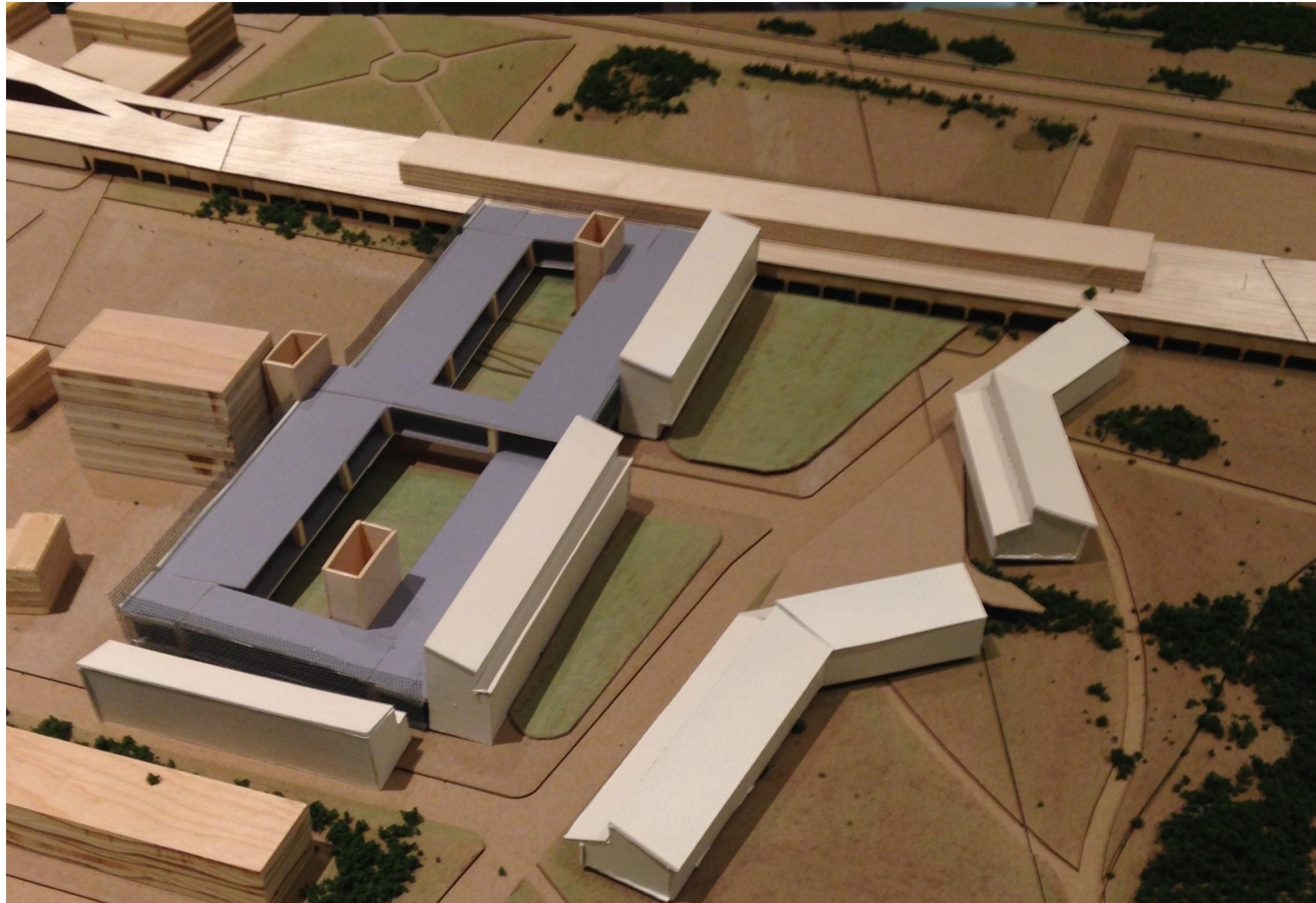
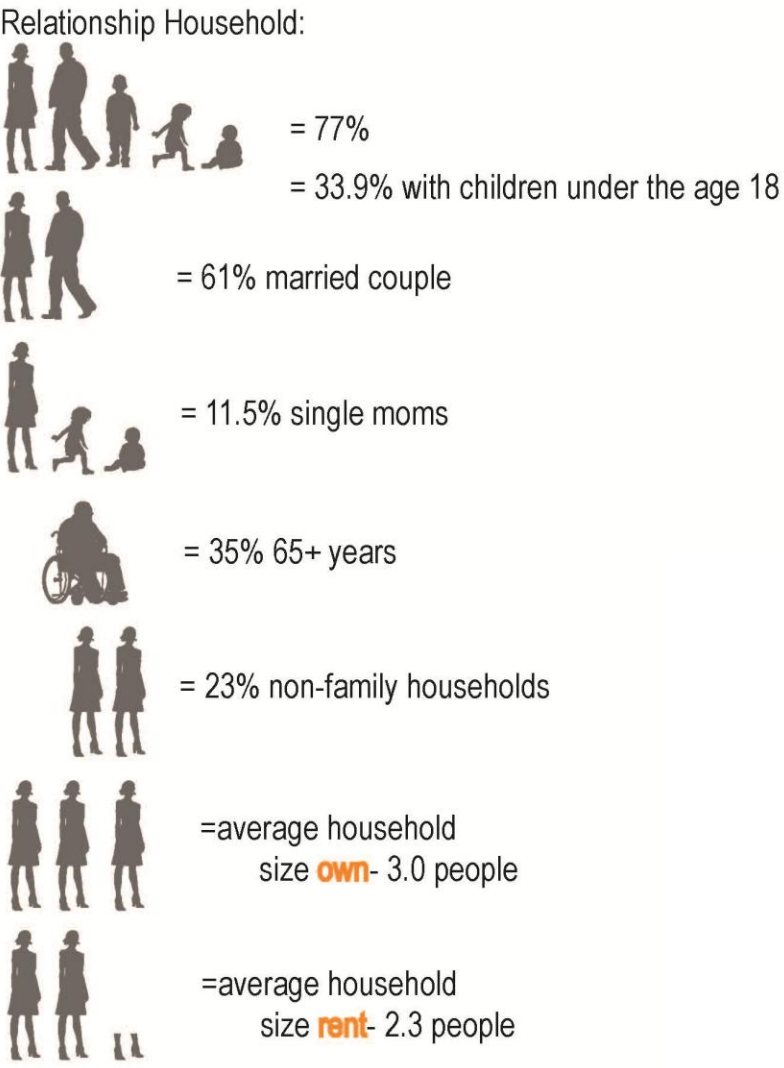
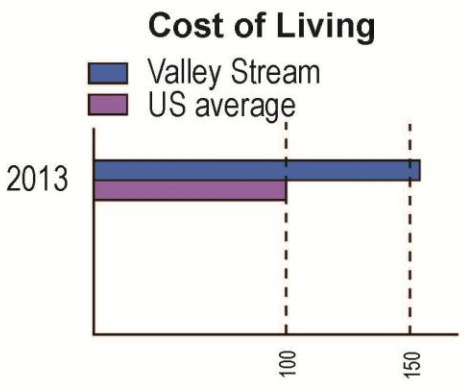
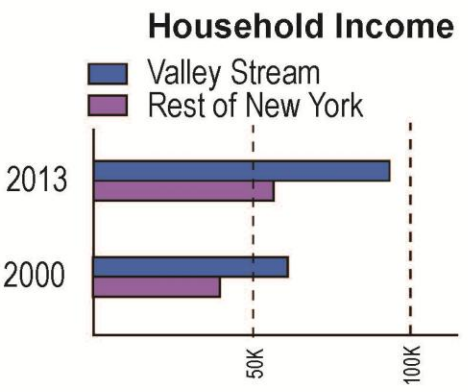
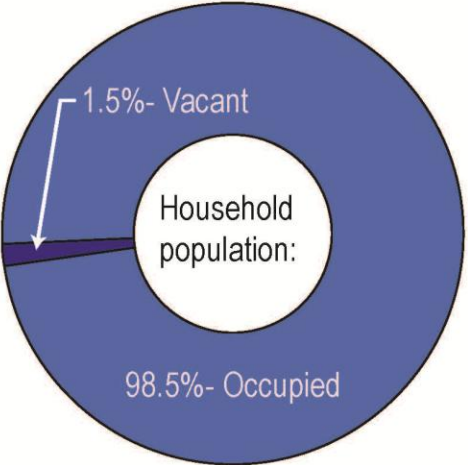
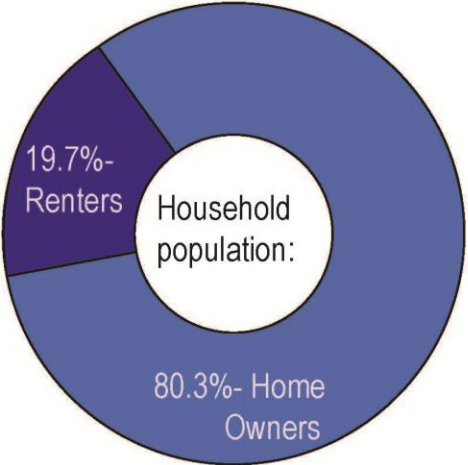
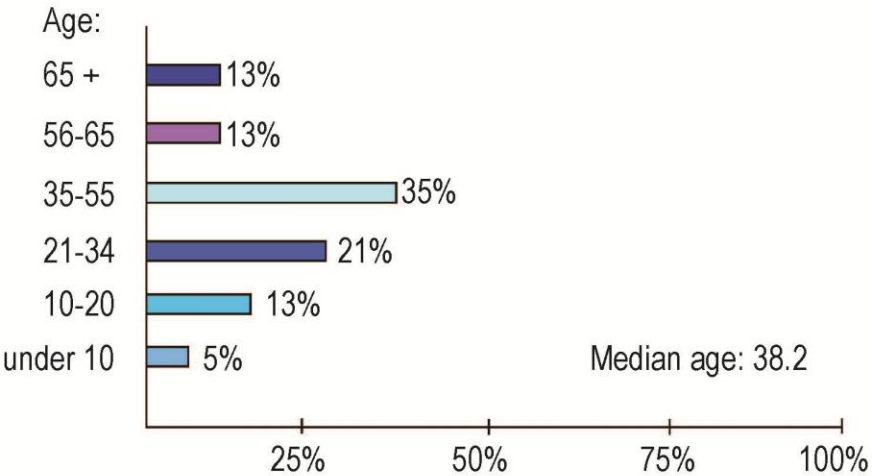


VALLEY STREAM LAND SWAP- PARK VS. PARKING



HOW CAN PUBLIC GOVERNMENT LAND
BE UTILIZED TO BE MORE THEN THEIR
EXPECTED USE?

Valley Stream Demographics:



* AREA AVERAGE FAMILY HEAD OF HOUSEHOLD IS BETWEEN THE AGES OF 38-50

* AREAS AVERAGE HOUSEHOLD INCOME IS ABOVE THE REST OF NEW YORK FOR HEAD OF HOUSEHOLD

* 35% OF FAMILIES ARE LIVING WITH MULTI-GENERATION IN HOUSEHOLD- WHY?

- cant afford to move out?
- no option of downsizing in later years?

WHAT DOES VALLEY STREAM NEED?



PROBLEM:



SOLUTION:

HOUSING UNITS CATER TO A “TYPE”
STUDIO AND 1 BEDROOM APARTMENTS
YOUNG OR OLDER COUPLES
WITH 1 OR NO KIDS/ SINGLES- KEEPS
ENROLLMENT IN SCHOOLS DOWN WHICH
IN TURN MAINTAINS THE TAXES

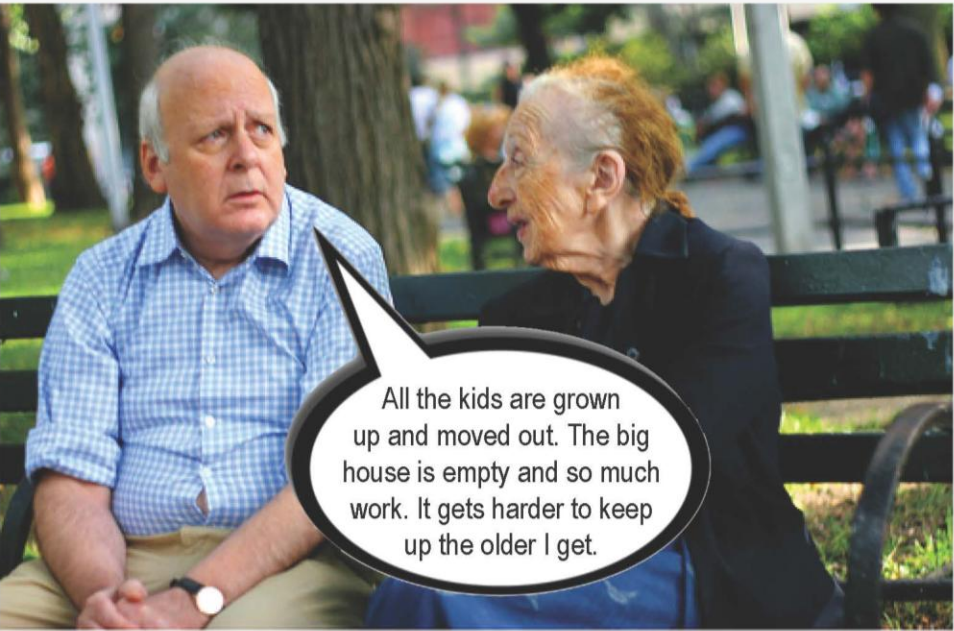
DOWNSIZING:
OLDER CITIZENS CAN DOWNSIZE WITHOUT
MOVING OUT OF THE AREA THEY LOVE.

PHASING PLAN FOR COMMUTERS:
KEEP THE INCONVENIENCE OF
COMMUTERS DOWN.
PROMOTE THE POSITIVE IMPACT THE
PROGRAMMATIC ELEMENTS WILL
CONTRIBUTE TO THE COMMUNITY.

KEEPING THEIR FAMILIES CLOSE:
YOUNG ADULTS CAN MOVE OUT OF THEIR
PARENTS HOUSE TO A MORE COST
EFFECTIVE SPACE

PROBLEM:

WHAT DEMOGRAPHIC TYPE BRINGS
APARTMENT LIVING TO THE SUBURBS?



PRIVATE HOUSING/ DEVELOPERS:	PUBLIC HOUSING:
<div> <div></div> <div>HIGHER RENTAL COSTS</div> </div> <div> <div></div> <div>THE PUBLIC DOES NOT GET A SAY IN THE BUILDINGS CHARACTER</div> </div> <div> <div></div> <div>NO ONSITE MAINTANCE (PROPERTY MANGEMENT)</div> </div> <div> <div></div> <div>NO CONCERN FOR PUBLIC SAFETY</div> </div> <div> <div></div> <div></div> </div>	<div> <div></div> <div>LOWER RENTAL COST</div> </div> <div> <div></div> <div>BETTER SAFETY AND PROPERTY MANAGEMENT</div> </div> <div> <div></div> <div>LAND AND RESOURCE UTILIZATION OF PUBLIC LAND</div> </div> <div> <div></div> <div></div> </div>
<div> <div></div> <div>PUBLIC TAXES NOT EFFECTED</div> </div>	

<u>Program</u>	<u>Number of Units</u>	<u>Square Footage</u>	
Housing			
1 bedroom	33	530 sf	
Studio	20	384 sf	
Parking			
227 existing	162 sf	36,774 sf	
320 new	162 sf	51,840 sf	
Exterior Civic			
Playground		8,000 sf	
Plaza 1		12,350 sf	
Plaza 2		12,350 sf	
Greenspace A		19,124sf	
Greenspace B		11,222sf	
Greenspace C		10,851 sf	
Greenspace D		9,504 sf	
Bike Path		13,013 sf	
Interior Civic			
Café		350 sf	
Classrooms/ Mommy and Me/ Playgroups		6,000 sf	
Local Market		3,000 sf	
Public Restrooms/ Showers		250 sf	
Bike Shop/ Bike Repair		1,500 sf	

Giving Up

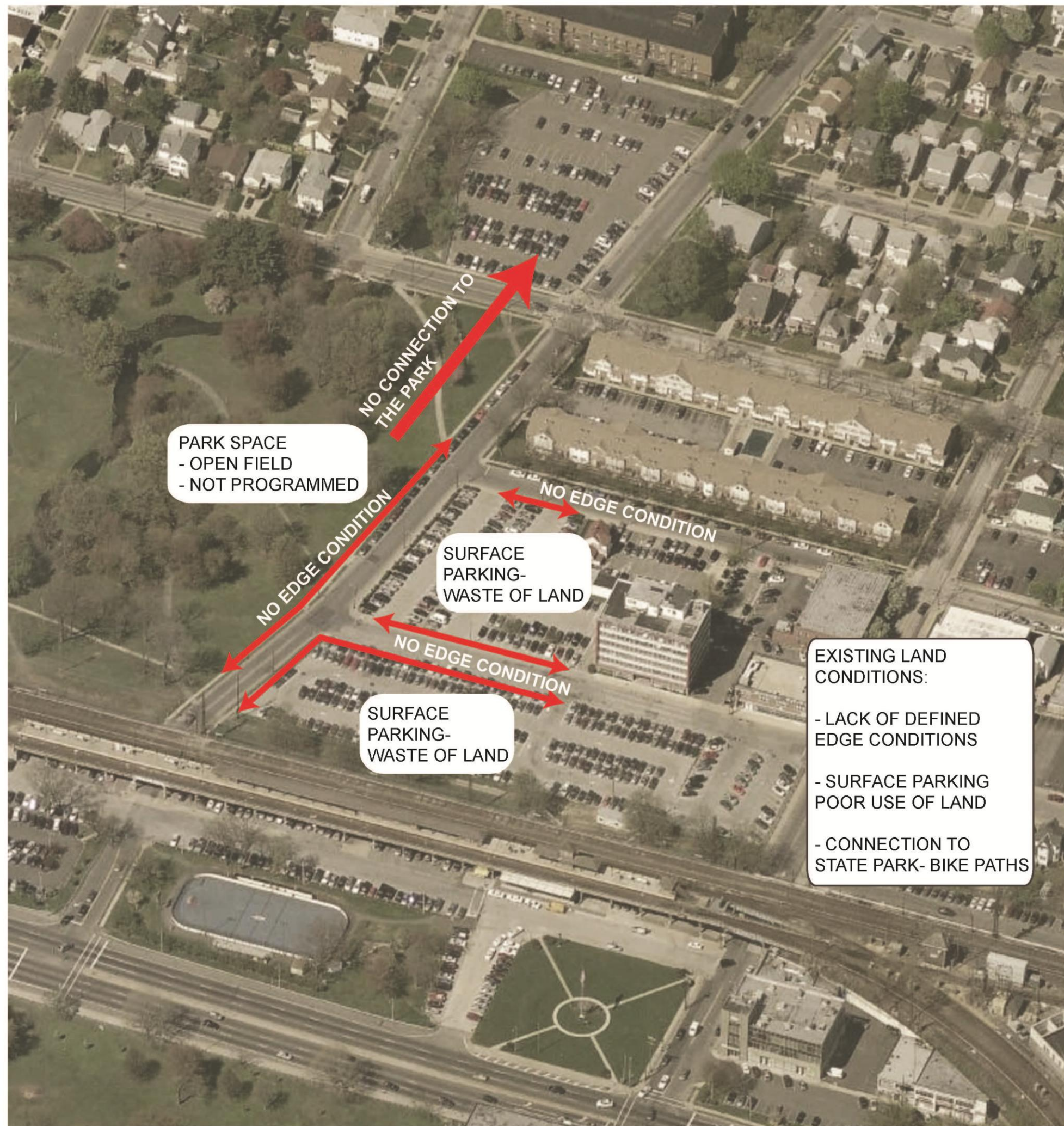
52,040 sf

Giving Back

50,701 sf

THE BRICK FABRIC OF VALLEY STREAM





PARK SPACE
- OPEN FIELD
- NOT PROGRAMMED

NO EDGE CONDITION

SURFACE
PARKING-
WASTE OF LAND

NO EDGE CONDITION

SURFACE
PARKING-
WASTE OF LAND

NO EDGE CONDITION

NO CONNECTION TO
THE PARK

EXISTING LAND
CONDITIONS:

- LACK OF DEFINED
EDGE CONDITIONS

- SURFACE PARKING
POOR USE OF LAND

- CONNECTION TO
STATE PARK- BIKE PATHS



GOVERNMENT LAND USE:

EXISTING GREEN

EXISTING PARKING





PARKING STRUCTURE:
ONE WAY DOUBLE HELIIX
SURFACE PARKING:
227 SPOTS
PARKING STRUCTURE:
320 SPOTS



AFFORDABLE HOUSING:
GOVERNMENT OWNED

20 STUDIO APT.
33 ONE BED APT.

53 UNITS TOTAL



PARKING STAIR TOWERS
3
PARKING ELEVATORS:
3



GOVERNMENT OWNED
CIVIC SPACE:

- PUBLIC RESTROOMS/
SHOWERS
- PUBLIC BIKE REPAIR
SHOP
- PUBLIC CLASSES
SPACE



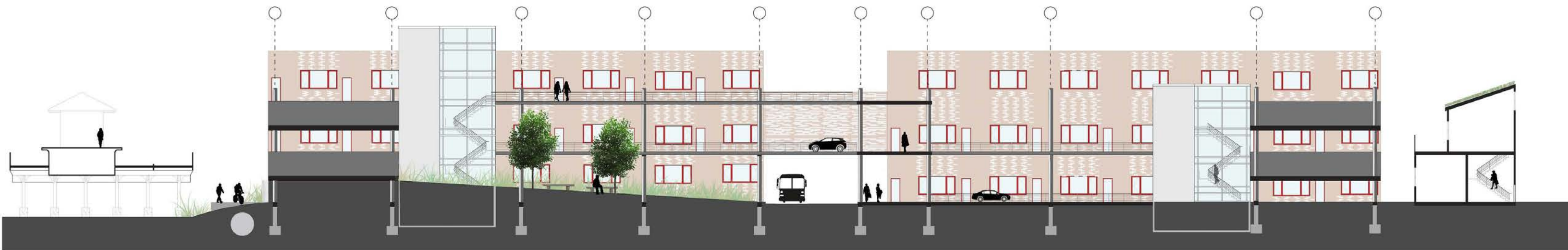
BIKE PATH:

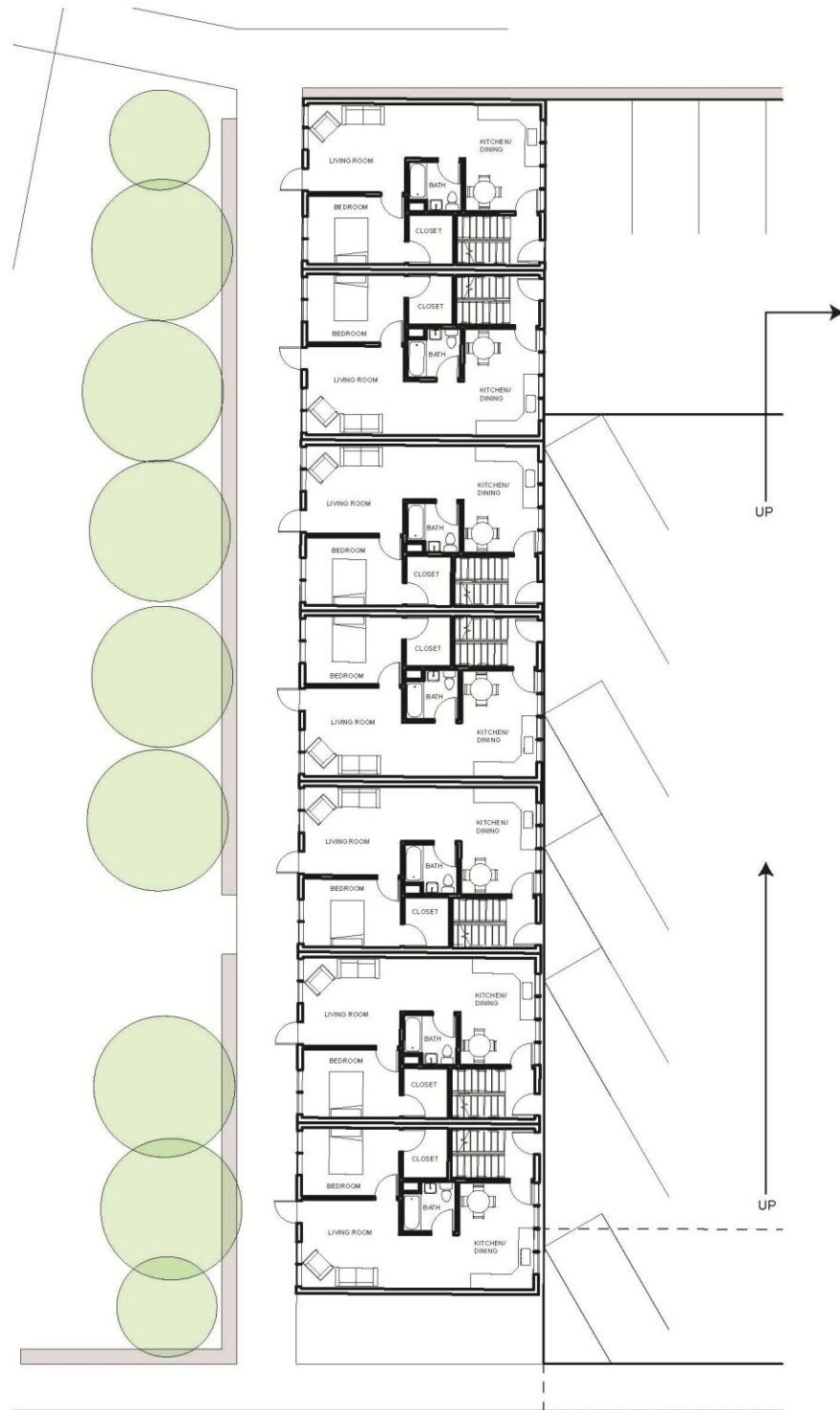
CONNECTION TO VALLEY
STREAM STATE PARK
BIKE TRAILS



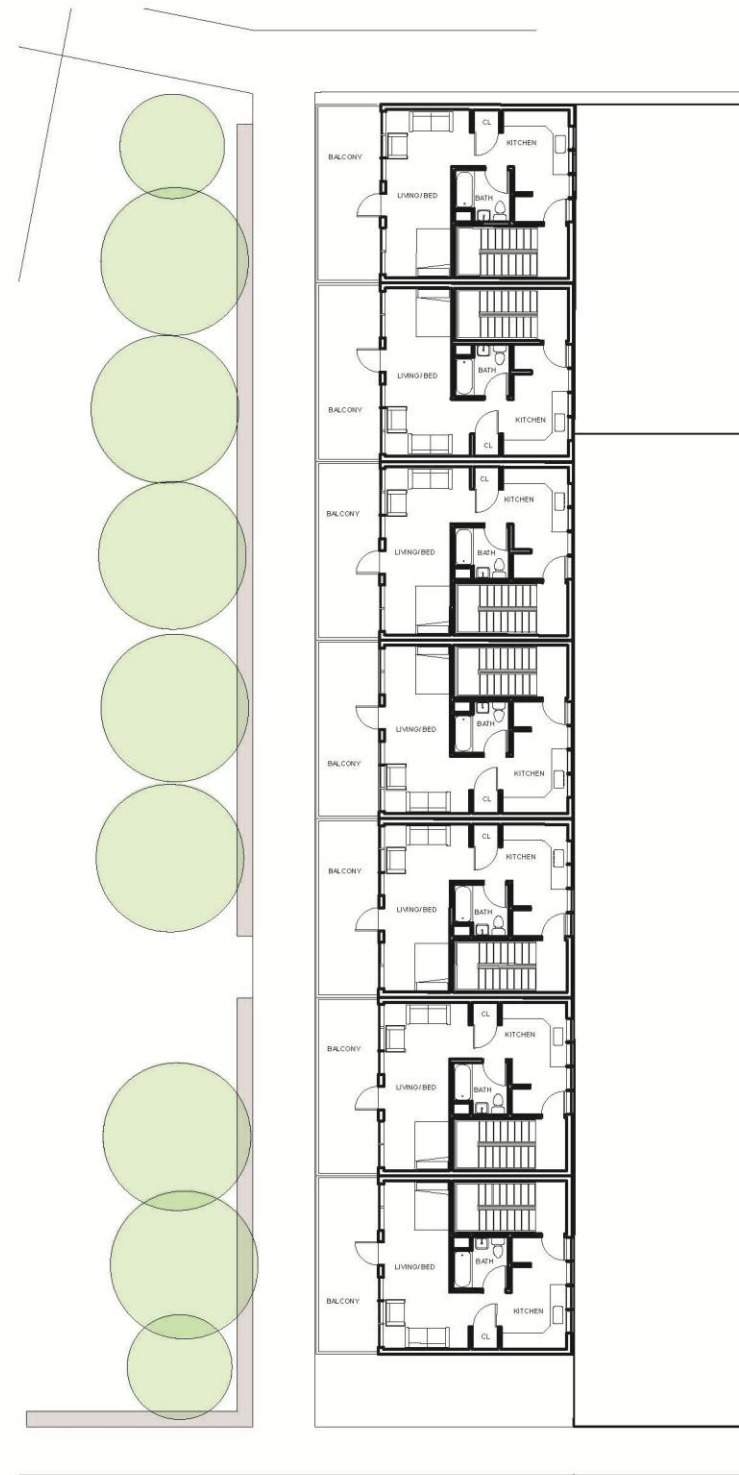


NORTH
SITE PLAN:
SCALE: 1/32"=1'

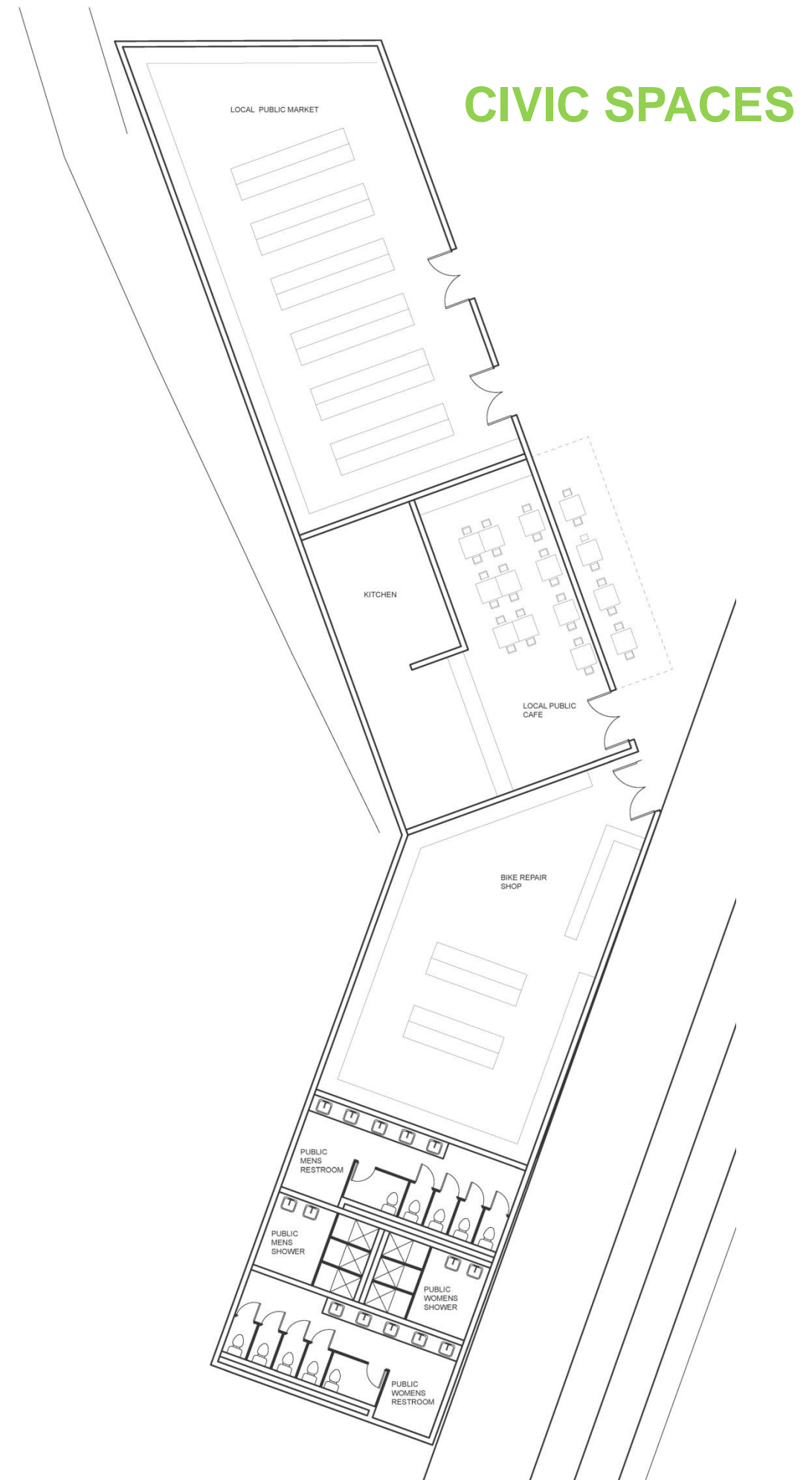




1 BEDROOM FLAT



STUDIO FLAT



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER

