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 must be received by the Long Island Regional Economic Development Council by **4:00 PM on June 14, 2017**. Submit your application as a Word Document to LIREDC@esd.ny.gov.

**BASIC INFORMATION**

Regional Economic Development Council (REDC) Region: Long Island

Municipality Name: Village of Hempstead, New York

Downtown Name: Village of Hempstead Downtown Revitalization

County: Nassau County

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

The Village of Hempstead is the largest and most transformative downtown revitalization project on Long Island. Ripe for investment, the Village of Hempstead will make the best use of the Downtown Revitalization Initiative through the creation of a walkable, mixed-use, and transit-oriented development. Anchored by Long Island’s busiest inter-modal transit center, the downtown development will generate over $2.5 billion in economic development activity, create thousands of jobs and improve the quality of life for all residents. This revitalization will enable the Village of Hempstead to reposition itself as the economic and cultural hub of Long Island.

Justification. Provide an overview of the downtown, 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.

The Village of Hempstead has a clearly defined downtown that encompasses the central business district, a mixture of existing housing types, open space, cultural uses, and retail. As the largest village in the state of New York, Hempstead has a culturally diverse population that supports year-round economic growth. The Hempstead Long Island Railroad Station and Rosa Parks Transit Center are located in the downtown and serve over 35,000 commuters daily. Hempstead’s inter-modal transit center creates opportunities for mixed-use, transit-oriented development that spurs local job growth and provides affordable housing. Partnering with the Master Developer, residents, businesses, non-profits and local leaders has led to the adoption of the Village of Hempstead’s Form Based Code, Downtown Overlay Zone, and completed SEQRA approvals for the downtown area. The downtown revitalization project has received over $47M in private and public investments. The Downtown Revitalization Initiative will aid the Village of Hempstead to provide affordable housing and increase job growth around Hempstead’s transit center.
**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 DRI program description.

1) **Boundaries of the Downtown Neighborhood.** 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. Core 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 downtown neighborhood.

The Village of Hempstead Downtown Overlay Zone is a compact area with clearly identified boundaries representing 279 acres surrounding the Hempstead Long Island Railroad Station and Rosa Parks Transit Center. The Downtown Overlay Zone encompasses the central business district, a mixture of existing housing types, open space, cultural uses, and retail. This innovative and unique Downtown Overlay Zone was created to redefine the downtown as a mixed-use, transit-oriented community with arts and culture, entertainment, and retail designed using smart growth principles and with significant community participation.
2) **Catchment area.** Outline why the downtown, 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.

The U.S. Census Bureau American Community Survey has estimated the Village of Hempstead’s population at 55,555 as of July 2016. The Village of Hempstead is the largest village in New York State and is centrally located in the geographic center of Nassau County. The Village of Hempstead is primed to once again reclaim its historic role as a vibrant center of arts, commerce and culture for the entire region. To catalyze future growth, the Village of Hempstead approved a Form Based Code, Downtown Overlay Zone, and completed SEQRA approvals for the downtown area. The Downtown Overlay Zone was created and adopted to reestablish the downtown as a center for vibrancy within a mixed-use, transit-oriented setting. Hempstead’s downtown revitalization provides opportunities for mixed-use development including residential, retail, educational, cultural, recreational, and entertainment uses to create a destination unlike any other on Long Island. With Hempstead’s Long Island Railroad Station and Rosa Parks Transit Center in close proximity to four institutions of higher learning, numerous healthcare facilities and the Nassau Hub, Hempstead Village will provide significant year-round demand for our existing population as well as new residents and commuters.

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

To date there has been over $47M in private and public investments in the Village of Hempstead. The Regional Economic Development Council awarded the Village of Hempstead $5M, followed by $20M in Federal funds for local sewer infrastructure upgrades to promote economic development in the Village of Hempstead. This project alleviates system deficiencies and resolves a long standing environmental problem in the Baldwin community and the Western Bays.

The Village of Hempstead has been awarded funding from the Local Initiatives Support Corporation to combat foreclosed and vacant properties and has partnered with Nassau County to support the Nassau County Land Bank in an effort to address blighted neighborhoods.

Nassau County is currently undergoing a Nassau Hub Transit Study to construct a bus rapid transit/light rail system that will emanate from the heart of downtown Hempstead to surrounding areas including Hofstra University, the Nassau Hub, Nassau Community College, NuHealth Medical Center and Roosevelt Field in addition to regional connections including New York City, Brooklyn, the South Shore of Long Island and points east, reinforcing the project's magnitude and impact.

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

The Village of Hempstead Downtown revitalization will create 10,000 construction jobs and 5,000 permanent jobs and careers, 25% of which are available for Village residents and contractors through the nation’s most progressive Community Benefits Agreement. The mixed-use, transit-oriented development
nature of this project, further bolstered by the diverse local population, will create an environment that is attractive to professionals, entrepreneurs, and skilled workers. Hempstead’s job growth will be supported by numerous job training opportunities along with the presence of multiple employment centers around the Village of Hempstead including institutions of higher learning, the Nassau Hub, and healthcare providers.

Dell Transportation Inc. has planned to develop a new training facility one block from the Hempstead Long Island Railroad Station and Rosa Parks Transit Center. This new Dell facility will create jobs for Hempstead residents.

5) **Attractiveness of physical environment.** Identify the properties or characteristics that the downtown 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 different levels of affordability, walkability and bikeability, healthy and affordable food markets, and public parks and gathering spaces.

Guided by the region's most innovative Form Based Code, Hempstead's downtown revitalization is centered on fostering an attractive and livable urban form that encourages walkability, bikeability and intermodal transportation surrounded by mixed-use development. The Hempstead downtown revitalization will enhance and expand open space and recreational areas in the Village of Hempstead including: Denton Green, Mirschel Park, Brierley Park, Kennedy Park, and Campbell Park. The revitalization efforts will also complement cultural and entertainment amenities such as the African American Museum of Nassau County in Hempstead Village and amenities in close proximity to the Village such as Hempstead Lake State Park, the Nassau Veterans Memorial Coliseum, the Mitchel Athletic Complex, Eisenhower Park, the Long Island Children’s Museum, the Cradle of Aviation Museum, and the Nassau County Firefighters Museum and Education Center. In addition the Village’s revitalization will increase access to healthcare and will provide village residents with a live, work, shop, learn and play environment.

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 plans, 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 Form Based Code regulations within the Village of Hempstead revitalization area are among the most innovative and modern codes in the country. Prioritizing the proper form and placement of buildings to support the creation of vibrant places; rewarding the aggregation of property by providing Downtown Incentive Bonuses; and incorporating a progressive Community Benefits Agreement are a few of the Form Based Code’s strengths. The code requires 10% of the total number of housing units constructed in the downtown be 80-130% of the median gross income for the Village of Hempstead.

The Village of Hempstead Downtown provides for true sense of place that will improve livability and quality of life, including a walkable and bikable environment. The development provides environmental benefits
including reduction in energy, water use and carbon emissions while exceeding LEED ND standards. Additional regulations also include active doorway, civic space and improved streetscape requirements.

The Village of Hempstead was recently awarded $1,500,000 as part of the Empire State Poverty Reduction Initiative. The program empowers community members to work together to reduce the number of households residing in poverty and increase the number of households with earned income above poverty. The Village of Hempstead was chosen as one of 16 communities state-wide to take part in this initiative and is the only municipality on Long Island.

7) **Support for the local vision.** Describe the public participation and engagement process conducted to support 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 local DRI Planning Committee to oversee the plan.

Selecting and working closely with a Master Developer has resulted in tremendous support from different levels of government, the private sector and the local community. The Village of Hempstead, the Community Development Agency and the Master Developer have conducted over 200 community meetings that have engaged our residents, local business owners, community leaders, and non-profits. The Village of Hempstead Community Development Agency will continue to lead economic development efforts and to ensure stakeholders are involved throughout the downtown revitalization process.

8) **Readiness:** Describe opportunities to build on the strengths described above, including a range 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 the majority of projects proposed for DRI funding demonstrate their readiness for implementation.

Hempstead’s downtown revitalization has resulted in positive efforts to address systemic infrastructure issues, specifically sewer and wastewater collection in and around the Village. Utilizing the $5M grant from the Regional Economic Development Council to begin sewer repairs and upgrades, the Village discovered a solution that involves diverting flow through a new pump station which will not only allow for the development to move forward, but will alleviate ongoing stresses to the system throughout southern Nassau County. With LEED ND and higher standards in place and the existence of a proper urban street grid and transit options, this revitalization is a prime example of improving existing infrastructure to drive economic development and job creation.

To catalyze future growth, the Village of Hempstead adopted the form based code and Downtown Overlay Zone to generate 5.1 million sq. ft. of mixed-use development in the downtown to replace vacant properties that have been off the tax rolls for decades. The form based code will create new residential development,
which will provide additional market support for retail, commercial, educational, cultural, recreational, healthcare and entertainment uses.

The Village of Hempstead currently has four site plans approved by the Village of Hempstead Planning Board and one project being presented for approval. All of these development projects are located on North Main Street within walking distance to the Hempstead Long Island Railroad Station and Rosa Parks Transit Center.

The southeast corner of the intersection of Main and Bedell Streets has been approved for 96 residential units, 10,468 sq. ft. of interior residential amenities and 5,497 sq. ft. of restaurants.

The southwest side of Main Street and Bedell Street was approved for 6,600 sq. ft. of retail, 6,600 sq. ft. of medical office space, 9,400 sq. ft. of restaurant space, 228 residential units, and 11,568 sq. ft. of residential amenities.

The northeast corner of the intersection of Main Street and Bedell Street was approved for 6,993 sq. ft. of retail and 255 residential units.

Main Street between Kellum Place and Union Place has been approved for a 9,072 sq. ft. office building and training center for Dell Transportation Inc.

Development of 156 residential units and 2,350 sq. ft. of retail is being reviewed for Main Street north of Union Place.

9) **Administrative Capacity.** Describe the extent of the existing local administrative capacity to manage this initiative, including potential oversight of concurrent contracts.

The Village of Hempstead downtown is perfectly poised to coordinate and optimize the Downtown Revitalization Initiative in the Long Island region. In 2006, the Village of Hempstead undertook a bold initiative to remove obstacles to investment. Building upon the Downtown Vision and Comprehensive Plan (2008) and extensive community participation, the Form Based Code and Downtown Overlay Zone were adopted. The Downtown Overlay Zone has SEQRA approvals for the downtown area. This zoning allows for significant flexibility for development, an expedited process for site plan approvals and 100% as-of-right development.

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

The Village of Hempstead has been designated as a “Project of Regional Significance” by the Long Island Regional Planning Council and has received a letter of commendation from the Nassau County Planning Commission as a model for other municipalities to emulate. The Village’s adopted form based code allows for flexible zoning options to dozens of land owners within a ½ mile radius of the Village of Hempstead transit center. This enables multiple developers to take advantage of this zoning and SEQRA approval over time, providing many different avenues for investment. The Village of Hempstead downtown revitalization will generate taxes on over 1/3 of downtown properties. Development will take place on land that has been off the tax rolls for decades, providing no tax revenues or job creation and negatively impacting the quality of life for our residents.