

Downtown Revitalization Initiative

Application Template

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 Region

Municipality Name: Village of Valley Stream

Downtown Name: Valley Stream

County: Nassau

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

Downtown Valley Stream: a walkable, well connected, interesting place to live, eat, work, and play. A mixed-use downtown with international flavor which represents the diversity of the New York metropolitan area brought together in one village through food, fun, and festivity. Valley Stream is place which is proud of its history, but welcomes the future. Our vision of the future includes expanding on the progress we have already achieved in attracting residential, retail and commercial development to our downtown. We seek to seamlessly connect our busy, centrally-located Long Island Rail Road hub, our extensive park system, our downtown retail and commercial corridor, and nearby residential districts, which offer a diverse array of housing options, including single-family residences, senior residences and multiunit apartment buildings, and serve an ethnically, racially, and economically diverse population. We seek to increase foot-traffic in our downtown area, ultimately spurring further retail, dining, and entertainment venues, culminating in a downtown that serves not only residents of our village, but one that becomes a destination for residents of southwest Nassau County and beyond.

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.

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. And that makes sense, 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 within walking distance to the west of the Rockaway Avenue downtown 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 consists mostly of one-story service-oriented

commercial buildings. In 2016 Sun Valley, a mixed-use building on the corner of Rockaway Avenue and Sunrise Highway opened, and 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. We are ready for the DRI investment because most of the pieces for a thriving downtown are in place, but they have not been connected. The DRI investment would support the strategies that are in place and working, fund further initiatives that are needed, and assist the Village of Valley Stream with building a cohesive approach to downtown revitalization.

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.

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) 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.

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. This 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 also 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 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 are also part of the catchment area because they do not have a traditional downtown or train station with the

frequency and convenience of service that Valley Stream provides. 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.

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.

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."¹

Since then two new TODs have opened with the help of private and public investment bringing an additional 162 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 currently in the process of developing a request for proposals (RFP) to revitalize a block of blighted properties along 4th St. in the downtown. This area comprises a mix of residential, commercial and village owned property. The 4th St RFP will propose the construction of a mixed-use building that includes green elements, open space, and the potential to attract a business incubator to the downtown.

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 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 they purchased a vacant downtown building which once served as Village Hall from the 1936 to 1955. Grants for historic preservation and restoration were used to return this downtown building to its former glory. The Village moved code enforcement, public safety, and auxiliary police to the second floor of this building. Renovations to move the Village Court to the first floor are underway. The Village's goal in purchasing this building and relocating a number of departments to it is to increase foot traffic to benefit downtown businesses. The Village is also aware and would like to preserve historically significant art deco features, which can be found in buildings throughout the community.

The downtown has a number of developable properties and will catalyze future private and public investment by using a portion of the DRI investment to improve walkability and develop stronger connections throughout the downtown and surrounding neighborhoods. 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 station, and municipal facilities will attract a mix of new

¹ 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.

housing and job development. In January 2017, Long Island Streets, an organization working to create healthy, safe and accessible streets for all users, met with residents of Valley Stream to begin to strategize short term goals to reduce traffic injuries and fatalities.

- 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.

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 the option to use 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 directly in the downtown. The location provided great access to mass transportation and close proximity to food and retail businesses the employees could frequent on a daily basis.

International Shoppes, a duty free retailer, chose to remain in Valley Stream and make an estimated \$17 million investment to renovate their building, purchase adjacent properties, and build a 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."²

Several office buildings in this area employ potential customers and 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 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 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.

² 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/>

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 downtown, installed last year, 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 the development of a community theater are intended to link with the other features of this park and create a Village Campus. Edward Cahill Memorial Park is south of the train station and is the most passive of all Valley Stream's parks, featuring 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. For example, a Village Trustee is exploring a crosswalk art project to support better placemaking in the downtown. The Village has also discussed the production of public art such as sculptures, murals, and interactive displays with local artists who frequent the downtown and believe in the inclusion of art to attract residents and businesses. The Village is also planning the implementation of wayfinding signage as an attractive means to indicate locations for parking and amenities. This feature 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 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.³

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.

³ 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>

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 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. Well-regarded public elementary and secondary schools lie just outside of the downtown core. In addition to their religious and educational purpose these institutions are places of employment, whose personnel patronize downtown businesses.

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 easy 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 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 CA District, adopted in 2005 and later altered, 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 were 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 and Sun Valley, both within the downtown, and Brooke Pointe, an affordable apartment development next to the Gibson train station, are examples of using the CA zone to revitalize our community. As a result of the revitalization of those parcels, the revised zoning code has succeeded in generating greater foot traffic 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.

- 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.

Public participation and engagement specifically to do with the DRI application consisted of a public meeting for information and comments on the application the Village was preparing. 20 attendees gathered and listened to Trustee Vincent Grasso, accompanied by Mayor Edwin Fare; discuss the DRI process and application. The meeting was also livestreamed to a Valley Stream related Facebook group with about 800 members.

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, Village Trustee 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 with the Trustee. At these forums, residents frequently voiced a desire for downtown revitalization, affordable housing options, and improved walkability.

Coming upon its 6th 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 of 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.

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.

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, investing in placemaking within the downtown, and expanding recreational opportunities. A majority of these projects 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.

Akin to the Village of Westbury using part of their DRI investment to launch grant programs to attract businesses and improve building facades, the Village of Valley Stream is eager to build on that approach by investing in the branding of the downtown. Downtown Valley Stream is already unique among many other downtowns on Long Island, but many people outside of Valley Stream are unfamiliar with our downtown. A branding and marketing campaign focused on our international downtown would inform, incentivize, and implement future private investment through the attraction of new businesses and residents.

DRI funds would be used by the Village to purchase underutilized properties within the downtown for redevelopment. Similar to the ongoing downtown revitalization in Bay Shore, infill development opportunities exist on a small scale on Rockaway Avenue and on side streets. Purchase of properties for larger-scale development opportunities like the 4th St RFP (discussed in question 3 above) or at the train station are also ready to be undertaken with DRI funding. The Village has already assessed several of its municipal properties to make available for future development.

The Village of Valley Stream is also ready to invest in placemaking beyond traditional streetscape improvements. 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 allow the Village to effectively implement its adopted streetscape guidelines and ideas for public art, wayfinding and complete/green streets.

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.

The Village of Valley Stream would like to develop two complete streets that would extend outward from the Valley Stream train station. 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.

The Village has a multi-phase approach to improve the Hendrickson Park Pool and recreation complex. The Village has made significant investments in the pool because it improves the quality of life of our residents and is an attraction and benefit of living in our community. The pool and its parking lot is an extension of the downtown in that it provides a unique service to residents, additional parking for commuters, and a group of people for downtown businesses to connect to each summer. DRI funds would be used to further improve the pool as a direct benefit to downtown living and job growth.

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 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 credential 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 \$36 million budget and has exercised the fiscal discipline to keep tax increases below the state tax cap in four out of the last five years.

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

Valley Stream is about to begin the construction of a new waste transfer station. 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. 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 drew 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.

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

Map displayed below and available digitally at this link:

<https://drive.google.com/open?id=1Mzooet5Ck7Gd0C3HehopJlqqMsA&usp=sharing>



