

Livable Neighborhoods and Sustained Quality of Life

Citywide Goals and Strategies

Goal 1.1: *Protect neighborhoods at a Citywide level and cultivate renewed quality of life and enhanced physical environment.*

- ▶ **Strategy 1.1.1:** Evaluate and, if necessary, revise the City's Zoning Code¹ to be consistent with existing development patterns and the Comprehensive Plan's Future Land Use Plan. Zoning Code revisions would be designed to facilitate the application process, address residents' quality of life concerns, and prioritize resiliency measures that reduce the risk of storm damage to the City of Long Beach and its neighborhoods. Suggested revisions to be considered for the Zoning Code include:
 - Landscaped buffer areas between residential and commercial neighborhoods; the buffers would be located on the commercial properties.
 - Revised parking requirements that allow flexible off-street parking arrangements, including shared parking between uses that generate different peak hours of demand (i.e., a hotel and an office use, or a home supply store and a restaurant only open in the evenings).
 - Regulations that would establish appropriate home-based businesses by special permit.
- ▶ **Strategy 1.1.2:** Continue regular maintenance and incorporate necessary resiliency components into planned improvements to the City's roadways, pedestrian and biking facilities, and other City infrastructure.
- ▶ **Strategy 1.1.3:** Continue implementing Citywide efforts to increase the sustainability of the City's infrastructure.
- ▶ **Strategy 1.1.4:** Continue Code Enforcement efforts, including property maintenance, maintaining high quality aesthetics within the City's commercial areas, and regulating short-term rentals.
- ▶ **Strategy 1.1.5:** Continue implementing sustainability initiatives and investigate new methods to minimize heat islands, and enhance the City's natural environment and sustainability.
- ▶ **Strategy 1.1.6:** Ensure that proposed improvements and development applications are consistent with the City's adopted Local Waterfront Revitalization Plan (LWRP) that prioritizes public access to the City's waterfront.

¹ Strategies that recommend revisions to the City's Zoning Code can be found across all five themes.

- ▶ **Strategy 1.1.7:** Ensure that large-scale development and/or redevelopment applications are reviewed in the context of the community benefit they may provide.
- ▶ **Strategy 1.1.8:** Continue to promote and provide educational materials describing sustainability measures that protect residents and neighborhoods and increase the City's resilience.

Goal 1.2: *Provide a foundation for future zoning amendments and updates.*

- ▶ **Strategy 1.2.1:** Update the City's Zoning Code and Zoning Map to:
 - Consider innovative zoning approaches to ensure development is balanced with resiliency initiatives.
 - Increase the efficiency of the land use approval process and minimize the need for variances.
 - Realign the Zoning Code with Building Code requirements for building elevation/setbacks.
 - Align with City's vision for future land use and development.
 - Update policies to ensure Zoning Code is reviewed and revised more frequently.

Goal 1.3: *Evaluate existing planning processes, structure, and administration.*

- ▶ **Strategy 1.3.1:** Evaluate and update the City's administrative procedures to streamline the land use application review process.
- ▶ **Strategy 1.3.2:** Create an application "flow chart" to ensure efficiency of application processing and consistency with the City's adopted and accepted policy documents. The flow chart would list required reference materials including historic and ecological resources, the Comprehensive Plan and the LWRP.
- ▶ **Strategy 1.3.3:** Create a Planning Board/Commission with clearly defined roles and responsibilities.
- ▶ **Strategy 1.3.4:** Evaluate, in the context of funding, internal City of Long Beach staffing needs and consider retaining a full-time or consulting planner to coordinate land use policy initiatives with the Planning Board/Commission, implementation of the Comprehensive Plan recommendations, and the LWRP.

Goal 1.4: *Focus on affordable housing and housing needs.*

- ▶ **Strategy 1.4.1:** Continue City efforts related to housing affordability, including providing local resources, and housing information seminars and workshops to educate the community regarding available public and private resources.
- ▶ **Strategy 1.4.2:** Prepare a Citywide Housing Plan that examines the housing needs of Long Beach residents, including seniors, young families, those that live/work in the City, and long-term residents wishing to downsize and stay in Long Beach. The Housing Plan would focus on long-term housing affordability in the City and developing incentives for providing affordable housing.

- ▶ **Strategy 1.4.3:** Adopt “inclusionary” zoning that would require new residential development with five or more units to provide some percent of new housing units as affordable (minimum 10 percent).
- ▶ **Strategy 1.4.5:** Consider creating a Transit Oriented Development (TOD) District in downtown Long Beach that would allow mixed-use development at/near/adjacent to the LIRR station.
- ▶ **Strategy 1.4.6:** Assess and determine if a policy for short-stay residential properties that would require a registration permit is needed.
- ▶ **Strategy 1.4.7:** Work with experienced housing agencies, such as the Long Island Housing Partnership (LIHP) and Community Development Corporation of Long Island (CDCLI), to expand first-time homebuyer assistance and foreclosure prevention programs. These programs would also explore incorporating advances in energy and cost saving technologies into housing design, construction, operation, and maintenance, particularly for low- and moderate-income households.

Goal 1.5: Enhance community facilities to adequately serve current and future residents and their needs.

- ▶ **Strategy 1.5.1:** Continue and expand the City’s maintenance of park and recreation facilities.
- ▶ **Strategy 1.5.2:** Support parks, open space, and recreation facilities and programs that respond to recreation trends and resident interests.
- ▶ **Strategy 1.5.3:** Encourage private sector development of family-friendly entertainment activities and establish alliances with cultural/art institutions to increase local amenities, and provide destinations for residents and visitors, including Farmer’s Markets and pop-up stores; all of which would support economic development.

Goal 1.6: Continue to preserve and enhance the City’s cultural and historical assets.

- ▶ **Strategy 1.6.1:** Expand the local inventory of sites and structures of historic significance.
- ▶ **Strategy 1.6.2:** Create a historic resources map that would be available on the City’s website and social media.
- ▶ **Strategy 1.6.3:** Continue and expand the City’s support of Long Beach’s artist community, provide opportunities for gathering spaces for artists, musicians, and the display of public art throughout the City, and consider creating a Cultural Arts Center.
- ▶ **Strategy 1.6.4:** Encourage the inclusion of cultural and/or educational facilities (e.g., theater, art gallery, concert hall) within major redevelopment projects.

Neighborhood-Specific Goals and Strategies

Goal 1.7: Protect and enhance the City's distinctive neighborhoods with specific strategies tailored to the community.

- ▶ **Strategy 1.7.1:** Continue to implement recommendations included in the Empower North Park Initiative, including incentivizing mixed-use and mixed-income development, resiliency measures, and providing access from North Park to the Bayfront.
- ▶ **Strategy 1.7.2:** Maintain and expand relationships with the owners of Pine Town Homes and the Housing Authority to maintain affordable housing for the community.
- ▶ **Strategy 1.7.3:** Explore and employ legal mechanisms (e.g., Community Benefit Agreement) that would require new development projects that meet/exceed established thresholds to provide benefits to the community.
- ▶ **Strategy 1.7.4:** Promote mixed-use and mixed income development of appropriate size and scale to the neighborhoods in which they are located.
- ▶ **Strategy 1.7.5:** Improve direct access between North Park and the Bayfront.
- ▶ **Strategy 1.7.6:** Consider connecting access/egress in the West End neighborhood between selected residential properties, where appropriate, to minimize adjacent driveways/curb cuts.
- ▶ **Strategy 1.7.7:** Reconfigure parking on wide streets south of West Park Avenue and on streets north of West Park Avenue, from parallel parking on both sides of the street to diagonal parking on one side to achieve additional parking spaces.
- ▶ **Strategy 1.7.8:** Implement sustainable green infrastructure measures to address the lack of greenspace and permeable surfaces in the West End neighborhood.



▲ Park Avenue Central Business District

Next Steps

- ▶ Review and revise City's Zoning Code.
- ▶ Create a Planning Board and land development application flow chart.
- ▶ Pursue state and federal funding and grants to support housing rehabilitation for seniors and other eligible households.
- ▶ Inventory City-owned vacant/underutilized properties and prepare a highest and best use analysis.
- ▶ Prepare a Citywide Housing Plan to evaluate housing needs of all residents.
- ▶ Prepare a Citywide streetscape plan that can be implemented in phases when funding becomes available.
- ▶ Create a structured enforcement policy for zoning and other building code violations.
- ▶ Recommend the adoption of inclusionary zoning that requires a portion of new multi-unit developments to be affordable.
- ▶ Enhance community facilities, including Parks and Recreation, as well as the City's cultural and historic assets.