



ROCKLAND PLUS

Planning Land Use with Students

Making the Palisades Center a Community Hub requires:

- Improved transit options for better access....**not just cars**
- A wider range of uses...**not just stores**

We create a '**Community Destination**' for Rockland and the region by creating a Transit Oriented Development (T.O.D.), a multi use facility developed around:

- Commuter Rail Transit (train) for Regional Transit moving people on and from Westchester, NJ, NY etc.
- And Bus Rapid Transit for more local Rockland transit

Imagery used from "Barriers and Gateways to Green Infrastructure" 2011 Report from Clean Water American Alliance



Rockland Palisades Transit Oriented Development (TOD) “Building a Community Hub”

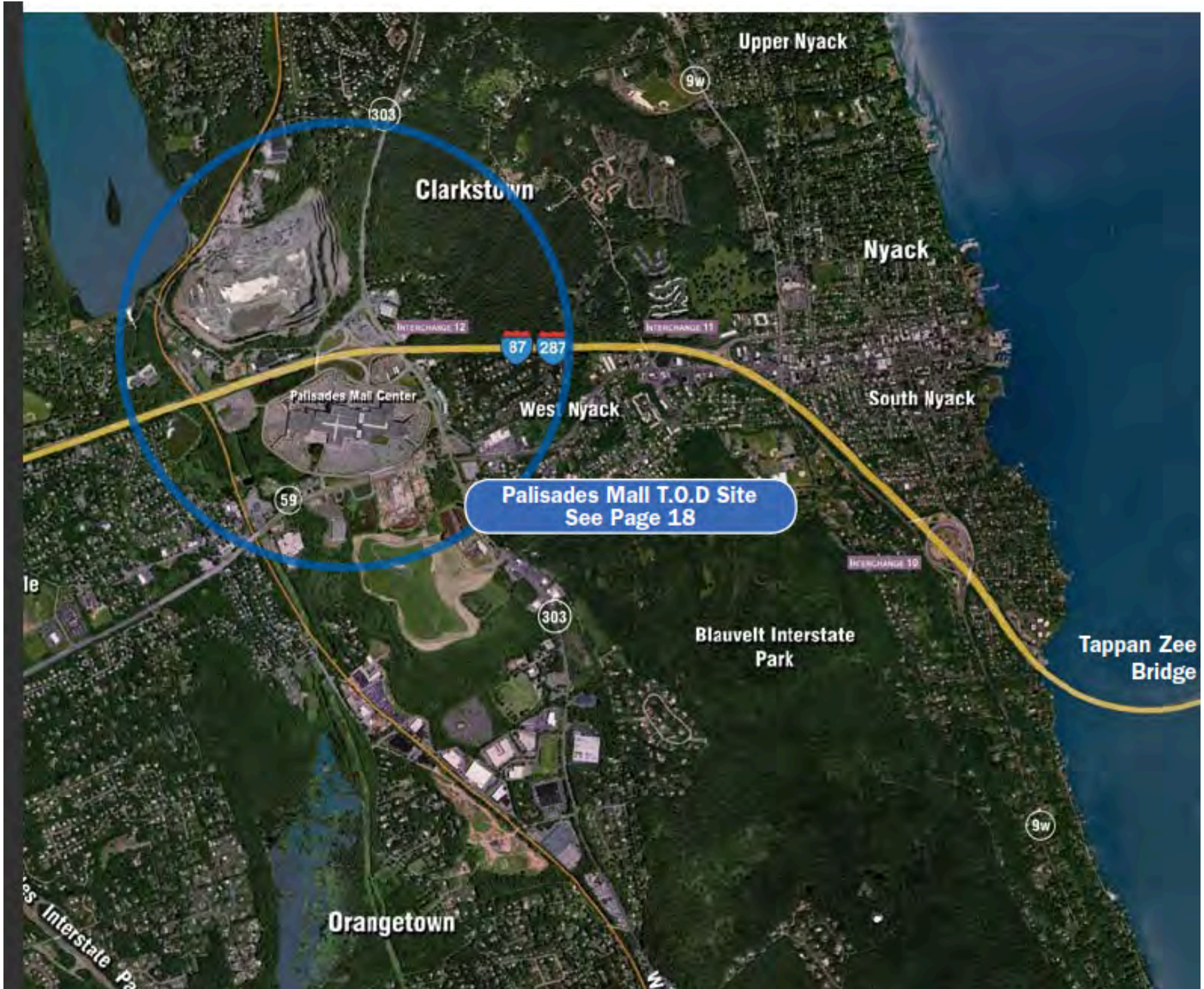
Starting Observations:

- 1) **Traffic and safe access** are two main concerns we addressed with a T.O.D –The mall needs integrating into the community.
- 2) **In the 6 acre ‘Park and Ride’ include TOD with commuter rail transit station (CRT)** – an existing 800 parking space lot considered by the 2007 Tappan Zee Bridge study. We added a **BRT for local movement.**
- 3) The existing mall is a **LARGE box type structure** that would provide improved community use through mixed use space.
- 4) **Reduce the significant paved areas (> 8,000 parking spots)**
- 3) Currently a **source of goods, revenue (tax base) and jobs**, so linking transit and greater service diversity could revitalize it.

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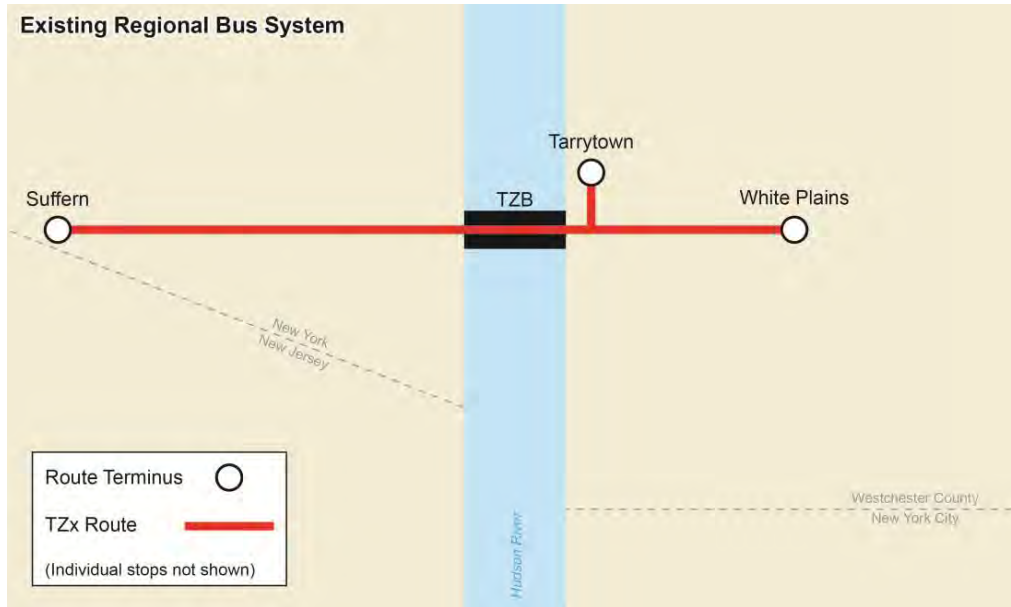


Figure 29: The region's existing regional bus system – the TAPPAN ZEEExpress (TZx) – runs between communities in Rockland County and Tarrytown and White Plains in Westchester.

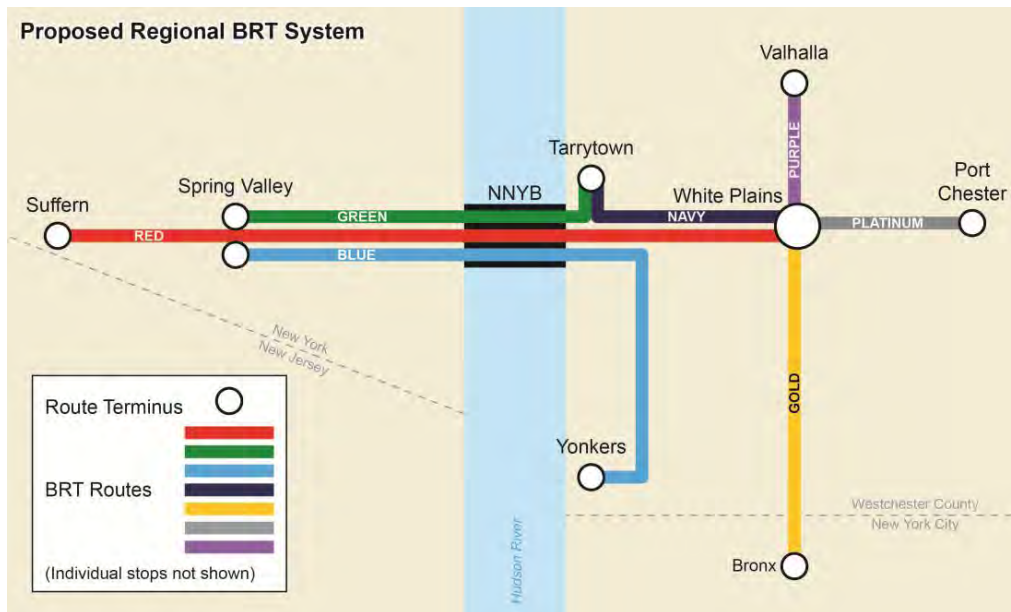


Figure 30: Recommended regional BRT system to begin operation when the NNYB opens in 2018. Local Bee-Line routes in Westchester and TOR routes in Rockland will continue to operate.

Improved Plan with BRT

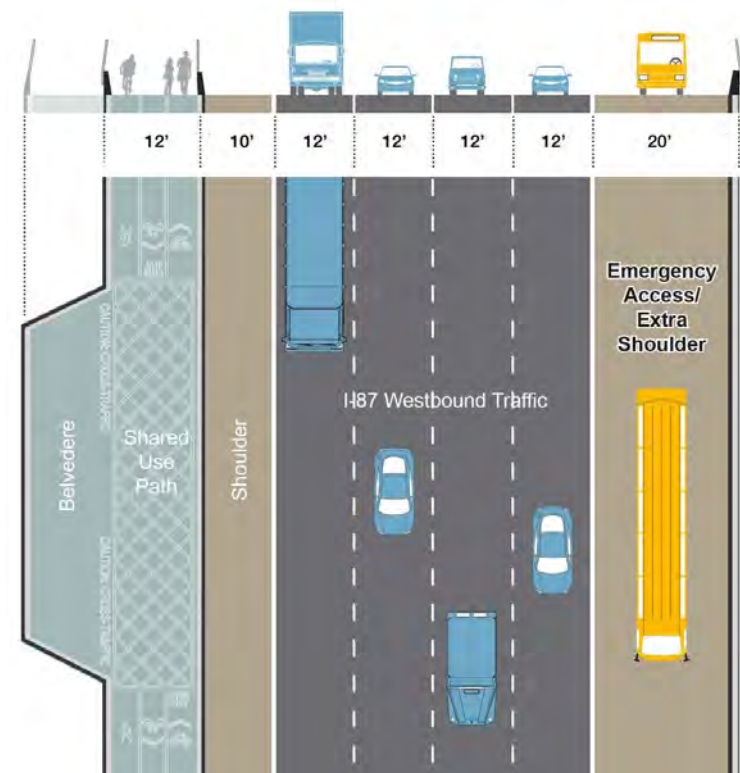
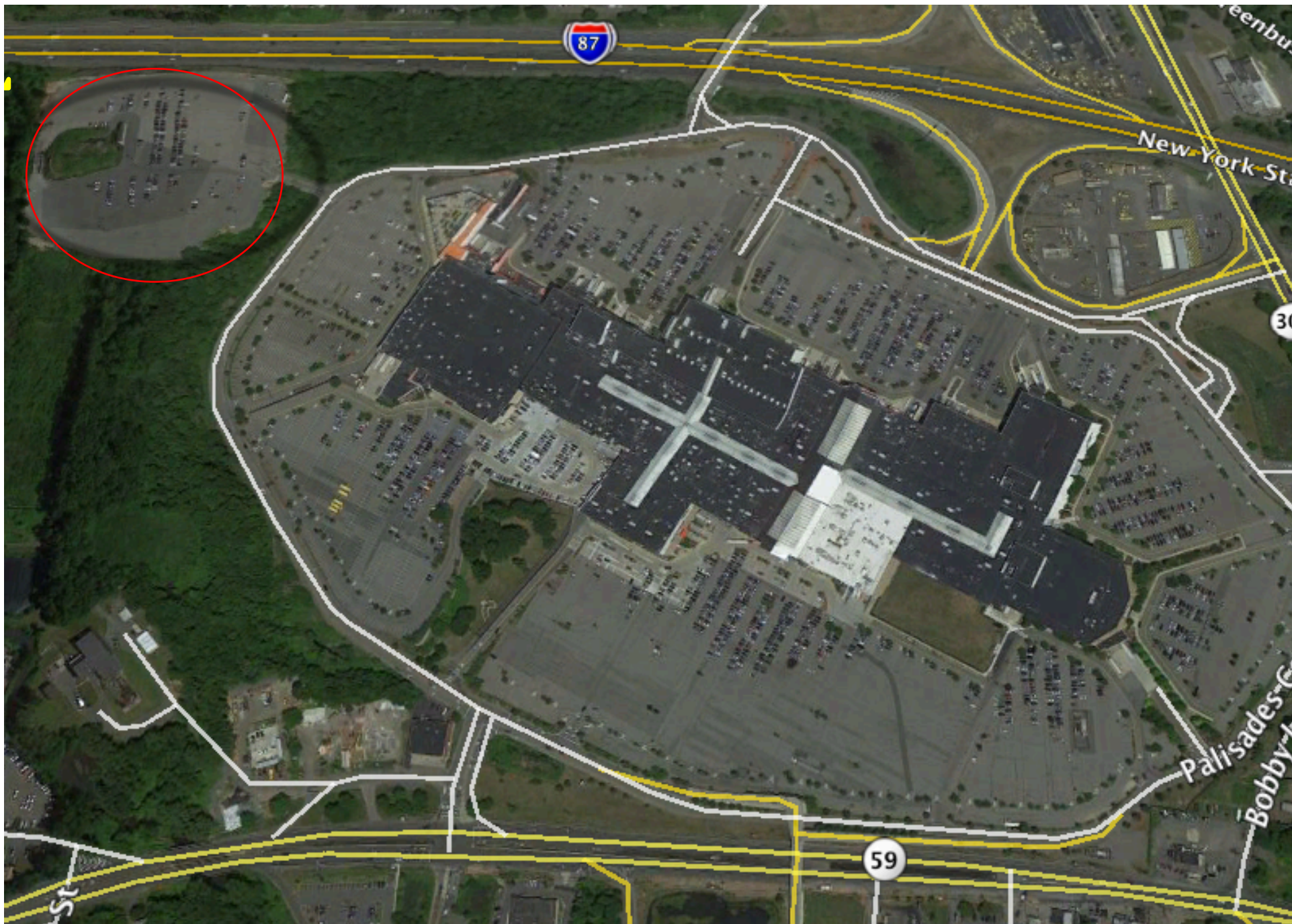


Figure 39: The NNYB will have extra wide shoulders with additional lane capacity for the new BRT system which will allow buses to move across the bridge faster. (Source: TZC/HDR)

LOCATION OF THE COMMUTER RAIL TRANSIT AT THE ROCKLAND PALISADES T.O.D. PROJECT



Build a transit stop into the heart of 'Rockland Palisades T.O.D.'



We propose a a thriving, mixed use T.O.D. with community events and outdoor space.

A transit stop to build connections inside Rockland and to the regional area will be a 2 level structure at the Mall Park & Ride:

- CRT station on top
- BRT below

Building the Station:

- **2 story station** CRT above and BRT below.
- **Covered walkway to connect the station to the Mall.**
- **Safe people-mover** assists in cold & wet weather – local art on the walls.
- A **'golf cart style'** people-mover will be available for people needing assistance.
- **Outside bike paths & walkways** will connect the station to the rest of the mall.

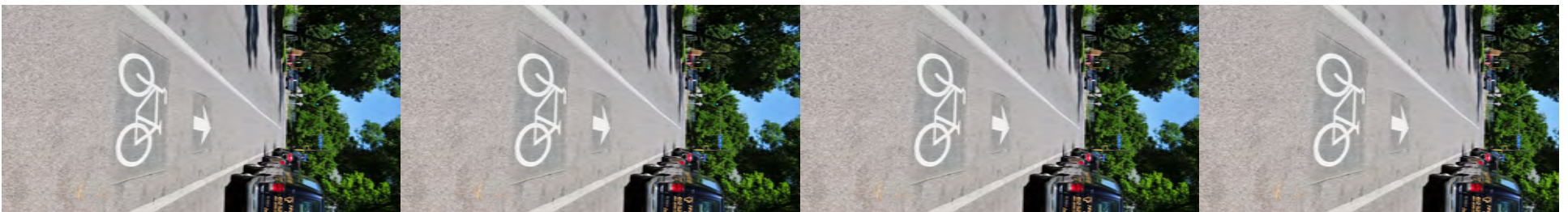




Rockland Palisades T.O.D. The Hub - linking Train, Buses, Walking, Biking & Community!



- **Buses - Connect the train stop to buses** to move people to Nyack, & New City, up to RCC and Ramapo and other Rockland locations. Link all areas of Rockland with BRT. Shared train station with bus stop to move people locally to and from this location. Note: We will **need a logo & campaign** to get people using them!
- **Bikes - A bike path connecting the surrounding communities** to the Palisades Community Hub with **bike racks** installed to facilitate usage. We will work with Clarkstown to install dedicated protected bike lanes along the sides of Rte. 59 to move people from from the other side of Rte. 59 and Nyack. Installation of bike racks at the train station rather than over by the larger mall to avoid a trip hazard.
- **Walkways –Overpasses and sidewalks to the mall** from the West Nyack’s 4 corners and the community across Rte. 59 will improve walkability, currently non existent.





Rethinking the Space – Reduce Parking by at least 30%

DECISION: Minimum **30% of the parking removed**. With the improved transit to the mall fewer cars will be used. Reducing parking will further incentivize using mass transit.

Cost: Initial Mass Transit station. Plant materials, reworking the space. Possible reuse of existing materials elsewhere in the county. Work with the town to see if asphalt can be recycled.

Benefit: Reduced runoff to help with flooding, natural swamp area so use this in a water feature. Cool the area by removing black reflective surface, improve aesthetics, provide recreational space. Reduced emissions.



Replace Asphalt with outdoor green space, recreation/park space with a playground, gazebo and picnic areas.

Cost: The expense of prep for the plantings, construction of outdoor gazebo, signage & ongoing maintenance. **Savings** of regular paving.

Benefits:

- The park and recreation space will encourage community gathering as a destination in addition to just shopping.
- The remaining parking areas will be redesigned so that it is not a flat slab of concrete to include planted areas.
- Bike and walking paths will be linked between the outdoor space and the main mall.
- We will preserve historic graveyard and include signage and connect it to the open areas.

Gazebo image from "Chicagofolksandroots.org"





Benefit from Increase Plantings: The whole mall space was once a wetland and floods in even small storms. We will create small swales and elevation differences to assist with runoff and drainage, install connected planted areas meandering throughout the parking area using native wetland plants and designed with curb cuts into the beds turning traditional run off into ‘run-in’ of water to the beds. We will plan a few demonstration rain gardens to encourage more of them to be installed in the community.

“Barriers and Gateways to Green Infrastructure” 2011 Report from Clean Water American Alliance



Farmer's market & Local Businesses

- The ground floor of the mall will include a year round farmer's market featuring locally grown fruits and vegetables in season, and modeled after The Reading Terminal Market in Philadelphia with local honeys, cheeses, whole foods.
- We will explore setting up hydroponic gardens from the ceiling in this market area.
- All stores on the 1st floor of the mall will be locally owned businesses.

Cost: Initial install may require some local County support. Revenues from sales tax may be less.

Benefits: Healthy food, local businesses, improved and more diverse customer draw. Community buy in and investment.

Partnership: We will work with the Rockland Farm Alliance to explore this.

Image from <http://www.messyandpicky.com/index.php/category/locations/reading-terminal-market/> AND <http://ilovebricks.blogspot.com/>



Second Floor: Retain Corner Anchor & Franchise Stores

The second floor of the mall and the corner 'anchor stores' would be reserved for the current model of franchise or chain stores. The corner store structure would allow these stores to be several floors tall which improves their visibility and is the design they need to attract enough buyers to support their larger overhead.

Benefit: Keeps the tax base, large franchise stores have a strong community draw, diversifies the appeal.



Third Floor A focus on community and service

- **Restaurants:** The third floor of the mall will be a mix of restaurants which would include both local fare and franchises – with different food choices and a variety of options that will appeal to the young adult, families, mature adults etc.
- **Services:** This floor will also include central space for activities for all ages such as: A library annex; A Children’s Center Museum; A senior center for this growing demographic in the county, with a lunch program that incorporates the farmer’s market foods and will plan to coordinate some intergenerational activities with the Children’s Museum;

Benefits: Provide a wide range of services at the mall for all stages of life.

Partnerships: We will work in partnership with RSVP (senior’s group); Library boards; Rockland Business Association.



THIRD FLOOR: Teen Space & Service Learning Center

- **Teens:** A teen creative hang-out - working with Apple Computer we will establish an internet café where teens could develop creative enterprises to share as a talent spot; focus on developing a non-alcohol serving teen dance or comedy facility which would feature local talent.
- A Service Learning Center to connect experience working in some of the career paths with the local schools would be a key enterprise in the third floor set up, and would encourage Rockland Conservation & Service Corps to set up a satellite office in this location to facilitate some of the youth and intergenerational activities.

Benefits: The county needs this central hub for youth – both an activity and a learning goal is met here.

Partnerships: Rockland Conservation & Service Corps; Apple Computer

Photo: Lee Jordan photostream <http://www.flickr.com/photos/leejordan/with/1240844343/>



Fourth Floor: Convert to Housing

Plan Residences

- Reuse of the existing space for studio and one bedroom residences, relocating existing businesses to another section of the mall.
- Minimum of 15% being designated as affordable units to include some senior housing as our community is aging.

Cost: Lost tax base from stores.

Benefits: close to job opportunities, close to services, close to shopping, close to transit; provides some affordable housing for the county; allows aging in place.

Partnerships: Rockland County Housing Authority; County office of Aging



Residential units design will be a minimum of LEED gold and will include:

- Skylights and other features to incorporate & capture natural light,
- Compact florescent (CFL) & LED lighting
- Solar on the roof to generate energy.
- Low energy appliances & fixtures
- Low flow fixtures and appliances to conserve water

Expense: Purchase & Installation

Benefits: Energy and resource efficient

Imagery used from "Barriers and Gateways to Green Infrastructure" 2011 Report from Clean Water American Alliance



Rooftop Use: Access to the roof to include wide expansive views, and planted beds including a community garden which can provide vegetables and fruits for the Farmer’s Market.

Cost: Preparation of roofing materials.

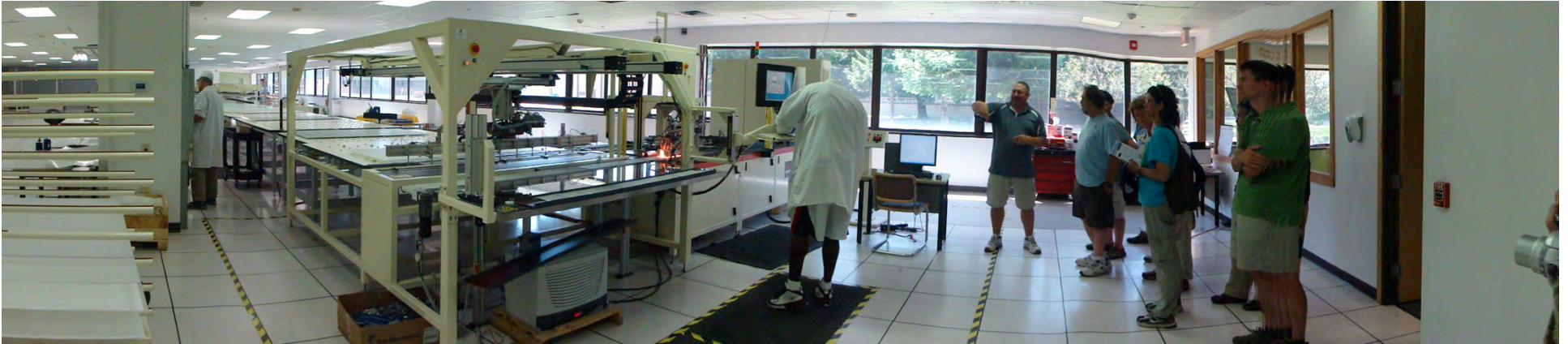
Benefit: Local produce, community building activity, green roof with water retention and cooling benefits.

Partnerships: Rockland Farm Alliance

Imagery used from “Barriers and Gateways to Green Infrastructure” 2011 Report from Clean Water American Alliance



- **Enhance the Medical:** With the new paramedic location in the frontage along Rte. 59 and the West Nyack Fire Dept. relocation to this area we have a perfect opportunity to reinforce the medical placing an Urgent Care facility in this space.
- **Benefit:** This will be especially beneficial with the increased service and residential uses of the mall space.



Include 'Light' Industry

Light industry would provide diverse job options to our community and add to the employment opportunities available close to a transit hub. Much as a solar panel facility has been set up in a section of the Kingston IBM building (photo above) a separate space could be used for this so that it would have its own space for supplies pick up and shipping. There is ample space for this adjacent to the CRT station in the Park & Ride.

Benefit: Diversification of employment options and opportunities.