

## **APPENDIX G**

### **Build-Out Scenario, Green Acres Mall, Proposed Action**

# GREEN ACRES

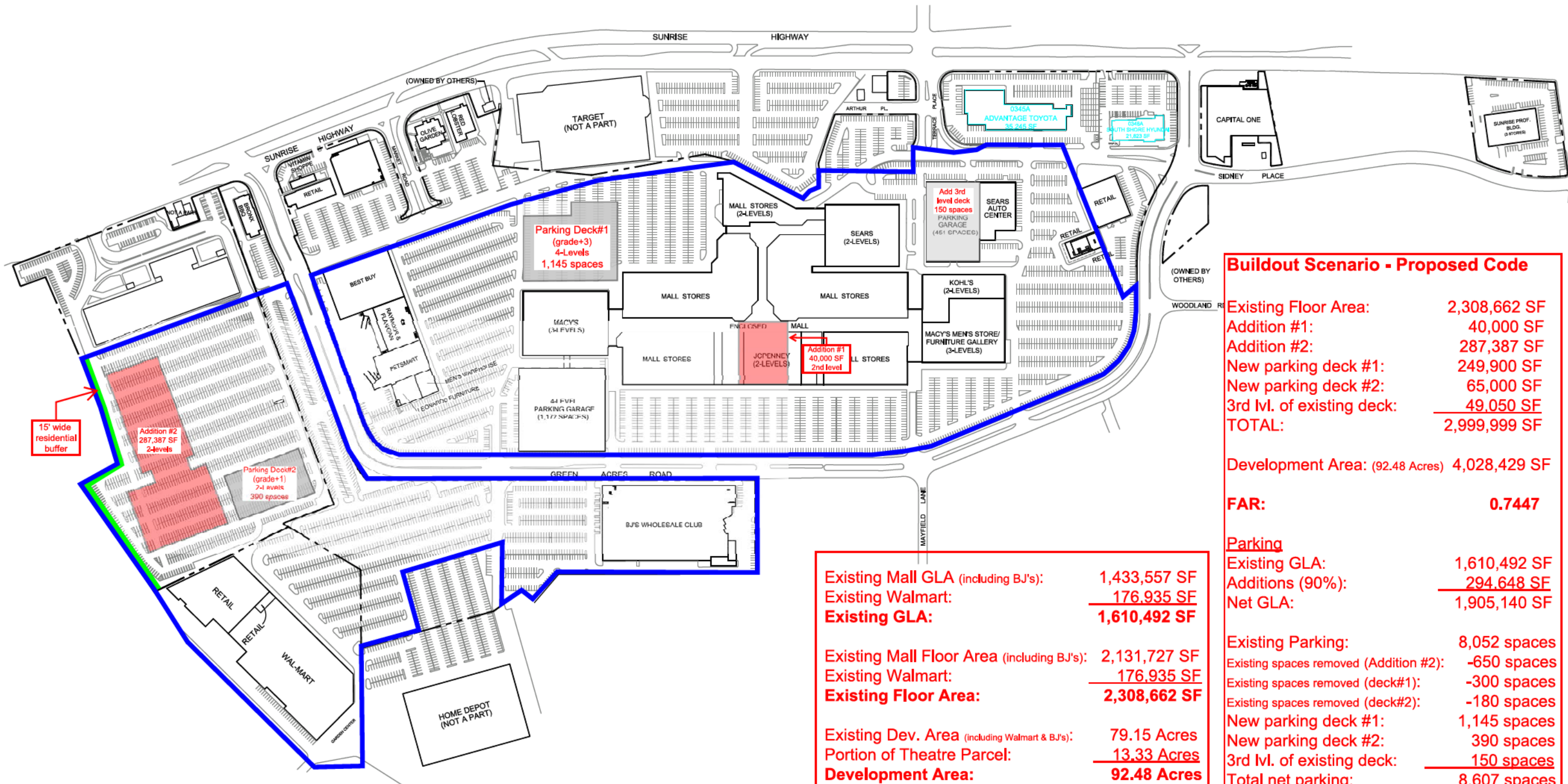
Mall Address:

**GREEN ACRES MALL**  
 2034 Green Acres Mall  
 Sunrise Highway  
 Valley Stream, NY 11581  
 Phone: (516) 561-1157  
 Fax: (516) ???-????

For Leasing  
 Information Contact:

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### Buildout Scenario - Proposed Code

Existing Floor Area:	2,308,662 SF
Addition #1:	40,000 SF
Addition #2:	287,387 SF
New parking deck #1:	249,900 SF
New parking deck #2:	65,000 SF
3rd lvl. of existing deck:	49,050 SF
<b>TOTAL:</b>	<b>2,999,999 SF</b>

Development Area: (92.48 Acres) 4,028,429 SF

**FAR: 0.7447**

<b>Parking</b>	
Existing GLA:	1,610,492 SF
Additions (90%):	294,648 SF
<b>Net GLA:</b>	<b>1,905,140 SF</b>

Existing Parking:	8,052 spaces
Existing spaces removed (Addition #2):	-650 spaces
Existing spaces removed (deck#1):	-300 spaces
Existing spaces removed (deck#2):	-180 spaces
New parking deck #1:	1,145 spaces
New parking deck #2:	390 spaces
3rd lvl. of existing deck:	150 spaces
<b>Total net parking:</b>	<b>8,607 spaces</b>

**New Parking Ratio: 4.5/1,000 SF**

Assumed Development Area (92.48 Acres)

Existing Mall GLA (including BJ's):	1,433,557 SF
Existing Walmart:	176,935 SF
<b>Existing GLA:</b>	<b>1,610,492 SF</b>
Existing Mall Floor Area (including BJ's):	2,131,727 SF
Existing Walmart:	176,935 SF
<b>Existing Floor Area:</b>	<b>2,308,662 SF</b>
Existing Dev. Area (including Walmart & BJ's):	79.15 Acres
Portion of Theatre Parcel:	13.33 Acres
<b>Development Area:</b>	<b>92.48 Acres</b>
Existing Mall Parking (including BJ's):	6,156 spaces
Existing Walmart Parking:	236 spaces
Existing Theatre Parking:	1,660 spaces
<b>Existing Parking:</b>	<b>8,052 spaces</b>

**Note:** Base mapping is prepared (or provided) by Macerich dated 08/21/13. Buildout scenario illustration is prepared by Nelson, Pope & Voorhis for purposes of SEQRA analysis only.

Note:  
 This is a schematic plan only  
 intended to show the general layout  
 of the shopping center or part  
 thereof. This plan is not to be scaled.

LAST UPDATED: 08-21-13  
 BY: CMR



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## SITE PLAN

