PARKING PLUS: PLUG-IN COMPLEX  
Valley Stream, Nassau County  
Eunice Jung

The space we can work with is finite and limited, however, a thoughtful and more innovative design can provide alternatives by working with the limitations. A design has to accommodate and consider the need of the people as the trend and demand changes over time. There is a great potential in the Long Island’s suburban regions especially where LIRR reaches. The existing parking spaces and under developed lots can be transformed into a multi-functional infrastructure that satisfies the needs and provides numerous services to enrich the lives of many and attract younger population to vitalize the area. This new type of infrastructure will allow varieties of plug-in features added to the parking spaces, such as, affordable micro unit housing, retail stores for daily shopping, and public spaces for both indoor and outdoor activities. These development in the regions near LIRR will not only be the step in activating the suburb but also an opportunity to help the growth of the economy and serve as a prototype for other suburban regions as well.
WHAT DOES THE BUILT FABRIC OF THE NEIGHBORHOOD TELL US ABOUT WHAT WE CAN PLUG-IN?
Village of Valley Stream, Nassau County

Commercial

Office: 28.7%
Retail: 15.4%
Dining/Hospitality: 14.0%
Recreation/Entertainment: 5.4%

FILL WITH FUN PLACES TO ACTIVATE THE VILLAGE!

Office
Retail
Dining/Hospitality
Recreation/Entertainment

1/4 mile radius of the Downtown Center
Village of Valley Stream, Nassau County

Residential

Single Family Housing:
Shared Total at Village Scale: 76.7%
Shared Total at Downtown Scale: 63.2%
Average Sales Price: $541,106

2-3 Family Housing:
Shared Total at Village Scale: 17.8%
Shared Total at Downtown Scale (2+ Units): 36.8%
Average Sales Price:
$371,393 ~ $337,639

Multi-Unit Housing:
Shared Total at Village Scale: 5.5%

Condominium/Co-op:
Average Sales Price: $533,461

*Owner-Occupied Housing Unit 79.1%
*Renter-Occupied Housing Unit 20.9%
*Average Gross Rent: $1,484

NEED MORE AFFORDABLE HOUSING UNITS!
Village of Valley Stream, Nassau County
Public Space

Open Space
1. Arthur J. Hendrickson Park
2. Village Green Park
3. Edward W. Cahill Memorial Park

Community Service
Existing Types:
Church, School, Library, Theater,
Public Parking Space

POTENTIAL FOR DEVELOPMENT ON EXISTING CIVIC SPACE!
There are good social elements and infrastructures to support a more active life in the community, however, it seems to be missing a center that becomes an attraction serving both the residents and the travelers as well.

Village of Valley Stream, Nassau County
Vacant/Unbuilt Space + Potential for Development

55.11 acres within 1/2 mile radius of the downtown are vacant, parking, or open space.
LIRR ridership is Medium (an average of 3,999 riders per day)
Village of Valley Stream, Nassau County
Proposal: Bicycle Path + Pedestrian walkways

Proposal Rendering 1

Proposal Rendering 2

INFRASTRUCTURE TO SUPPORT BIKE + FOOT POWER!

1/4 mile radius of the Downtown Center
SO, WHAT CAN WE PLUG IN?
Creating set back to encourage pedestrian activities and bike path.
**Program Type**

- **PARKING GARAGE:**
  - Total # of Parking space: 679
  - Total # of ADA Parking space: 12

- **HOUSING:**
  - PLUG-IN Housing Type A - 48 units
  - PLUG-IN Housing Type B - 24 units
  - PLUG-IN Suite

- **SHARED SPACE:**
  - Raquet Ball Court (2)
  - Bike Shop (1)
  - Fitness/ Yoga Room (2)
  - Laundry (4)
  - Shared Terrace (4)
  - Indoor Playground (1)

- **COMMERCIAL SPACE:**
  - Market (1)
  - Retail (1)
  - Restaurant (1)

- **RECREATIONAL SPACE**
  - Exhibition Gallery/ Multi-purpose room (1)

**Total SF**

- **HOUSING:**
  - 34,560 SF
  - 31,968 SF
  - 8,064 SF

- **SHARED SPACE:**
  - 1,480 SF
  - 1,480 SF
  - 2,880 SF
  - 2,880 SF
  - 2,880 SF
  - 1,480 SF

- **COMMERCIAL SPACE:**
  - 1,530 SF
  - 815 SF
  - 1,300 SF

- **RECREATIONAL SPACE**
  - 3,886 SF

**SF/unit**

- **HOUSING:**
  - 720 SF
  - 1,332 SF

- **SHARED SPACE:**
  - 740 SF
  - 1,480 SF
  - 1,480 SF
  - 720 SF
  - 720 SF
  - 1,480 SF

- **COMMERCIAL SPACE:**
  - 1,530 SF
  - 815 SF
  - 1,300 SF

- **RECREATIONAL SPACE**
  - 3,886 SF