

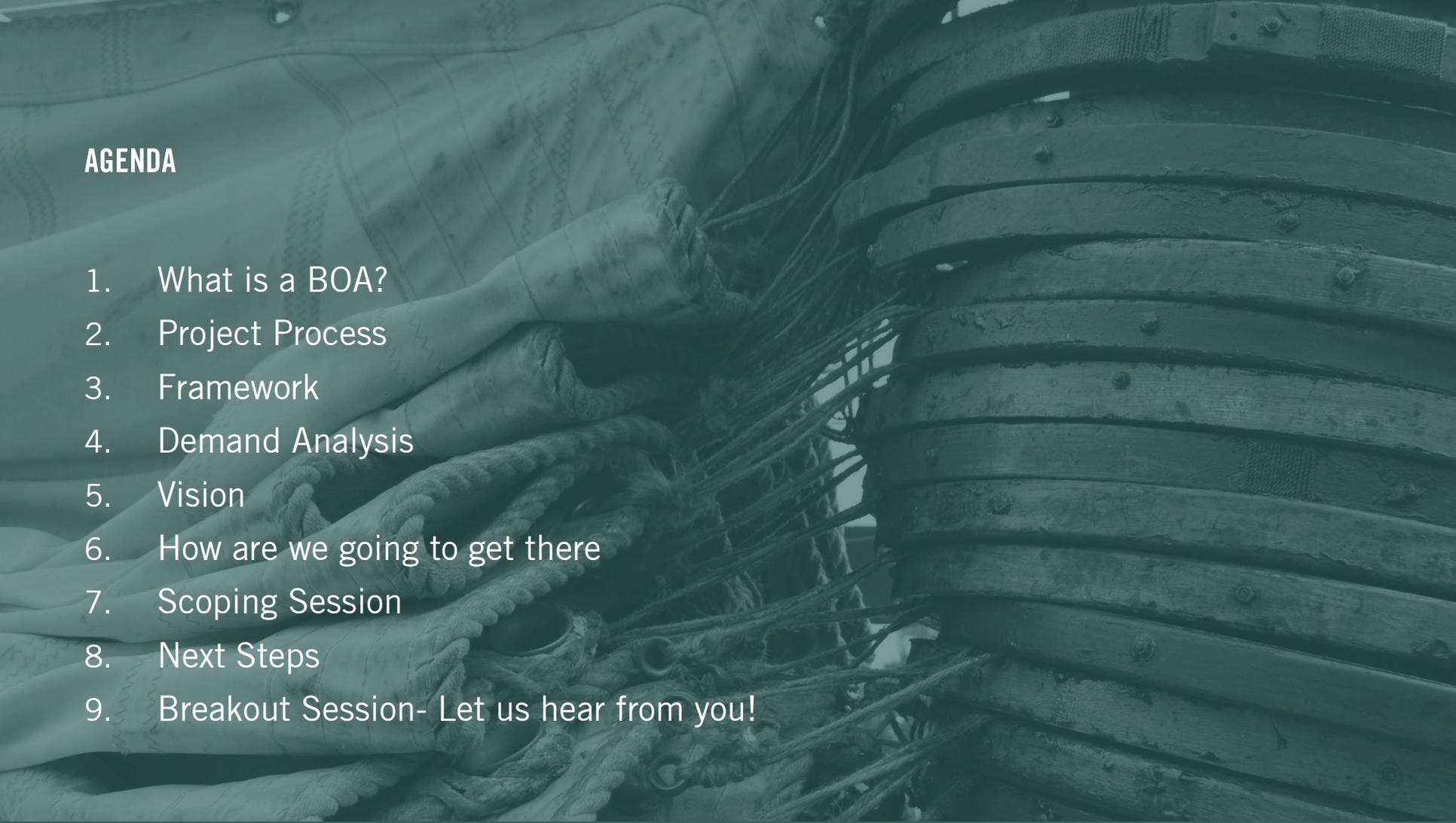
KINGSTON BROWNFIELD OPPORTUNITY AREA- STEP 3

# THE HUDSON RIVERPORT AT KINGSTON

## VISION + SCOPING SESSION

KINGSTON, NY / FEBRUARY 24, 2015

THIS DOCUMENT WAS PREPARED FOR THE CITY OF KINGSTON AND THE NEW YORK STATE DEPARTMENT OF STATE WITH STATE FUNDS PROVIDED THROUGH THE BROWNFIELD OPPORTUNITY AREAS PROGRAM



## AGENDA

1. What is a BOA?
2. Project Process
3. Framework
4. Demand Analysis
5. Vision
6. How are we going to get there
7. Scoping Session
8. Next Steps
9. Breakout Session- Let us hear from you!

# WHAT IS A BOA?



## WHAT IS A BROWNFIELD?

Brownfields are vacant or underused sites that have potential to be remediated and redeveloped. They are often undeveloped because people are afraid they might be contaminated from previous uses. They can be tiny lots or huge industrial compounds. Tax credits and other funding sources for remediation are available through various programs.



*The Millens site is a brownfield in Kingston*

## WHAT IS A BROWNFIELD OPPORTUNITY AREA?

The Brownfield Opportunity Area (BOA) is a program targeted at stabilizing private development. New York State's Department of State grants funds to local governments and community groups to develop strategies to identify ways to overcome obstacles and encourage redevelopment of brownfields in a common area.

A BOA is **NOT** a comprehensive plan or a redevelopment master plan that the city will fund



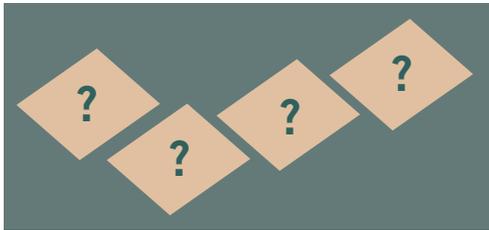
The screenshot shows the website for the Department of State, Office of Planning & Development. The header includes the New York State logo and navigation links for Services, News, and Government. The main content area is titled "Division of Development" and features a section for "Brownfield Redevelopment". This section includes a sub-heading "Brownfield Opportunity Areas spur economic growth and quality of life" and a paragraph explaining the BOA program's goal to revitalize blighted parcels. Below the text are two images: one showing a dilapidated industrial site and another showing a modern, landscaped park area. A list of resources is provided, including a Program Summary, BOA Grant Opportunities, Community Progress, Benefits of the BOA Program, Contact BOA staff for help, and BOA News and Resources. A sidebar on the right contains a search bar and a list of additional resources such as "Resources for Local Communities and Governments", "Local Waterfront Revitalization Program", "Brownfield Redevelopment", "Designated Waterways (pdf)", "Laws and Regulations", "Consistency Decisions", "Public Notices", "Frequently Asked Questions", and "Contact Us".

Department of State Brownfield redevelopment resources

## THE BOA PROGRAM HAS THREE PHASES

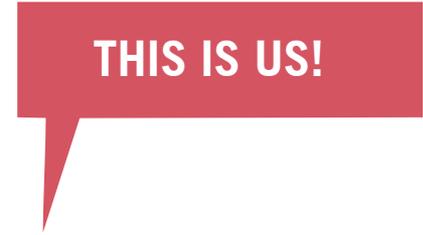
### Step 1: Study the Area

In the pre-nomination phase, a preliminary study of the area and its potential brownfields is made.



### Step 2: Designate the Area

In the nomination phase, a detailed study of the area and an application for official designation is made.



### Step 3: Redevelopment Strategies

After designation, the State can provide funds and other resources for detailed planning and redevelopment of key sites that can spur community-wide redevelopment.



## WHAT DOES THE BOA MEAN FOR KINGSTON



*Riverday in Kingston, 2009*

An aerial photograph showing a river winding through a suburban and wooded area. A red line outlines a specific region along the river. The region includes a residential neighborhood, a golf course, and a large body of water. A highway with an interchange is visible in the upper left. A small boat is visible in the lower right corner of the river.

**OUR BOA**

**609.5 ACRES**

**417.2 WATER ACRES**

**192.3 LAND ACRES**

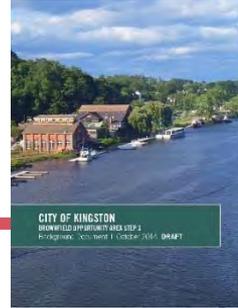


# PROJECT PROCESS

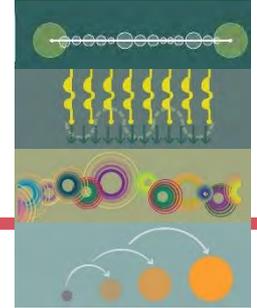
# PROJECT PROCESS



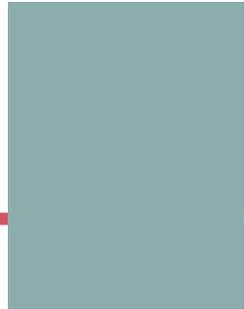
Listening ✓



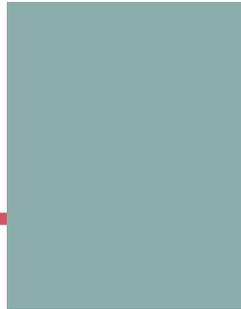
Background Document ✓



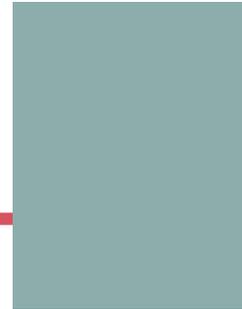
Framework ✓



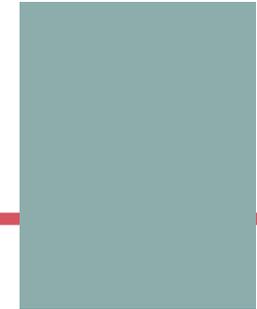
Visioning



The Plan



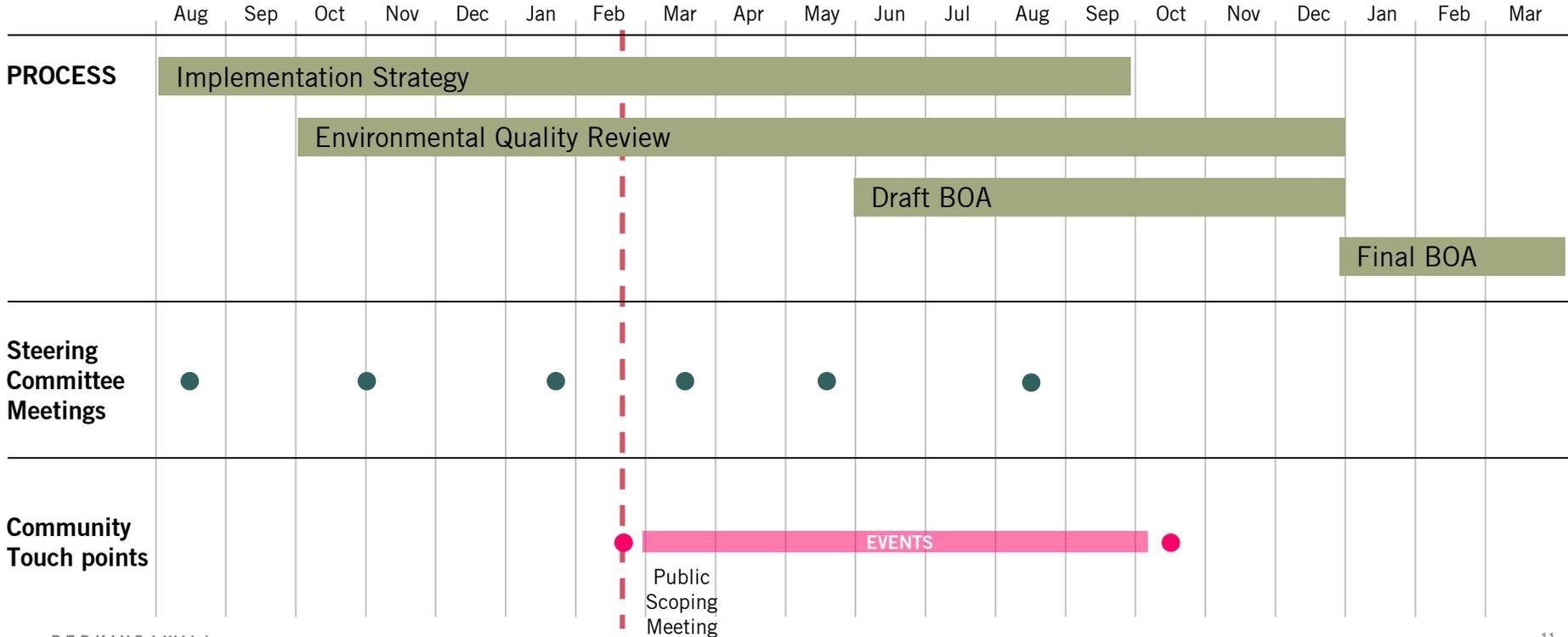
Implementation



Final BOA Document

# PROJECT SCHEDULE - 20 MONTHS

**TODAY!**



## YOUR STEERING COMMITTEE

Kingston City- Economic Development  
City of Kingston- City Planning  
Department of State- Planning and Development  
Property Owners  
Business Owners  
Historic Kingston Waterfront  
Irish Cultural Center Hudson Valley  
Trolley Museum of NY  
Hudson River Maritime Museum  
The Reher Center for Immigrant Culture and History  
Kingston Waterfront Business Association  
Riverview Missionary Baptist Church

Rondout Rowing Club  
Scenic Hudson  
Heritage Area Commission  
Heritage Energy  
Hudson River Cruises  
New Central Baptist Church  
Lyghtforms  
Parks & Recreation Board  
Rondout Consulting  
Kingston Times  
Art Society of Kingston

## PURPOSE OF TODAY'S MEETING

- Overview of the Kingston Waterfront BOA Plan
- Anticipated Content of the BOA Plan/Draft Generic Environmental Impact Statement
- Public Input

**Scoping written comments  
taken until **March 10, 2015****

**Design/Vision comments  
taken until **August 28, 2015****

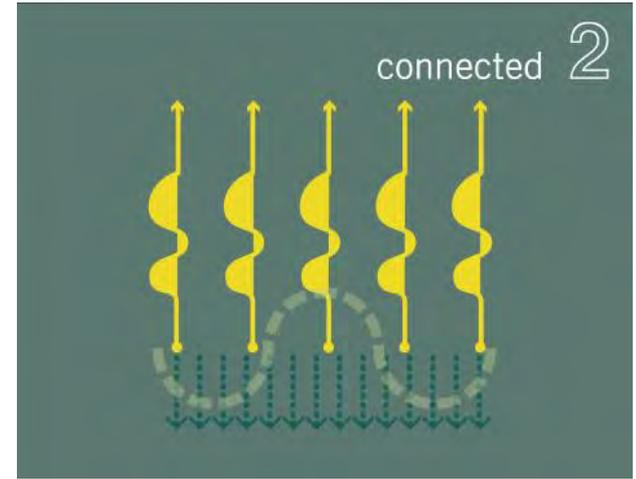
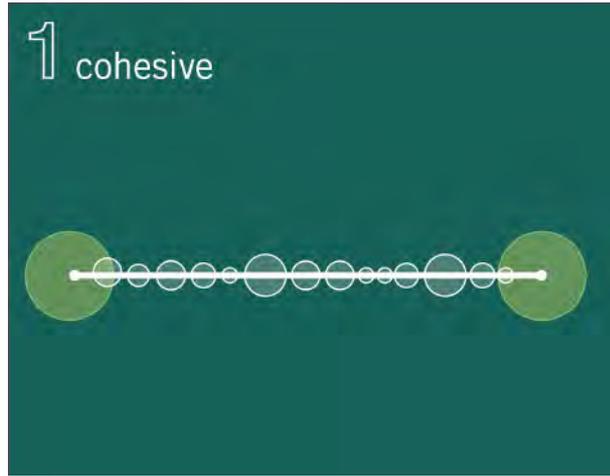
A top-down view of a desk with a map, sticky notes, and a pen. The map shows a city grid with labels like 'HUDSON RIVER' and 'KING ST'. Several sticky notes are scattered across the map, some with handwritten text. A pen is visible in the upper right corner. The entire scene is overlaid with a semi-transparent teal filter.

# FRAMEWORK

## STAKEHOLDER WORKSHOP RECAP



# STARTING THE CONVERSATION- 4 FRAMEWORKS



# 1

## cohesive

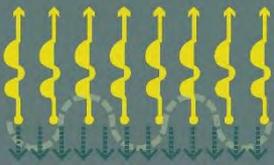
Major themes from discussion:

- Park bookends
- Look and feel
- Activities
- Local heritage and businesses



# 2

connected



Major themes from discussion:

- Attract
- Provide access
- Retain
- Connect throughout



# 3

vibrant



Major themes from discussion:

- Live
- Work
- Play
- Sustain
- Develop and Maintain



4

achievable

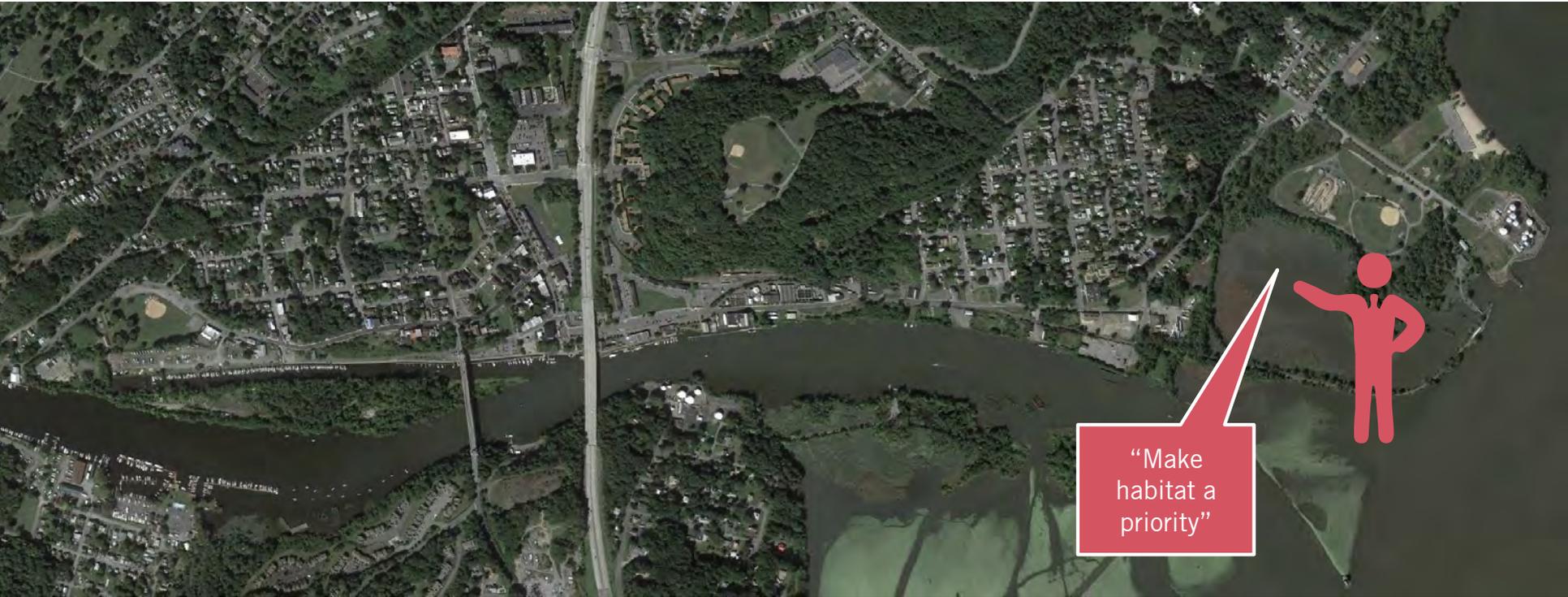
Major themes from discussion:

- Site specific approaches
- Funding
- Infrastructure and flooding
- Development

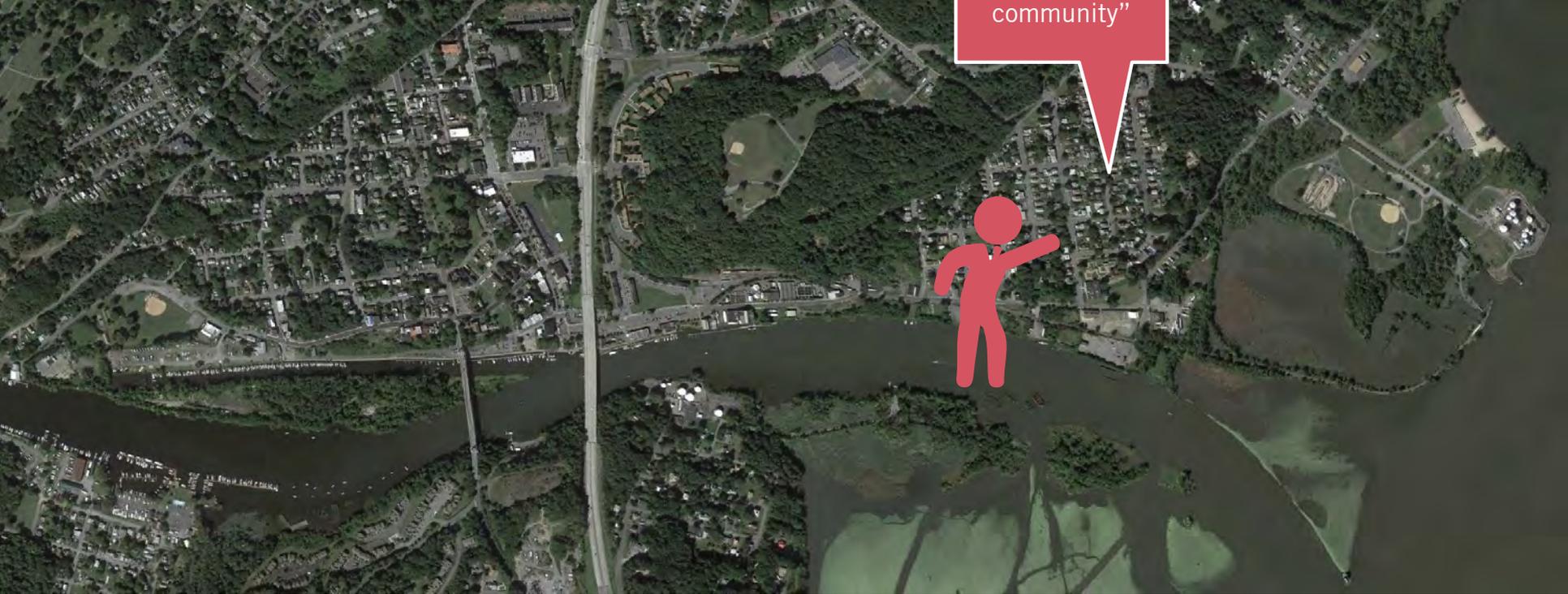


“Incorporate the Greenline to attract local and regional cyclists”

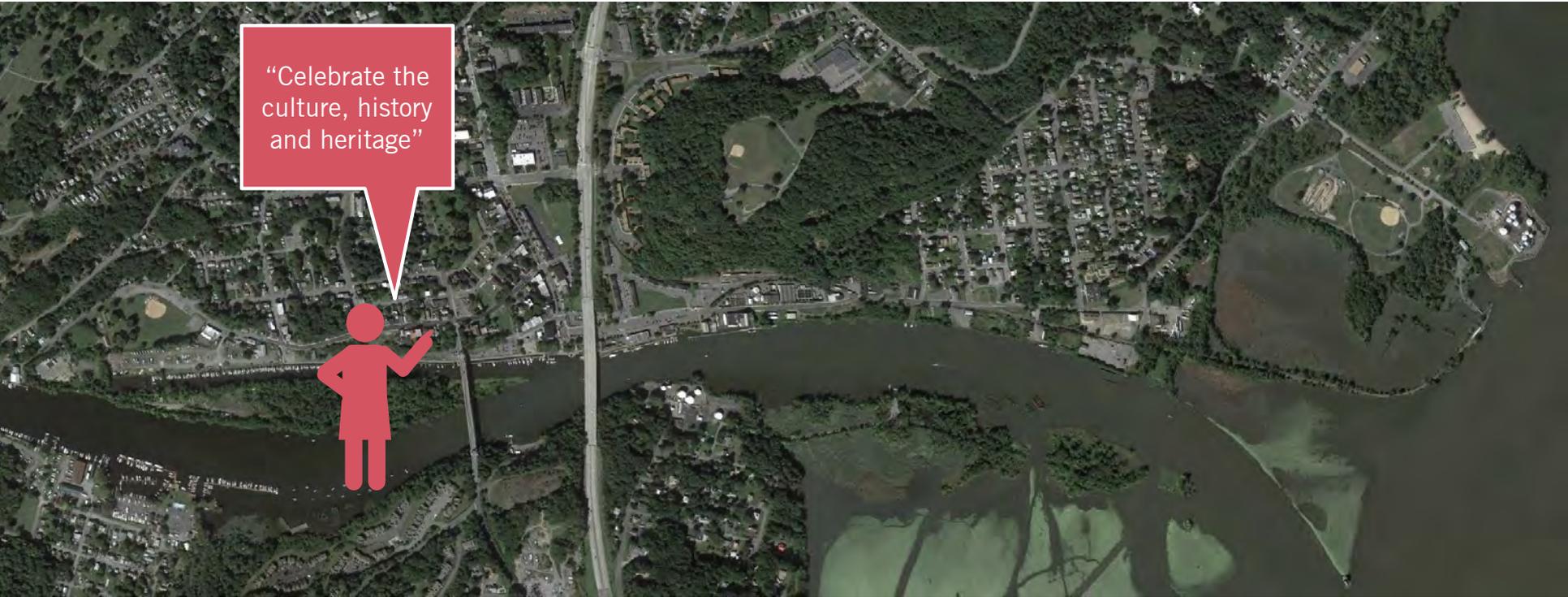




“Make habitat a priority”



“Reinforce  
existing  
community”

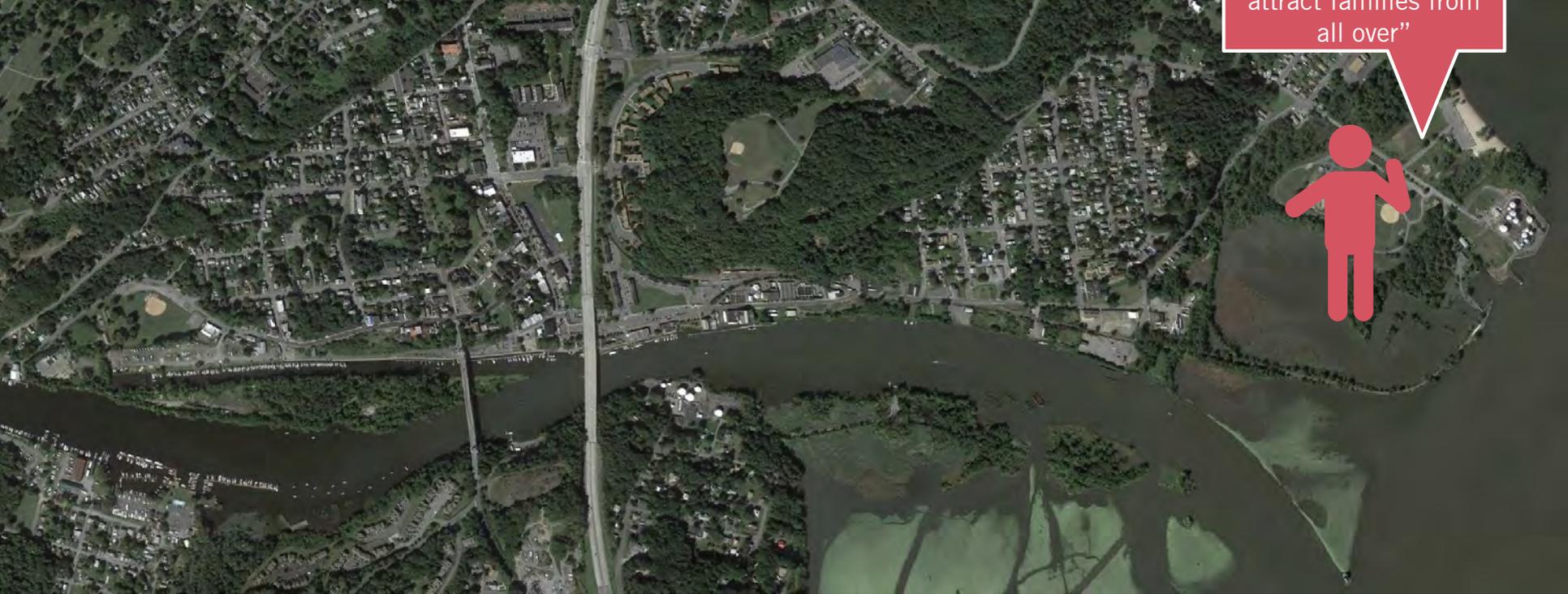


“Celebrate the culture, history and heritage”

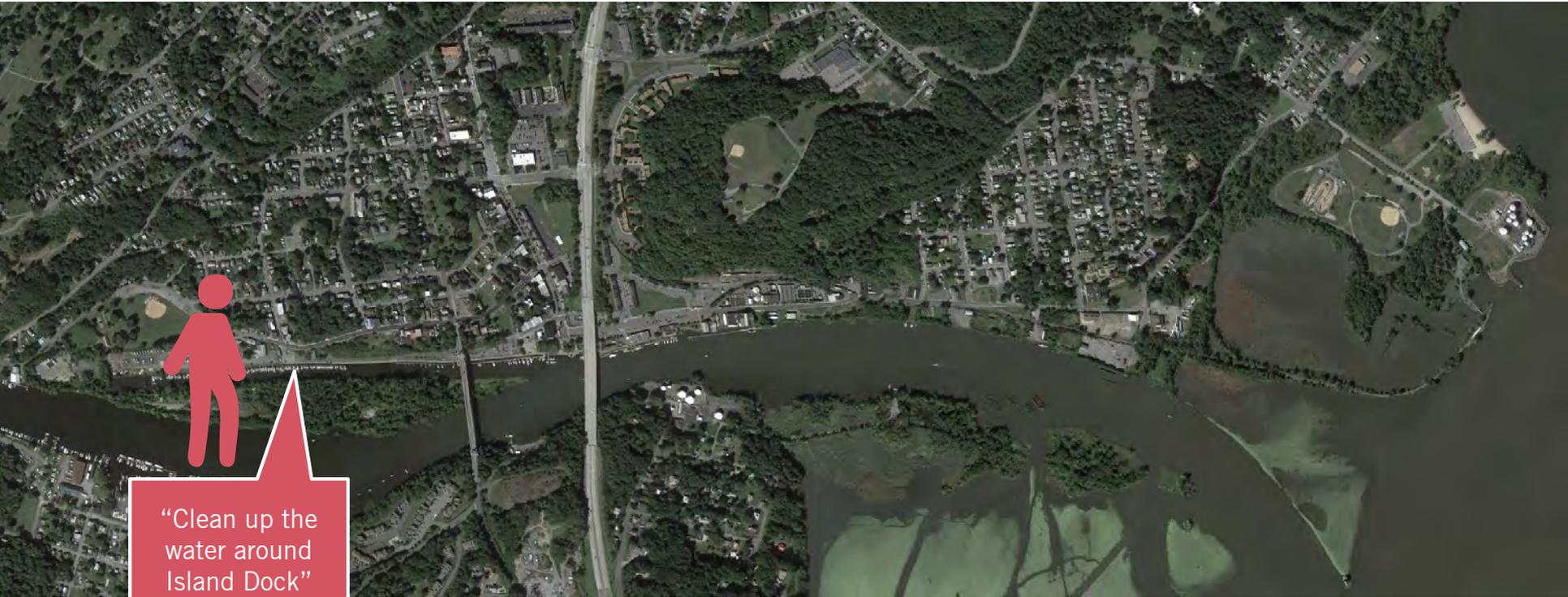


"Deal with water in the uphill areas to prevent flooding at the waterfront"





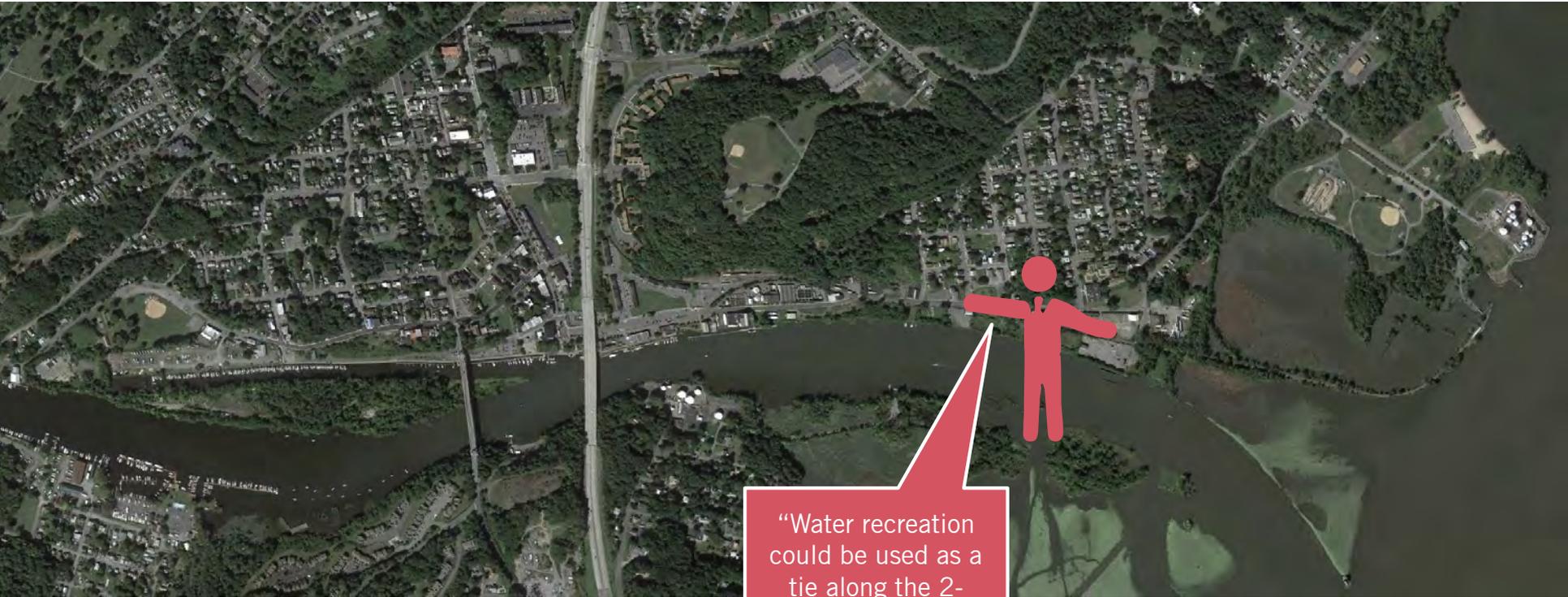
“Outdoor activities and parks throughout the waterfront could attract families from all over”



“Clean up the water around Island Dock”



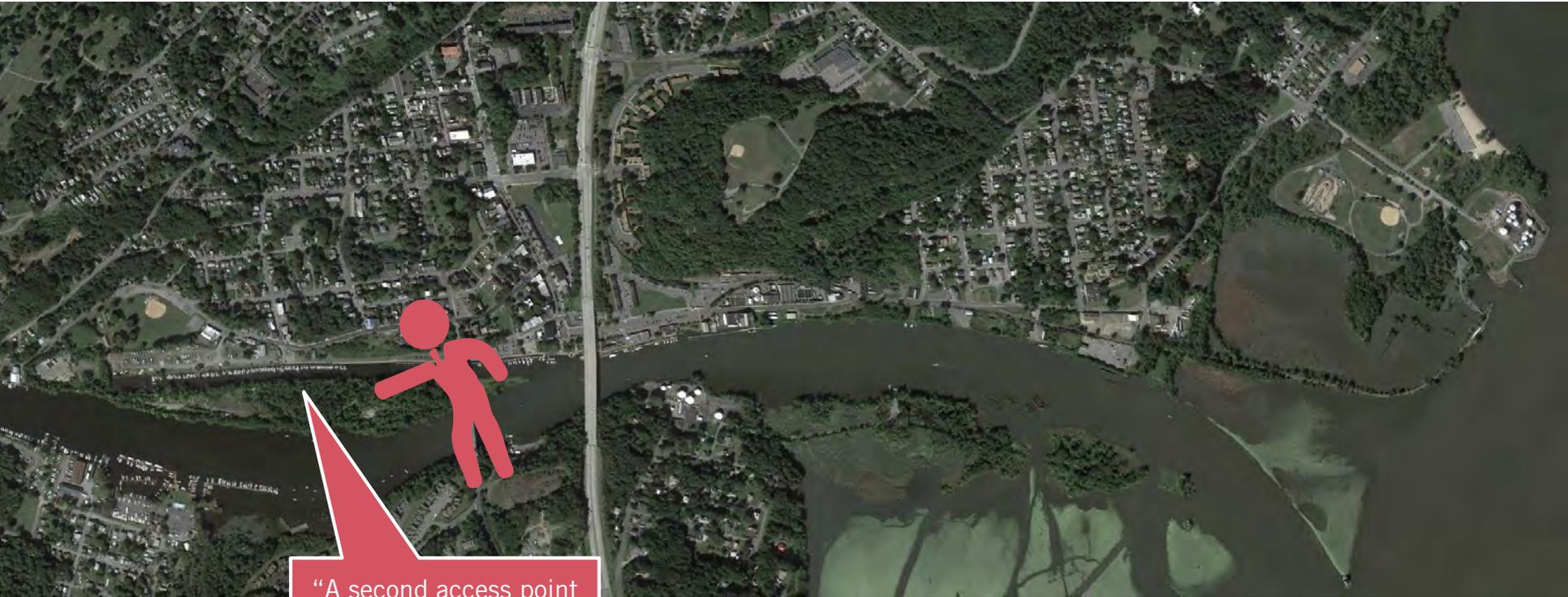
“A hotel with views to the water could do very well”



“Water recreation could be used as a tie along the 2-miles of waterfront”



"Look into the long term solution for the Waste Water Treatment Plant, focus on screening and minimizing the smell"



“A second access point could make Island Dock a desirable place for amenities”

An aerial photograph of a river and surrounding area. A red callout box with a white border is centered over the river. Below the callout box, five red stick figures are arranged in a line, each with a different pose. The background shows a mix of green trees, brown water, and some buildings.

**SEE THE FULL REPORT OUT AT**  
**<http://www.kingston-ny/Hudson-Riverport>**

# MARKET DEMAND

A monochromatic teal-toned photograph of a waterfront scene. In the foreground, the calm water reflects the sky and the structures. A large, multi-story brick building with a gabled roof stands prominently in the middle ground. To its left, a smaller building with a similar architectural style is visible. Several boats are docked along the shore, including a large white sailboat with its mast and rigging clearly visible. On the right side of the image, a large, dense weeping willow tree hangs its branches over the water. The sky is filled with soft, diffused clouds, creating a serene and slightly somber atmosphere.

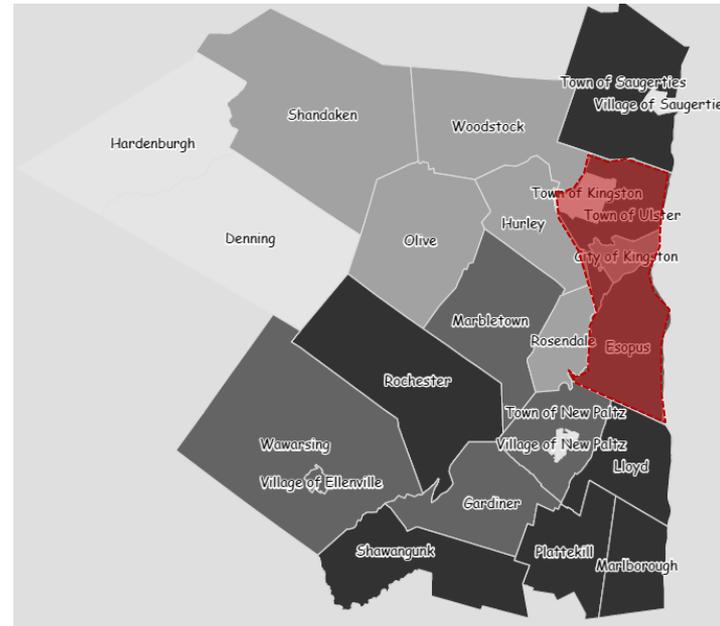
**Real Estate Study Area**  
**Residential Market**  
**Retail Market**  
**Hospitality Market**  
**Office Market**



# Real Estate Study Area

JLL has investigated the key trends for each asset class (Residential, Retail, Hospitality, Office) in the catchment area, which we have defined as being with a 10-15 minute drive of the subject site. The catchment is inclusive of the following municipalities within Ulster County, as demonstrated on the following map:

- City of Kingston, which is comprised of three major sub-markets, the Uptown Stockade Area, the Midtown Area, and the Downtown Waterfront Area
- Town of Kingston
- Town of Ulster
- Esopus



# Residential Market – Competitive Set

JLL is researching the subject project's competitive set, which we determined to be multi-family projects with water views. The following map and table provide the location of a competitive set of multi-family residential properties:



Map #	Name of Property	Units (#)	Type	Status / Year of Completion
1	Hudson Valley Landing	34	Apt	Completed, 1990
2	Hudson Landing	1,682	Condo	Under Construction 2017-2033
3	Sailor's Cove	383	Condo	Under Planning TBD
4	Riverview on the Hudson	80	Condo	Completed, 1988
5	Rondout Harbor	78	Condo	Completed, 1986
6	The Hills	42	Condo	Completed, 1987
7	Lakeshore Villas	152	Apt	Completed, 1970s
<b>Total</b>		<b>2,451</b>		

## Residential Market – Summary

Based upon our market research and the “fair share pull” of the subject project given its attributes, Kingston Waterfront may be able to support 75 – 150 units.

Developing and successfully managing a multi-family residential project at Kingston Waterfront requires:

Innovative economic incentive packages for the development community

- A strong focus on the spatial needs and recreational desires of the end user during the detailed design process.
- A strong focus on servicing requirements and a community management system. Sustainable and successful residential communities typically have strong covenants regarding service charges.
- Speed to market and keeping a pulse on the movement of the absorption of residential product. According to market sentiment, and the current and anticipated absorption levels, the timing of rental units is most likely to be effective from now through mid-2019, after which demand may soften due to the increase in supply from the anticipated handover of units in Hudson Landing: Phase 1b and Sailor’s Cove.

Finally, based upon our analysis, the initial properties developed at Kingston Waterfront are likely to garner net rental rates of \$1,000 per month for a one-bedroom up to \$1,750 per month for a three-bedroom, depending upon size and quality of construction. We recommend units slightly larger than the competitive set, but as noted, it will be important to rationalize the efficiency of the space during the detailed design process.

# Retail Market – Key Dynamics

## SPENDING POWER

- Only 14% of the City of Kingston's households have an income above \$100,000 as compared to 25% for the County of Ulster
- The median income for a household in the City of Kingston was \$44,646, while the median income for a household in the County of Ulster was \$58,934

Within the framework of a challenging, albeit slowly growing economy household incomes in the City of Kingston are not anticipated to significantly increase. As this segment is the larger of the two demand segments for retail in the City of Kingston, it is imperative that the retail offer matches the affordability of the population.

## KEY TERMS

- Asking rents (NNN) range from \$12.50-17.50 per SF
- Retail units range from 500 to 1,000 SF for specialty uses / apparel shops and 1,500 to 7,500 SF for restaurants

## PROFILE OF RETAILERS

Nationally and internationally branded retailers, whether Big Box, Apparel, Homewares, or Food & Beverage ("F&B") companies, are concentrated just north of the city in the Town of Ulster at the junction of Highway 9 and Highway 209/199.

However, these malls are becoming obsolete as shoppers turn to online retailing and as the nationally and internationally branded retailers are closing stores in secondary and tertiary malls:

- **Hudson Valley Mall** opened in 1981, and today, the 810,000 SF shopping center has over 40,000 SF vacant; PCK Development Company, is concerned by the overall market trends.

## Retail Market – Summary

Based upon the feedback from current retailers along the Kingston Waterfront, community stakeholder feedback, and the quantitative analysis of consumer spending power and patterns in the catchment area, JLL recommends:

- An 8,000 – 10,000 SF retail “market” development, similar to the San Francisco Ferry Building, Chelsea Market or Gotham Market, characterized by architecture that reflects the mid-Hudson vernacular and ensures relatively standardized retail unit sizes with the ability and flexibility to easily expand units. This concept would cater to entrepreneurs seeking smaller units, who would be able to grow their business and expand their footprint over time. The merchandizing mix envisions a significant portion of the units would be leased to Food & Beverage retailers, whether offering quick service or selling pre-packaged food. There should be an opportunity for communal seating overlooking the water
- A smaller format grocery store. Several grocery stores are testing 15,000 – 20,000 SF “urban footprints” rather than the typical 30,000 – 60,000 SF grocery stores. These new concepts include expanded hot and cold prepared food bars, along with the typical offering of produce, dairy, meat/fish, and dry goods

# Hospitality Market – Competitive Set

The following table provides key information regarding each of the competitive, branded hotels/motels:



Map #	Name of Property	Keys (#)	Type	Amenities	Status Delivery
1	Hampton Inn	90	Hotel	Fitness Center	Completed
2	Courtyard by Marriott	89	Hotel	Fitness Center	Completed
3	Residence Inn	TBD	Hotel	TBD	Under Construction 2016
4	Holiday Inn Express	101	Hotel	Potentially a water park	Under Planning 2017
5	Super 8	84	Motel	N/A	Completed
6	Best Western (formerly Garden Plaza Hotel and Holiday Inn)	212	Hotel	Ballroom	Under Renovation
7	Quality Inn	144	Motel	Fitness Center Game Room Meeting Space	Completed
8	Rodeaway Inn	60	Motel	Fitness Room Outdoor Pool	Completed
Existing		679			
Future		+/- 200			
<b>Total</b>		<b>879</b>			

JLL has also investigated the Boutique / Bed & Breakfast hospitality market in the study area, including:

## Rondout

Rondout Inn on Broadway  
The Gallery Inn  
Firehouse Inn on Abeel  
Maison Bleu  
Des Artists

## Uptown

Suite Dreams  
A Kingston B&B at Thomas L. Southwick House  
Schwartz's Inn  
The Inn at Boitson's

# Hospitality Market – Summary

Based upon the lack of hotel supply at the Rondout, community stakeholder feedback, and our understanding of hotels as “place-makers and catalysts”, JLL recommends:

- A 125-150 key upscale hotel catering to the Meetings, Incentives, Conferences, Events (“MICE”) business. The proposed hotel property should be designed such that majority of its rooms and suites have views overlooking the water. The property’s design should convey elegance and the vernacular of the Hudson Valley. It should include amenities such as a restaurant, spa, ballroom, meeting space, and fitness center. The hotel should offer activities for guests including sunset sails along the Hudson River, hot air balloon rides, hikes/horseback rides in the Catskills, and other unique experiences. Similarly styled hotels include The Sanctuary (South Carolina) and Keswick Hall (Virginia), both owned and operated by the Virginia Investment Trust, and Woodstock Inn (Vermont), owned and operated by The Rockefeller Foundation.
- Boutique Hotel: In order to draw tourists to the site, a funky, boutique art hotel with 15-30 keys should be incorporated into the master plan. A similarly styled hotel is the ACE Hotel. The Hudson Valley has several boutique hotel properties, the majority of which are upscale; however, this quirky offer would serve to capitalize on the artists’ community in Kingston. This hotel would serve a distinctly different segment than the proposed upscale hotel, but would also serve as a strong “place-maker”.

## Office Market – Summary

There is unlikely to be significant demand from “traditional” users of office space within the study area. Empire State Development has identified various sectors for growth potential in the Mid-Hudson Valley, including energy (high-technology, biotechnology and green technology), film television, financial services, advanced manufacturing, agribusiness, tourism and international opportunities. Not all of these sectors are applicable to the subject site. T

here are strong opportunities for the high-technology and agribusiness on the subject site:

- Given the proximity of the fiber optic network, there could be an opportunity to attract data centers or other companies that rely on high-speed connections.
- As noted, there is an opportunity to capitalize on fostering agribusiness and becoming the conduit between farmers and the New York City market. The abundance of fresh food and the proximity to innovation and young entrepreneurs at the Culinary Institute of America generates an opportunity for packaging companies, like Farm to Table Co-packers, or industrial kitchens for co-production.

# VISION





**COMMUNITY**

REINFORCE EDGE

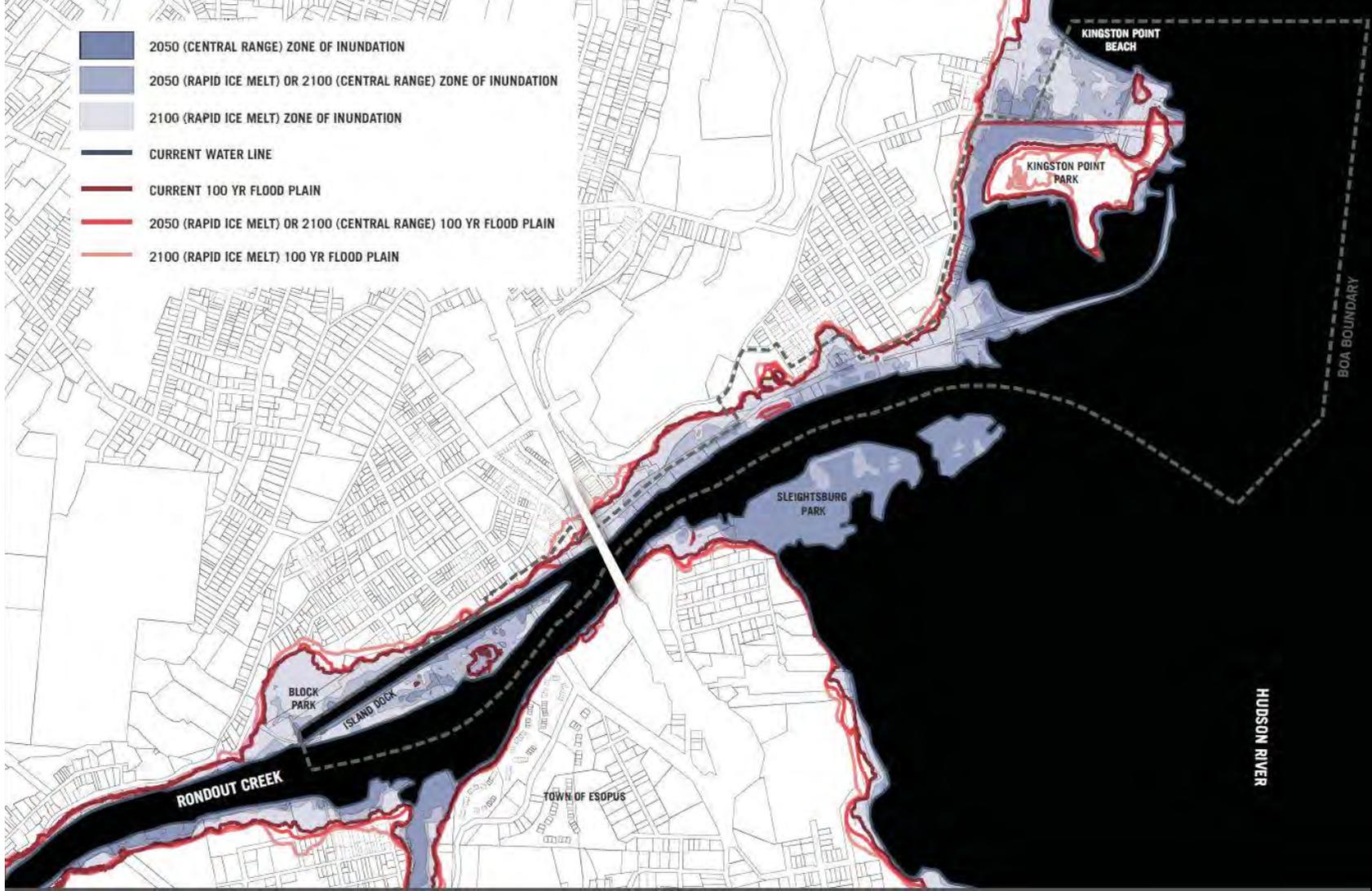


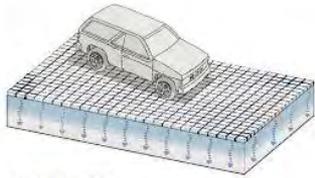
**ECOLOGY**

NATURALIZE EDGE

BDA BOUNDARY

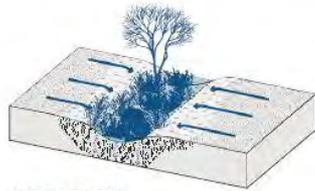






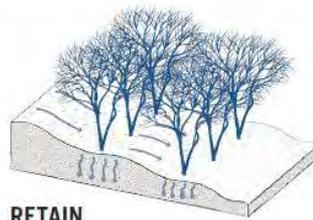
### PERMEATE

PERMEABLE PAVEMENT INCREASES RETENTION UPHILL



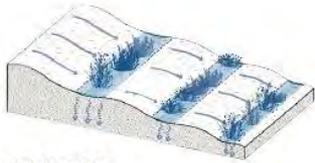
### INFILTRATE

BIOSWALES ALLOW STORMWATER TO INFILTRATE



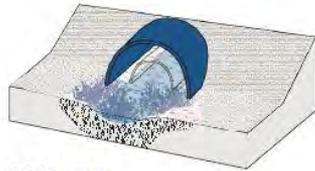
### RETAIN

INCREASED TREE COVER INCREASES STORMWATER RETENTION



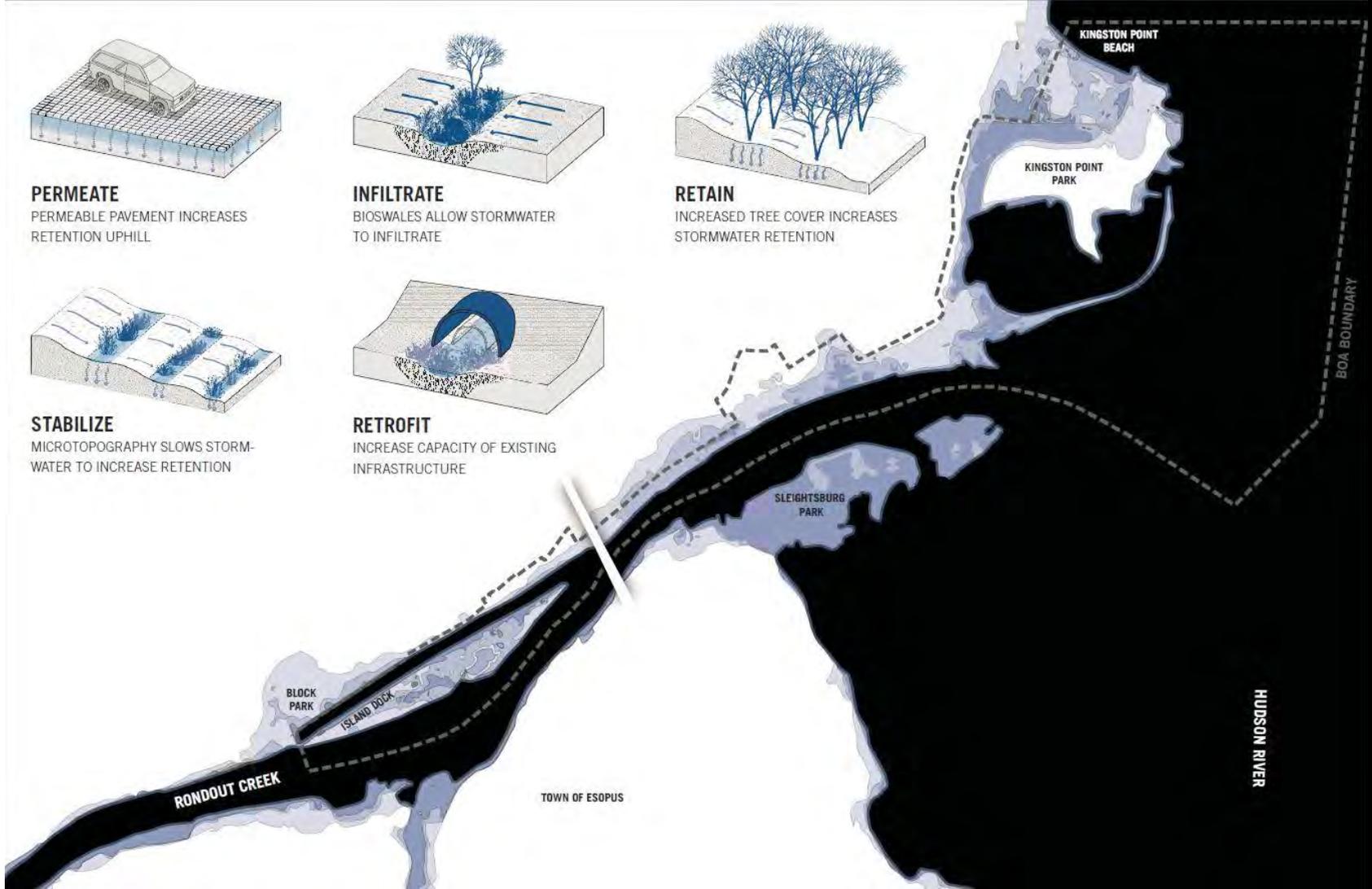
### STABILIZE

MICROTOPOGRAPHY SLOWS STORMWATER TO INCREASE RETENTION



### RETROFIT

INCREASE CAPACITY OF EXISTING INFRASTRUCTURE

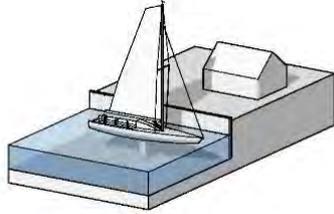


HUDSON RIVER

BOA BOUNDARY

TOWN OF ESOPUS

## Edge Conditions



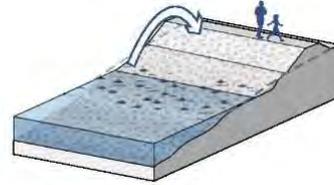
### HARDEN

STRENGTHEN BUILDINGS TO BUILD KINGSTON'S WORKING WATERFRONT



### ACCESS

CREATE ACCESS POINTS FOR COMMUNITY WATERFRONT USE



### LIFT

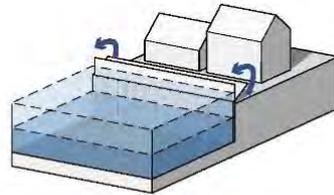
RAISED TRAIL OR LEVEE REDUCES FLOODING + CREATES VIEWS



### RESTORE

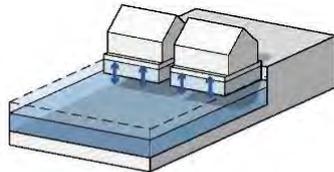
WETLAND RESTORATION CREATES HABITAT + REDUCES STORM SURGE IMPACT

## Building Strategies



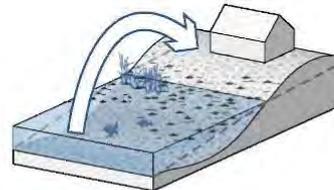
### FLIP

DEPLOYABLE FLOOD WALLS PROTECT EXISTING BUILDINGS



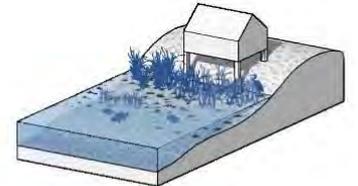
### FLOAT

FLOATING OR AQUATIC DEVELOPMENT ADAPTS TO RISING WATERS



### MOUND

CUT + FILL CREATES HIGHER GROUND FOR DEVELOPMENT AND RESTORES SHORELINE FOR HABITAT



### STILT

CONSTRUCTION ON PIERS REDUCES IMPACT ON ECOSYSTEM + REMAINS FLEXIBLE TO RISING WATERS

**LOCAL**

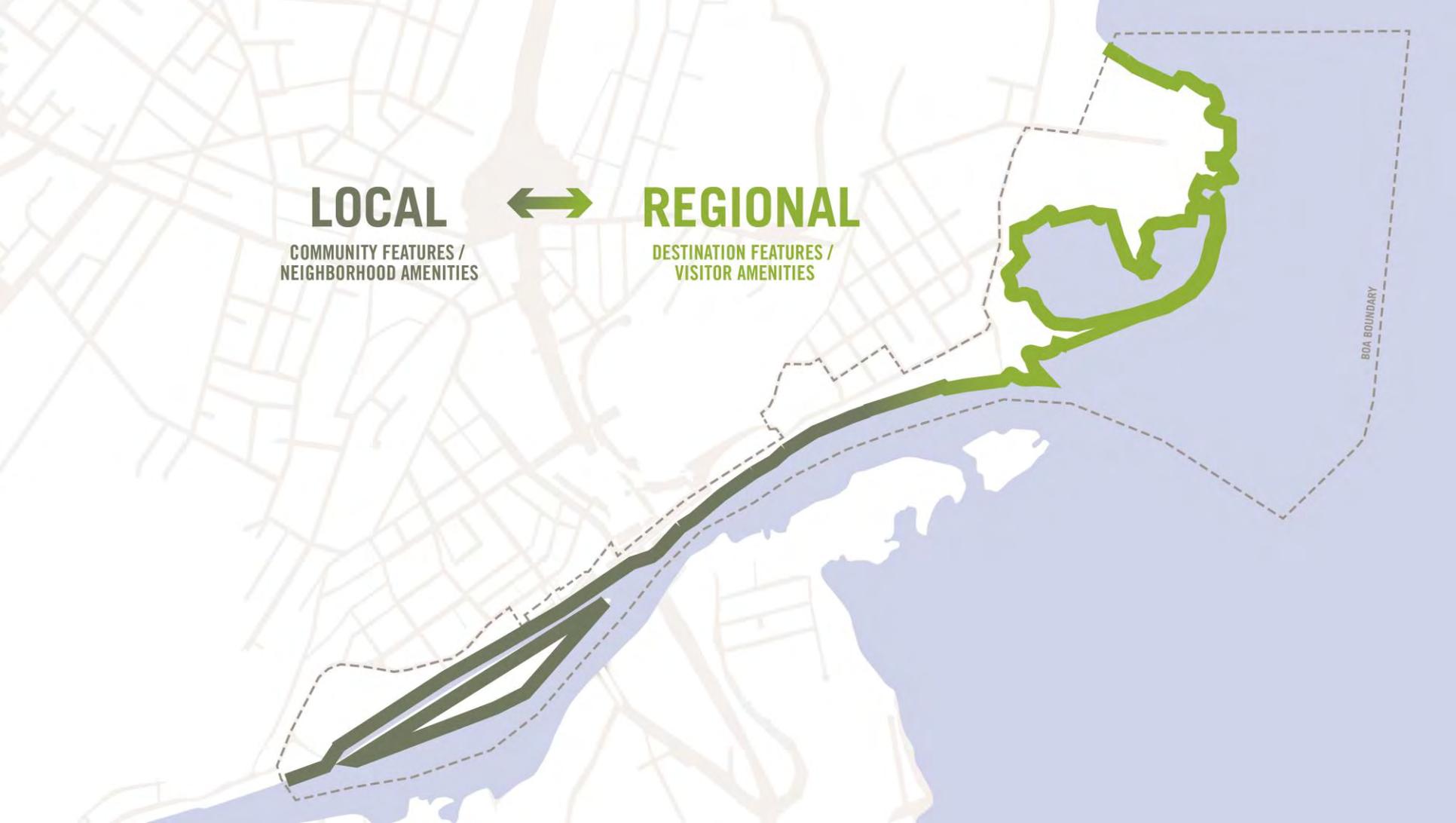
COMMUNITY FEATURES /  
NEIGHBORHOOD AMENITIES



**REGIONAL**

DESTINATION FEATURES /  
VISITOR AMENITIES

BOA BOUNDARY



# LOCAL

COMMUNITY FEATURES /  
NEIGHBORHOOD AMENITIES



# REGIONAL

DESTINATION FEATURES /  
VISITOR AMENITIES

COMMUNITY PARK  
RECREATION



MARINA/  
DOCKS



NATURE TRAILS



DOWNTOWN

**DRAW PEOPLE IN**

HISTORY, HERITAGE, AND CULTURE  
AS UNIFYING FEATURES

ECO  
DESTINATION



ROWING/  
KAYAKING



CRUISE SHIP  
TERMINAL/  
DAYLINER/  
TROLLEY

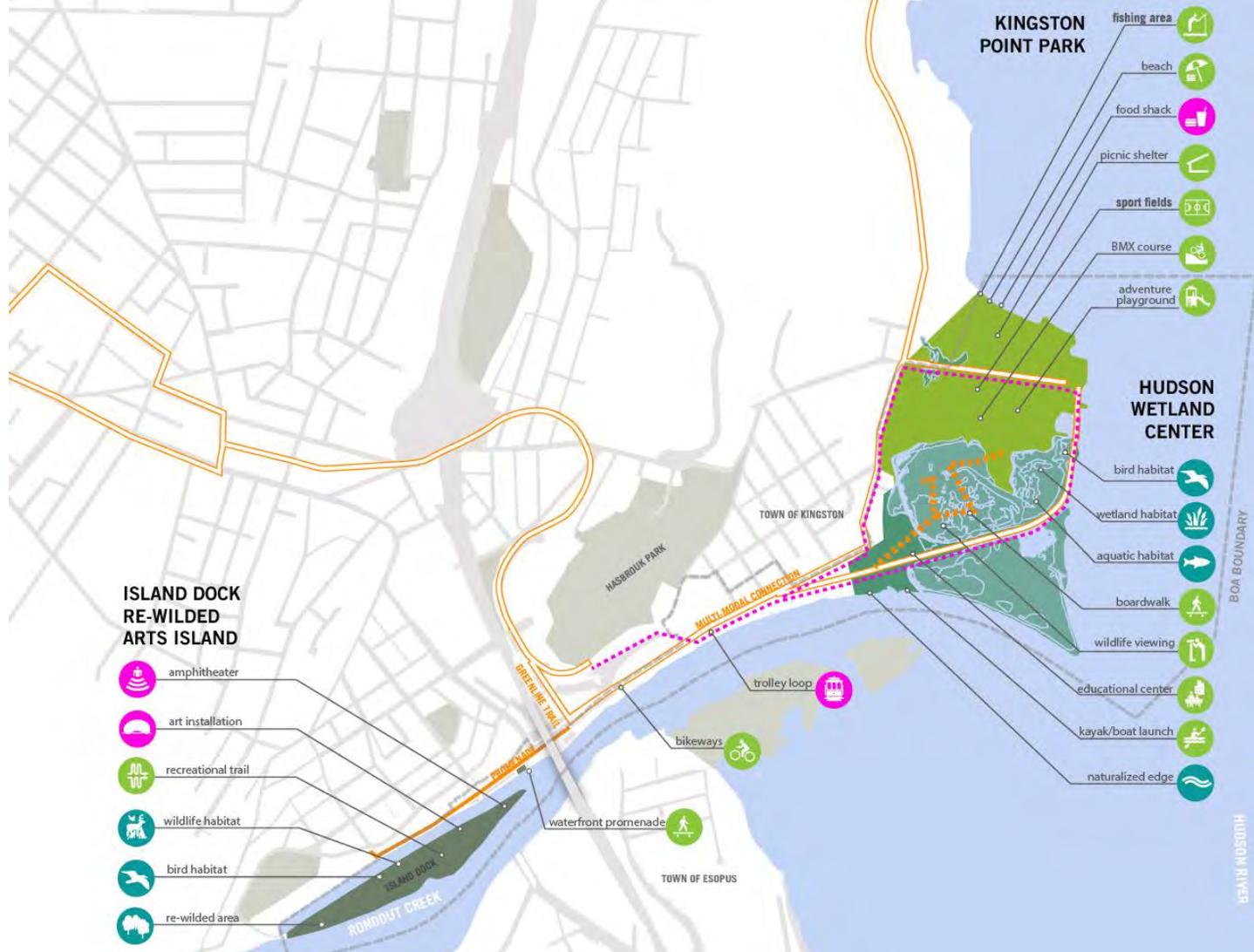


HUDSON VALLEY  
LANDSCAPE/  
HABITAT

REGIONAL PARK  
DESTINATION PLAYGROUNDS

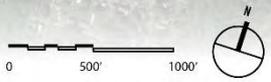
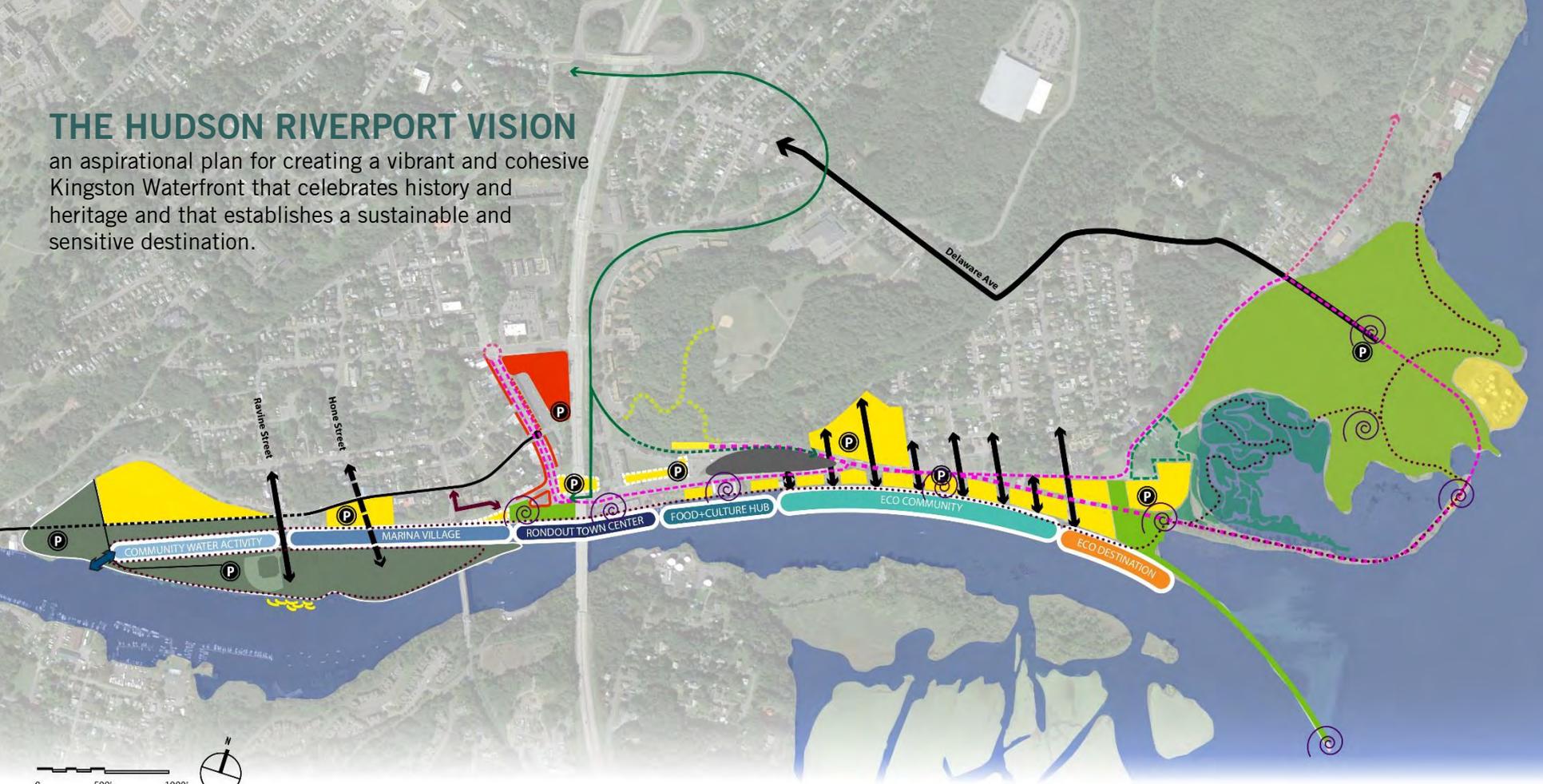


# WATERFRONT PROGRAMMING



# THE HUDSON RIVERPORT VISION

an aspirational plan for creating a vibrant and cohesive Kingston Waterfront that celebrates history and heritage and that establishes a sustainable and sensitive destination.



# WATERFRONT ZONES



# WATERFRONT USES

The Kingston waterfront has a variety of existing uses which have the potential to promote future activity in the area and which should be supported by future development.



BOAT BUILDING  
AT THE  
MARITIME MUSEUM



ROWING CLUB  
BOATHOUSE



HERITAGE  
ENERGY  
TERMINAL



KAYAKING



CRUISE SHIP  
TERMINAL



CLEARWATER  
HOMEPORT



DOCKS



FEENEY SHIPYARD



## WATERFRONT ZONES

### Community Park

- Recreation and Fields
- Nature Walks
- Art
- Habitat Corridors
- Community Water Activities
- Amphitheater
- Smaller Scale
- Quiet



## WATERFRONT ZONES

### Community Waterfront

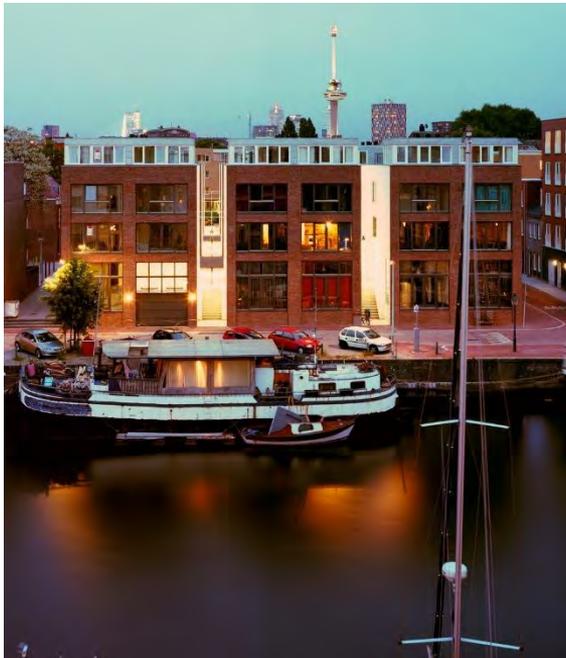
- New Community Waterfront Park
- Protected Water
- Water Activities
- Future Waterfront Development



## WATERFRONT ZONES

### Marina Village

- Marina
- Boating Club
- Restaurants and Shopping
- Market/To-go general store
- Potential Hotel
- Boat Culture



## WATERFRONT ZONES

### Rondout Town Center

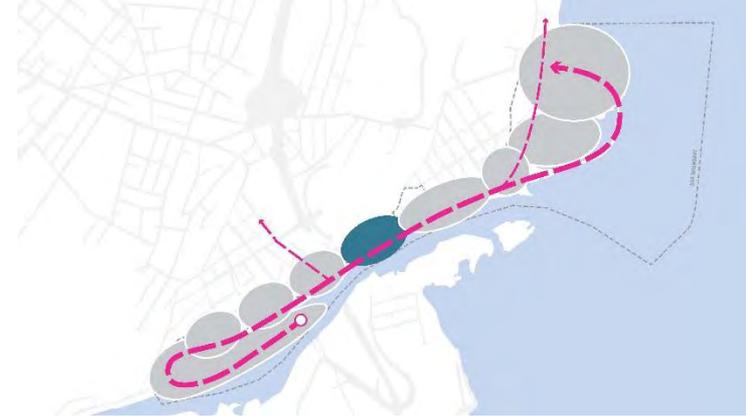
- A distinct Hudson Valley “Main Street”
- Restaurants and Shopping
- Culture Assets
- Deep Water/Hudson Cruises
- Events
- Nightlife
- Point of departure



## WATERFRONT ZONES

### Waterfront Culture+Food Hub

- Restaurant Row- Build off of current concentration of restaurants
- Create a new Food Center at the Cornell Building that celebrates, educates and invites innovation
- Food festivals
- Hudson Valley Seasonal Outposts
- Incubator Space
- Greenhouse/Gardens



## CORNELL BUILDING

### Use Precedents

- Stalls for vendors
- Long and short term space
- Artist and craft vendors
- Local food vendors
- Public gathering space



*Torpedo Factory, Alexandria, VA*



*West Side Market, Cleveland, OH*



*Smorgasburg, Brooklyn, NY*



*Milwaukee Public Market, Milwaukee, WI*

## WATERFRONT ZONES

### Eco Community

- Make resiliency part of the design language
- 2-4 stories Mixed-use Neighborhood
- Ship Building School
- Institutional Partners
- Dry Docks
- Live/Work & Maker Space
- Artist Space
- Incubator Space
- Floating Structures



## CUT + FILL

### Design Precedents



## Olympic Park, London, UK

Formerly a massive brownfield site, the park's remediation utilized in- situ soil cleaning, capping and bioremediation. Earth-moving as part of remediation created the foundation for stadium construction, sculpted wildflower mounds, and naturalized streambanks that can absorb flood waters.

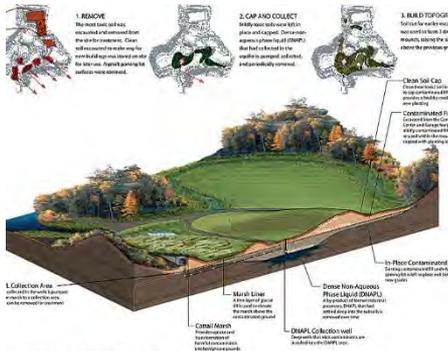


# CUT + FILL

## Design Precedents

### Alumnae Valley Restoration at Wellesley College

Former brownfield site used the process of remediation-- soil cleaning, moving and capping-- to create new wetlands and rolling topography that integrate into the site's hydrology.

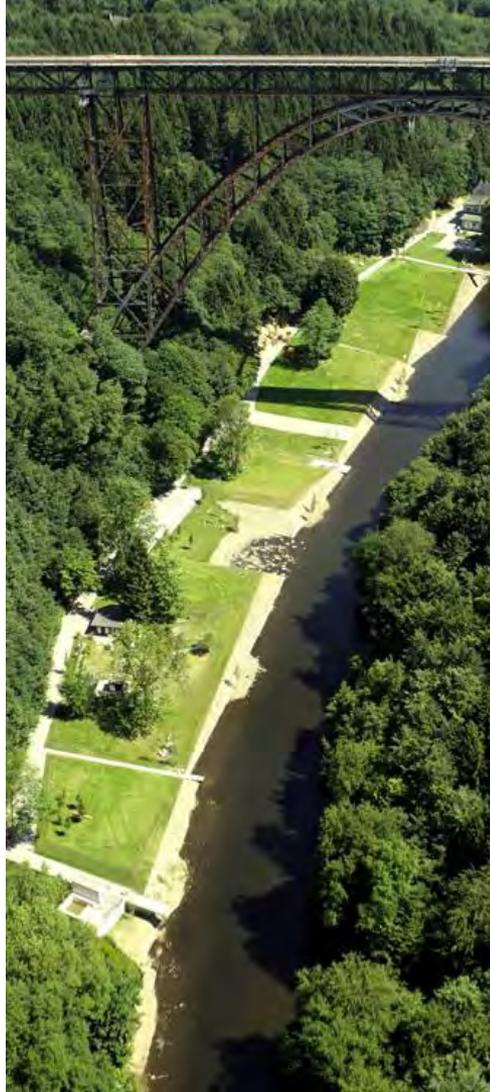


## CUT + FILL

### Design Precedents

## Muengsten Bridge Park, Germany

Landforming creates high points for amenities and low cuts for river access and kayak launches within dynamic floodplain. “Hanging ferry” allows iconic crossing point beneath historic bridge.



## WATERFRONT ZONES

### Eco Destination

- Distinct Program that draws people to end of Strand Street
- Sensitive to wetlands and flooding
- Exciting architecture
- Trolley stop destination
- Works with recreation trails



# THE WEDDING STORY



APPROXIMATELY  
750 GUESTS DELIVERED  
EVERY WEEKEND

IN TOWN  
FACILITIES



ADDITIONAL  
HOTEL



DOWNTOWN



CRUISES



FOOD/RESTAURANTS



TROLLEY PHOTOS

30 KEY ECO HOTEL  
& VENUE



PONCKHOCKIE  
AIR BNB



WETLANDS



OUTDOOR EVENT  
SPACE



DAY-LINER/  
TROLLEY



HUDSON VALLEY  
LANDSCAPE/  
HABITAT

ARRIVAL AS AN EVENT  
GUESTS CAN  
ARRIVE FROM THE  
CITY ON THE DAY LINER

## WEDDING VENUES

### Use Precedents

Locations on the Hudson River with views to the waterfront and to hills have become a major draw from the state and from New York City.



*Dobbs Ferry, NY*



*Cold Springs, NY*



*Beacon NY*

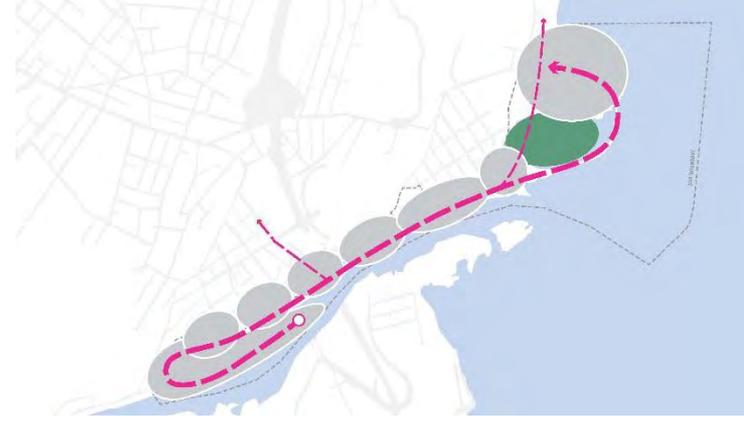


*Poughkeepsie, NY*

## WATERFRONT ZONES

### The Hudson Wetlands

- Restore habitat and ecosystems
- Sensitive architecture and landscape
- Boardwalk trails
- Habitat Corridor



## WATERFRONT ZONES

### Regional Park

- Regional Playgrounds that attract families from all over the Hudson Valley
- Infrastructure and amenities
- Array of activities and landscape types



A teal-tinted photograph of a sailboat on a lake. The sailboat's mast and sail are visible on the right side of the frame. The background shows a calm body of water and a range of dark, forested mountains under a cloudy sky. The overall mood is serene and contemplative.

**HOW WE ARE GOING  
TO GET THERE**

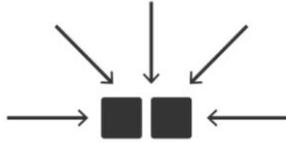


# NOW

## Quick wins

- pop-up park
- food events
- wayfinding and signage
- street painting bike path
- art, antiques and other cultural events

Goal: get people down to the water, show physical improvements and actions associated with the BOA plan

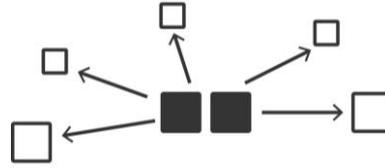


# 0-2 yrs

## Center and Invest

- Food Hub
- Build up downtown
- Critical Infrastructure to attract new investment

Goal: Set the regulatory framework to incentivize revitalization. Develop the brand, develop the design guidelines, develop the maintenance structure.

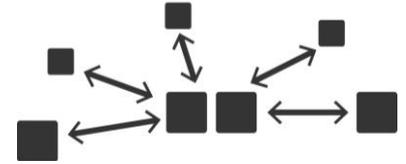


# 2-5 yrs

## Connect

- Ecohotel destination
- Waterfront connections
- Multimodal Connections
- Focus on the end to end
- Greenline Construction

Goal: Create Catalyst Projects  
Develop the market



# 5+ yrs

## Grow the Rondout

- Cut Fill Remediation and Eco Community Development
- Regional Park
- Western Anchor Development

Goal: Capitalize on new demand and synergies



## QUICK WINS

More of the Same!

Get people to the water

Keep everyone excited

Activate space with  
temporary events





## POP-UP

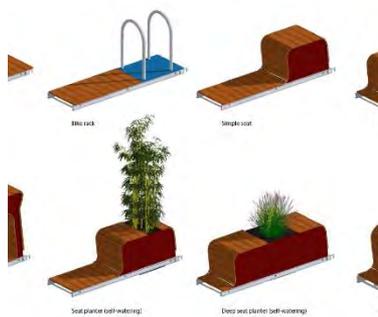
Design Precedents

Arts Programming  
+ Installation



# POP-UP

Design Precedents



# Public Space



## POP-UP

Design Precedents

Markets + Food

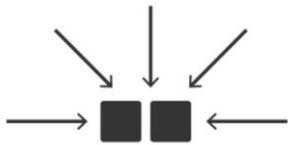


## POP-UP

Precedents

## Bike Lanes + Multi-modal Streets

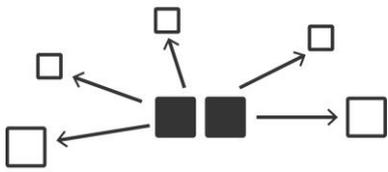




## CENTERING

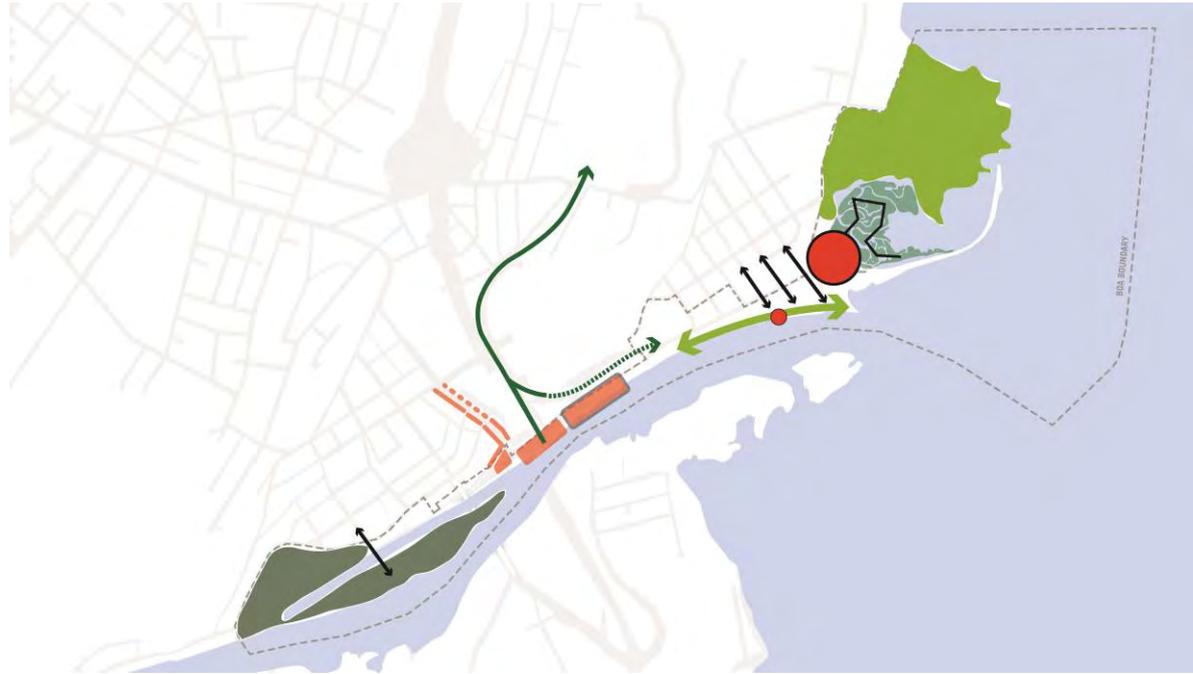
- Expand on existing resources/ Adaptive reuse
- Food Market/Incubator space. Nurture existing small business and emerging markets at Cornell Building
- Rezoning/Tax incentives for mixing commercial/retail at the ground floor
- Connect to regional farms/agriculture and culinary resources

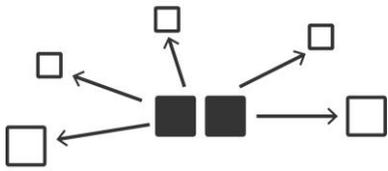




## RADIATE

- Multimodal connection
- Focus on the idea of end to end
- Selective access to the waterfront
- Key catalyst project at the eco hotel
- Restore the edge
- Wetland Boardwalk





## GROW THE RONDOUT

- Eco Community Development
- Restoration and remediation through cut/fill
- Boat/recreation access at the water
- Program the parks
- Development opportunities in the west and along Broadway



An aerial photograph of a waterfront town, likely on a lake or river. The scene is dominated by a large body of water in the foreground and middle ground. On the left, a large, multi-story building with a gabled roof and several windows is situated near the shore. A dock with several small boats is visible in front of it. In the background, a dense forest covers a hillside. On the right side, a large white cylindrical tank is prominent, with a fenced-in area in front of it. The sky is overcast with grey clouds. The overall tone of the image is muted, with a dark teal or greyish-green color cast.

# SCOPING SESSION

## I'VE SEEN THE VISION - WHAT'S SCOPING

- State Environmental Quality Review
  - SEQR is a process- not a form
- Gives focus to the Draft GEIS
- Eliminate irrelevant issues
- Identify information needed
- Identify alternatives to be evaluated
- Identify initial mitigation measures
- Provide for public input



## WHERE ARE WE IN THE SEQR PROCESS?

### SEQR Steps Completed To-date

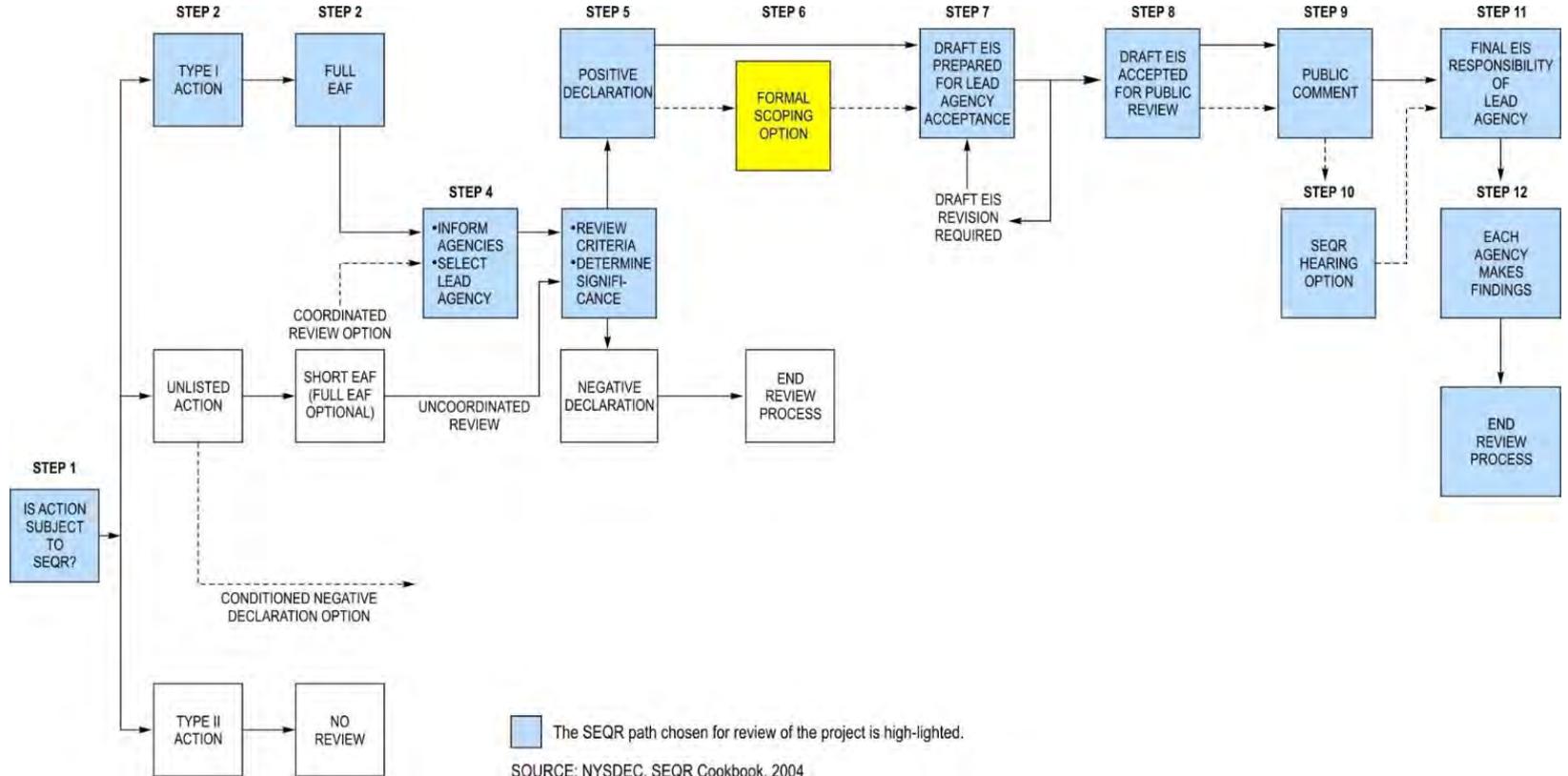
- Full EAF - Parts 1 and 2
- Lead Agency Solicitation
- Conducted Coordinated Review
- Determination of Significance - Positive Declaration
- Draft Scoping Document

### Next Steps

- Issue Final Scoping Document
- Prepare BOA Plan/DGEIS



# SEQR EIS PROCESS



## SCOPING DOCUMENT ORGANIZATION

SEQR GEIS Process

Involved Agencies and Interested Parties

Rationale for Generic EIS

Description of Proposed Action

- Adoption and Implementation of the BOA Plan

Reviews and Approvals

Anticipated Methodologies and Sources

Anticipated Content of DGEIS



# SEQR COMPLIANCE DRAFT GEIS

## Chapter Outline

1.0 Project Description

2.0 Community Participation

3.0 Environmental Setting

4.0 Potential Significant Adverse Impacts

- Assessment
- Alternatives
- Mitigation

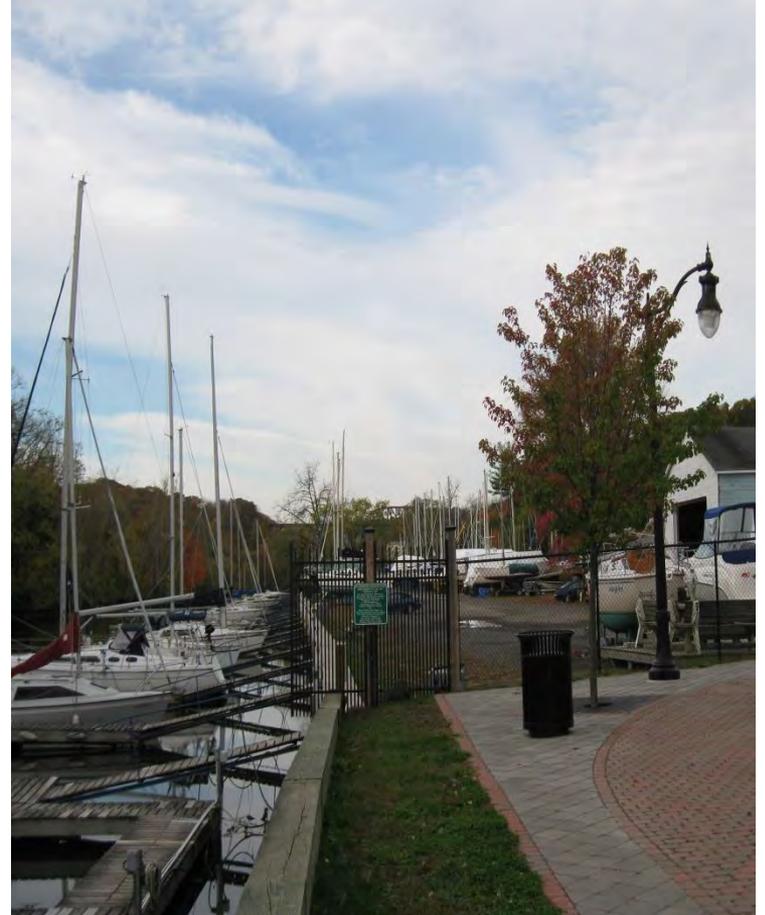
5.0 Compliance with SEQR

<b>BOA Plan</b>	<b><u>DGEIS Required Content</u></b>
<b>Section 1 – Description of Project and Boundary</b>	Description of Proposed Action
<b>Section 2 – Community Participation</b>	SEQR public hearing is conducted simultaneously with a public hearing on the BOA Plan
<b>Section 3 – Analysis of the BOA</b>	Description of Environmental Setting
<b>Section 4 – Implementation Strategy</b>	Assessment of Potential Impacts Evaluation of Alternatives Description of Mitigation Measures
<b>Section 5 – Compliance with SEQR</b>	Consistency with Coastal Policies Consistency with Heritage Area GEIS References Conditions for Future Actions

## DRAFT GEIS CONTENT

### Environmental Setting – Existing Conditions

- Extended BOA Boundary
- Community and Regional Setting
- Land Use/Ownership and Zoning
- Demographics, Economic and Real Estate Trends
- Brownfield, Abandoned and Vacant Sites
- Parks and Open Space
- Historic and Archaeological Resources
- Transportation Systems
- Infrastructure and Utilities
- Natural Resources and Environmental Features



## DGEIS CONTENT

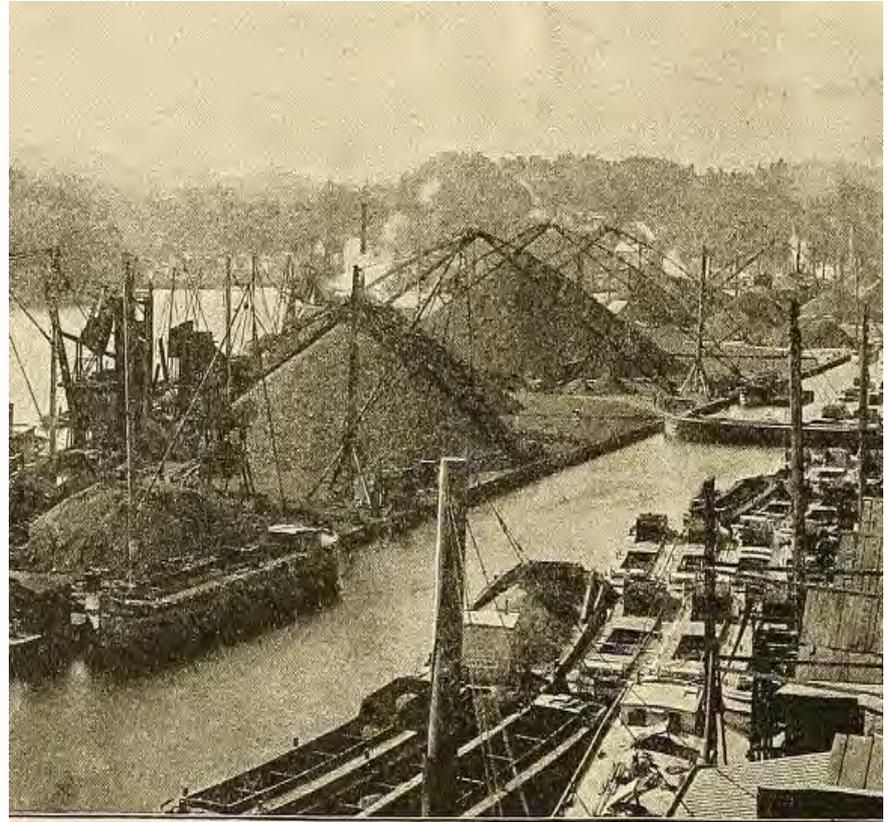
### Assessment and Mitigation of Potential Impacts

- Impacts on Land Use and Community Character
- Impacts on Natural Resources (Water, Flood, Plants and Animals)
- Impacts on Aesthetic Resources
- Historic and Archaeological
- Impacts on Open Space and Recreation
- Impacts on Transportation Systems
- Infrastructure and Utilities
- Noise, Odor and Light Impacts
- Impacts due to Contamination
- Consistency with LWRP/NYS Coastal Policies
- Short-term Impacts
- Unavoidable Adverse Impacts
- Irreversible and Irretrievable Commitment of Resources
- Growth Inducing Aspects

## DGEIS CONTENT

### Evaluation of Alternatives

- Preferred Alternative - BOA Plan
- Alternative Scale
- Alternative Use of BOA Strategic Sites
- No Action Alternative



COAL DOCKS, RONDOUT.

# WE WANT TO HEAR FROM YOU...

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@HudsonRiverport

Email

Upcoming Events

Right now!

# NEXT STEPS

