

SITE B REDEVELOPMENT OPTIONS

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SITE B OVERVIEW

Based on the Criteria for Evaluation, the most appropriate uses for Site B include: retail uses, a small hotel, senior housing and the opportunity for sports recreation facilities. Similar to the redevelopment options for Site A, the program elements in each Site B option provide economic benefits, are economically viable, and meet the majority of stakeholder and community interests.

In addition, the different options are physically designed to be walkable, lively destination centers. Small-scaled retail uses, large-scale commercial uses, recreational facilities and mixed-use housing all work together to create an urban core, giving the surrounding community a place to live, work and play. Site B also offers open space amenities. Each option includes not only a gateway green at the northern end of the site, but also a neighborhood park at the southern end of the park where picnic areas or playing fields can be incorporated.

SITE B LAND USE OPTIONS

Development options for Site B are described in detail in the following sections and are listed below:

- Option 1: Lifestyle Retail with Small Hotel
- Option 2: Big Box Retail (with Sports Facility Option)
- Option 3: Mixed-Use Retail with Senior Housing



Site B: Existing Conditions

FIGURE 26: SITE B CIRCULATION

SITE B CIRCULATION

Site B includes vehicular access easements that must be maintained. These access areas are kept in place in the proposed circulation plan for Site B at the north and west edges of the site. New circulation elements proposed include a traffic signal at the intersection of Hempstead Turnpike and the entry to Site B to allow westbound traffic to enter the site, and a new road that follows the western boundary of Site B. Another new road is proposed at the northern portion of the site alongside a gateway green that buffers the site from Hempstead Turnpike and provides a landmark space for the Elmont community and Nassau County. These two roads allow for efficient access to all portions of the site as well as to the Cross Island Parkway and Hempstead Turnpike. In addition to the new roads, a fifteen-foot wide landscaped area is proposed along the east boundary of the site to buffer any new development from the existing single family residences at this location. Lastly, the circulation plan for Site B allows for a neighborhood park at the southern tip of the site.

The proposed circulation plan and the gateway green for Site A remain in place in for each of the redevelopment options since these elements provide a sound planning framework for all the options. The neighborhood park at the southern tip of the site stays in place, but changes in size according to the various program needs for each option.

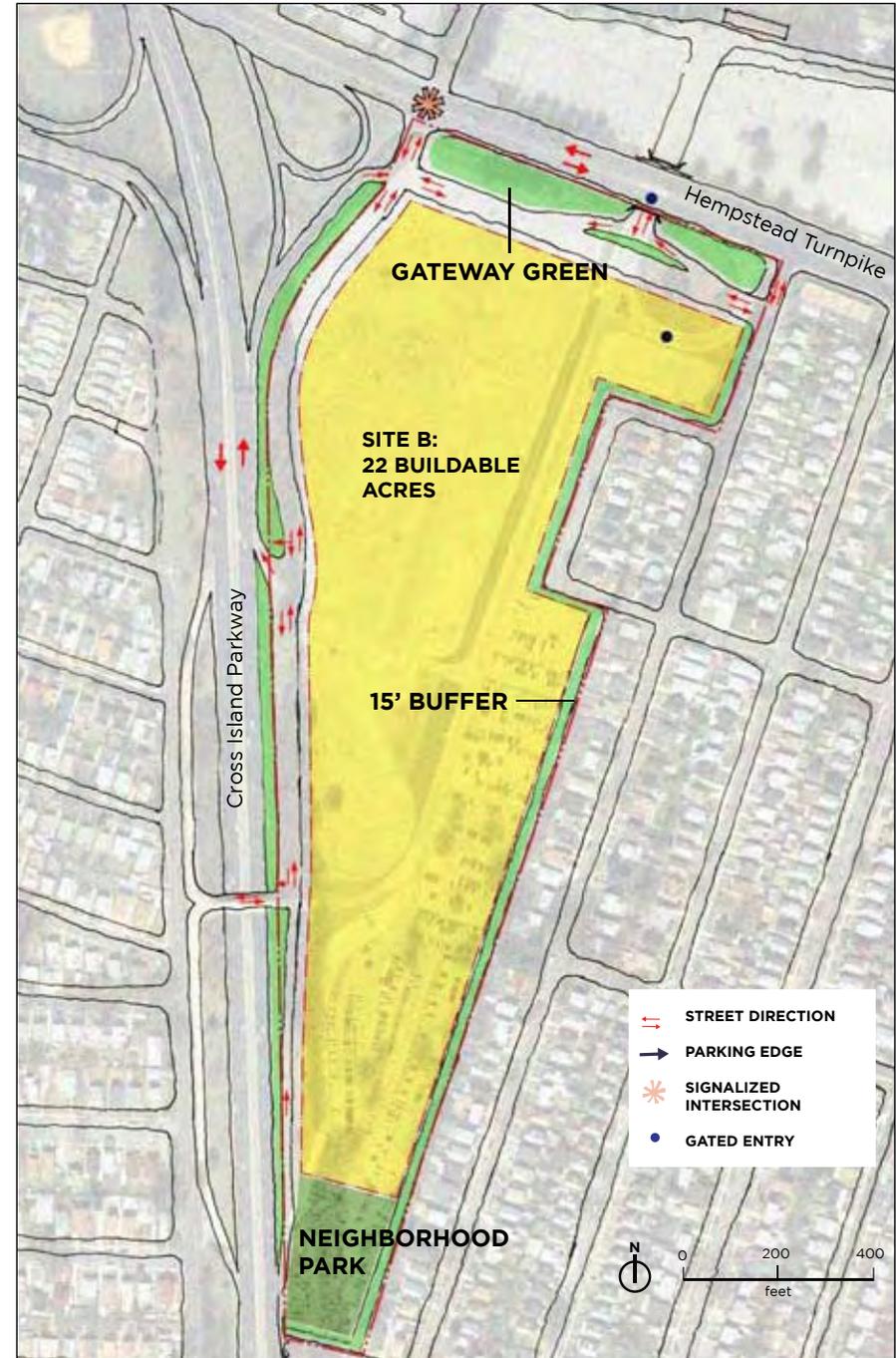
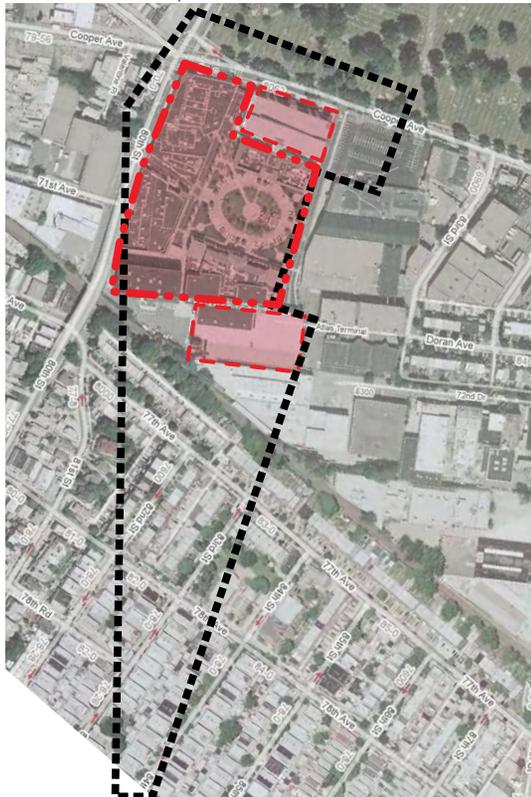


FIGURE 27: LIFESTYLE RETAIL PRECEDENT
The Shops at Atlas Park: Glendale, New York

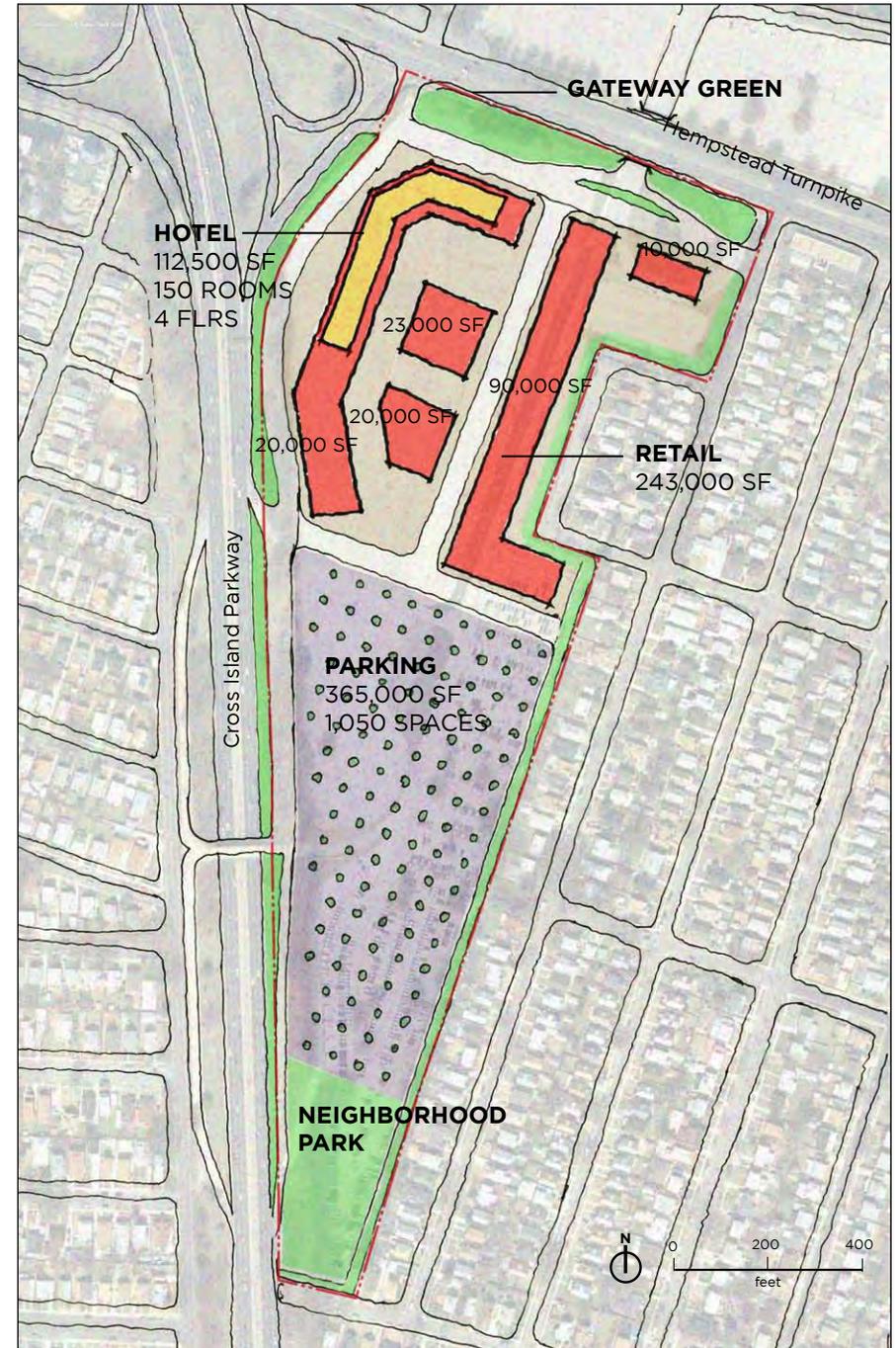


Exterior of Atlas Park



Aerial of Atlas Park with Site B Overlay

FIGURE 28: OPTION 1: SITE PLAN



SITE B: OPTION 1: LIFESTYLE RETAIL CENTER WITH SMALL HOTEL

Option 1 presents lifestyle retail with a small hotel for Site B. This option is envisioned as a mixed-used commercial development that combines the traditional retail functions of a shopping mall with leisure amenities such as movie theaters and restaurants, along with a small hotel that can support the retail uses. Option 1 includes 243,000 square feet of retail, a four story, 150-room hotel, and surface parking. Some of the smaller stand alone retail pads can be used by family-oriented restaurants. The retail and parking areas both have direct access to Hempstead Turnpike and the Cross Island Parkway via the new road on the western border of the site. (See **Figures 28 and 29**)

A relevant “design” precedent for Option 1 is The Shops at Atlas Park development in Glendale, New York. This walkable shopping/lifestyle center includes over 30 retail stores, a movie theater complex with multiple restaurants, and a large food market. The development also includes public spaces such as plazas and green spaces that act as central nodes for the complex. (See **Figure 27**)

FIGURE 29: OPTION 1: PERSPECTIVE

FLOOR AREA SUMMARY

Hotel
112,500 SF
(4 floors)

Retail
243,000 SF

Surface Parking
1,050 spaces

