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
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Administrative Structure 2010
- 2 Counties
- 2 Cities
- 13 Towns
- 37 County Legislative Districts
- 45 Incorporated Villages
- 110 Library Districts
- 128 School Districts
- 187 Fire Districts

Administrative Structure LIRR
- Transit Oriented Downtown
- Agriculture
- Existing Suburban Fabric
- Nature

Transit Based Subdivision: Hicksville Smart Cell
- Area: 11.8 sq miles
- Total Population: 71,476 people
- Average Density: 6,037 people/sq mile

Hicksville Transit Downtown:
- Area: 0.79 sq miles
- Total Population: 4,786 people
- Average Density: 6,657 people/sq mile
- Required Density: 25,265 people/sq mile
- Additional Capacity: 18,680 people
- Area freed up along Polygon perimeter: 3.1 sq miles
- 8% of Polygon for Agriculture: 0.9 sq miles
Fix-A-Block
Cover parking, wrap block with retail, build to property line, add low-rise, high density residential to low structures.

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

Resi-Dense
Density residential fabric by inserting additional units around existing single family homes. Shared gardens for all units.

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.

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