

PRELIMINARY SITE INFORMATION

prepared 08/22/2013

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Long Island Index, a project of the Rauch Foundation
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WESTBURY

TOWN OF NORTH HEMPSTEAD (NASSAU)

Build a Better Burb
**PARKING
PLUS**

In the past decade, efforts by Mayor Peter I. Cavallaro to boost the appeal of the downtown of the village of Westbury, centered along Post Avenue, include a theater undergoing revitalization and the construction of over 800 new multi-unit housing in close proximity to the Westbury LIRR station. Two large surface parking lots, owned by the Village and predominantly used by commuters, are offered for design intervention. Please refer to the Long Island Index's [interactive map for Westbury](#) for more information.



POPULATION

15,000

LAND AREA

2.4 sq miles

MEDIAN HOUSE- HOLD INCOME

\$80,000

LIRR RIDERSHIP

3,669 per day

GOVERNANCE

**Incorporated
Village**

MAYOR

Peter I. Cavallaro

WESTBURY

TOWN OF NORTH HEMPSTEAD (NASSAU)

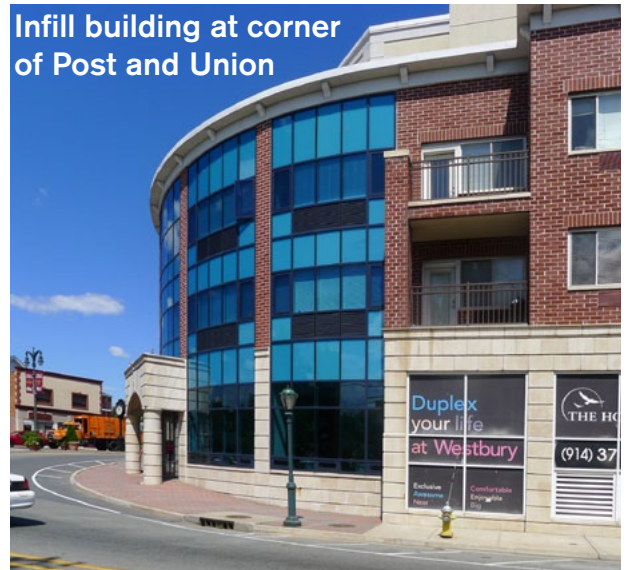
Build a Better Burb
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Site 1: South of railroad looking east



Post Avenue



Infill building at corner of Post and Union



Site 2: North of railroad looking north-east

ROCKVILLE CENTRE

TOWN OF HEMPSTEAD (NASSAU)

Build a Better Burb
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Busy 6-lane Sunrise Highway (NY 27) traverses through downtown, running parallel to the elevated LIRR tracks, which are flanked with surface commuter parking lots. These long, linear lots are the locus for new design ideas. The Diocese of Rockville Centre is the headquarters of the Roman Catholic Church on Long Island; St. Agnes Cathedral and office buildings for the diocese, adjacent to the RVC LIRR station, are a prominent presence downtown. Please refer to the Long Island Index's [interactive map for Rockville Centre](#) for more information.



POPULATION

24,000

LAND AREA

3.4 sq miles

MEDIAN HOUSEHOLD INCOME

\$108,000

LIRR RIDERSHIP

5,761 per day

GOVERNANCE

Incorporated Village

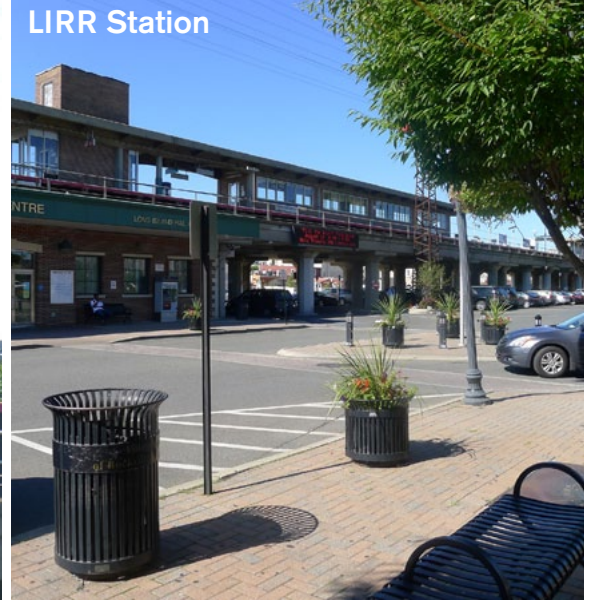
MAYOR

Francis X. Murray

ROCKVILLE CENTER

TOWN OF HEMPSTEAD (NASSAU)

Build a Better Burb
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PATCHOGUE

TOWN OF BROOKHAVEN (SUFFOLK)

Build a Better Burb
**PARKING
PLUS**

From its natural harbor, ferries depart from Patchogue for Fire Island. Hundreds of new apartments and townhouses have been built recently on vacant and underused lots. Newest is a 291-unit project by TRITEC, currently under construction at the Four Corners intersection of Main Street and South Ocean Avenue. Downtown is thriving with restaurants and nightlife culture, such that parking and traffic congestion have become major headaches. Mid-block municipal parking lots downtown, particularly one at the southwest quadrant of Four Corners, are the opportunity here. Please refer to the Long Island Index's [interactive map for Patchogue](#) for more information.



POPULATION

11,800

LAND AREA

2.5 sq miles

MEDIAN HOUSE- HOLD INCOME

\$58,000

LIRR RIDERSHIP

2,208 per day

GOVERNANCE

**Incorporated
Village**

MAYOR

**Paul V. Pontieri,
Jr.**

PATCHOGUE

TOWN OF BROOKHAVEN (SUFFOLK)

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Primary site looking north-west



Alley connecting Parking and Main Street



Main Street



New Development at "Four Corners"



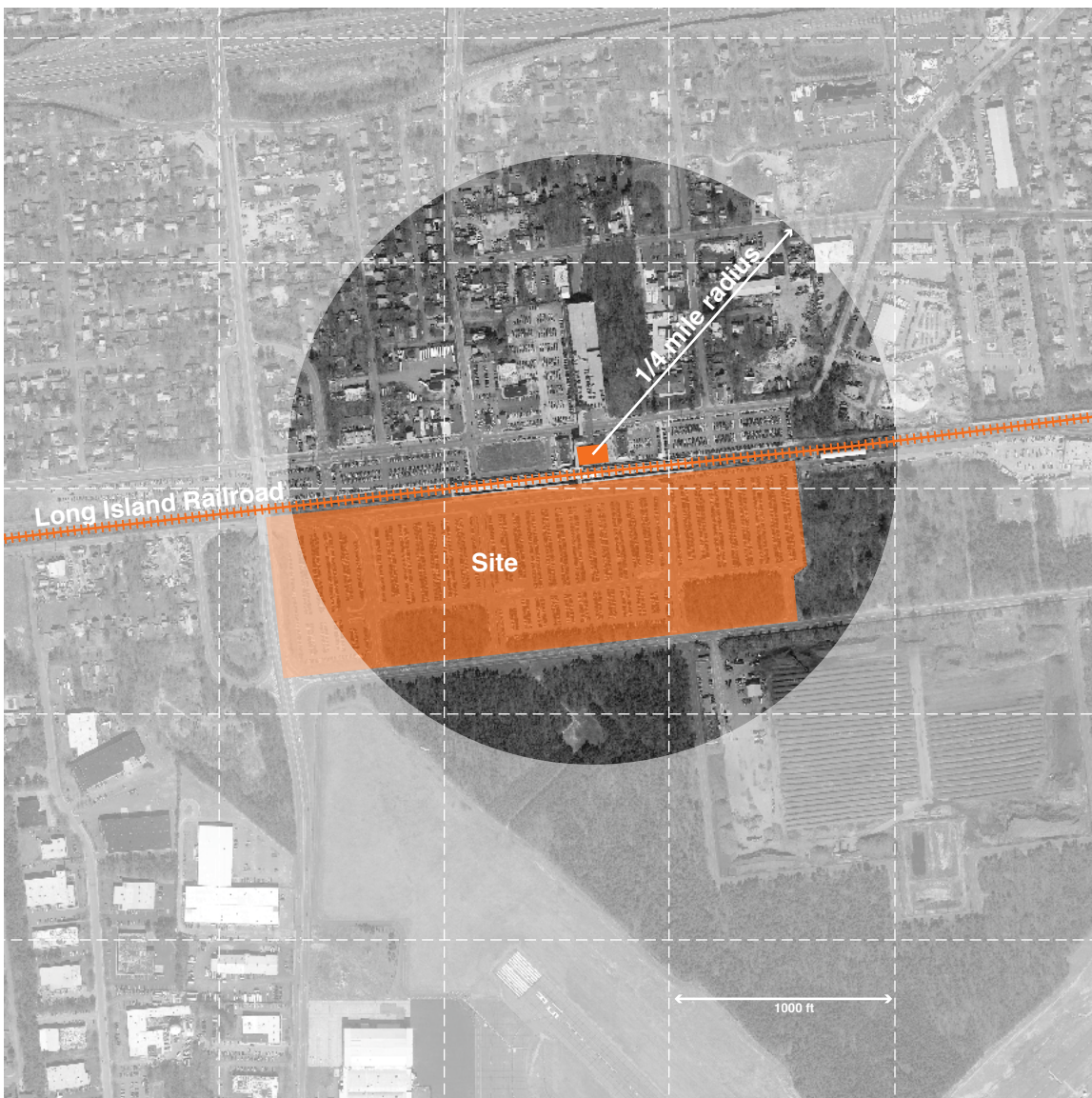
Public Space
at entrance to parking

RONKONKOMA

TOWN OF ISLIP (SUFFOLK)

Build a Better Burb
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Ronkonkoma Hub is a planned redevelopment area straddling two hamlets, each in a different town, around one of the busiest LIRR stations in the system. On the Brookhaven side, a large mixed-use TOD project is planned; on the Islip side, a waste water treatment plant. But there is great potential to enhance this regional hub with enhanced inter-modal and other complementary uses (a rooftop cricket stadium has been floated) on the 25+ acres of Suffolk County-owned surface parking lots south of the tracks and north of the runways of MacArthur Airport. Please refer to the Long Island Index's [interactive map for Ronkonkoma](#) for more information.



POPULATION

40,000*

LAND AREA

8.1 sq miles

MEDIAN HOUSE- HOLD INCOME

\$80,000

LIRR RIDERSHIP

14,653 per day

GOVERNANCE

**Hamlet/ Census
Designated Place**

COUNTY

EXECUTIVE

Steve Bellone

*includes the population of Ronkonkoma Hamlet and Lake Ronkonkoma Hamlet.

RONKONKOMA

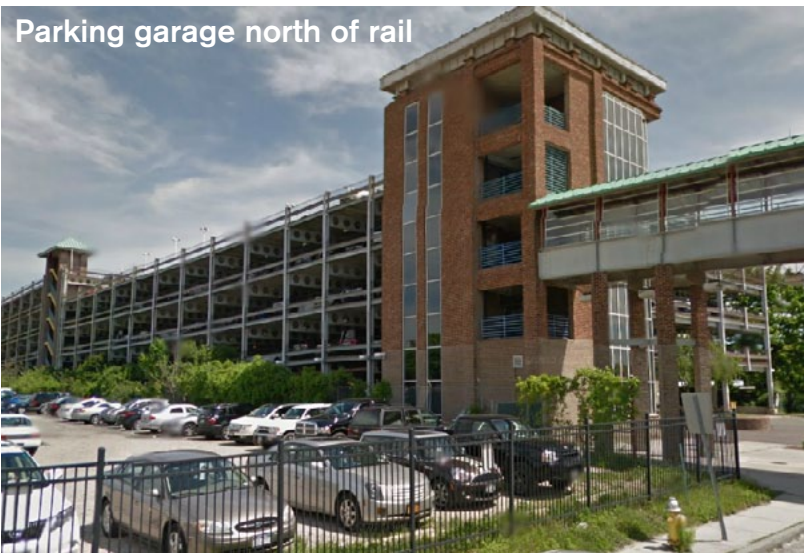
TOWN OF ISLIP (SUFFOLK)

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PLUS**

Site looking South



Parking garage north of rail



LIRR Station with bridge to garage



Railroad Avenue