

PORT WASHINGTON MAIN STREET CORRIDOR

2021 DOWNTOWN REVITALIZATION INITIATIVE PROPOSAL

VISION FOR DOWNTOWN

The Town of North Hempstead’s vision for the Port Washington Main Street includes a walkable, vibrant downtown area with diverse housing options, easy access to transit, an active waterfront, and artistic spaces for community gatherings that connect to the area’s maritime heritage.



BASIC INFORMATION

REDC Region: Long Island REDC
Municipality Name: Town of North Hempstead
Downtown Name: Port Washington
Main Street County: Nassau County
Applicant Contact: Thomas Devaney, Grants Coordinator
Applicant Email: devaneyt@northhempsteadny.gov



Town of North Hempstead
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Manhasset, NY 11030
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OVERVIEW

JUSTIFICATION FOR SELECTION FOR DOWNTOWN REVITALIZATION INITIATIVE

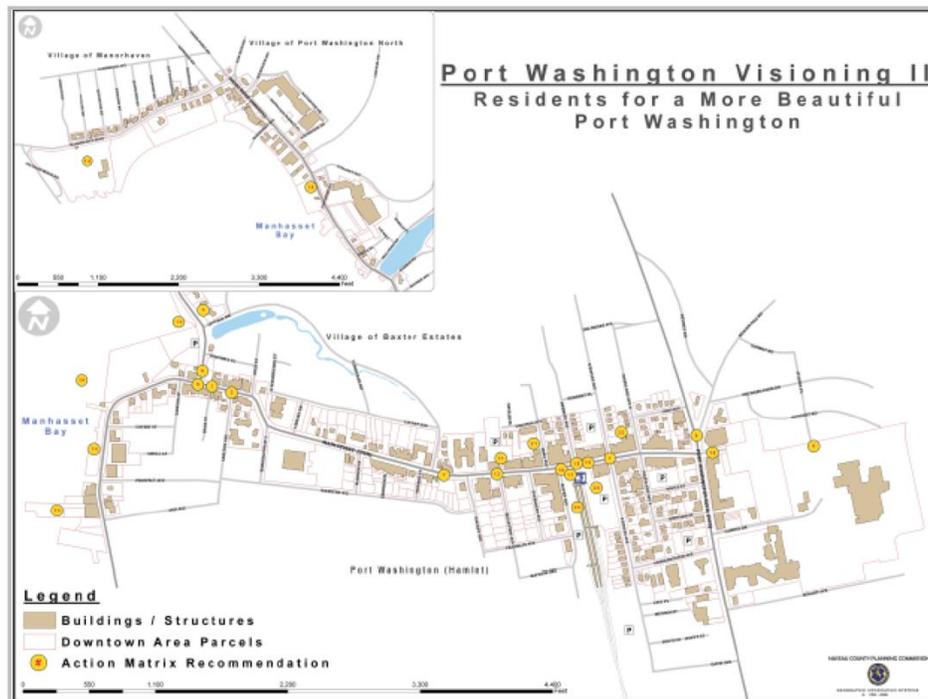
The Port Washington hamlet, once a thriving maritime village of sandminers and oyster/clam fishermen, is characterized by its rich history and quiet nautical enclaves. Port Washington's allure includes its charming waterfront, cultural diversity, strong school district, quick train ride into New York City, and active Main Street Corridor. Port Washington residents share in a special, close-knit community with a wonderful diversity of cultures that cherishes its "Pride in Port." Twenty-one percent of Port Washington's approximately 16,000 residents are foreign born, representing over 50 different nations in Latin America, Europe, Africa, and Asia.

Main Street is the center of the Port Washington's traditional downtown, stretching from Port Washington Boulevard to Fifth Avenue along Manhasset Bay. Downtown Port Washington is poised for revitalization that spurs economic development and job growth while enhancing the area's homegrown, maritime appeal. The Nassau County Master Plan estimates that downtown Port Washington will witness 59.9% population growth by 2030 (population 3,353). Over the past decade, community members have worked to develop a shared vision plan and implement zoning ordinances and policies designed for smart downtown growth. With the broad-based support of Town elected officials, local leadership, community groups, and the public, Port Washington's Main Street revitalization has already leveraged substantial federal, state, and local resources to unlock the downtown's potential. Funding from Governor Cuomo's Downtown Revitalization Initiative (DRI) to develop a downtown strategic investment plan will catalyze several key projects, including infrastructure and transportation upgrades, streetscaping and beautification, mixed-use development, greenspace enhancements, and reconstruction of the Town Dock.

While many view Main Street as the central gathering location of the Peninsula, challenges for the downtown area include a limited mix of retail, empty storefronts, congestion, shortage of parking, and lack of well-designed pedestrian orientation. Improved walkability and mobility by improving problematic intersections will help to draw visitors to the downtown's many attractions, including the antique district, parks along the waterfront and the approximately 1.5-mile Manhasset Bay Walk Trail, the library, and Landmark on Main Street, a non-profit community center that offers arts and cultural programming and performances. Residents see the intersection of Main Street and Port Washington Boulevard as a gateway into Port Washington and see an opportunity to incorporate landscaping and signage to create a distinctive entry point. Community members are interested in providing additional housing, enhancing building facades, creating consistent signage, adding new passive recreation features and installing street furniture to encourage residents to move to and linger along this commercial vital corridor.

In 2010, Port Washington was selected by Nassau County from a pool of 156 other Long Island communities studied by data-gatherer Long Island Index for a pilot program to create a downtown development strategy. With the Long Island Railroad (LIRR) station in the center of town and several active arts and cultural institutions, Port Washington was identified as having the potential for transit and tourist-area development necessary to create jobs, encourage affordable housing,

and revitalize a mixed-use downtown. The Town engaged the community through a visioning process, garnered input, and developed strategies to guide changes to the downtown and waterfront areas.



Source: Nassau County Planning Department

Building on this momentum, in 2012, the Town of North Hempstead passed a zoning measure for parts of Main Street in Port Washington to encourage downtown development by allowing mixed use buildings that accommodate two stories of residential above shops along Main Street. The overlay district also incorporates shared parking and urban design features to improve the streetscape and walking environment and has since added 140 shopping and commuter parking spots in the downtown. The Town seeks to attract mixed-use development and a diversity of housing options into what is currently predominantly two-story attached buildings dedicated to retail and restaurants.

The Town has also recently completed the \$2.8 million creation of Bay Walk Park. Broken down into two phases, Bay Walk Park included the construction of the walkway, restoration of the northern pier, and shoreline stabilization as part of Phase I development. Phase II included the replacement of the southern pier, erosion control, installation of a kayak launch, and installing park amenities to create an active waterfront park on the undeveloped old Lewis Oil parcel across from Stop & Shop. This new park created a dynamic synergy with the residents and businesses and is projected to attract over 35,000 residents in the Port Washington community, as well as neighboring Villages within the Town of North Hempstead who wish to view the unique vista of this maritime north shore community.

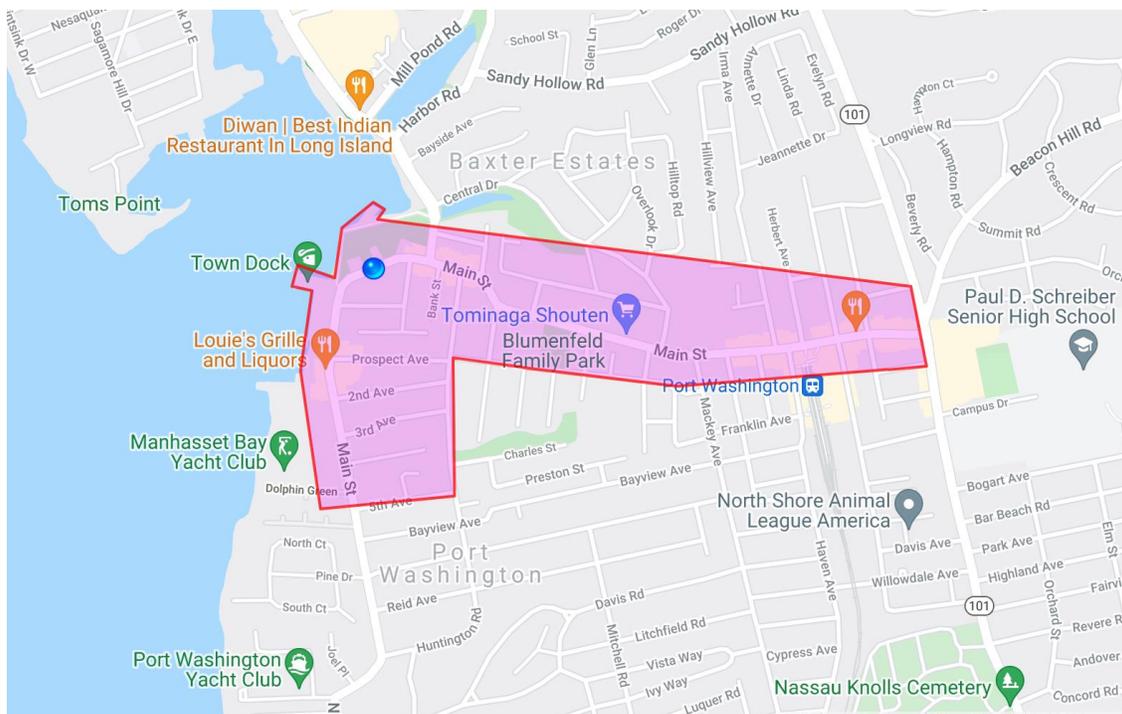
Moreover, The Town is currently undertaking a major initiative to reconstruct the Town Dock on Manhasset Bay at the northern end of Main Street, which serves as the connection between the downtown and the waterfront. Marine sand buildup caused by Superstorm Sandy rendered North

Hempstead's Town Dock (525,000 sq. ft.) unsafe for the day-to-day operations of the Harbor Patrol and has limited its use for recreational and commercial craft. Through the Town Dock Resiliency Project, the Town is designing and replacing the Town Dock's concrete parking lot with a vibrant public gathering place that will serve as a unique outdoor venue for arts and cultural programming -connecting the community with the area's maritime heritage. The Town has already leveraged federal funding into the project, including \$12,623,764 from the Federal Emergency Management Agency (FEMA) for the construction of the dock and plans to solicit \$75,000 from the National Endowment for the Arts (NEA) for the artistic design of folk arts inspired landscaping and public art features.

DRI investment will catalyze key transformative projects and unleash the potential for smart growth in the Port Washington Main Street corridor. By creating a Strategic Investment Plan that will advance streetscaping and beautification projects, facilitate mixed-use development, encourage a diversity of housing options, and guide infrastructure upgrades that support transit-oriented development and improve walkability and bikability, the Town will transform the Port Washington Main Street Corridor into a driver for economic growth and quality of life with a ripple effect of social and economic gains for the Long Island region.

Boundaries of the Downtown Neighborhood

The Port Washington downtown area centers around the traditional downtown area of Main Street. The Main Street Corridor stretches from Port Washington Boulevard (the eastern boundary) westward along Main Street toward Manhasset Bay (the western boundary), then curves southward to the 5th Avenue (southern boundary). The Port Washington Downtown Revitalization Initiative focuses on two main areas in the Main Street Corridor. One focus area from Shore Road around the curve along the Bay to Prospect Avenue incorporates Town Dock park, Bay Walk, and Sunset Park, a stretch of waterfront greenspace and recreational amenities that connects the downtown area to the waterfront before dipping down into the downtown residential neighborhoods to the south. The attached map shows the Main Street Corridor in green. The Village of Baxter Estates is excluded from the project area as it is a separate jurisdiction from the Town of North Hempstead, but the Town expects that the project will have significant benefits for the areas of Baxter Estates that adjoin Main Street.



Catchment Area

Main Street Port Washington serves a local but also much larger area that includes the entire “Port peninsula” north of Northern Blvd. This catchment area includes the following villages and hamlets for which Main Street Port Washington is the primary downtown destination: Port Washington, Sands Point, Manorhaven, Port Washington North, Baxter Estates, Flower Hill, Munsey Park, Manhasset, Plandome, Plandome Manor, and Plandome Heights. With a growing population of over 50,000, this catchment area can easily support a vibrant, year-round downtown. With over 250 businesses and significant potential for growth, Main Street Port Washington is a popular gathering place for residents and visitors of all ages. Main Street serves as a transit hub for the entire Port peninsula due to the LIRR Port Washington train station and MTA bus stop.

Hamlet of Port Washington



Legend

 Port Washington

Town of North Hempstead GIS
June 2017



Main Street - Port Washington



Main Street Corridor

Place

-  Hamlet of Port Washington
-  Village of Baxter Estates

PAST & FUTURE INVESTMENT

CAPITALIZING ON PRIOR INVESTMENT AND CATALYZING FUTURE PRIVATE AND PUBLIC INVESTMENT IN THE DOWNTOWN

DRI funding will build upon significant federal, state, and local past investment, as well as catalyzing future investment potential. Past and current investment in the Main Street Corridor includes:

- In 2012, the Town of North Hempstead passed a zoning measure for parts of Main Street in Port Washington to encourage downtown development by allowing mixed use buildings.
- In 2014, the Town received New York State resources in support of infrastructure resiliency planning, specifically for GIS stormwater mapping that will compliment other smart growth capital planning initiatives. The DRI planning process will leverage and build upon these planning efforts, which have helped to develop Town-wide approaches to ensuing community resiliency, including arts and culture in planning and policymaking, and promoting the deployment of smart growth strategies.
- In 2016, the Town was awarded \$12,623,764 from FEMA to replace the Town Dock, destroyed by Superstorm Sandy.
- In 2017, the Town received \$1 million from the NYS Department of State and the state Office of Parks, Recreation and Historical Preservation to complete Phase II of Bay Walk Park, a nautical park with a kayak launch station, new benches, bicycle racks, a garden, a phone-charging station and more. The Bay Walk now stretches about 3/4ths of a mile and consists of 1.7 acres of waterfront property.
- In May 2018, Town board members unanimously approved a set of streetscape improvements work \$960,151 for Main Street in Port Washington. It will include sidewalk and median work, new tree plantings, and other various improvements.
- In 2020, the Town finalized the Town of North Hempstead Cultural Master Plan, the first-ever for a Long Island community. The cultural planning process—supported by the New York State Council on the Arts—got underway in March 2018, and looks at existing arts and culture events, places and institutions, as well as their overall economic development potential for long-term growth in Port Washington.
- In 2021, the Port Washington Business Improvement District and the Port Washington Chamber of Commerce came together create the Try Port First app as a one-stop app for everything in Port Washington, whether events and fun things to do, shopping, dining, or local government information.



Try Port First

Everything Port Washington in the palm of your hand

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2. Search **Try Port First**
3. Download for **FREE**
4. Find what you need!

powered by Port Washington BID & Chamber of Commerce

JOB GROWTH

RECENT & IMPENDING JOB GROWTH IN THE DOWNTOWN AREA

According to the [Nassua County Master Plan Downtown Growth Analysis](#), Downtown Port Washington employs an estimated 2,092 individuals across a 1,344,782 sf commercial land area. By 2030, employment is expected to increase by 1,437 jobs, an over 40% increase. As Port Washington continues to grow, entrepreneurs are finding success on Main Street where new businesses are filling empty storefronts and attracting a range of workers across a diversity of skill sets. In addition to attracting new business owners, existing business owners are capitalizing on opportunities to invest in transit-oriented, mixed-use development with higher density housing to attract young professionals and maintain sustainable long-term growth. For instance, the Town recently approved the development of a \$15 million movie and film studio that is expected to create 400 jobs once in use. Moreover, there is a planned public private partnership with to revamp the Main Street Movie Theatre property with 28 apartment units on the upper two floors and community center or youth center on the ground floor. This development is projected to bring in \$15 million in economic development to the downtown.

RECENT GRAND OPENINGS ON MAIN STREET



Sylvan Learning Center



Bare Burger



Fathoms Hotel & Marina



Le-Blue-Bird Café



Alek's Barber Shop



Lorber Hoffman Real Estate



Shmeat Bakery & Market



Fish on Main



Margareta's Cafe

NEW BUSINESSES SINCE 2020

Despite setbacks caused by the coronavirus pandemic, new businesses are still locating in downtown Port Washington. Since 2020, several new businesses have emerged with more on the way. New businesses that recently opening or are pending (*) and will open soon include:

- Grumman Studio at Port Washington North*
- RuPaul Dance Studio
- The Gold Coast Table Tennis
- Margaretville
- The Cooking Lab
- The Little Gym*
- Andy's Pizzeria
- Steiner's Bakery
- The Local Market
- Fathoms Hotel & Marina
- Brooklyn Pasta Company*
- Ichiddo Ramen
- Dbrejuvination
- PW Nutrition Protein Bar
- K One Hair Salon
- Stewy's Sample Sale
- Crazy Cakes*
- Lorber-Hoffman
- Great Hill Advisory & Bayside Tax & Wealth
- Vella Consulting, Inc.
- Serra Provisions*
- Stand Tech Electric
- Versus Sports Bar
- Samku Sushi
- Nino's Beach Project*
- Hair Boss
- New Time Art Glass & Gallery
- Mone More Cakes & Bakes
- Flat Iron Pediatrics
- Ivy Rehab*
- BeFit Therapy at Inspiration Wharf
- My Style Camp
- Chic Lash Boutique
- NextHome Platinum Properties
- For Five Coffee*

PHYSICAL ENVIRONMENT

PROPERTIES & CHARACTERISTICS THAT CONTRIBUTE TO THE ATTRACTIVENESS & LIVABILITY OF THE DOWNTOWN

Port Washington has the easily accessible transportation and lively cultural and recreational atmosphere necessary for attracting and sustaining a diverse population mix downtown. Properties and characteristic that the downtown possesses that contribute to the attractiveness of the downtown for a diverse population include:

- **Waterfront and Maritime community:** The Main Street Corridor runs along the picturesque Manhasset Bay, which provides ample opportunities for boating and recreation and provides the downtown with a unique maritime appeal. Once called the “shellfish garden of New York City” because of its large oyster and clam beds, Port Washington also seeks to celebrate its rich maritime history and traditions through shell fishing and nautical activities.



- **Convenient commute to NYC and regional attractions:** The LIRR train station on Main Street is the last stop that runs directly into New York City with a short 33-minute commute. Of the 10 branches that serve Nassua and Suffolk Counties, only the Port Washington Branch connects directly to Pennsylvania Station without first travelling through Jamaica. Port Washington’s downtown also has easy access to major airports (LaGuardia and John F. Kennedy), the Nassau Coliseum, Citi Field (Mets), and the Yankee Stadium.



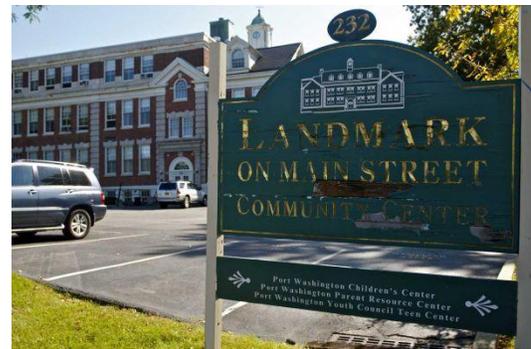
- **Diversity of housing options:** The Main Street Corridor attracts a diversity of residents with its range of housing, from single-family homes to senior-living condominiums and new apartments. The Nassau County Downtown Growth Analysis projects that housing in downtown Port Washington will grow by 628 units by 2030. As the town plans for additional housing growth, it hopes to use DRI funding to continue to increase the diversity of housing options through development with higher density and varying levels of affordability, including 28 units of new workforce housing above the former Main Street Movie Theater complex.



- **Parks and recreation:** The Main Street Corridor includes three waterfront parks, Town Dock Park, Bay Walk Park, and Sunset Park. The Town is underway with improvements to both parks to provide enhanced opportunities for recreation and outdoor community gathering space.



- **Arts and cultural amenities:** Landmark on Main Street, an old schoolhouse and home of the 425-seat Jeanne Rimsky Theater, serves a community and performing arts center and hosts concerts, plays and children’s shows with over 17,000 tickets sold annual. Long Island Traditions, a local folk arts organization located in the Lower Main Street Corridor, uses oral interviews, photography, participant observation, historical research and artifact analysis to document cultural traditions passed down within families and communities and seeks to break down the barriers that divide people.



- **Inclusivity:** The Town of North Hempstead is currently underway with a “Not in Our Town” initiative to fight intolerance and hate. Port Washington leadership is eager to ensure that downtown revitalization efforts carry forward this message of tolerance through celebration of immigrant cultures, murals depicting cultural diversity, and opportunities for cultural expression in the Main Street Corridor throughout the year.



- **Community events:** The Port Washington Main Street Corridors hosts events for a variety of audiences and participants in every season. Each fall, there is a Farmers Market at the Town Dock on Saturdays. From May to October, Port Washington hosts “Port Outdoors” a pedestrian only shopping and dining experience with live music and more. Each December, Port Holiday Magic is a truly magical event put together by a dynamic team of local government officials, civic leaders, and devoted merchants. During Port Holiday Magic, the downtown lights up with holiday decorations, Big Apple Circus performers stroll the sidewalks, Santa gives out candy canes, Chabad does a Menorah



lighting, parents sip New York cider and wine as they shop, and a trolley harkening back to Port Washington's past rolls down Main Street. Each summer, the Town sponsors a series of free outdoor family movies at Sunset Park, adjacent to Town Dock Park, where Main Street meets the Bay. Moviegoers' frequent local restaurants and stores, which stay open late to accommodate them. Each spring, a variety of events take place including the Annual Book & Author Luncheon at the library, bike tours, and the Karmacue street festival where residents and visitors enjoy music, arts and crafts, games, and food from local restaurants.



- **Highly ranked schools and public safety:** Port Washington Schools has one of highest ranked school districts in New York (ranking 41st out of 576 according to Niche). Its outstanding education system attracts families to live in the core neighborhoods in the Main Street Corridor. Port Washington also has its very own Police Department and numerous fire departments that will support considerable growth within the downtown area.



- **Variety of restaurants and shops:** The Main Street Corridor offers a wide variety of dining options within walking distance of the downtown area, such as Greek, Turkish, Mediterranean, Italian, Indian, Mexican, Japanese, French, Thai, Chinese, classic pub food and much more. The downtown area also offers a large variety of shops such as art/antiques, clothing/accessories, recreational, jewelry, bookshops, gift shops, florists, and home and garden.



- **Increasing real estate values:** The real estate market is improving, and values are continuing to increase. Home values in Port Washington average around \$970,000. The average household income is around \$120,000.

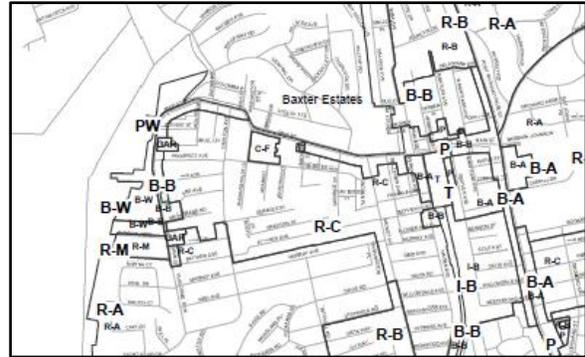


QUALITY OF LIFE POLICIES

POLICIES IN PLACE THAT INCREASE THE LIVABILITY AND QUALITY OF LIFE OF THE DOWNTOWN

The Port Washington Main Street Corridor revitalization is advanced by smart growth policies that increase the livability and quality of life downtown. These policies include:

- **Zoning:** The overlay district has been enacted that encourages downtown development by allowing mixed use buildings on certain blocks of Port Washington near the train station and an area near town dock. In addition to allowing mixed-use, the overlay district incorporates shared parking and urban design features to improve the streetscape and walking environment. The districts include a transit-overlay, focusing on upper Main Street and the area around the LIRR station and a tourist-overlay, encompassing lower Main Street with its antique district, shopping, dining and waterfront resources.



- **Complete Streets:** In 2011, the Town of North Hempstead became the first Nassau County community to adopt a Complete Streets policy. Under its new policy, the Town seeks to accommodate all road users during design, construction, and maintenance of local roads, including roadways in the Port Washington Main Street Corridor.
- **Transit-Oriented Development:** The Town’s vision for the Port Washington Main Street Corridor centers on transit-oriented development surrounding the LIRR station. The Town is committed to implementing smart growth development strategies that focus higher density development around the train station and connect core neighborhoods to the transit node with walkable, bikeable streets and pathways that support all types of transportation users. In September 2021, the Town in partnership with Residents Forward, launched the “Let’s Walk PW” campaign to promote walking around Port Washington to support local businesses looking to recoup financial losses from the coronavirus pandemic.
- **Tenant Bonus Program:** The Greater Port Washington BID will pay up to \$2,000 to a first-time tenant who enters into a lease for vacant space in the BID District.



- **Sign Grant:** The Greater Port Washington BID sponsors a Sign Grant Program to place new signs on the exterior façade of downtown buildings. The program provides up to 50% of the cost of an approved sign up to \$1,000.
- **Façade Grant:** The Greater Port Washington BID will pay up to \$5,000 to aid property owners

and businesses that are interested in rehabilitation of their exterior building facades both front and rear facing.

- **Aging-in-Place:** The Town's Department of Services for the Aging (DOSA) is committed to age-friendly policies and services through its Project Independence Aging in Place initiative, which is active in Port Washington. Project Independence brings together local health care providers; human service agencies; and social, educational and recreational programs and local businesses as partners to respond to seniors' needs in order to age-in-place with good health, safety, and emotional well-being. According to U.S. Census Data, 20% of the population of Port Washington is over 65 years old, compared with 14% state-wide. The Port Washington Senior Community Service Center, located in St. Stephen's Church on Main Street, offers free or low-cost lunches, crafts, exercise, lectures, and social programs to seniors in the downtown area and surrounding neighborhoods. The Town seeks to bolster these services, including through expanding the free taxi service that transports senior residents to non-emergency medical visits and food-shopping.



- **Disability Services:** The Town is committed to ensuring that facilities within Port Washington are ADA compliant and accessible to all. In addition to expanding the discounted Project Independence taxi service to serve individuals with disabilities, businesses in the Main Street Corridor support individuals with disabilities in seeking jobs and independent lifestyle. Located on Main Street, the Nicholas Center provides independent living skills, community navigation, employment readiness training and authentic work place experiences to individuals with Autism. When it comes to adult services, the aging population of adults with autism that are transitioning from their secondary setting to an adult setting is growing at a staggering rate. The Nicholas Center utilizes an authentic work site on Main Street, Spectrum Designs, to provide individuals with Autism pre-vocation and vocational training opportunities in an apparel decorating and printing business. It is also piloting three new social enterprises in partnership with Spectrum Designs, which include Spectrum Bakes, a granola and edible favor business, Spectrum Grows, a hydroponic microgreens, herbs and produce business, and Spectrum Suds, a laundry service, that will provide additional vocational and employment opportunities for individuals on the Autism Spectrum. The Town and State support this work, which ensures that individuals with disabilities are able to have high independence and high quality of life in the Port Washington area.



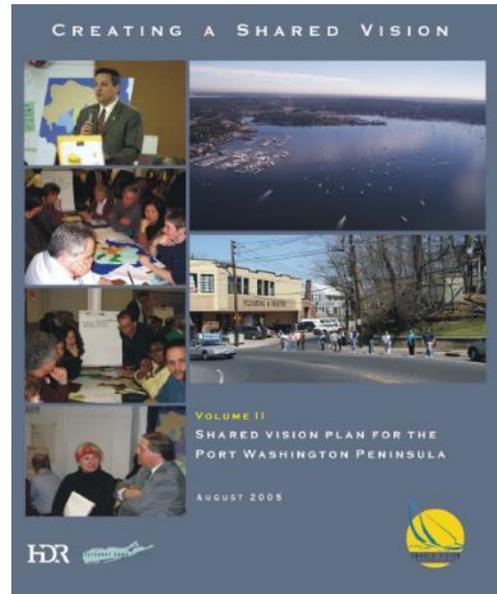
SUPPORT FOR THE LOCAL VISION

PUBLIC PARTICIPATION AND ENGAGEMENT PROCESS FOR DOWNTOWN REVITALIZATION



Extensive public participation and engagement drives the revitalization revision for the DRI initiative in Port Washington. Beginning with a Shared Vision Plan process in 2005, the Port Washington Main Street Corridor revitalization has maintained strong community participation with ample opportunities for resident input. Today, local leaders, including Town of North Hempstead elected officials, the Port Washington Chamber of Commerce, the Residents' Model Block Committee, and the Greater Port Washington BID are committed to advancing the project.

A local community group called Residents Forward have hosted community engagement events and actively engaged in implementing and celebrating progress already taking place, including restoration of buildings, installation of historic chain lighting, and putting in new benches along Main Street. Local leaders, key community stakeholders, and residents are committed to preparing and implementing a strategic investment plan. Wes Sternberg, a Planner for the Town of North Hempstead, will serve as the initial local lead for the program that will contract with outside experts, as well as to convene a local DRI Planning Commission to oversee the plan.



**Greater Port Washington
Business Improvement District**

READINESS

TRANSFORMATIVE PROJECTS READY FOR IMPLEMENTATION

With DRI funding, the Town of North Hempstead seeks to partner cross-sector stakeholders in Port Washington to advance several key projects to address economic development with, transportation, housing, and community development needs. Several highly transformative projects are ready for implementation within one to two years of an infusion of DRI funds. All of the key projects will leverage DRI funding with private and/or public investment.

Port Washington Bay Walk Extension (\$655,000): The Town of North Hempstead is underway with extension of the Bay Walk Trail along the Manhasset Bay shoreline, which will provide renewed public access to the waterfront and a safe path of travel from the business districts of Port Washington, Baxter Estates, Port Washington North, and North Manorhaven. The Town plans to extend the Bay Walk Trail south from Port Washington North's completed trail along Manhasset Bay to the Town Dock and north to the Manorhaven Preserve, linking MTA bus stops along its path. The walkway will include a “nautical history tour” of Manhasset Bay using artistic inlays, sculptures, and signage to depict the waterfront. Additional work may include the installation of rain gardens, new shade structures, a concrete stairway and rehabilitation of the existing walkway. The long-term goal is connecting the Bay Walk to a comprehensive, interconnected green-way and blue-way system that promotes alternative modes of transportation that provide users with access to nature while reducing traffic and GHG emissions for short-trips between the downtown, commercial corridors, neighborhoods, and along the shoreline. This project is funded in part by a \$655,458 New York Department of State Local Waterfront Revitalization (LWRP) Program grant awarded through the CFA process in 2016.

Port Washington PedalShare Program (\$70,000): The Town of North Hempstead has approved a public/private partnership to implement a PedalShare program to provide an eco-friendly alternative for first and last mile transport, the first of its kind in Nassau County. This pedalsare program will feature stations throughout downtown Port Washington and at the Port Washington LIRR station in which individuals can pick up and drop of bikes. This PedalShare program is intended to provide an easy and fun way for residents and visitors to use bikes for transportation, whether they're shopping along Main Street or following the Bay Walk trail. A study completed in Washington DC found that bike share programs will also have a positive economic impact on commercial areas by attracting more customers to nearby businesses. This same study found that bike share users were more likely to spend money within four blocks of a bike share station. Using DRI funds, the established DRI planning committee will work to identify optimal locations for PedalShare Stations in downtown Port Washington.

Main Street Movie Theatre Mixed-Use Development (\$1,500,000): The Town in partnership with private owner, Iris Hami, is in the early planning stages for a mixed-use development at the now-closed movie theatre along Main Street. This 1,500-seat theatre, originally opened in 1927, was forced to close its doors in 2018 due to poor attendance and low revenues. Now, through a public-

private partnership, the Town will transform the space into a workforce housing on the upper two levels (approximately 28 units), and a community or youth space on the main level. Potential site uses could include a community center, a bowling alley, a game room, or a daycare center. The Town plans to utilize the DRI planning process to solidify the vision and goals for the movie theatre's redevelopment and seeks \$1.5 million to conduct preliminary engineering to move this project toward completion.

Sunset Park Renovation (\$1,500,000): Owned by the Port Washington Water Pollution Control District (PWWPCD), Sunset Park was originally created in the 1940s and 1950s and has since fallen into disrepair. This much-loved park provides stunning views of Manhasset Bay adjacent to the Town Dock. During the summer months, free live music every Friday is provided at the John Philip Sousa Memorial Bandshell located in the park from Memorial Day to Labor Day. Now, the Town in partnership with the PWWPCD and the Port Washington Chamber of Commerce seek to renovate this park to ensure that it is safe and enjoyable use for all ages and ability levels. Upgrades to this park will include new bulkheads, shoreline restoration, new seating and lighting, and ADA compliant walkways.

New HVAC at the Jeanne Rimsky Theatre (\$750,000): Landmark on Main Street is a nonprofit community center that enhances the spirit and enriches the lives of the communities of Port Washington and surrounding regions. Included in this former school building is the Jeanne Rimsky Theatre, a 425-seat performance space that provides 30 to 40 free community programs each year for seniors, families, and community programming. To ensure that the Jeanne Rimsky theatre can remain a cornerstone for entertainment, arts, and culture in Port Washington, Landmark on Main Street seeks to replace its outdated, aging, and inefficient HVAC unit. The existing air conditioning is provided by two 24-year-old units on the roof of the building and the ductwork is insufficient to handle required volume for the space. Moreover, the system is noisy within the theater and transfers sound from the theatre to the senior apartments above. DRI funding will help to alleviate these issues to ensure the continued success of the theatre in the years to come.

Port Washington Model Blocks Project (\$2,000,000): The Town of North Hempstead seeks to transform a string of struggling and vacant storefronts into a thriving, walkable commercial corridor where people can live, work, and shop. The "Model Blocks" project began as Port Washington's first effort to create a plan for a more walkable and vibrant Main Street following the Shared Vision Process in 2005. Model Blocks started with just 4 blocks centered around the train station. Today the program introduces architectural design guidelines to increase Port Washington's charm and character; streetscape enhancements that encourage shopping and strolling; beautification of the train station; traffic calming measures; enhanced parking; and implementation of the overlay district that legalizes mixed-use buildings and incentivizes building owners to turn old, outdated apartments into modern, functional living and working spaces. DRI funding will allow the Town to expand the successful strategies piloted by the Model Blocks project throughout the focus area from Port Washington Boulevard to Irma Avenue. This project will spur economic and job creation in the downtown area. The project, which can be implemented within one to two years, will leverage nearly \$1 million planned Town investment in streetscaping for Main Street.

Maritime Heritage Town Dock Resiliency Project (\$1,000,000): The Town of North Hempstead has begun an effort to incorporate creative place-making into the reconstruction of the Town Dock, damaged by Hurricane Sandy. The Town Dock is adjacent to Main Street where it curves down along the Bay and represents the main connection between the downtown and the waterfront. Through a cultural resource survey and collaborative visioning process, the Town will transform Town Dock Park from an underused parking lot into an attractive, interactive place with green infrastructure, natural and built art elements, and spaces for community gatherings and arts programming that connect to the area's maritime heritage. The Town of North Hempstead is partnering with a number of local civic associations and cultural groups to engage the community in designing the new Town Dock that will strengthen the community's social and physical resilience. While this project received substantial support including \$12,623,764 in FEMA funding for the construction of the dock and will request \$75,000 from the NEA for the community engagement and artistic design of folk arts inspired landscaping and public art features, implementing the artistic design plans for the park and community gathering place will require substantial funding beyond the FEMA dollars that will support only the bare reconstruction of the dock for functional purposes.

DRI funding will contribute to advancing this project that will utilize art to catalyze physical and social resilience in Port Washington through increased creative activity, enriched connection to cultural heritage and enhanced sense place. Engaging the community with an artistic and cultural team throughout the project will raise awareness about the important role of the arts in enhancing resiliency in a community where climate impacts threaten many aspects of livability. Public presentations of design concepts and a cultural survey will help shape the Town Dock vision with historical and contemporary perspective and unite diverse ethnic and occupational groups from different generations into a common enterprise and dynamic public space. The reimagined Town Dock is envisioned to incorporate education stations/informational kiosks into an attractive landscape design that will help the dock weather future storms and changing waters, as well as visually appealing aesthetic features that tell the stories of Port Washington's rich maritime past.

LIRR Parking (\$2,000,000): A key project is addressing parking challenges by the LIRR station. Under the leadership of Town of North Hempstead Councilwoman Dina De Giorgio, a Parking Planning Committee studied a variety of strategies including lot organization, yield management, permitting processes, and pricing to new technologies and programs that incentivize public transportation. Solving parking availability challenges and encouraging alternate modes of transportation used to arrive at and explore the Main Street Corridor will help to attract new visitors and businesses to the downtown area. DRI funding will help to move ideas for parking solutions into implementation. Potential put in a new parking garage (on South Bayless), off Main Street in a commercial area, town already owns the lot. Active district surface lot now. Could add two or three levels to gain additional parking spaces.

Baxter Beach Shoreline Stabilization & Waterfront Walk (\$3,000,000): The Village of Baxter Estates is seeking to address coastal erosion along a portion of Shore Road abutting Manhasset Bay, as well as provide a multi-use walk extending up to the southern end of the Bay Walk Park path.

Erosion concerns include failing gabion units, undermining of the existing sidewalk, soil loss, reduction of vegetation, and reduction of natural beach area. The multi-use walk will serve as a continuation of Bay Walk Park walk to serve residents of Baxter Estates as well as to provide connectivity to the downtown Port Washington businesses.

Project Independence Expansion (\$300,000): Another key project is the expansion of the Project Independence discounted taxi service, which provides an innovative and more effective alternative to bus services to get seniors to medical appointments and food shopping, to include services for individuals with disabilities. Starting in January 2016, North Hempstead residents with disabilities over the age of 21 qualify for free taxi rides to grocery stores and discounted taxi rides for medical appointments. DRI funding would leverage nearly \$1 million in Federal Transit Administration (FTA) Section 5310 funding to help accommodate the expanded service population in the Port Washington downtown area, where 20% of the population is over 65 years old and 7% has a disability.

Additional projects that are located outside of the Port Washington Main Street Corridor but that will be leveraged and benefited by an infusion of DRI funds include:

North Hempstead Beach Park (\$3,000,000): The Town is underway with an extensive visioning process for the coastline and North Hempstead Beach Park. While the Beach Park is on the eastern side of the Port Washington Peninsula, east of the Main Street Corridor, this major project is expected to attract tourists, visitors, and active residents to Port Washington who will eat, dine, and linger in the Port Washington downtown area. This project includes the design, engineering, and architectural work necessary to create a destination spot that attracts visitors and residents to the location to enjoy the natural amenities and activities at the park, and to improve the quality of the surrounding environment by addressing stormwater runoff and other environmental issues. Funding for this project includes \$122,200 in a 2017 LWRP grant, \$450,000 in State Revolving Funds, and \$1.7 million in local match to implement improvements of the sanitary system at NHBP, including the re-lining of existing gravity sanitary system (FY17), improvements to existing pump station, and construction of a forced main to connect with the Port Washington Sewer District (FY18).

ADMINISTRATIVE CAPACITY

EXPERIENCE WITH PROJECT MANAGEMENT & GRANT ADMINISTRATION

North Hempstead has a long track record of successfully managing community projects. Key to this effort is the development of a detailed work plan with clear milestones and responsibilities, which will be developed at an initial meeting with participation from the Town Supervisor, the Town's Planning and Environmental Protection Commissioner, and other key staff. With the guidance of state technical assistance providers, key stakeholders will identify goals and strategies for the strategic planning process with well-defined and delineated responsibilities. Performance measures will help to track progress. To ensure that the project is on schedule, status updates will be incorporated into the Town's reporting structure. Monthly reports will be provided to the Town's grants coordinator. In addition, staff will meet regularly with community-based partners.

Overall project supervision will be assigned to Wes Sternberg, AICP, a Town Planner in the Planning and Environmental Protection Department. Wes is responsible for land use regulation, environmental impact review, historic landmarks preservation, and public transportation issues. In addition to performing technical reviews of all major commercial, multi-family and institutional development proposals, the Department participates in the implementation of transportation, environmental and other capital projects as well as any real estate transactions involving town-owned land. The Department oversees the operations of the Board of Zoning Appeals, Historic Landmarks Preservation Commission, and represents the Town on the Manhasset Bay and Hempstead Harbor Protection Committees. Michael has extensive experience working with the Town's economic development, housing, public works, engineering, legal, and finance departments, as well as familiarity with conducting outreach campaigns in the community. Michael will coordinate directly with all consultants and technical assistances providers and will be responsible for assuring compliance with all administrative and reporting requirements of the grant agreement. He will also lead the community engagement activities associated with the grant and hire and manage paid consultants according to Town procurement rules.

Michael will be supported by a qualified team of interdepartmental staff. Neal Stone, AICP, a Project Manager in the Planning Department, will provide overall project support, including management of community engagement. Councilwoman Mariann Dalimonte who represents Port Washington on Town Council, will engage in the strategic planning process and ensure the plan represents what is best for all community members. Kelly Gillen, the Town's Parks Commissioner, will take the lead on the parks projects at the Town Dock Park and Sunset Park. Victor Thomas, RA, the Town's Public Works Commissioner, will lead planning for stormwater management facilities and public works infrastructure to support new downtown development. Rosemary Olsen, Esq. AICP, the Executive Director of the North Hempstead Community Development Agency, and Sean Rainey, the Executive Director of the North Hempstead Housing Authority, will coordinate planning for housing and mixed-used development in the downtown area. Tania Orenstein, Town Comptroller, will oversee financial reporting and grant compliance.



PRIDE IN PORT

Thank you!



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