



**AMBERLEY VILLAGE**  
*CONNECTIVITY STUDY*

**DRAFT 4.30.2019**





# AMBERLEY GREEN - ALTERNATIVE USE PLAN (2017-18)

## LEGEND

- Vehicular Traffic
- Trail
- Access Point
- New Intersection



This low-impact, bio-medical research campus in Cold Harbour, NY, nestles within steeper wooded terrain



The Lindner Center of Hope could serve as a local precedent for low-impact campus development



## OPPORTUNITIES

- 1 The feasibility of a new access road at Knollcrest Drive could be studied to determine the potential for developing the most remote quadrant of the property for revenue generating uses such as a healthcare, bio-medical or research campus.
- 2 The park lane could be extended to provide expanded parallel parking and a secondary access point along Galbraith Road.
- 3 A perpetual conservation easement or bufferyard could be established to preserve sensitive slopes, the existing stream and woodlands and maintain public access to the westernmost perimeter of the property

## SITE DATA

JCC Event Center, Pool & Day Camp	9.0 ac.
Potential Senior Living Area	6.0 ac.
Potential Campus Development Area	21.0 ac.
<b>Total Development Area</b>	<b>36.0 ac.</b>
Net Remaining Open Space	97.0 ac.
<b>Total Property Area</b>	<b>133.0 ac.</b>

VILLAGE COMMONS

AMPHITHEATER

POOL COMPLEX

PICNIC GROVE & CAFE/DINING

RECONFIGURED TENNIS COURTS

PLAYGROUND

MULTI-PURPOSE FIELD

DOG PARK OR COMM. GARDENS

TRAIL CONNECTION TO FRENCH PARK & AMBERLEY MUNICIPAL BUILDING





# PROPOSED JCC DEVELOPMENT PLAN



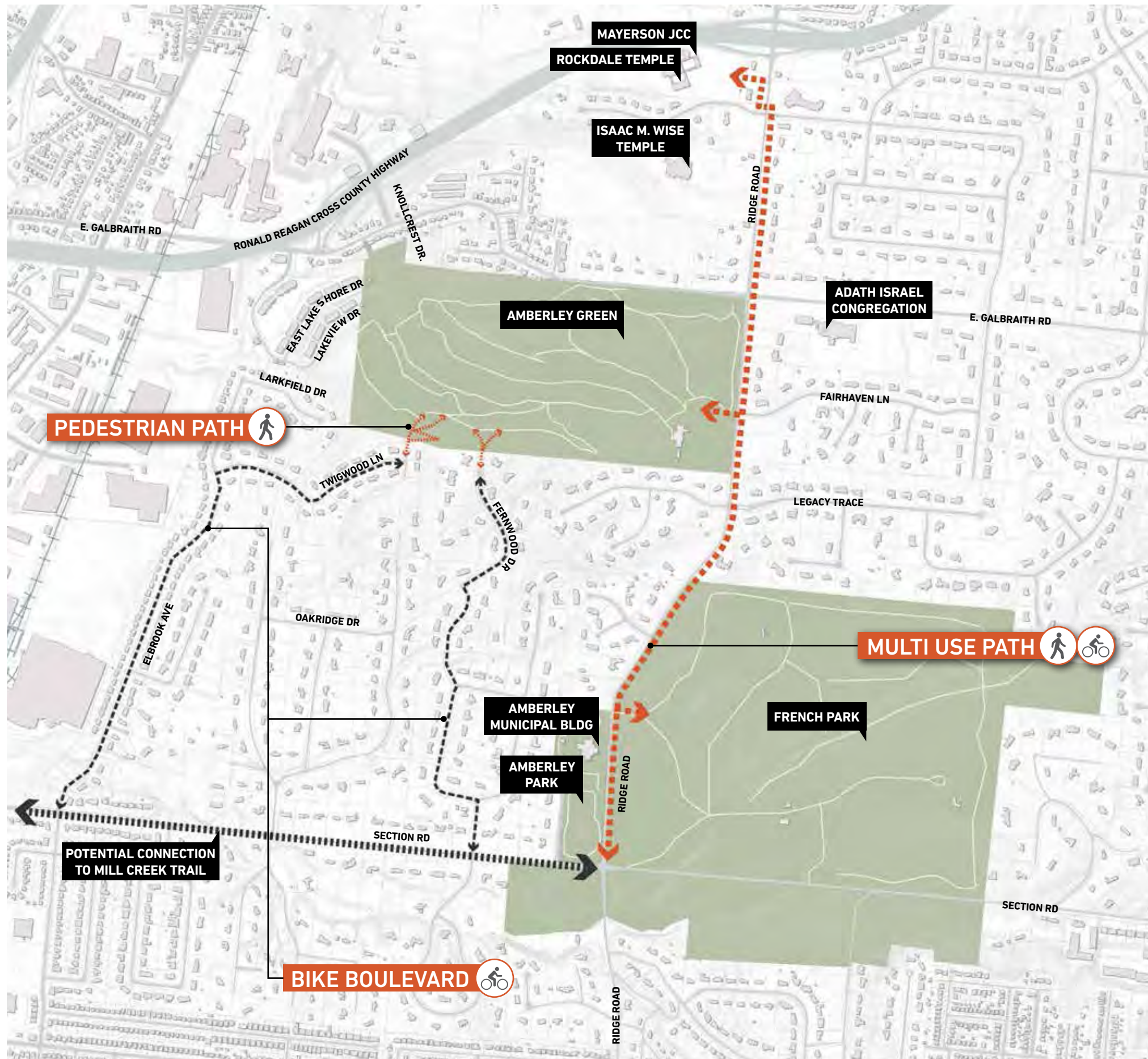
**LEGEND**

1 POOL HOUSE / LOWER LEVEL DAY CAMP	8 TENNIS COURTS	15 VILLAGE COMMONS
2 POOL / DIVING WELL / SPLASH POOL	9 VOLLEYBALL / PLATFORM TENNIS	16 HEAVY BUFFER
3 ACTIVITY SHELTER	10 PLAYGROUND SPACE	17 EXISTING TREES
4 CAMP SHELTER	11 CORNER PARK	18 EXISTING POND
5 AMPHITHEATER	12 PARKING LOT	19 CONTINUOUS RIGHT TURN
6 GATHERING SPACE / FIRE PIT AREA / FLAG POLE	13 DROP OFF FOR DAY CAMP	
7 MULTI PURPOSE FIELDS	14 FUTURE DEVELOPMENT	



12.03.18





# PROPOSED ROUTING PLAN

## MULTI USE PATH

- Path stays on east side of Ridge Road linking to east side neighborhoods
- Directly links to French Park Trails
- Limits number of crossings of Ridge Road

## PEDESTRIAN PATH

- Creates connections from Section Road neighborhoods into Amberley Green

## BIKE BOULEVARD

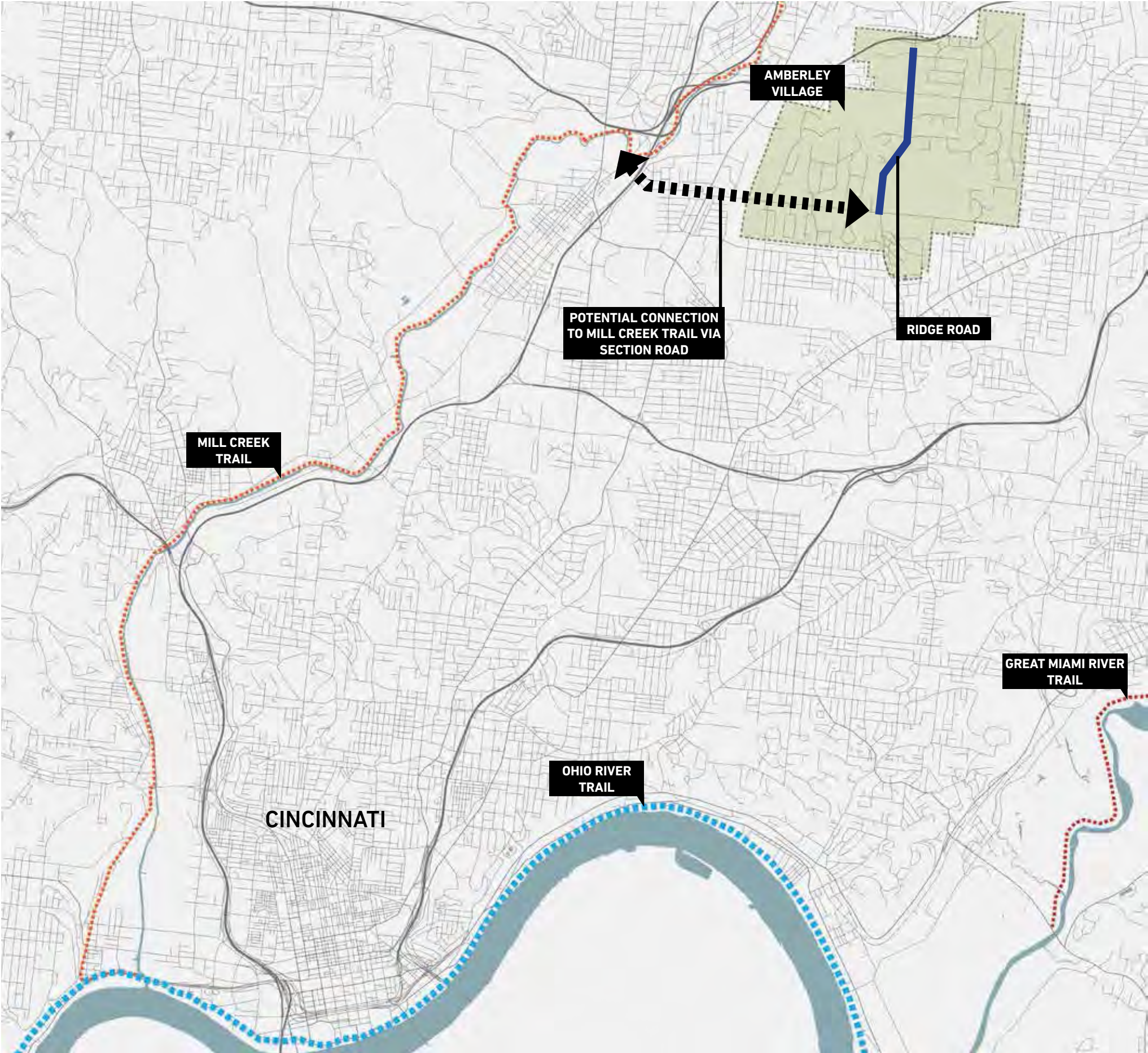
- Designated routes that create safer travel routes for bicycles and pedestrians
- Routes are designated by signage to encourage safe driving habits and sharing of the road with pedestrians and bicyclists
- Help bridge critical connections and build a larger network





# REGIONAL TRAIL CONNECTIVITY

- Potential for future connection from Amberley Village to the Mill Creek trail system via Section Road.





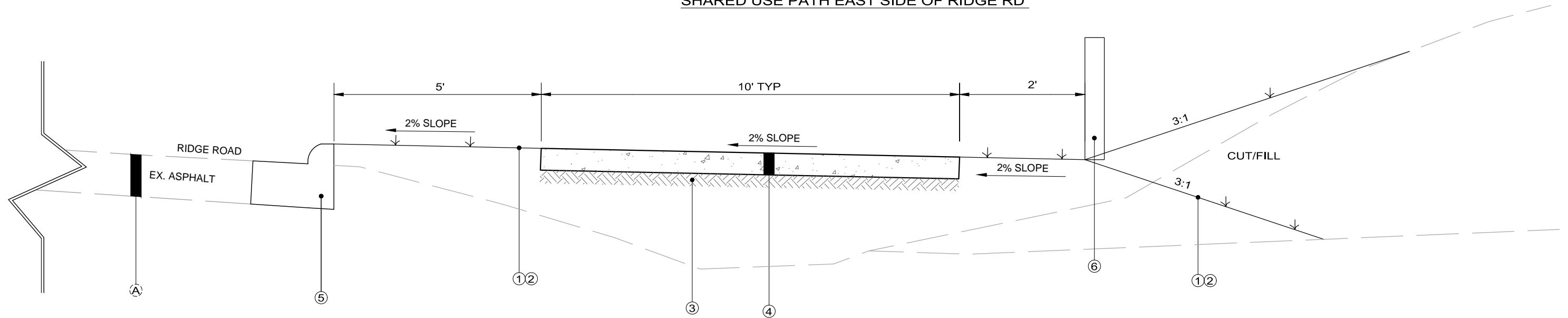
# MULTI-USE PATH ROUTING

- Path stays on east side of Ridge Road linking to east side neighborhoods
- Directly links to French Park
- Limits number of crossings of Ridge Road



# RIDGE ROAD MULTI-USE PATH TYPICAL PATH SECTION

## SHARED USE PATH EAST SIDE OF RIDGE RD

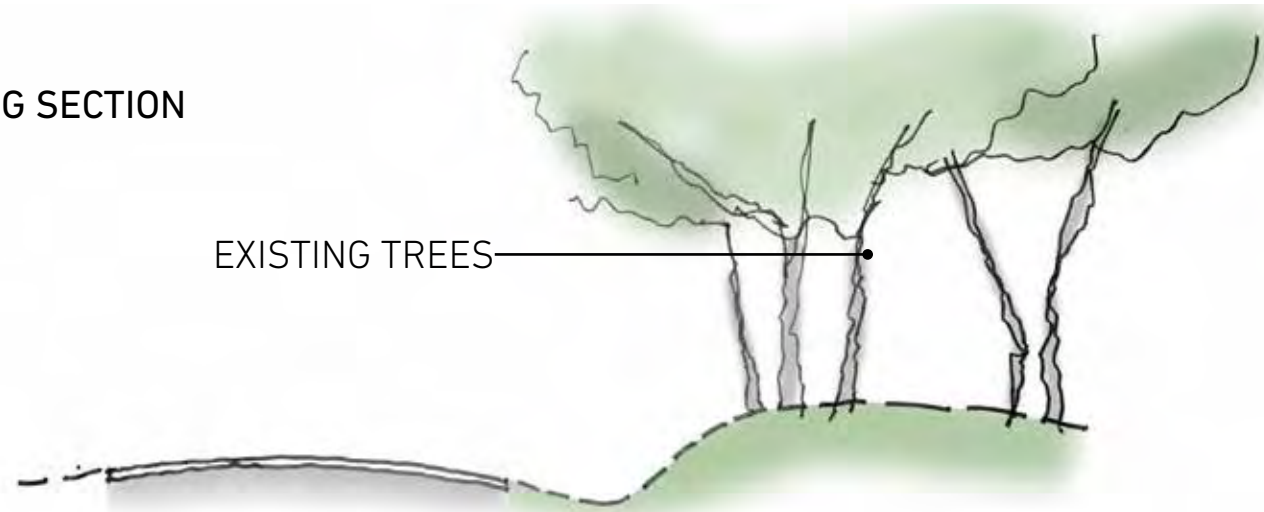


### LEGEND

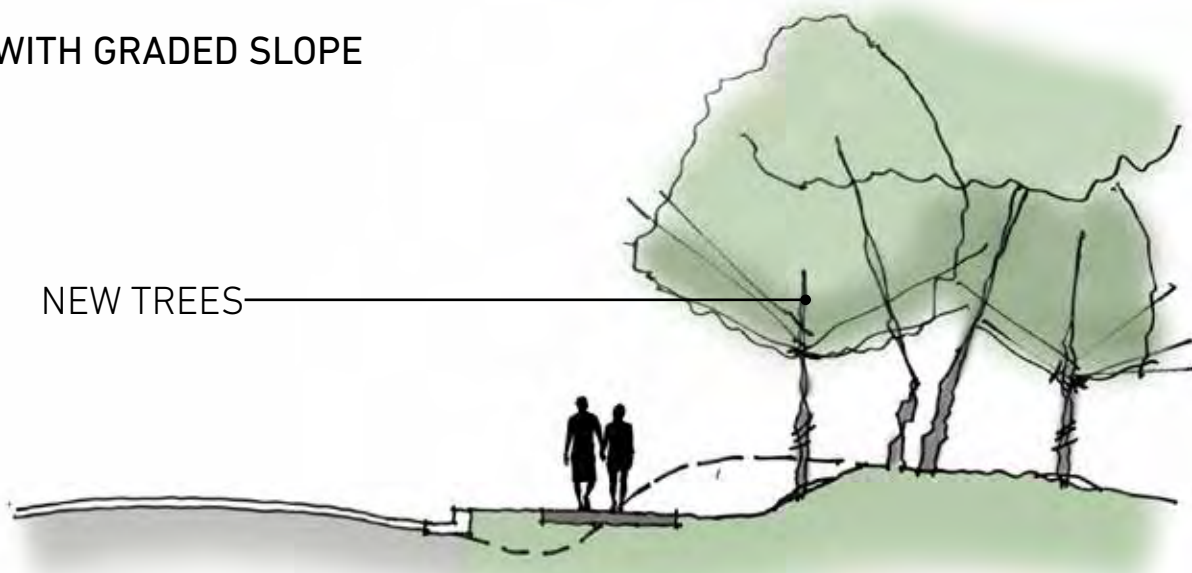
- ① ITEM 659 - SEEDING AND MULCHING, TYPE 1
- ② ITEM 653 - TOPSOIL, FURNISHED AND PLACED, 4" DEPTH
- ③ ITEM 204 - SUBGRADE COMPACTION
- ④ ITEM 608 - CONCRETE WALK, 5"
- ⑤ ITEM XXX - COMBINED CURB AND GUTTER
- ⑥ ITEM XXX - DRY STACKED STONE WALL
- Ⓐ EXISTING PAVEMENT



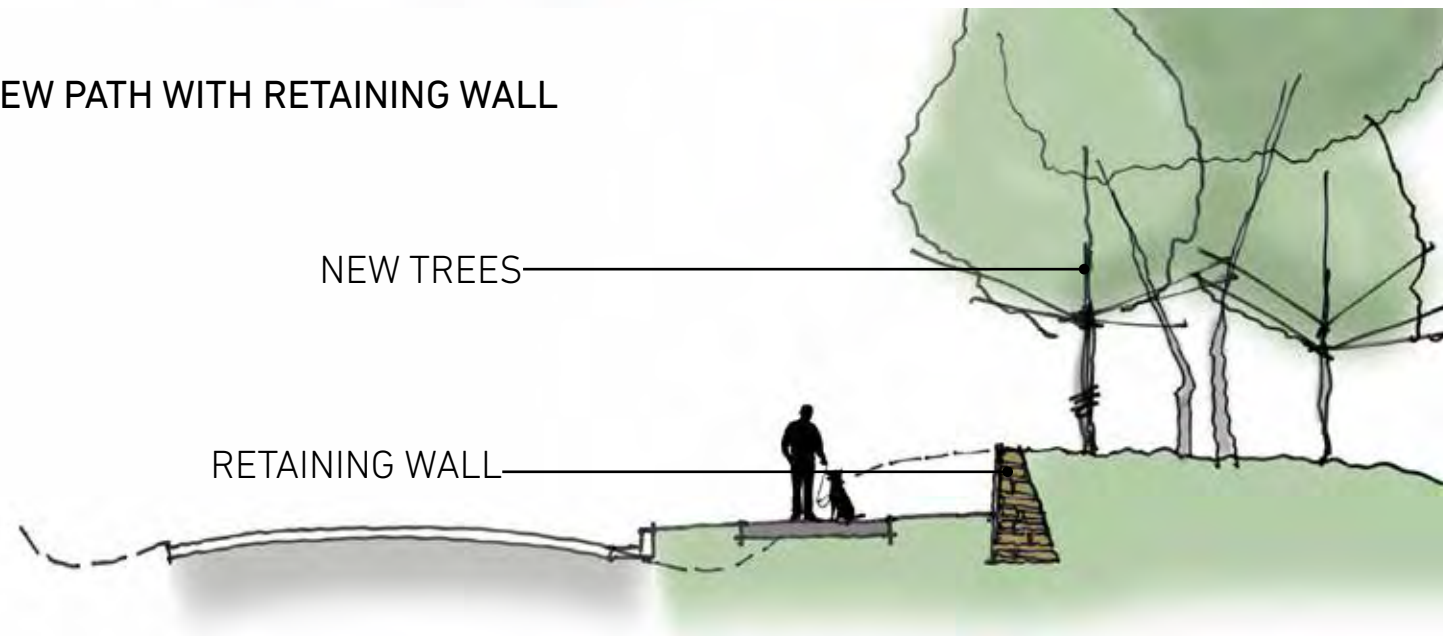
EXISTING SECTION



NEW PATH WITH GRADED SLOPE



NEW PATH WITH RETAINING WALL



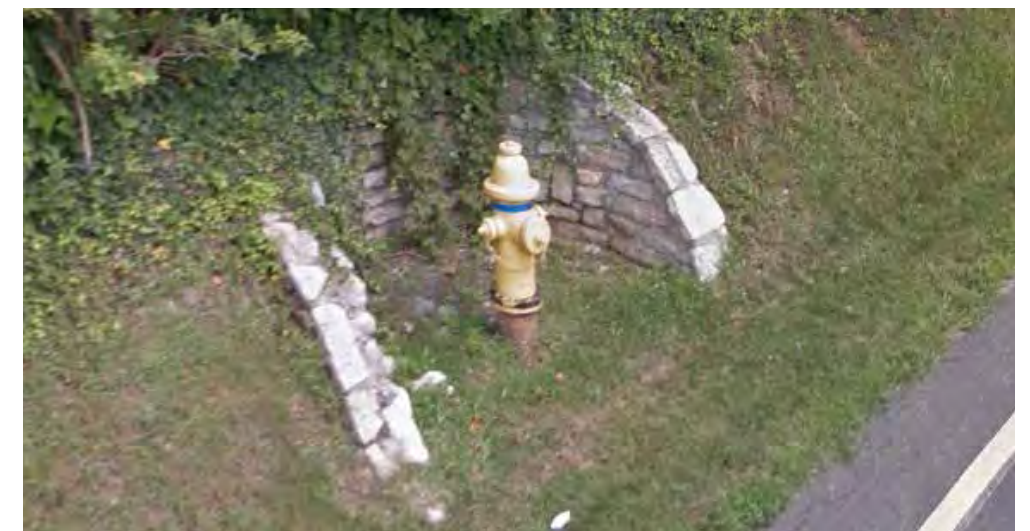
# RIDGE ROAD MULTI-USE PATH TREE REPLACEMENT AND RETAINING WALL



**Modest Slope:** In this condition the adjacent slope could be graded out and replanted to maintain the pre-existing character.



**Steep Slope:** This condition would likely require a retaining wall to minimize the disturbance along the Right of Way.

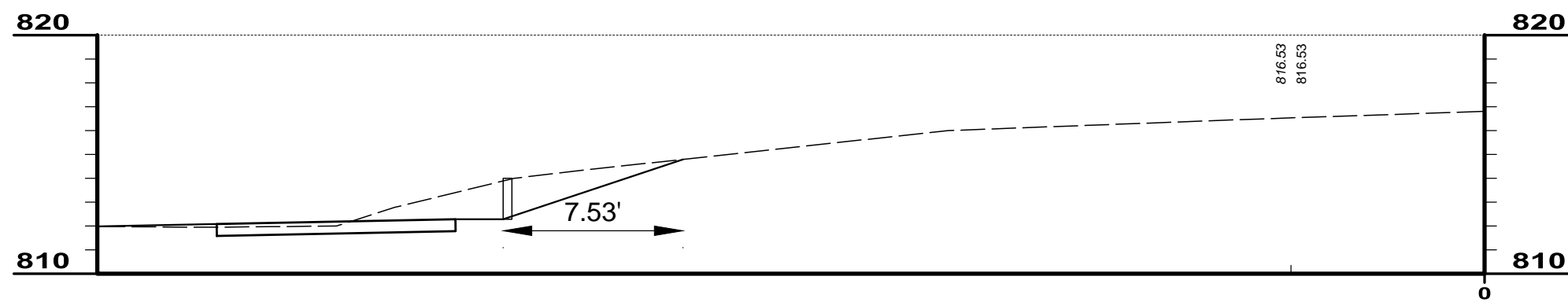


Standard stone retaining wall in Amberley Village.



# RIDGE ROAD MULTI-USE PATH

## PATH LAYOUT AND CROSS-SECTION



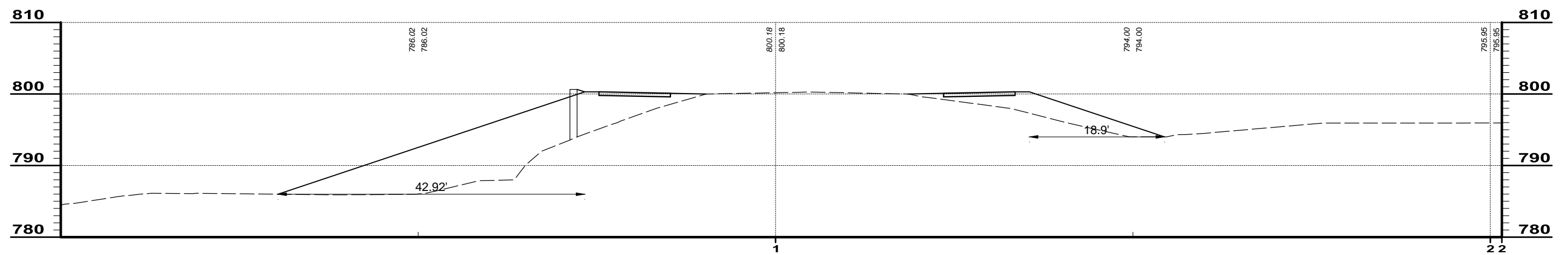
**RIDGE ROAD LOCATION 1**

**NOTE**  
 ANY WORK THAT IS TO BE DONE OUTSIDE THE EXISTING RIGHT-OF-WAY WILL REQUIRE A TEMPORARY EASEMENT OR AN AGREEMENT WITH THE PROPERTY OWNER



# RIDGE ROAD MULTI-USE PATH

## PATH LAYOUT AND CROSS-SECTION



**RIDGE ROAD LOCATION 2**

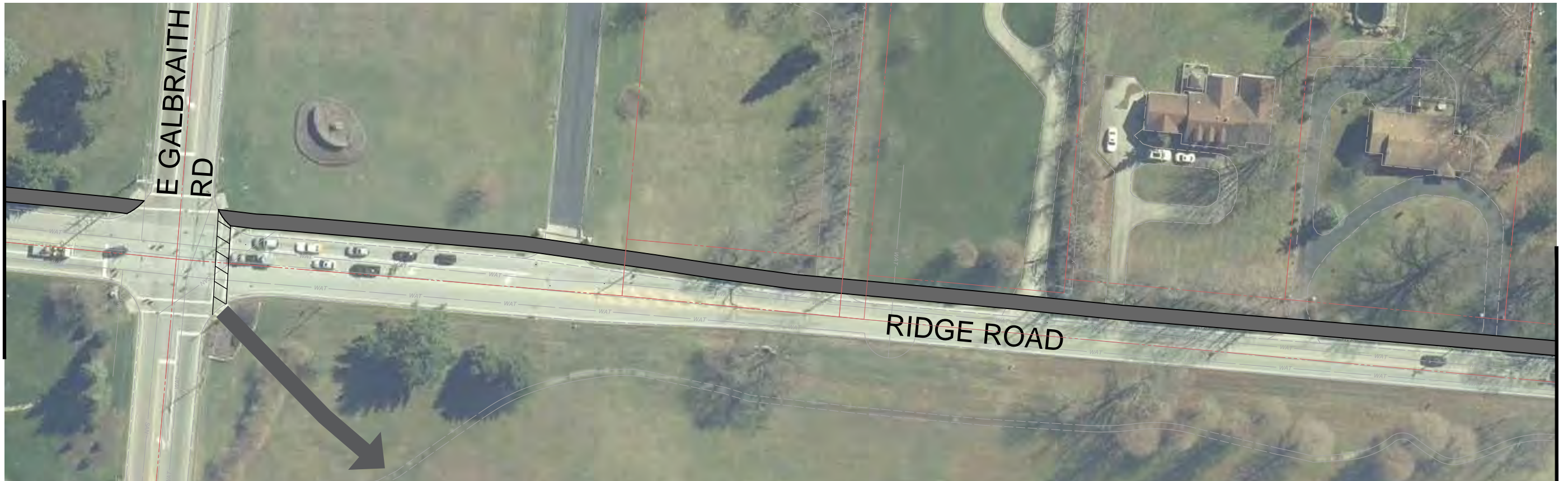
**NOTE**  
 GRADING IS SHOWN ON BOTH SIDES OF THE ROAD IN THIS CROSS-SECTION TO COMPARE THE LIMITS AND WHAT COSTS WOULD BE EITHER SIDE OF THE ROAD. THE EAST SIDE OF THE ROAD WAS CHOSEN FOR THE SHARED USE PATH.



# RIDGE ROAD MULTI-USE PATH

## PATH LAYOUT AND CROSS-SECTION

MATCHLINE B



MATCHLINE C

MATCHLINE C



MATCHLINE D





# RIDGE ROAD MULTI-USE PATH

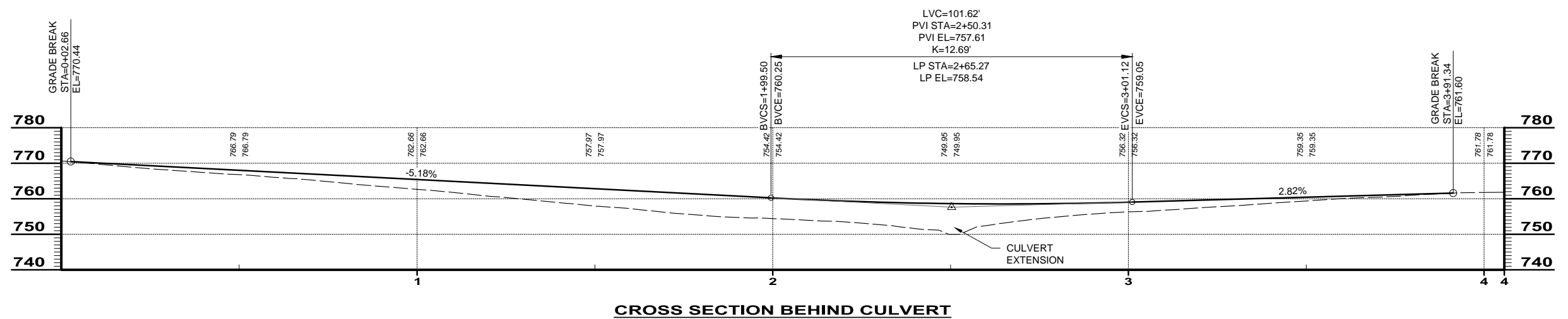
## PATH LAYOUT AND CROSS-SECTION





# RIDGE ROAD MULTI-USE PATH

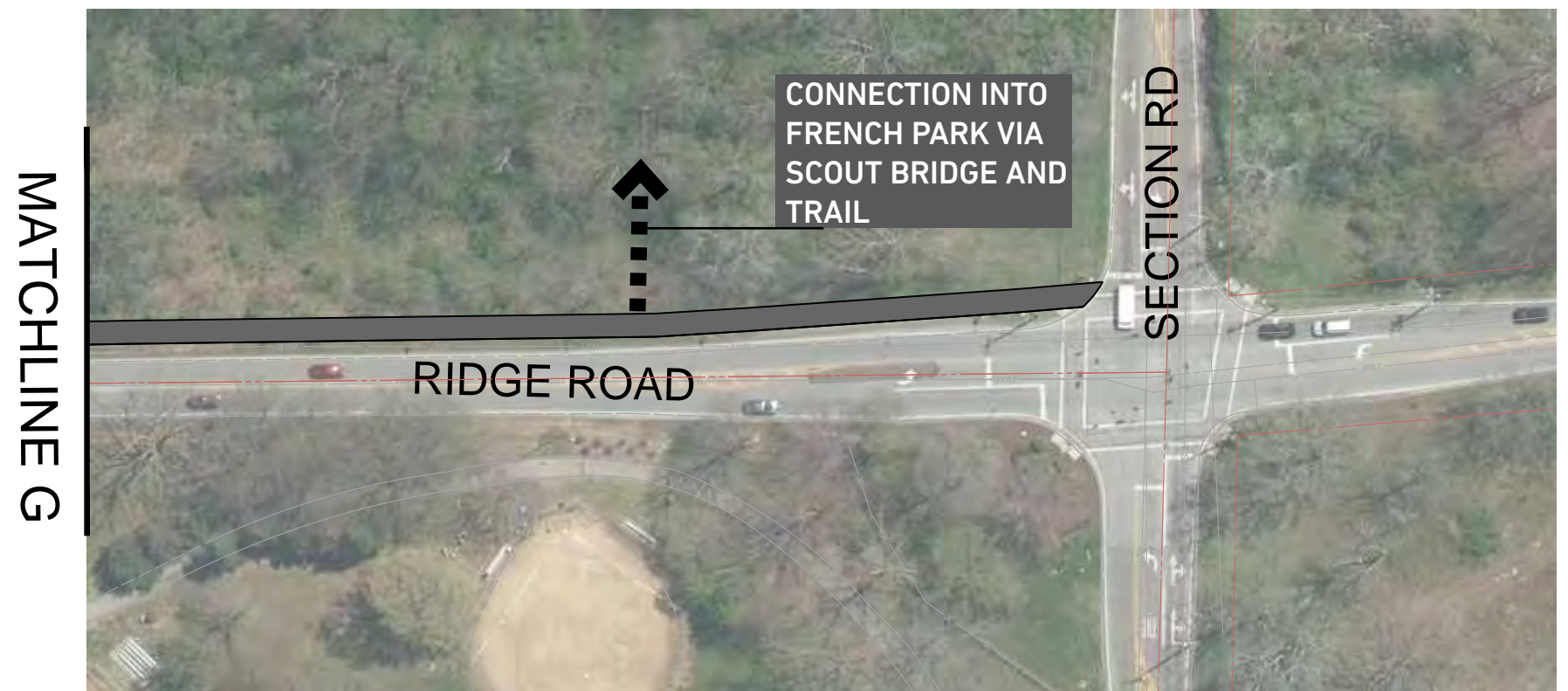
## PATH LAYOUT AND CROSS-SECTION





# RIDGE ROAD MULTI-USE PATH

## PATH LAYOUT AND CROSS-SECTION





# NEIGHBORHOOD CONNECTIONS

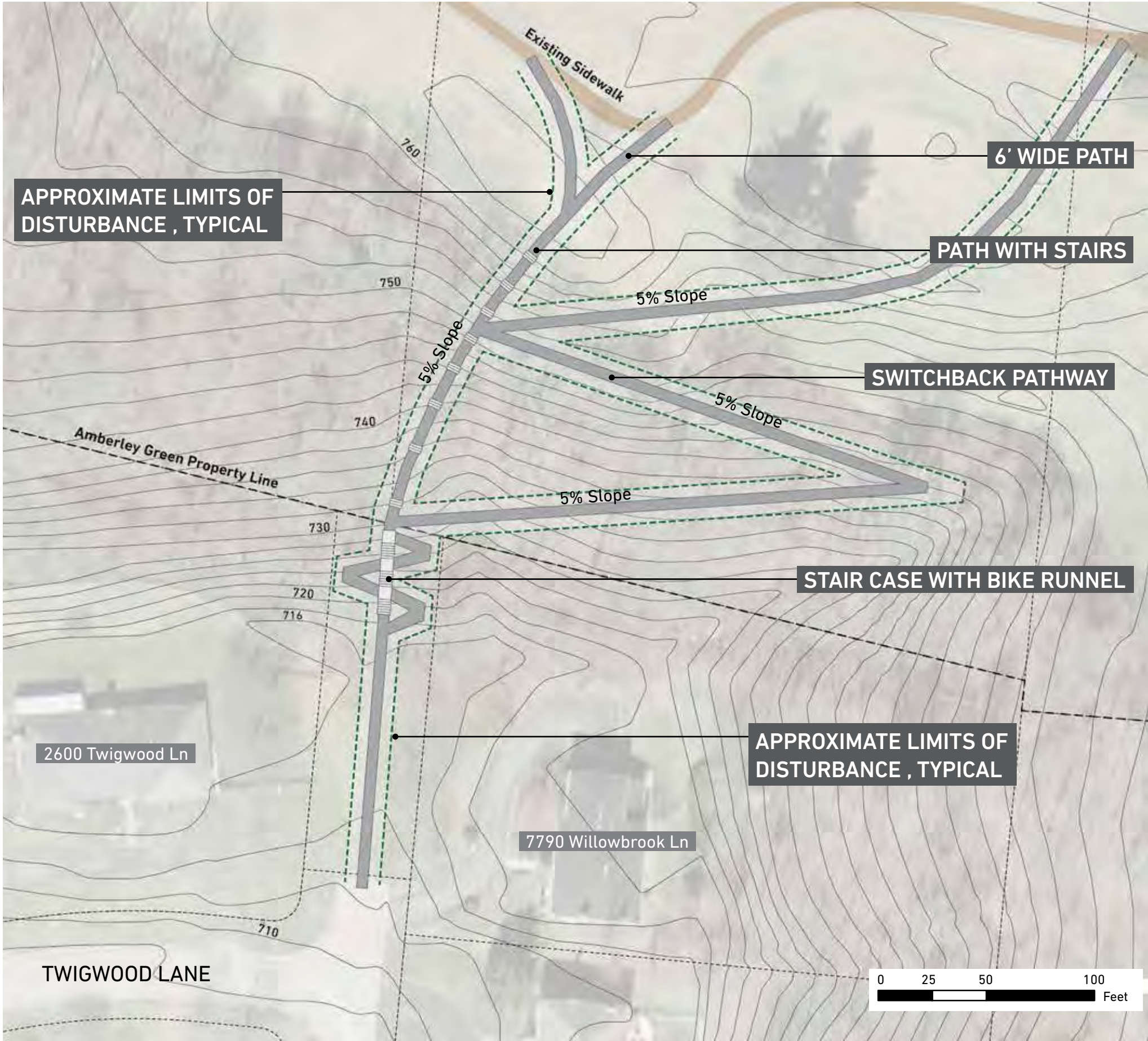
- Create connections from adjacent neighborhoods into Amberley Green.
- Provide more direct connection between residents and synagogues.





# TWIGWOOD / WILLOWBROOK CONNECTION

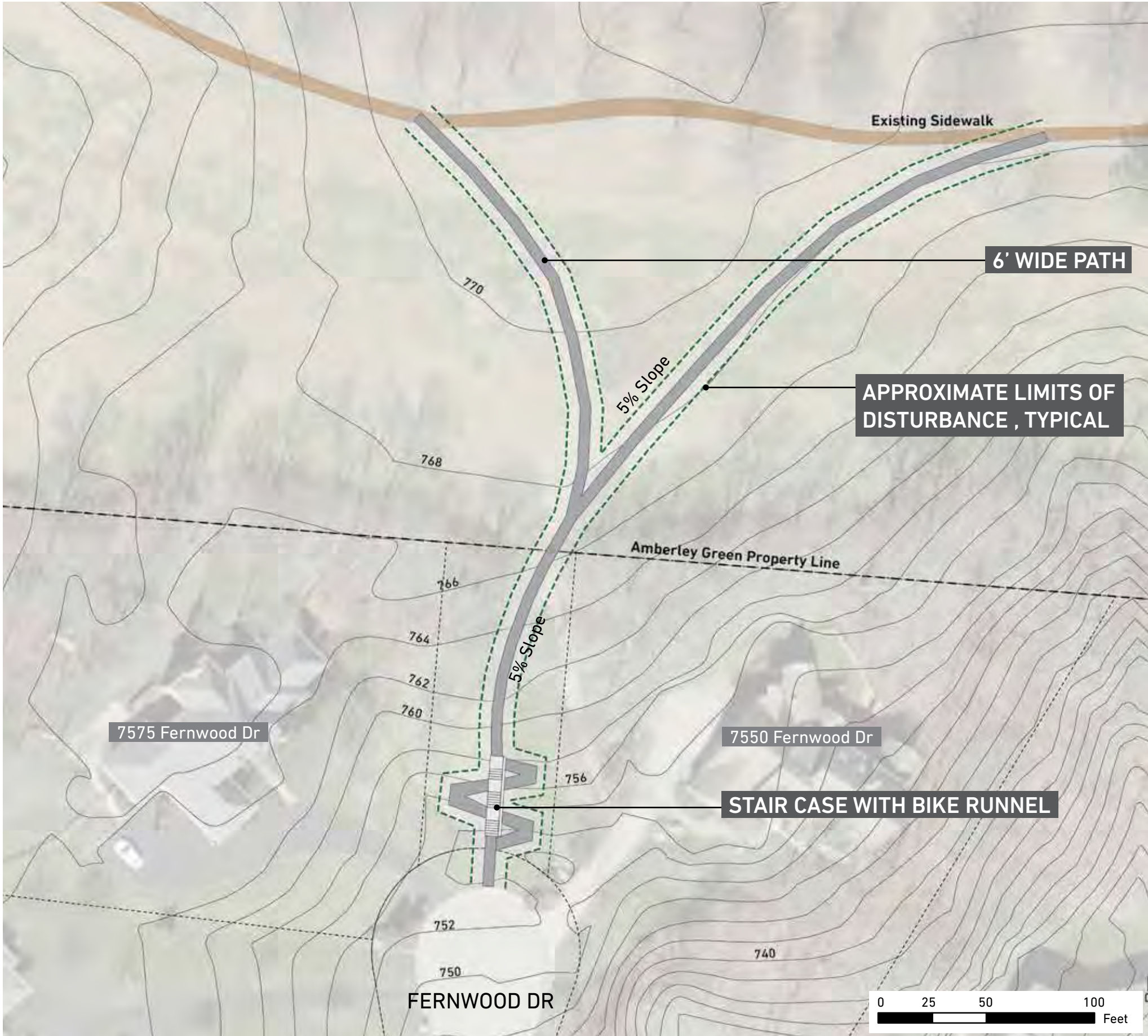
- Connects to Elbrook and Fair Oaks Neighborhoods
- Staircase and most direct path is constructed with crushed stone and timber steps.
- There is also an accessible pathway that is paved but requires switchbacks to climb the change in elevation.





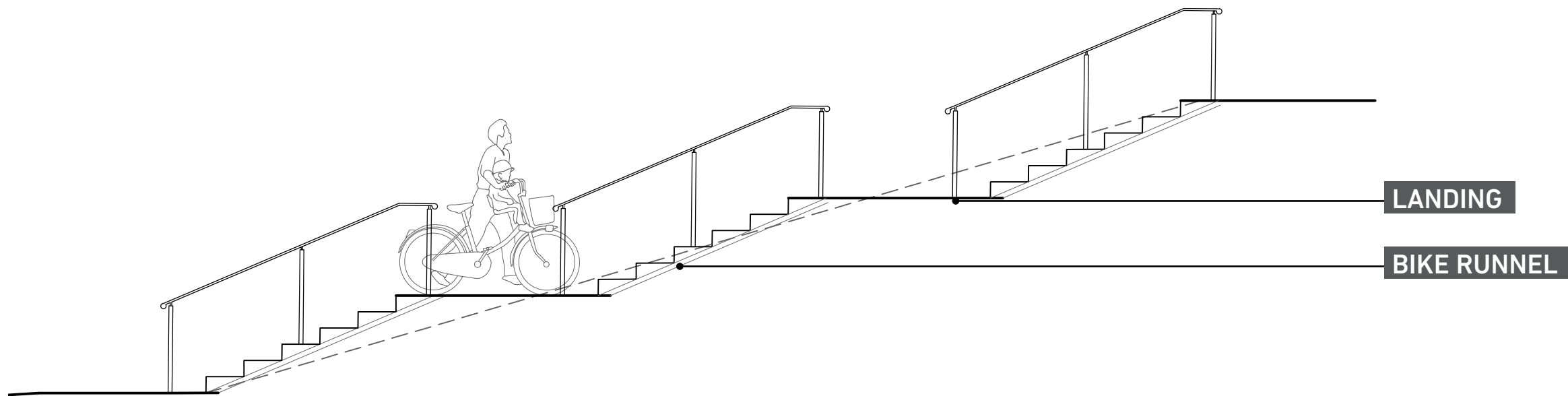
# FERNWOOD CONNECTION

- The staircase is constructed with crushed stone and timber stairs.
- The switchback and pathway is paved.
- There is some additional cut and fill needed in order to ensure the path meets accessibility standards.





# STAIR & RUNNEL DETAILS



TYPICAL STAIR & RUNNEL DETAIL



PAVED STAIRS WITH RUNNEL



TIMBER STAIRS WITH RUNNEL



# COST PROJECTION



## RIDGE ROAD MULTI-USE PATH

SECTION	DESCRIPTION	LENGTH	COST ESTIMATE
1	JCC TO E GALBRAITH RD	1,900 LF	\$681,020
2	E GALBRAITH RD TO FAIRHAVEN LN	990 LF	\$357,448
3	FAIRHAVEN LN TO RADIO TOWER ACCESS	2,900 LF	\$936,900
4	RADIO TOWER ACCESS TO SECTION RD	1,450 LF	\$587,414

<b>MULTI-USE PATH TOTAL*</b>		<b>4,630 LF</b>	<b>\$ 2,562,782</b>
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\*Includes contingencies for additional tree plantings and stone wall construction

## NEIGHBORHOOD CONNECTIONS TO AMBERLEY GREEN

CONNECTION	DESCRIPTION	COST ESTIMATE
TWIGWOOD / WILLOWBROOK	STAIRS (CRUSHED STONE) - 258 LF	\$10,320
	ACCESSIBLE PATH - 7,800 SF	\$46,800
FERNWOOD	STAIRS (CRUSHED STONE) - 96 LF	\$3,840
	ACCESSIBLE PATH - 3,770 SF	\$22,620

<b>NEIGHBORHOOD CONNECTION TOTAL</b>		<b>\$83,580</b>
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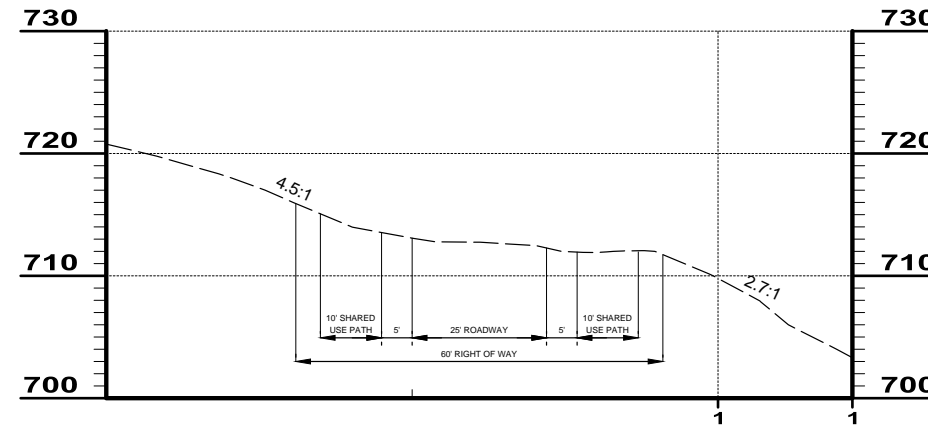




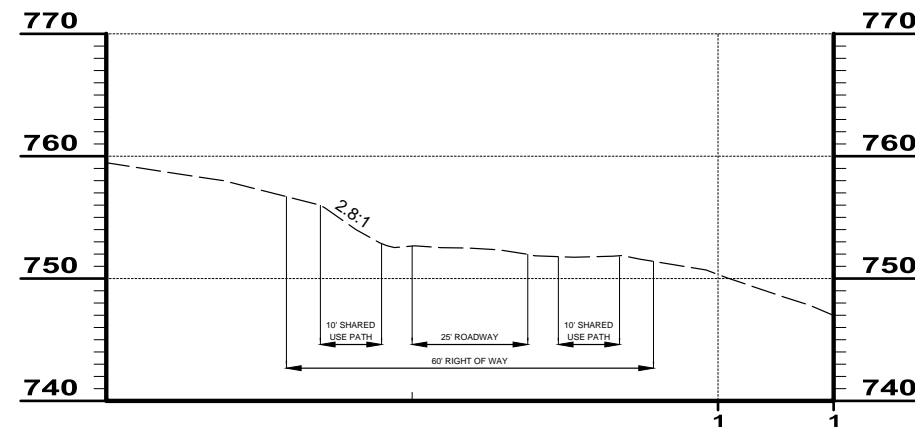
**APPENDIX**



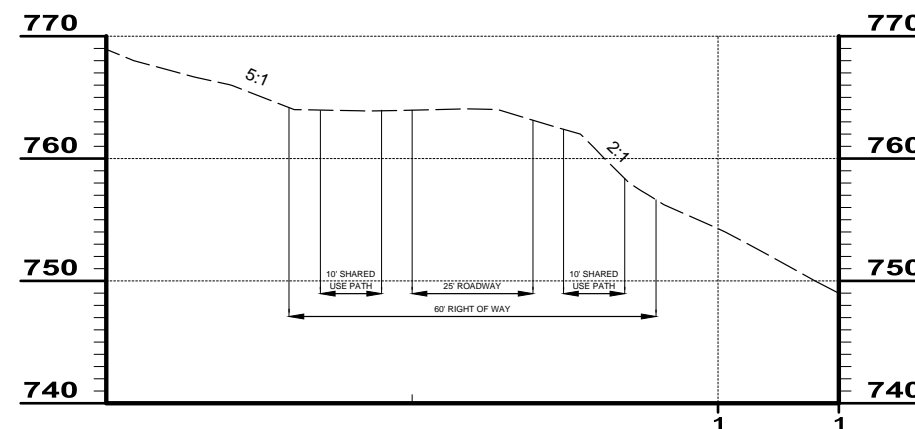
# RIDGE ROAD ANALYSIS



**ISSUE AREA 1**



**ISSUE AREA 2**



**ISSUE AREA 3**

**ISSUES**

LOCATION 1: STEEP SLOPE ON WEST HAND SIDE OF ROADWAY AS WELL AS FIRE HYDRANT BEING LOCATED NEAR ROADWAY

LOCATION 2: ADDITIONAL STEEP SLOPE AND FIRE HYDRANTS CONTINUE ON WEST SIDE OF STREET. STEEP SLOPE IS NOW WOODED

LOCATION 3: GUARDRAIL LOCATED ON EAST SIDE OF STREET WITH STEEP DROP OFF BEHIND GUARDRAIL.

LOCATION 3A: AT ADDRESS, 7585 RIDGE ROAD, TENNIS COURT IS LOCATED APPROXIMATELY 45' FROM WEST SIDE OF STREET

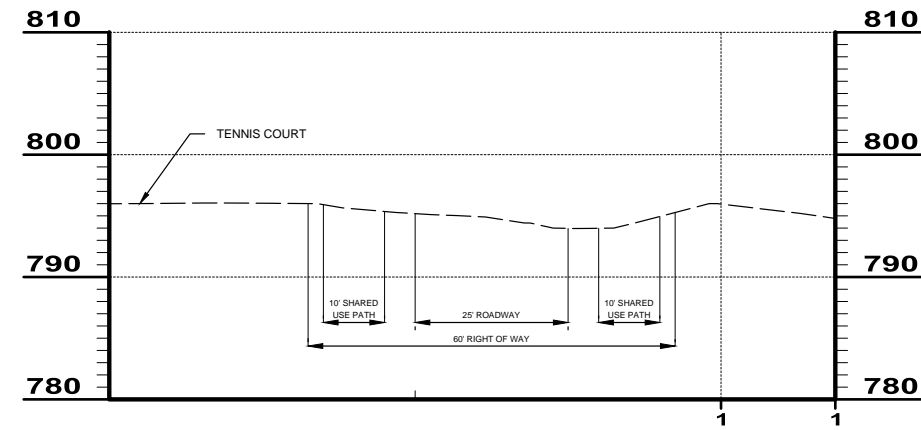
LOCATION 3B: AT ADDRESS, 7600 RIDGE ROAD, HOUSE IS LOCATED APPROXIMATELY 70' FROM EAST SIDE OF STREET

**ADDITIONAL NOTES**

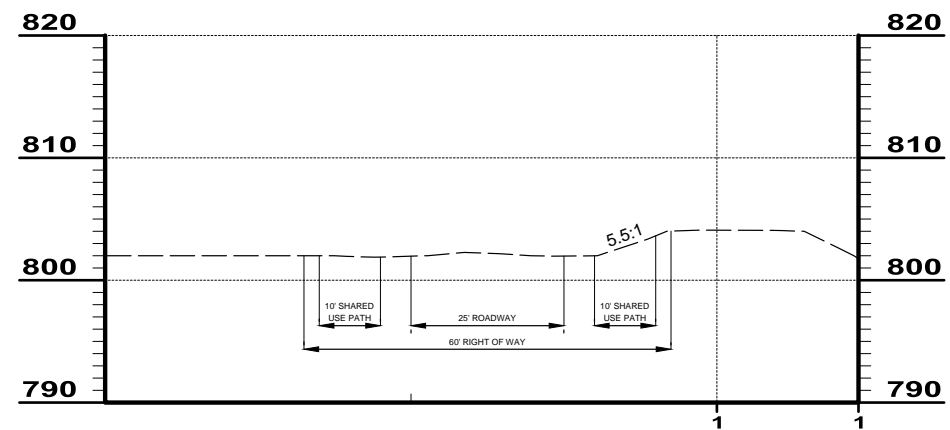
- IN ADDITION TO WHAT IS STATED ABOVE THERE ARE SWALES AND SOME DRAINAGE STRUCTURES THAT RUN ALONG THE LEFT HAND SIDE OF THE ROADWAY AS WELL AS THE FIRE HYDRANTS AND UTILITY POLES THROUGHOUT THE AREA
- THE STEEP SLOPE ALONG THE LEFT SIDE OF THE ROAD RUNS APPROXIMATELY FROM LOCATION 1 TO LOCATION 4
- ADDRESSES OF HOUSES WITH HOUSES CLOSER THAN 100' TO ROADWAY: 7351/7600/8291/8389 RIDGE ROAD, 2955/2960 BELKAY LANE, 2003 BURNING TREE LANE, 3050 E GALBRAITH RD, 23095 LONGMEADOW LN
- 7585 RIDGE ROAD HAS TENNIS COURT LOCATED APPROXIMATELY 35' FROM ROADWAY



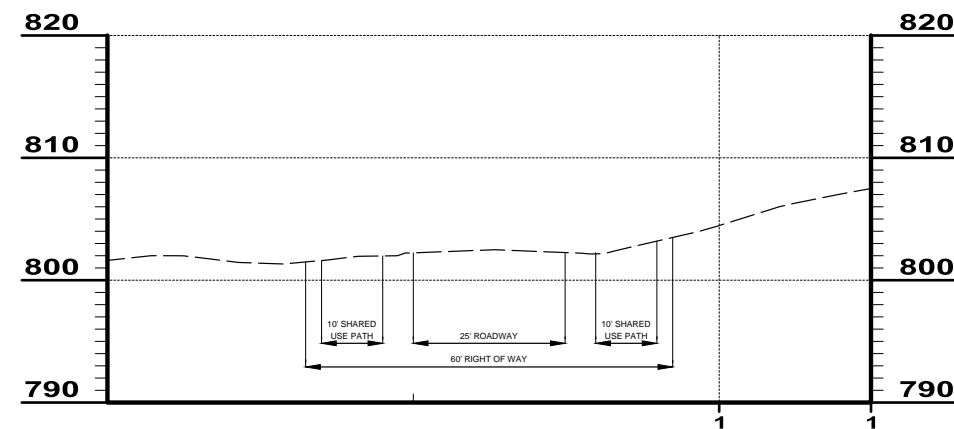
# RIDGE ROAD ANALYSIS



**ISSUE AREA 3A**



**ISSUE AREA 3B**



**ISSUE AREA 4**

**ISSUES**

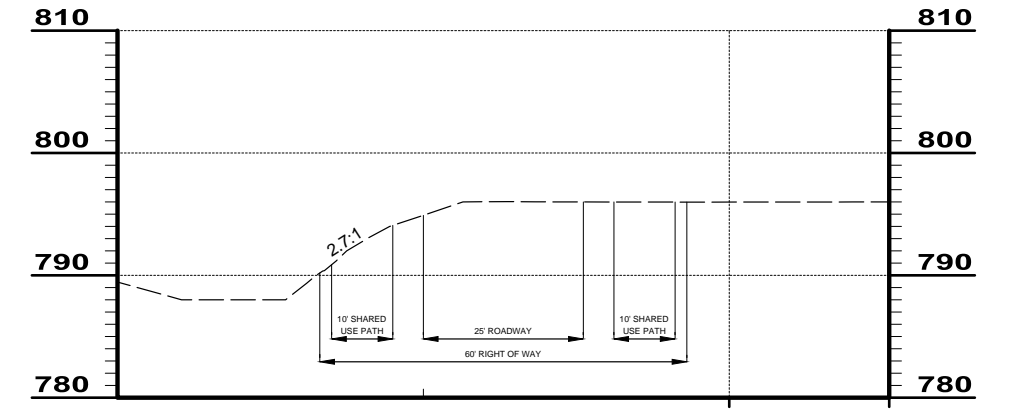
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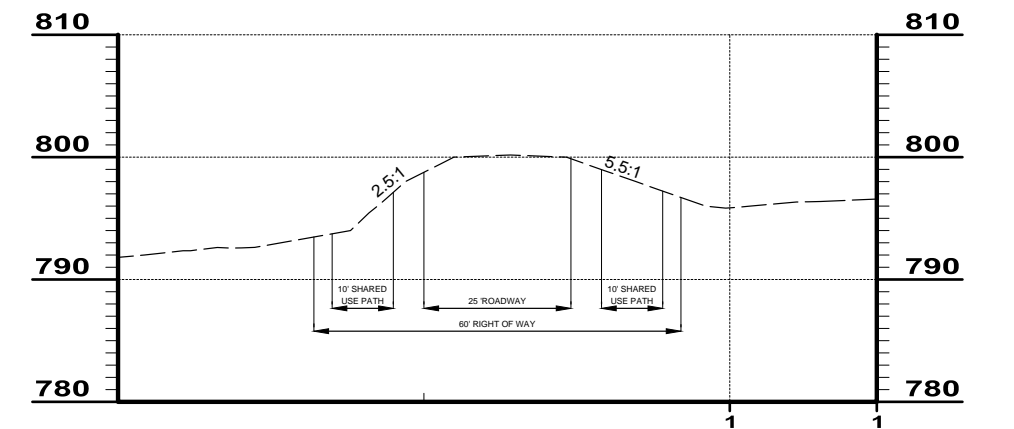
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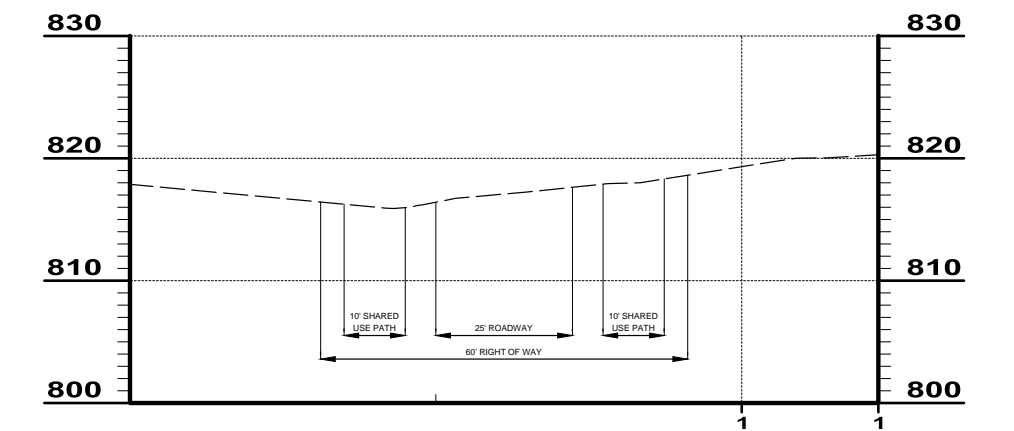
# RIDGE ROAD ANALYSIS



**ISSUE AREA 5**



**ISSUE AREA 6**



**ISSUE AREA 7**



PHOTO ISSUE INVENTORY

LOCATION 1



LOCATION 2



LOCATION 2



LOCATION 3



LOCATION 4



LOCATION 5





PHOTO ISSUE INVENTORY

**LOCATION 3**



**LOCATION 6**

