



Rte. 34 West Municipal Development Plan Draft Development Concepts



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Rte 34 West Municipal Development Plan
The Cecil Group Team



Tonight's Topics

- Project Background and Purpose
- RKG Study and Concept Plan
- Estimated Development Program
- Alternative Urban Design Concepts
- Transportation Approach
- Group Discussions

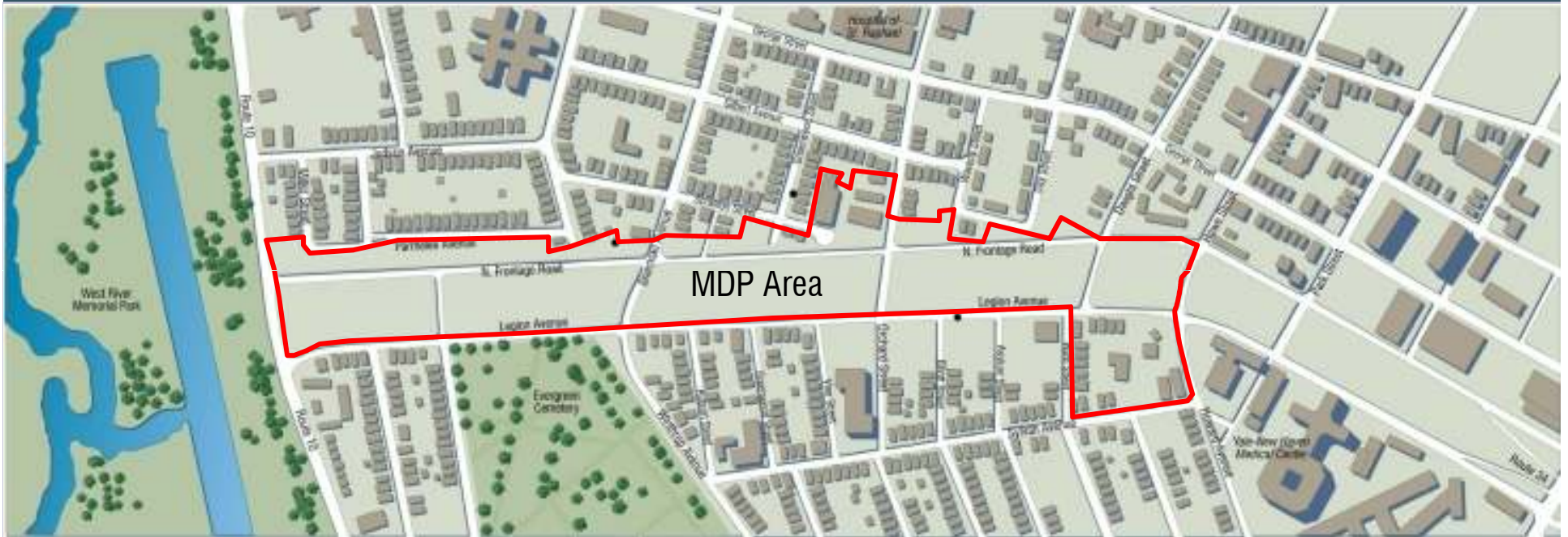


Project Purpose

- Re-connect the West River, Dwight and Hill Neighborhoods to central employment locations and transportation nodes
- Create additional jobs, neighborhood retail and services, and work force housing
- Increase transit viability, improve transit connections and incorporate traffic calming measures



Study Area





RKG Concept Plan



Rte 34 West Municipal Development Plan

The Cecil Group Team



Development Program (Based on RKG's Plan)

- 790,000 sq. ft. of residential uses (600 units)
- 80,000 sq. ft. of commercial/retail uses
- 230,000 sq. ft. of medical/office space

What are the prospects in today's market?

- *Potential demand for medical-related office space*
- *Neighborhood retail and residential development*

Further analysis is being done as part of this plan



Urban Design Concepts

Study Area and surroundings





Urban Design Concepts

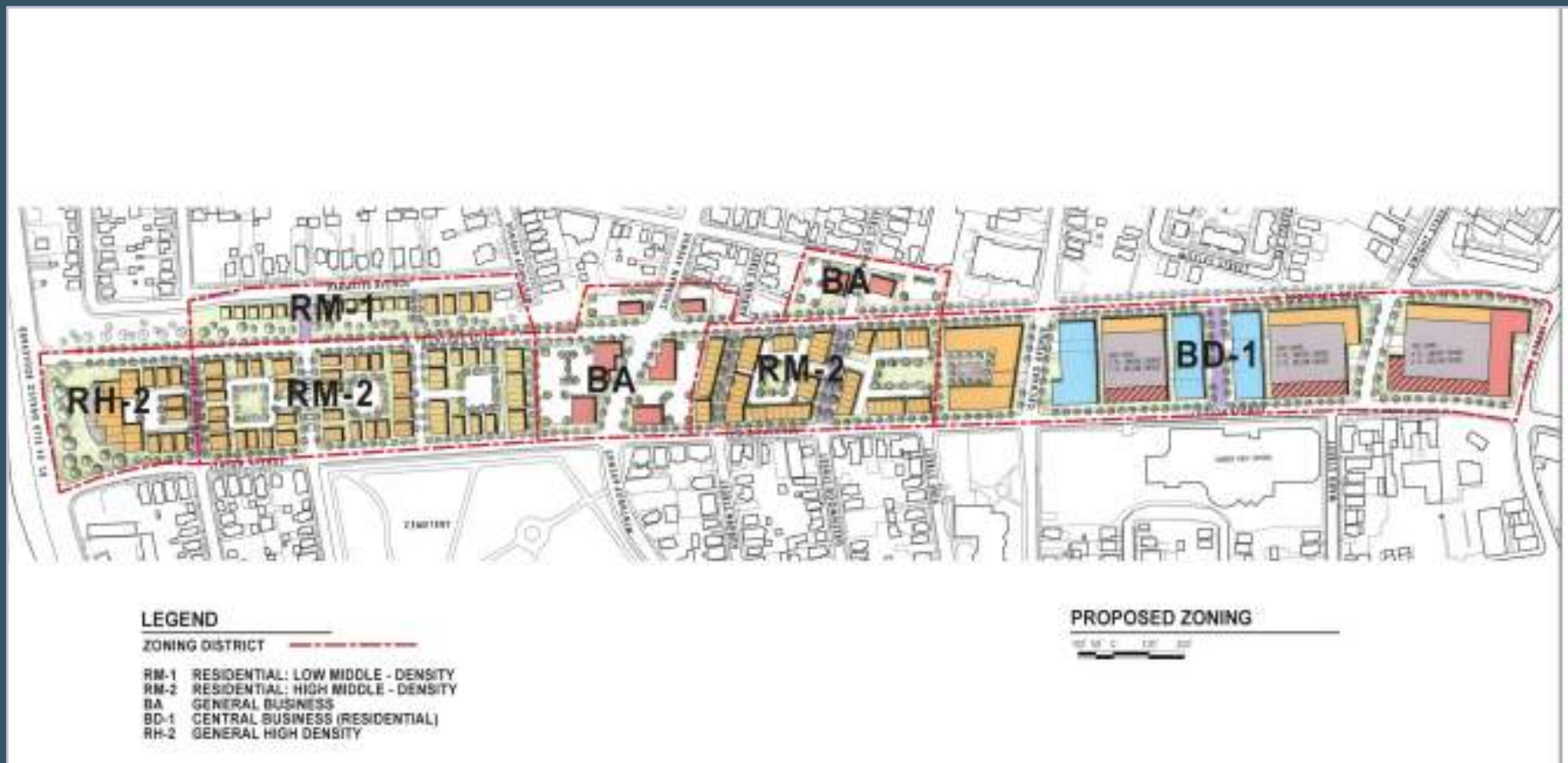
Alternative Concept A (RKG Plan)





Urban Design Concepts

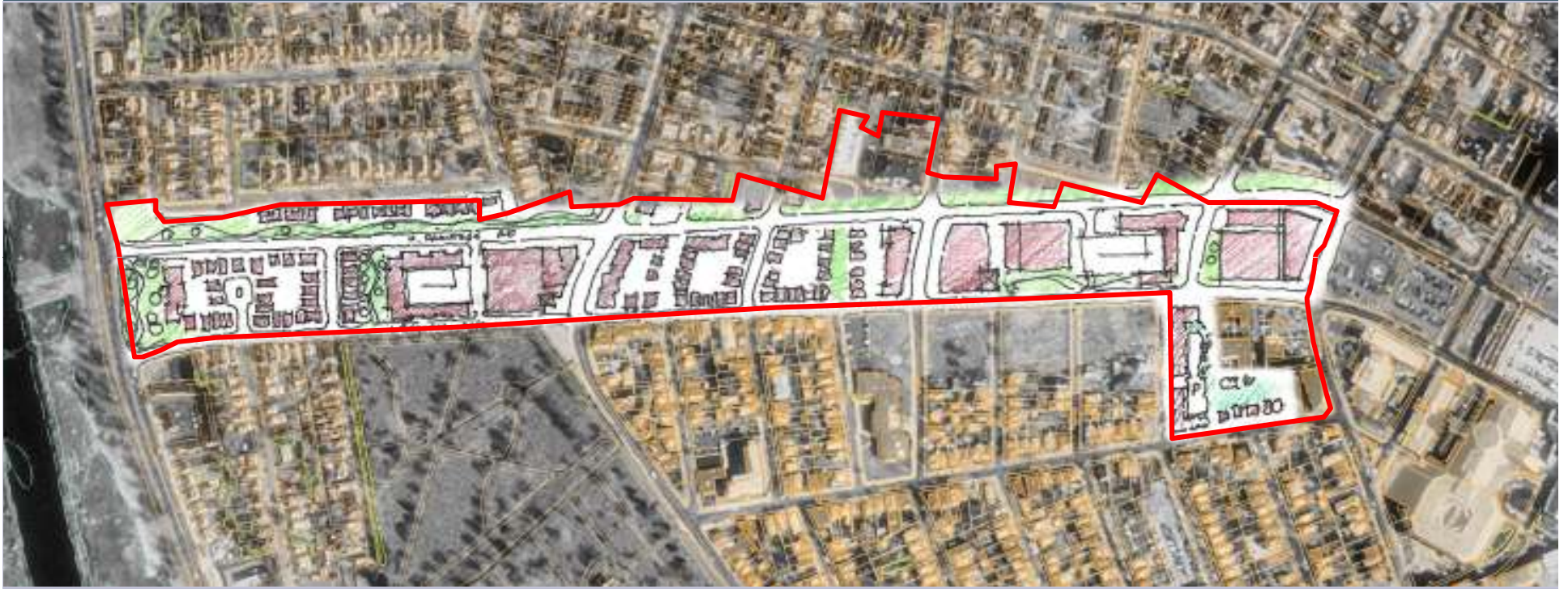
Alternative Concept A (RKG Plan)





Urban Design Concepts

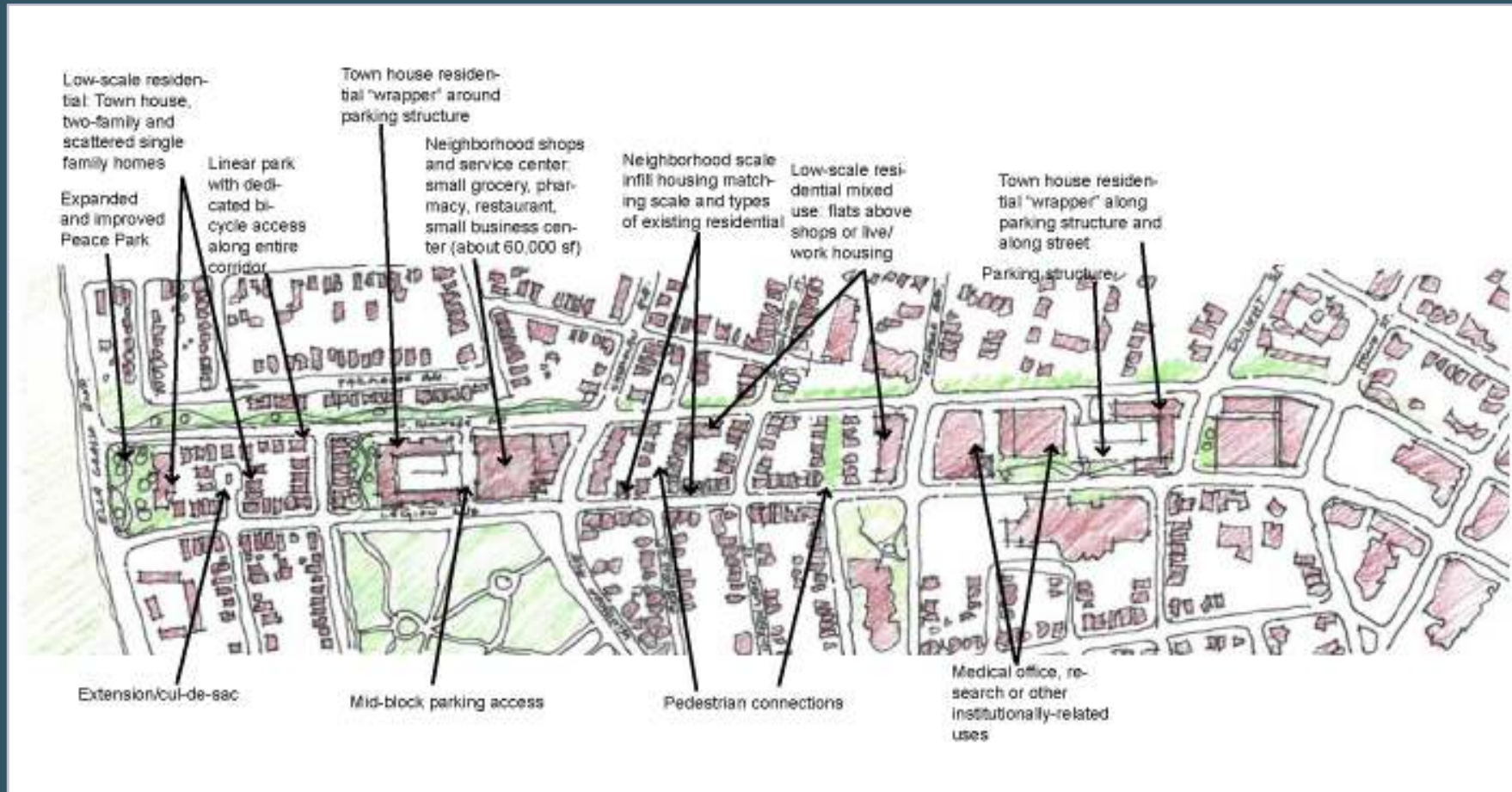
Alternative Concept B





Urban Design Concepts

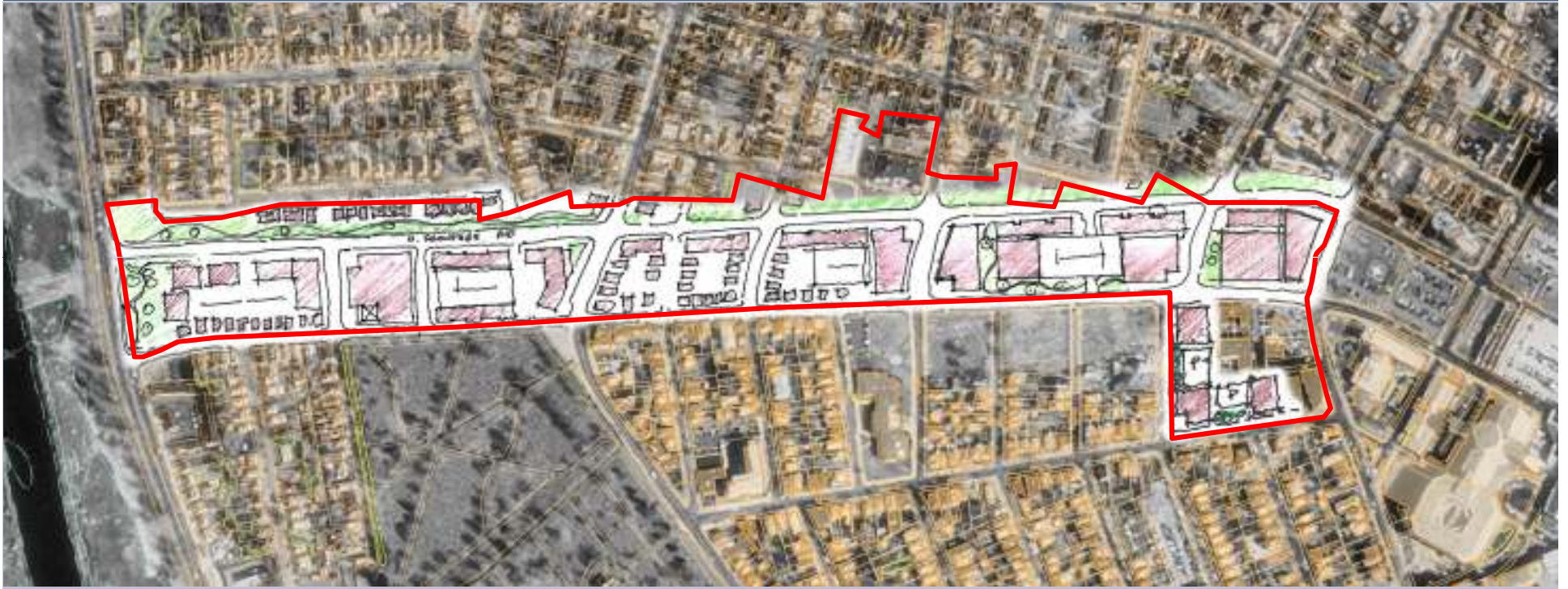
Alternative Concept B





Urban Design Concepts

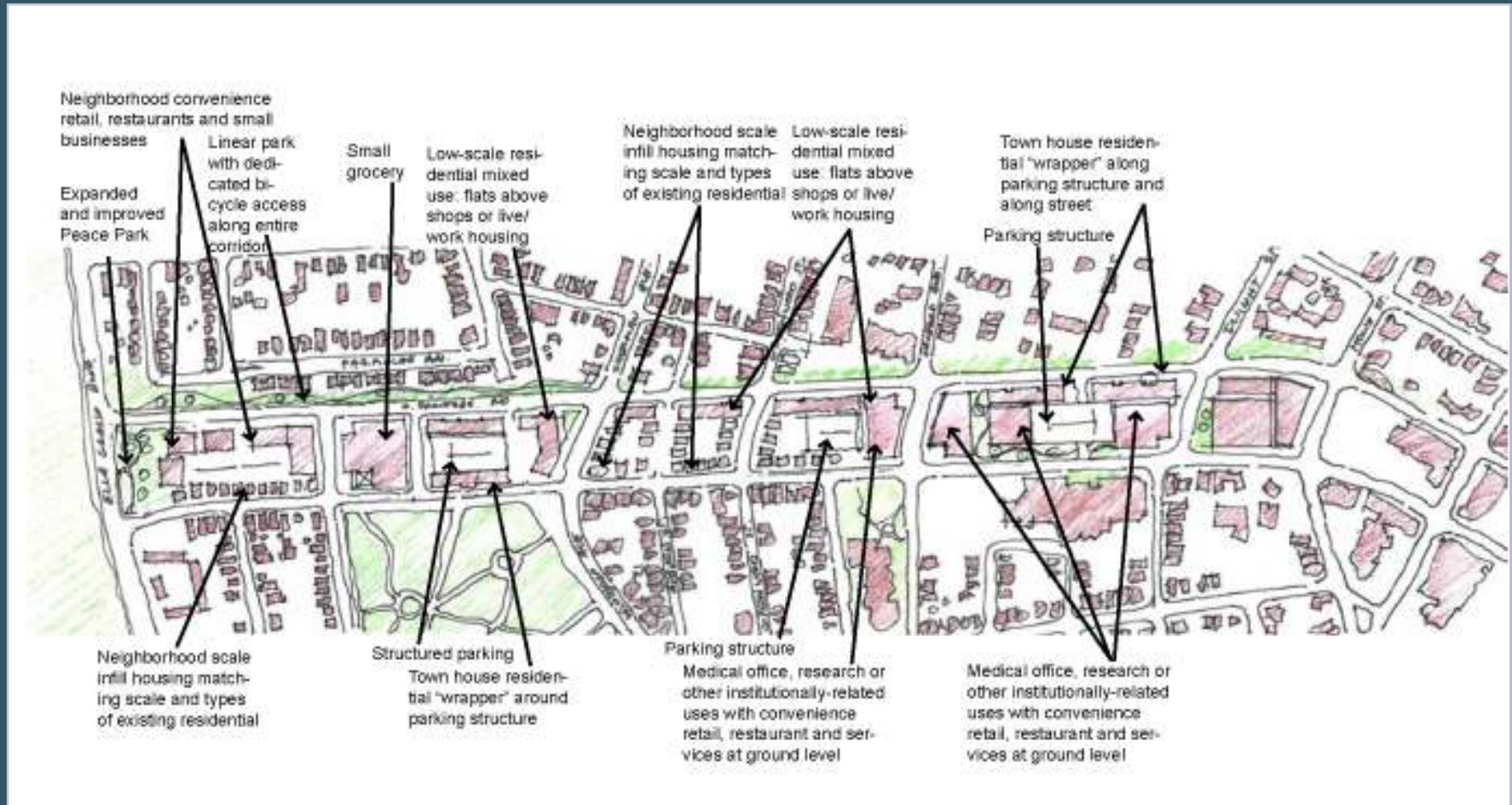
Alternative Concept C





Urban Design Concepts

Alternative Concept C





Building Types

Community Retail





Building Types

Townhomes





Building Types

Lowrise Apartment Buildings





Building Types

Midrise Commercial Buildings





Building Types

Mixed Use Commercial/
Residential Buildings





Transportation Approaches/Issues

- Traffic and Pedestrian Safety
- Establish Pedestrian Network/Linkages
- Preserve Roadway Capacity
- Shared Parking
- Improve Transit/Shuttle Service



Traffic and Pedestrian Safety



Route 9A, New York, NY

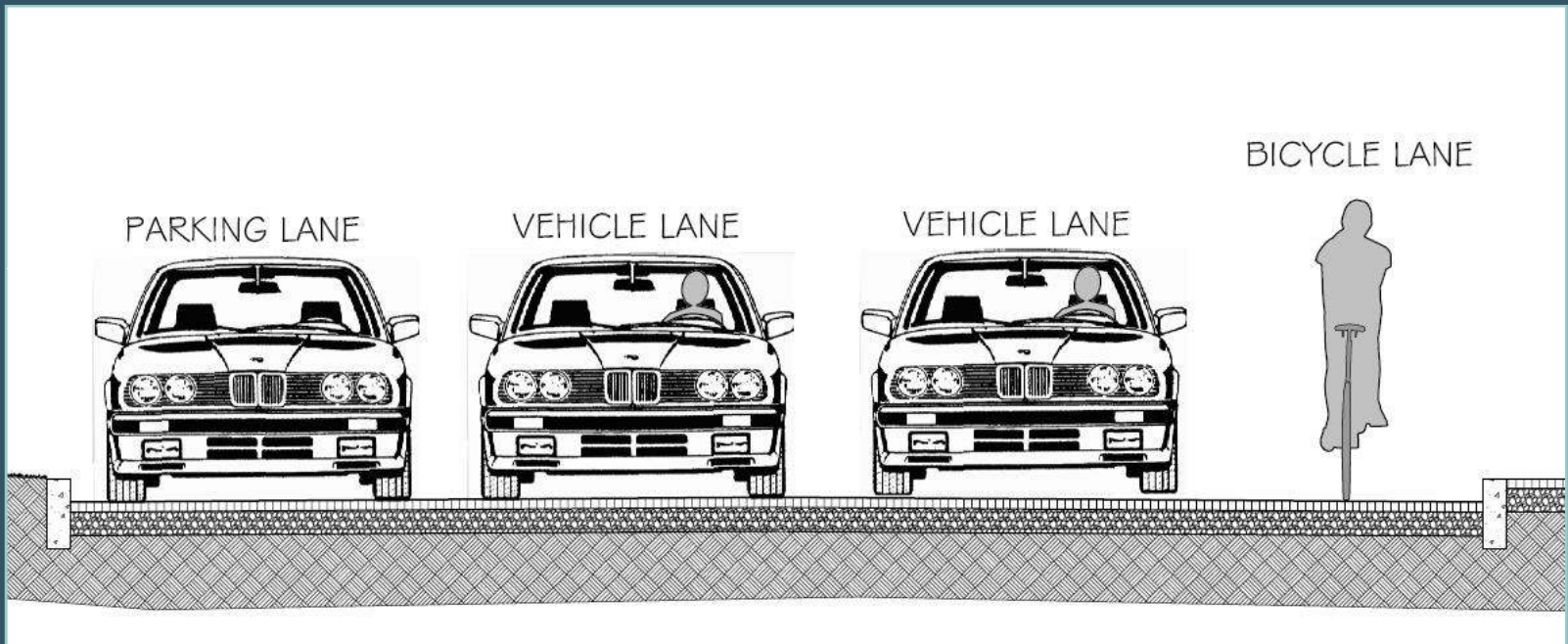
■ ■ ■ | Corridor Traffic Calming

- Maintain corridor mobility
- Study reallocation of right-of-way in favor of wider sidewalks, bicycle lane and on-street parking (All day or off-peak only)
- Shorten street blocks along the corridor by providing additional north-south connections



Typical Cross Section

Seek opportunities to introduce bicycle lanes



■ ■ ■ Corridor Traffic Calming

- Change the streetscape character of the corridor: street trees, plantings, street furniture, limited building setbacks



■■■ Corridor Traffic Calming

- Signalized pedestrian crossings at strategic locations
- Imprinted pavement for key crosswalks and intersections





Rte. 34 West Municipal Development Plan Group Discussions

