



Interim Public Presentation and Discussion

Continuation from
pdf file Oakland
CBD-1



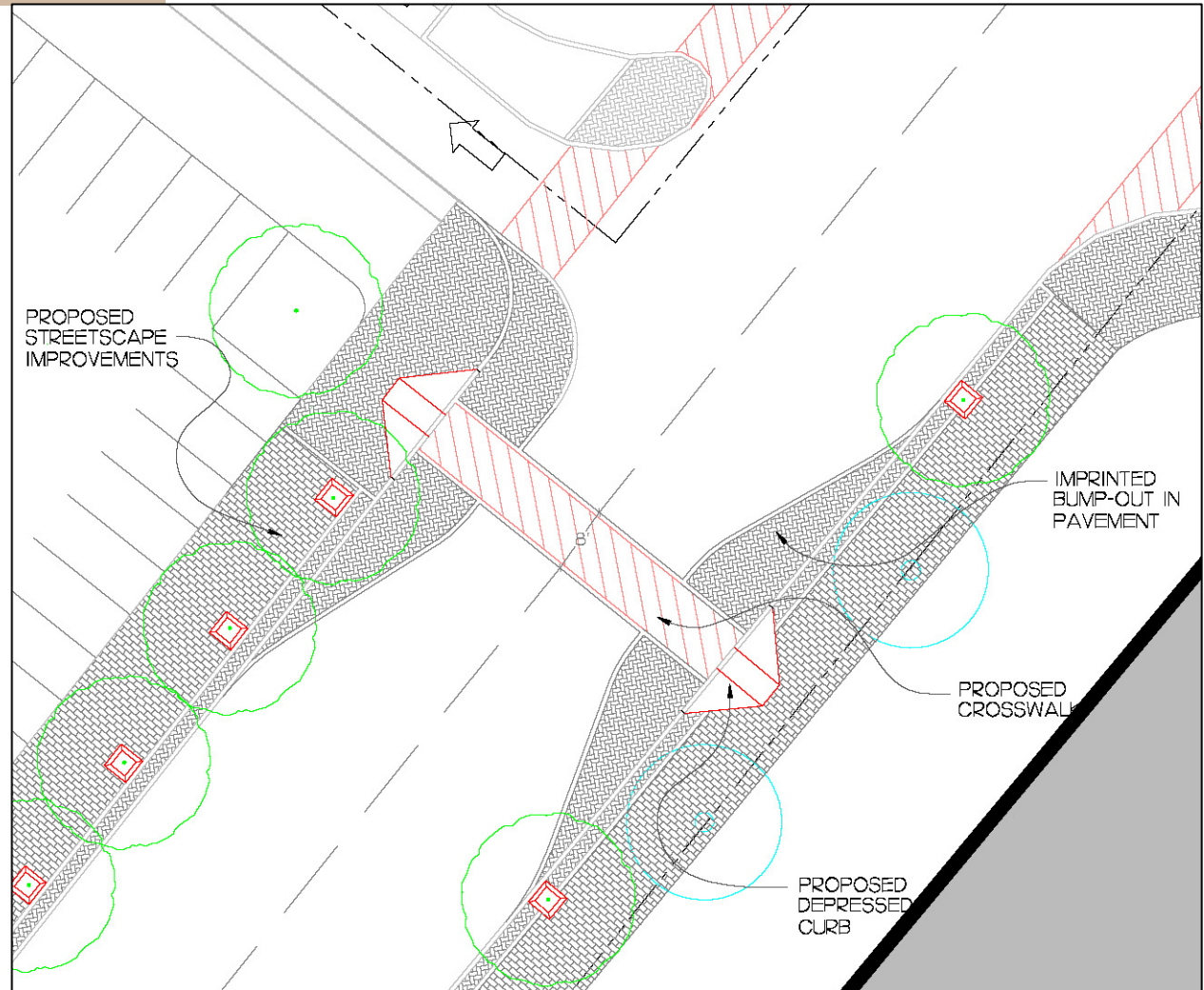
Burqis Associates, Inc.

*Community Planning and Development Consultants
25 Westwood Avenue Westwood, NJ 07675*



Proposed Pedestrian Circulation

This map illustrates the proposed crosswalk design. Bump-Outs provide a traffic calming effect as cars slow their speed while approaching the crosswalk. These bump-outs and crosswalk consist of a change in pavement pattern and remain at street level. This provides for a safer experience for the pedestrian and slows vehicular movement in general on Ramapo Valley Road.





Crosswalk Improvements

This simulation shows the proposed bump-out and crosswalk design. This feature has a funnel effect, slowing cars while approaching the crosswalk. It also reminds drivers that pedestrians are present and have the right-of-way, controlling the inclination to speed.



Before

After





Crosswalk Improvements

This simulation shows the proposed addition of new crosswalks in the Central Business District. These crosswalks offer a safer, more pronounced indication of pedestrian crossing for vehicles while providing a more attractive feature to the downtown.



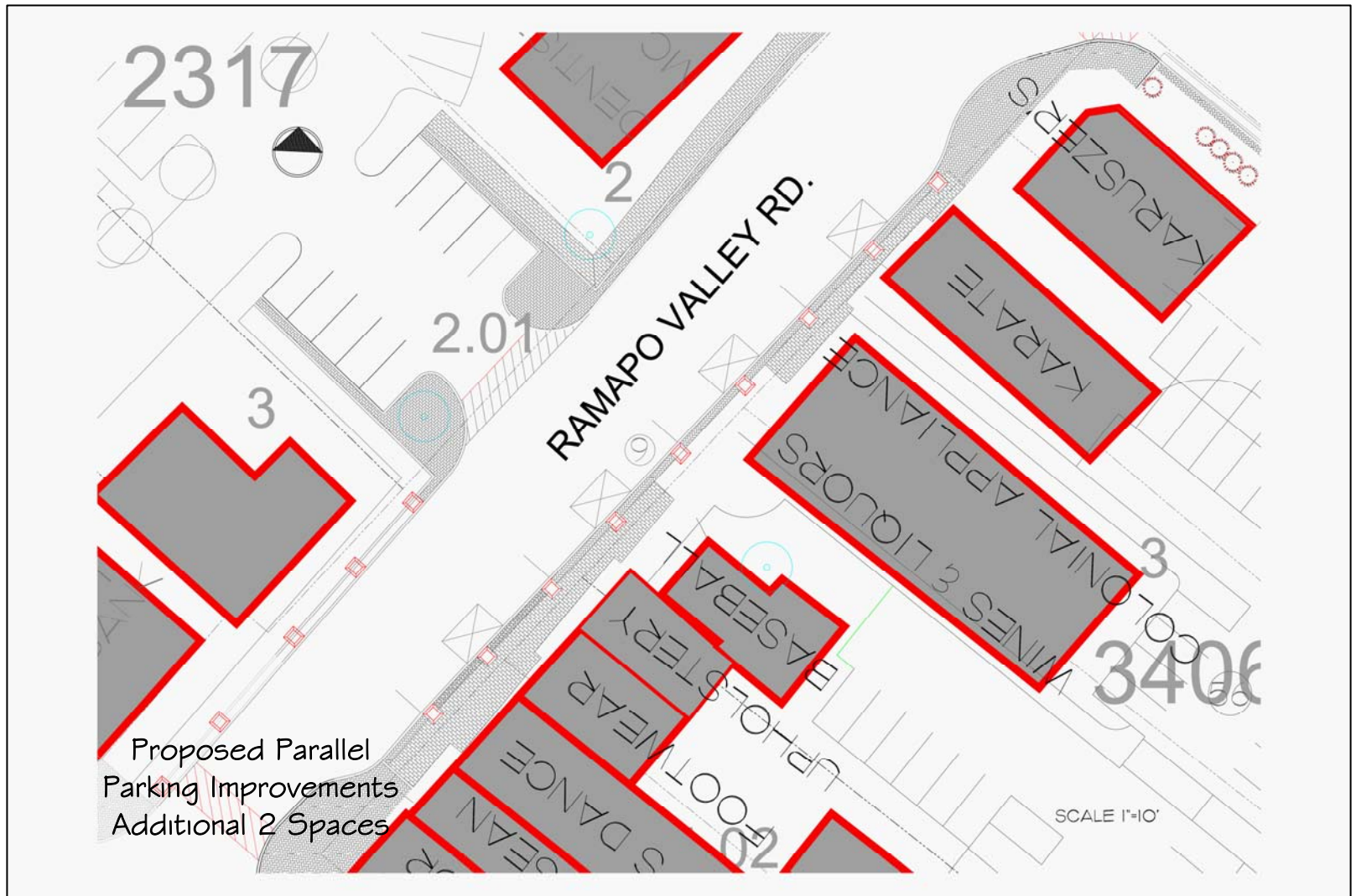
Before

After



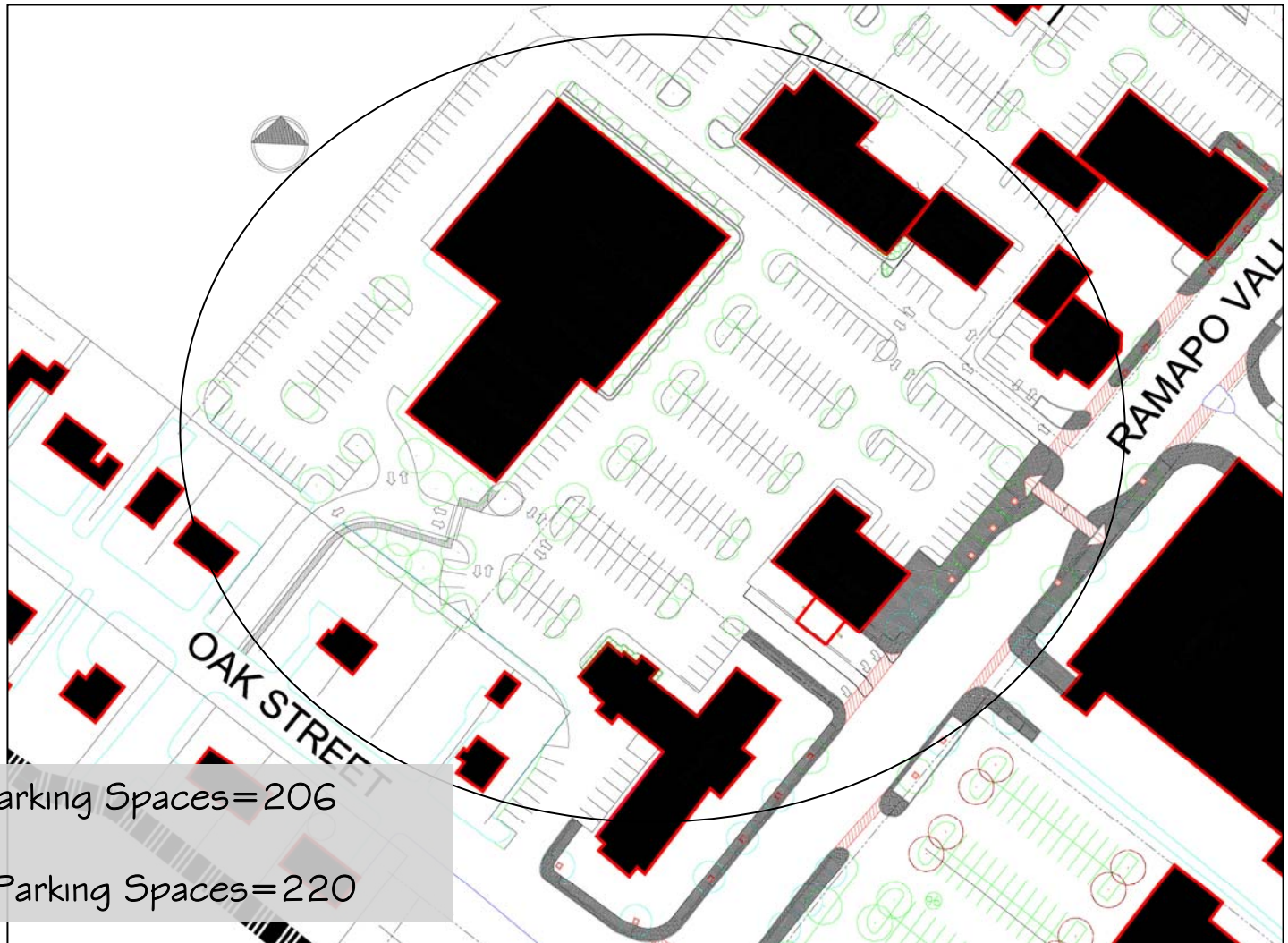


Proposed On street Parking Improvements





Parking Improvement Plan-I



Existing Parking Spaces=206

Proposed Parking Spaces=220



Parking Improvement Plan-2



Existing Parking Spaces=82

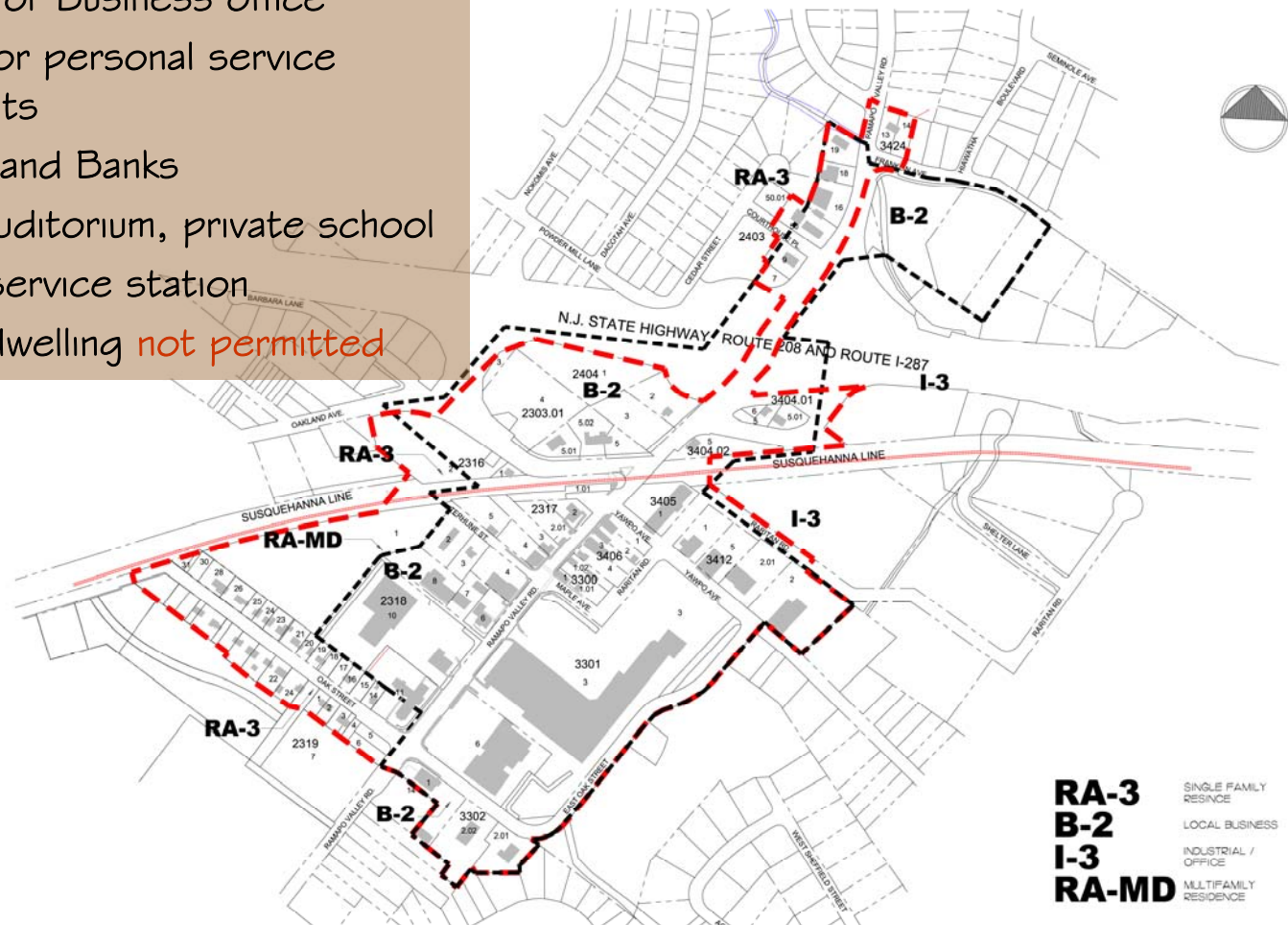
Proposed Parking Spaces=109



Existing Zoning Map

Existing Permitted Uses

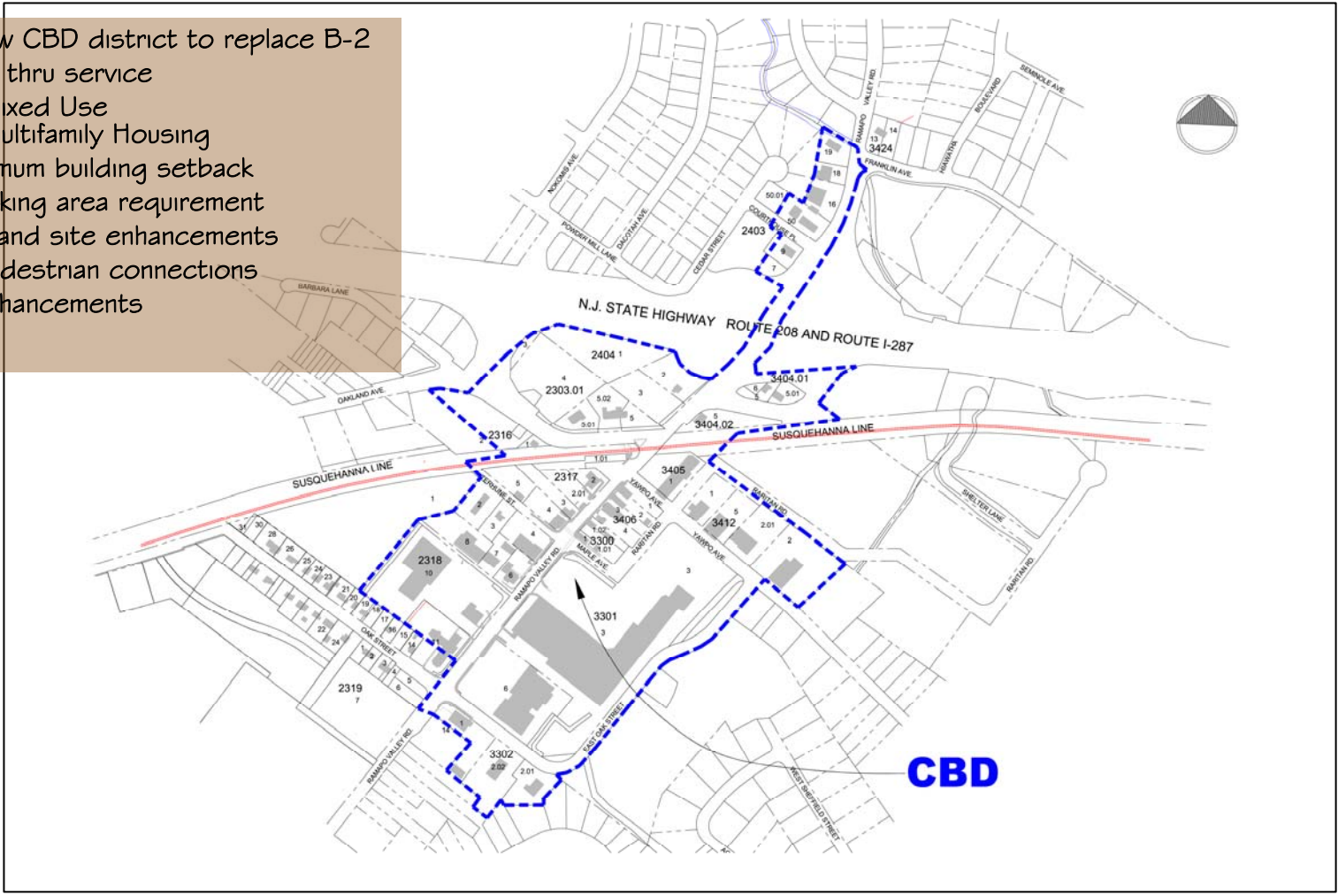
- Professional or Business office
- Retail sales or personal service establishments
- Restaurants and Banks
- Clubroom, Auditorium, private school
- Automobile service station
- Residential dwelling **not permitted**





Zoning Recommendations

- Proposed New CBD district to replace B-2
- Remove drive thru service
- Conditional Mixed Use Commercial/Multifamily Housing
- Minimum/Maximum building setback
- Side/Rear parking area requirement
- Architectural and site enhancements
- Encourage pedestrian connections
- Landscape enhancements





Proposed Bulk Criteria

Zone	Min. Area	Min. Lot Dimensions Width	Depth	Max. bldg. cov.	Max. # Stories	Max. ht. (feet)	Front yd. min. depth (feet)	Side Yards (feet)	Rear yard (feet)
B-2 (CBD)	10,000 sq. ft.	50	100	30%*	2 1/2	35	10*	4	25
RA-3	15,000 sq. ft.	100	140	20%	2 1/2	35	40	15	35
RA-MD	5 Acres	300	400	20%	2 1/2	35	50	50	50

- Permit building coverage to be increased to 40 or 50% as incentive for additional architectural and site treatments and improvements
- Add maximum total lot coverage criteria of at least 10%.



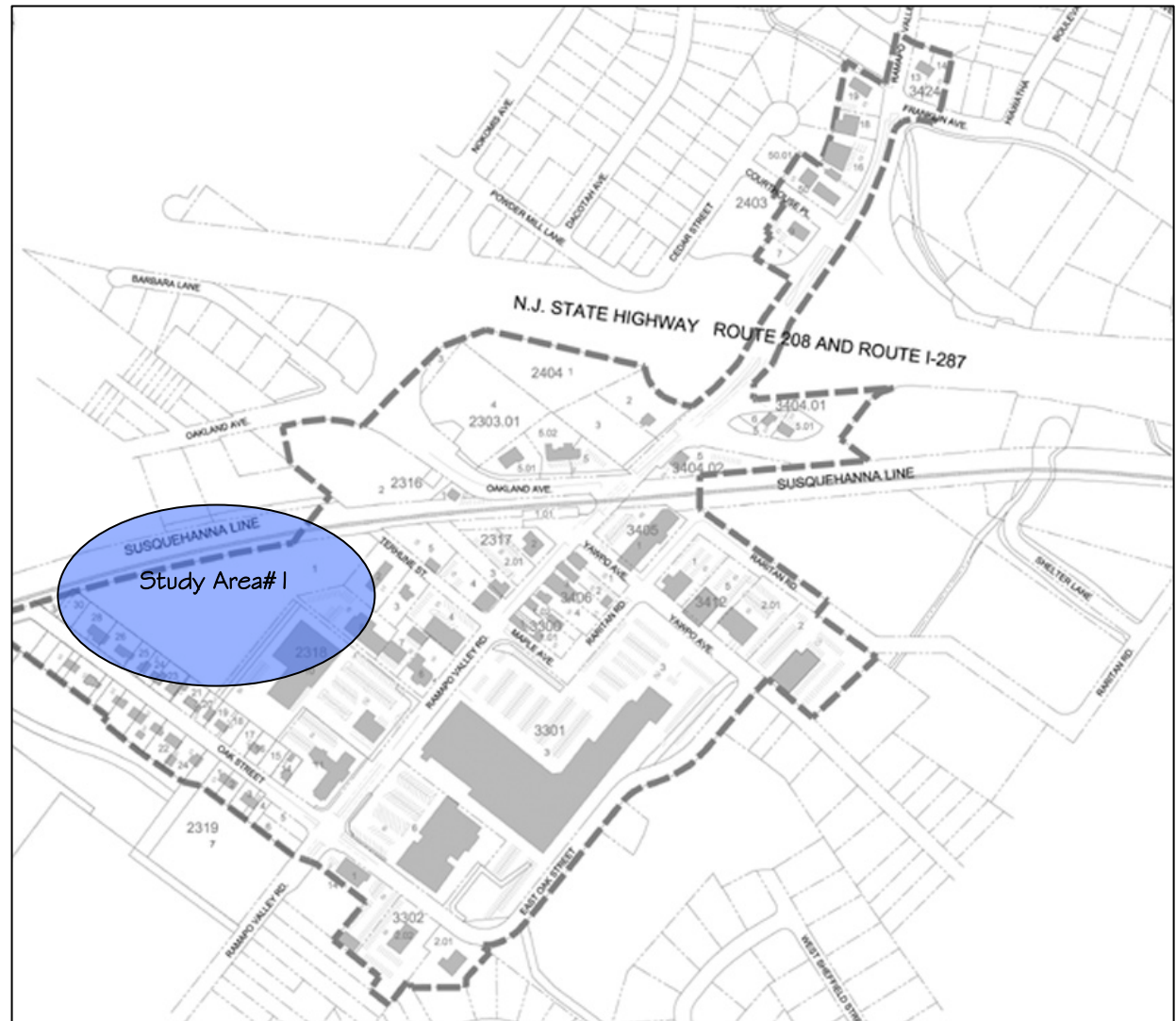
Existing and Recommended Parking Criteria

Off-Street Parking Regulations		
	Existing Criteria	Recommended
Auditorium; other places of public/semi-public assembly	1/Three seats	1/Five seats (or 1 per 50 sq. ft floor area)
Restaurant	1/Three seats	1/Three seats (or 1 per 50 sq. ft floor area)
Bank	1/150 Sq. ft. GFA	1/300 Sq. ft. GFA (Proposed)
Store, personal service shop	1/150 Sq. ft. GFA	1/200 Sq. ft. GFA (Proposed)
Medical, dental services etc.	1/100 Sq. ft. GFA	1/150 Sq. ft. GFA (Proposed)
Industrial	1/600 Sq. ft. GFA	SAME
Office Use	1/250 Sq. ft. used as office space	SAME



Study Area#1 Infill Development

With creative design and ample screening, this area can provide opportunity for multi-family residential development in close proximity to goods and services in the CBD. In addition, this location provides an opportunity for affordable housing to meet the needs of the community.





Concept Plan Study Area #1





Please See File: Oakland CBD-3 for continuation of presentation document