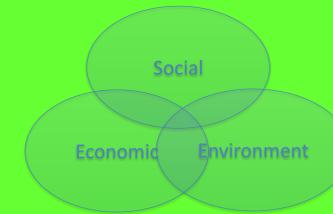
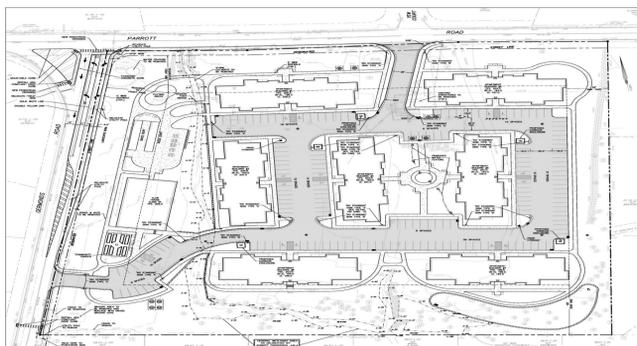


ROCKLAND P.L.U.S. 2017  
PLANNING LAND USE WITH STUDENTS

# The Old Shimpf Farm Site Albertus Magnus High School



## Current Senior Housing Development Plan:



**Historic Shimpf Farm Site** located 13 Parrott Rd. on corner of Germonds Rd, West Nyack, was a staple of the community until it closed in 2011. Family owned Farm Garden and Landscape Center dedicated to supporting local farming and public outreach/education.

## ENERGY, WATER, ENVIRONMENT

- Solar Panels: clean, renewable energy
- Large efficient daylighting windows
- Energy efficient bulbs (CFLs/LEDs) and appliances; low flush toilets, showers



- Loop stream water for fountain and gardens; rain-catchers; rain gardens
- Pervious parking, vegetative swales



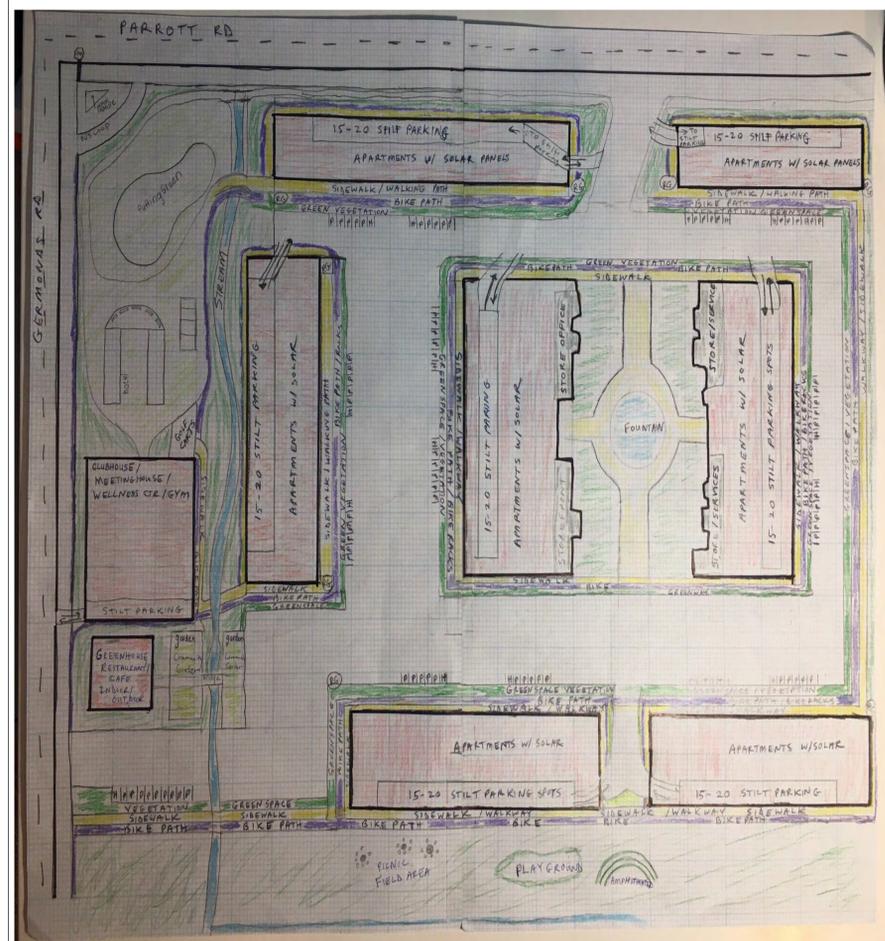
- Under-dwelling ground level stilt parking



- Green rooftops and rooftop recreation
- Green spaces, protective vegetation



## SITE PLAN



**Yellow:** Sidewalk/Walkway  
**Purple:** Bike Path/Bike Rack Area  
**Green:** Green Space/Vegetation



## WORKING WITH STAKEHOLDERS/COMMUNITY

-RSVP Retired and Senior Volunteer Program; TRIPs and TOR Bus Services; Rockland Farm Alliance, Historical Society; BOCES and other local schools, colleges; businesses interested in storefronts; health and wellness/fitness services



## HOW DO YOU S.E.E. IT?

We maintained a close connection to the site's **farm history and community feel**, and integrated **sustainable features** that are both economical and environmentally conscious. We surveyed members of the **55 and older community** and incorporated their input.

## SOCIAL, BUSINESS & SERVICE FEATURES

-Clubhouse/Meetinghouse for socializing, community events, health and wellness



-Walkable "Town Center": under-dwelling stores, market, medical clinic/pharmacy, and site for weekly/monthly farmers market



-Outdoor Amphitheater and recreation fields



-Greenhouse Café with Community Garden



## MAKING CONNECTIONS

-Bus/Shuttle Stop: TRIPs, other local buses  
-Electric Golf Carts powered by solar



-Walking and Bike Paths, Sidewalks

