

ROCKLAND P.L.U.S.

## PLANNING LAND USE WITH STUDENTS

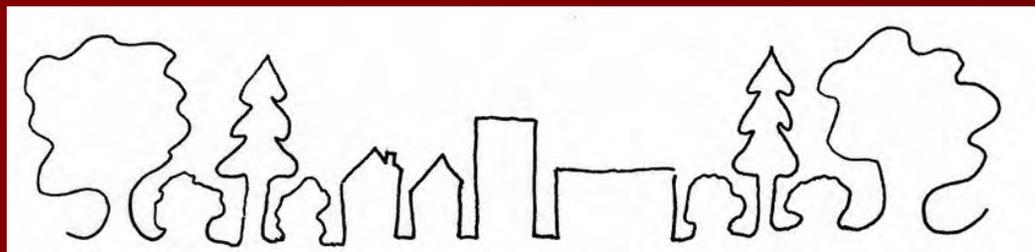
PLUS Program Goals: High School Students from throughout Rockland County understand:

- The power of land use planning in shaping a community
- Their role as young adults in planning
- The importance of sustainable planning for our community.

*Mentor Call 3/14/17 10AM*

For the Concluding Symposium Event

3/23/17 at HNA Conference Center



# ROCKLAND P.L.U.S. PLANNING LAND USE WITH STUDENTS

Four Stage Process

Three Classroom Visits Each With a Theme

Concluding Symposium Event

3/23/17 at HNA Conference Center

# #1 - We begin with considering the type community students would like to live in

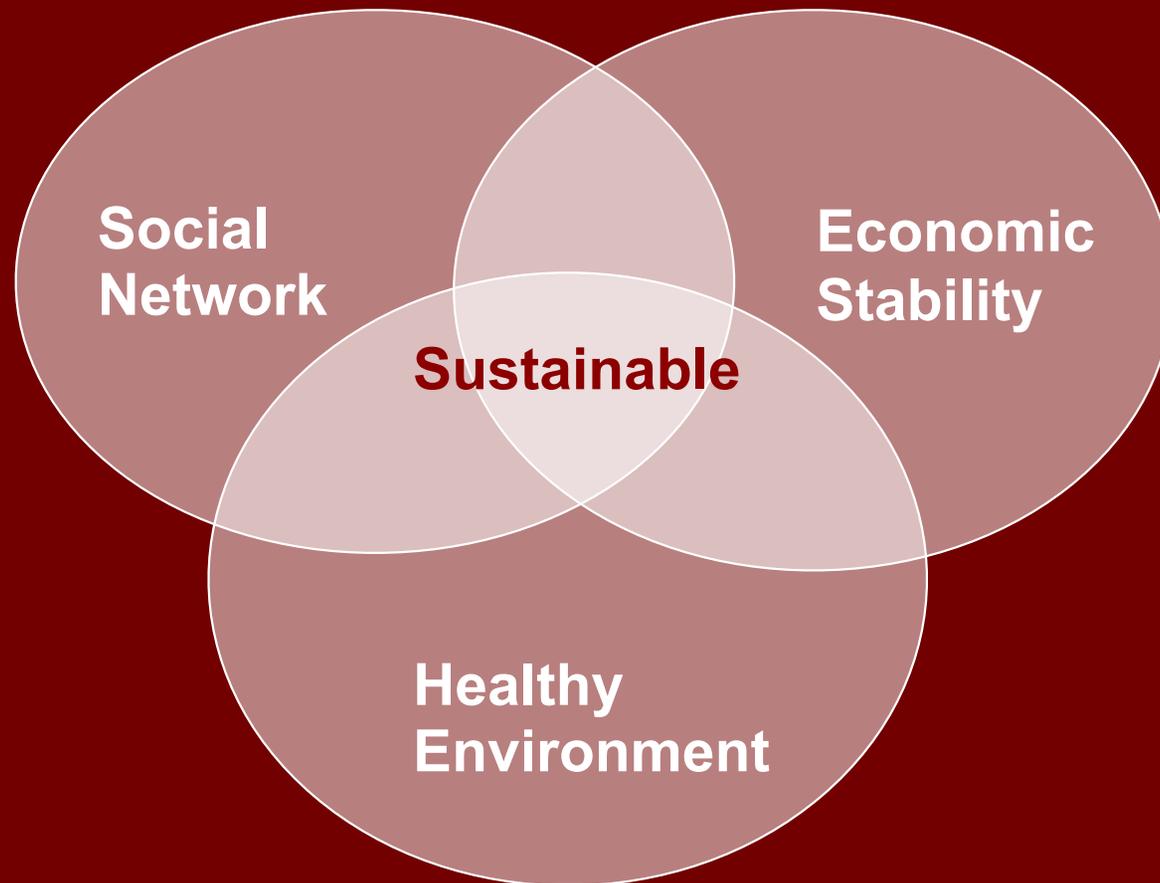


Architecture and Smart building Design	Making Connections	Business and Services	Free Time with Friends & Family	Environmental Enhancements and Preservation
<input type="checkbox"/> Preservation of historic sites and features - buildings, stone walls, lamp posts	<input type="checkbox"/> Bus Rapid Transit- high-speed buses with extra features to allow them to avoid delay	<input type="checkbox"/> Restaurants and Cafes with variety of cultural cuisine reflecting the community	<input type="checkbox"/> Community Gardens for individuals to grow flowers &/or food on individual or shared plots	<input type="checkbox"/> Streets & Parking lots that include trees and planted spaces
<input type="checkbox"/> New Building designed to blend with existing architecture	<input type="checkbox"/> Buses that connect to desired locations throughout the community, with accessible and comfortable bus stops	<input type="checkbox"/> Locally owned businesses	<input type="checkbox"/> Community Pool	<input type="checkbox"/> Street corner/selected sites for planting/ works of art that are sponsored/ maintained by neighbors and/or local businesses (Adopt-a-Spots)
<input type="checkbox"/> Landscape design that includes pathways, foot bridges along streams & ponds	<input type="checkbox"/> Train Station with easy connections to nearby communities and city centers	<input type="checkbox"/> Shared work spaces	<input type="checkbox"/> Community Center with open gym time, special events, workshops/training	<input type="checkbox"/> Preserved open space with undisturbed wilderness, waterways, and diverse wildlife
<input type="checkbox"/> Solar panels and energy efficient features	<input type="checkbox"/> Modern car options including Uber/Lyft/Zip Car and charging stations for electric cars	<input type="checkbox"/> Neighborhood Center with services for seniors and children	<input type="checkbox"/> Lake for fishing, boating & ice skating	<input type="checkbox"/> Pathways and driveways with pervious pavers
<input type="checkbox"/> Reuse of existing building materials in redesign or building demolition	<input type="checkbox"/> Bike sharing program	<input type="checkbox"/> Free Wifi in designated public areas	<input type="checkbox"/> Movie Theater and/or Playhouse	<input type="checkbox"/> Rain gardens - gardens with plant selections to absorb and slow run off
<input type="checkbox"/> Housing options for all ages and stages of life, including single family and intergenerational housing options, apartments and townhouses	<input type="checkbox"/> Bike paths to encourage bike use	<input type="checkbox"/> Organic or Healthy food choices available	<input type="checkbox"/> Central gathering place with gazebo/stage for outdoor theater & small concerts	<input type="checkbox"/> Natural bioswales - planting designed with curving and cutbacks to slow and drain water
<input type="checkbox"/> WaterSense fixtures and design to centralize and conserve water use in homes/businesses	<input type="checkbox"/> Centralized shopping	<input type="checkbox"/> Day-Care Center	<input type="checkbox"/> Public Park with playground, picnic & recreation areas	<input type="checkbox"/> Rain barrels - barrels that collect runoff
<input type="checkbox"/> Mixed use of areas & buildings - such as businesses on the bottom and apartments on top	<input type="checkbox"/> Wide, paved walkways that connect housing, shopping and recreation	<input type="checkbox"/> Library with computers and meeting rooms for community groups	<input type="checkbox"/> Skateboard Park	<input type="checkbox"/> Biodiverse Gardens - Gardens with plants selected to support diverse wildlife
<input type="checkbox"/> Buildings that use skylights and large windows to collect natural lighting	<input type="checkbox"/> Carpooling/Ride Sharing program	<input type="checkbox"/> Farmers Market	<input type="checkbox"/> Sports stadium	<input type="checkbox"/> Daylighted waterways - suspended streams and creeks that had been out in pipes and covered culverts
<input type="checkbox"/> OTHER - specify	<input type="checkbox"/> OTHER - specify	<input type="checkbox"/> OTHER - specify	<input type="checkbox"/> OTHER - specify	<input type="checkbox"/> OTHER - specify

Teams consider different ages & stages of life & narrow to 5 features that would enhance a community

# Sorting their ideas into the sustainability spheres

Sustainable Community Planning means thinking about a sustainable balance, both locally and regionally



# S.E.E. the Community – the Social, Economic, and Environmental aspects of our communities

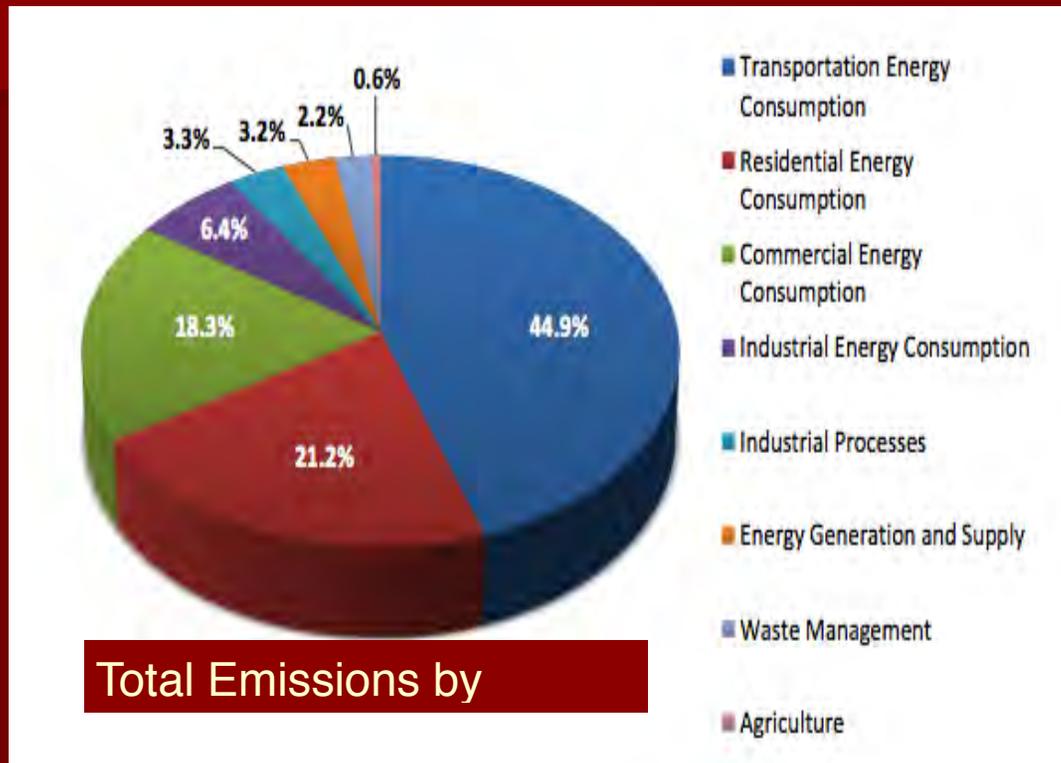


# We discuss transportation locally and regionally



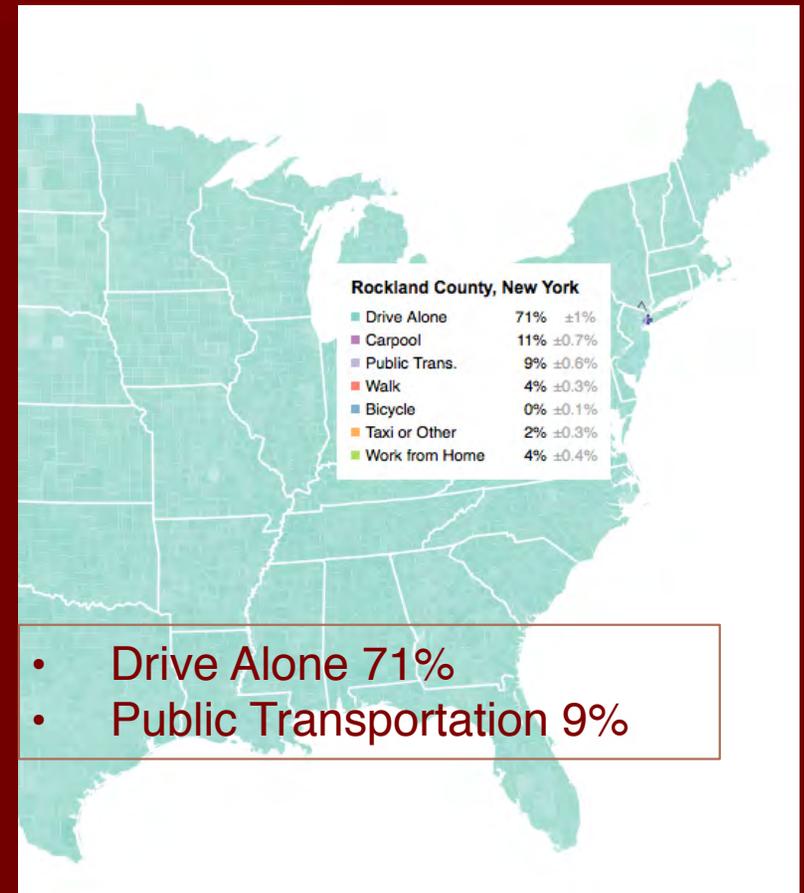
82% of Rockland residents live & work in the County.  
Transportation within the County, transportation to Westchester (7.2%) & to New York City (10.8%) must all be considered.

# Considering the importance of walkability and improved transit options for reducing emissions ...



This graph from the Mid-Hudson Regional Sustainability Report shows almost half of our region's emissions come from transportation. As a region we need to plan for moving people more efficiently.

[http://www.co.orange.ny.us/filestorage/124/1362/MHRSP\\_FinalDraftExecSummary\\_May2013.pdf](http://www.co.orange.ny.us/filestorage/124/1362/MHRSP_FinalDraftExecSummary_May2013.pdf)



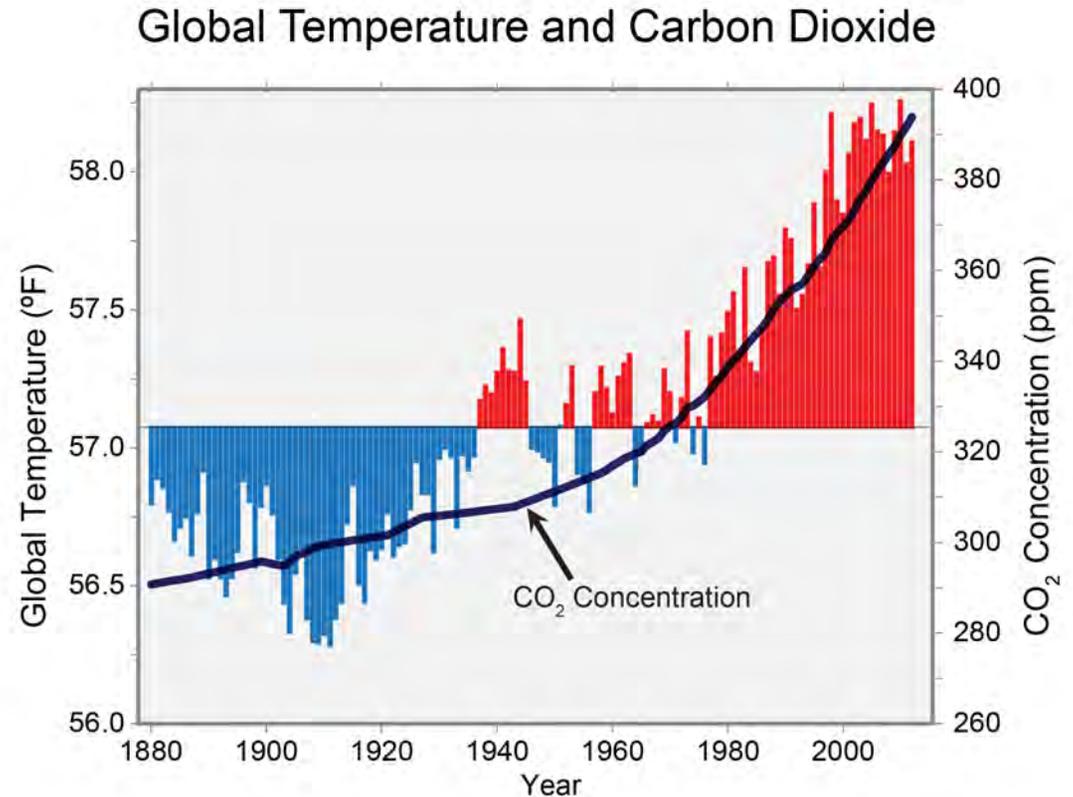
<http://flowingdata.com/2015/01/20/how-americans-get-to-work/>

# Emissions Impact Climate



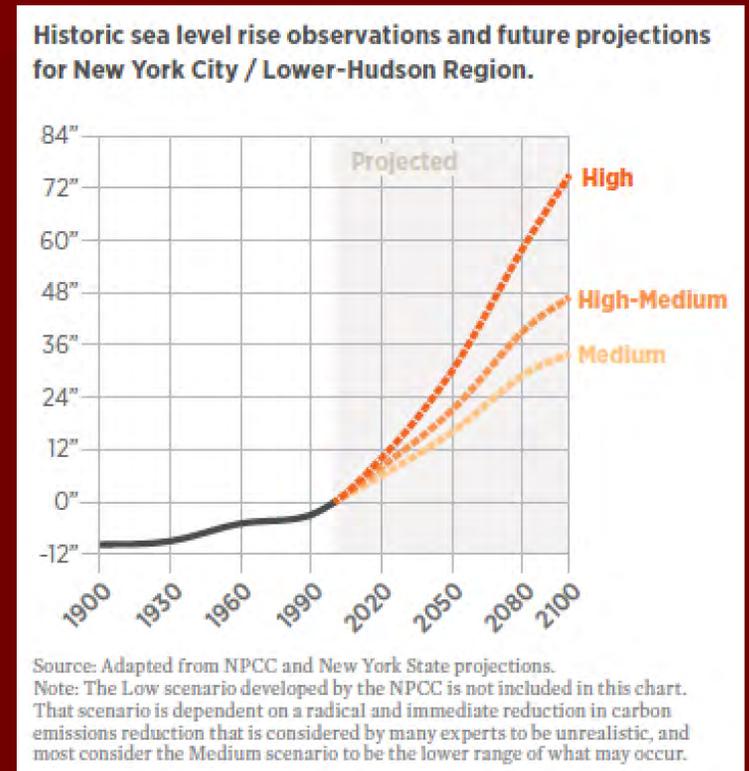
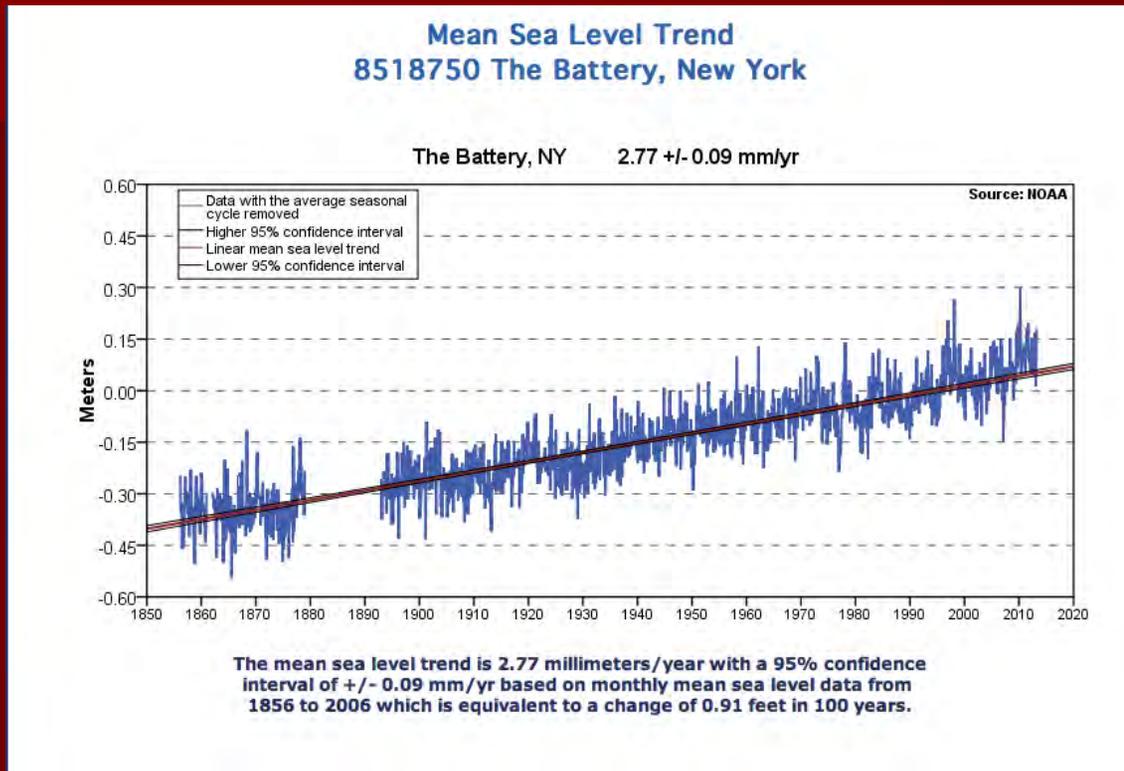
Oil used for transportation and coal used for electricity generation are the largest contributors to the rise in carbon dioxide that is the primary driver of observed changes in climate over recent decades.

©Tom Mihalek/Reuters/Corbis; Phillip J. Redman, U.S. Geological Survey



National Climate Assessment, 2014

# What is the impact to us in Rockland?



Our Sea Level has been on the rise ~ 11 inches in last 100 yrs.

...and is accelerating and expected to continue to accelerate

# But how will that really affect us?

**RPA** Regional Plan Association

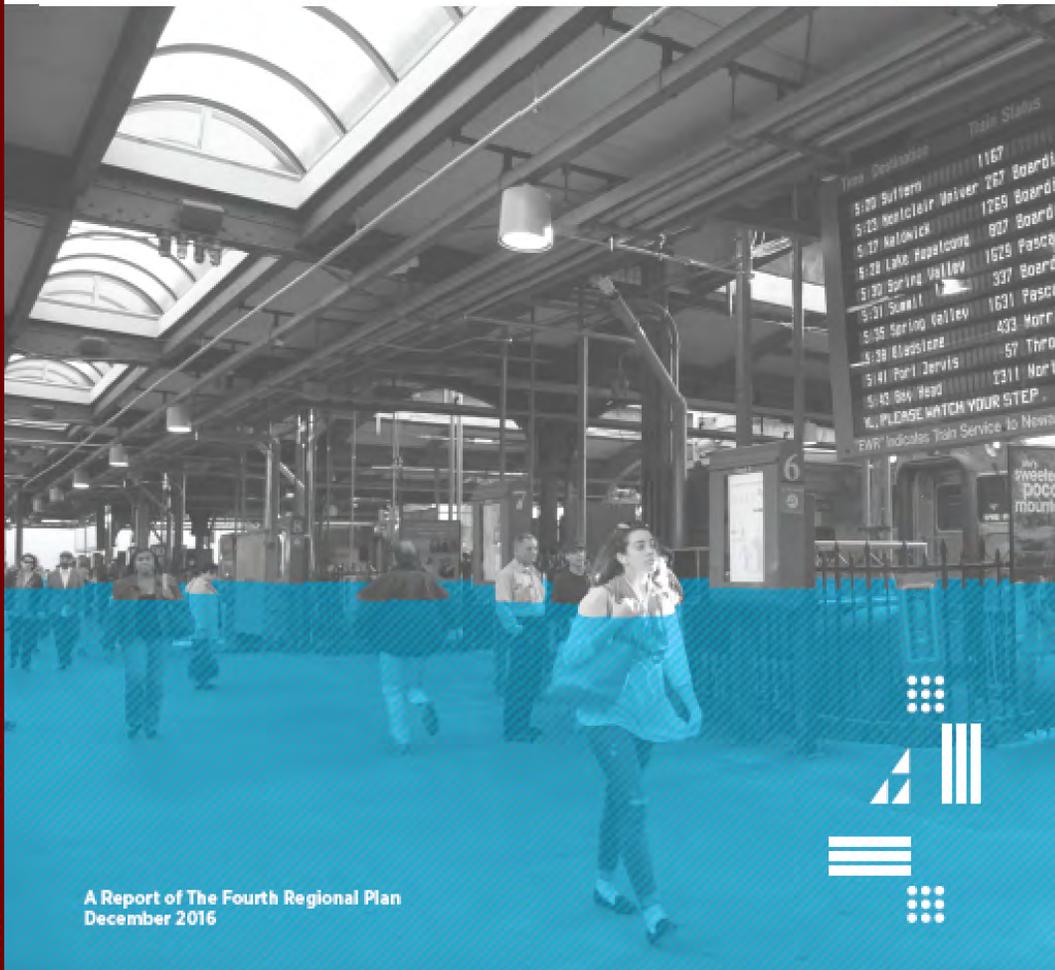
## Under Water

How Sea Level Rise Threatens the Tri-State Region

It is factoring into our planning

Rockland is linked by sea level by the tidal Hudson. ~1/3 of our county border on the Hudson.

Several areas along the waterfront have been and will continue to be affected by SLR – Piermont, Nyack, Haverstraw, Stony Point...



# Local Impacts of Sea Level Rise

At 3 ft. Portions of Metro North are flooded. More than 2000 of Westchester and Rockland residents live in places that would be permanently flooded. Nearly 9% of Piermont's population today face inundation at 3 ft.

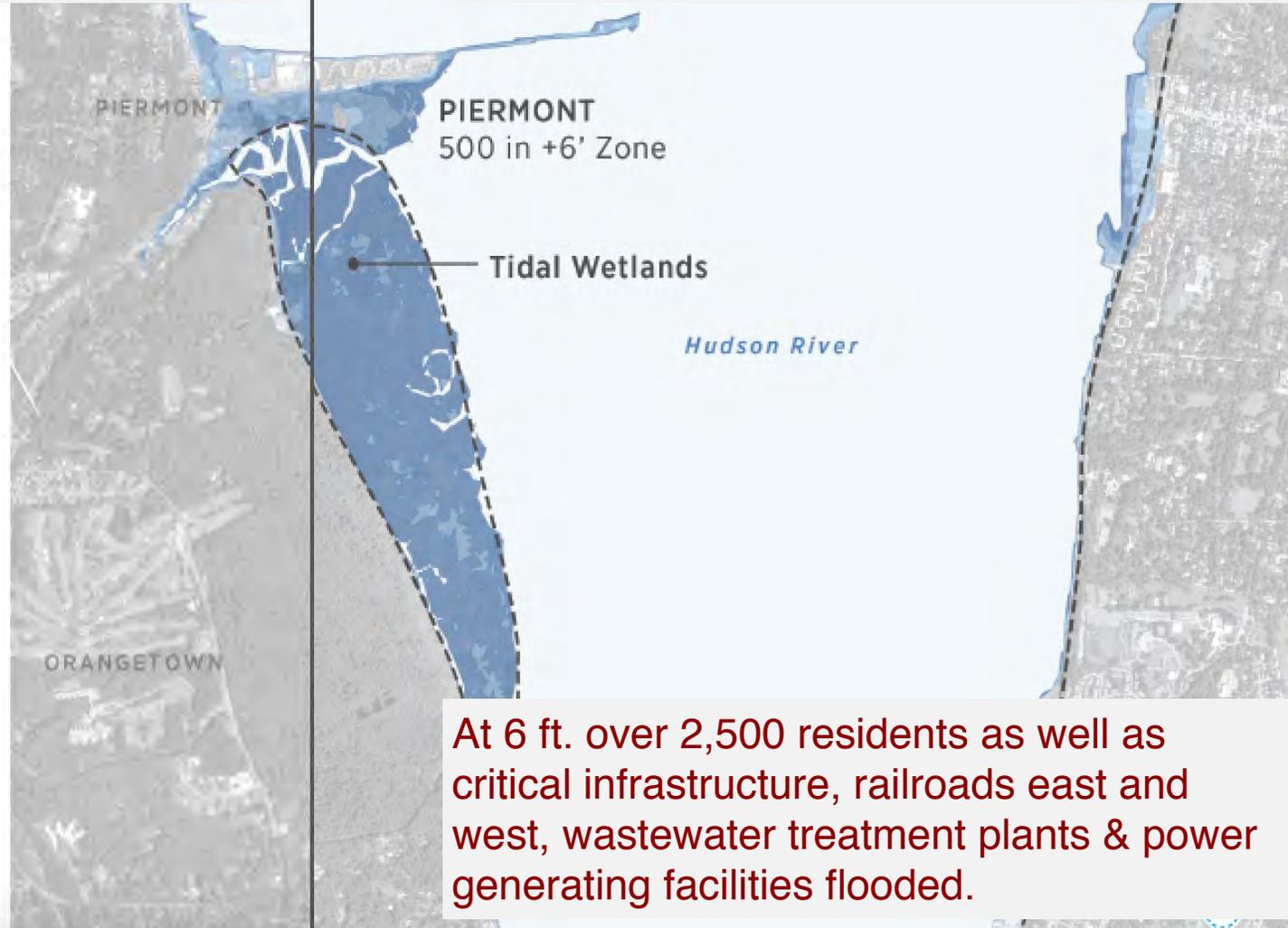
other communities in the region. Still, places like Yonkers, Piermont and Stony Point, whose waterfront edges are more developed or are developed on fill, begin to see permanent flooding. Sections of Long Island Sound towns to the east including New Rochelle, Rye and Mamaroneck town are also likely to see permanent flooding.

**+3'** Those New York communities along the Hudson River and Long Island Sound that saw flooding affecting sections of town at one foot sea level rise are likely to see the area and depth of flooding increase at three feet. Portions of the Metro-North Hudson rail line could become threatened at three feet of sea level rise. More than 2,000 of today's Westchester and Rockland County residents live in places along the Hudson and the Sound that could be permanently flooded at three feet of sea level rise, with the greatest numbers in Yonkers, Rye, New Rochelle and Mamaroneck town. Nearly 9% of Piermont's population today faces inundation at three feet.

structure including waterfront parks, wastewater treatment plants and power generating facilities. The Metro-North Hudson rail line and its 12 stations between New York City and Poughkeepsie along with Amtrak's Empire Corridor line is at risk of inundation in a number of low lying sections along the Hudson's eastern shore. On the western shore, the River Subdivision — a freight line owned by CSX — runs north along the shoreline to Selkirk, just south of Albany and has low lying sections at risk in places as well.

About one third of the Town of Mamaroneck's population today could be inundated at six feet of sea level rise, making it one of the hardest hit Long Island Sound towns. Rye and New Rochelle continue to lose land to the Sound at six feet.

At 1 ft. places like Piermont whose waterfront edges are more developed or developed on fill, begin to see permanent flooding. In fact some areas of Piermont already face flooding regularly at high tide.



At 6 ft. over 2,500 residents as well as critical infrastructure, railroads east and west, wastewater treatment plants & power generating facilities flooded.

# Additionally, storm surge and large rain events are a concern



Storm Surge:  
Super Storm Sandy



Storm impacts August 2014 in  
Tappan off Route 303 – strip mall  
behind Wendy's Sparkill Creek.

Piermont images from "Resilience  
Roadmap: Planning for Piermont's Future"  
Task Force Report 2014.

# We consider ways planning & design can help reduce the causes of climate change



Daylighting, passive solar, light paint & roofs



Mass Transit Options



Energy Saving Fixtures and Appliances

# And help to conserve water and protect our watersheds



**Pervious Pavers**



**Green Roofs**



**Rain Gardens**



**Water Saving Fixtures**

# #2 – Students Focus on strengths & weaknesses of their village/town & the County

What strengths can we build on? What challenges can we address?



## ROCKLAND P. L. U. S. PLANNING LAND USE WITH STUDENTS

**COMMUNITY ASSESSMENT FORM:** Team activity; to complete in small groups in class.

Think about the village/town in which your site is located and consider its strengths and weaknesses. How can your site improve the whole community? You can use your own knowledge of the community or check the County website - <https://rocklandgov.com>

Rate the following features of your community. Under **Strengths** or **Needs/Challenges** using a score of 1 (mainly absent) to 5 (well represented). Support your number choice with a few words of explanation.

Community Feature – How does your community rank in these categories?	Strengths Rank: 1 (low) - 5 (high) Community	Comments: Needs/ Challenges Local Community	Strengths Rank: 1 (low) - 5 (high) County	Comments: Needs/ Challenges Rockland County
<b>Cultural Community Character:</b> <i>Places of Historical Significance* Arts* Theatres</i>				
<b>Demographic Diversity:</b> <i>Diversity of people and backgrounds</i>				
<b>Housing/ Affordability/ Mix of Housing:</b> <i>Apartments* Condos* Single family homes* Options for Singles* Families* Retired</i>				
<b>Transportation/ Accessibility/ Walkability:</b> <i>Public transportation* Sidewalks* Drivable roads* Bike Trails* Crosswalks* Walking Paths</i>				
<b>Health &amp; Wellness:</b> <i>Healthy food options* Exercise opportunities* Preventive treatment* Clinics and hospitals close by * Opportunities for Health Education</i>				
<b>Social/ Recreation:</b> <i>Opportunities for various ages: children/teens/adults/seniors?</i>				
<b>Wilderness:</b> <i>Undeveloped areas ranging from open space to parkland</i>				
<b>Climate Smart Community &amp;/ or Environmental Awareness:</b> <i>Registered as Climate Smart? Community awareness? Of streams? Recycling? Are people energy conscious?</i>				

<http://www.ldeo.columbia.edu/plus>

Community Feature – How does your community rank in these categories?	Strengths Rank: 1 (low) - 5 (high) Community
<b>Water &amp; Energy Conscious Development:</b> <i>Stormwater runoff collection, Energy saving (i.e. solar or automatic light switch off), green building requirements</i>	
<b>Goods &amp; Services (i.e. stores, shopping):</b> <i>Can you walk to them?</i>	
<b>Education:</b> <i>Are there schools there? (pre schools through college level)</i>	
<b>Safety:</b> <i>Is there street lighting, fire depts., police? Do residents feel safe?</i>	
<b>Employment:</b> <i>Range of opportunities from entry level to professional; job training/internship opportunities</i>	

\* Brainstorm: Based on your  
Do you see opportunities to

# Each class is introduced to a local site to reenvision – 13 in total

considering social, economic and environmental issues...

## Sites Include:

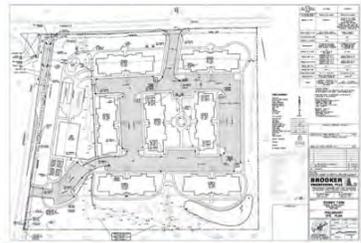
- Rockland Drive In (Monsey)
- Patrick Farm (Suffern)
- Suffern Quarry (Suffern)
- Riverspace (Nyack )
- Gedney Property (Nyack)
- Sain Building (New City)
- Central Downtown Park (P.R.)
- Cherry Brook Park (P.R.)
- Palisades Center Strip Mall (West Nyack)
- Nanuet Train Station (Nanuet)
- Schimpf Farm (West Nyack)
- Barr Laboratories (Pomona)
- Garnerville Arts & Industrial Center (Pomona)



### SCHIMPF FARM, WEST NYACK



**LOCATION**



**HISTORY**

An 8.5 acre parcel located at 13 Parrott Rd. West Nyack at the corner of Parrott and Germonds Rd., across the road from Felix Festa Middle School, adjacent to Rockland BOCES, and just down the road from Albertus Magnus High School. The Demarest Kill stream runs along the edge of the property and the site contains federally regulated wetlands.

**PROPOSAL**

The proposal calls for the construction of 127 units of senior housing, ~half one bedroom and the other half two bedroom, built in seven buildings that are 3 stories high. There will be 169 parking spaces. There is a plan to build a 5,500 sf clubhouse, putting green, outdoor trails and sitting areas. The stream will continue to meander along the edge of the property. Plans shown above from Booker Engineering, PLLC.



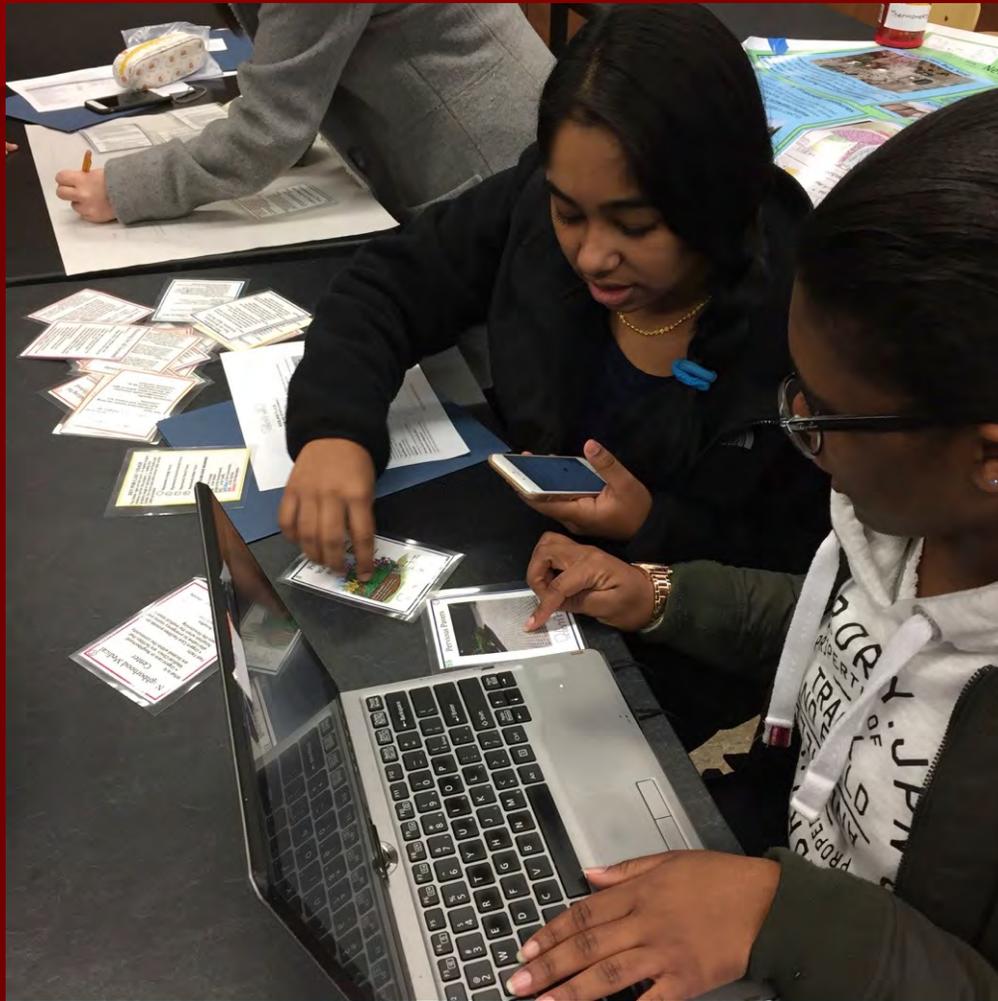
**Farming**

When Rockland County was founded farming was an important part of the economy but by 1950, fewer than 150 farms remained, and today only a handful operate. The majority of the farmland in Rockland has been turned into houses starting with a major growth spurt in the 1950s when over 1000 homes were built each year. The opening of the Tappan Zee Bridge in 1955 and the completion of the Palisades Interstate Parkway and the New York State Thruway during the same time was a large part of this change.

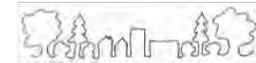
**Schimpf**

The Schimpf's Farm Garden and Landscape Center was a family owned business run by Thomas D. Schimpf until he died in 2011. Thomas was a long time member of the Rockland County Farm Bureau serving 15 years as the president and another 15 years on its board of directors. He supported local farming through many efforts and spent countless hours on education of the public. He understood that farming in suburbia involved educating the public about what farmers do and their role and benefit in a community. Donations were requested to NYS Farm Bureau education funds upon his death, an organization that works hard to expand public knowledge about farming.

# Students use 'planning cards' and look at 'costs and benefits' of including these concepts...



GROUP ID \_\_\_\_\_



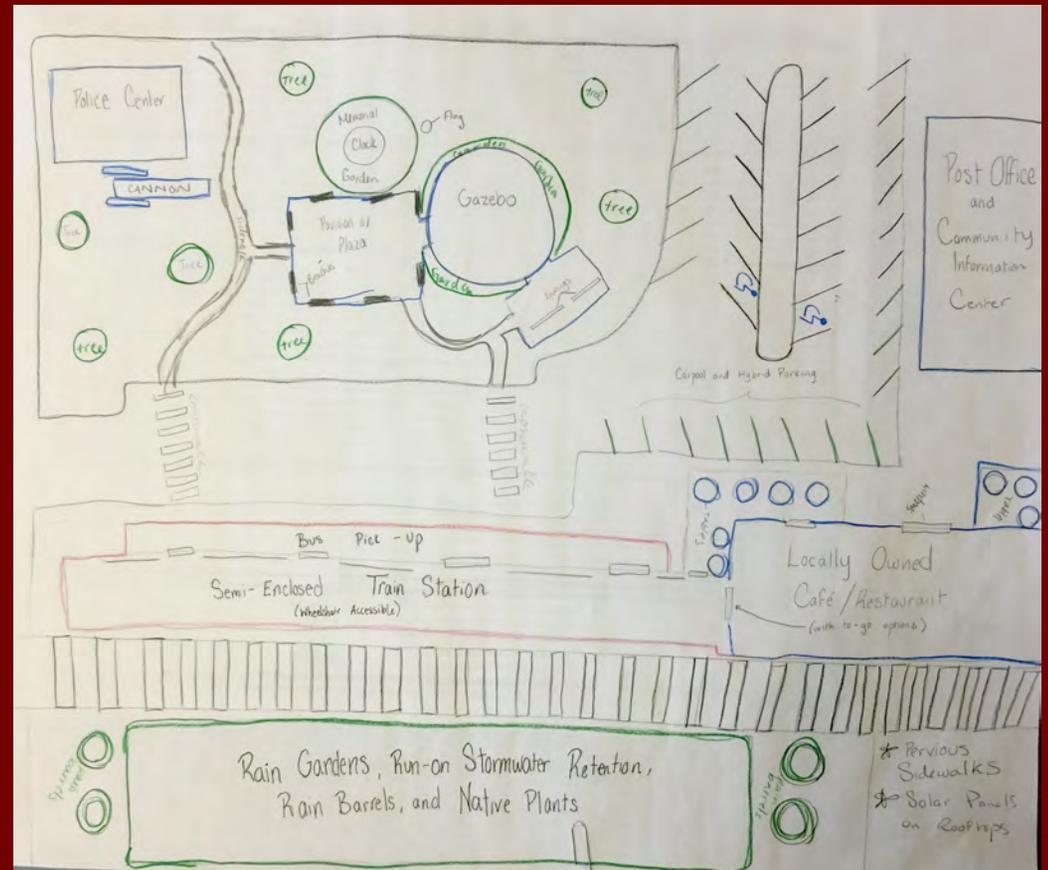
ROCKLAND PLUS

## Visit 2 Classroom Prep Project Notes

- Many of the choices that your plan will include are NOT choices that are being made by communities and builders today.
  - Why do you think this is?
  - Can your group identify ways that will improve our current process?
- For your plan complete a quick Cost Benefit Analysis, recording your considerations below. Every decision has a cost that must be weighed against the benefit. Costs are not always monetary, and sometimes even the true monetary cost can be hidden.
- Consider the social trade offs, what groups will benefit, how can you gather their support; what groups might lose, and can your plan be adjusted to address this?

Selected Item	'Cost' not specifically \$ for this Selection	Actual \$'s - \$ to \$\$\$\$	Benefit of this Selection

# And map out a vision for their redevelopment



# #3 – Utilizing an on-line image bank, students pull their ideas into a poster

Creating a poster & short presentation to share with you, the professionals, for your thoughts and suggestions. They are looking at community partners, the S.E.E. criteria, developing plans to fill the weaknesses they perceive & leverage the strengths.

ROCKLAND P.L.U.S. 2016  
PLANNING LAND USE WITH STUDENTS

## Downtown Nyack, Nyack Senior High School



Our location is **Downtown Nyack**, right off of the bustle of Main St. Our location includes a run down and ill-populated retail building called Riverspace, with a lot of potential.

We have a form of **BRT** with a covered bus station, and we have utilized a real time app to **inform customers** of the bus location and ETA.



**GREEN FEATURES:**  
Installation of **solar panels** on a south facing roof top for maximum efficiency, and surrounded by a beautiful **rooftop garden** to create an appealing aesthetic

Installation of **pervious pavement** to allow for rain water to permeate down into the soil

**STAKEHOLDERS/COMMUNITY GROUPS TO WORK WITH:**  
Some stakeholders we hope to include are the **Nyack Chamber of Commerce**, which contains many local businesses and nonprofit organizations. Other groups include **Dept. of Transportation**, **school districts**, and possibly **Riverkeeper**.



What is feels like to be waiting here.



What there is to do



Our favorite feature



Top thing to improve



Water friendly feature



Our downtown transformation includes a **bus overhang** and waiting station, a **visitor information center**, **reserved parking** for environmentally-friendly vehicles, **rooftop gardens** and **solar panels**, and a center square.

**HOW DO YOU S.E.E. IT?**

**Social Pieces** - Convenient heated indoor bus stop waiting room complete with Town Of Nyack Info-Center.

**Economic Pieces** - Utilization of installed solar panels reduces energy expenses and will eventually pay for itself.

**Environmental Choices** - We incorporated solar panels and several rooftop gardens into our design.



**BLUE FEATURES:**

**Town Square** - Water fountain to create aesthetic, benches for community seating, easy access to and from Nyack's Main Street

**Information Center** - Gives visitors & locals information about stores open at the time and events happening

**Town History Timeline** - Gives people a view into the past about what has helped Nyack to become Nyack

**Billboard** - A place where people can post alerts and advertisements about events to occur soon, events like parades, shows, and more

Ben Sarna, Jeremy Cohen, Remy Kris, Peter Dailey, Jessica Speakman, Pratima Rosen

Sample from 2016

# The Symposium - Early Morning Session: School Poster Presentations

You have been asked to be part of this day because of what you bring to the day through your role in the community. Each of you brings a unique quality to share, together a range of stakeholders.



# The Symposium - Early Morning Session: School Poster Presentations

Consider discussing with them:

- What were the strengths you found in it?
- What would you like them to think more about?
- Can you suggest a new community partner group for them?
- Can you suggest something to add a new layer to their plan?



Try to get all the students to engage...  
“What do the rest of you think?”

# The Symposium – Mid-Morning Orientation to New Site: IRG in Pearl River

The second part of the day is focused on the redevelopment of portions of the IRG or old Pfizer property. They will break out into mixed school groups where students will plan collaboratively with peers from schools across the county. We start with a brief introduction to this new site.



# What Is the Focus for This Project

- Consider use ideas & design features for 3 of the buildings - IRG has been shopping for tenants
- Rethink exterior space - paved and open areas
- How to build better connections to the community
- Ideas for community partners to engage with on new property usage



# The Symposium – Collaborative Planning Session

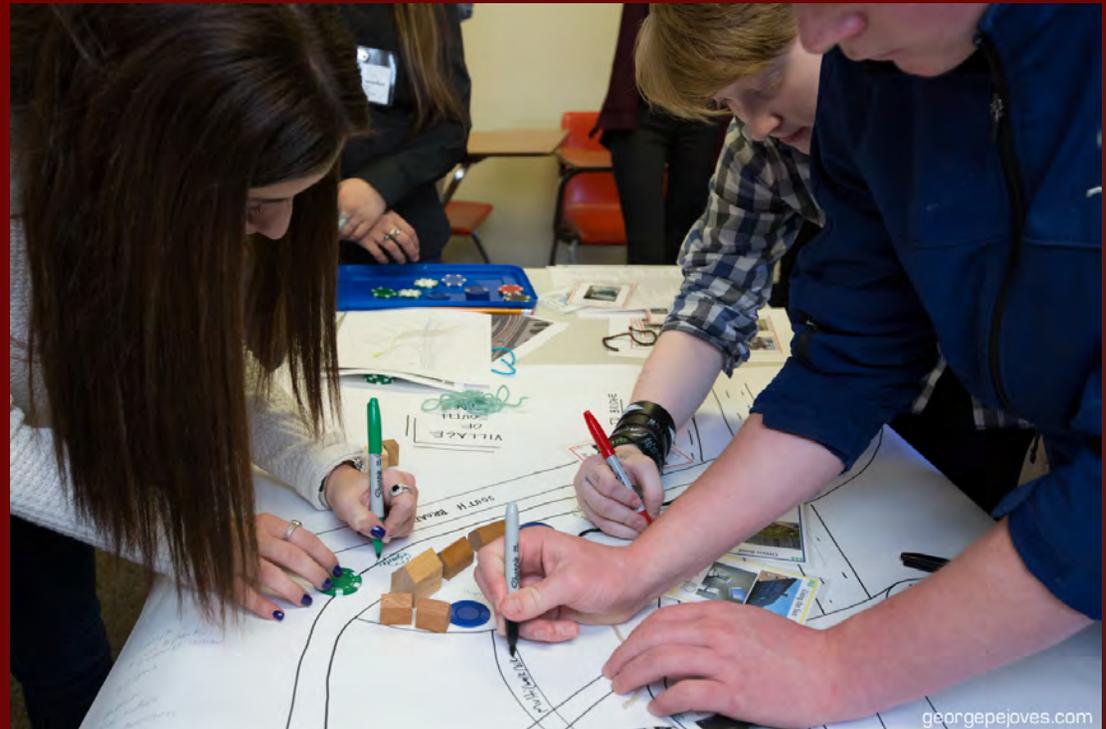
In this session, students use what they have learned to plan for the new location. You are a resource for this, offering insights, suggestions, trying to help them 'launch'. This part starts slowly – they need room to get comfortable with each other.

Help them to consider:

How to collaborate and while bringing in new ideas.

How to enhance the wider community through our project?

How the project will blend & connect to the community?



# The Symposium – Collaborative Map Presentations



Rockland P.L.U.S.

March 23, 2017

HNA

8:30 a.m. – 1:30 p.m.

Please arrive 8:15 AM – lunch is at noon

Student final presentations 12:45 PM

Dismissal 1:30 PM



Photo by  
Geraldine Collins

# Rockland P.L.U.S. 2017 is a collaborative partnership of

- ❖ Keep Rockland Beautiful
- ❖ Lamont-Doherty Earth Observatory of Columbia University
- ❖ Rockland Conservation & Service Corps

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 Rockland County