



Town of Smithtown

2019 Downtown Revitalization Initiative

Kings Park



BASIC INFORMATION

REDC Region	Long Island
Municipality Name	Town of Smithtown
Downtown Name	Kings Park
County Name	Suffolk
Applicant Primary Contact	Edward R. Wehrheim, Supervisor 99 W. Main Street Smithtown, NY 11787 (631) 360-7600 supervisor@smithtownny.gov
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Kings Park Bluff, Short Beach, Nissequogue River

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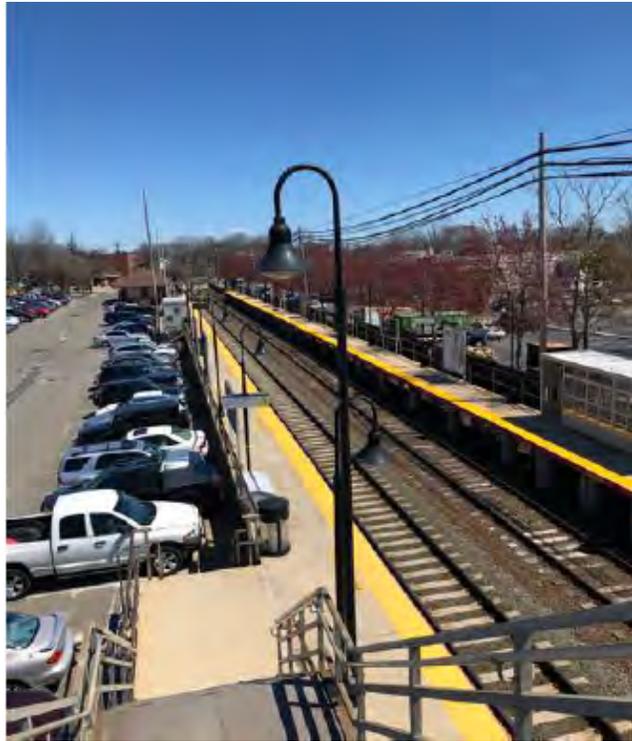
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Kings Park downtown and Long Island Railroad station.

VISION FOR DOWNTOWN

The community's vision for downtown Kings Park is to leverage its many assets – including a centrally located LIRR rail station, excellent connectivity to area job centers, existing downtown infrastructure, strong economy, and proximity to some of Long Island's most pristine parklands and greenbelt trails – to transform the downtown into a more vibrant, welcoming and walkable neighborhood that will attract transit oriented and mixed use development, spur economic growth, and meet regional housing demand.



JUSTIFICATION

The hamlet of Kings Park encompasses approximately 6.2 square miles of land area and approximately 0.4 square miles of water, for a total of 6.6 square miles and has a population of more than 17,000. This community is located on the north shore of Long Island within the Town of Smithtown, Suffolk County, New York. Kings Park is a close-knit community, and residents are predominately older as compared to the general population in Suffolk County.

Downtown Kings Park, comprised of an approximately 0.9 square mile business district, consists of a variety of uses, including retail, commercial, institutional, and religious, as well as community facilities, which are generally clustered around the Long Island Rail Road (LIRR) station and along Main Street (NY 25A) and Indian Head Road, the hamlet's two major thoroughfares.

The immediate area surrounding the downtown consists of mainly single-family and two-family residences, and one multi-family community. There are an additional five multi-family communities located within a half mile of the downtown.

Outside of the downtown are several local and state parks and other significant natural features, such as Sunken Meadow State Park, Nissequogue River State Park, the property of the former Kings Park

Psychiatric Center, the Kings Park Bluff, and the Hike and Bike Trail. The Hike and Bike trailhead is on East Main Street, in the downtown. This trail connects the downtown to Nissequogue River State Park and within ¼ mile of the Long Island Greenbelt Trail, a 32-mile trail that connects the Long Island Sound and Great South Bay, passing through five state parks. Although resources to encourage a viable and healthy downtown and commercial corridor are present, the economic health of the downtown has been affected by the closure of the Kings Park Psychiatric Center and the absence of comprehensive sewerage, which limits the expansion of the downtown. Additionally, the lack of pedestrian infrastructure, inadequate parking at the west end of the downtown, and non-cohesive visual appearance have impacted the economic vitality of the area.



April 2019 Kings Park community workshop for Town of Smithtown Comprehensive Plan

The Kings Park community has long recognized its assets and envisions the downtown as a vibrant, pedestrian-friendly commercial area, with an active LIRR station at its center. The community's vision for its downtown also incorporates a dynamic mix of land uses and a walkable environment to create a place where residents, commuters and visitors want to shop, dine and explore the nearby scenic and natural areas.

To address barriers to revitalization, the Town of Smithtown has undertaken a comprehensive planning process. The 2019 Kings Park Downtown Revitalization Master Plan (VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.), which is currently under development and anticipated to be adopted in Fall 2019, is the culmination of a half dozen studies¹ completed over the last ten years:

- < Kings Park Downtown Market Analysis and Action Plan (January 2018, Larisa Ortiz Associates)
- < Kings Park & Smithtown: Downtown Opportunity Analysis (March 2017, Regional Plan Association)
- < Revitalizing Downtown Kings Park Action Plan (December 2016, Vision Long Island)
- < Town of Smithtown Draft Comprehensive Plan Update (February 2015, Town of

¹ The Town of Smithtown is in the process of preparing a Townwide Comprehensive Plan that will incorporate the Kings Park Downtown Revitalization Master Plan and will guide development and projects in the larger community to support the revitalization of the downtown.

Smithtown Planning and Community Development Department)²

- < Volume II: Engineering Design Report Kings Park Business District (October 2010, Holzmacher, Mclendon and Murrell, Architects and Engineers, P.C.)
- < Final Report: Smithtown and Kings Park Sewering Feasibility Study (January 2009, Cameron Engineering and Associates, LLP)

The plan also presents a series of succinct goals derived from previous planning efforts and analysis of information gathered during community engagement exercises in 2018 and 2019. Priority items include:

- < Aesthetic enhancement
- < Expansion of goods and services
- < Improved access and connectivity for motorists, pedestrians, and bicyclists
- < Improved quality of life for residents
- < Creation of a more active and vibrant downtown
- < Expanded housing options, especially for the young workforce population and empty-nesters
- < Encouragement of transit-oriented development
- < Preservation and, where possible, expansion of public spaces

The 2019 draft plan presents key concepts and implementation strategies to address identified land use, transportation, infrastructure, and economic development opportunities. Collectively, the key concepts provide the direction that the community and Town, with DRI funding support, will use as a guide to achieve the overall vision for downtown. The key concepts are organized around major themes that will build momentum for actions that will help transform downtown.

- < Concept 1: Implement a new Downtown Zoning District
 - < Concept 2: Guide the quality and character of new development in downtown Kings Park with Design Guidelines
 - < Concept 3: Streamline the approval process in order to attract new development
 - < Concept 4: Reinforce a downtown identity and theme to strengthen the retail community
 - < Concept 5: Functional Improvements that will Reinforce Connectivity
 - < Concept 6: Reinforce Connectivity to the Neighborhoods
 - < Concept 7: Welcome the Pedestrian
-

The downtown plan provides a Downtown Kings Park Framework Plan (shown in Section 7) that reinforces the key concepts. In addition, the plan identifies four “opportunity sites” that can serve to target future development by expanding retail and housing choices, enhancing the core area and meeting the needs of changing demographics while supporting goals for economic development.



Municipal Lot on East Main Street

1. Municipal Lot on East Main Street - This underutilized parking lot represents an opportunity to meet a number of objectives: to expand the open space at the corner of Main Street and Indian Head Road/Church Street; to integrate housing into the Main Street mix; and to create a more defined gateway entry at this location.



King's Park Plaza

2. King's Park Plaza – This existing shopping plaza provides an opportunity for a true mixed-use redevelopment with new retail and housing options that take advantage of the proximity to the train station. Residential uses would be located on the upper stories with commercial and retail uses on the ground floor.



Meadow Road West, east of Municipal Lot

3. Meadow Road West, east of Municipal Lot - Located east of the municipal lot on Meadow Road West, this site presents an opportunity for mixed-use development with retail and housing options proximate to the train station.



Meadow Road West, west of Municipal Lot

4. Meadow Road West, west of Municipal Lot - Located west of the municipal lot on Meadow Road West, this site should be viewed as a longer-term opportunity for providing housing within easy walking distance of the train station.

DRI investments will catalyze revitalization by implementing the strategies identified in the Town's downtown revitalization plan for Kings Park.

DOWNTOWN IDENTIFICATION

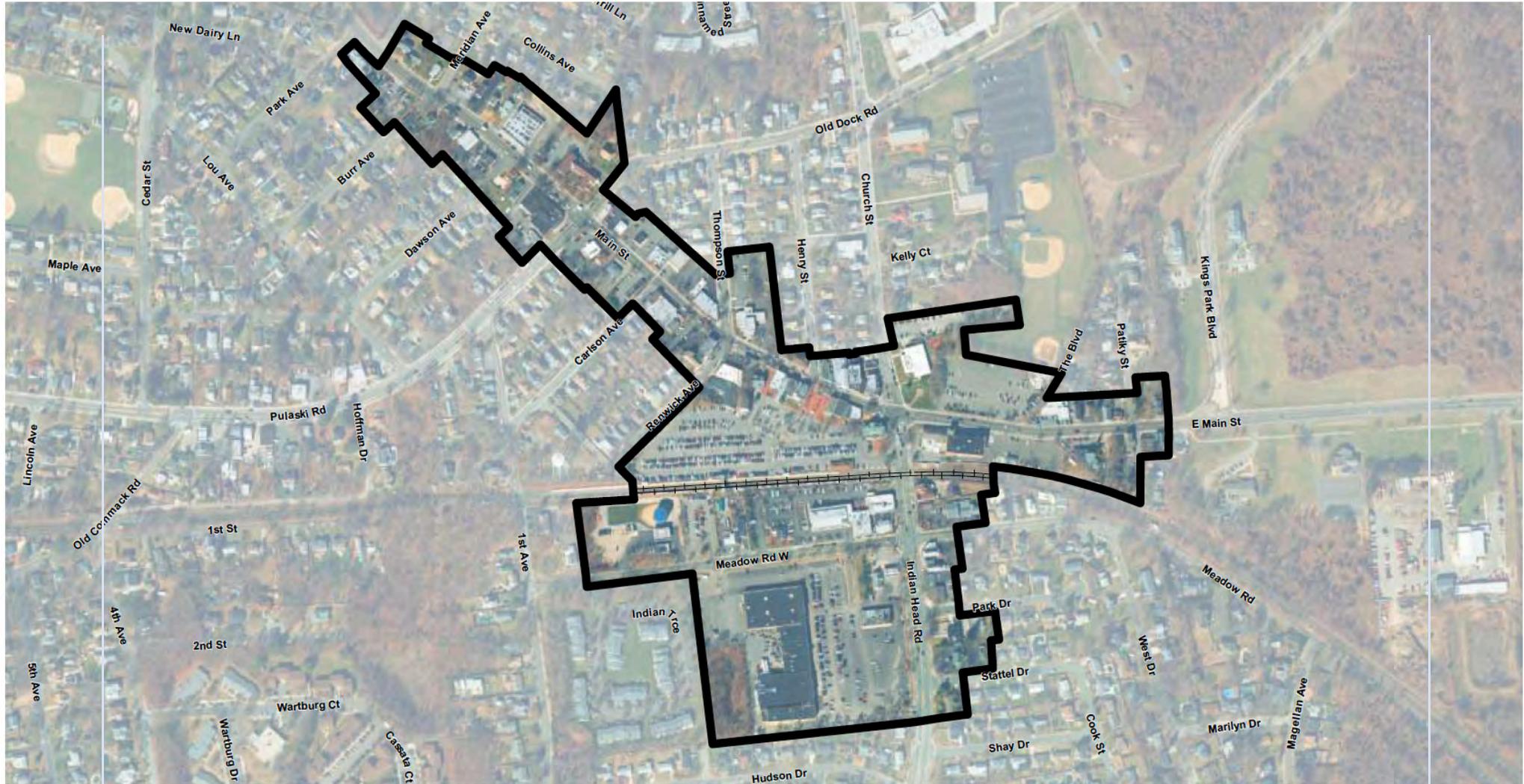
1) Boundaries of the proposed DRI area

The Kings Park downtown boundary encompasses a land area of approximately 0.9 square miles. It consists of commercial and mixed-use corridors along the following roads: Main Street, between Park Avenue and Kings Park Boulevard; Church Street, between Main Street and the Kings Park Branch of the Smithtown Library parking lot; Indian Head Road, between the Main Street and Stattel Drive; and Meadow Road West between the Petro property and the Clayton Funeral Home. See map.

This boundary has been primarily derived from the proposed boundaries for new sewerage in the central business district, as described in Cameron Engineering and Associates' January 2009 Feasibility Study.



Top: Kings Park LIRR station. Below: Downtown core



Town of Smithtown
Kings Park Downtown Boundary

2) Past investment, future investment potential

Recent planning efforts:

- ⟨ *Town of Smithtown Comprehensive Plan* (anticipated completion 2020) is currently under development by H2M Architects + Engineers. This is a townwide comprehensive plan that will guide policy, development, and investment throughout the Town. It will support and facilitate the implementation of the *Kings Park Downtown Revitalization Master Plan*.
- ⟨ The *Kings Park Downtown Revitalization Master Plan* (anticipated adoption Fall 2019) is currently under development by VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. It draws from all prior studies listed below and informs this DRI application. The draft has been completed and is being reviewed for compliance with the State Environmental Quality Review Act (SEQRA). Funding is provided by Suffolk County.
- ⟨ *Kings Park Retail Market Assessment and Action Plan* (January 2018), completed by Larisa Ortiz Associates with funding from Suffolk County.
- ⟨ *Kings Park & Smithtown: Downtown Opportunity Analysis* (March 2017) completed by the Regional Plan Association with support from the Town of Smithtown Planning Department and funded by the Suffolk County Industrial Development Agency.
- ⟨ *Revitalizing Downtown Kings Park Action Plan* (October 2016) prepared by Vision Long Island with funding from the Kings Park Chamber of Commerce and Kings Park Civic Association.
- ⟨ *Draft Town of Smithtown Comprehensive Plan Update* (February 2015), prepared by the Town Planning Department.
- ⟨ Sewer studies funded by Suffolk County Department of Public Works:
 - *Sewering Feasibility Study* (2009) by Cameron Engineering & Associates
 - *Engineering Design Report for the Kings Park Business District* (2010)

This planning, visioning and engineering work supports the revitalization scenario and demonstrates that downtown Kings Park is well positioned as an emerging market for new mixed-use development. When complete, the *2019 Kings Park Downtown Revitalization Master Plan* will provide a blueprint for action. The total investment in these plans exceeds \$750,000 cash plus thousands of Town and County staff hours.

Public investment

Sewer funding: Because most properties in the downtown currently rely on cesspools and septic tanks, Suffolk County Health Department regulations for wastewater collection and disposal make it impossible for most small properties to accommodate adequate onsite disposal systems for additional development such as second or third floors, or expansion of restaurants. In order to address this limitation, and clear away barriers to development and revitalization, New York State has pledged

\$20,000,000 toward installation of a sewage collection system to convey wastewater to the Kings Park Sewage Treatment Plant. On January 10, 2017, in his State of the State address, Governor Andrew Cuomo announced this investment as part of a larger infrastructure improvement plan on Long Island to support economic growth and environmental sustainability. Cuomo indicated,

[t]hese major, transformative investments in Long Island's core infrastructure invest in the future resiliency and strength of the region"... "Vital water 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.

NYS Department of Environmental Conservation Division of Marine Resources Headquarters: NYSDEC is investing approximately \$40M towards the construction of a new 25,000 sq. ft. building and marina at Nissequogue River State Park that will serve as its DMR Headquarters. This project is expected to bring approximately 100 jobs to the park and secondary economic benefit to downtown businesses as the employees will likely walk or drive to the downtown for lunch and after-work activities.

Pulaski Road municipal parking: Suffolk County has allocated \$500,000 for the construction of a 23-stall municipal parking lot at the west end of the downtown. The Town has acquired the property and anticipates completing construction this fall.

Flynn Park redesign and construction:

The Town of Smithtown has invested approximately \$4M to reconstruct Flynn Park into a premier baseball tournament center. The park is approximately 1.8 miles from downtown Kings Park and is expected to generate secondary economic benefit to the downtown.



Flynn Park baseball tournament center

Renovation of the Smithtown Library – Kings Park Building: In 2011-2012, the Smithtown Library completed a \$3M renovation of the Kings Park Branch, adding 1,500 SF and increasing overall usable space to 11,500 SF.

Pedestrian improvements: Suffolk County is also redesigning the intersection of Church Street and Main Street with curb bulbouts and new crosswalks to improve pedestrian safety. The County has allocated \$150,000 (including a \$75,000 grant from Empire State Development) for design costs for this project. The County has also replaced approximately 200 feet of sidewalk along Indian Head Road with new sidewalk and decorative brick snowstrips.

Private investment

Hudson Place apartments: The Farrell Group recently completed construction of a 36-unit apartment complex on Indian Head Road, approximately 0.5 miles from the downtown.

Kings Park Plaza: Brixmor Property Group, the owner of Kings Park Plaza, has been exploring redevelopment options and is awaiting the adoption of the *Kings Park Downtown Revitalization Master Plan* before submitting a redevelopment proposal. The Town anticipates that there will be significant investment to redevelop this property.

Building retrofits for expansion: There are two projects underway to retrofit one-story buildings in the downtown to ready them for second floor expansion once the sewers are installed. The Town anticipates similar additional projects in the next few years.

Day care facility: In May 2019, the Town approved a Special Exception permit to HPG Properties to construct a 10,000 sq. ft. day care facility at the northwest corner of Indian Head Road and Old Northport Road, approximately 0.9 miles south of the downtown. Expansion of access to childcare is a statewide priority in this year's NYS Consolidated Funding Application programs.

3) Recent or impending job growth

The 2009 Sewering Feasibility Study estimated that an additional 379,000 square feet of residential density could be created based on the added capacity from new sewers and without changing existing zoning. This could create up to 379 additional residential units (assuming 1,000 SF/unit). The January 2018 Kings Park Downtown Market Analysis and Action Plan, which assessed retail leakage, demographic and related factors, determined that this projected residential growth would create more captive demand for downtown businesses. Using current figures for spending per household in the Primary Trade Area, the Market Analysis estimated that the new residential development would add spending potential of almost \$20M to the downtown and would provide even more supportable square footage of new retail. It is estimated that the existing 215,000 SF of retail space in the downtown could increase by up to 70% under this development scenario.



Rendering of possible redevelopment at the Kings Park Shopping Center.

Assuming, conservatively, that there are approximately 2 employees per 1,000 sq. ft. of retail, this development could lead to over 300 new jobs, in addition to service-related jobs.

Additionally, the NYS Department of Environmental Conservation Division of Marine Resources building will bring roughly 100 jobs to the downtown area.

This growth potential and proximity to the LIRR and regional roadways are factors that will support vibrancy in the downtown. Further, planned connectivity under Suffolk County's Connect Long Island bus rapid transit initiative would make Kings Park an even more strategic place for businesses and workers.



4) **Attractiveness of physical environment**

Historic downtown center: Downtown Kings Park has a rich history as a center of civic, economic, and cultural activity. Despite the development of shopping centers and malls that have redirected most shoppers away from downtowns, this district has survived and continued to adapt with the support of the community and the assets that distinguish it: the LIRR station; regional arterials that provide service to regional job centers; a concentration of shops and restaurants in a compact, small-scale commercial center; and high quality public open space and natural features.



Natural features: Kings Park offers immediate access to some of Long Island's most unique trails, parks, beaches and other waterfront landscapes. These characteristics are prized by the region's diverse population and promote community livability, and include Sunken Meadow State Park, Nissequogue River State Park, the property of the former Kings Park Psychiatric Center, the Kings Park Bluff, the Hike and Bike Trail, and Long Island Sound. The Hike and Bike trailhead is on East Main Street, in the



downtown. This trail connects the downtown to Nissequogue River State Park and within ¼ miles of the Long Island Greenbelt Trail, a 32-mile trail that connects the Long Island Sound and Great South Bay, passing through five state parks.

Together, Sunken Meadow State Park, Nissequogue River State Park, and the Kings Park Bluff create approximately 1,800 acres of contiguous parkland and over 3 miles of publicly-owned waterfront, all within a short drive or bike ride from downtown.

Community facilities: The downtown features a fire house, library, the Long Island Railroad station and commuter parking with multimodal connectivity, municipal parking, Kings Park Veterans Plaza, a public plaza and Russ Savatt Park at the LIRR Station, and other public plazas. Community events held downtown include parades (e.g. St. Patrick's Day, Kings Park Day, High School Homecoming, Youth Baseball and Softball Opening Day), festivals, and live music.



Opportunity areas: As noted in the Justification section, the draft 2019 Kings Park Downtown Revitalization Master Plan identifies four “opportunity sites” that can serve to target future development by expanding retail and housing choices, enhancing the core area and meeting the needs of changing demographics while supporting goals for economic development. See the Transformation Projects section for details.

To encourage the improvement of the business and pedestrian environment for downtown Kings Park the Town of Smithtown will encourage mixed-use development that offers a variety of housing options, and will utilize regulatory tools to promote walkability, establish design guidelines, and create standards for the public realm, such as signage, architecture, landscaping, and environmental resources.

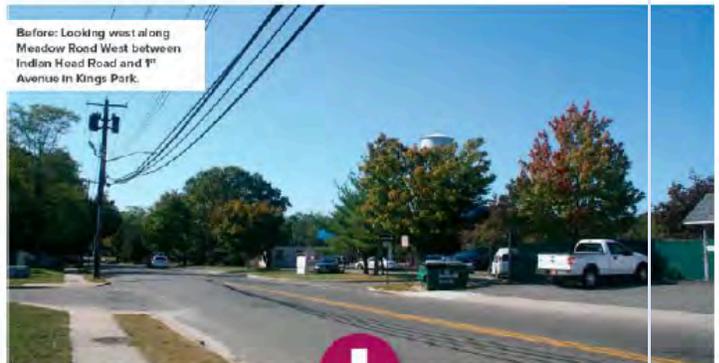
5) Quality of Life Policies

The Town’s community-engaged planning efforts are building toward development of quality of life policies. In 2016, the Kings Park Chamber of Commerce and Kings Park Civic Association engaged Vision Long Island to facilitate community discussions and draft a conceptual plan that would reflect residents’ vision for the Kings Park downtown. The resulting Action Plan presented results of a visual preference survey (for sidewalks, streets and crossings, community spaces, parking, commercial storefronts, housing, and architecture); presented analyses and recommendations for land use and zoning, sewerage, commercial space, residential space, public and recreational space, mobility and parking, character and aesthetics; and proposed a series of short, mid- and long-term implementation projects across these domains. This plan memorialized community consensus and provided a framework for subsequent planning efforts. Overall, it reinforced the notion that downtowns are healthier, more vibrant places when more people live in transit-oriented residential and mixed-use infill development.



Source: Kings Park & Smithtown: Downtown Opportunity Analysis, Regional Plan Association (RPA)

This photo simulation from the RPA depicts the type of infill development with residential uses above ground floor commercial spaces that would be enabled by a downtown rezoning.



Source: Kings Park & Smithtown: Downtown Opportunity Analysis, Regional Plan Association (RPA)

The proposed rezoning would encourage transit-oriented development and a diversity of housing types in Kings Park, as depicted in this photo simulation from the RPA.

The 2019 draft *Kings Park Downtown Revitalization Master Plan* builds on prior planning work and emphasizes quality of life issues. The primary goal of the plan is to create a healthy, walkable downtown area that is attractive to both residents and visitors. A new Downtown Kings Park Zoning District (D-KP) would implement land use goals to promote mixed-use and transit-oriented developments and encourage desired housing types such as townhouses or apartments over first floor retail. The plan states that accessory apartments should be allowed as-of-right above Main Street commercial businesses, with two-story apartments closer to residential areas and three-story apartments should be permitted closer to the train station. Ground floor retail should be encouraged along the primary roadways of Main Street and Indian Head Road. Along commercial/shopping streets such as Main Street and Indian Head Road, buildings should front the sidewalk allowing shoppers to easily view window displays and activity within the businesses. On secondary roads that are more residential in nature such as Meadow Road West, Church Street, or Renwick Avenue, a modest setback is appropriate to allow for some landscaping and privacy to residents within the building.



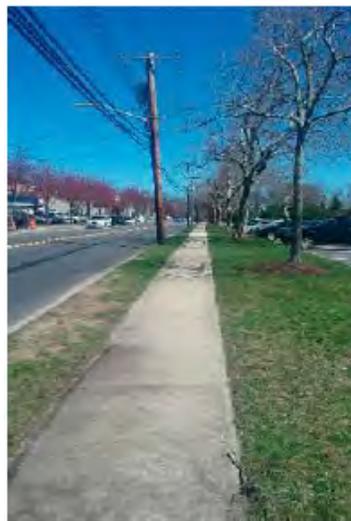
Example of planted curb extension, which functions as stormwater infrastructure

The zoning ordinance will also provide for creation of a business improvement district as well as address parking, pedestrian activity and walkability, streetscape, signage, wayfinding, stormwater management and related items. The plan also recommends development of design guidelines to guide the quality and character of new development.

6) Public support

There has been a tremendous amount of public participation throughout the planning process and overwhelming support from local leaders and stakeholders to implement the recommendations that have emerged from these efforts.

The Town and County government are fully supportive of the proposed revitalization efforts. Governmental support is evidenced by investment in planning studies, sewer infrastructure upgrades, creation of additional municipal parking, and pedestrian improvements.



Before and after: Evergreen shrubs provide screening and enhance the streetscape.

The Kings Park Civic Association and Kings Park Chamber of Commerce continue to be effective advocates for the downtown by sponsoring visioning meetings, engaging the community in progress updates, encouraging participation in public meetings, and continually working to implement recommendations contained in the planning studies that have been completed so far.

Community support for the proposed DRI transformative project is reflected in the numerous planning studies that have been completed over the past decade, all of which have incorporated public outreach and engagement. The draft 2019 *Kings Park Downtown Revitalization Master Plan* provides a clear basis for the proposed DRI transformation projects. Community feedback was collected from Kings Park stakeholders during a community workshop for the Town of Smithtown Comprehensive Plan on April 11, 2019. Feedback is posted online at www.publicinput.com/smithtown.

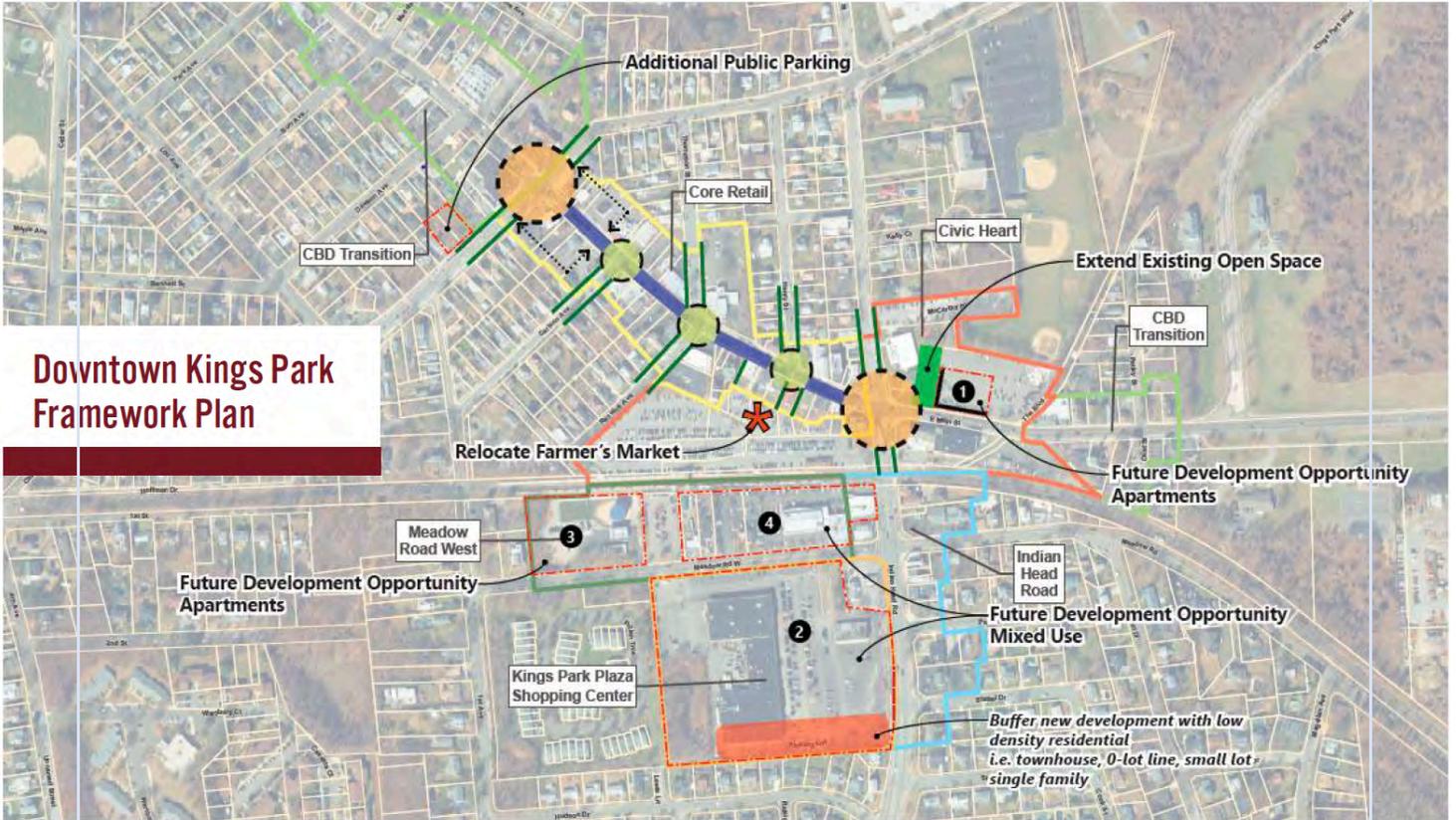
The DRI local lead will be Town Supervisor Edward Wehrheim.

7) Transformative opportunities

The proposed Transformative Projects are specified in the draft 2019 Kings Park Downtown Revitalization Master Plan and are included as **Attachment 1**. They include zoning ordinance amendments, creation and implementation of a façade improvement program, municipal parking, streetscape improvements, pedestrian infrastructure improvements, relocation of utility wires, and dozens of other projects.

The plan also identifies four “opportunity sites” that can serve to target future development by expanding retail and housing choices, enhancing the core area and meeting the needs of changing demographics while supporting goals for economic development. They are depicted in the Justification section above, and are described as follows:

1. Municipal Lot on East Main Street - This underutilized parking lot represents an opportunity to meet a number of objectives: to expand the open space at the corner of Main Street and Indian Head Road/Church Street; to integrate housing into the Main Street mix; and to create a more defined gateway entry at this location.
2. Kings Park Plaza - This existing shopping plaza provides an opportunity for a true mixed-use redevelopment with new retail and housing options that take advantage of the proximity to the train station. Residential uses would be located on the upper stories with commercial and retail uses on the ground floor.
3. Meadow Road West, east of Municipal Lot - This site presents an opportunity for mixed-use development with retail and housing options proximate to the train station.
4. Meadow Road West, west of Municipal Lot - This site should be viewed as a longer-term opportunity for providing housing within easy walking distance of the train station.



Downtown Kings Park Framework Plan

Subareas

- Central Business District (CBD) Transition
 - Core Retail
 - Civic Heart
 - Meadows Road West
 - Indian Head Road
 - Kings Park Plaza Shopping Center
 - Parcel
-
- Gateways
 - Potential Nodes
 - Opportunity to Reduce Curb Cuts
 - Main Street Connections between Nodes
 - Neighborhood Connections to Main Street Nodes

8) Administrative Capacity

The Town of Smithtown has sufficient internal capacity to manage this initiative. A Grants Committee accountable to the Office of the Supervisor provides a central coordination mechanism for proposal development, implementation, financial reporting and compliance activities. The Town has experienced professional staff in the Procurement office, Comptroller office, Town Attorney, and within its Engineering, Planning, Traffic Safety, Highway and other divisions who are capable of administering contracts once projects are selected for award. Partnerships with civic organizations will facilitate community engagement in revitalization projects.

9) Other

As part of Suffolk County Executive Steve Bellone's Connect Long Island initiative, the Kings Park LIRR station has been proposed as one endpoint of a Bus Rapid Transit (BRT) corridor. This BRT corridor is proposed to run from the Babylon LIRR station to the Kings Park LIRR station largely utilizing the Sagtikos/Sunken Meadow Parkway. The development of this BRT corridor is dependent upon numerous factors, including the widening of the parkway, and the proposed development of Heartland Town Square (site of Pilgrim Psychiatric Center in Brentwood). However, as it comes to fruition, it will make Kings Park a more desirable destination for all segments of the diverse Long Island community to live, work and play.

ATTACHMENTS

1. Transformation Projects
2. Support Letters

Concept 1: Implement a new Downtown Zoning District		
Recommendation	Location(s)	Jurisdiction/Responsible Parties
Restore and develop the core of Main Street as a small Village	› Core Retail Area	› Town of Smithtown, Private Developers
Amend zoning ordinance to permit signage geared toward enhancing the pedestrian experience	› Study Area	› Town of Smithtown
Create a Business Improvement District	› Core Retail Area	› Town of Smithtown, Kings Park Chamber of Commerce
Revise the zoning code parking requirements to reflect needs of compact mixed-use downtowns and to reduce parking minimums to reflect industry standards	› Study Area	› Town of Smithtown
Adopt Downtown Kings Park Zoning District (D-KP)	› Study Area	› Town of Smithtown
Revise the Town zoning code to remove uses from the CB/SCB zoning districts that are incompatible with a typical downtown	› Study Area	› Town of Smithtown
Define and permit mixed-use and multifamily development in the Town Zoning code	› Study Area	› Town of Smithtown

Concept 1: Implement a new Downtown Zoning District		
Recommendation	Location(s)	Jurisdiction/Responsible Parties
Revise the Town zoning code and underlying CB District to include well-defined height, bulk and siting requirements	› Study Area	› Town of Smithtown
Clarify or amend outdoor dining regulations to permit this use	› Core Retail Area, Civic Heart, Meadow Road West, Shopping Center and Indian Head Road	› Town of Smithtown
Amend zoning ordinance to permit signage geared toward enhancing the pedestrian experience	› Study Area	› Town of Smithtown
Reduce minimum parking requirements to reflect industry standards for mixed-use downtowns	› Study Area	› Town of Smithtown
Revise the zoning code parking requirements to reflect needs of compact mixed-use downtowns	› Study Area	› Town of Smithtown
Undertake comprehensive parking management strategy (limit time in prime parking areas, establish paid parking on street, etc.)	› Study Area	› Town of Smithtown
Revise the zoning code parking requirements to reflect needs of compact mixed-use downtowns	› Study Area	› Town of Smithtown

Concept 1: Implement a new Downtown Zoning District

Recommendation	Location(s)	Jurisdiction/Responsible Parties
Landscape edges to hide exposed private parking along Main Street	› Core Retail Area, Civic Heart and CBD Transition Areas	› Town of Smithtown, Private Property Owners
Encourage redevelopment of larger properties and non-historic Main Street properties to concentrate mixed-use development	› Study Area	› Town of Smithtown, Private Developers

Concept 2: Guide the Quality and Character of New Development in Downtown Kings Park with Design Guidelines

Recommendation	Location(s)	Jurisdiction/Responsible Parties
Develop and implement a storefront improvement program	› Study Area	› Kings Park Chamber of Commerce, Town of Smithtown
Adopt design guidelines with attention to the form of buildings; type of materials, colors and texture of future development and maintenance of buildings in the short- and long-term	› Study Area	› Town of Smithtown
Install 'Welcome to Kings Park' signage at key intersections	› Civic Heart and Core Retail Area	› Town of Smithtown
Improve Main Street streetscape, including lights, bolder pedestrian crossings, traffic calming treatments, new furnishings	› Civic Heart, Core Retail and CBD Transition Areas	› NYSDOT, Town of Smithtown
Develop and implement façade treatment guidelines with downtown property owners	› Study Area	› Town of Smithtown, local business owners, Kings Park Chamber of Commerce
Formulate development incentives with design criteria to ensure new development reflects visual preferences for traditional styles	› Study Area	› Town of Smithtown
Implement façade improvements and rehabilitation	› Study Area	› Town of Smithtown, local business owners, Kings Park Chamber of Commerce
Remove and limit redundant poles and signage	› Study Area	› Town of Smithtown, NYSDOT, SCDPW, PSEG LI/LIPA

Concept 3: Streamline the Approval Process in Order to Attract New Development

Recommendation	Location(s)	Jurisdiction/Responsible Parties
Promote new development through the use of incentives	› Study Area	› Town of Smithtown
Follow a strategy to promote "shovel-ready" development sites	› Study Area	› Town of Smithtown, Private Developers
Meet with potential developers to solicit their financial support for Kings Park sewerage efforts	› Study Area	› Town of Smithtown, SCDPW
Implement parking demand reduction strategies, encouraging shared parking; utilizing time limits; establishing paid parking; and increasing supply	› Study Area	› Town of Smithtown
Explore the use of parking variances for small parcels	› Study Area	› Town of Smithtown
Engage developers with a good track record of building mixed-use developments	› Study Area	› Local business community or Kings Park Chamber of Commerce, private developers
Promote parking flexibility strategies such as shared parking and options for payment in lieu of on-site parking	› Study Area	› Town of Smithtown

Concept 4: Reinforce a Downtown Identity and Theme to Strengthen the Retail Community

Recommendation	Location(s)	Jurisdiction/Responsible Parties
Promote experiential retail and marketing	› Study Area	› Local business community, Kings Park Chamber of Commerce
Relocate Kings Park Farmers' Market to LIRR commuter lot to activate the park and introduce another magnet to downtown	› Civic Heart	› Local business community, LI Green Market
Establish a restaurant sub-committee of the Chamber of Commerce	› Study Area	› Kings Park Chamber of Commerce
Organize and continue events to attract visitors and promote the use of public spaces	› Study Area	› Town of Smithtown, Chamber of Commerce
Re-tenant vacant spaces at affordable rental rates with short- to medium-term uses and through pop-up stores	› Study Area	› Town of Smithtown, Local business community, Kings Park Chamber of Commerce
Promote successful or trendy business types such as gastro pubs, paint night venues, craft beer rooms or gaming stores	› Study Area	› Town of Smithtown, Local business community, Kings Park Chamber of Commerce
Preserve open space along East Main Street	› Civic Heart and CBD Transition Area	› Town of Smithtown
Repurpose underutilized commuter parking lots	› Study Area	› Town of Smithtown

Concept 5: Functional Improvements That Will Reinforce Connectivity

Recommendation	Location(s)	Jurisdiction/Responsible Parties
Advance comprehensive sewerage to increase capacity for water-intensive uses	› Study Area	› Town of Smithtown, SCDPW
Investigate interim measures to increase wastewater disposal capacity of downtown properties	› Study Area	› Town of Smithtown, SCDPW
Connect all properties inside the commercial area to the new sewer collection system and expanded wastewater treatment plant	› Study Area	› Town of Smithtown, SCDPW
Remove curb cuts	› Core Retail Area, Civic Heart and CBD Transition Areas	› Town of Smithtown, NYSDOT
Implement more permanent signage with clear regulations to better manage parking	› Civic Heart, Meadow Road West and Shopping Center	› Town of Smithtown
Improve residents' lot on south side of Main Street with pedestrian amenities, better business access, outdoor dining	› Core Retail Area, Civic Heart and CBD Transition Areas	› Town of Smithtown
Meet with LIRR to explore restriping its parking lot	› Civic Heart	› Town of Smithtown, MTA LIRR

Concept 5: Functional Improvements That Will Reinforce Connectivity

Recommendation	Location(s)	Jurisdiction/Responsible Parties
Explore shared parking opportunities that combine private parking lots and make them more widely available to patrons	› Study Area	› Town of Smithtown, private owners
Create supplemental parking lots to expand parking supply	› Study Area	› Town of Smithtown
Improve street crossings using differential paving and crosswalk flags	› Core Retail Area, Civic Heart and CBD Transition Areas	› Town of Smithtown, NYSDOT
Implement curb extensions and bump outs	› Civic Heart and Core Retail Area	› Town of Smithtown, NYSDOT, SCDPW
Promote improvements in Suffolk County Transit Bus Service	› New bus route from Northport through downtown Kings Park, and from KP LIRR to Sunken Meadow State Park and Nissequogue River State Park	› Town of Smithtown, SCDPW, NYSOPRHP
Participate in future planning for the Connect Long Island BRT initiative	› Connect downtown KP with main route of BRT line along Sagtikos/Sunken Meadow Parkway	› Town of Smithtown, MTA LIRR
Construct a grade separation	› Indian Head Road and Civic Heart	› MTA/LIRR

Concept 5: Functional Improvements That Will Reinforce Connectivity

Recommendation	Location(s)	Jurisdiction/Responsible Parties
Expand bicycles trails, re-route Hike and Bike Trail entrance and improve trail head	› Civic Heart	› Town of Smithtown
Improve bicycle and pedestrian access	› Between KP LIRR Station and surrounding recreational amenities, including Sunken Meadow Park and KP Hike and Bike Trail	› Nissequogue River State Park Foundation, NYSOPRHP
Expand sidewalks by eliminating on-street parking on one side of Main Street	› Core Retail Area, Civic Heart and CBD Transition Areas	› Town of Smithtown, NYSDOT
Upgrade and expand rail station facilities including pedestrian bridge over tracks	› Civic Heart	› Town of Smithtown, MTA LIRR
Implement bulb-outs (bump-outs) and widen sidewalks to create safer, reduced-distance crossings to create a pedestrian-friendly downtown	› Civic Heart and Core Retail Area	› Town of Smithtown, NYSDOT

Concept 6: Reinforce Connectivity to the Neighborhoods

Recommendation	Location(s)	Jurisdiction/Responsible Parties
Create Townwide trail network connecting Hike and Bike Trail to Nissequogue State Park	› Civic Heart	› Town of Smithtown, NYSOPRHP

Concept 7: Welcome the Pedestrian

Recommendation	Location(s)	Jurisdiction/Responsible Parties
Promote the development of new parks and public places	› Study Area	› Nissequogue River State Park Foundation, NYSOPRHP, Town of Smithtown, Suffolk County
Meet with Town and library to explore new public space options (i.e., for Veterans Plaza and adjoining property and for properties on the south side of East Main Street)	› Civic Heart and Core Retail Area	› Town of Smithtown, Library
Expand and reconfigure Kings Park Veterans Plaza	› Civic Heart	› Town of Smithtown
Relocate the Parks Department yard to the Old Northport Road corridor and convert the existing yard into a village green and playground	› CBD Transition Area	› Town of Smithtown

Concept 7: Welcome the Pedestrian		
Recommendation	Location(s)	Jurisdiction/Responsible Parties
Improve pedestrian connections from existing parking lots through use of appropriate wayfinding and signage	› Civic Heart	› Town of Smithtown
Leverage the LIRR station to capture recreational and eco-tourism opportunities	› Civic Heart	› Town of Smithtown, NYSOPRHP, MTA LIRR
Improve pedestrian connections from existing parking lots through use of appropriate wayfinding and signage	› Civic Heart	› Town of Smithtown, MTA/LIRR
Promote sidewalk maintenance	› Study Area	› Town of Smithtown
Develop better pedestrian connections to overcome barrier of east-west LIRR tracks	› Around the LIRR tracks	› Town of Smithtown, MTA LIRR
Improve Main Street streetscape, including lights, bolder pedestrian crossings, traffic calming treatments, new furnishings	› Core Retail Area, Civic Heart and CBD Transition Areas	› Town of Smithtown, NYSDOT

COUNTY OF SUFFOLK



OFFICE OF THE COUNTY EXECUTIVE

Steven Bellone
SUFFOLK COUNTY EXECUTIVE

May 31, 2019

Stuart Rabinowitz, Co-Chair
Kevin Law, Co-Chair
Long Island Regional Economic Development Council
150 Motor Parkway
Hauppauge, NY 11788

Re: Downtown Revitalization Initiative Round IV – Kings Park Downtown Revitalization

Dear Mr. Law and Mr. Rabinowitz,

I am writing in support of the Town of Smithtown's application for the Round IV Downtown Revitalization Initiative (DRI) for Kings Park. Over the past decade, residents, businesses, civic groups, the Town of Smithtown and Suffolk County have invested in comprehensive, community-engaged planning efforts to identify assets and opportunities for revitalizing the historic Kings Park downtown. Recent efforts in Kings Park have included:

- Development of a downtown master revitalization plan
- A tremendous public input effort to include the residents and the small business community in planning focus groups, online surveys and an interactive website with real-time updates and mobile notifications.
- A commitment of \$20 million by New York State to connect the downtown to the existing Kings Park sewer system, in recognition of the vast economic and environmental benefits this project will bring
- The newly constructed Indian Crest (Hudson Place) luxury apartments, which has begun the leasing of 1 & 2 bedroom apartments, including dedicated workforce housing units.
- Efforts to relocate the New York State Department of Environmental Conservation's Division of Marine Resources headquarters to Nissequogue River State Park
- The start of work on a \$4.5 million renovation of Flynn Memorial Park, bringing back the USSSA (Softball league) to Kings Park, which will generate a tremendous amount of foot traffic, tourism and deliver an economic boost to our downtown areas.
- State and County funding to design and engineer pedestrian and streetscape improvements along Main Street

These are significant achievements, but there is still much work to be done after the revitalization master plan is finalized. The community will need resources to implement the revitalization plan's recommended actions to complete the sewer system, improve roadway, pedestrian, streetscape and stormwater infrastructure, develop new zoning codes and design guidelines, and undertake related actions to incentivize mixed-use, sustainable, transit-oriented development.

The Town's proposed transformation projects are a direct reflection of the community's vision for its future. Residents and stakeholders came together and spoke their minds, and the Town has responded to this community input. Strategic investments supported by \$10 million in DRI funds will be leveraged to create optimal conditions to restore our parks, preserve our precious open space and incentivize smart growth development, which will benefit the economy and daily lives of residents of Kings Park and the Long Island region.

It is with enthusiasm that I respectfully request that you add my name to the list of those who support the Town's proposal.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Steven Bellone". The signature is fluid and cursive, with the first name "Steven" and last name "Bellone" clearly distinguishable.

STEVEN BELLONE
Suffolk County Executive



The Kings Park Chamber of Commerce
info@kingsparkli.com

Stuart Rabinowitz, Co-Chair
Kevin Law, Co-Chair
Long Island Regional Economic Development Council
150 Motor Parkway
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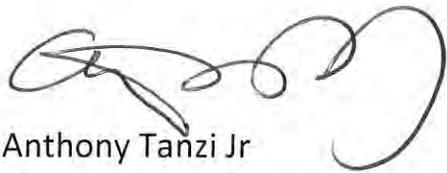
- A downtown master revitalization plan is now in an advanced stage of development.
- A tremendous public input effort to include the residents and the small business community in planning focus groups, online surveys and an interactive website with real-time updates and mobile notifications.
- The State of New York, recognizing the economic, development and environmental benefits of wastewater treatment, has committed \$20 Million to connect the downtown to the existing Kings Park sewer system.
- The newly constructed transit oriented development; Indian Crest (aka Hudson Place) luxury apartments, has begun the leasing of 1 & 2 bedroom apartments, which includes workforce housing for our younger generation and first time homeowners.
- The NY State DEC has begun efforts to house it's Division of Marine Resources headquarters at Nissequogue River State Park
- The Town of Smithtown has begun a 4.5 Million Dollar Renovation of Flynn Memorial Park, bringing back the USSSA (Softball league) to Kings Park, which will generate a tremendous amount of foot traffic, tourism and deliver an economic boost to our dow

These are significant achievements, however there is still much work to be done after the revitalization master plan is finalized. The community will need resources to implement the revitalization plan's recommended actions to complete the sewer system, improve roadway, pedestrian, streetscape and stormwater infrastructure, develop new zoning codes and design guidelines, and undertake related actions to incentivize mixed-use, sustainable, transit-oriented development.

The Town's proposed transformation projects are a direct reflection of the community's vision for its future. We all came together, spoke our minds and the Town has truly listened. Strategic investments of \$10 Million in DRI funds will be leveraged to create optimal conditions to restore our parks, preserve our precious open space and incentivize smart growth development which will benefit the economy and quality of life residents of Kings Park and the Long Island region.

On behalf of the chamber of commerce, I respectfully request that you add my name to the list of those who support the Town's proposal.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Anthony Tanzi Jr', with a large, stylized flourish at the end.

Anthony Tanzi Jr

President, Kings Park Chamber of Commerce