
Lynbrook: Recommendations for Retail and Residential Development

Nassau County Infill Redevelopment Feasibility Study
Public Presentation

November 4, 2013



**PARSONS
BRINCKERHOFF**

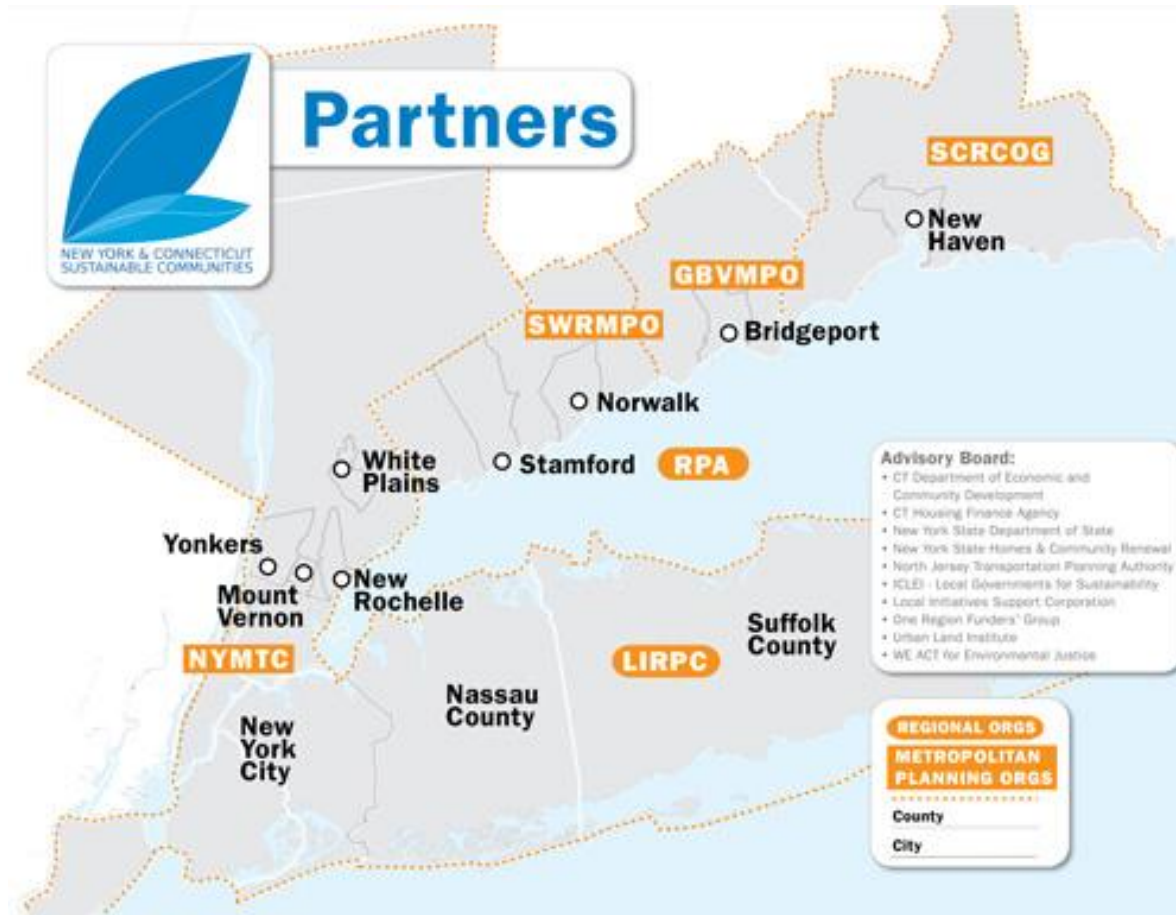
HR&A
Analyze. Advise. Act.

This project is funded by the Partnership for Sustainable Communities, a HUD program designed to encourage smart development.

The federal government's **Partnership for Sustainable Communities** is intended to coordinate federal housing, transportation, water, and other infrastructure investments to make neighborhoods more prosperous, allow people to live closer to jobs, save households time and money, and reduce pollution.



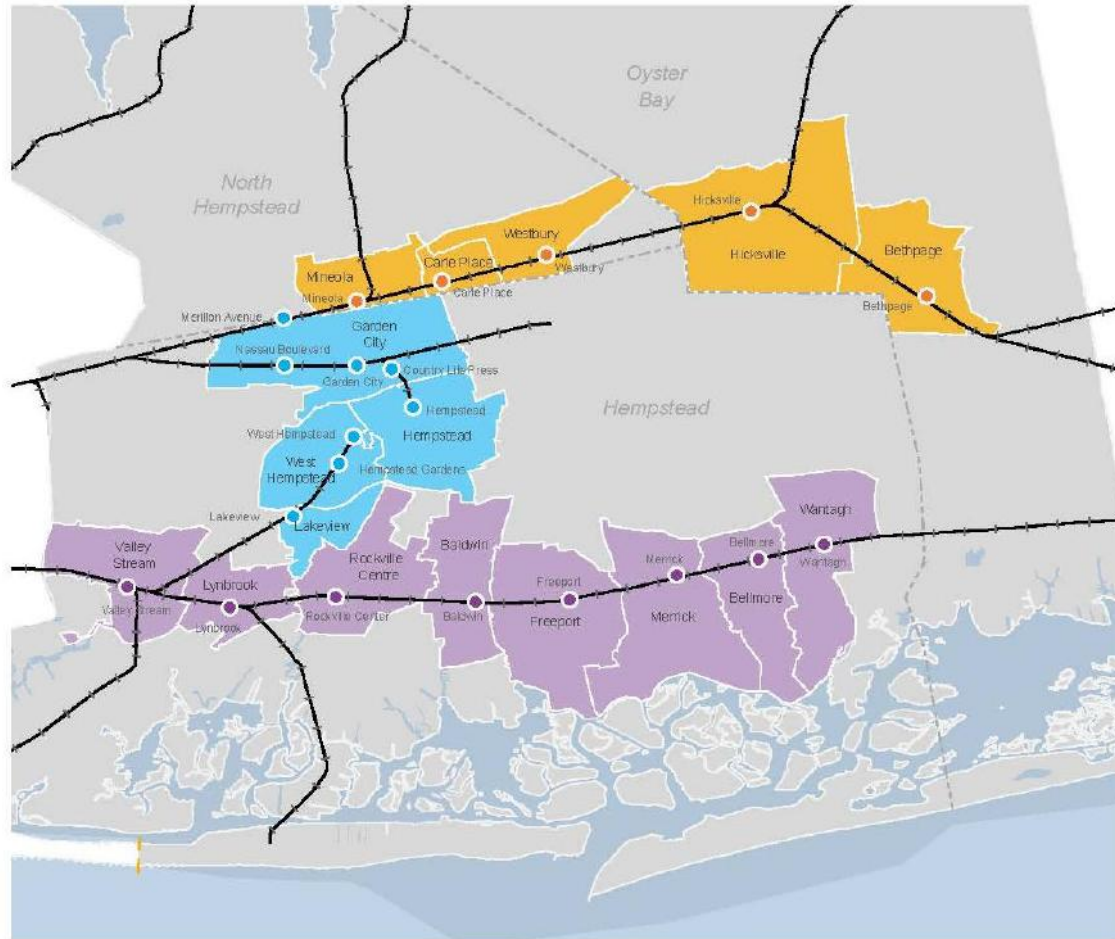
Nassau County is a member of the HUD NY-CT Sustainable Communities consortium.



Source: <http://www.sustainablenyct.org/>

The Nassau County Infill Redevelopment Feasibility Study evaluated 21 communities and selected Baldwin, Lynbrook, and Valley Stream.

- BALDWIN
- BELLMORE
- BETHPAGE
- CARLE PLACE
- COUNTRY LIFE PRESS
- FREEPORT
- GARDEN CITY
- HEMPSTEAD
- HEMPSTEAD GARDENS
- HICKSVILLE
- LAKEVIEW
- LYNBROOK**
- MERRILLON AVENUE
- MERRICK
- MINEOLA
- NASSAU BOULEVARD
- ROCKVILLE CENTRE
- VALLEY STREAM**
- WANTAGH
- WESTBURY
- WEST HEMPSTEAD



Baldwin

Complete
Streets
Strategy

Lynbrook

Downtown
Growth
Strategy

**Valley
Stream**

Redevelopment
Potential

Lynbrook Station Village of Lynbrook

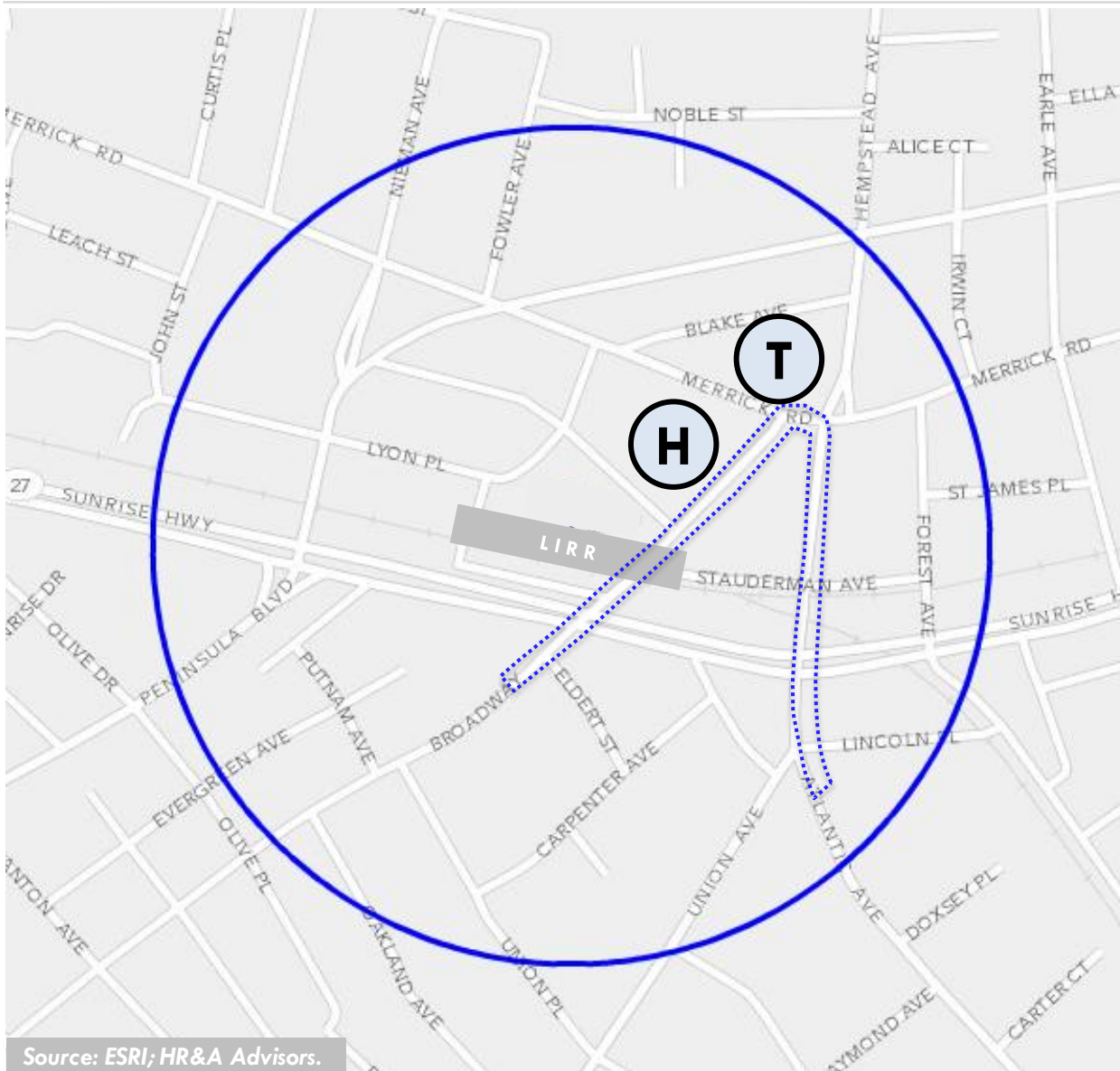


- Transit Station (train)
 - 1/4 mile radius from station
 - Transit Routes (train)
 - Crossing
 - Potential Development Sites
 - Key Commercial Corridors
 - Barriers to Movement
 - Priority Pedestrian Improvement Locations
 - Major Intersection
- Pertinent Existing Land Use**
- Commercial/Retail
 - Civic

Site A: Proposed Theater Site
Site B: Proposed Hotel Site
Site C: Proposed LIRR Retail Site



Two new developments have the potential to catalyze additional growth in Downtown Lynbrook.



Source: ESRI; HR&A Advisors.

Proposed Theater Expansion
15 screens
3,161 seats
Premium amenities

Proposed Hotel
156-room hotel
306 parking spaces (96 for guests)
Banquet facilities

Economic conditions and appropriate public policy needs to exist to facilitate Lynbrook's revitalization and ensure success of the proposed projects.

Evaluate real estate market conditions in Downtown Lynbrook



Recommend strategies to shape future development



Suggest next steps for Lynbrook's leaders and citizens

Real estate market conditions in Downtown Lynbrook show strength for Retail, lagging demand for Office, and limited activity or supply for Residential.



Retail: 318,000 SF (36% of Village)

Rent in Downtown Lynbrook higher than Village average (\$27 vs \$25)

Office: 498,000 SF (60% of Village)

Higher vacancy rate than Nassau County average

Multifamily: limited supply

Most recent construction built in 1962

Source: CoStar, HR&A Advisors. Photo: Long Island Herald

Lynbrook's leaders want to leverage the Hotel and Theater developments to drive further revitalization of the Village downtown.

- 1. Increase the depth and quality of Lynbrook's retail options.**
- 2. Attract additional visitors from nearby South Shore communities.**
- 3. Explore new housing opportunities to support local retail.**

Through participation in the NCIRFS, **Lynbrook has improved its position** when applying for State/Federal funds to help the Village achieve these goals.



Nassau County and its team identified three strategies that the Village can implement to guide further development in Downtown Lynbrook.

**Define
a unique identity**

for Downtown Lynbrook

**Explore
housing options**

to add vibrancy to Retail

**Offer
incentive programs**

to attract developers

These strategies have been successfully utilized in revitalizing similar communities.



Case Study 1: South Norwalk, Connecticut

**Define
a unique identity**

**Explore
housing options**

**Offer
incentive programs**

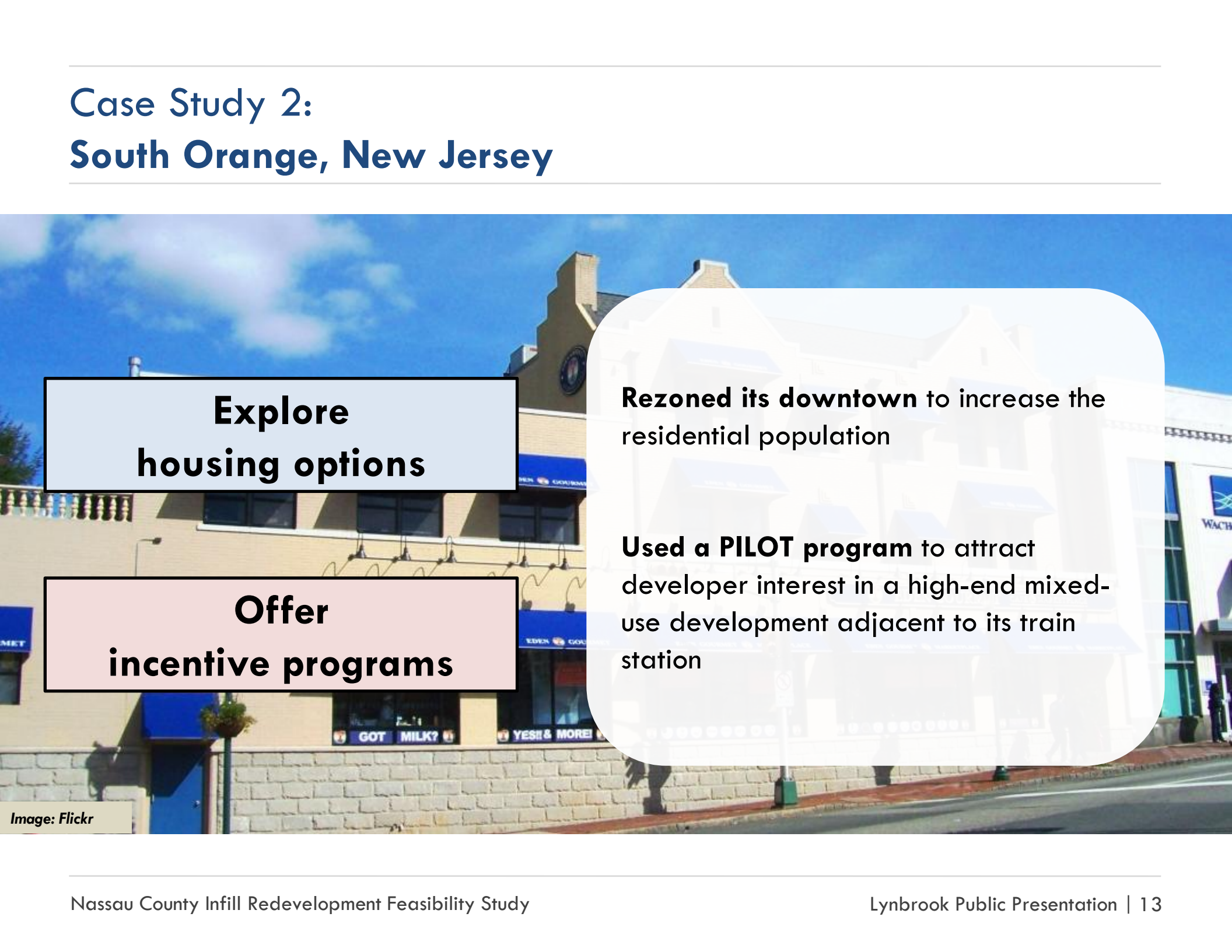
Repurposed historic buildings for mixed-use/multifamily development

Rebranded the district as the arts hub of Fairfield County

Offered discount financing and tax abatements to attract developer interest

Image: Flickr

Case Study 2: South Orange, New Jersey



**Explore
housing options**

**Offer
incentive programs**

Rezoned its downtown to increase the residential population

Used a PILOT program to attract developer interest in a high-end mixed-use development adjacent to its train station

Image: Flickr

Case Study 3: Rahway, New Jersey



**Define
a unique identity**

**Explore
housing options**

Rebranded the city as a major Arts hub
for Union County

Integrated residential development
with its Arts-focused brand

**Attracted additional retail and
restaurants** thanks to its additional
residential population

Image: rahwayrising.com

Nassau County and its team suggest three next steps for Lynbrook to consider.

Commission a branding study for Downtown Lynbrook.

Create a zoning overlay that includes best practices from recent local rezoning initiatives.

Work with Nassau County to identify incentive programs that can attract developer interest.

Thank You

Sean Sallie

Senior Planner

(516) 571-9344

ssallie@nassaucountyny.gov

Satish Sood

Deputy Commissioner for Planning

(516) 571-9344

ssood@nassaucountyny.gov

Nassau County Department of Public Works

Planning Division

1194 Prospect Avenue

Westbury, NY 11590