

MEDFORD VISION UPDATE



A project for the
THE TOWN OF BROOKHAVEN



December 2, 2009

Prepared by
Cameron Engineering & Associates, LLP



Town of Brookhaven
Medford Vision Update



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Second Workgroup Meeting Agenda

1. Project update / introductions / review methodology – 10 minutes
2. Present preliminary existing conditions assessment – 45 minutes
3. Develop preliminary community vision goals & objectives – 45 minutes
4. Hamlet focus area – 20 minutes

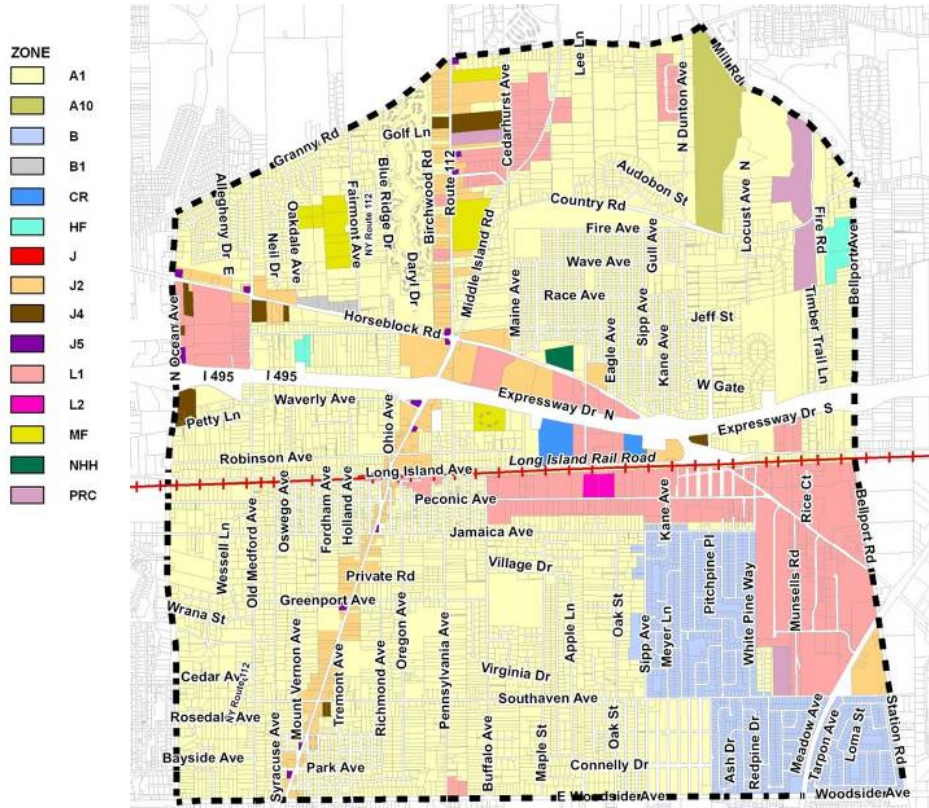


Process & Methodology

1. Initial meeting with Working Group to discuss study areas and project scope
 - Medford Taxpayers & Civic Association, Country Road Block Association, Medford Fire District, Medford Master Gardeners, Medford Historical Society Committee, Patchogue-Medford Union Free School District, NYS Department of Transportation, Town of Brookhaven.
2. Prepare Existing Conditions Assessment
 - Demographics, transportation, land use, environmental
 - Relevant documents, pending projects, LIRR initiatives
 - Land uses, zoning, demographics, economics (US census)
 - Environmental data
 - Open space, parks, green corridors
 - Mobility (LIRR, roads, parking, sidewalks, bicycle paths)
3. Update community goals and objectives at second Working Group meeting
4. Identify Opportunities & Constraints to implement Goals & Objectives
 - Matrix of opportunities and constraints
 - Chart potential improvements and limitations
5. Hold First Public Participation Planning Meeting
 - Presentation of existing conditions assessment, opportunities and constraints, and small group discussions and refinement / enhancement of goals and objectives
 - Develop Vision Statement
6. Develop Draft Vision Update
7. Hold Second Public Participation Meeting
8. Prepare Final Vision Update



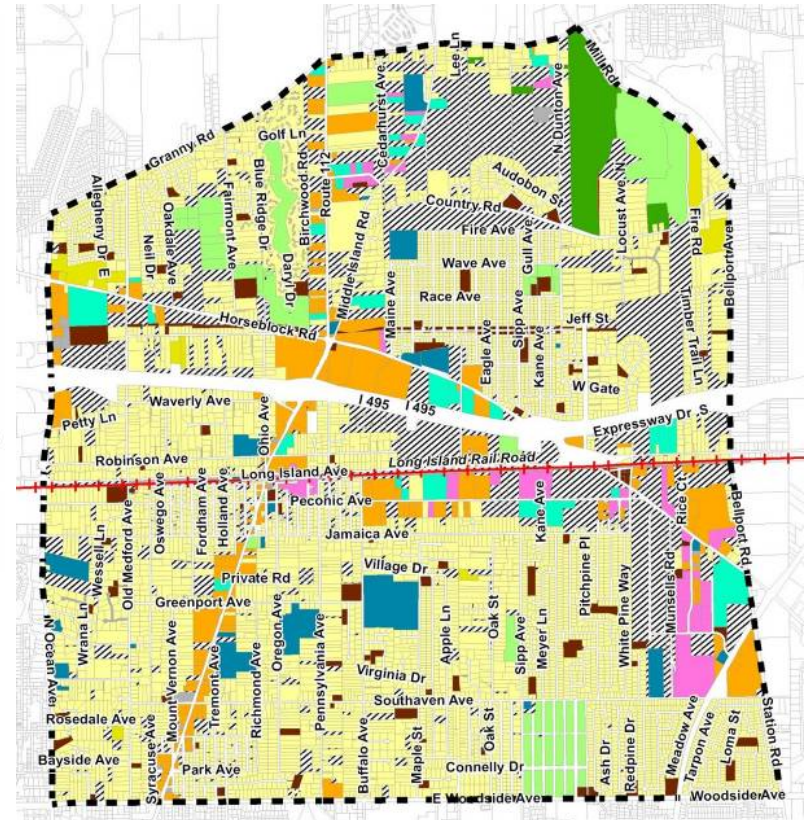
Hamlet Zoning



Hamlet Land Use

LAND USE CLASS

- Agriculture
- Commercial
- Conservation
- Easement
- Industrial
- Infrastructure
- Institutional
- Recreation
- Residential
- Transportation
- Warehouse
- Vacant



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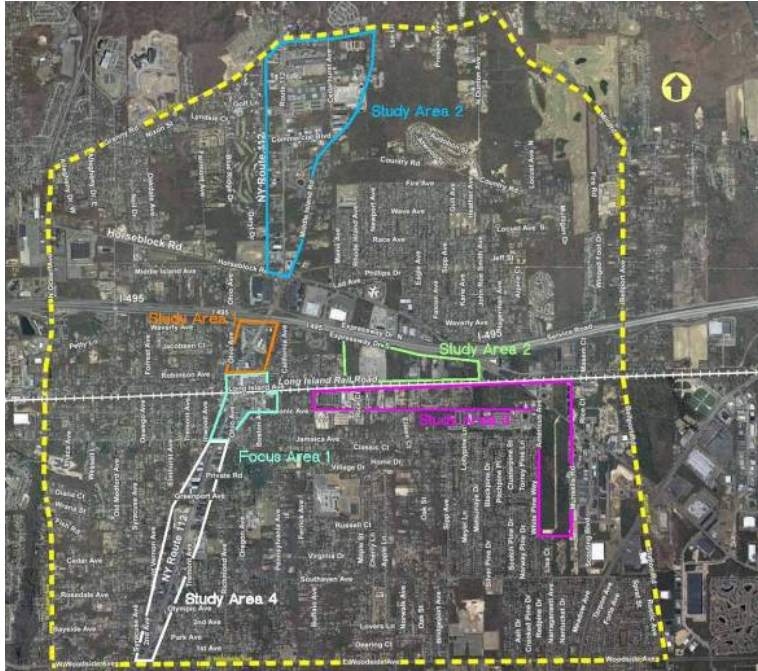
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Hamlet / Community Character

- Quiet suburban/semi-rural neighborhoods
- Unsightly, vehicle-dominated major corridors
- Large retail corridor & small retail corridor
- Central station/park/municipal area
- Highly variable commercial architecture
- Large vacant parcels & scattered smaller parcels
- Few parks / lack of civic space



Hamlet Demographic Information



■ Hamlet Data

- Land area: 10.53 sq. miles
- Population: 22,494
- Density: 2,136 persons per sq. mile

■ Household Data

- Average household size: 3.25 persons
- Average family size: 3.66 persons
- Male population: 10,550
- Female population: 11,944

■ Housing Data

- Total housing units: 6,956
- Owner occupied units: 6,035 (87%)
- Renter occupied units: 859 (13%)

■ Housing Stock Data

- 1 unit detached: 5,617 and 1 unit attached: 689 (91%)
- 2 units attached: 24 (0.3%)
- 3-4 units attached: 102 (2%)
- 5-9 units attached: 92 (1%)
- 10-19 units attached: 286 (4%)
- 20 or more units attached: 126 (2%)
- Mobile homes: 20 (0.2%)

■ Commuting / Travel Data

- Average mean travel time to work or study: 30.5 min.
- Persons 16 yrs.+ commuting
 - Vehicle alone: 9,622 (82%)
 - Vehicle carpool: 1,428 (12%)
 - Public transportation: 642 (5%)
 - Walking: 89 (1%)

Source: U.S. Census Bureau
2006-2008 Community Survey



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Focus Area 1: Train Station



Unsightly land use



Under utilized train station



New community park



Isolated open space



Not pedestrian friendly



Favorable use and character



Existing Conditions

- Center of Medford hamlet
- Little activity in station or parks
- No facility for large format events
- Few restaurants and no theater
- Large underutilized central area
- Inappropriate uses for hamlet core
- Close to neighborhood retail
- No / few apartments close to LIRR

Preliminary Goals and Objectives

- _____
- _____
- _____
- _____
- _____



Study Area 1: Rt. 112 – Hotel & Retail Area



Wide busy roadways



Hotels



New shopping center retail



Minimal Landscaping



■ Existing Conditions

- Shopping center retail to north
- Neighborhood retail to south
- Few pedestrian amenities
- Walking distance to station area
- Poor streetscape design
- No architectural consistency
- Limited residential connection

■ Preliminary Goals and Objectives

- _____
- _____
- _____
- _____



Study Area 2: S. Service Rd - Long Island Ave



Former multiplex property



Former multiplex property



Light industrial/retail use



Boomer's family entertainment



Long Island Avenue



Existing Conditions

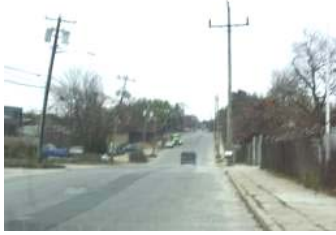
- Large undeveloped parcels
- Buffered by the Long Island Expressway & Long Island Railroad
- Adjacent to major roadways
- Small residential area to the west
- Green corridor along LIRR to SR 112
- East end connects to large undeveloped parcels to the south – possible greenway

Preliminary Goals and Objectives

- _____
- _____
- _____
- _____
- _____



Study Area 3: Peconic Ave. - Industrial Area



Heavy industrial roads



Heavy industrial roads



■ Existing Conditions

- Heavy industrial uses between Peconic Ave and LIRR, some south of Peconic Ave
- Mix of light and heavy industrial uses along Industrial Blvd.
- Undeveloped parcel west of Industrial Blvd buffers industrial and residential uses
- Little buffer between Peconic Ave industrial uses and residential area

■ Preliminary Goals and Objectives

- _____
- _____
- _____
- _____
- _____



Industrial business



Industrial business



Industrial business



Study Area 4: Rt. 112 – LIRR to Woodside Ave



Sign clutter



Uses at street



Retail use with landscaping



Fields of asphalt



Minimal landscaping



■ Existing Conditions

- Large lot car dealerships, strip malls
- Heavier development on west side
- Cluttered, unattractive streetscape with no consistent architectural features
- Car focused corridor - sidewalk, but few pedestrian accommodations
- Minimal setbacks provide little opportunity for landscape/streetscape treatments
- Post Office isolated from possible hamlet center

■ Preliminary Goals and Objectives

- _____
- _____
- _____
- _____
- _____



Study Area 5: SR 112 - Horseblock to Granny



Minimal landscaping



Wide roadway, sign clutter



New retail center



Heavy industrial roads



Family entertainment



Multi-family housing

■ Existing Conditions

- Mix of heavy/light industrial uses on east
- Strip development on west side – predominantly light industry (automotive service, landscape & material yards, etc.)
- Two multifamily developments on the east of the corridor
- Family entertainment
- Some undeveloped areas
- Cluttered, unattractive streetscape with no consistent architectural features
- Corridor dominated by vehicles – fragmented sidewalk with few pedestrian accommodations

■ Preliminary Goals and Objectives

- _____
- _____
- _____
- _____
- _____



Update Community Goals and Objectives

What draws people to Medford?

- People _____
- Location _____
- Housing _____
- Attractions _____
- Transportation _____
- Recreation _____
- Shopping _____
- Schools _____
- Other _____
- Other _____
- Other _____



Update Community Goals and Objectives

What might be missing in Medford?

- Housing variety
 - Are there choices for singles, young professionals, empty-nesters, retired, assisted living? _____
- Event venues and gathering places
 - Are there venues for different age groups to gather both in warm and cold weather? _____
 - Is there somewhere that community events (fairs, concerts, farmers markets) could be held? _____
- Neighborhood shopping
 - Is there a Hamlet Center with places to shop? _____
 - Is there a diversity of retail? _____
 - Are there neighborhood retail stores within walking distance? _____
- Hamlet professional office space / use
 - Are there opportunities for professionals to locate offices in a Hamlet Center? _____
- Attractions/Recreation
 - Are there destinations in Medford or nearby? _____
 - Are there an adequate number playgrounds/ballparks? _____
 - Are there places to walk/hike/bike? _____
- Design Character
 - Is there a Medford architecture? _____
 - Is the streetscape pleasing along the corridors? _____
- Mobility
 - Is it easy/comfortable to walk/bike? _____
 - Can children walk/bike to school/playgrounds? _____
 - Are there safe/convenient routes to shopping, parks, LIRR? _____



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Medford Vision – Goals for the Future

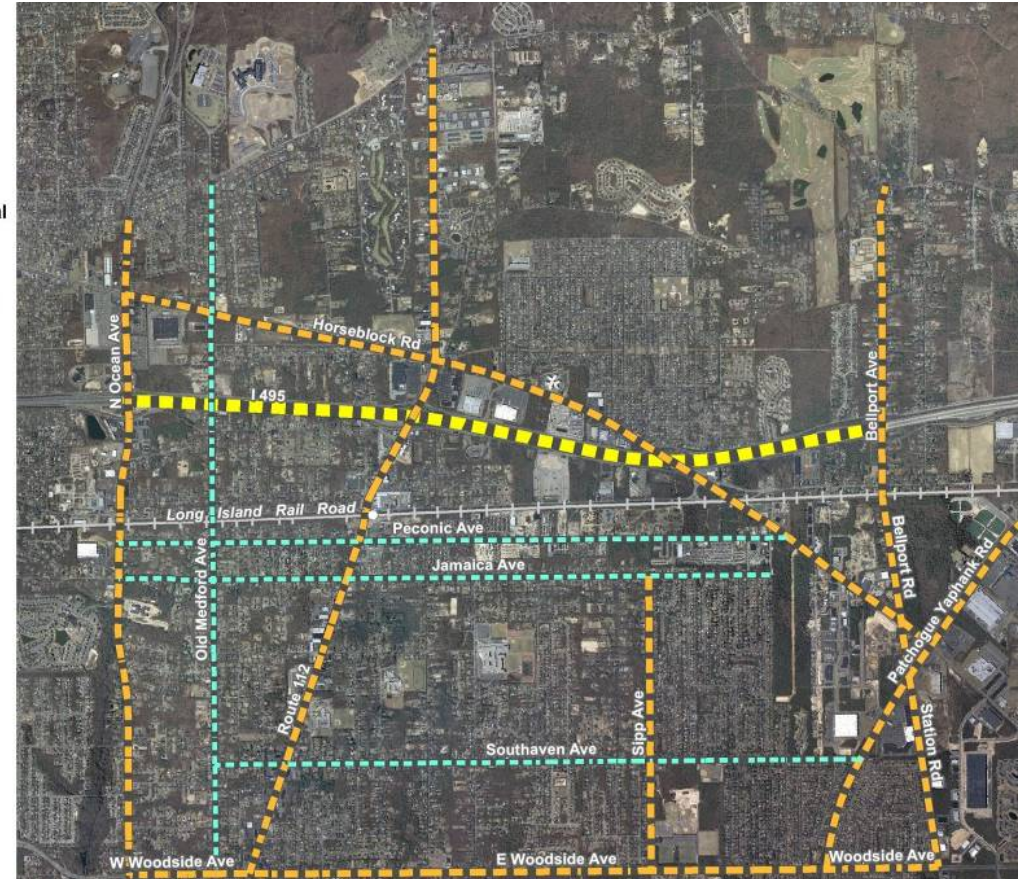
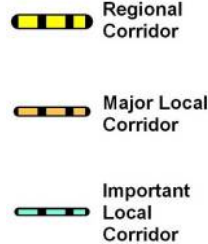
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Hamlet / Community Connectivity

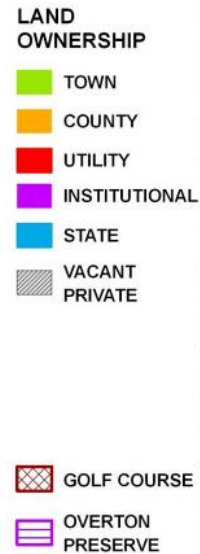
- **Street Connectivity**
 - Divided north/south by: LIRR, LIE, Horseblock Rd
 - Connected north/south by: SR 112, Sipp Ave, Old Medford Rd
 - Connected east/west by Peconic Ave, Jamaica Ave, Southaven Ave
 - Surrounded by perimeter roads: North Ocean Ave, E. Woodside Ave, Bellport/Station Rd
 - Traditional grid-patterned street network
- **Pedestrian Connectivity**
 - Sidewalks on most major corridors
 - Few sidewalks on secondary streets
 - Poor pedestrian connectivity north/south of LIRR
- **Bicycle Connectivity**
 - No dedicated bicycle lanes/paths
 - Major corridors dangerous for bicycles
 - Poor bicycle connections between schools and parks

CORRIDOR CLASSIFICATION



Green Space/Recreation Area Connectivity

- Two passive parks by LIRR station – separated from each other and from station gardens
- Small playground on Jamaica Ave and SR 112
- Twelve Pines Park, Eagle Estates Park, and Overton Preserve Park – major active recreation areas
- Boomers - commercial amusement park
- Overton Preserve – 562 acre preserve
- Overton Preserve – 50+ acre preserve
- Patchogue River corridor west of Medford
- Few neighborhood parks and playgrounds
- Difficult pedestrian and bicycle connections to major parks
- No greenbelt or easy connection between open spaces
- Opportunities to create connections utilizing undeveloped and publicly-owned parcels



Sanitary Waste Water Treatment / Collection

- Suffolk County Health Dept. regulates wastewater disposal
- On-site systems limited to 300 or 600 gal/acre depending on location
- Certain land uses typically require large lots or sewer availability:
 - Multifamily residential
 - Restaurants
 - Medical clinics
- Private treatment plants possible
- Connection to County system possible depending on capacity

Sewering Opportunities

Sewage Treatment Plants by Capacity (gallons/day)

- Less than 50,000 gpd
- 50,000 to < 250,000 gpd
- 250,000 to < 500,000 gpd
- 500,000 to 30,000,000 gpd

■ Suffolk County Sewer District

■ Medford Study Area

■ Medford Focus Areas



Source: Sewer Districts digitized from Suffolk County Department of Public Works Sewer Districts Map (2005).

