

Northeast Ramapo Strategic Plan (2019)

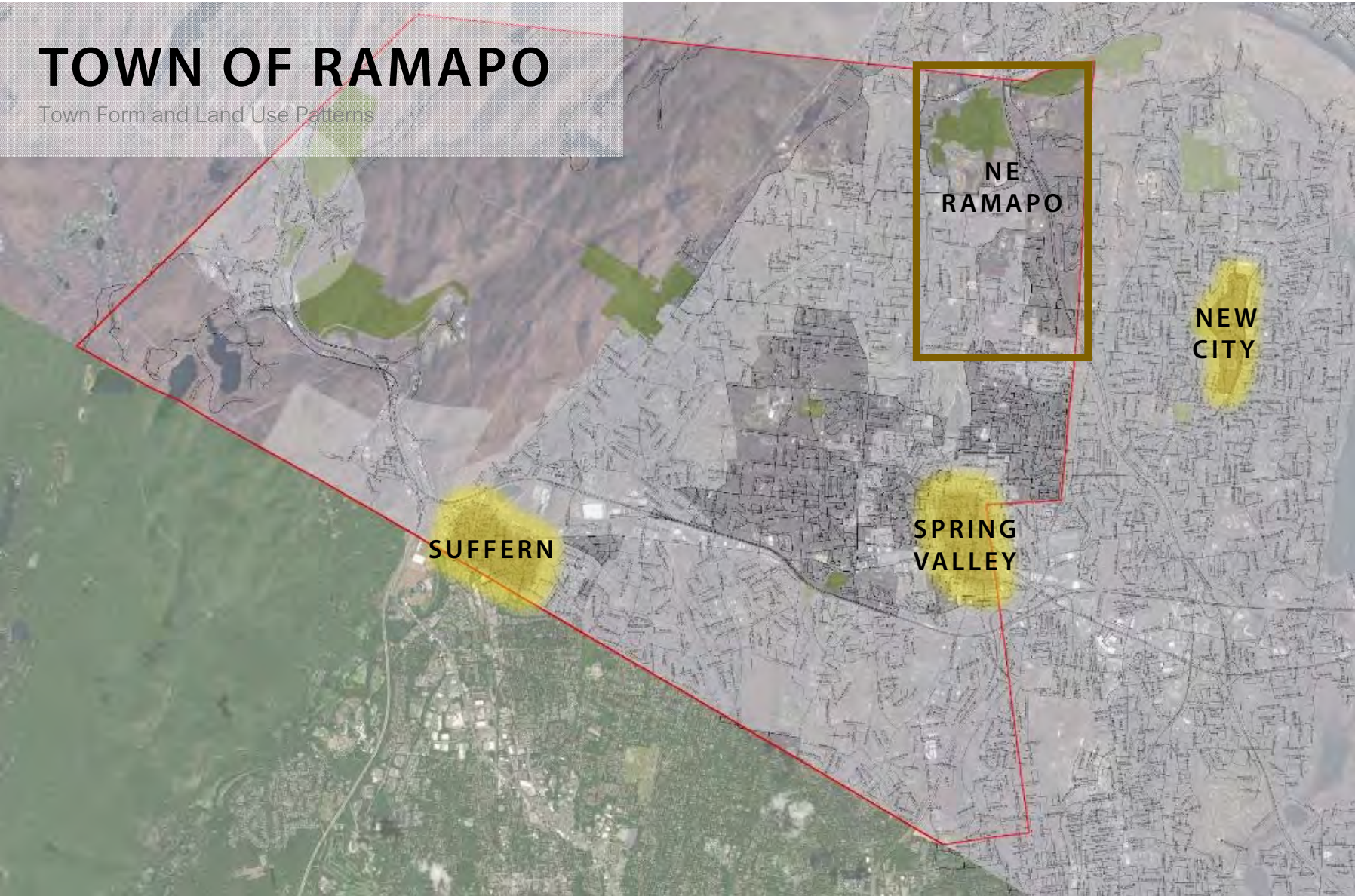


Welcome!

Laberge Group: Planning
Dover, Kohl & Partners: Design

TOWN OF RAMAPO

Town Form and Land Use Patterns



NE
RAMAPO

NEW
CITY

SUFFERN

SPRING
VALLEY

CHARRETTE WEEK SCHEDULE

1

Kick-off & Hands-on Design Session

Tuesday, November 27 | 6 pm to 9 pm

2

Open Design Studio

Wednesday to Friday, November 28 – 30 | 10 am to 6 pm

3

Open House

Thursday, November 29 | 6 pm to 8 pm

4

Work-in-Progress Presentation

Wednesday, December 19 | 6 pm

PROJECT TIMELINE



**CHARRETTE
WEEK**

NOV 27 - 30



**WORK-IN-PROGRESS
PRESENTATION
DECEMBER 19**



**DRAFTING
THE PLAN &
CODE**



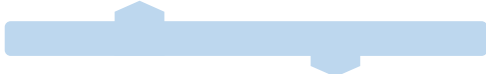
**PRESENTATION
OF THE
PLAN & CODE**

EARLY 2019



**PLAN
REVISIONS**

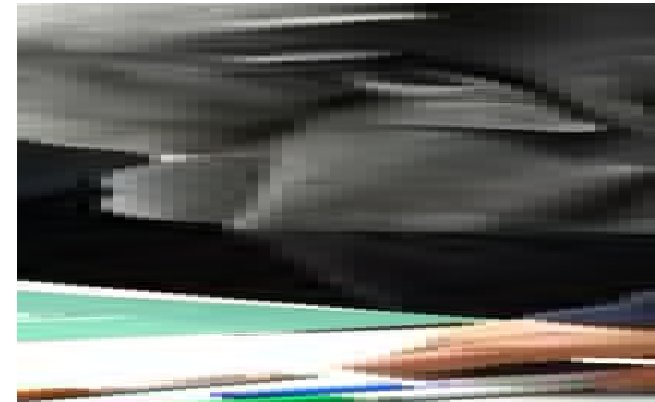
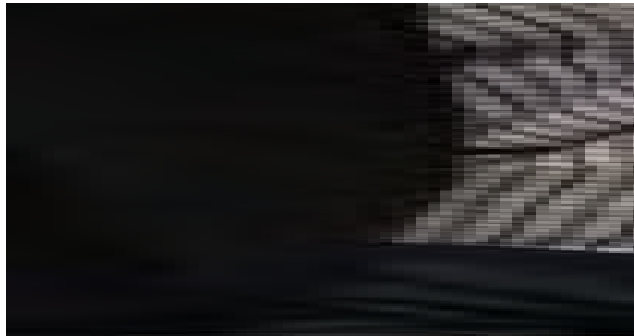
**APPROVAL
PROCESS
SPRING 2019**



**PLAN
ADOPTED**



TUESDAY: 50+ PEOPLE



OPEN STUDIO: 155+ PEOPLE



OPEN STUDIO: 155+ PEOPLE



MEETINGS



MEETINGS



MEETINGS

TOWN STAFF AND OFFICIALS

VILLAGE STAFF AND OFFICIALS

PUBLIC TRANSIT PROVIDERS

EDUCATORS

SCHOOL SUPERINTENDENTS

BUS PROVIDERS

BIKE ADVOCATES

INFRASTRUCTURE PROVIDERS

LAND OWNERS

RELIGIOUS INSTITUTIONS

RENTERS

DEVELOPERS

RECREATION DEPARTMENTS

STEERING COMMITTEE

TRAIL HIKERS

LOCAL CHURCHES



273

STUDIO VISITORS

EVENT PARTICIPANTS

STAKEHOLDER MEETINGS

CONVERSATIONS ON-SITE

WHAT WE HEARD (CONSENSUS ITEMS)



INTRO TO EXERCISES

One Word Card

ONE WORD that comes to mind
about **Northeast Ramapo:**

NOW: _____

IN THE FUTURE:

(in my vision)

One word about Northeast Ramapo **NOW**



One word about Northeast Ramapo **In the Future**



BIG 5 IDEAS

- **Preserve and protect natural lands**

Promote environmental sustainability. Lands bought for protection should be protected. Protect the aquifer (water quality and quantity). Mitigation fees for parks & preservation. Wellhead protection. Protect endangered species.

Electric

recharge stations. New waterbody buffers. Large-lot zoning on sensitive areas (like aquifer lenses).

- **Improve traffic circulation (or, at least, don't make it worse)**

Enhance the auto-mobility of the commuting network. Investigate Express Buses (Monsey to New Square to 202). Traffic calming and road narrowing. Don't repeat the mistakes of Monsey. Consider emergency response times in all development decisions. Complete the streets. Widen 45, 59 & 306 with boulevards. Turn lanes at major intersections.

- **Create local Main Street centers that add jobs & "rateables"**

Build only on select locations away from residential. Increase the town's tax base (the "rateables") to ease property tax burden. New development should create full communities in which people don't need to drive everywhere.

- **Affordable and complete new neighborhoods for everyone**

Build well. New development should create complete communities. Add missing housing types that can accommodate

the senior population with dignity. Sidewalks, street trees at key locations. Bike and walk trails. Update the development

code and approvals process. Continue to add one tree required on every front yard. Build to walk to schools.

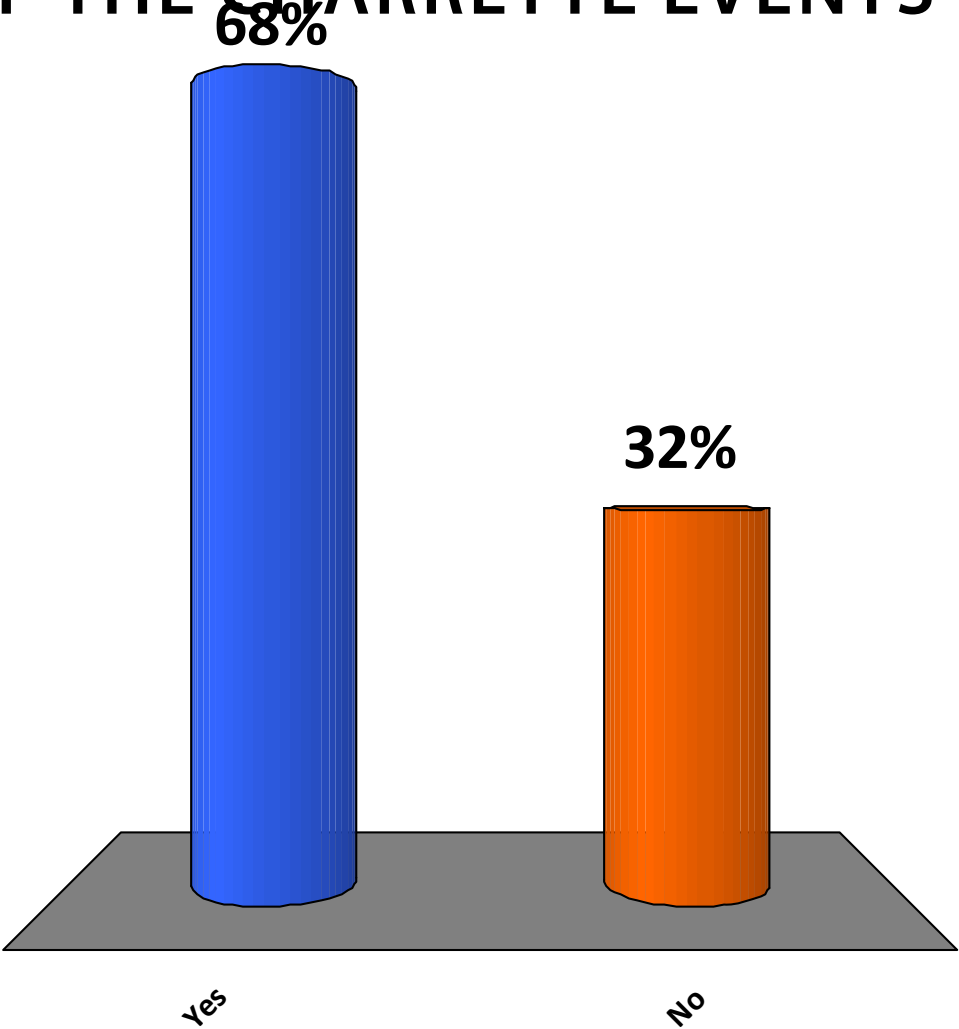
Add needed public facilities such as libraries, trails, small parks

KEYPAD POLLING



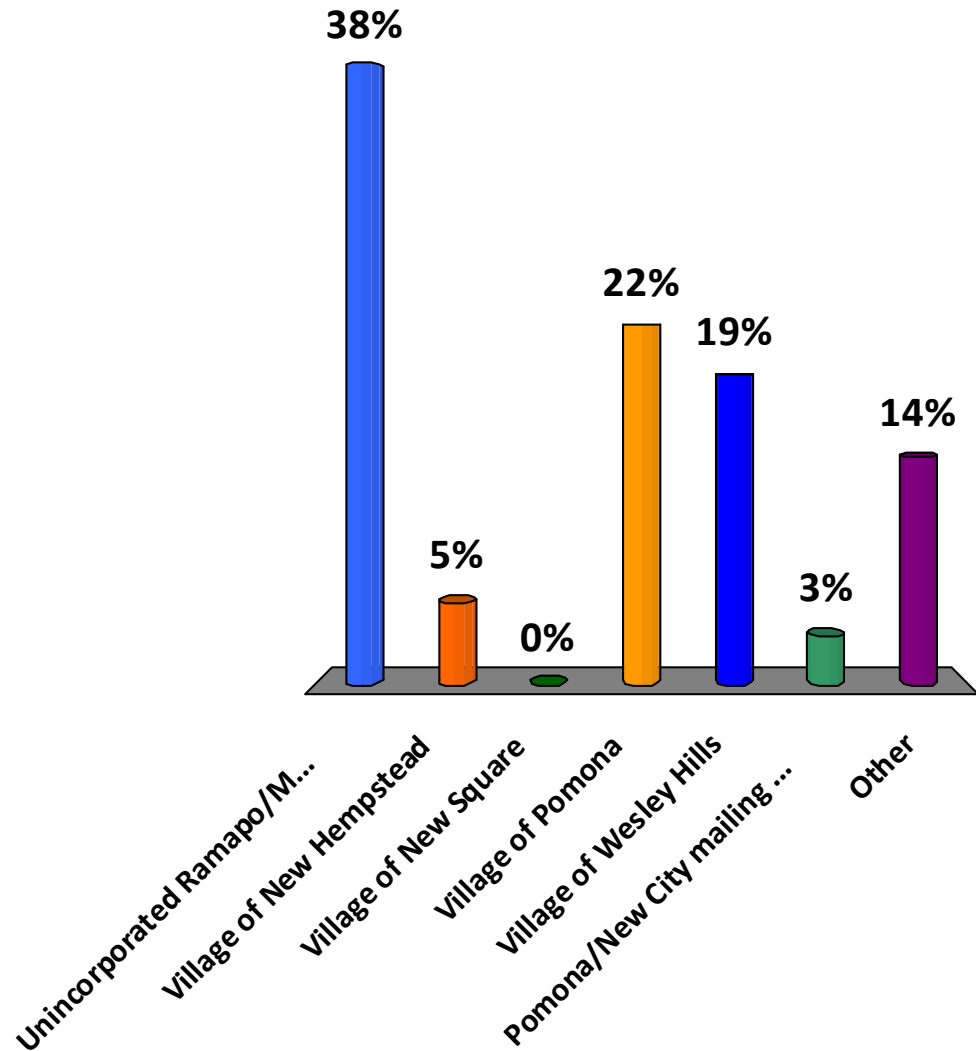
DID YOU ATTEND ANY OF THE CHARRETTE EVENTS THIS WEEK?

- 1. Yes
- 2. No



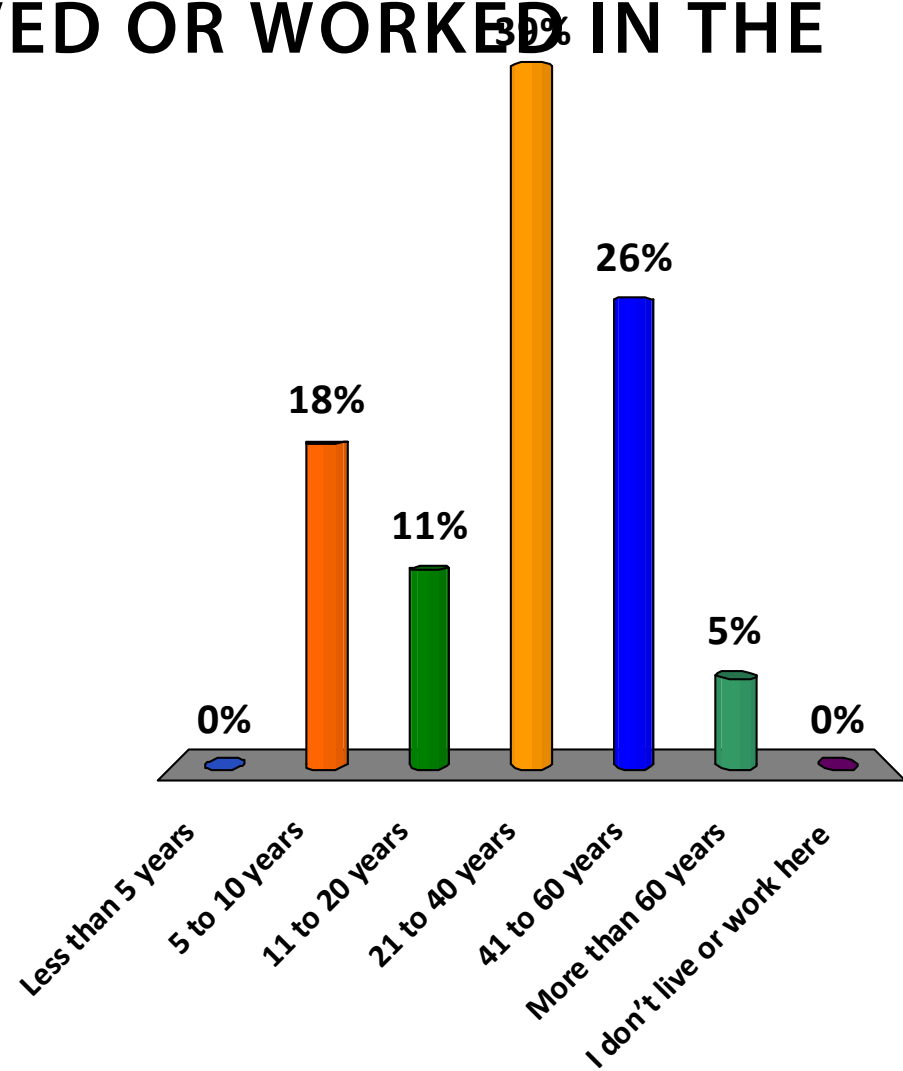
WHERE DO YOU LIVE?

1. Unincorporated
Ramapo/Monsey/Hillcrest
2. Village of New Hempstead
3. Village of New Square
4. Village of Pomona
5. Village of Wesley Hills
6. Pomona/New City mailing
address outside of village
7. Other



HOW LONG HAVE YOU LIVED OR WORKED IN THE AREA?

1. Less than 5 years
2. 5 to 10 years
3. 11 to 20 years
4. 21 to 40 years
5. 41 to 60 years
6. More than 60 years
7. I don't live or work here



PRESERVE AND PROTECT NATURAL LANDS

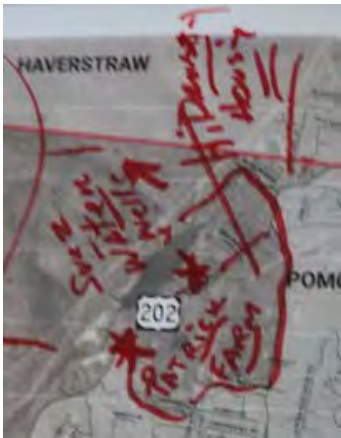


TABLE 4 BIG IDEAS

- 1 Increase density / development in Spring Hill + Site 29 Range NE. Preserve open
- 2 Skyline Area coop - share with property who provide it would be kept open space - (Town 202)

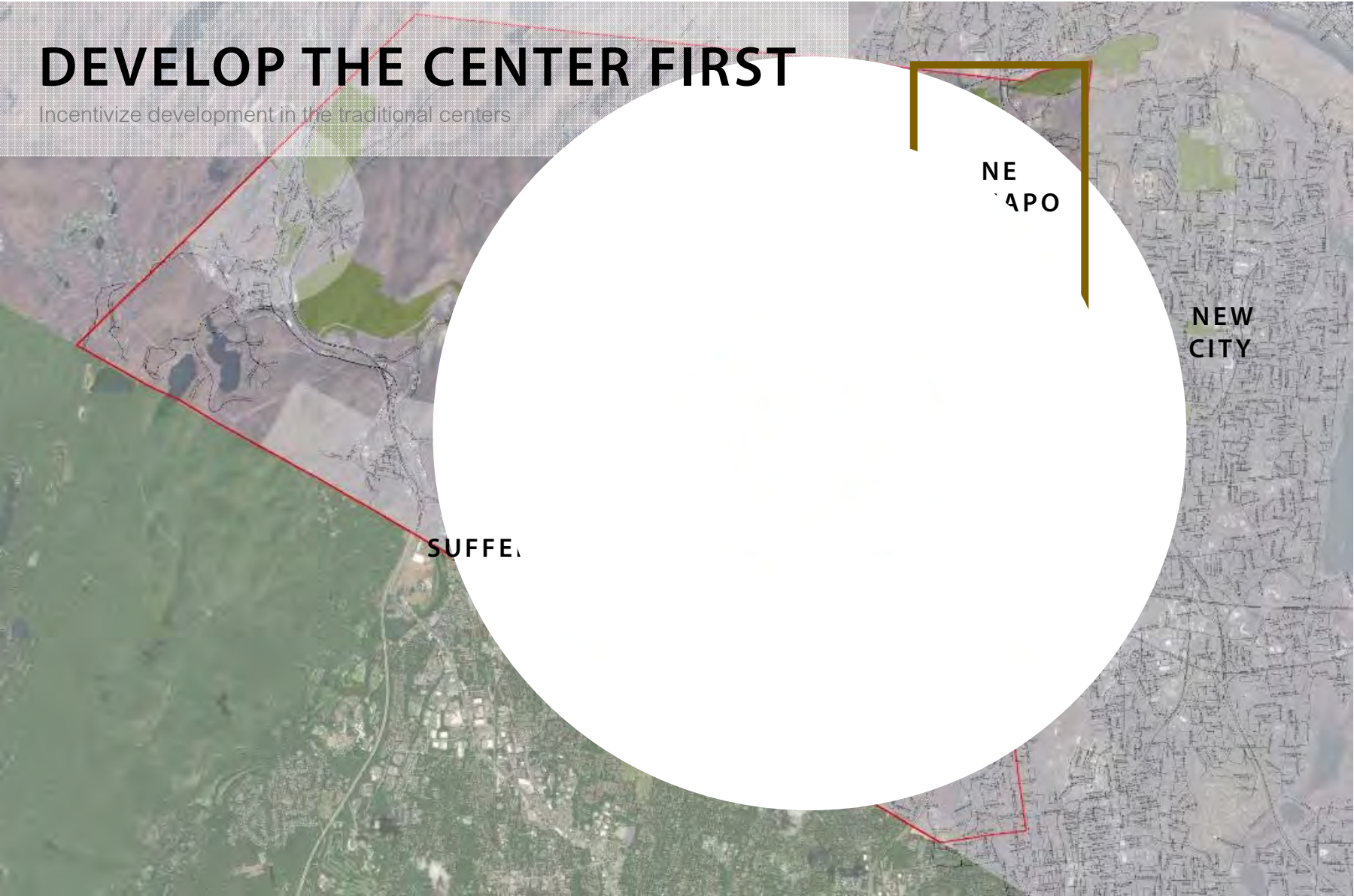


2 PROTECTING ENVIRONMENTAL RESOURCES -> WATER!



DEVELOP THE CENTER FIRST

Incentivize development in the traditional centers



SUFFER

NE
APO

NEW
CITY

INCENTIVIZE GROWTH IN THE CENTER (NOT HERE)

- **Focus on “in town” mixed-use areas outside or North East Ramapo**
Work to incentivize development along major corridors in historic centers. Retrofit greying strip malls, greyfields and brownfields. Encourage “infill” in blighted areas.
- **Build Transit-Oriented Development on rail lines**
Public investment in rail will lead to private investment. Create a single TOD zoning district. Reduce parking requirements and increase FAR allowances. Invest in public art.
- **Update the zoning and building codes and land development regulations**
Adopt building codes that allow for the rehab and re-use of historic buildings. Create “one shop stops” for development. Reduce fees for development in centers.
- **Create public-private partnerships in historic centers**
Invest in infrastructure and amenities using Public Improvement Districts, Downtown Development Authorities, Tax Increment Financing.

UPDATE PROTECTION REGS & INVEST IN PRESERVATION

- **Require environmentally-friendly design**

Light-imprint. Green infrastructure. Solar orientation.

- **Create zones with environmental overlays**

Add wellhead protection areas, increase wetland buffers on streams and waterbodies. Decrease lot coverage. Increase buffer standards both residential and commercial. Water quality and quantity monitoring.

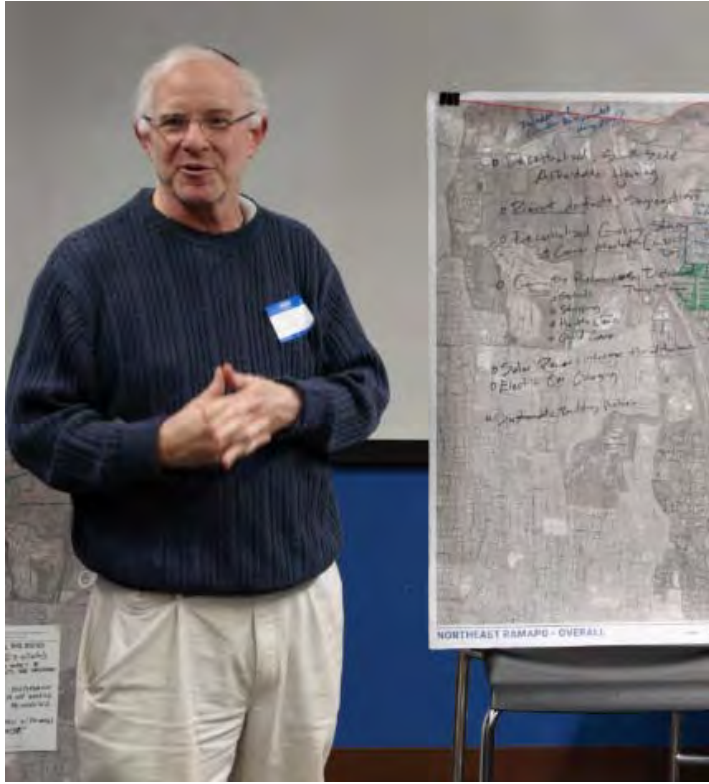
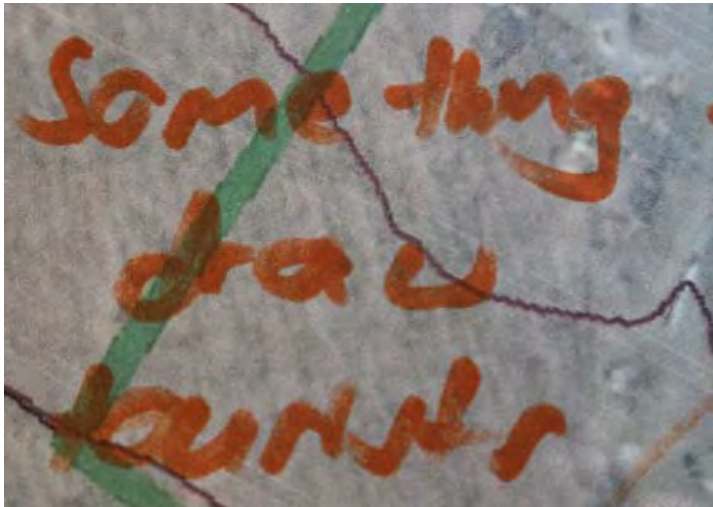
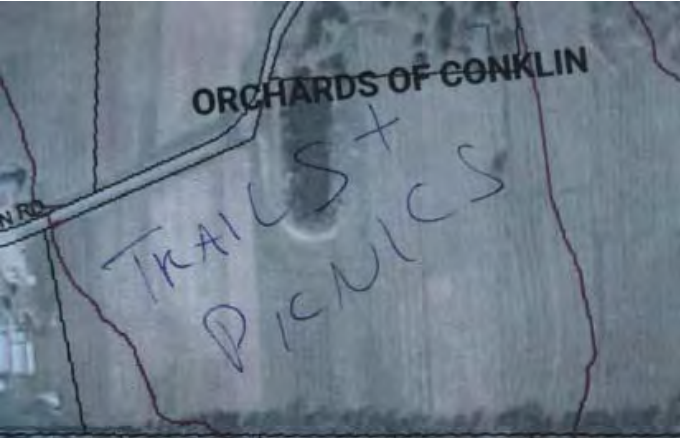
- **Increase environmental performance of open spaces**

Plant natural species that encourage pollinators. Remove invasive and exotic species.

- **Fund preservation using bonding and mitigation fees**

Borrow in order to preserve lands. Link new development to increased preservation.

ADD NEEDED PUBLIC FACILITIES: SCHOOLS, LIBRARY, TRAILS, SMALL PARKS



PARKS AND TRAILS

MAKING THE MOST OF MOUNT IVY COUNTY PARK

- Large parcel of protected, county-owned land
- Limited connections and access
- Abandoned rail right-of-way



PARKS AND TRAILS

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PARKS AND TRAILS

CORNER OF PALISADES PARKWAY & RT 202 –
ENTRY TO MOUNT IVY ENVIRONMENTAL PARK (LOOKING NORTH)



PARKS AND TRAILS

CORNER OF PALISADES PARKWAY & RT 202 –
ENTRY TO MOUNT IVY ENVIRONMENTAL PARK (LOOKING SOUTH)



PARKS AND TRAILS

MAKING THE MOST OF MOUNT IVY COUNTY PARK

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- Abandoned rail right-of-way



PARKS AND TRAILS

ENHANCE THE RAIL-TRAIL FOR WALKING AND BIKING



PARKS AND TRAILS

PROVIDE PATHS AND TRAILS TO ENJOY THE PARK





RAIL TRAIL
Existing Conditions



RAIL TRAIL

With Improvements

ORCHARDS OF CONCKLIN



ORCHARDS OF CONCKLIN



ORCHARDS OF CONCKLIN

THE ORCHARD TODAY

- Multi-century history
- Important part of community's culture
- County Owned



ORCHARDS OF CONCKLIN

BROADENING THE ORCHARD'S DRAW



ORCHARDS OF CONCKLIN

Existing Area Behind Market



6 ft

ORCHARDS OF CONCKLIN

Adding New Amenities

Ramapo Cider



IMPROVE TRAFFIC CIRCULATION (OR, AT LEAST, DON'T MAKE IT WORSE)

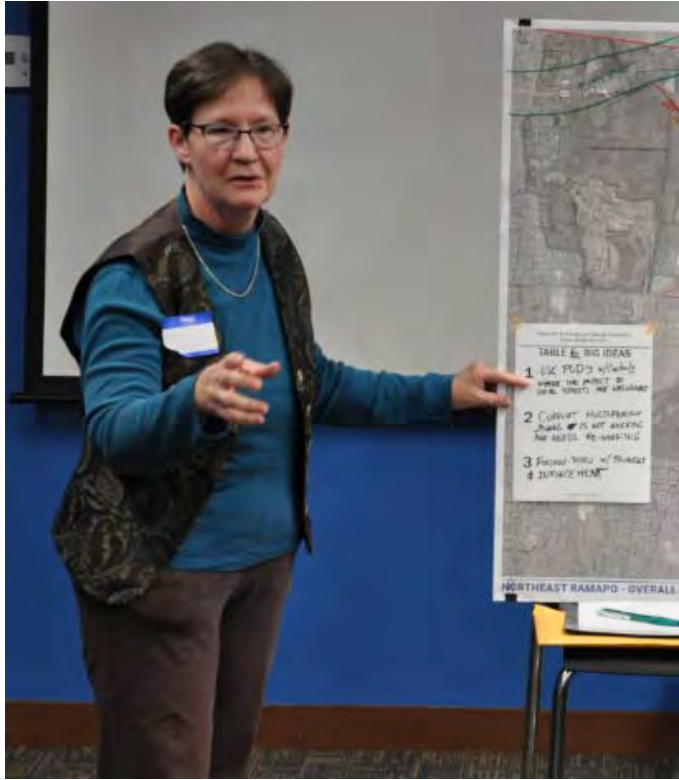
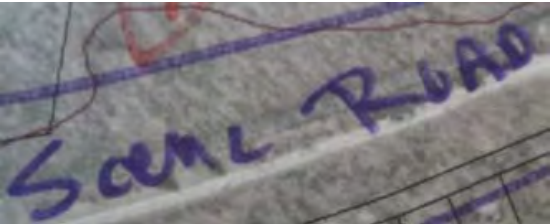
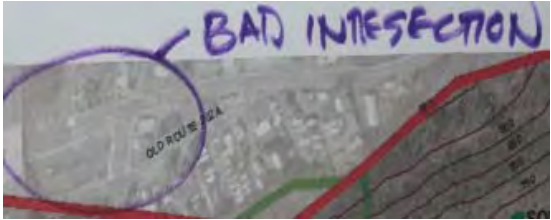
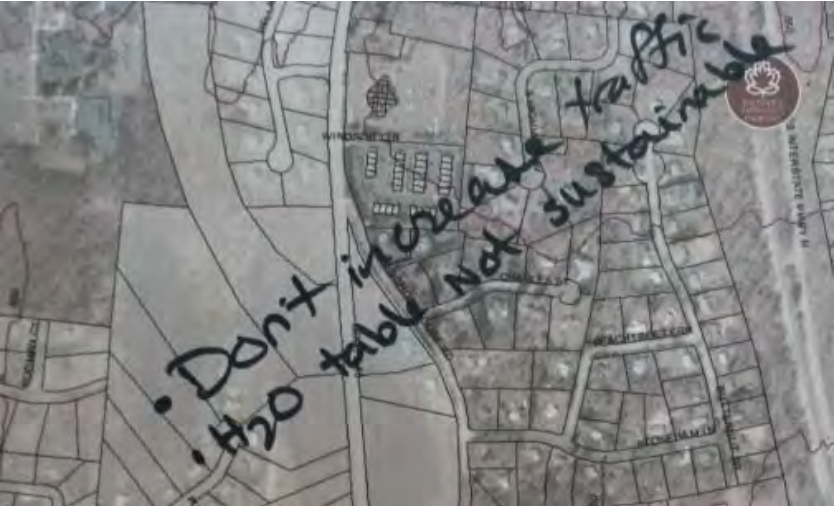
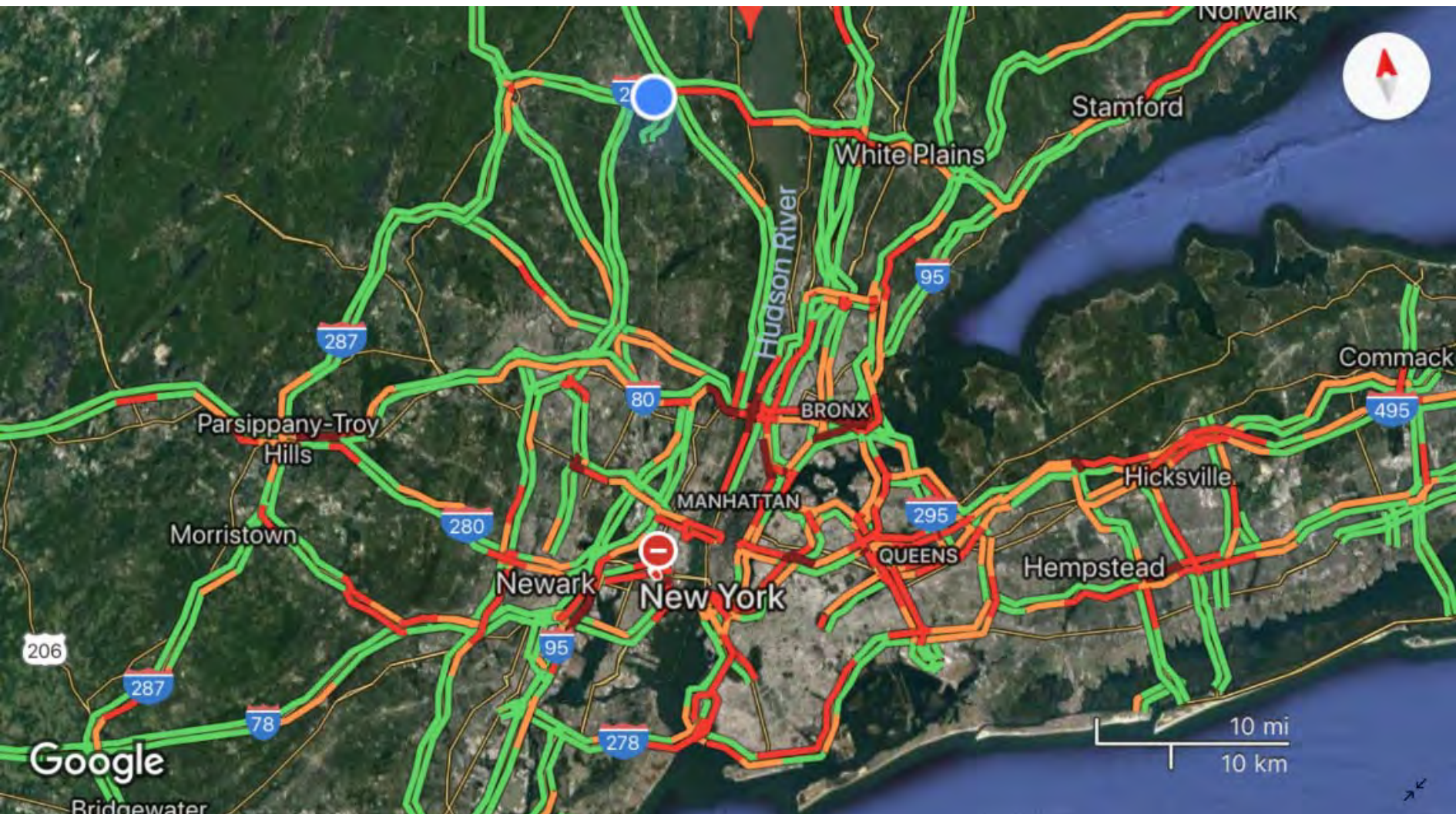


TABLE OF BIG IDEAS

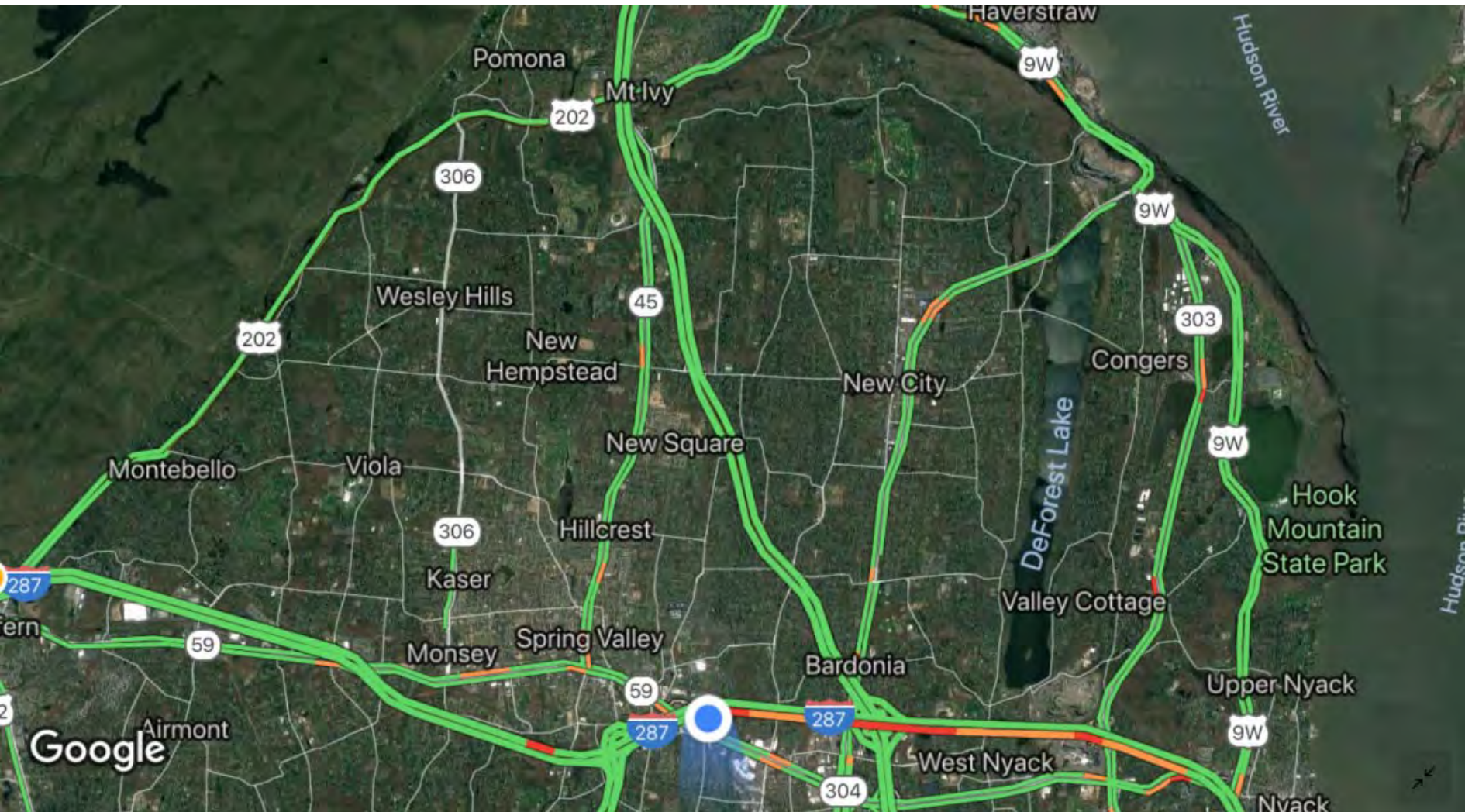
- 1 USE PDDs which have the ability to deal directly with changes
- 2 CURB CUT IMPROVEMENTS (e.g. AS NOT AFFECTING THE ROAD - AS NOT TO GO
- 3 IMPROVE TRAFFIC CIRCULATION & IMPROVE HIGHWAY

NORTHEAST RAMAPO - OVERALL

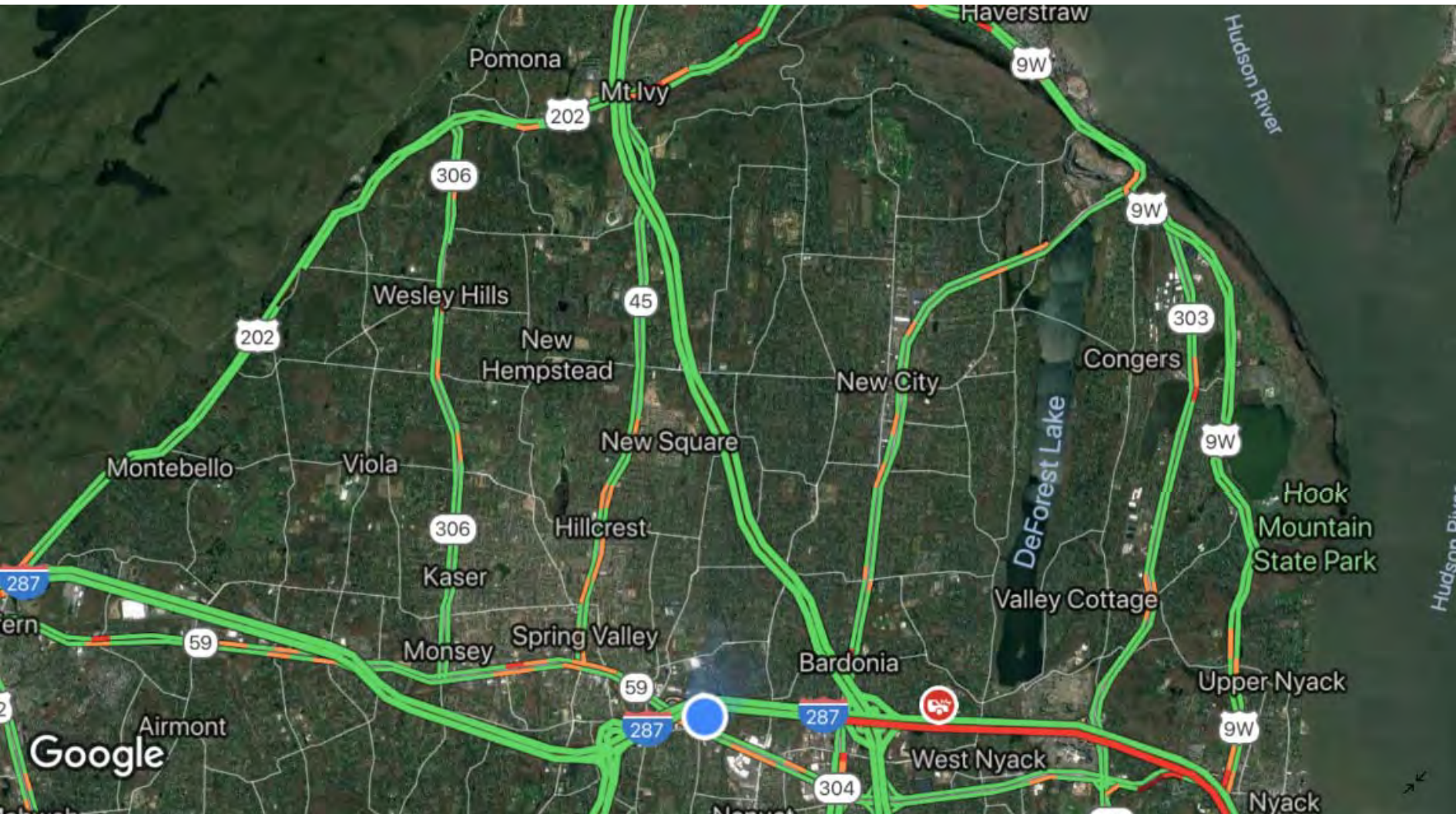
630AM TRAFFIC



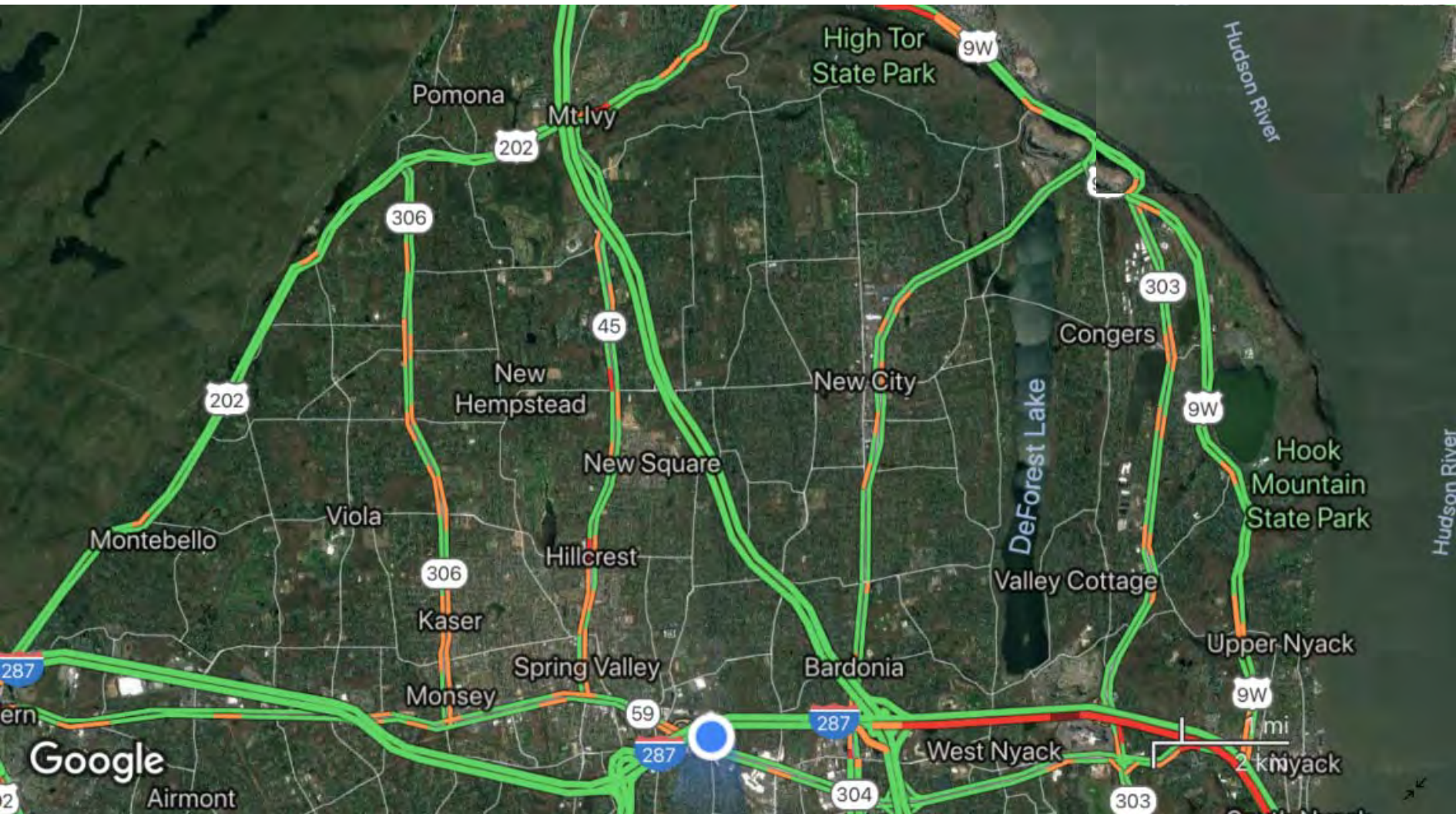
630AM TRAFFIC: 45,59,287



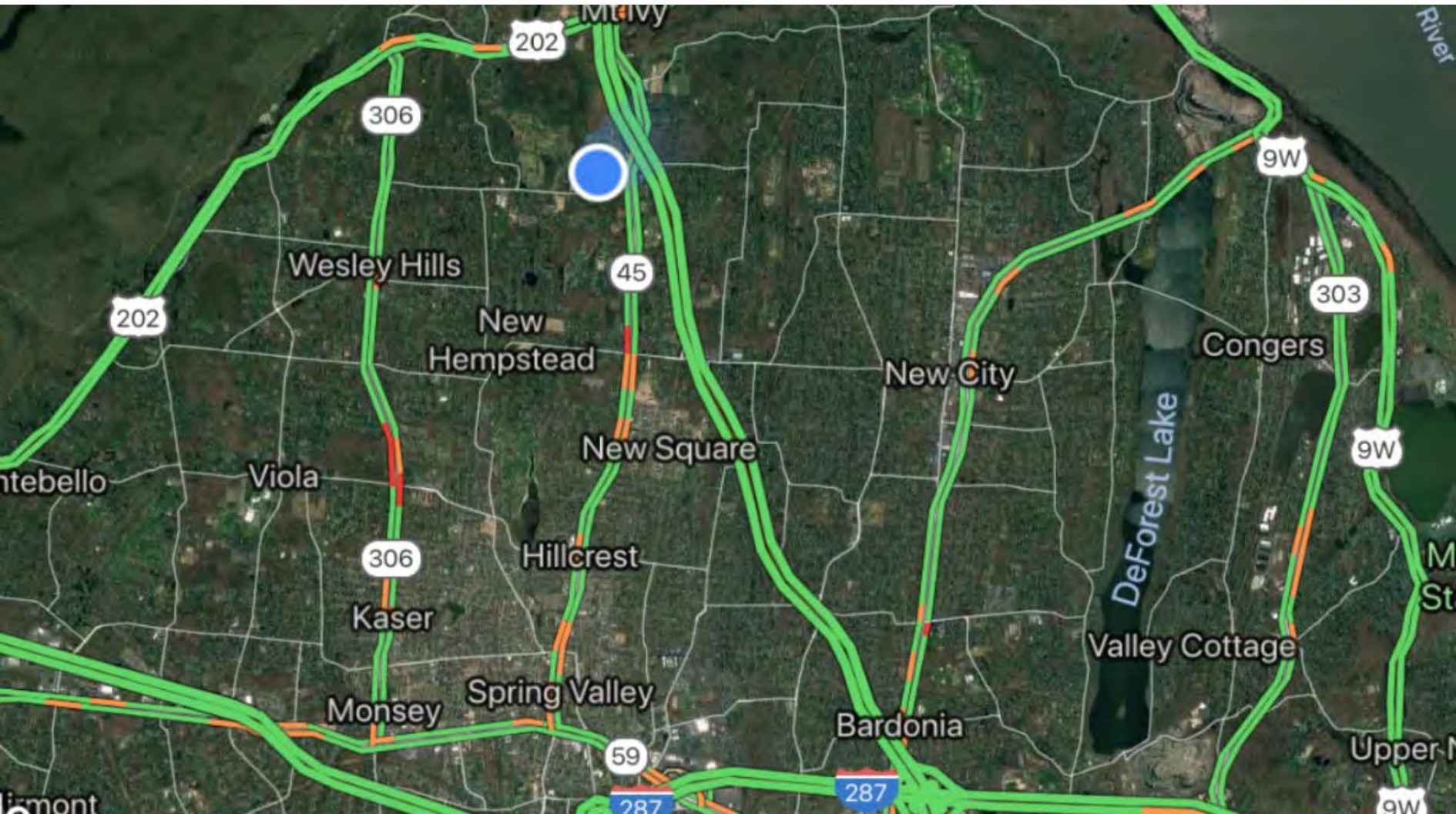
730AM TRAFFIC: 45,59,287



830AM TRAFFIC: 45, 59, 287, 306, 303



930AM TRAFFIC: 45, 59, 287, 306 (SCHOOL BUSES), 303



**“WE’RE THE GATEWAY TO BEAR
MOUNTAIN STATE PARK, ROCKLAND
STATE PARK AND
HARRIMAN STATE PARK.”**

cycling: bike lane



- Marked lane reserved for bicycle travel
- Safe streets and routes for children to bike to school

cycling: bike boulevard



- 2 lanes alternate directions, protected

cycling: bike boulevard



- Priority to bicyclists on a thoroughfare with shared or separate lanes
- Continuous and marked routes through the city

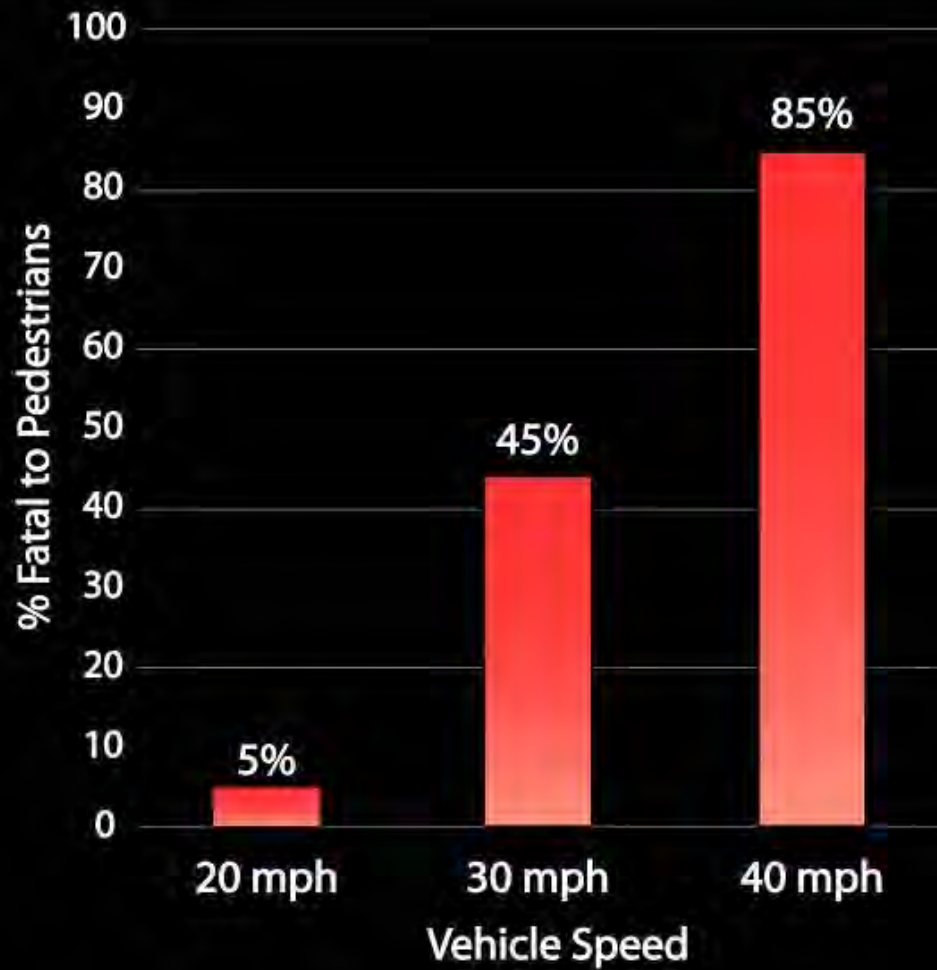
Reisman Sports Complex



RAMPAPO IS APPLYING FOR GRANTS AND PLANNING FOR BIKING

**IF WE ARE WIDENING STREETS LETS
MAKE SURE WE AREN'T SOLVING ONE
PROBLEM WHILE SIMULTANEOUSLY
CREATING ANOTHER**

pedestrian fatalities & speed



car: median



- Addition of a strip of land between travel lanes

car: roundabout



- Free-flowing vehicular movement for large and small streets

car: on-street parking



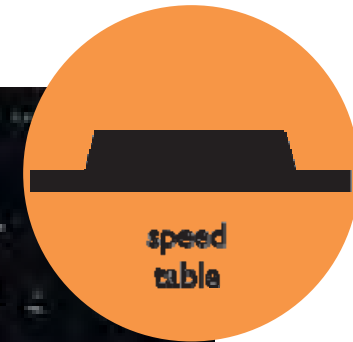
- Addition of marked on-street parking on underutilized wide roadways

pedestrian: crosswalks



- Convenient locations for pedestrian cross a street
- Encourages walkability with closely-spaced locations

pedestrian: speed table



- Priority pedestrian crossing
- Speed control

**RAMAPO IS PLANNING TO IMPROVE 10
TO 20 INTERSECTIONS WITH
PEDESTRIAN CROSSINGS AS
IDENTIFIED BY THE PEDESTRIAN-
SAFETY ACTION PLAN**



school transportation



Walking School Buses (WSBs)

school transportation

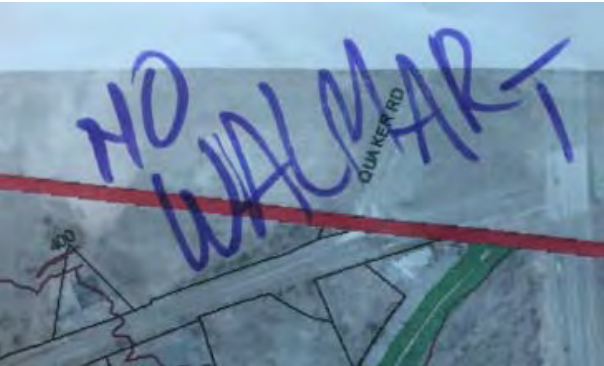


Safe Routes to School

SafeRoutes
National Center for Safe Routes to School



CREATE LOCAL MAIN STREET CENTERS



Kick-off & Hands-on Design Session
Public Design Charrette

TABLE 6 BIG IDEAS

- 1 USE PUD'S w/controls WHERE THE IMPACT TO LOCAL STREETS ARE NEGLIGIBLE
- 2 CURRENT MULTI-FAMILY ZONING IS NOT WORKING AND NEEDS RE-WORKING





NEW CITY

AREAS OF OPPORTUNITY

Like Rte 202



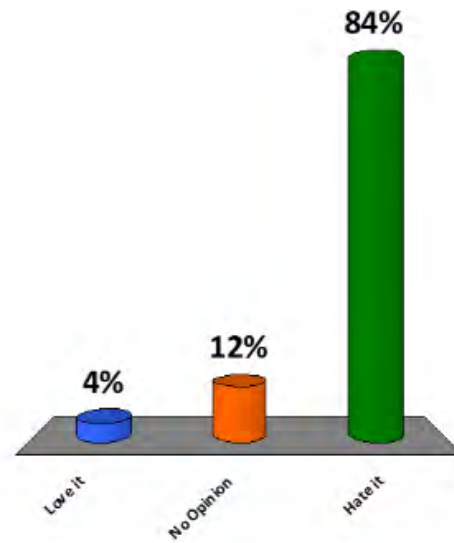
Do you like this?

COMPARISON – SHOPPING STREET

DO YOU LIKE THIS?



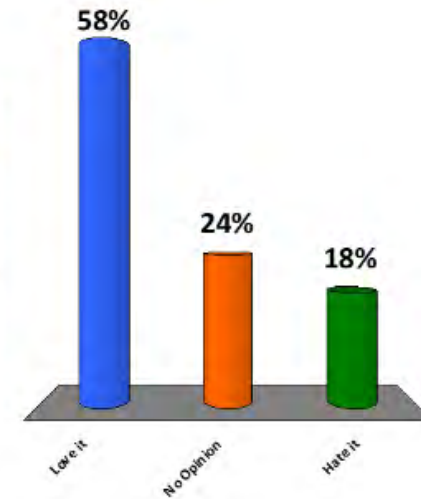
1. Love it
2. No Opinion
3. Hate it



DO YOU LIKE THIS?



1. Love it
2. No Opinion
3. Hate it



202 REDEVELOPMENT – EXISTING



RAMAPO PLAZA

OLD QUARRY

ROUTE 202

MOUNT IVY ALL AMERICAN
DINER

202 REDEVELOPMENT - PHASE 1



RAMAPO PLAZA

SINGLE FAMILY HOMES

COTTAGE COURTYARD HOMES

GREEN SQUARE

PARKING

ROUTE 202

SHOPS

BRANCH LIBRARY

202 REDEVELOPMENT - PHASE 2



202 REDEVELOPMENT – EXISTING STRIP PLAZA



202 REDEVELOPMENT – PROPOSED MAIN STREET



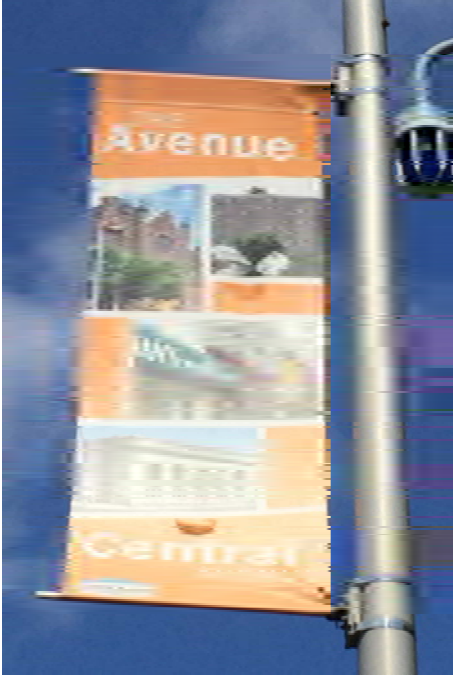
202 REDEVELOPMENT – NEIGHBORHOOD SQUARE



202 REDEVELOPMENT – MAIN STREET



BUSINESS IMPROVEMENT DISTRICTS (BID)



EXISTING CONDITIONS



01 BALLFIELD SQUARE



02 GROWING THE CENTER



POMONA RD

FIREMEN'S MEMORIAL DR

03 WORKPLACES



POMONA RD

FIREMEN'S MEMORIAL DR

04 EXTENDING WALKABILITY



05 EXTENDING WALKABILITY



06 EXTENDING WALKABILITY



07 EXTENDING WALKABILITY



POMONA RD

FIREMEN'S MEMORIAL DR

POTENTIAL USES

Townhouses

Senior Living

Offices

Square

Library

Drugstore

POMONA RD

Restaurants

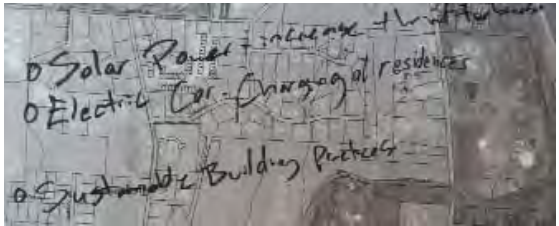
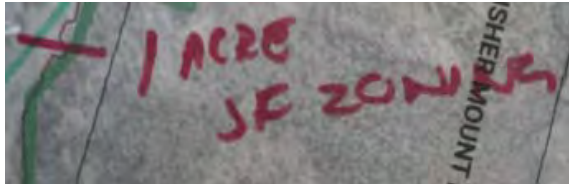
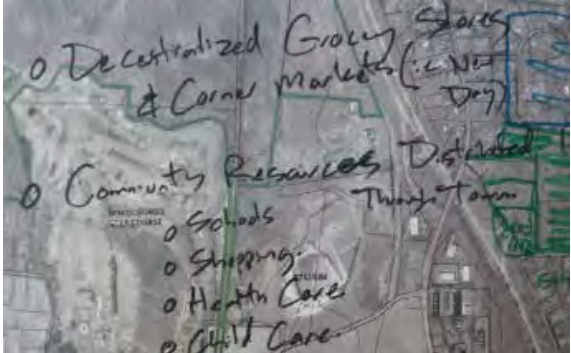
Corner Market

Playground

FIREMEN'S MEMORIAL DR



AFFORDABLE AND COMPLETE NEIGHBORHOODS FOR EVERYONE





THE MARKET WANTS TO BUILD DENSELY



MISMATCHES



**Our Home is
For Sale**

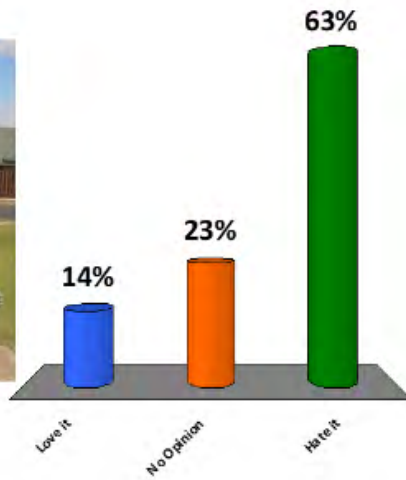
NO Soliciting !

WE SUPPORT

Do you like this?

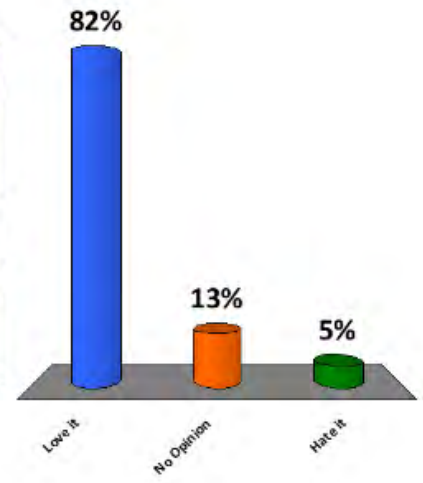
COMPARISON – NEIGHBORHOOD STREET

DO YOU LIKE THIS?



1. Love it
2. No Opinion
3. Hate it

DO YOU LIKE THIS?



1. Love it
2. No Opinion
3. Hate it

**FORM BASED CODING IS A TOOL TO
CREATE GREAT NEW COMMUNITIES
AND IMPROVE EXISTING ONES**

SERENBE (NEAR ATLANTA) GA



T6/T5



T3



T4



T2, T1, Civic

NEW TOWN ST. CHARLES (NEAR ST LOUIS) MO



T6/T5



T3



T4



T2, T1, Civic

BALDWIN PARK (NEAR ORLANDO) FL



THE WATERS (NEAR MONTGOMERY) AL



CIVANO (NEAR TUCSON) AZ



T6/T5



T3



T4



T2, T1, Civic

HAMPSTEAD (NEAR MONTGOMERY) AL



T6/T5



T3



T4



T2, T1, Civic

WALKABLE LIFESTYLE



T6/T5



T3



T4

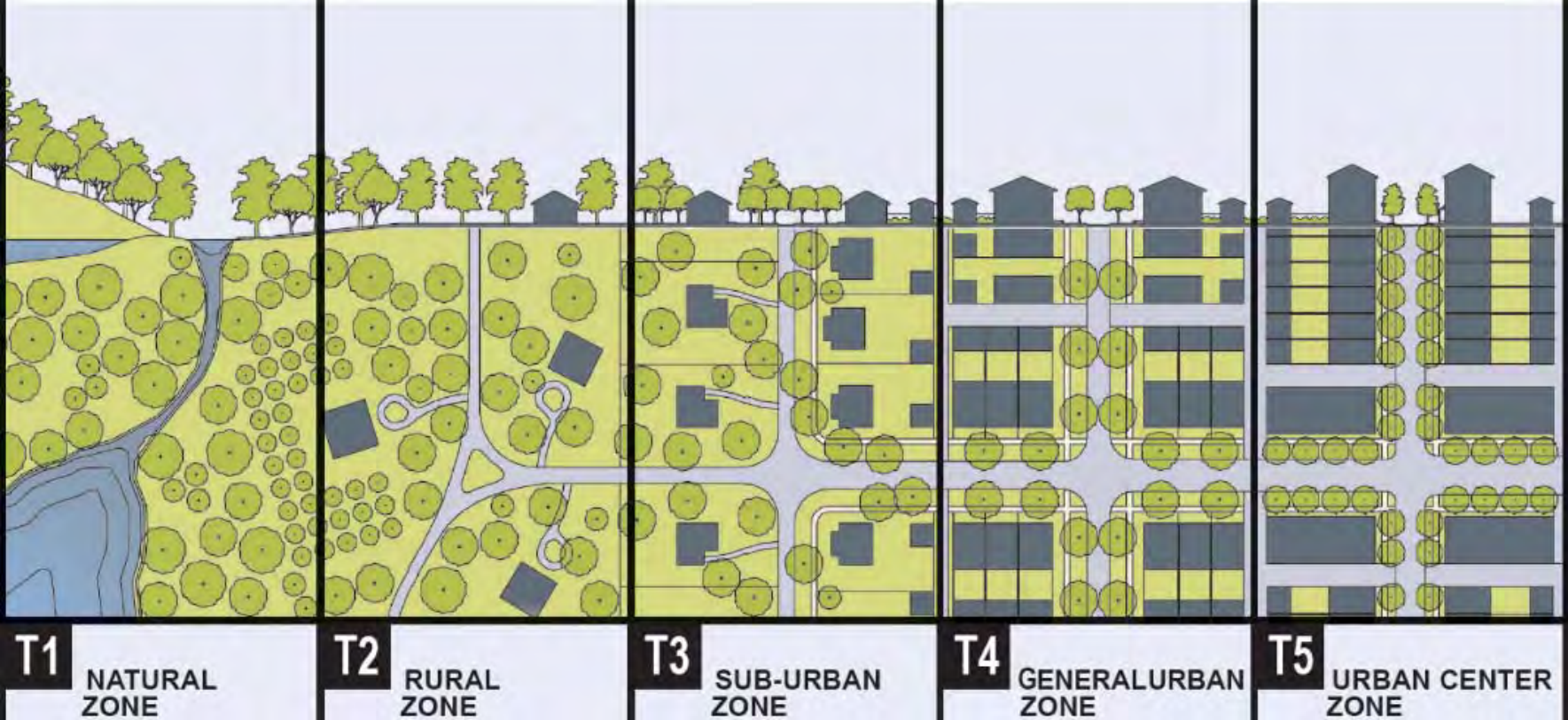


T2, T1, Civic

NOT A WALKABLE LIFESTYLE



THE FORMULA



**“IF YOU ARE GOING TO GET A CHANGE
OF DENSITY THERE MUST BE
SIGNIFICANT PUBLIC BENEFIT.”**

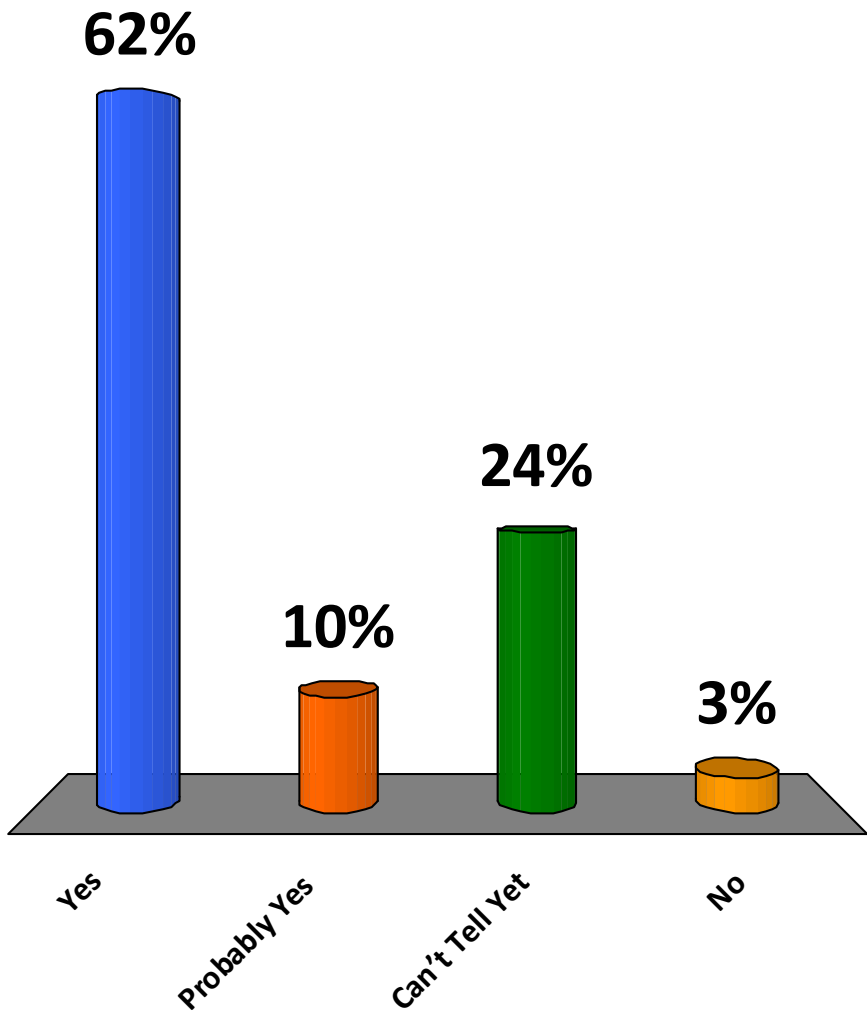
KEYPAD POLLING



DO YOU LIKE THIS IDEA?



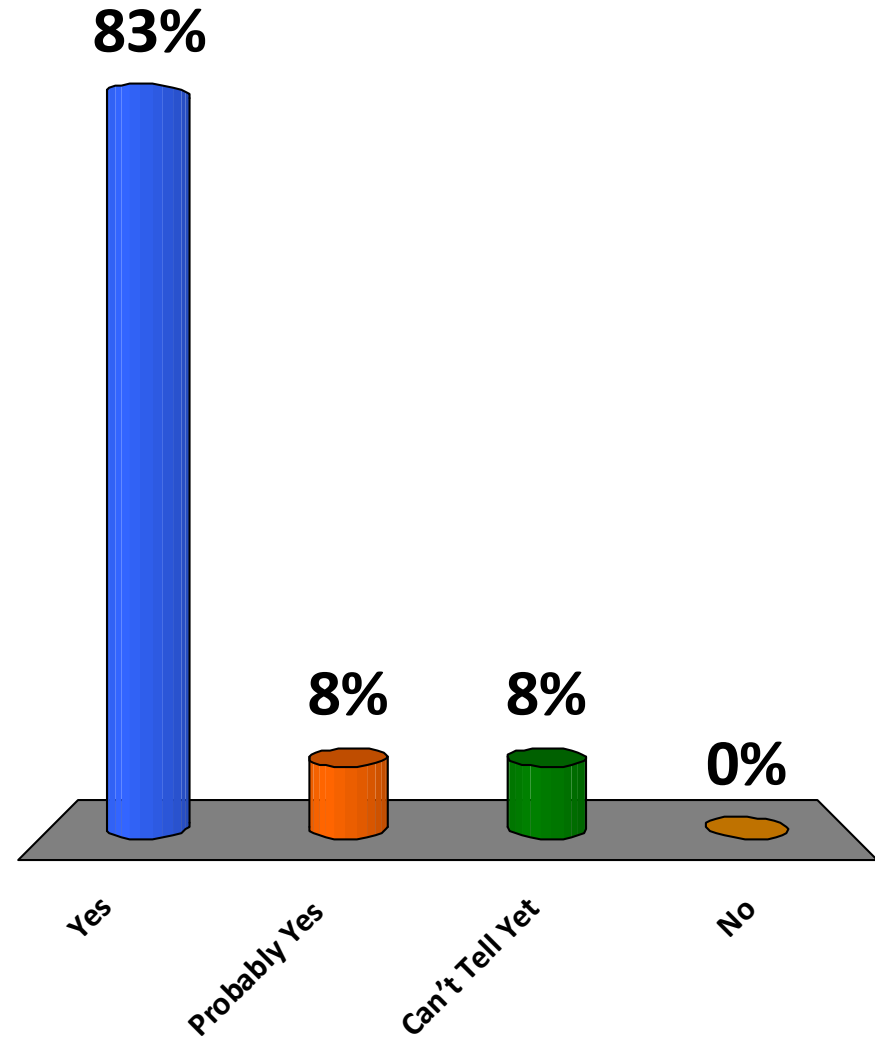
- 1. Yes
- 2. Probably Yes
- 3. Can't Tell Yet
- 4. No



DO YOU LIKE THIS IDEA?



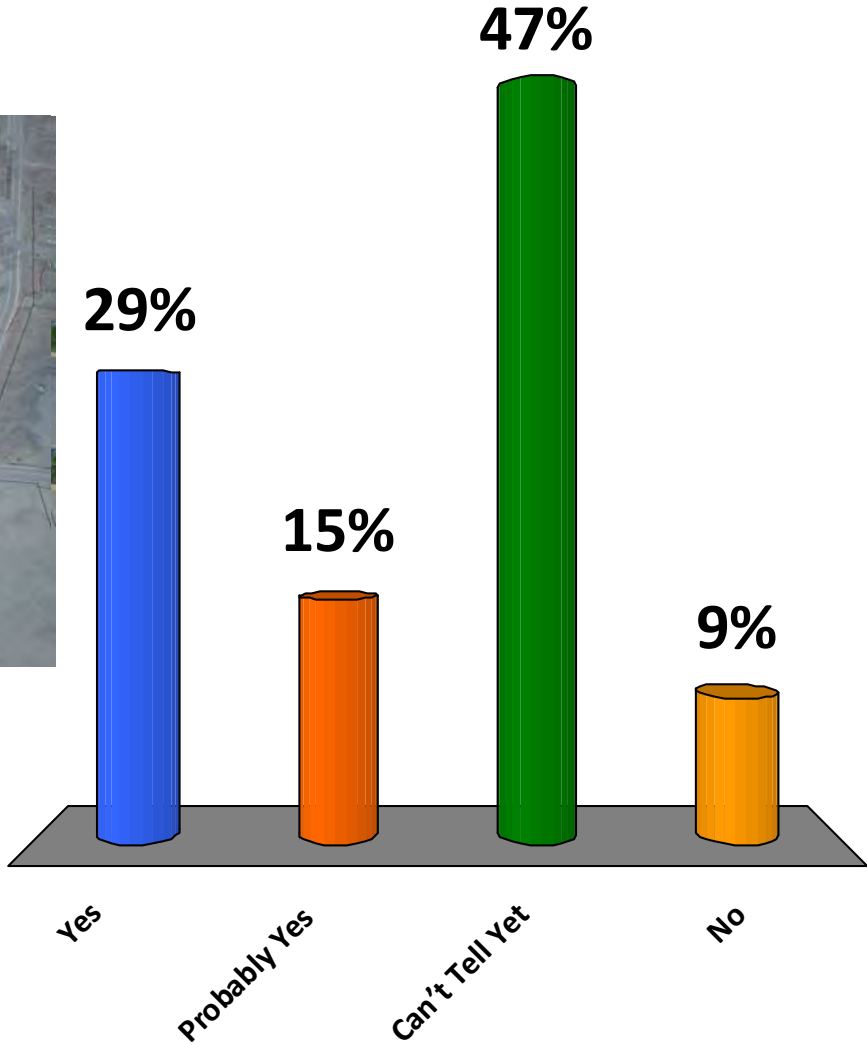
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DO YOU LIKE THIS IDEA?



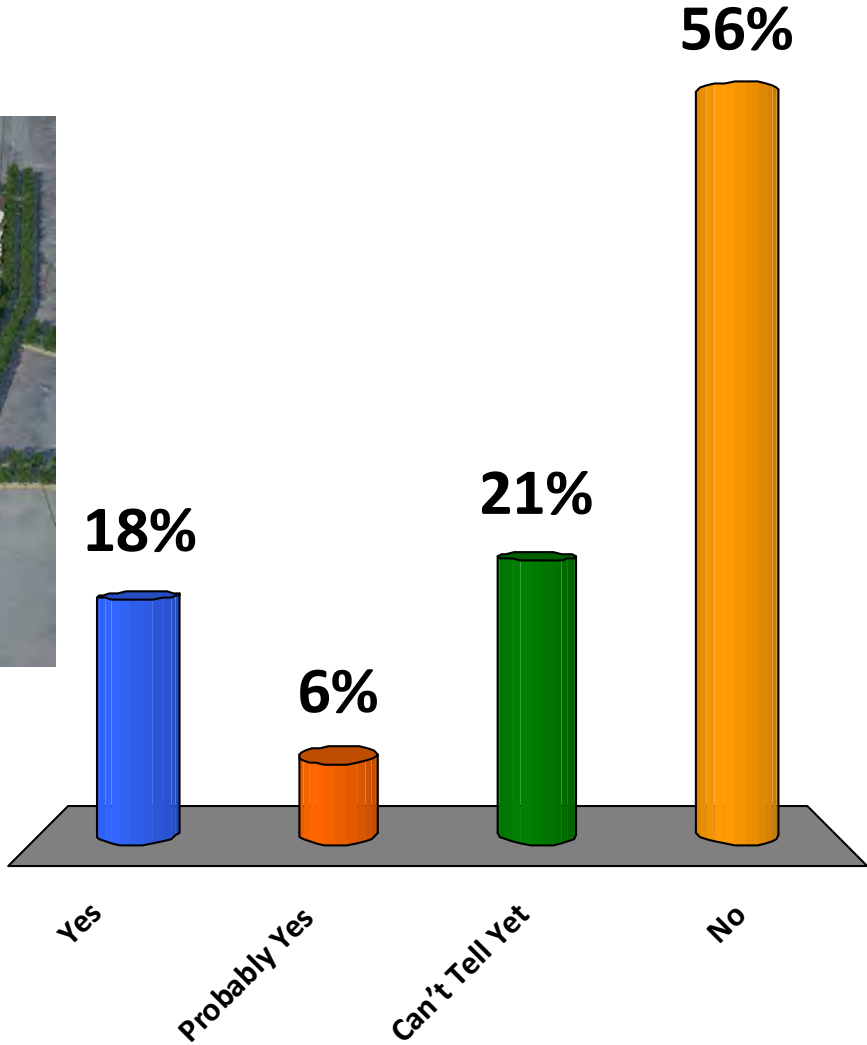
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DO YOU LIKE THIS IDEA?

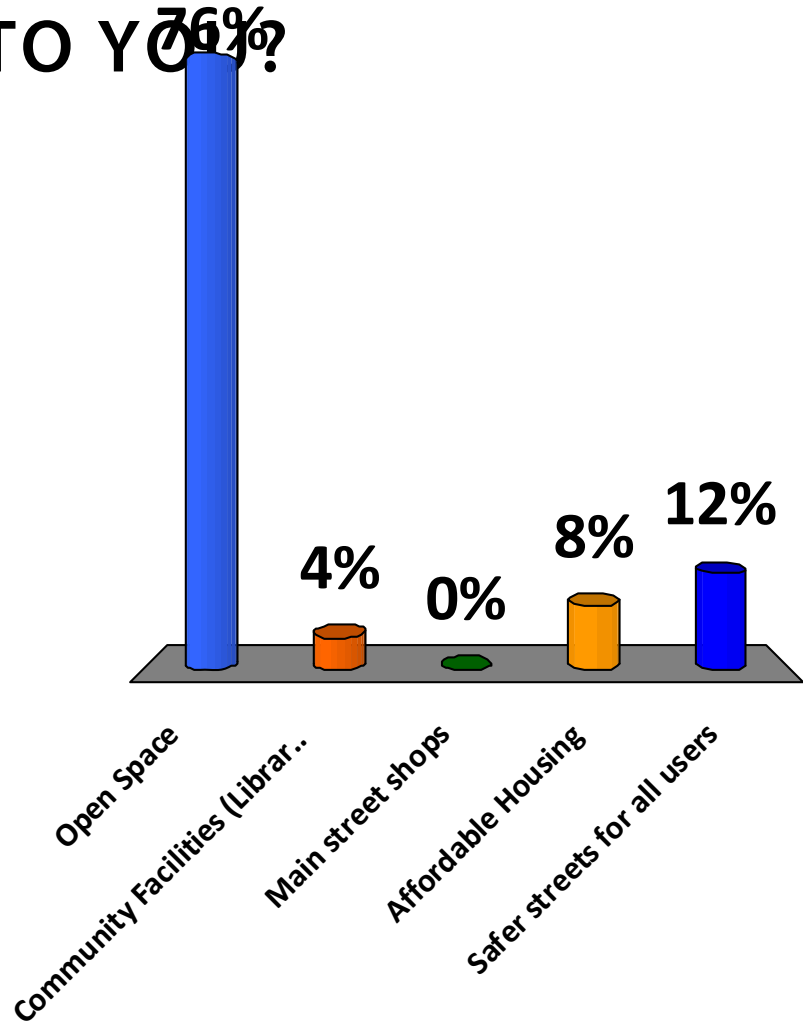


- 1. Yes
- 2. Probably Yes
- 3. Can't Tell Yet
- 4. No



WHAT IS MOST IMPORTANT TO YOU?

- 1. Open Space
- 2. Community Facilities (Library, Recreational Fields, Schools, etc.)
- 3. Main street shops
- 4. Affordable Housing
- 5. Safer streets for all users



NORTHEAST RAMAPO

Town Form and Land Use Patterns



NORTHEAST RAMAPO

Town Form and Land Use Patterns

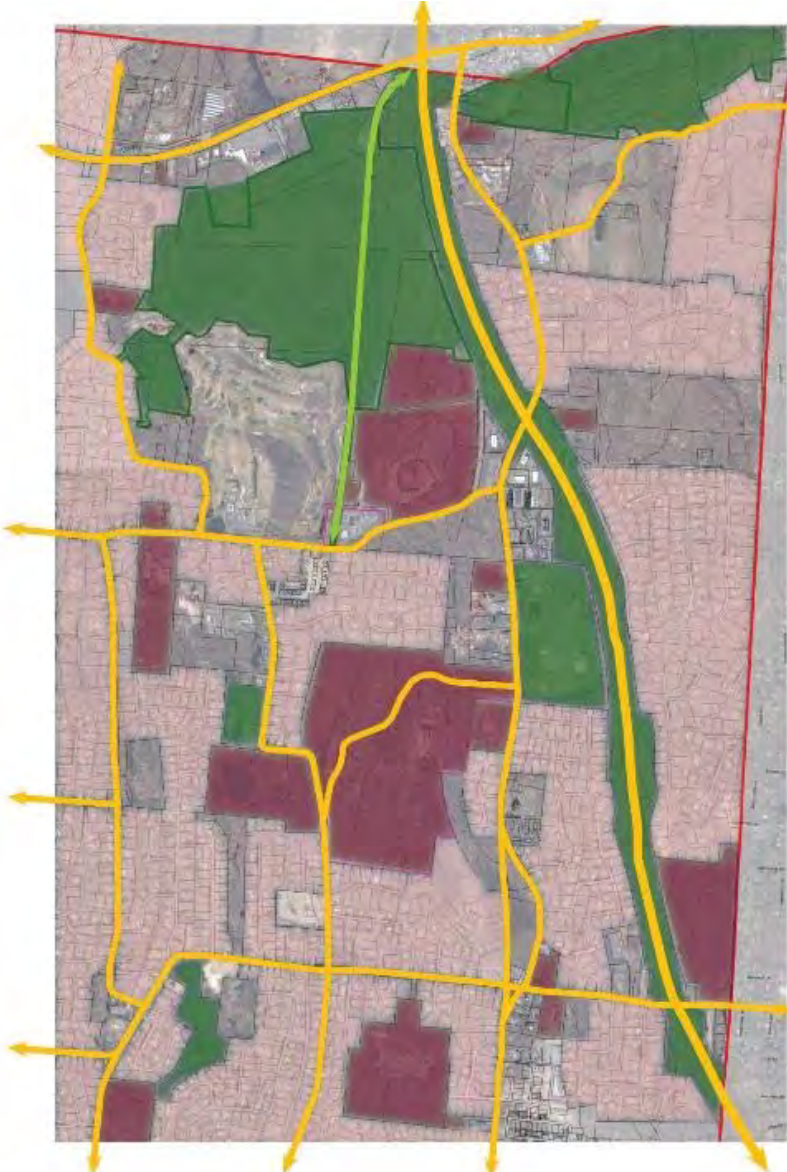
- ↔ Primary Connecting Streets
- ↔ Potential Rail Trail



NORTHEAST RAMAPO

Town Form and Land Use Patterns

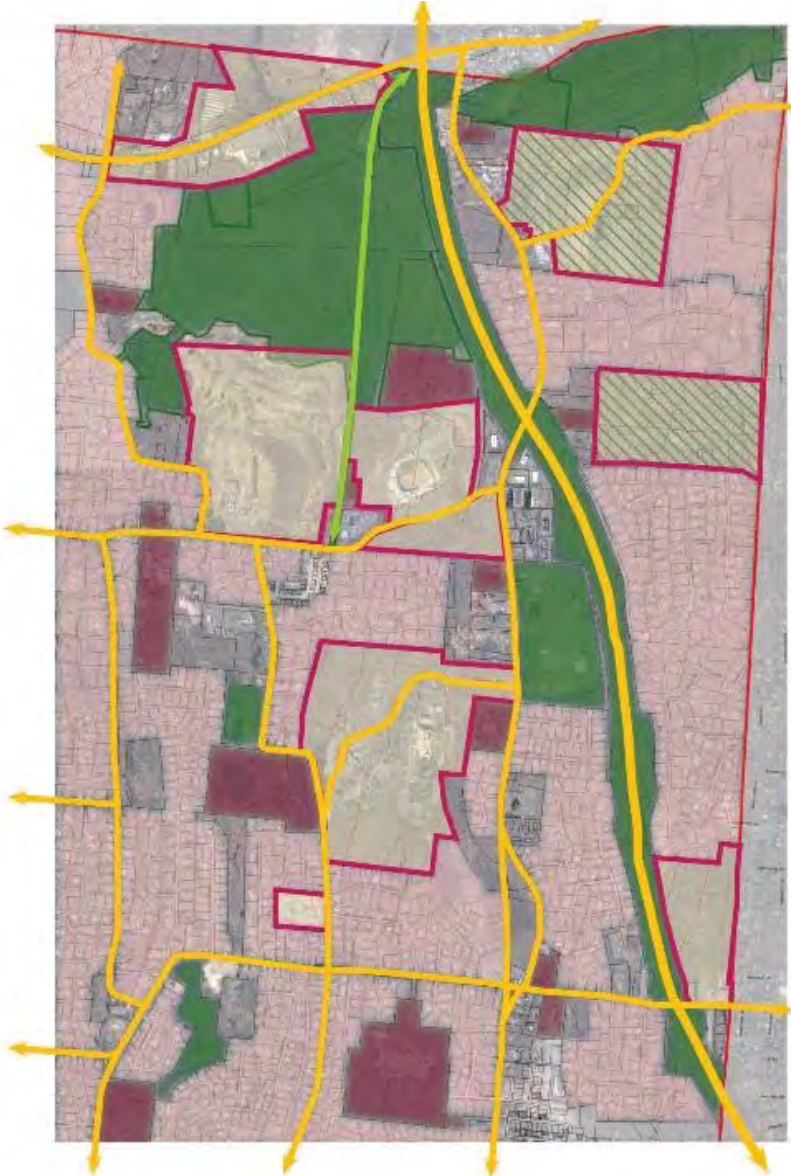
- ↔ Existing Primary Connecting Streets
- ↔ Potential Rail Trail
- Existing Single Family Residential Character
- Existing Quasi-Public (schools, churches, etc)
- Existing Parks and Open Space



NORTHEAST RAMAPO

Town Form and Land Use Patterns

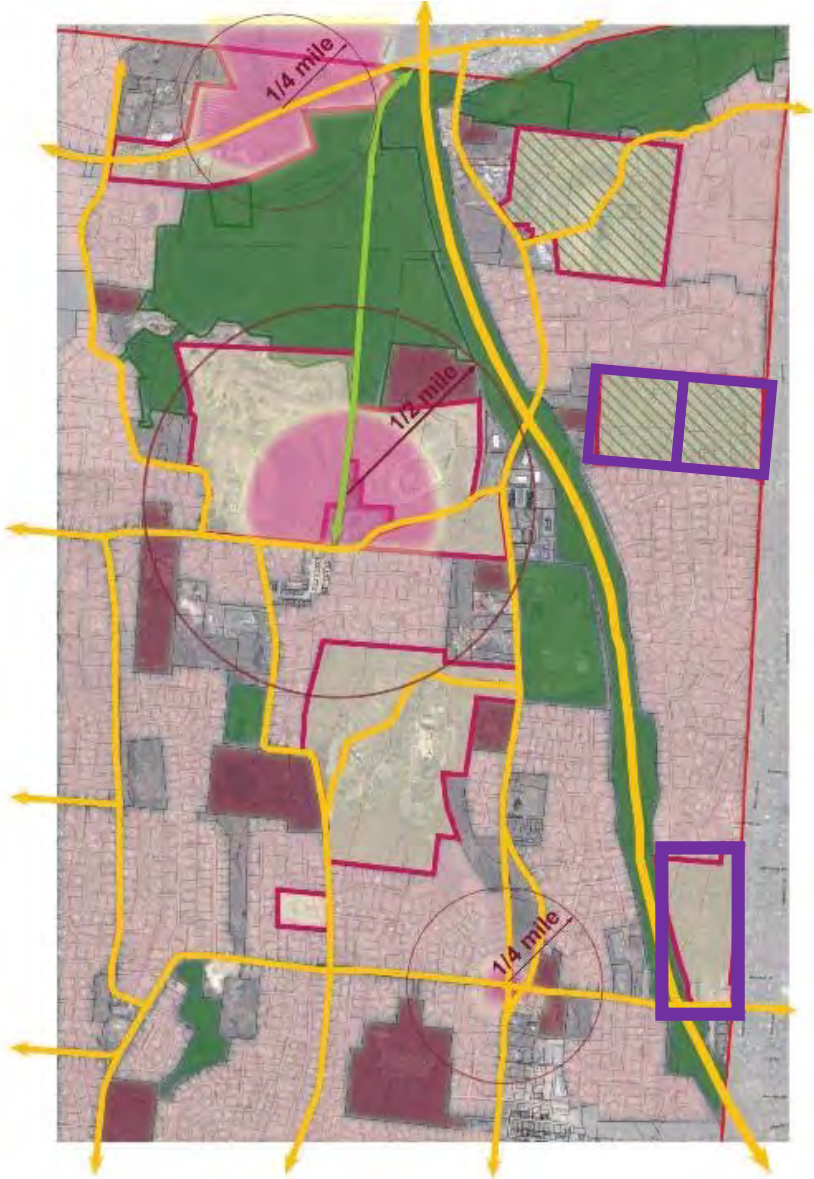
- ↔ Existing Primary Connecting Streets
- ↔ Potential Rail Trail
- Existing Single Family Residential Character
- Existing Quasi-Public (schools, churches, etc)
- Existing Parks and Open Space
- Potential Opportunity Sites
(large parcels that this plan can recommend future uses for: should it be open space? future development?)



NORTHEAST RAMAPO

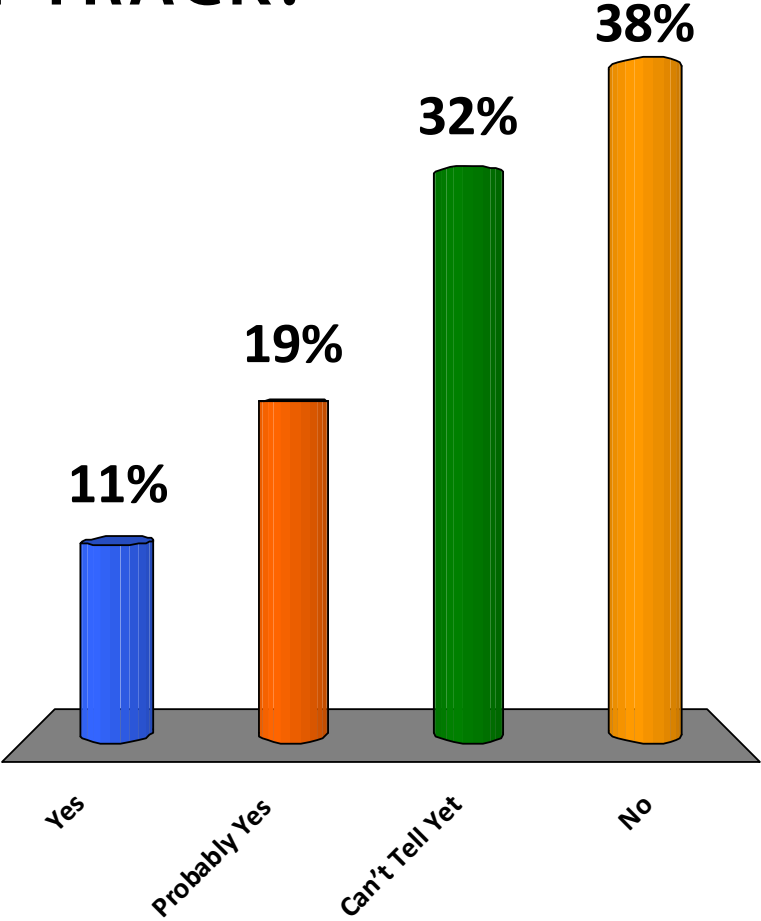
Town Form and Land Use Patterns

- ↔ Existing Primary Connecting Streets
- ↔ Potential Rail Trail
- Existing Single Family Residential Character
- Existing Quasi-Public (schools, churches, etc)
- Existing Parks and Open Space
- Potential Opportunity Sites
(Large parcels that this plan can recommend future uses for: should it be open space? future development?)
- Develop / Preserve Split (?)
- Potential for Walkable Mixed-Use



DO YOU THINK THE **DRAFT** IDEAS PRESENTED TONIGHT ARE ON THE RIGHT TRACK?

- 1. Yes
- 2. Probably Yes
- 3. Can't Tell Yet
- 4. No



PLANNING@RAMAPO.ORG

WWW.RAMAPO.COM/ENVISIONRAMAPO

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Dover, Kohl & Partners: Design