



Downtown Revitalization Initiative

APPLICATION

Applications for the Downtown Revitalization Initiative will be received by the Regional Councils. Applicant responses for each section should be as complete and succinct as possible. Applications should be submitted as Word documents and must be received by the appropriate Regional Council by 4:00 PM on June 1, 2018 at the email address provided at the end of this application. Application guidance is provided in the *Downtown Revitalization Initiative Guidebook* found on the DRI website at www.ny.gov/dri.

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Long Island Region

Municipality Name: Village of Valley Stream

Downtown Name: Valley Stream

County Name: Nassau County

Vision for Downtown. Provide a brief statement of the municipality's vision for downtown revitalization.

The Village of Valley Stream's vision for downtown revitalization leverages the increasing value of our train station, our proximity to jobs and recreation, and both public and private investment to capture demand for transit-oriented housing and a desire for walkable, engaging, and dynamic downtown for living, working, and playing.

JUSTIFICATION

Provide an overview of the downtown area nominated for the DRI program, highlighting the area's defining characteristics and the reasons for its selection. Explain why the downtown is ready for Downtown Revitalization Initiative (DRI) investment, and how that investment would serve as a catalyst to bring about revitalization.

Rockaway Avenue is the spine of the downtown. This area is mostly comprised of one and two-story commercial buildings and side streets with small office buildings and single and multi-family homes. Small retail clothing shops, food markets, delis, cafes, bakeries, and specialized services such as tailoring, shoe repair, and salons line the Avenue. Rockaway Avenue reflects the diversity of the Big Apple, transplanted into a smaller, more intimate, suburban village because the families and business owners who call Valley Stream home come from all over NYC and from all over the world.

Three parks, the main Valley Stream train station, and a beautiful senior housing complex sit less than a half-mile walk to the west of the Rockaway Avenue business district. A few blocks east of Rockaway Avenue, where an industrial area runs parallel to the West Hempstead branch of the LIRR, sits Hawthorne Court, a fully-occupied 90-unit luxury apartment building completed in 2014 on a former industrial site.

Merrick Road and Sunrise Highway, the two main east-west corridors on Long Island's South Shore, lie to the north and south, respectively, of our downtown core and consist mostly of one-story service-oriented commercial buildings. Sun Valley, a mixed-use building on the corner of Rockaway Avenue and Sunrise Highway, boasts 72 fully-occupied, market-rate apartments over a busy ground-floor gym.

Downtown Valley Stream is not only a job center and a transportation hub, but also, increasingly, it is a place that people want to live. Valley Stream is for the DRI investment because most of the pieces for a thriving downtown are in place, but they have not been fully connected. The DRI investment would support the strategies that are in place and working, identify and help fund further initiatives that are needed, and assist the Village of Valley Stream with building a cohesive approach to downtown revitalization.

Specifically, the DRI funds will leverage the downtown's biggest asset, its location. Job-growth and transit-oriented development are ripe for downtown because of its proximity to Penn Station, Atlantic Terminal, Grand Central Terminal (upon completion of East Side Access), and John F. Kennedy International Airport (JFK). This accessibility to jobs was one of the factors which contributed to Valley Stream being named Money Magazine's 2018 Best Place to Live in New York State¹. This access also provides what we like to call "a walking distance to the rest of the world." The ability to walk from your home to a train which connects you to JFK in less than an hour is a unique and valuable asset.

DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the list of desired attributes for participation in the DRI as set forth in the *Downtown Revitalization Initiative Guidebook*.

- 1) Boundaries of the proposed DRI area.** Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be concentrated and well-defined. Neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment. Attach a map that clearly delineates the area to be included in the downtown revitalization area.

Merrick Road is the northern boundary of the downtown with Payan Ave, the Village Green, and the area around the Valley Stream train station as the western boundary. The downtown extends south across Sunrise Highway (the downtown developed this way before Sunrise Highway was built) to Roosevelt Ave and the businesses located along Rockaway Ave to the most southern point of 7th St. From this point the eastern boundary of the downtown follows a boundary between commercial and residential areas up to Brooklyn Ave at 6th St. The eastern boundary north of Sunrise Highway follows the West Hempstead Branch of the LIRR until E. Valley Stream Blvd where it turns back to S. Grove St and north to Merrick Road

- 2) Description of catchment area.** Outline why the proposed DRI area, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing or increasing population within easy reach for whom this would be the primary downtown destination.

¹ <http://time.com/money/5108196/best-places-to-live-every-state-us/?iid=sr-link1>

In addition to the sizeable amount of single-family housing, multi-family housing, and jobs within the downtown, the areas within easy reach are of sufficient size to support a thriving downtown. The catchment area within the Village of Valley Stream extends to the north, south, and west for more than a mile, and a half mile to the east. The downtown's catchment area is unique because there are two train stations within Valley Stream, and a third station that sits at the border with Malverne and Lynbrook. Valley Stream Station, located directly adjacent to the downtown core, is one of Long Island's busiest and has regular service from the Long Beach, Far Rockaway and West Hempstead branches of the Long Island Rail Road, and occasional service from the Babylon branch.

The Village of Valley Stream (population: 37,000) has had population increases in the 2000 and 2010 census. Further population increases are anticipated in the American Community Survey 5 year estimates. In addition to the people who live and work in the Village of Valley Stream, residents from North and South Valley Stream (approximately an additional 22,000 people) are also part of the catchment area because they lack train stations and do not have traditional downtown areas. Non-resident parking passes, which are high in demand, are sold each year and attract people from other communities who commute through, and shop in, Valley Stream.

Residents of surrounding communities such as Hewlett, Woodmere, Lynbrook, Rockville Centre, Malverne, Elmont, Franklin Square, Rosedale (more than an additional 105,000 people) and beyond also support our stores, attend downtown events, and are familiar with what downtown Valley Stream has to offer.

- 3) Past Investment, future investment potential.** Describe how this DRI area will be able to capitalize on prior private and public investment, or catalyze future investments in the neighborhood and its surrounding areas.

Downtown Valley Stream was listed as a downtown of opportunity for transit-oriented development (TOD) in the LIREDC 2011 report *A New Vision for Long Island's Economy: The Strategic Economic Development Plan for Nassau and Suffolk Counties*. The report noted the downtown "has a station about a mile from the Queens border and a multicultural downtown ripe for renewal."²

Since then, two new TODs have opened and a third was just approved with the help of private and public investment bringing an additional 174 units of housing to the downtown. In addition, the Village hired two planning firms to conduct a feasibility study and make recommendations for downtown planning, zoning, funding, marketing, and development opportunities. The Village has acted on those recommendations by adopting building façade and streetscape design guidelines in 2016, which included guidelines on outdoor seating and landscaping for businesses.

The Village is also actively engaged in discussions regarding development around the Valley Stream train station, in part due to a study, *Cultivating Opportunities for Sustainable Development: Nassau County Infill Feasibility Study*, completed in 2014 by Nassau County and Parsons Brinckerhoff (now WSP), which looked at options for preserving parking while allowing for a greater use of the land around the train station.

A significant public investment was made by the Village of Valley Stream in 2011 when it purchased a vacant downtown building that served as Village Hall from 1936 to 1955. Grants for historic preservation and

² Long Island Regional Economic Development Council, "A New Vision for Long Island's Economy: The Strategic Economic Development Plan for Nassau and Suffolk Counties" 2011. Page 32.

restoration were used to return this downtown building to its former glory. The new municipal building currently serves as the headquarters of code enforcement, public safety, and the auxiliary police. Beginning in June 2018 the first floor of the building will serve as the village courthouse, with court in session weekly. The Village's goal in purchasing this building and relocating a number of department is to increase foot traffic to benefit downtown businesses.

The Village of Valley Stream adopted a Complete Streets policy in 2013 and believes stronger and safer connections to our exceptional parks and recreational opportunities, schools, train stations, and municipal facilities will attract a mix of new housing and job development. Using a portion of the DRI investment to improve walkability and develop stronger connections throughout the downtown and surrounding neighborhoods will catalyze future private and public investment.

- 4) Recent or impending job growth.** Describe how recent or impending job growth within or near the DRI area will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

Downtown Valley Stream is a magnet for logistics companies looking to locate close to JFK Airport. Valley Stream's close proximity to the airport by car (6 miles) and mass transportation is valuable to our community. Alba Wheels Up International, a 65 year-old logistics company, moved their headquarters to Valley Stream in 2016 after purchasing, expanding, and remodeling a building downtown. The location provides access to mass transportation and close proximity to restaurants and retail businesses that employees frequent on a daily basis.

International Shoppes, a duty free retailer, chose to remain in Valley Stream and over the past few years has made an estimated \$17 million investment to renovate its building, purchase adjacent properties, and build an additional brand-new office building. International Shoppes preserved 110 jobs and added another 40 in 2015.

Regus, the world's largest provider of flexible workspace, renovated over 16,000 square feet of office space at 70 E. Sunrise Highway in 2014. One of the real estate representatives of Regus said, "South Western Nassau County was the first submarket we targeted for Regus' expansion and 70 East Sunrise was the only property able to provide the first class office environment that the Regus brand is known for."³

Employees located in these and several other large office buildings in this area and around the downtown frequent the conveniently-located shops and restaurants and are current and potential future residents of the downtown. The Village of Valley Stream believes that more of these employees would choose to live here if more affordable and attractive housing options were made available.

- 5) Attractiveness of physical environment.** Identify the properties or characteristics that the DRI area possesses that contribute, or could contribute if enhanced, to the attractiveness and livability of the downtown for a diverse population of varying ages, income, gender identity, ability, mobility, and cultural background. Consider, for example, the presence of developable mixed-use spaces, varied housing types at

³ Real Estate Weekly. "Regus adds 16,500 s/f space", September 17, 2014. <http://rew-online.com/2014/09/17/regus-adds-16500-sf-space/>

different levels of affordability, walkability and bikeability, healthy and affordable food markets, and public parks and gathering spaces.

The diversity of culture – unique within Nassau County – represented by the businesses in downtown Valley Stream is one characteristic that enhances the attractiveness and livability of our business district. Chilean, Chinese, Columbian, Dominican, Greek, Japanese, Italian, and upscale New American are some of the cuisines one could enjoy while walking down Rockaway Avenue. Italian ices, cupcakes and Chilean confections beckon those with a sweet tooth. In addition, a casual independent coffeehouse attracts local art and music and provides a welcome environment to read, work or just relax.

The walkability of our downtown, proximity of our train station, convenient bus stops, centrally located parking, and the beauty of our nearby parks allows visitors from near and far to arrive by foot, bike train, bus, or car, and maximize their time exploring on foot. Bicycle racks at the train station and throughout the downtown, installed in 2016, allow for bicyclists to discover the business district, and explore a network of trails and recreational opportunities.

Hendrickson Park is 36 acres of fun directly in the center of Valley Stream, just north of the downtown. The park features the Village pool, playground, basketball and tennis courts, mini-golf, handball, and a mile long path which circles a beautiful pond and stream. Hendrickson Park connects to the even larger Valley Stream State Park, which features picnic areas, wooded paths, and playgrounds. To the south and adjacent to the train station and downtown, the Village Green contains a band shell for summer concerts, open space for holiday events, a dog park, Village Hall, and Henry Waldinger Memorial Library. Plans for a community theater in Village Hall are intended to link with the other features of this park and create a village campus. Edward Cahill Memorial Park, just south of the train station, features a pond, streams, and shaded green space. It is utilized by many residents as a peaceful shortcut to the train. Valley Stream's parks greatly contribute to the livability of the downtown area and the community as a whole. Within the downtown and throughout Valley Stream ongoing efforts to plant and preserve trees are recognized, as the Village is a multiple recipient of the Arbor Day Foundation's Tree City USA designation.

Several opportunities exist to enhance the attractiveness and livability of the downtown. The Village has discussed and is interested in the production of public art such as sculptures, murals, and interactive displays as a way to promote placemaking. The Village is also planning the implementation of wayfinding signage as an attractive means to indicate locations for parking and amenities. This feature, combined with the creation of visible gateways and entrances to the downtown, will enhance the cohesion of the downtown and draw residents to locations they may otherwise miss.

As part of Governor Cuomo's plans to modernize LIRR stations, Valley Stream station was one of 16 LIRR stations picked for improvements and will be receiving a \$5 million upgrade. At his State of the State address in 2017, Governor Cuomo said,

Enhanced LIRR stations will connect further than they ever have before, and these vital infrastructure projects will support environmental sustainability and bolster economic growth. With these projects,

we equip Long Island ... [with the] tools and resources to drive commercial activity, create jobs and build a stronger Long Island for generations to come.⁴

Valley Stream is proud to be selected for these improvements and plans to build on the opportunities an improved train station presents to our downtown and community.

The Village has made it a priority to develop “full lifecycle housing”. This aims to provide residents with the ability to move between different types of housing as their lifestyle, preferences, and finances permit. A college graduate in need of affordable housing in close proximity to good transportation, or a couple about to start a family looking for a new home, or a senior citizen trying to downsize – full lifecycle housing is available in Valley Stream and within the downtown. The mix of apartments, senior housing, and relatively affordable single family homes within the downtown creates an attractive environment. The Village recognizes the benefits of full lifecycle housing and will pursue future opportunities to continue to create this environment within the downtown.

There are a number of religious institutions within the downtown that serve the community, as well as two private schools. The Valley Stream Christian Academy is a K-12 school and Holy Name of Mary School is a nursery through 8th grade school. In addition to their religious and educational purpose these institutions are places of employment, whose personnel patronize downtown businesses. Well-regarded public elementary and secondary schools lie just outside of the downtown core. Valley Stream Central High School and Valley Stream South High School, which serve the downtown area, are nationally ranked by US News in its 2018 Best High Schools issue, with each earning the magazine’s silver designation.⁵

Downtown Valley Stream makes it feasible for residents who live downtown to work, shop, eat, be entertained, send their children to school, and worship within walking distance of their homes.

- 6) Quality of Life policies.** Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, comprehensive plans, complete streets plan, transit-oriented development, non-discrimination laws, age-friendly policies, and a downtown management structure. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

The CA District, adopted in 2005, is a floating zone permitted for use in C-1, C-2, C-3 and CX districts at the discretion of the Board of Trustees upon public hearing. The CA use allows for an application to be made to the Board of Trustees for the construction of multiple family dwellings in the districts listed above which cover most of the downtown, and where multiple family dwellings are not permitted as of right. This modern zoning code has helped revitalize parcels that have been underused, abandoned, or blighted by attracting diverse housing options. Hawthorne Court, Sun Valley, and the most recently approved Wallace Court are examples of using the CA zone to revitalize our downtown. As a result of the revitalization of those parcels, the revised zoning code has succeeded in generating greater foot traffic downtown. The Village is

⁴ Daine Taylor and Nick Ciccone, “State to undertake \$5M revamp of Valley Stream LIRR station.” Valley Stream Herald, Posted January 18, 2017. <http://liherald.com/stories/State-to-undertake-5M-revampof-Valley-Stream-LIRR-station,87531>

⁵ <https://www.usnews.com/education/best-high-schools/new-york/districts/valley-stream-central-high-school-district-105301>

also interested in considering opportunities for the development of a TOD zone which would clearly define and catalyze the desired development of housing between the train station and the downtown.

In 2013, the Village amended its zoning code to include a definition of a mixed-use building, reflecting the Village's commitment to downtown revitalization. Subsequent amendments permitted hotels and restaurants/taverns in specific districts. The Village carefully drafted these changes to signal its commitment to the development of underutilized properties in commercial and industrial districts in and around the downtown. They include specific provisions designed to encourage hotel development, and ease the path to opening restaurants, all to improve the quality of life downtown.

In 2013 the Village passed a "Complete Streets" policy. The Village seeks to include complete street principles into its current paving program by identifying key roads and intersections for improvements. At a cost of \$1 million per mile simply for conventional road reconstruction, however, finding sufficient funding to maintain Village roads while also implementing complete street measures, such as traffic calming measures like bump-outs to reduce crossing distances, or pedestrian and bicycle facilities, is a challenge. The Village is also interested in exploring "green streets" measures as both a means to improve stormwater management and beautify the downtown.

The adoption of building façade and streetscape design guidelines in 2016, clarifies efforts to standardize and improve the lighting and facade features to make the downtown more attractive.

- 7) Public Support.** Describe the public participation and engagement process conducted to develop the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown revitalization. Describe the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a DRI Local Planning Committee to oversee the plan.

Public participation and engagement specifically to do with the 2018 DRI application consisted of three focus group meetings in May 2018 to provide information and listen to comments on this application the Village was preparing.

In 2010, Frederick P. Clark Associates and Hofstra University's Scott Skodnek Business Development Center conducted a survey of business owners and Village residents as part of a downtown planning service. This survey found that a majority of both groups sought a greater variety of businesses in the downtown area and were interested in improving the aesthetics of the downtown.

For years prior to applying to the DRI, Deputy Mayor Vincent Grasso has hosted several events called Question Time. At these events, hosted all around the Village, including downtown, residents asked questions, raised concerns, and shared ideas regarding a number of issues. At these forums, residents frequently voiced a desire for downtown revitalization, affordable housing options, and improved walkability.

Coming upon its 7th year in operation, the Valley Stream Community Fest is an annual festival which takes place in the heart of the downtown. This event displays our community's diverse culture through food, music, dancing, and showcases local businesses. The organizers of the Fest chose to locate the event downtown because it allows businesses to develop connections to the community in a unique way. Each

year the Fest has seen increases in attendance, with last year's event attracting an estimated 8,500 attendees. Without the help public support of the Village and private support from sponsors, such as the Valley Stream Chamber of Commerce, the Baha'i Center of Nassau County, and businesses throughout Valley Stream, this growing and engaging event could not take place.

Organizations such as the Valley Stream Chamber of Commerce are committed to helping prepare and implement a strategic investment plan. Other organizations such as the Valley Stream Religious Council, Historical Society, Running Club, and Lions Club are well rooted in our community and would be able to join this effort. Support for the local vision is also evident and can be tapped into through social and digital media, such as Valley Stream Mom, a blog and Facebook page and group where resources, tips, and recommendations on living in and around Valley Stream are shared and discussed.

The initial local lead for the program that will work with outside experts to convene a DRI Local Planning Committee to oversee the plan is Vincent Grasso.

- 8) Project List to Demonstrate Readiness:** Describe opportunities to build on the strengths described above by providing a list of transformative projects that will be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project) and which may leverage DRI funding with private investment or other funds. Such projects could address economic development, transportation, housing, and community development needs. While such projects should have demonstrated public support, it is recognized that projects will ultimately be vetted by the Local Planning Committee and the State. Explain how most projects proposed for DRI funding demonstrate their readiness for implementation.

With an infusion of DRI funds and the development of a strategic investment plan the Village of Valley Stream will continue to focus on job growth, developing a diversity of housing options, improving transportation, and investing in placemaking within the downtown. The projects listed below demonstrate their readiness for implementation because they have been discussed at length, policies have been put in place, preliminary steps have been taken, and they now wait for an opportunity like the DRI to bring them to fruition.

1. Green Parking Structure

The 2014 report *Cultivating Opportunities for Sustainable Development: Nassau County Infill Feasibility Study* focused on the construction of a parking structure at the Valley Stream train station. This report explored potential redevelopment scenarios for existing surface parking lots that would be made possible with the construction of a single parking structure at the station. The Village believes a green parking structure and transportation hub at the train station would be a transformative project, linking the north/south series of parks that are adjacent to the downtown area (Valley Stream State Park, Hendrickson Park, Village Green, and Edward Cahill Memorial Park), establishing a first-of-its-kind on Long Island green parking structure, incorporating a flexible top-level event space with views of the skyline of Manhattan, and allowing for an easy transfer between modes of transportation. Inspired by the Long Island Index's ParkingPLUS design challenge, which was completed in 2014, the Village knows a parking structure can become part of the fabric of the community and become more valuable than a place for cars to sit idle.

2. Complete Streets

Extending outward from the Valley Stream train station an investment in two complete streets would further solidify the necessary connections for a downtown to thrive. The Village views the construction of these complete streets as an investment in the safety of all road users, a significant improvement in walkability and bikeability between the downtown, train station, and surrounding areas, and an expansion of the Village's already impressive green space. This project would focus on completing and greening Hicks St. from Hendrickson Park to the Valley Stream train station, and Hawthorne Ave. from the Valley Stream train station to the Hawthorne Court apartment building just east of the downtown. The Hicks St. portion would improve pedestrian and bicycle conditions between the Valley Stream train station and adjacent surface parking lots, senior citizen housing, parks, the pool, and residential areas within and surrounding the downtown. The Hawthorne Ave. portion would be a direct link from the businesses and housing immediately around Rockaway Ave to the Valley Stream train station area. We believe this public investment will attract private investment in the form of housing and business development as the momentum of revitalization and greater access to transportation spurs a "virtuous cycle" that will improve quality of life in the downtown.

3. Transit-Oriented Development Zone

Creating a transit-oriented development zone in the area immediately around the train station and heading east approximately a half mile along Hawthorne Ave and Jamaica Ave would leverage the value of the train station while channeling major investments in housing into economic development throughout the downtown. This new zone would give clear direction on the type, style, size, and makeup of development the Village would like to see take place from the train station through the downtown. The value-added in the construction of a parking structure at the station would be amplified due to the value created in developing housing on former surface parking lots in close proximity to the train. The value of safe, attractive, and well-used complete streets to and from the downtown and surrounding amenities would also be augmented by the development of this zone.

4. Downtown Gateways

Creating a sense of place and signaling downtown's unique characteristics can be furthered by through the design and implementation of downtown gateways at key entrances and intersections. These gateways would act as an invitation to explore the downtown area to people who pass by on a daily basis and do not realize it is even there. The gateways would also be a tangible symbol of revitalization and investment that our community could be involved in and rally around.

5. Placemaking

The Village of Valley Stream is also ready to invest in placemaking beyond traditional streetscape improvements. This type of placemaking consists of but is not limited to the creation of shared green space, installation of public art, installation of wayfinding signage, and the utilization of dead space with intentional planning and programming. The downtown should be a place of which residents and business owners are proud and to which they feel a personal connection. A public investment in placemaking will leverage private investment in new businesses and housing and contribute to the revitalization of downtown.

- 9) Administrative Capacity.** Describe the extent of the existing local administrative capacity to manage this initiative, including potential oversight of concurrent contracts once projects are selected for award.

The Village of Valley Stream believes that it maintains the administrative capacity to manage this initiative. Our Village administration includes but is not limited to a fully staffed Clerk's Department, Building Department, Treasurer's Office and support staff to the Mayor and Board of Trustees. The Village believes its legal representation is sufficient to assist in managing this initiative. In addition the Village has increased its expertise in urban planning and engineering through the hiring of credentialed experts. Investments in fire prevention and response as well as public safety are routinely made and have the capacity to handle housing and job growth with the downtown.

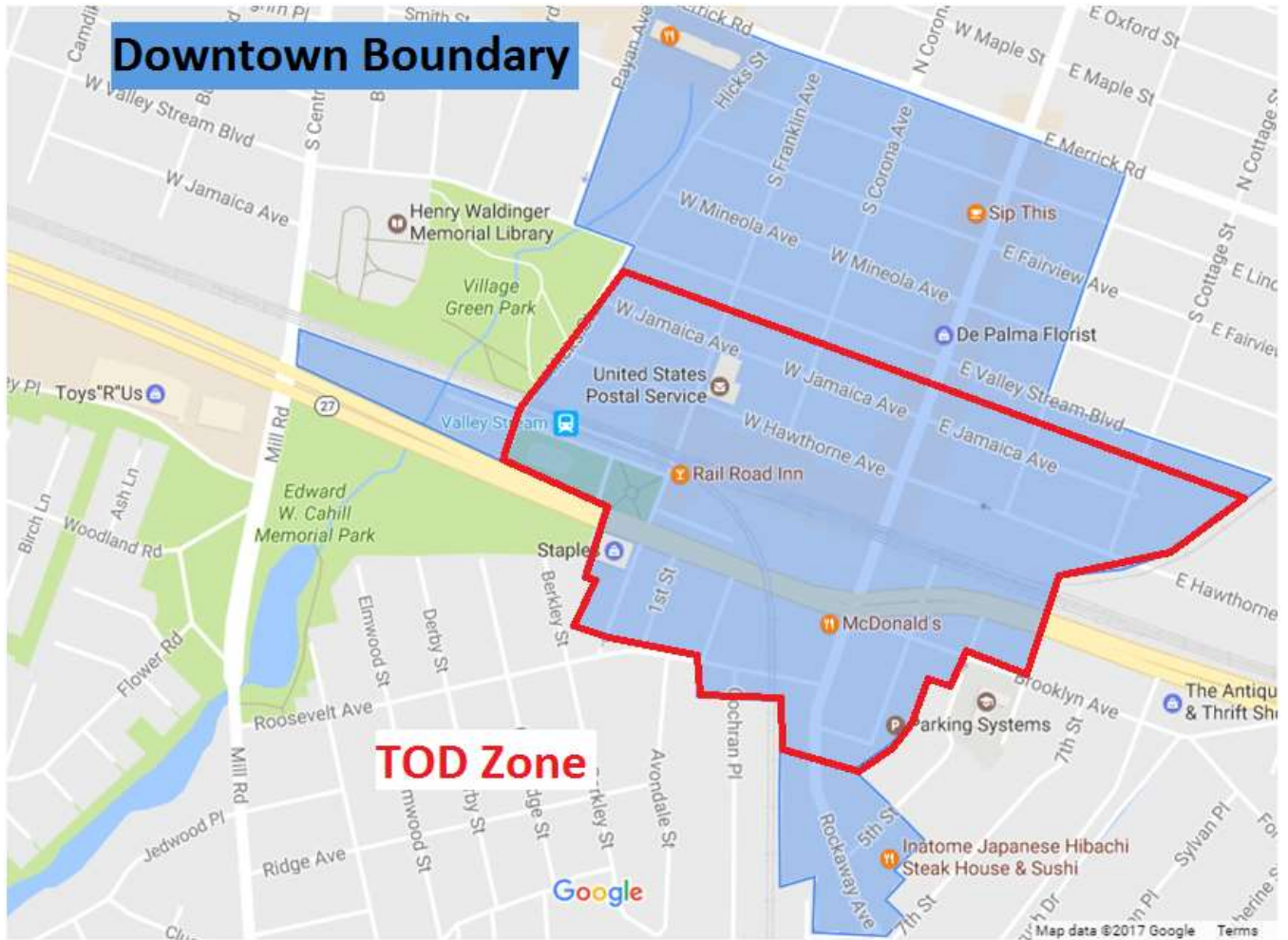
Valley Stream is the third largest village in New York with a \$41 million budget.

- 10) Other.** Provide any other information that informs the nomination of this downtown for a DRI award.

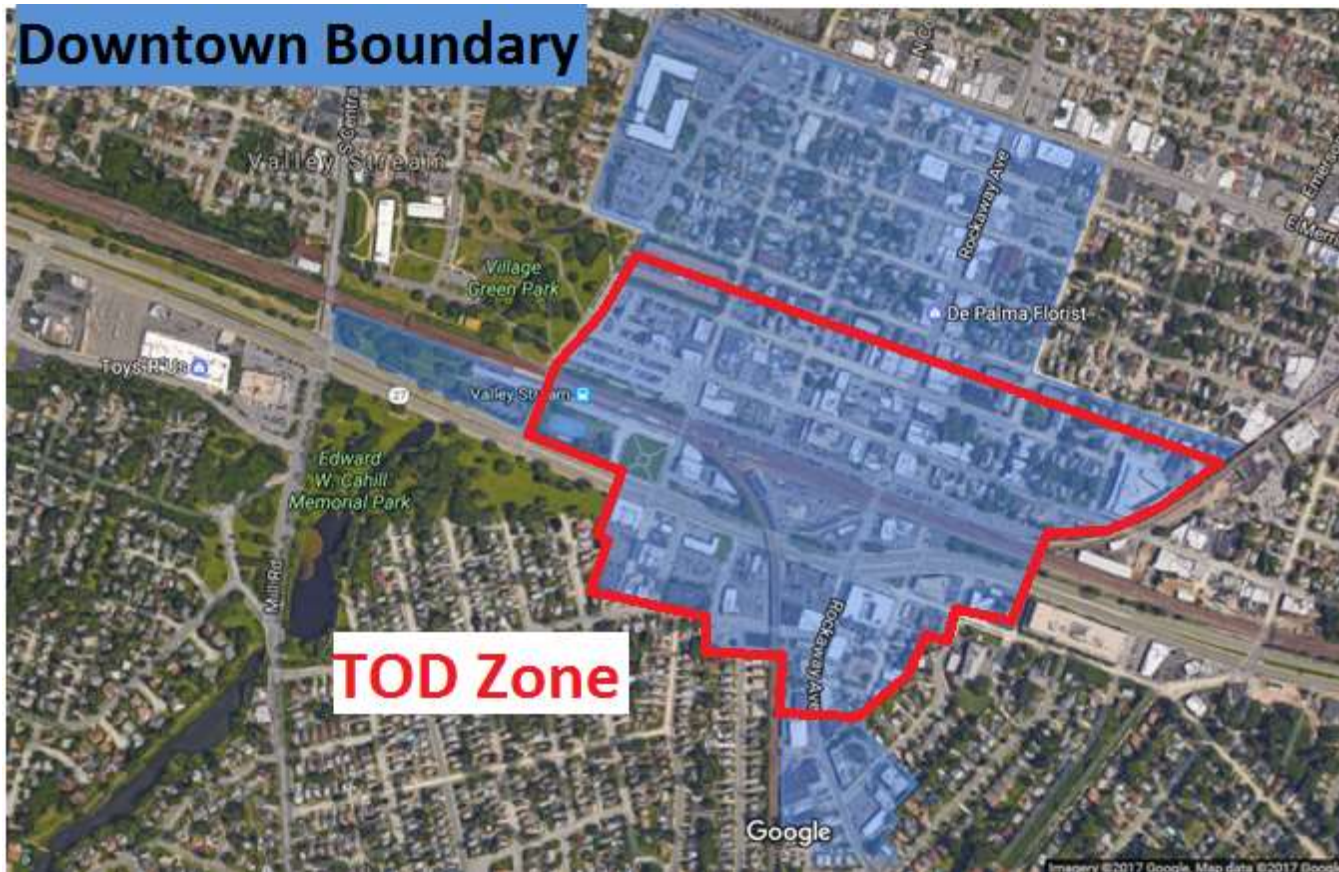
Valley Stream began construction of a new waste transfer station in late 2017. This \$6 million facility will help reduce odor and noise as all transfer of solid waste will be indoors. It will also allow for greater capacity in transferring solid waste. The transfer station is expected to be completed in late 2018. Valley Stream's sanitation capabilities will be prepared for any new job and housing growth as a result of the DRI award.

Downtown Valley Stream has also caught the attention of professors from Columbia University and City College, both of which have focused on downtown Valley Stream for studio classes in design and architecture. The Columbia University design studio brought a group of international students to Valley Stream in 2011. The group of students conducted research and proposed design projects which focused on redefining sustainability and livability in Valley Stream's suburban context. City College professor June Williamson, co-author of *Retrofitting Suburbia*, included Valley Stream as a project location in her 2015 architecture studio. The group of students made development and architecture proposals around the Valley Stream train station. The aim of their project was to design a parking structure at the train station which incorporated additional uses such as housing, retail, recreation, and transportation.

Valley Stream has also drawn the attention of urban planners. In 2015 the Long Island Section of the American Planning Association's New York Chapter hosted a walking tour through downtown Valley Stream. The tour consisted of visiting TOD success stories such as Hawthorne Court and Sun Valley. In addition the tour focused on a number of opportunities for downtown development, improved pedestrian and bicyclist infrastructure, and discussion regarding downtown revitalization. In 2017 the American Planning Association's (APA) annual conference took place in New York City. The Long Island Section of the APA included Valley Stream as the final stop on a mobile workshop which toured post WWII suburban communities. 50 urban planners from around the country and world toured downtown Valley Stream and learned about the Village's revitalization efforts and challenges.



Downtown Boundary



*Don't forget to attach a map that clearly delineates the proposed DRI Area. (See item 1.)