

Transportation Corridor Land Use/Zoning Study: Route 59, Nanuet

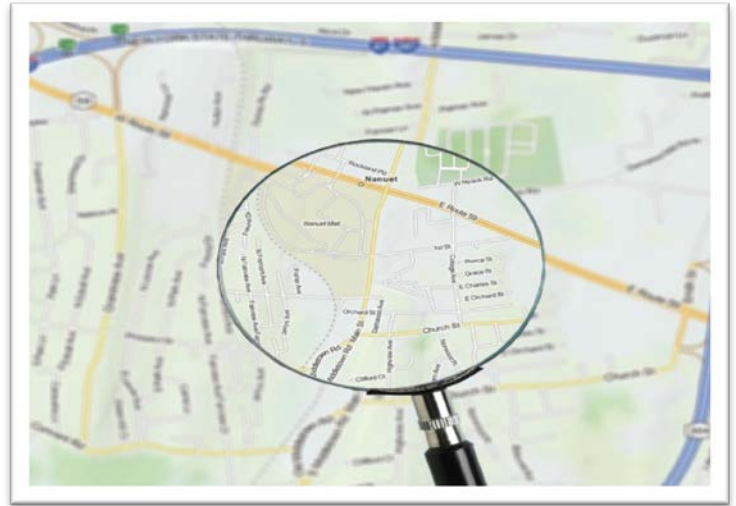
What we heard...

Opportunities

- **Accessibility & Multimodalism**
 - Enhance bicycle and pedestrian facilities and improve existing transit
- **Connectivity Among Shopping Centers**
 - Make it easier to travel from lot to lot without going back on 59
 - Consolidate entrances and exits
 - Create shared parking lots
- **Re-Greening of the Corridor**
 - Develop pocket parks, extend boulevard trees, protect existing natural habitats

Challenges

- **Traffic**
 - Existing traffic congestion on Route 59 and vehicular movements associated with the Shops at Nanuet
- **Signal Light Timing**
 - Need for retiming of lights along corridor to ease congestion
- **Zoning Code Restrictions**
 - Older shopping areas may not meet future needs of the corridor



Existing Strengths

- **Tree-lined median**
- Diversity of **commerce** making it a convenient place to shop
- **Accessibility** to retail and commercial uses

Existing Weaknesses

- **Congestion** during peak hours
- Lacking a **sense of place**
- Too many **curb cuts**
- **Aesthetic conflict** between older strip malls and newer big box retailers
- Inadequate **bicycle and pedestrian** accessibility and safety
- Lack of **greenspace**
- **Sprawl** inducing zoning

