

Appendix A

“Downtown Growth Analysis”

Commercial Development Allocation

This section explains the derivation of commercial growth increments for the Nassau Hub, the rest of the County, and shares allocated to 18 transit-oriented downtowns.

The MIS projects that over a 50 year horizon, the Hub will gain, under a maximum development scenario, 11.8 million square feet of new commercial growth and 3.9 million square feet of new residential development, or 3,900 units. 2030 is assumed to represent 40% of the 50-year total, since it is 20 years from 2010 ($20/50 = 40\%$).

Table 1: Hub Buildout

HUB BUILDOUT SUMMARY	40% of 50 -year	60% of 50-year	100% of 50 year
	20-year (2030)	30 year	50-year
HUB Commercial (SF)*	4,327,600	7,091,400	11,819,000
Employment (400 sf / employee)	10,819	17,729	29,548
HUB Residential (SF)	1,560,000	2,340,000	3,900,000
Units (1,000 sf / unit)	1,560	2,340	3,900

*Table 1 shows a total of 4.3 million square feet of commercial development for the Hub by 2030. As per the 2006 MIS, the Hub buildout included 2.5 million square feet of development at Nassau Centre, and an additional 2.2 million square feet elsewhere in the Hub, including Roosevelt Field, Mitchel Field, Nassau Community College and Museum Row, for a total of 4.7 million square feet. Since 2006, the development scenario for Nassau Centre has been replaced with figures from the Lighthouse at Long Island project, which County staff estimates will encompass 2.1 million square feet of commercial development. These revised figures reduce the Hub 2030 commercial buildout by 400,000 square feet, to 4.3 million square feet. The additional 400,000 square feet formerly allocated for Hub development has been added to the 3 megaprojects / other category to account for dispersed development induced by these projects.

Assuming that Hub development will account for 22.5% of overall County development over the 50 years, the total county increase is proportionally adjusted upward to arrive at 50.7 million square feet of new commercial space. The Hub share was adjusted to 22.5% of County-level growth to align with employment projections from NYMTC forecasts for the years 2010-2030. Using the same 40% adjustment for 2030, the total expected County commercial development increase is 19.2 million square feet.

Table 2: County and Hub Buildout Scenarios

TOTAL COUNTY INCREASE (adjusted based on Hub @ 22.5% of County Total)	20-year (2030)	30-year	50-year
Commercial (SF)	19,233,778	29,739,556	50,751,111
Employment	48,084	74,349	126,878
HUB INCREASE	20-year (2030)	30-year	50-year
Commercial (SF)	4,327,600	6,691,400	11,419,000
Employment	10,819	16,729	28,548

Of the 19.2 million square feet of commercial development projected for all of Nassau County by 2030, 22.5% is allocated to the Nassau Hub, while the remainder is allocated to 18 analyzed downtowns, 3 proposed large-scale redevelopment projects and dispersed county-wide development.

Table 3: Summary of 2030 Commercial Development

Project	Commercial Increase (SF)	Employment Increase (400 sf/ employee)
Nassau Hub	4,327,600	10,819
3 Redevelopment Projects / Other*	4,515,000	11,288
18 Analyzed Downtowns	10,391,178	25,978
County Total	19,233,778	48,084

Growth allocated to 3 proposed large-scale redevelopment projects / other as identified by Nassau County Planning Commission staff is as follows:

Table 4: Nassau County Proposed Large-Scale Redevelopment Projects / Other Development

Site	Commercial Floor Area (SF)	Residential Units
Grumman-Bethpage	1,200,000	
Belmont	716,500	333
Glen Cove Waterfront	262,500	860
Other	2,336,400	4,919
Totals	4,515,000	6,112

“Other” includes planned development throughout the County, including 400,000 square feet of commercial development formerly allocated to the Hub / Lighthouse project, shifted to encompass county-wide dispersed development.

The following sections discuss the allocation of 10.4 million square feet of commercial growth among the 18 analyzed downtowns by 2030.

Commercial Growth Allocation to Analyzed Downtowns –FAR Approach

This approach derives an estimated floor area ratio (FAR) as an *indicator* that can be manually adjusted to distribute growth among the 18 downtowns. Using the study area parcels as defined by Nassau County for each of the 18 downtowns, an estimated commercial FAR was calculated by dividing the existing commercial square footage by the commercial land area.

FAR serves as an indicator of the intensity of existing development. A simple spreadsheet model allows the FAR to be adjusted using a manually entered adjustment factor, or weight.

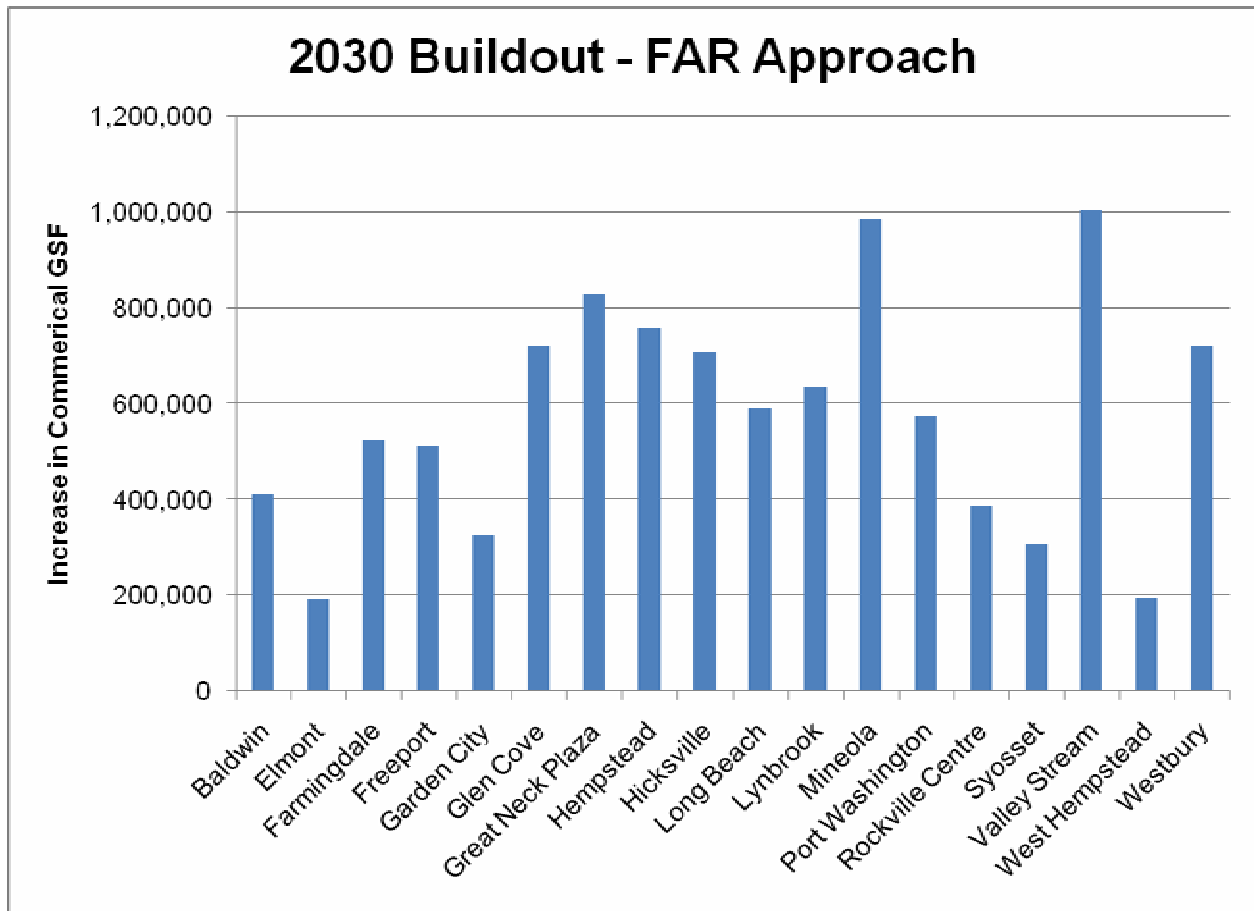
“Weighting” certain indicators of development, such as FAR, population density, policy constraints, or other measures of development, is an established concept used in land use planning and has been incorporated into the New York Metropolitan Transportation Council (NYMTC) 2035 socioeconomic and demographic forecasts previously prepared by Urbanomics.

Overall, this approach can assume that existing commercial growth will have either a direct or an inverse relationship to future growth. A direct relationship implies that high-FAR areas are suitable for growth, while areas with lower FAR are less suitable for increased development. An inverse relationship would see lower FAR as an indicator of development capacity. The former approach is generally known as a “smart growth” approach, which directs development towards existing commercial centers, whereas the latter approach is indicative of more traditional, market-driven development on available land.

However, since these 18 areas are all downtowns targeted for growth, directing a higher percentage of future development toward areas with lower FAR is not indicative of poor planning. Rather, it can be seen as tapping an infill potential for existing downtowns that are built at relatively lower commercial densities and may be able to support increased growth, given that many of these downtowns are compact and transit-oriented. The table and chart on the following page present a proposed distribution, where the growth has been primarily directed to downtowns with existing development built at a low FAR. It is based on commercial floorspace and land area data supplied by the Nassau County Planning Commission (NCPC) and represents a customized recommendation for each downtown that reflects existing plans or visions and our knowledge of their development potential. *Weights were subsequently adjusted by NCPC staff; these adjustments are reflected in this memo.*

Table 5: FAR Approach –Calculations

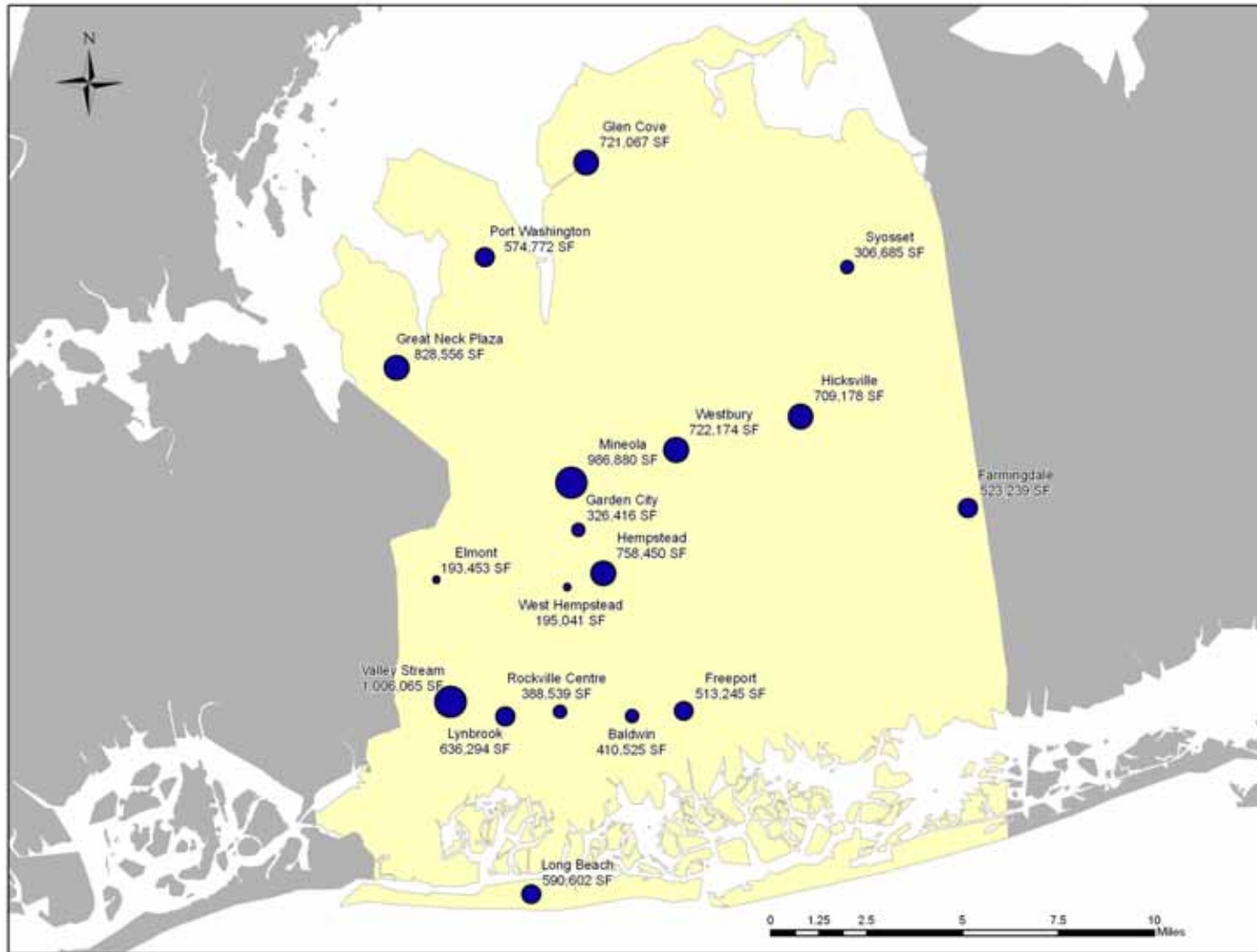
Downtown	EXISTING				Manual Adjustment Factor	FUTURE				Share of growth ¹
	Employment (Estimate)	Commercial GSF	Commercial Land Area (SF)	FAR		Adjusted FAR	2030 Buildout - addl GSF	New FAR (Existing GSF + 2030 GSF)	Emp Increase	
Baldwin	2,240	896,110	2,688,091	0.33	2	0.67	410,525	0.48	1,026	4.0%
Elmont	8,543	3,417,391	21,754,167	0.16	2	0.31	193,453	0.17	484	1.9%
Farmingdale	2,155	861,801	2,535,361	0.34	2.5	0.85	523,239	0.53	1,308	5.0%
Freeport	8,019	3,207,562	7,696,137	0.42	2	0.83	513,245	0.48	1,283	4.9%
Garden City	5,515	2,206,089	4,161,450	0.53	1	0.53	326,416	0.60	816	3.1%
Glen Cove	6,896	2,758,200	2,355,281	1.17	1	1.17	721,067	1.46	1,803	6.9%
Great Neck Plaza	10,068	4,027,269	2,992,824	1.35	1	1.35	828,556	1.61	2,071	8.0%
Hempstead	10,254	4,101,605	6,659,618	0.62	2	1.23	758,450	0.72	1,896	7.3%
Hicksville	14,106	5,642,482	9,798,004	0.58	2	1.15	709,178	0.64	1,773	6.8%
Long Beach	2,554	1,021,722	1,597,797	0.64	1.5	0.96	590,602	0.99	1,477	5.7%
Lynbrook	4,161	1,664,334	3,221,109	0.52	2	1.03	636,294	0.70	1,591	6.1%
Mineola	12,739	5,095,465	6,358,316	0.80	2	1.60	986,880	0.95	2,467	9.5%
Port Washington	2,092	836,881	1,344,782	0.62	1.5	0.93	574,772	1.02	1,437	5.5%
Rockville Centre	8,806	3,522,439	5,582,155	0.63	1	0.63	388,539	0.70	971	3.7%
Syosset	1,515	605,826	1,824,483	0.33	1.5	0.50	306,685	0.49	767	3.0%
Valley Stream	6,745	2,698,161	3,302,663	0.82	2	1.63	1,006,065	1.10	2,515	9.7%
West Hempstead	3,392	1,356,827	2,141,717	0.63	0.5	0.32	195,041	0.72	488	1.9%
Westbury	2,637	1,054,825	1,798,710	0.59	2	1.17	722,174	0.96	1,805	6.9%
						<i>running</i>	10,391,178		25,978	
						vs.	10,391,178		25,978	
¹ Shares adjusted upward to equal 100%										



Downtowns that are assigned a weighting factor of “1” are therefore projected to roughly grow at their existing densities, receiving a proportion of allocated downtown growth equal to their existing FAR. These downtowns, in the above scenario, include places such as Glen Cove and Garden City. Similarly, Hicksville, because of its relatively low FAR of 0.58, was given a weight of 2 so that development would be allocated at double the current FAR. Overall, the weighting approach allows for individualized adjustments to the distribution of growth based on localized projects, plans and projections.

This method results in 26,000 new jobs allocated to the 18 downtowns. NYMTC county-wide forecasts from 2010-2030 project approximately 49,000 new jobs in Nassau. At 400 square feet per worker, 19.2 million square feet of commercial development would yield just over 48,000 jobs.

Maximum Potential Commercial Growth by 2030 using FAR Approach - Cool Downtowns



Residential Development Allocation

This allocation uses the New York Metropolitan Transportation Council (NYMTC)-accepted household forecast to approximate the number of new housing units required in Nassau County. Over the 20 year period from 2010 to 2030, the County is expected to gain 21,363 new households, which, for demographic purposes, equates to the number of new housing units.

The methodology assumes that the Nassau Hub's 3,900 units projected over the 50-year horizon (derived from the MIS) can be completed within the 20-year period. With these units accounting for approximately 25% of the County's total increase, 17,463 units are left to distribute among the 18 downtowns and the rest of the county, as shown in the chart below:

Table 6: Housing Distribution

Housing Distribution Scenario – NYMTC Forecast			
<i>Nassau County</i>	Units	%	
Total New Units: 2010-30	21,363	100.0%	
Hub Share	3,900	18.3%	
To be allocated outside Hub	17,463	81.7%	
			2030
Area	% of allocated units	Units	Avg Each
Downtowns (18)	65%	11,351	709
Rest of County	35%	6,112	
	100%	17,463	

Among the 17,463 new units built outside the Hub by 2030, 11,351 units, for an average of approximately 700 per downtown, are considered feasible for development.

Assuming that residential unit distribution is proportional to the commercial floorspace distribution, the 11,351 units may be allocated to the 18 downtowns in the following manner:

Table 7: Housing Distributions to Downtowns

Downtown	Share of Growth	Increase by 2030		2000 Pop**	2030 Pop	% Pop Change
		Units	Population*			
Baldwin	4.0%	448	897	2,658	3,555	33.7%
Elmont	1.9%	211	423	6,299	6,722	6.7%
Farmingdale	5.0%	572	1,143	1,849	2,992	61.8%
Freeport	4.9%	561	1,121	8,454	9,575	13.3%
Garden City	3.1%	357	713	991	1,704	72.0%
Glen Cove	6.9%	788	1,575	1,566	3,141	100.6%
Great Neck Plaza	8.0%	905	1,810	6,928	8,738	26.1%
Hempstead	7.3%	829	1,657	8,583	10,240	19.3%
Hicksville	6.8%	775	1,549	1,708	3,257	90.7%
Long Beach	5.7%	645	1,290	2,002	3,292	64.5%
Lynbrook	6.1%	695	1,390	2,341	3,731	59.4%
Mineola	9.5%	1,078	2,156	1,923	4,079	112.1%
Port Washington	5.5%	628	1,256	2,097	3,353	59.9%
Rockville Centre	3.7%	424	849	4,830	5,679	17.6%
Syosset	3.0%	335	670	983	1,653	68.2%
Valley Stream	9.7%	1,099	2,198	2,310	4,508	95.2%
West Hempstead	1.9%	213	426	1,984	2,410	21.5%
Westbury	6.9%	789	1,578	1,707	3,285	92.4%
Total	100.0%	11,351	22,702	59,213	81,915	38.3%

*To arrive at a population increase by 2030, the projected number of new units for each downtown was multiplied by 2.0, which was selected to assume the average household size for rental units in higher-density downtowns. For Nassau County, the 2007 ACS reports an average household size for all rental units of 2.55.

**The 2000 population for each downtown was estimated using Census Block-level population totals for blocks containing parcels identified by Nassau County as being within the downtown study areas.

Potential Tax Revenues from Selected Downtowns

In total, commercial development in 18 of Nassau's downtowns has the potential to yield \$79.2 million in tax revenues for Nassau County, its towns, cities and villages and special districts. Residential development would yield an additional \$74.2 million, for a yearly total of \$153.4 million, assuming a full-buildout by the year 2030. Promoting downtown development can provide a new revenue stream that would help to relieve a growing tax burden on Nassau's existing homeowners and businesses.

Downtown	Proposed Development - 2030			Full Value Tax Rate / \$1,000*	Potential Tax Liability	
	Commercial (SF)	Residential - Units	Residential (SF)^		Commercial**	Residential**
Baldwin	410,525	448	448,443	\$ 26.03	\$ 3,740,090	\$875,473
Elmont	193,453	211	211,321	\$18.75	\$1,269,533	\$297,170
Farmingdale	523,239	572	571,567	\$21.86	\$4,003,298	\$937,084
Freeport	513,245	561	560,650	\$27.92	\$5,015,431	\$1,174,002
Garden City	326,416	357	356,565	\$18.34	\$2,095,261	\$490,455
Glen Cove	721,067	788	787,668	\$18.28	\$4,613,386	\$1,079,892
Great Neck	828,556	905	905,085	\$14.98	\$4,344,120	\$1,016,863
Hempstead	758,450	829	828,504	\$33.57	\$8,911,410	\$2,085,965
Hicksville	709,178	775	774,680	\$17.06	\$4,234,500	\$991,204
Long Beach	590,602	645	645,152	\$20.78	\$4,295,448	\$1,005,470
Lynbrook	636,294	695	695,064	\$27.01	\$6,015,202	\$1,408,027
Mineola	986,880	1,078	1,078,032	\$20.24	\$6,991,056	\$1,636,453
Port	574,772	628	627,860	\$15.89	\$3,196,594	\$748,253
Rockville	388,539	424	424,426	\$21.48	\$2,921,033	\$683,750
Syosset	306,685	335	335,011	\$19.80	\$2,125,324	\$497,492
Valley Stream	1,006,065	1,099	1,098,989	\$24.22	\$8,528,414	\$1,996,315
West	195,041	213	213,055	\$21.70	\$1,481,333	\$346,748
Westbury	722,174	789	788,877	\$21.53	\$5,441,941	\$1,273,839
Total	10,391,178	11,351	11,350,950		\$79,223,374	\$18,544,451
*Tax Rates from NYS Comptroller's Overall Full Value Tax Roll 2008, using lowest rate for each place.						
**Value assumed to be \$350psf Commercial and \$300psf Residential with further residential adjustments to .025						
^Assumes an average of 1,000sf per unit						