



CAMBRIDGE
SYSTEMATICS

Think  Forward

Committee Meeting #2

presented to

*Nanuet TOD Advisory Committee,
Town of Clarkstown*

presented by

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Agenda

- Project Status Update – 10 min.
- Property/Business Owner Interviews – 20 min.
- Future Land Use and Market Analysis – 20 min.
- Public Workshop – 10 min.
- TOD Boundary Area Review – 10 min.
- Goals and Principles Development – 45 min.
- Next Steps – 5 min.

Project Status Update

What have we been up to?

- NYSERDA Project Execution Plan
- Existing Conditions Report
- Opportunities and Constraints Assessment
- Complete Streets Workshop and Walking Audit
- Property/Business Owner Interviews

What will we be doing over the next 6 weeks?

- Complete Opportunities & Constraints Assessment
- Prepare Future Land Use and Market Analysis
- Finalize Property/Business Owner Interviews
- Prepare Draft TOD Development Goals and Principles Report
- Conduct Public Meeting #1 (Workshop)

Property/Business Owner Interviews

What Interviewees Stated

- The speed limit should be 25 MPH like Pearl River
- The crosswalks are poorly marked and should have “must stop” signs in them
- Downtown needs:
 - » Attractive and consistent signs, awnings, design standards
 - » Planters, trees, benches, landscaping, lampposts, etc.
 - » Right mix of uses and businesses
 - » Green space
- Train stop:
 - » Needs to be made more attractive
 - » Is surrounded by wrong uses; mixed-use residential and commercial make more sense
 - » Should not be moved (1 opined it should be moved closer to Shops)

What Interviewees Stated (cont.)

- Telephone poles and electrical wires are eyesores
- Drainage issue around old firehouse needs to be fixed if that area is developed
- Parking is a problem. Potential solutions include:
 - » Metered parking
 - » Maximize rear parking if properties have it
 - » Require business owners to park in rear (if available) or in MTA lot (cost exempt)
 - » Improve Main Street signage to indicate location of available parking
 - » Repaint existing parking spots to be smaller to create more of them

What Interviewees Stated (cont.)

- Bigger setback requirements for new structures – more sidewalk space
- Close Main Street / Middletown Road on Sundays for farmers' market, street fair, bike-ped activities, etc.
- Repurpose old firehouse and Post Office
- Include some type of commercial element into train stop
- Develop empty lot across from Nanuet Hotel
- Create a nice welcome to Nanuet south of TOD zone
- Establish design guidelines for TOD zone businesses
- Create secondary road to Shops (beside Post Office)
- 2-4 story mixed use development around train station and as infill

Relationship between Shops & Downtown

Interviewees stated that the Shops / Mall South are assets to Downtown that need to be better leveraged:

- Open up west side of Mall South to create access between Shops and Downtown
- Allow parking at Shops / Mall South for Downtown visitors
- Run shuttle between Downtown and Shops on weekends
- Rezone Shops / Mall South to allow for residential uses
- Add a covered walkway between Downtown and Shops
- Improve sidewalks, parking and signage between Downtown and Shops

Attraction of New Residents & Businesses

Incentives

- » Good transit assets – access to highways and train
- » With seven insurance businesses, capitalize on insurance hub
- » Organize business owners to collectively improve businesses
- » Marketing campaign to highlight benefits of Nanuet
- » Zoning – if developer does X, can do Y (build at higher density)
- » Tax breaks to new businesses or ones that make improvements
- » Beautiful Downtown

Attraction of New Residents & Businesses

➤ Disincentives

- » High property taxes are driving away residents and business owners
- » Perceptions of tax hikes prevent structure improvements
- » Non-entrepreneurial, traditional ('hand me down') mentalities
- » Lack of proper demographics – one interviewee would open a coffee shop but doesn't believe it would get enough patronage
- » Absentee landowners who aren't invested in Downtown
- » Minimum residential parking requirements are too high – prevents additional development
- » Lack of parking / knowledge of parking

Future Land Use and Market Analysis

What analyses are we performing?

- Types and intensities of land use development options (comparative analysis)
- Potential infrastructure improvements
- Parking – shared or reduced parking requirements
- Analysis of occupancy rate of existing commercial and residential
- Assessment of regional development trends and projections to support TOD infrastructure
- Assessment of maximum carry capacity

Comparative Analysis

Proposed Sites

- Spring Valley, NY
- Pearl River, NY
- Ridgewood, NJ
- Park Ridge, NJ
- Nyack, NY
- Suffern, NY
- Tarrytown, NY

Proposed Metrics

- Components of TOD (esque) Zoning
- Transit travel time to NYC and Westchester
- Walkability Score
- Parking
- Residential Density (units/acre)
- Owner vs. Rental Occupancy
- Monthly Rental Cost

Public Workshop

Public Workshop

➤ Proposed Dates:

- » Monday November 14th
- » Wednesday November 16th

➤ Workshop Goals

- » Introduce project to the public
- » Review observed existing conditions and market assessment
- » Present and discuss proposed TOD Boundary Area Map
- » Consensus on Goals, Principles, and Vision for the Nanuet TOD Area
- » Discuss next steps and opportunities for continued involvement

Public Workshop - Agenda

Presentation:

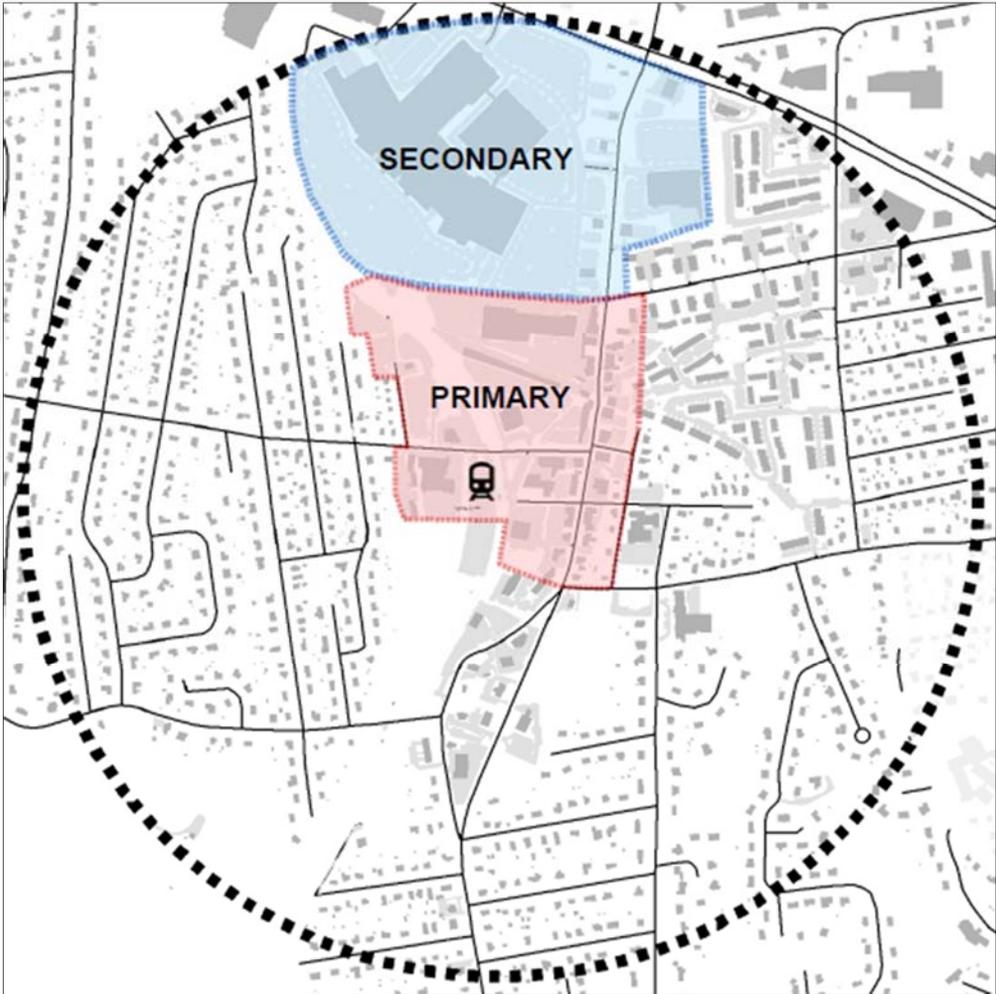
- Project Overview
 - » Project team
 - » Goals and objectives
 - » Timeline
- Existing Conditions
- Market Assessment

Interactive Workshop:

- Previous work efforts and outcomes
- Nanuet TOD Goals & Principles Development
 - » Public infrastructure
 - » Zoning
- Revised Vision Statement
- TOD Boundary Map

TOD Boundary Area Review

TOD Plan Boundary



LEED Smart Location and Linkage

➤ The area within the TOD Plan Boundary meets the following:

Prerequisite	About	Nanuet TOD
Smart Location	To encourage development within and near existing communities and public transit infrastructure.	Prerequisite met - TOD area is centered around the Nanuet train station, and TOD plans would improve multi-modal connectivity.
Imperiled Species & Ecological Communities Conservation	To conserve imperiled species and ecological communities.	Prerequisite met - TOD area does not impact any ecologically sensitive areas.
Wetland & Water Body Conservation	To preserve water quality, natural hydrology, habitat, and biodiversity through conservation of wetlands and water bodies.	Prerequisite met – TOD area does not impact any wetlands or bodies of water; southern TOD boundary preserves existing wetlands.
Agricultural Land Conservation	To preserve irreplaceable agricultural resources by protecting prime and unique soils on farmland and forestland from development.	Prerequisite met - TOD area has been confined exclusively to areas currently zoned LIO, HC or C and does not impact any agricultural land.
Floodplain Avoidance	To protect life and property, promote open space and habitat conservation, and enhance water quality and natural hydrological systems.	Prerequisite met - TOD area does not impact any existing floodplains and southern TOD boundary preserves existing hydrological systems.

LEED Neighborhood Pattern and Development

➤ The area within the TOD Plan Boundary meets the following:

Prerequisite	About	Nanuet TOD
<i>Walkable Streets</i>	To promote walking by providing safe, appealing, and comfortable street environments that reduce pedestrian injuries and promote daily physical activity.	Prerequisite met – TOD area is located within a walkable hamlet center with pedestrian infrastructure. TOD Plan would improve connectivity for all active transportation users.
<i>Compact Development</i>	To conserve land. To promote livability, walkability, and transportation efficiency, including reduced vehicle distance traveled. To leverage and support transit investments.	Prerequisite met – TOD area is compact, with two- and three-story buildings in a ½ mile radius of the Nanuet train station.
<i>Connected & Open Community</i>	To promote projects that have high levels of internal connectivity and are well connected to the community at large.	Prerequisite met – Existing TOD area has pedestrian infrastructure that connects to mixed uses and numerous amenities. TOD Plan would improve access to existing opportunities.

Goals and Principles Development

What have we learned from
past outreach activities?

Vision

- “Nanuet Hamlet Center will be a hamlet center with a small town feel, focused on the development and vibrancy of its downtown. The center will focus on quality dining and entertainment, as well as communal greenspace all defined by specific design standards. The center will provide a multimodal environment providing safety and accessibility for bicycles and pedestrians and will continue to advocate for uses important to current residents including housing for seniors and young professionals.”

Vision



Vision



Elements

- Main Street
- Community Space or Green Open Space
- Alternative Housing Choices

Concept

- Encouraging the beautification of the Hamlet Center through design standards and requirements will encourage continued development in a manner consistent with the proposed vision. Encouraging transit supportive uses as well as design standards for new, mixed-use developments will ensure the aesthetics of the community as well as quality dining, arts, and entertainment establishments will attract future residents. Applying signage requirements to businesses and placing a welcome sign at South Middletown Road and SR-59 West could help create a cohesive community within the Hamlet Center and establish a unique identity and town feel.

Zoning Strategy

- A variety of opportunities exist to update the town's zoning code that can help attract new businesses, beautify existing buildings, and increase connectivity and accessibility for all travelers.
- Various zoning changes can be made that will help create opportunities better-suited for the community and future development of the Hamlet Center. For example, applying transit supportive zoning to current light industrial office (LIO) parcels will help facilitate denser development that consists of mixed housing and mixed-use development and encourages alternative modes of transportation. Converting solely commercial zones to mixed-use will also help to achieve this. This will help ease congestion for motorists by providing competitive alternatives and will help create a safer and more accessible environment for transit users, bicyclists, and pedestrians.

Considerations

- Design standards and building renovation – develop consistent architectural design standards
- Train station connectivity and accessibility – improve pedestrian connections between Main St. and the train station
- Create “Downtown Nanuet” – promote shops and restaurants to attract visitors and residents. Create theater district, farmers’ markets, etc. Introduce new public spaces and parks
- Transit Oriented Development – catalyst for redevelopment and investment, mixed use development, 2 and 3 story buildings, variety of housing choices

Is this still relevant?
What changes are required?

What are the goals and principles for the Nanuet TOD Plan Area?

Goals

- » Describe the broad direction or desired conditions the residents, landowners, and businesses trying to achieve through the Nanuet TOD Plan.

Principles

- » Describe the traits or qualities the residents, landowners, and businesses considers worthwhile for the Nanuet TOD Plan Area.

What are the goals and principles for the Nanuet TOD Plan Area?

➤ Overarching goal discussed last meeting

Create Transit Oriented Development (TOD)

- » Around new multi-modal transit station
- » Around mixed use infill development
- » Links downtown historic district with new outdoor shopping center
- » Supports a walkable neighborhood
- » Has new workforce housing
- » Encourages public transit use
- » Creates jobs & strengthens local economy

Next Steps – now through end-of-year

- Physical Opportunities and Constraints Assessment
- Future Land Use and Market Analysis
- Property/Business Owner Interviews
- Draft TOD Development Goals and Principles Report
- Public Meeting #1 (Workshop)
- Final TOD Development Goals and Principles Report and TOD Plan Boundary Area Map
- Initial TOD Concept Development