

TRANSFORMING A SEA OF PARKING IN LONG ISLAND'S **LOWEST INCOME** NEIGHBORHOOD...



BEFORE

...INTO A MIXED-USE, PEDESTRIAN FRIENDLY, TRANSIT-ORIENTED TOWN CENTER, OPEN IN 2015



AFTER

"The fact that Wyandanch, with all of its problems, is the first place on Long Island where you're going to have a major transit-oriented development is amazing..."

- Steve Bellone, Suffolk County Executive
Wall Street Journal, 2013

CORRIDOR PLAN

Downtown
Wyandanch

5 min walk 10 min walk

Parkway
Boulevard
Node

5 min walk

Garrison
Avenue
Node

5 min walk

- Retail
- Public Plaza
- Park
- Civic
- Long Island Railroad
- Straight Path
- Connection to Parks
- Bioswale

Downtown
Wyandanch

5 min walk 10 min walk

Parkway
Boulevard
Node

5 min walk

Garrison
Avenue
Node

5 min walk

OPEN SPACE



Community
Park

Neighborhood
Green

Neighborhood
Plaza

Transit
Plaza

Bosque
Parking

South
Plaza
Doe
Square

South
Lawn

Memorial
Plaza

Grand Blvd.

Commonwealth Drive Bioswale

Geiger
Memorial
Park

Merritt Ave.
Long Island Ave.

Acorn St.
Long Island Ave.

DOWNTOWN WYANDANCH PLAN

Centered on a nexus of regional transit systems, Downtown Wyandanch is designed to become the new Civic and Commercial heart of the community, with a distinct “sense of place” evocative of historic town centers throughout Long Island.

Transit Station ①

South Plaza and
Pedestrian Bridge ②

South Lawn ③

Transit Garage ④

Transit Plaza ⑤

Transit Plaza ⑥

Straight Path ⑦

Youth Center ⑧

Neighborhood
Plaza ⑨

Cobble Street ⑩

Health Center ⑪

Bosque Parking ⑫

New Civic Building ⑬



SUSTAINABLE STRATEGIES

Smart Growth in Action

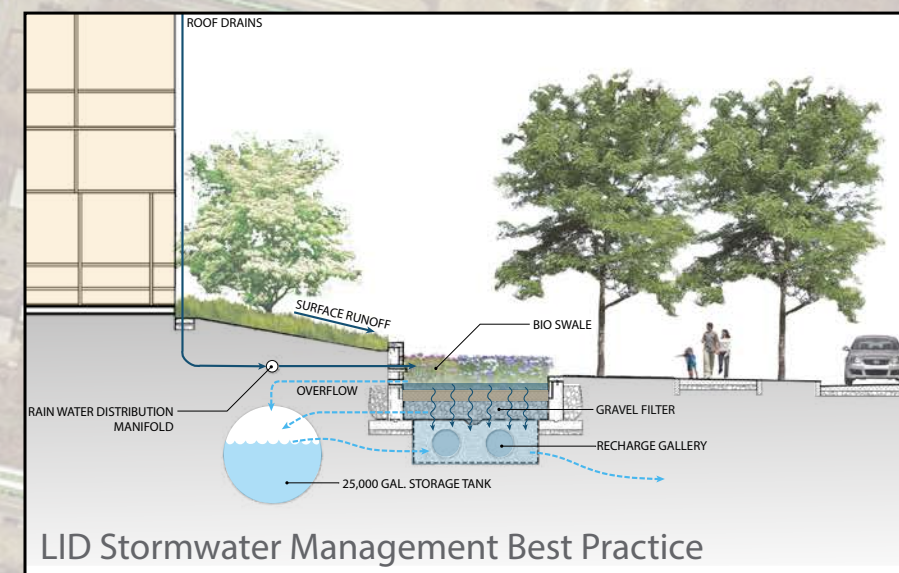
- Revitalize underutilized brownfield and greyfield sites into an economically and culturally diverse, mixed-use center based around mass transit.
- Focus on economic and social sustainability.

Smart Growth Principles

- Pedestrian friendly streets
- Public spaces framed by a mix of compact development
- Densities appropriate to the Transect

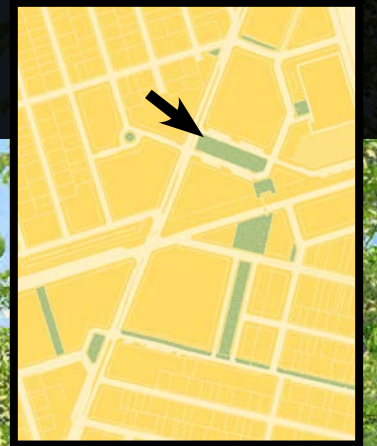
Site-Specific Recommendations

- SM Stormwater Management
- PM Plant Material
- IE Irrigation Efficiency
- HM Hardscape Material
- PT Policy Tools



Transit Oriented Neighborhood
REVITALIZATION

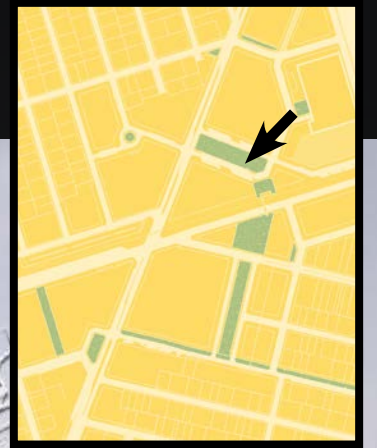
THE TRANSIT PLAZA IS THE CENTER OF DOWNTOWN WYANDANCH



"People were skeptical at first that this would ever happen, but every day something different and beautiful is happening there."

- Kimberly Jean-Pierre, Director - Wyandanch Community Resource Center New York Times, 2014

A REVITALIZED DOWNTOWN, ENRICHED WITH YEAR-ROUND ACTIVITY



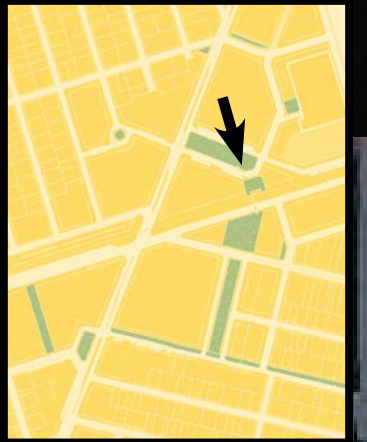
"This is going to be a major improvement in our quality of life..."

- Kimberly Jean-Pierre, Director - Wyandanch Community Resource Center, New York Times, 2014

NEW CIVIC INVESTMENTS IN THE COMMUNITY LEAD THE WAY



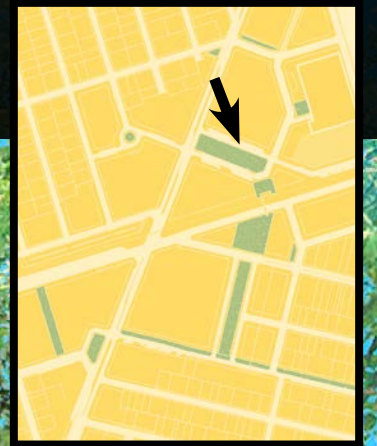
TRAIN STATION PROVIDES NEW CIVIC BUILDING



“This project will continue to spur development in Wyandanch by creating a strong, sustainable, vibrant community.”

- Darryl C. Towns, Commissioner/CEO of New York State Homes and Community Renewal, New York Governor's Office - Press Release 2013

WYANDANCH RISING: OPENS 2015



"We stand here today as we take a significant step forward and break ground on the first phase of mixed use development in Wyandanch."

- Steve Bellone, Suffolk County Executive, At Ground-Breaking New York Governor's Office - Press Release 2013

An aerial architectural rendering of a modern urban development. The scene features several multi-story brick buildings with large windows and flat roofs. A central plaza with a circular paved area and green lawn is surrounded by trees and pedestrian paths. A sign on one of the buildings reads "WYANDANCH". The overall atmosphere is bright and sunny, with shadows cast by the buildings and trees.

WYANDANCH