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 amendment for Business “B” District to:
  - Permit mixed-use development (residential uses above first floor commercial uses are not currently 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

2nd-floor apartments

3rd-floor apartments

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.
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\textsuperscript{nd} 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.
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.
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
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

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