Wyandanch Rising

Transforming Long Island’s Poorest Neighborhood, into a Mixed-Use, Pedestrian Friendly, Transit-Oriented Town Center.
CURRENTLY Long Island’s POOREST Community...

Current Conditions

Existing Retail

Abandoned Lot

Existing Train Station

View Along Straight Path
CURRENT CONDITIONS Built Using the Existing Code...
ENVISIONED Built Utilizing the Form Based Code
EXISTING TRANSIT Center...
TRANSIT-ORIENTED TOWN CENTER Built with the Form Based Code
Station Plaza: The heart of town center, the Transit Plaza will accommodate many activities.

South Plaza and Pedestrian Bridge: A new pedestrian bridge is located to create a north-south link within the town center.

South Lawn: This linear green is a recreational space for residents and a visual link between Commonwealth and the Train Station.

Transit Garage: A 2,000 space garage can be accommodated, but can begin as surface parking and accommodate the rail road’s needs.

Neighborhood Green: This small green provides a visual terminus from the train station and serves to shift the north-south axis.

Community Park: This triangular park terminates town center’s northern edge and is designed with subsurface structural support to function as parking for a nearby Church.

Straight Path: Design guidelines transform the existing suburban highway character into a walk-able street.

Grand Boulevard: A median is proposed along Grand Boulevard to strengthen the visual link to Geiger Park. Reconfiguring the street framework allows mixed-use and multi-family buildings close to Straight Path.

Commonwealth Drive: This very wide street is reconfigured to provide a more narrow roadway and a linear green that strengthens the connection to Geiger Park.

Cobble Street: The cobble street links the transit station to the Neighborhood Plaza and then links to the Neighborhood Green at the north end of town center. Pavers will identify this sequence as the primary north south connection.

Health Center: The Health Center is relocated to anchor the western terminus of the Transit Plaza.

Chinese Parking: Inspired by a parking lot found in China, the surface parking west of Straight Path along Acorn is reconfigured to provide a grid of trees over the parking that can be used on weekends as community space for activities such as a farmer’s market.
An Urban Design Achievable with Three Distinct Development Strategies

In order to demonstrate the design flexibility and development potential of the project area, three distinct build out scenarios have been tested against the code document.

### 1 - Preferred Alternative Program:

**Transit Parking Garage**

The most likely build-out of the plan is reflected in the adjacent diagram and table. Alternate densities using the same block framework are found on the following slide.

#### Program

<table>
<thead>
<tr>
<th>Program</th>
<th>Civic</th>
<th>Retail</th>
<th>Office</th>
<th>Residential</th>
<th>Total D.U.</th>
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<td>Site G</td>
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<td>Other</td>
<td>12,148</td>
<td>31,316</td>
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<td>228</td>
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</tbody>
</table>

|               | 48,127| 164,304| 7,308  | 52          | 106        | 321        | 24         | 228        | 64         | 37         | 841        |
### 2 - Alternate Program: Surface Parking

The basic framework of the plan allows for multiple development scenarios and phasing. The alternate program illustrates how most of the Town center could be redeveloped prior to the implementation of the Transit Garage with the remaining surface parking lots being developed when the Transit Garage is built.

#### Building Type Diagram

![Building Type Diagram](image)

### 3 - Alternate Program: Shared Parking

The plan can also accommodate an increase in density through the use of shared parking while still maintaining the street, block, and open space framework.

#### Building Type Diagram

![Building Type Diagram](image)

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<th>Flex</th>
<th>Apartments</th>
<th>Terrace Manor</th>
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The proposed open space system of the Transit Oriented Development is comprised of existing and proposed natural vegetation and water, streets, parks, plazas and a central green. The open space system responds to and augments programmatic needs, and is designed to be flexible while encouraging a diversity of both passive and active recreation uses.
SUSTAINABLE STRATEGIES

The diagram to the left highlights areas where specific sustainable strategies are intended. These strategies include stormwater management, irrigation efficiency, the use of native plant material and appropriate hardscape material. Policy tools, including recycling plans, alternative transportation methods, and bike routes, have been incorporated.
PUBLIC ART DIAGRAM

Art Installation Key

- **Site-Specific**: Artwork that is typically created for a specific site. It is often permanent and purely aesthetical.

- **Functional Objects**: Artwork that is functional and intended for utilitarian purpose (i.e. drinking fountains, information kiosks, planters, tree guards, tree grates, bike racks, gates, benches).

- **Infrastructure-Based**: Artwork that is integrated into the design of a permanent, public structure (i.e. overpasses, site walls).

- **System-Wide**: Artwork that is expressed throughout the corridor in a continuous and thematic manner. Elements can be repeated or unique provided that they are consistent with the pre-determined theme.

- **Temporary**: Artwork that is created for a temporary function or event.
ARCHITECTURAL VISIONING AND STREET DESIGN
ARCHITECTURE STANDARDS

To ensure the architectural vision is carried through to the built product, detailed Architecture Standards are included by style. The Standards logically layout the design guidelines and serve as a resource to project teams.

English Tudor Revival Style Standards
CODE IMPLEMENTATION Process

Stakeholder Meetings ➔ Public Charrette ➔ Area Plan ➔ Form Based Code ➔ Town Architect Selection ➔ Selected Developer

Wyandanch and Straight Path Corridor Area Plan

Town of Babylon, NY
February 15, 2012

Wyandanch Form Based Code

Driehaus Form Based Code Award
TOWN ARCHITECT REVIEW Process

Initial Architecture Submission

Town Architect Reviews

Final Architecture Submission