



REIMAGINED

DRI

DOWNTOWN REVITALIZATION
INITIATIVE

GOALS & STRATEGIES

MEETING

SEPTEMBER 10, 2021



Laberge
ENGINEERING
ARCHITECTURE



Group
SURVEYING
PLANNING



**DOWNTOWN
HEMPSTEAD**
REIMAGINED



WAYLYN HOBBS, JR.
MAYOR
VILLAGE OF HEMPSTEAD



JEFFERY DANIELS
DEPUTY MAYOR
VILLAGE OF HEMPSTEAD



CHARLENE THOMPSON
COMMISSIONER
VILLAGE OF HEMPSTEAD
COMMUNITY
DEVELOPMENT AGENCY



NICOLE ALLEN
DIRECTOR OF PLANNING
AND COMMUNITY
DEVELOPMENT
LABERGE GROUP



DAVID GILMOUR
SENIOR PLANNER
LABERGE GROUP

PUBLIC PARTICIPATION

YOUR INPUT CAN IMPACT...



**CATALYTIC
PROJECTS
TO REIMINAGINE
DOWNTOWN
HEMPSTEAD**

WHAT OPPORTUNITIES CAN WE CAPITALIZE ON?

**WHAT TRANSFORMATIVE STRATEGIES & PROJECTS
WILL GET US TO THE SHARED VISION
OF DOWNTOWN HEMPSTEAD?**



AGENDA

GOALS & STRATEGIES MEETING

1

OVERVIEW OF DRI / OBJECTIVES

- Overview / Background
- Project Selection – Evaluated on Selection Criteria
- General DRI Project Types

2

UNDERSTANDING GLEANED FROM STUDIES

- Innovation District - Brownfield Opportunity Area (BOA) Study 2020
- Land Uses with Strong Economic Potential from 2021 Market Study

3

RESULTS OF PUBLIC VISIONING WORKSHOP

- Vision, Strengths, Challenges, What You Would Like to See in the Downtown Revitalization Initiative Area

4

GOALS & STRATEGIES PUBLIC INPUT

- Questions / Engagement Activity



1

GENERAL OVERVIEW OF DRI / OBJECTIVES

- Overview / Background
- Project Selection – Evaluated on *Selection Criteria*
- General DRI Project Types



OVERVIEW

- The Downtown Revitalization Initiative (DRI) is a comprehensive approach to boosting local economies by transforming communities into vibrant neighborhoods where the next generation of New Yorkers want to live, work, and raise a family.
- Each of the State's ten Regional Economic Development Councils (REDCs) will select applications from within their region, choosing downtowns with potential to attract development, business, job creation, greater economic and housing diversity, and opportunity.
- The Long Island REDC will select either one or two communities to receive DRI funding this year.
- Applications are due on September 15, 2021



PROJECT SELECTION

- The Long Island REDC may nominate either;
 - 2 downtowns to receive \$10 million awards, or
 - 1 downtown to receive a \$20 million award
- Selection Criteria Include:
 - Physical Environment, Past Investment, Future Potential, Recent or Impending Job Growth, Support for Local Vision, and Readiness.
- The Village of Hempstead will be requesting \$10 million.



SELECTION CRITERIA

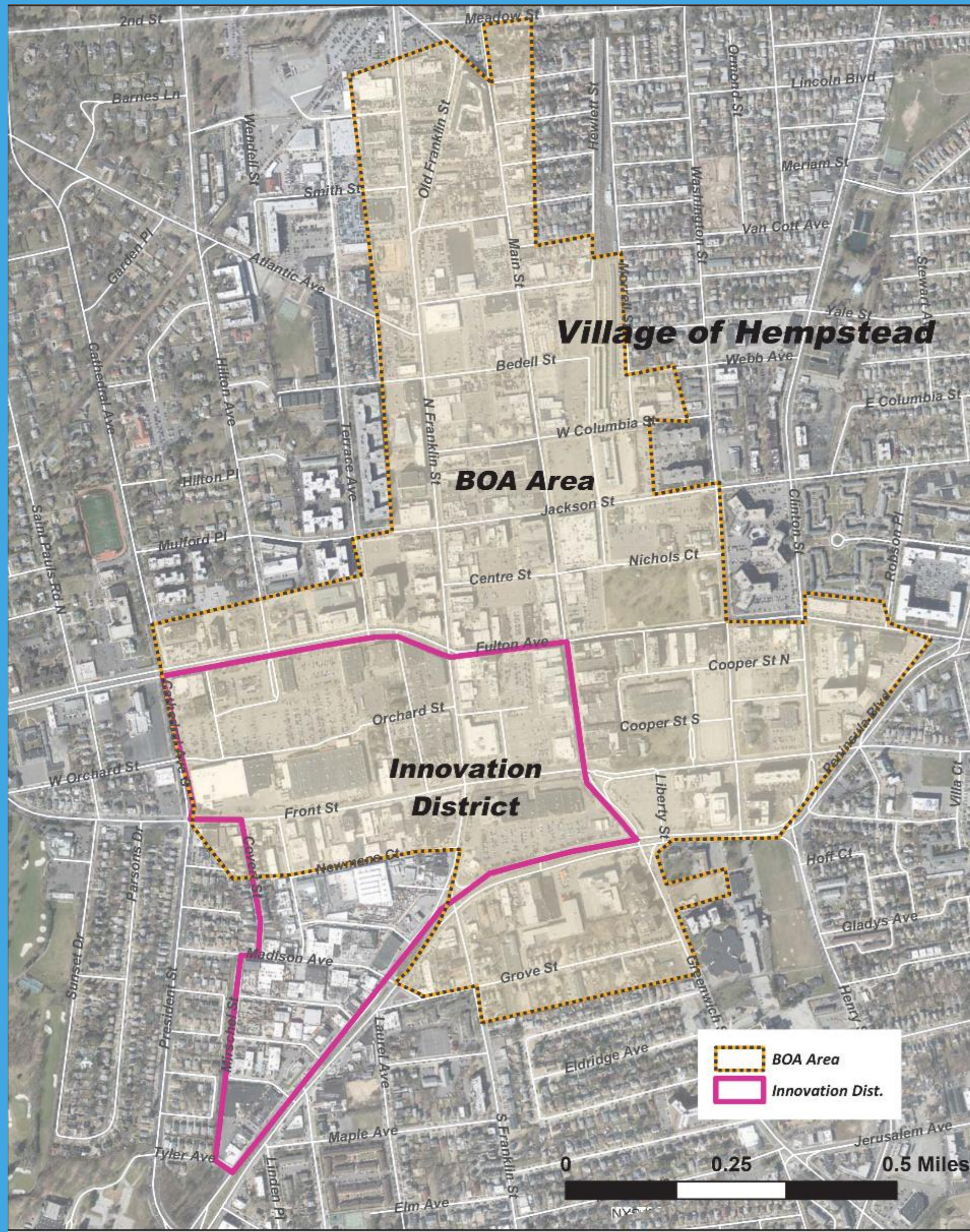
THE FUNDAMENTAL GOALS OF THE DRI INCLUDE:

- Creating an active, desirable downtown with a strong sense of place.
- 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.



GENERAL DRI PROJECT TYPES

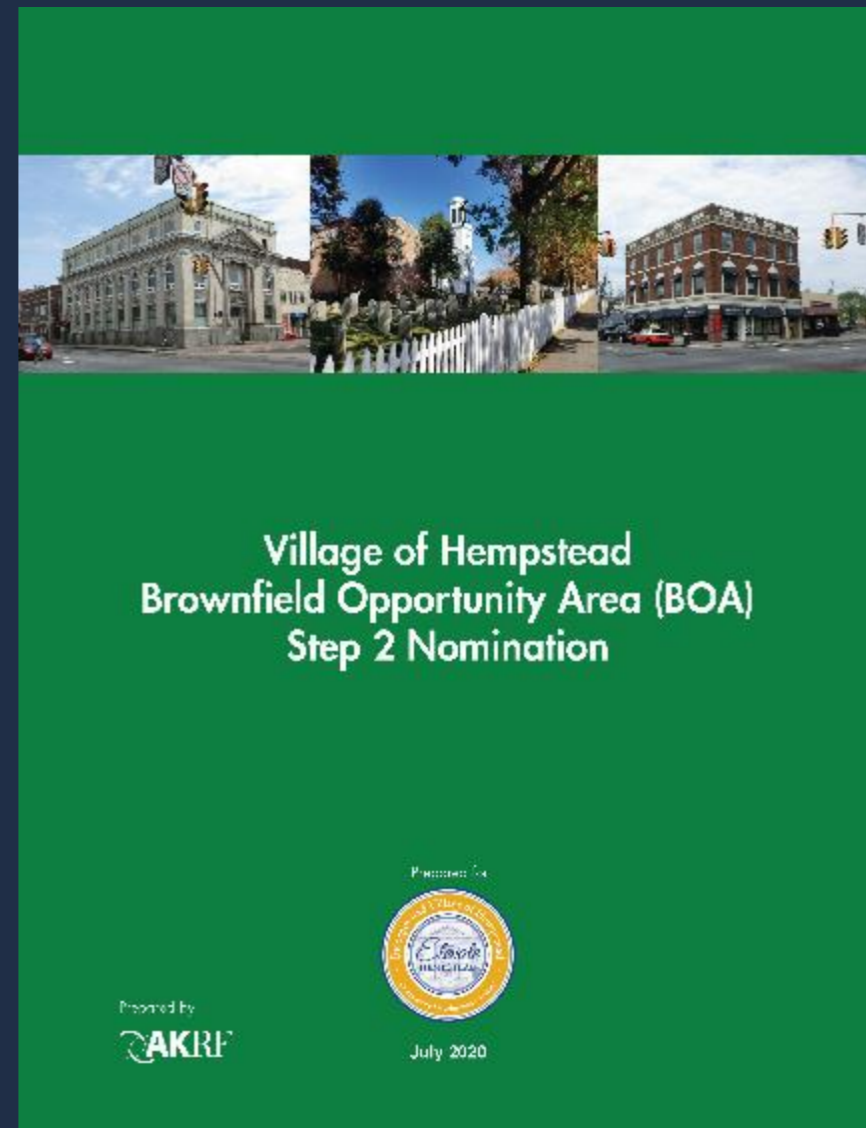
- New Development and/or Rehabilitation on Existing Downtown Buildings
- Public Improvement Projects
- Grant Fund or Revolving Loan Fund
- Branding and Marketing



PROJECT AREA

DOWNTOWN REVITALIZATION INITIATIVE

BOUNDARY AREA BASED ON
**VILLAGE OF HEMPSTEAD
 BROWNFIELD OPPORUNITY AREA
 STEP 2 NOMINATION, 2020**



THESE BOUNDARIES WERE
 DETERMINED THROUGH EXTENSIVE
 INVESTIGATION
 AND ROBUST PUBLIC INPUT.



2

UNDERSTANDING GLEANED FROM STUDIES

- Innovation District - Brownfield Opportunity Area (BOA) Study 2020
- Land Uses with Strong Economic Potential from 2021 Market Study

LEVERAGING PREVIOUS WORK

*BUILD ON STRATEGIES DEVELOPED
DURING THE **2020 BROWNFIELD
OPPORTUNITY AREA STUDY,**
EXPAND ON THOSE
AND DEVELOP ADDITIONAL STRATEGIES*



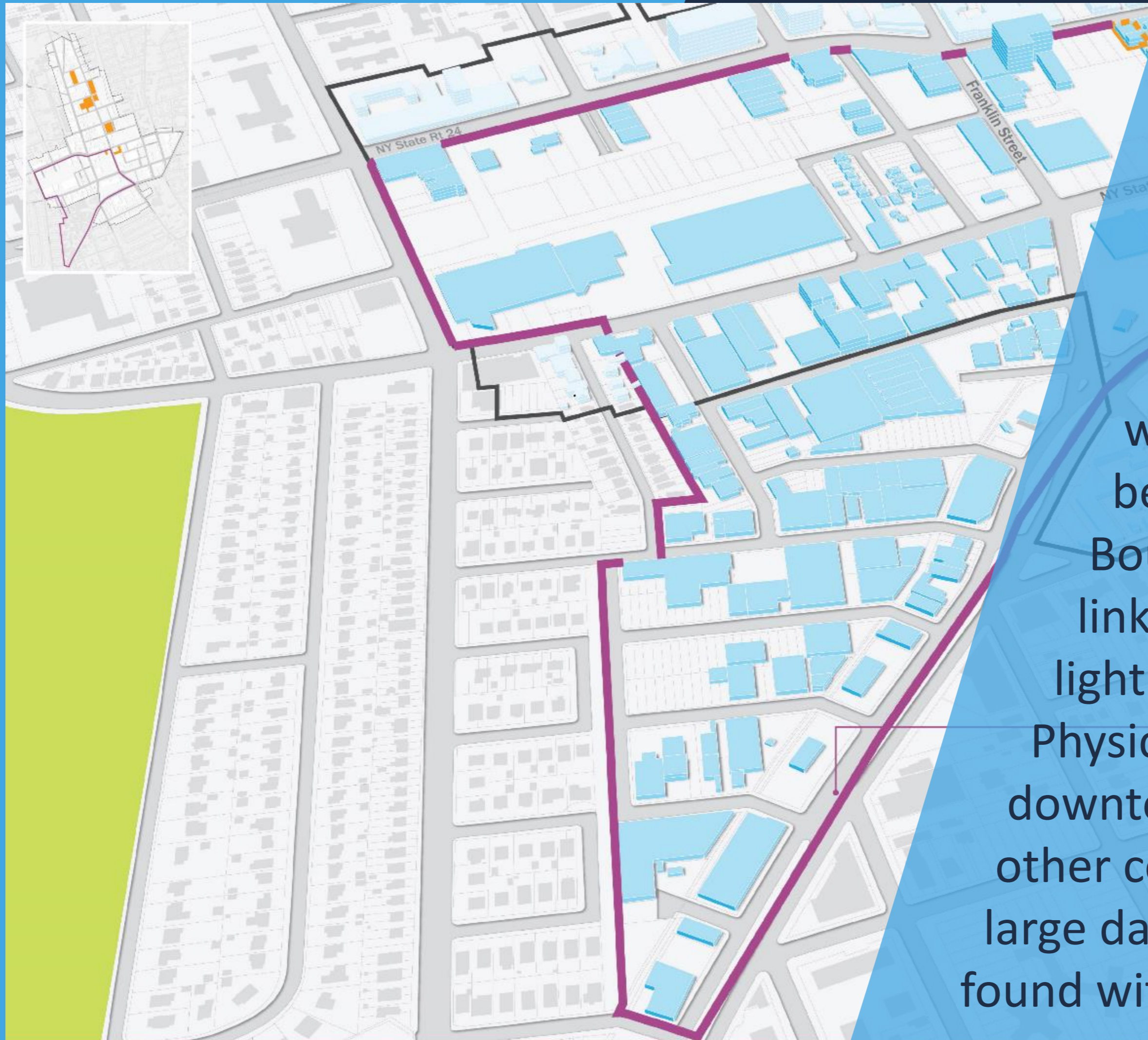
Village of Hempstead
Brownfield Opportunity Area (BOA)
Step 2 Nomination

Prepared by
AKRF



July 2020

CAPITALIZING ON THE INNOVATION DISTRICT



The Village of Hempstead Innovation District is a large strategic overlay zone, which is intended to link downtown with the industrial area along Peninsula Boulevard. The innovation district would promote physical linkages between downtown and Peninsula Boulevard, as well as create economic linkages through the creation of new light and high-tech manufacturing. Physical links would better connect downtown retail, restaurants, and other commercial services to the large daytime worker population found within the industrial district.

STUDY TAKEAWAYS

PROSPECTIVE MARKET-RECEPTIVE (strong-economic-potential) LAND USES

GROCERY ANCHORED SHOPPING CENTER

Development of at least one, if not two, full-service grocery stores, which not only serve the community's consumer needs, but also create entry level career path job opportunities. Further, grocery stores generate foot traffic for smaller retail and service businesses.



MEDICAL & RESEARCH OFFICE

Development of medical office and research facility buildings within the Innovation Zone - stimulating the creation of support retail and service businesses and associated employment opportunities for local residents.

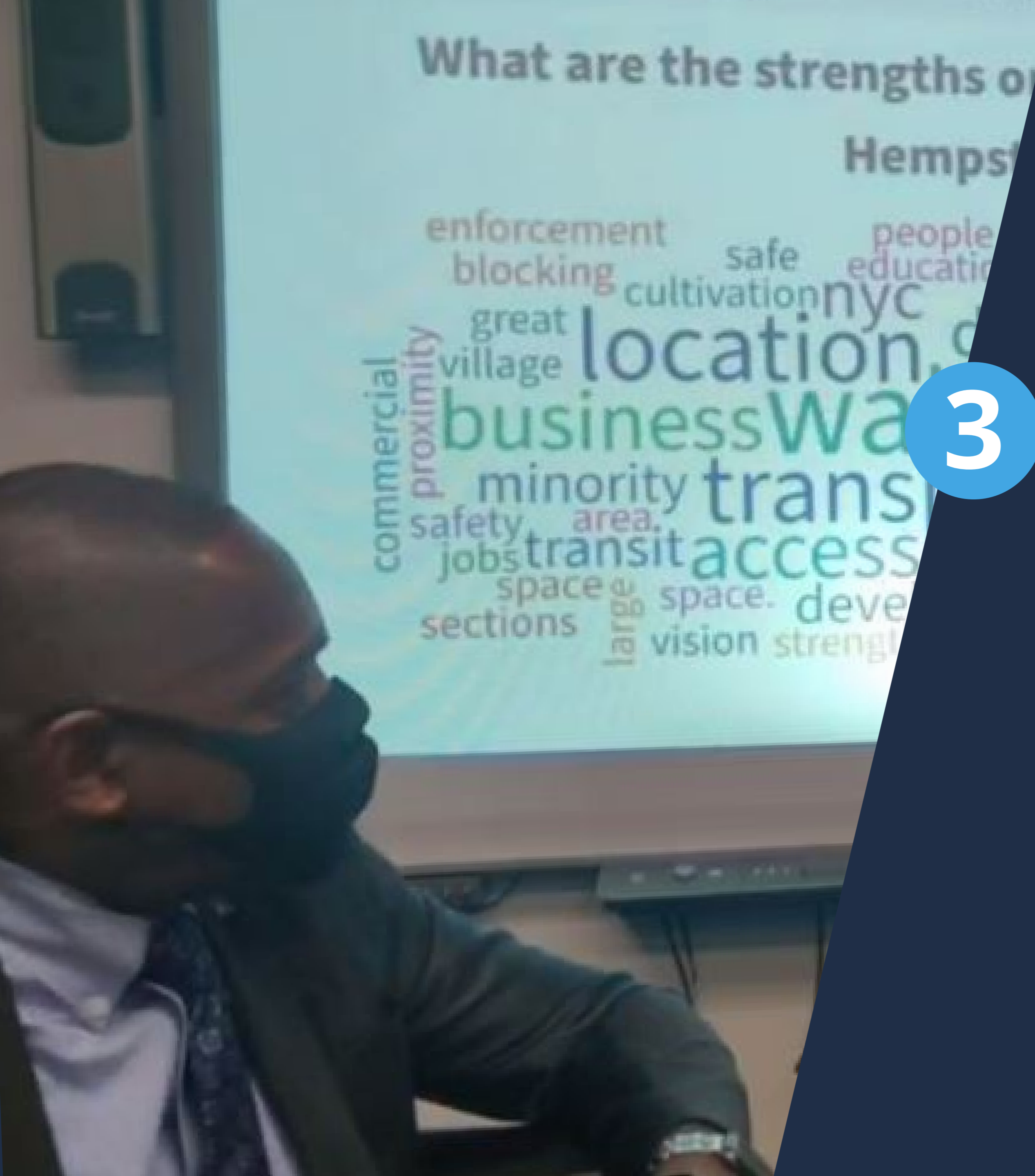


TRANSIT ORIENTED DEVELOPMENT

Transit oriented development within the transit center area, creating housing, retail and small-scale office buildings. TOD projects help stimulate private investment within a 1,000 foot area, leading to increased real estate values, job and business creation.



These economic development opportunities are identified as market-receptive within the Village of Hempstead's BOA and Innovation District and should be considered strategic focus projects of a DRI plan.



3



RESULTS FROM
**PUBLIC
VISIONING
WORKSHOP**

SEPTEMBER 8, 2021



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

**REIMAGINE,
TRANSFORM,
AND REVITALIZE**
Downtown Hempstead.

This initiative is

DOWNTOWN HEMPSTEAD REIMAGINED

STRENGTHS OR ASSETS OF DOWNTOWN HEMPSTEAD



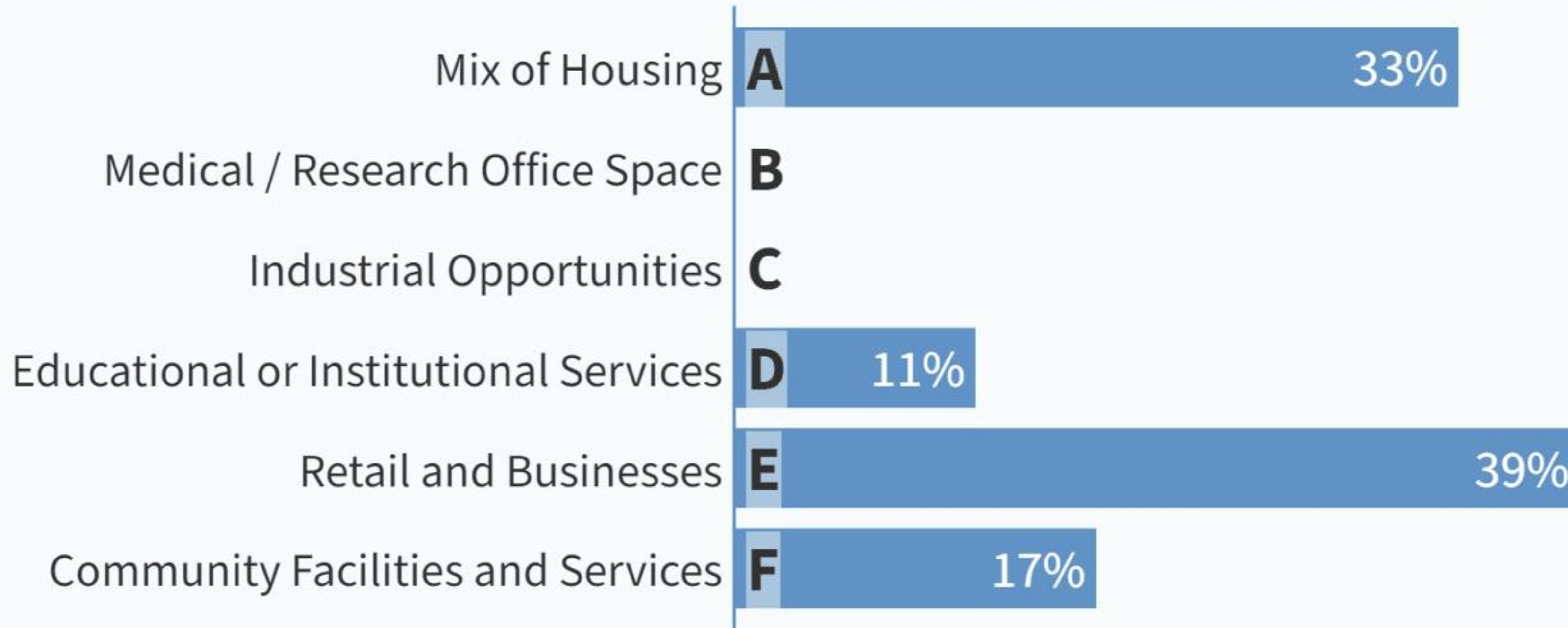
RESPONSES SUBMITTED DURING THE SEPTEMBER 8th
PUBLIC VISIONING WORKSHOP

WEAKNESSES OR CHALLENGES OF HEMPSTEAD'S DOWNTOWN



RESPONSES SUBMITTED DURING THE SEPTEMBER 8th
PUBLIC VISIONING WORKSHOP

WHAT WOULD YOU LIKE TO SEE IN THE DOWNTOWN DRI AREA?



RESPONSES SUBMITTED DURING THE SEPTEMBER 8th

PUBLIC VISIONING WORKSHOP

HOW WOULD YOU INVEST \$10 MILLION IN DOWNTOWN HEMPSTEAD?

PARKS **TOWN AND GOWN** **AFFORDABLE HOUSING AND BUSINESS START UPS** **BUSINESS AND TECHNOLOGY HUB** **PARKS, RECREATION AND BEAUTIFICATION**
CLOSE MAIN STREET OFF TO BUS & HEAVY TRUCKING **AN AREA WITH RESTAURANTS, STORES, BARS AND A NIGHTLIFE SEPARATE FROM RESIDENTIAL** **FOCUS ON RESIDENTS AND PROMOTION OF BLACK-OWNED BUSINESSES**
CLUSTER OF FINANCIAL INSTITUTIONS **BETTER LIBRARY** **CULTURAL MAGNET** **INFRASTRUCTURE** **LIGHTING** **RESIDENT CULTIVATION AND REFINEMENT FOR OWNERSHIP**
NO LOITERING **BUILD A NEW VILLAGE HALL** **LEVEL SIDEWALKS** **CLEAN STREETS** **NO REDLINING**
WIDER ROADS, MARBLED BUILDINGS, POLICE PATROL **BEAUTIFYING THE DOWNTOWN** **ATTRACT PEOPLE & BUSINESS LIKE IT DID 40 YEARS AGO**
HOUSING FIRST, SMOOTH ROADS, GRANTS TO SMALL BUSINESSES
NO BARS **INFRASTRUCTURE** **INFRASTRUCTURE FOR THE NEXT 30 YEARS NEEDS** **TRANSIT-ORIENTED-DEVELOPMENT** **CHILD AND FAMILY WELLBEING**
FAMILY ENTERTAINMENT DISTRICT **NO HOMELESS PEOPLE** **ONE THAT REFLECTS WEALTH & JOY. MORE BUSINESS OPPORTUNITY TO EMPLOY.** **HOUSING CHOICES**
HOUSING **SUPPORT FOR PROPERTY OWNERS** **LOCAL BUSINESS INCUBATION** **LESS PARKING LOTS** **CLEAN IT UP** **ENTERTAINMENT DOWNTOWN**

IF YOU COULD REIMAGINE ONE THING IN DOWNTOWN HEMPSTEAD, WHAT WOULD IT BE?

A PLACE FOR ALL
CLEAN
HUDSON YARDS
CIVIC ENGAGEMENT
PLACES TO GO TO ENJOY RELAXING
SAFE
ONE THAT WORKS FOR THE RESIDENTS
HEALTH

COMMUNITY ENGAGEMENT
FINE RESTAURANTS
AFFORDABLE
DIVERSITY IN BUSINESS
VISITORS WOULD LOVE TO COME
I WOULD LOVE TO SEE THE DOWNTOWN BECOME A VIBRANT COMMUNITY
MILLENNIALS ENCOURAGED
HOUSING-MIX

PROSPEROUS AND DIVERSE
STATE OF THE ART COMMUNITY CENTER
DISTRICT COURT
GARDEN CITY
IT WOULD LOOK LIKE GLEN COVE
DINING DISTRICT

A PLACE TO EAT, ENJOY, SHOP & WORK
CONNECT PARKING LOT TO PARK
AN AREA THAT IS MULTIFACETED
THRIVING BUSINESSES
WALKABLE
RESIDENT EMPOWERMENT
THEATER
COMMUNITY BASED RECREATIONAL FACILITIES



4

GOALS & STRATEGIES PUBLIC INPUT

➤ Questions / Engagement Activity

PUBLIC PARTICIPATION

YOUR INPUT CAN IMPACT...

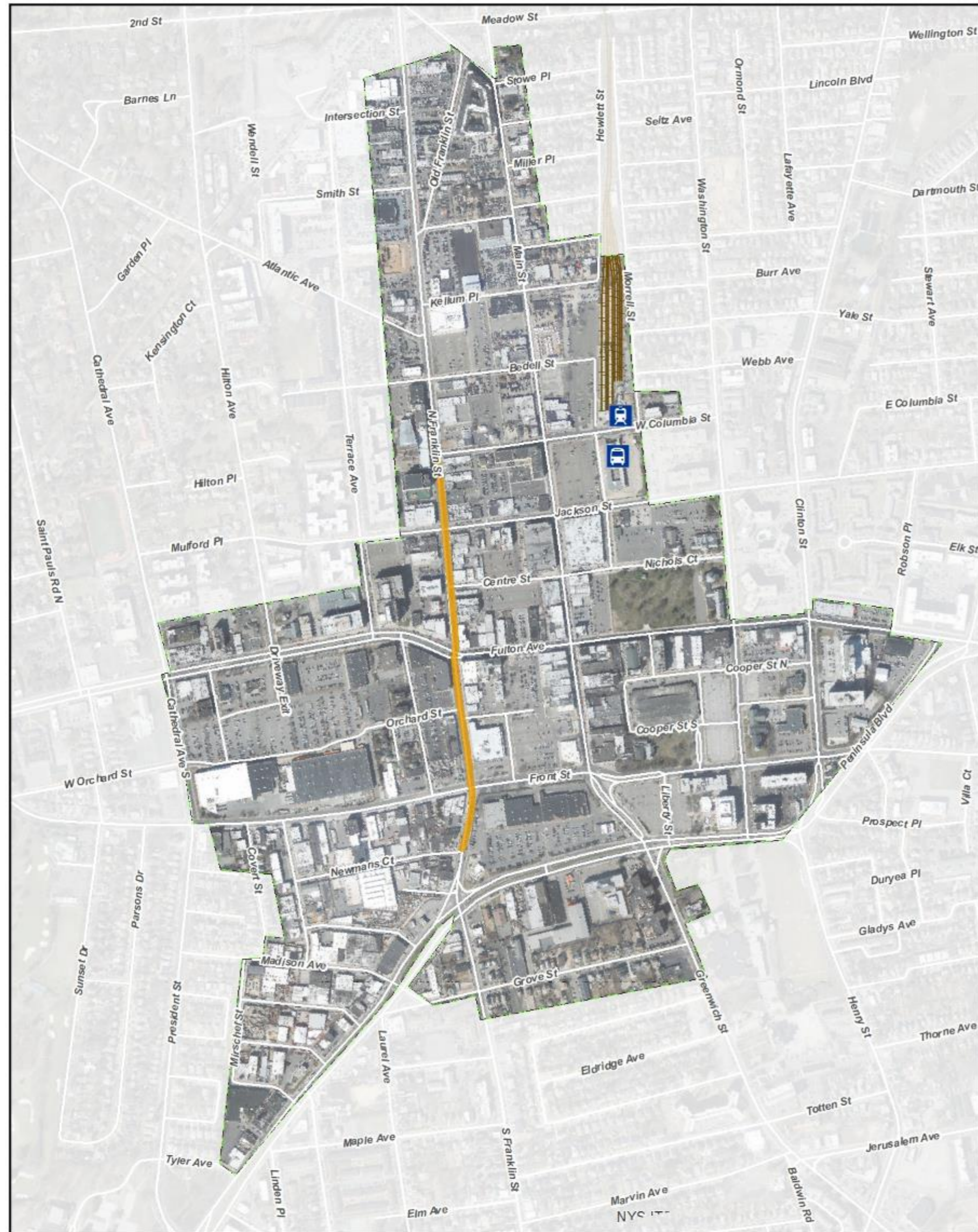


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DINING AND ENTERTAINMENT

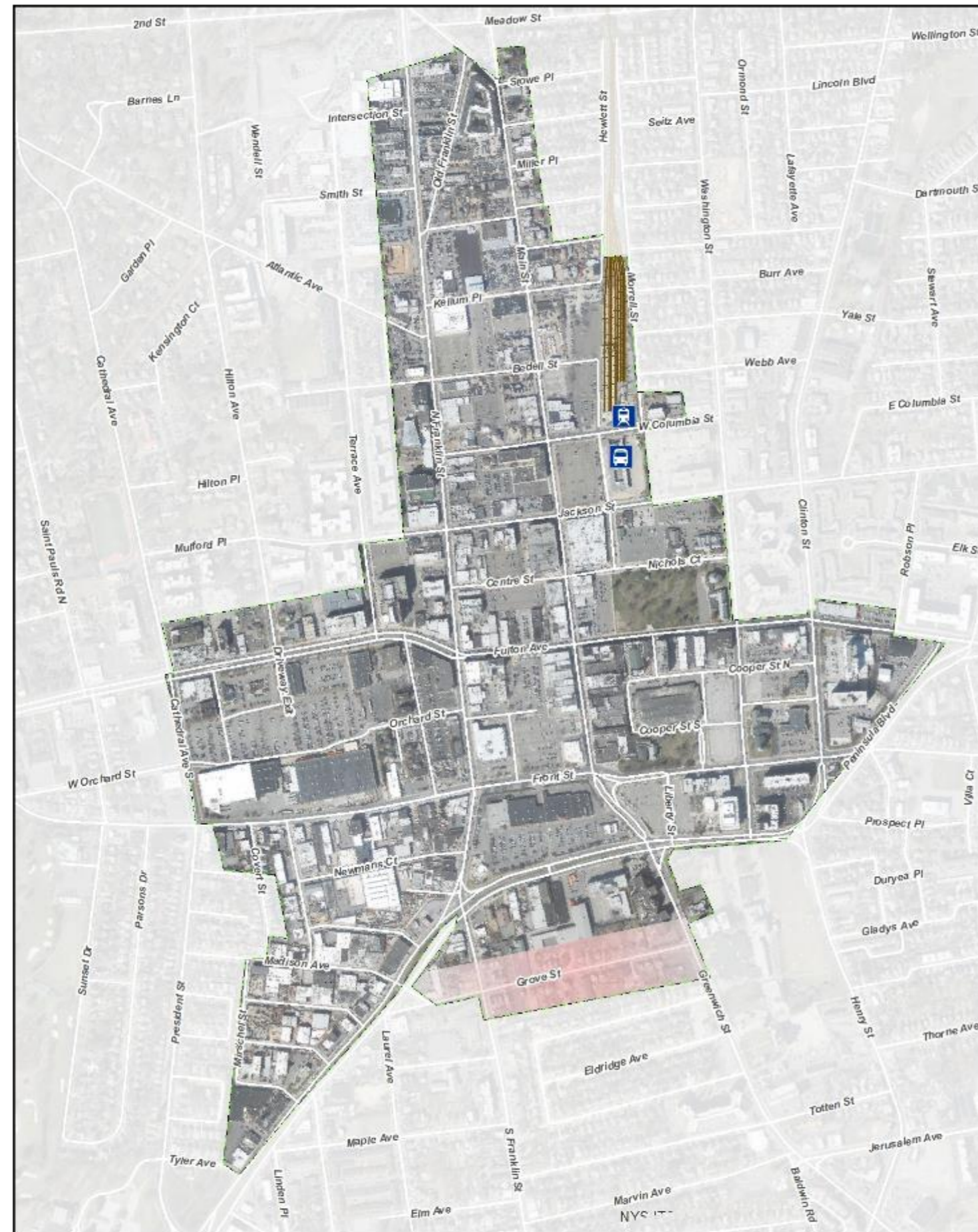


**Downtown Hempstead Reimagined
Downtown Revitalization Initiative
Village of Hempstead, Nassau County, NY**

Map produced 7/2021. Accuracy not guaranteed.
Data provided by 1915019 Clearinghouse 2021.
Laberge Group 2021.

Dining & Entertainment

HOUSING AND NEIGHBORHOOD IMPROVEMENTS



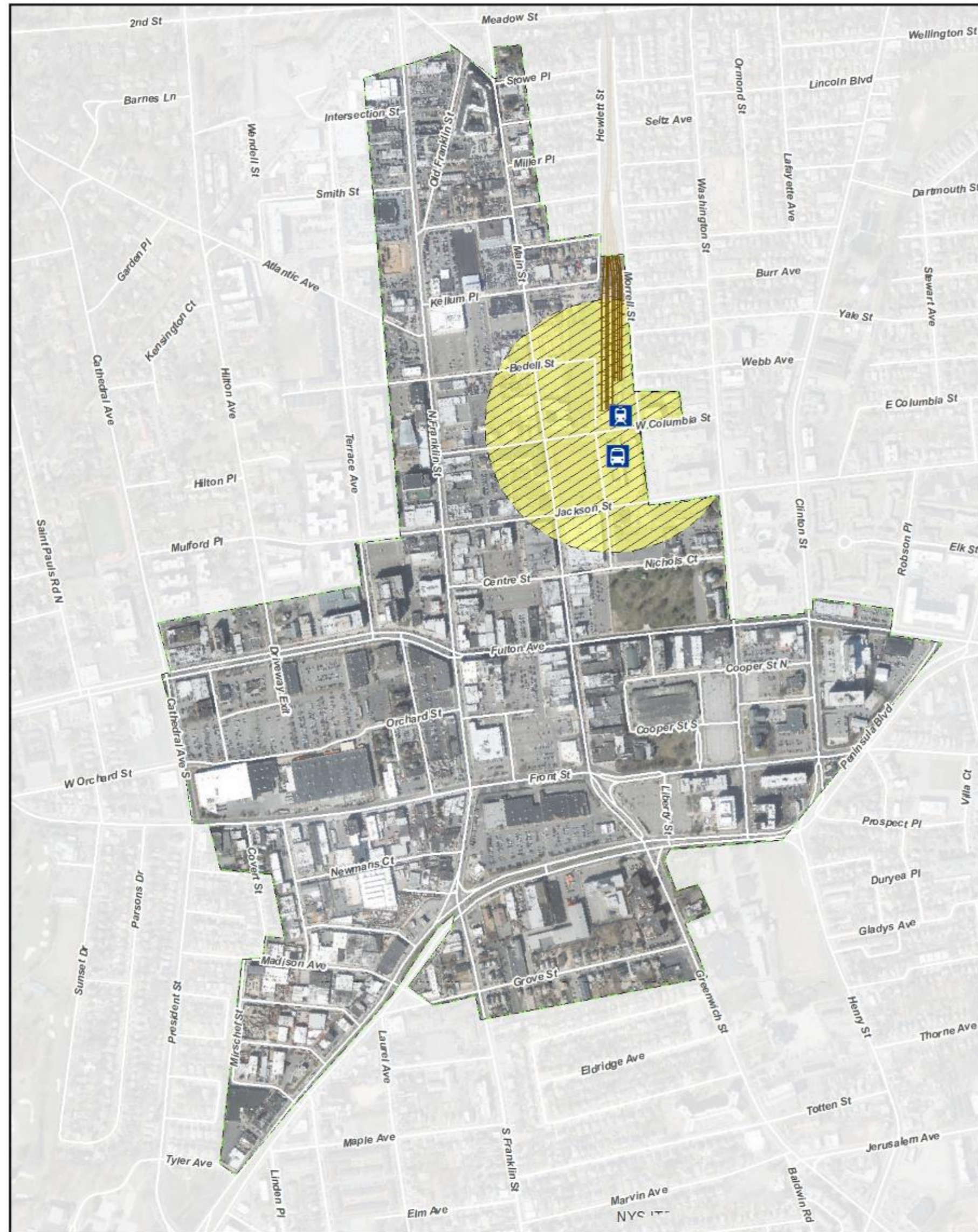
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Housing & Neighborhood Improvements

CHILDCARE AND EDUCATION

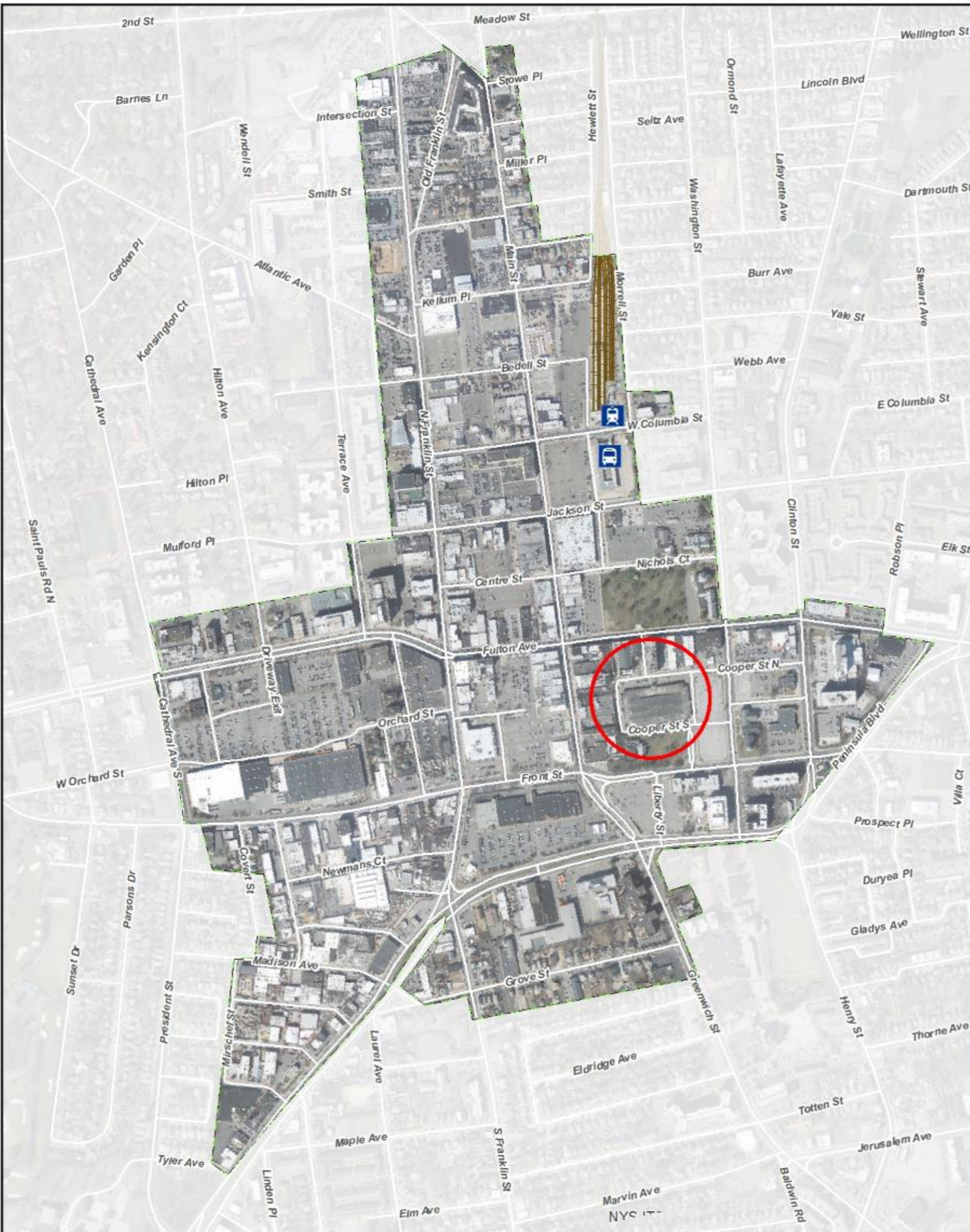


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TOD Childcare & Education

CIVIC / COMMUNITY SPACE



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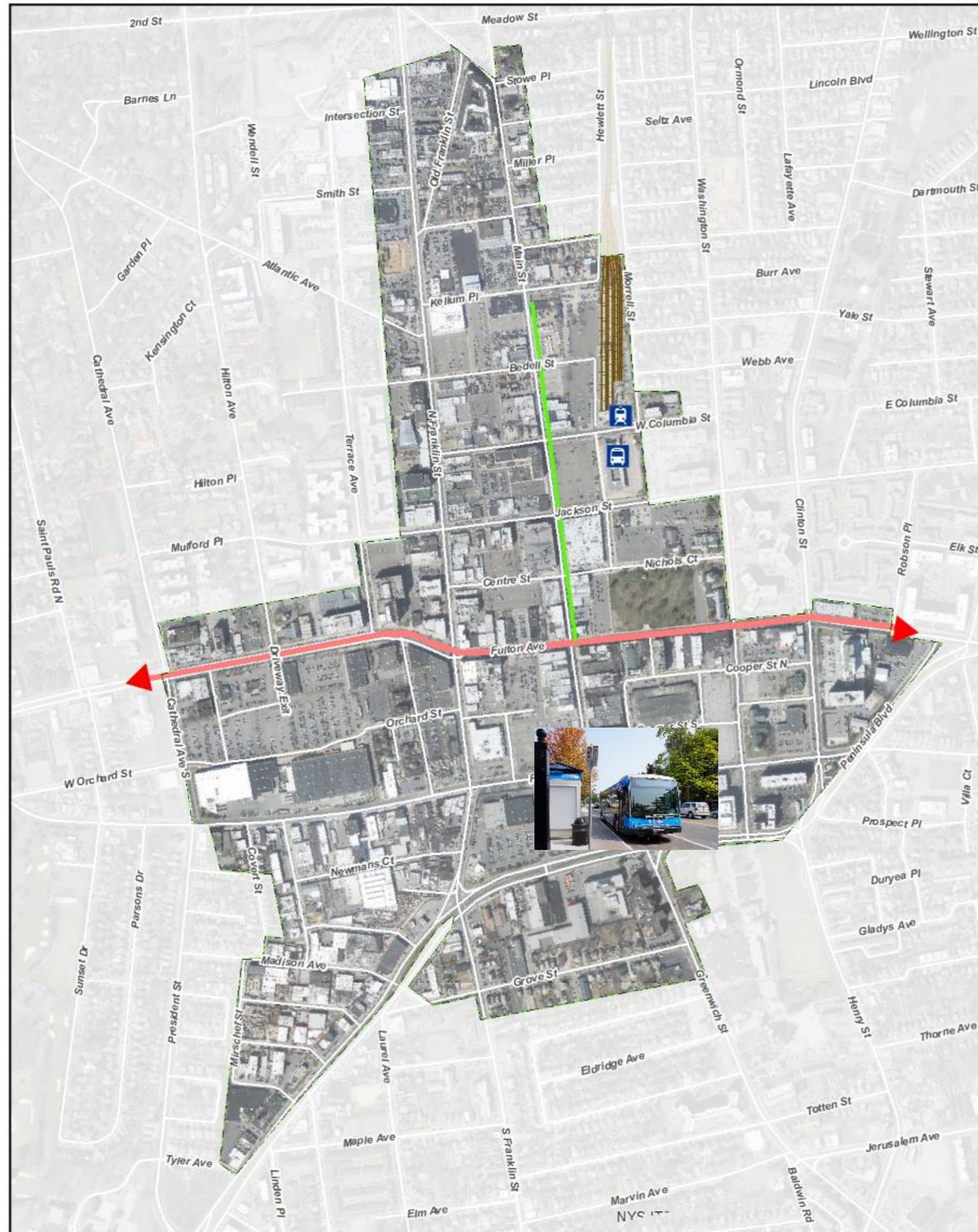


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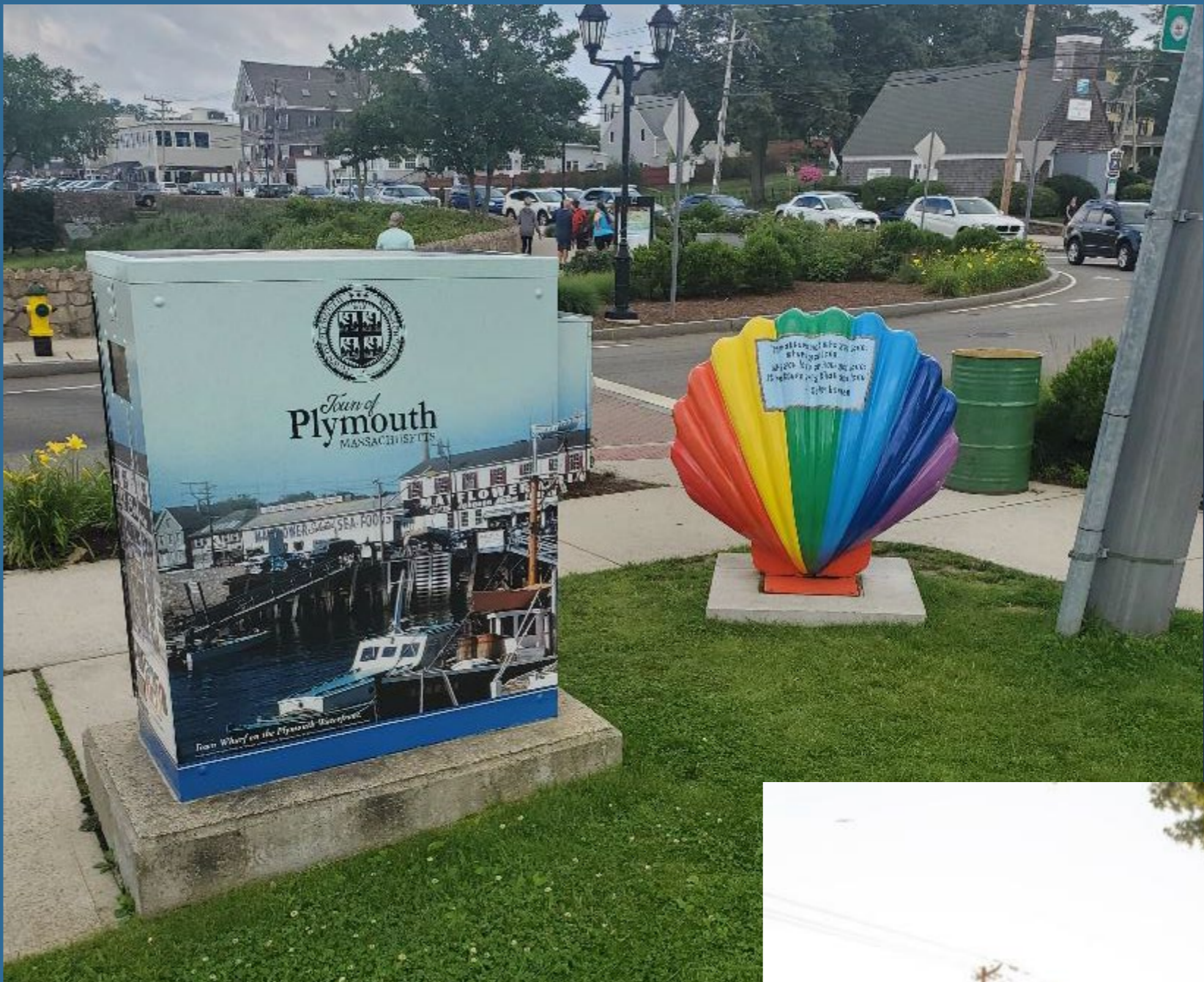
Civic / Community Space

CONNECTIVITY / MOBILITY



Connectivity / Mobility

ART & CULTURAL ENHANCEMENTS

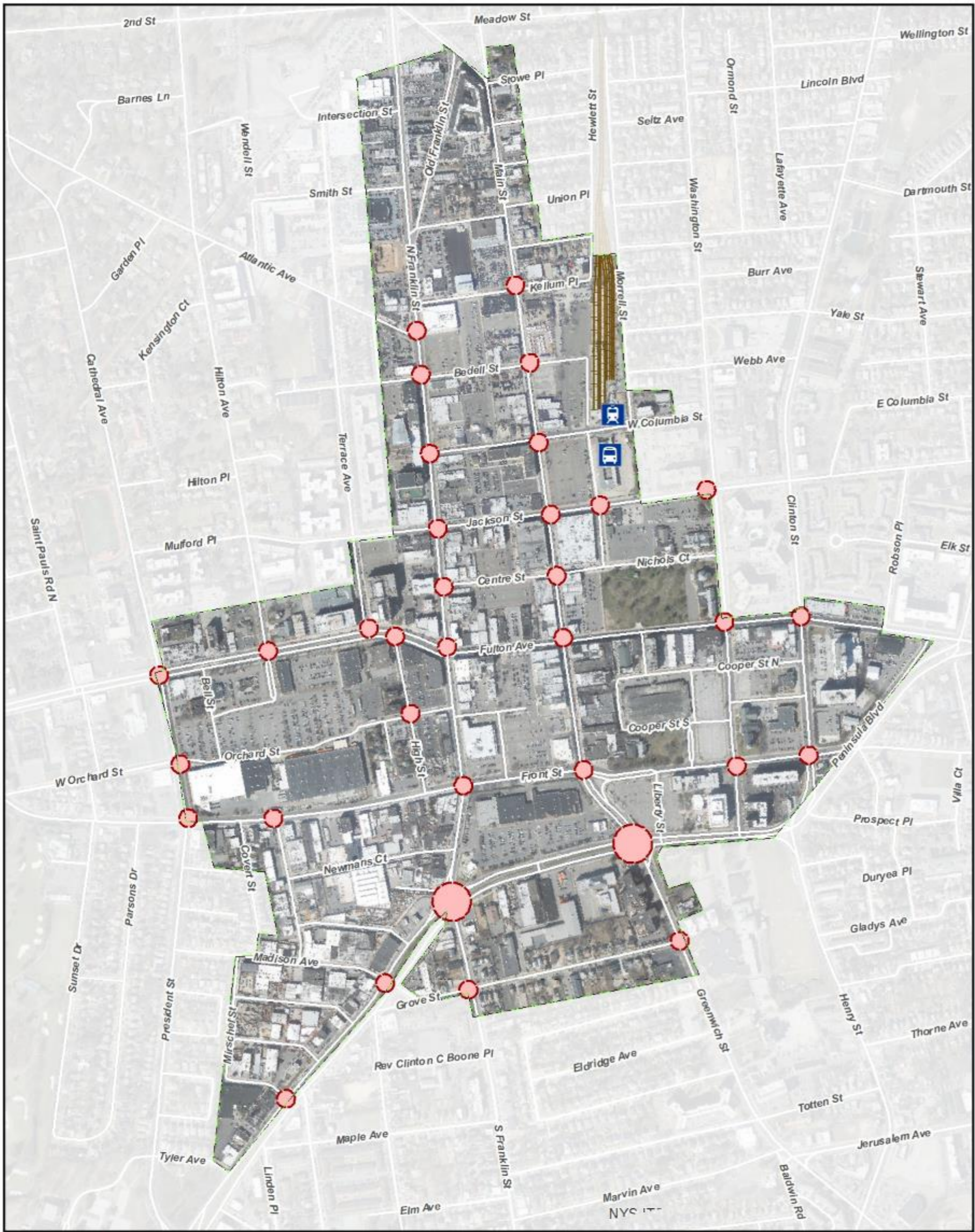


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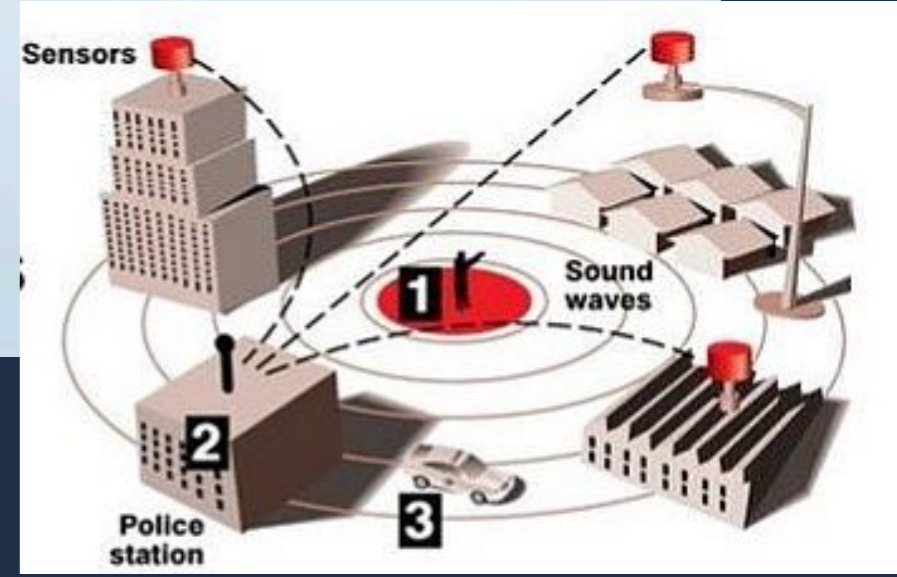
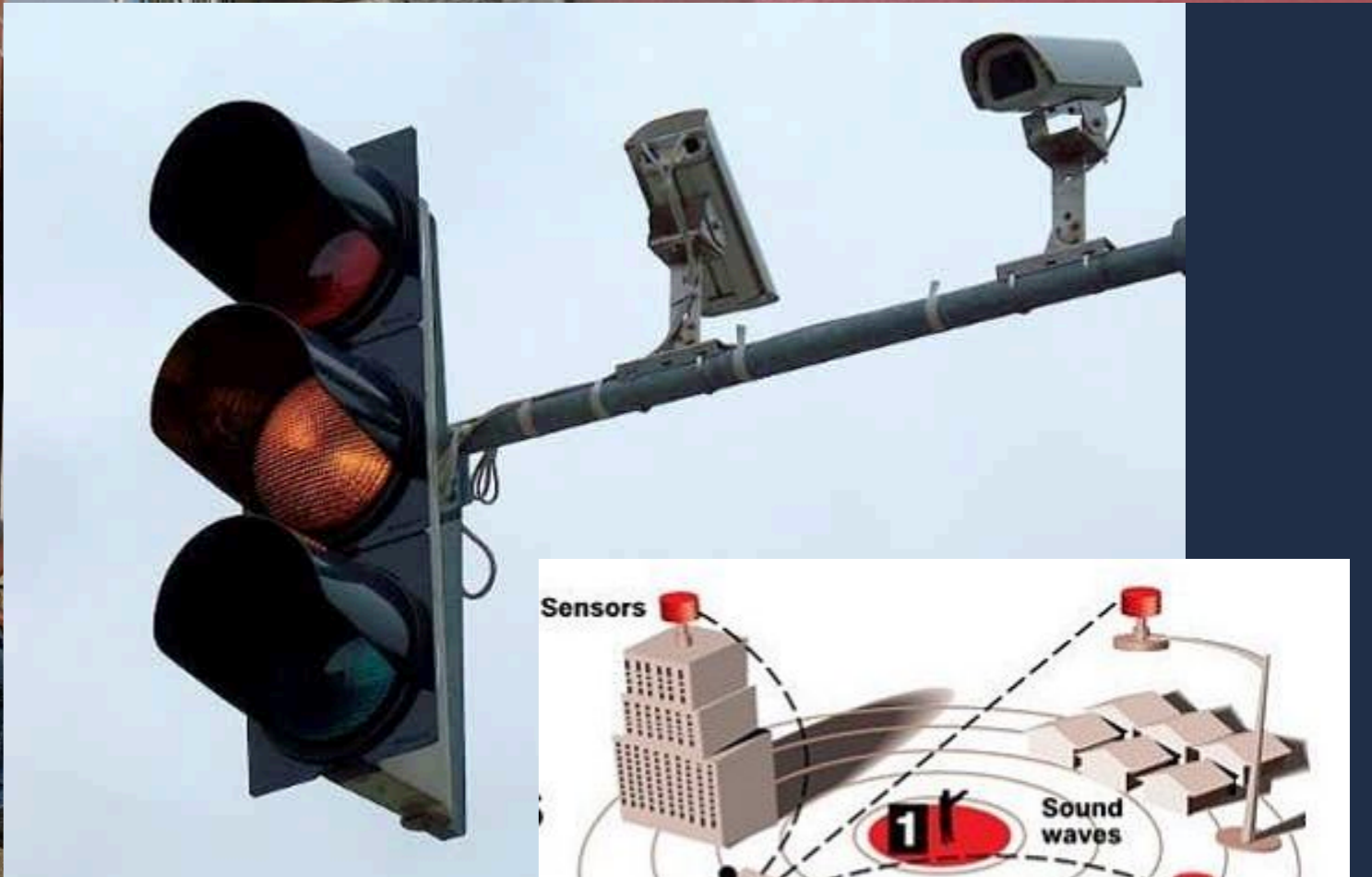
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Art & Cultural Enhancements

SAFETY AND TRAFFIC IMPROVEMENTS

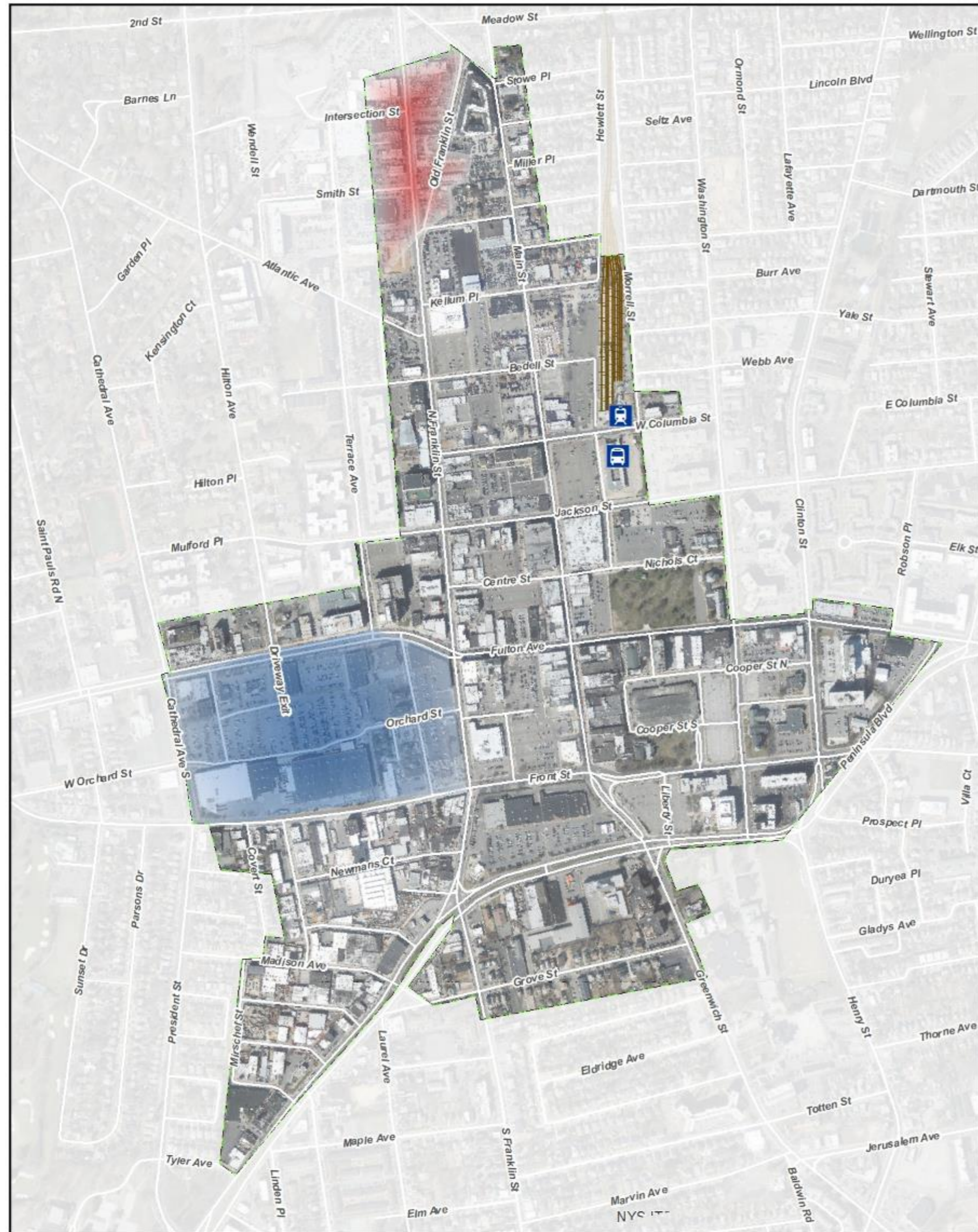


**Downtown Hempstead Reimagined
Downtown Revitalization Initiative
Village of Hempstead, Nassau County, NY**



Safety & Traffic Improvements

MIXED USE INFILL



Mixed-Use Infill



THANK YOU



Laberge
ENGINEERING
ARCHITECTURE



Group
SURVEYING
PLANNING



***SUBMIT QUESTIONS
AND COMMENTS ONLINE***

www.labergegroup.com/hempstead