



CAMBRIDGE  
SYSTEMATICS

Think  Forward

# Committee Meeting #1

*presented to*

*Nanuet TOD Advisory Committee,  
Town of Clarkstown*

*presented by*

*Cambridge Systematics, Inc.*

*Christopher Titze*

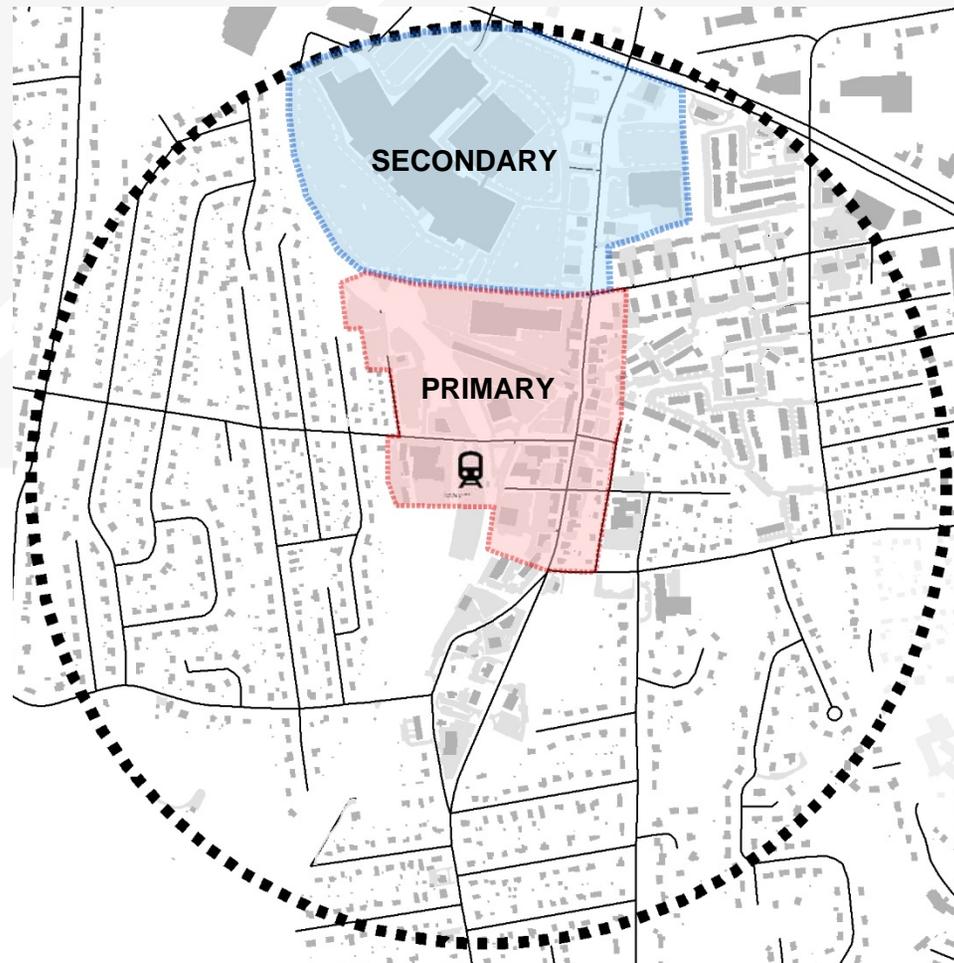
August 5, 2016

# Agenda

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- Physical Opportunities and Constraints
  - » Assumptions
  - » Observations
- Stakeholder Feedback
  - » Who should we contact?
  - » How should we contact them?
  - » What questions should we ask them?
- Future Land Use and Market Analysis

# Study Area



What we've heard in the past.

# Building and Land Infrastructure

- Create “Downtown Nanuet”
  - » Promote shops, restaurants, theater district, farmers’ market, new public spaces, parks, amenities etc. to attract visitors and residents
- Improve “Town feel”
  - » Hamlet needs landscaping, preservation, and building renovation
  - » Reduce setbacks
  - » Encourage “mom and pop” style businesses
- Create consistency in Town Center
  - » Building scale of two- to three- story
  - » Consistent design standards for signage
  - » Consistent street (such as bulb-outs) and building accents (such as window treatments)

# Opportunities

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- Improve unsafe pedestrian crossings
- Add parking availability
- Create road diets to reduce excessive road speed
- Mitigate traffic congestion
- Create more landscaping, preservation, and building renovation standards
- Update outdated commercial signage
- Expand access to senior and affordable housing
- Increase mix of compatible uses and commercial businesses
- Reduce the frequency of power outages

# Constraints

- Traffic congestion:
  - » Numerous entrances to retail establishments
  - » Minimal number of shared boundaries between retail establishments
- Current zoning:
  - » Light industrial Office adjacent to the Hamlet Center and train station constrain possibilities
- Parking:
  - » Spots at Shops of Nanuet are underutilized
- Pedestrian utilization & safety:
  - » High speed limits, old traffic signals, lack of infrastructure, proliferation of inaccessible parking lots managed by different entities

# Physical Opportunities & Constraints

# Physical Opportunities & Constraints Discussion

- How do you feel about Nanuet's built environment?
  - » What is an asset?
  - » What is a liability?
  - » What barriers exists?
- How do you feel about Nanuet's streetscape?
  - » What is its character?
  - » How could it be improved?
  - » What are obstacles to its revitalization?
- Do the land uses feel compatible or in competition?
  - » Would any changes to the land uses / zoning improve Nanuet?
- Physically, what is preventing Nanuet from achieving all of these improvements?

# Physical Opportunities & Constraints

## Next Steps

### ➤ Physical Opportunities and Constraints

- » Visual built environment: document assets and liabilities
- » Streetscape character: document assets, liabilities and related obstacles to revitalization
- » Land use: assess initial compatibility
- » Assumptions and observed opportunities and constraints

### ➤ Overall goals and objectives

- » Create a Transit-Oriented Development:
  - 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

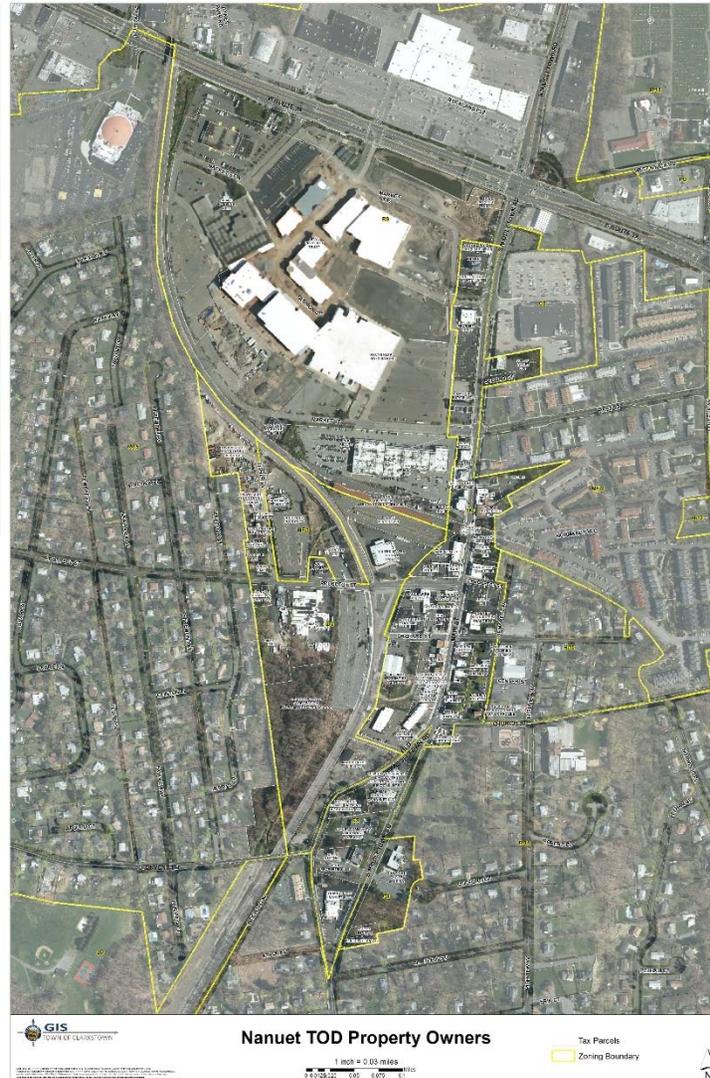
# Stakeholder Feedback

# Who should we contact?

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- Local property and business owners
- Local residents
- Nanuet School District
- Nanuet Mall
- Nanuet Post Office
- Nanuet Civic Association
- Nanuet Chamber of Commerce
- Transport of Rockland (TOR)
- Metropolitan Transportation Authority (MTA)
- New York State Department of Transportation (NYSDOT)

# Local property and business owners?



# Property Owner Survey Objectives

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- Conduct surveys and interviews with at least 15 property owners in TOD Area
- Solicit input on development of TOD Plan
- Solicit input on future property uses in TOD Area
- Deliver a Property Owner Feedback Summary Report
  - » Interview scripts
  - » Survey summaries
  - » Written summary of all property owner feedback

# How should we contact these individuals?

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- Forms of communication:
  - » **Phone surveys**
  - » Mail surveys
  - » Email surveys
  - » **Schedule in-person surveys / interviews**
  - » Social media surveys – Facebook & Twitter
  - » Focus groups
- Lead communicators/participants:
  - » Town of Clarkstown
  - » Consultant Team
  - » Advisory Committee Members
  - » Nanuet Community Leaders

# What questions should we ask?

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- What aspects of Nanuet do you like and dislike?
- How would you like to see Nanuet improved in the future?
- What types of development or uses would you like to see?
- Do you have any plans for redevelopment of your property(ies)?
- What, if anything, is preventing you from improving or redeveloping your property(ies)?
- How can the Town of Clarkstown support you in achieving your improvement or redevelopment objectives?

# Future Land Use and Market Analysis

# Future Land Use and Market Analysis

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- Recommendations for the types and intensities of land use development that could be supported
- Maps and narrative explanation recommended land uses
- Planned infrastructure improvements;
- Shared parking concepts and/or potential reductions in parking requirements;
- Analysis of the occupancy rates of existing commercial, office and residential, and other developed space
- Assessment of regional development trends and projections to support TOD infrastructure
- Assessment of the maximum carry capacity (build-out analysis) based on planned TOD infrastructure improvements.

# Next Steps

- Reach out to property and business owners (August and September)
  - » Owners will be introduced to the project and requested to participate in a survey with interview questions
  - » This will occur before the first public meeting
- Participation in the Complete Streets Training (September)
- Hold public meetings (September or October)
  - » Various public meetings (approximately 4) will be held to:
    - Introduce the project to the public
    - Present draft ideas
    - Solicit ideas and suggestions
  - » Residents will be notified via:
    - Mailings
    - Postings on Town website
    - Press release
    - Printed materials around project area