



YOUR COMMUNITY IS PLANNING ITS FUTURE

A message from the Ronkonkoma Civic Association

Dear Neighbors,

In the weeks to come, construction will begin on the Ronkonkoma Hub, a new mixed-use development around the train station. The idea is to transform an underutilized area around the Ronkonkoma LIRR station into a thriving, walkable downtown that will help keep our young people here. While keeping our young people in our community and on Long Island is a top priority we also want to make sure that the Ronkonkoma Hub directly benefits our community as well. This has been challenging because initially the Ronkonkoma community in the Town of Islip was not involved in the planning for the Hub. However, all of us at the Ronkonkoma Civic Association have been determined that our community will play a central role in future phases of development.

This lack of inclusion of the Islip side in the planning process resulted in a plan for a new vibrant downtown with shops, restaurants, and a beautiful public plaza to be built on the Brookhaven side, with the Islip side scheduled to receive solar carports and a large sewage treatment plant to service the new development. Things have changed since we have become involved. We reached out to our local government partners including Suffolk County, which owns most of the land on the Islip side of the Ronkonkoma Hub. We participated in meetings and stood with local officials when they announced the Ronkonkoma Hub Planning Alliance, which includes the LIRR, Suffolk County, Brookhaven Town and Islip Town.

Most importantly, the Ronkonkoma Civic Association initiated a community based planning process focused on our community and on the Islip side of the Ronkonkoma Hub.

On August 4, 2016 this community based process began with an introductory call meeting between myself, Eileen Panico, Vice President of the Ronkonkoma Civic Association, and members of the Regional Plan Association (RPA), the same national planning experts that have worked with local communities across our county such as Kings Park, Lindenhurst, Amityville, and those along the Route 110 corridor. We learned about

RPA's experience and expertise as a community based not-for-profit planning organization, and provided RPA with background on the Ronkonkoma community and the proposed Ronkonkoma Hub development.

On the afternoon of August 22, RPA joined us on a site tour of the Ronkonkoma Hub area where they listened to our concerns about the planning process that occurred on the Brookhaven side, and commented on our opportunity to connect unique assets including the Ronkonkoma Hub, the Ronkonkoma LIRR, and Long Island MacArthur Airport. Later that evening, I hosted a brainstorming session at my home with RPA and the entire Ronkonkoma Civic Association Board, where we shared ideas and discussed issues and opportunities for the Islip side of the Ronkonkoma Hub. Specifically, we discussed our desire for a transition in scale between new development and the adjacent areas. This would include additional commercial uses where appropriate including along Veterans Memorial Highway, a true main street experience, amenities such as an indoor/outdoor performance space, walkable bikeable streets, a supermarket, a dog park, ballfields, a brewery, and a movie theater/concert venue, the need to create a link between the north and south sides of the Ronkonkoma Hub perhaps with a public plaza that bridges the tracks. Also, the importance of electrifying and generally improving service on the Port Jefferson branch of the LIRR to relieve traffic and parking issues within our community.

On September 12, the Civic and RPA hosted a collaborative planning session where civic members outlined principles important to the community and developed ideas for the Islip side of the Ronkonkoma Hub area. Our community members sat down at tables with maps and exchanged ideas and developed concepts.

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Ronkonkoma Residents Develop Concept

Johnson Ave

Message Continued

The RPA report identified three different concepts for development of the Islip portion of the Ronkonkoma Hub, the Hub Completed, the Intermodal Hub and the Destination Hub (see p. 2 & 3). The report also outlines the community's desire to create a real sense of identity and character at the Crossroads (See p. 4). Finally, the report discusses the community's priority to effectively connect the new Ronkonkoma Hub Downtown and the Crossroads, particularly for pedestrians and bicyclists.

On February 16, 2017 a meeting was held to present the community's ideas, as laid out in the RPA report, to additional members of the Civic and other interested community members.

Now we want to continue the community process. We have two more events scheduled for the community, a tour of downtown Patchogue with Mayor Paul Pontieri on Saturday June 10th from 2:00PM to 5:00PM. Mayor Pontieri will describe the process for revitalization in his community. We will also have a presentation on downtown revitalization from national planning expert Erik Aulestia followed by a brief video about the challenges we're facing on Long Island and the opportunities for our future. The planning presentation will be held at the Lakeland Fire Department on Wednesday June 28th from 7:00PM to 9:00PM.

Please read the remainder of this pamphlet, which outlines the community's ideas for the Islip side of the Ronkonkoma Hub area and the Crossroads, and also identifies future ways to get involved. If you have any questions, comments, ideas or input, please e-mail us at RCA.CommunityInput@gmail.com.

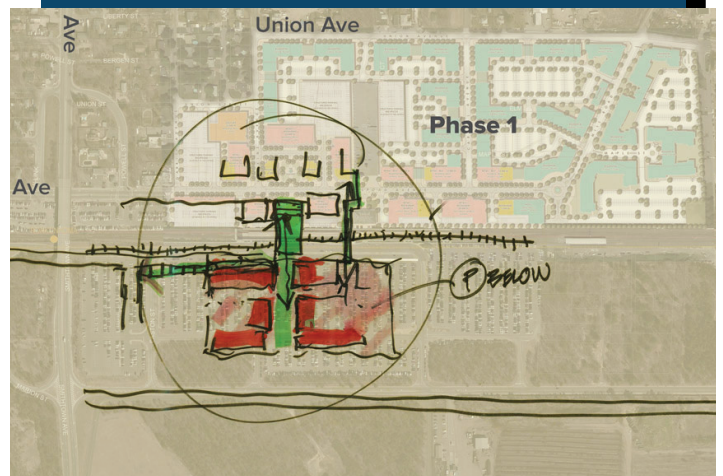
Sincerely,

Bruce Edwards, President
Ronkonkoma Civic Association

The Hub Completed



In this scenario, the same kind of development pattern which is being set up on the Brookhaven side of the Ronkonkoma Hub would be extended south to the Islip side of the tracks: residential and mixed-use development organized around a well-connected street and block network and well-defined public spaces, including possibly the proposed plaza over the tracks.



Options for Islip Side of Ronkonkoma Hub

The Intermodal Hub

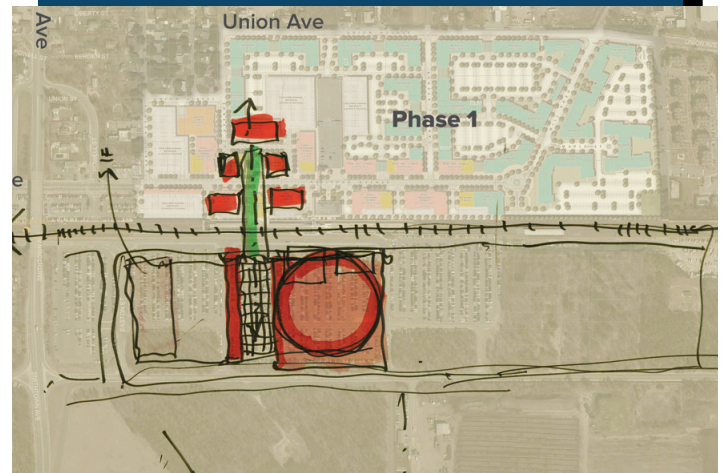
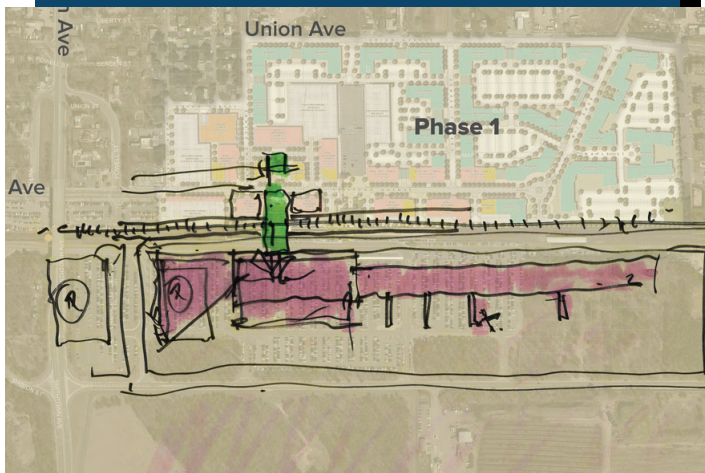


This scenario includes the creation of a true intermodal facility- linking nearby Mac Arthur Airport with the existing LIRR Ronkonkoma Train Station. Several possibilities exist, including moving the existing terminal to adjacent to the LIRR to facilitate a seamless connection between the airport and train, or creating a new satellite facility at the Hub linked by a “people-mover” or shuttle system.

The Destination Hub



This scenario would take advantage of the opportunity for a large destination use that is well connected to the LIRR and Mac Arthur airport. Examples include a sports and entertainment venue, conferencing center or multi-purpose venue. The venue could have meeting rooms for community use and would be designed to accommodate a variety of events, to ensure it is active all year long.



We want to hear from you!

Let's be proactive instead of reactive!
Check out the community presentation
on our website and give your feedback
on the ideas proposed for the Islip side
of the Ronkonkoma Hub.

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Upcoming Events

Downtown Patchogue Walking Tour

Saturday June 10, 2017
2:00PM – 5:00PM

Meet at Ronkonkoma LIRR.
Bus leaves at 2:00PM.

Shaping Your Community

Talk & presentation by national
planning expert, Erik Aulestia of Torti
Gallas & Partners

Lakeland Fire Department
Wednesday June 28, 2017
7:00PM – 9:00PM

929 Johnson Ave, Ronkonkoma

www.RonkonkomaCivicAssociation.org