Quality Communities

Advancing the Land Use & Transportation Connection Binghamton
June 13, 2006
The Problem

• Reactionary
• Isolationism and the vision thing
“Who’s in charge?”
Case Study: New Town Center Plan -- Halfmoon

• Implementation of Town’s 2003 Comprehensive Plan

• CDTC grant awarded to Halfmoon to conduct planning and consider growth patterns

• Plan will guide the town in terms of land use and zoning regulations.
Why Study This Area?

• Surrounded on all sides by growth corridors
  – Route 9
  – Route 146
  – Route 236

• Infrastructure enhancements and investment
Why Study This Area?

• Development and change is happening
  – Route 146 projects
  – PDD Zoning
  – Town Hall
  – Town Recreation Fields
Looking South From Route 146
Looking West From Route 236
Looking North East From Route 9

- Future Ball Fields
- Route 236
- Town Hall
- Study Area
Why Study This Area?

• Traffic and Transportation
  – Alternatives?
Predominant Growth Pattern
• Opportunity to provide community amenities in populated/developed area of town.
Planning Process

• Presented draft vision and listened to community concerns and ideas at workshop

• Worked with a committee with diverse representation

• Developed draft plan, integrating public participation
Vision Statement

- Sense of Place
- Gathering Spaces
- Natural Features Protected and Celebrated
- Diverse Transportation System
Plan

Recommendations

• Land Use Patterns and Key Elements (general)
• Development and Conservation Elements (more specific)
• Passive recreation park and preserve
• Nature trails, hiking, etc.
• Environmental education
• Picnic areas
• Walkable, small town atmosphere
• Mix of uses with focus on municipal and small residential – some commercial
• Mixed use center – med.-scale commercial, retail, office, surrounding residential
• Main street context – walkable
• Opportunities for infill and Route 9 connections

- Traditional Neighborhood Area
- Med. scale residential
- Park and Preserve
- Rural component at Plant. Open space opportunities
- Main street – parallel to Route 9
- Country Hamlet Area
Country Hamlet

Poss. Future Connection

Small Commercial

Municipal Center

Hamlet-style Residential

Fellows Rd. Connection
Country Hamlet

Walkable street network

Consistent landscaping, lighting, and signage
Country Hamlet
Traditional Neighborhood

Main St. – parallel to Route 9

Infill along and behind Route 9

Mixed use area

Residential (1/4 acre density)
Walkable street pattern

Route 9 Infill
Traditional Neighborhood – Main Street Concept
Route 9

- Roundabouts at Intersections
- Access management
Connector Fellows
Northern spur
Rt. 9
Connections
Route 146
Rt. 236
Fellows
Plant
Rt. 9
Connector
Fellows

Connectivity
Roadway Concept
• Adopt plan as amendment to comprehensive plan

• Adopt roadway concept as part of town map
• Implement zoning recommendations to allow for and encourage these concepts
Route 9 Study

• Route 9 access management and roadway design study
Generic Environmental Impact Statement (GEIS)

- GEIS to identify costs, impacts, and establish mitigation schedule
  - Time consuming
  - Self-funding mechanism
  - Could study larger area (e.g. Guideboard)
Incentive Zoning

• Tie roadway enhancements to re-zoning applications, density - (developer funded)

• Consider with use of PDD

• Note: Without GEIS, figures are less precise
Open Space

• Town funded open space program for study area
  – Landowner outreach and negotiations
  – Letter of Intent
  – Applications for grants

• Incentive zoning opportunities
Keep public involved

- Continued outreach and involvement
• Less reactionary . . .

• How to comprehensively implement the vision

• Foster leadership and partnership

What do you think?
Quality Communities

Thanks for Listening!