

# Enabling Transformative Development

*Create vibrant walkable hamlet centers with a distinctive sense of place, around the Inwood and Lawrence train stations with mixed-use development and housing choices in a sustainable approach to improve the quality of life for residents and surrounding communities.*

## A NEW CODE

The hybrid “form-based code” comprises:

- Transit Oriented Development: replace incompatible industrial uses with street level retail, restaurant, office, amenity space and 4-stories of multi-family above
- Neighborhood Business Overlay: ground-floor retail, business and office use with two-stories of multi-family above
- Townhouse/Row House Overlay: new housing choices within residential neighborhoods

## KEY STRATEGIES

- Leverage mass transit
- Strengthen community identity with a unified building character, open space, streetscapes
- Attract and retain younger population, empty nesters, seniors
- Retain community diversity
- Improve traffic conditions
- Create a distinctive sense of place
- Improve public safety
- Promote wellness and healthy living through green buildings and sustainable sites
- Incentivize investment
- Traffic mitigation and infrastructure bank



## CODE INNOVATIONS

- Parking Management
- Car Share
- LIRR ticket reimbursement
- Real-time transit data kiosks
- Electric Car Charging
- Bicycle Parking
- LEED Compliance
- Solar/PV, Green Roofs, Streetscape
- Workforce/Affordable Housing
- Infrastructure Fund
- Compliant plans exempt from Site Plan approval and SEQRA - average 18-month savings

## COMPLEXITY

Comprehensive impact analysis of traffic, land use, community services, visual impact and economic feasibility presented significant engineering and planning complexity including mitigation, innovative engineering and planning concepts and sensitivity to community character and diversity.

### Leveraging Mass Transit



## RESULTS:

The engineering and planning process associated with the Zoning Initiative will enable and incentivize smart growth development around both LIRR stations improving residents’ quality of life.



**Town of Hempstead - Inwood and North Lawrence Zoning Initiative**

