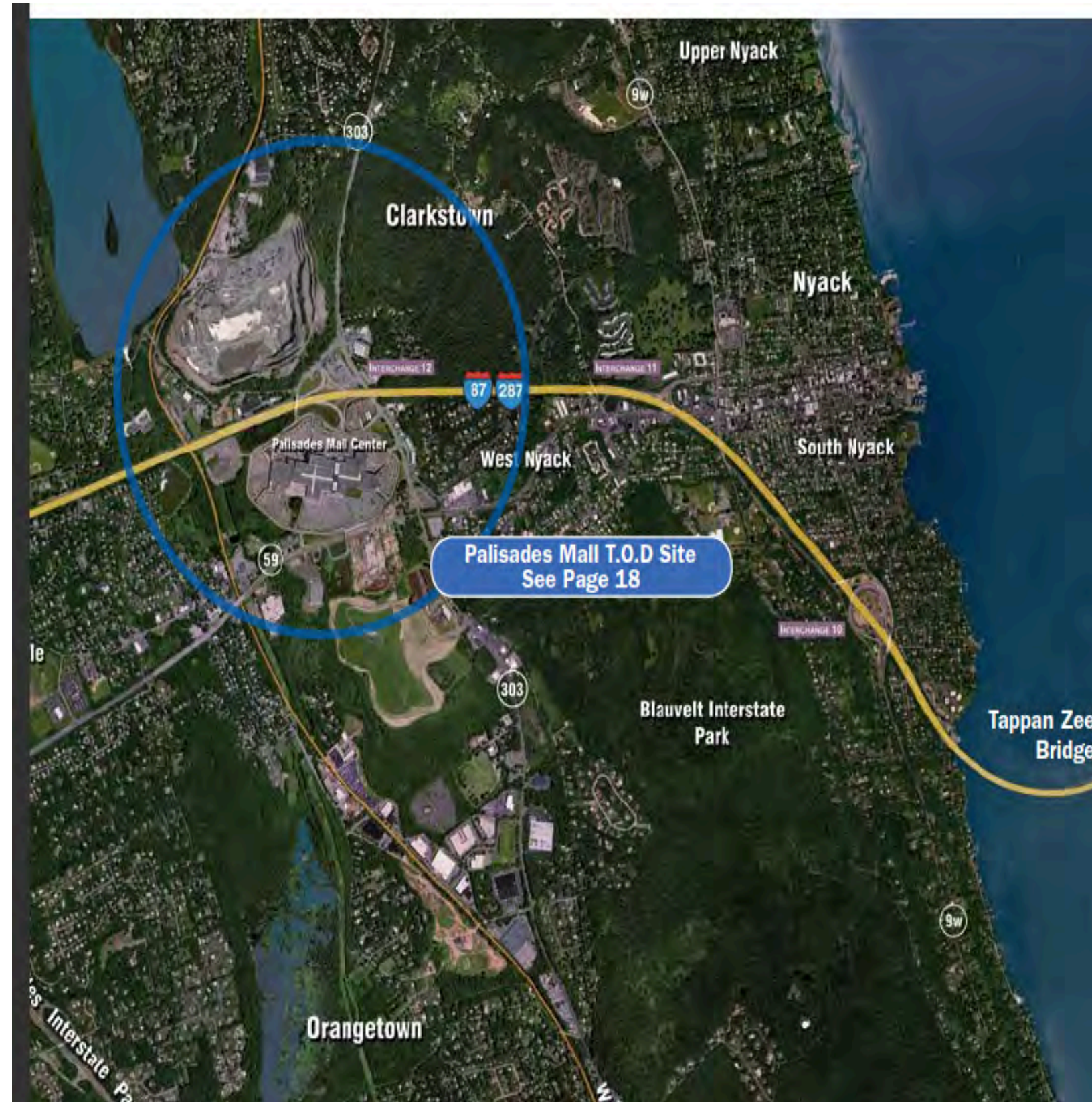


# Palisades Mall Commuter Rail Transit – Transit Oriented Development LDEO/KRB School



Hudson River

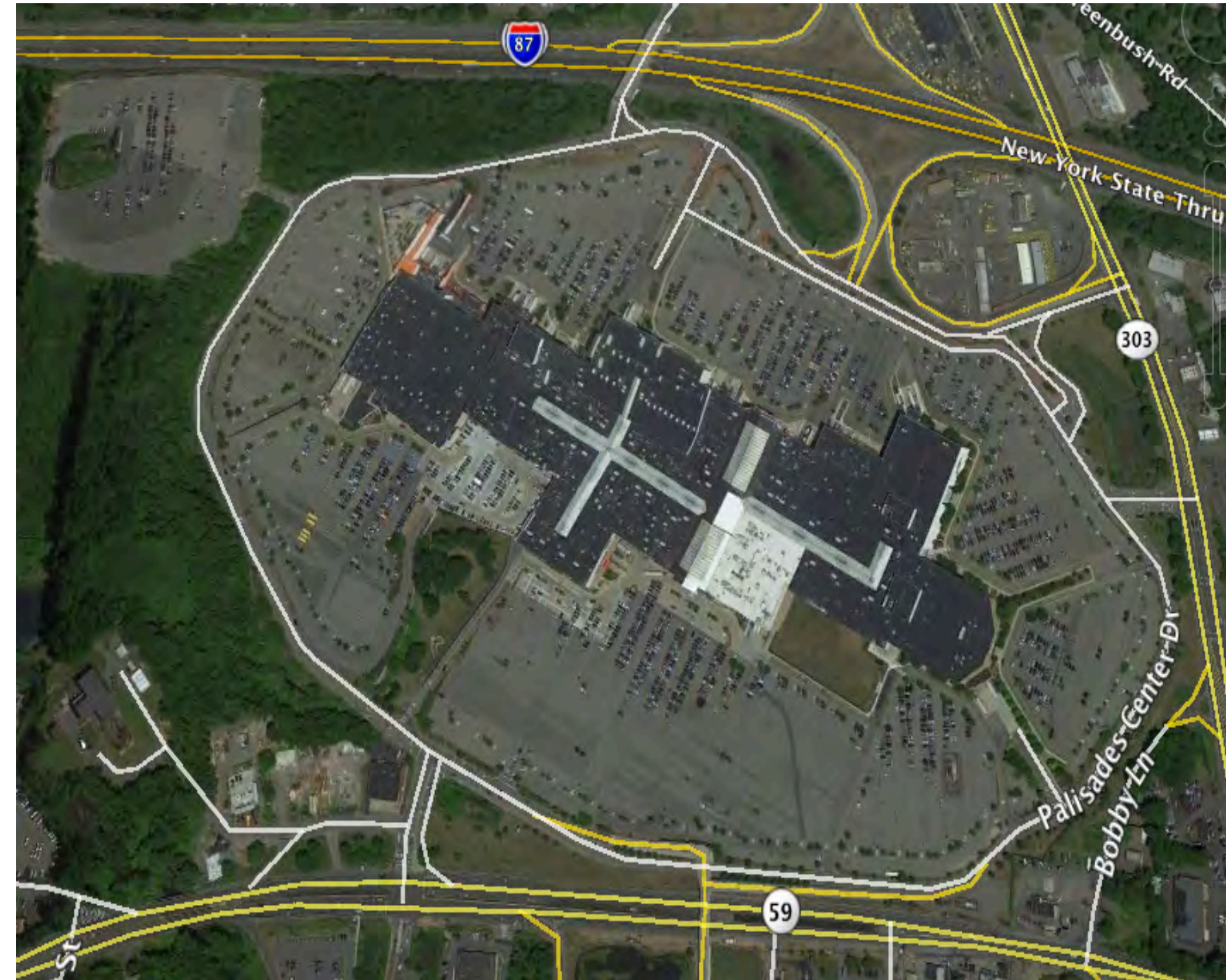
**WHERE IS THE SITE:** Palisades Mall, West Nyack, Rockland County, NY. Selected area for one of the new Tappan Zee Bridge T.O.D. sites.

**C.R.T. East/West Transit** across the Hudson River with connections to local bus routes on Route 59. Rate reduction honored for commuters using rail and bus. WiFi onboard. Texting app available to let you know when train is 10 minutes out.



**GREEN FEATURES:** Energy - solar for the fourth floor units, LED lights in the parking lot and interior; Greening the parking lot with trees and outdoor features, reduce flooding with rain gardens, planter beds.

**STAKEHOLDERS WOULD INCLUDE:** Rockland Farm Alliance, Youth Bureau & Rockland County Conservation Corps, Town of Clarkstown, Affordable Housing, Senior Volunteer Group, Healthy Steps Program.



## The Site Plan

**1<sup>st</sup> floor** – Year round farmer’s market, with local foods including dairy, honeys etc. Format like the Philadelphia Farmer’s Market & locally owned businesses



**2<sup>nd</sup> floor** – existing anchor stores & a selection of existing retail vendors.



**3<sup>rd</sup> floor** – Mix of restaurants, somewhat like a European plaza; mix of spaces For all ages – senior center working with RSVP for senior lunch program with local foods; teen creative hang out, Americorps satellite center and a service learning center.

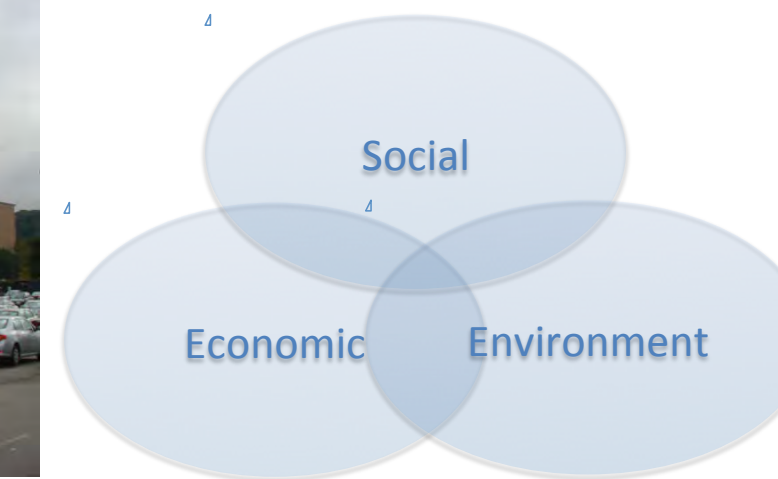


**4<sup>th</sup> floor** – residential housing with solar, skylights, rooftop gardens – 15% affordable housing.



Light industry in old frontage space.

## SUSTAINABLE PLANNING



**HOW WE SEE IT:** Social: High community visibility & central location for social/economic opportunities, historic Moor Cemetery, outdoor greening would help social use. Environment: needs water treatment to assist with flooding, would benefit from outdoor greening and reduced paved areas, Economic: source of jobs, goods and taxes.



**BLUE/COMMUNITY BENEFITS:** Transportation –covered tram to move people from CRT to main mall, reduce car dependence and parking lot space with biking, walking trains and connection to buses mitigated through this proposal: Reduce paved area to decrease run off and flooding; Add plantings to reduce heat island; added local foods & business; Added Services – medical and social. Protect historic areas; Integrate wildlife habitat with green spaces.