

HEMPSTEAD

EMPOWERING
AND RISING
TOGETHER

COMMUNITY CONVERSATION

SEPTEMBER 24th, 2024



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AGENDA

COMMUNITY CONVERSATION

- DRI Overview
- Hempstead's DRI Application History
- Why Now? Why Hempstead?
- Project Selection Criteria
- General DRI Project Types
- Community Feedback on Potential Transformational Projects
- Community Recommendations for Additional Partnerships and Transformational Projects





VISION

The Village of Hempstead is applying for a
Downtown Revitalization Initiative (DRI) grant

- \$10 MILLION -

If secured, these funds will help establish both a
broad vision and a specific implementation plan to
revitalize the

HOUSING,

EDUICATION,

ARTS AND CULTURE,

RECREATION, AND

TRANSPORTATION

of Downtown Hempstead.

This initiative is to revitalize
the **HEART** of Hempstead.



OVERVIEW

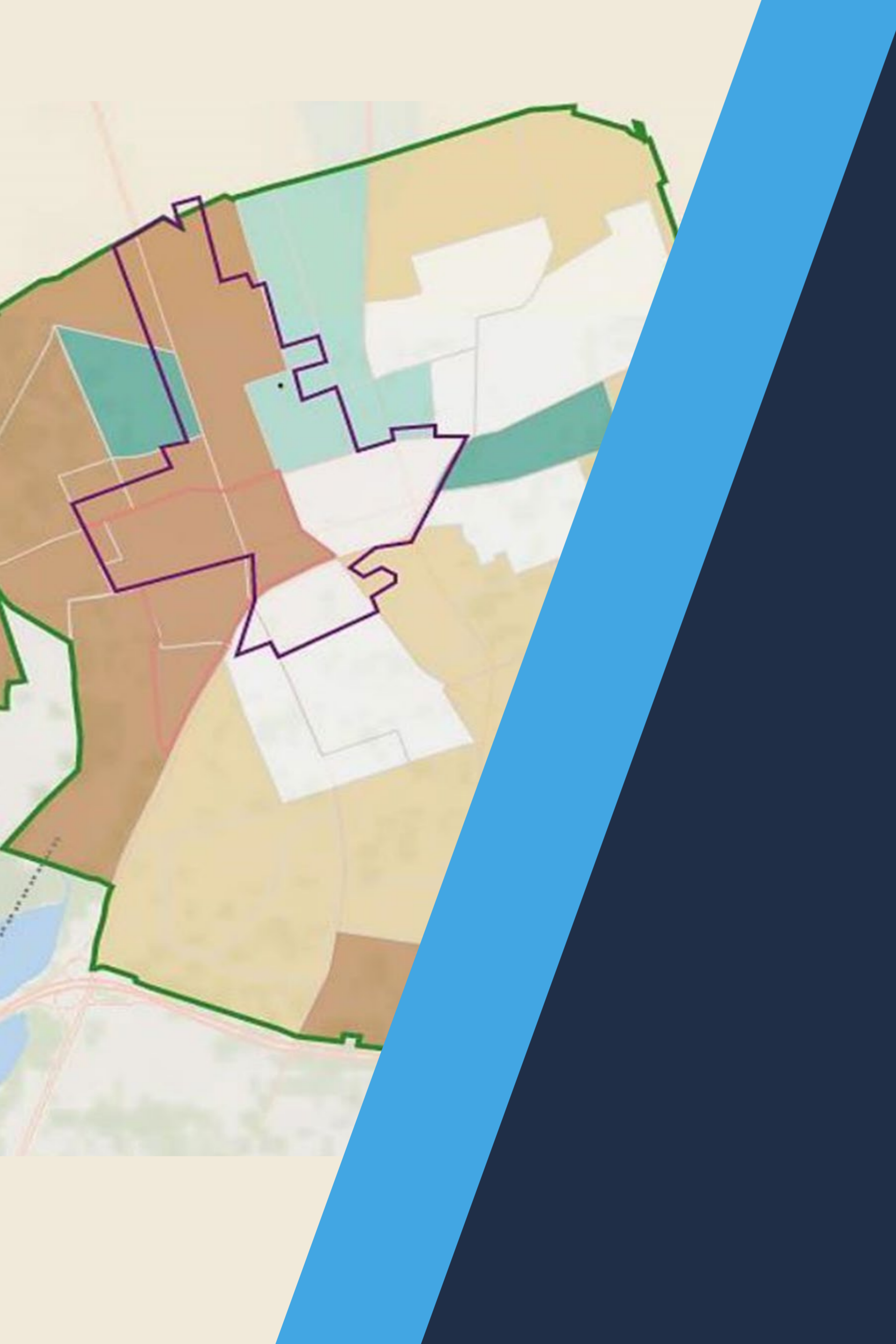
- The DRI was established to accelerate and expand New York's downtown revitalization and to boost local and regional economies.
- The program is now entering its 8th round with \$100 million available in funding. \$10 million will be awarded to one community in each of the State's ten Regional Economic Development Council (REDC) regions, with the exception of the New York City REDC region, which will receive one \$20 million award.
- Applicants must demonstrate their readiness and capacity to identify and implement a slate of transformational projects that collectively achieve a community-based vision for the downtown.



DRI SELECTION CRITERIA

THE FUNDAMENTAL GOALS OF THE DRI INCLUDE:

- A Certified Pro-Housing Community.
- Creating an active, desirable downtown with a strong sense of placemaking.
- Attracting a robust mix of new businesses that provide job opportunities for a variety of skills and salaries.
- Enhance public spaces for arts and cultural events.
- Building a diverse population, supported by diverse housing and employment opportunities.
- Growing the local property tax base.
- Providing amenities that support and enhance downtown living and quality of life.
- Promoting sustainability, walkability, public transit ridership and alternative modes of transportation.



PRIOR DRI SUBMISSIONS

2021 - ROUND 5 OF DRI FUNDING

- Village of Hempstead applied.
- DRI was awarded to Downtown Amityville and Downtown Riverhead.

2022 - ROUND 6 OF DRI FUNDING

- Village of Hempstead applied but did not win because \$5 million in awarded wastewater funding from the prior administration had not been spent.
- DRI was awarded to Huntington Station.

2023 - ROUND 7 OF DRI FUNDING

- Village of Hempstead did not submit an application because the Village was deemed ineligible due to the unspent \$5 million in awarded wastewater funding.
- DRI was awarded to Smithtown - Kings Park.

2024 - ROUND 8 OF DRI FUNDING

Why Hempstead? Why Now?



WHY HEMPSTEAD, WHY NOW?

The Village of Hempstead is on the Move!

- Pro-Housing Community (currently only one of three in Nassau County).
- Secured \$20 million in funding for Phase 1 sewer improvements.
- Secured \$3 million from Round 8 Restore NY for parking garage demolition.
- Secured \$9.9 million for Kennedy Park pool.
- Awarded Round 7 Restore NY
- Applied for \$38 million for Phase 1 water improvements.
- Completed First Mile / Last Mile study to improve Pedestrian safety around the LIRR station.
- Designated BOA community.
- Estella - \$150 million investment in affordable housing
- Compare Foods grocery store development at the Conifer Development (Carman Place).
- Mirschel Park redevelopment improvements.



BUILDING OFF PRIOR SUBMISSIONS **(AND FEEDBACK FROM THOSE SUBMISSIONS)** **FOR CURRENT APPLICATION** **ROUND 8 OF DRI FUNDING IN 2024**

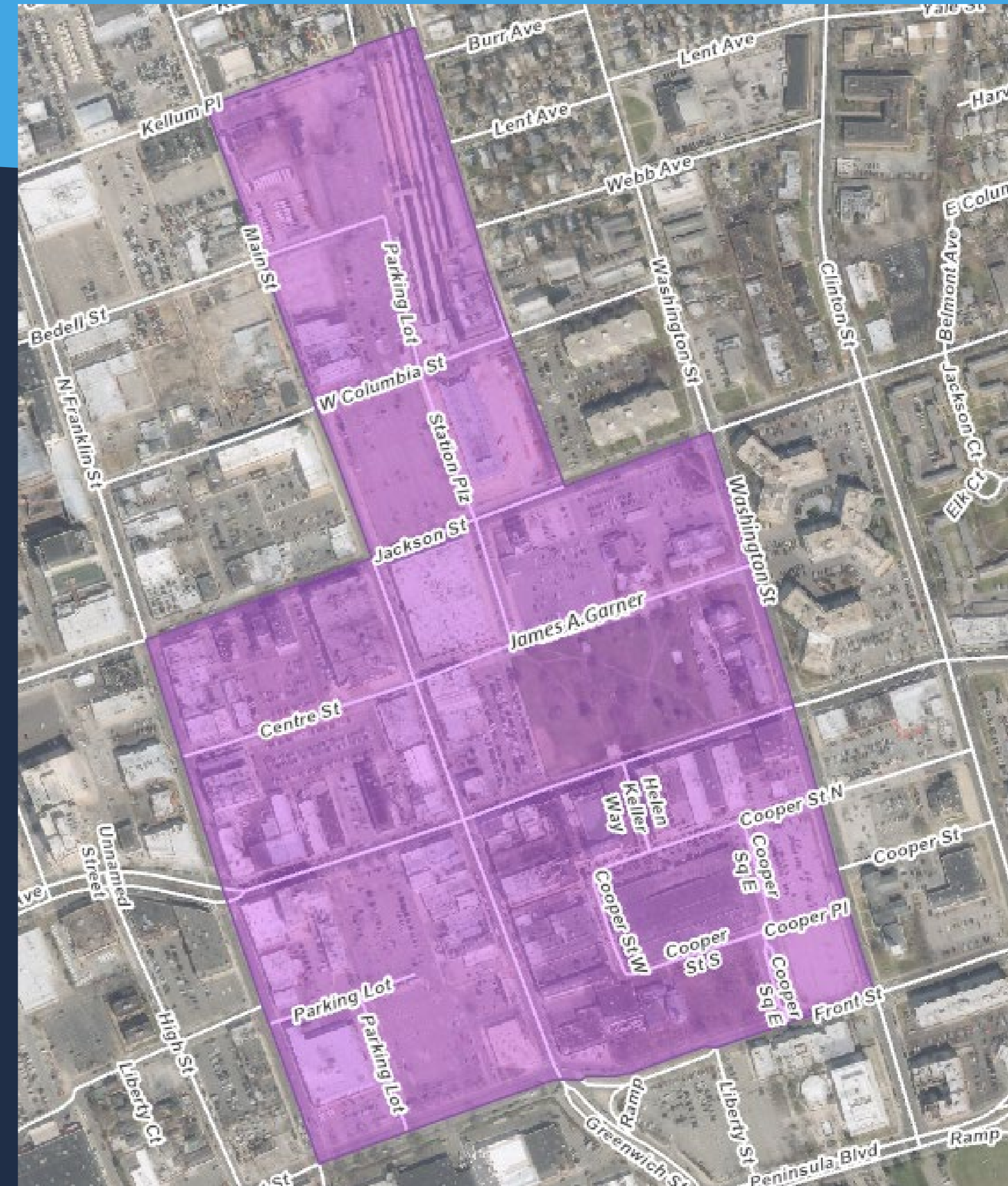
Current application will leverage and build upon previous rounds, including:

- Socio-economic current and future trend understanding
- Market opportunity analysis and labor trend findings
- Feedback from the funding agency
(Long Island Regional Economic Development Council - LIREDC)
- Insights from robust public engagement

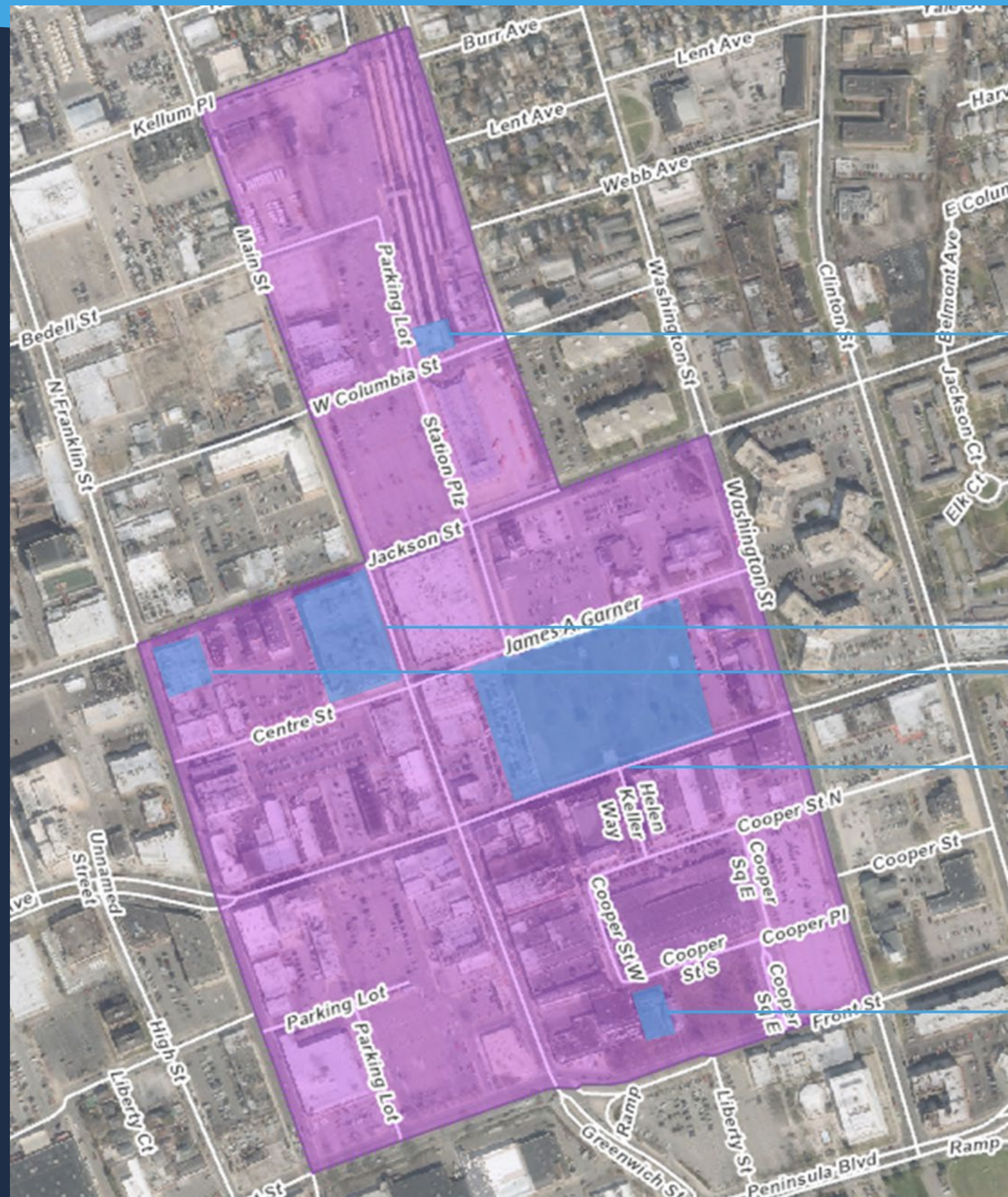
COLLECTIVE VISION FROM THE PREVIOUS DRI ROUNDS

diversity cleanliness retail
financial opportunities visitors
safety housing employment
equity business development
transportation walkability

DRI Project Area



HEMPSTEAD LANDMARKS



➔ LIRR Train Station

➔ Nassau County District Court
➔ African American Museum

➔ Denton Green

➔ St. George's Episcopal Church



Review of Potential Transformational Projects

What are the eligible project types?



Public Improvement Projects

Streetscape and transportation improvements, recreational trails, new and upgraded parks, plazas, public art, green infrastructure, and other public realm projects.



New Development and/or Rehabilitation of Existing Downtown Buildings

Development and redevelopment of real property for mixed-use, commercial, residential, not for profit, or public uses. Development / redevelopment should result in employment opportunities, housing choices or other community services.



Small Project Grant Fund

A locally managed matching small project fund (up to \$600,000) for small downtown projects, such as façade improvements, building renovations, business assistance, or public art.



Branding and Marketing

Downtown branding and marketing projects that target residents, tourists, investors, developers and visitors.

Ineligible Project Types/Activities

- **Planning Activities.** All DRI funds must be used to implement projects.
- **Operations and Maintenance.** Funds cannot be used for on-going or routine expenses, such as staff salaries and wages, rent, utilities, and property up-keep.
- **Pre-award Costs.** Reimbursement for costs incurred before the completion of the Strategic Investment Plan and the announcement of funding awards is not permitted.
- **Property Acquisition.** DRI funds cannot be used for property acquisition.
- **Training and Other Program Expenses.** DRI funds cannot be used to cover continuous costs, such as training costs and expenses related to existing programs.
- **Expenses related to Existing Programs.** DRI funds cannot supplement existing programs or replace existing resources.



**REVIEW AND GET YOUR
THOUGHTS ON POTENTIAL
TRANSFORMATIONAL PROJECTS**



1. Placemaking, Civic Space & Wayfinding

Creative Placemaking will use diverse partners to strategically shape the physical and social character of Hempstead to spur economic development and promote enduring social change. Public spaces will promote a place where people want to live, work, play, and learn. It will be used to attract businesses and students to jobs and growth. Wayfinding will be developed to enable residents and visitors to fluently navigate to numerous restaurants, and education centers, as well as the TOD Greenlink trail and other routes to and from transit. Improvements made throughout the DRI area will include streetscaping, wayfinding signage, pedestrian amenities, and lighting that create a welcoming, cohesive, and safe environment.

Project Cost \$2,000,000

DRI Investment \$1,000,000

Location Throughout DRI

Timeline 2026 - 2028

Sponsor Village

Partners CDA

Funding Sources Conventional Equity & Debt Sources, ESD, CDBG, EPF-OPRHP



2. “Pathways to Opportunities” Commercial Kitchen/Restaurant Incubator, TOD Childcare, Job Training Facility, and Smaller Storefronts for Start-up Businesses

To assist cross-cutting interest in bolstering retail services, capturing commuters’ purchasing power, and supporting working families, this CDA-led project cooperates with the 100 Main Street owner to escalate TOD viability at this 120,000 sq ft, two floor, underused former bus station covering a full-block adjacent to Rosa Parks Station. DRI funds will support the formation of a Commercial Kitchen Incubator integrated into a food court; the establishment of transit-oriented childcare center(s); a job training facility; and smaller storefronts that will provide opportunities for start-up businesses. Achieving these complimentary uses supports easier travel patterns for parents/ care givers and it services a growing commuter base.

Total Project Cost \$3,500,000

DRI Investment \$700,000

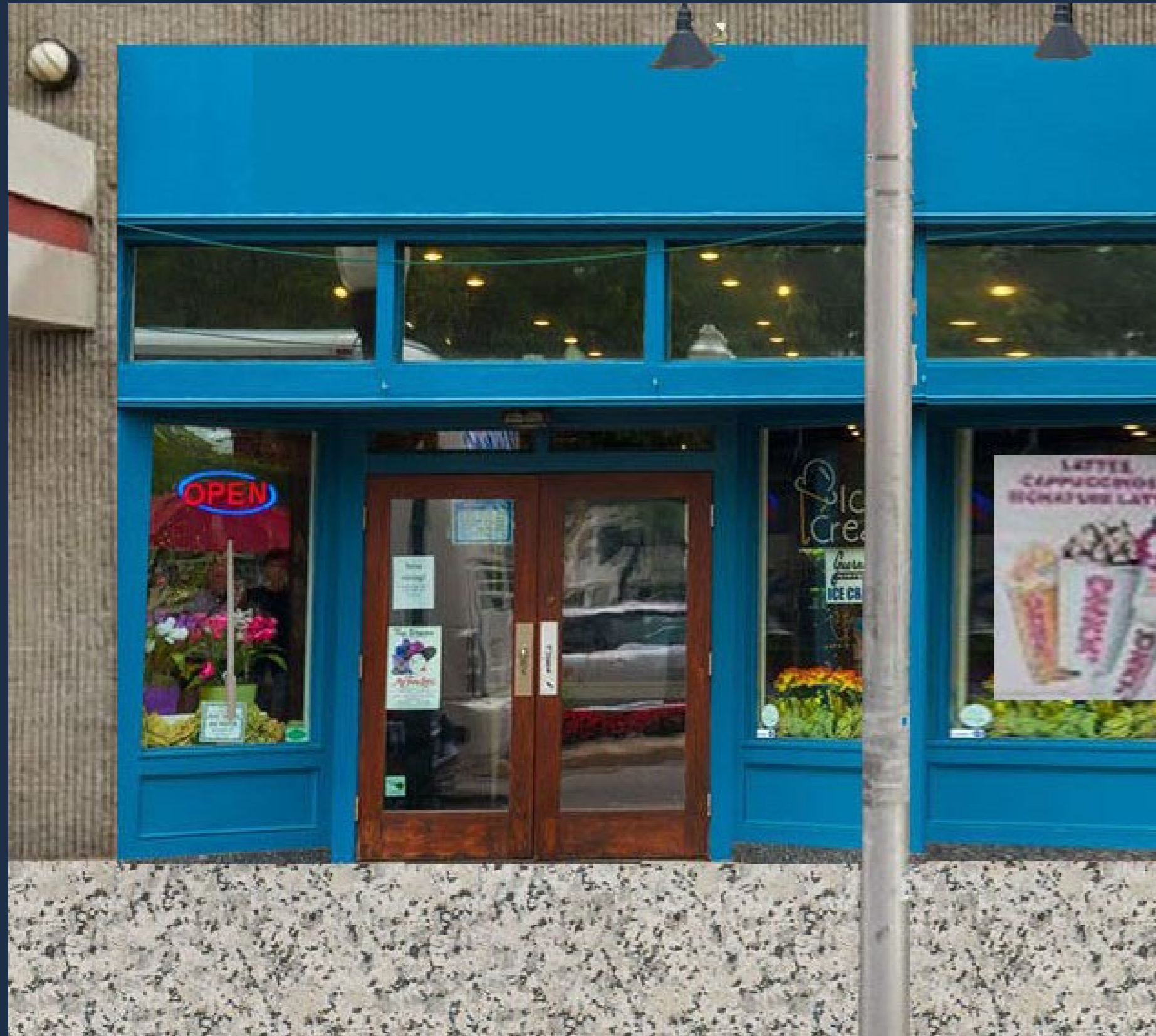
Location 100 Main Street

Timeline 2026 - 2028

Sponsor CDA

Partners “Town & Gown” Community Partnership (Hofstra / Molloy / Adelphi / Nassau Community College Culinary School Program)

Funding Sources Conventional Equity & Debt Sources, ESD Grants, and DOL Grants/Loans



3. Downtown Investment Fund

DRI funding will be used to assist property owners with façade, signage, and internal improvement projects throughout the target area. These incremental investments will transform the character of the Village and stimulate over three times as much complimentary public/private investment.

Sponsor CDA

Partners Village Building staff and Hispanic Chamber of Commerce

Funding Source Private property owners; CRA and CDFI entities; CDBG, NY Main Street, Hispanic Chamber of Commerce

Project Cost \$2,000,000

DRI Investment \$500,000

Location Throughout DRI target area

Timeline 2026 - 2028



4. Cooper – Mixed Housing Units & Parking Garage

RDU is proposing this 5-story multifamily housing development with 336 units at 00 Cooper Place and Washington Street. The project provides a variety of housing choices for young professionals, empty nesters, and college students. The project will start in 2023 and is expected to generate 743 construction jobs and 1,472 indirect jobs. DRI funds will assist with the parking garage demolition and reuse strategy.

Project Cost \$135,000,000

DRI Investment \$300,000

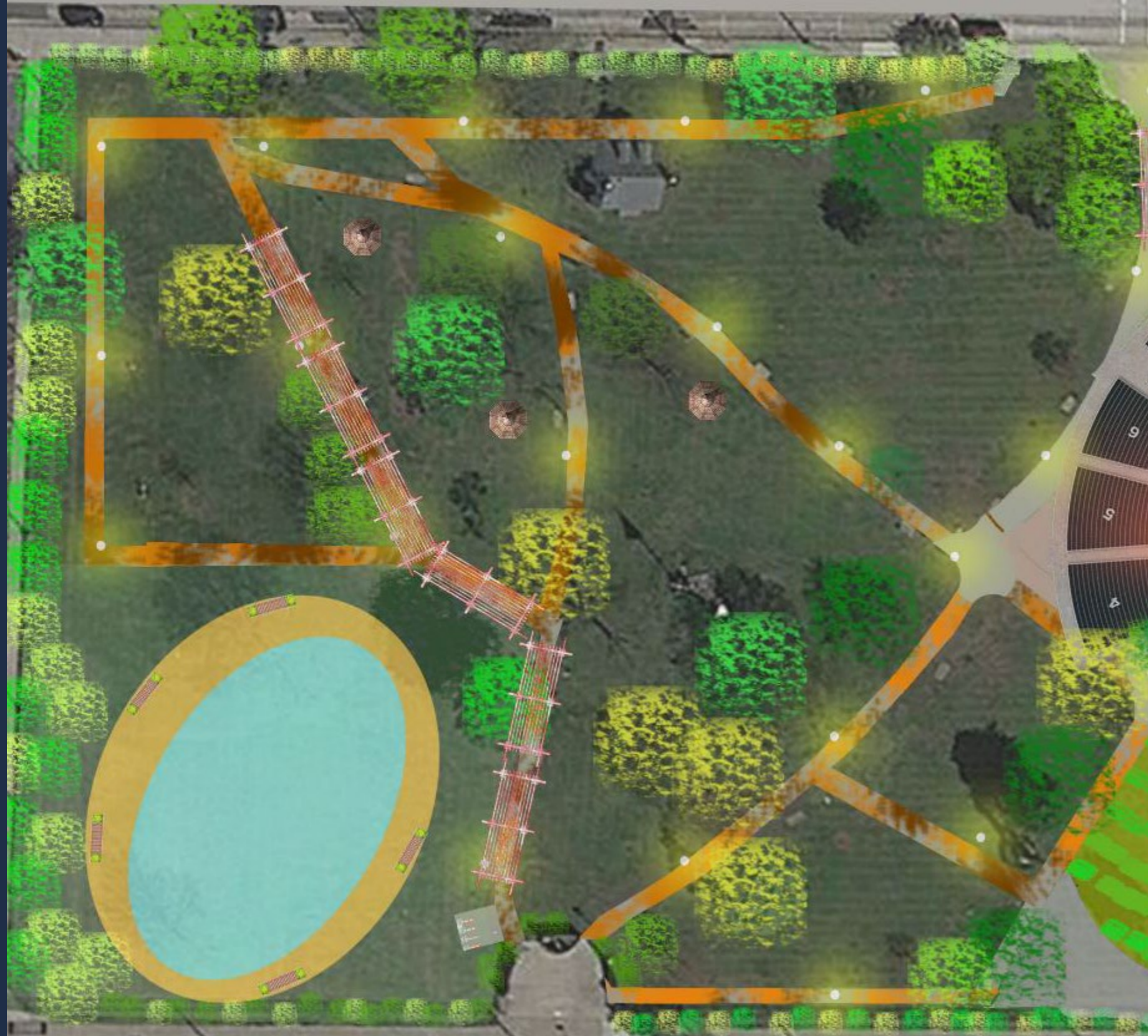
Location Cooper Place & Washington Street

Timeline 2026 - 2028

Sponsor RDU

Partners Village / CDA

Funding Sources Conventional Equity & Debt Sources



5. Denton Green

This project will reestablish the historic Village Green as a center piece of the Downtown and a destination for transit travelers.

New amenities will include story kiosks of Hempstead's history and protection of its revolutionary war graves; a gazebo for passive recreational use; an amphitheater for community events; an ice rink/splash pad to provide year-round community activities; a community garden; improved walkways with pergolas; bike stands; and public art. New programs will include "Movies in the Park" and other family events.

Project Cost \$4,750,000

DRI Investment \$1,500,000

Location Fulton Avenue/James A. Garner Way

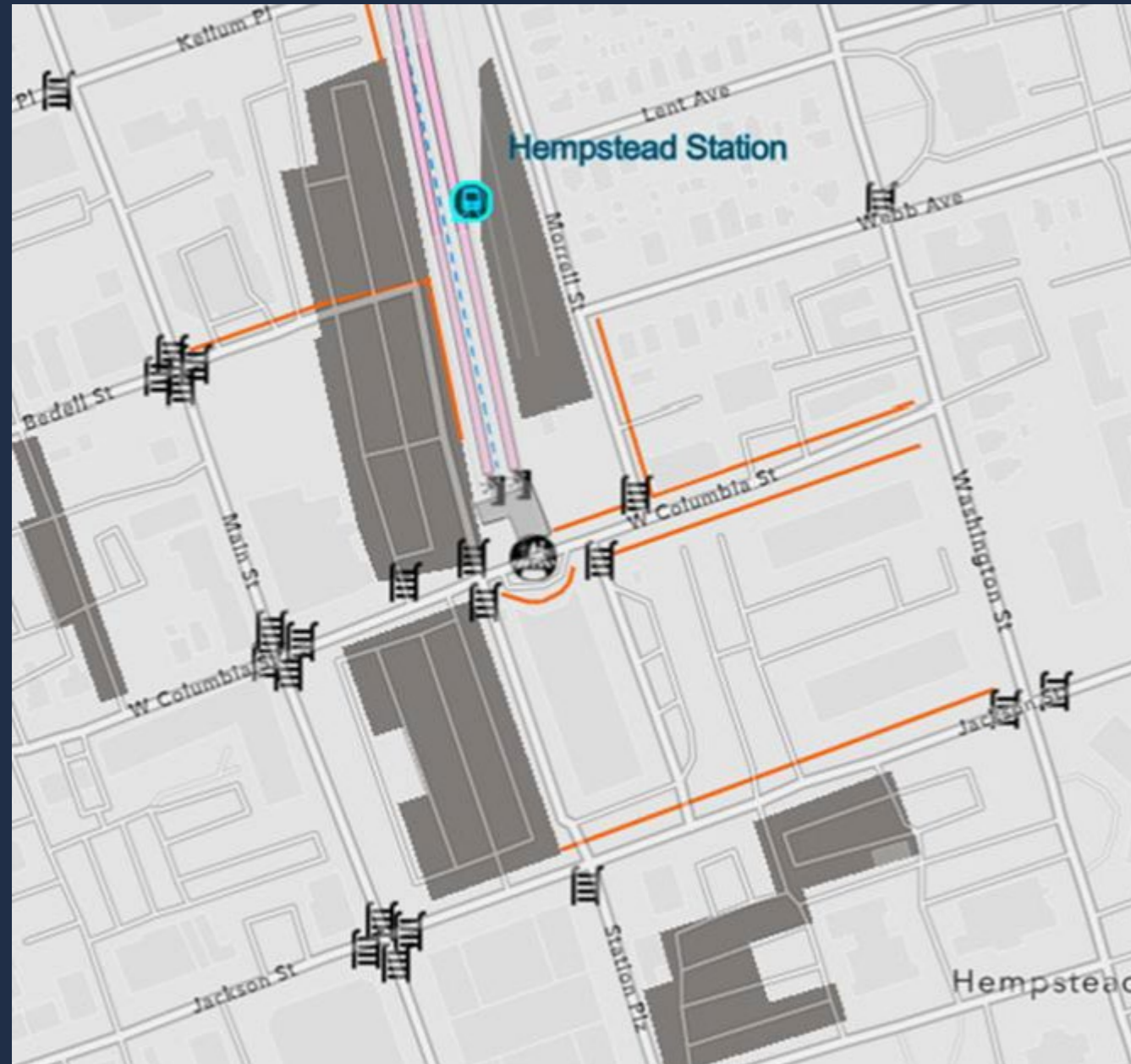
Timeline 2026 - 2029

Sponsor Village

Partners CDA / Non-Profit

Funding Sources Conventional Equity & Debt Sources, EPF-OPRHP, CDBG, WQIP

6. Complete Streets Traffic Calming



The Village has been selected to take part in MTA's First Mile/Last Mile study to improve walkability around the Hempstead LIRR station. This study has focused on analyzing existing station access and targeting gaps in walking, biking, rideshare, and transit with strategies to improve customer access to stations. This study will assist the Village to apply for project funding to increase pedestrian safety.

There is a Roadway Safety Improvements project planned for various roadways in the Village which includes planning and design of roadway resurfacing, the installation and repair of curbs, sidewalks, ADA compliant curb ramps, bulb-outs, drainage structures, trees, and upgrade traffic signal infrastructure.

Parallel to this, Nassau County has developed a \$94M Bus Rapid Transit (BRT) system that will connect Downtown Hempstead with Hofstra University, Nassau Community College, and Roosevelt Field.

Project Cost \$3,750,000

DRI Investment \$750,000

Location N. Franklin Street,
Jackson Street, and Fulton Avenue

Timeline 2026- 2029

Sponsor Joint Village DPW, Nassau County, and NYSDOT
(depending on ownership)

Partners Nassau County, NYSDOT & USDOT

Funding Source USDOT (Reconnecting Communities, et al),
NYSDOT, NYMTC, FTA, and Nassau County



7. Visual and Performing Arts / Community Center, Art Incubator & Artist Lofts

The Hempstead Bank is a landmark of Main Street. This magnificent historic structure is primed for re-occupancy. During DRI outreach, stakeholders repeatedly articulated the role of the arts in supporting civic vitality and sense of place. With its vaulted ceilings and exterior character, a capital infusion will incentivize fitting-out the ground floor as a performing arts venue with performance space, galleries, workspaces, and a café; while upper floors are rehabilitated for artist lofts with a functional rooftop terrace for events. This use provides auxiliary community space and assists in establishing unique district character.

Project Cost \$5,570,000

DRI Investment \$1,000,000

Location 54 Main Street

Timeline 2026 - 2028

Sponsor CDA/Private

Partners Hofstra, African American and Children's Museums

Funding Sources Conventional Equity & Debt Sources, CDBG, NY Main Street, ESD Grants, NYS Council of Arts, EPF-OPRHP



8. Woolworth Building Redevelopment/ Business Incubator/Economic Anchor

(Strategic Commercial Redevelopment)

The Village will soon take possession of this site and the CDA is prepared to convene a partnership that will facilitate full adaptive rehabilitation of this building which has historic charm and contains large, open floor spaces. CDA will secure an anchor tenant that supports rehabilitation objectives. Occupancy by the anchor with smaller storefronts, private offices, shared workspaces, and a restaurant will strengthen downtown visitation and mixed-use character. The Village's investment model for the property, combined with DRI funding, will underwrite retrofits and marketing to a new owner and supporting tenants.

Project Cost \$2,000,000

DRI Investment \$500,000

Location 42 Main Street

Timeline 2026 - 2028

Sponsor CDA

Partners Village / Private

Funding Sources Conventional Equity & Debt Sources,
NY Main Street, CDBG, ESD Grants



9. Dining & Entertainment Corridor

RDUU will construct 779,446 sf of mixed-use with 496 residential units serving residents, tourists, and the college community.

The Village will work with its diverse restaurants to advance a dining and entertainment corridor. This project will establish new dining and entertainment venues that will attract residents, transit tourists, and the large student population to Hempstead.

Hempstead's retail sector will generate high levels of visitation and elevate economic output Downtown.

Project Cost \$170,469,180

Community Benefit Fee \$779,940

DRI Investment \$750,000

Location Fulton Street, Main Street,
Front Street, N. Franklin Street

Timeline 2026 - 2029

Sponsor RDUU & Village

Partners CDA

Funding Sources Conventional Equity & Debt Sources,
ESD, CDBG



10. Mixed Commercial & Parking

RDUU is exploring transformation of this 1.13 acre parking lot at 33 Centre Street into a 242,000 sf mix of commercial uses and new parking. This structure will be adjacent to the dining and entertainment corridor and will offer retail services that compliment and expand this district. The project could generate 137 construction jobs and 272 indirect jobs.

Project Cost \$24,900,000

Community Benefit Fee \$117,500

DRI Investment \$250,000

Location 33 Centre Street

Timeline 2026-2030

Sponsor RDUU

Partners Village / CDA

Funding Sources Conventional Equity & Debt Sources



**We Need Your Help Identifying
Additional Ideas and Projects**

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For example:

- Potential Relocation of the Village Municipal Center
- Mixed-use development around the train station
- Redevelopment of Vacant Properties
- Creation of Upstairs Housing
- Construction of new parking structure for bus station
- Welcome Centre at Rosa Parks Hempstead Transit Center
- The Clock Tower

YOUR THOUGHTS AND INPUT



**YOUR IDEAS FOR ADDITIONAL
TRANSFORMATIONAL PROJECTS TO
REVITALIZE THE HEART OF HEMPSTEAD**

**WHAT OPPORTUNITIES CAN WE CAPITALIZE ON?
WHAT TRANSFORMATIVE STRATEGIES & PROJECTS
WILL GET US TO THE SHARED VISION
OF DOWNTOWN HEMPSTEAD?**

NEXT STEPS

- Community Conversation September 24th
- Public Survey open
- Final selection of Transformational Projects for grant application
- Grant due October 18th

IF SELECTED FOR THE \$10 MILLION INITIATIVE AWARD

PROJECT TIMELINE

- Award notification: December 2024 - February 2025
- Local Planning Committee kick off: April 2025
- Draft strategic plan: December 2025
- Final plan: January 2026
- Announcement of selected program: April - May 2026



***SUBMIT QUESTIONS
& TAKE A BRIEF SURVEY AT***
www.labergegroup.com/hempstead2024





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