



# MASTIC BEACH

## PROPOSED MASTER PLAN

11.02.2022



COOPER CARRY



# **NRRA GOALS**

# MASTIC BEACH:

- Eliminate blighted properties as identified by the Blight Study
- Redevelop...with a diverse mix of uses for residents, visitors and workers
- Create infrastructure improvements
- Creation of a pedestrian-oriented downtown
- Improve public safety
- Stimulate local economic activity by attracting new investments
- Provide high quality architecture and landscaping
- Form-based Code to create high quality design for buildings and the public realm
- Create additional housing types, including for persons with special needs
- Improvement of streetscape throughout the NRRA
- Creation of public recreation opportunities that connect the Community to the waterfront and the ocean beaches

THE

REGION



# MASTIC BEACH

## GREEN PRINT



- Site
- Green Print
- Proposed Pedestrian + Bike Infrastructure (Suffolk County Hike Bike Master Plan 2020)

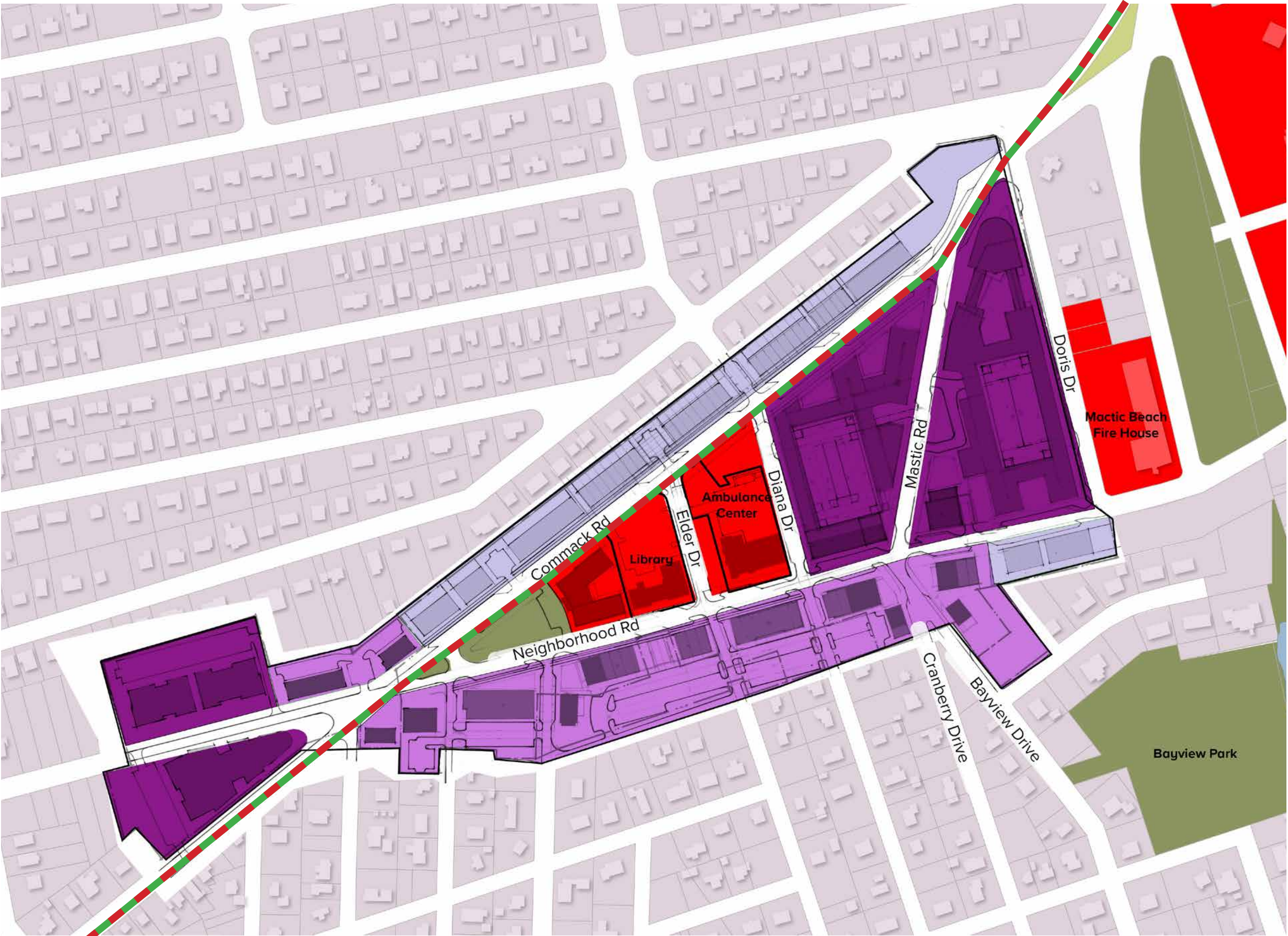
THE

**BLOCKS**



# MASTIC BEACH

## TRANSECT PLAN

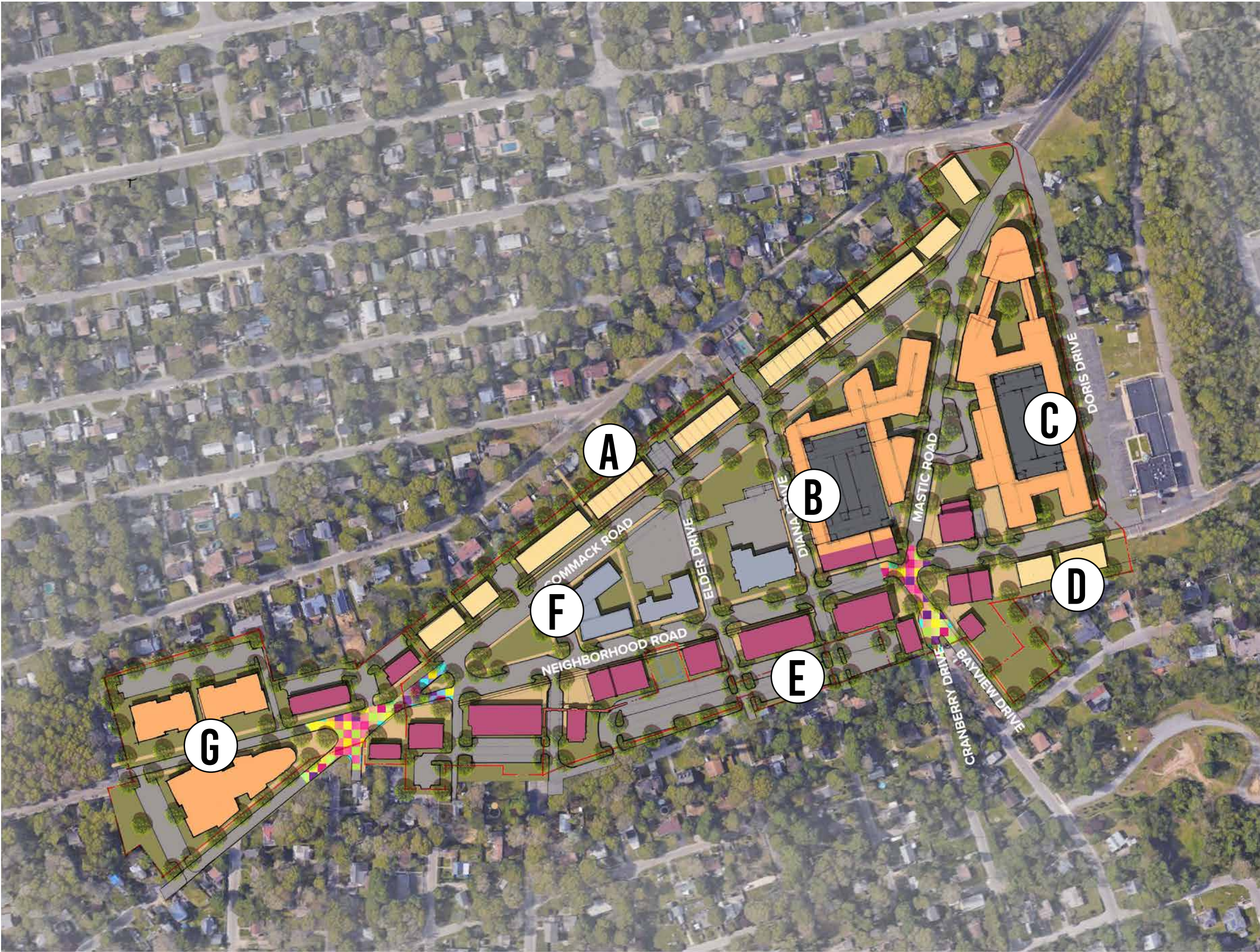


- Site
- Civic and Community
- Parks and Public Spaces
- Existing Residential
- Residential Transition
- Commercial / Retail / Mixed-Use
- Multi Family Residential / Mixed-use
- Proposed Pedestrian + Bike Infrastructure (Suffolk County Hike Bike Master Plan 2020)



# MASTIC BEACH

# PROPOSED MASTER PLAN



**A**  
**Townhomes**  
2-story  
Parking on street

**B**  
**Multifamily**  
No taller than  
Ambulance Center  
Home sizes vary  
Parking in garage

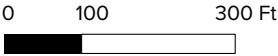
**C**  
**Multifamily**  
No taller than  
Ambulance Center  
Home sizes vary  
Parking in garage

**D**  
**Townhomes**  
2-story  
Parking on street

**E**  
**Retail/Mixed Use**  
1-2 stories  
Lease space sizes vary  
Surface Parking

**F**  
**Civic**  
1-2 story  
Function TBD  
12,000 - 24,000 SF  
Surface Parking

**G**  
**Multifamily**  
No taller than  
Ambulance Center  
Home sizes vary  
Surface Parking





THE

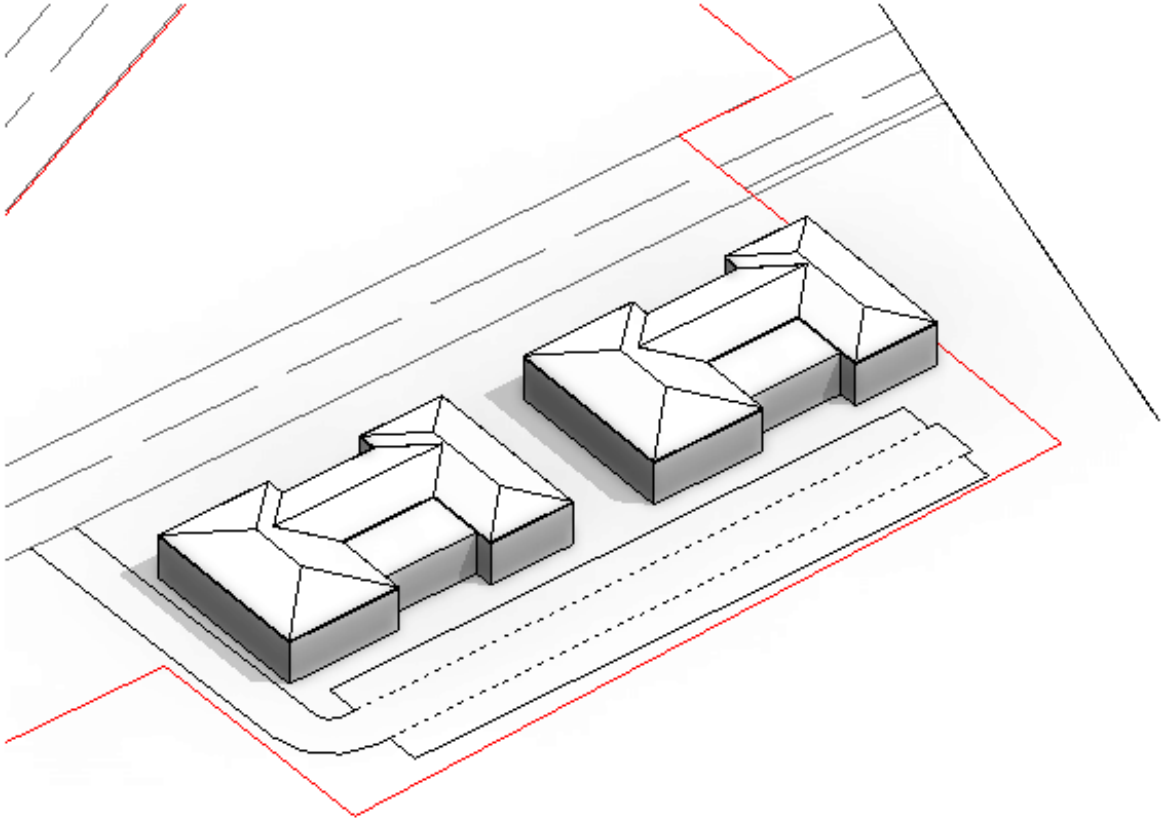
**BUILDINGS**



# MASTIC BEACH

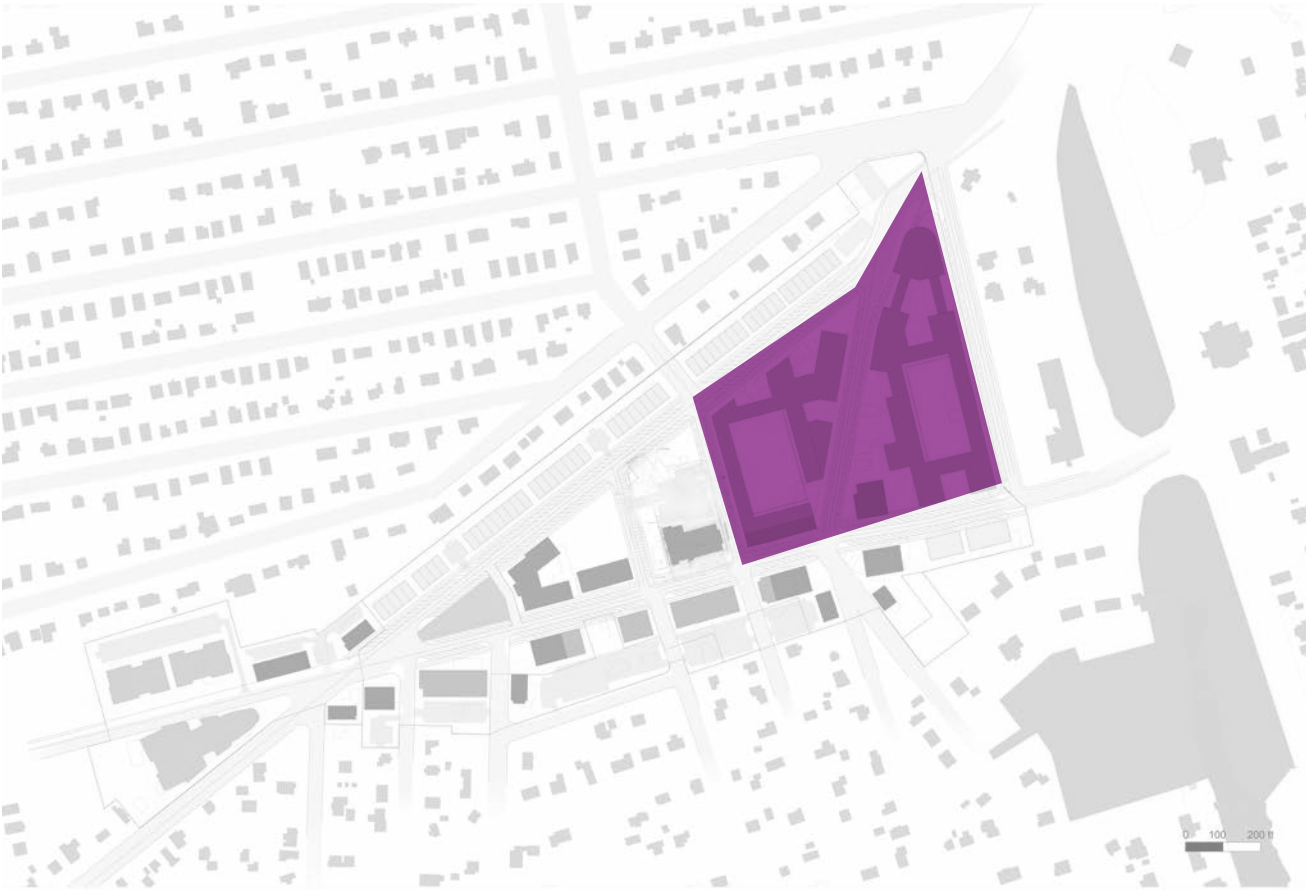


## MULTI FAMILY SURFACE PARKED

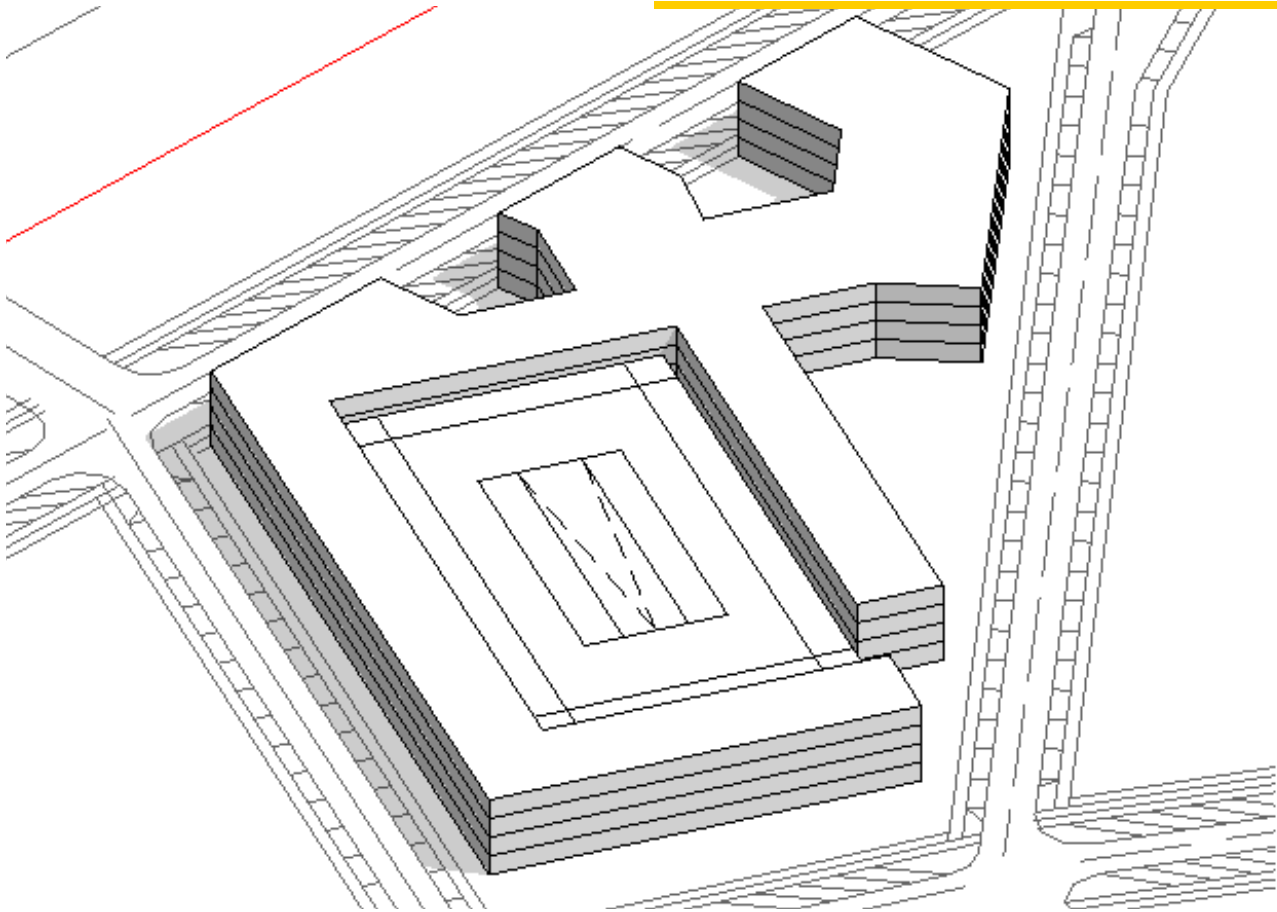




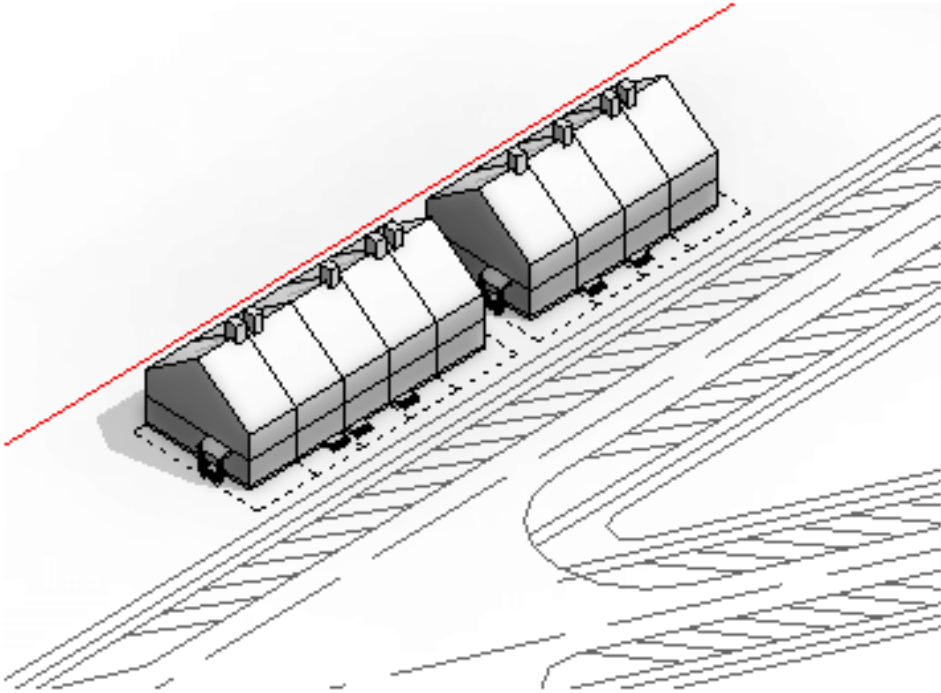
# MASTIC BEACH



## MULTI FAMILY W/PARKING DECK



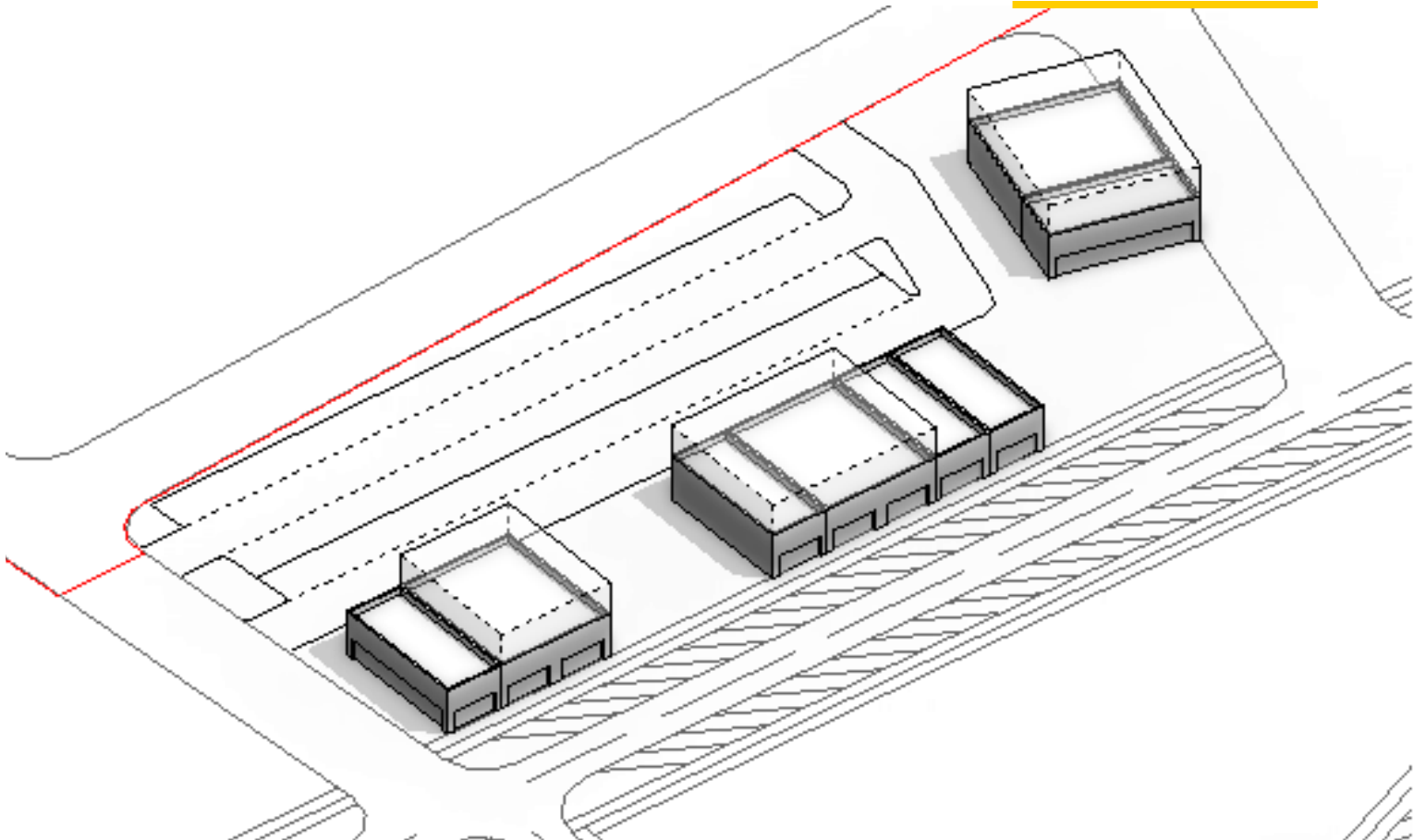






# MASTIC BEACH

# COMMERCIAL





# PLACEMAKING

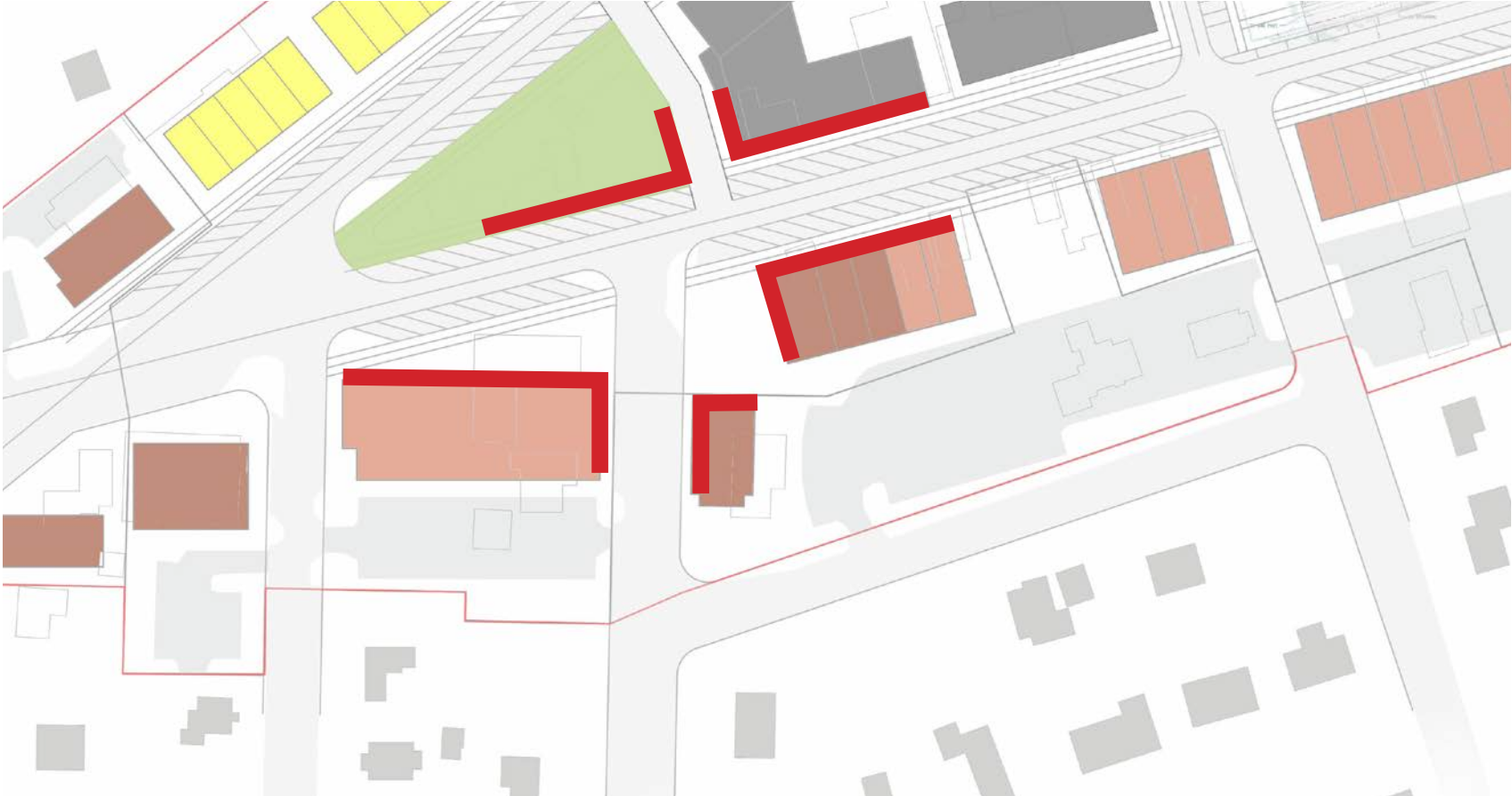


# MASTIC BEACH

## CIVIC ENTRANCE



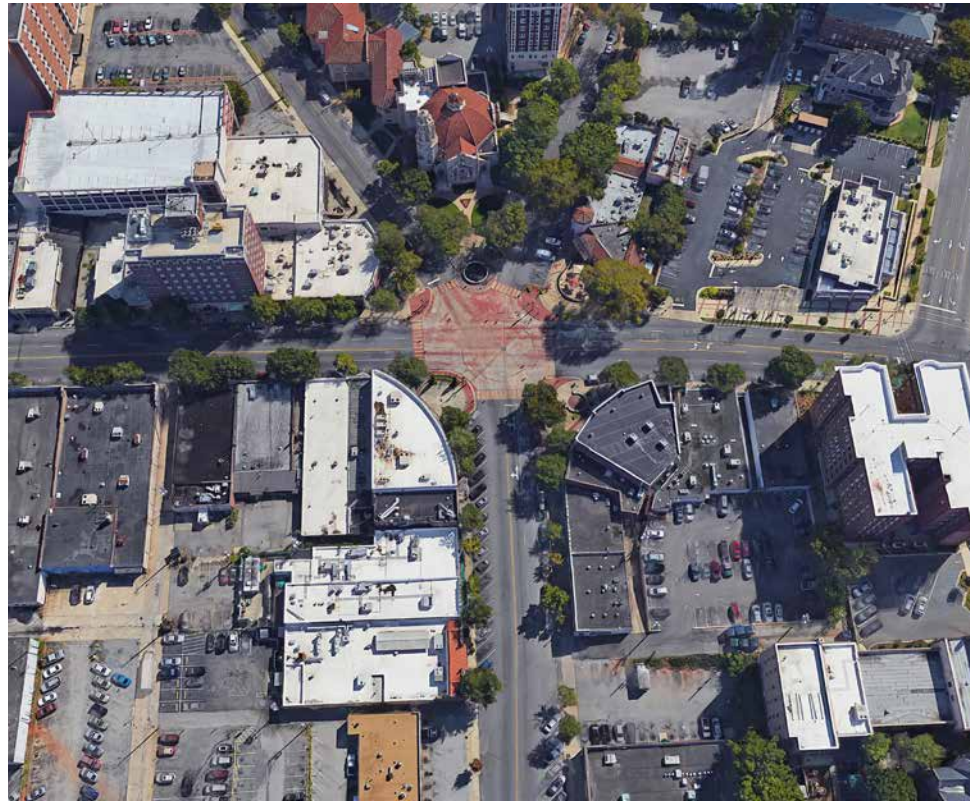






# MASTIC BEACH

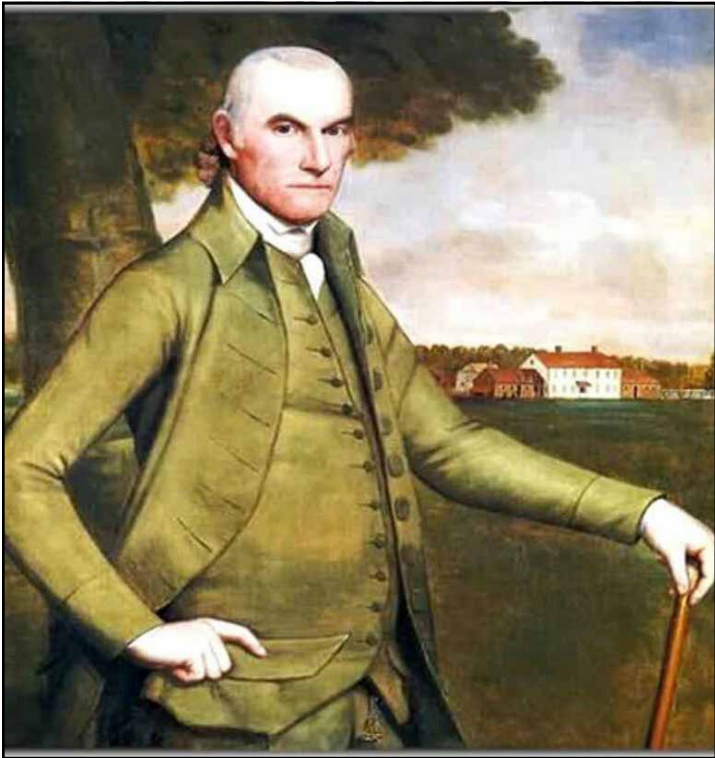
# RETAIL CENTER



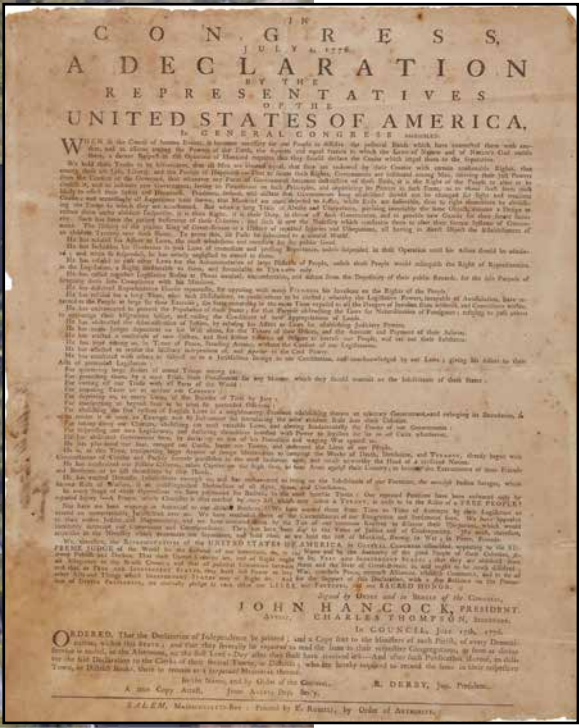


# MASTIC BEACH

## HISTORIC FIGURES & PLACES TO HONOR HISTORY



WILLIAM FLOYD  
GREEN





HISTORIC WAYFINDING AND STORYTELLING





STORYTELLING AND PLACEMAKING INFRASTRUCTURE





**PRECEDENT**

**IMAGES**







# MASTIC BEACH

# MULTI FAMILY





# MASTIC BEACH

# BEACH COMMERCIAL





# MASTIC BEACH

# BEACH COMMERCIAL





# MASTIC BEACH

## CIVIC ENTRANCE





# MASTIC BEACH

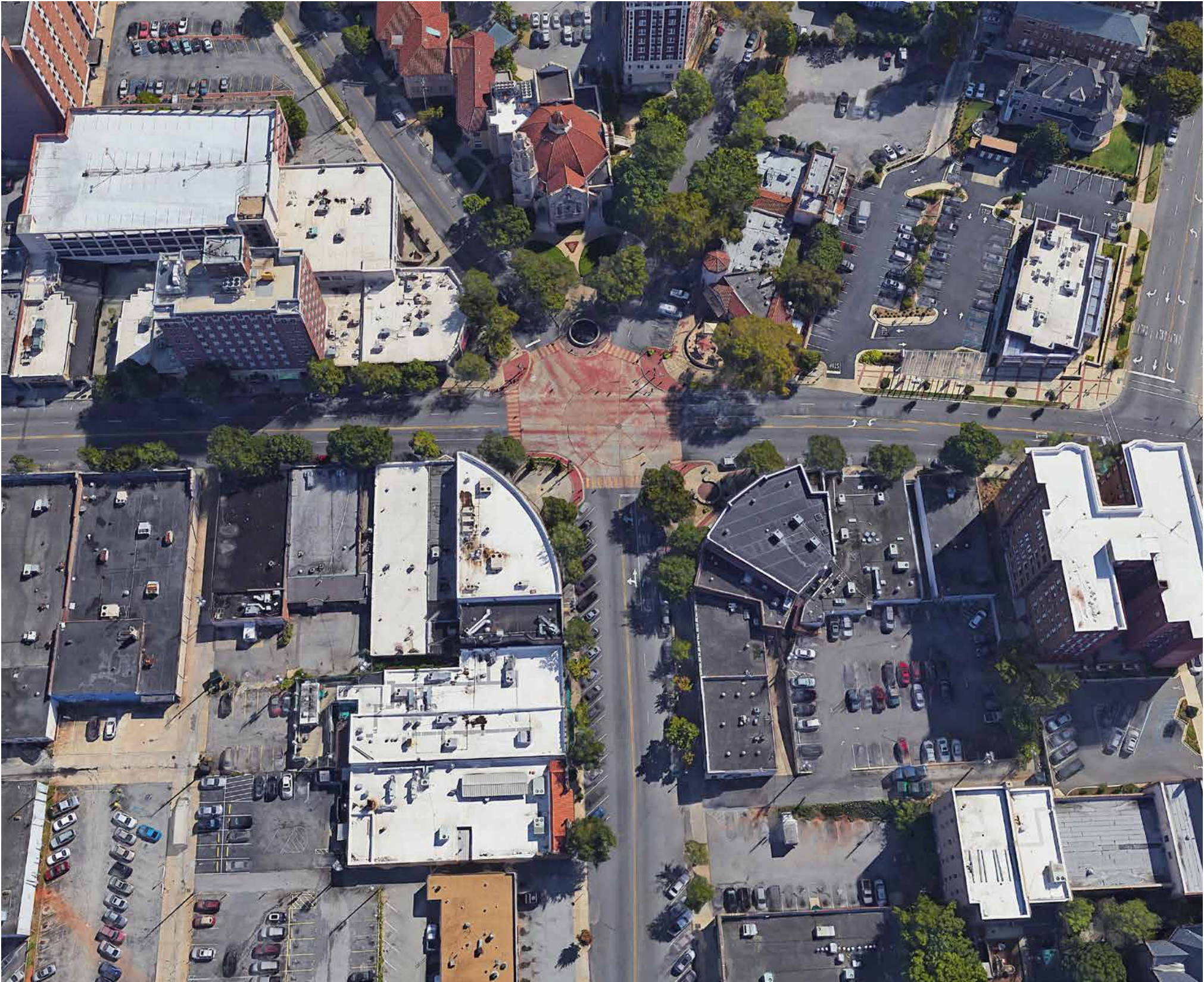
# VIBRANT PLAZA





# MASTIC BEACH

# RETAIL CENTER





**THANK YOU**