



THE RIVERSPACE SUPERBLOCK, NYACK



LOCATION

A 3.7 acre superblock in downtown Nyack that holds the Helen Hayes Theater Building, M&T Bank, Village owned Veterans Memorial Park, and the Village Urban Renewal owned parking lots. This section of downtown (119 Main St.) was redesigned in a 1960 urban renewal project and the original street grid was removed.

HISTORY

Pre **1996** home to Cinema East a single screen movie theater, and originally the largest indoor movie screen in Rockland. **1996** new owners created Helen Hayes Performing Arts Center and operated it for a decade. **2006** Friends of the Nyacks and Riverspace Arts took over the space. **2008** a proposal is floated to create a 3.7 acre downtown superblock called Riverspace Downtown. The proposal fell with the closing of Riverspace in **2009**.

2010 A Citizen Committee formed to study the superblock proposal released four development goals: 1) improving parking options; 2) being fiscally responsible; 3) meeting the needs of all community members; 4) increasing Nyack's attraction as a regional destination. Village officials noted an untapped tourist potential and adding more views and pathways to the river would benefit Nyack, one of the few public Hudson River access points. On the Theater side options considered were: 1) Renovate into a multiplex theater; 2) Build an Arts and Media Incubator; 3) A 300 seat Black Box Theater; 4) 1000 seat Regional Roadhouse equal to the Lafayette Theatre in Suffern.

2011 summer 2 detailed proposals from national firms considering 100 residential units onsite above ground floor retail, new public open space and cultural arts & education center – they Village has until the end of September to consider the plan....

2011 – at the end of August 2011 a flash flood from Hurricane Irene dumps 7 ft. of water in Riverspace, and into the center piece of all the planning.



POTENTIAL PROJECT

Riverspace has for years been a community based organization working to build community and contribute to its overall character. It needs volunteers, commitment and creativity to survive and over the years has organized many community groups to partner with. Financially the Art Center has brought much to the community but has also faltered financially. Looking at the space as a **superblock** brings a broader vision to the project space.



2015 construction clean up began and new small shops were being considered to re-inhabit some of the space.

There is a commitment to **Green Economic Development**. The redevelopment effort will feature cutting edge technology and design in order to reduce energy costs and protect the environment. They have discussed green roofs to assist with stormwater run off, parking structure will be surrounded by evergreen plant screen. The demolished building materials will be recycled or reused onsite. The design will focus on better connecting old and new parts of Nyack, and focus on encouraging pedestrian friendly areas and connecting to bicycle and public transit opportunities.

All sounds good – how would you take these ideas and tie them into a plan?

