A monthly update on where Pattern has been and where we are going

DON’T MISS MARIANO RIVERA AT PATTERN’S ANNUAL RECEPTION
NOVEMBER 26, 2018
GET YOUR TICKET TODAY!

Tickets are still available for this exciting event. Call Robin at 845-565-4900 or email her at rdegroat@pfprogress.org to reserve your reservation.

The event features Yankees great Mariano Rivera and will be honoring retiring Senators Bill Larkin and John Bonacic for their many years of distinguished service.

PATTERN TO DEVELOP STRATEGIC MASTER PLAN FOR MIDDLETOWN COMMUNITY CAMPUS

Pattern is working with the City of Middletown to produce a Conceptual Master Plan for the Community Campus on the grounds of the former State Psychiatric Hospital. Through recent land purchases, the city now owns several dozen acres and a number of buildings, while the expanding Fei Tian Academy of the Arts owns other buildings. Pattern is bringing our experience with community development to bear as we help Middletown prepare the property for redevelopment and generate ideas for the future uses of the site (some images of which are seen below).

PATTERN EMBARKS ON HOUSING NEEDS ASSESSMENT FOR WESTCHESTER COUNTY

In September, Pattern was awarded a contract by Westchester County to produce a comprehensive Housing Needs Assessment for the County which will be completed in 2019. Westchester’s economy is growing quickly and generating more jobs throughout the county, bringing a growing need for housing for the county’s workforce. Combined with the need to accommodate residents of various income levels in the high cost New York Metro Area, Westchester’s housing challenges are unique. Pattern’s assessment aims to evaluate these conditions and recommend strategies to address some of the county’s most pressing housing needs.

Pattern has already begun work on this significant project, which will consist of an inventory and analysis of the existing housing stock for the county and each municipality, an analysis of housing affordability at the county and municipal level, an analysis of the “gap” of existing housing opportunities, and best practices recommendations for the county to help meet the housing needs of a growing population. Interviews with groups focused on affordable housing development and community groups focused on serving the needs of low-income residents are a key feature.

PATTERN Completes Efficiency Study of Highway Department in the Town of Clarkstown

In October Pattern finished a comprehensive review of operations for the Highway Department of the Town of Clarkstown in Rockland County. Earlier this year, Pattern was hired by the town to evaluate existing operations of the department and recommend ways to find efficiencies and save money for taxpayers. Through interviews with department staff, a look at best practices from other communities, and a detailed and thorough evaluation of department work data, Pattern generated dozens of recommendations for improving operations, especially with respect to the town’s leaf pickup program.

Aerial view of the Highway Department in Clarkstown. The department has 81 staff, who are responsible for maintaining 310 miles of town roads. In 2017, the department’s budget was over $15 million.