

Planning Activity #2: Exit 10 @ South Nyack – the Gateway to Rockland



Images source: S. Nyack Economic Sustainability Study



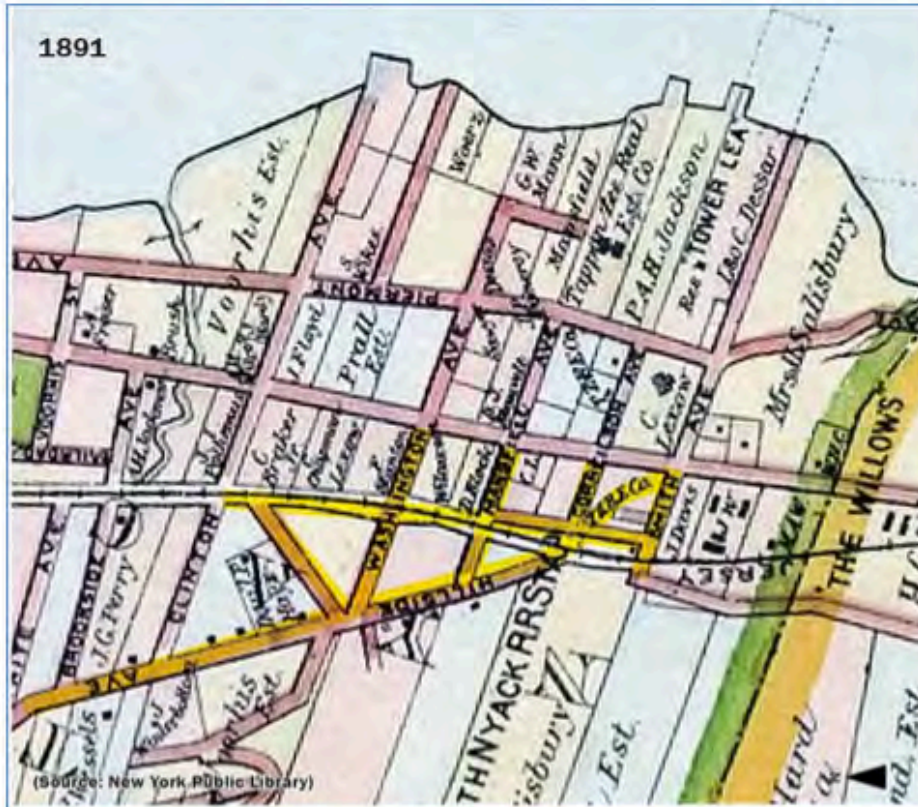
Today's exit 10 on the NYS Thruway



Wikipedia identifies the Village of South Nyack with a population of ~3500: “The village is the western terminus of the Tappan Zee Bridge”.

The Thruway Legacy

Before



After



Village total area is 1.7 sq. miles.
1.1 sq miles of this is Hudson River (water).
0.6 sq. miles of land.

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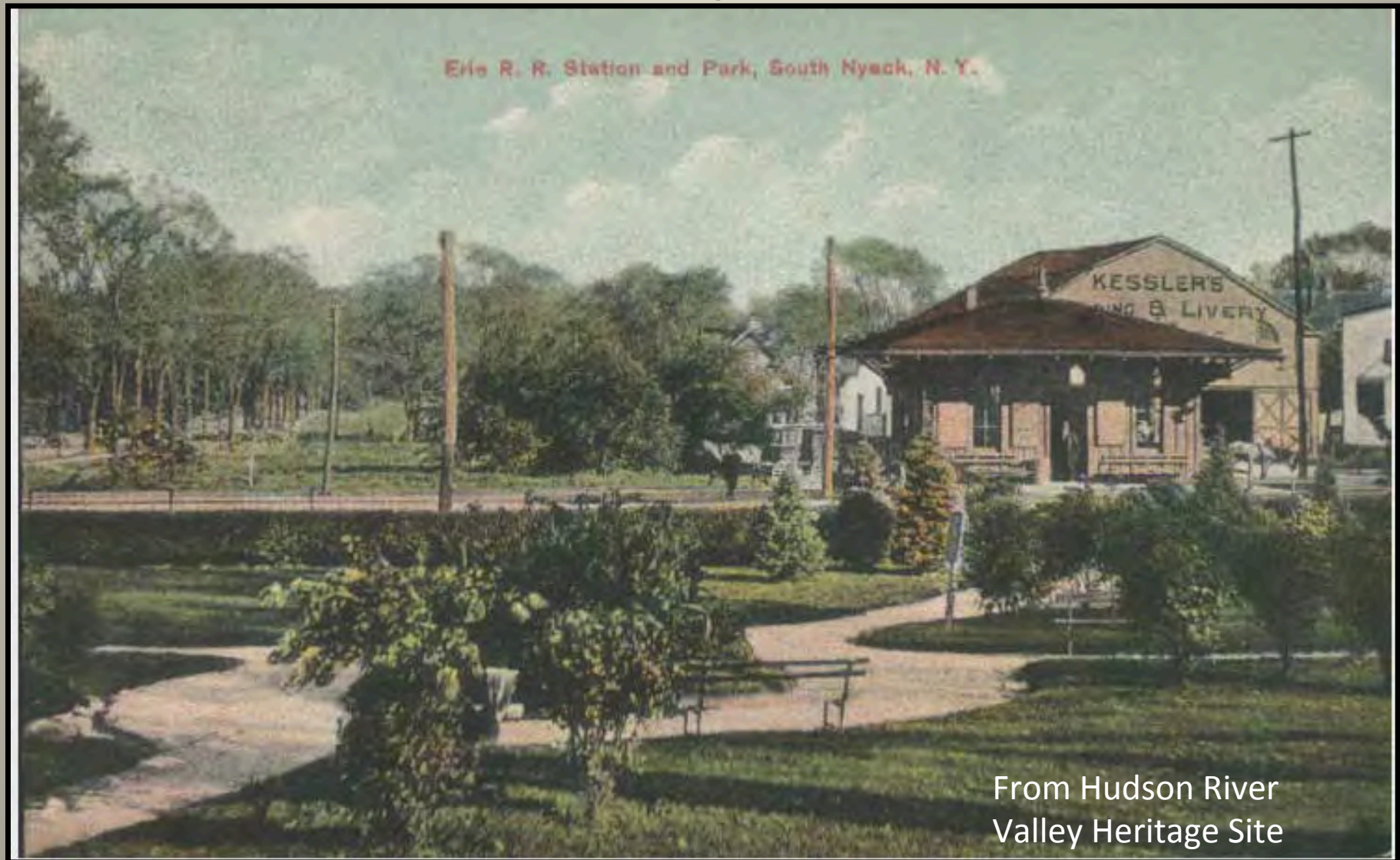
The history



1955: The center of the Village of South Nyack leveled for the construction of the thruway. Every business in the area was removed.

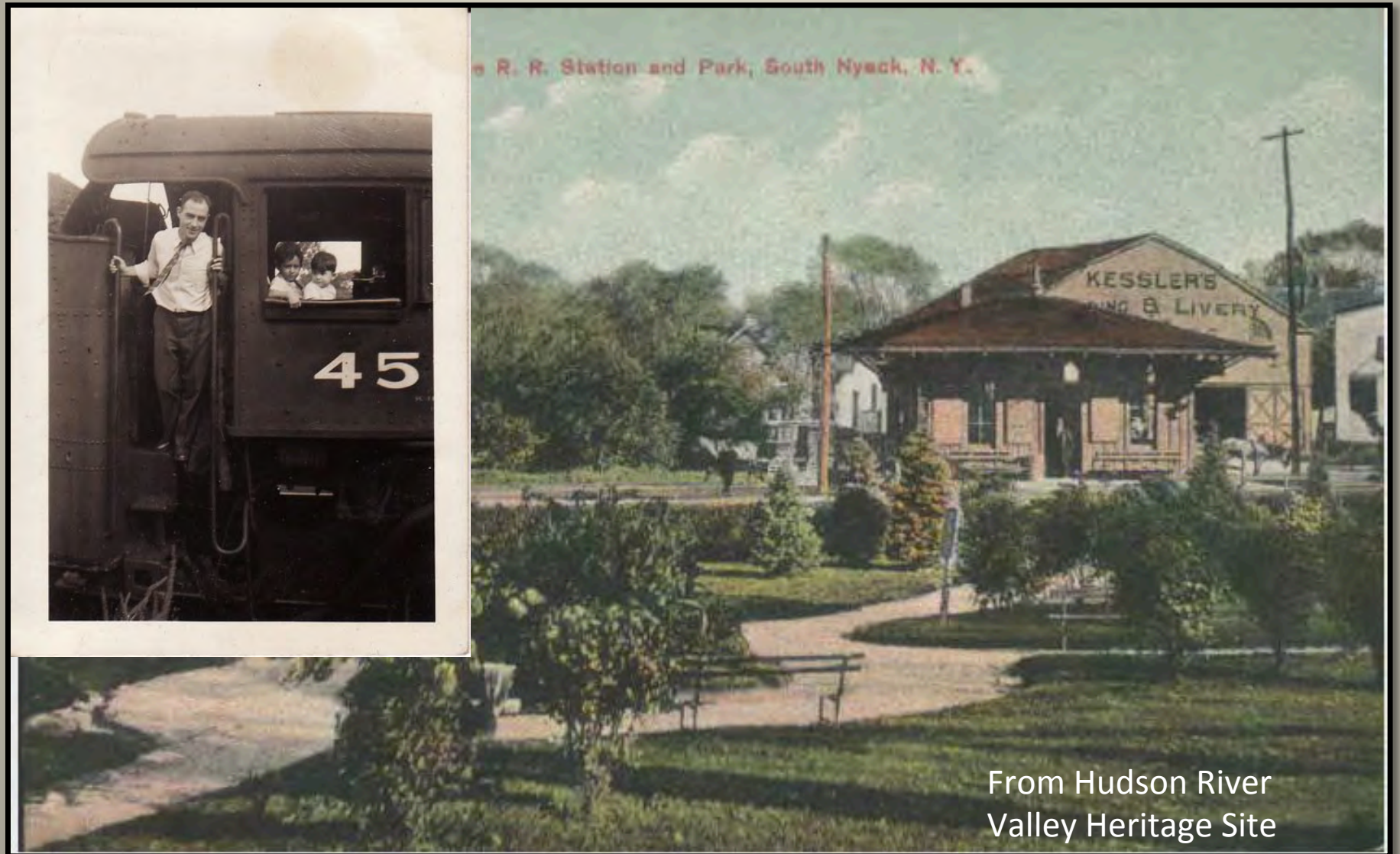
From Hudson River
Valley Heritage Site

The railroad station – the tracks are now the Esposito Trail



From Hudson River
Valley Heritage Site

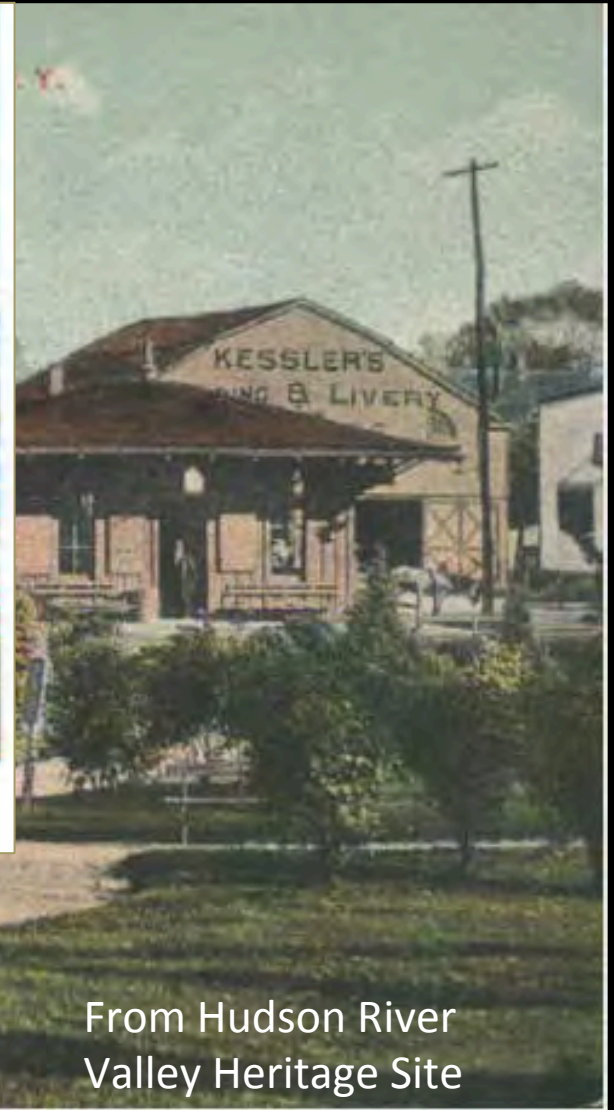
The railroad station – the tracks are now the Esposito Trail



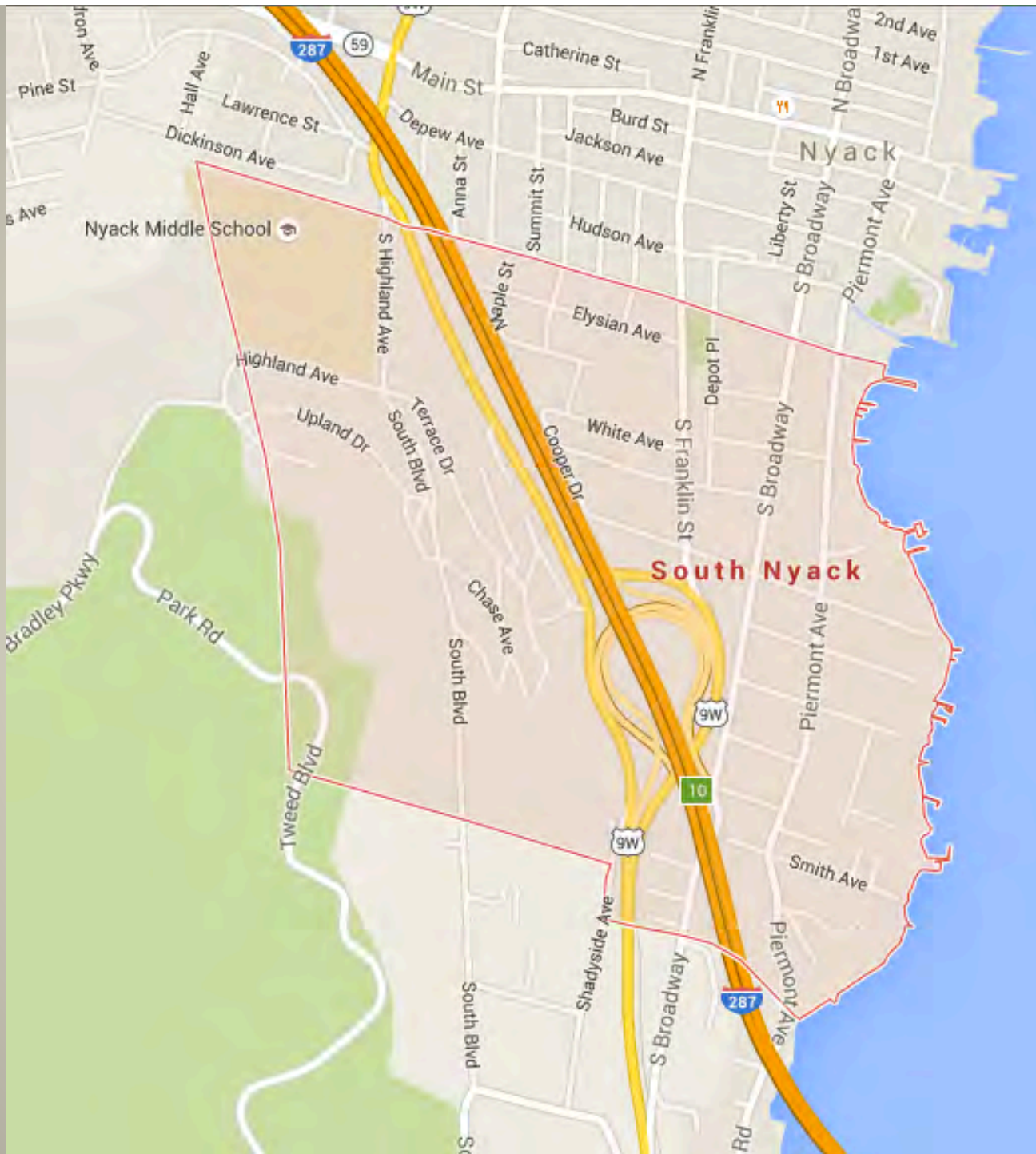
The railroad station – the tracks are now the Esposito Trail



A path across I-287 in S. Nyack



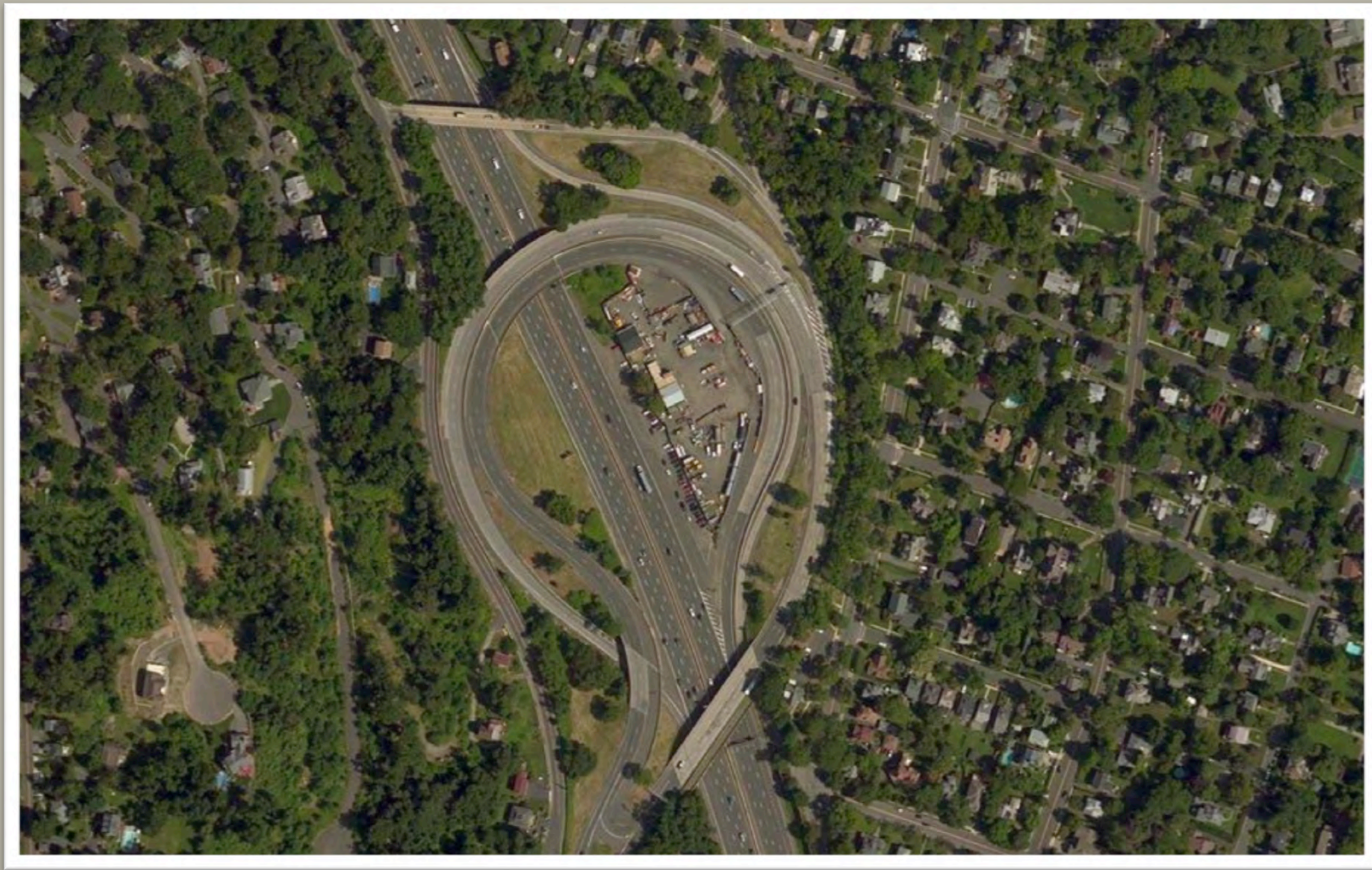
From Hudson River Valley Heritage Site





In the 1950's this community was split in half

For 60 years this has been the center of
South Nyack



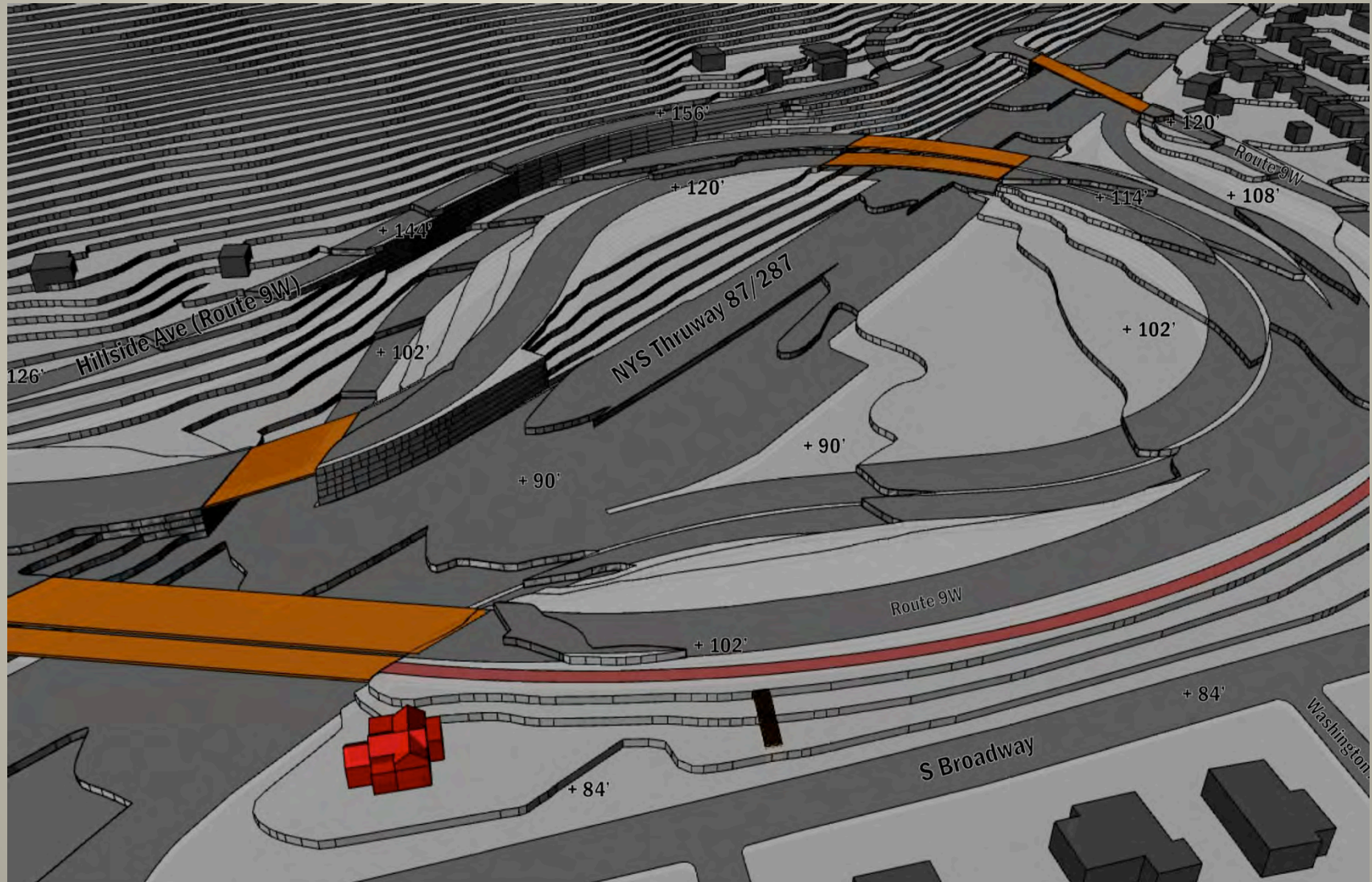
Bisecting the waterfront section from the higher, hillside section of the community

For 60 years this has been the center of
South Nyack

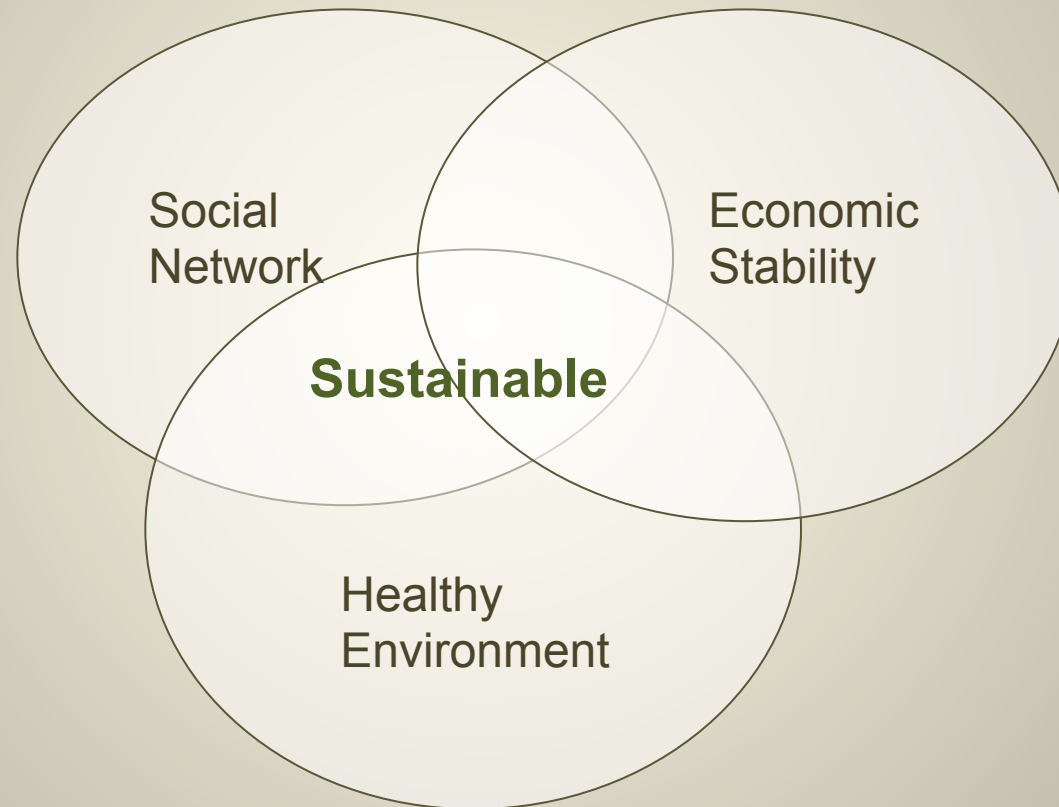


B

Elevation change between the two sides of S. Nyack



We have been talking about sustainable development



The cutting through of the thruway & the TZ Bridge worked against each of these.

Opportunities from the New Bridge to rethink



Photo Credit: New York State Thruway Authority

The goals of today's project are to:

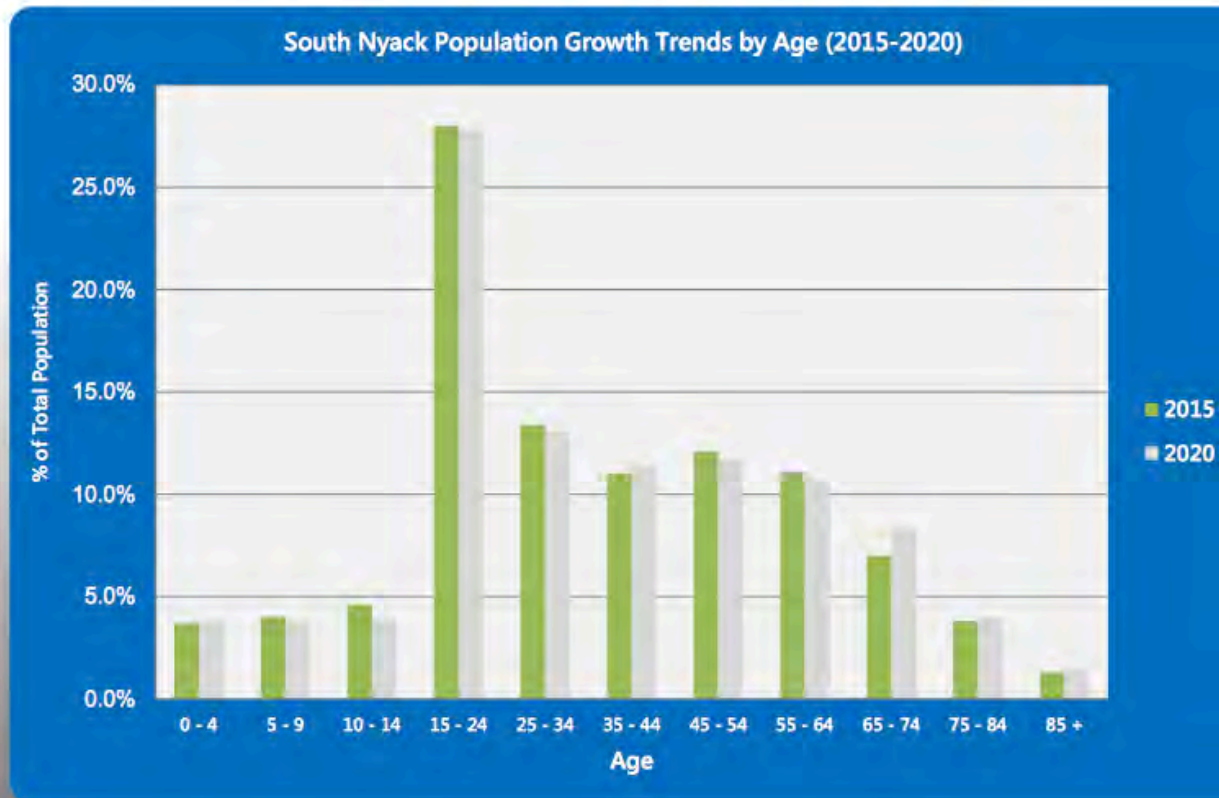
1. Reconnect the two pieces of South Nyack to re-establish a sense of community
2. Establish a commercial/economic base for South Nyack that is not competing with downtown Nyack
3. Create a Village Center – the real heart of South Nyack
4. Bringing the sustainable planning you have focused on in your classrooms with green design techniques to this new project.

Important to start with a look at demographics & economics

Market & Economic Analysis

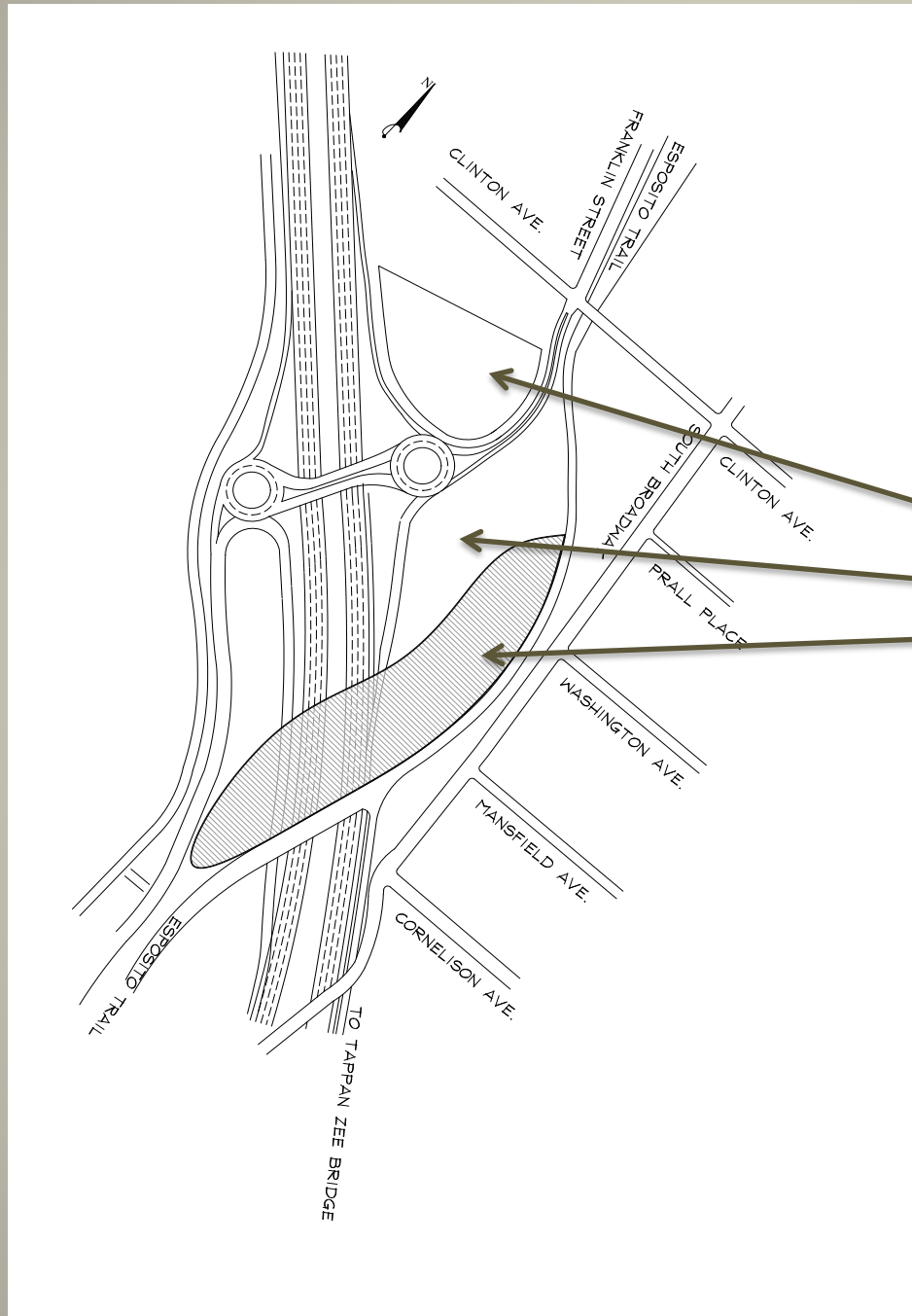
Demographic Trends: South Nyack

- 2015: 3,570 Residents / 1,225 Households
- 2020: 3,687 Residents / 1,269 Households



Images source: S. Nyack Economic Sustainability Study

Drawing of proposed deck over



Areas to plan for include:

- New smaller roundabout
- Open area above the new roundabout
- Ground level open area currently used as a thruway construction parking lot
- Created deck over the thruway

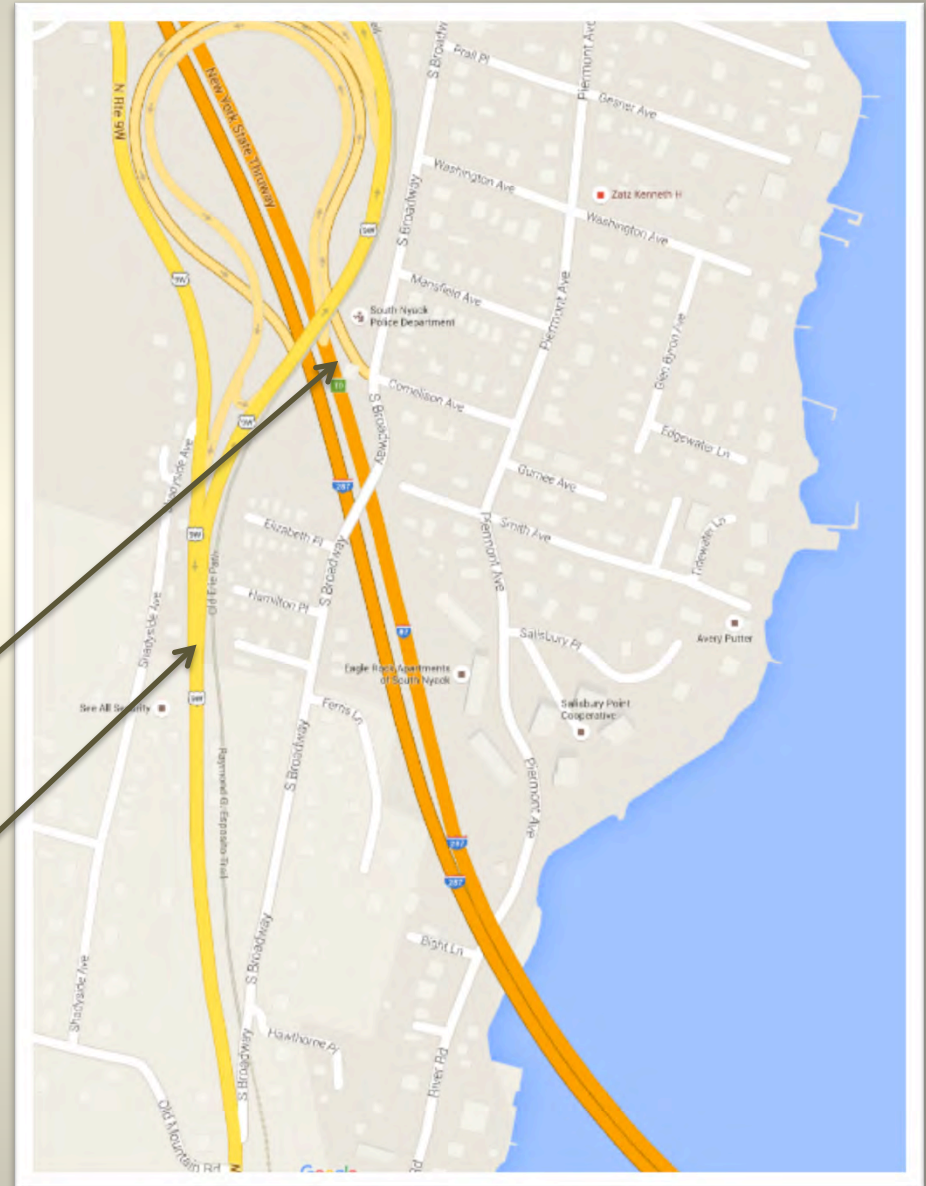
Rendering provided by Kier B. Levesque Architect, Nyack NY

What do we want to showcase?

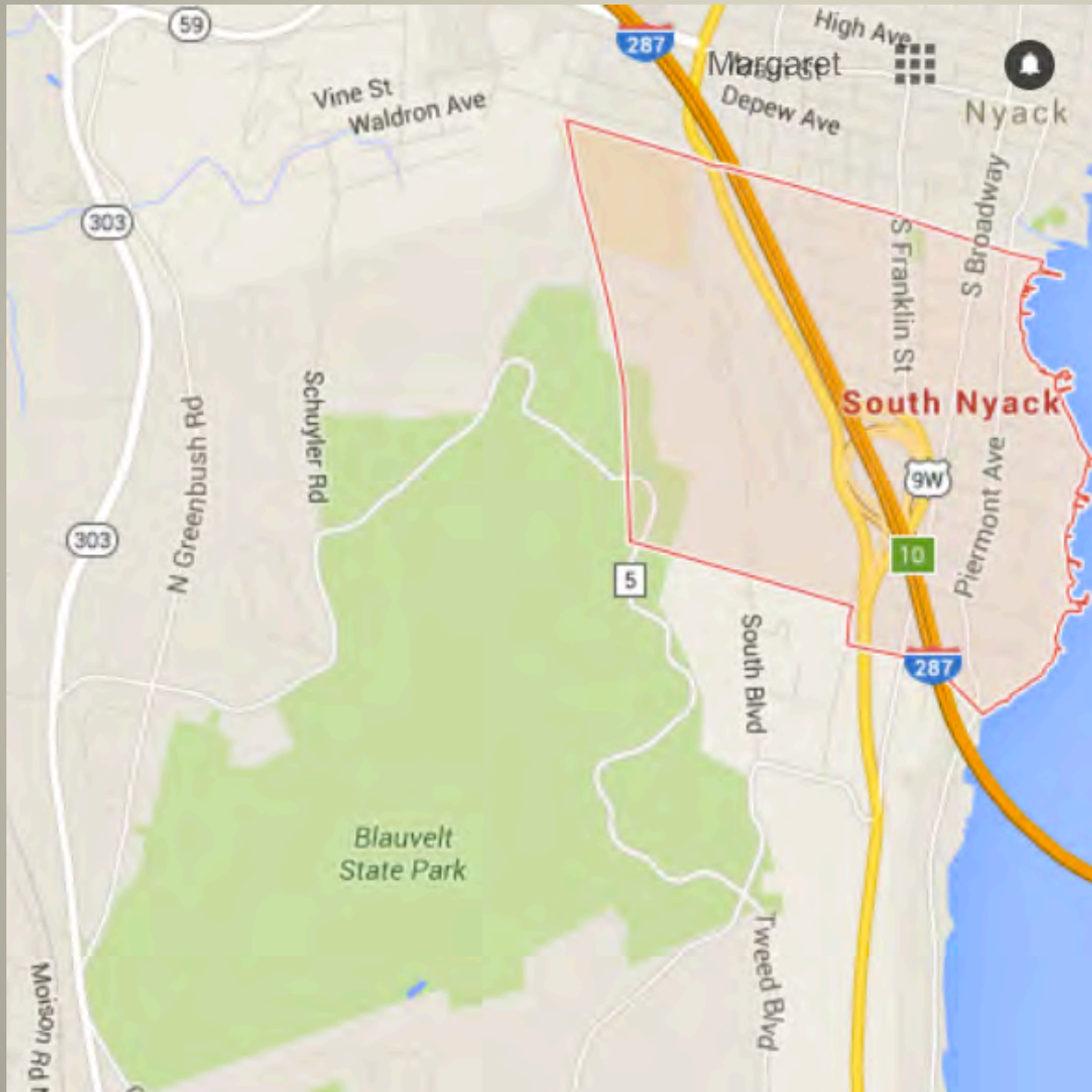
CONNECTIONS FOR WALKING & BIKING

New Shared Use Path connect several trails and regions of Rockland & over to Westchester

Raymond Esposito Trail/Old Erie Path runs throughout Orangetown and down south along the waterfront and with an easy break reconnects up to Haverstraw.



What do we want to showcase?



CONNECTIONS TO LARGE PARK LANDS:

- Blauvelt
- Clausland
- Tackamack

What do we want to showcase?



Connections to Nyack College located on the hillside of South and spectacular views of the Hudson River to the East!
And then there are the earlier links to elephants and “The Great Oom” ...?

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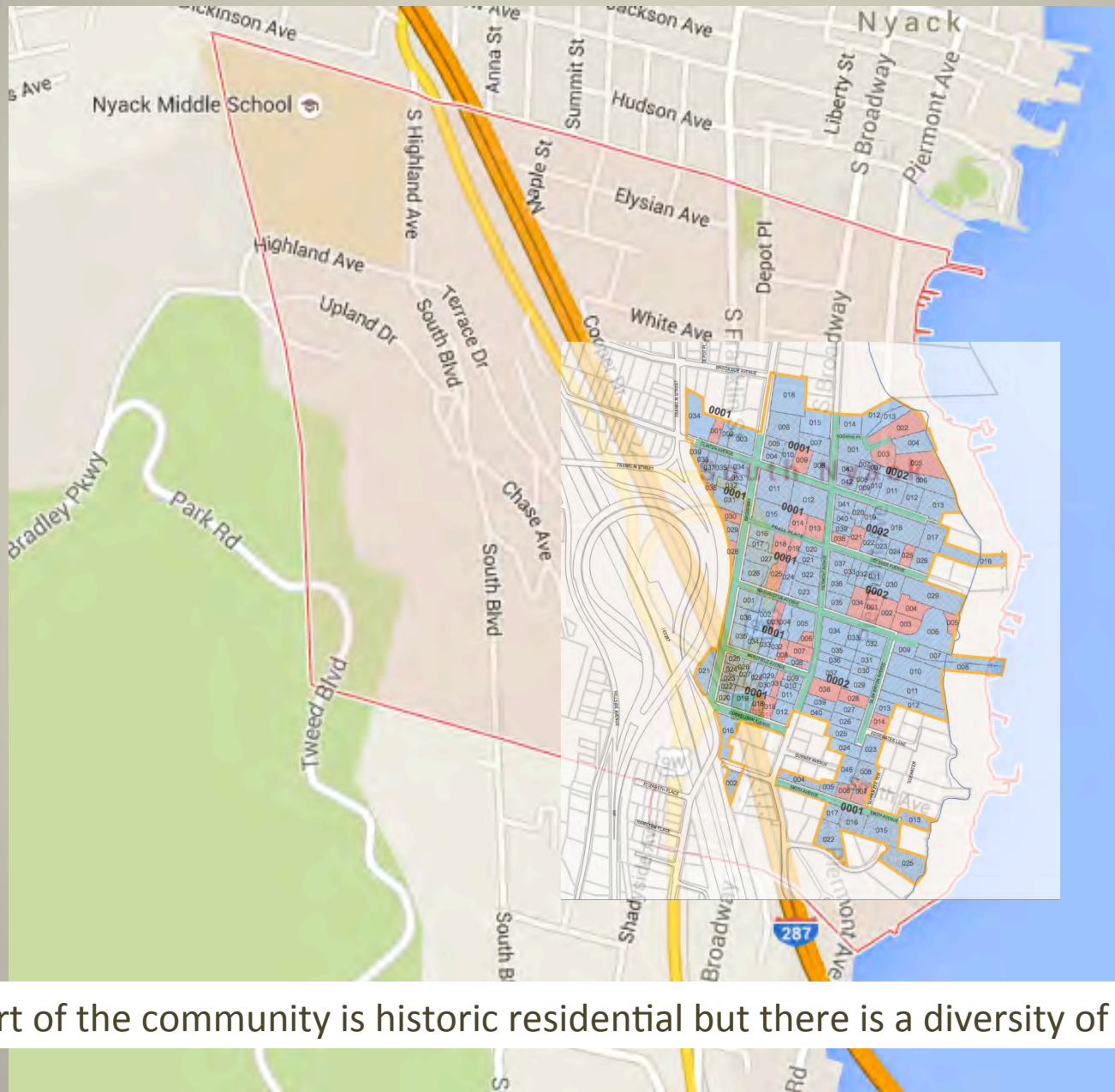
Historic look of parts of this community



Image from historic & natural district inventory form

Sections of the community housing has a historic rivertown feel like several of the other older waterfront communities in Rockland and the lower Hudson Valley.

A proposed historic area of the community



Part of the community is historic residential but there is a diversity of houses.

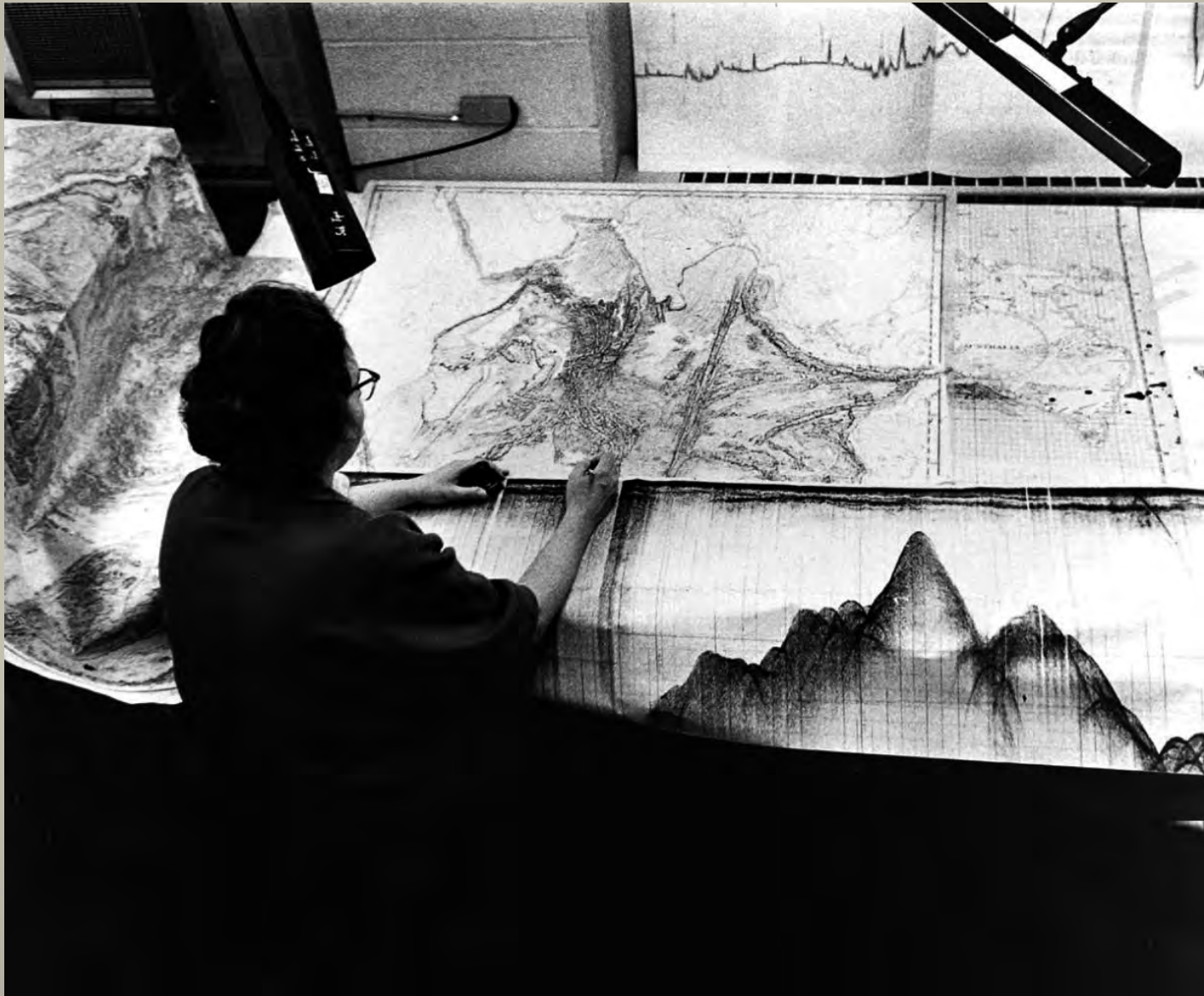
Historic look & pieces of this community



Image from historic & natural district inventory form

Nyack Ice Company on the northeast corner of Clinton & Franklin Aves. This was one of Nyack's most important industries from the 19th century when ice was used for food preservation. While these pieces have been demolished in the last decade perhaps recalling the history will have a place in the future plans for S. Nyack?

Home to Marie Tharp creator of the first ocean map of the seafloor, Lamont-Doherty



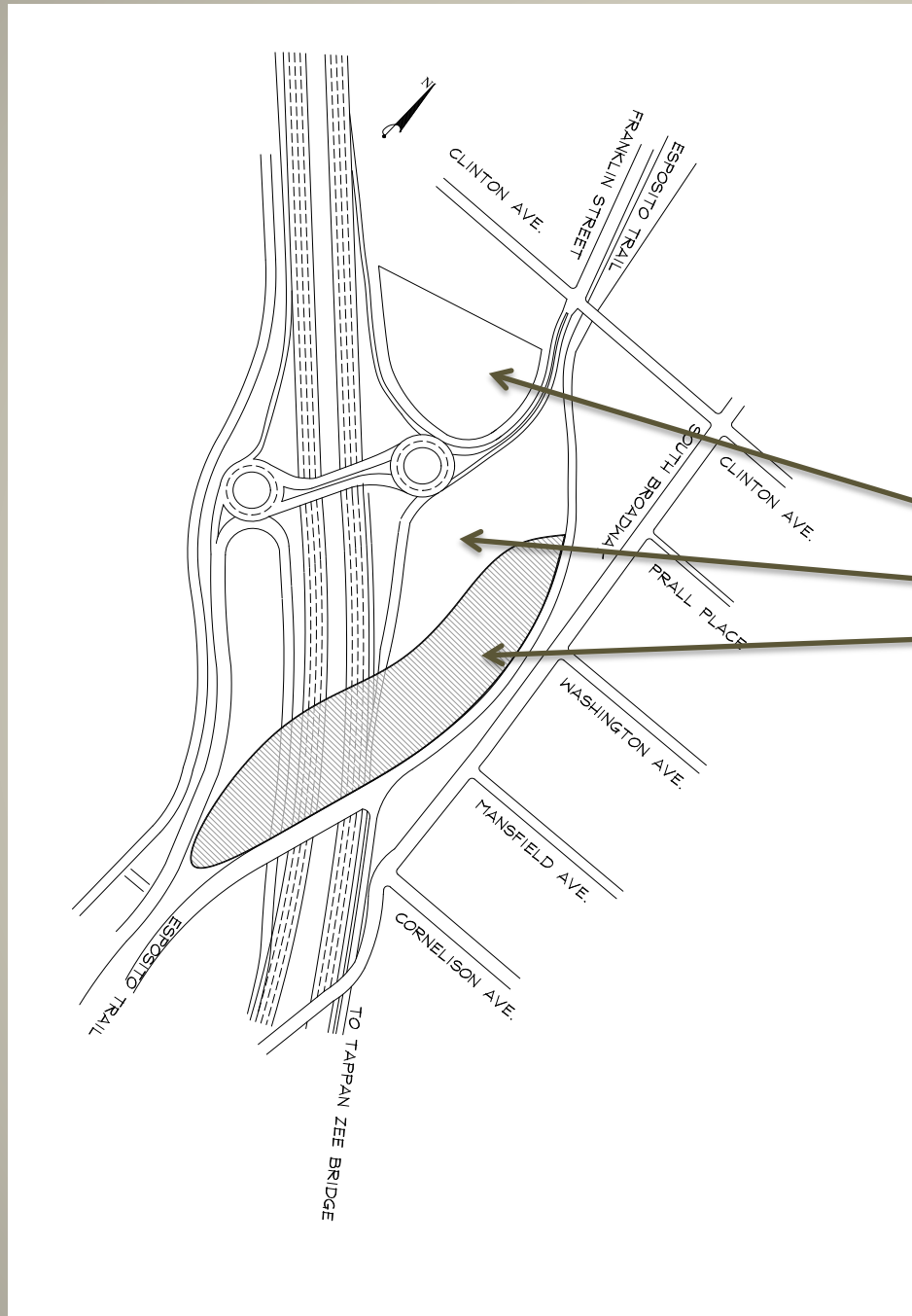
South Nyack Village hall is right next to the thruway and the offramp



The Esposito Trail, now part of the thruway loop, would be the outer edge/frame for the deckover

This is an opportunity for you to
consider this interesting challenge...

Drawing of proposed deck over



Areas to plan for include:

- Open area above the new roundabout
- Ground level open area currently used as a thruway construction parking lot
- Created deck over the thruway

Rendering provided by Kier B. Levesque Architect, Nyack NY

Some thoughts for the deck over...



The High Line - a former railroad converted into an elevated park in New York City

- Focus on connecting East and West
- Adding some green space
- Revenue generator of service or business
- Bike rental – hiking trail linkages
- Possible connection to history
- View of the Hudson River



Freeway Park, Seattle, WA

Orangetown/Nyack/South Nyack Training
Workshop Report

Thruway pull off



- A Bus Rapid Transit stop
- Recreation opportunities

Edited from VHB

Plan for the open flat areas currently used as thruway construction parking

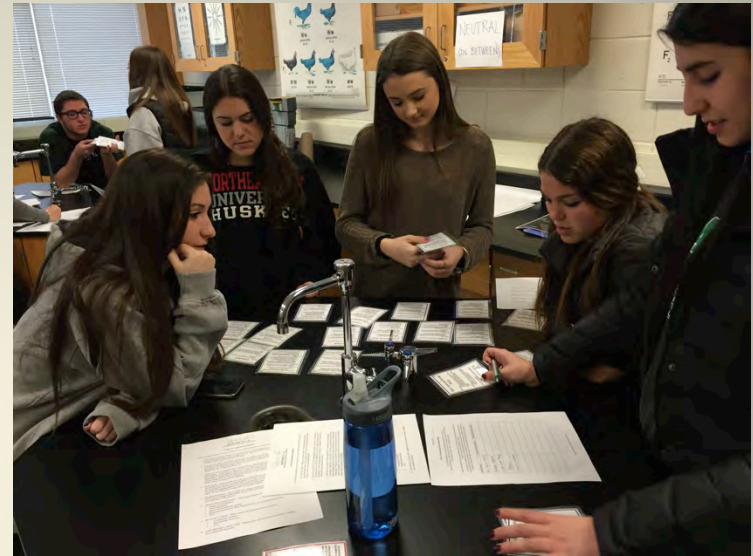
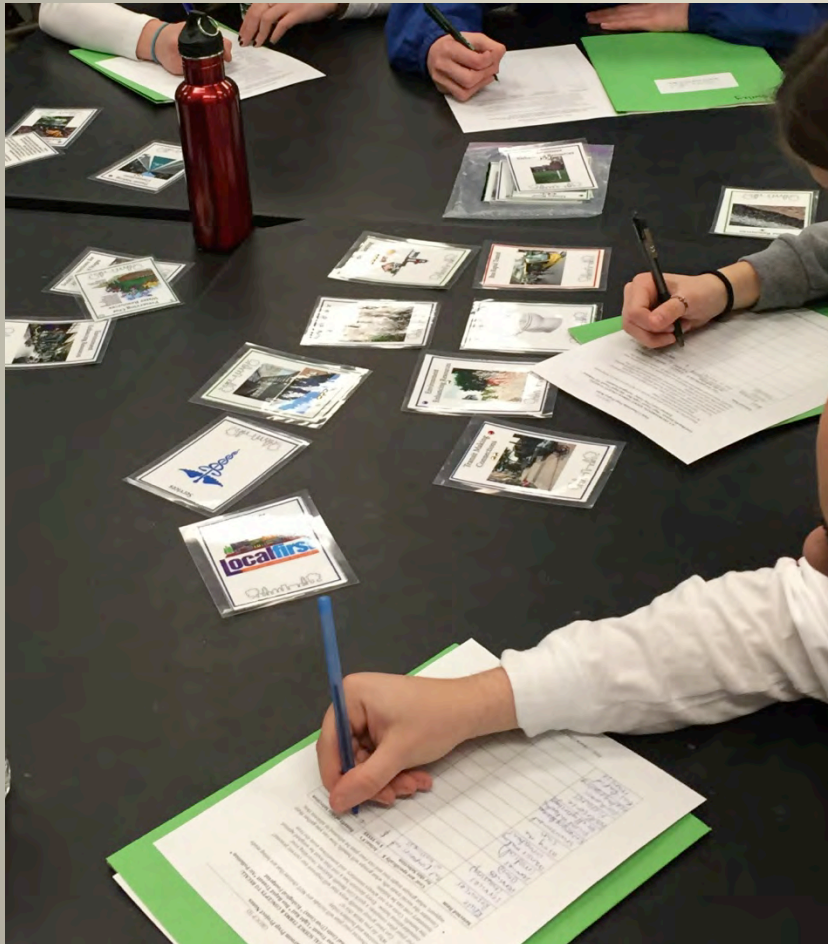
Consider an elevation change to the deck over...



Consider how this can connect to build as:

- Medical facilities, office park
- Community center or service group
- Art center
- Cafés, restaurant, shops

Now you will take the tools you have worked with with, consider partnerships and begin



To plan in new multi-school teams

