

BOA Nomination Study

Town of Rotterdam, New York
May 9, 2012







THE PROJECT TEAM

Laberge Group

Ben Syden, AICP – Director of Planning
Nicole Allen, AICP – Planning Services Manager & Project Manager



Pollay Redevelopment & Planning

Dan Pollay, AICP – Brownfields Redevelopment Specialist, Urban Planner, Economic Developer



Synthesis LLP

Ian Law – Director of Landscape Architecture
Mary Moore Wallinger – Project Manager



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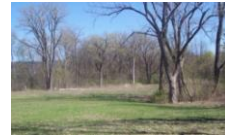






Presentation Outline

- Project & Study Area Overview
- Draft Land Use Plan
- Subareas and Redevelopment Proposals
- Tropical Storm Irene
- Next Steps



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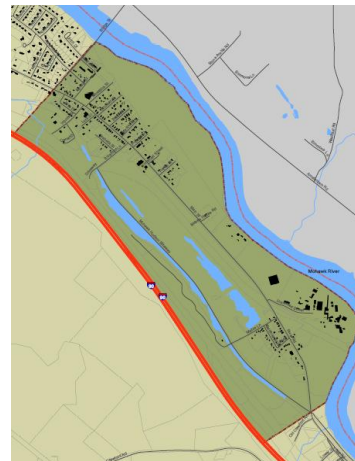


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Rotterdam BOA Study Area

- Approximately 624 acres
- 16 Underutilized Sites; 8 Strategic Sites
- Existing or Potential Brownfield Sites:
 - Bonded Concrete Site (78 acres)
 - Sunshine Automotive Recycling Yard (19.90 acres)
 - Bobby's Auto Service (0.52 acres)
- Land uses must be compatible with protecting the Great Flats Aquifer
- Significantly affected by Tropical Storm Irene



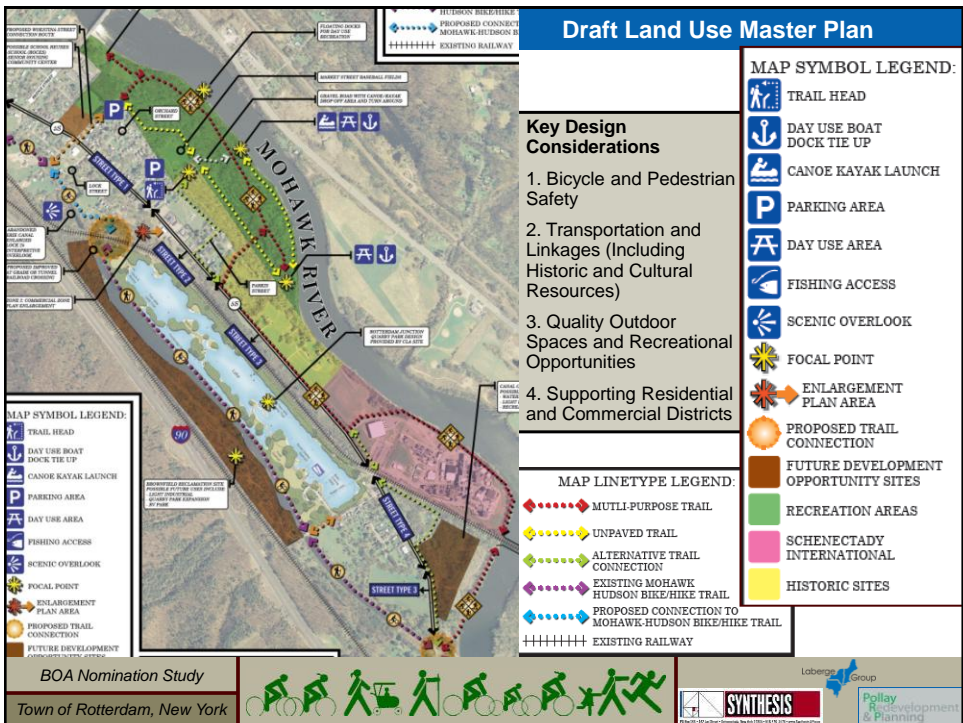
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Rotterdam BOA Study Area Subareas

Study Area Subareas:

- Mohawk Hudson Bike-Hike Trail (MHBHT) Subarea
- Upper Rotterdam Subarea
- Lower Rotterdam Subarea
- Waterfront/Cultural Subarea



Mohawk Hudson Bike-Hike Trail (MHBHT) Subareas

General Characteristics

- 28 parcels - 287 acres
- 46.3% Railroad
- 29.9% Vacant
- 10.7% MHBHT
- 13.7% Residential
- 3.6% Junkyard (20 acres)
- 1.8% Commercial



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Mohawk Hudson Bike-Hike Trail (MHBHT) Subarea

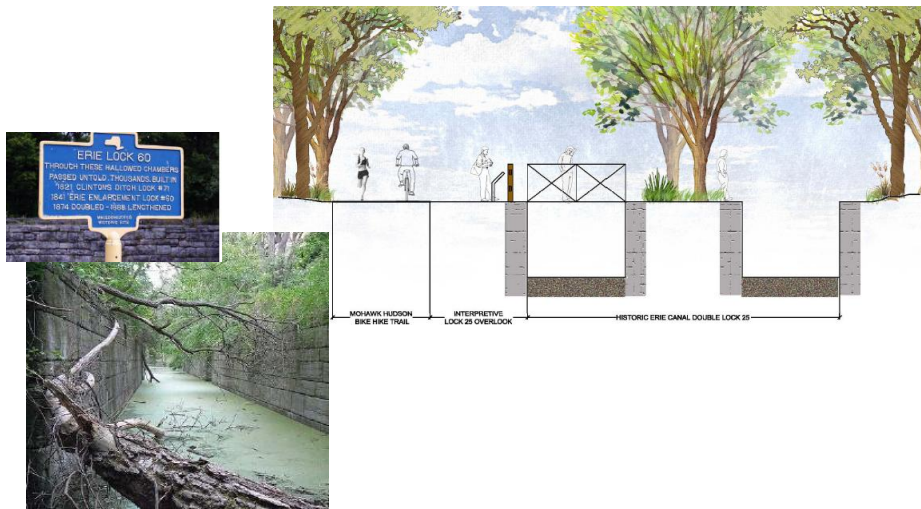
Reconnect MHBHT by removing jersey barriers & creating at-grade or tunnel crossing



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Mohawk Hudson Bike-Hike Trail (MHBHT) Subarea

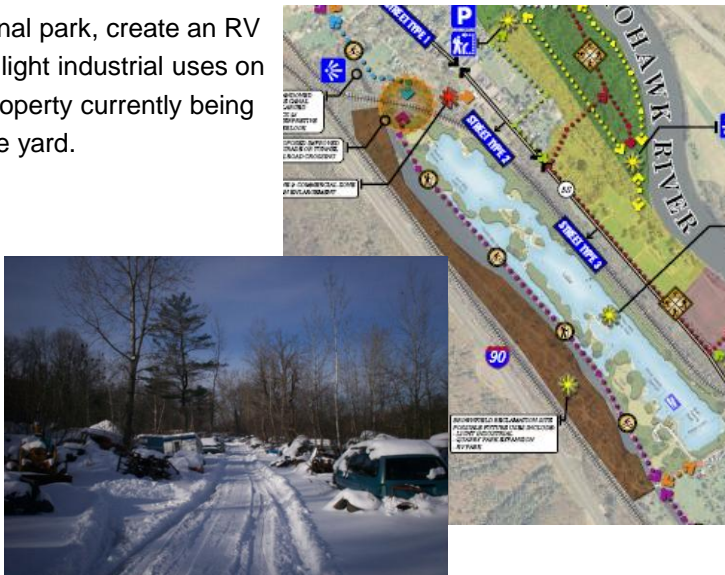
Create Interpretive Overlook at Erie Canal Lock 25



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Mohawk Hudson Bike-Hike Trail (MHBHT) Subarea

Expand recreational park, create an RV park, or continue light industrial uses on Sunshine Auto property currently being used as a salvage yard.



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Mohawk Hudson Bike-Hike Trail (MHBHT) Subarea

Construct recreational park on former Bonded Concrete Site

Mohawk Hudson Bike Hike Trail, Historic Erie Canalway, Potential Brownfields Redevelopment Area

Draft Land Use Master Plan Recommendations

MAP SYMBOL LEGEND

- TRAIL HEAD
- DAY USE BOAT
- BOOK THE UP
- CANOE/KAYAK LAUNCH
- PARKING AREA
- DAY USE AREA
- FISHING ACCESS
- SCENIC OVERLOOK
- FOCAL POINT
- PLAYGROUND PLAN AREA
- PROPOSED TRAIL CONNECTION
- POSSIBLE LIGHT INDUSTRIAL

STREET TYPE 1: HAMLET CENTER

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Upper Rotterdam Subarea

General Characteristics

- 206 parcels; 97.7 acres
- 47.1% Residential
- 23.7% Vacant
- 17.1% Community Services
- Woestina Elementary
- 6.2% Public Services
- 5.9% Commercial
- Bobby's Auto Service

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Upper Rotterdam Junction Subarea

General Characteristics


- 206 parcels; 97.7 acres
- 47.1% Residential
- 23.7% Vacant

- 17.1% Community Services
- 6.2% Public Services
- 5.9% Commercial

- Woestina Elementary
- Bobby's Auto Service

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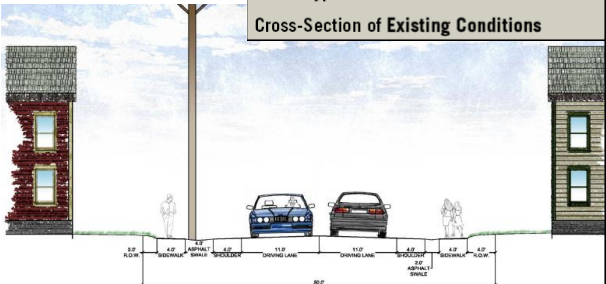
Upper Rotterdam Junction Subarea

Proposed Improvements

- Façade Improvements
- Landscaping
- Uniform and regulated signage
- Consolidated curb-cuts
- Shared parking
- Street tree planting
- Setback requirement for new development
- Parking located to side and rear

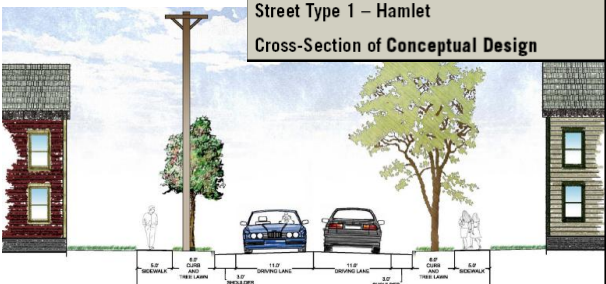
Street Type 1 – Hamlet

Cross-Section of Existing Conditions




Street Type 1 – Hamlet

Cross-Section of Conceptual Design



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Upper Rotterdam Junction Subarea

Redevelopment Proposals

- Rezone Main Street to encourage small-scale mixed use
- Rezone Woestina Elementary to allow for future reuse
- Adopt Design Guidelines

Street Type 2 – Commercial
Cross-Section of Conceptual Design

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Waterfront / Cultural Subarea

General Characteristics

- 5 parcels; 104.9 acres
- 60% Vacant
- 20% Residential
- 20% Cultural
- Mohawk River

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Waterfront /Cultural Subarea

Redevelopment Proposals

- Construct a multi-purpose trail along the Mohawk River and connect to Main Street.
- Construct Canoe Kayak Launch & Day Use Boat Tie Ups along the Mohawk River
- Construct Picnic Areas along trails
- Build Trail Head and Unpaved Trails throughout the property
- Adopt Rural Streetscape Standards

Street Type 3 – Rural, Industrial, Hamlet
Cross-Section of Conceptual Design

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Lower Rotterdam Subarea

General Characteristics

- 55 parcels; 186.6 acres
- 31.1% Public Services
- 30.5% Industrial
- 30.3% Vacant
- 5.9% Commercial
- 1% Commercial
- 1% Community Services
- SI Group, Inc.
- Canal Corp Surplus Land

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Lower Rotterdam Junction Subarea

Redevelopment Proposals

- Redevelop Canal Corp Surplus property to include:
 - Waterfront condos or single-family dwellings or mixed use
 - Docking sites for day-use recreation
 - Trail networks
- Provide additional recreational connections to MHBHT
- Adopt Rural Streetscape Standards

Street Type 3 – Rural, Industrial, Hamlet
Cross-Section of Conceptual Design

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Tropical Storm Irene:

- Significant Loss & Damage of Property
- Residential & Business Owners affected
- New Economic Challenges
- Flood Mitigation Challenges

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Next Steps

BOA Nomination Study (Step 2)

- Pending final comments from NYSDOS
- Final comments incorporated & adopted by Town
- Project Advancement to Step 3 Implementation Strategy (Non-Capital Projects)
 - **Due September 27, 2012**

Capital Projects Implementation

- Grant Opportunities:
 - Main Street – **Available Now**
 - Environmental Protection Fund (EPF) – **Available Now**
 - Local Waterfront Revitalization Program – **Available Now**
 - HOME – **Coming Soon**

Long-Term Community Recovery Strategy

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Thank You



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