



SUMMARY OF PALISADES COMMUNITY HUB PROJECT PLAN

Rockland's Palisades Community Hub - The proposed plan recognizes that:

- 1) There is a large existing structure in place 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 some type of shopping at the Palisades Center but with some major changes and greater diversity in the plan,
- 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:

- a) The fourth floor of the center will become housing – with a minimum of 15% being designated as affordable units. The unit design will be a minimum of LEED gold with at a minimum skylights and other features to incorporate & capture natural light, solar on the roof to generate energy, access to the roof to include wide expansive views, and planted beds including a community garden.
- b) A minimum of 30% of the parking are will be removed and replaced with an 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. 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 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. The ground floor of the mall will include a 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.
- c) While the ground floor of the mall will include locally owned businesses; the second floor of the mall and the 'corner 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 is the design they prefer.
- d) The mall will include activities for all ages such as: A Children's Center Museum; A senior's center – 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; 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.
- e) Restaurants in the mall would include a mix of local fare and a few of the franchises – most restaurants would be located on the third floor.
- f) A section of the mall could be set aside for light industry 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 Poughkeepsie IBM building a separate space like the BJ's facility could be used for this so that it would have its own entry and space for supplies pick up and shipping.
- g) 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 Palisaded Community Hub would be a priority design.