

Village of Highland Falls

PUBLIC MEETING: Waterfront, Public Spaces and Downtown Revitalization

January 9, 2020

7pm

Highland Falls Senior
Center
15 Drew Avenue



Welcome: Mayor Joe D'Onofrio

Tracey M. Clothier: The LA Group

Jeremy A. Monte: The LA Group

Ellen M. Pemrick: E.M. Pemrick and Company

Agenda

- ❑ Meeting Purpose
- ❑ What is a Local Waterfront Revitalization Strategy (LWRS)?
- ❑ Project Description
- ❑ Develop Downtown Revitalization Vision
- ❑ Develop Public Waterfront Vision
- ❑ Develop Parks and Trails Vision

Meeting Purpose

To identify specific projects that will best represent Visions for the:

- Waterfront
- Downtown
- Parks & Trails

What is a Local Waterfront Revitalization Strategy (LWRS)?

A PLANNING DOCUMENT prepared by the community that addresses all issues affecting the waterfront.

Reflects community consensus and provide clear direction for the future of the lands in the Waterfront Revitalization Area.

Establishes a long-term partnership among local government, community-based organizations, and the State.

Presents a unified vision and greatly increases a community's chances to obtain public and private funding for projects.

Project Goal

Create a Waterfront Revitalization Strategy that:

- Provides or enhances public access to the Waterfront
- Transforms Main Street into a lively destination for residents and visitors, and a catalyst for growth
- Revitalizes public spaces that function efficiently and are responsive to the changing needs of residents and visitors

Local Waterfront Revitalization Boundary Map

Represents Entire Village of Highland Falls



Public Waterfront Opportunities

- Investigate partnerships and funding to make the “marina property” publicly-owned
- West Point is considered as a destination by the NY Yacht Club which has 75' - 125' boats - 3 T-shaped docks along the waterfront would attract multiple yachts
- Market site for waterfront eatery
- Consider feasibility of using a tramway or funicular to bring visitors into the downtown
- Consider moving the old station back (west) from the existing tracks to allow for more green space

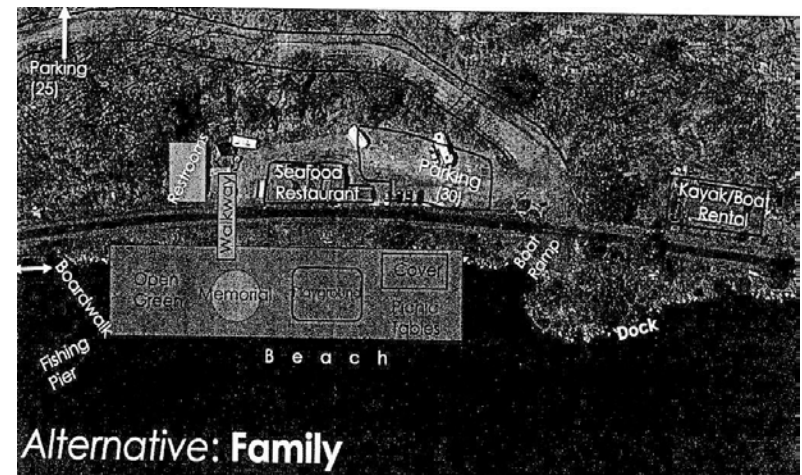
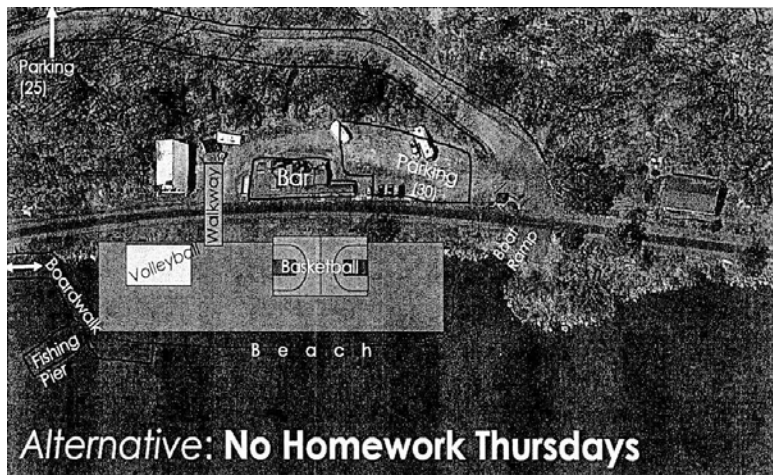
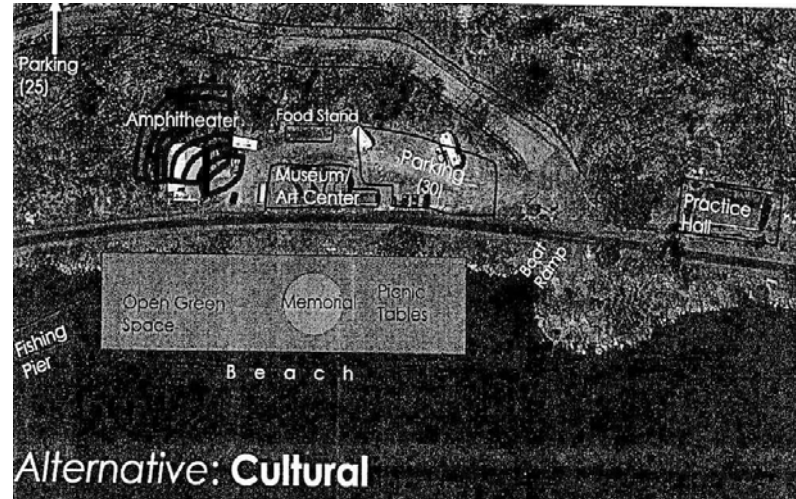
Public Waterfront Opportunities

- Consider an underground tunnel or bridge to safely cross the railroad tracks
- To encourage kayak visitors, construct a formal kayak launch with dock & lockers
- Develop a waterfront visitor exchange initiative with Cold Spring and Newburgh
- Investigate the feasibility of incorporating the “Mountain Spring” historic spring once used by patrons of the Cozzen’s Hotel into the plan

INSPIRATIONAL IMAGES: WATERFRONT REDEVELOPMENT



ALTERNATIVES: WATERFRONT REDEVELOPMENT



ALTERNATIVES: WATERFRONT REDEVELOPMENT



ALTERNATIVES: WATERFRONT REDEVELOPMENT



ALTERNATIVES

WATERFRONT REDEVELOPMENT FEASIBILITY STUDY



ALTERNATIVES

Alternative 1

- 1A West Point Highway / Main Street Gateway and Streetscape Enhancements
- 1B Waterfront Linkage Trail and Overlook
- 1C Waterfront Parking Area and Drop-Off Improvements
- 1D Waterfront Park - Train Depot: Picnic Area and Recreational Destination
- 1E Waterfront Park - Promenade: Railroad Crossing Safety Improvements and River Walkway
- 1F Waterfront Park - Peninsula: River Walkway Extension
- 1G Hudson River Access: Kayak and Canoe Launch
- 1H Existing Highland Falls Train Depot




 Highland Falls Waterfront Redevelopment Feasibility Study
 Schematic Design Alternative 1
 February 24th, 2017

ALTERNATIVES

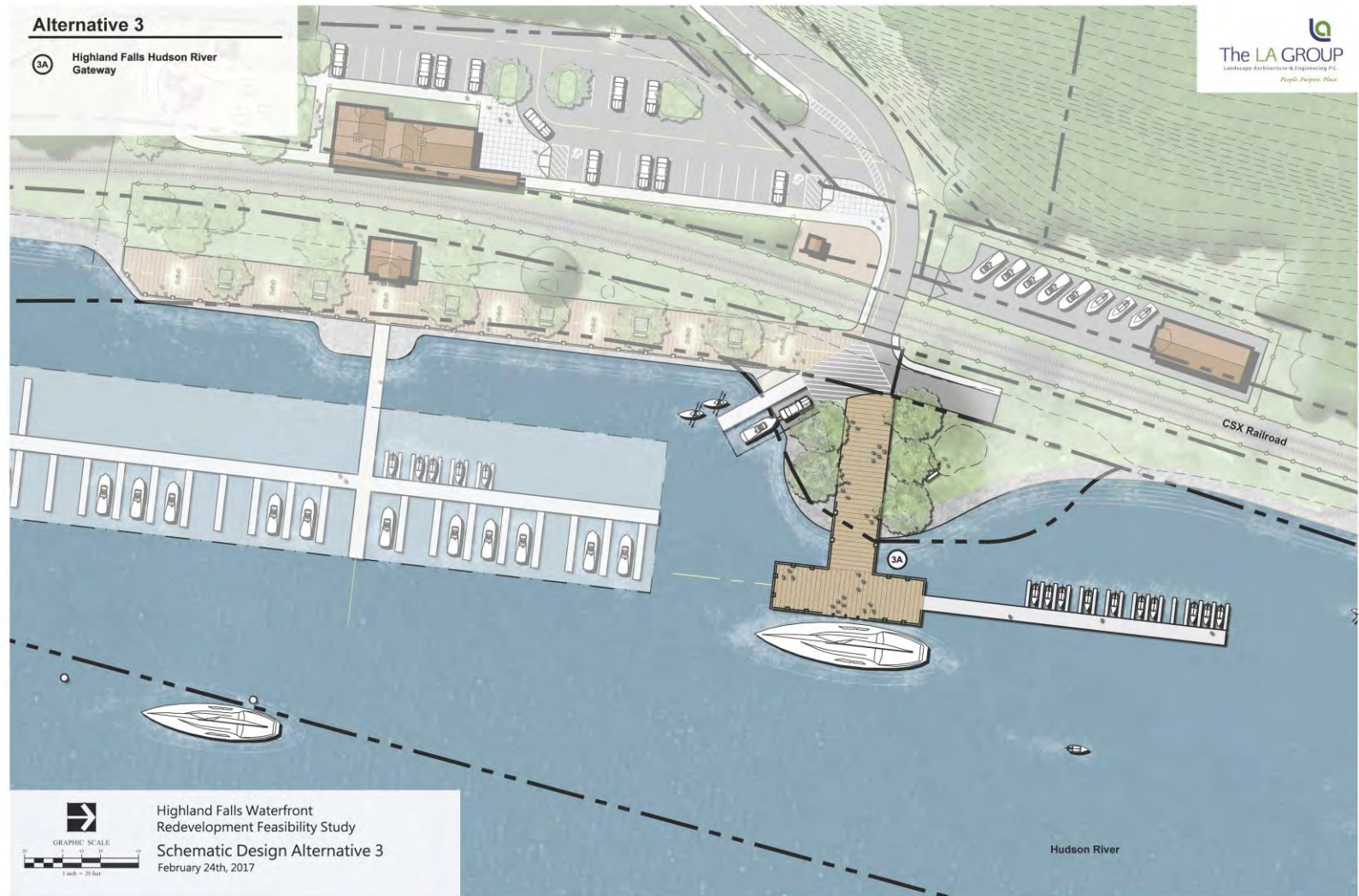
Alternative 2

- 2A Highland Falls Marina
- 2B Marina Support Facility
- 2C Marina Dock Access
- 2D Waterfront Park - Promenade: Expansion and Pavilion
- 2E Waterfront Park - Peninsula: Promenade Extension and Fishing Dock
- 2F Gateway Parking Facility




 Highland Falls Waterfront
 Redevelopment Feasibility Study
 Schematic Design Alternative 2
 February 24th, 2017

ALTERNATIVES



Waterfront Vision

- ❑ How do you think the Highland Falls Railroad Depot site should be used if it were open to the public?
- ❑ Do you support the Village pursuing the site for public access?
- ❑ Would you support using public funds to purchase and develop the site?
- ❑ Are there any other water bodies or lands that should be considered for public access?

Downtown Strengths

- Gateway to West Point
- Proximity to historic, cultural, and recreational attractions
- Intact historic district
- Compact and walkable downtown
- Recent streetscape improvements
- Access to a large and growing resident population in Orange County
- Uptick in commercial real estate sales beginning in 2018
- Reputation of historic Thayer Hotel

Downtown Weaknesses

- Business mix not conducive to attracting visitors
- Limited variety of restaurants
- Spotty Internet and cell service
- Older “mom and pop” motels within a 5-mile radius that vary in quality
- Limited online presence and availability of visitor information
- Natural resources largely hidden from view
- Traffic to West Point bypasses Main Street

Downtown Opportunities

- Improve and expand connections between West Point and downtown Highland Falls
- Capitalize on the strong visitor base by establishing a downtown hotel and recruiting additional retail stores
- Develop a marketing plan that defines the strategies and messaging to be used to promote downtown Highland Falls, including websites, social media, maps, and events
- Develop a municipal government center to house both Village and Town offices and possibly provide space for recreation, events, etc.
- Update Comprehensive Plan and Zoning Code

Inspirational Images: Strong Public Spaces



Inspirational Images: Street Character



Inspirational Images: Night Vibrancy



Downtown Revitalization Vision

- Provide a Memorable Downtown Experience
- Downtown interpretive trail to encourage foot traffic
- Wayfinding and interpretive signage to improve connection between West Point and downtown
- Increase the variety of restaurants and add brewery
- Develop itineraries for visitors looking for things to do outside West Point

Downtown Revitalization Vision

- Convert West Point Highway and Main Street into one-way roadways to prevent traffic from bypassing the Village:
 - West Point Highway, dedicated to northbound travel, would serve as the entrance to the Village
 - Main Street would be used by traffic leaving Highland Falls and heading south
 - Conceptual design incorporates bicycle lanes, angled on-street parking along West Point Highway, and increase in on-street parking along Main Street

Downtown Transportation Alternative



Parks and Trails Opportunities

ROE PARK:

- Upgrade grounds and buildings
- Connect park to Highland Brook
- Utilize adjacent wooded area for trails

LADYCLIFF PARK:

- Improve accessibility
- Consider performance area
- Organize pathways and public amenities

MEMORIAL PARK:

- Maximize assets
- Improve accessibility

Parks and Trails Opportunities

BIKE PATHS:

- Develop designated bike pathways throughout the Village
- Consider a bike/pedestrian path from Fort Montgomery to Thayer Gate along Route 218/Old State Road

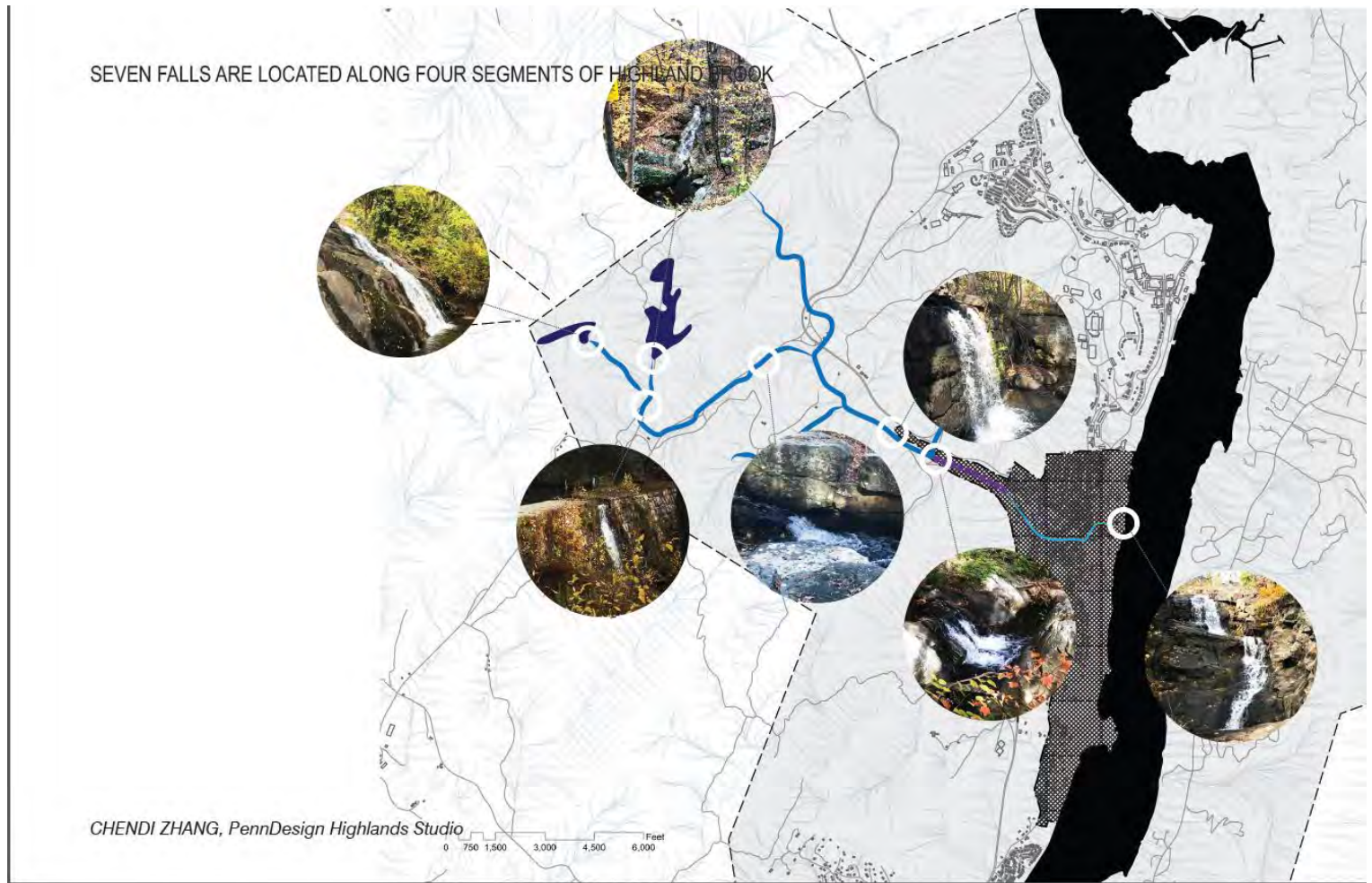
HIKING TRAILS:

- Trail along part of Highland Brook
- Trail along the Hudson River from Fort Montgomery to the former “Marina Site”
- Loop trail behind McDonalds
- Enhance, expand and digitize existing Village Walking Map

Parks and Trails Alternative



Parks and Trails Alternative

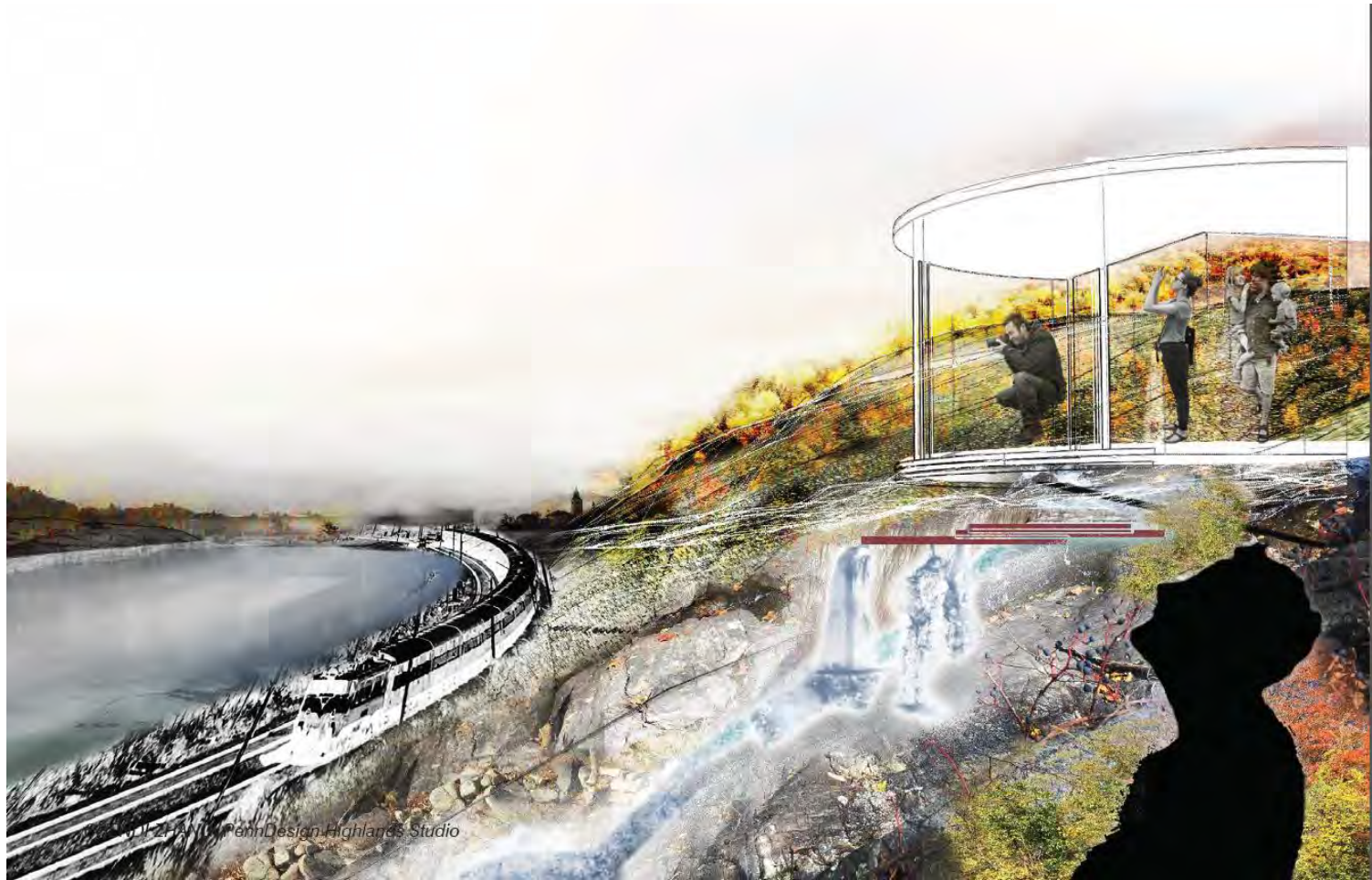


Parks and Trails Alternative

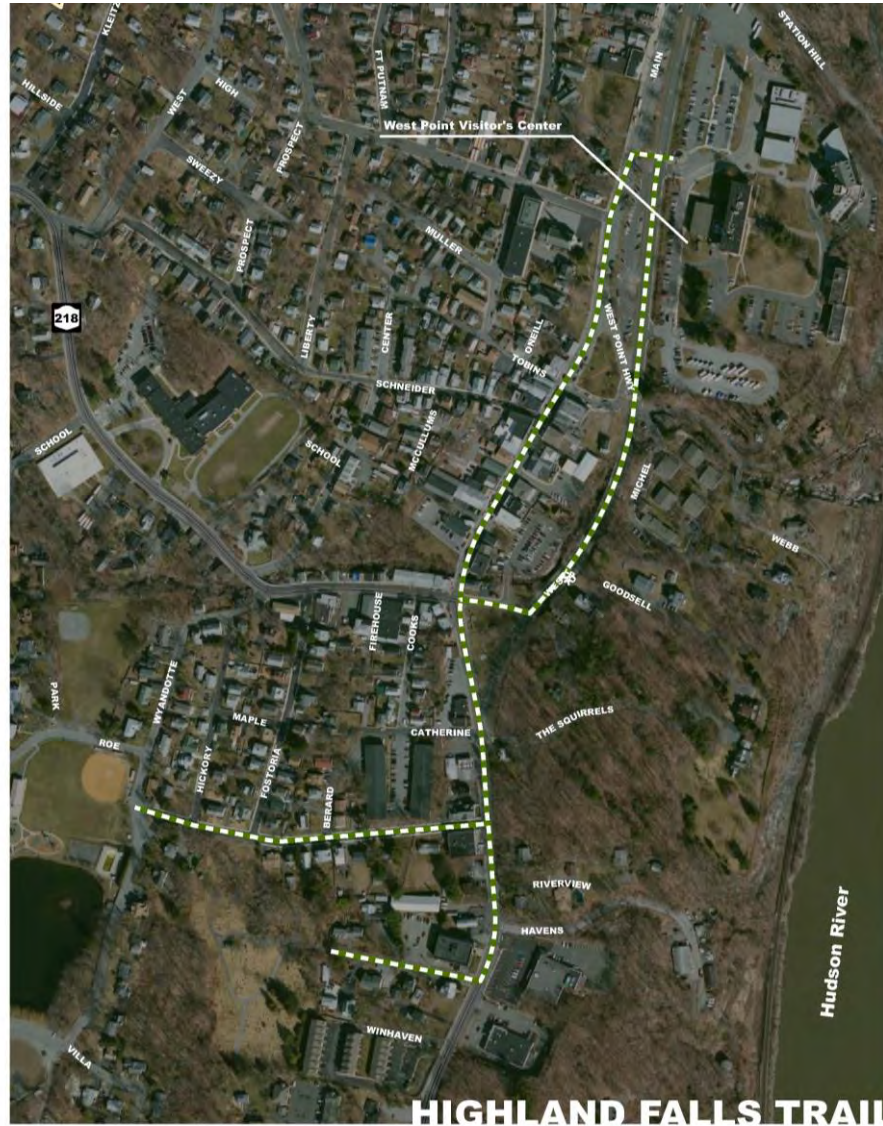


CHEN DIA ZHANG Landscape Architecture Studio

Parks and Trails Alternative



Parks and Trails Alternative



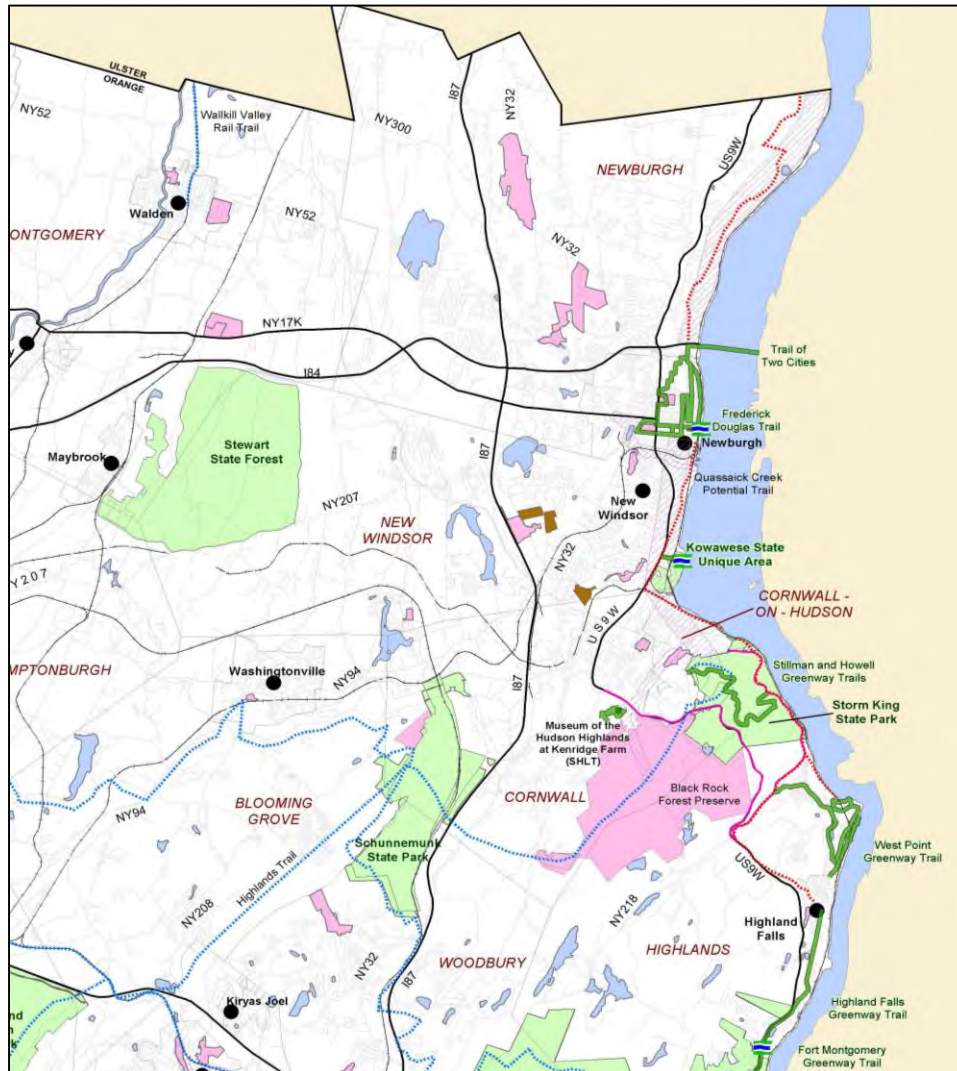
Parks and Trails Alternative



Parks and Trails Vision

- What park and trail improvements are needed for Roe Park, Ladycliff Park, and Veterans' Memorial Park?
- Do you believe there would be public support for a Highland Falls Greenway Trail between the Hudson River and Route 218 from Fort Montgomery to the Thayer Hotel?

Parks and Trails Alternative



Next Steps

- ❑ Incorporate Comments into Draft LWRS
- ❑ Develop Local Waterfront Revitalization Strategy Report
- ❑ Post on Village of Highland Falls Website
- ❑ Hold Final Public Meeting: Present the Local Waterfront Strategy

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