

Douglaston Village – Preliminary Draft: Strategic Action Plan

DOUGLASTON LOCAL DEVELOPMENT CORPORATION

Douglaston (Queens), NYC

DOUGLASTON VILLAGE MAIN STREET STRATEGY + STRATEGIC ACTION PLAN Preservation & Revitalization / Redevelopment

Downtown Revitalization Group

115 West 30th Street
New York, NY 10001
212-239-8293

9 Maple Street
Liberty, NY 12754
845-292-0461



In Progress – PRELIMINARY Draft: PUBLIC WORKSHOP II December 13, 2011

Douglaston Village – Preliminary Draft: Strategic Action Plan

Tonight's AGENDA:

- I. **Introduction –by the Douglaston Local Development Corporation:**
incl. Background, and History of the Douglaston Village
Revitalization Effort –to date

Community Planning Partners of the
DOUGLASTON LOCAL DEVELOPMENT CORPORATION:

Douglaston Village Chamber of Commerce
Douglaston and Little Neck Historical Society
Douglas Manor Association
Douglaston Civic Association
Doug Bay Manor Civic Association
Udalls Cove Preservation Committee
Douglas Manor Environmental Association

+

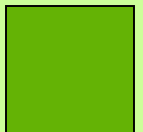
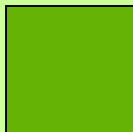
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**II. Professional Consulting Services: Brief Review of Process /
and Update of Progress-to-date,
by the DOWNTOWN REVITALIZATION GROUP team**

III. Summary of Community Visioning Process

**IV. Presentation of MAIN STREET STRATEGY:
Preliminary STRATEGIC ACTION PLAN -Proposals**

V. Questions & Answers, and Discussion / Next Steps

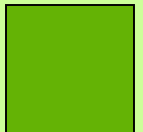


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Professional Consulting Services:

by the **DOWNTOWN REVITALIZATION GROUP** team:

- a) **Survey and Inventory of Existing Buildings and Properties, in the designated Douglaston Village project area;**
- b) **Final Documentation of (previously completed) Community Visioning efforts, and information received (2009-to-present);**
- c) **Preparation of Existing Base Plans – Urban Plan document, and also (preliminary) 3-D computer model & rendering document for use, in the planning & design process;**
- d) **Research current Zoning issues & requirements, and (begin process) to pursue potential "Special Zoning District" for area, with NYC Dept. of City Planning, etc.**
- e) **Public Meeting / working session/workshop with DLDC / DLNHS / DVCC/ local Community members, and civic organizations, and stakeholders, etc.**
- f) **Preparation of a Douglaston Village Main Street Strategy and Strategic Action Plan, written report and document –based upon all information and input received, and including detailed urban design plan / renderings, and recommendations for implementation, and potential funding sources**



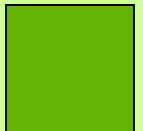
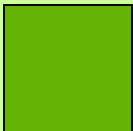
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- a) **Survey and Inventory of Existing Buildings and Properties, in the designated Douglaston Village project area;**
Description of Historic Merit, and Preservation recommendations, incl. research possible Historic Register, etc.;



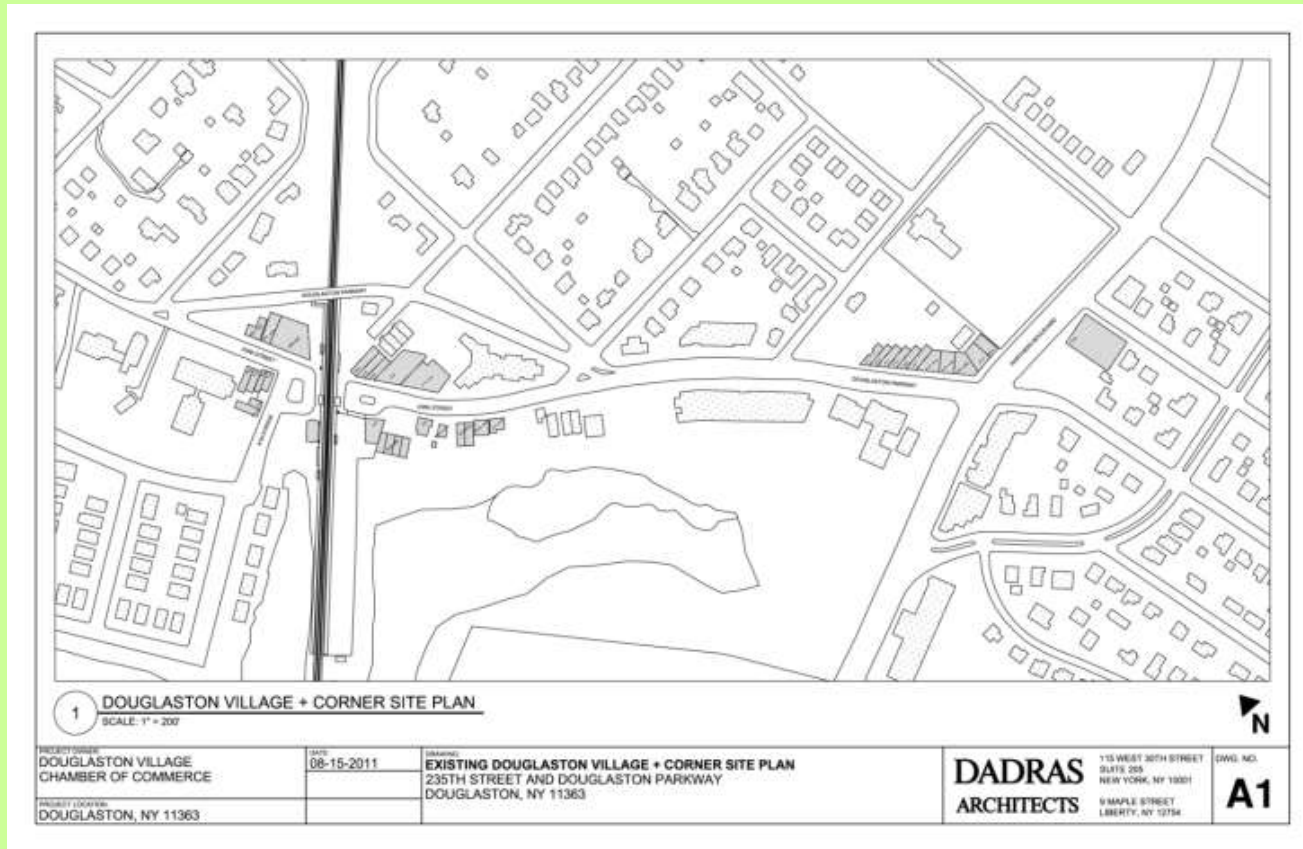
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b) Final Documentation of (previously completed) Community Visioning efforts, and information received (2009-to-present); preparation of Final Visioning document – for record, and potential public distribution, etc.;

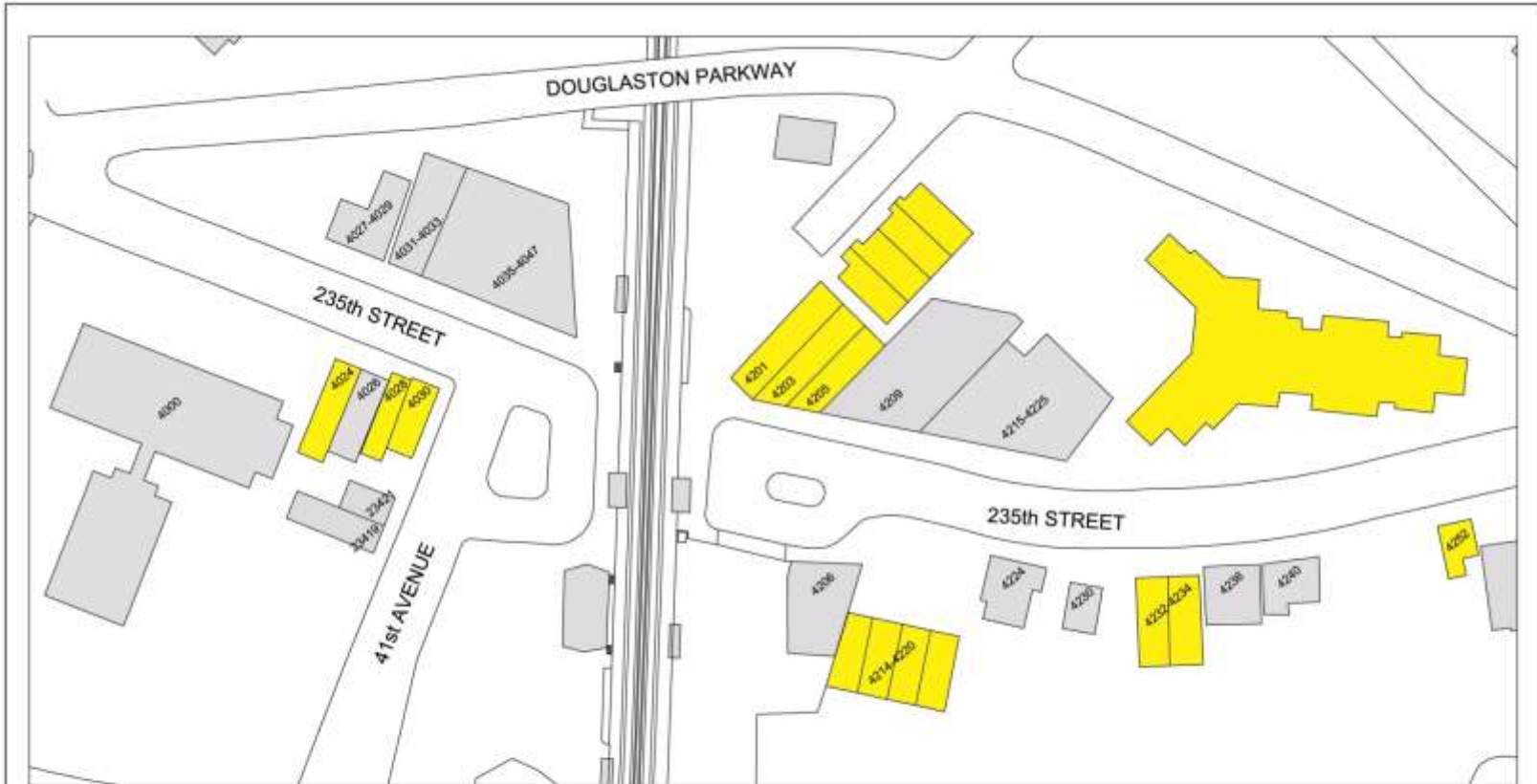


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- c) **Preparation of Existing Base Plans** – Urban Plan document, and (selected) elevations, etc. and also (preliminary) **3-D computer model & rendering document** for use, in the planning & design process;



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1 BUILDINGS WITH CURRENT RESIDENTIAL USE
SCALE: 1/64" = 1'-0"



PROJECT OWNER
DOUGLASTON VILLAGE
CHAMBER OF COMMERCE

DATE:
08-15-2011

TITLE:
BUILDINGS WITH CURRENT RESIDENTIAL USE
235TH STREET AND 41ST AVENUE
DOUGLASTON, NY 11363

DADRAS
ARCHITECTS

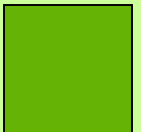
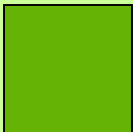
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SUITE 205
NEW YORK, NY 10001

8 MAPLE STREET
LIBERTY, NY 12754

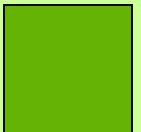
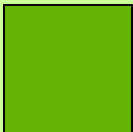
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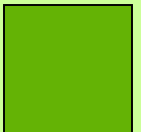
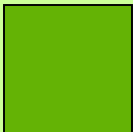
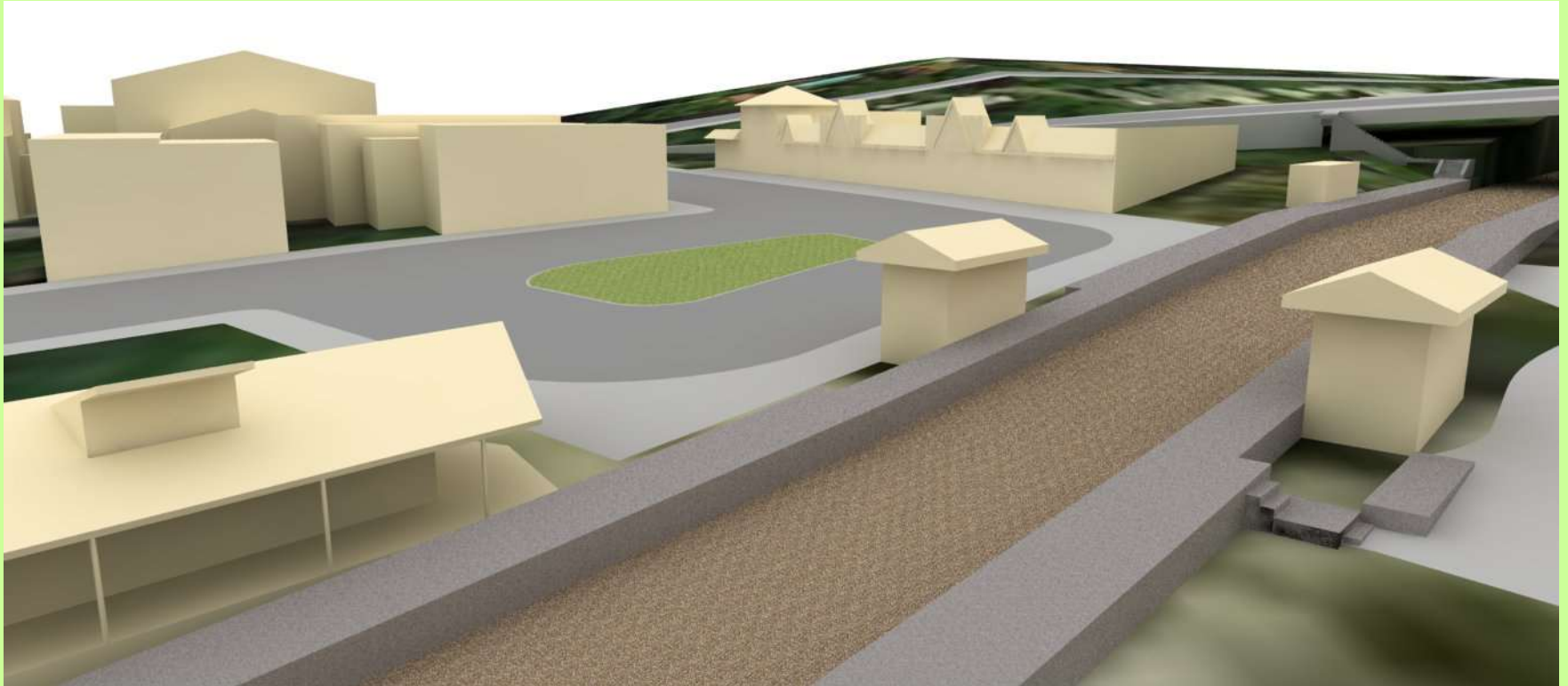
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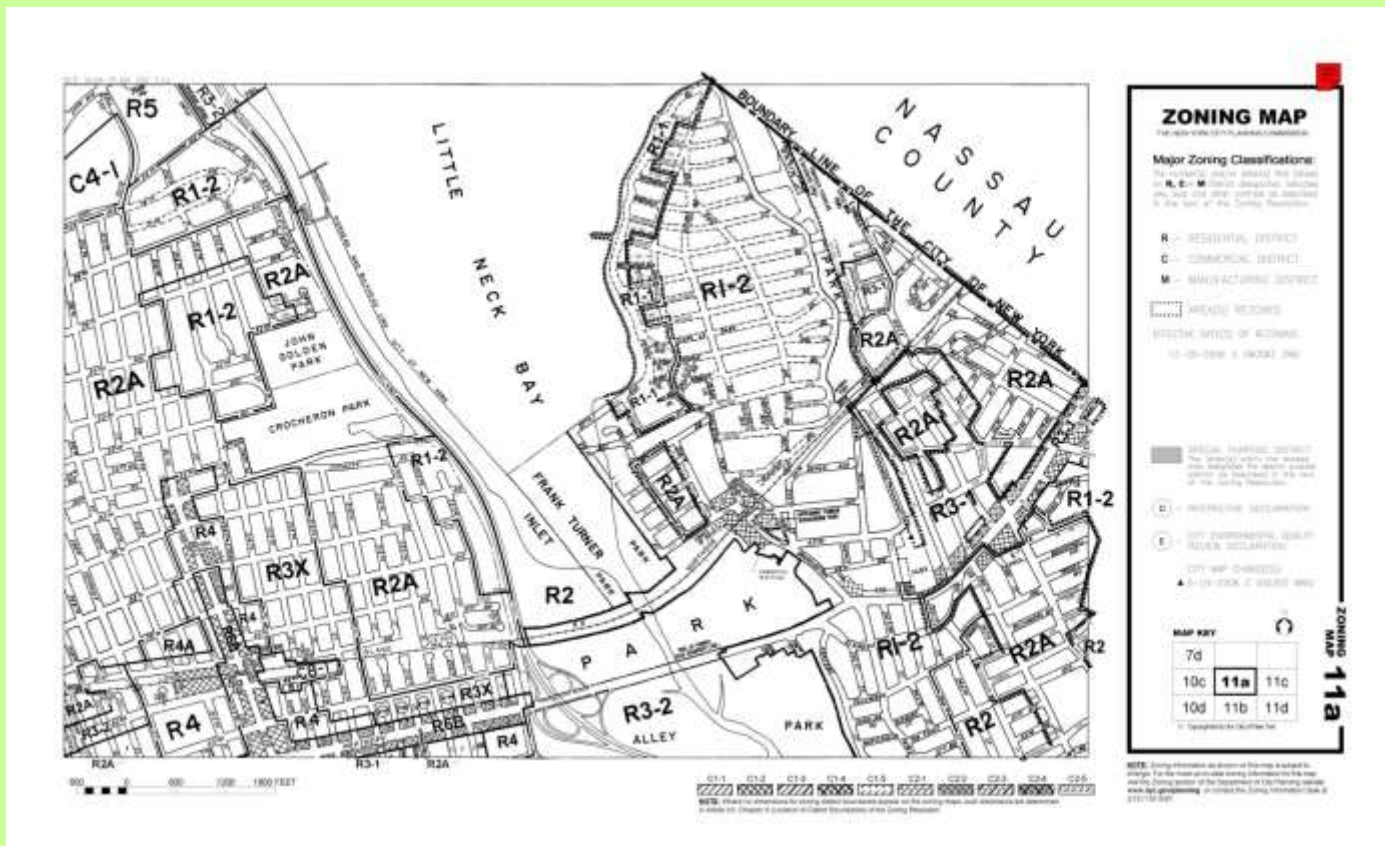


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d) **Research current Zoning issues & requirements, and (begin process) to pursue potential "Special Zoning District" for area,** with NYC Dept. of City Planning (and potential other "associates"), etc.



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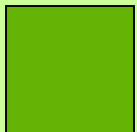
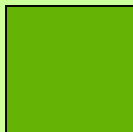


Douglaston - Little Neck Rezoning - Approved!
Existing Context and Zoning

Commercial Overlay Districts

C1 and C2 overlay districts mapped within residential districts permit the retail and service establishments needed in residential neighborhoods. C2 districts permit a slightly wider range of uses than C1 districts, but both have the same bulk and parking requirements. **Maximum commercial floor area can reach 1.0 FAR, with commercial uses limited to the first or second floor. Parking requirements** are determined by the use, requiring one accessory parking space per 300 to 800 square feet of commercial floor space.

The C1-2 commercial overlay districts in the rezoning area are generally mapped to a depth of 150 feet along the area's major arterials: Northern Boulevard, between Little Neck Parkway and the city line; on four block fronts that surround the Douglaston LIRR station; at the northeast corner of Douglaston Parkway and Northern Boulevard; on the south service road of the LIE at Marathon Parkway and the north service road at Little Neck Parkway. C2-2 commercial overlay districts on the north side of Northern Boulevard between 244th and 250th streets are occupied by auto sales, a shopping center and drive-thru fast food facilities.



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- e) **Public Meeting / working session/workshop with DLDC / DLNHS / DVCC / local Community members, organizations** -on the Preservation, and Revitalization, issues and priorities for the Douglaston Village project area

Downtown Revitalization Group

Proposed Public Visioning Workshops – Fall 2011 – led by:

NORMAN MINTZ DESIGN ASSOCIATES

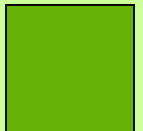
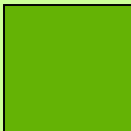
Main Street Revitalization Consultants
Historic Preservation
Design Guidelines
Public Participation and Visioning
Public Spaces & Placemaking

***date: October 20th**

DADRAS ARCHITECTS * Lead Organization

Main Street Revitalization Consultants
Architecture and Urban Design
Façade Improvement Programs & Streetscape Design
Housing and Community Development
Design Guidelines
Historic Preservation & Adaptive Re-Use
Economic Development Strategies
Public Participation and Visioning

***date: December 13th**



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Proposed Public Visioning Workshops – Fall 2011 – led by:

REGIONAL PLAN ASSOCIATION

***proposed date: TBD**

Robert Lane, Senior Fellow for Urban Design



OTHER Potential* Downtown Revitalization Group members (*tbd):

SITWORKS LANDSCAPE ARCHITECTS, LLC.

Long-range Open Space Planning & Detailed Site Planning
Landscape Architectural Design + Streetscape Design
Construction Management / Cost Estimating

NELSON / NYGAARD CONSULTING ASSOCIATES

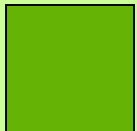
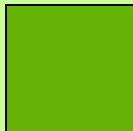
Transit Planning & Parking Planning + Traffic Calming
Downtown and Town Center Planning

LARISA ORTIZ ASSOCIATES

Retail and Market Analysis
Advisors in Commercial District Revitalization

STUDIO L'IMAGE

Graphic Design Studio + Visual Communication
Image & Identity Development
Architectural Signage & Graphics
Interpretive Design



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f) **Preparation of a Douglaston Village Main Street Strategy and Strategic Action Plan**, written report and document –based upon all information and input received, and including detailed urban design plan / renderings, and recommendations for implementation, and potential funding sources

DOUGLASTON VILLAGE MAIN STREET STRATEGY + STRATEGIC ACTION PLAN Preservation & Revitalization / Redevelopment

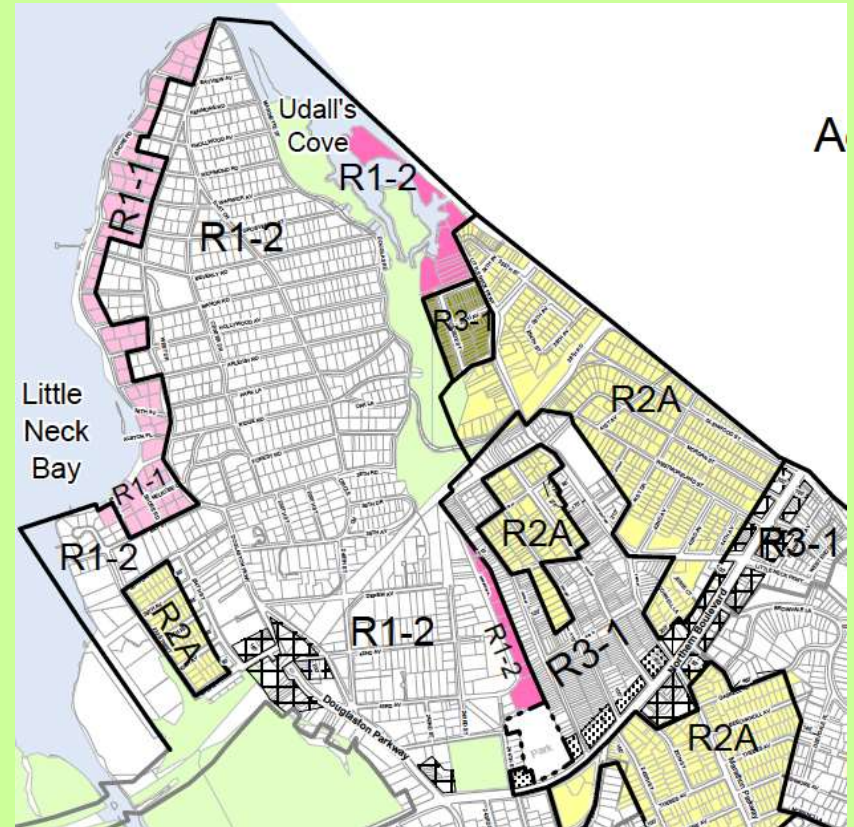


Zoning & Land-Use Regulations

Current Regulation

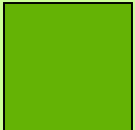
Product of down zoning in 2006

- C1-2 Local Retail District
- Overlay of a R1-2 District
- Parking requirements:
1 space/300-800 feet commercial floor space



City Planning Department, 2000

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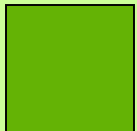
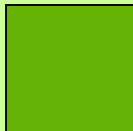


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Visioning the Douglaston Village

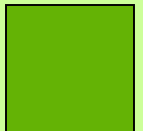
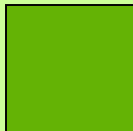
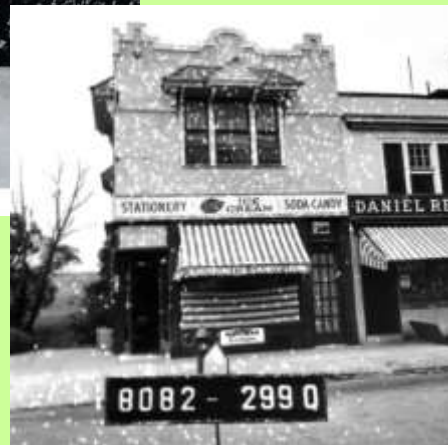
a SUMMARY of the Community Visioning Process: 2009-2011



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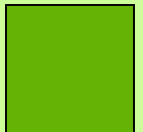
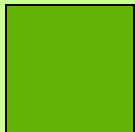
*Based upon the Public Meetings, Surveys, and information gathered: 2009-2011

- I - The most important asset, most worthy of preservation, that the Community acknowledged was the **small-scale, "village" character, history of the area, and "uniform facades" (street wall) of the buildings**



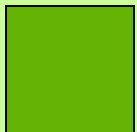
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- II- The second most popular, and cherished aspect was the **"green space" / natural environment** (and improve access to) **sense of community, location, and "quiet" atmosphere**



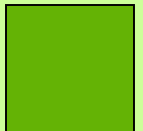
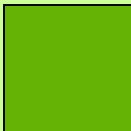
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- III- The greatest concern, of a majority of the Community was the concern over inappropriate new development, the current "disrepair" of the buildings, facades, and streetscape (poor lighting), lack of cleanliness, and congestion, and need for improvements to the LIRR station and tunnel, etc.



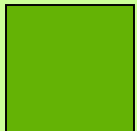
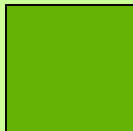
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- IV- The Community would like to see the **commercial area retail stores improve in quality; support for local businesses; and expand and attract new service retail, such as: fresh produce, bakery, coffee shop, butcher, and shoe repair.**



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- V- Finally, the Community expressed a desire for a **community place / public space (gatherings); for expanded festivals, a farmer's market, and a Community Center –possibly incorporating seniors, children, history, and the Arts.**



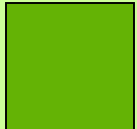
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Douglaston Village

MAIN STREET STRATEGY :

Preliminary STRATEGIC ACTION PLAN -Proposals

*Based upon the Public Meetings, Surveys, and information gathered: 2009-2011



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- I- **Improvements to the Physical Environment:**
 - Building Facades**
 - Streetscape**, including sidewalks & street lighting, and Public spaces (*also, see # III)
 - Develop Guidelines:** urban design & building "envelope"
 - Revisions to Zoning:** potential special overlay district



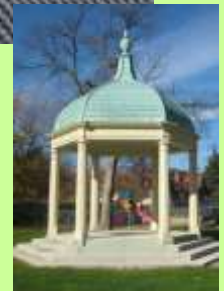
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I- Improvements to the Physical Environment: Building Facades

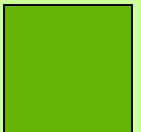
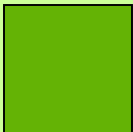


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I- Improvements to the Physical Environment: Streetscape, including sidewalks & street lighting

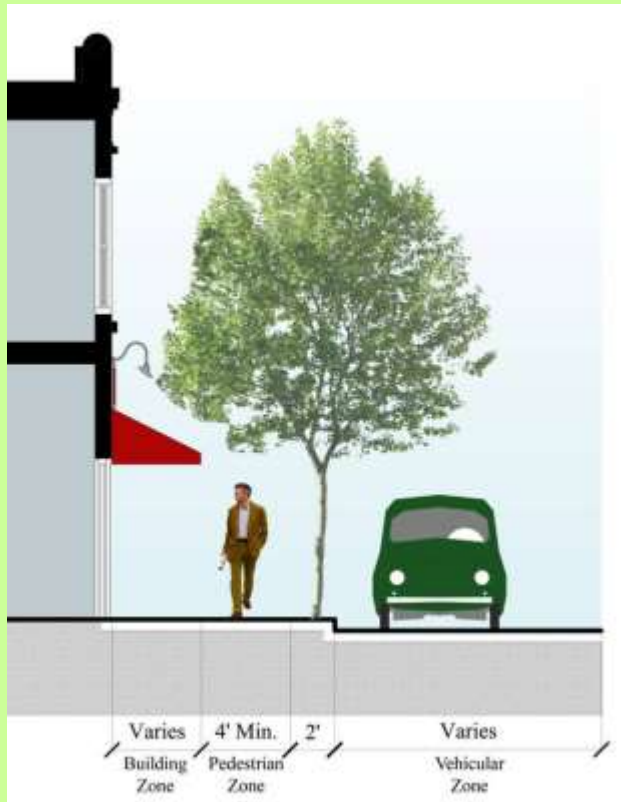


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 - Building Facades
 - Streetscape, including sidewalks & street lighting, and Public spaces (*also, see # III)
 - Develop Guidelines: urban design & building "envelope"

Before & After

There is no clearer way to see the result of building improvement practices than to compare photos of what the property looked like "before" and how it appeared "after" rehabilitation. The following photos illustrate the results of some of the work that has recently been completed in Greene County.



Cost-effective improvements such as refurbished windows and front door along with a new paint job and exposure of the wooden siding have made a big difference to this building.



Removal of the existing facade provided functional and aesthetic advantages to this facade. The original siding, for some depth of detail and gave rise to impact to the architectural quality of the building. The new siding was also replaced with more appropriately designed facade that significantly improves the building's status and functional value.



A new front porch, along with new outdoor, give this building its unique character and has ensured the security of these important architectural elements. Repainting the facade using a richer color palette has joined the parts of the building together more in harmony than the dark color it was painted before.



Refurbished windows, replacement of door, a new metal cornice, protected facade and new painting has transformed this important building into a urban gem for the community to admire.

This is a publication of the Greene County Department of Planning and Economic Development Main Street Revitalization Program (MSRP), and funded by the Greene County Legislature.

The Design Guidelines were prepared through a contract with Heritage Main Design Associates of Clarksburg, NY.




Special appreciation to The Bank of Greene County for its interest with the funding of this project.

Note: All photographs were taken in Greene County.



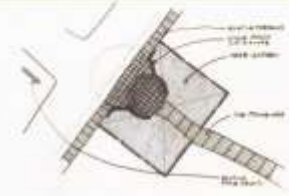
For more information about the Greene County MSRP, please contact:



Greene County Planning and Economic Development | Douglas House 7
- 411 Main Street
Catskill, NY 12014
Phone: 518 719-5200
E-mail: business@plandev.greene-county.ny.us
Web Site: www.greene-county.ny.us/plandev

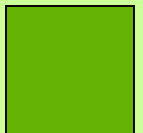
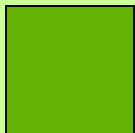


Entry Garden



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- II- **Develop Public Plazas (north & south sides) to create civic spaces**
- community gathering areas, for multiple (year-round) events: expanded community festivals, farmer's markets, etc.
 - to help preserve and encourage pedestrian-scale use
 - develop outdoor space for sidewalk cafes, related to restaurants
 - potential use of NYC Plaza program



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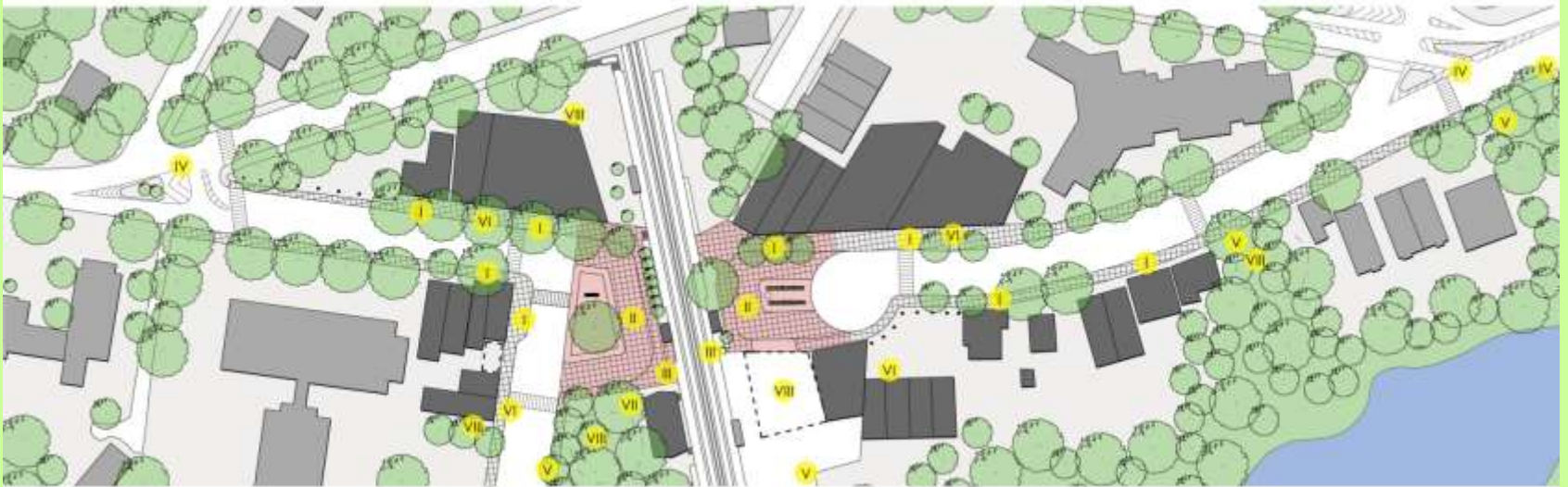
II- Develop Public Plazas (north & south sides) to create civic spaces

I - Improvements to the Physical Environment

II - Develop Public Plazas (north & south sides) to create civic spaces

III - Improvements to the LIRR station environment

IV - Develop Entry/"Gateways", & Improve connection to the Corner (N. Blvd.)



V - Preserve "Green space", & Improve connections to nature and the environment (and recreation)

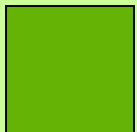
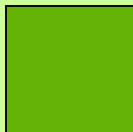
VI - Improve existing/ expand and Attract new Retail establishments

VII - Explore opportunities for development of a new Community Center; and a new Cultural - History & Arts Center

VIII - Identify and develop Ideas/guidelines for potential Development Sites

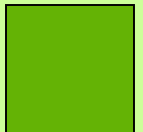
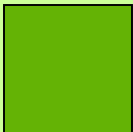
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II- Develop Public Plazas (north & south sides) to create civic spaces



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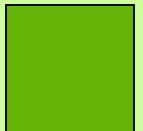
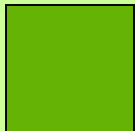
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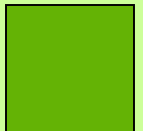
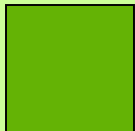
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II- Develop Public Plazas (north & south sides) to create civic spaces



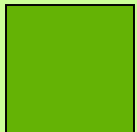
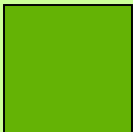
Douglaston Village – Preliminary Draft: Strategic Action Plan

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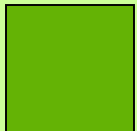
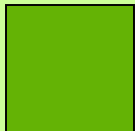
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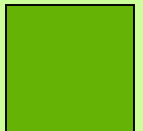
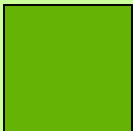
III- Improvements to the LIRR station environment

- station building & waiting room
- platforms, stairs & ramps, and bicycle parking, etc.
- underground tunnel / underpass
- MTA parking lot (*also, see # IX)



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III- Improvements to the LIRR station environment



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III- Improvements to the LIRR station environment



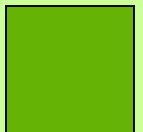
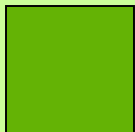
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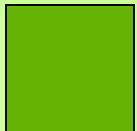
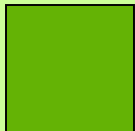
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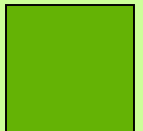
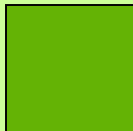
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III- Improvements to the LIRR station environment



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III- Improvements to the LIRR station environment



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III- Improvements to the LIRR station environment

Retail Opportunity on Rails

By SHELLI BANUJ

The Metropolitan Transportation Authority is aiming to turn some of Westchester County's oldest train stations into new dining and retail hotspots. There's just one catch: Those who run the stations will have to agree to keep serving commuters their daily coffee during the morning rush.

The MTA this week is planning to put stations in Peekskill, Tarrytown, Ossining and Port Chester on the rental market. Bids for the buildings are due next month. The MTA also said it wants to offer additional stations for rent across Westchester and Long Island in the coming year.

The brick buildings that are being offered this week along the Hudson Line date back to the 19th century. Built mainly to house ticket booths and to give commuters headed to Manhattan a place to wait during inclement weather, the smaller stations traditionally offered only scant provisions, such as morning coffee and daily newspapers.

Because the MTA has largely replaced ticket booths with machines throughout its system, it is looking to rent out the extra space to restaurateurs and retailers eager for a steady stream of foot traffic in downtown areas. The MTA also wants to off-load maintenance costs on the tenants, who would be charged with taking care of bathrooms and waiting areas.

"Station buildings have be-

come excess and we want to do the right thing by the passengers by retaining minimal service while allowing the value of the buildings to be maximized by private interests," said David Bosch, director of leasing and acquisitions for the MTA.

To fill reoccurring budget gaps, the cash-strapped MTA has been trying to wring out extra dollars through its expansive real-estate holdings. In March, it said it was exploring selling or leasing some of the 3 million square feet of office space it controls, including its 30-story headquarters complex on Madison Avenue.

Restaurateur Carla Gambescia jumped at the chance to rent out the Mt. Kisco train station in 2008. She bought out an eight-year lease from the previous owner, turning the space into a contemporary Italian eatery called Via Vanti.

Even though she launched during the economic recession, she said the train station's 1,400 daily commuters that passed by her restaurant helped jump-start the business. To lure busy commuters, she offered home-made gelato and pizza and paninis to-go. She also held poetry readings, doggie dress-up days and art exhibits in an effort to turn Via Vanti from a pit-stop into a community destination.

Still, Ms. Gambescia said transforming a rail station into a dining destination can be hard work. For instance, the station's historic status required her to get various approvals from the



This train station in Peekskill is one of four the MTA is offering to rent.

state's Historic Preservation Office to make improvements.

"Plus, opening at 5 a.m. to serve coffee to commuters makes for a long day," Ms. Gambescia said. "But people have their morning patterns, so it was a requirement."

The buildings for rent range from 1,200 square feet in Ossining to 7,400 square feet in Peekskill and most of them come with parking spaces and bathrooms. Because the stations are owned by the MTA, lease-holders don't have to pay property taxes.

The MTA said it is aiming to sign 10-year leases with retailers or restaurateurs who can take over the space, but the terms are negotiable.

On Track

Metro-North stations with retail space for rent



WSS: July 12, 2011

Douglaston LIRR Station Customer Count - 2009

Weekday Usage (Monday-Friday):

Morning Peak Hours:	1,021
Evening Peak Hours:	693
Other:	661
Total:	2,375

Weekend Usage:

Per day:	1,023
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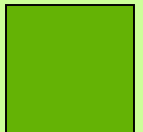
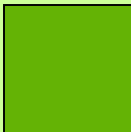
Total Weekly Usage:

Weekday:	5 * 2375 =	11,875
Weekend:	2 * 1023 =	2,046
Total:		13,921

Clearly, these numbers do not take into account holidays, weather and seasonal variations such as school vacation periods.

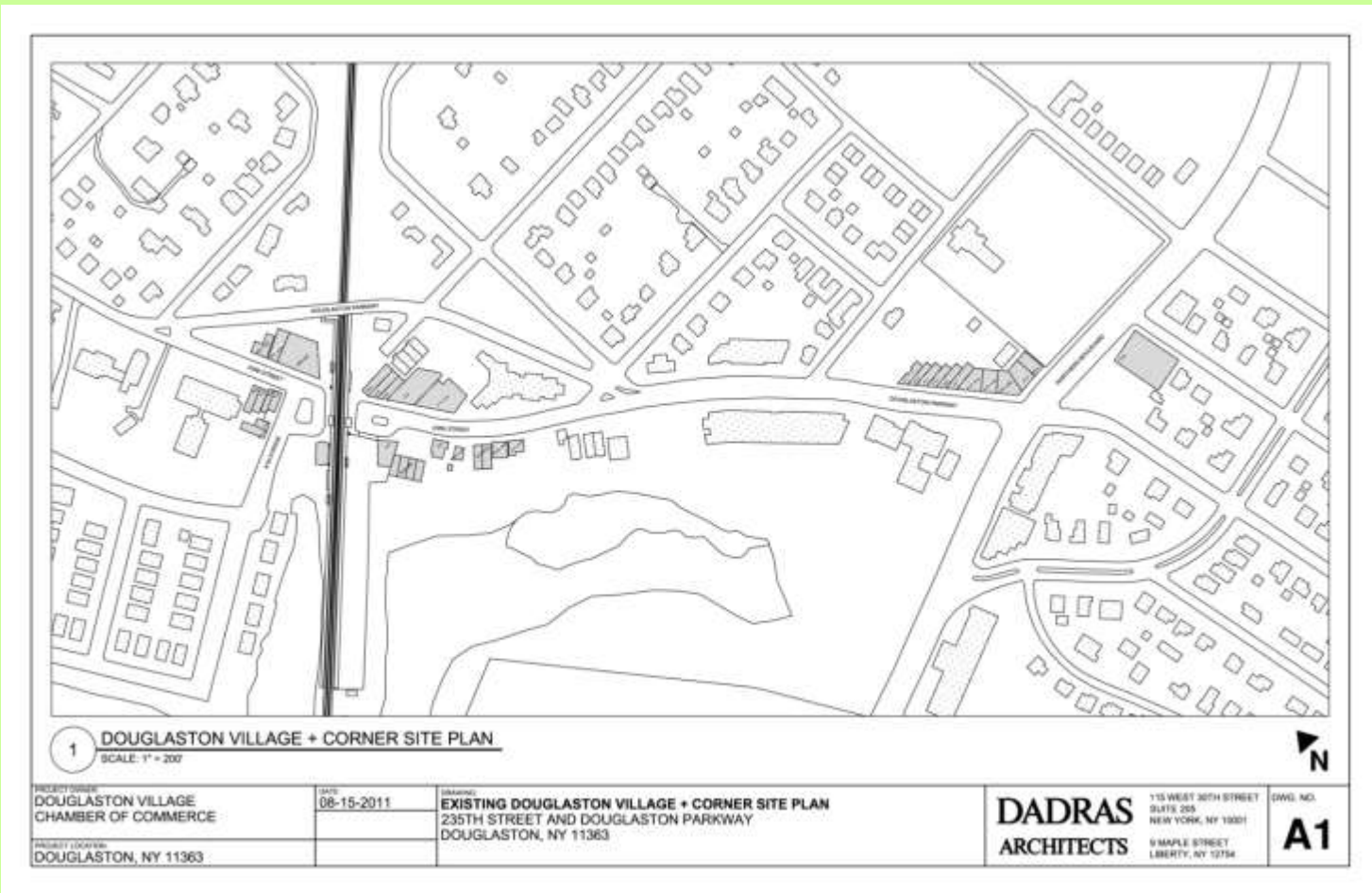
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- IV- **Develop Entry/"Gateways", & Improve connection to the Corner (Northern Blvd.)**
- improve streetscape, and lighting
 - develop "wayfinding" and signage between N.Blvd "corner" and Village
 - develop Information kiosks / community message boards
 - designate district through distinct gateway – entries, and "welcome" signage
 - develop hiking, running, and biking trails (*also, see # VI)



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IV- Develop Entry/"Gateways", & Improve connection to the Corner (Northern Blvd.)



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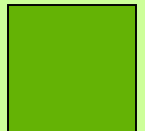
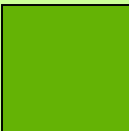
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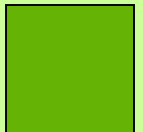
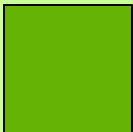
V- Preserve "Green space", & Improve connections to nature and the environment (and recreation)

- potential partnering with Udalls Cove Preservation Committee, APEC, and Alley Pond Park
- explore development of hiking, walking & jogging trails and access points
- explore development of biking trails and access points
 - *connection to NYC trails / network
- explore potential educational / interpretive opportunities (w/partners, above)
- explore development of nature viewing platforms (birdwatching, "sunsets", etc)
- explore development of kayak / canoe access to waterways – launch site(s)

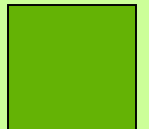
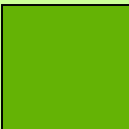


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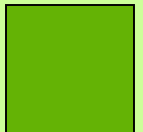
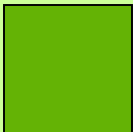


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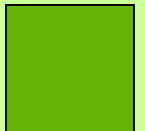
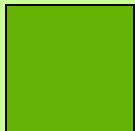
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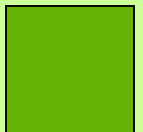
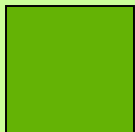
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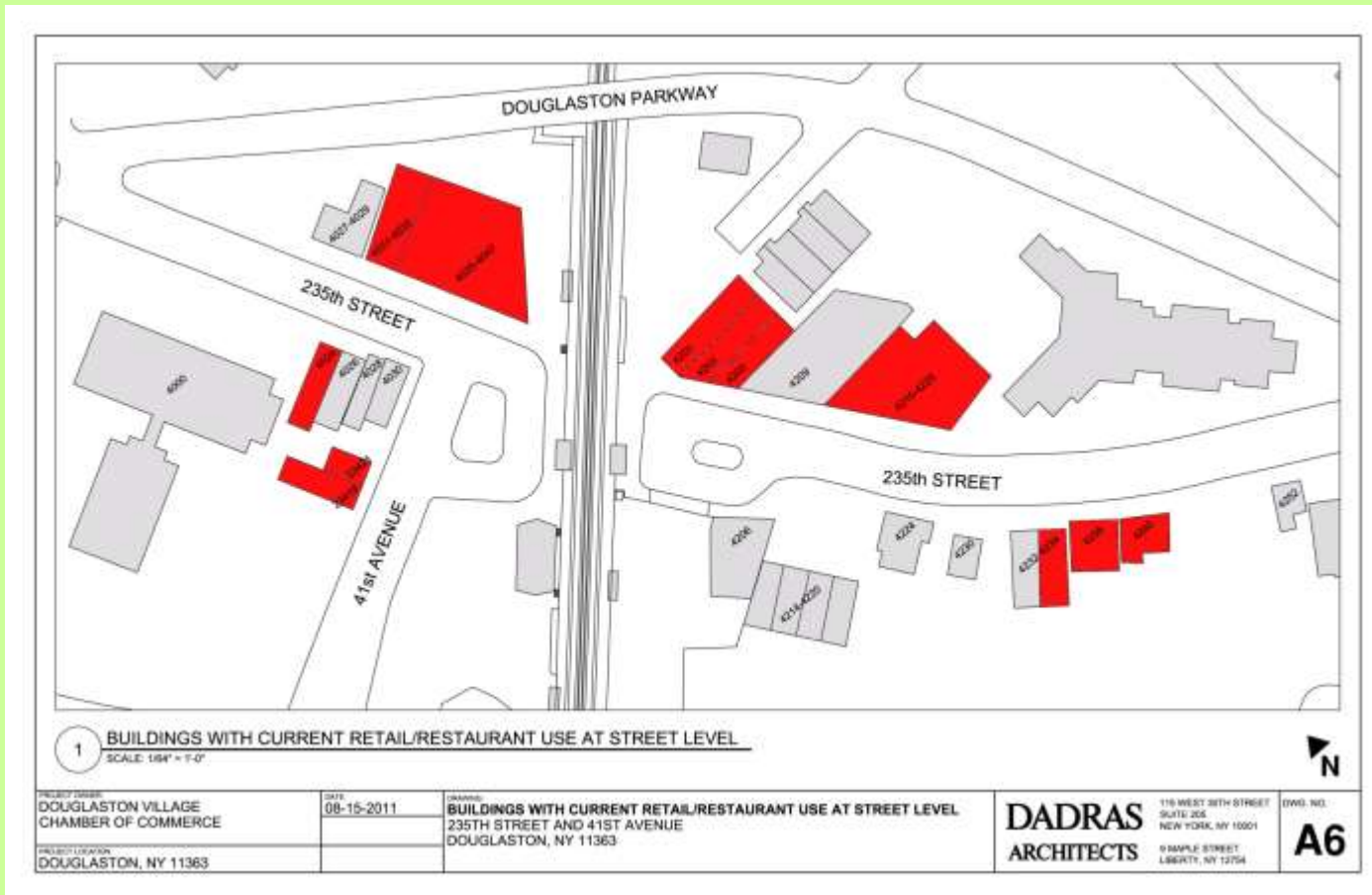
VI- Improve existing/ expand and Attract new Retail establishments

- working with DVCC, landlords and merchants:
- promote economic development, assist existing local businesses
- assist restaurants (incl. encourage development of new restaurants) with sidewalk cafés –public spaces (work with Community Board & DCA)
- plan for retail attraction (consultant), for desired new service retail businesses
- develop "branding" opportunities, and improve image
- explore addition of kiosks, "ribbon retail", and incubators ("pop-up shops")



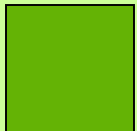
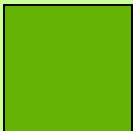
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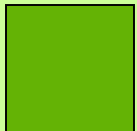
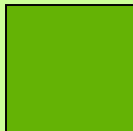
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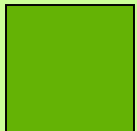
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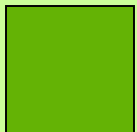
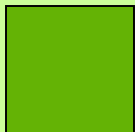
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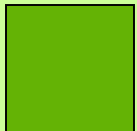
VII- Explore opportunities for development of a new Community Center; and a new Cultural – History & Arts Center

- potential center for seniors, and children (after school)
- potential coordination with local Arts, theater, history & Civic organizations
- explore use of existing (or develop new) space
- explore potential for connection to existing local institutions, including local colleges, etc.
(potential "annex" / satellite campus)



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VII- Explore opportunities for development of a new Community Center; and a new Cultural – History & Arts Center



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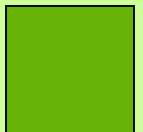
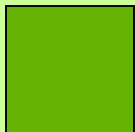
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VIII- Identify and develop Ideas/guidelines for potential Development Sites

- develop guidelines for (form-based) community appropriate development
- explore opportunities to attract developers / development partners
- exploit the abilities of Local Development Corp., to assist development process
- explore potential for improvements (and potential development) of MTA parking lot site



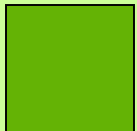
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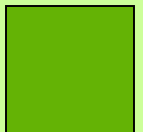
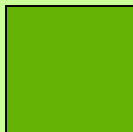
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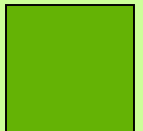
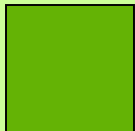
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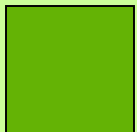
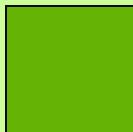
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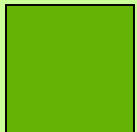
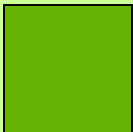
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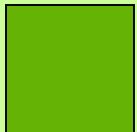
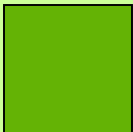
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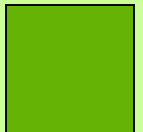
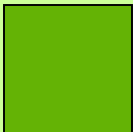
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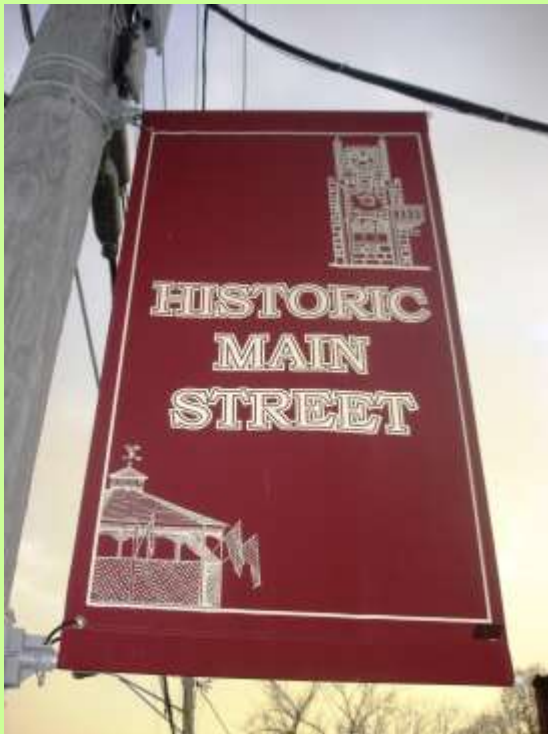
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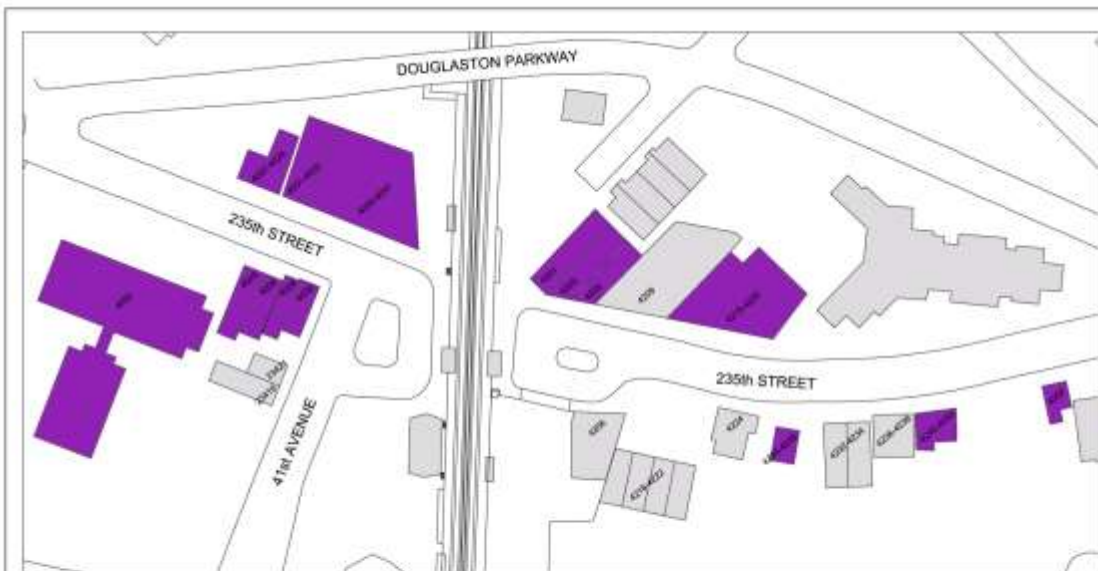
Douglaston Village – Preliminary Draft: Strategic Action Plan

- IX- Creation of a Douglaston Village Historic District**
- continue to pursue State & National Register designation
 - to help recognize the history of the area, and to celebrate the quality and character of the district
 - to help preserve & protect the historic structures



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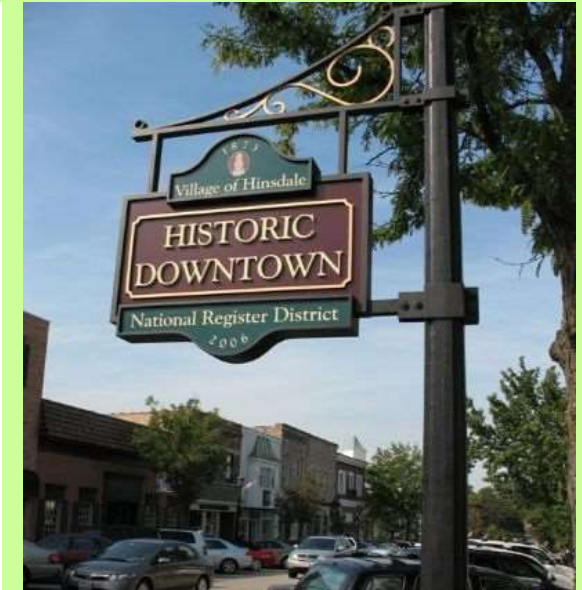
IX- Creation of a Douglaston Village Historic District



1 BUILDINGS WITH POTENTIAL HISTORIC SIGNIFICANCE
SCALE: 1/8" = 1'-0"

PROJECT NAME DOUGLASTON VILLAGE CHAMBER OF COMMERCE	DATE 08-15-2011	TITLE BUILDINGS WITH POTENTIAL HISTORIC SIGNIFICANCE 235TH STREET DOUGLASTON, NY 11363
PROJECT LOCATION DOUGLASTON, NY 11363		

DADRAS
ARCHITECTS



Douglaston Village – Preliminary Draft: Strategic Action Plan

IX- Creation of a Douglaston Village Historic District

Victor,

It was nice talking with you this afternoon about the **potential for a small commercial district in Douglaston, Queens**. It sounds like you are well along on survey efforts of the downtown area. It is my understanding that you have already prepared building descriptions, photographed buildings and streetscapes, and done some mapping of the district boundaries.

Based on our conversation, I recommend that you send us your documentation along with a brief written description of the proposed district and its boundaries, and a narrative statement of significance. In addition, please fill out the attached application form and include that with your submission. Dan McEneny, the NR rep for NYC, will review your application to see if the district meets the National Register criteria for listing. If the district is found NR eligible Dan will prepare a determination of eligibility and guide you through the subsequent steps for listing. I've also included handouts on our flow chart and FAQ's.

On another note, we also look forward to working with you on the survey of Forest Hills.

Cheers,

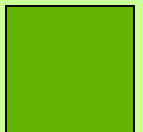
Kathleen A. Howe
Historic Preservation Program Coordinator
Survey Unit
NYS OPRHP
P.O. Box 189
Peebles Island
Waterford, NY 12188
518-237-8643, extension 3266
kathy.howe@oprhp.state.ny.us



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X- Continue to strengthen & Improve Organizational Capacity of Community

- work towards the continued growth & improved capacity of the Douglaston Village Chamber of Commerce (DVCC), including potential future B.I.D., etc.
- work towards the continued growth & improved capacity of the Douglaston Local Development Corp. (DLDC), including new & expanded membership, fund-raising opportunities, and other potential funding sources (including writing/applying for grants; corporate, institutional, and government contributions, etc.)
- continue to strengthen cooperation & coordination between all co-sponsors and community partners, including DLNHS, all Civic organizations, environmental organizations, etc.
- explore potential for possible "community presence"/shared space in the Village
- develop website (internet presence), smartphone/tablet "app"; social media, newsletter, advertising, sponsorship & awards, etc. –all, to further improve communication with greater community



Douglaston Village – Preliminary Draft: Strategic Action Plan

X- Continue to strengthen & Improve Organizational Capacity of Community

Douglaston Local Development Corporation



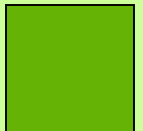
The
Douglaston/Little Neck
Historical Society



Doug Bay Manor
Civic Association



The Udalls Cove
Preservation
Committee



Douglaston Village – Preliminary Draft: Strategic Action Plan



Douglaston Village – Preliminary Draft: Strategic Action Plan



August 8th - 12th, 2011

COMMUNITY UPDATES

Revitalization begins in Douglaston



Local revitalization efforts stretch beyond our borders: our neighbors in Douglaston, Queens are beginning their own revitalization process. The Douglaston Local Development Corporation has hired urban design firm Dadras Architects to work to revitalize the area surrounding the Douglaston LIRR station while maintaining the neighborhood's quiet, historic charm.

As part of the "strategic action plan," the firm plans to start by reaching out to residents, business owners, community leaders and other local stakeholders to gather ideas. There will be several public hearings this fall to gather opinions with a report expected in the winter. Upgrades would likely be completed in phases. The Development Corporation hopes to attract new businesses, such as cafes and service-based retail as well as new apartment units. The plan is also to work on beautification projects including sidewalk repairs and new lighting and planting at the train station.

Victor Dadras, of Dadras Architects and a resident of Douglaston, said that "this is not a small group of people making decisions for the community. It's intensive, all-encompassing community planning that will involve input and consensus."

The community is already working on several initiatives. GrowNYC, the group that runs the popular Union Square Greenmarket, opened the Douglaston farmers market this summer, which runs every Sunday from 9am-3pm at the LIRR station. The local chamber of commerce and historical society have also been sponsoring events, such as a Thanksgiving turkey trot and an aerial photography event.

"The community is coming together like never before," Dadras said. "This is just an ongoing process we're starting here. But the community will be responsible for creating positive change in our neighborhood."

Read more in the [Douglaston Patch](#) and see a video from [NY1 News](#).

DouglastonPatch

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Local Development Corporation Retains Consulting Firm for Revitalization Project

Group will host public meetings in the fall during on upgrades for the neighborhood.

By Matthew Dale [Email the author](#) June 28, 2011

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Douglaston's Local Development Corporation is

Cost: \$300,000 to \$500,000

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Local: Douglaston 1/4

Douglaston commission aims to develop neighborhood without any high-rises

By Matthew Dale [Email the author](#) June 28, 2011

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The Douglaston Local Development Corporation has hired Dadras Architects to work to revitalize the area surrounding the Douglaston LIRR station while maintaining the neighborhood's quiet, historic charm.



Keeping it real is Douglaston commission's goal

BY MICHAEL HERRON (A1)

A DOUGLASTON group has commissioned a strategic study to prevent out-of-character development near the Long Island Rail Road station.

The \$300,000 study will seek community input on how to revitalize the troubled commercial zone along 210th St. without creating high-rise apartments and offices.

The Douglaston Local Development Corp. is also paying consultants to analyze zoning boundaries for a report dated to be completed by the fall.

Levels before the study will talk with local developers and city agencies on how to improve the strip while maintaining the area's historic character.

"We really felt the place was going down the tubes," said corporation co-founder Victor Dadras.

"We needed to proactively generate its potential."

Supporters hope the \$300,000 study will help prevent high-rises from replacing the existing commercial area on 210th St.

"It's not just a reactive planning process," said Victor Dadras, an architect and urban designer who is leading the study. "The community is basically used to just trying to solve problems or deal some sort of compromise that nobody likes."

The analysis could have impacts for separate transportation quarters.

Stavros Katsifelis of the Housing Development Council backed the Douglaston effort and said it could work well in other parts of Queens, including in Astoria and Middle Village.

"It's a fairly new thing for a community group to reach out and really manage



Victor Dadras (right) of Dadras Architects and leader Robert Dadras (left) review revitalization plan outside Douglaston LIRR station. Photo by Bruce Fain

business activity," Katsifelis said.

Dadras said he recently began working on a similar effort along Regent Blvd. in Jamaica.

He said he plans to meet soon with residents of Forest Hills and Regent Park about similar revitalization.

The effort in Douglaston began when the Douglaston and LIRR Park Historical Society issued recommendations by the

LIRR station.

They held a public hearing in February for the study and donated the funds to the Douglaston LDC.

While said the study will spend many dollars on what is being to the site, including a bakery, bookstore, dry cleaner and other projects.

"It's going to be a lot of choices over it because that there will be multiple options that might be happening," Walk said.

Douglaston Village – Preliminary Draft: Strategic Action Plan



Merchants, area residents and children caroled along 235th Street on Saturday to get in the holiday spirit. PHOTO BY ADRIANA LOPETRONE

The 2nd Annual Douglaston Village Arts Festival '10

Sunday, September 26

Rain date: October 3

Douglaston LIRR Station, 11 am to 5pm

Celebrate our local Art, Music and Food

With Support from:

- Douglaston Village Chamber of Commerce
- Douglaston Little Neck Historical Society
- Doug Boy Manor Association
- Douglas Manor Association
- Douglaston Civic Association
- NYC Queens Community Board 11
- Little's Cove Preservation Committee
- Douglaston Garden Club
- Douglaston Men's Club of Douglaston

For information contact:
 (347) 306-8087 or
info@douglastonvillage.com



1st Annual Dick Lynch 5k Turkey Trot

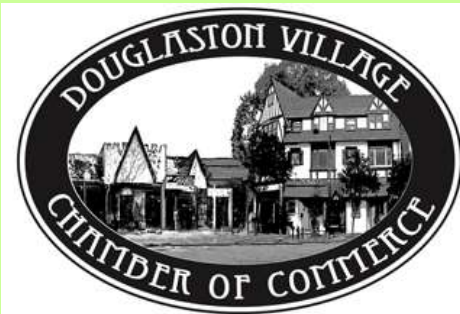
GIANT TIX RAFFLE!!! RAFFLES \$10 EACH 2 FOR \$23
 BENDAY DEC 27th 1PM-5PM BEING 433 AT THE 11 YARD LINE
 BUY 1 AND GET THE OTHER FREE
 BUY 2 AND GET THE OTHER 2 FREE
 BUY 3 AND GET THE OTHER 3 FREE
 BUY 4 AND GET THE OTHER 4 FREE
 BUY 5 AND GET THE OTHER 5 FREE
 BUY 6 AND GET THE OTHER 6 FREE
 BUY 7 AND GET THE OTHER 7 FREE
 BUY 8 AND GET THE OTHER 8 FREE
 BUY 9 AND GET THE OTHER 9 FREE
 BUY 10 AND GET THE OTHER 10 FREE

Date & Time: Thanksgiving Morning 11/25/2010 @ 8AM
 Registration @ 7:30AM at Memorial Field (Douglas Rd. & Knollwood Ave.)

Registration Fee: \$20 Adults; Kids run FREE!
 All proceeds benefit the Douglaston Village Chamber of Commerce.
 Additional Donations are appreciated.

Race Course: Beginning at Memorial Field running through Douglas Manor and concluding at the Manor Market by the Douglaston LIRR Station.

Register Online @ www.douglastonvillagechamberofcommerce.org



Douglaston Village – Preliminary Draft: Strategic Action Plan



FLIGHTS OF FANCY:
AERIAL PHOTOGRAPHS OF
DOUGLASTON AND LITTLE NECK



Douglaston Community Day!
KTV 104.5 Street Team!

Activities: **batting cages**, **Live DJ!**, **dunk tank!**, **mini hoops!**, **pitch speed radar guns!**, **bounce house!**, **Great food & BBQ!**

All proceeds will go towards the Darryl Strawberry Foundation and local charitable organizations

Saturday, August 13th
11AM-4PM

A day of fun, food & entertainment!
brought to you by:

Sponsors: **Coors LIGHT**, **Capital One**, **MODELL'S SPORTING GOODS**, **DAILY NEWS**, **COURIER**, **KIT**, **Strawberry Sports Club**

For sponsorship inquiries or more information please call (754) 811-3700

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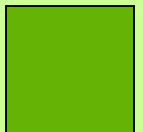
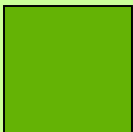


Douglaston Village – Preliminary Draft: Strategic Action Plan

Douglaston Village - MAIN STREET STRATEGY : Preliminary STRATEGIC ACTION PLAN -Proposals

*Based upon the Public Meetings, Surveys, and information gathered: 2009-2011

- I- Improvements to the Physical Environment: Building Facades, Streetscape, Develop Guidelines, Revisions to Zoning**
- II- Develop Public Plazas (north & south sides) to create civic spaces**
- III- Improvements to the LIRR station environment**
- IV- Develop Entry/"Gateways", & Improve connection to the Corner (N.Blvd.)**
- V- Preserve "Green space", & Improve connections to nature and the environment (and recreation)**
- VI- Improve existing/ expand and Attract new Retail establishments**
- VII- Explore opportunities for development of a new Community Center; and a new Cultural – History & Arts Center**



Douglaston Village – Preliminary Draft: Strategic Action Plan

- VIII- Identify and develop Ideas/guidelines for potential Development Sites
- IX- Creation of a Douglaston Village Historic District
- X- Continue to strengthen & Improve Organizational Capacity of Community



Douglaston Village – Preliminary Draft: Strategic Action Plan

V. Questions & Answers, and Discussion / Next Steps

Community Planning Partners of the
DOUGLASTON LOCAL DEVELOPMENT CORPORATION:

Douglaston Village Chamber of Commerce
Douglaston and Little Neck Historical Society
Douglas Manor Association
Douglaston Civic Association
Doug Bay Manor Civic Association
Udalls Cove Preservation Committee
Douglas Manor Environmental Association

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