

# Challenges

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- ➔ *Village Center*
  - ➔ *Transit Alternatives*
  - ➔ *Roadway Safety*
  - ➔ *Early Action Improvements*
  - ➔ *Land Use Tools*
  - ➔ *Visual Quality*
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# *How Can a Village Center Work?*

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- Combines Public Sector (Roadway/Transit) & Private Sector Investment
- Balances Regulation with Incentives
- Creates New Value for the Community and Land Owners
- Focuses New Development in Designated Centers
- Incremental Process

# *How Can a Village Center Work?*

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- Different Roles and Land Use Mixes
- Local Circulator Bus/Shuttle, Fixed Routes, and West Shore Improvements
- Access by Car & Transit, Circulate on Foot
- Grid Street Pattern
  - Sidewalks
  - Crosswalks
  - Bump-outs
  - Planted Median
  - Decorative Paving
  - Curb (in place of shoulder)
  - Street Lighting
  - Pocket Parks
  - Street Trees
  - Gateway Signage & Banners

# *How Can a Village Center Work?*

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- **Illustrations - Imbiano & Strate**

- ➔ **Tappan Village Center**

- ➔ **Orangeburg Village Center**

- ➔ **Erie Village Center**

# TAPPAN VILLAGE CENTER CONCEPT

# Tappan Village Basic Concept



No Scale

ROUTE 983

OAK TREE ROAD

DEMOGRAPHICS  
(0.5 Mile Radius)  
Employees: 593  
Population: 1,273



Wilbur Smith Associates

## DEVELOPMENT STUDY



No Scale

TAPPAN  
E

# Tappan Village Expanded Concept

OAK TREE ROAD

ROUTE 303

## DEMOGRAPHICS

(0.5 Mile Radius)

Employees: 593

Population: 1,273

# Orangeburg Village Basic Concept



**DEMOGRAPHICS**  
(0.5 Mile Radius)  
Employees: 1,106  
Population: 791



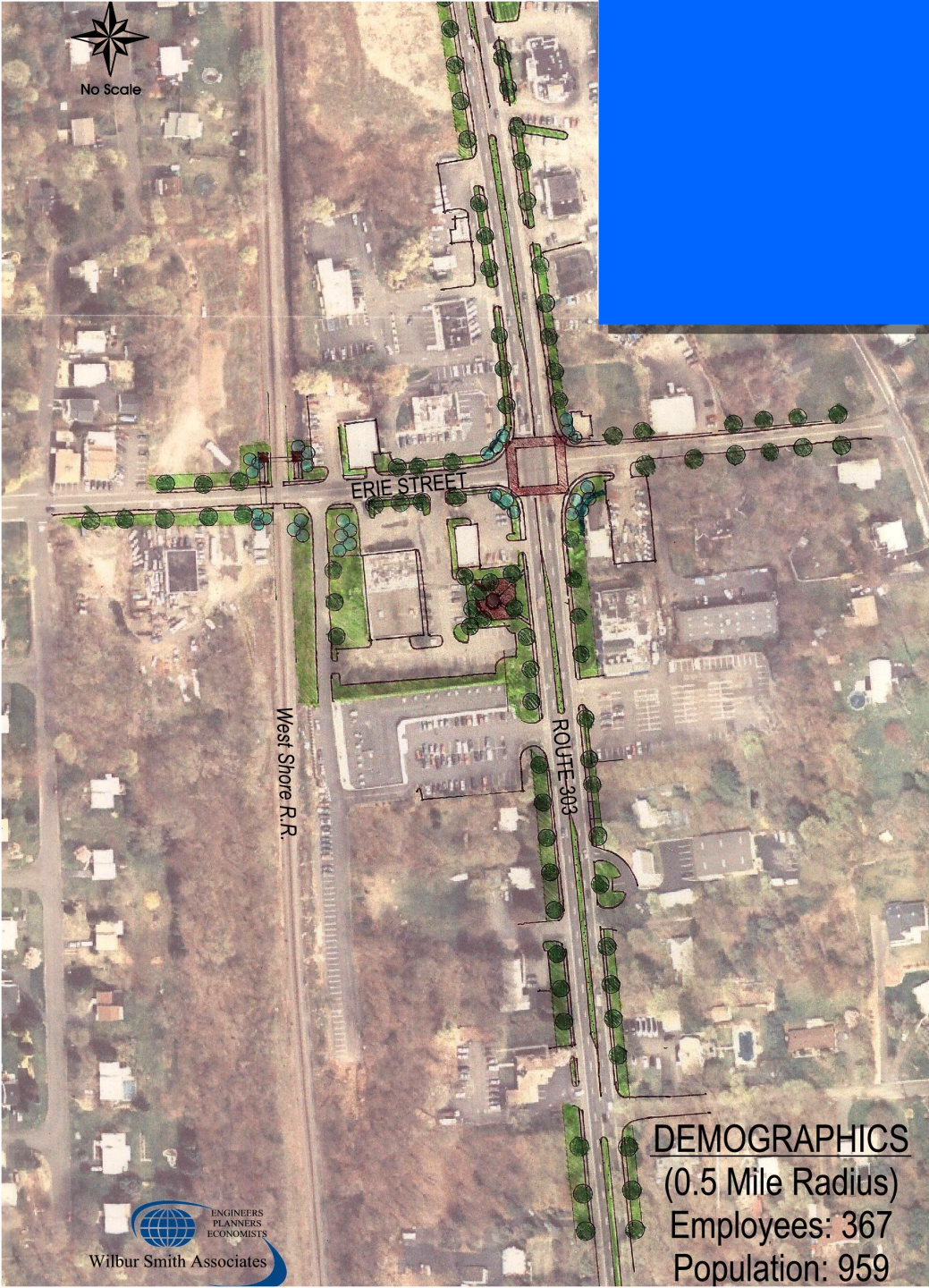
ENGINEERS  
PLANNERS  
ECONOMISTS  
Wilbur Smith Associates

**ROUTE 303 SU**



No Scale

# Erie Village Basic Concept



**DEMOGRAPHICS**  
(0.5 Mile Radius)  
Employees: 367  
Population: 959

**E DEVELOPMENT STUDY**



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West Shore R.R.

ERIE STREET

ROUTE 303

DEMOGRAPHICS

(0.5 Mile Radius)

Employees: 367

Population: 959

# Erie Village Expanded Concept



## E DEVELOPMENT STUDY

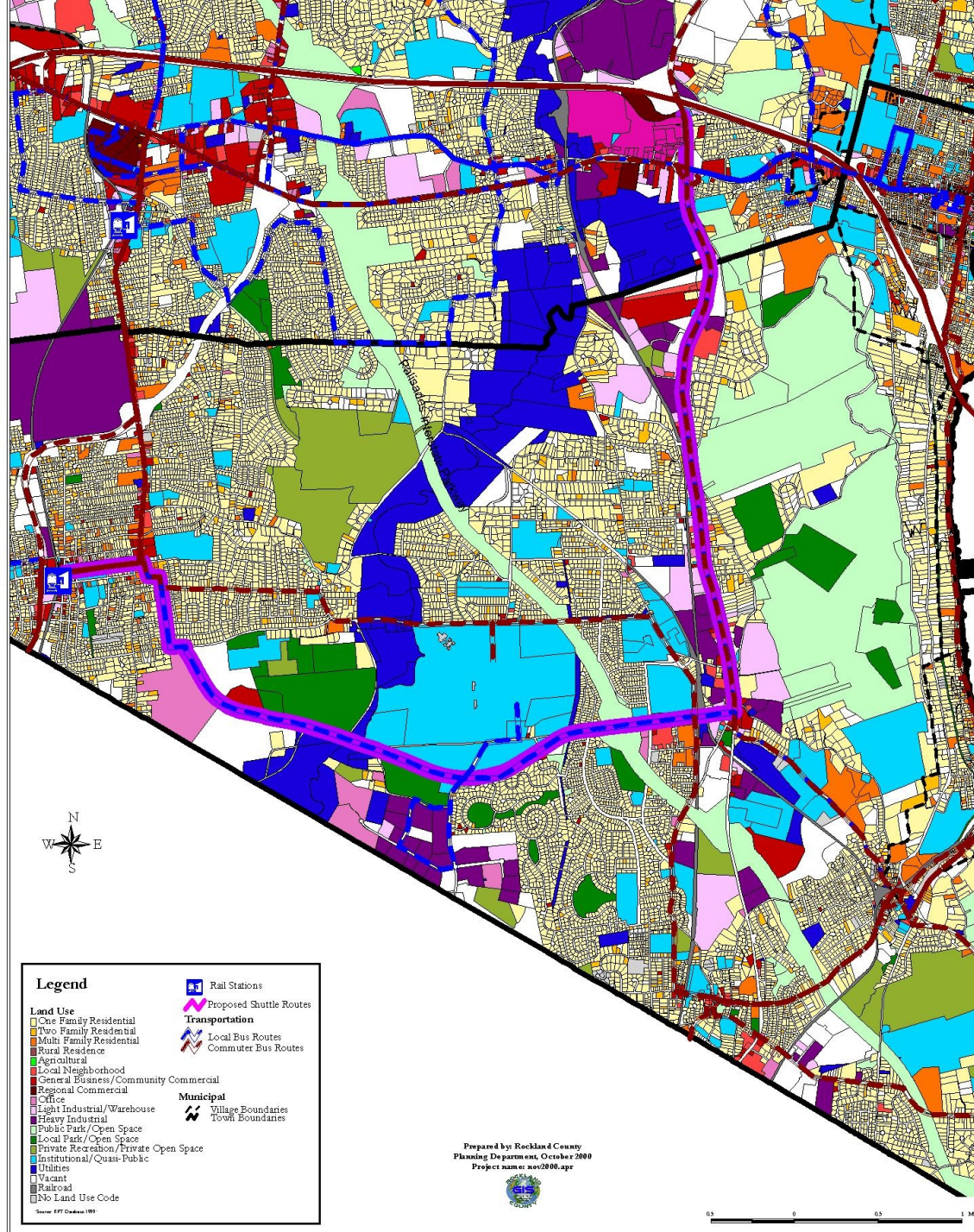
# *Transit & Land Use*

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- County Transit Initiatives

# Proposed Community Shuttle

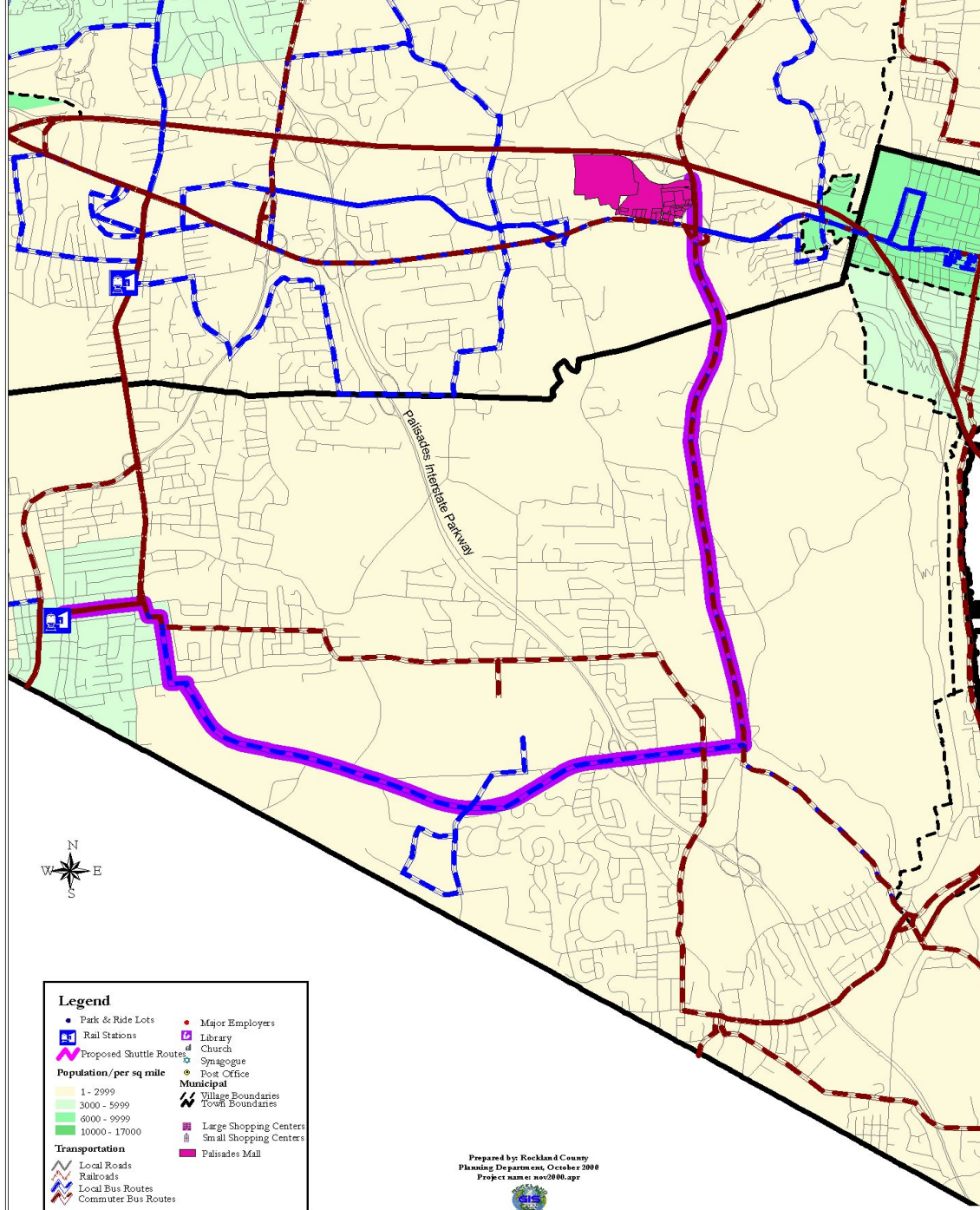
## Orangetown - Palisades Mall



DEVELOPMENT STUDY

# Proposed Community Shuttle

## Orangetown - Palisades Mall



DEVELOPMENT STUDY

# *What About Safety?*

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- Roadway Design Influences
  - ✓ Driver Expectation and Behavior
  - ✓ Speed & Safety
- Reduce Travel Speed - Through Traffic Will Divert
- Access Management - Reduce Conflict Points
- Intersection Channelization - Separation of Turning Movements

# *What are the Early Action Projects?*

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# *What Land Use Tools Can Be Used?*

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- Traditional Town Zoning & Site Regulations
  - ✓ Increased Coverage
  - ✓ Reduced Parking/Impervious Surface
- Overlay District - Center or Corridor-wide
  - ✓ Street-Facing Retail Buildings/Rear Parking
  - ✓ Mixed Land Uses
  - ✓ Permitted Lot and Building Size
- Urban Renewal District
  - ✓ Targeted for Open Space or Development
  - ✓ Consolidate Parcels

# *What Land Use Tools Can Be Used?*

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- *Business Improvement District (BID)*
  - ✓ *Streetscape Improvements, Beautification, Signage, Maintenance and Community Events*
  - ✓ *Cohesiveness of Business Community*
  - ✓ *Recruit of Desirable Businesses and Marketing of Properties*
  - ✓ *Responsible Organization for Enforcement of Existing Codes and Ordinances*
  - ✓ *Assessment of Commercial Property*



# *What Financial Tools Can Be Used?*

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- Financial Incentives Balance Regulation
  - ✓ Public Investment in Infrastructure & Service
    - ⇒ Sidewalks
    - ⇒ Streets
    - ⇒ Transit
    - ⇒ Greenways/Open Space
  - ✓ Property Acquisition & Purchase
  - ✓ Tax Increment Financing
  - ✓ Special Assessments

# *How Can We Improve Visual Quality?*

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- Buffering & Landscaping/Street Tree Planting
- Street Furniture, Lighting, & Signage
- Pavement Texture/Color
- Open Space Acquisition - Pocket Parks
- Sparkill Creek Greenway
- Bicycle & Pedestrian Trails/Sidewalks
- Continuing Funding of Landscape Maintenance & Code Enforcement
- Building Design Guidelines/Center Themes