



## Downtown Revitalization Initiative

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# APPLICATION

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Applications for the Downtown Revitalization Initiative will be received by the Regional Councils. Applicant responses for each section should be as complete and succinct as possible. Applications should be submitted as Word documents and must be received by the appropriate Regional Council by 4:00 PM on June 1, 2018 at the email address provided at the end of this application. Application guidance is provided in the *Downtown Revitalization Initiative Guidebook* found on the DRI website at [www.ny.gov/dri](http://www.ny.gov/dri).

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### BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Mid-Hudson

Municipality Name: Village of Nyack

Downtown Name: Historic Downtown Nyack

County Name: Rockland

Vision for Downtown. Provide a brief statement of the municipality's vision for downtown revitalization.

Our vision is the culmination of a long partnership in planning that the Village of Nyack has nurtured with our stakeholders-residents, landlords, business owners, members of the faith community and the many volunteers serving on our committees and commissions working for a sustainable Nyack that maintains its diversity, affordability and unique historic character, while attracting new residential, commercial and institutional development that will provide economic opportunity on a regional level.

Nyack is a Village that strives to: *Value* its rich historic assets and walkable neighborhoods and the diverse and creative culture that has grown from them; *Enhance* its Hudson River waterfront as a vital and attractive resource that should be fully accessible and enjoyed by all; *Strengthen* its vibrant downtown community to help current businesses thrive, attract new investment and visitors and provide economic opportunities for Village residents and the region as a whole; *Protect* neighborhood character while creating housing opportunities for a wide range of people, including seniors, young professionals, low-income individuals and families, and persons with disabilities; *Create* a sustainable and resilient community capable of balancing interdependent needs in a lasting way, and prepared for and adaptable to the impacts of climate change and sea level rise.

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### JUSTIFICATION

Provide an overview of the downtown area nominated for the DRI program, highlighting the area's defining characteristics and the reasons for its selection. Explain why the downtown is ready for Downtown Revitalization Initiative (DRI) investment, and how that investment would serve as a catalyst to bring about revitalization.

Located less than 30 miles north of New York City, the Village of Nyack's downtown constitutes the majority of the less than one square mile land area of the village and the majority of its population, and is home to an ethnically, economically and culturally diverse population. Bounded by the Hudson River on the east and going uphill from the river along Cedar Hill Avenue on the south to NYS Route 9W on the west and Fifth Avenue on

the north, Nyack's compact downtown with its mix of 19<sup>th</sup>-century mixed-use (commercial and residential) 3 and 4-story brick buildings, Victorian homes, town houses, several small apartment complexes, the Government Center and Carnegie-funded Library has a complementary mix of uses that contributes greatly to the Village's strong image and sense of place and attracts visitors from throughout the region. Eminently walkable, Nyack's downtown with its many restaurants and shops, the YMCA of Rockland, the Nyack Center, the Pride Center and small, legitimate theaters is within a short walk of the Hudson shoreline and the Village's incomparable shoreline park, Memorial Park, making the Village a regional attraction for its scenic beauty, dining, shopping and entertainment. Nyack has a strong and growing artistic community, offering community-wide art shows, exhibits at Hopper House and small galleries, musical events at various venues, including free concerts in Memorial Park, which attract hundreds of visitors throughout the year. Nyack's motto for its downtown - "Art and Soul on the Hudson" - is truly reflective of our vibrant community.

The Village's scenic, cultural and historic assets and its diverse community are the assets upon which the Village of Nyack is implementing extensive revitalization projects and programs. With NY State funding, the Village has updated its *Comprehensive Plan* and its *Local Waterfront Revitalization Program (LWRP)* to identify and plan sustainable strategies related to economic development and protection of the waterfront with a focus on multi-modal transportation, including a seasonal ferry, transportation-oriented development, increased residential density and commercial activity and resiliency measures addressing flooding in the downtown, sea level rise on the waterfront and the impact of climate change on the entire Village. With funding from NYS DOT, the Village is also enhancing the walkability and bikeability of the downtown and use of public transportation with streetscape improvements along the entire length of Broadway, including a bike lane and Hudson Transit Link bus shelters providing bus rapid transit across the new Mario M. Cuomo Bridge. With funding from the New NY Bridge Community Fund, the Village has completed *The Greater Nyack Bicycle/Pedestrian Master Plan* that assesses streets, sidewalks, intersections, and vehicle traffic patterns in the Nyacks and the Valley Cottage hamlet in the Nyack School District that serve as the main connectors to the downtowns, to the schools and to the new Cuomo Bridge Shared Use Path (SUP). The new Master Plan makes recommendations for improvements including new bicycle routes that will: foster a safe environment for biking as well as walking; connect points of interest; and enhance the experience of visitors to the Nyacks utilizing the SUP. With 20,000 cyclists expected to use the SUP every weekend in the good weather, the project will contribute significantly to tourist-related economic development.

The projects currently underway to plan for a "sustainable" and "walkable" Nyack are attracting new development and promise to attract more. The private sector and the non-profit/academic sectors are partnering with the Village in a number of ways to revitalize Nyack, including veterans housing, the Rockland Community College Culinary Arts Teaching Center in the heart of downtown, a unique private/public partnership with the Village for a municipal parking facility sited on Village and private land next to the RCC Culinary Center with rooftop amenities and housing at the street level, private underwriting of free trolley service for visitors to Nyack, and new and rehab housing developments that include many affordable units, and community amenities. Posed to take advantage of the economic opportunities offered by the new Mario Cuomo Bridge and related improvements to the NY Thruway in South Nyack and Nyack, Nyack has enormous potential to spark economic development in the region and qualifies as a prime candidate for the Downtown Revitalization Initiative. However, due to problems related to drainage issues and flooding as well as lack of parking in the historic downtown area, revitalization may be severely impacted and possibly delayed for many years and Nyack may lose opportunities without the infusion of state financial assistance at this key inflection point. Implementation assistance to "kick start" revitalization is needed for crucial infrastructure projects, including improved public spaces, vital to future development and preserving the historic downtown. The DRI will give Nyack the capacity to plan the optimum strategy for implementing a transformative, comprehensive revitalization "package" of projects that have been envisioned for the Village by its residents and stakeholders and will position and strengthen Nyack as key player in the economic life of the region by addressing problems in the downtown inhibiting development, including persistent flooding caused by heavy rainfall, which is occurring with greater

frequency with climate change, limited parking and lack of an improved public space to serve as a “Village Square” and focal point for the downtown. Funding from the DRI will allow Nyack to optimize the opportunities of the almost-completed new Cuomo Bridge by expediting the planning process and the implementation of a development strategy to become the Gateway to the Hudson Valley, and by constructing urgently-needed projects to catalyze development and insure long-term viability of future development.

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## **DOWNTOWN IDENTIFICATION**

This section should be filled out with reference to the list of desired attributes for participation in the DRI as set forth in the *Downtown Revitalization Initiative Guidebook*.

**1) Boundaries of the proposed DRI area.** Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be concentrated and well-defined. Neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment. Attach a map that clearly delineates the area to be included in the downtown revitalization area.

Nyack’s historic downtown is bounded by NYS Route 9W on the west, the Hudson River and the Village waterfront on the east, Cedar Hill Avenue on the south at the border with South Nyack, and Fifth Avenue on the north.

**2) Description of catchment area.** Outline why the proposed DRI area, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing or increasing population within easy reach for whom this would be the primary downtown destination.

Nyack’s downtown contains approximately two-thirds of the village’s population of 7,000, almost all of its retail operations, restaurants and office space. The downtown consists primarily of mixed-use, historic commercial/residential buildings of 3-4 stories, several multi-story rental housing complexes, the Clermont Condos with 101 units, almost 30 restaurants, Nyack Hospital with 1,650 employees, 3 banks, Village Hall, the Nyack Library (built in 1902 with funds from the Carnegie Foundation), the YMCA of Rockland with 225 employees, the United Way of Rockland, Nyack Community Center, the Hopper House Museum, which is visited by hundreds from around the world annually, and the Pride Center. Residential development in the downtown approved by the Village and ready to open, in construction, or with a construction start in 2018 will bring 305 new units with commercial overlay in the immediate future. Proposed developments in the approval stage will bring an additional 200 units over the next 2-4 years. In September 2018, Rockland Community College will open its Culinary Arts Center in the heart of the downtown, which will not only train students for employment in the food and hospitality fields, but will offer a range of courses on the culinary arts and tourism development, themed workshops on food and drink and tastings and a retail market open to the public featuring agricultural products, craft beers, ciders and wine from Rockland County and the Hudson Valley, a summer camp for high schoolers focusing on skill-building for employment in the hospitality and tourism industries, and skill-building training for the unemployed and underemployed to prepare for entry into the hospitality and tourism industries. The Center will make its amphitheater (the largest in Rockland County) and other meeting spaces available to community organizations and county businesses, bringing a much-needed resource into the community. RCC Culinary Arts Center promises to be a “game changer” that will bring hundreds of visitors annually to Nyack’s downtown in addition to its student body and staff, and provide training for the growth industries of the Mid-Hudson Valley—hospitality and tourism.

The Downtown's catchment area includes the area to the west of NYS Route 9W known as the "Gateway" which also provides substantial support to the downtown. It houses a number of commercial operations-retail, fast-food restaurants, automotive repair and sales, two shopping plazas and the newly opened Time Hotel with 132 rooms and several world-class restaurants, employing 200 persons. Additionally, a new Chase Bank is under construction on a long-vacant corner property in the Gateway, greatly improving the overall look of the area. Zoning changes recommended by the Comprehensive Plan will encourage the development of transit orient development in the Gateway in close proximity to the new Bus Rapid Transit stations on Route 59.

**3) Past Investment, future investment potential.** Describe how this DRI area will be able to capitalize on prior private and public investment, or catalyze future investments in the neighborhood and its surrounding areas.

The Village of Nyack is currently implementing extensive revitalization plans and projects with funding from New York State, the New NY Bridge Fund, the New NY Bridge/NYS DOS *Waterfront Revitalization Projects 2015 Grant Program* and Scenic Hudson. These projects are transformative in scope and intent and will position Nyack as the Gateway destination to the Hudson Valley and a regional economic force. Recently completed projects include: a Master Plan for Memorial Park located on the shores of the Hudson funded by Scenic Hudson; Improvements and enhancements to Memorial Park funded by NYS Office of Parks, NYS Department of State and the New NY Bridge Community Fund, which include new basketball courts, a skate park, a splash park, a gazebo for performances, and a fishing pier and viewing platform; an updated Comprehensive Plan funded by NYSERDA Cleaner Greener Communities Grant- "***Update to the Comprehensive Plan-Climate Smart Planning for the 21st Century***"- which integrated planning for a resilient waterfront, multi-modal transportation, transportation-oriented development and increased sustainable residential density and commercial activity; an updated Local Waterfront Revitalization Program funded by NYS DOS - "***Waterfront Revitalization Planning in the Post-Sandy World***"- which identified sustainable strategies and projects related to economic development and protection of the waterfront and resiliency measures to insure the future of the Village in the post-Sandy era of sea level rise and climate change. Projects in process include: a NYS DOT-funded Transportation Advancement Program (TAP), "***New Connectivities for Nyack***", to install streetscape improvements along the length of Broadway, which will include a designated bike lane and bus shelters; a NYS DOT ***FAST*** grant to install permeable sidewalks along Broadway; The Village also secured a New NY Bridge/NYS DOS Waterfront Revitalization Project 2015 grant, "***Memorial Park Inlet Bridge***", to construct a pedestrian bridge over the inlet separating Memorial Park from the Village's public boat launch, marina and parking lot, which will also allow the Village to remove parking from the park and provide a vital link to a pedestrian/biking walkway along the Village's Hudson River waterfront. The inlet bridge is scheduled for implementation in 2019 - 2020. With funding from the new NY Bridge Fund, the Village has completed the ***Greater Nyack Bike/Walk Master Plan*** to assess streets, sidewalks, intersections, and vehicle traffic patterns in the Nyacks and the Nyack School District, including the Valley Cottage hamlet - and to the future Mario Cuomo Bridge Shared Use Path (SUP), and makes recommendations for improvements that will: foster a safe environment for biking and walking. The Village also recently completed streetscape improvements to Main Street in the central business district with funding from the Community Development Block Grant Program (CDBG) administered by the Rockland County Office of Development.

An important complement to revitalization plans is the NYS DOT-funded project to install new traffic lights and timing system in Nyack's downtown as part of the Lower Hudson Valley Transit Link that will expedite the flow of traffic from the new Cuomo Bridge through the Village, eliminating bottlenecks and tie-ups that inhibit visitors and residents from coming into the downtown. The Village expedited the review and approval process for this crucial infrastructure improvement, and is the first municipality in the Lower Hudson Valley Transit Link to move to implementation.

The publicly-funded projects listed above have positioned Nyack to attract extensive investment that will make the Village the "Gateway" destination to the Hudson Valley and a regional economic force. Currently, 305

residential units, some with commercial overlay and sustainable amenities, such as daylighting the Nyack Brook, brownfield remediation, green roofs, solar panels, green space and public river access, are ready to open or in construction, and another 200 units are in the approval or planning stages that will be online within 2-4 years. Chase Bank is completing a \$2 million facility at the “Gateway” area at the intersection of NYS Route 9W and Main Street, and the former Woolworth Building in the center of the business district will be redeveloped at a cost of \$5 million as an entertainment center with restaurants, bowling alley and a microbrewery.

Additionally, a range of non-profit organizations have developed major capital projects that will transform Nyack’s downtown are in the final planning stages and/or in construction, greatly enhancing the Village as a tourist destination while providing needed services and programs to our residents and the region, as well as hundreds of permanent jobs. One of these projects- Nyack Point developed by the Rockland Housing Action Coalition (RHAC) - has been completed, with 33 units providing a mix of low and moderate income units along with eight special needs units. RHAC is planning another 50 units of low and moderate housing in the Route 59 Gateway area adjacent to the new Hudson Valley Link bus rapid transit station.

Other non-profit organizations include: Rockland Community College, which is completing a culinary arts and tourism development center at the crossroads of the downtown; Nyack Hospital, which has completed the approval stages with the Village for a new Emergency Room facility and a parking structure on its existing lot, and a Medical Village; and the Pride LGBTQ Center, which completed the rehab of a long-vacant building for its center with a substantial grant from NY State and donations from across the county, including Rosie O’Donnell; and the Green House Preservation Coalition which is in the process of restoring the oldest residence in the Village as a tourist center. Another partner with the Village is *Visit Nyack*, a non-profit marketing organization, which has secured NYS funding to market the Village regionally and which works closely with Village officials and staff to “get the word out” about Nyack. The Village also works with and encourages local artists to identify vacant spaces for pop-up art galleries, as well as seeking out other opportunities for public art. The Village has taken the position that arts and culture function as economic drivers, and have actively pursued the development of more arts and cultural opportunities.

Although the Village and its private and non-profit “partners” have positioned Nyack to be a regional economic force, serious problems with infrastructure remain to be addressed that are slowing implementation of both short-term and long-term development plans, and may prohibit some projects from being constructed if these problems are not solved in the very near future. The Village has identified projects to address these problems as part of the work to prepare its updated Comprehensive Plan and updated LWRP, developing a transformative, comprehensive revitalization “package” of projects that will protect existing assets and planned and future development, while enhancing the look of the downtown. But without financial assistance from New York State, these urgently-needed projects may not be implemented in the near future, jeopardizing revitalization. Of these projects, the highest priority is given to drainage improvements for the Nyack Brook’s undersized and deteriorated drainage system that runs through the heart of the DRI area and which cannot handle heavy rain events that are occurring with regular frequency due to climate change. Damage claims for privately-owned structures on two blocks of Main Street (the Brook runs adjacent to Main Street in an open culvert in one section and under Main Street in pipes to outfall at the Hudson River) during Hurricane Irene alone totaled more than \$6 million, and the Village’s DPW building had \$60,000 in repairs. Unfortunately, flooding continues to cause damage along Main Street, and must be addressed. Some of these projects have completed designs and are shovel ready, but the Village requires financial assistance to implement them.

DRI funding will allow the Village to move immediately on the following revitalization projects which are vital to insuring Nyack’s future include:

**(1) Drainage improvements for the Nyack Brook and daylighting a portion of the brook to create a Village Square-the Nyack Brook Plaza-** in the center of the downtown to prevent flooding in the historic business district,

allow for new development and protect existing and proposed commercial and residential structures in areas that are currently flood-prone and create a unique and attractive park (\$4,350,000);  
(2) A municipal parking garage to solve the acute problem of limited parking in the downtown that is inhibiting development, which will also have street front residential spaces and rooftop amenities (\$5,500,000); and  
(3) the Village Marina Parking Terrace - a 85-space parking terrace-that will allow the Village to move existing parking out of Memorial Park, increase green space in the park and allow for the development of a seasonal ferry service and possible commuter ferry service (\$2,125,000).

The Village's transformative package of projects developed for its updated LWRP also include projects that, while not as vital as the infrastructure projects to Nyack's future, will enhance Nyack as a regional destination, while protecting and enhancing its incomparable scenic and historic assets. The priority projects that the Village intends to implement for the waterfront include: (a) the Memorial Park Walkway which will be a continuous waterfront walkway linking key arrival points on the waterfront, improving streetscapes both along the waterfront and the connecting streets to downtown which will include wayfinding signage and lighting linking downtown to the waterfront; (b) waterfront improvements to support seasonal recreational ferry service and a future commuter ferry in addition to the terrace lot listed above to complement Nyack's existing position as a regional destination, and connect day-trippers or overnighters to the village. The planning component of the DRI award will assist the Village in moving its **1, 2, 3 urgent** priority projects and **a, b** waterfront priority projects to implementation.

**4) Recent or impending job growth.** Describe how recent or impending job growth within or near the DRI area will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

With the extensive development projects underway or in the approval process, permanent job growth in Nyack in the immediate future will be substantial with significant regional impact, as will planned growth over the next five-ten years. In 2018 alone, commercial and residential projects completed, or scheduled to be completed before the end of the year, will create approximately 400 permanent jobs. The recently opened Time Hotel employs 200 people, and it is estimated that RCC Culinary Center scheduled to open in September 2018, the new Chase Bank and the 215 residential units recently opened or scheduled to open by the end of 2018 will create an additional 300+ jobs in addition to the 1,000 direct and induced jobs created by the construction of these facilities.

Development in the planning and approval stages in the DRI will create more than 3,000 construction jobs - direct and induced over the next 2-4 years (NYS DOT estimate of 24 jobs direct and induced created per \$1 million of construction). These projects include Nyack Hospital's new ER and "green" parking structure, which will break ground in 2019, and its Medical Village, which is under construction, rehab of the former Woolworth Building, construction of 300 residential units, and the streetscape amenities to be constructed for the NYS DOT TAP grant. These projects, which are ready to move to implementation, will create approximately 400 permanent jobs, with Nyack Hospital accounting for approximately 250 jobs, and hundreds more indirect and induced jobs.

Future job creation in the Village and regionally will also result from recent planning efforts. The updated Comprehensive Plan has planned for increased residential density and infill development, and the updated LWRP has developed a transformative list of projects to enhance and protect the waterfront. The commuter ferry being studied as part of the Comprehensive Plan update, with an estimated construction of \$5 million, potential tourist river cruises, increased marina traffic on the waterfront and the Bus Rapid Transit (BRT) station at the Thruway interchange, with an estimated cost of \$2 million with road/lane improvements, would create approximately 80 direct and indirect permanent jobs. Shuttles may also be used as a transportation alternative for commuters to the Ferry. This alternative has been studied for the Comprehensive Plan update in addition to a garage structure parking in closer proximity to the ferry.

The plans and projects being developed will make Nyack a regional economic driver and result in: Improved tourist economy due to more attractive and diverse transportation options; Increased local demand for goods and services resulting from increased residential density, which will have a balanced mix of affordable and market-rate rental and for-sale housing; and Increased commercial activity at the transit nodes on the river and the Thruway Interchange.

**5) Attractiveness of physical environment.** Identify the properties or characteristics that the DRI area possesses that contribute, or could contribute if enhanced, to the attractiveness and livability of the downtown for a diverse population of varying ages, income, gender identity, ability, mobility, and cultural background. Consider, for example, the presence of developable mixed-use spaces, varied housing types at different levels of affordability, walkability and bikeability, healthy and affordable food markets, and public parks and gathering spaces.

The Village of Nyack's historic downtown is home to an ethnically, economically and culturally diverse population. Nyack's compact, historic downtown with its mix of 19th-century mixed-use (commercial and residential) 3 and 4-story brick buildings with street-level retail/commercial spaces, Victorian homes, town houses and several small apartment complexes that contribute greatly to the Village's strong image and sense of place and attract visitors from throughout the region. In 2009, the Village prohibited residential uses on the ground floor of buildings in the core business district, requiring active uses to maintain the attractive, mixed-use character of the downtown. Included in this mix are two senior housing complexes, two subsidized housing complexes, the recently-opened, 33-unit Nyack Point subsidized veterans complex, which includes eight units of special needs housing, a senior citizens center, the Nyack Community Center, the Head Start Center, the YMCA and the Pride LGBTQ Center. Also in the downtown and within short walks of each other on ADA-compliant sidewalks, there are a pharmacy, a small grocery store, three banks, the Nyack Library (a Carnegie building), Village Hall, a bookstore, a bakery, several coffee shops, a gourmet cheese shop, a dozen restaurants, two bike shops, several professional offices, including a doctor's office, assorted retail stores and on Thursdays a year-round Green/Farmers Market (outside in the spring and summer, in the Nyack Center in the winter). Entertainment, services and shopping are easily accessible, even for the elderly and persons with disabilities. The major thoroughfares-Broadway and Main Street- are served by local and regional bus lines with multiple stops, some of which have shelters. For the TAP-funded program noted in #3 and #4, the Village will install bus shelters along Broadway and Franklin Avenue, and intends to increase the number along Main Street.

Eminently walkable, Nyack's downtown with its many restaurants and shops, the YMCA of Rockland, the Nyack Center, small, legitimate theaters is within a short walk of the Hudson shoreline and the Village's incomparable shoreline park, Memorial Park, making the Village a regional attraction for its scenic beauty, dining, shopping and entertainment. The Village's transformative project-the Village Square to be called the Nyack Brook Plaza, which will daylight the Nyack Brook and create a town square in the municipal parking lot in center of the downtown will greatly enhance the Village as a regional destination.

One of Nyack's key assets is a strong and growing artistic community offering community-wide arts shows, including the Annual Art Walk in June, exhibits at Hopper House and small galleries, musical events at various venues, including Maureen's Jazz Cellar and free concerts in Memorial Park, which attract hundreds of visitors throughout the year and the newly renovated Elmwood Playhouse in the center of downtown. The Elmwood, a community theatre, has offered award-winning productions since 1948. Nyack's motto for its downtown - "Art and Soul on the Hudson" - is truly reflective of our vibrant community.

Nyack's bikeability will soon be enhanced with a new bike lane to be installed as part of the TAP-funded improvements to Broadway-the village's major north-south street, and with the recommendations to be developed for the NY Bridge-funded *Greater Nyack Bike/Walk Master Plan* to make Nyack and surrounds safely bikeable

for residents, school children, visitors and the thousands expected on weekends in good weather from the Shared Use Path (SUP) of the new Cuomo Bridge.

**6) Quality of Life policies.** Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, comprehensive plans, complete streets plan, transit-oriented development, non-discrimination laws, age-friendly policies, and a downtown management structure. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

Nyack has worked continuously since the development of its 1992 LWRP and 2002 Master Plan by updating the LWRP with a 2017 NYS DOS grant, and a 2016 NYSEDA grant to develop plans, projects and policies, including zoning and building codes, to foster sustainable, green development, which includes transit-oriented development, a walkable Nyack that maintains the economically, culturally and ethnically diverse character of the Village, protects and enhances its scenic and historic assets, while attracting residential and commercial development that will make Nyack home to the workforce of the future and a regional tourist destination.

The primary focus of the work to update the Comprehensive Plan was sustainability to create guidelines for an integrated, sustainable planning framework fostering green development, smart land use and growth principles and a “walkable Nyack”. The focus of the LWRP revision was to align NYS DOS coastal policies with recent, and planned public-private sector development, local and regional economic, social and physical changes, including the new Cuomo Bridge, developing proactive resiliency measures to combat the type of devastation brought about by Sandy and Irene and addressing the reality of climate change and sea level rise. The Comprehensive Plan studies addressed key issues for the revitalization of the Village – Transit-Oriented Development and recommended Code updates and transportation alternatives- ferry service and landing alternatives, a bus rapid-transit hub and a transportation improvement district, local trolley and shuttle options, and alternatives for bikes and pedestrian access. Planned transit options will offer pedestrian-accessible, affordable transportation for job seekers and the employed who lack cars to be connected to skilled jobs in New York City and the region, as well provide alternatives to automobile use for all residents and visitors. In addition, the Village in partnership with the newly opened Time Hotel plans to implement a trolley service to serve Nyack and the adjoining river villages, so overnight visitors can enjoy Nyack’s downtown and visit other villages without having to drive. The updated LWRP developed a Project Priority Matrix of 14 projects for the short and medium term to protect and enhance the waterfront, while making it more accessible, with the Nyack Brook Improvements the #1 priority.

Since Nyack is a compact older urbanized community, the goal of recent planning efforts was to influence the quality of retrofits and redevelopment to maximize opportunities for a vigorous transition to sustainable design, development and maintenance of the Village land and infrastructure. The Village is currently implementing LEED ND principles by promoting walkable streets and sidewalks with street trees and other design strategies to increase pedestrian comfort, requiring or incentivizing green building design and construction, energy efficiency, and alternative energy, and promoting the use of on-site renewable energy and district heating and cooling. Green parking guidelines developed by the Green Parking Council were used to develop the recommendations for surface parking and parking structures that make the most of limited space by incorporating green infrastructure, solar energy and EV charging stations and green building design, integrating appealing street design, and promoting alternative fuel technologies

Other efforts to achieve a sustainable Nyack include: **(1)** becoming a Climate Smart Community in 2013 and continuously working on steps to become certified in this NYS program under the direction of the Village’s Sustainability Coordinator, who is charged with keeping the village focused on improving environmental quality in Nyack and working towards the goal of balancing equity, economy and environment in all decision-making; **(2)** working to implement its Complete Streets plans beginning in 2016;



- (3) creating the Street Tree Committee in 2013 to inventory village trees and develop tree planting programs, and creating the Green Parking Council to develop recommendations for surface parking and parking structures that make that the most of limited space by incorporating green infrastructure and green building design, integrating appealing street design, and promoting alternative fuel technologies;
- (4) completing the Sustainable Nyack Action Plan in 2015. The Action Plan was produced to guide on-going action by the Nyack Green Policy Task Force made up of the Village's Sustainability Coordinator, elected officials, Village staff and members of the community. The Plan outlines goals, targets, and actions related to energy, recycling and waste, landscape and water, and communication and outreach.

As a responsible government with diverse communities, the government of the Village of Nyack is supportive of and in compliance with all laws and policies relating to equal opportunity and nondiscrimination. The Village provides financial support for programs at the Nyack Community Center that serve the disadvantaged and underserved, and operates a senior center in the heart of downtown. The Village actively supports programs at the Nyack LGBT Center. Additionally, the Village Recreation/Events Department offers a wide range of programs in its parks and public spaces for seniors and the youth of its communities.

The Village management structure in place to support its current and planned revitalization efforts includes, besides involved and committed elected officials, the Village Administrator, Attorney, Chief Building Inspector, Village Planner, Engineer, Sustainability Coordinator, Recreation/Events Director. The Village Boards, Commissions and Task Forces form another crucial support network, and consist of the Planning Board, Zoning Board of Appeals, Architectural Review Board, the Green Policy Task Force, Tree Committee and Green Parking Council mentioned above and the Parks Commission. The Village is currently implementing, or has recently completed, capital improvement projects with federal, state and local funding of more than \$12 million, with matching funding from the Village totaling approximately \$3 million, and has extensive experience in identifying and working with qualified planning firms for these and related projects.

- 7) Public Support.** Describe the public participation and engagement process conducted to develop the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown revitalization. Describe the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a DRI Local Planning Committee to oversee the plan.

The development of its vision for a sustainable, equitable, diverse Nyack and the planning and implementation processes to realize this vision resulted from a long history of community involvement with the plans and programs undertaken or sponsored by Village government. As noted earlier, committees, boards, task forces of the Village consisting of Village staff, officials and many volunteers representing a broad range of stakeholders have worked continuously since the 1980's to realize this vision, and update it in light of new and compelling issues, such as climate change. A key part of this work has been involving the general public from the initial stages through community-wide surveys, public workshops/charettes on the work of preparing the updates to the Comprehensive Plan and LWRP that invite public input, and regular reporting on a newly revamped Village website on the progress of these projects and related planning and zoning updates/amendments. As noted earlier in the narrative on updating the Comprehensive Plan and the LWRP, the Village of Nyack and its volunteer-run boards, commissions, committees and task forces bring a wealth of experience in planning, and brought this experience to bear on the vision for downtown revitalization as outlined in the updated Comp Plan and the LWRP.

For the DRI program the Village will appoint a DRI Planning/Steering Committee, and will involve many of the same stakeholders on its LWRP and Comp Plan Steering Committees. The DRI Planning/Steering Committee, as the Steering Committees did for the work to update the Comprehensive Plan and revise the LWRP, will work with

the planning consultant(s) provided to the project by New York State and will be assisted by the Village Planner, who will serve as Project Manager to guide the planning and implementation of the Downtown Revitalization Initiative. The DRI Planning Committee will be composed of Village staff, Village officials, volunteers on Village boards, such as the Planning Board and the Parks Commission, and key stakeholders from the business and faith communities, the Nyack School District and elders of the community. The Village Planner/Project Manager will serve as the local lead for the project and will be supported by Village staff to administer the project.

**8) Project List to Demonstrate Readiness:** Describe opportunities to build on the strengths described above by providing a list of transformative projects that will be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project) and which may leverage DRI funding with private investment or other funds. Such projects could address economic development, transportation, housing, and community development needs. While such projects should have demonstrated public support, it is recognized that projects will ultimately be vetted by the Local Planning Committee and the State. Explain how most projects proposed for DRI funding demonstrate their readiness for implementation.

As noted earlier, the Village has completed an updated Comprehensive Plan and LWRP, and has identified the three transformative projects that will spur revitalization and provide the protection against regular flooding in the downtown due to climate change that is currently inhibiting development. This work has produced a range of plans in place, including design plans and construction estimates for the Nyack Brook drainage improvements, concept plans for the Village Square (Nyack Brook Plaza) Daylighting project and for the riverfront walkway and related streetscape improvements. The municipal parking structure is still in the early planning stage, but will move quickly once the DRI has been approved. Most importantly in terms of readiness, the updating work has secured broad public support for these projects through public workshops/charettes and other information sessions, and as well as public hearings to approve the Comprehensive Plan and the LWRP.

The details of the transformative projects are as follows: **1. Nyack Brook Drainage Improvements and Village Town Square (Nyack Brook Plaza and Daylighting Project)** will enclose part of the creek in a culvert where it runs under and adjacent to commercial and residential structures on Main Street, install correctly-sized piping where the Creek runs under ground to replace the undersized and deteriorating piping, install clean outs to allow the Village to clean out the system regularly to prevent debris from blocking the system and causing street flooding, which is currently the case because there are no clean outs in the existing system, and prevent debris and pollutants from entering the Hudson River into which the Creek empties. Installation of improved drainage is absolutely essential for revitalization of the downtown to mitigate the regular flooding to commercial and residential buildings. The Brook will be daylighted where it runs through the existing municipal parking lot on Main Street in the heart of the downtown, and a new town square will be created in the lot to be known as the Nyack Brook Plaza. The daylighted portion on municipal land will connect to the Brook on adjacent private property that will be daylighted as part of a 135-unit rental development currently under construction in a former factory brownfield site. The public/private daylighting projects will greatly enhance the look and retail attractiveness of the downtown, and will be a destination in its own right, and the only one of its kind on the west shores of the Hudson.

The Village will look to secure other state funding for the project-such as a NYS DEC Water Quality Improvement grant program for the drainage system, Department of State for the daylighting and NYS Office of Parks and Recreation for the Plaza Park. The DRI will be instrumental in leveraging other grants for the project that is estimated to cost approximately \$4.5-5 million.

**2. Memorial Park Walkway.** The Village will install an ADA-compliant walkway along the Hudson shoreline, along with landscaping to make the shoreline more resilient to flooding and the rising temperatures expected with climate change, that will connect to the Village Marina across the inlet on the north side of the park via the Memorial Park Inlet Bridge to be constructed with funding in part from the New NY Bridge Community Fund program. Streetscape improvements, including wayfinding signage and lighting on streets going down to Memorial Park will be part of the project to enhance connections of the downtown to the waterfront and capitalize on Nyack's unique assets – its historic downtown and incomparable river front.

The Village has secured funding for the Inlet Bridge and for preliminary designs of the walkway, and will look to secure other funding from the state to implement the project and related streetscape improvements. The DRI will assist the Village to qualify and secure these grants.

**3. Central Business District Parking Structure.** The parking structure will mitigate the parking shortage in the downtown- a factor that is inhibiting revitalization along with the drainage issues- and create an attractive structure on an unattractive and deteriorated lot. The structure will be located adjacent to Village Hall and the new RCC Culinary Center. The design will include residential spaces along the street to maintain the character of the area and rooftop amenities, such as a restaurant or recreation facility, which will provide additional economic opportunity. The project is public/private partnership with the developer of the RCC Culinary Center involving Village land and possible donation of the private property required for the facility by the Center developer. The DRI planning component will assist the Village to determine the most advantageous approach to implement the project as quickly as possible. Several options are under consideration - turnkey with the developer and Village ownership, private ownership and Village control of some of the spaces. The Village will need further analysis that the DRI planning firm will be able to provide.

**9) Administrative Capacity.** Describe the extent of the existing local administrative capacity to manage this initiative, including potential oversight of concurrent contracts once projects are selected for award.

As noted earlier, the Village has secured and successfully administered millions in capital grants from New York State for a range of projects and federal dollars from HUD for the Community Block Grant program and Federal Highway dollars administered by NYS DOT for the TAP improvements, as well as CHIP funds for street and sidewalk improvements from NY State and Rockland County. Also noted earlier, the Village has also successfully secured and administered several major planning grants from the state to update its Comprehensive Plan and LWRP. Not mentioned earlier, are several smaller planning grants secured from the Greenway Conservancy to identify sustainability measures. The management structure in place to support its current and planned revitalization efforts and the DRI program includes involved and committed elected officials, the Village Administrator, Attorney, Chief Building Inspector, Village Planner, Engineer and the Village Sustainability Coordinator. The Village Boards, Commissions and Task Forces listed earlier form another crucial support network.

**10) Other.** Provide any other information that informs the nomination of this downtown for a DRI award.

As part of its revitalization planning, the Village is addressing the persistent problems of poverty and unemployment, and the DRI, with its focus on implementation of revitalization projects within two years, will assist the Village to expedite its plans to improve the lives of its citizens, and provide opportunity regionally. Perceived as an affluent enclave near New York City, Nyack's unemployment and poverty rates have risen since 2000 and are higher than the County's as a whole. 14.8% of its residents are in poverty-up 10.1% since 2000, and unemployment has risen 5% since 2000 and is currently at 7%. The Village's median income (\$56,469) is almost \$30,000 less than the County's (\$84,951), and 21% of its residents earn less than \$25,000 a year (Patterns for Progress Profile of Nyack, Urban Action Agenda 2015). The DRI will be a crucial catalyst for revitalizing the Village and creating opportunity for all our citizens as well as for the region. The transformative projects funded in part by the DRI will leverage other funding to bring the needed infrastructure to protect existing residences and

businesses, attract new development and create an attractive downtown and riverfront public spaces with features found nowhere else on the west bank of the Hudson River.

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The historic, urban character of downtown Nyack and the fact that the Village has long been supportive of sustainable, dense, mixed-use development offers the opportunity for extensive economic development while retaining those qualities that make Nyack extremely viable as a key player in the region's economic growth.

\*Don't forget to attach a map that clearly delineates the proposed DRI Area. (See item 1.)

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## EMAIL SUBMISSION ADDRESSES

Please submit your application as a Word Document to the Regional Council for your region.

Capital Region	<a href="mailto:NYS-CapitalDist@esd.ny.gov">NYS-CapitalDist@esd.ny.gov</a>
Central New York	<a href="mailto:NYS-CentralNY@esd.ny.gov">NYS-CentralNY@esd.ny.gov</a>
Finger Lakes	<a href="mailto:NYS-FingerLakes@esd.ny.gov">NYS-FingerLakes@esd.ny.gov</a>
Long Island	<a href="mailto:LIREDC@esd.ny.gov">LIREDC@esd.ny.gov</a>
Mid-Hudson	<a href="mailto:NYS-MidHudson@esd.ny.gov">NYS-MidHudson@esd.ny.gov</a>
Mohawk Valley	<a href="mailto:NYS-MohawkVal@esd.ny.gov">NYS-MohawkVal@esd.ny.gov</a>
New York City	<a href="mailto:NYC-DRI@esd.ny.gov">NYC-DRI@esd.ny.gov</a>
North Country	<a href="mailto:NYS-NorthCountry@esd.ny.gov">NYS-NorthCountry@esd.ny.gov</a>

Southern Tier [NYS-SouthernTier@esd.ny.gov](mailto:NYS-SouthernTier@esd.ny.gov)

Western New York [NYS-WNY-REDC@esd.ny.gov](mailto:NYS-WNY-REDC@esd.ny.gov)

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