

LIRR LONG ISLAND RADICALLY REZONED - A REGENERATIVE VISION FOR A LIVING ISLAND



Balance of
Nature &
Man-Made



100%
Renewable
Energy



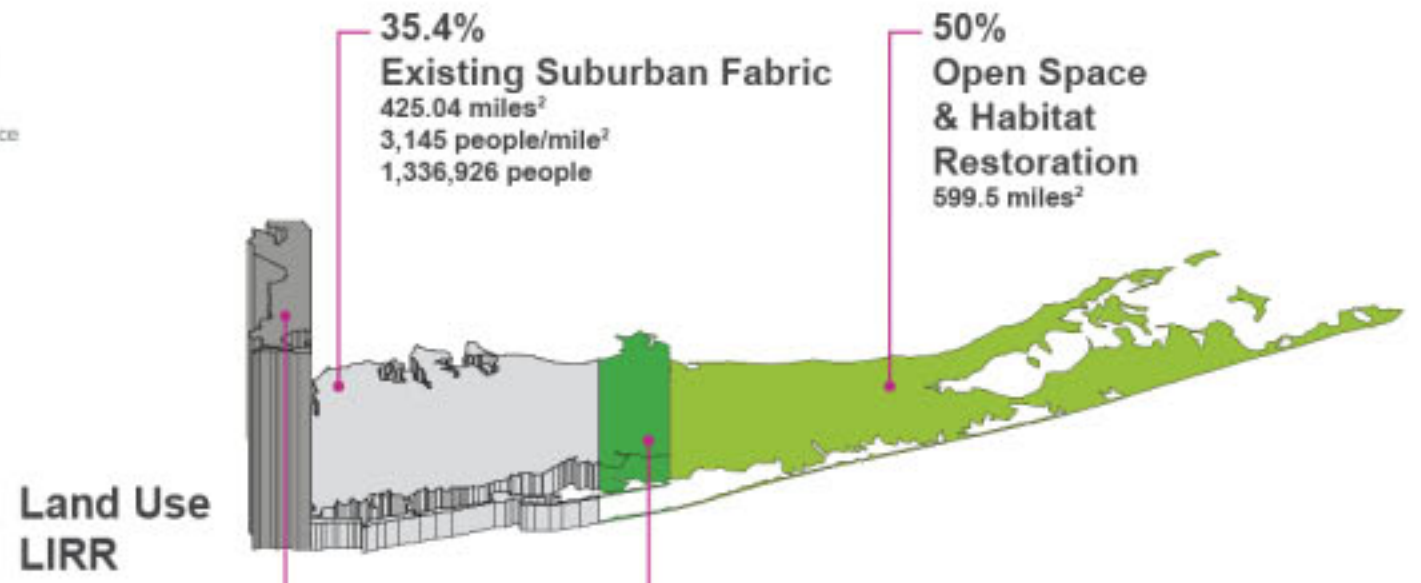
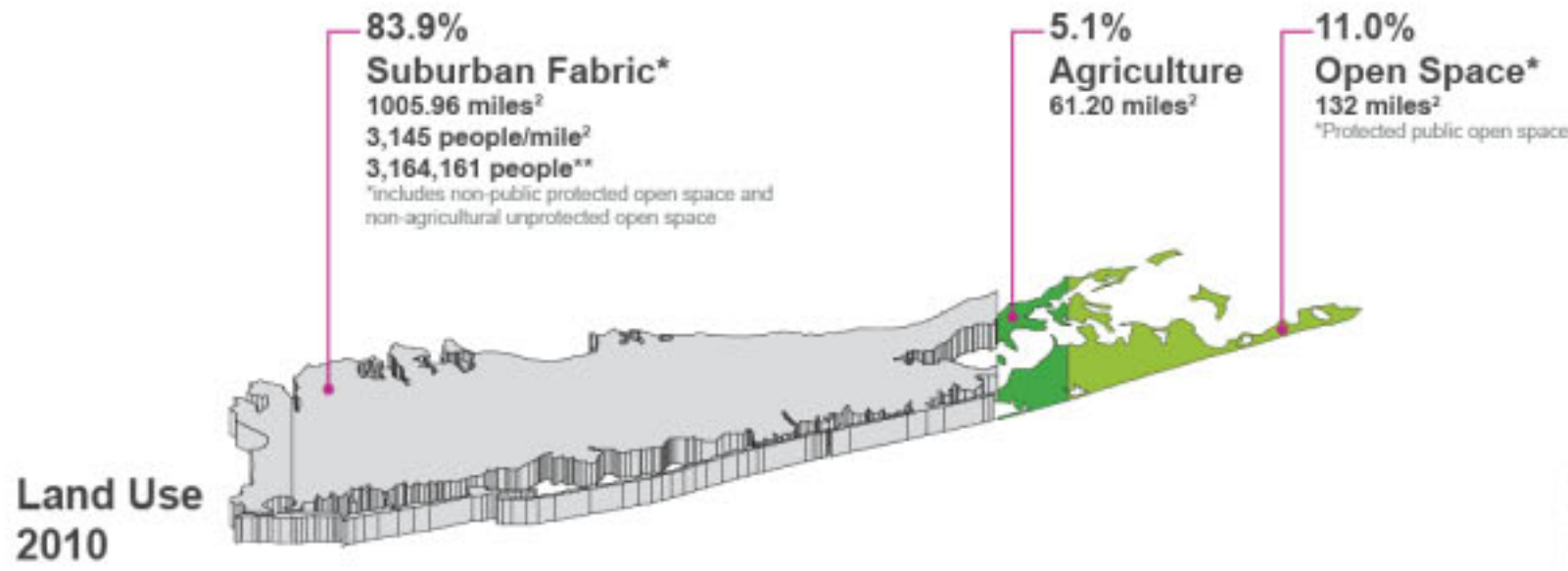
100%
Water
Neutral



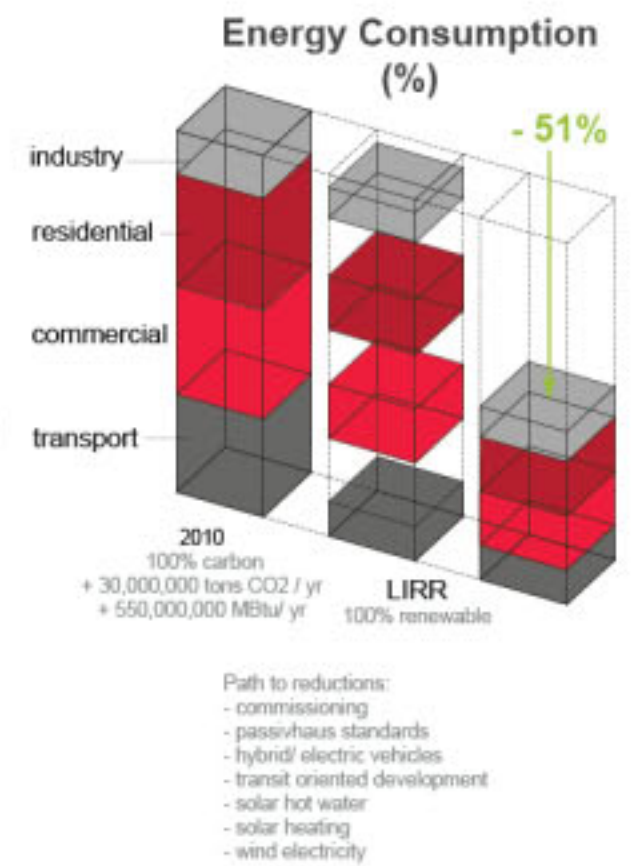
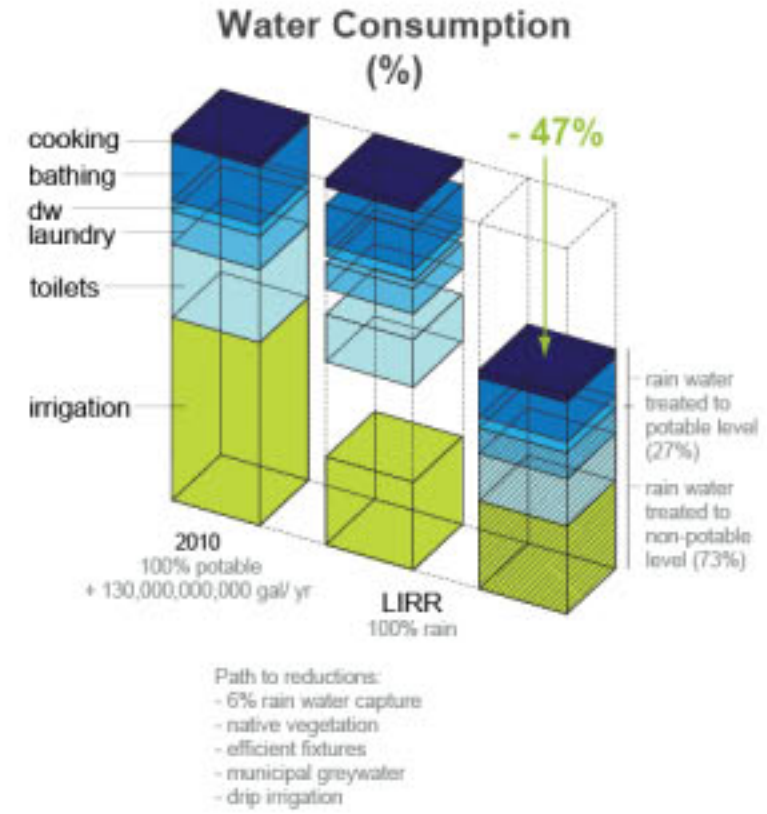
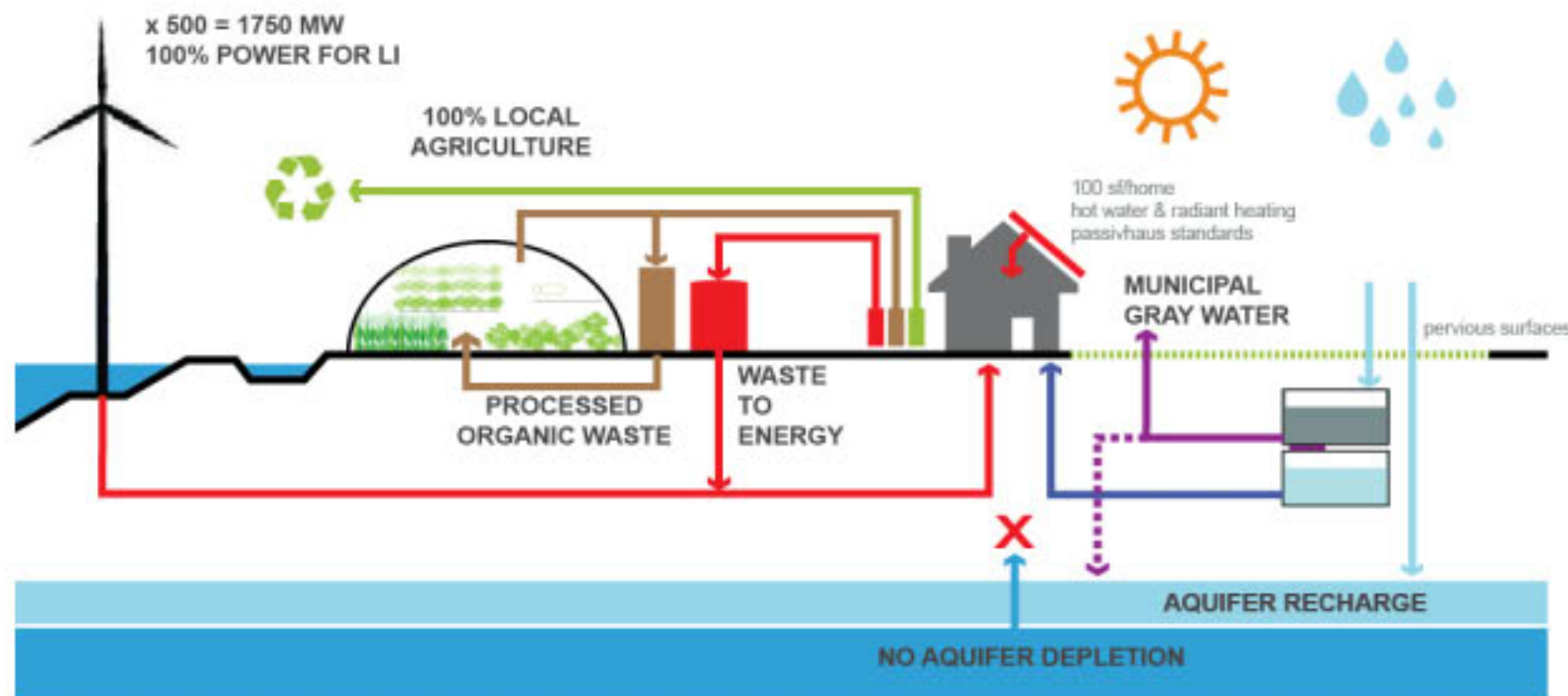
100%
Local
Food



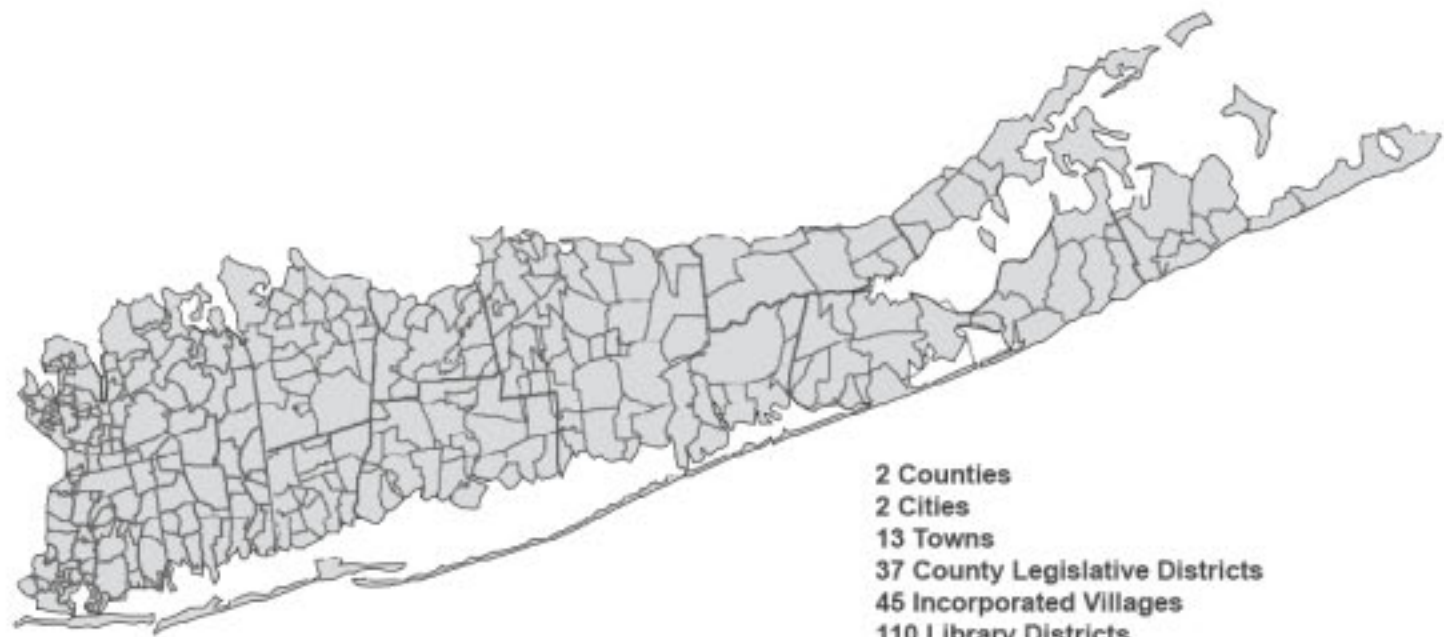
0%
Waste
to Landfill



The densification of the transit downtowns and high density agriculture allow for
100% local food production
50% protected public open space



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2 Counties
 2 Cities
 13 Towns
 37 County Legislative Districts
 45 Incorporated Villages
 110 Library Districts
 125 School Districts
 187 Fire Districts

Administrative Structure 2010

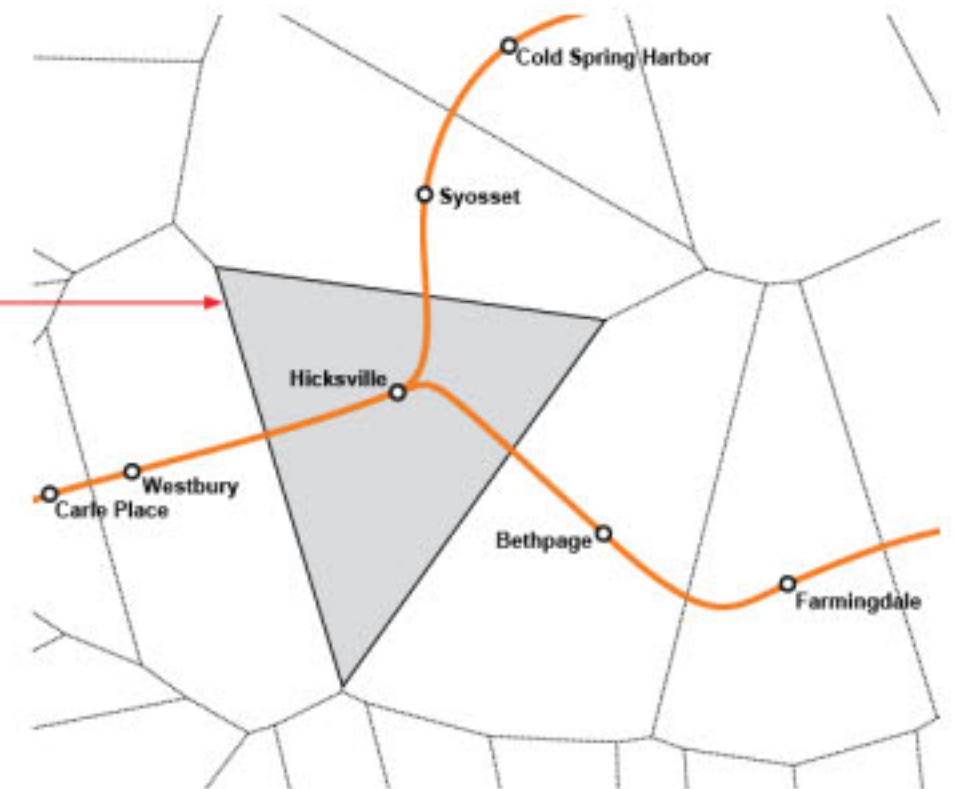


- Transit Oriented Downtown
- Agriculture
- Existing Suburban Fabric
- Nature

Administrative Structure LIRR

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Area that is closer to Hicksville station than to any other station



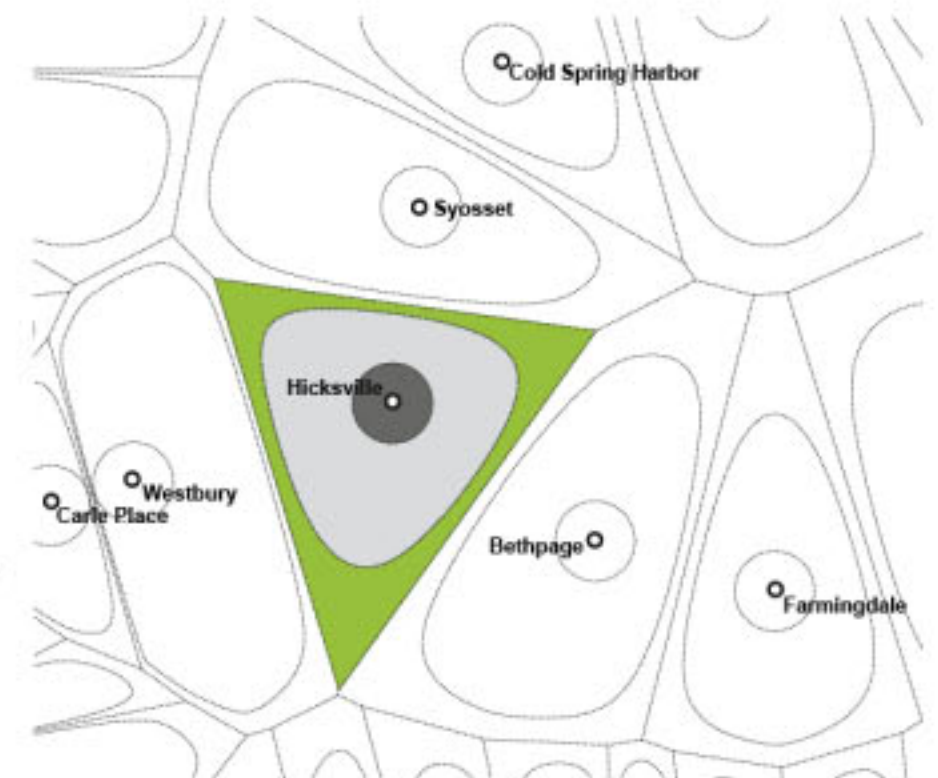
**Transit Based Subdivision:
Hicksville Smart Cell**

Area: 11.8 sq miles
 Total Population: 71,475 people
 Average Density: 6,057 people/sq mile

Hicksville Transit Downtown:








Area: 0.79 sq miles
 Total Population: 4,785 people
 Average Density: 6,057 people/sq mile
 Required Density: 23,265 people/sq mile
 Additional Capacity: 18,480 people
 Area freed up along Polygon perimeter: 3.1 sq miles

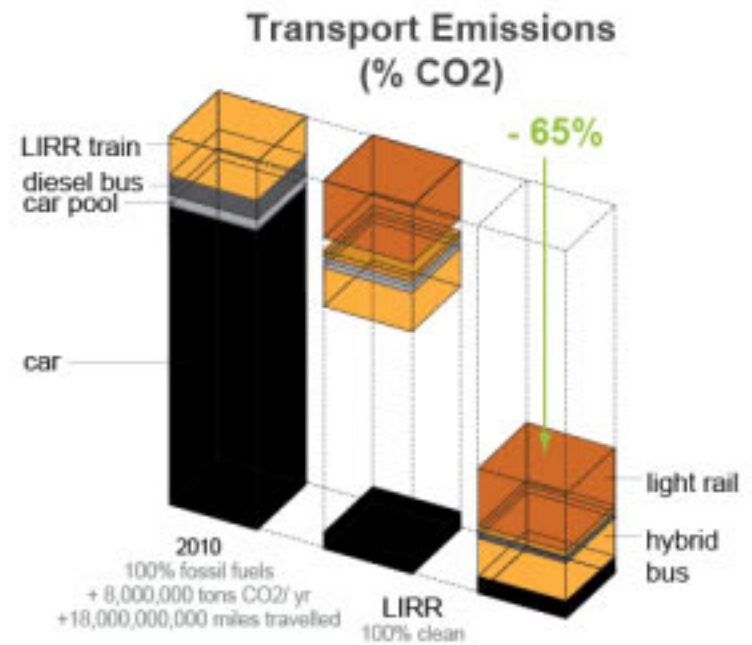
8% of Polygon for Agriculture:
 0.9 sq miles



-  **Existing LIRR Commuter Rail**
Regional East-West connectivity
-  **ECO BOULEVARDS with Light Rail**
Retrofitting existing highway infrastructure for regional North-South connectivity



-  **HYBRID BUSES**
Connecting remaining suburban areas to the transit downtowns
-  **LONG ISLAND BIKEWAY**
-  **INTERMODAL NODE**
-  **TRANSIT DOWNTOWNS**
Restricted car access zone
-  **Recreational Program**
Along edge of suburban fabric
-  **Renaturalized Areas & Habitat Restoration**
-  **High Density Agriculture in 'Bucky Farms'**
2000 sf per person, Hydroponic, 2 levels





Fix-A-Block

Cover parking, wrap blocks with retail, build to property line, add low-rise, high density residential to low structures.



Re-Center

Creates dynamic central public space around train station, extend eco-boulevard into plaza, connect with nature.



Mall Chopper

Subdivide large underutilized surface parking around mall into small lively blocks that echo the small scale grain of the surrounding context. Apply fix-a-block rules.



Resi-Dense

Densify residential fabric by inserting additional units around existing single family houses. Shared gardens for all units.