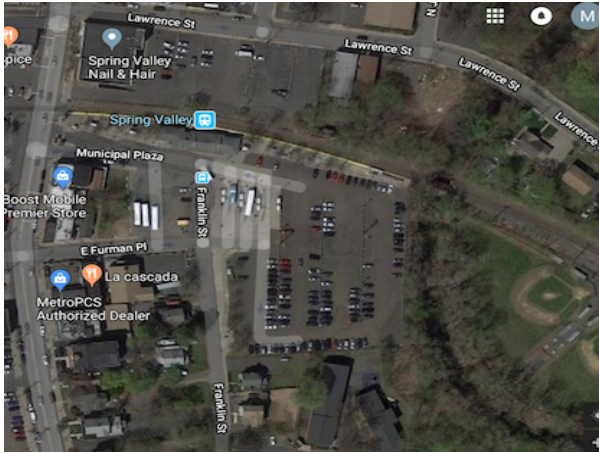




SPRING VALLEY TRAIN STATION T.O.D.



LOCATION

Site includes the existing train station in downtown Spring Valley as well as adjacent space. Spring Valley is situated where 3 major highways converge –the NYS thruway (287), Route 59 that cuts E/W across Rockland and Rt 306 that cuts N/S across Rockland.

PROPOSAL



Concord Capital, a Rockland County investment firm, proposed to build a \$175 million (TOD) transit oriented development around the train station (see next page). One million sq. ft. development with residential, multi-family housing, office, retail, park, a commuter-parking garage and upgraded train station. They hoped Metropolitan Transit Authority (MTA) would install a direct line from SV to Penn Station for a 1 hr. commute. The Village Urban Renewal Board approved the conceptual plan 10/18 but it has since stalled. A critical centerpiece is reliable train service.



HISTORY

Spring Valley Train Station

In the late 1800s railroads, such as the New York, Lake Erie and Western lines, were establishing stations to pick up and deliver goods. Eleazar Lord, a wealthy landowner in Rockland, established a station in Monsey, near his own 8.5 acre property. Local farmers in the area responded by building a small station at an old farm crossing to gain access to the railroad to transport their goods. The station was a wood shack with a 10 ft. X 11 ft. platform. The name Spring Valley came from Isaac Springstead, one of the local farmers. Eventually the railroad evicted the local operator and took over the railroad naming it Pascac. The station holds 207 vehicles.

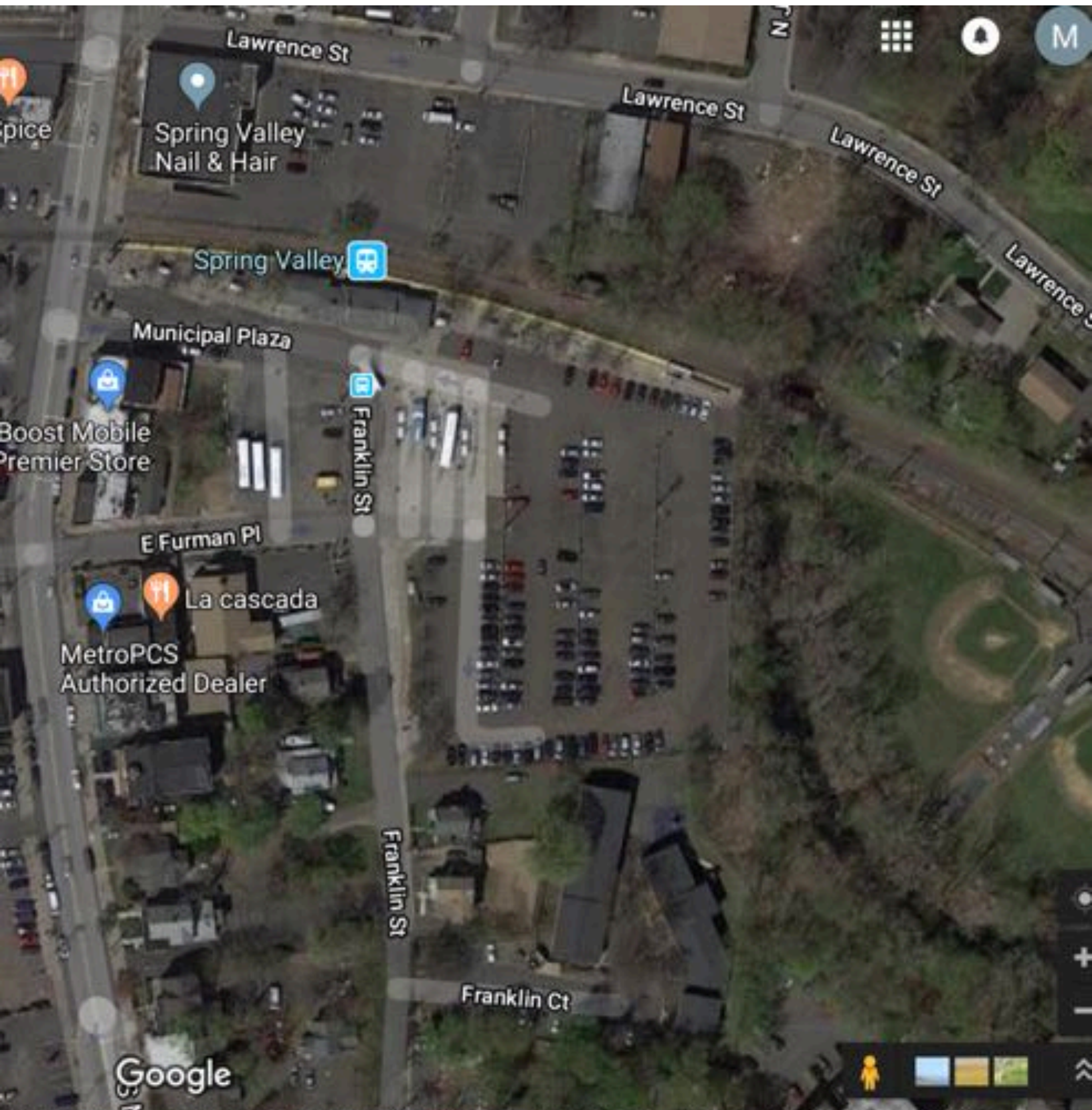
Proposal Specifics

The project sits in an urban renewal zone allowing higher densities than other areas. It is planned for a 3 yr. development in 5 sites:

- 1) Site 1 - 140,000 sq. ft. residential buildings – 800 units mostly rental with a few condos, over a ground floor retail - facing Memorial Park, Church and Centre streets.
- 2) Sites 2 and 3 include 300,00 sq. ft of retail, office and residential with train access facing Main & Lawrence St. and the train station.
- 3) Site 4 is 50,000 sq. ft. of office and retail and possible village office space facing Municipal Plaza, Main St. and West Furman Pl.
- 4) Site 5 is MTZ lot and 2 story parking garage, topped by residential – 420,000 sq. ft.



An aerial photo of Concord Capital New York's proposed transit-oriented development in Downtown Spring Valley.



Spring Valley Nail & Hair

Spring Valley

Municipal Plaza

Boost Mobile Premier Store

E Furman Pl

La cascada

MetroPCS Authorized Dealer

Franklin St

Franklin St

Franklin Ct

Google