



Western Nassau County Technical Assistance Panel

Summary

Who	ULI is the oldest and largest network of cross-disciplinary real estate and land use experts in the world. ULI as a nonprofit research and education organization has set standards of excellence in development practice. Through a Technical Assistance Panel, ULI helps provide expert advice on complex land use and real estate issues.
When/Who	November 7-8, 2017/County staff, elected officials and public input session
Why	Community concerns about the effect of expected growth on West Nassau's character, resources, and quality of life that are valued by residents.
Recommendations	<ol style="list-style-type: none">1. Identify places you want to protect from potential negative impacts of future development.2. Identify where you want to focus growth.3. Determine the ideal character of the places where growth is directed.4. Plan for future schools and other public facilities.5. Consider various options for controlling growth and preserving open spaces.6. Study places that are doing this well and determine best practices.7. Engage the community to solicit broad input for reaching a unified vision.8. Develop joint planning agreements to facilitate better outcomes.9. Plan for growth using ULI's guiding principles: preserve and protect natural systems; be prepared for the growth that is coming; recognize the economic value; embrace unique character; use market-based incentives; engage everyone; create and sustain beautiful places; and put people first.

Conclusion: While development is knocking at Western Nassau's door, there is time to get ahead of the curve and follow a plan that contains development to appropriate areas, while maintaining the character in others. Doing nothing, however, will assure that development comes without restraint.