



Rockland Palisades 'Community Hub'

Our proposed plan recognizes some basic starting points:

- 1) There is an **existing LARGE structure** that has potential for improved community use as a mixed use space.
- 2) The need to **reduce the amount of paved surface**,
- 3) The need to retain shopping as a piece of the plan, as the mall is a **source of goods** AND also of **revenue (tax base)** AND **jobs**, but with some major changes and greater diversity.
- 4) **Traffic** and **access** are two main concerns that need to be addressed.



- The Palisades Center has the potential for serving as a community hub but in order to do that it needs to diversify its design, access, and use structure.
- Our plan proposes a multi use facility that will become a destination for Rockland residents that includes not only shopping but much MORE!

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



Fourth Floor Convert to Housing

- Reuse of some of the existing space – relocate Dave & Busters and Bowling can be relocated to another section of the mall.
- Minimum of 15% being designated as affordable units to include some senior housing as our community is aging.



The unit design will be a minimum of LEED gold with at a minimum: skylights and other features to incorporate & capture natural light, compact florescent (CFL) lighting, solar on the roof to generate energy.

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



Access to the roof to include wide expansive views, and planted beds including a community garden.

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



A minimum of 30% of the parking area will be removed



Replaced with outdoor recreation/park space with a playground, gazebo and picnic areas.

- 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.
- We will preserve historic graveyard and include signage and connect it to the open areas.

Gazebo image from “Chicagofolksandroots.org”





This area was once a wetland, which contributes to it flooding in even small storms. We will include some 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 to allow for runoff to flow into these areas, and include rain gardens and planted areas with curb cuts into the beds to reduce the amount of storm water run off created by all the pavement.

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



We will explore whether a small pond would make sense in this location from both a run off/flooding, and a soils, point of view.

Imagery used from "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 work with the Rockland Farm Alliance to explore this idea.

We will explore setting up hydroponic gardens from the ceiling in this market area.

The ground floor of the mall will include locally owned businesses.

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



Retain Some of the 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.



Third Floor

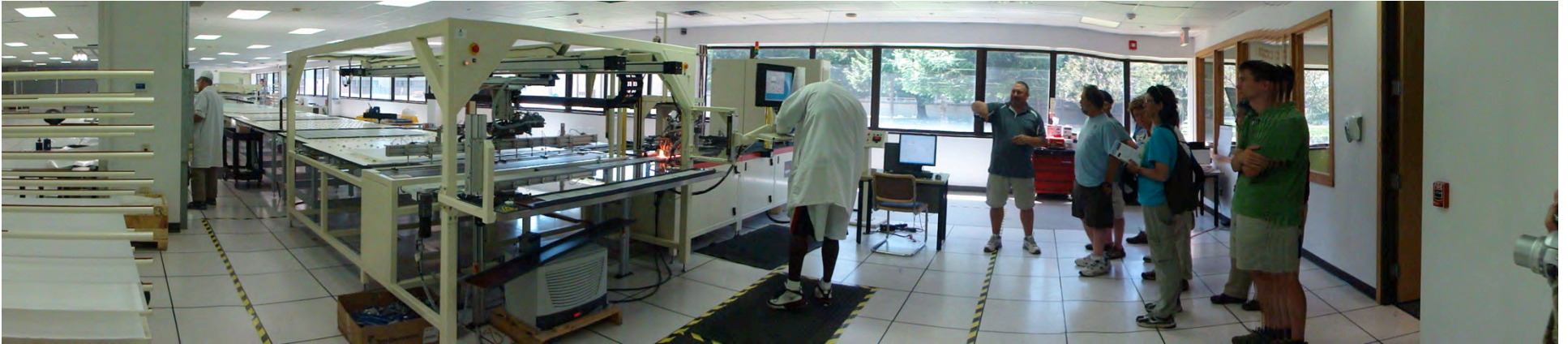
- The third floor of the mall will be a mix of restaurants which would include a mix of local fare and a few of the franchises – somewhat like a European Plaza of different food options we envision a variety of choices and options.
- This floor will also include stores and a central space for activities for all ages such as: A Children’s Center Museum; A senior’s center for this growing demographic in the county - we will work in partnership with RSVP (senior’s group) to provide a senior center with a lunch program that incorporates the farmer’s market foods and will plan to coordinate some intergenerational activities with the Children’s Museum;



THIRD FLOOR TO INCLUDE

- 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 Americorps to set up a satellite office in this location to facilitate some of the youth and intergenerational activities.

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



Include 'Light' Industry

A section of the mall could be set aside for light industry to provide diverse job options and so that the facility is not so dependent on shopping. Much as a solar panel facility has been set up in a section of the Kingston IBM building (photo above) a separate space along the closed facilities in the frontage road on Rte. 59 could be used for this so that it would have its own space for supplies pick up and shipping.



Walkable, Bikeable, Monorail!



- Making the new center access walkable and bikeable is a major focus. The existing location is a challenge for walkability but we will work with Clarkstown to make it more accessible with the installation of
- Overpasses and sidewalks to the mall from the West Nyack's 4 corners, and a protected bikeway from Eastern 59 and Nyack, the situation would improve.
- The senior program would run a shuttle to bring seniors to their center. A bike path connecting the surrounding communities to the Palisades Community Hub would be a priority design with bike racks installed to facilitate usage.
- In addition we envision a monorail or light rail installation that would run from Nyack to Ramapo with a stop located in the frontage space along Rte. 59.