Nassau County
Infill Redevelopment Feasibility Study
Municipal Stakeholders Kickoff Meeting

NY-CT Sustainable Communities Planning Grant Program

November 30th, 2011
Consortium Projects

• The $3.5m NY-CT Sustainable Communities Planning Grant award will fund both regional and coordinated local planning efforts:

• At the Regional Scale
  – the Consortium will undertake an effort to
    • Integrate and enhance existing sustainability plans.
    • Identify opportunities to link transportation, employment and housing resources into promote fair and affordable housing in high opportunity areas.

• At the Local Scale
  – Nassau County was awarded over $390,000 to conduct an Infill Redevelopment Feasibility Study to identify sites for potential housing and economic development projects surrounding the county’s LIRR stations.
Consortium Benefits

- The New York - Connecticut Sustainable Communities Consortium has received **Preferred Sustainability Status (PSS)** from the Federal Department of Housing and Urban Development (HUD).

  - **PSS** status enables communities, agencies, or organizations located within our geography to be eligible to receive **two additional points** when being scored by HUD on applications for a broad range of funding opportunities.

  - It is expected that PSS will be extended to other USDOT and USEPA discretionary grant programs in the near future.

  - Visit [www.sustainablenyct.org](http://www.sustainablenyct.org) to learn more about the PSS certification process and participating grant programs.
Introduction

- It is estimated that there is nearly 8,300 acres of surface parking, vacant land, and open space surrounding over 150 LIRR stations on Long Island.

- 2010 Long Island Index
Purpose

- The Nassau County Study seeks to create opportunities for serving the needs of our current and future population by:
  - Reducing our dependency on the automobile
  - Reducing our carbon footprint
  - Creating new, high-value jobs and partnerships with expanding health-care, university and high-tech facilities
  - Diversifying housing stock and expanding affordable housing
The Study Area

• The **Nassau County Hub Transit Study Regional Study Area**, which includes 19 LIRR station areas, is recognized as a **Regional Area of Significance** by the New York Metropolitan Transportation Council (NYMTC) and is an area crucial to promoting economic development for the County.

• The Study Area expands on the County Executive’s “**Job Creation & Retention Plan**” by creating potential synergies with transit-served communities.
Preliminary Study Area

- NYMTC-Designated Area of Regional Significance
- 19 LIRR Stations
  - ½ Mile Radius
- Expand as necessary
Project Description

• Overview

**Existing Conditions Report:** Refine estimate of surface parking and vacant land, and land-use mix within a ½ mile radius of 19 LIRR stations

**Public Outreach:** Develop and implement a stakeholder and public engagement plan to ensure active participation and collaboration by a vast range of stakeholders and the public.

- Selection of up to 3 LIRR station areas for site-specific redevelopment feasibility analysis

**Feasibility Report** and assessment of potential environmental impacts and mitigation

- Seek available funding and financing opportunities/partners to implement site-specific redevelopment recommendations
Existing Conditions Report

Existing Conditions Report to include:

- Parcel-based land use and zoning analysis
- Identification of Brownfield sites
- Existing traffic volumes
- Water/wastewater utility availability, usage and capacity
- Review of Capital Plans and planned infrastructure improvements
- Zoning Amendments
- Economic development strategic plans
- Identification of benchmarks for determining outcome measurements
  » Vehicle Miles Traveled (VMT)
  » Combined Housing and Transportation Costs
- Refined estimate of surface parking and vacant land at the parcel level within a ½ mile radius of the LIRR Station
Public Outreach

• Public Outreach Plan to actively involve a diverse range of participants:
  • Stakeholder and technical advisory committees
    – Municipal officials and agency representatives
    – Residents / Civic groups
    – Business groups / Major employers
    – Community-based groups
    – Environmental advocates
    – Housing advocates
    – Colleges / Universities
    – Young Adult and Senior Citizen organizations

• Maintain project website, social media, and print media
  – Constant real-time and interactive project engagement / feedback
  – Digital media to be used as an extension of the traditional public meeting
  – Facebook, Twitter, etc.

• Public meetings
  – Solicit input and feedback on the selection of station areas for further study
  – Solicit types of analysis to be performed
  – Station area redevelopment feasibility workshops
    » Up to 3 workshops and 2 focus group meetings
  – Draft and Final Feasibility Report
• Feasibility Report to include:
  
  • Selection of up to 3 LIRR station areas

• SITE SPECIFIC Opportunities for:
  » Economic development and synergies with targeted industries and employers
  » Targeted employment sector expansion
  » Affordable housing
  » Open space and recreation
  » Pedestrian and transportation facility infrastructure improvements
  » Transportation linkages to major employment centers

• Feasibility Report Findings
  » Results of Phase I and Phase II Environmental Site Assessments
  » Potential number of affordable housing units
  » New jobs created
  » Integration of housing, employment, and recreation
  » Improved access to transportation for underserved populations
## Timeline & Milestones

<table>
<thead>
<tr>
<th>Task</th>
<th>End Dates</th>
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<tbody>
<tr>
<td>Refine Study Goals and Scope</td>
<td>November 2011</td>
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<tr>
<td>Public Outreach</td>
<td>November 2011 - May 2013</td>
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<tr>
<td>Existing Conditions Report</td>
<td>May 2012</td>
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<tr>
<td>Selection of Study Area(s)</td>
<td>November 2012</td>
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<tr>
<td>Final Feasibility Report</td>
<td>May 2013</td>
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<tr>
<td><strong>Total Project Cost</strong></td>
<td><strong>$390,000</strong></td>
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Upcoming Events

Next Meeting: December 9, 2011

NY-CT Sustainable Communities Steering Committee &
Eastern Sector Town Hall Meeting

10:00am – 1:00pm

NC Police Auditorium
1490 Franklin Avenue
Mineola, NY 11501
Questions or Comments?

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Websites

www.nassaucountyny.gov/agencies/Planning/SustainableCommunitiesPlanningGrant.htm

www.sustainablenyct.org