Creating an attractive and vibrant Main Street was an important goal of the New City Vision Plan supported by the community—“A place to be proud of.”
New City Streetscape Revitalization Phase 1 — COMPLETE!

Town of Clarkstown, Rockland County, New York

Town leaders envisioned this streetscape reconstruction and park upgrade project as a first step in the revitalization of the hamlet—one of many steps which were defined through extensive community participation in the “New City Vision” planning process.

Residents wanted a true pedestrian-friendly place which allowed the kind of human connections this Main Street area sorely lacked. When the entire three phase project is complete, the New City hamlet will be a new and vital place, with walkable streets and beautiful civic spaces which showcase the area as the seat of county and town government and a great place to be. Safe crosswalks, more on-street and off-street parking, new lighting and amenities and new plantings have brought new life to New City.
Under guidance from the New City Vision Committee, the plan was derived from analysis of much community feedback. Communication with town officials, planning staff, and most importantly four public workshops and four focus group sessions were held as part of the visioning process. Many ideas were shared and a vision was formulated from this process which guided the design of the streetscape and the park.

A visual preference survey provided valuable feedback on what the community felt it wanted to become. A civic fountain and public gathering space was high on the list, as well as a clean, walkable streetscape with buildings near the street, on-street parking, plantings, and lighting.
With an overall approach set forth in the New City Vision Plan and working under the direction of the town board and in coordination with the town highway superintendent and town staff, Edward C. Lettre, the town’s Public Works Administrator has been responsible for overall management of the revitalization program. Behan Planning and Design and Maser Consulting are the town’s design team and are joined by FP Clark Associates as the traffic consultant.

Appropriately addressing each design element involved extensive work with private property owners to address situations that over time, had compromised the cohesiveness of the pedestrian areas, such as multiple access points and pull-in parking crossing the sidewalk area. These were some of the points that required careful attention to the needs of individuals, businesses, and the community.

A local contractor team was led by Tilcon, New York who worked diligently to complete the project. Other contractors on the team included Cal-Mart, Inc., B+B Concrete, HVS, Ascape Landscape, and Girls Gone Green.
Vision Statement

Creating an attractive and vibrant Main Street is an important goal of the vision and one that was adamantly supported by the community. As “a place to be proud of,” the residents and business owners envisioned a walkable main street with street trees, plantings, pocket parks and gathering areas which set New City apart and made it a destination unto itself.

Problems and Opportunities

- No street trees or planting
- Excessive curb cuts
- Messy overhead wires
- Un-organized parking
- Un-safe center turning lane
- Excessive pavement
- No pedestrian realm
EXISTING CONDITION – Front-in parking that impedes on pedestrian space and safety

CONCEPT DESIGN – Parking behind structures rather than in front and buildings near the street to frame the pedestrian environment.

PROVIDE CONTINUOUS PEDESTRIAN WAYS – Reconfigure parking so that the pedestrian pathway is continuous and does not cross parked cars.
Design Process: Fireman Kevin Landau Park

Redesign of Fireman Kevin Landau Park in the Civic Center Area

Prominently located in the Central Gateway area, Kevin Landau Park is envisioned to serve as a celebration of the gateway and provide gathering spaces and amenities for visitors. New features include a fountain and gazebo in a plaza on the west end of the park.

New City Streetscape Revitalization Phase I
Historic fireman's bell mounted

Gazebo with Town Seal

Bollard Lighting for pedestrian scale

Gateway Wall, Fountain and Flagpoles

Before Construction

After Construction

Gazebo with Town Seal

New City Streetscape Revitalization Phase I
Historic fireman’s bell (before construction) was rusted and neglected, but not forgotten.

The New City Fire Department restored the bell and the town made it into a focal point of the Fireman Kevin Landau Park.

New City Streetscape Revitalization Phase I
From Vision to Reality

Before Construction: Confusing, excessive driveway openings and power pole create unsafe conditions.

After Construction: Combined driveways reduce curb cuts and enhance safety. Bus shelter and continuous sidewalk across driveways give preference to the pedestrian.

New City Streetscape Revitalization Phase I
Before Construction: Vacant shops and inadequate pedestrian facilities.

After Construction: Return on investment. Empty commercial space on Main Street is filled.

New City Streetscape Revitalization Phase I
Before Construction: Inadequate sidewalks and obtrusive overhead wires dominate the street.

After Construction: Overhead wires are set back behind other streetscape amenities.

New City Streetscape Revitalization Phase I
Before Construction: No provisions for handicapped access and no delineated crosswalks for pedestrians.

After Construction: Crosswalks provide safe pedestrian crossing and follow ADA accessibility guidelines.

New City Streetscape Revitalization Phase I
Before Construction: Unorganized driveway and parking made pedestrians feel unsafe.

After Construction: Clear delineation between the public right of way and abutting properties.

New City Streetscape Revitalization Phase I
Before Construction: Unsafe parking arrangements and unclear sightlines.

After Construction: Clear sightlines create a pedestrian-friendly space.

New City Streetscape Revitalization Phase I
Before Construction: Public streetscape not conducive to private investment.

After Construction: Clearly delineated sidewalks draw pedestrians into the Business District and private investment upgrades to outdoor spaces.

New City Streetscape Revitalization Phase I
Before Construction

Design Visualization

After Construction

New City Streetscape Revitalization Phase I
Materials and Construction Details

Sidewalk and Amenity Strip Concept Design

Sidewalk and Amenity Strip Construction, 2010

Construction Documents

Sidewalk and Amenity Strip Construction Detail

New City Streetscape Revitalization Phase I
Planting and Amenities

Tree Plaques create an urban arboretum with custom tree grates. All street trees were planted in CU Structural soil.

Raised Planters

ADA ramp with pedestrian lighting in raised planters, Spring 2011

Custom Light Fixtures

Seating areas protected from traffic, 2011

New City Streetscape Revitalization Phase I
Conceptual Design of Fireman Kevin Landau Park

Civic places were created

Community members enjoy public spaces

New City Streetscape Revitalization Phase I