



NEW YORK STATE DOWNTOWN REVITALIZATION INITIATIVE

CENTRAL ISLIP

COMMUNITY WORKSHOP #2

FEBRUARY 4, 2019



NEW YORK
STATE OF
OPPORTUNITY.

Downtown
Revitalization
Initiative

Review projects
to recommend for **DRI funding &**
Strategic Investment **Plan inclusion**

Agenda

1. DRI Recap
2. Project Identification
3. Project Discussion
4. Interactive Session

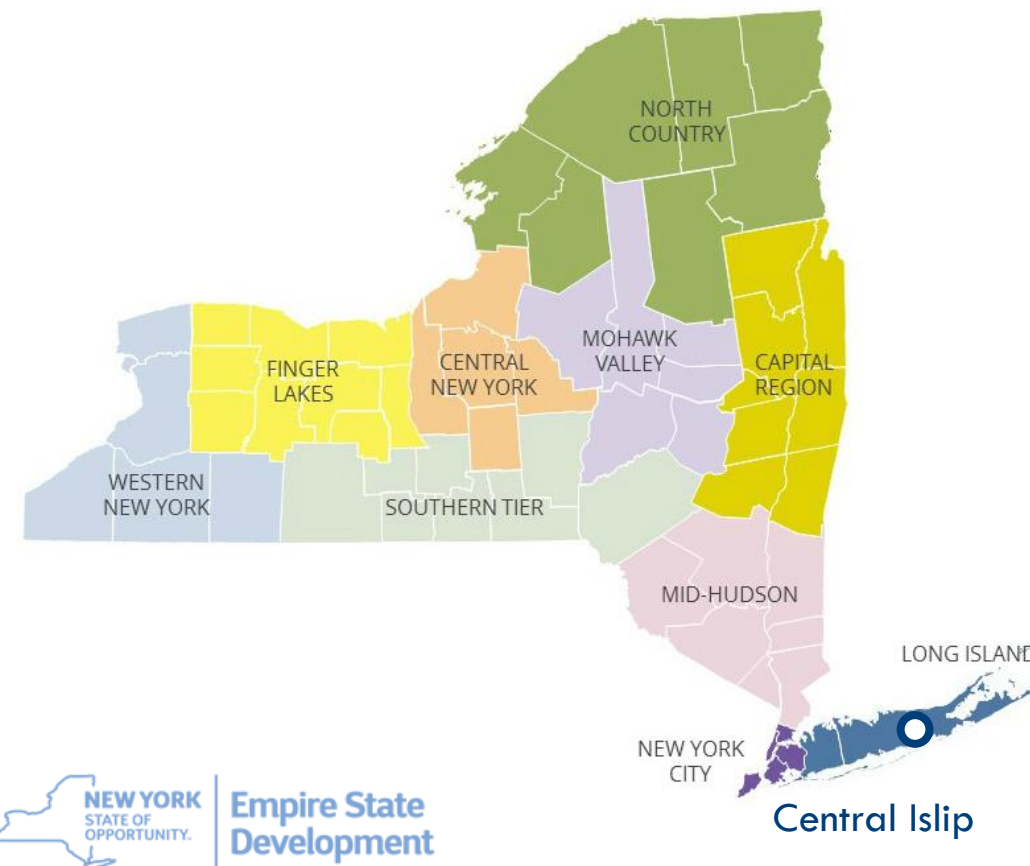


Downtown Revitalization Initiative

New York State's **Downtown Revitalization Initiative (DRI)** seeks to “transform communities ripe for development into **vibrant neighborhoods where the next generation of New Yorkers will want to live, work, and raise a family.**”

Selection Criteria

- Physical features that promote a livable, mixed-use downtown.
- Recent or impending job growth.
- Ability to leverage additional public and private investment.
- Commitment from local leaders.

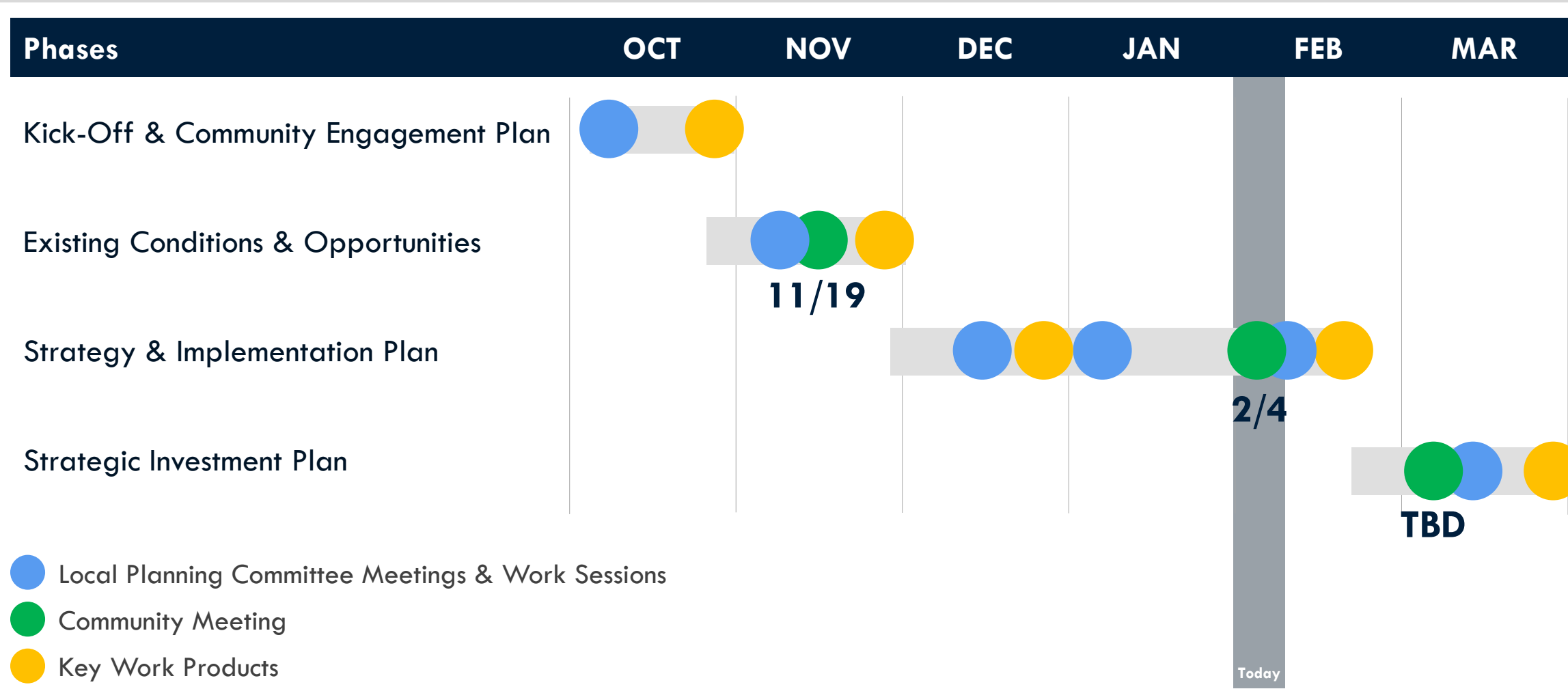


Leveraging Past Planning and Visioning

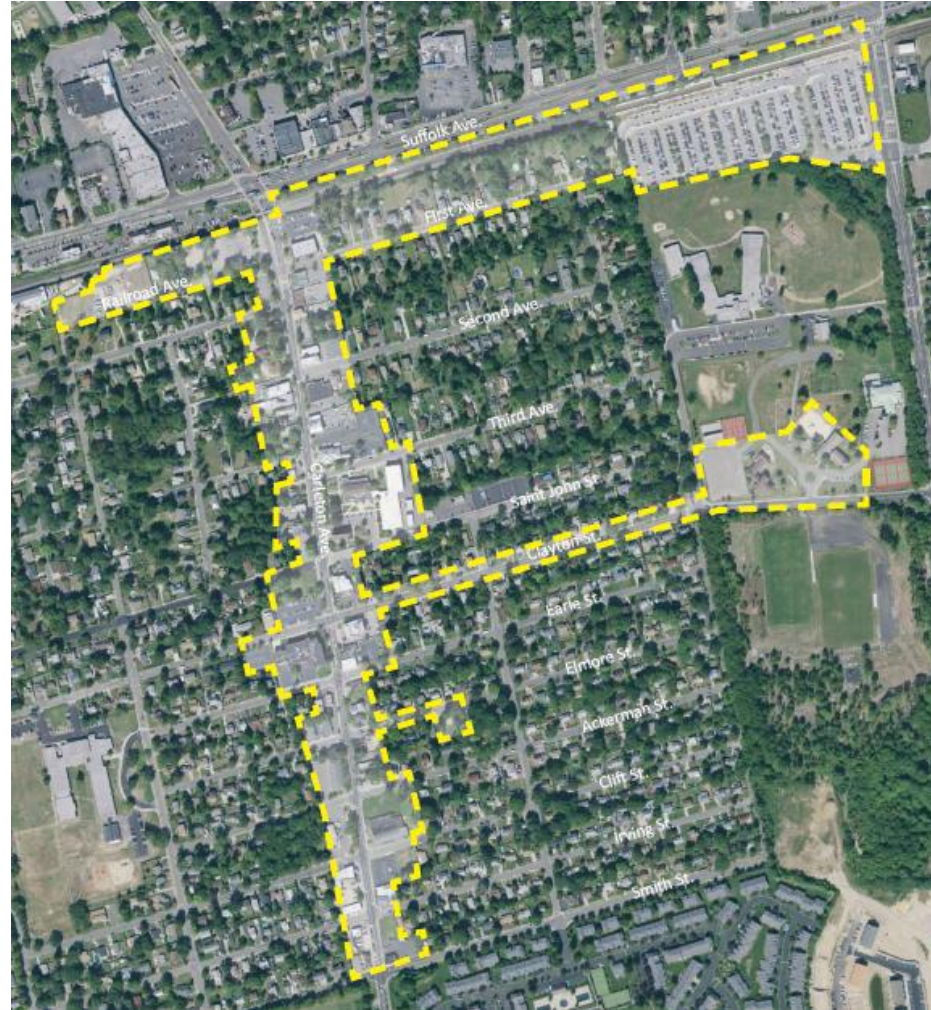
DRI allocates **\$10 million** to support the implementation of **catalytic capital-eligible investment projects** in Central Islip and the development of a longer-term strategy that will attract additional public and private investment.



DRI Work Plan & Timeline



DRI Study Area



Vision Statement

Central Islip will be a **vibrant, walkable and transit-friendly downtown** that sustains thriving businesses, restaurants, quality housing, and recreational facilities today and into the future to **retain and attract residents, workers, businesses, and visitors** of all ages, ethnicities, and incomes.

Goals and Strategies

CREATE A THRIVING AND GROWING TRANSIT-FRIENDLY DOWNTOWN WITH A VIBRANT MIX OF USES

- Support mixed-use development, including infill projects, to create a live, work, play environment
- Promote new or expanded retail and dining options along Carleton Avenue
- Provide infrastructure and modify zoning to support denser development

1

PROMOTE A WALKABLE AND DESIRABLE MAIN STREET

- Improve the pedestrian experience through streetscape and traffic safety measures
- Enhance the appearance of retail storefronts and commercial properties
- Develop a strategy to improve pedestrian and vehicular access

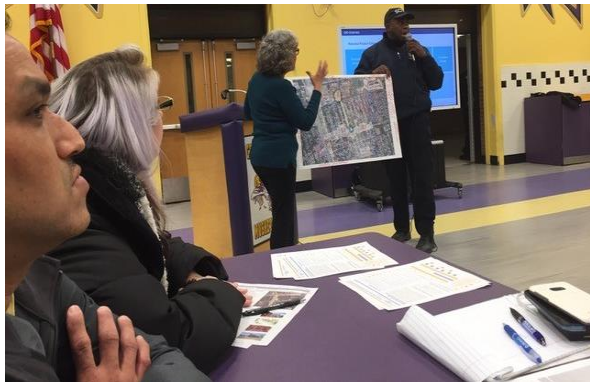
2

ENHANCE QUALITY OF LIFE FOR ALL

- Expand or create new community-serving venues
- Improve recreational facilities to accommodate a broad range of users
- Strengthen connections between Carleton Avenue and key destinations

3

More than 130 attendees participated in the November Public Meeting



November Public Meeting Feedback



“**Install sewers** because it is critical to new development”

“Attract **more dining and entertainment** options”

“Improve the **appearance of buildings**”

“Enforce a **uniform look and feel**”

“Create a **safe and walkable** pedestrian environment”

“Provide **more recreation and community space** options”

“Expand **arts and cultural programming**”

“Address **congestion and parking** issues”

...and many more comments

Agenda

1. DRI Recap
2. Project Identification
3. Project Discussion
4. Interactive Session



Project Eligibility

ELIGIBLE

Public Improvements

Investments in infrastructure to support broadband access, water management, streetscape improvements, transportation, and open space.

New Development and Rehabilitation of Existing Structures

Development or rehabilitation of real property, including pre-development and pre-construction activities.

Revolving Loan and Grant Funds

Funding for activities like façade improvements, sidewalk improvements, public art and public realm, and physical improvements to commercial space.

Public Amenities

Public arts/cultural offerings and facilities

INELIGIBLE

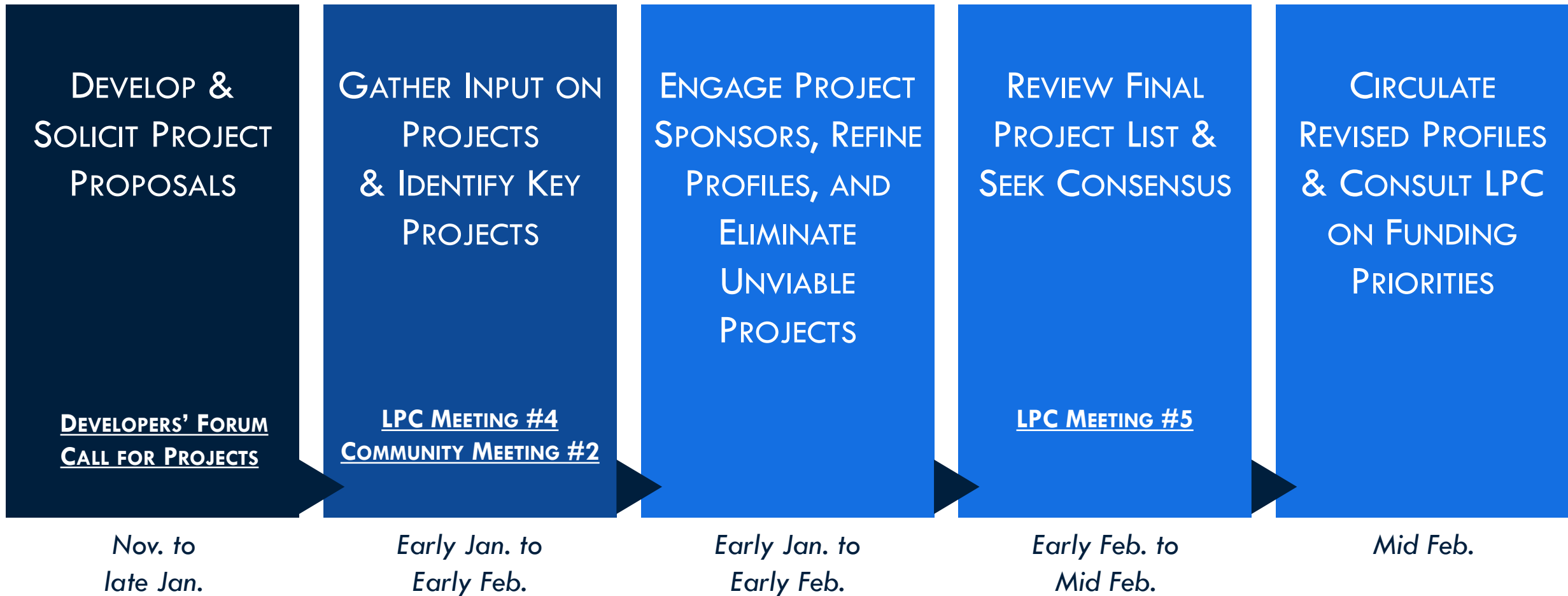
Planning

Staff/operating costs

Training expenses

Program expenses

Project Identification Process



For each potential project and initiative, the LPC will consider the following criteria when determining relative priority.

ALIGNMENT

- Create a Thriving and Growing Downtown
- Promote a Walkable and Desirable Main Street
- Enhance Quality of Life for Central Islip Residents

FEASIBILITY

- Readiness to Start and Timeline to Completion
- Capacity of Responsible Parties to Implement and Maintain Investment
- Program Sustainability
- Clarity of Site Control and Regulatory Steps

COST/BENEFIT

- Ability to Leverage Other Funds
- % of Total DRI Funds Relative to Impact
- Appropriateness of DRI as a Funding Source

PUBLIC SUPPORT

- As reflected by:
- Local Planning Committee
- Community Feedback
- Written Comments

Agenda

1. DRI Recap
2. Project Identification
3. Project Discussion
4. Interactive Session



Sewer Infrastructure



DESCRIPTION: Build sewer infrastructure along Carleton Avenue between Smith and Suffolk St.

SPONSOR: Town of Islip, Suffolk County

TOTAL PROJECT COST: \$4-6M

PROPOSED DRI FUNDING: >\$1M

Commercial Property Improvement Fund



DESCRIPTION: Create a fund to provide reimbursable grants for the rehab and improvement of buildings along Carleton Ave, such as facade improvements, rehab of interiors, signage, etc.

SPONSOR: Islip CDA

TOTAL PROJECT COST: \$600K

PROPOSED DRI FUNDING: \$600K

Senior Center Improvements



DESCRIPTION: Improve senior center facilities at the Central Islip Recreation Village including building improvements, handicap accessibility, and kitchen enhancements.

SPONSOR: Town of Islip, Parks Dept.

TOTAL PROJECT COST: \$1.75M

PROPOSED DRI FUNDING: \$1.25M

Recreation Center Improvements



DESCRIPTION: Improve recreation facilities at the Central Islip Recreation Village by adding a tech room and kitchen.

SPONSOR: Town of Islip, Parks Dept.

TOTAL PROJECT COST: \$500K

PROPOSED DRI FUNDING: \$500K

Downtown Streetscape Improvements



DESCRIPTION: Install streetscape improvements to enhance the pedestrian experience and make the corridor an attractive and competitive place.

SPONSOR: Town of Islip,
Suffolk County DPW

TOTAL PROJECT COST: \$1-3M

PROPOSED DRI FUNDING: >\$1M

Smith Street Gateway Traffic Improvements



DESCRIPTION: Install transportation improvements at the intersection of Carleton and Smith including a right turn lane, on-street parking, and a pedestrian sidewalk.

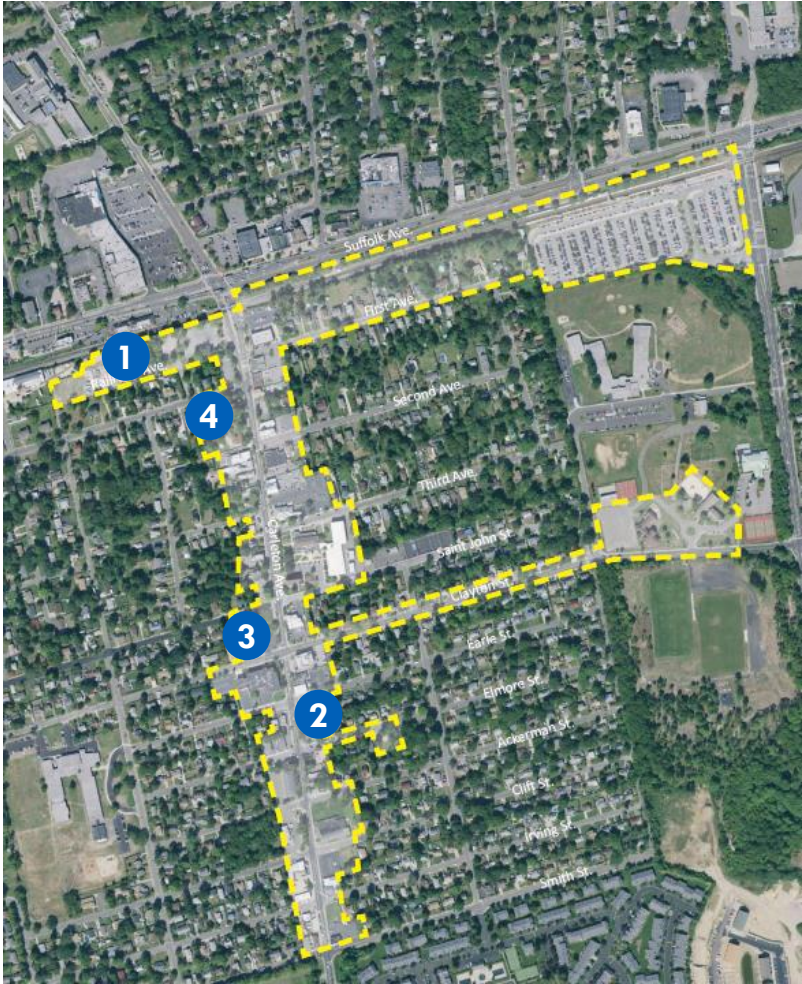
SPONSOR: TBD, Suffolk County Water Authority

TOTAL PROJECT COST: \$100K

PROPOSED DRI FUNDING: \$100K

Private-Sponsored Proposals

- | |
|--|
| 1. Former LIRR Station Mixed Use Development |
| 2. 108 Carleton Mixed-Use Development |
| 3. Central Islip Medical Educational Center |
| 4. Episcopal Church of the Messiah Community Center |
| 5. Central Islip History Trail* |



**Note: Located throughout the Study Area*

Former LIRR Station Mixed Use Development



Illustrative concept

DESCRIPTION: Create a transit-friendly, mixed-use development that would include retail and community space, apartments, and a public space.

SPONSOR: TBD

TOTAL PROJECT COST: >\$10M

REQUESTED DRI FUNDING: TBD

108 Carleton Mixed Use Development



DESCRIPTION: Create a 20,000 SF mixed-use development that would likely include retail, office, and apartments.

SPONSOR: Private owner

TOTAL PROJECT COST: \$3.5M

REQUESTED DRI FUNDING: \$350K

Central Islip Medical Educational Center



DESCRIPTION: Create a 13,000 SF mixed-use development with a 24/7 urgent care, physician offices, medical education facilities, and a ground floor art gallery and library.

SPONSOR: Private owner

TOTAL PROJECT COST: \$3.9M

REQUESTED DRI FUNDING: \$1M

Episcopal Church of the Messiah Community Center



DESCRIPTION: Develop a new 5,000 SF community center that would be used for community programming and outreach.

SPONSOR: Episcopal Church of the Messiah

TOTAL PROJECT COST: >\$1M

REQUESTED DRI FUNDING: >\$1M

Central Islip History Trail



DESCRIPTION: Create a 5-mile history walking trail that would include markers for 25 historic sites in the community.

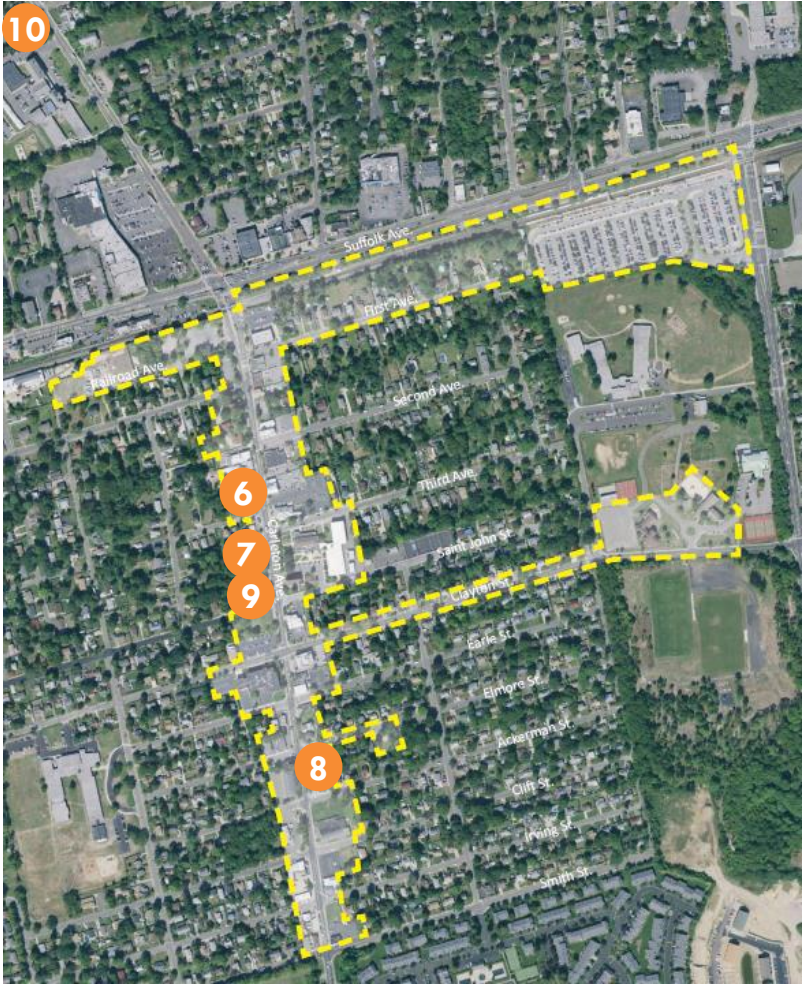
SPONSOR: Central Islip Civic Council

TOTAL PROJECT COST: \$25K

REQUESTED DRI FUNDING: \$25K

The following section shows project proposals that have incomplete information or are not ready to be considered as part of DRI.

- | |
|---|
| 6. 69 Carleton Mixed-Use Development |
| 7. 81 Carleton Office Addition |
| 8. 118 Carleton Apartment Addition |
| 9. Adelante Building Redevelopment |
| 10. Historical Preservation Society Museum |
| 11. Carleton Avenue Widening/On-Street Parking* |



*Note: Located throughout the Study Area

69 Carleton Mixed Use Development



DESCRIPTION: Create a 48,000 SF mixed-use development that would likely include retail, office, and apartments.

SPONSOR: Private owner

TOTAL PROJECT COST: Unknown

REQUESTED DRI FUNDING: None

81 Carleton Office Addition



DESCRIPTION: Renovate existing building and add a 898K SF office addition.

SPONSOR: Private owner

TOTAL PROJECT COST: \$690K

REQUESTED DRI FUNDING: \$645K

118 Carleton Apartment Addition



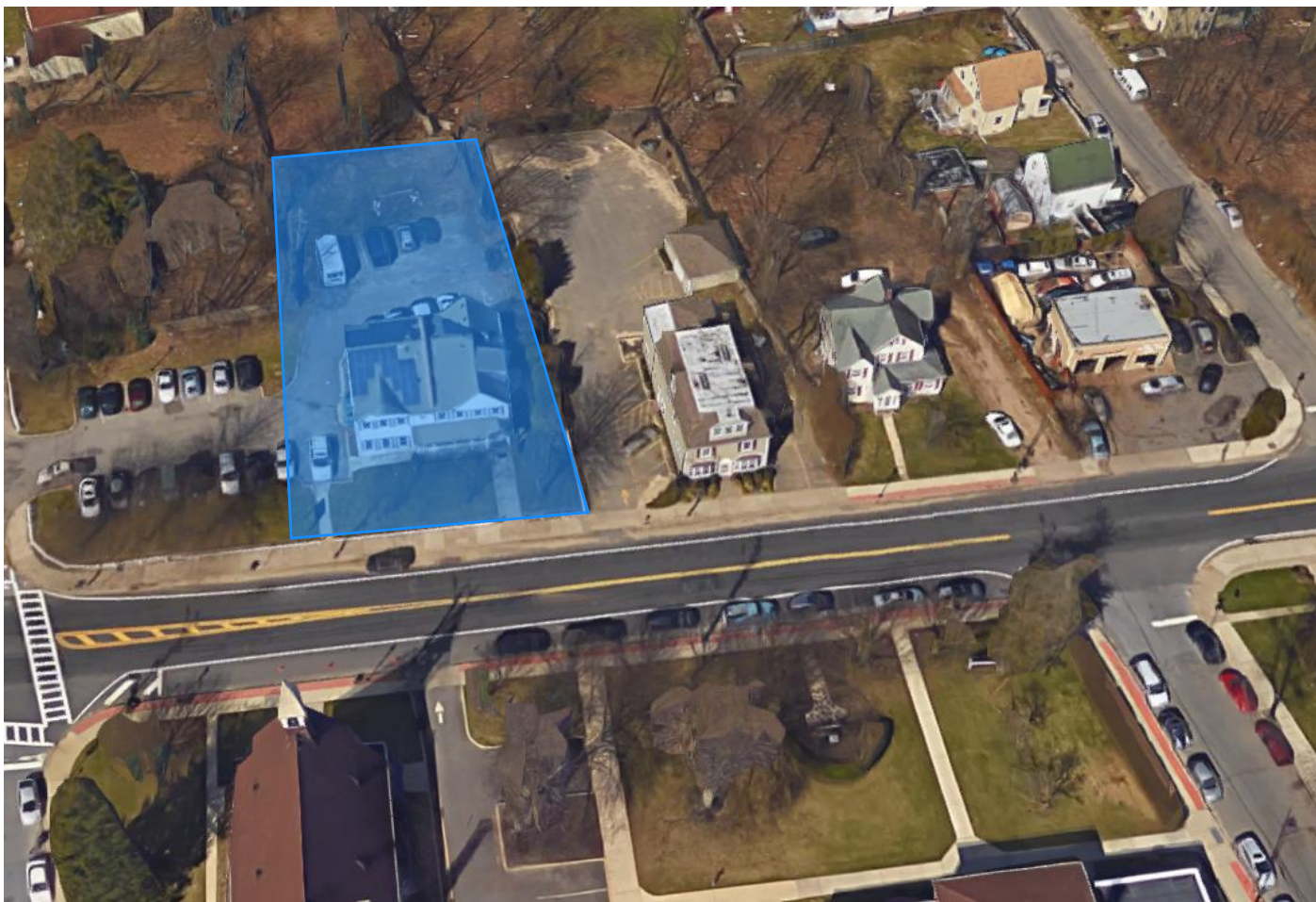
DESCRIPTION: Renovate existing building and add a 2 apartment addition.

SPONSOR: Private owner

TOTAL PROJECT COST: \$595K

REQUESTED DRI FUNDING: \$525K

Adelante Building Redevelopment



DESCRIPTION: Address major repairs and renovations to the existing building including the foundation, roof, shed, and more.

SPONSOR: Adelante of Suffolk County

TOTAL PROJECT COST: \$67K

REQUESTED DRI FUNDING: TBD

Historical Preservation Society Museum



DESCRIPTION: Redevelop the Old Methodist Church and create a museum for showcasing Central Islip History. Space would also be used for community events, art shows, cultural events.

SPONSOR: Central Islip Historical Preservation Society

TOTAL PROJECT COST: \$115K

REQUESTED DRI FUNDING: \$95K

Carleton Avenue Widening for On-Street Parking



DESCRIPTION: Widen Carleton Ave to create more on-street parking.

SPONSOR: Private citizen

TOTAL PROJECT COST: Unknown

REQUESTED DRI FUNDING: TBD

Agenda

1. DRI Recap
2. Project Identification
3. Project Discussion
4. Interactive Session



We want to hear from you!

- You have received **10 tickets** to help tell us your preferences.
- Place your tickets in the manila folders under projects which you believe will have the **greatest transformative impact for Central Islip**.
- **You can place as many tickets as you want in each project folder!**
- **You can also provide comments on boards with sticky notes.**



Upcoming DRI Events and Meetings

Next Local Planning Committee Meeting

February 7th – Town of Islip Board Room, 4:00pm – 7:00pm

March Meetings

Check the DRI website for the March final public meeting and LPC meeting dates

<http://islipny.gov/dri>