Appendix 11 | Coordinated Development Emphasis Areas

Court Square, Queens
Photo Source: NYMTC
Chapter 1 introduced the concept of Coordinated Development Emphasis Areas (CDEAs) as places in the NYMTC planning area where land development and transportation investment planning are coordinated to achieve the goals of environmental sustainability, local economic revitalization, and improved quality of life.

The following maps show the CDEAs in the NYMTC planning area that were identified by each municipality, county or region as areas for potential development and/or transportation investments. While the majority of the CDEAs are land-use related (e.g. rezonings, Transit Oriented Development (TOD) areas, Sustainable Development Centers and Corridors), they also include other planning efforts that indirectly support future population growth, such as adaptation of neighborhoods in flood zones, or corridor planning that supports increased mobility between growth centers.
FIGURE A11.1: COORDINATED DEVELOPMENT EMPHASIS AREAS - BRONX

1 - Jerome Avenue (PLACES)
2 - Southern Boulevard (PLACES)
3 - Fordham (CBD)
4 - Bronx Center/Hub (CBD)
5 - Port Morris (IBZ)
6 - Bathgate (IBZ)
7 - Hunts Point (IBZ)
8 - Eastchester (IBZ)
9 - Zerega (IBZ)
10 - Hunts Point
11 - Parkchester/Van Nest
12 - Morris Park
13 - Co-op City
14 - Soundview (Ferry)

A - Webster Avenue Corridor (BRT/SBS)
B - South Bronx East-West Crosstown Corridor (BRT/SBS)
C - Fordham Road-Pelham Parkway Corridor (BRT/SBS)
D - Bronx-Flushing-Jamaica Corridor (BRT/SBS)

Notes:
PLACES: Planning for Livability, Affordability, Community, Economic Opportunity and Sustainability
CBD: Central Business District
IBZ: Industrial Business Zone
BRT/SBS: Bus Rapid Transit/Select Bus Service
FIGURE A11.2: COORDINATED DEVELOPMENT EMPHASIS AREAS - BROOKLYN

1 - East New York (PLACES)  
2 - Gowanus (PLACES)  
3 - Bushwick (PLACES)  
4 - Downtown Brooklyn  
5 - Nostrand Avenue (Flatbush)  
6 - Southeast Brooklyn  
7 - Northwest Brooklyn (CBD)  
8 - Southwest Brooklyn (IBZ)  
9 - Brooklyn Navy Yard (IBZ)  
10 - Greenpoint/Williamsburg (IBZ)  
11 - North Brooklyn (IBZ)  
12 - East New York (IBZ)  
13 - Flatlands Fairfield (IBZ)  
14 - Greenpoint (Ferry)  
15 - North Williamsburg (Ferry)  
16 - South Williamsburg (Ferry)  
17 - BBP Pier 1 (DUMBO) (Ferry)  
18 - BBP Pier 6 (Atlantic) (Ferry)  
19 - Red Hook (Ferry)  
20 - Brooklyn Army Terminal (Ferry)  
21 - Bay Ridge (Ferry)  

A - Brooklyn-Queens Waterfront from Sunset Park to Astoria  
B - Bushwick to Downtown Brooklyn Corridor (BRT/SBS)  
C - Flatbush Avenue Corridor (BRT/SBS)  
D - Utica Avenue Corridor (BRT/SBS)  
E - Southern Brooklyn East-West Corridor (BRT/SBS)  
F - Nostrand Avenue-Rogers Avenue (BRT/SBS)  

Notes:  
PLACES: Planning for Livability, Affordability, Community, Economic Opportunity and Sustainability  
CBD: Central Business District  
IBZ: Industrial Business Zone  
BRT/SBS: Bus Rapid Transit/Select Bus Service
FIGURE A11.3: COORDINATED DEVELOPMENT EMPHASIS AREAS - MANHATTAN

1 - East Harlem (PLACES)
2 - 125th Street (CBD)
3 - Manhattan South of 60th Street (CBD)
4 - East 90th Street (Ferry)
5 - East 62nd Street (Ferry)
6 - Roosevelt Island (Ferry)
7 - East 34th Street (Ferry)
8 - Stuyvesant Cove (Ferry)
9 - Grand Street (Ferry)
10 - Wall Street/Pier 11 (Ferry)
11 - Whitehall (Ferry)
12 - Governors Island (Ferry)

A - 125th Street-La Guardia Airport Corridor (BRT/SBS)
B - 79th Street Crosstown Corridor (BRT/SBS)
C - 86th Street Crosstown Corridor (BRT/SBS)
D - 34th Street Crosstown Corridor (BRT/SBS)
E - 23rd Street Crosstown Corridor (BRT/SBS)
F - 14th Street Crosstown Corridor (BRT/SBS)
G - First and Second Avenues Corridor (BRT/SBS)

Notes:
PLACES: Planning for Livability, Affordability, Community, Economic Opportunity and Sustainability
CBD: Central Business District
BRT/SBS: Bus Rapid Transit/Select Bus Service
FIGURE A11.4: COORDINATED DEVELOPMENT EMPHASIS AREAS - QUEENS

1 - Long Island City Core (PLACES)
2 - Flushing West (PLACES)
3 - College Point
4 - Long Island City (CBD)
5 - Flushing (CBD)
6 - Jamaica (CBD)
7 - Long Island City (IBZ)
8 - Steinway (IBZ)
9 - Woodside (IBZ)
10 - Maspeth (IBZ)
11 - Ridgewood (IBZ)
12 - Jamaica (IBZ)
13 - JFK (IBZ)
14 - Astoria (Ferry)
15 - Long Island City (Ferry)
16 - Hunts Point South (Ferry)
17 - Rockaway (Ferry)

A - Brooklyn-Queens Waterfront from Sunset Park to Astoria
B - LaGuardia/East Elmhurst Corridor (BRT/SBS)
C - Woodhaven Boulevard Corridor (BRT/SBS)
D - Bronx-Flushing-Jamaica Corridor (BRT/SBS)
E - Hillside Avenue Corridor (BRT/SBS)
F - Southeast Queens Corridor (BRT/SBS)
G - 125th Street-La Guardia Airport Corridor (BRT/SBS)

Notes:
PLACES: Planning for Livability, Affordability, Community, Economic Opportunity and Sustainability
CBD: Central Business District
IBZ: Industrial Business Zone
BRT/SBS: Bus Rapid Transit/Select Bus Service
FIGURE A11.5: COORDINATED DEVELOPMENT EMPHASIS AREAS - STATEN ISLAND

1 - Bay Street (PLACES)
2 - Arlington
3 - St. George (CBD)
4 - North Shore (IBZ)
5 - West Shore (IBZ)
6 - Rossville (IBZ)
7 - Special Stapleton Waterfront District
8 - St. George (Ferry)
A - Hylan Boulevard Corridor (BRT/SBS)

Notes:
PLACES: Planning for Livability, Affordability, Community, Economic Opportunity and Sustainability
CBD: Central Business District
IBZ: Industrial Business Zone
BRT/SBS: Bus Rapid Transit/Select Bus Service
**Sustainable Development Areas**
1 - Belmont Raceway
2 - Site of the Nassau Coliseum
3 - Grumman

**Transit Oriented Development Areas**
4 - Village of Valley Stream
5 - City of Glen Cove
6 - Village of Mineola
7 - Village of Hempstead
8 - City of Long Beach
9 - Village of Westbury
10 - Hamlet of Baldwin
11 - Village of Freeport
12 - Hamlet of Hicksville (Town of Oyster Bay)
13 - Village of Farmingdale

**Linked Development Areas**
A - Nassau Hub Service Area

**Linked Corridors**
B - Long Beach Road Corridor
C - Grand Avenue Corridor
D - LIRR Expansion Project
Educational & Research Assets/Development Areas
1. Stony Brook University**
2. Suffolk County Community College-Ammerman Campus**
3. Brookhaven National Laboratory**
4. Cold Spring Harbor Laboratory*
5. Farmingdale State University
6. Suffolk County Community College-Brentwood Campus
7. Enterprise Park at Calverton
8. Suffolk County Community College-Riverhead Campus
9. Hamptons Business District at Gabreski Airport
10. Stony Brook University - Southampton Campus

Transit Oriented Developments
11. Ronkonkoma Hub/Long Island MacArthur Airport**
12. Patchogue**
13. Huntington Station*
14. East Farmingdale*
15. Wyandanch Village*
16. Heartland Town Square/Deer Park*
17. The Meadows at Yaphank*
18. Riverside/Riverhead*
19. Copiague
20. Kings Park
21. Bay Shore
22. Smithtown
23. Port Jefferson
24. Mastic-Shirley
25. Greenport

Transit Corridors
A. Nicolls Road Bus Rapid Transit Line**
B. Route 110 Bus Rapid Transit Line*
C. Sagtikos Parkway Bus Rapid Transit Line*
D. LIRR Double Track*
E. Expansion of LIRR Electrification*

Notes:
* The projects are included only in Connect Long Island.
** The projects are included in both Connect Long Island and Long Island Innovation Zone.
**Sustainable Development Centers**
1 - Village of Cold Spring
2 - Mahopac Hamlet
3 - Carmel Hamlet
4 - Village of Brewster
5 - Town of Patterson

**Sustainable Development Corridors**
A - Route 6
B - Interstate 84
FIGURE A11.9: COORDINATED DEVELOPMENT EMPHASIS AREAS - ROCKLAND

Sustainable Development Centers
1 - Western Ramapo
2 - Suffern
3 - Patrick Farms Development
4 - Monsey/Kaser
5 - Spring Valley
6 - Nanuet
7 - Orangetown
8 - Stony Point
9 - Haverstraw
10 - Nyack
11 - South Nyack

Sustainable Development Corridors / Complete Streets
A - Route 17 & I-287: Mahwah to Sloatsburg
B - Port Jervis/Main Bergen Rail Line: Sloatsburg to Suffern
C - I-287/I-87: Sloatsburg to TZB
D - Route 202: NJ to Haverstraw
E - Route 59: Suffern to Nyack
F - Route 306: Route 59 to Route 202
G - Route 45: Route 59 to Route 202
H - Pascack Valley Rail Line: Spring Valley to Pearl River
I - Route 304: Route 59 to Route 9W
J - Route 9W: Route 59 to Bear Mtn Bridge
K - CSX RR River Line: NJ to Bear Mtn Bridge
L - Route 303: NJ to Route 9W
FIGURE A11.10: COORDINATED DEVELOPMENT EMPHASIS AREAS - WESTCHESTER

Sustainable Development Centers

1 - Verplanck
2 - Buchanan
3 - Peekskill
4 - Lake Mohegan
5 - Shrub Oak
6 - Jefferson Valley
7 - Lincolndale
8 - Somers
9 - Croton Falls
10 - Yorktown Heights
11 - Goldens Bridge
12 - Katonah
13 - Cross River
14 - South Salem
15 - Bedford Hills
16 - Croton-on-Hudson
17 - Millwood
18 - Mount Kisco
19 - Bedford Village
20 - Scotts Corners
21 - Vista
22 - Ossining
23 - Briarcliff Manor
24 - Chappaqua
25 - Pleasantville
26 - Armonk
27 - Hawthorne
28 - Sleep Hollow
29 - Tarrytown
30 - Elmsford
31 - Valhalla
32 - White Plains
33 - Silver Lake
34 - Irvington
35 - Dobbs Ferry
36 - Ardsley
37 - Hartsdale
38 - Hastings
39 - Scarsdale
40 - Harrison
41 - Rye
42 - Port Chester
43 - Bronxville
44 - Tuckahoe
45 - Crestwood
46 - Eastchester
47 - Larchmont
48 - Mamaroneck
49 - Yonkers
50 - Fleetwood
51 - Mount Vernon West
52 - Mount Vernon East
53 - Pelham
54 - New Rochelle
55 - Pelham Manor

Sustainable Development Corridors

A - Route 6
B - Route 202
C - Interstate 287
D - Cross County Corridor
E - Route 9/9A
F - Central Park Avenue
G - Interstate 684
H - Route 1