

2019 DRI Application

BASIC INFORMATION

- REDC Region: Long Island
- Municipality Name: Village of Valley Stream
- Downtown Name: Valley Stream
- County Name: Nassau County
- Applicant Contact(s) Name and Title: David Sabatino, Deputy Village Treasurer for Development; Vincent Grasso, Trustee
- Applicant Contact(s) Email Address and Secondary Email Address: vstreas2@vsvny.org ; vmgrasso1172@gmail.com

VISION FOR DOWNTOWN

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

The Incorporated Village of Valley Stream (“we”, “us”, “the Village” or “Valley Stream”) seeks to create a downtown that makes residents proud to live in Valley Stream and one that serves as a gateway to Long Island. Downtown Valley Stream should be a place where people are excited to live, work, and play. We believe that Valley Stream is uniquely positioned to take advantage of changes in lifestyle preferences among homebuyers and renters (e.g., walkability without the overwhelming density of the city, multifamily living, and a level of affordability that the city is unable to offer). Revitalization will preserve and support our downtown’s strengths and catalyze additional development, allowing residents and visitors to more fully utilize our downtown area, which we aim to make the focal point of our Village and the greater southwest Nassau County area.

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.

Rockaway Avenue is the spine of Valley Stream’s downtown. This area is mostly comprised of a mix of one and two-story commercial buildings and side streets with small office buildings and single and multi-family homes. The Village is one of the most culturally and economically diverse communities on Long Island, and Rockaway Avenue reflects this diversity. It is home to dozens of independent businesses ranging from convenience stores and salons to multi-ethnic restaurants and shops. Rockaway Avenue is also home to buildings of a variety of architectural styles, many with historical character. One prominent building is the Village courthouse and municipal building, which was fully restored in 2018. Prior to its restoration, the blighted building served as the original village hall for Valley Stream from 1936 to 1955. This development is further described below in our response to question 2 under “Downtown Identification.”



The downtown area is supported by excellent public transportation, with three branches of the LIRR stopping at the Valley Stream station. Few communities on Long Island are located as conveniently to Penn Station, Atlantic Terminal and JFK Airport (and, upon completion of East Side Access, Grand Central Terminal). Additionally, three NICE Bus routes service the downtown area, further bolstering Valley Stream's transit access.

Valley Stream also offers residents and visitors outstanding access to public space, with three parks just a short walk from the downtown area. All of these parks are located along the Valley Stream, a unique asset to the downtown area.

Housing is also an important part of the downtown, with developments such as Monica Village, an affordable senior housing development, anchoring the western portion of the downtown area. Recently constructed rental apartment developments boasting nearly full occupancy anchor the southern and eastern portions of the downtown area, and the Village recently approved plans for a townhouse development in the northwestern corner of downtown. These new developments augment older garden apartment developments that form part of the downtown landscape. The new developments are further described below in our response to question 2 under "Downtown Identification."

In addition to the mom and pop stores on Rockaway Avenue, there are several office buildings on and surrounding Rockaway Avenue, Roosevelt Avenue, and Sunrise Highway. This area is home to a diverse array of employers, including logistics firms attracted to Valley Stream's proximity to John F. Kennedy International Airport ("JFK Airport"), for which the Governor has spearheaded a comprehensive modernization and transformation (the "JFK Redevelopment Project").

While downtown Valley Stream is not without its challenges, all of the above, specifically accessibility to jobs and transportation, were among the factors which contributed to Valley Stream being named Money Magazine's 2018 Best Place to Live in New York State.¹

As demonstrated by the success of recent developments and continued interest from residential developers, downtown Valley Stream is in the process of transforming from simply an employment and transportation hub, into a place where more people also want to live. Many of the elements that would make a downtown successful are already in place in Valley Stream. However, there is a need to better connect all of these components to fully achieve our vision for a thriving downtown area. Downtown businesses need more foot traffic to thrive and more incentives to update their storefronts. With municipal funding tight at the Village level, the we have not been able to fully implement these proposals and our broader vision for the downtown area. The DRI investment will support the ongoing and past investments made by the Village to improve downtown, and will identify new strategies and projects.

Specifically, the DRI will leverage committed Village funding to support walkability and pedestrian safety improvements using the "Complete Streets" model, commissioning public art and placemaking

¹ <http://time.com/money/5108196/best-places-to-live-every-state-us/?iid=sr-link1>

enhancements, undertaking a comprehensive rezoning of the downtown area, implementing a storefront improvement program with matching funds available to business owners, and modernizing its downtown infrastructure using “Smart City” principles. These initiatives are described in more detail below in our response to question 7 under “Downtown Identification.”

With a well-defined and attractive downtown area, a history of past investments and a keen interest by the Village and the development community for future investments, significant job growth potential with large-scale projects in the area such as the JFK Redevelopment Project, and a ready, willing, and supportive municipal leadership and constituency, Valley Stream is a prime candidate to be the next DRI recipient from Long Island.

DOWNTOWN IDENTIFICATION

- 1) Boundaries of the proposed DRI area.** *Detail the boundaries of the targeted downtown area or neighborhood, keeping in mind that there is no minimum or maximum size, but that the area should be concentrated and well-defined. Neighborhoods beyond traditional central business districts are eligible if they can meet other criteria making them ripe for investment. Include a map that clearly delineates the area to be included in the downtown revitalization area.*

Merrick Road is the northern boundary of the downtown area with S. Corona Ave, the Village Green, and the area around the Valley Stream train station as the western boundary. The downtown extends south across Sunrise Highway to Roosevelt Ave and the businesses located along Rockaway Ave to the most southern point of 5th St. From this point the eastern boundary of the downtown follows a boundary between commercial and residential areas up to Brooklyn Ave at 6th St. The eastern boundary north of Sunrise Highway follows the West Hempstead branch of the LIRR until E. Valley Stream Blvd where it turns back to S. Grove St and north to Merrick Road. See maps at end of document.

- 2) Past investment, future investment potential.** *Describe how this DRI area will be able to capitalize on prior private and public investment and catalyze future investments in the neighborhood and its surrounding areas. Describe recent planning efforts that support public and private investment in the proposed DRI area.*

Downtown Valley Stream was listed as a downtown of opportunity for transit-oriented development (“TOD”) in the Long Island Regional Economic Development Council 2011 report *A New Vision for Long Island’s Economy: The Strategic Economic Development Plan for Nassau and Suffolk Counties*. The report noted the downtown “has a station about a mile from the Queens border and a multicultural downtown ripe for renewal.”²

The Village seeks to attract development to the area around the Valley Stream train station and has been guided by a study, *Cultivating Opportunities for Sustainable Development: Nassau County Infill Feasibility Study* (the “Infill Study”), completed in 2014 by Nassau County and Parsons Brinckerhoff

² Long Island Regional Economic Development Council, “A New Vision for Long Island’s Economy: The Strategic Economic Development Plan for Nassau and Suffolk Counties” 2011. Page 32.

(now WSP), which analyzed options for preserving commuter parking while allowing for more productive use of land around the train station.

In an initiative to advance the recommendations of the Infill Study, the Village hired two planning firms to more specifically identify downtown zoning, funding, marketing, and development opportunities. The Village acted on those recommendations in 2016 by adopting building façade and streetscape design guidelines, which, among other things, seek to promote outdoor seating and encourage business owners to renovate storefronts in line with the historical character of downtown buildings.

Hawthorne Court, a fully-occupied 90 unit luxury rental apartment building lies a few blocks east of Rockaway Avenue. It was completed in 2014 on a former industrial site. Sun Valley, a mixed-use building on the corner of Rockaway Avenue and Sunrise Highway, boasts 72 fully-occupied, market-rate apartments over a busy Blink Fitness gym located on the ground floor. It was completed in 2016 as part of the successful Village-led redevelopment of a long-blighted commercial parcel aided by the use of a state grant. The Village recently approved plans for a 12 unit development of three bedroom townhouses at 1 Wallace Court, adjacent to Merrick Road, within easy walking distance of the train station and the downtown business district.

The Village made a significant public investment in the downtown area in 2011 when it purchased 195 Rockaway Avenue, a then-vacant downtown building that served as Village Hall from 1936 to 1955 and redeveloped it into a new Village courthouse and offices for code enforcement, public safety and the auxiliary police. Village personnel moved into the building over the course of the last several years and the new courthouse opened in 2018. The Village used grants for historic preservation and restoration to return this building to its former glory. By making this investment, the Village aimed to beautify a long-vacant downtown landmark and increase foot traffic to support downtown businesses. Since the redevelopment has come fully online, the Village has received positive feedback from surrounding businesses.

The Village adopted a Complete Streets policy in 2013 and believes stronger and safer connections to parks and recreational opportunities, schools, the train station, and municipal facilities will attract a mix of new housing and development. The Village seeks to use a portion of the DRI investment to improve walkability and develop stronger connections throughout the downtown and surrounding neighborhoods to catalyze future private and public investment.

The market has responded to these Village initiatives. In the last year, developers purchased several properties around the train station and are developing proposals for presentation to the Village.

The downtown area also stands to benefit from the JFK Redevelopment Project. Valley Stream is the nearest downtown in Nassau County with express train service east of JFK Airport. The downtown area is already home to a significant number of logistic companies that take advantage of the Village's location to move goods around the world through JFK Airport and we expect further growth in the years ahead.

- 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.*

Downtown Valley Stream's proximity to the airport (6 miles) by car and mass transportation makes it a magnet for logistics companies looking to locate close to JFK Airport. Travelers from the Valley Stream train station can reach Jamaica station and transfer to the AirTrain to JFK Airport in approximately 10 minutes. Alba Wheels Up International, a 65 year-old logistics company, moved their headquarters to Valley Stream in 2016 after purchasing, expanding, and remodeling a building downtown. The location provides access to mass transportation and close proximity to restaurants and retail businesses that employees frequent on a daily basis. International Shoppes, a duty free retailer, chose to remain in Valley Stream and over the past few years has made an estimated \$17 million investment to renovate its building, purchase adjacent properties, and build an additional brand-new office building. International Shoppes preserved 110 jobs and added another 40 in 2015.³ As the JFK Redevelopment Project progresses, the Village expects significant further growth in Valley Stream's trade, logistics and import/export sectors.

Regus, the world's largest provider of flexible workspace, renovated over 16,000 square feet of office space at 70 E. Sunrise Highway in 2014. One of the real estate representatives of Regus said, "South Western Nassau County was the first submarket we targeted for Regus' expansion and 70 East Sunrise was the only property able to provide the first class office environment that the Regus brand is known for."⁴

Employees located in these and several other large office buildings in the downtown area frequent the conveniently-located shops and restaurants and are current and potential future residents of the downtown. The Village of Valley Stream believes that more of these employees would choose to live here if more attractive housing options were available.

- 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.*

The diversity of culture – unique within Nassau County – represented by the businesses in downtown Valley Stream is one characteristic that enhances the attractiveness and livability of our business district. Chilean, Chinese, Colombian, Dominican, Greek, Japanese, Italian, Polish, Halal and upscale New American are some of the cuisines one could enjoy on Rockaway Avenue. Italian ices, cupcakes and Chilean confections beckon those with a sweet tooth. In addition, a casual independent coffeehouse attracts local art and music and provides a welcome environment to read, work or relax. Two longstanding bars adjacent to the train station are known locally for frequent live

³ Newsday. "International Shoppes to Stay in Valley Stream", July 29, 2014. <https://www.newsday.com/long-island/towns/international-shoppes-to-stay-in-valley-stream-1.8918268>

⁴ Real Estate Weekly. "Regus adds 16,500 s/f space", September 17, 2014. <http://rew-online.com/2014/09/17/regus-adds-16500-sf-space/>

music. Other businesses located downtown serve day-to-day needs, such as a full service grocery store, a variety and hardware store, salons, convenience stores and medical offices.

The walkability of our downtown, proximity to a major train station, convenient bus stops, centrally located parking, and the beauty of our nearby parks attracts visitors from near and far to arrive by foot, bike train, bus, or car, and maximize their time exploring on foot. Bicycle racks at the train station and throughout the downtown, installed in 2016, encourages cyclists to discover the business district, and explore a network of trails and recreational opportunities.

Located in the center of Valley Stream, just north of the downtown area, 36 acre Hendrickson Park features a pool complex, playgrounds, basketball and tennis courts, mini-golf, handball, and a 1.5 mile path and fitness circuit surrounding a beautiful pond and stream. Hendrickson Park connects to Valley Stream State Park, which features picnic areas, wooded paths, and playgrounds. To the south and adjacent to the train station and downtown, the Village Green contains a band shell for summer concerts, open space for holiday events, a dog park, Village Hall, and Henry Waldinger Memorial Library. The Village is in the process of planning a community theater in Village Hall that would complement the other features of this park and form part of a “village campus.” Edward Cahill Memorial Park, just south of the train station, features a pond, streams, and shaded green space. It is utilized by many residents who live south of Sunrise Highway as a peaceful shortcut to the train station. Valley Stream’s parks greatly contribute to the livability of the downtown area and the community as a whole. The Village is a multiple recipient of the Arbor Day Foundation’s Tree City USA designation and seeks to preserve and plant trees throughout the Village.

Several opportunities exist to enhance the attractiveness and livability of the downtown area. If awarded, the Village is interested in using a portion of the DRI investment toward the creation of public art such as sculptures, murals, and interactive displays as a way to promote placemaking downtown. The Village has already begun installing wayfinding signage as an attractive means to indicate locations for parking and amenities.

The Village promotes the development of “full lifecycle housing” to provide residents with the ability to move between different types of housing as their lifestyle, preferences, and finances permit. A college graduate in need of affordable housing in close proximity to good transportation, or a couple about to start a family looking for a new home, or a senior citizen trying to downsize – full lifecycle housing is available in Valley Stream and within the downtown. The mix of apartments at all price-points, senior housing, and relatively affordable single and multi-family homes within the downtown creates an attractive and inclusive environment.

A number of religious institutions exist within the downtown area, including Catholic, Protestant, Jewish and Baha’i houses of worship. Downtown Valley Stream is also home to the Valley Stream Christian Academy, a K-12 school, and Holy Name of Mary School, a nursery through 8th grade school. In addition to their religious and educational purposes, these institutions are places of

employment, whose personnel patronize downtown businesses. Well-regarded public elementary and secondary schools lie just outside of the downtown core.

- 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 that support livability and quality of life in downtown are not currently in place, describe near-term efforts by the municipality to create and implement such policies.*

In 2005, the Village adopted the “CA” zoning concept, a floating zone permitted for use in C-1, C-2, C-3 and CX districts. The CA use allows for an application to be made to the Board of Trustees for the construction of multiple family dwellings in the districts listed above, which cover most of the downtown area, and where multiple family dwellings are not permitted as of right. The Village’s use of CA zoning has led to the revitalization of parcels that have been underused, abandoned, or blighted. Hawthorne Court, Sun Valley, and the recently approved Wallace Court development are examples of the Village using the CA zone to benefit the downtown area.

The Village seeks to build upon these successes and accelerate the growth of our downtown area through a comprehensive rezoning of the downtown either as a replacement for CA zoning or as a supplement thereto. This initiative is described in more detail below in our response to question 7 under “Downtown Identification.”

In 2013, the Village amended its zoning code to include a definition of a mixed-use building, reflecting the Village’s commitment to downtown revitalization. Subsequent amendments permitted hotels and restaurants/taverns in specific districts. The Village carefully drafted these changes to signal its commitment to the development of underutilized properties in commercial and industrial districts in and around the downtown. They include specific provisions designed to encourage full-service hotel development, and ease the path to opening restaurants.

In 2013 the Village adopted a “Complete Streets” policy. The Village seeks to include complete streets principles into its road program by identifying key roads and intersections for improvements. However, at a cost of \$1 million per mile for conventional road reconstruction, finding sufficient funding to maintain Village roads while also implementing complete street measures, such as traffic calming measures like bump-outs to reduce crossing distances, or pedestrian and bicycle facilities, is a challenge. The Village is also interested in exploring “green streets” measures as both a means to improve stormwater management and beautify the downtown. As described in more detail below in our response to question 7 under “Downtown Identification,” the Village seeks to use a portion of the DRI award toward these ideas.

Downtown Valley Stream is home to many architecturally significant buildings constructed between the 1920s and 1940s. Unfortunately, many of these buildings have been renovated over the years in ways that have obscured their original features. In 2016, the Village adopted building façade and

streetscape design guidelines to encourage the renovation of business storefronts in line with their original historical character and improve lighting and business signage. As described in more detail below in our response to question 7 under “Downtown Identification,” the Village seeks to use a portion of the DRI award to incentivize business owners to make these improvements by providing funds.

In early 2019, the Village created an Economic and Community Development Team consisting of a Deputy Village Treasurer for Development, a Community Development Manager, and an Assistant to the Mayor for publicity, marketing and development. This team works with the community, property owners, businesses, and developers to bring jobs, tax revenue, and revitalization to Valley Stream.

- 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. Characterize the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan.*

The Village convened a Downtown Revitalization Initiative Task Force (the “Task Force”) to draft the 2019 DRI application and solicit community input with respect to the application and downtown development ideas. The Task Force consists of interested residents, business owners and public officials. As part of its efforts, the Task Force met monthly beginning in October 2018 and has held public meetings and hosted speakers from various backgrounds.

In December 2018, the Task Force hosted a public meeting with Christopher Jones, senior vice president and chief planner of the Regional Plan Association, Adam Haber, deputy supervisor of economic development for the Town of Hempstead, and Sean Sallie, deputy commissioner of the Nassau County Department of Public Works, in which they provided participants with their guidance on downtown redevelopment strategies.

In February 2019, the Task Force hosted another public meeting in which Jean Celender, mayor of Great Neck Plaza, Scott Straus, mayor of Mineola, and Ralph Ekstrand, mayor of Farmingdale, shared their respective villages’ paths toward downtown revitalization with the community. The efforts of the Task Force have garnered significant attention from the press.⁵

Prior to convening the Task Force in connection with the 2019 DRI application, the Village and others have been involved in a broad variety of initiatives to gauge community support for

⁵ <http://liherald.com/stories/village-of-valley-stream-hopes-to-remodel-downtown,107711>

<http://www.liherald.com/stories/rockaway-avenue-revitalization-talks-begin,109919>

<http://liherald.com/stories/downtown-revitalization-talks-continue-mayors-offer-advice,111526>

<https://www.newsday.com/long-island/nassau/valley-stream-downtown-1.25513910>

downtown revitalization in Valley Stream and to develop a vision that enjoys the support of Village stakeholders.

In 2010, Frederick P. Clark Associates and Hofstra University's Scott Skodnek Business Development Center conducted a survey of business owners and Village residents as part of a downtown planning service. This survey found that a majority of both groups sought a greater variety of businesses in the downtown area and were interested in improving the aesthetics of the downtown.

For several years prior to applying for the DRI, Village Trustee Vincent Grasso has hosted several events around the Village, encouraging residents to ask questions, raise concerns, and share ideas regarding a number of issues. At these forums, residents frequently voiced a desire for downtown revitalization, affordable housing options, and improved walkability.

Nearing its 10th year, the Valley Stream Community Fest (the "Fest") is an annual festival which takes place on Rockaway Avenue in the heart of the downtown. This event displays our community's diverse culture through food, music, dancing, and showcases local businesses. The organizers of the Fest chose to locate the event downtown because it allows businesses to develop connections to the community in a unique way. Each year the Fest has seen increases in attendance, with last year's event attracting an estimated 9,000 attendees. Without the help public support of the Village and private support from sponsors, such as the Valley Stream Chamber of Commerce, the Baha'i Center of Nassau County, and businesses throughout Valley Stream, this event could not take place.

Organizations such as the Valley Stream Chamber of Commerce are committed to helping prepare and implement a strategic investment plan. Other organizations such as the Baha'i Center of Southwest Nassau, and the Bethlehem Assembly of God are well rooted in our community and would be able to join this effort. These organizations, and many elected officials serving Valley Stream, have attached letters of support to this application.

- 7) Transformative opportunities.** *Describe opportunities to build on the strengths described above by providing a list of transformative projects that could 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). Identify potential development opportunities, such as municipally-owned property that may be appropriate for redevelopment. Projects may be public or private, and could address economic development, transportation, housing, and community development needs. It should be recognized that if a DRI award is made to the downtown, the projects identified here, along with any others that may arise during the DRI planning process, will ultimately be vetted by the Local Planning Committee and the State to determine which projects receive DRI grants.*

- 1. Storefront Improvement Program:** The Village seeks to use a portion of the DRI award to implement a retail storefront improvement program to incentivize business owners to renovate their façades and signage in line with the historical character of downtown Valley Stream and consistent with the recently adopted village codes relating thereto. As an incentive to business owners to undertake this costly work, the Village would provide matching funds of up to 75% of

the total cost of such improvements. Maximum project costs for specific improvements to be determined.

2. **Complete/Green Streets – Jamaica Ave & Hawthorne Avenue:** The Village seeks to use a portion of the DRI award to implement Complete Streets and Green Streets principles on Jamaica Ave and Hawthorne Avenue from South Cottage Street (the location of the Hawthorne Court apartments) and Hicks Street (the western end of the Valley Stream train station and beginning of Village Green). These improvements to Jamaica and Hawthorne Avenue would further solidify the necessary connections for the downtown area to thrive by providing an attractive east-west corridor, anchored by residential development on the east end and transit access, green space and future residential development on the west end, with the Rockaway Avenue business district at its center. The Village views this proposal as an investment in the safety of all road users, a significant improvement in walkability and bikeability between the downtown, train station and surrounding areas, and an expansion of the Village’s already impressive green space. Future development along these avenues will use private monies to expand and enhance this public investment.
3. **Transit-Oriented Development Zone and Other Zoning Measures:** The Village seeks to use a portion of the DRI award to create a new downtown zone which would give clear definition on the type, style, size, and makeup of development that the Village desires through the downtown and provide more certainty to developers and residents as to the types of development that the Village would permit than may be provided by the existing CA zone. The new zone would allow for specific consideration to be given to different parts of the downtown such as the train station and transitional areas. The Village would like to further explore whether this zone should supplement or replace the existing CA floating zone. Utilizing the new zone the Village would seek to use a portion of the DRI award to support new development.
4. **Placemaking and Public Art:** The Village seeks to use a portion of the DRI award to invest in placemaking and public art. The Village has already begun installing bold and colorful wayfinding signage throughout the downtown area, pointing visitors toward parking, municipal building, transit, and parks. The Village would like to expand this type of placemaking to include the creation of public art and the construction of downtown gateways.

Downtown Valley Stream is crisscrossed by three elevated LIRR lines. While these trestles are responsible for Valley Stream’s exceptional rail service, they create substantial “dead” space and dark passages in and around downtown. The Village would like to make this space welcoming through a variety of measures. For example, commissioning local artists to decorate these features throughout the downtown and turn them into a point of pride for residents.

Prominent decorative downtown gateways at natural entry and exit points for the downtown area, such as at the intersection of Sunrise Highway and Rockaway Avenue could serve as an invitation to explore the downtown area to people who pass by on a daily basis and do not realize it is even there.

5. Smart Downtown Features:

A “smart” downtown will improve quality of life and make the downtown a more desirable place for residents, visitors and businesses by utilizing network-based technology. The Village seeks to use a portion of DRI award to install connected kiosks. These kiosks will be an interactive display with information about downtown businesses, weather, train & bus schedules, events, marketing and more. Built-in security cameras offer an added benefit. The Village would further like to explore implementing additional smart downtown measures with respect to its parking infrastructure, street lighting and security, and provide vehicle charging stations to enhance the downtown experience. The Village seeks to be on the forefront of applying this technology on Long Island. The Village believes that, by investing in smart downtown features, it will foster a climate that signals to potential investors, particularly start-up and tech companies, that Valley Stream seeks to be on the forefront of technological change.

8) **Administrative Capacity.** *Describe the existing local administrative capacity to manage this planning and implementation initiative, including the ability to oversee contracts for awarded municipal projects using existing staff and resources.*

The Village of Valley Stream maintains the administrative capacity to manage this initiative. Our Village administration includes a clerk’s department, building department, treasurer’s office and support staff to the mayor and board of trustees. The Village believes its legal representation is sufficient to assist in managing this initiative. In addition, we maintain an in-house expertise in urban planning and engineering, with credentialed experts on staff. We have bolstered this expertise through our establishment of the Economic and Community Development Team described above in our response to question 5 under “Downtown Identification.” The Village routinely makes investments in fire prevention and response as well as public safety, and has the capacity to provide the necessary public services to handle housing and job growth within the downtown area.

Valley Stream is the third largest village in New York with a \$41 million budget.

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

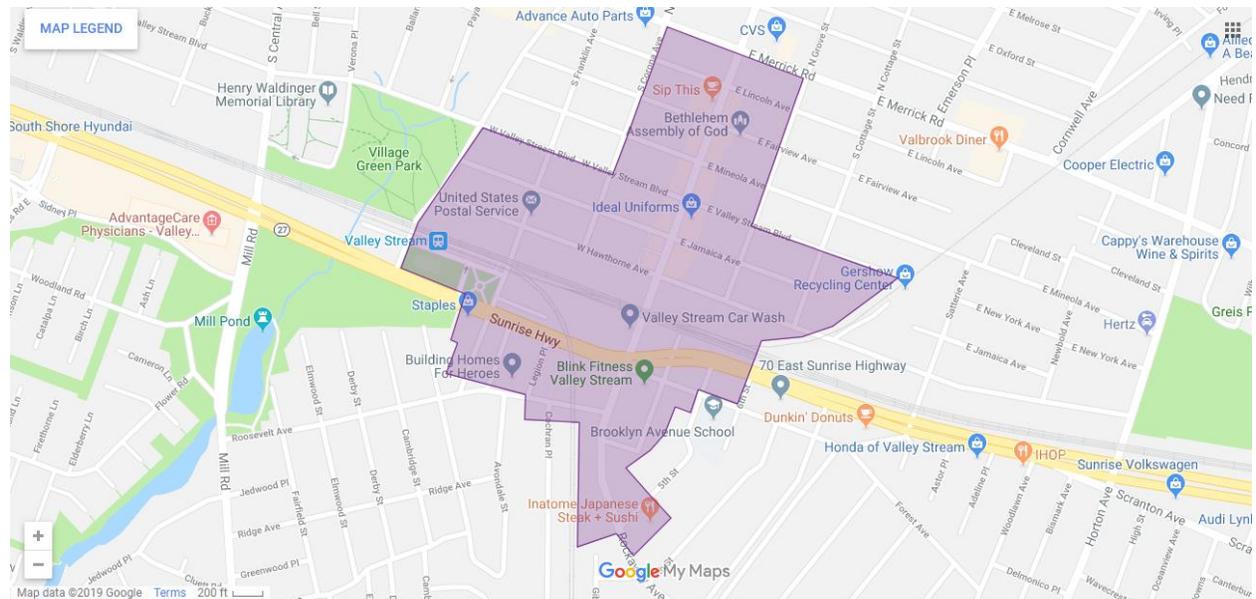
Valley Stream began construction of a new waste transfer station in late 2017. This \$6 million facility will help reduce odor and noise as all transfer of solid waste will be indoors. It will also allow for significantly greater capacity in transferring solid waste. The transfer station is expected to be completed in 2019. Valley Stream’s sanitation capabilities will be prepared for any new job and housing growth as a result of the DRI award.

Downtown Valley Stream has also caught the attention of professors from Columbia University and City College, both of which have focused on downtown Valley Stream for studio classes in design and architecture. The Columbia University design studio brought a group of international students

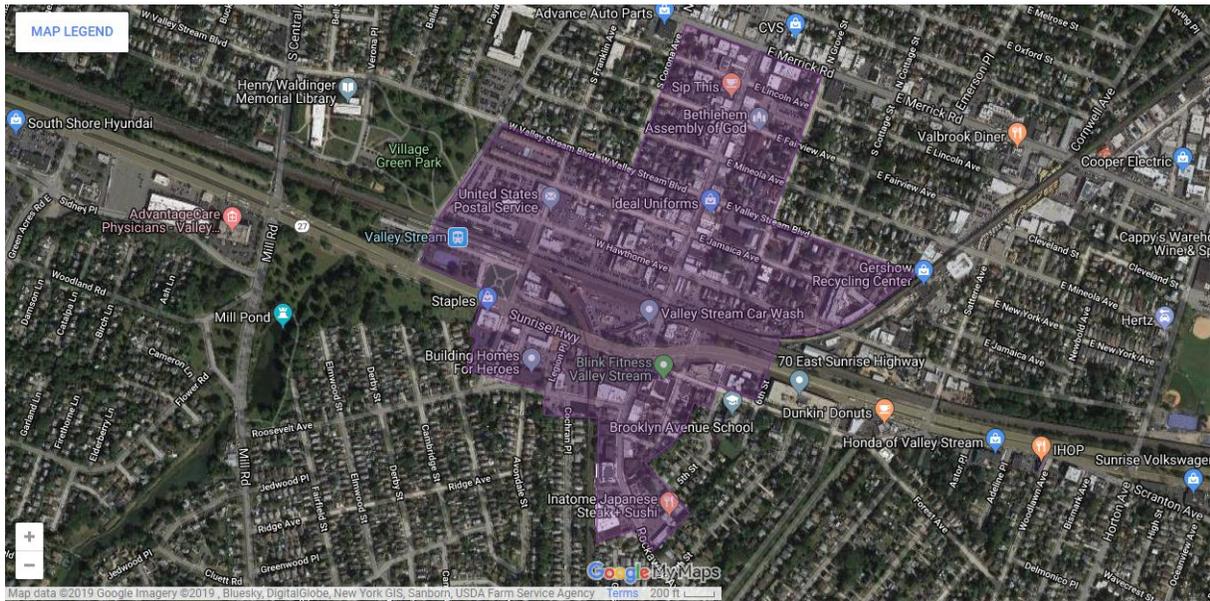
to Valley Stream in 2011. The group of students conducted research and proposed design projects which focused on redefining sustainability and livability in Valley Stream’s suburban context. City College professor June Williamson, co-author of *Retrofitting Suburbia*, included Valley Stream as a project location in her 2015 architecture studio. The group of students made development and architecture proposals around the Valley Stream train station. The aim of their project was to design a parking structure at the train station which incorporated additional uses such as housing, retail, recreation, and transportation.

Valley Stream has also drawn the attention of urban planners. In 2015, the Long Island Section of the American Planning Association’s New York Chapter hosted a walking tour through downtown Valley Stream. The tour consisted of visiting TOD success stories such as Hawthorne Court and Sun Valley. In addition the tour focused on a number of opportunities for downtown development, improved pedestrian and bicyclist infrastructure, and discussion regarding downtown revitalization. In 2017, the American Planning Association’s (APA) annual conference took place in New York City and the Long Island Section of the APA included Valley Stream as the final stop on a mobile workshop which toured post-WWII suburban communities. 50 urban planners from around the country and world toured downtown Valley Stream and learned about the Village’s revitalization efforts and challenges.

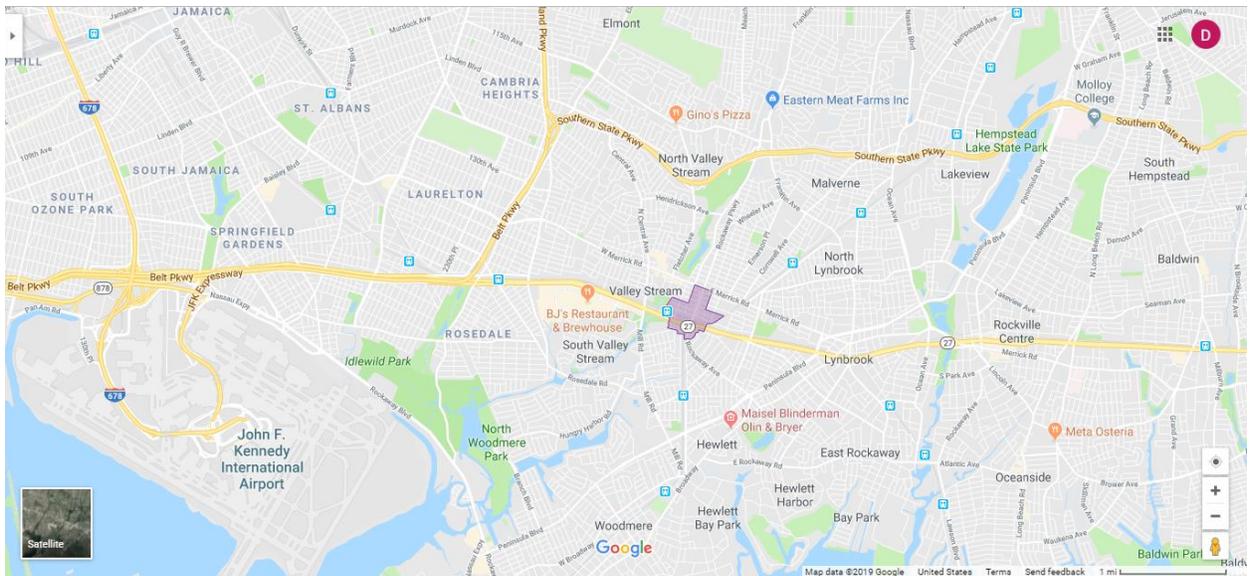
Map 1. Downtown Valley Stream highlighted in purple:



Map 2. Satellite image of Downtown Valley Stream highlighted in purple:



Map 3. Wider perspective of Downtown Valley Stream in proximity to other locations:



CHAIRMAN
ENVIRONMENTAL CONSERVATION

THE SENATE
STATE OF NEW YORK
ALBANY



SENATOR TODD KAMINSKY
9TH SENATE DISTRICT

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OPERATIONS
TRANSPORTATION

May 14, 2019

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

Dear Messrs. Law and Rabinowitz:

I am writing to express my strong support for the Village of Valley Stream's application for the Downtown Revitalization Initiative ("DRI") for funding through the Long Island Regional Economic Development Council. This funding would support the village's ongoing revitalization and development of Downtown Valley Stream.

The Village of Valley Stream is the third largest village in the state, with three separate Long Island Rail Road stations -- Westwood, Gibson, and Valley Stream. The current application would enable the village to update planning guidelines and zoning codes to increase the amount of retail and arts space, as well as improve walkability, bikeability and public transit accessibility. The village will also use the grant to implement the Complete Streets and Green Streets initiative within the downtown area. Additionally, the village is looking to adopt a retail storefront improvement program to incentivize business owners to renovate their facades and signage in line with the historical character of Downtown Valley Stream. These improvements would attract new interest to the area while bolstering the Valley Stream business community.

The Village of Valley Stream has a targeted vision for their downtown area. With this grant, I have no doubt that the Village of Valley Stream will continue to act on its passion for



revitalization and create an exemplary downtown area. I thank you in advance for your assistance with this matter and I look forward to hearing from you soon.

Sincerely,



Todd Kaminsky
Senator, 9th District

STK/fl



NEW YORK STATE ASSEMBLY
ASSEMBLY MEMBER MICHAELLE SOLAGES
22nd District

MAIN DISTRICT OFFICE:
1690 Central Court
Valley Stream, New York 11580
516-599-2972

solagesm@nyassembly.gov

ALBANY OFFICE:
Room 619, Legislative Office Building
Albany, New York 12248
518-455-4465

May 28, 2019

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

Dear Co-Chairs Law and Rabinowitz:

I am in support of the nomination of Valley Stream Downtown Revitalization Initiative for the New York State Downtown Revitalization Initiative. Their goal is to create a strategic economic plan that will spur growth and prosperity for our residents while providing small businesses with the support they need for success.

Valley Stream's close proximity to New York City, major highways, and the Long Island Rail Road attracts homeownership, which makes it a prime location for economic activity. A ten million dollar investment will allow the Village of Valley Stream to make enhancements needed for progress. In addition, approval of their application will also be advantageous for the western Nassau County region as a whole.

It is with this in mind that I urge the Long Island Regional Economic Development Council to nominate the Village of Valley Stream for the New York State Downtown Revitalization Initiative.

Sincerely,

Honorable Michaelle C. Solages
New York State Assemblywoman
Twenty-Second Assembly District

CHAIR
Task Force on Food, Farm & Nutrition Policy

COMMITTEES
Health • Libraries and Education Technology • Racing and Wagering • Social Services

NASSAU COUNTY LEGISLATURE
1550 FRANKLIN AVENUE, MINEOLA, NY 11501

C. William Gaylor III
Nassau County Legislator
6th Legislative District
516-571-6206
cwgaylor@nassaucountyny.gov



Committees:
Chair, Towns, Villages & Cities
Vice Chair, Public Works
Vice Chair, Veterans & Senior Affairs
Member, Health & Social Services

May 23rd, 2019

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

Re: Valley Stream Downtown Revitalization Initiative (DRI)

Dear Messrs. Law and Rabinowitz:

As you are aware, economic indicators are on the rise in Nassau County. After a decline in the private sector for more than a decade, new businesses are opening in Nassau County, which is a cause for celebration. A growing Nassau County economy is the direct result of small businesses opening up and working within their respective communities offering a better quality of life for residents and other businesses alike. New business means new jobs, which in turn fosters a strong growing economy.

A critical component of our economic success depends on the revitalization of the Incorporated Village of Valley Stream's downtown district. A downtown that makes residents proud to live, shop, work, play and stay in Valley Stream, which serves as the gateway from the west to much of Long Island, is an absolute requirement for future economic growth.

Accordingly, I wholeheartedly support the application of the Valley Stream DRI and its effort to transform its downtown neighborhoods into a vibrant community.

In these economic times, the success of every business is an integral part of our overall recovery, and the revitalization of our downtowns, especially the Valley Stream downtown, would complement the shopping, recreational and housing opportunities available in the local community. As such, I urge the Long Island Regional Economic Development Council to approve the application of support the opening of this business.

Very truly yours,

A handwritten signature in blue ink, appearing to read "C. William Gaylor III".

C. William Gaylor, III



Valley Stream Chamber of Commerce
P.O. Box 1016
Valley Stream, New York 11582-1016
(516) 825-1741

May 21, 2019

To Whom It May Concern,

I am the current President of the Valley Stream Chamber of Commerce and I am writing in support of the application for the grant from the State of New York of the Incorporated Village of Valley Stream and the Downtown Revitalization Task Force.

Valley Stream is a unique, vibrant and wonderful community but our downtown business district is in serious need of improvement. We have a unique challenge in that our downtown business district is much larger and longer than many other surrounding communities and we experience high vacancy rates and a desperate need for aesthetic and other improvements to have our downtown area match the vibrancy of the rest of our community.

It would be greatly appreciated if Valley Stream was awarded this grant as I know that the Village Government and the Downtown Revitalization Task Force will make substantial and strategic improvements with the grant to help our downtown business district stand out and become a destination.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dominick Minerva', written over a horizontal line.

*Dominick Minerva
President*

Baha'i Center of Nassau County

*11 West Jamaica Avenue
Valley Stream, NY 11580*

May 25, 2019

To Whom It May Concern:

The Baha'i Center of Nassau County has been an active participant in community life in Valley Stream ever since it opened about twelve years ago. We are involved in many community activities such as the Valley Stream Community Fest, the celebration of Martin Luther King Day, the community's Thanksgiving Service, and other events that bring people together, provide service to those in need, and help to bring out the best in Valley Stream as a community that celebrates its diversity and good qualities.

In our interactions with the residents, public officials, and businesses of Valley Stream, we have, during that time, also become aware of the need for revitalization of the Village so that its good points have an opportunity to become even better. I understand that the Village of Valley Stream and its Downtown Revitalization Task Force have been working hard to try to secure funding for such things as rezoning, place-making, sign and store façade funding, and improvements to connections between the downtown and train station areas. I am convinced that such actions will contribute in meaningful ways to the business, economic, and social well-being of the area.

While being aware of the strong need that Valley Stream has for revitalization, I am also aware of the potential that it has for improvement. I am, therefore, writing in support of those efforts and hoping that Valley Stream will be considered for the New York State Downtown Revitalization Initiative.

Sincerely,

Marie McNair, Secretary

Regional Baha'i Council of the Northeastern States

631-258-3571



BETHLEHEM
ASSEMBLY OF GOD
• the journey begins here •

May 20, 2019

Dear Village of Valley Stream and the Downtown Revitalization Task Force,

My name is Reverend Steven Milazzo from Bethlehem Assembly of God. Our church is located on Fairview Avenue which is on the cross street of Rockaway Avenue. I have been pastoring in the same church for over 35 years and it is clear to me that Rockaway Avenue and the downtown area of Valley Stream is critical to the future of Valley Stream. Valley Stream is the gateway in and out of Long Island. Therefore, its revitalization is imperative. I am also convinced that improving the downtown area would be extremely beneficial to our school, staff, students, parents and our congregation that ministers to over 2,000 people in the area. Revitalizing the downtown area with exceptional stores, restaurants and other businesses, as well as residential communities, will increase revenue and attract people to come and enjoy our beautiful community.

I am deeply committed to seeing our community become a great place to live, worship, and enjoy. It is my hope that Valley Stream will receive the funding necessary to make this possible.

Sincerely,

Pastor Steven Milazzo

Lead Pastor

188 Rockaway Avenue, Valley Stream, NY 11580
PHONE 516.561.6150 · FAX 516.823.9450
info@bethlehemag.org · www.bethlehemag.org



NEW HORIZON COUNSELING CENTER
50 W. Hawthorne Avenue, Valley Stream, NY 11580

Empowering Individuals & Strengthening Communities

Phone 516-569-6600 Visit Us! www.NHCC.us

May 23, 2019

Kevin Law Stuart Rabinowitz
Long Island Regional Co-Chairs
Regional Economic Development Council
150 Motor Parkway
Hauppauge, New York 11788

Dear Messrs. Law and Rabinowitz:

Four years ago, New Horizon Counseling Center was awarded the contract to operate a mental health and chemical dependency clinic in downtown Valley Stream by Nassau County and the Town of Hempstead. To complement the cutting edge treatments in the NHCC clinics in Queens, and then later in Suffolk County, we assure all clients that they will be treated in a warm and comfortable environment. Due to our outstanding staff and professional references from hospitals, schools, and doctors, clients ages 5 and up travel to New Horizon Counseling Center from all corners of Nassau County.

We uphold our reputation as we see at least 250 clients a day. The environment we present must feel safe and welcoming. Staff and clients travel to our Valley Stream location by the LIRR, by bus, specially equipped transports, taxis, cars and often walk. **It is vital that our community upholds our reputation and a downtown revitalization support a location that we can be proud of to match the programs and services NHCC provides.**

Our current Valley Stream facility is attractive, modernized, secure, well lit and staffed with security guards day and night to welcome individuals and ensure their safety. New Horizon Counseling Center is a place to help and heal. We deeply encourage a beautification and revitalization of downtown Valley Stream as New Horizon offers affordable and accessible, quality care in our community.

Sincerely yours,

Audrey Goodman
Community Relations Community

NDI EQUITIES LLC

47-20 BELL BLVD BAYSIDE NY 11361

T. 646.529.8229

May 29th, 2019

Re: Valley Stream Downtown Revitalization

To whom this may concern:

As a predominantly active Queens, NY Real Estate Developer/Owner-Investor, Valley Stream caught our eye a few years back. We saw a well-groomed, lively neighborhood with unbelievable potential. After making a significant investment in the downtown district of Valley Stream (on Rockaway Avenue between Merrick and Sunrise Highway), approximately 35,000 sqft. of retail and apartments, we began to realize that the Downtown district needs some work to bring it to par with neighboring towns.

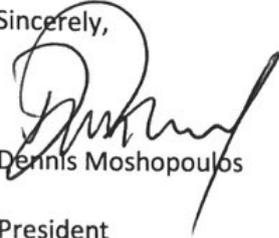
An improved downtown area in Valley Stream would provide significant benefits to myself as a landlord, our commitment to the neighborhood, our retail tenants and residential tenants. Our tenants are choosing Valley Stream because of the school district, the 35 minute commute to Manhattan, and the programs and activities the community creates for its residents, etc. But it does lack an updated downtown area. Residents leave Valley Stream to drive to Lynbrook and Rockville Center, which is just a few miles away to fill that void. An updated downtown district would increase walking traffic on Rockaway Avenue, which would then assist current retail tenants and attract new prospective retail tenants. This would help fill the many empty store fronts on the Ave. which are a huge eye sore. Landlords like myself would reap the substantial benefit of this movement through successful tenancy and less of a turn-around on occupancy. Success in the downtown district will also attract developers who seek to create condominiums and apartment complexes, bringing more jobs and attractive properties to the area. For developers to come, they need to see that their tenants have places to go eat, shop and get day to day chores complete.

We are currently in the process of completing 5 additional Luxury apartments on Rockaway Avenue. Support from this initiative will benefit our project. The cost of creating such a luxury product will need to be justified in the price, and without the extra amenity of a successful downtown district, we will not be able to obtain the rent necessary to justify the cost of this project.

We support the efforts of the program and those seeking its success in the Valley Stream Area.

When we initially invested in the area, one thing I said was "with a small change, this area will see a BIG difference...", this program will bring that to life.

Sincerely,



Dennis Moshopoulos

President

CHAIRMAN
ENVIRONMENTAL CONSERVATION

COMMITTEES:
CODES
CIVIL SERVICE AND PENSIONS
HEALTH
INVESTIGATIONS AND GOVERNMENT
OPERATIONS
TRANSPORTATION

THE SENATE
STATE OF NEW YORK
ALBANY



SENATOR TODD KAMINSKY
9TH SENATE DISTRICT

ALBANY OFFICE
ROOM 307
LEGISLATIVE OFFICE BUILDING
ALBANY, NEW YORK 12247
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FAX: (518) 426-6914
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55 FRONT STREET, ROOM 1
ROCKVILLE CENTRE, NEW YORK 11570
TEL: (516) 766-8383
FAX: (516) 766-8011
WEBSITE
KAMINSKY.NYSENATE.GOV
E-MAIL
KAMINSKY@NYSENATE.GOV

May 14, 2019

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

Dear Messrs. Law and Rabinowitz:

I am writing to express my strong support for the Village of Valley Stream's application for the Downtown Revitalization Initiative ("DRI") for funding through the Long Island Regional Economic Development Council. This funding would support the village's ongoing revitalization and development of Downtown Valley Stream.

The Village of Valley Stream is the third largest village in the state, with three separate Long Island Rail Road stations -- Westwood, Gibson, and Valley Stream. The current application would enable the village to update planning guidelines and zoning codes to increase the amount of retail and arts space, as well as improve walkability, bikeability and public transit accessibility. The village will also use the grant to implement the Complete Streets and Green Streets initiative within the downtown area. Additionally, the village is looking to adopt a retail storefront improvement program to incentivize business owners to renovate their facades and signage in line with the historical character of Downtown Valley Stream. These improvements would attract new interest to the area while bolstering the Valley Stream business community.

The Village of Valley Stream has a targeted vision for their downtown area. With this grant, I have no doubt that the Village of Valley Stream will continue to act on its passion for



revitalization and create an exemplary downtown area. I thank you in advance for your assistance with this matter and I look forward to hearing from you soon.

Sincerely,



Todd Kaminsky
Senator, 9th District

STK/fl

THE HAWTHORNE APARTMENTS

VALLEY STREAM

05/31/2019

To Whom It May Concern:

We officially opened Valley Stream's first luxury apartment community in the Fall of 2014. As we rapidly approach our five year anniversary, it is noteworthy to mention some feedback from our Residents and Management.

Valley Stream offers so much as far as location for our Residents. The downtown area, Rockaway Avenue, specifically north of Sunrise Hwy. and south of Merrick Rd., is two blocks from our complex and home to several of Valley Stream's "staple" establishments. If, for some reason, the downtown was not a place one of our Residents would like to patronize, we are less than 2.5 miles, or 12 minutes, from Long Island's famed, Rockville Centre, where nightlife thrives and local business flourishes.

When it pertains to leaving Long Island, Valley Stream is arguably one of the most convenient locations to access Manhattan. It's a quick 36 minute express train ride via the Long Island Railroad to Manhattan's Penn Station. Should someone opt to drive in to NYC, we are approximately 45 minutes, no traffic. The main thought among our Residents would be the following: "I have the best of Long Island and Manhattan at my fingertips!"

Linking Valley Stream and NYC is quite a comparison - one is a suburb and the other is a cultural icon for the world. Valley Stream's downtown would benefit tremendously in improvement. When speaking with Residents, one of the most common sentiments expressed is, "I wish Valley Stream had more of a Rockville Centre vibe or Manhattan feel." This feedback, I find, most valuable when it comes to housing. Many people are drawn to other areas of Long Island, or Manhattan, because of location, local business and appeal, areas in which Valley Stream lacks.

Overall, Valley Stream has the potential to be greater than it already is. With Rockville Centre a stone's throw away and Manhattan in our backyard, I am confident that helping to revitalize Valley Stream's downtown would tenfold improve our ability to conduct business in an area our company typically would not have thought to do so initially.

Patrick Trimboli

Patrick S. Trimboli | Senior Property Manager

The Hawthorne Apartments | Alliance Residential Company

125 S. Cottage St., Valley Stream, NY 11580

516.872.6000 | ptrimboli@allresco.com

www.livethehawthorne.com