



MENTOR GUIDE TO ROCKLAND PLANNING LAND USE WITH STUDENTS

1

GOAL: High School Students from throughout Rockland County understand:

- The power of land use planning in shaping a community for all ages,
- Their opportunities as young adults to be part of local planning,
- The importance of sustainable planning for our community.

Mentor Call 3/13/18 10:00 AM
For the Program Event
3/23/18 at St. Thomas Aquinas College

The Rockland PLUS Program

2

Four Stage Process

- Three visits to each classroom to lay the groundwork
 - Each visit covers background content & an activity to put it into practice
 - In 2018 we have worked with 13 classes and 294 students in seven high schools in Rockland County through this part of the program
- Part four is the culmination in a Symposium with a group from each class selected to participate. This year St. Thomas Aquinas College is hosting. We expect 130 students.

Visit 1 – Students considered the type community where they would like to live

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ROCKLAND PLUS
 COMMUNITY ENHANCING FEATURES

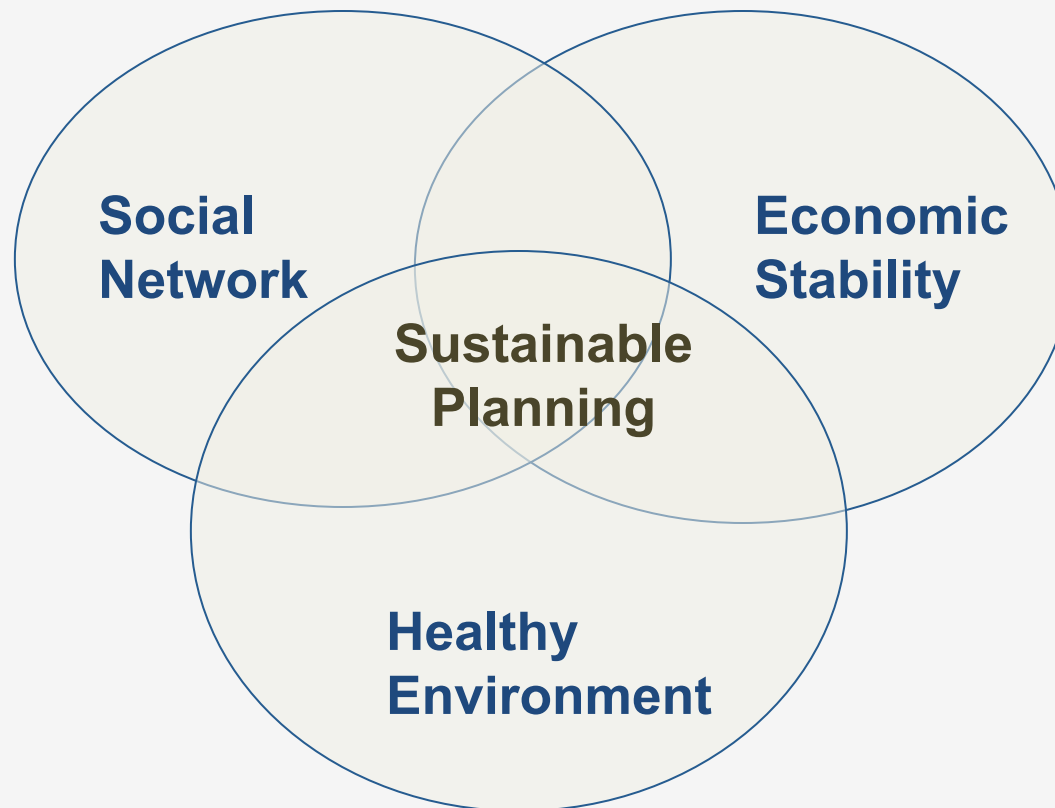
Architecture and Smart Building Design	Making Connections	Business and Services	Free Time with Friends & Family	Environmental Enhancements and Preservation
<input type="checkbox"/> Preservation of historic sites and features - buildings, stone walls, lamp posts	<input type="checkbox"/> Bus Rapid Transit - higher 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, fruit food or 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 transit 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 corners/intersections for planting works of art that are sponsored/maintained by neighbors and/or local businesses (PODart or Spout)
<input type="checkbox"/> Landscape design that includes pathways, foot bridges along streams & ponds	<input type="checkbox"/> Bike routes with safe connections to nearby communities and city centers	<input type="checkbox"/> Shared work spaces	<input type="checkbox"/> Community Center with open gym times, special events, workshops/sewing	<input type="checkbox"/> Protected open space with unobstructed sidewalks, walkways, and bicycle paths
<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"/> Library for taking books & reading	<input type="checkbox"/> Pathways and sidewalks with permeable pavers
<input type="checkbox"/> Reuse of existing building materials in design or building demolition	<input type="checkbox"/> Bike sharing program	<input type="checkbox"/> Free Wifi in designated public areas	<input type="checkbox"/> Music 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"/> Offices in healthy food stores available	<input type="checkbox"/> Center gathering place with garden stage for outdoor theater & small concerts	<input type="checkbox"/> Natural bioswales - planting designed with curbing and conduits to slow and drain water
<input type="checkbox"/> Waterwise features and design to conserve and conserve water use in homes/businesses	<input type="checkbox"/> Curbside shopping	<input type="checkbox"/> Day Care Center	<input type="checkbox"/> Public Park with playground, picnic & recreation areas	<input type="checkbox"/> Heat lamps - lights that collect runoff
<input type="checkbox"/> Mixed use of areas & buildings such as businesses on the bottom and apartments on top	<input type="checkbox"/> Walk, gravel sidewalks that connect housing, shopping and recreation	<input type="checkbox"/> Library with computers and reading nooks for community groups	<input type="checkbox"/> Skateboard park	<input type="checkbox"/> Bioswale 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/Bike Sharing program	<input type="checkbox"/> Farmer's Market	<input type="checkbox"/> Sports stadium	<input type="checkbox"/> Deployed waterways - suspended streams and ponds that had been put 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 considered different ages & stages of life, narrowing to 5 features that they felt would enhance an idealized community.

As a class we sorted their ideas into the balance needed in a sustainability community

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

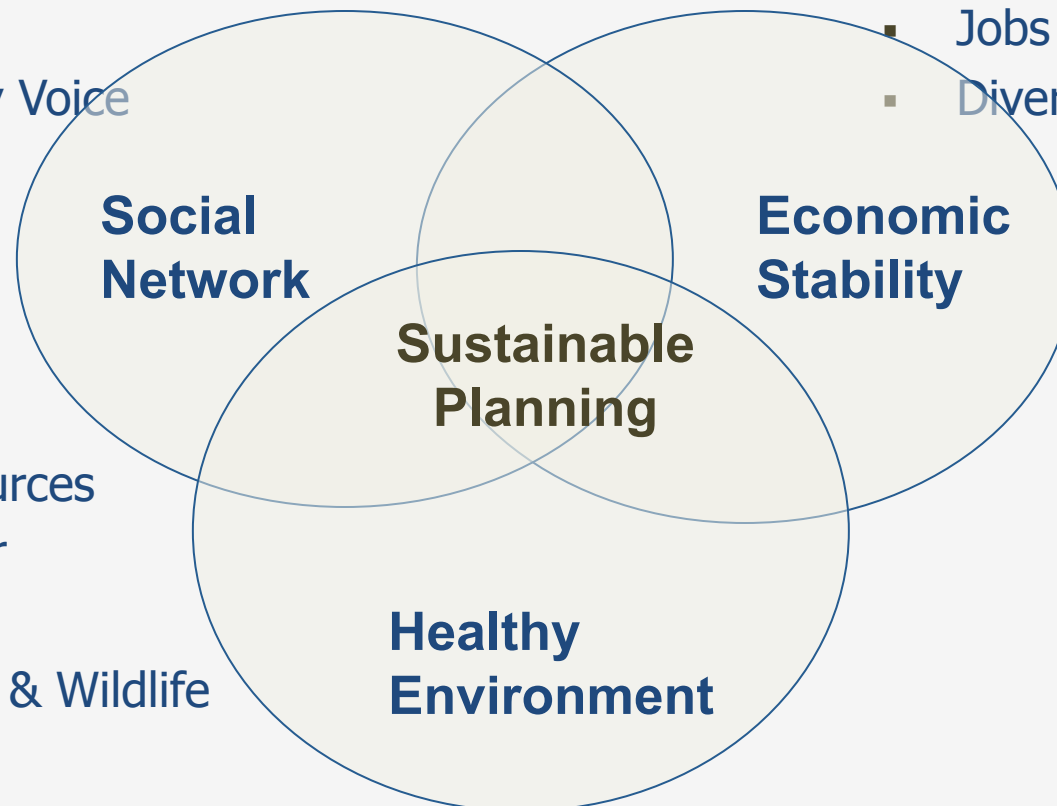


S.E.E. the Community – the Social, Economic, and Environmental aspects of our communities

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- Recreation
- Culture
- Safety
- Community Voice

- Housing
- Transportation
- Jobs with career path
- Diversity of Services



- Water Resources
- Storm Water
- Air Quality
- Open Space & Wildlife

There is a lot to consider in planning a community. We discussed how transportation locally/regionally is important.

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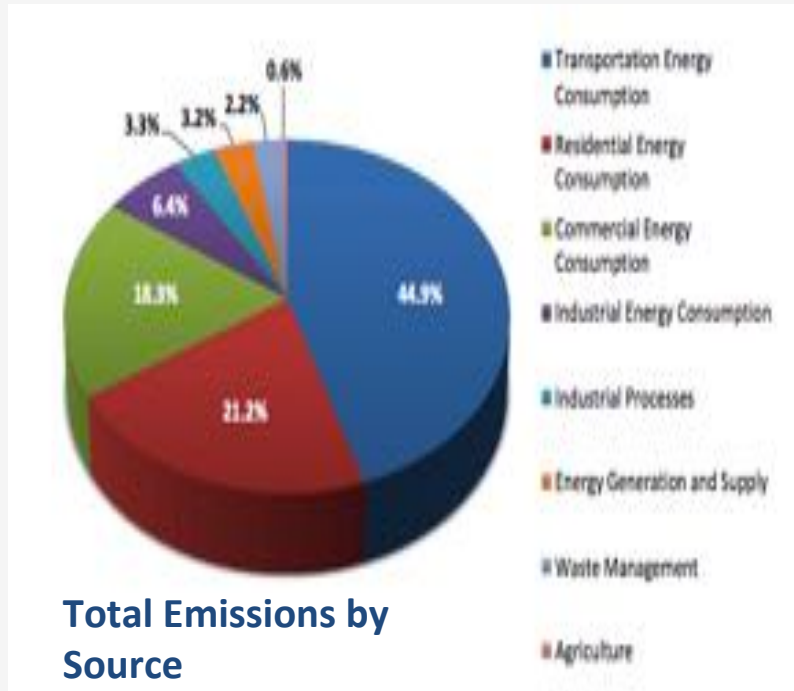


82% of Rockland residents live & work in the County. Transportation within the County, transportation to Westchester (7.2%) & to New York City (10.8%) must all be considered. How will the new Mario Cuomo Bridge affect this? What about BRT?

<http://hudsonvalleyregionalcouncil.org/wp-content/uploads/2013/12/CEDS-FINAL-DRAFT-Dec-10-2013.pdf>

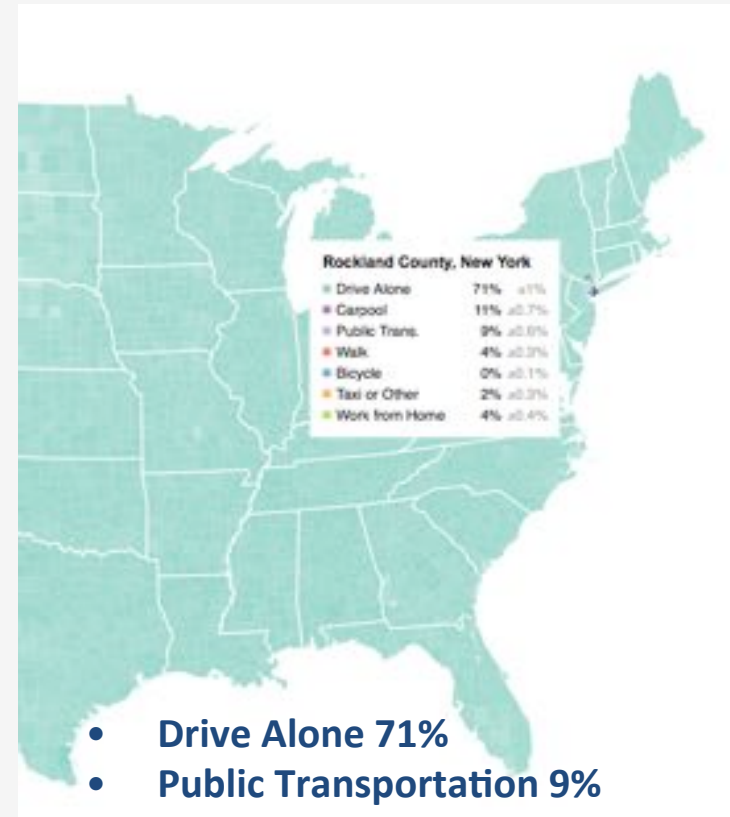
Considering the importance of walkability and improved transit options for reducing emissions

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Graph from the Mid-Hudson Regional Sustainability Report shows almost half of our region's emissions come from transportation. How can we plan for moving people more efficiently.

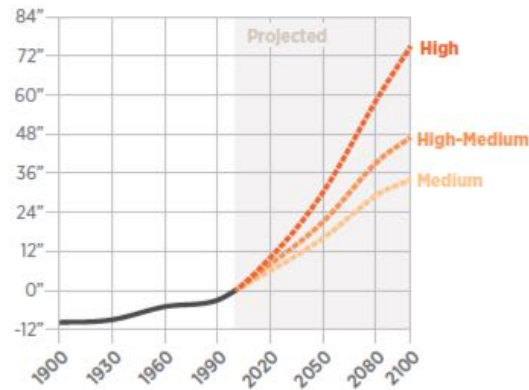
http://www.co.orange.ny.us/filestorage/124/1362/MHRSP_FinalDraftExecSummary_May2013.pdf



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

We linked impacts from GHG to climate warming & associated impacts that regional planning efforts are considering.

Historic sea level rise observations and future projections for New York City / Lower-Hudson Region.



Source: Adapted from NPCC and New York State projections.
Note: The Low scenario developed by the NPCC is not included in this chart. That scenario is dependent on a radical and immediate reduction in carbon emissions reduction that is considered by many experts to be unrealistic, and most consider the Medium scenario to be the lower range of what may occur.

Accelerating Sea Level Rise

Debilitating storm surge for waterfront communities



RPA Regional Plan Association

Under Water

How Sea Level Rise Threatens the Tri-State Region



Regional Planning Guidance on these issues

We considered how planning & design can help reduce the causes of climate change



Walkable, bikeable, focus on conserving fuel



Mass Transit Options



Solar to fuel our homes & businesses!



Daylighting, passive solar, light paint & roofs

LED Bulbs

CFL Bulbs



Energy Saving Fixtures and Appliances

And help to conserve water and protect our watersheds



Pervious Pavers



Green Roofs



Rain Gardens



Water Saving Fixtures

Visit 2 – Students Focused on strengths & opportunities 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
Cultural Community Character: <i>Places of Historical Significance* Arts* Theatres</i>				
Demographic Diversity: <i>Diversity of people and backgrounds</i>				
Housing/Affordability/Mix of Housing: <i>Apartments* Condos* Single family homes* Options for Singles* Families *Retired</i>				
Transportation/Accessibility/Walkability: <i>Public transportation* Sidewalks* Drivable roads* Bike Trails*Crosswalks *Walking Paths</i>				
Health & Wellness: <i>Healthy food options*Exercise opportunities* Preventive treatment* Clinics and hospitals close by *Opportunities for Health Education</i>				
Social/Recreation: <i>Opportunities for various ages: children/teens/adults/seniors?</i>				
Wilderness: <i>Undeveloped areas ranging from open space to parkland</i>				
Climate Smart Community &/or Environmental Awareness: <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
Water & Energy Conscious Development: <i>Stormwater runoff collection, Energy saving (i.e. solar or automatic light switch off), green building requirements.</i>	
Goods & Services (i.e. stores, shopping): <i>Can you walk to them?</i>	
Education: <i>Are there schools there? (pre schools through college level)</i>	
Safety: <i>Is there street lighting, fire depts., police? Do residents feel safe?</i>	
Employment: <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 fully re-envision – 13 sites in total

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Considering SEEing the community - social, economic and environmental issues...

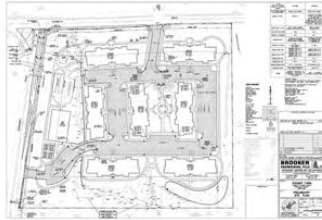


SCHIMPF FARM, WEST NYACK



LOCATION


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.



HISTORY

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.



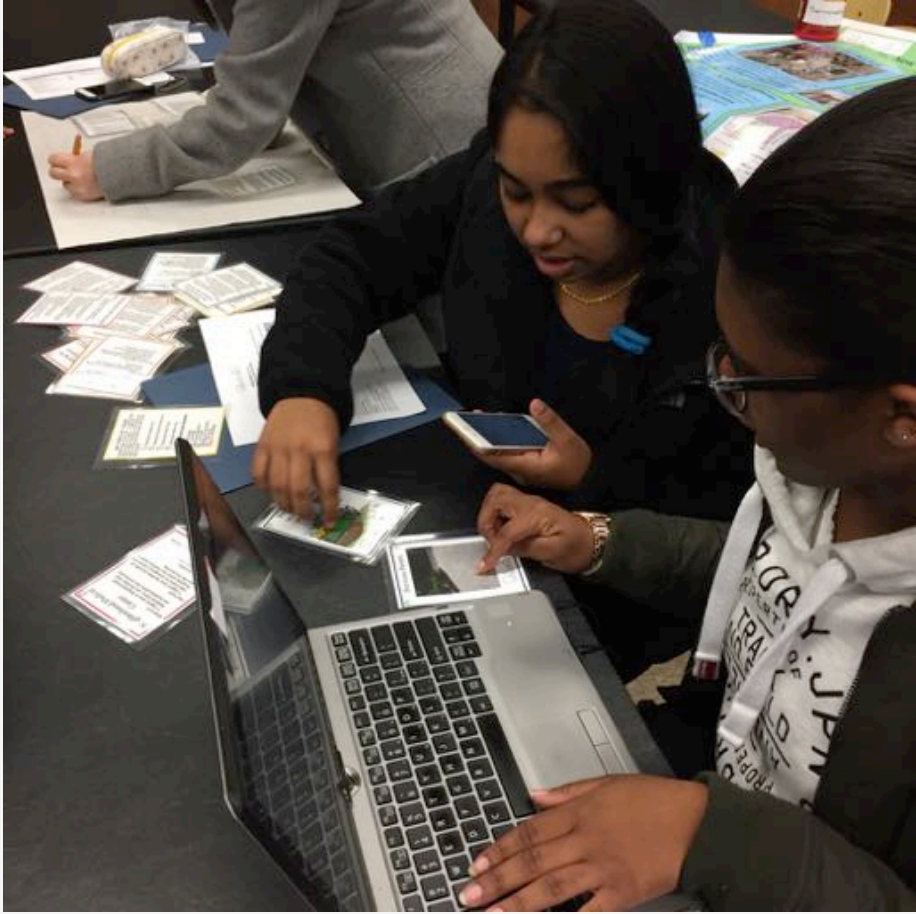
PROPOSAL

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.

- Spring Valley Train Station TOD
- Patrick Farm (Suffern)
- Suffern Quarry (Suffern)
- Novartis (Suffern)
- Riverspace (Nyack)
- Gedney Property (Nyack)
- Nyack Medical Building
- Sain Building (New City)
- Undeveloped Meadow (Upper Nyack)
- Schimpf Farm (West Nyack)
- Barr Laboratories (Pomona)
- Garnerville Arts & Industrial Center (West Haverstraw)
- Proposed Y.M.C.A. Garnerville Site

<http://www.ldeo.columbia.edu/edu/plus/Rockland/2018/LocalSites%20copy.pdf>

Students use 'planning cards' as a catalyst and considered relative costs and benefits of these concepts as they mapped



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

Visit 3 –Students sketched a site plan and built their ideas into a poster

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They created a poster & short presentation to share with you for your thoughts and suggestions.

They are looking at community partners, the S.E.E. criteria, developing plans to build on strengths and shore up weaknesses.

ROCKLAND P.L.U.S. 2017
PLANNING SAFE USE WITH STUDENTS

The Old Shimpf Farm Site Albertus Magnus High School

Current Senior Housing Development Plan
Historic Shimpf Farm Site located 13 Parrott Rd. on corner of Germonds Rd, West Nyack, was a staple of the community until it closed in 2011. Family owned Farm Garden and Landscape Center dedicated to supporting local farming and public outreach/education.

ENERGY, WATER, ENVIRONMENT
-Solar Panels: clean, renewable energy
-Large efficient daylighting windows
-Energy efficient bulbs (CFLs/LEDs) and appliances; low flush toilets, showers
-Loop stream water for fountain and gardens; rain-catchers; rain gardens
-Pervious parking, vegetative swales
-Under-dwelling ground level stilt parking
-Green rooftops and rooftop recreation
-Green spaces, protective vegetation

SITING PLAN
Yellow: Sidewalk/Walkway
Purple: Bike Path/Bike Rack Area
Green: Green Space/Vegetation

HOW DO YOU S.E.E. IT?
We maintained a close connection to the site's farm history and community feel, and integrated sustainable features that are both economical and environmentally conscious. We surveyed members of the 55 and older community and incorporated their input.

SOCIAL, BUSINESS & SERVICE FEATURES
-Clubhouse/Meetinghouse for socializing, community events, health and wellness
-Walkable "Town Center": under-dwelling stores, market, medical clinic/pharmacy, and site for weekly/monthly farmers market
-Outdoor Amphitheater and recreation fields
-Greenhouse Café with Community Garden

WORKING WITH STAKEHOLDERS/COMMUNITY
-RSVP Retired and Senior Volunteer Program; TRiPs and TOR Bus Services, Rockland Farm Alliance, Historical Society; BOCES and other local schools, colleges; businesses interested in storefronts; health and wellness/fitness services

MAKING CONNECTIONS
-Bus/Shuttle Stop: TRiPs, other local buses
-Electric Golf Carts powered by solar
-Walking and Bike Paths, Sidewalks

THE HISTORICAL SOCIETY OF ROCKLAND COUNTY

Sample from 2017

Mentors' Role: The Symposium – First Session: School Poster Presentations

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As mentors each of you brings a unique quality to share, through your role in the community. Together you provide a range of stakeholders.



Your role during the presentation by students on their local site is to listen to them and give feedback, with a light touch, on their plans. Encourage a dialog by posing questions and encouraging input and thoughts from the students. Note they have been encouraged to think broadly and creatively.

The Symposium - Early Morning Session: School Poster Presentations

16

Consider discussing:

- 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 more than one student to engage...
“What do the rest of you think?”

The Symposium –Orientation to New Site: “New York Center for Innovation” IRG in Pearl River

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Part #2 of the day focuses on the redevelopment of portions of the old Pfizer property. Students in mixed-school groups will plan collaboratively with peers across Rockland county.

Our Focus for the Symposium



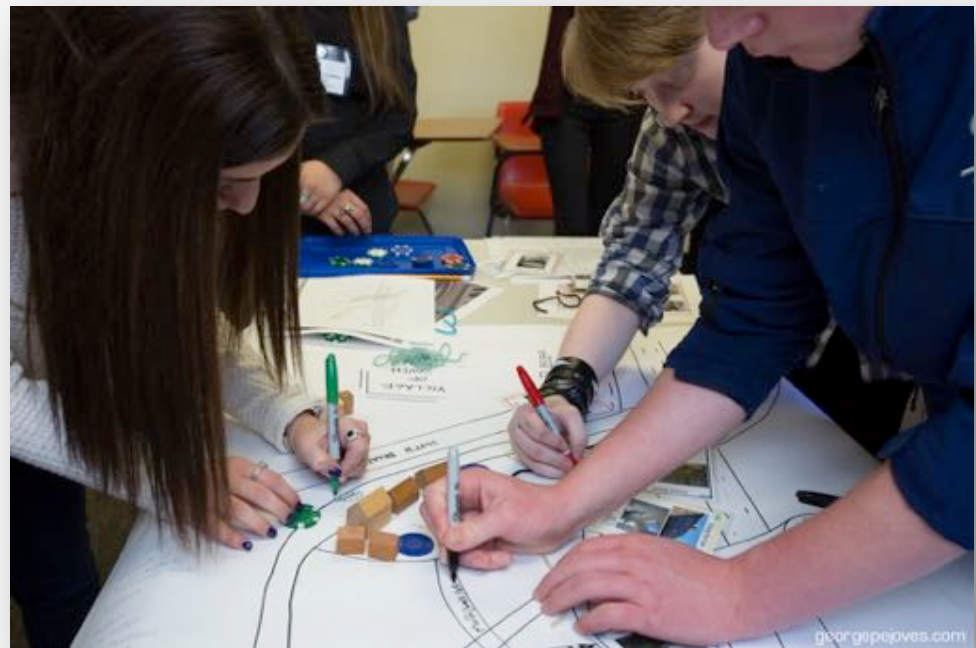
Buildings 140, 100, 170, adjacent parking areas and tree buffer

The Symposium – Collaborative Planning Session

18

They are instructed to:

- Consider planning ideas for 1 main and 2 empty ancillary buildings
- Rethinking exterior space - paved areas & planted areas
- How to build better connections to the community
- Ideas for community partners to engage with on new usage
- How the project will blend & connect with the community
- How to enhance the wider community through the project.



The Symposium – Collaborative Planning Session

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- How to collaborate while bringing in new ideas?



- How to enhance the wider community through our project?



- How the project will blend & connect to the community?



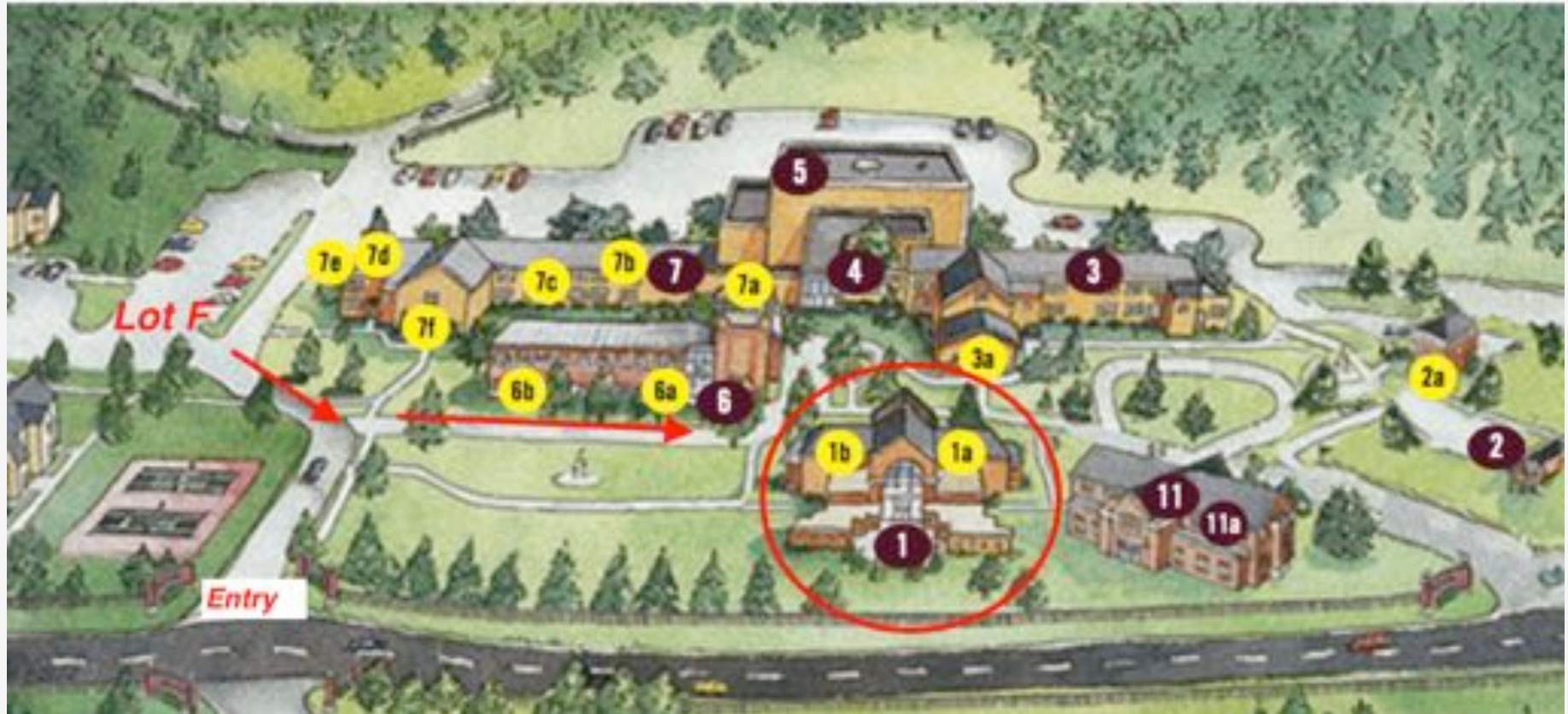
Final Student presentations

20



St. Thomas Aquinas College Campus Map

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- Parking will be in Lot F
- Follow the arrows to walk over to Romano Student Alumni Center
- We will be in Romano to start – building 1b on the map

Logistics for the Day- Everything moves quickly!

22

- Mentor check in 8:15-8:30 AM
- 8:30-8:50 - overall introductions to the day the schools, mentors & facilitators
- 9:10-9:40 - Local site presentations by individual schools
- 9:55-10:15 - Grab a snack & find a seat for the IRG orientation piece
- 10:20-10:40 - Introduction to the Collaborative Mapping Site – IRG
- 10:50-Noon - Collaborative Mapping

We would love you to stay for lunch & until dismissal but understand if you can not!

- 12:10-12:40 - Lunch
- 12:45-1:20 - 2 minute Team Presentations
- 1:20 PM Wrap up
- 1:30 PM Dismissal

Rockland P.L.U.S. 2018 is a collaborative partnership of

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