

## Downtown Revitalization Initiative

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### Application Template

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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](mailto:LIREDC@esd.ny.gov).

#### **BASIC INFORMATION**

Regional Economic Development Council (REDC) Region: Long Island

Municipality Name: Village of New Hyde Park

Downtown Name: Station Area Business District

County: Nassau

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

The Village of New Hyde Park is seeking to transform an area around its train station from a mix of industrial and commercial uses to a transit-oriented business district that will enhance the Long Island Railroad's investment as part of its Main Line expansion project.

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 area around the New Hyde Park train station currently is developed with a mix of land uses, including some retail and civic uses, but is predominantly industrial in character. The Long Island Railroad's Expansion Project from Floral Park to Hicksville (the "LIRR Expansion Project") is a key project for New York State, as it will expand vital infrastructure and improve transit reliability. As part of this project, significant changes are proposed to New Hyde Park station and surrounding areas with an expectation that the number of passengers using the station will increase. The creation of the proposed Station Area Business District will support these efforts and could be implemented in part through other proposed actions that are part of the LIRR Expansion Project. This undertaking would also build on the recently completed enhancements to the nearby Jericho Turnpike business district through Operation Main Street, such as through improved connections between the two areas and utilization in the Station Area Business District of the attractive streetscape elements designed for the Jericho Turnpike project.

#### **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.

As shown on the attached map, the Station Area Business District is concentrated on both sides of the Long Island Railroad's Main Line adjacent to the New Hyde Park station. The primary street frontages are on Second and Third Avenues facing the railroad station.

- 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 New Hyde Park train station is already well-used and is projected to have a significant increase in usage after the completion of the Long Island Railroad's Main Line expansion project, which will substantially improve the station. There are also relatively dense residential neighborhoods surrounding the station, as well as a number of industrial and heavy commercial businesses nearby. Yet there are currently minimal retail and services provided in the immediate vicinity of the station. The proposed business district will provide such amenities for railroad passengers, nearby residents and workers, and anticipated new visitors to the area. Some mixed-use development is also contemplated, with limited upper floor residential development above commercial uses.

- 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.

The New Hyde Park railroad station and surrounding areas are poised to be transformed by the implementation of the LIRR Expansion project. Millions of dollars in public investment is proposed in this area, which will include major changes to roads, sidewalks, utilities, streetscape elements, and station buildings and amenities. It will also improve quality of life by reducing noise levels and congestion by eliminating three grade crossings in the station area and making train service more reliable. Private investment in this area will almost certainly follow, and now is the ideal time to plan for the transformation of this area to a vibrant business district that will support the train station and surrounding areas. Limited residential development is also anticipated in this district.

- 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 enhancement of New Hyde Park station and related investments in the area surrounding it will spur both temporary (i.e. construction employment) and long-term job growth in this business district and the broader community. New businesses will provide employment opportunities as well as provide retail and services for nearby residents and workers and railroad passengers.

- 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.

The New Hyde Park train station is the centerpiece of this business district. The appearance of the station and adjoining areas will be greatly enhanced through the planned investment in this area. The Village of New Hyde Park is working with the Long Island Railroad on a variety of improvements to make this area more livable, walkable, safe and attractive. Among the proposed improvements are new accessible station platforms, bicycle parking facilities, signage to direct pedestrians and motorists to and from the station, new streetscape elements that match those already utilized in the Village's Jericho Turnpike business district, and a set of design features (e.g. materials, colors, etc.) to be incorporated into new facilities in the area.

- 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 Village of New Hyde Park is working with the Long Island Railroad to improve this area and is promoting complete streets design and transit-oriented commercial development in the vicinity of the station. There is an existing critical mass of residential units within a half-mile radius of the station, meaning there is no need to promote new large-scale residential development in this area. However, the proposed changes to the station and surrounding area will benefit local residents and workers and other train station users, and will be designed in accordance with all applicable requirements for accessibility and comply with non-discrimination policies. The Village also contemplates a modest amount of new residential units as part of low-rise mixed-use development in the station area, which will provide a new housing type not currently located in the vicinity of the station.

- 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.

The elected leaders of the Village of New Hyde Park, its Mayor and Board of Trustees, have been working collaboratively with the Long Island Railroad (LIRR) and nearby municipalities to determine how to best accommodate the proposed expansion of the LIRR and related improvements. The Village has retained a

planning consultant to assist with review of the LIRR's plans for the station area and elsewhere in New Hyde Park, and to advise on how to transform the station area into a vibrant business district. The Mayor and Board of Trustees will continue to lead this effort.

- 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.

As described above, substantial changes are proposed to the New Hyde Park station and surrounding area, including multiple local roads and grade crossings. This undertaking will be truly transformative for New Hyde Park as a whole and the Station Area Business District in particular. The improvements to the streetscape and changes to circulation patterns in the station area will allow for the creation of a vibrant, walkable business district to complement the new station and related developments.

- 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 New Hyde Park has existing administrative staff and consultants able to help the elected officials manage this project.

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

New Hyde Park is looking to leverage the substantial investments being made in its station area, which will in turn support the State's efforts as part of the LIRR Expansion project. Creating this new business district will enhance the aesthetics of the station area and improve quality of life for existing and new residents in the vicinity.

\*Don't forget to attach a map that clearly delineates the downtown neighborhood. (See item 1.)



**Village of New Hyde Park  
Station Area Business District**

-  Proposed Retail/Business District
-  LIRR Station
-  Grade-Separated Crossing
-  Railroad

