



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

Municipality Name: Village of Lindenhurst

Downtown Name: Lindenhurst Village

County Name: Suffolk

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

The Village of Lindenhurst envisions itself as a thriving, walkable, attractive, safe and affordable place to live, work and play.

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.

In 2023 the Village of Lindenhurst will celebrate its centennial – 100 years – as the largest village by population in Suffolk County and fourth largest in New York State. Lindenhurst is a diverse middle class community with great potential as a destination for life, work and recreation. The Village embraces its cultural and historical heritage as a coastal community embracing its unique German and Polish roots, still evidenced today by its residential and business population. In March 2017 the Village reconstituted the Lindenhurst Economic Development Council (LEDC) which established a robust funding agenda resulting in two major grant awards to complete a Walkability Study (Suffolk Cty. \$200K) and a downtown master plan (ESD - \$40K). One year later, in May 2018 the Village of Lindenhurst approved its largest housing development project to date. Tritec Real Estate will redevelop and repurpose a 7-acre parcel on East Hoffman Ave. near the LIRR from industrial to residential and build 260 multifamily rental units attracting young people, seniors and families. Further, the village has invested in multiple streetscape and infrastructure improvements, established a Business Improvement District and strengthened it's relationship

with the Chamber of Commerce. The village has been acquiring property for additional municipal parking and adopted a floating zone to attract private investment in the downtown. In 2017 the Village created its first business attraction strategy welcoming 6 new businesses and restaurants to the core business district with more in the pipeline and under construction due to open in 2019. The Village is also developing a plan to expand its performing arts venues. The Village is now in a strategic position to complete projects centered on its downtown central business district including improved zoning, pedestrian walkability and access to parks, the LIRR and central business corridor, signage and uniform wayfinding.

DOWNTOWN IDENTIFICATION

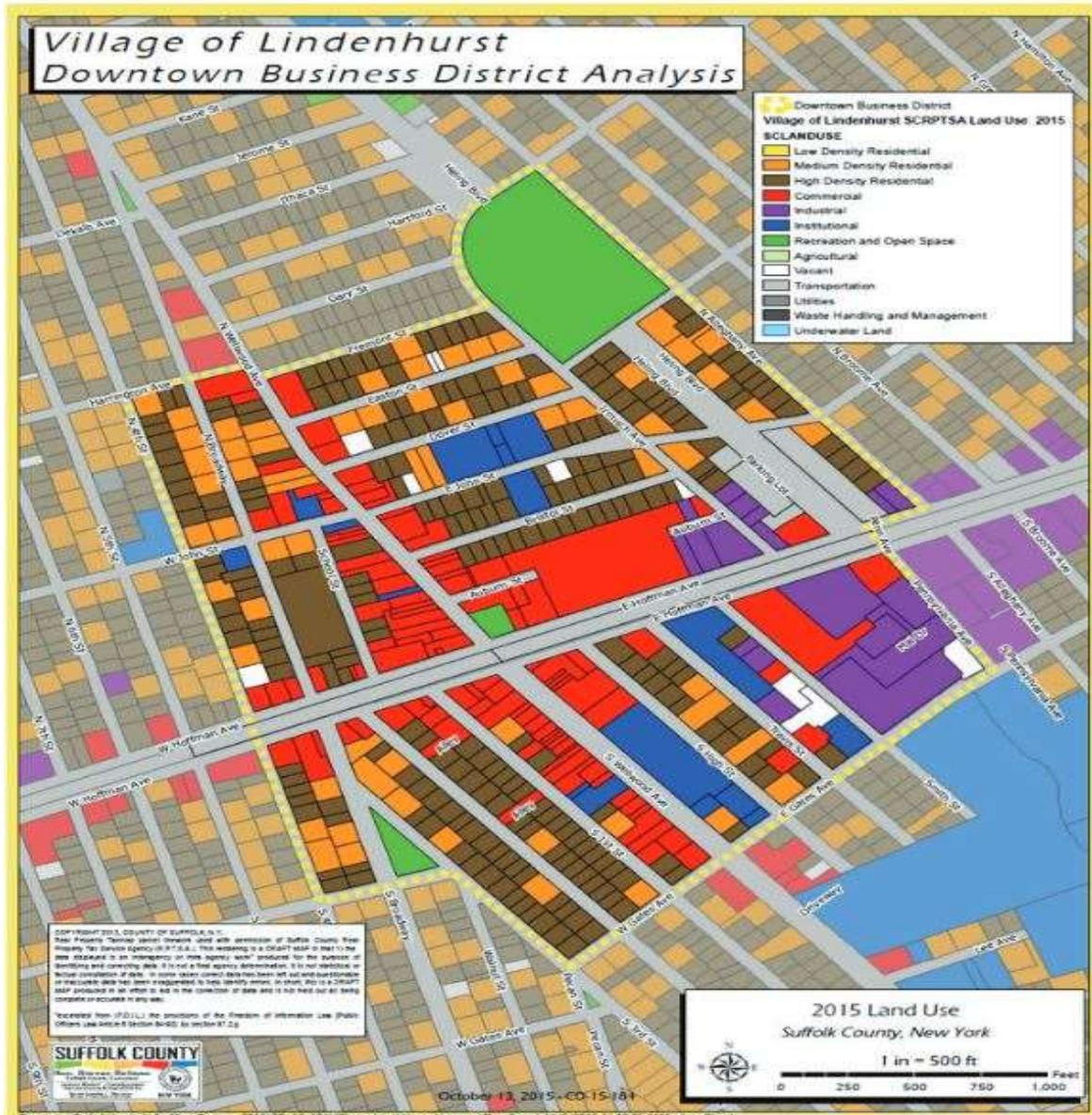
This section should be filled out with reference to the list of desired attributes for participation in the DRI as set forth in the *Downtown Revitalization Initiative Guidebook*.

- 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.

Downtown Lindenhurst is located primarily along Wellwood Avenue running north and south and Hoffman Avenue running east and west. On Wellwood Avenue, the downtown extends northward from Gates Avenue, and extends as far north as Dover Street and West John Street. On Hoffman Avenue north of the LIRR, the downtown extends from North 4th Street eastward. On Hoffman Avenue south of the LIRR, the downtown extends from South 5th Street eastward to South High Street. The downtown also includes Village Park to the northeast, the historic 1901 Railroad Depot and Freight house to the southwest, Lindenhurst's first 55+housing option to the northwest and Village Hall to the south. In 2015, downtown Lindenhurst had 150 storefronts. Further, Lindenhurst is classified by the US Census Bureau as part of the NYC metro urbanized area.

Attach color map clearly identifying areas within the defined downtown.

NOTE: Areas in red are the "Central Business District Corridor" taken directly from 2016 Lindenhurst RPA Plan.



Source: Suffolk County Economic Development and Planning

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.

Although it is a recognizable downtown due to its characteristics being a “densely settled contiguous territory with a pop. density of at least 1000 persons/square mile” (Downtown Business District Analysis, 2015, p. 1-2) including on-street parking, no setbacks, and closely clustered buildings, the Village of Lindenhurst **has not** defined its downtown in its zoning. The goal of the walkability study and downtown master plan – both to be complete by 2019 - is to integrate the downtown boundaries as recommended by the SC Regional Planning Association (June 2016) into its zoning to eliminate incompatible uses and to revise dimensional standards.

The Village downtown plan will include building and land use code adjustments in the following areas as noted in the June 2016 Suffolk Cty. RPA Lindenhurst Study:

- Multi-family, high-density downtown housing development;
- Updated permitted uses in the district for buildings, dining, retail establishments;
- Creation of Building height/story minimums and maximums;
- Minimum and maximum lot coverage;
- Adjust front and side yard requirements;
- Parking requirements including a parking benefits system;
- Uniform wayfinding;
- Green crosswalk marking;
- Pedestrian connections throughout the downtown;
- Branded walking trail; Improved travel on Wellwood Ave for pedestrians and bikes;
- Shared roadway – including a bike infrastructure;
- Traffic calming on Wellwood and Hoffman Ave.;
- Reducing crossing distances at key intersections;
- Activate the LIRR underpass at Wellwood and Hoffman Avenues;
- Creek walk from Village Park to Montauk Highway;
- Leverage the BID and the Chamber to brand, market, beautify, maintain and promote the downtown.

The downtown is centrally located in the VOL and the Town of Babylon, accessible and convenient to many surrounding communities, just east of the Nassau/Suffolk border. There is direct access to the LIRR and the Suffolk County Transit Bus System. Sunrise (NY27) and Montauk Highways (NY27A) and Suffolk County Route 12 transect the Village. Southern State Parkway is five minutes north. Republic Airport is ten minutes away and LI

MacArthur Airport is twenty -five minutes away. Our location makes us uniquely situated for next stage downtown revitalization.

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.

The Village has been awarded and is administering over \$6.5M in grant funding for the following revitalization efforts:

- Superstorm Sandy property purchases and reuse: \$6,000,000;
- Roadway improvements: \$200,000;
- Fire Department Equipment: \$50,000;
- Downtown Master Plan: \$40,000;
- Downtown Walkability Study: \$200,000;
- Parking and Streetscapes: \$368,000.

Similarly the Tritec project is a \$160M private investment that includes streetscaping, infrastructure improvements, signage and creek daylighting. The Village is pursuing design concepts that integrate transit oriented and smart growth principles for the downtown including: walkability, connectivity, low sprawl/high density with limited impact on the natural environment (Smart Growth Screening Tool, 2013).

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.

Close proximity to public transportation makes Lindenhurst a desirable location for working professionals. The approved transit-oriented housing development (Tritec) will also appeal to young professionals, providing easy walkable access to the LIRR and multiple amenities in the downtown. The approved Tritec residential development project is a \$160M private investment that will create dozens of short term construction jobs and approximately 5-10 long term positions on-site. The median household income in the Village of Lindenhurst is \$87,763, slightly higher than the Town of Babylon's average of \$80, 453. We believe that the creation of 260 market rate residential units marketed to renters with an average median income of \$90,000-100,000 will be the catalyst for increased job opportunities in our central downtown which has a mix of businesses

including restaurants, lounges, dry cleaners, insurance, banking and other service-related industries.

The NYS DOL projects a 21.6% increase by 2022 in food service-related jobs and a 15% increase in construction opportunities in Suffolk County. The Village of Lindenhurst, as the largest Village in Suffolk County will see an increase in jobs in these two sectors based on its downtown revitalization strategies and outcomes to date. The relocation of the Suffolk County Second District Court to the downtown has brought with it new professionals, including lawyers and court personnel. In the past year, a medical training school was established in a former convent bringing students and teaching staff to the downtown.

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

The Village is finalizing a leasing agreement with the MTA that will allow the village to enhance, maintain and revitalize the parking areas below the LIRR tracks. Plans for that area include new managed parking program and daylighting to enhance vendor options and recreational activity. Coupled with that, the Village will pilot a trolley service that will allow passengers to park at the LIRR and be dropped off at various downtown locations including stops on Wellwood and Hoffman Avenues and Venetian Shores, a major coastal attraction. Our downtown is safe and walkable, with access to public buses, the LIRR and municipal parking. The Village Square provides open green space and a venue for events. New to the Square is a historic theme mural. The Village Museum is on Wellwood Avenue, the historic 1901 Railroad Depot three short blocks to the west and the Village Park a five minute walk to the east. The sidewalks have flower plantings and a "Tree Dedication" program. Lindenhurst has been designated a "Tree City USA" for 32 consecutive years, the longest on Long Island.

There are many multi-use buildings, generally with retail at the ground level and residential on the second story. Established neighborhoods surround the downtown, all within walking or bike riding distance. The Village Square has become a popular open green space and hosts numerous events in the downtown: Ales by the Rails , Color Run , and our seasonal Farmers Market. The downtown supports arts and entertainment activities including the Babylon Citizens Council on the Arts Performing Center, Studio Theatre, free outdoor summer concerts, street fairs, various parades, and partners with special activities such as the Wounded Warrior Race. Transit-oriented housing across from the LIRR station will increase viability of the downtown with convenient access to both the downtown and the railroad. Our downtown has great capacity and potential for further positive changes and a better quality of life. As a village government, Lindenhurst controls its ability to implement any necessary policy changes.

- 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 Village focus is finalizing its Walkability Study and Downtown Master Plan to include code and planning options that support downtown revitalization projects that encourage the use of mass transit, connect the downtown to the LIRR, parking and the waterfront and will include traffic calming measures such as improved and standard lighting and sidewalks with safe entrance and exit to parking and the LIRR station plaza. The completed Walkability Study will specifically address the integration of smart growth and climate smart techniques that collectively reduce greenhouse gas emissions by encouraging passive recreational uses, encouraging mass transit and pedestrian-centric mobility and integrate transit oriented development including access to multi-modes of transportation including bikes, walking and the train.

Further, both of these plans will foster the creation of planning and design options that address code changes that encourage compact, mixed use development, updated permitted uses, updated or adjusted yardage requirements, uniform connectivity to schools, around the downtown and to the LIRR through a uniform wayfinding system. The completed plans will include strategies and action items centered on making the downtown more walkable, ADA compliant where feasible, safe and connected to housing, transportation, jobs and downtown retail outlets.

- 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.

The VOL Board of Trustees is committed to the long-term redevelopment and revitalization of our downtown. The Board has established a Business Improvement District, a Downtown Economic Development Committee, and has worked with the Chamber of Commerce, the Town of Babylon Industrial Development Agency, Suffolk County Department of Economic Development and the Suffolk County Industrial Development Agency. Numerous private individuals and companies continue to invest in property and projects in the community. They are realizing the Village's commitment to the downtown

and joining in supporting our long range plan. The Lindenhurst Economic Development Committee will be the initial lead agency for the Downtown Revitalization Initiative.

- 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.

There are three immediate opportunities for downtown development. The downtown is divided by the overhead viaduct of the LIRR that runs east and west throughout the Village of Lindenhurst. More needs to be done to connect the two halves and create a more unified downtown. Approximately 50% of the structures in the downtown are single story. Many could be redeveloped into multi-story structures to meet housing needs, professional services or arts and cultural opportunities. The downtown business district is also dominated with overhead utilities and telephone poles. The placement of utilities underground would be a major improvement to the visual streetscape of the downtown. These are difficult, but not insurmountable challenges.

The results of the Village Walkability Study and Downtown Master Plan, both to be complete by 2019, will result in strategic investment and development of revitalization and resiliency planning for the downtown core specifically as it relates to four key areas: (a) assessing underutilized properties including lot and land uses; (b) improving connectivity between and among the LIRR, parking and the business core; (c) design alternatives including façade improvements, signage, parking, lighting, landscape/aesthetics; (d) Village zoning, code and ordinances. The results of this plan will provide design alternatives and techniques that will center on connecting people with the downtown, housing, the waterfront, transportation and employment clusters.

The Lindenhurst downtown master plan and Walkability Study are both well underway. The Suffolk County IDA and Regional Plan Association completed conceptual visions and ideas for our downtown, incorporating current community assets and projects under review completing a Downtown Revitalization Plan in 2016. In addition, a 2015 Downtown Business District Analysis was prepared by the Suffolk County Planning Department and a Lindenhurst Economic Development Committee survey, which generated nearly 800 responses from residents, business and property owners has been completed and presented to the Village. These reports are providing baseline data and community input to help create the vision, which includes completion of both a Walkability Study and Downtown Master Plan.

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 is staffed with exceptional professionals with combined decades of experience managing multiple contracts, grants and projects covering all areas of municipal affairs: tax assessment, building, planning, public works, code enforcement and the court. The Village also has hired a grant writer/manager to assist with grant planning and preparation. Various grants that are currently being managed include grants for: business development, storm resiliency, hazard mitigation, construction, roadway improvements, public safety and recreation.

Staff list of professionals below:

Douglas Madlon – Village Administrator Clerk

Joseph Barone – Deputy Village Clerk

Louise Schrader – Treasurer

Helen Lipp – Deputy Treasurer

Raymond Fais – Emergency Manager

Katherine McCaffrey – Assistant to the Mayor

Claire Collins – Secretary to the Mayor

Gay Taffel – Village Assessor

Thomas Maher – Building/Zoning Inspector

Louis Dietz – Director of Planning

Robert Casaburi – Fire Marshal

Don Hogan – Plumbing Inspector

Frank Rossi – Code Enforcement Officer

Rick Sorrentino – Superintendent of Public Works

Lindenhurst Economic Development Committee - Trustee RJ Renna, Chair

Economic Development Consultant – Nicole Christian, Grant Writer/Manager

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

The Village of Lindenhurst is a prime location for revitalization investment receiving overwhelming support for its downtown revitalization plans from the SC Regional Planning Association, the Town of Babylon and the state senator. Lindenhurst residents and business owners were active on the NY Rising Community Reconstruction Committee that created the plan and projects for the Village of Lindenhurst after Super Storm Sandy. Supporting organizations: Lindenhurst Business Improvement District, Lindenhurst Chamber of Commerce our Suffolk County Legislator Kevin McCaffrey and Vision Long Island.

Completed plans for the Village of Lindenhurst include:

2014 – NY Rising Community Reconstruction Program – Storm Resiliency

2015 – Business District Analysis – Central Business District Revitalization

2016 – SC Regional Planning Association Downtown Plan – Conceptual and planning options for downtown

2019 (underway) – Walkability Study and Downtown Master Plan – Complete design for projects

The Village intends to build on and implement strategies from these robust and integrated plans to revitalize its downtown.

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

EMAIL SUBMISSION ADDRESSES

Please submit your application as a Word Document to the Regional Council for your region.

Capital Region NYS-CapitalDist@esd.ny.gov

Central New York NYS-CentralNY@esd.ny.gov

Finger Lakes NYS-FingerLakes@esd.ny.gov

Long Island LIREDC@esd.ny.gov

Mid-Hudson NYS-MidHudson@esd.ny.gov

Mohawk Valley NYS-MohawkVal@esd.ny.gov

New York City NYC-DRI@esd.ny.gov

North Country NYS-NorthCountry@esd.ny.gov

Southern Tier NYS-SouthernTier@esd.ny.gov

Western New York NYS-WNY-REDC@esd.ny.gov