



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 Port Jefferson

Downtown Name: ***Reclaiming Port Jefferson Waterfront***

County Name: Suffolk

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

The Village is a uniquely situated coastal community on the cusp of a transformation. We envision our waterfront as compact, walkable and pedestrian friendly with ample green space for cultural, musical and recreational activity. We are dedicated to realizing the Village's potential as a premiere Long Island community with high quality of life, a range of affordable living options near mass transit with a Main Street business district providing connections to high-paying jobs, cultural attractions and higher education.

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.

"Reclaiming the Waterfront" has been an ongoing vision for the Village for more than a decade. Centennial Park at the east end was the first act, followed by the purchase, design and construction of Harborfront Park, designed by Quennell Rothchild & Partners. The reconstruction of the pier, transformation of the maritime metal building in the Village Center and new public sculpture, picnic, sprinkler and play areas are important elements to transform the harbor edge into public space and places. In 2001 Quennell Rothchild & Partners developed the master plan for Harborwalk from Centennial Park to Barnum Avenue along the waterfront. In 2002 the graduate program in Urban and Regional Design School of Architecture and Design at New York Institute of Technology completed a design study of Port Jefferson. It was presented to the Mayors Committee and the Parking Committee and the Village Board and the Port Jefferson Business Improvement District (BID). In 2003, through a joint undertaking by the Village of Port Jefferson and the Town of Brookhaven and in cooperation with two private entities (Port Jefferson & Bridgeport Steamboat Company and Danford's Inn) to continue the development of a pedestrian promenade along the Port Jefferson Harbor Waterfront, which was carried through the completion of conceptual design drawings with the issuance of the Harborwalk Master Plan in May 2002; Harborwalk was constructed from its westerly end at the Port

Jefferson Yacht Club (where it connects to the existing Mill Creek Interpretive Walkway to the south, across West Broadway) and extending to Danfords parking lot at the easterly end where Harborwalk continues eastward across the adjoining Village Harborfront Park. The Port Jefferson Waterfront Revitalization Plan, completed and adopted in 2013 identifies the following opportunities for “Re-Claiming the Waterfront”:

- A completely contiguous open creek from Rte 25A to the Port Jefferson Harbor
- A Completed Village Square
- Relocation of the Ferry Terminal and Pier Extension
- Parking for 32 cars and drop off for the Marina and Ferry
- An amphitheater / band shell
- Green Esplanade

Over the past decade the Village has invested heavily in the redevelopment of its waterfront including the construction of the Port Jefferson Village Center; Harborfront Park and Harborwalk. In April 2017 Tritec Realty broke ground and has since sold out 112 luxury apartments “The Shipyard” located across from the Village Waterfront. These projects center on reclamation of the waterfront as a catalyst for economic growth impacting neighboring businesses, enhancing the Port Jefferson experience for local residents and visitors since the village sees over 800,000 visitors a year.

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.

The boundaries of the waterfront are clearly defined as noted by Exhibit 1 below. The Port Jefferson Waterfront Revitalization Plan study area includes the Marina, Ferry Terminal, Danford’s Restaurant, Harbor Front Park and the Village Center. The downtown waterfront is compact and walkable with a pedestrian friendly esplanade providing direct access to public spaces, passive water activity and the Port Jeff/Connecticut Ferry.

Attach color map clearly identifying areas within the defined downtown.



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.

The village has completed several projects that have reclaimed the harbor as a public place, beginning with the purchase of the mobile oil site in 1990's, creating Centennial Park, Harborfront Park and Harbor Walk . The goal, to create continuity along the waterfront from Barnum Avenue at the west to Centennial Park to the east is important, but does not address the potential to connect the Village to the harbor, and achieve a harbor village, the essence of Port Jefferson.

Many successful American towns, like successful historical cities and places worldwide, have a recognized "center" as the main place or space that contributes to the character. In Port Jefferson, the center of the village exists under the blinking light at the intersection of Main Street with Broadway. It is the center of the Village but not central space or sense of place exists there. The potential to transform this point into a physical central place that can serve as the town center is the very point where the village and the waterfront converge. The Village Square brings the Village to the water and connects our park to the east with a sequence of open spaces in front of the ferry, an enlarged Sailors Park, new open space north of Danford's Inn and connecting the Harbor and Centennial Parks to the east.

Businesses and residents alike have demonstrated through letters of support that the Harbor Walk project is a critical part of the future of Port Jefferson. The Port Jefferson Harbor HMP, which was the first inter-municipal plan in New York State (involving the Town of Brookhaven and the Villages of Poquott, Port Jefferson and Bell Terre and Old Field), specifically recommended that public access be improved and increased along the Port Jefferson Village Waterfront which is connected directly to Port Jefferson Village Downtown. The project also advances a number of other general coastal management goals as set forth in the HMP including:

- Focus public access expansion/enhancement project on a variety of passive recreational activities;
- Enhance historical maritime awareness;
- Promote an increase in the vitality of the Village's adjacent business district, due to enhanced public access to the waterfront;
- Enhance public access linkages between the Port Jefferson business district and the waterfront;
- Improve the recreational, cultural and economic value of the waterfront;

The completion of this project would build upon existing State and local partnerships, and would expand efforts to accommodate pedestrian activities and mobility in the village.

2) 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.

With an infusion of capital the Village will reclaim the Waterfront through implementation of specific projects identified in the adopted 2013 Port Jefferson Waterfront Revitalization Plan:

- A completely contiguous open creek from Rte 25A to the Port Jefferson Harbor
- A Completed Village Square

- Relocation of the Ferry Terminal and Pier Extension
- Parking for 32 cars and drop off for the Marina and Ferry
- An amphitheater / band shell
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The results will be a community that is attractive to young people, visitors and tourists that will be walkable, affordable, connected to transportation, amenities and is culturally vibrant. Over the past decade the Village has invested over \$7.5M in grant funding, private donations and village funding to revitalize and upgrade public amenities including its parks system (Harbor Front Park, 2001, Children’s Park, 2016); public, open space and waterfront amenities (Village Center, 2005; Marina Pier, 2002; Ice Rink, 2005) and walkability/accessibility (Main Street Sidewalk rehabilitation, 2016; Harbor walk, 2014; Baker’s Alley Walkway, 2016; Uptown Funk, 2018) laying the groundwork for completion of major transformative projects focused specifically on reclaiming the waterfront and positioning it as the Village Square. The Village based its vision on the following adopted foundational revitalization plans and studies: Master Plan, Waterfront Revitalization Plan, Upper Port Revitalization Plan, Urban Renewal Study, and Blight Study.

- 3) 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.

The Village has an active relationship with nearby Mather Hospital (now a teaching hospital), St. Charles Hospital and Stony Brook University representing the largest source of young professionals seeking housing, recreational and cultural activities in and around the Upper Port Jefferson area. According to a 2016 commissioned economic analysis measuring the impact of both high-density housing developments (“The Hills” and “The Shipyard”) completed in 2018, these projects will spur the creation of 757 new with over \$13,000 of discretionary income created per new resident. Job growth in Port Jefferson is projected to be 39% over the next decade (BestNet.net).

- 4) 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.

Port Jefferson is ***ONE TRAIN STATION STOP FROM STONY BROOK UNIVERSITY*** which is a tremendous economic engine. It is well documented that the University is desperately in need of housing for faculty, staff and students at all levels – we believe new housing and mixed use redevelopment throughout the Village will attract that population, taking complete advantage of the ease of commuting by rail. We believe we are on the CUSP of a complete transformation of this area and the assistance of the regional economic development award would be the absolute catalyst for the Village to implement these interconnected, shovel ready projects at the Waterfront.

5) 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 has policies in place that promote livability:

- **Available and affordable housing near transportation and employment centers.** The Village has a vision with plans in place to create a vibrant downtown that offers housing, transportation options and job opportunity. The adopted goals set forth in our Master Plan (2015), Upper Port Revitalization Plan (2013) and Urban Renewal Study (2017) include capital projects that create mixed use housing development, renew our business district and build on proximity to an upgraded transit mix (LIRR, Suffolk Bus, Bike and Pedestrian). All of these projects set forth in this application will create jobs and spur economic growth.

And, quality of life:

- **Traffic calm, pedestrian-friendly access in and around downtown with a mix of cultural, retail and housing options.** The Village has adopted both the Upper Port Revitalization Plan and Urban Renewal Plan which outline capital projects that include: mixed-use housing/retail development and streetscapes along with pedestrian improvements and traffic calming measures that improve accessibility in and around upper port with improved connectivity to our downtown waterfront area that offers a plethora of restaurants, water-based activity and Theatre Three our landmark performing arts center. The village has invested over \$10M to revitalize and upgrade public amenities including its parks system (Harbor Front Park, 2005, Children's Park, 2017); public, open space and waterfront amenities (Village Center, 2005; Marina Pier, 2002; Ice Rink, 2005).
- Comprehensive plan for Waterfront Revitalization includes six key actions that spur economic growth for Main Street, connects people to multi-modes of transportation, attract tourists and families and provides open green space for passive recreation:
 - A completely contiguous open creek from Rte 25A to the Port Jefferson Harbor
 - A Completed Village Square
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6) 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 expertise of various parties have been engaged in establishing a broad-based vision for Reclaiming the Waterfront, as arrived at through an extensive program of public participation and consensus-building, culminating in the Waterfront Revitalization Plan (7/13/13), upon which the permanent enhancements of facilities in this application are based.

The following organizations have submitted letters of support and were active participants in developing the Port Jefferson Waterfront Revitalization Plan:

- Senator Kenneth LaValle
- Assemblyman Steve Englebright
- Port Jefferson BID
- The Greater Port Jefferson Chamber of Commerce
- Port Jefferson Beautification Committee

Downtown and waterfront revitalization efforts supported the creation of both of our foundational revitalization documents: Village Master Plan and our Village Waterfront Revitalization Plan. Combined with recommendations from our commissioned Upper Port Revitalization Plan, housing development economic analysis and Blight Study, Urban Renewal Study, Master Plan and Waterfront Revitalization Plan - all were developed with broad public inclusion and outreach through a series of intense workshops, visioning's and public hearings culminating in their respective completion and adoption. We are now using these plans to catapult that vision into actual implementation.

The Mayor, Village board, BID, Chamber of Commerce, PJ Historical Society, PJ Conservancy and multiple community organizations and volunteers support the vision for our Waterfront as evidenced by multiple letters of support for every CFA application we have submitted. Our working committee memberships for the Waterfront Revitalization, Upper Port Revitalization and the Master Plans have been dedicated to completing this vision for over a decade.

- 7) 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.

The Port Jefferson Waterfront Revitalization Plan, completed and adopted in 2013 identifies the following projects for "Re-Claiming the Waterfront":

- A completely contiguous open creek from Rte 25A to the Port Jefferson Harbor
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- 8) 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 has extensive experience and a proven track record administering grant and other capital projects.

Over the past 20 years, the Village has successfully administered over \$10M from six state, county and quasi-governmental funding sources. The funding represents over 35 different grants that the village successfully applied for, obtained, completed work products, and prepared all reimbursement documentation for grant funded contracts. The Village also has a construction/capital project manager; Grant and Project Administrator and a full time Treasurer, Deputy Treasurer, Village Administrator and Deputy Administrator. The staffing capacity is robust.

Funding awarded, administered successfully and completed includes:

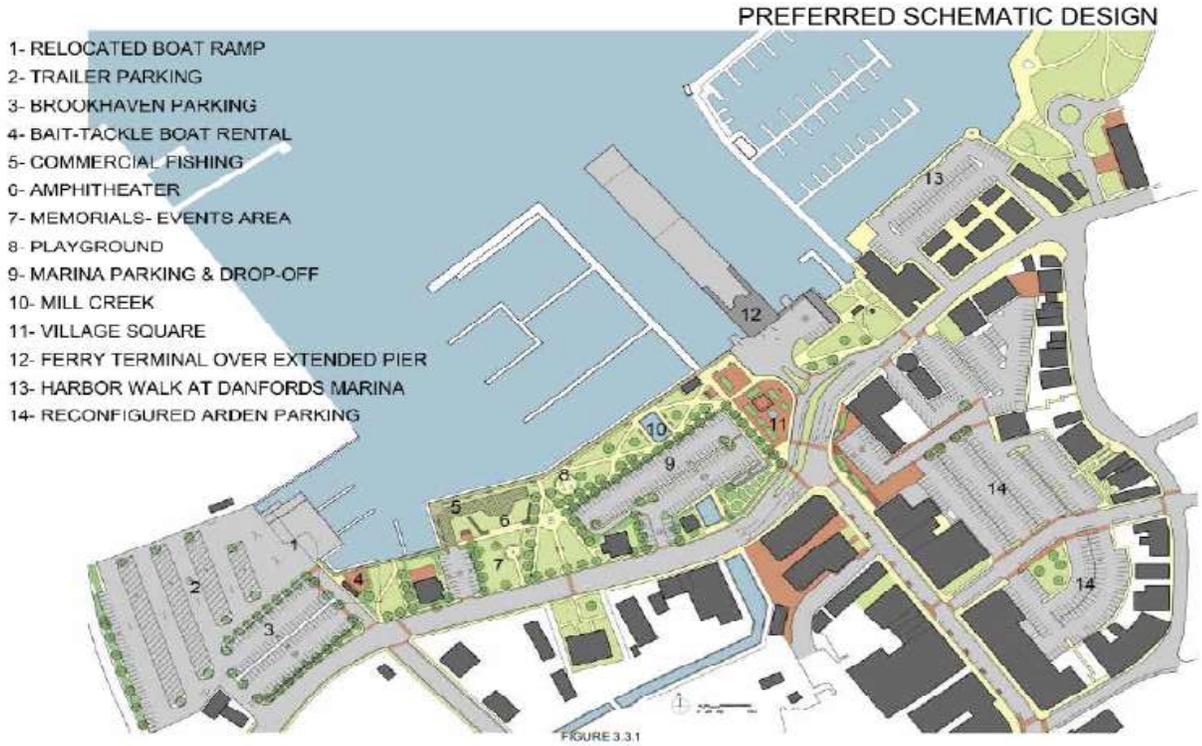
- The Village Harborfront Master Plan (2000);
- Design and construction of the Chandlery Park waterfront playground and picnic area (2001);
- Refurbishment of the recreational/fishing pier (2002);
- Bulkhead restoration and rip-rap replacement (2004);
- Ice Rink (2005);
- Harbor Front Park (2008);
- Historic re-structure of Drowned Meadow Cottage Museum (2010);
- Installation of five kiosks in the downtown/waterfront area (2013);
- Completion of Harborwalk (2014);
- Baker's Alley – Pedestrian Waterfront Enhancements (2016);
- Upgrade to public tennis courts (2017);
- ADA Upgrade to Rocketship Park (2017).

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

See attached: Design Plan for “Reclaiming Waterfront”:

- a- Preferred Schematic Design (Exhibit 3.3.1B);**
- b- Keyed Schematic (Exhibit 3.3.1).**





*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

