

Pearl River Transit Oriented Development (‘TOD’) District Ordinance

Presentation to the
Orangetown Town Board
Tuesday, July 9, 2019



by

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Pearl River TOD Aerial Map





Downtown Pearl River



Downtown Pearl River



Downtown Pearl River - The Mews



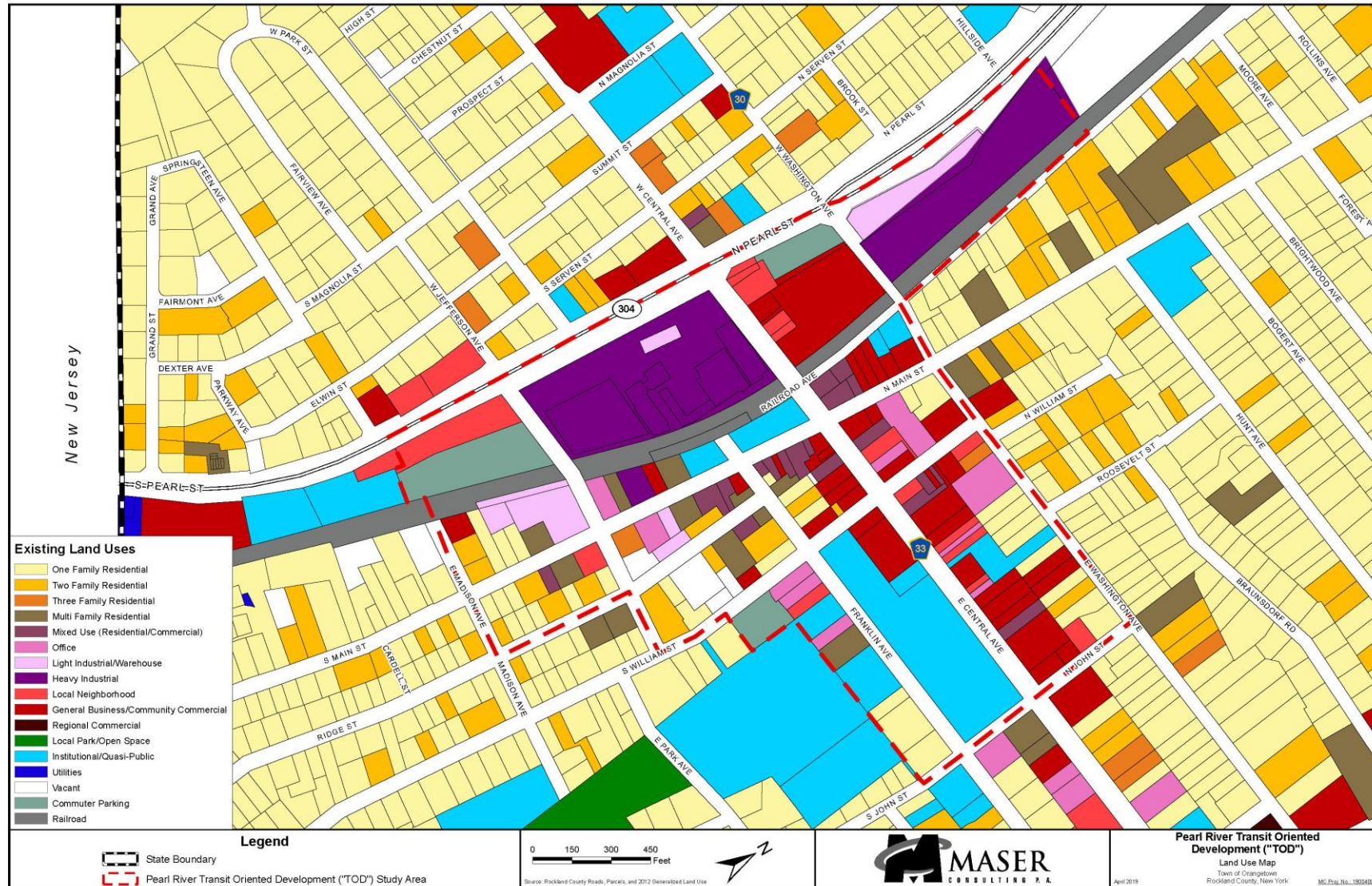
Downtown Pearl River - West of Railroad Tracks



Downtown Pearl River - West of Railroad Tracks



Downtown Pearl River - Public Facilities



Planning Basis for TOD Ordinance

- ▶ 2003 Orangetown Comprehensive Plan described Pearl River downtown
 - ▶ *“...as a mixed use downtown area, by adding additional opportunities for development, while limiting and controlling retail uses outside its immediate confines.”*
- ▶ 2018 Pearl River TOD Opportunities Analysis stated:
 - ▶ *“Pearl River is well positioned physically and economically for some kind of infill redevelopment, especially in and around the station area. However, the scale must be in keeping with the community character.”*

Pearl River TOD District Goals

- ▶ To use the Pearl River train station as a **catalyst for future redevelopment** in the heart of the Pearl River Hamlet.
- ▶ To promote redevelopment around the Pearl River train station to maintain a **diversity of entertainment, retail and service uses together with additional residential housing opportunities.**
- ▶ To **guide future development in accordance with a plan of mixed compatible and complementary land uses and appropriate development standards** in keeping with the character and scale of the Pearl River Hamlet.
- ▶ To **support more diverse housing choices** in the downtown area near the train station.
- ▶ To **adopt design standards to maintain and enhance the architectural character** of the Pearl River TOD District, so that downtown Pearl River may realize its potential as an attractive place to live and to work.
- ▶ To **protect and conserve the value of land and encourage revitalization** of the buildings in the Pearl River TOD District



TOD- MUR-1, TOD-MUR2, TOD-MUR3

▶ Permitted Uses

- ▶ *Retail stores, personal service establishments, business, professional and medical offices, banks, and public uses.*
- ▶ *Multifamily residential uses.*

▶ Conditional Uses

- ▶ Bars, nightclubs, microbrewers, farmers market, child and adult day care, parking structures.

▶ Accessory Uses

- ▶ *Parking, loading lighting, signage, sidewalk cafes, outdoor dining, child day--care centers.*

▶ Excluded Retail Uses

- ▶ Drive-in restaurants, gas and auto service stations, fire arm sales, adult entertainment, tobacco stores, vape shops, massage shops, flea markets, tattoo parlors, pawn shops,

TOD-OR1, TOD-OR2, TOD-OR3

▶ Permitted uses

- ▶ *Business, professional and medical offices, banks, and public uses.*
- ▶ *Multifamily residential uses.*

▶ Conditional uses

- ▶ *Child and adult day-care centers, data centers, parking structures.*

▶ Accessory uses

- ▶ *Parking, loading, lighting, signage, child day--care centers.*

Additional TOD Regulations

- ▶ Limit size of individual businesses (except public uses) to maximum 5,000 sf.
- ▶ Residential unit standards
 - ▶ *Multifamily units only in mixed use buildings except Level 3 residential (TOD-MUR3, TOD-OR3) which permits solely multifamily residential buildings.*
 - ▶ *No single family or two family detached dwellings are permitted.*
 - ▶ *At least 80% - Either studio or 1-bedroom; maximum 20% - 2 bedroom units; no 3 bedroom or larger units.*
 - ▶ *Maximum unit size: minimum 600 sf. maximum 1,500 sf.*
 - ▶ *Full kitchen facilities.*
 - ▶ *Balconies permitted.*
- ▶ Building design, façade treatment, signage, lighting, streetscape - conform to Pearl River TOD District Design Guidelines.

3 Multifamily Residential Levels

- ▶ **TOD-MUR1 & TOD-OR1** - Maximum 5 dwelling units/acre with 1 residential floor permitted.
- ▶ **TOD-MUR2 & TOD-OR2** - Maximum 10 dwelling units/acre with 2 residential floors permitted.
- ▶ **TOD-MUR3 & TOD-OR3** - Maximum 15 dwelling units/acre with 3 residential floors permitted.
- ▶ Residential density is related to the permitted floors; however, actual units may be constructed on less than the permitted floors.
- ▶ A minimum of 2 du/acre/floor is permitted for residential lots >0.10 acre and <1 acre.

TOD Parking Space Requirements

- ▶ Minimum parking requirements provided on-grade, underground and within the buildings on site.
- ▶ Alternatively contribution of \$15,000 per parking space to fund municipal parking areas. (This alternative does not apply to TOD-MUR3 and TOD-OR3.)
- ▶ Parking standards
 - ▶ Retail sales and services 1 space /400 sf
 - ▶ Business and professional offices 1 space/ 400 sf
 - ▶ Medical offices 1 space/200 sf
 - ▶ Banks, governmental offices 1 space/300 sf
 - ▶ Multifamily residential uses 1 space /efficiency unit
1.25 spaces/ 1 bedroom unit
1.50 space/ 2 bedroom unit

Selected Bulk Regulations

- ▶ Existing properties, where the existing building footprint is not altered, are grandfathered for lot area, yard setbacks, and maximum lot coverage.
- ▶ Minimum and maximum front yard build-to lines are established to maintain building wall along street.
- ▶ 25' buffer area is required where lot abuts RG zone.
- ▶ Maximum building height and residential use
 - ▶ TOD-MU1, TOD-OR1 Maximum 2 stories/35' residential only on 2nd floor
 - ▶ TOD-MU2, TOD-OR2 Maximum 3 stories/45' residential only on 2nd and 3rd floors
 - ▶ TOD-MU3, TOD-OR3 Maximum 3 stories/45' residential on all floors
 - ▶ If parking is provided within 1st floor of building, an additional 10' building height is permitted.

The background of the slide is a photograph of a town street. In the foreground, there is a grassy area with some small bushes and a large, light-colored rock. A flagpole stands in the center, flying an American flag and a black flag. Behind the flagpole, there are several multi-story buildings. The building on the left is green with white trim. The building in the center is brown with white trim. The building on the right is grey with white trim. There are cars parked along the street and a bench in the foreground.

Pearl River TOD District

Design Guidelines

Town of Orangetown, New York

\$43-17.5A

Design Guidelines Purpose and Principles

- ▶ Purpose to provide direction to effectively implement TOD District.
 - ▶ Mandatory ('SHALL') and ('SHOULD') design standards.
- ▶ Design Principles
 - ▶ To **celebrate historic character** of Pearl River.
 - ▶ To provide **compatible architectural theme** in building, signage, fences, lighting, landscaping and other streetscape amenities.
 - ▶ To **retain building edge along street** to make visual and walking experience enjoyable.
 - ▶ To **promote pedestrian experience** with aesthetic and streetscape amenities.
 - ▶ To **encourage shared driveways and parking areas**.

Design Guideline Elements

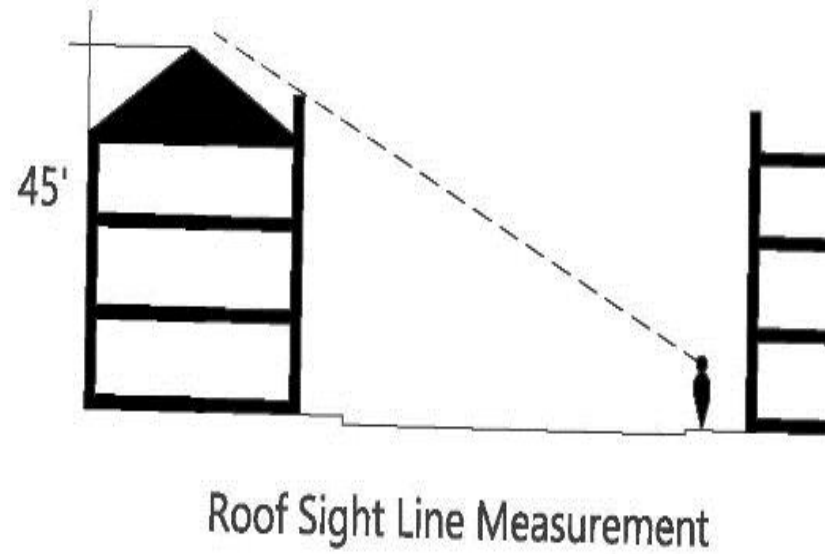
- ▶ Architectural Design
- ▶ Signage
- ▶ Circulation
- ▶ Lighting
- ▶ Buffer Areas
- ▶ Utilities
- ▶ Street Furniture
- ▶ Landscape Elements
- ▶ Site Design Standards - TOD
MUR3 and TOD-OR3
- ▶ Sustainability

Architectural Design

- ▶ Base
- ▶ Body
- ▶ Cap
- ▶ Roofs
- ▶ Building Transparency
- ▶ Entrances
- ▶ Balconies



Roofs



Entrances



Primary Entrance



Corner Entrance

Building Transparency



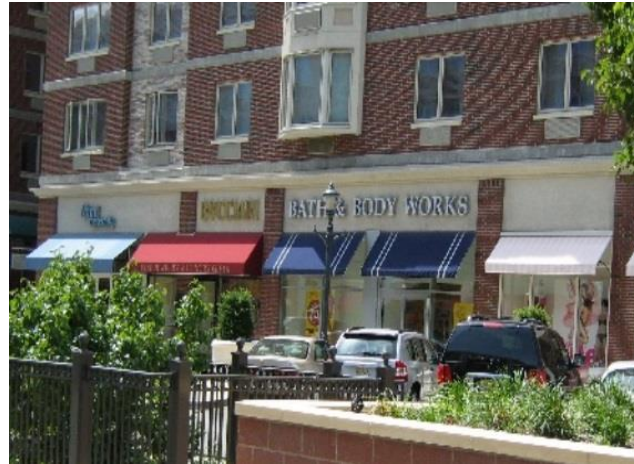
Awnings



Balconies



Signage



Signage



Circulation

- ▶ Driveways
- ▶ Parking
- ▶ Walkways
- ▶ Parking Structures
- ▶ Traffic Calming
- ▶ Pedestrian Bike System





Lighting

- ▶ Street Lights
- ▶ Parking Lot Lighting
- ▶ Building Lighting

Other Design Standards

- ▶ Buffer Areas - 25' wide setback adjoining residential zones.
- ▶ Utilities - Underground
- ▶ Street Furniture
- ▶ Landscape Elements
- ▶ Sustainability



Special Site Design Standards - TOD-MUR3 & TOD-OR3

- ▶ Site Design
- ▶ Parking
- ▶ Open Spaces
- ▶ Building Setbacks for multiple buildings on-site
- ▶ Other Standards
 - ▶ *Utilities*
 - ▶ *Muddy Creek Protection*
 - ▶ *Other design standards in effect unless superseded*



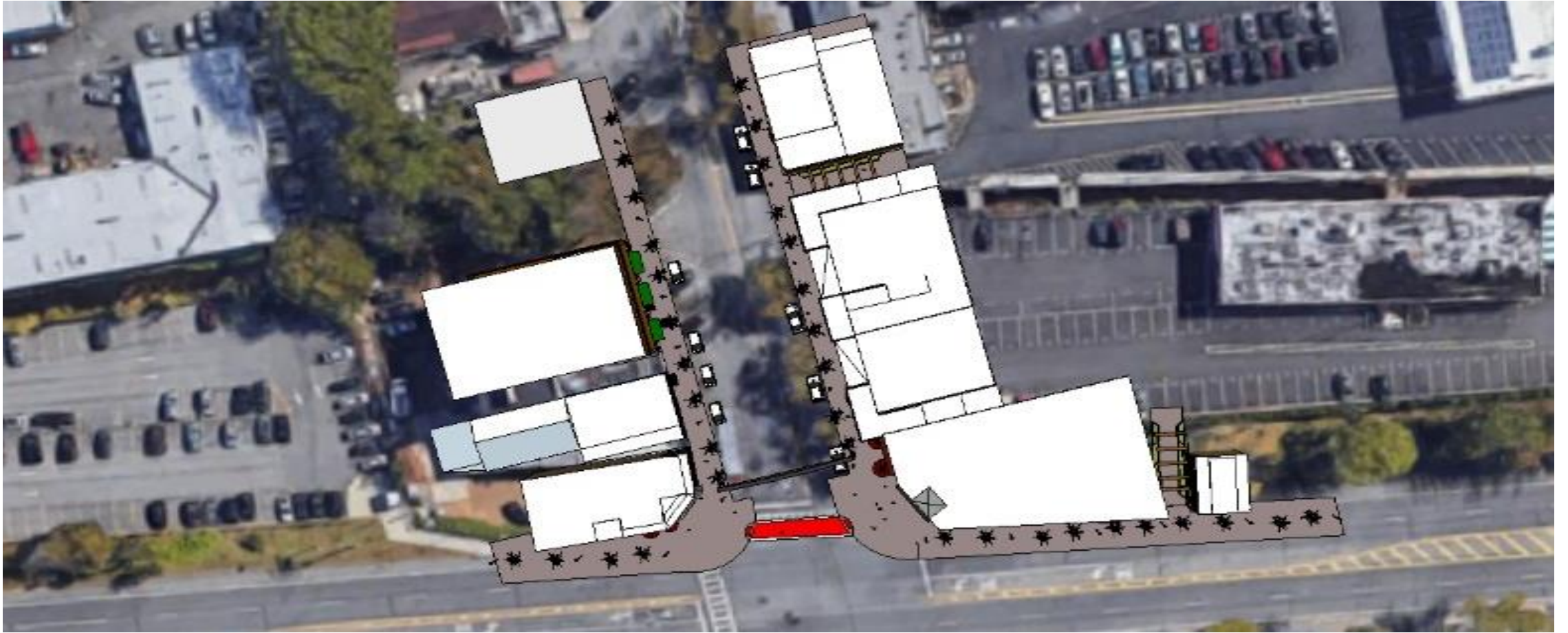
APPENDIX - DESIGN CONCEPTS

Central Avenue / Route 304 Gateway





Gateway Redevelopment Concept









East Central Avenue at Municipal Parking Area Driveway









East Central Avenue towards Fire Station.







The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the right side of the image, creating a modern, architectural feel.

EXAMPLES OF ARCHITECTURAL TREATMENT COMPATIBLE WITH PEARL RIVER TOD DESIGN GUIDELINES

Mixed Use Buildings – 2 story



Mixed Use Buildings – 3 story



Residential Buildings – 3 story



The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the left and right sides of the slide, framing the central text area.

Thank you.

Questions?