

NEWSLETTER



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WHAT'S HAPPENED

Entrance Road Adjustments: The road realignment of Sterlington Road with Eagle Valley Road is now complete. These works were carried out by a contractor, Independence Excavating. The new road layout is considerably safer and includes a dedicated left turn lane into Sterlington Road, reducing traffic build up along Sterling Mine Road. We would like to take this opportunity to thank all our neighbors for their patience while this work was in progress. We hope you will agree that the work has been completed to a high standard and complements our neighborhood. It sets the benchmark for the entire project.



Landscaping new entrance



Aerial view



Restored bridge

Stone Bridge Restoration: Restoration of the historic stone bridge was completed in October 2022. This involved carefully removing, tagging, and storing each stone. The bridge walls were reinforced and then re-clad with these stones. Moving them was no easy task, some of them weighing up to 3,500 pounds. We are very happy with the finished result and the preservation of this historical feature on the site.

WHY THE NEED?

The use of media to enhance learning has dramatically increased in the last few years. In order to meet this demand, a larger facility is needed. Last year alone, we produced over 460 videos! They come in the form of reports, dramatizations, interviews, and a number of series, including many that are designed to appeal to our younger viewing audience.



Video production set



Animated series for children

This new facility will incorporate state-of-the-art technologies, six studios, set production workshops, photography and art studios, offices, and an energy center. Accommodations for resident staff include 645 residential units (545 one-bedroom and 100 studio units) for up to 1,240 residents, all of whom would be working at the site. The residential and recreational facilities support all the residents, thereby creating a live/work campus. This further enhances the environmental and energy efficiencies that are so important to us all.

Ever wondered what's involved in video production?

Take a look at: **Video Production – Initial Concept to Final**

www.jw.org/en/library/videos/#en/mediaitems/VODActivitiesAVProduction/pub-jwb_201911_7_VIDEO

SUSTAINABILITY

The project will follow Leadership in Energy and Environmental Design (LEED) Campus Guidance to provide a framework for healthy, efficient, cost-saving green buildings. Extensive sustainability measures are being incorporated into the construction phase, as well as the overall design. For example, the proposed landscape master plan includes the planting of some 9,467 new trees, 26,544 shrubs, 490,000 sq ft of lawn, and 1,315,000 sq ft of wild grasses. These maximize the site's ecological richness and biodiversity. Additional features include green roofs, rooftop solar photovoltaics, electric vehicle charging stations, stormwater management systems, and a private trail system for walking and biking throughout the campus. The residence buildings' superstructure will be mass timber, which is comprised of multiple solid wood panels nailed or glued together. This is a low-carbon alternative to concrete and steel. Heating and cooling for the buildings will be provided by a central plant with a geothermal well field. The campus system is designed so that heating loads can be met without burning fossil fuel. Back-up electric boilers will be provided for resiliency.

The site's back-up source of energy is liquefied natural gas (LNG), which produces 27 percent less CO₂ emissions than diesel. This strategy means the site would be positioned to use liquefied (green) hydrogen as a fuel source in the future. Green hydrogen is produced through the electrolysis of water with electricity generated from zero-carbon sources and only harmless oxygen is emitted during the process, making it a clean and secure solution.

WHAT'S COMING UP?

On November 9, 2022, a new zoning amendment was approved by the Town Board of Ramapo, and we have now submitted for site plan approval.

Pending approval of a special permit, we hope to begin clearing the development area of the site later this year or early next. Much of this work will be done by a specialist tree-felling contractor, bringing more business to the local community.

Full build-out of the campus would occur in three major stages. Stage 1 will be tree removal, which is scheduled to last three months. Stage 2 will be major earthworks and blasting, which will have an estimated duration of 18 months. Stage 3 is building construction, landscaping, and finished surfaces, with a duration of about 38 months.

CONTACT US

If you have any questions, concerns, or would like to know more about us, we would like to hear from you. Please contact a local member of our team, **Jesse Goedecke**.

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