PRELIMINARY SITE INFORMATION

prepared 08/22/2013

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Long Island Index, a project of the Rauch Foundation
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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.
Site 1: South of railroad looking east

Site 2: North of railroad looking north-east

Post Avenue

Infill building at corner of Post and Union
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.
ROCKVILLE CENTER
TOWN OF HEMPSTEAD (NASSAU)

View from LIRR platform looking west

LIRR platform with St Agnes Cathedral in the background

LIRR Station

View from LIRR platform looking west

Parking underneath rail

Parking adjacent to rail
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.
PATCHOGUE
TOWN OF BROOKHAVEN (SUFFOLK)

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 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-model 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.