

WYANDANCH RISING

Sparking Revitalization through Land Use and
Transportation Planning



New York Metropolitan Transportation Council
November 18, 2009

Wyandanch

*“Most economically distressed
community on Long Island”*

Town of Babylon population – 215,000

Wyandanch population – 10,546

Median Family Income TOB – \$ 66,261

Median Family Income Wyandanch – \$ 41,857

Town launches Wyandanch Rising Initiative in 2002

The Focus has been....

- Building, Fostering & Sustaining Partnerships
- Planning
- Identifying Brownfields
- Removing Blight
- Implementing the Vision

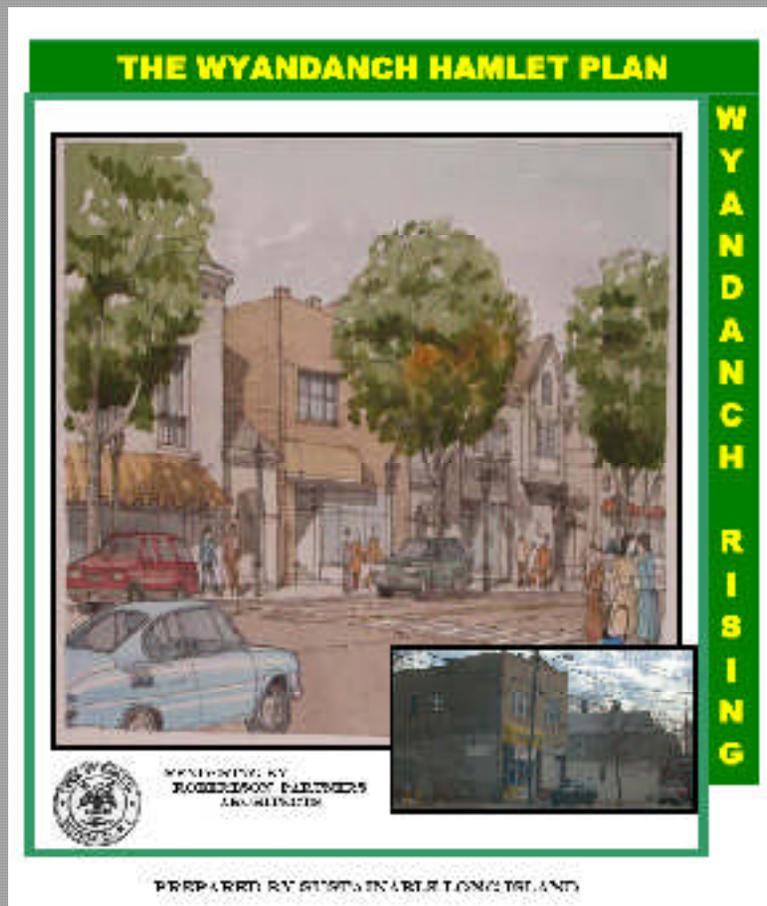


Community Visioning held in 2003

Over the week 600 people participated in the visioning process



Wyandanch Hamlet Plan adopted in 2004



Mix of uses to create a vibrant pedestrian friendly downtown

- Multi-story, mixed use buildings
- New Housing in and around the downtown
- Transit Oriented Development
- Structured Parking

Laying the Foundation For Revitalization

- Secured an Empire Zone
- Conducted Sewer Study funded by Congressman Israel
- NYS DOS Brownfield Opportunity Areas (BOA) Nomination
- Secured Planning Money from FTA for Intermodal Facility
- NYS SBA Hub Zone Designation
- NYS DEC Environmental Restoration Program Grant
- US EPA Brownfields Grant
- Acquisition of Property
- Urban Renewal Zone

Partnering With the Community

- Wyandanch Rising Community Revitalization Committee
- Community Meetings
- Community Newsletters



Partnering With the Community

Demonstrating Progress

- Streetscape Improvements



Partnering With the Community

Demonstrating Progress

- NYS RestoreNY Grant – Removing Blight



Partnering With the Community

Demonstrating Progress

- New Post Office

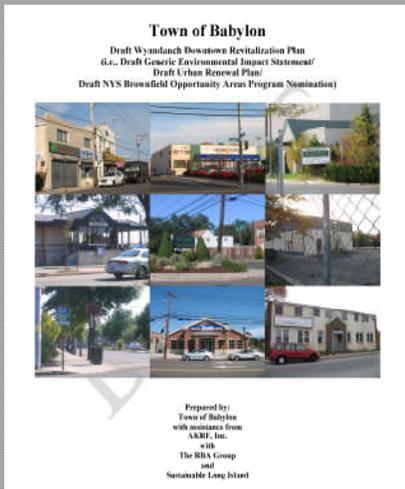


Moving to Implementation

- Sewers



- BOA Step III



- FTA Intermodal Facility

Moving to Implementation

Sewers

- Announced Plan for Sewering Wyandanch Downtown
- Town Fully Funds Phase I - \$6 Million
- Applied to EFC for Funding
- ESDC Downstate Infrastructure Grant
- Construction Begins – March 2010
- Completion Date – Summer 2011

Moving to Implementation

BOA Step III – Town awarded \$1.5 Million from New York State Department of State in October

- Town Designated Spotlight Community
- BOA Step III will produce:
 - Form-based Code
 - Open Space Master Plan
 - Arts & Culture Economic Analysis
 - Economic Development/Finance Toolkit
 - Green/Sustainability Plan
 - RFP/RFQ Preparation
 - Site Due Diligence, Site Design and Cost estimating
- Completed by Fall 2010

Moving to Implementation

FTA Intermodal Facility

- Preliminary Engineering and Design Near Completion
- Structured Parking – 2000 Spaces
- Final Design – Completed by December 2010
- Estimated Cost - \$45 Million - Town Bonds for \$15 Million
- Construction Begins - Summer 2011

Moving to Implementation

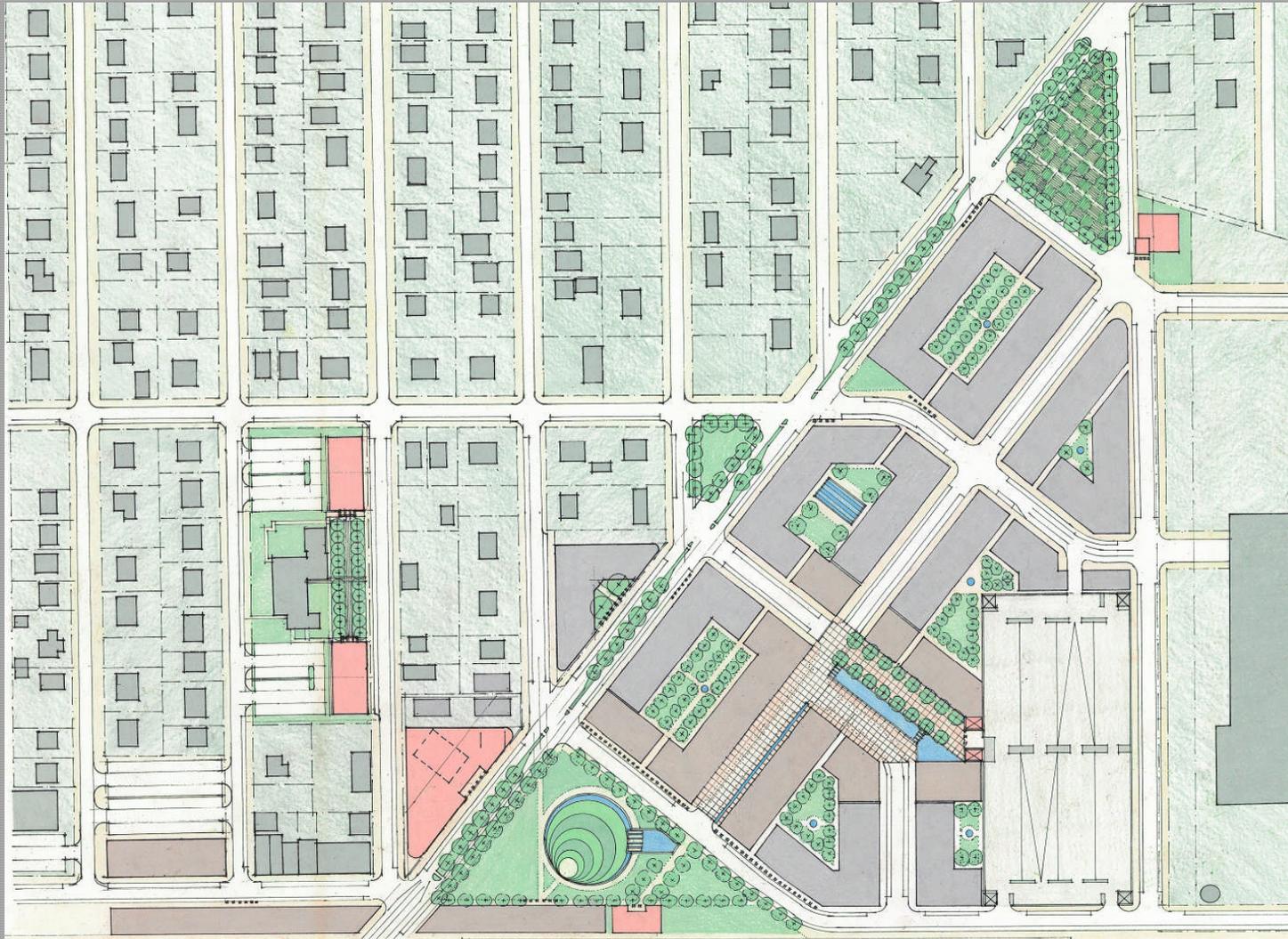
Wyandanch TOD

- 1.85 million sf development, 205K retail, over 1,000 housing units
- \$500 million project
- 3,025 construction jobs, 825 permanent jobs
- \$6.7 million in sales tax, \$6 million in property taxes



Moving to Implementation

Wyandanch TOD – Intermodal Plaza & Structured Parking



Moving to Implementation

Wyandanch TOD – Street realignment

Town of Babylon will work in partnership with Suffolk County on:

- Street narrowing
- Traffic calming
- Plantings in medians
- Parking on both sides of the street
- Bike Lanes



What We're Doing Now

Wyandanch Housing Program

- Town canvassed entire Wyandanch community
- Town commits \$500,000 for Down Payment Assistance
- NSP funds - \$1,000,000
- CDBG funds - \$800,000



What We're Doing Now

Wyandanch Community Resource Center



What We're Doing Now

Geiger Trailways



Wyandanch Rising

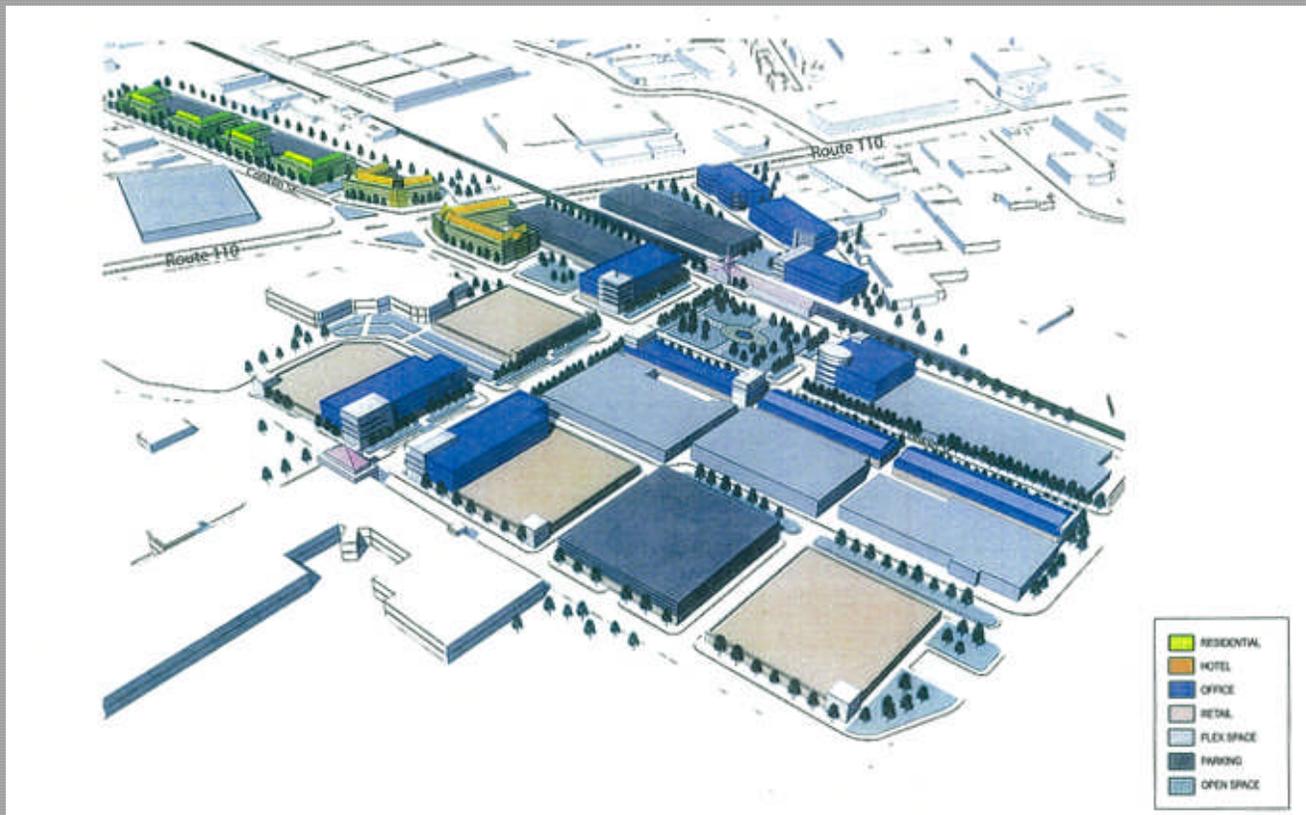
Part of a Broader Regional Vision



Wyandanch Rising

Part of a Broader Regional Vision

- Republic TOD Conceptual Plan Introduced in 2005



Wyandanch Rising

Part of a Broader Regional Vision

- Mini-hub – 2 million sq. ft. of commercial, residential, office and hotel space
- Proposal for small arena for minor league sports, concerts and other uses
- Infill Development will convert traditional suburban shopping mall into downtown center
- Just 4 major property owners

Wyandanch Rising

Part of a Broader Regional Vision

- Reverse Commuters can walk to work
- BRT maximizes potential of reopened Republic Train Station



Wyandanch Rising

Part of a Broader Regional Vision

- BRT Study Underway – *Completed by January 2010*
- Urban Design Consultant Preparing Detailed Development Plan – *Completed by December*
- RFQ for Master Developer – *Selection of Master Developer by Spring 2010*

Wyandanch Rising & Republic TOD/BRT

Meeting the Objectives of the Federal Government

*DOT Secretary Ray LaHood, HUD Secretary Shaun Donovan
and EPA Administrator Lisa Jackson Announce Interagency
Partnership for Sustainable Communities*

Partnership sets forth six 'livability principles' to coordinate policy

1. Provide more transportation choice
2. Promote equitable, affordable housing
3. Enhance economic competitiveness
4. Support existing communities
5. Coordinate policies and leverage investment
6. Value communities and neighborhoods