

# Building A Better Freeport: The North Main Street Corridor and Station Area **DRAFT** Master Plan



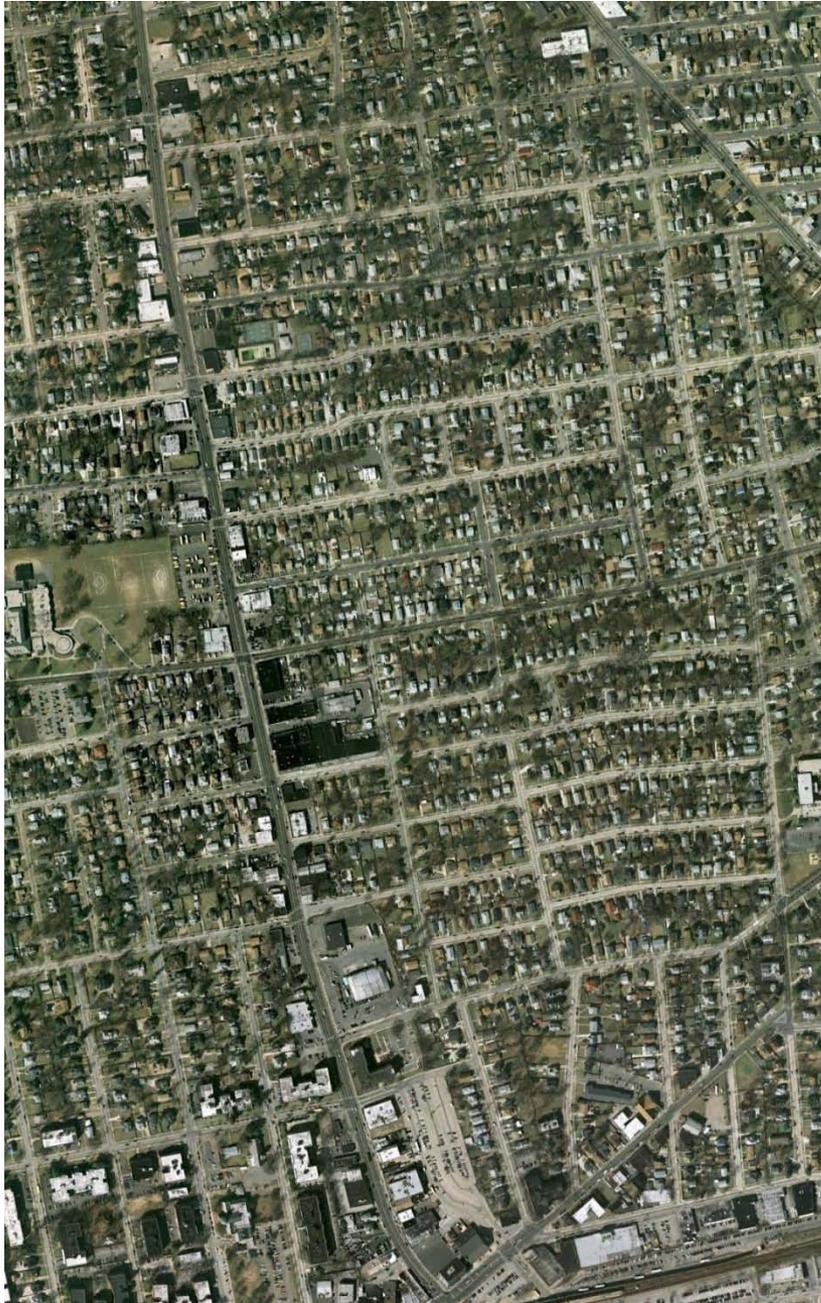
January 28, 2010

Presentation of DRAFT Master Plan to Freeport Residents

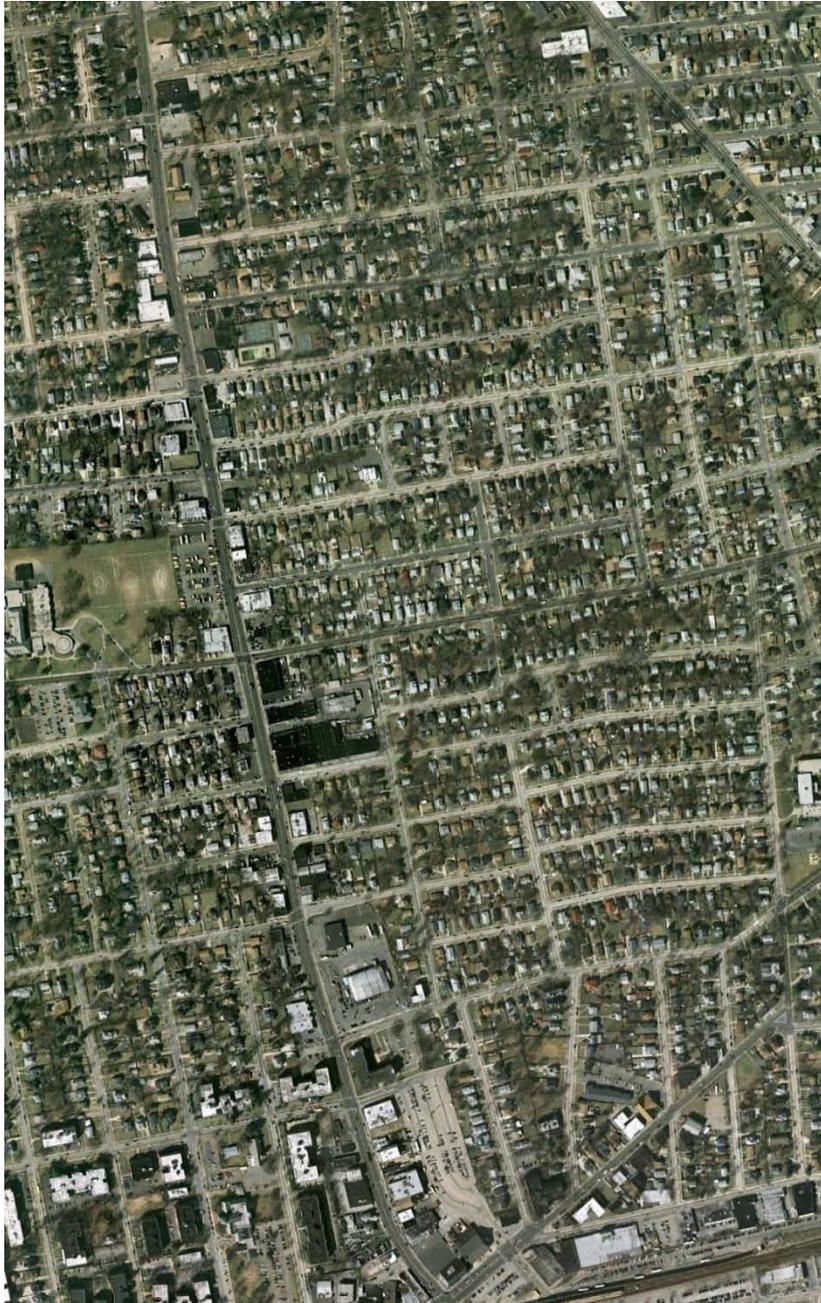
# Overview

- ▶ North Main Street Corridor
- ▶ Station Area Transit Oriented Development (TOD)
- ▶ South Main Street
- ▶ Phases
- ▶ DRAFT Code
- ▶ Implementation

# North Main Street Corridor



# North Main Street Corridor



- ▶ N-S transportation “spine”
- ▶ Fast-moving, poor walking environment
- ▶ Barren landscape, lack of open space
- ▶ Intermittent uses and quality, degrading buildings

# North Main Street Corridor

## ► Transport Recommendations

# North Main Street Corridor

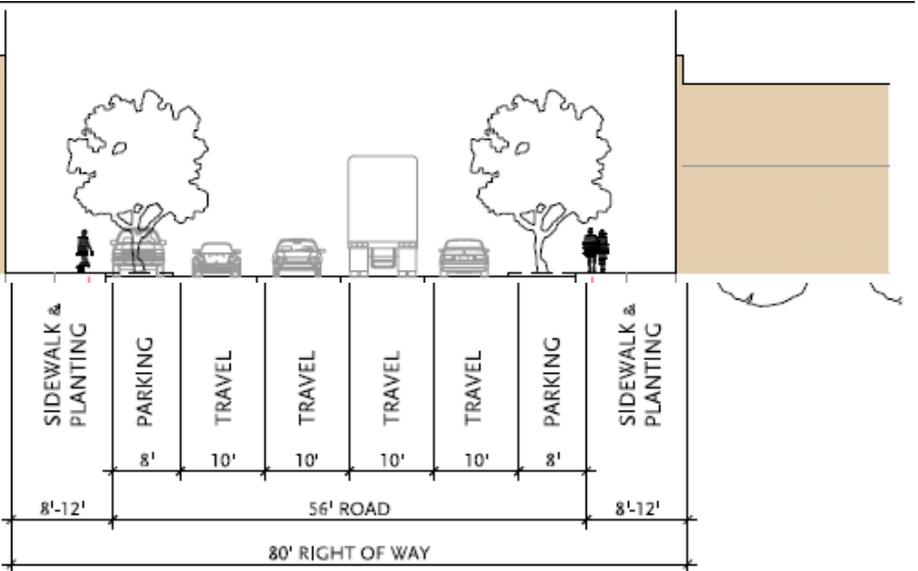
## ► Transport Recommendations

- ◆ 2 Options

# North Main Street Corridor

## ► Transport Recommendations

### ◆ 2 Options



## 4-LANE OPTION

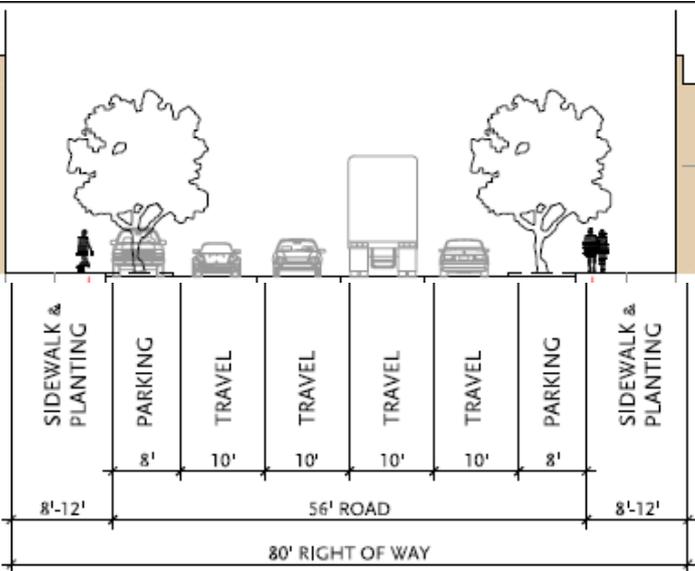
### 1. NORTH MAIN STREET

80' R.O.W. - 56' C.C

# North Main Street Corridor

## Transport Recommendations

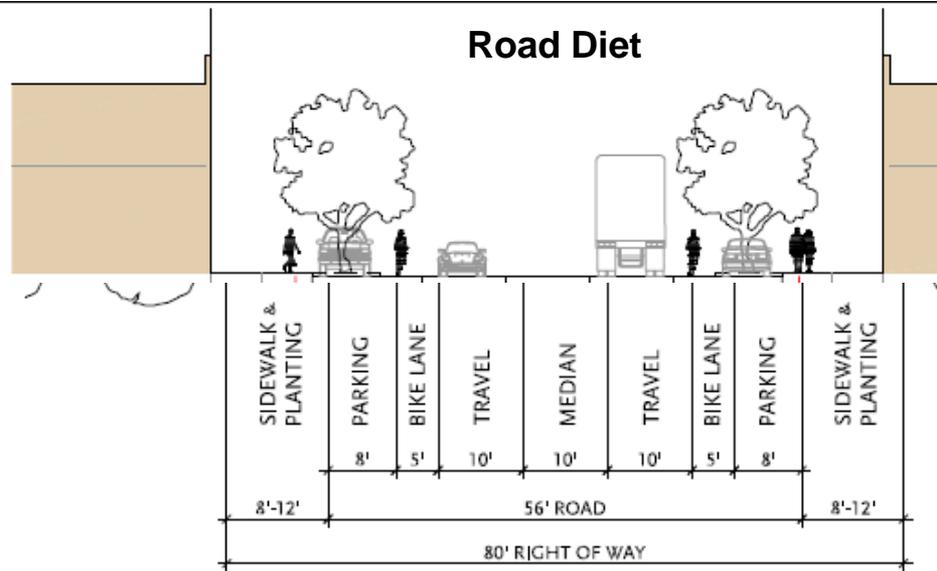
### 2 Options



4-LANE OPTION

1. NORTH MAIN STREET

80' R.O.W. - 56' C.C



Road Diet

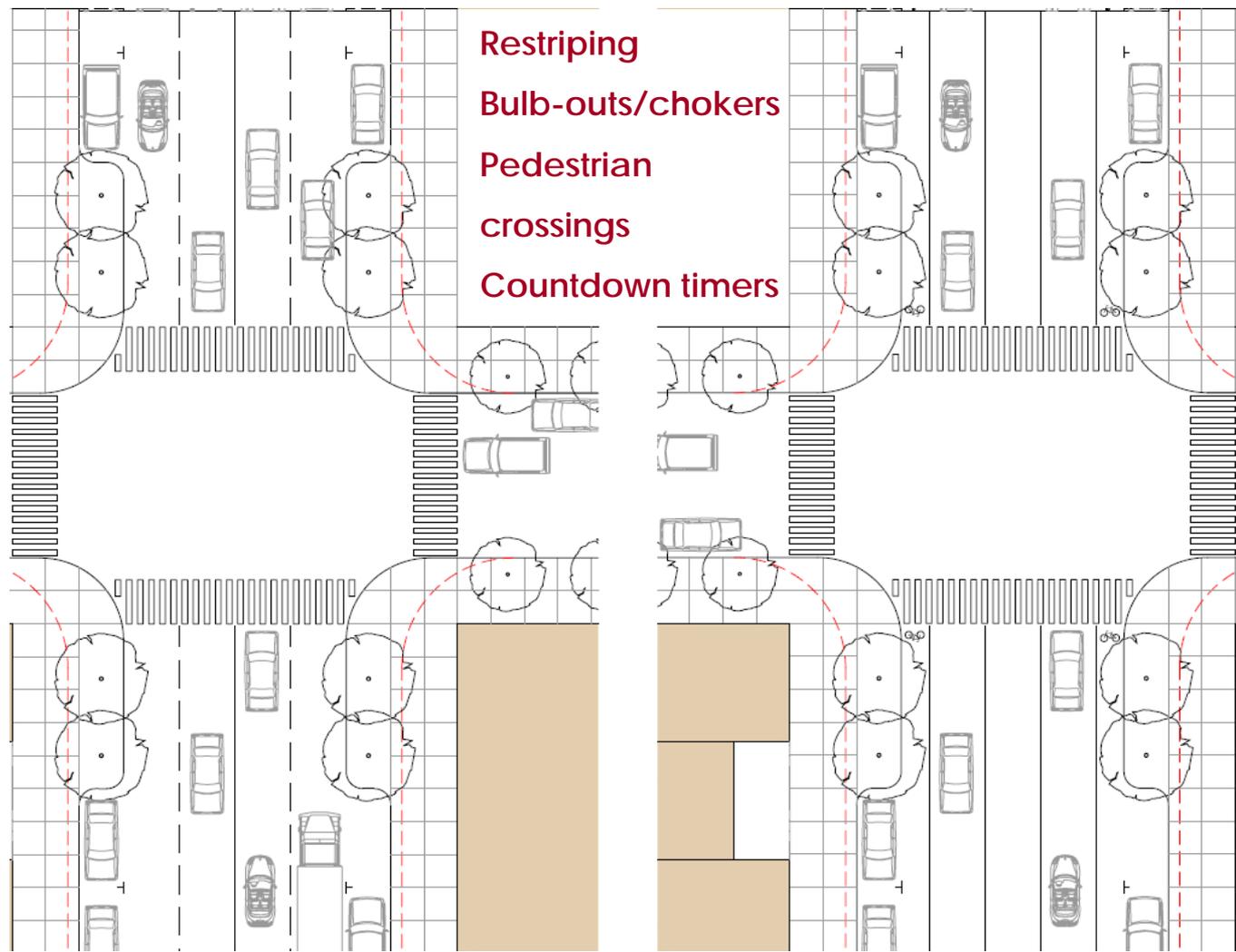
3-LANE W/ BIKE LANE OPTION

1. NORTH MAIN STREET

80' R.O.W. - 56' C.C

# North Main Street Corridor

## ► Transport Recommendations



# North Main Street Corridor

## ►Landscape Recommendations

# North Main Street Corridor

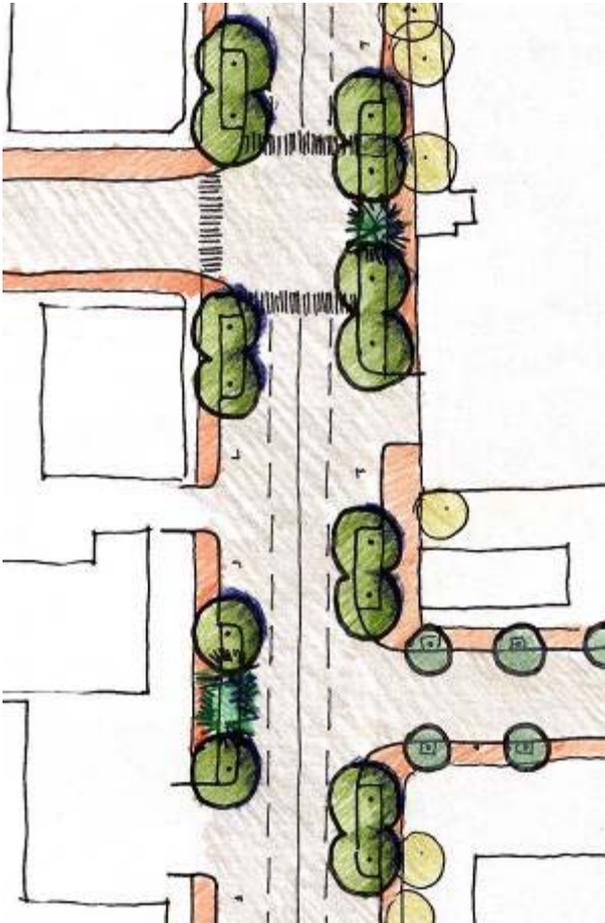
## ►Landscape Recommendations

- ◆Street tree planting and furnishing program

# North Main Street Corridor

## ►Landscape Recommendations

- ◆Street tree planting and furnishing program
  - Northern Segment: (1) **Focal points at termini**

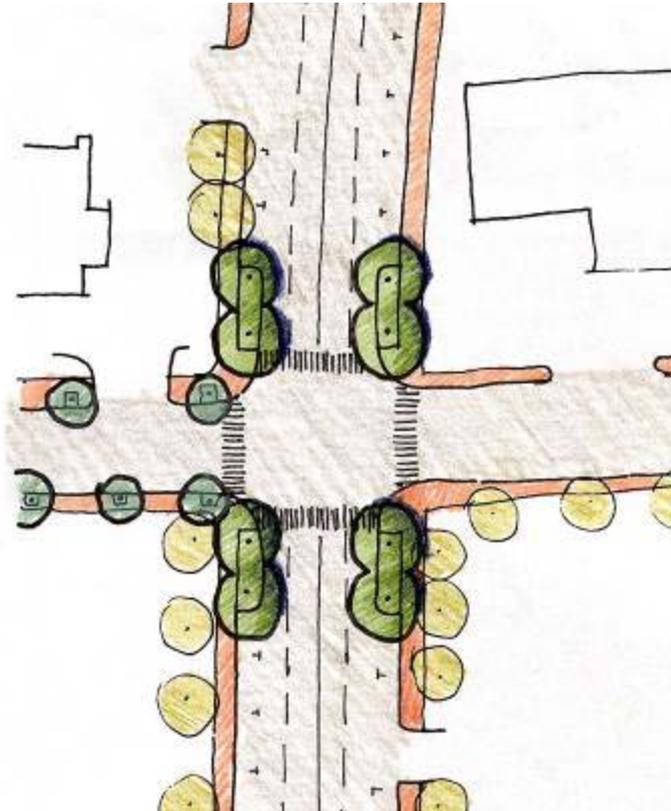


- East-west streets MEET N. Main
- Clusters of 3 – 4 trees at terminus; mix of evergreen & deciduous
- Pair of trees on each terminating street's corner
- Planting mass, high visual impact
- Place-making, benches, receptacles
- Planting beds flush with pavement, allow additional shrub and ground cover
- Streets:** Pleasant, Holoway, Prince, Forest, Mt. Joy, Woodside, Colonial, Stevens, Evans, Craig, Independence, Claurome, Leonard, Lillian, Washburn and Lena.

# North Main Street Corridor

## ►Landscape Recommendations

- ◆Street tree planting and furnishing program
  - Northern Segment: (2) **Anchoring of cross streets**

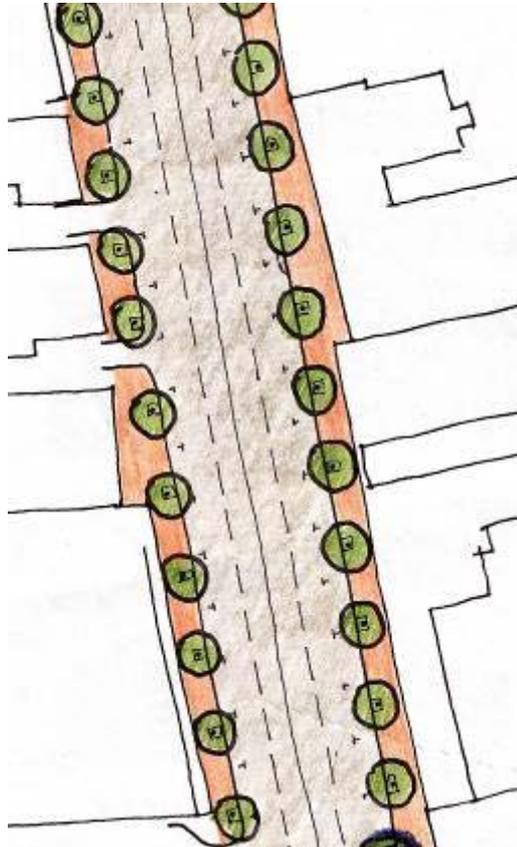


- East-west streets CROSS N. Main
- Pairs of trees on corners (8/intersection)
- Planting beds flush with pavement, allow additional shrub and ground cover
- Planting mass, high visual impact
- No benches or receptacles
- Streets: Davis, Seaman, Milton, Dean and Randall

# North Main Street Corridor

## ►Landscape Recommendations

- ◆Street tree planting and furnishing program
  - Southern Segment: **Continuous, regularly spaced**

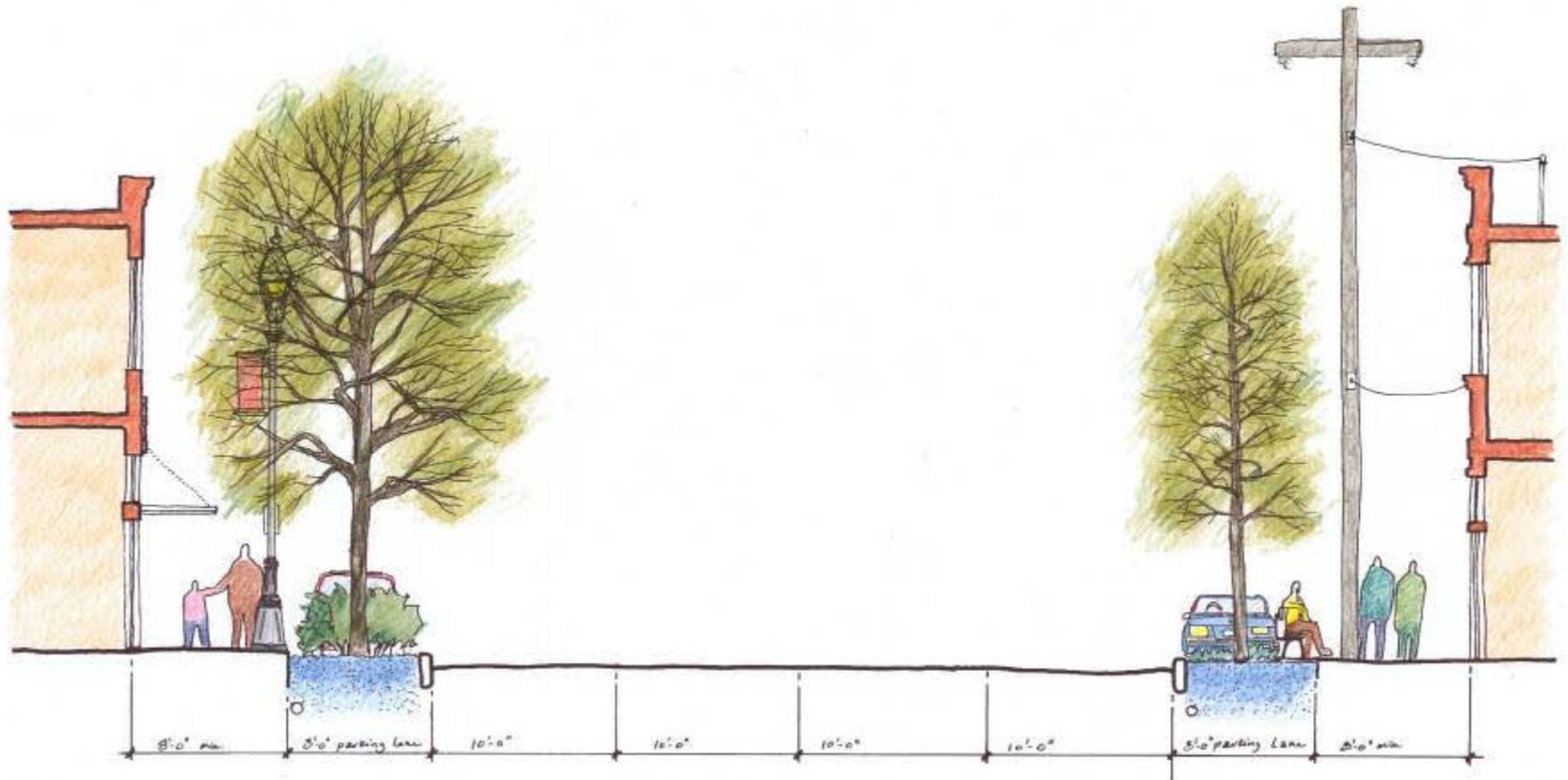


- Approach to Village core, different scale and intensity of buildings
- Spaced at 30' intervals
- Planted in rectangular tree grates
- Streets: From Grand to Broadway

# North Main Street Corridor

## ►Landscape Recommendations

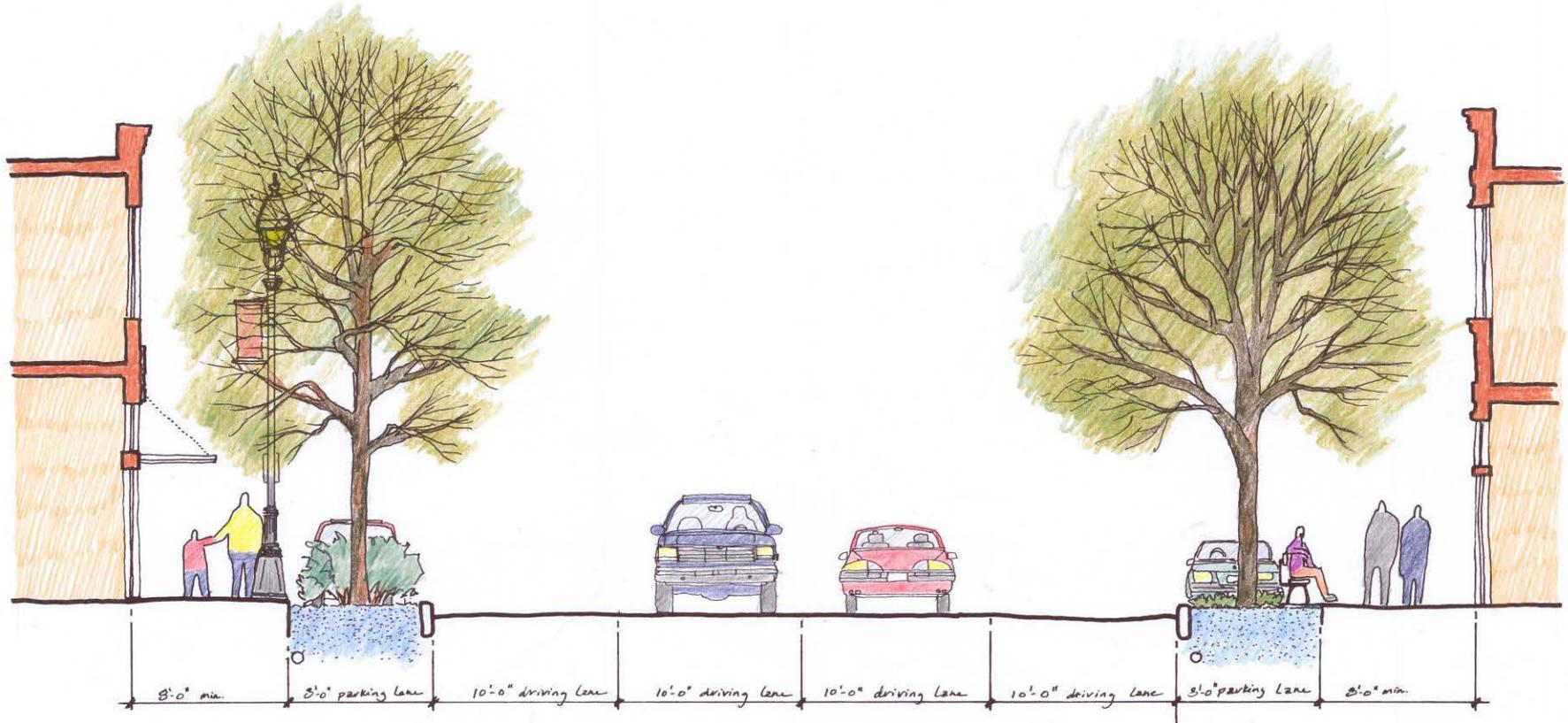
- ◆Street tree planting and furnishing program
- Utility wires



# North Main Street Corridor

## ► Landscape Recommendations

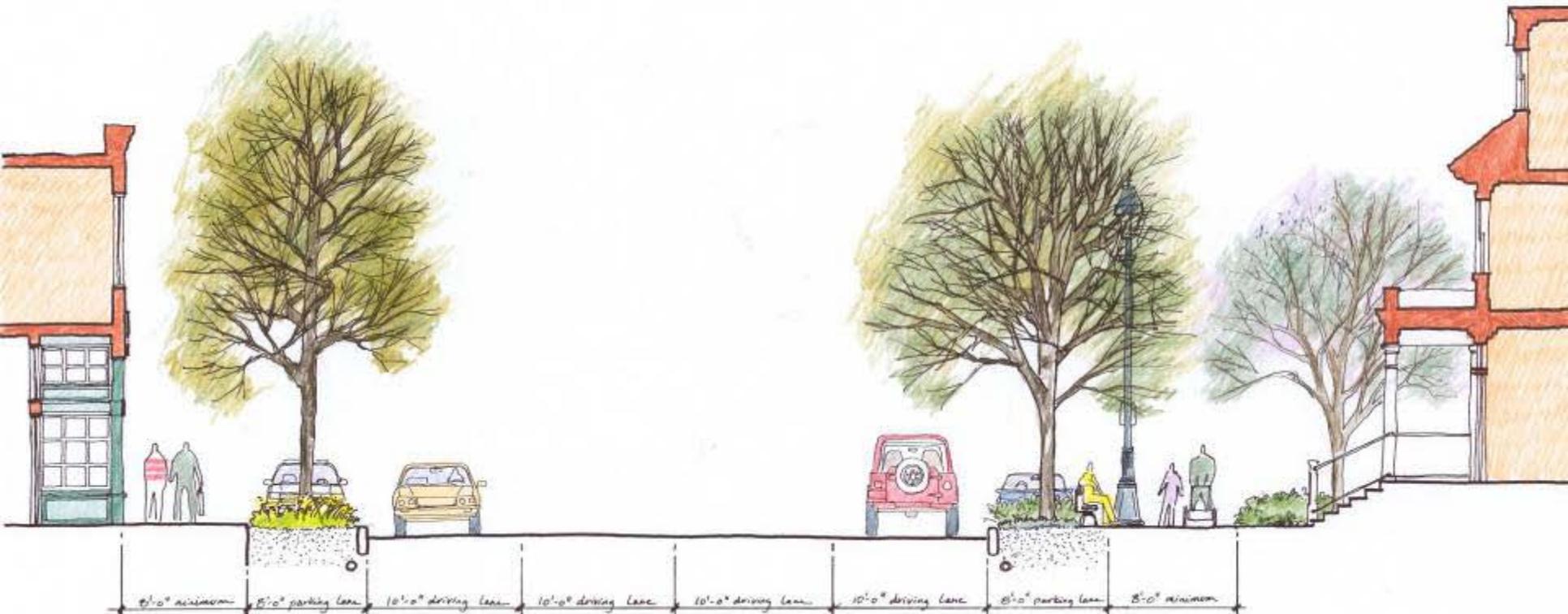
- ◆ Street tree planting and furnishing program
- Underground utility wires



# North Main Street Corridor

## ►Landscape Recommendations

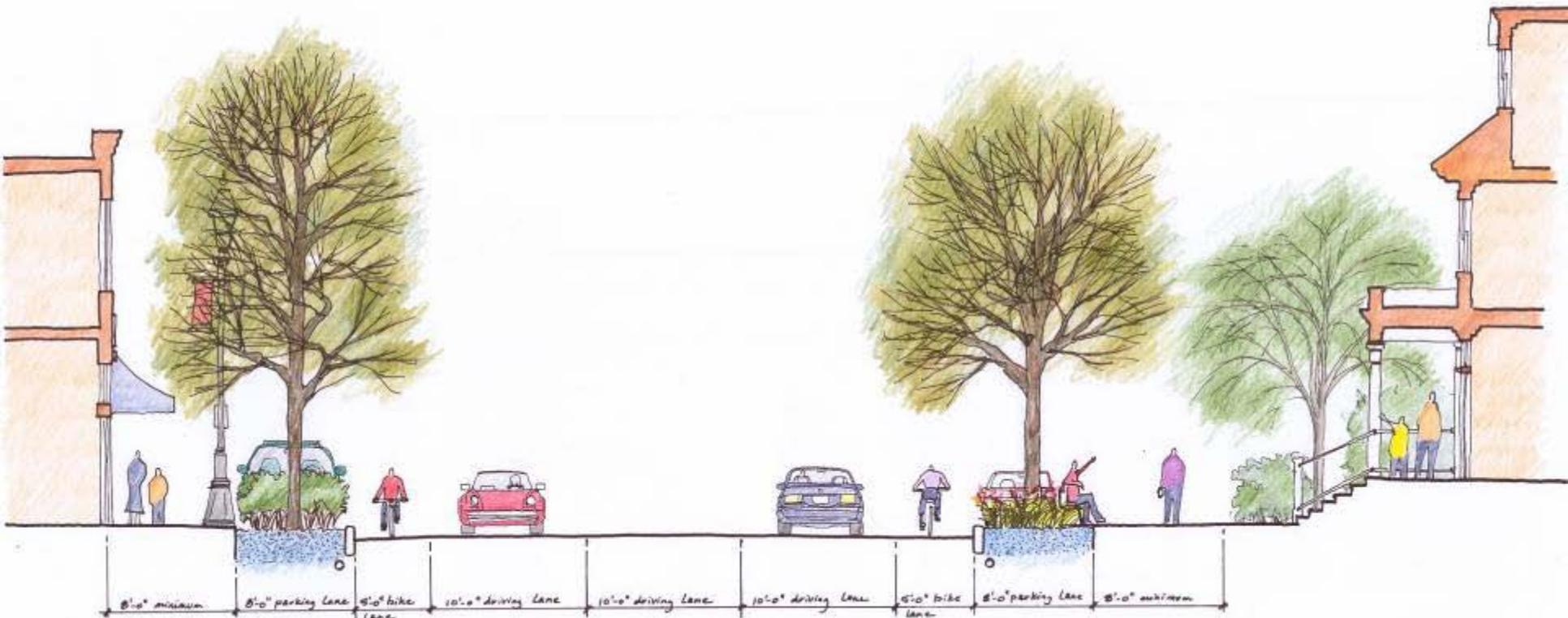
- ◆Street tree planting and furnishing program
  - Mixed-use node – 4-lanes



# North Main Street Corridor

## ►Landscape Recommendations

- ◆Street tree planting and furnishing program
- Mixed-use node – 3-lane



# North Main Street Corridor

## ►Landscape Recommendations

- ◆Joint use of school playground/park expansion



# North Main Street Corridor

## ► Building Recommendations

# North Main Street Corridor

## ► Building Recommendations

- ◆ Mixed-use node and housing



# North Main Street Housing Infill



# North Main Street Housing Infill



# Station Area TOD

- ▶ **Building Recommendations**

- ◊ **Building preservation & restoration**

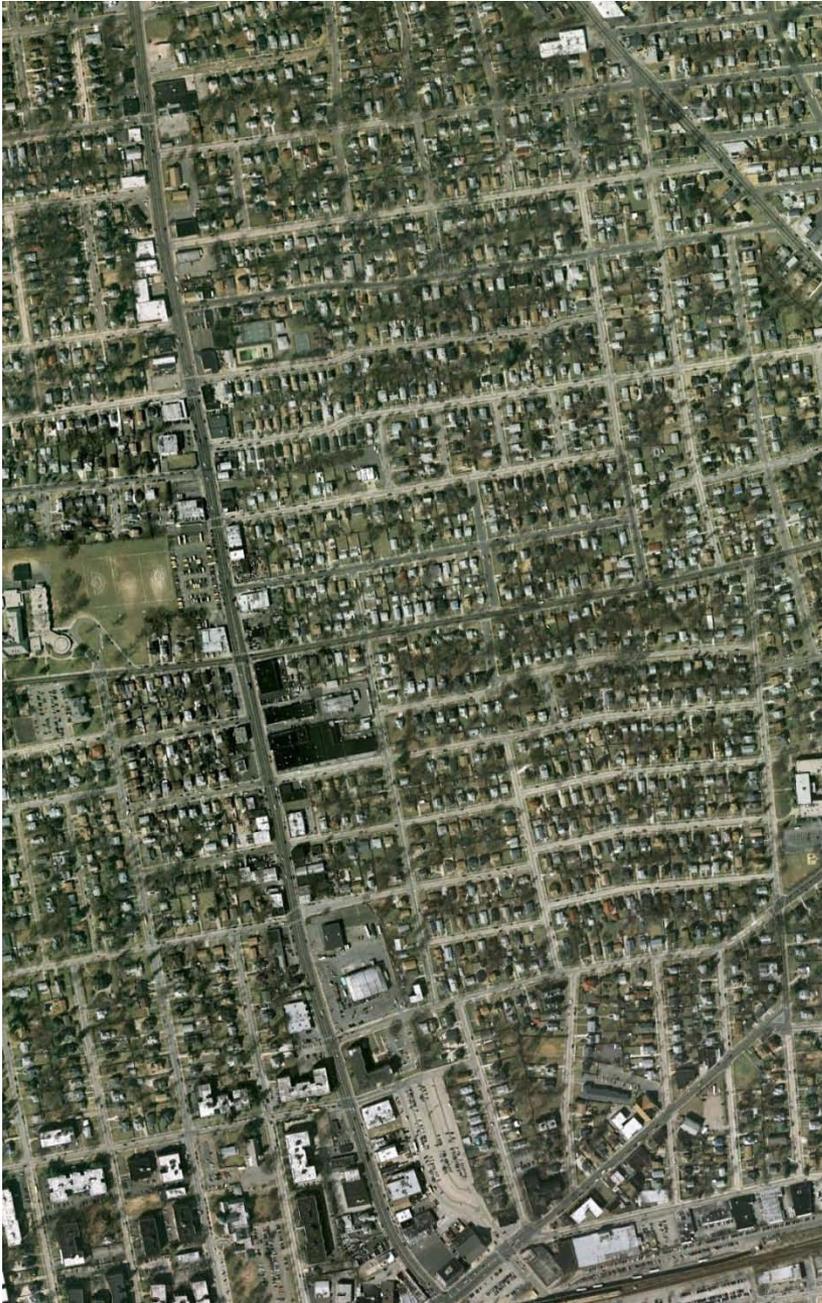
# North Main Street Commercial Infill



# North Main Street Commercial Infill



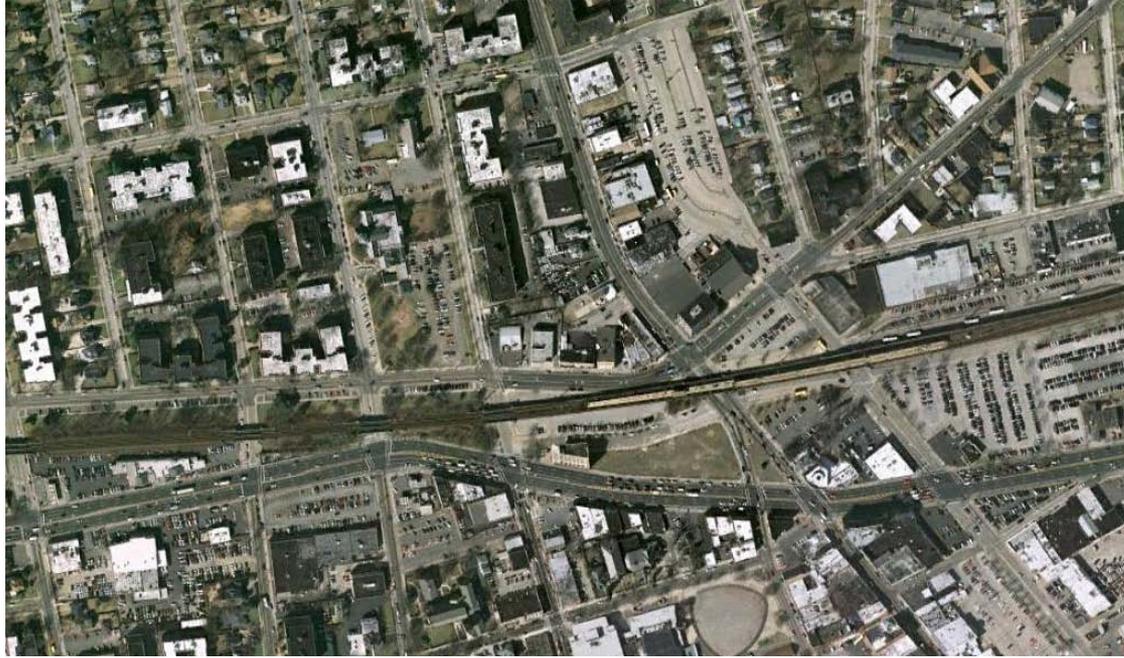
# North Main Street Corridor



# North Main Street Corridor



# Station Area TOD



# Station Area TOD



- ▶ Safety challenges, largely barren with some open space
- ▶ Pass through: commuters, drivers
- ▶ Poor mix of uses, dominated by parking fields (86 acres)

# Station Area TOD

## ► Transport Recommendations



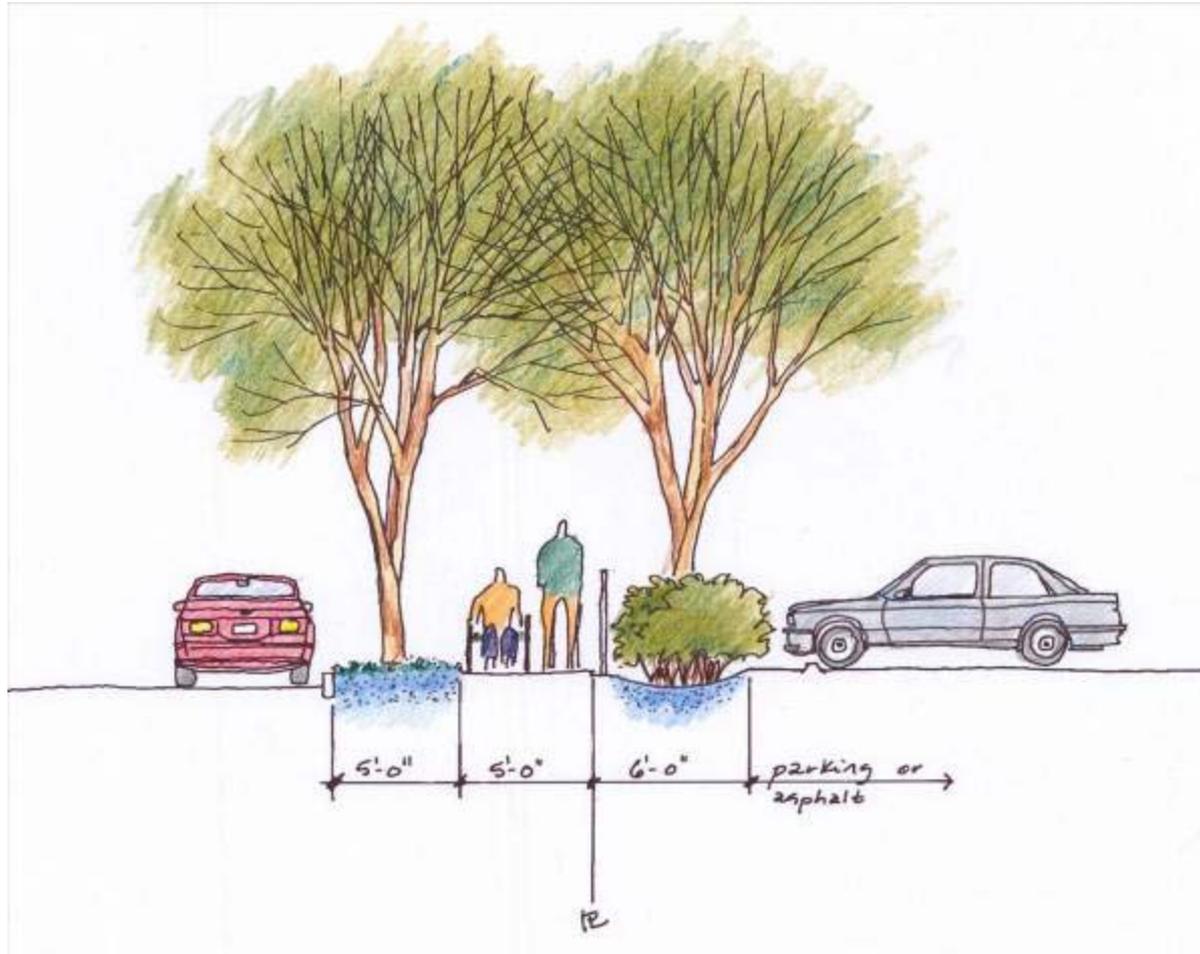
- RESIDENTIAL PERMIT REQUIRED
- SHARED PARKING ZONE BOUNDARY
- STRUCTURED PARKING
- MODIFIED STREET
- REMOVED STREET
- NEW STREET

# Station Area TOD

## ► Transport Recommendations

### ◆ Brooklyn Avenue

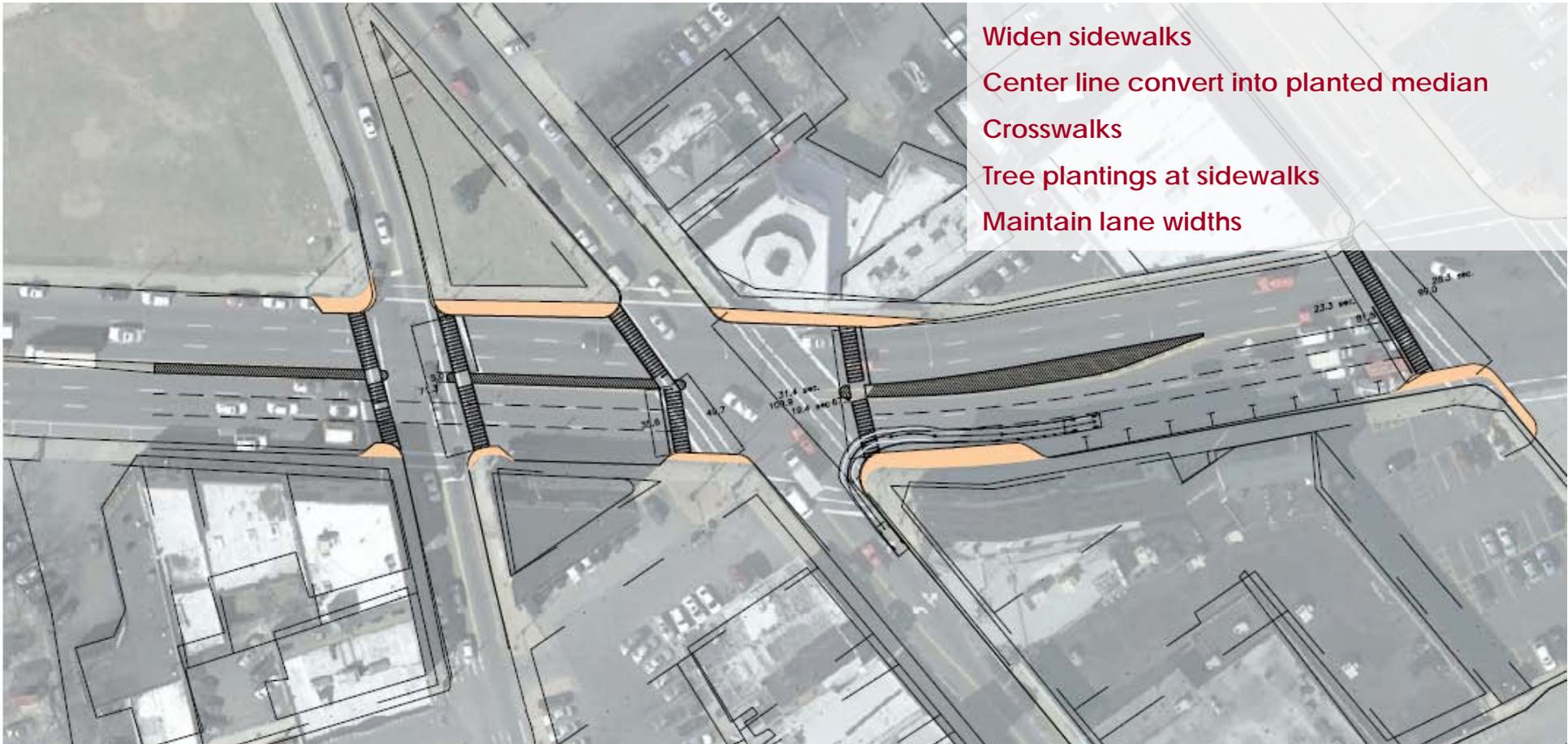
- Diagonal and parallel parking



# Station Area TOD

## ► Transport Recommendations

### ◆ Sunrise Highway



# Station Area TOD

## ►Landscape Recommendations

# Station Area TOD

## ► **Landscape** Recommendations

- ◆ Village Green

# Village Green North of Station



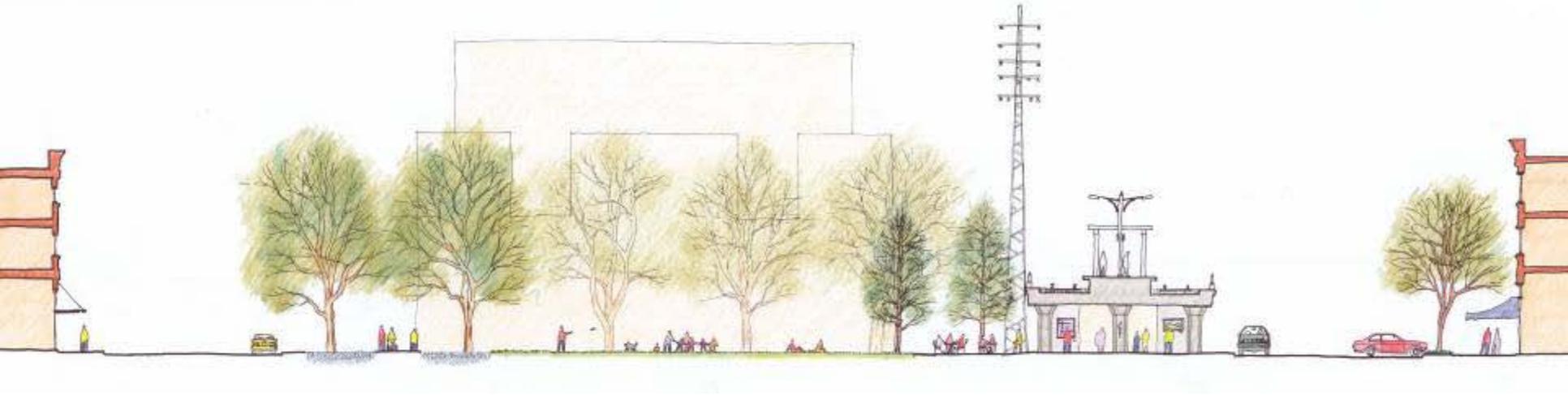
# Village Green North of Station



# Station Area TOD

## ►Landscape Recommendations

### ◆Village Green



# Station Area TOD

## ►Landscape Recommendations

### ◆Stationside/Greenway

- Brookside Reserve to Village Green
- Remove parking under and adjacent to tracks
- Create park along Brooklyn Ave
- Additional trees at Freeport Plaza West
- Refurbish Village Hall parking lot
- Community Supported Agriculture at vacant sites
- Additional cover at triangular median



# Station Area TOD

- ▶ **Building Recommendations**

- ◊ **Building preservation & restoration**

# Brooklyn Street Building Renovations



# Brooklyn Street Building Renovations



# Station Area TOD

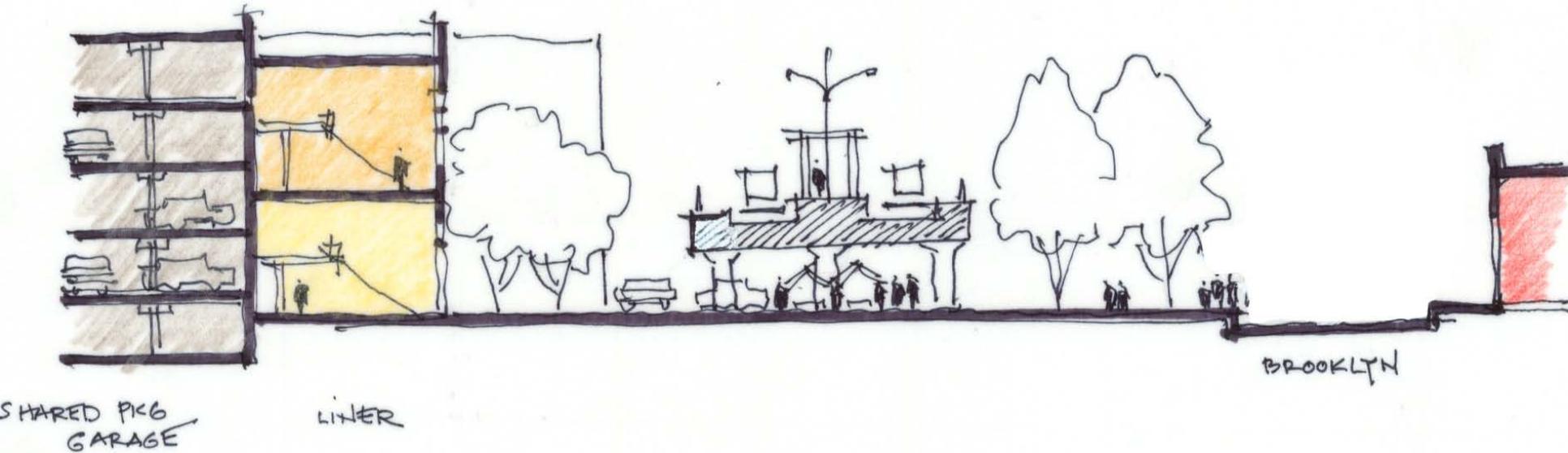
## ▸ Building Recommendations

- ◆ Intense, mixed-use buildings

# Station Area TOD

## ► Building Recommendations

- ◆ Intense, mixed-use buildings



# Station Area TOD

- ▶ Building Recommendations

- ◊ Intense, mixed-use buildings

# Perspective Downtown Mixed-Use Building



# Village Green North of Station



# Station Area TOD

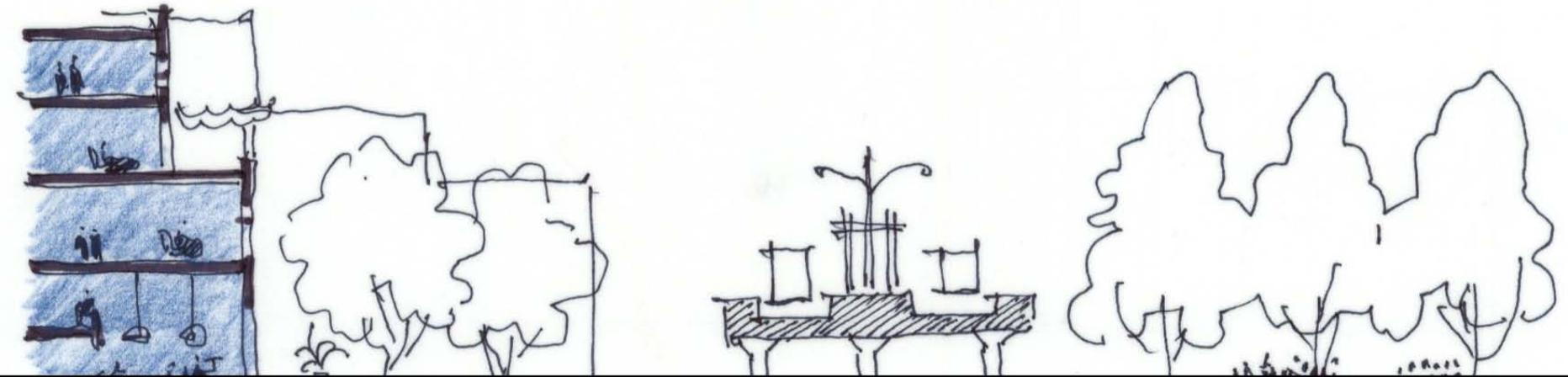
## ▶ Building Recommendations

- ◆ Restaurants, hotel, theatre & nightlife

# Station Area TOD

## ► Building Recommendations

- ◆ Restaurants, hotel, theatre & nightlife



# Station Area TOD

## ▶ Building Recommendations

- ◆ Restaurants, hotel, theatre & nightlife

# Station Area TOD



# Station Area TOD



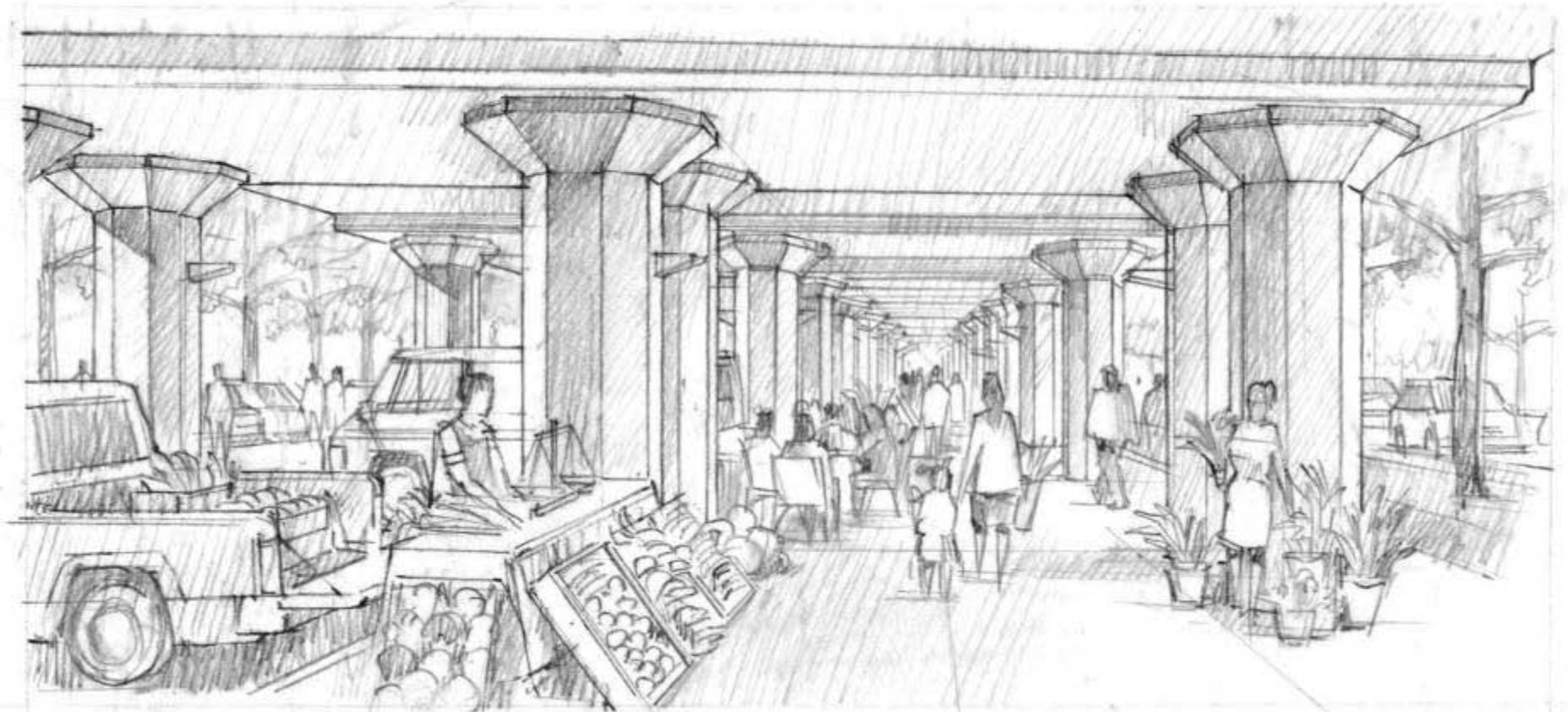
# Station Area TOD

- ▶ Building Recommendations
  - ◆ Programming public space

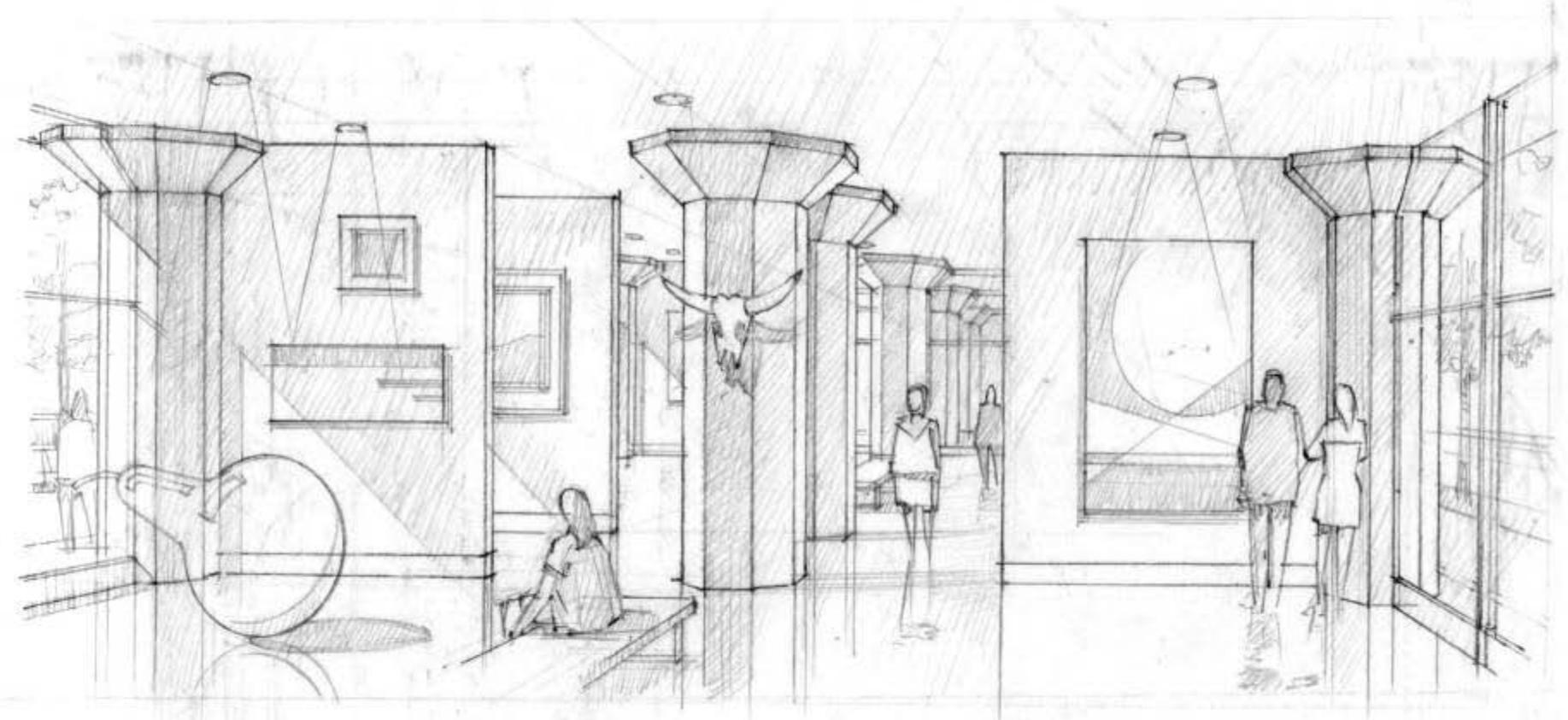
# Station Area TOD



# Station Area TOD



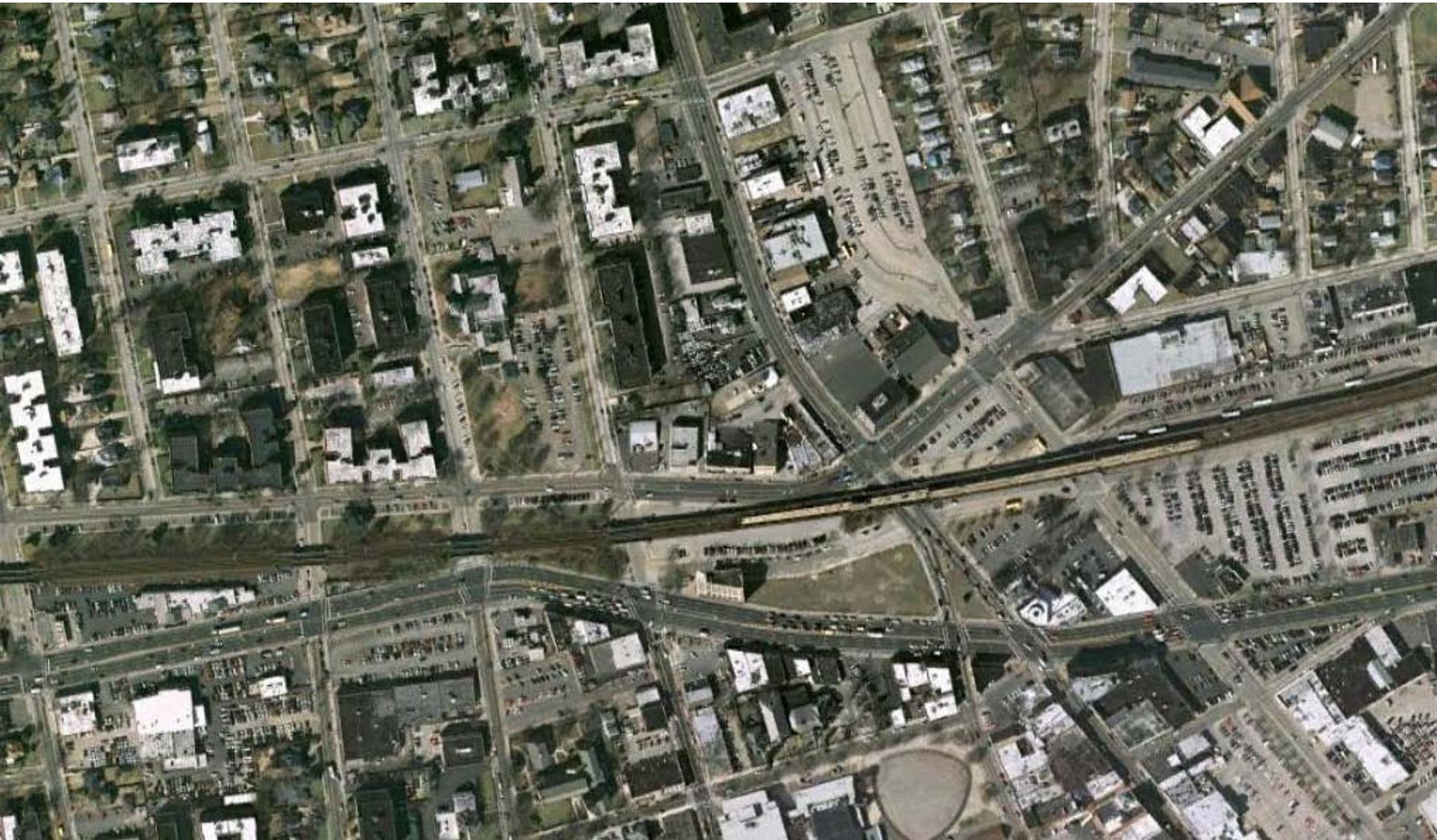
# Station Area TOD



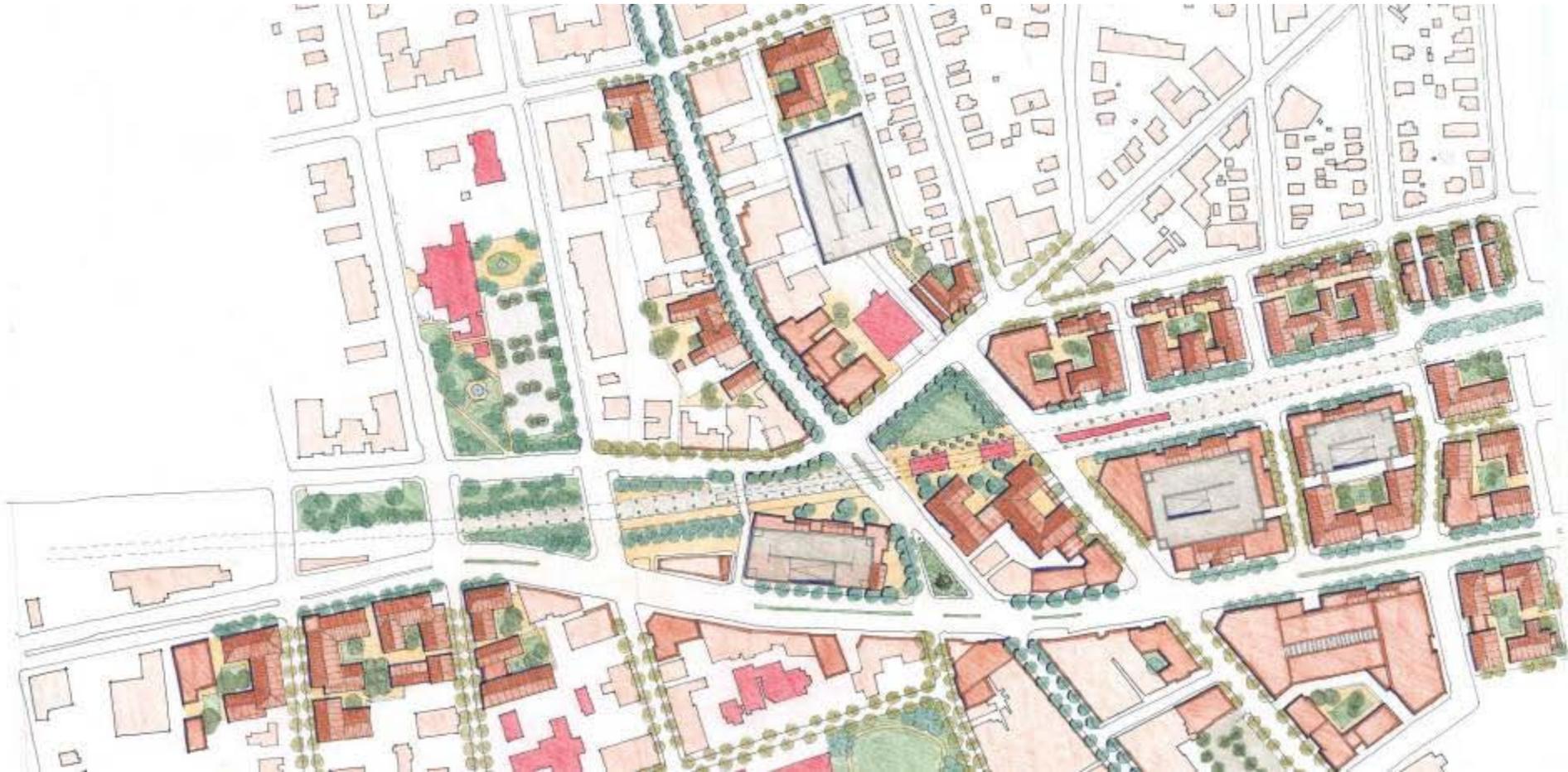
# Station Area TOD (including south of Sunrise)

- ▶ Retail: 168,000 square feet
- ▶ Commercial: 63,500 square feet
- ▶ Residential: 1384 units (50 senior)
- ▶ Parking: 1960 spaces

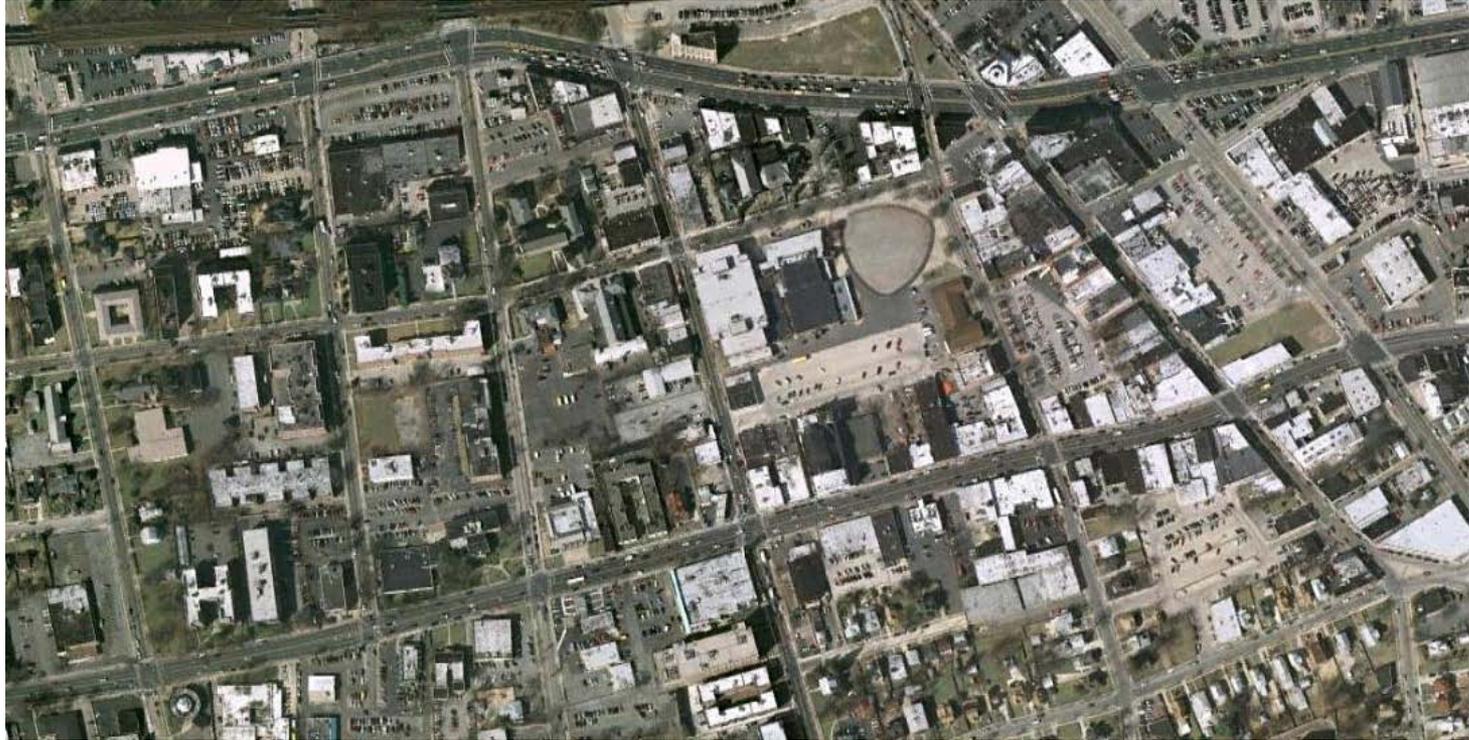
# Station Area TOD



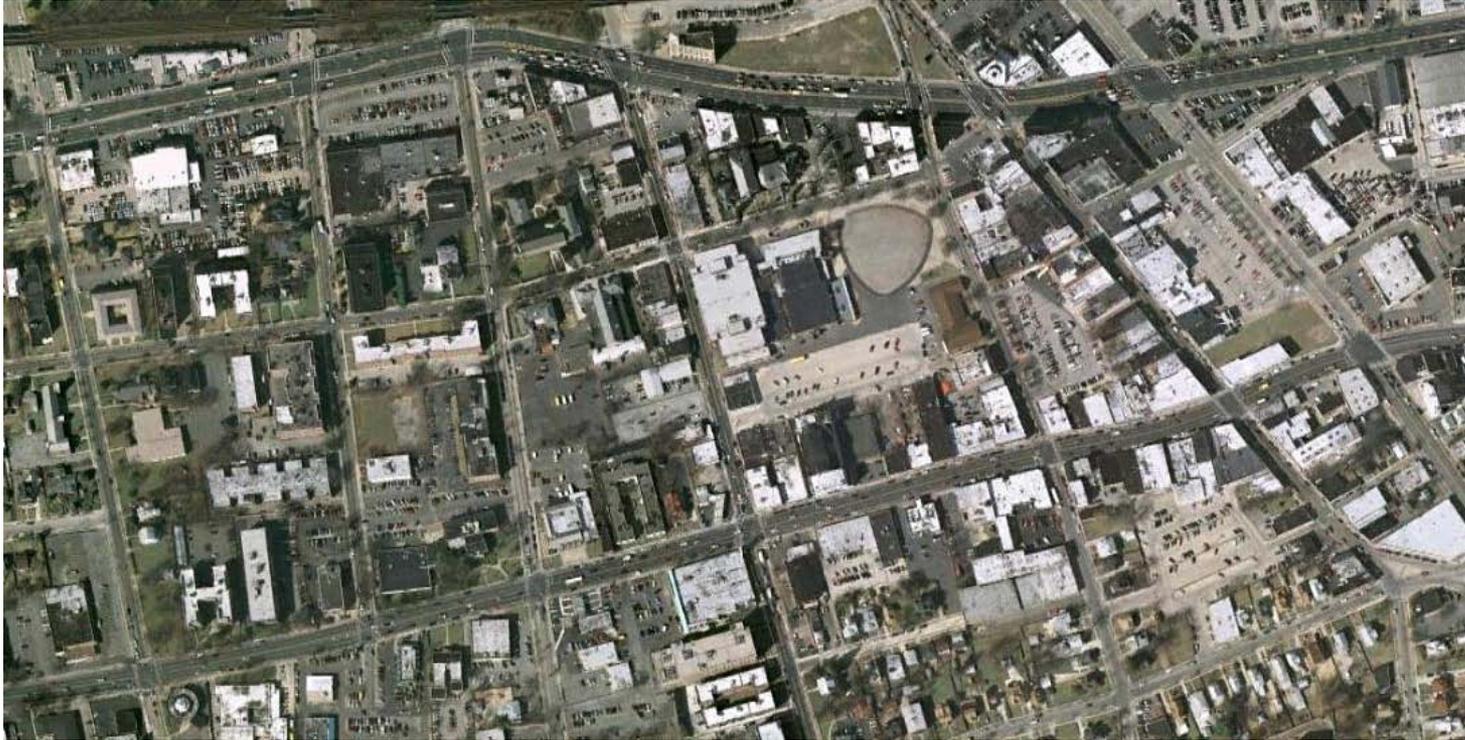
# Station Area TOD



# South Main Street Area



# South Main Street District



- ▶ Commercial district
- ▶ Streetscape and façade improvements
- ▶ Some gaps

# South Main Street District

## ► Transport Recommendations



- RESIDENTIAL PERMIT REQUIRED
- SHARED PARKING ZONE BOUNDARY
- STRUCTURED PARKING
- MODIFIED STREET
- REMOVED STREET
- NEW STREET

# South Main Street District

## ►Landscape Recommendations

- ◆Triangular Median



# South Main Street Area

## ►Landscape Recommendations

- ◆Joint use of school playgrounds & park expansion



# South Main Street Area

## ►Landscape Recommendations

### ◆Smith/South Main Street/Henry Street Intersection Gateway



# South Main Street District

## ►Landscape Recommendations

- ◆South Main Street enhancements

# South Main Street District



# South Main Street District



# South Main Street District

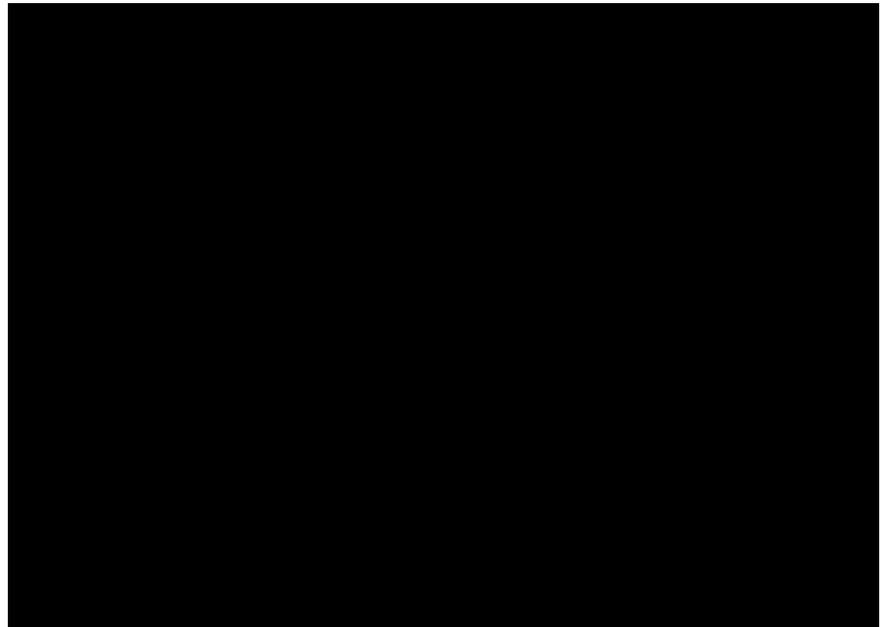
- ▶ Building Recommendations
  - ◆ Historic Building Preservation



# South Main Street District

## ► Building Recommendations

### ◆ Targeted Infill & Parking Lining



# South Main Street District

## ▸ Building Recommendations

- ◆ Targeted Infill & Parking Lining

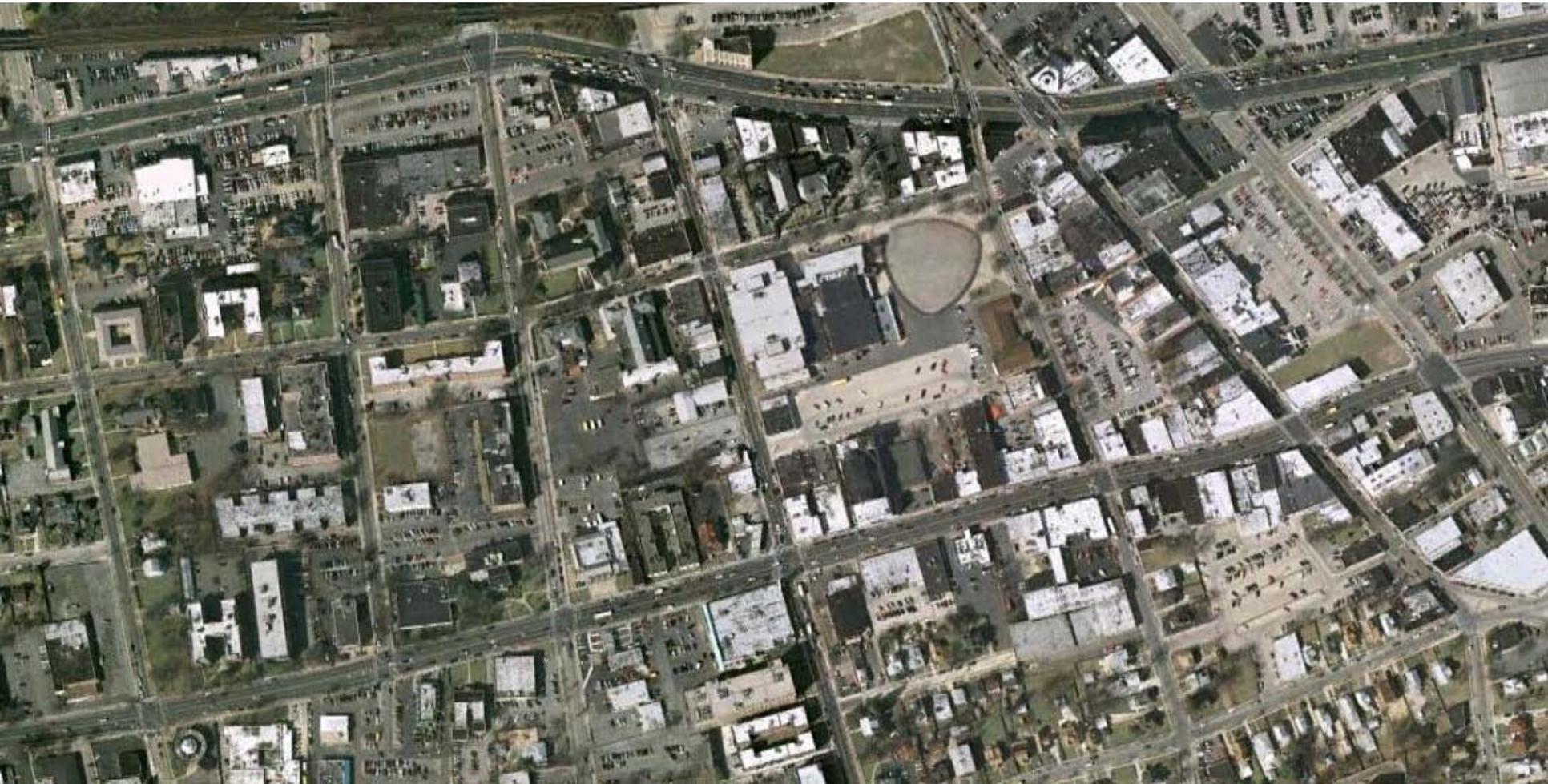
# South Main Street District



# South Main Street District



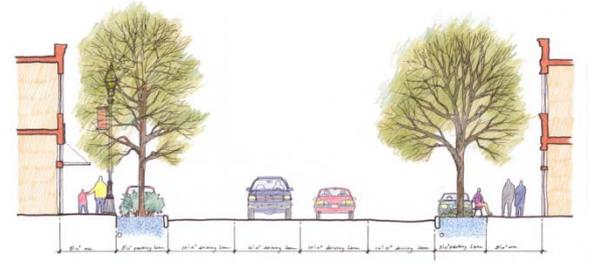
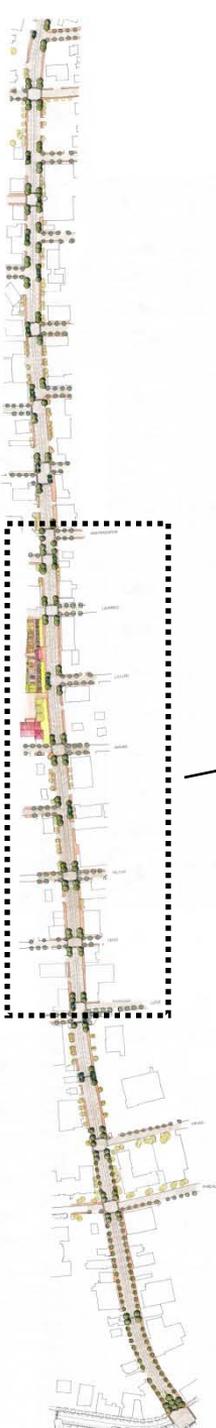
# South Main Street District



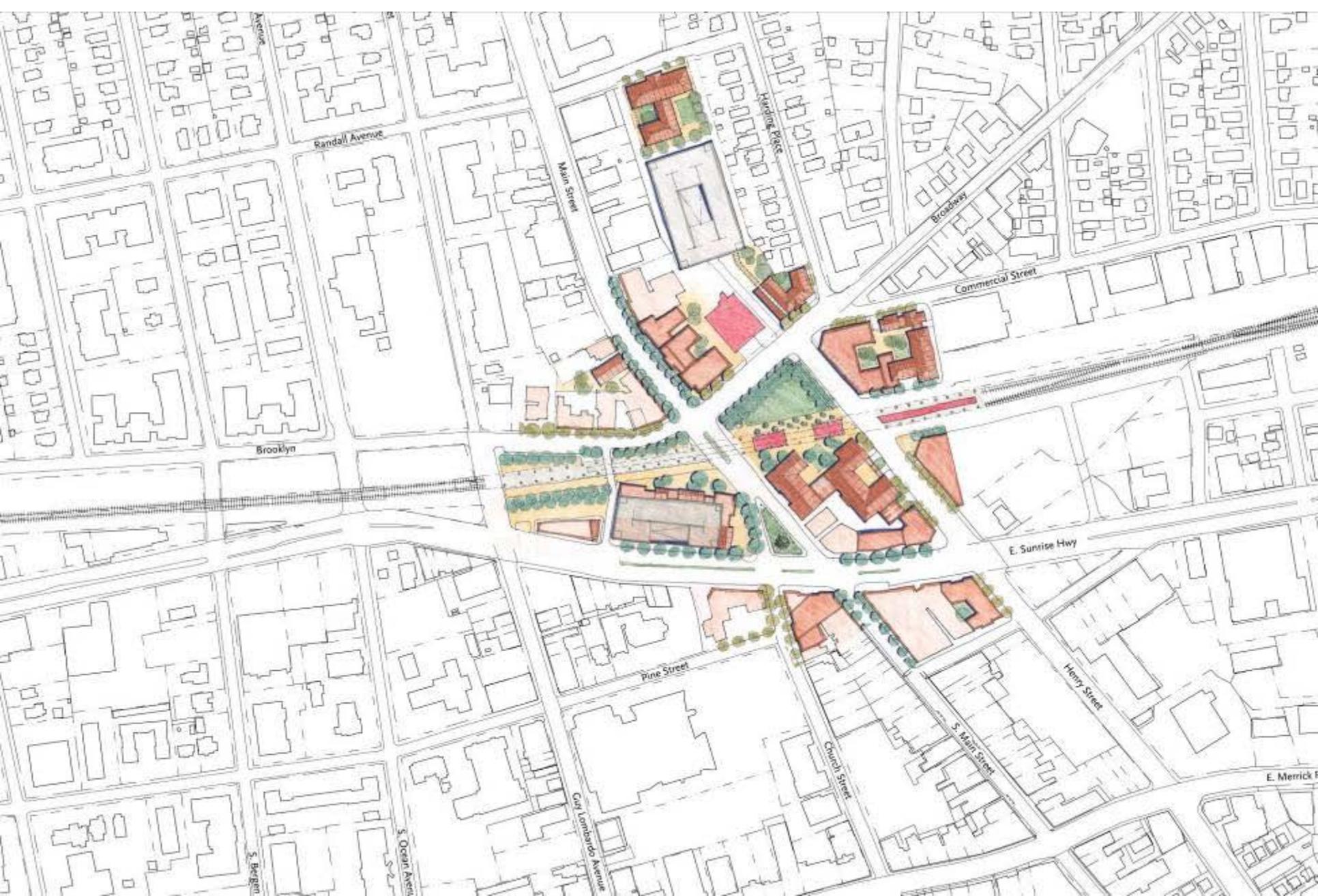
# South Main Street District



# Phase I



# Phase I



# Phase II



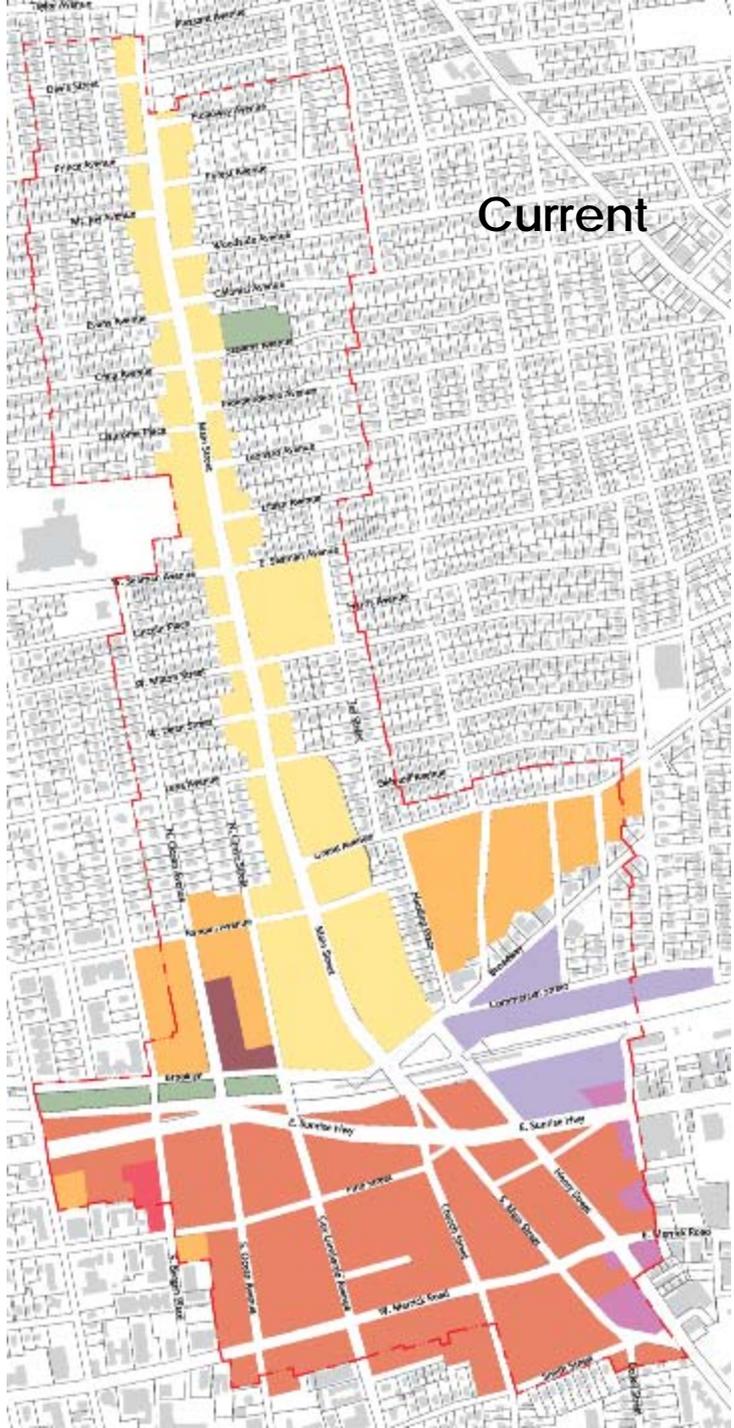
# Phase II



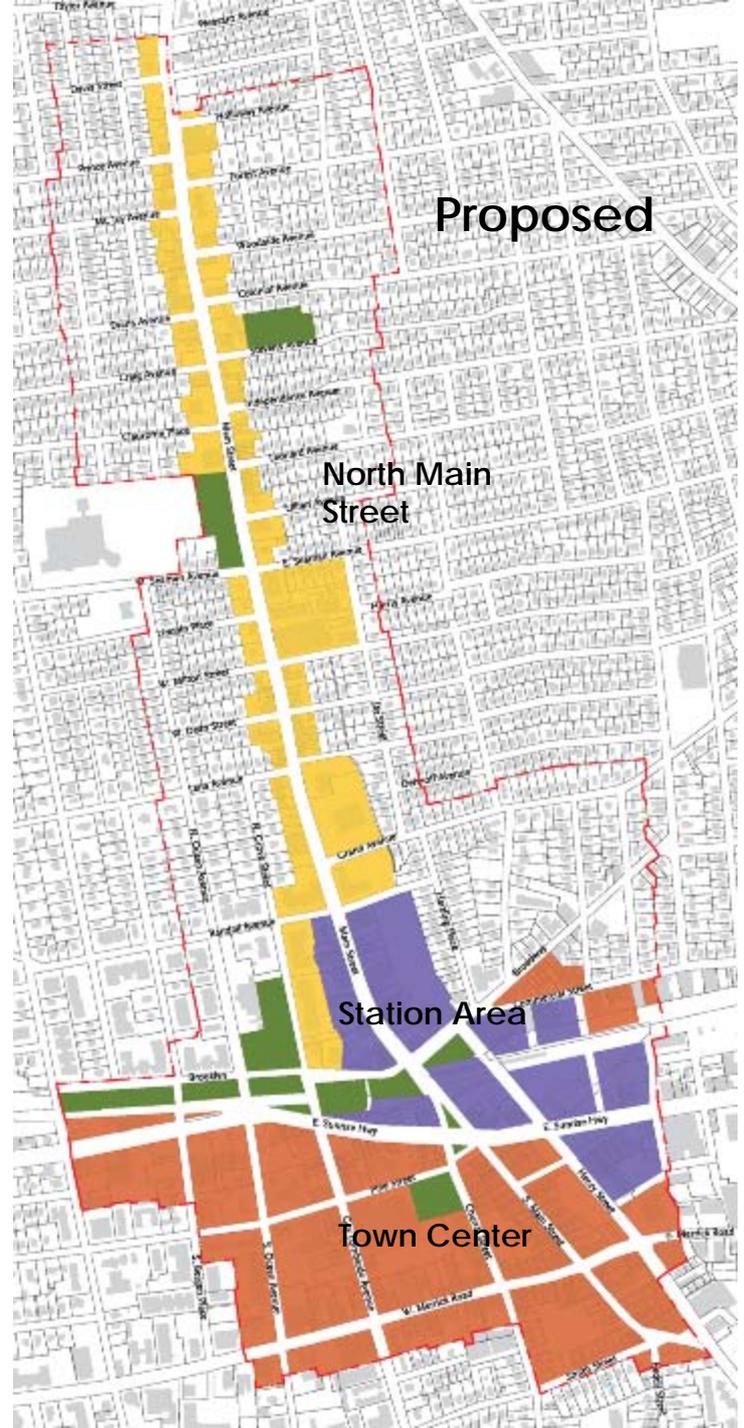
# Phase III



Code



Current



Proposed

North Main Street

Station Area

Town Center

# Implementation

## Community Development Block Grant Program

Grants to fund community and economic development

## Empire Zone Program

Tax incentives for new and existing businesses

## Federal Rehabilitation Tax Credit

Federal tax credit to assist rehabilitation of historic buildings

## Hope VI

Grants to provide affordable housing

## Local Waterfront Revitalization Program

Grants to expand public access to NYS waterfronts

## New York Main Streets

Grants to revitalize historic downtowns and village centers

# Questions

