

# A MESSAGE FROM THE RONKONKOMA CIVIC ASSOCIATION

Dear Neighbor,

One year ago, the Ronkonkoma Civic Association (RCA) launched a community planning process to ensure that our community would play a central role in the development of the Ronkonkoma Hub (the Hub).

Unfortunately, that hadn't been the case in the past. When the Brookhaven side of the Hub was planned we were left out of the process. That helps to explain why plans for the Hub called for a vibrant, walkable downtown for the Brookhaven side and a sewage treatment plant, solar carports and parking structures for the Islip side of the development.

Simply put, we decided this was an unacceptable result for our community.

We have come a long way since then. Over the last year RCA, in partnership with the Regional Plan Association (RPA), national planning experts who have assisted other local communities in our region, began a robust and inclusive planning process for the Islip side of the Hub. With input from our community we've done great community based planning and developed a number of concepts for future phases of the Hub. Highlights of our planning process include:



Community Planning Event 6/28/17

**August 4, 2016** - Initial meeting with RPA.

**August 22, 2016** - Site tour of the Hub with RPA followed by brainstorming session with the RCA board.

**September 12, 2016** - First community planning session where initial community ideas were explored

**February 16, 2017** - Second community planning session where four community concepts were developed - The Crossroads, the Intermodal Hub, the Hub Completed, and the Destination Hub.

**May 25, 2017** - A newsletter from RCA was mailed to every home in the community containing an update on the planning process, and invite to participate in upcoming community planning events.

**May 27, 2017** - RCA uploaded the presentation given by RPA at previous community planning sessions to their website including the community's concepts for the Hub.

**June 10, 2017** - Walking tour of Patchogue Village with Mayor Paul Pontieri to explore best practices in downtown revitalization.

**June 28, 2017** - A third community planning session including a presentation from a national planning expert called "shaping your community" followed by additional input on the community's concepts for the Hub.

**July 21, 2017** - RCA requested RPA to create a report to be released to the private sector to gauge interest in advancing the community's concepts.

## Message Continued

These concepts include the Crossroads, the re-development of the area around the intersection of Ocean and Lakeland Avenues into a traditional neighborhood center that is pedestrian friendly and well connected for pedestrians and bicyclists to the larger downtown developing around the Ronkonkoma LIRR train station.

The Community also developed concepts called the Hub Completed, the Intermodal Hub and the Destination Hub that are detailed more completely in the pages of this newsletter. These ideas include, among other things, a state of the art intermodal facility effectively connecting Long Island MacArthur (ISP) and the Ronkonkoma Hub LIRR train station, a major destination hub like a convention center / sports facility, and a traditional downtown development with a beautiful public space elevated above the tracks connecting both sides of the Hub. The community also emphasized the importance of addressing parking and traffic concerns through mitigation measures, and making the whole area pedestrian friendly.

Please read the remainder of this pamphlet, which outlines the community's ideas for the Islip side of the Ronkonkoma Hub and the Crossroads and identifies future ways to get involved.

So many residents in our community have been directly involved in the planning process by attending meetings, presentations and walking tours. Many others have contributed through calls, e-mails and Facebook messages. We continue to welcome questions, comments, ideas or input. Please email us at [RCACommunityinput@gmail.com](mailto:RCACommunityinput@gmail.com), check out our website at [www.ronkonkomacivicassociation.org](http://www.ronkonkomacivicassociation.org) or send us a message on Facebook at [www.facebook.com/RCATOI/](https://www.facebook.com/RCATOI/)

Working together, we can and will build a brighter future for our community.

Bruce Edwards,  
President  
Ronkonkoma Civic Association

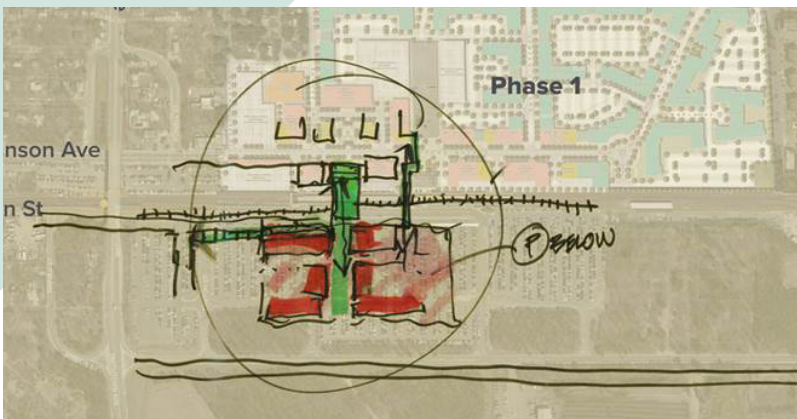


## Downtown Patchogue Walking Tour



# HUB CONCEPT

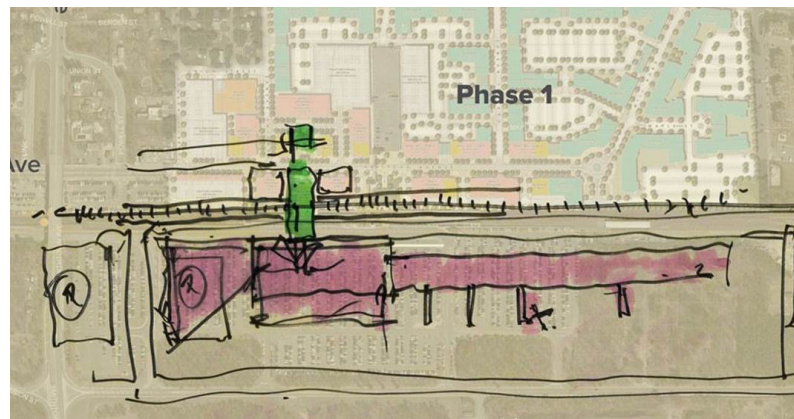
## THE HUB COMPLETED



### 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-designed public spaces, including possibly the proposed plaza over the tracks.

## THE INTERMODAL HUB



### THIS SCENARIO INCLUDES

the creation of a true Intermodal facility- providing a direct link between MacArthur Airport and the existing LIRR Ronkonkoma train station. The ultimate solution would involve the construction of a new state of the art terminal just north of the airport. Another possible solution would include creating a new satellite facility at the Hub linked by a "people-mover" or shuttle system.

Community Planning Event 9/12/16



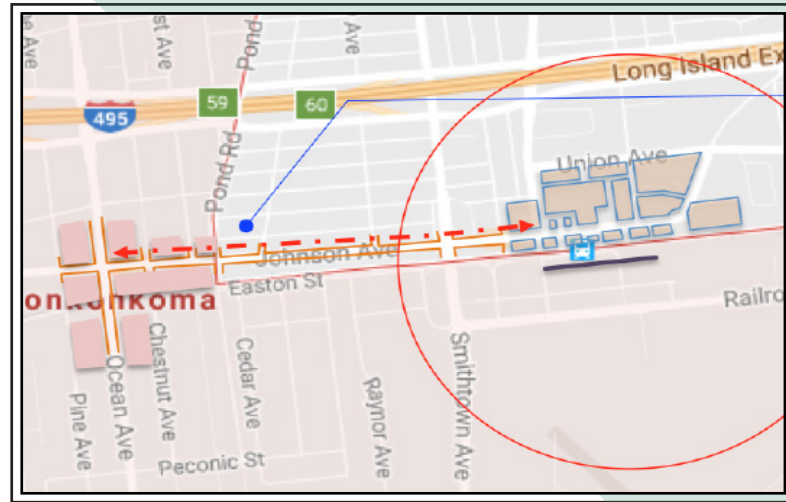
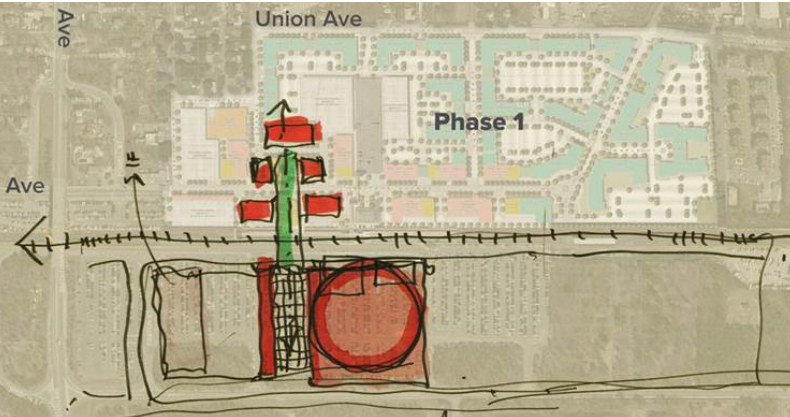
Community Planning Event 9/12/16





# EPTS

## THE DESTINATION HUB



## The Crossroads

### THIS SCENARIO WOULD

take advantage of the opportunity for a large destination use that is well connected to the LIRR and MacArthur 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.

Community Planning Event 9/12/16



The intersection of Ocean Avenue and Johnson Avenue has always been an important center in our community. Back in 1850 our community, like many others across Long Island, was centered around the LIRR train station which was once located at this intersection. Back then we were known as Lakeland. In 1883 when the LIRR moved the Lakeland Train Station to its current location in Ronkonkoma, we lost both a historical asset, as well as the identity of our once quaint farming community. Today, one of the few remaining visible reminders of that past is our beloved Lakeland Fire Department.

As part of the recent planning process, our community aims to revitalize this historic location and transform it into the "Crossroads" - a new pedestrian friendly neighborhood center. Not only will we redevelop the crossroads, we will also connect it to our new downtown at the Ronkonkoma Hub with pedestrian infrastructure improvements resulting in a safe, beautiful walkable community. We believe a quaint neighborhood center at the crossroads well connected to a vibrant downtown at the Hub will strengthen property values, bring young people back to our community and create more prosperity for everyone.

# Highlights of the Community Planning Process

**August 4th** - Kick off of community based process starting with an introductory call between Bruce Edwards, President and 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. The RCA 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.



Community Planning Event 6/28/17



Community Planning Event 2/16/17

**August 22nd** - Site tour of the Ronkonkoma Hub area with RPA 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, Bruce Edwards hosted a brainstorming session at his home with RPA and the Ronkonkoma Civic Association Board, where they shared ideas and discussed issues and opportunities for the Islip side of the Ronkonkoma Hub. Specifically, they 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 bike-able streets, a supermarket, a dog park, ballfields, a brewery, and a movie theater/concert venue and 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 the community.

**September 12th** - First collaborative planning session between the Civic, community and RPA where civic members outlined principles important to the community and developed ideas for the Islip side of the Ronkonkoma Hub area. Community members sat down at tables with maps and exchanged ideas and developed concepts. Three different concepts for development of the Islip portion of the Ronkonkoma Hub-the Hub Completed, the Intermodal Hub and the Destination Hub-were developed as well as an outline of the community's desire to create a real sense of identity and character at the Crossroads. The Civic and RPA also discussed the community's priority to effectively connect the new Ronkonkoma Hub Downtown and the Crossroads, particularly for pedestrians and bicyclists.



Community Planning Event 2/16/17



# GET INVOLVED

**Email:** [RCAcommunityinput@gmail.com](mailto:RCAcommunityinput@gmail.com)

**WEB:** [www.Ronkonkomacivicassociation.org](http://www.Ronkonkomacivicassociation.org)

**FACEBOOK:** [www.facebook.com/RCATOI/](http://www.facebook.com/RCATOI/)

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## Highlights of the Community Planning Process

**February 16th** - Second collaborative planning session was held to present the community's ideas, to additional members of the Civic and other interested community members. The Community's ideas began to coalesce into 3 concepts The Hub Completed, The Intermodal Hub, and The Destination Hub.



**Downtown Patchogue Walking Tour 6/10/17**

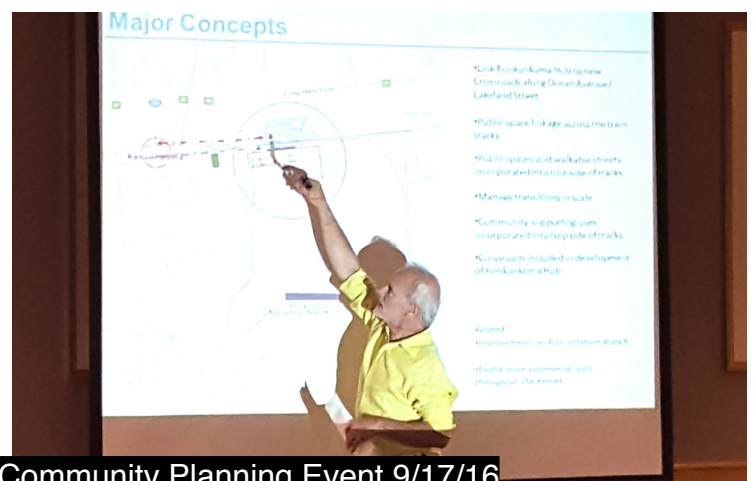
**June 28th** - The Ronkonkoma Civic Association hosted their event "Shaping Your Community" as part of their ongoing community visioning process. The event served as an opportunity for community residents who have not been involved with RCA's visioning thus far to get engaged. Dozens of residents and community stakeholders were in attendance, including representatives from the Ronkonkoma Chamber of Commerce, MacArthur Business Alliance, Lake Ronkonkoma Improvement Group, Town of Islip Planning Department, NYS Senator Croci's Office, and Suffolk County Legislator Tom Cilmi. The evening featured a presentation by national planning expert Erik Aulestia on planning and walkable communities and brought out sessions where community residents discussed different concepts and ideas.



**Community Planning Event 6/28/17**

**June 10th** - The "Downtown Patchogue Walking Tour" took place on Saturday, June 10th. Community and civic members were greeted by RPA at the Ronkonkoma LIRR, where we boarded a bus to Patchogue Village. On the ride over, RPA recapped the planning process thus far, and discussed opportunities for the community to provide their input.

Attendees of the tour were greeted by Mayor Pontieri at the Patchogue Village LIRR. Mayor Pontieri led the tour through the village stopping at key locations to discuss the revitalization of the area. Stops included the Riverwalk Apartments, Patchogue Theatre for the Performing Arts, Patchogue-Medford Library, Patchogue Artspace, Village of Patchogue Community Garden, and Seacrest Village. Attendees were also led on a private tour of New Village by Rob Loscalzo of Tritec, where he discussed the mixed use development, what went into creating it and the amenities they provide for residents.



**Community Planning Event 9/17/16**