

Village of Hempstead  
DOWNTOWN VISIONING

VISIONING WORKSHOP #3



Village of Hempstead COMMUNITY DEVELOPMENT AGENCY  
with FERRANDINO & ASSOCIATES INC./ FXFOWLE ARCHITECTS, PC.

October 23rd, 2008

- 1. Introduction**
- 2. Planning Actions**
- 3. Generic Environmental Impact Statement (GEIS)**
- 4. The Vision Plan**
- 5. North Main Street Urban Renewal Area**
- 6. Next Steps**

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# ***1. INTRODUCTION***



Village of Hempstead  
**COMMUNITY DEVELOPMENT AGENCY**

**NASSAU COUNTY PLANNING DEPARTMENT**

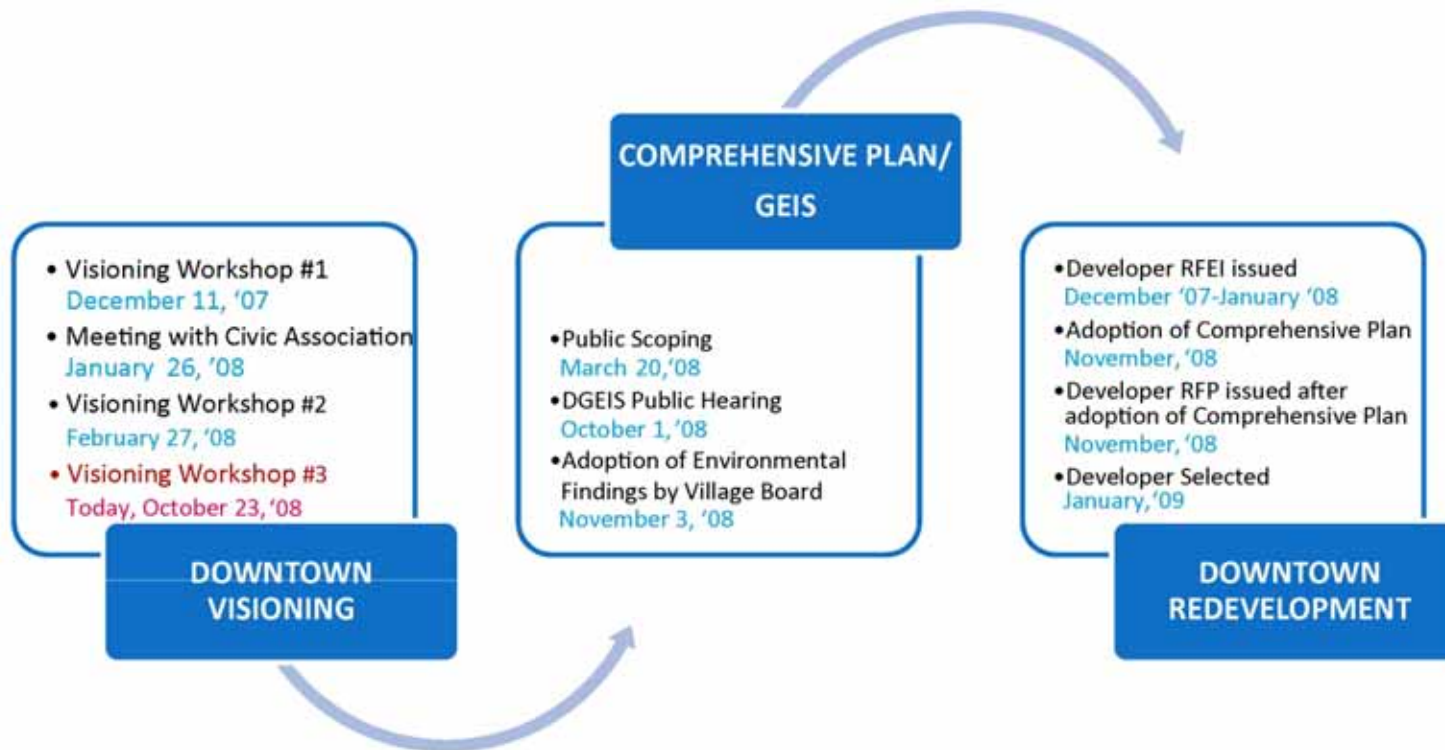
**FERRANDINO & ASSOCIATES INC.**

- project coordinator
- strategic planning
- land uses and zoning
- economic analysis
- environmental review

**FXFOWLE ARCHITECTS, PC.**

- architecture and urban design

# OVERALL PLANNING PROCESS



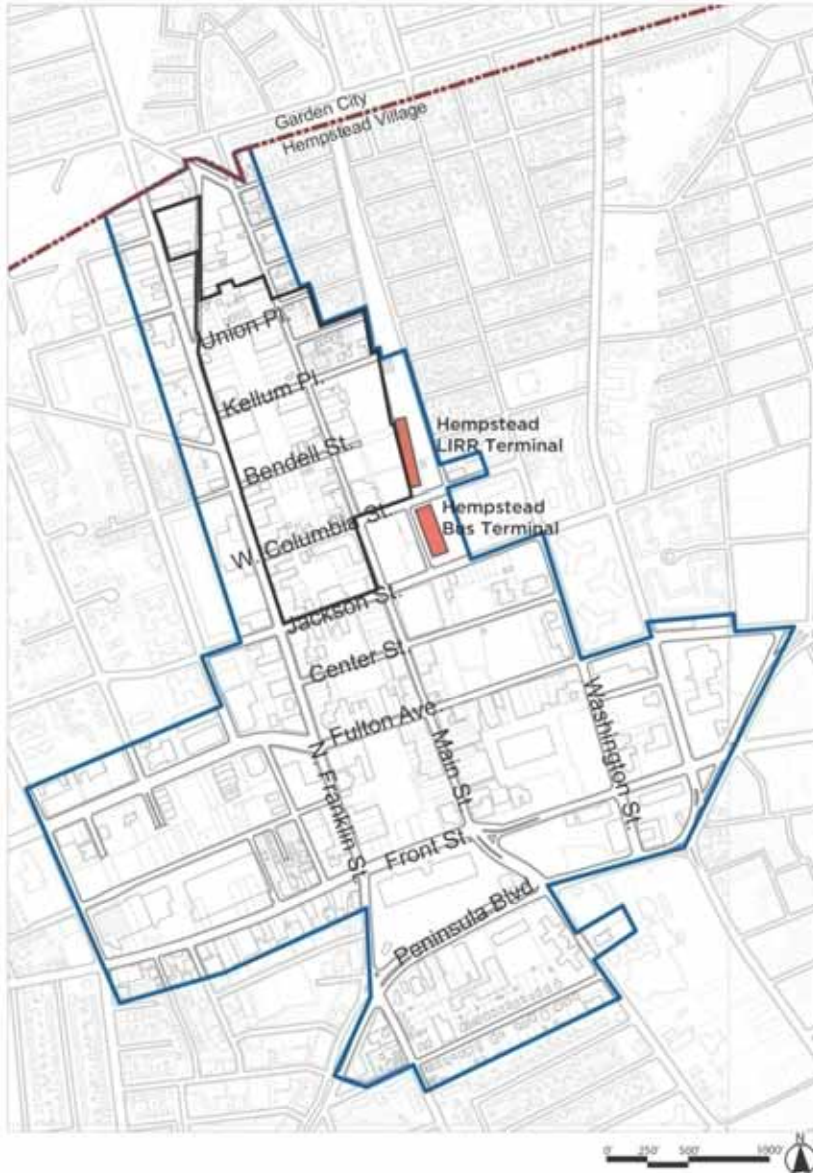
**TIMELINE** December 2007 – January 2009

## INTRODUCTION

## PURPOSE OF THE DOWNTOWN VISION PLAN

### DOWNTOWN VISIONING PURPOSE:

- Refine comprehensive planning concepts
- Define consensus vision for alternative redevelopment sites
- Implement detailed urban design schemes



**WHAT WE HEARD FROM THE COMMUNITY:**

- **Enhance walkability and pedestrian safety**
  - Safe pedestrian routes to schools  
Safe Routes to Schools Grant funding allocation: \$1.6 million
  - Improve walking experience  
Hempstead Village Pedestrian Improvement/Pavement Repair award: \$1.6 million
- **Increase and improve open space**
  - Park-like recreation
  - Active recreation
- **Redevelop underutilized surface parking**
  - Integrate parking with mix of uses
  - Encourage infill development
- **Focus on accessibility/inter-modal center**
  - Active transit plaza at the transit terminals
- **Create a mixed-used downtown including a range of housing options**
  - Encourage mix of uses within downtown
  - Various options for housing within downtown

**SUMMARY: Preferred uses:**

Entertainment (restaurants/ movie theaters)  
Retail / small and large stores  
Cultural (museums, performing arts)  
Residential (townhouses and apartments)  
Commercial (offices, hotels, etc.)

**Height of the buildings:**

Low – mid - rise

**Open space is important: Yes**

**Type of open space:**

Park-like /active / play / recreation

**Attractions and amenities:**

Restaurants  
Theater  
Music / performance venues

**Car parking:** Parking garage and street level surface parking lots



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## ***2. COMPREHENSIVE PLAN ACTIONS***



**PLANNING COMPONENTS:**

- Public outreach and visioning including workshops to elicit community input in the development of a consensus vision (several visioning workshops in 2006 and 2007)
- Extensive Involvement of interested stakeholders and selected civic leaders
- Survey of relevant background studies / reports
- Technical analysis and documentation of existing conditions
- Assessment of downtown needs and identification of issues, opportunities and constraints
- Formulation of revitalization strategies and recommendations

### **DOWNTOWN PLANNING PRINCIPLES / GOALS:**

- **Increase revenue and strengthen tax base**
- **Strengthen the economy while enhancing quality of life**
- **Promote a mix of uses including housing in the downtown**
- **Redevelop underutilized buildings and surface lots**
- **Enhance walkability and pedestrian safety**
- **Increase / improve / connect public open space & parks**
- **Focus on accessibility / intermodal center**

### DEVELOPMENT PROGRAM:

#### Housing

- Potential for 2,500 to 3,000 new units in a mix of housing types
- Include market rate, “next generation” and “workforce” housing

#### Commercial

- Retail: create a hub of 500,000 plus SF; support local retailers and attract unique retailers
- Office: provide sites to allow for a mix of regional and local office users

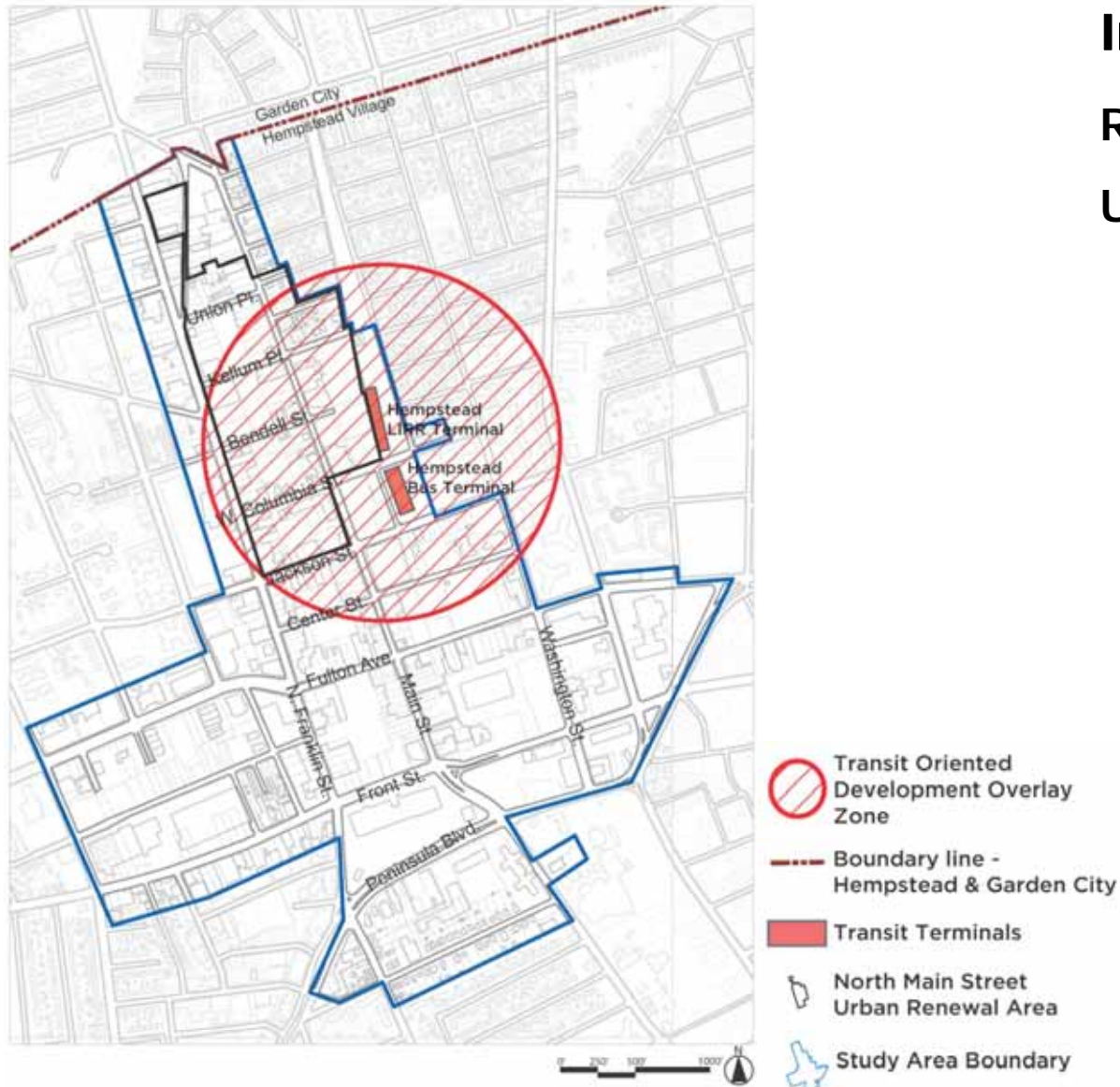
## COMPREHENSIVE PLAN ACTIONS

### CONCEPTUAL FRAMEWORK:

- Improve quality, diversity & vitality of downtown economy
- Grow stronger resident base in downtown
- Allow high intensity, multi-functional uses (commercial/ office, recreational, institutional and residential) in a pedestrian-oriented setting
- Promote quality streetscape, landscaping



## COMPREHENSIVE PLAN ACTIONS



### Implementation :

#### Rezone Business B to a Mixed Use Zoning District

- Permit residences/ live-work units in central business district
- Promote ground-floor active retail/ convenience service and upper story residential uses
- Minimize strip development on roadways leading to/from downtown
- Designate Urban Design Overlay
- Develop architectural/building form standards
- Designate open space

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### ***3. GENERIC ENVIRONMENTAL IMPACT STATEMENT***



**GENERIC ENVIRONMENTAL IMPACT STATEMENT:**

- Describes the downtown redevelopment plan
- Details the purpose of the plan

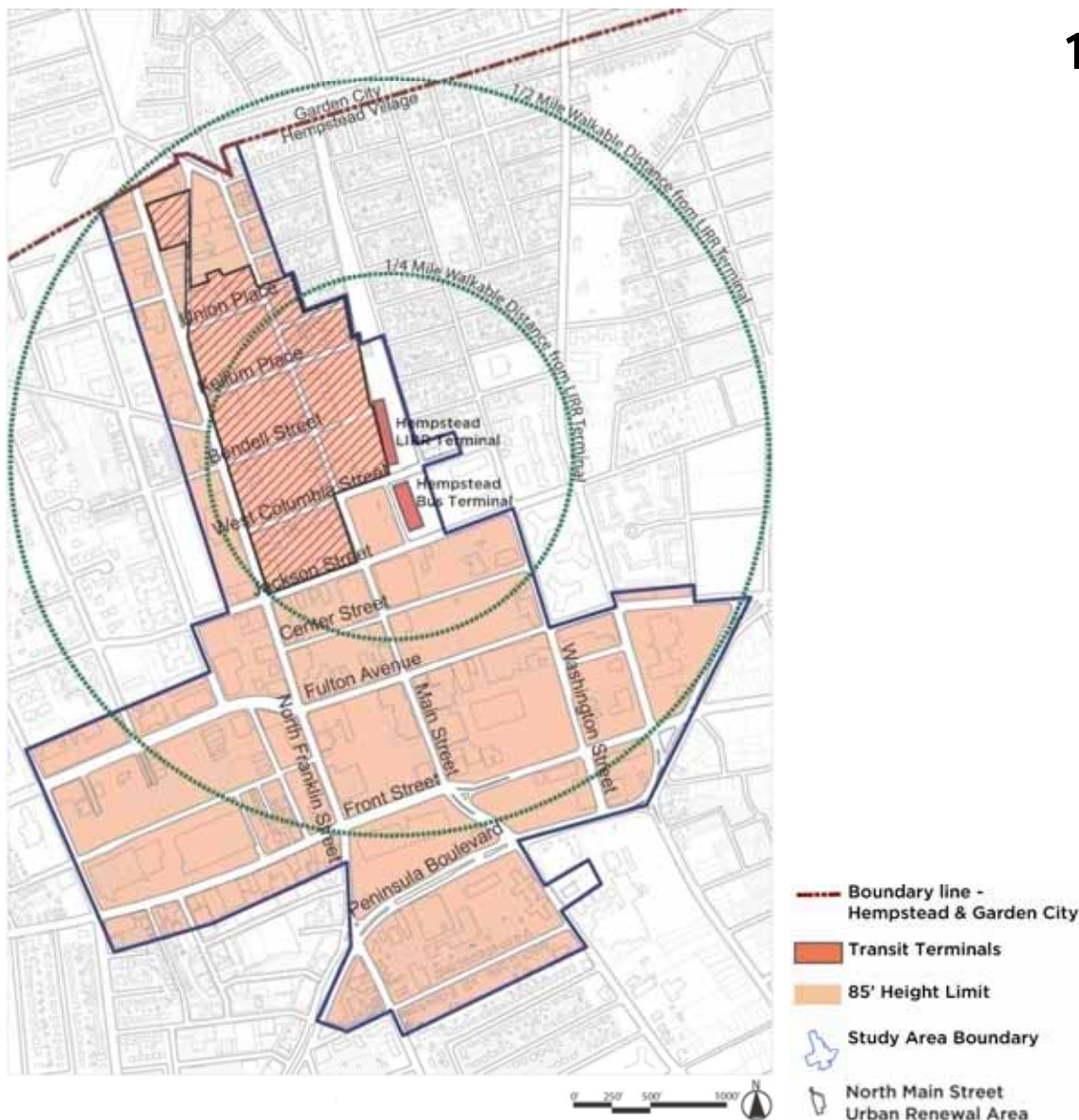
**Identify significant beneficial and adverse impacts on:**

- Regional and local settings
- Natural environment
- Circulation and transportation
- Community services and utilities (for example schools and sewers)
- Local economy
- Propose ways to decrease or mitigate any negative impacts



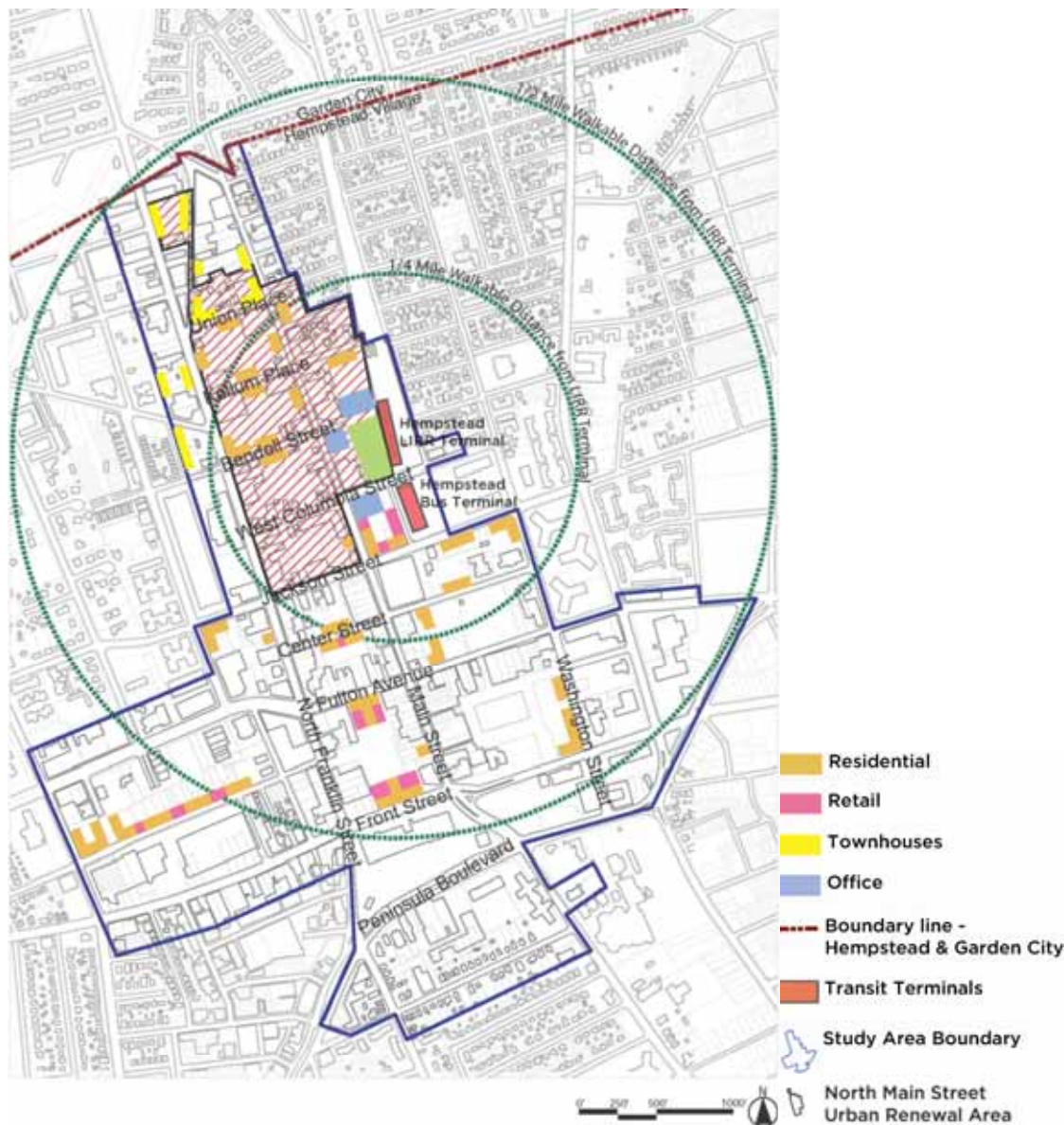
## **THE 3 ALTERNATIVES:**

- 1. NO CHANGE**
- 2. INFILL ACTION**
- 3. RECOMMENDED ACTION**



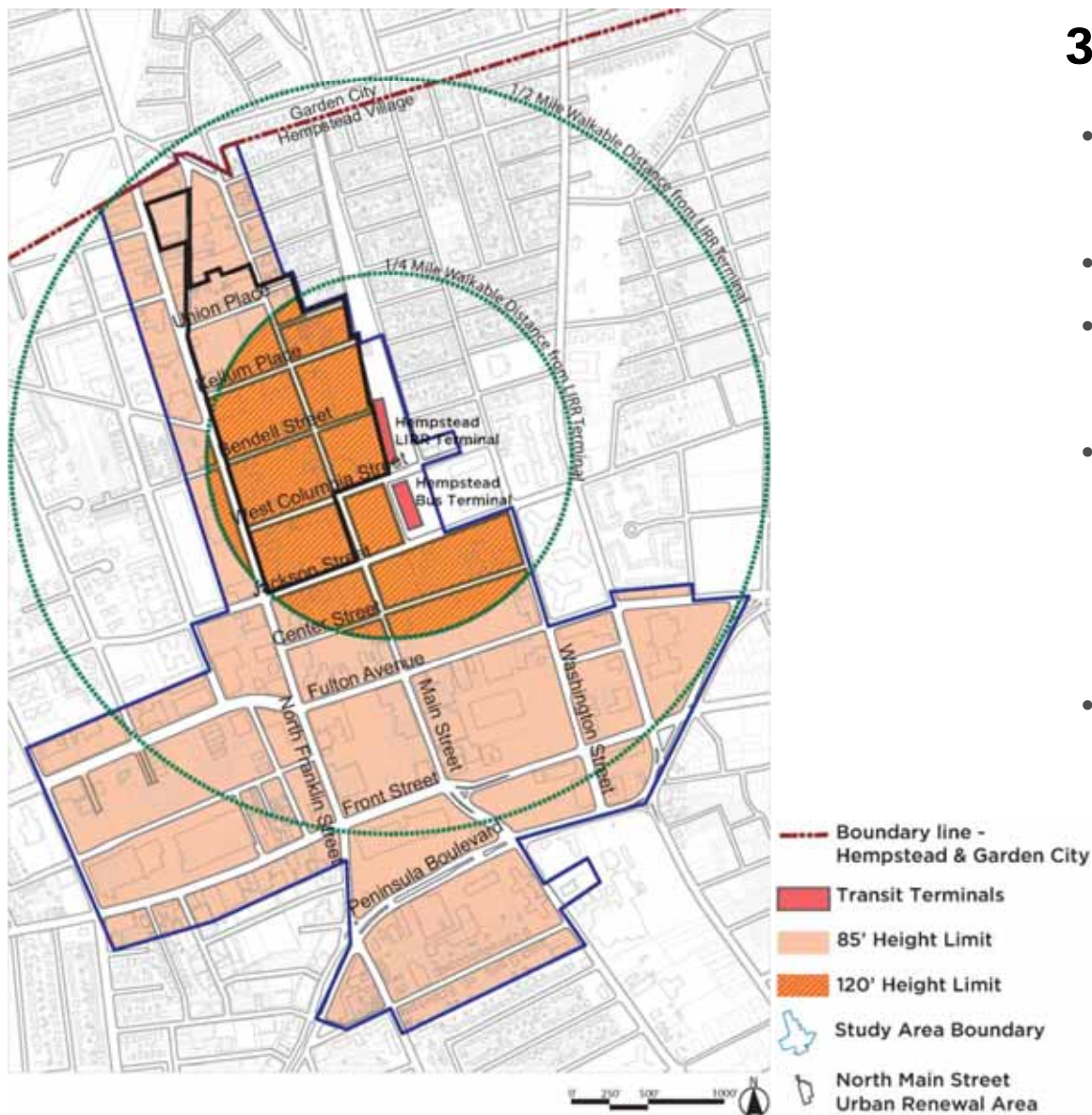
## 1. NO CHANGE

- 85' HEIGHT LIMIT (7 STORIES) WITHIN DOWNTOWN STUDY AREA – ONE RETAIL FLOOR(20') AND FIVE OFFICE FLOORS(13' EACH)
- MAXIMUM BUILDOUT OF THE STUDY AREA WITHIN EXISTING ZONING



## 2. INFILL ACTION

- ONLY "VACANT" LOTS IN STUDY AREA TO BE CONSIDERED FOR INFILL DEVELOPMENT
- MAXIMUM BUILDING HEIGHTS OF 6 STORIES WITHIN 1/4 MILE WALKING RADIUS OF THE TRANSIT CENTER
- RETAIL ALONG MAIN, FRANKLIN, WEST COLUMBIA AND CENTER STREETS WITH UPPER LEVEL RESIDENCES
- CONCENTRATION OF OFFICES AROUND TRANSIT CENTER



### 3. RECOMMENDED ACTION

- 120' HEIGHT LIMIT WITHIN THE 1/4 MILE OF TRANSIT CENTER
- 85' HEIGHT LIMIT WITHIN 1/2 MILE
- ALLOW RESIDENTIAL LAND USE WITHIN DOWNTOWN
- PROMOTE ACTIVE GROUND FLOOR RETAIL ALONG MAIN STREET AND N. FRANKLIN STREET WITH UPPER LEVEL RESIDENTIAL USES
- CREATE AN ACTIVE AND FUNCTIONAL TRANSIT PLAZA

## **THE RECOMMENDED ACTION**

- **PROVIDE OPPORTUNITIES IN DOWNTOWN FOR RESIDENTIAL AND RETAIL DEVELOPMENT**
- **ENHANCE DOWNTOWN WALKABILITY AND CONNECTIONS.**
- **EXPAND AND ENHANCE OPEN SPACES AND PARKS**
- **INCREASE DENSITY AROUND TRANSIT DESTINATIONS**
- **CREATE SUBSTANTIAL VALUE FOR THE VILLAGE THROUGH REDEVELOPMENT AND REUSE OF UNDERUTILIZED AND VACANT BUILDINGS**

## ECONOMIC BENEFITS OF THE RECOMMENDED ACTION

### INFILL ACTION

NET FISCAL IMPACT BY LAND USE

	Residential	Commercial	TOTAL
(a) Total Revenues	\$8,079,600	\$2,574,000	\$10,653,600
(b) Total Expenditures	\$7,372,664	\$817,052	\$8,189,717
<b>Net contribution (a-b)</b>	<b>\$706,935</b>	<b>\$1,756,947</b>	<b>\$2,463,882</b>

### RECOMMENDED ACTION

NET FISCAL IMPACT BY LAND USE

	Residential	Commercial	TOTAL
(a) Total Revenues	\$26,451,600	\$2,662,800	29,114,400
(b) Total Expenditures	\$19,813,974	\$2,186,873	22,000,848
<b>Net contribution (a-b)</b>	<b>\$6,637,625</b>	<b>\$475,926</b>	<b>\$7,113,551</b>

- **GENERATE \$7 MILLION IN POTENTIAL REVENUE FOR THE VILLAGE**

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## ***4. THE VISION PLAN***



**PLANNING GOALS:**

- Capitalize on existing transportation assets
- Foster a pedestrian friendly environment
- Target underutilized sites
- Create new housing and retail
- Create an open space destination at train station
- Integrate parking with other uses



## **PLANNING ISSUES AND OBJECTIVES:**

- **History**
- **Economic**
- **Urban Design**
- **Transportation & Parking**
- **Sustainability**

## THE VISION PLAN

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### ***HISTORY***

#### Key Issues :

- Hempstead was historically known as 'The Hub'
- Transportation has always been vital to Hempstead's prosperity
- Hempstead's historic fabric is fraying

#### Planning Objectives :

- Create a place unique to Hempstead by reinforcing the Village's historic strengths and its history.



## THE VISION PLAN

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### *ECONOMIC*

#### Key Issues :

- Many properties are off the tax rolls
- Negative image of downtown

#### Planning Objectives :

- Leverage Hempstead's assets: transportation; location; HUB and Empire zones to attract businesses/jobs and residents to the Village.



## THE VISION PLAN

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### **URBAN DESIGN**

#### **Land Use/Key Issues :**

- Minimal development / activity near the transit facilities
- Village character is eroding

#### **Density/Key Issues :**

- Underutilized Village owned parking lots
- Lack of critical residential mass to support retailers

#### **Open Space/Key Issues :**

- Limited open space
- Poor connections between open spaces
- Lack of “signature” open space

## THE VISION PLAN

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### URBAN DESIGN

#### Planning Objective:

- Create a mixed use downtown and use open space to provide a focus for new mixed use development.



## **THE VISION PLAN**

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### **TRANSPORTATION & PARKING**

#### **Vehicular/Key Issues :**

- Accident prone intersections
- Vehicular traffic congestions on major streets
- Pedestrian / vehicle conflicts

#### **Pedestrian/Key Issues :**

- Pedestrian 'unfriendly' / safe routes to school
- Lack of pedestrian amenities / poor streetscape
- Poor connections to transit

#### **Parking/Key Issues :**

- Underutilized parking resources
- Dispersed parking is hard to find
- Parking is visually unattractive

## THE VISION PLAN

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### ***TRANSPORTATION & PARKING***

#### Planning Objectives :

- Improve pedestrian safety by designing streets to serve the needs of all users: vehicles, pedestrians and cyclists.



## THE VISION PLAN

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### SUSTAINABILITY

#### Key Issues :

- Large paved areas increase storm-water run off
- Minimal tree cover in Downtown
- Existing transit investment is not maximized

#### Planning Objectives :

- Incorporate green and sustainable design strategies.





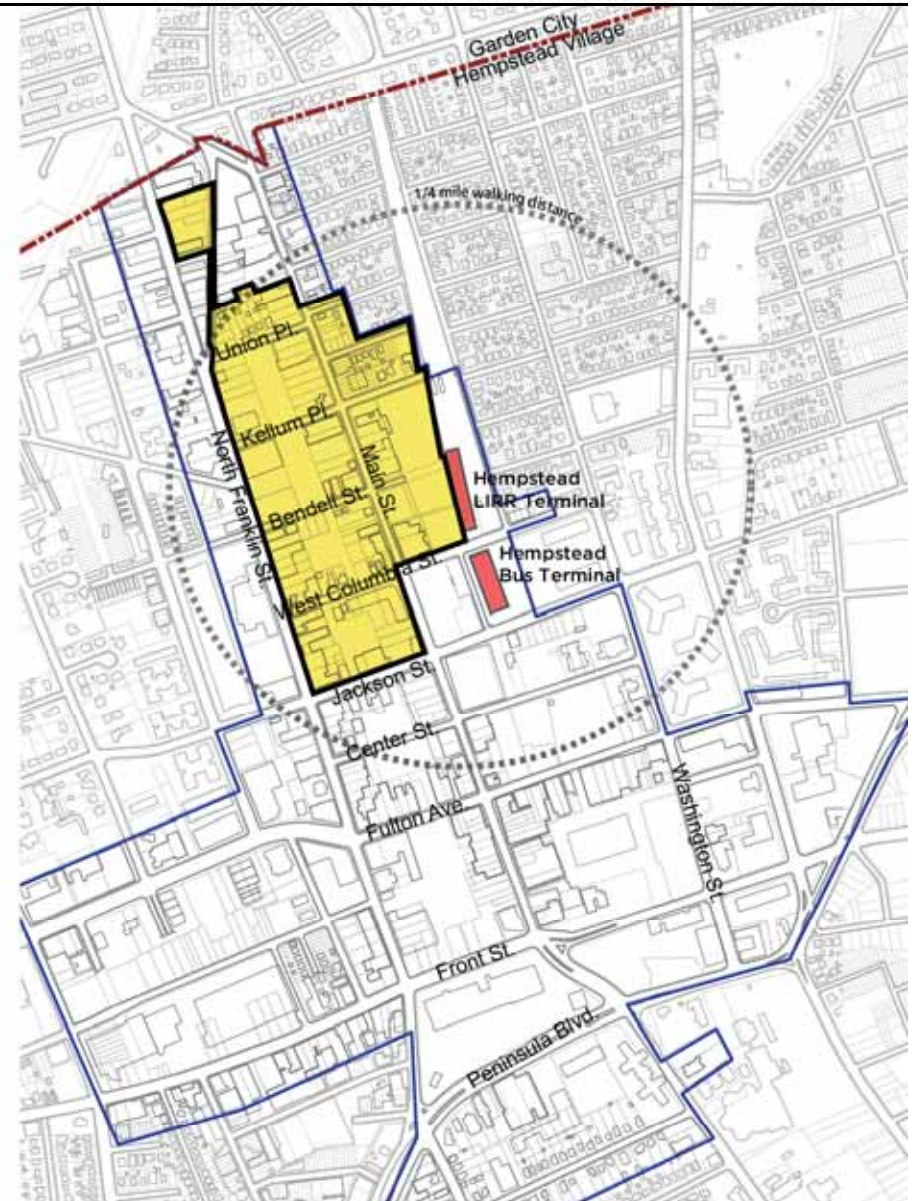
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## ***5. NORTH MAIN STREET URBAN RENEWAL AREA***



# THE VISION PLAN – URBAN RENEWAL AREA

## *NORTH MAIN STREET URBAN RENEWAL AREA SITE BOUNDARY*



## THE VISION PLAN – URBAN RENEWAL AREA

### ISSUES AND OBJECTIVES:

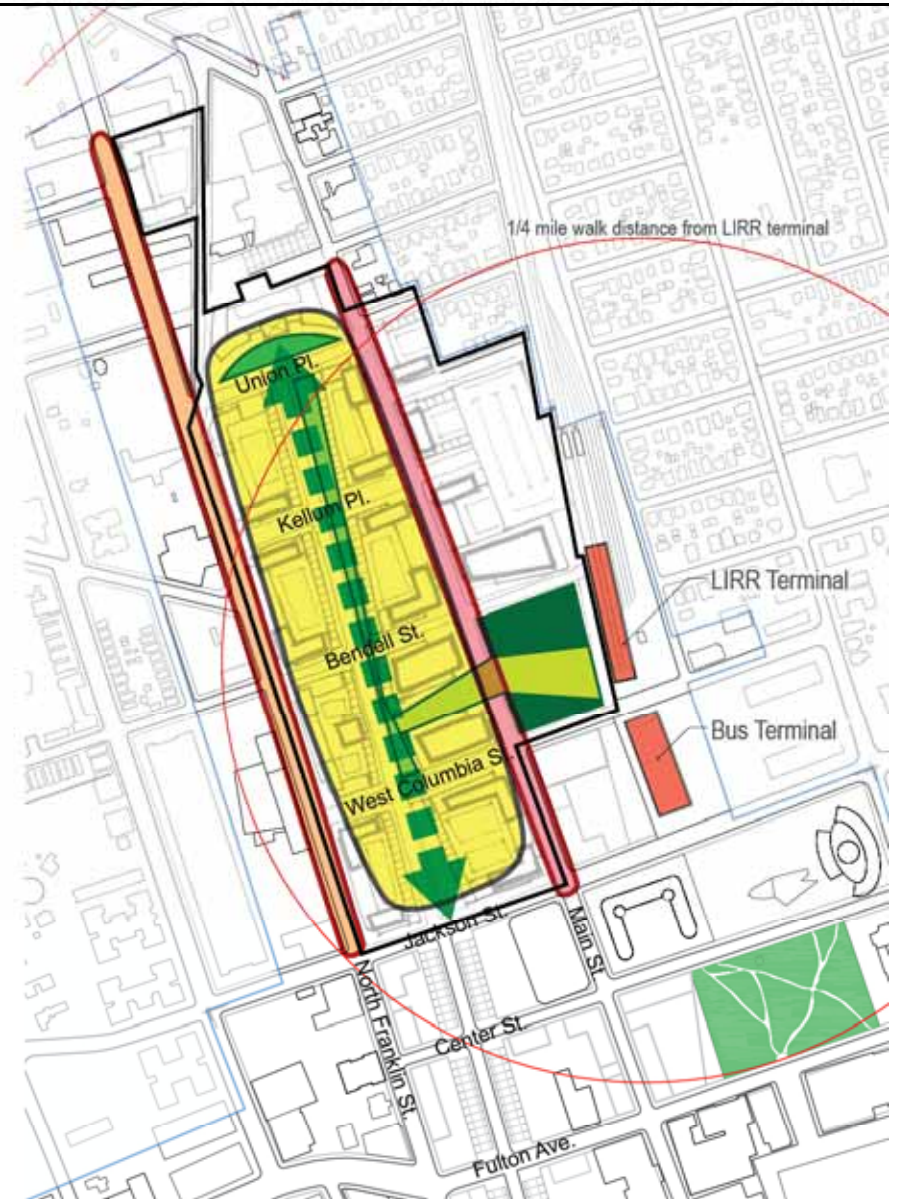
- URBAN DESIGN
- TRANSPORTATION & PARKING
- SUSTAINABILITY



## THE VISION PLAN – URBAN RENEWAL AREA

### URBAN DESIGN

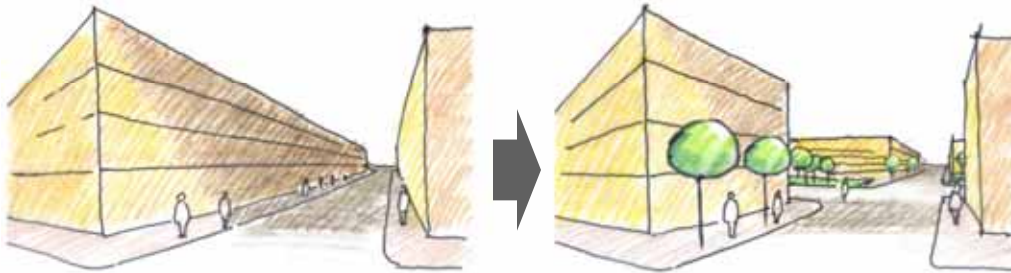
**Objective:**  
Create a mixed use downtown,  
increase open space, and enhance  
pedestrian experiences and linkages



# THE VISION PLAN – URBAN RENEWAL AREA

## URBAN DESIGN

**Strategy 1:**  
Break down the large pedestrian unfriendly blocks



Long block causes unpleasant walking experience

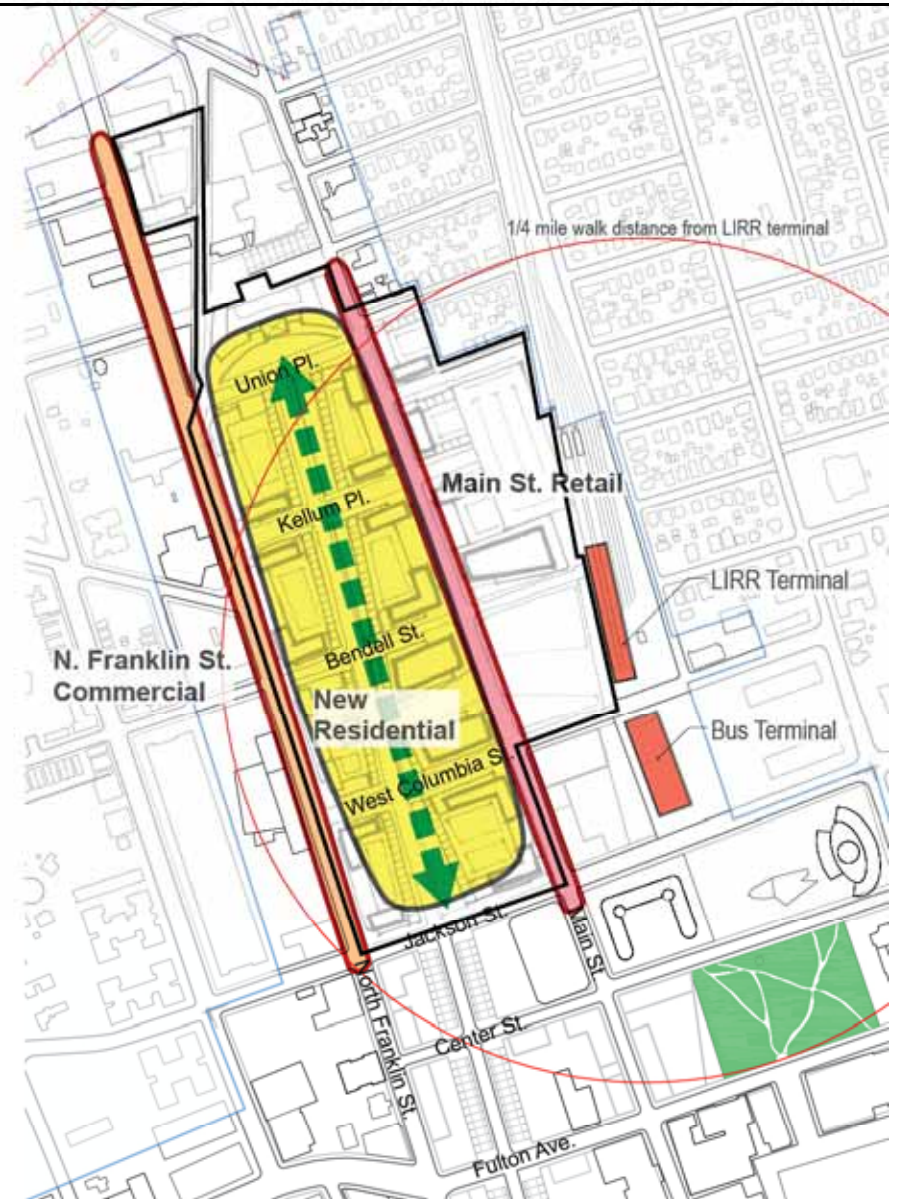
Break down long block and create mid-block greenway



# THE VISION PLAN – URBAN RENEWAL AREA

## URBAN DESIGN

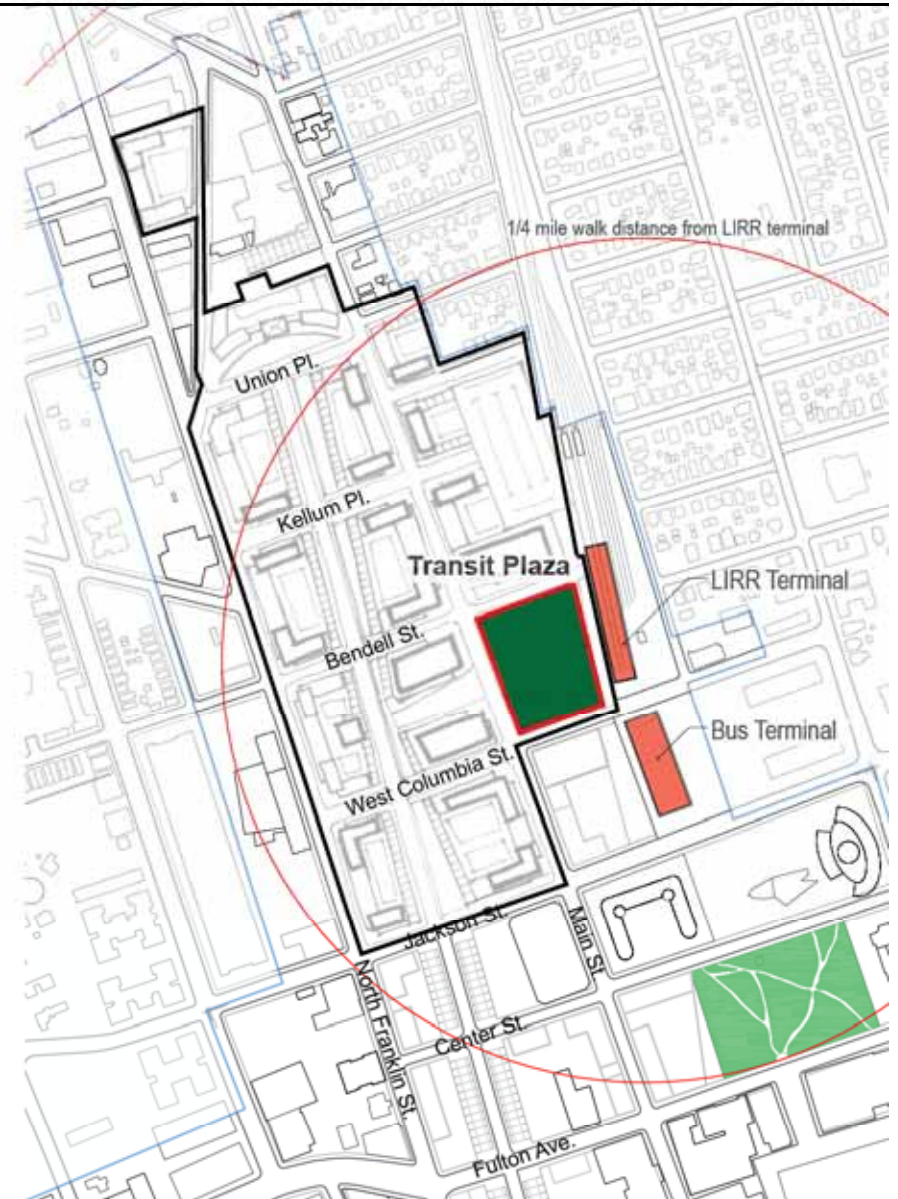
**Strategy 2:**  
Create a mix-use downtown by introducing residential uses with ground floor retail



# THE VISION PLAN – URBAN RENEWAL AREA

## URBAN DESIGN

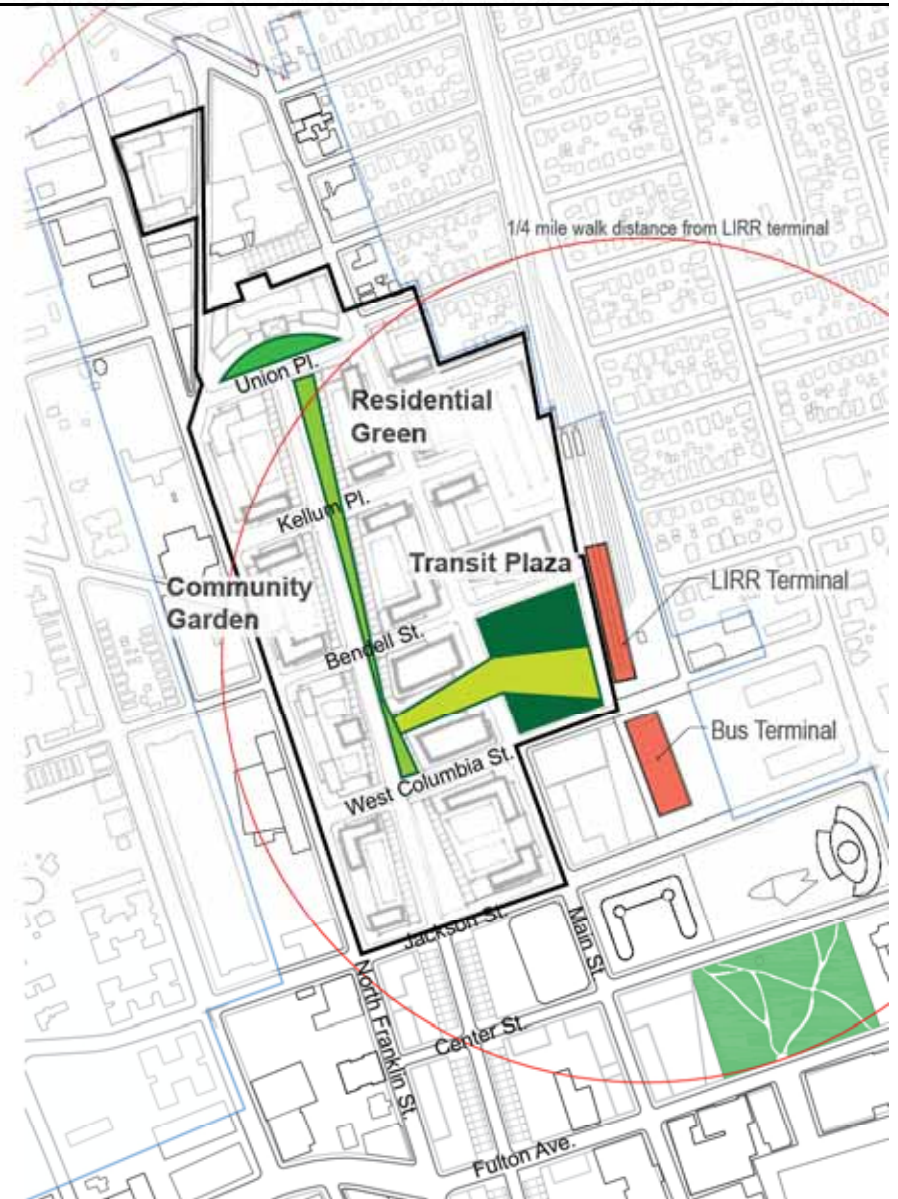
**Strategy 3:**  
Create a “signature” public space at the transit station



# THE VISION PLAN – URBAN RENEWAL AREA

## URBAN DESIGN

**Strategy 4:**  
Create spaces for multiple public activities

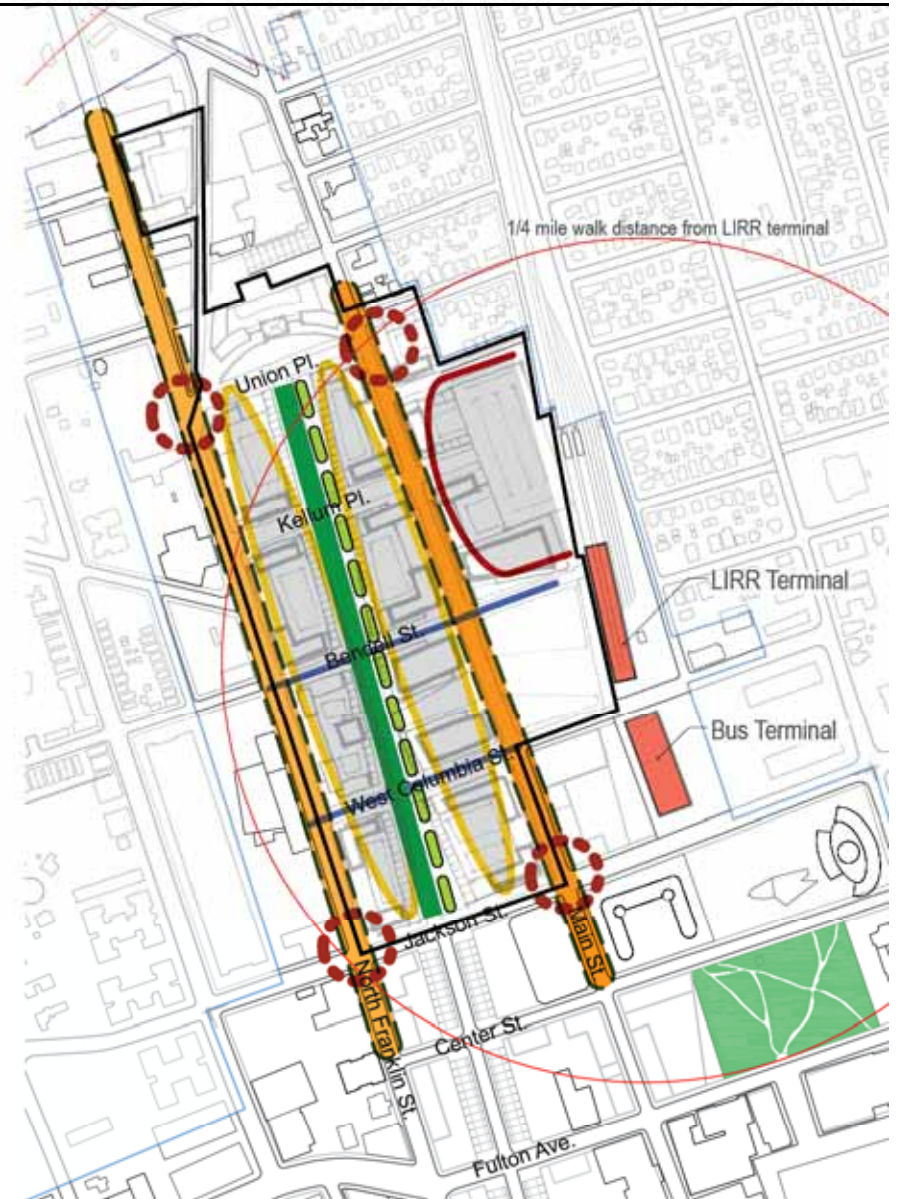




## THE VISION PLAN – URBAN RENEWAL AREA

### TRANSPORTATION AND PARKING

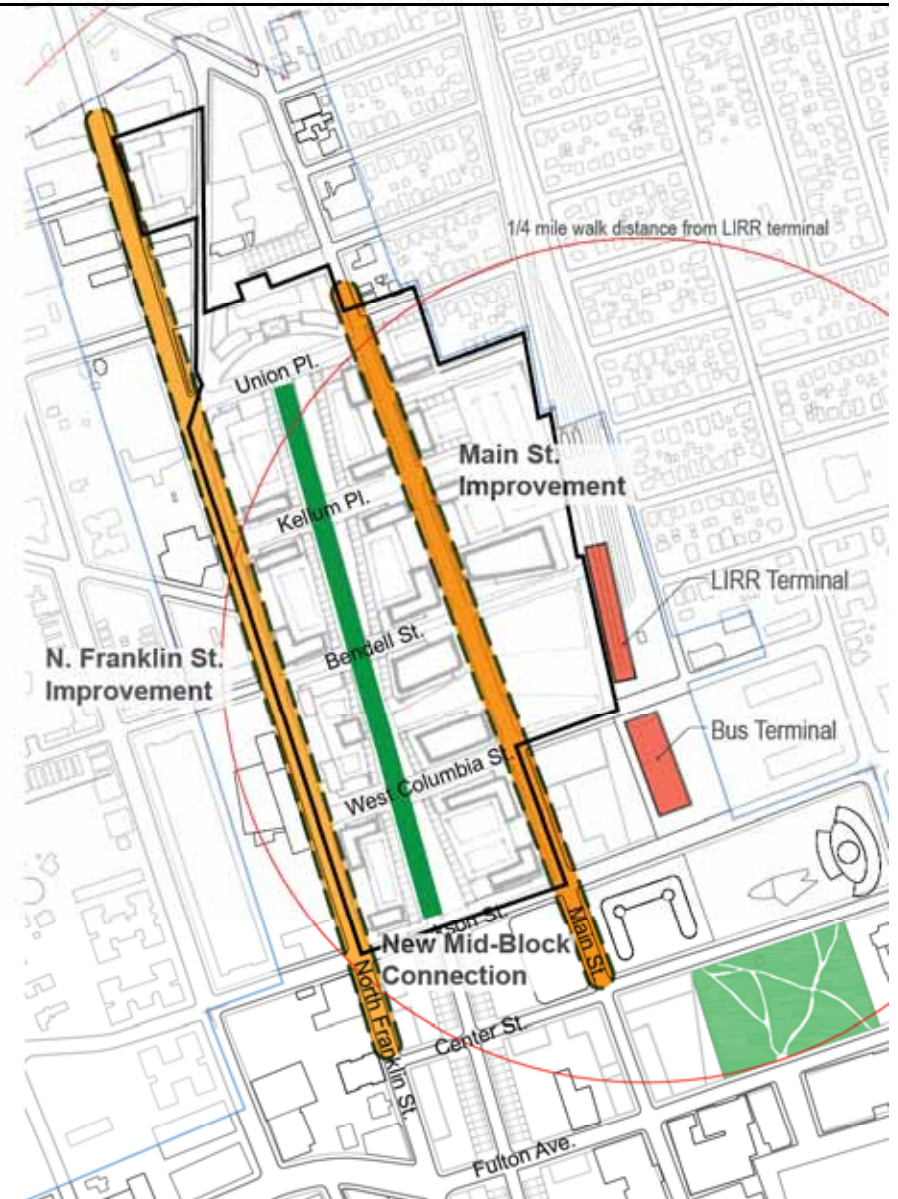
**Objective:**  
Improve pedestrian safety and serve the needs of all users: vehicles, pedestrians and cyclists



# THE VISION PLAN – URBAN RENEWAL AREA

## TRANSPORTATION AND PARKING

Strategy 1:  
Implement streetscape improvements



# THE VISION PLAN – URBAN RENEWAL AREA

## TRANSPORTATION AND PARKING

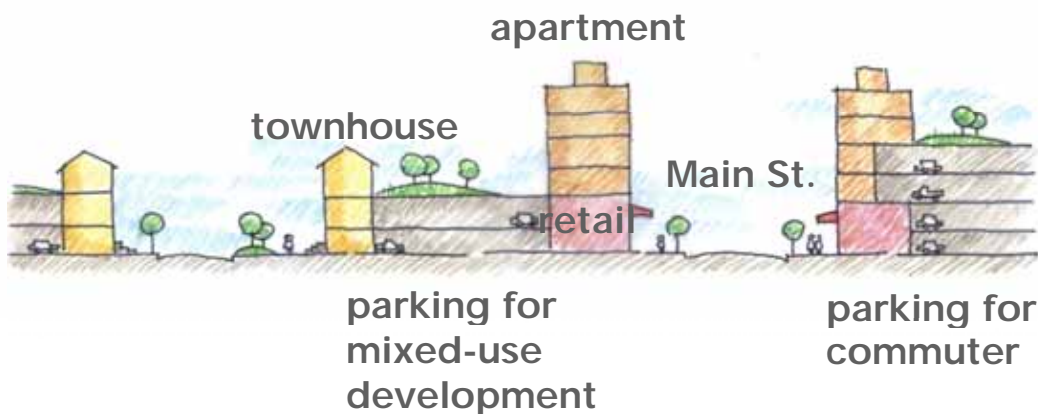
**Strategy 2:**  
Provide dedicated bicycle paths



# THE VISION PLAN – URBAN RENEWAL AREA

## TRANSPORTATION AND PARKING

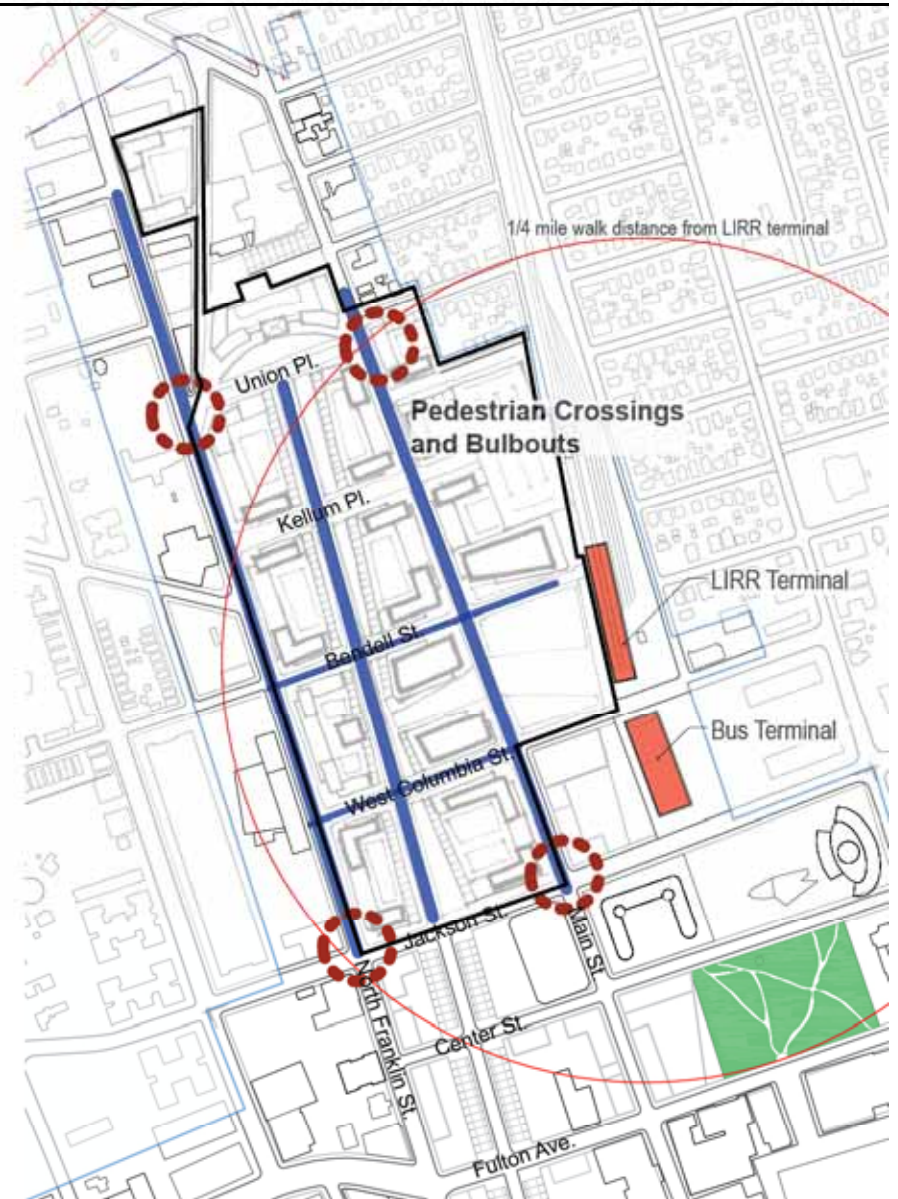
**Strategy 3:**  
Consolidate and integrate parking with development



# THE VISION PLAN – URBAN RENEWAL AREA

## TRANSPORTATION AND PARKING

**Strategy 4:**  
Create pedestrian friendly routes



## THE VISION PLAN – URBAN RENEWAL AREA

### SUSTAINABILITY

**Objective :**  
Incorporate sustainable design strategies and maximize transit use



# THE VISION PLAN – URBAN RENEWAL AREA

## SUSTAINABILITY

**Strategy 1:**  
Rehabilitate existing structures



Example:  
Jamaica Court  
House Residential  
Redevelopment



Potential  
façades in  
downtown  
to be  
maintained



# THE VISION PLAN – URBAN RENEWAL AREA

## SUSTAINABILITY

**Strategy 2:**  
Reduce storm water run-off and  
recharge groundwater

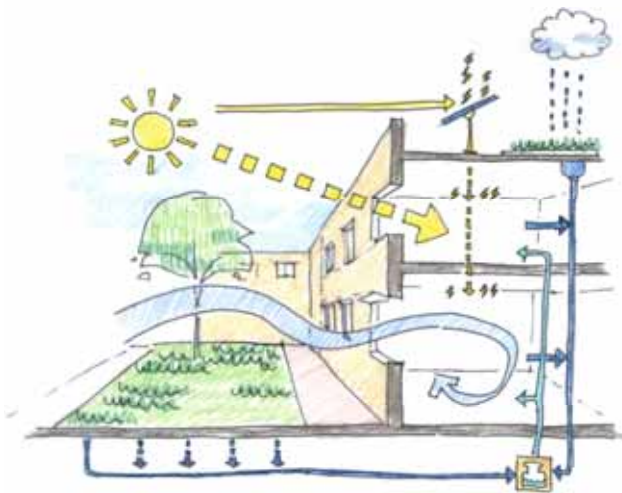




# THE VISION PLAN – URBAN RENEWAL AREA

## SUSTAINABILITY

**Strategy 3:**  
Implement sustainable building techniques (solar access and green roofs)



# THE VISION PLAN – URBAN RENEWAL AREA

## SUSTAINABILITY

**Strategy 4:**  
Focus new development around open space



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## ***6. NEXT STEPS***



## **NEXT STEPS**

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- a. November 18, 2008: Trustee Board approves the Downtown Plan**
  
- b. November 19, 2008: Village issues a Developer's Request for Proposals for the North Main Street Urban Renewal Area within the Downtown**
  
- c. January 2009: Screening, interviews and final developer selected for the North Main Street Urban Renewal Area**