

# *Revitalizing the Downtown through Mixed-Use Development*

---

*A Study of Proposed Zoning Amendments for  
the Business “B” District of Great Neck Plaza*

**PUBLIC MEETING  
NOVEMBER 3, 2010**

*Incorporated Village  
of Great Neck Plaza*

*Jean A. Celender, Mayor*



*Presented by: Robert Svadlenka, AICP*



**Cameron Engineering  
& Associates, LLP**

# *Purpose of Study*

---

- Draft zoning amendmentd for Business “B” District to:
  - Permit mixed-use development (residential uses above first floor commercial uses are not currently not permitted as-of-right)
  - Allow greater building height
- Analyze potential impacts of proposed amendment
  - increases in population
  - changes in commercial space
- Consider availability of building rehabilitation funding
  - New York State Downtown Program



# *Mixed-Use Development*

---

## Generic Definition:

- more than one type of use in any building
- any combination of commercial, residential, industrial, institutional or other uses



**Mixed Residential and Commercial Buildings**



# *Mixed-Use Development*

---

## Local Context Definition:

- residential uses above first-floor (or second-floor) commercial uses in the Business “B” District



**Apartments Above First-Floor Retail**



**Apartments Above Second-Floor Offices**



# *Why Amend the Business “B” District for Mixed-Use?*

---

## Support local businesses

- offer greater flexibility for upper floor use
- increase resident population and neighborhood activity, especially after 5pm



**Busy Sidewalks, Busy Merchants**



# *Why Amend the Business “B” District for Mixed-Use?*

---

- Promote Transit-Oriented Land Use
  - take advantage of train station and bus service
  - reduce growth in automobile trips (local & regional)



**The Long Island Rail Road train station is located within the Business “B” District.**



## *Why Amend the Business “B” District for Mixed-Use?*

---

- Embrace Smart Growth Principles
  - utilize existing infrastructure to fullest potential
  - provide alternatives to suburban sprawl
- Take advantage of State Funding for Downtowns
  - New York Main Street Program provides rehabilitation funds for mixed-use buildings in business districts
  - Go to <http://www.dhcr.state.ny.us/Programs/NYMainStreet/> for more information



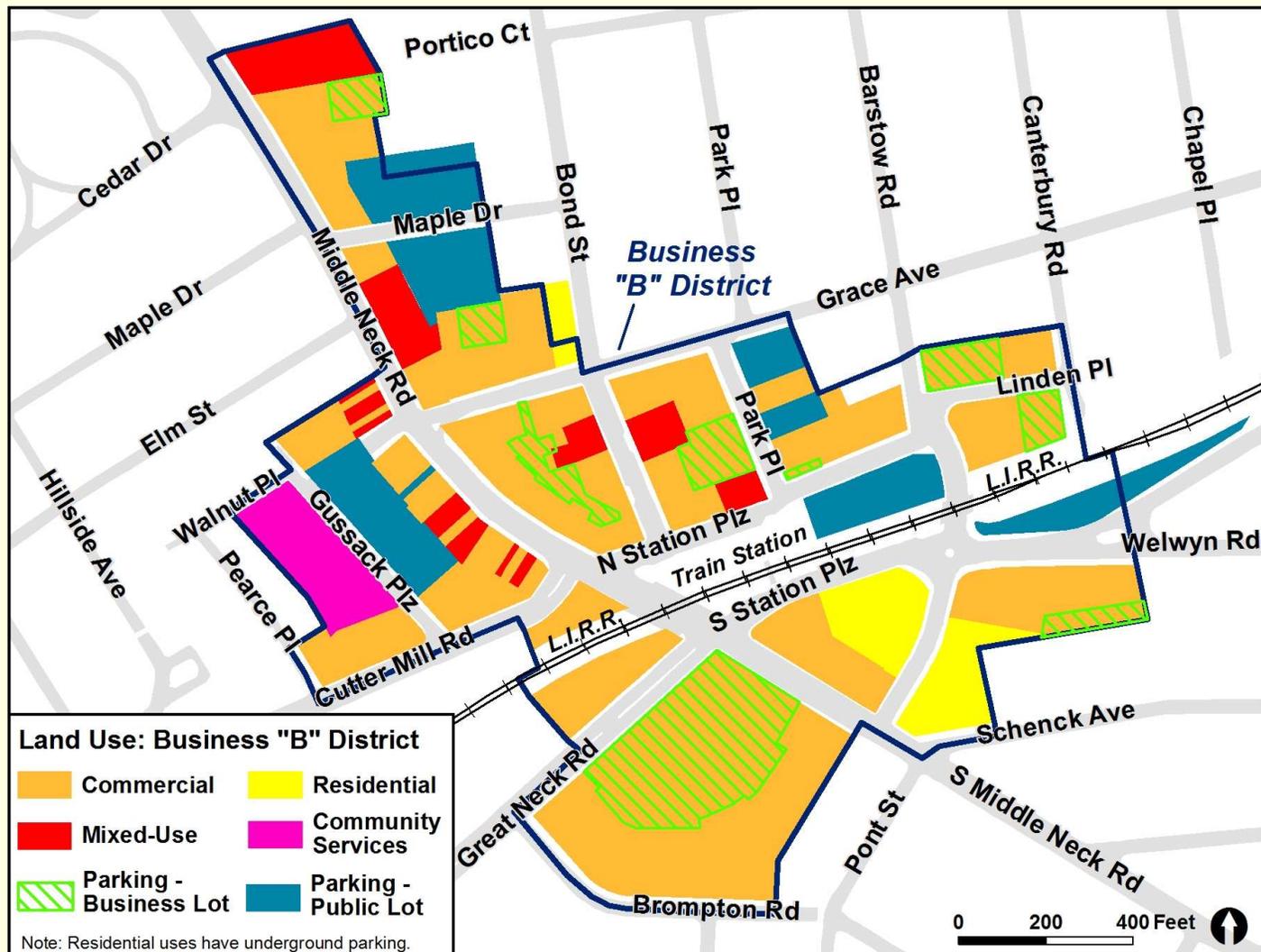
# *Is Mixed-Use Appropriate in the Business “B” District?*



Great Neck Plaza is a transit-oriented downtown; it is ideally suited for mixed-use development.



# Is Mixed-Use Appropriate in the Business “B” District?



More than 10 buildings are already mixed-use structures, but are non-conforming uses with respect to current zoning.



# *Is Mixed-Use Appropriate in the Business “B” District?*

---

**Examples of successful mixed-use buildings in the district.**



**8 Bond St: 2nd- & 3rd-Floor Apartments & Offices**

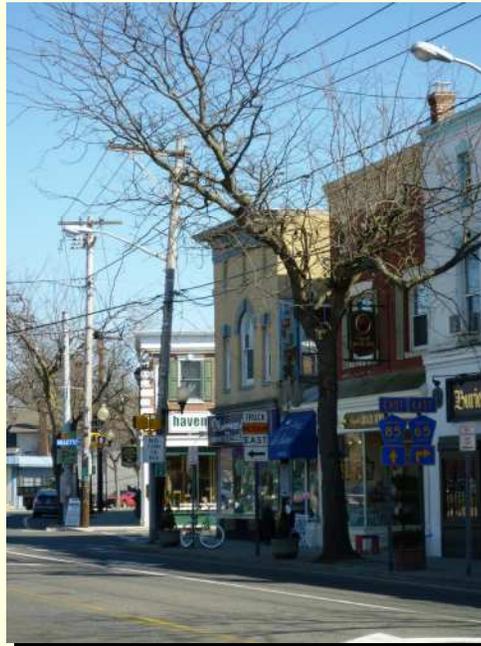


**7 Bond St: 3rd-Floor Apartments**



# *Is Mixed-Use Appropriate in the Business “B” District?*

**Examples of successful mixed-use buildings in other villages.**



## *Current Zoning for the Business “B” District*

---

*Permitted Uses:* Over 50 commercial use types

*Conditional Uses:* 15 commercial, recreational and institutional uses

*Residential Uses:* Not a Permitted or Conditional Use

*Height Restriction:* Two (2) stories; 25 feet max.

Note: Any structures not in accordance with these requirements are deemed “*non-conforming*”.



# *Approaches for Re-Zoning the Business “B” District*

---

First Approach: Residential Conversion as a  
Conditional Use

Second Approach: Mixed-Use As-of-Right with  
Increased Building Height



# *Residential Conversion as a Conditional Use*

---

Add as Paragraph C to § 225-63 *Conditional Uses*, as follows:

*C. The 2<sup>nd</sup> and/or higher floors of an existing commercial building, other than a shopping center, may be converted to provide one or more dwelling units as authorized by the Village Board and subject to the following regulations;*

*(1) the minimum floor area of each dwelling unit after conversion shall be:*

*(a) 500 square feet for a studio apartment*

*(b) 750 square feet for a one-bedroom apartment, and*

*(c) 1,000 square feet for a two-bedroom apartment*

*(2) there shall not be any commercial uses on or above a floor which has been converted partially or fully to dwelling units.*



# *Residential Conversion as a Conditional Use*



***11 Middle Neck Road: a potential low-impact residential conversion.***



# *Residential Conversion as a Conditional Use*

---



***The Andrew Hotel: a potential low-impact residential conversion.***



# *Residential Conversion as a Conditional Use*



***Low-impact conversion of 2nd-floor office space to apartments.***



# *Mixed-Use As-of-Right with Increased Building Height*

---

**Add to § 225-62 Permitted Uses as Paragraph D the following:**

*D. Dwelling units, permitted in the second floor and third floors of new construction and the second and higher floors of existing buildings, such that*

*(1) the minimum floor area of each dwelling unit shall be:*

*(a) 500 square feet for a studio apartment*

*(b) 750 square feet for a one-bedroom apartment, and*

*(c) 1,000 square feet for a two-bedroom apartment, and*

*(2) there shall not be any commercial uses on or above a floor that contains dwelling units, and*

*(3) commercial uses are not permitted on the third floor for new construction.*

**The height limitation in Paragraphs A. and B. of § 225-66 would be replaced as follows:**

*A. No building shall exceed three stories, with a maximum height of 35 feet.*



## *Mixed-Use As-of-Right with Increased Building Height*

---

The following building configurations would be permitted as-of-right:

- Configuration A: 1st-Floor Commercial, 2nd-Floor Apartments
- Configuration B: 1st-Floor Commercial, 2nd- and 3rd-Floor Apartments
- Configuration C: 1st- and 2nd-Floor Commercial, 3rd-Floor Apartments
- Configuration D: 1st- and 2nd-Floor Commercial, No Apartments
- Configuration E: 1st-Floor Commercial only, No Apartments



# *Mixed-Use As-of-Right with Increased Building Height*

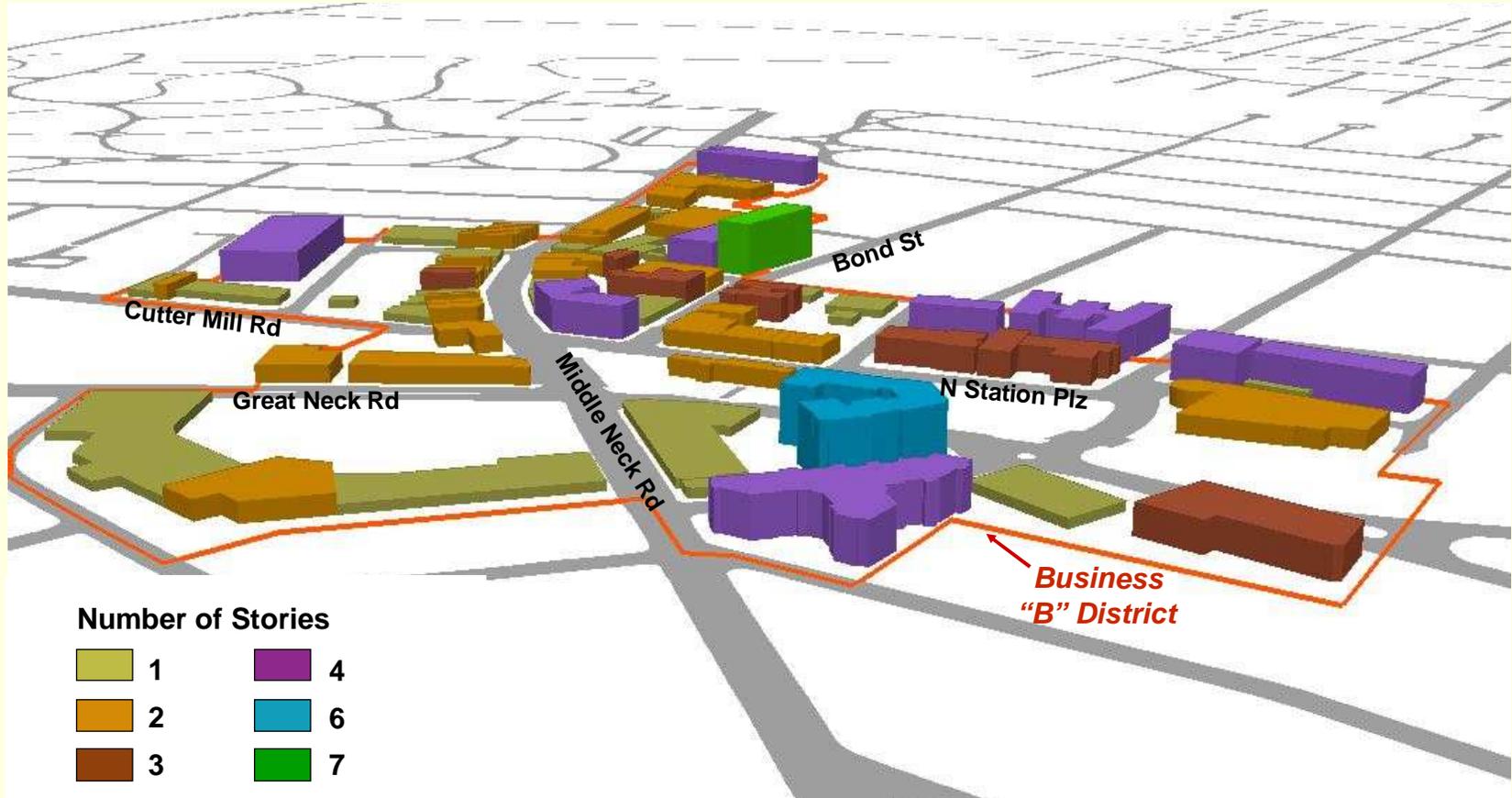
---



***27-37 Middle Neck Road – A property that can add two floors of apartments or 2nd-floor commercial/3rd-floor apartments per the proposed local law changes.***



# Mixed-Use As-of-Right with Increased Building Height



3-D Simulated Building Heights – Existing Conditions



# Mixed-Use As-of-Right with Increased Building Height



3-D Simulated Building Heights – Proposed Height Increase



# *Build-Out Analysis: New Apartments & Commercial Space*

---

## SCENARIOS MODELED MATHEMATICALLY:

Existing Conditions

Scenario 1: Conversion Only - Maximum Potential

Scenario 2: Conversion Only - Constrained

Scenario 3: Build-out with Apartments on All Upper Floors

Scenario 4: Build-out with Second Floor Office and Apartments  
on the Floor(s) Above

*Note: Scenarios 3 and 4 include residential conversions  
of buildings that currently exceed three stories.*



## *Build-Out Analysis: New Apartments & Commercial Space*

Scenario	Commercial Space (Sq. Ft.)	Residential Space (Sq. Ft.)	Total Space (Sq. Ft.)	Total Number of Apartments
Existing Conditions	892,204	43,271	935,475	34
1. Residential Conversion (Maximum Potential)	570,456	365,019	935,475	311
2. Residential Conversion (Constrained by Site Condition)	651,359	284,116	935,475	244
3. Build-Out to 3 Stories (Max. Ht.) Apartments on all upper floors.	668,381	962,027	1,630,408	804
4. Build-Out to 3 Stories (Max. Ht.) Commercial Uses 2 <sup>nd</sup> floor. Apartments above.	1,097,776	532,632	1,630,408	469



# *Funding Opportunities*

---

## New York State Main Street Program

- Supports revitalization of business districts
- Program strongly encourages mixed-use (residences on upper floors above commercial)
- “Downtown Anchor Program”
  - mixed-use projects receive “priority consideration”
  - fund can provide \$250,000 per building (not to exceed 40% of the total project cost)

