

Hicksville

Downtown Revitalization Initiative

Open Call for Potential DRI Projects

Background

The Hicksville Downtown Revitalization Initiative (DRI) is a \$10 million investment by New York State to help downtown Hicksville by advancing revitalization strategies and projects that returns the area to its “main street” character while improving upon opportunities for local business owners and new housing markets with an emphasis on walkability, open spaces, places to congregate and engaging commuters to view Hicksville as a destination and not merely a transit hub. The initiative incorporates a robust outreach process to build on the Hicksville downtown vision developed in previous plans. The goal of the DRI process is to identify key economic development opportunities and recommend projects for funding through the program.

The Hicksville DRI Local Planning Committee (LPC) is seeking proposals for private projects to be considered for DRI funding. The DRI plan will likely include a combination of public and private projects to help revitalize downtown.

The purpose of this Open Call for Potential DRI Projects is to hear from members of the community about potential transformational projects on private sites that should be considered for DRI funding. DRI funding can be used to support private projects that provide economic and community benefits, and the LPC wants to ensure that any DRI funding for private projects is fully vetted, in the open.

Potential DRI project submissions should:

- Include capital/construction projects, such as new construction (e.g., residential, mixed-use, hotel, etc.); renovation of existing buildings (e.g., converting vacant upper floors for apartments, adaptive re-use of historic buildings); facade improvements; renovation of ground floor for new retail, office, co-working, commercial, industrial, recreational or cultural use.
- Demonstrate commitment of private funding sources—DRI funding is an incentive to ensure a project’s success, not complete funding for private property owners.
- Show that they will help kick-start additional downtown economic development. The goal of the DRI program is to seek out *transformative projects*—this program is not for projects such as deferred maintenance or minor renovations.
- Consider partnerships between businesses, industry groups, cultural organizations, or non-profit organizations along with property owners or developers, where appropriate.
- Demonstrate readiness and viability.

Please provide as much of the information requested below as you possible. , It is understood that all projects may not have all of the information requested at this time. —Part of the DRI process is to evaluate and help to further shape priority projects. Your proposal should demonstrate that your project is feasible, implementable and will have a meaningful impact on downtown Hicksville.

Submission Instructions

Email submissions to Jim McCaffrey at jmccaffrey@oysterbay-ny.gov

Deadline for submission: December 29, 2017

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Deadline to submit questions: December 22, 2017

Hicksville DRI Area

Eligible projects must be located within the Hicksville DRI area. The Hicksville DRI area covers 162.2 acres and is located within Hicksville's Central Business District Zone. The Downtown area is bordered by John Street to the north and Old Country Road to the south. Its eastern border extends northward along Richard Street towards East Railroad Avenue. Its westward border extends from Hawks Court in the Downtown's southernmost corner to Maple Place in its northwest corner

Hicksville Downtown District



Criteria for DRI Projects

Criteria that the LPC will consider when reviewing proposals will include:

- 1. Community and Economic Benefits
 - The most important objective of the DRI program is to benefit the community as a whole. Even though your idea involves a private project, what benefits could you see it having for downtown Hicksville and region as a whole?
 - Project benefits larger community of Hicksville
- 2. Potential to Transform Downtown
 - DRI projects should have substantial demonstrable benefits beyond their site. How will your project spur additional development, activity, or other improvements in Hicksville?
 - Project supports the DRI vision, goals and strategies.

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- Project is catalytic and will have an affect beyond the project site
 - Project relates to and strengthens other downtown elements
 - Another important objective of the DRI program is to leverage additional investment in downtown Hicksville. The LPC wants to see how far we can stretch our \$10 million grant and these projects are not a handout. How much private funds will you or others provide?
- 3. Project Cost/Financing/Leveraging
 - What is the total project cost and how much funding would be requested from the DRI program? Is financing committed to the project?
 - Financing is committed to the project
 - The project demonstrates leveraging of private funds
 - Requested DRI funding completes the necessary financing
- 4. Viability/Feasibility
 - How realistic is the project in the near to mid-term? Do you own the property? If not, is there a possibility of either purchasing the site or partnering with the current owner?
 - Project is viable in the near to mid term
 - Proposer has site control or is partnered with site owner
 - Project is economically feasible
- 5. Public Support
 - Public support will be evaluated by members of the community during the DRI process. However, if your idea has already been presented in a prior planning document or has received support in a public setting, you can show existing public support here.
 - Public support is demonstrated through the DRI process
 - Public support is demonstrated through previous local planning efforts
 - There is a demonstrated public need for the proposed project

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Submission Requirements

Please provide the following information with as much detail as possible. Remember that the LPC will use this form to evaluate the potential for your idea to receive DRI funding, so provide as much information as you can.

1. Project Title.

Present as an action-oriented statement (e.g., Renovate Smith Building for Mixed-Uses).

2. Preliminary Funding Estimate.

Preliminary total cost for the project. Clearly identify sources of potential funding, including private sources, DRI-funding requested, and other sources. We understand that some potential projects may not yet have developed cost estimates or know all sources of project funding, but please provide as much detail as you can at this stage. Note that should your private project be recommended for DRI funding, you will be required to provide a development pro forma.

3. Summary Description

Include a concise description of the project, including the project location, type of project, and any other project details that are available. Describe how the project advances the Hicksville DRI Vision and Goals (enclosed). Identify how the project will help transform downtown Hicksville. Describe the actions needed to implement the project and any challenges or obstacles.

Photographs of the site and surrounding area may also be provided, as appropriate. If you have renderings, site plans, or other graphics, please provide those as well however, these are not required as some projects may not have advanced to this stage of development.

If some details are still being worked out, feel free to describe potential options.

4. Identification of the Responsible Parties and Project Partners.

Identify the entities responsible for development, management, and long term sustainability of the project. Include a list of other public or private entities needed to implement the project (e.g., if you are the developer but the site is owned by someone else, the property owner should be listed). Address the capacity of the responsible parties to implement the project.

5. Site Ownership/Legal Jurisdiction

Identify site ownership/jurisdiction over the project/initiative; identify any site control issues and proposed resolution; identify any known or potential environmental conditions on or near the site. Note that in order for DRI funding to be used for site acquisition costs, the purchase price cannot exceed appraised fair market value.

6. Anticipated Revitalization Benefits

Describe benefits associated with the project. Benefits could be direct and quantitative (e.g., it will create jobs once the project is completed) or more qualitative (social and community benefits). Your submission does not need to include specific details (e.g., number of jobs), but must describe the types of benefits that the project is expected to provide and how it will achieve those benefits for the community as a whole. Some examples of revitalization benefits include:

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- Permanent job creation
- Urban design and beautification.
- Attraction of new residents, businesses, and visitors.
- Additional private investment.
- Sustainability and environmental benefits.
- Increased tax revenues.

7. Timeframe for Implementation and Project Readiness

Include a general timeframe and phasing for implementation.

All submissions will be reviewed and considered by the Hicksville Local Planning Committee (LPC). The LPC reserves the right to fund any or none of the project submissions.

Hicksville Downtown Revitalization Initiative: Open Call for Projects

Please consider the Hicksville Local Planning Committee's Vision Statement and Goals while preparing your project proposals.

Hicksville DRI Vision Statement:

'Our goal is the creation of a vibrant downtown area that returns to its "main street" character while improving upon opportunities for local business owners, new housing markets to create a model community, and with emphasis on walkability, open spaces, places to congregate and engaging commuters to view Hicksville as a destination and not merely a transit hub.'

Hicksville DRI Goals:

- Create public open spaces in Downtown
- Reduce traffic impacts to protect pedestrians and calm traffic
- Promote walkability to capitalize on Hicksville's high level of connectivity
- Re-configure parking to leverage land use for people-centric activities
- Support business activity and provide new housing in Downtown
- Foster design quality to enhance the character of Downtown