

DOWNTOWN REVITALIZATION INITIATIVE – LIREDC

Due on Friday, May 20, 2016 to LIREDC@esd.ny.gov

BASIC INFORMATION

Municipality Name: Incorporated Village of Valley Stream

Downtown Name: Valley Stream Downtown Development

County: Nassau

Downtown Description - Provide an overview of the downtown and summarize the rationale behind nominating this downtown for a Downtown Revitalization Initiative (DRI) award):

The area of interest is Valley Stream's primary downtown business district located on Rockaway Avenue. This area is comprised primarily of commercial retail establishments with private residences as well as several hundred private apartment units. It is the village's intention to add the component of high density housing around this area.

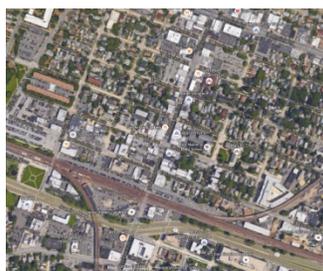
DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the criteria set forth in the DRI Guidelines.

- 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 compact 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.

The target area is bound by the following: Merrick Road to the north, Roosevelt Ave. to the south, Franklin Ave. to the west and Cottage St. to the east. The LIRR station borders this target area.

Attach color map clearly identifying areas within the defined downtown.



- 2) Size.** 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. Describe how investments in your downtown could positively impact surrounding communities.

The target area is densely populated by a mixture of residences and commercial/retail establishments. The population continues to expand, as the village has recently developed new

apartment complexes within proximity to this commercial district as well as the Valley Stream LIRR station, a major hub station.

- 3) Past Investments & Future Investment Potential.** Describe how this downtown will be able to capitalize on prior, and catalyze future, private and public investment in the neighborhood and its surrounding areas.

Several private developments have been completed in this area, having a positive impact on the commercial district. Public funds are needed to acquire derelict properties in the area and continue to construct high-density/transit oriented living space.

Leveraged Resources: Public \$0.00 Private (\$ht.00)
Prior NYS Funding/REDC Funding: Amount Two and one half mil
Please identify use(s) of prior funding 79 unit aptment complex with mixed use

- 4) Job Growth.** Describe how recent or impending job growth within, or in close proximity to, the downtown will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

The more populated the area becomes, the more successful the businesses are, thereby increasing employment.

- 5) Attractiveness of the Downtown.** Identify the properties or characteristics the downtown possesses that contribute or could contribute, if enhanced, to the attractiveness and livability of the downtown. Consider, for example, the presence of developable mixed-use spaces, housing at different levels of affordability and type, healthy and affordable food markets, walkability and bikeability, and public parks and gathering spaces.

Charming architecturally appealing buildings are mixed with modern structures, overlooking acres of beautifully maintained pristine park land, all within walking or biking distance to the LIRR.

- 6) Policies to Enhance Quality of Life.** 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, complete streets plans, or transit-oriented development. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

With adoption of Valley Stream's Master Plan, zoning codes were revised to reflect the need and desire for more walkability, access to shops and restaurants, as well as mass transportation, not only via rail, but via public easily accessible bus service and nearby highway access. An architectural study has been completed and pending adoption into the village code, which will provide for such enhancements as sidewalk seating and storefront improvements for signage, facades, lighting, etc.

- 7) Local Support.** Set forth the local and community support that exists for the revitalization of this downtown and the commitment among local leaders and stakeholders to building 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.

Positive resident and business support for smart growth initiatives exists. The Village government, led by Mayor Ed Fare, has shown enthusiastic support for such initiatives and has appointed a Business Development committee to oversee such growth.

- 8) Other.** Provide any other information you feel would be relevant to help this committee to make an informed decision to nominate this downtown for a DRI award.

Valley Stream is the first Nassau County community along the southshore east of NYC. From the Valley Stream Railroad station, commuters can expect a 30 minute commute to Manhattan. With the expected completion of the East Side Access project and over 31 municipal parking fields, Valley Stream is well poised to welcome transportation oriented development and commuters who will reside within walking distance of the business district, transportation, and over 100 acres of parkland and recreation facilities. These residents will frequent shops, eateries, and service and entertainment venues in the downtown area, thereby stimulating the local economy.

- 9) Identify.** Current infrastructure challenges or other impediments facing downtown development initiatives.

The only impediment for downtown development is the acquisition of downtown properties, and the thoughtful process that must be employed to achieve such. Valley Stream has sufficient infrastructure to support greater population in this area.

- 10) Describe.** How an existing downtown master plan (if it exists) could coordinate and optimize available resources through a revitalization initiative.

Valley Stream's Master Plan identifies several properties that would be suitable for redevelopment.