



VETERANS MEMORIAL DRIVE SITE



LOCATION

The area under consideration is on Veterans Memorial Park in Pearl River between the Blue Hill Plaza, an expansive high-rise office complex, and 'The Club of Pearl River' (photo top right) a newly constructed senior housing development. The proposed space represents some of the last undeveloped woodland area in Pearl River. Just to the east is the Lake Tappan Reservoir part of a series of reservoirs that provide drinking water to this region. Lake Tappan feeds Lake Oradell in New Jersey and is part of the Suez New Jersey drinking water supply. Blue Hill Golf Course is across Veterans Memorial Drive.

THIS SPACE

Pearl River is ~7.2 square miles with a population of close to 16,000 people. The median age of residents is 40 years of age. 45% have a college degree. 40% of downtown households are made up of roommates not related to each other – this is 15% higher than elsewhere in the County. About half of Pearl River is zoned residential. Commercial sections exist downtown as well as in several office parks like the Blue Hill Plaza. The train at Pearl River does not cross directly to NYC; a transfer is needed at Hoboken or Secaucus.

The area considered for this project is disconnected from the downtown and is currently not easily walkable. Whatever is decided for this area will need to consider transportation. As you plan consider if there is a way to incorporate Complete Streets into this project, and how this space can be better integrated with the downtown area of Pearl River?



HISTORY OF PEARL RIVER

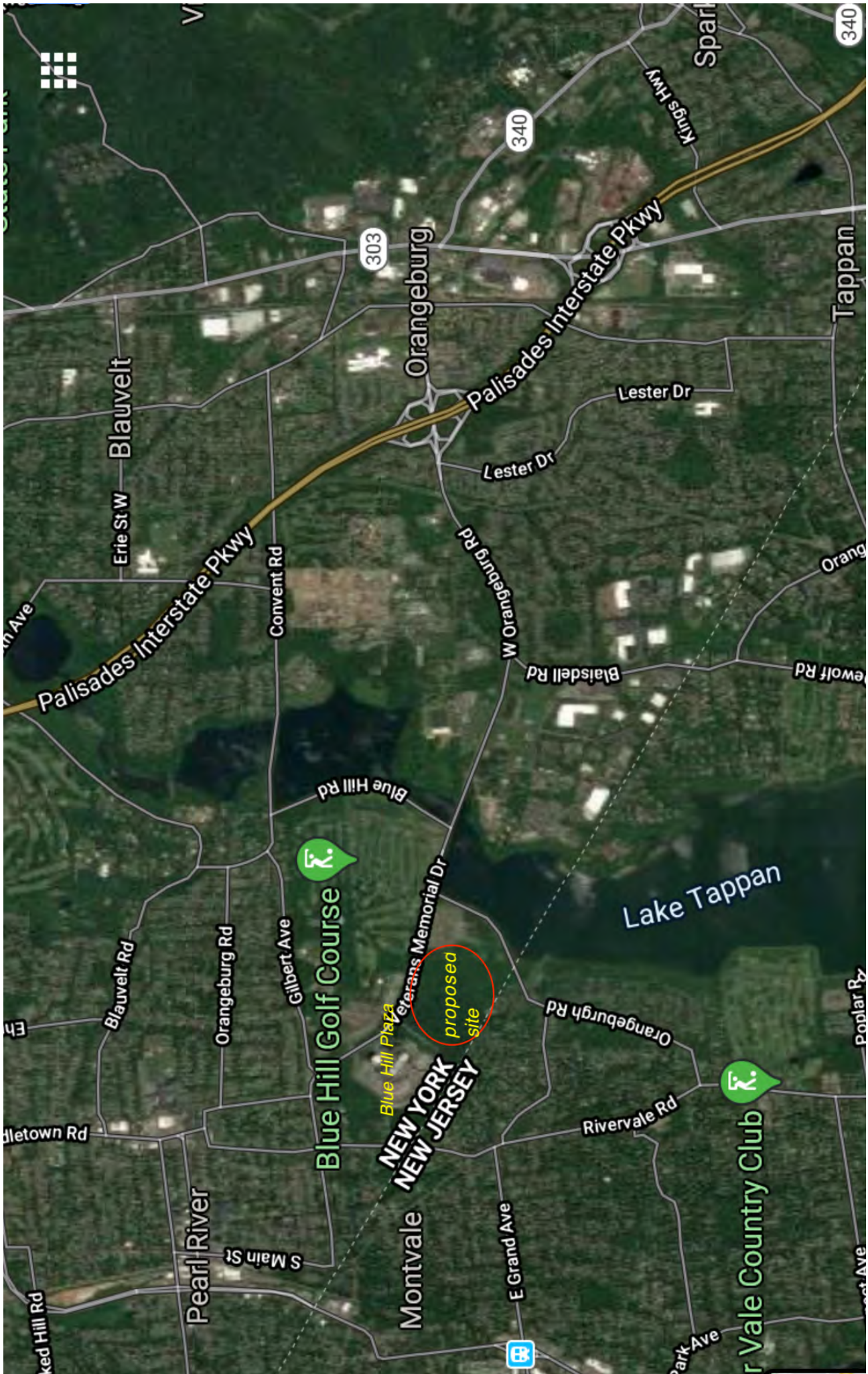
At its founding in the early 1870s, Pearl River was a section of land that made up of woods and swamps, and originally called Muddy Creek. It had 5 different sections, Middletown, Sickletown, Pascack, Muddy Brook and Naurashaun. Pearl River may have been renamed for the pearly Muddy Brook mussels, or it may have been to enhance its image. Trains were important at the time so original founder, German immigrant Julius Braunsdorf, donated space in the middle of town for the NJ/NY railroad to pass through to Nanuet.

ABOUT PEARL RIVER TODAY

A 2015 study identified Pearl River as the #1 place in the state for millennial job seekers, citing location, the NJ Transit Pascack Valley Line and employers like Pfizer. Pearl River's desire to attract 'millennials' to the community remains strong. Yet the young emerging workforce focuses on compact, walkable downtown and communities supporting car free movement and ready access to a train. This is a challenge for this site.

Orangetown commissioned a study summer 2018 on TOD for Pearl River so the larger town is also focused on creating change.

Pearl River must define its own character & identity to attract people to the community. How is it unique? As you plan, consider what you identified as strengths in the community and build on these. Consider what you identified as weaknesses in the community and try and address those in the plan.



Blue Hill Golf Course

NEW YORK
NEW JERSEY

proposed site



Rivervale Country Club