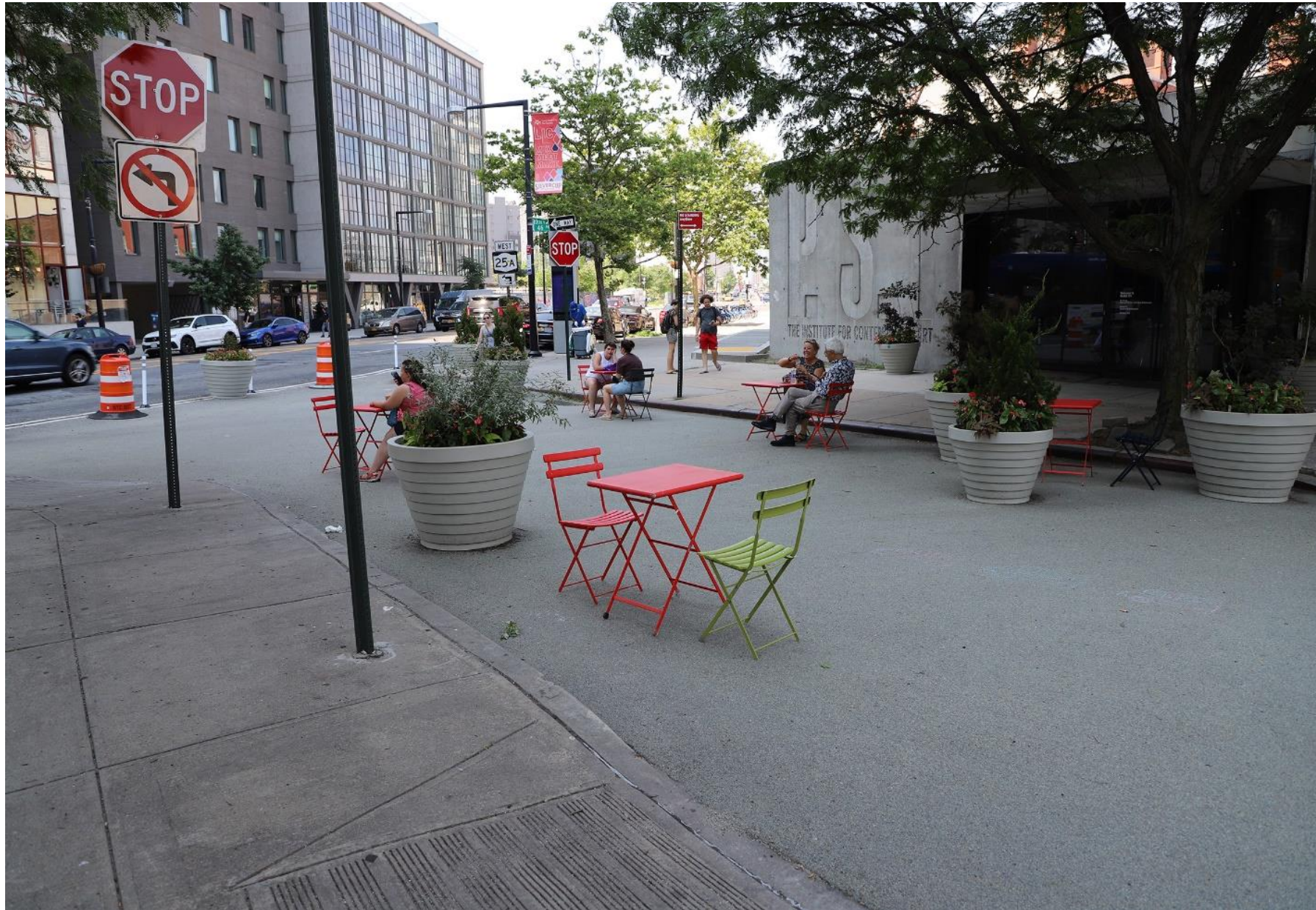
- **Funding sources and uses**

Action	Amount	Source	Status
Infrastructure	\$200,000	DRI	Requested
Design and GC	\$100,000	DRI	Requested
Site prep	\$195,000	DRI	Requested
Total	\$495,000		

Project Impact

- Our project not only improves access to green space but also promotes community engagement and social interaction among residents and visitors.
- It encourages environmental awareness and supports local biodiversity, contributing to a healthier urban ecosystem.
- We will create opportunities for educational programs, fostering a more connected community.

14: Reconstruct 46th Avenue Pedestrian Plaza



Project Sponsor: NYC DOT

Total Project Cost: \$9,600,000

DRI Request: \$2,500,000 (26% of total cost)

Project Description:

- This project will build out the operational plaza at the intersection of 46th Ave and Jackson Ave into a permanent public space for the community's use.
- The capital buildout is intended to provide high-quality pedestrian space adjacent to the MoMA PS1 institutional land use, as well as improve the street safety environment for all street users.

Goals Alignment

- Will achieve goal of increasing public space, creating safer streets, and improving the livability of the LIC Downtown Core.

Project Readiness

- **Site control:** The project area is in public right-of-way and NYC DOT owns this property and maintains jurisdiction.
- **Timeline:**
 - Project Funded: Winter 2025
 - Scoping Complete: Summer 2025
 - Design Start: Winter 2026
 - Preliminary Design Complete: Winter 2027
 - Final Design Complete: Spring 2028
 - Construction: Fall 2028
- **Permits** will be standard and related to street closures and sidewalk work
- **Sponsor capacity:** NYC DOT has decades of experience implementing projects of this type. NYC DOT currently manages a robust plaza installation/reconstruction portfolio and has 15 projects currently in design or construction

- **Funding sources and uses**

Action	Amount	Source	Status
Design	\$1,100,000	City Funding	Secured
Construction	\$3,600,000	City Funding	Secured
Construction	\$2,500,000	DRI	Requested
Supervision	\$2,400,000	City Funding	Secured
Total	\$9,600,000		

Project Impact

- Project will complement adjacent pedestrian safety projects and other capital projects in the Court Square area to create a complete landscape of pedestrian improvements and public space
- Built out plaza will be complemented by outdoor space on MoMA PS1 property to create an expanded public space
- **Additional Funding:** DOT will supplement a \$2.5M DRI award with local funds drawn from its Plaza lump sum

Agenda

04

Next Steps

- 01 Welcome and Disclosures
- 02 Meeting Overview
- 03 Project Sponsor Presentations
- 04 Next Steps**
- 05 Public Comment

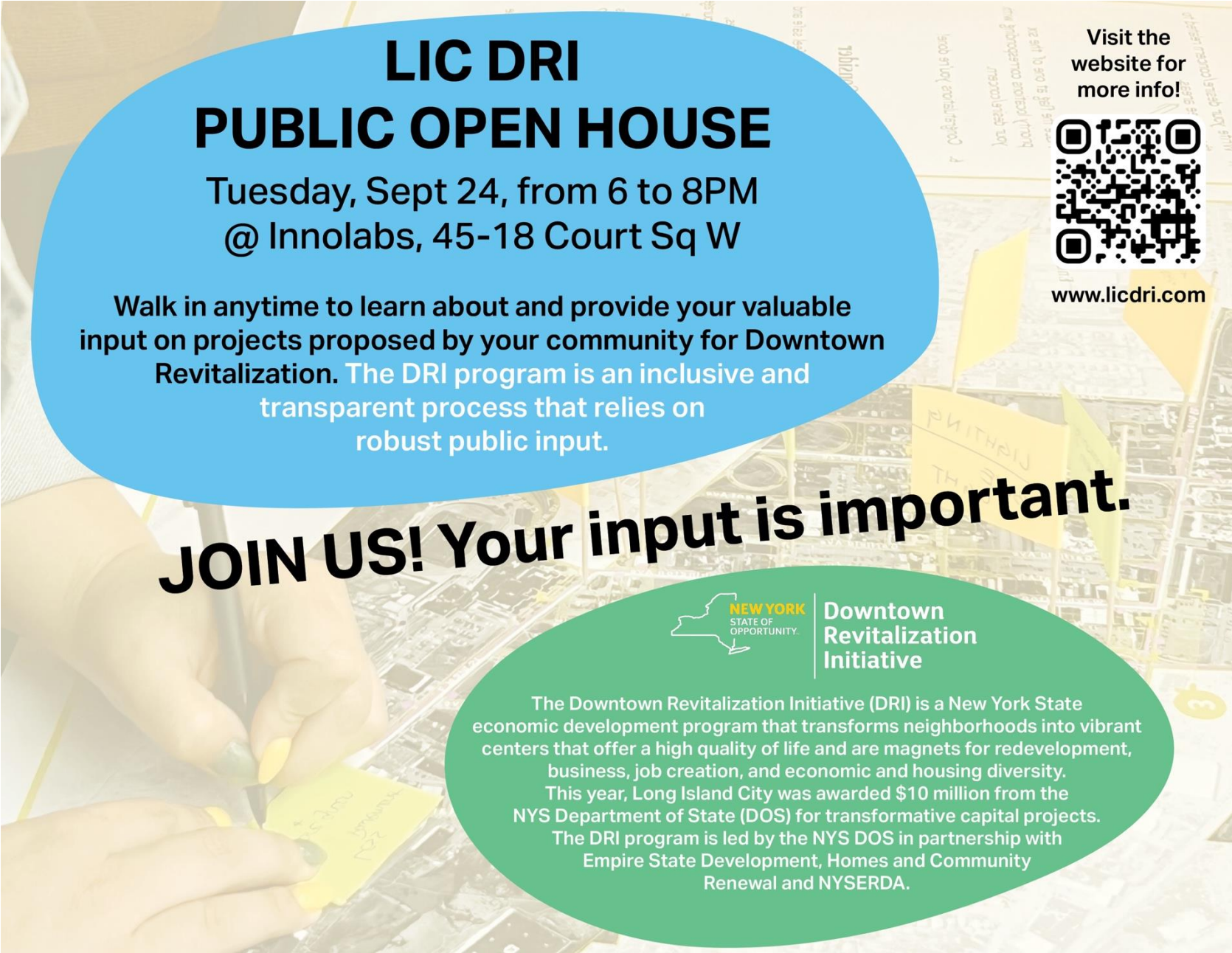
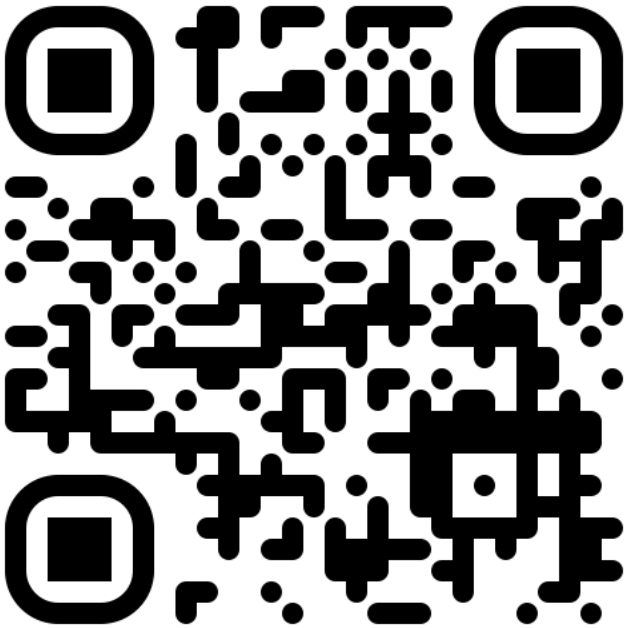
Upcoming DRI events and meetings



Public Open House

For more information on the DRI Process and Projects:

- Email us at licdri2024@gmail.com
- Visit us at www.licdri.com




**LIC DRI
PUBLIC OPEN HOUSE**
Tuesday, Sept 24, from 6 to 8PM
@ Innolabs, 45-18 Court Sq W

Walk in anytime to learn about and provide your valuable input on projects proposed by your community for Downtown Revitalization. The DRI program is an inclusive and transparent process that relies on robust public input.

JOIN US! Your input is important.

NEW YORK STATE OF OPPORTUNITY | Downtown Revitalization Initiative

The Downtown Revitalization Initiative (DRI) is a New York State economic development program that transforms neighborhoods into vibrant centers that offer a high quality of life and are magnets for redevelopment, business, job creation, and economic and housing diversity. This year, Long Island City was awarded \$10 million from the NYS Department of State (DOS) for transformative capital projects. The DRI program is led by the NYS DOS in partnership with Empire State Development, Homes and Community Renewal and NYSEEDA.

Visit the website for more info!

www.licdri.com

Agenda

05

Public Comment

- 01 Welcome and Disclosures
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