

# Village of Highland Falls

## PUBLIC MEETING Village Revitalization Strategy

June 1, 2020

7pm

Highland Falls Village  
Hall



*This project is funded through the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund.*



# WHAT IS A LOCAL WATERFRONT REVITALIZATION STRATEGY?

- TOWNWIDE PLANNING DOCUMENT
- PRESENTS A UNIFIED VISION
- PROVIDES CLEAR DIRECTION FOR THE FUTURE
- REFLECTS COMMUNITY CONSENSUS
- ESTABLISHES LONG-TERM PARTNERSHIPS
- INCREASES CHANCES TO OBTAIN FUNDING

# FOCUSED REVITALIZATION STRATEGY

- **INCREASES PUBLIC WATERFRONT ACCESS**
- **TRANSFORMS DOWNTOWN INTO DESTINATION**
- **UPGRADES PUBLIC SPACES**

# PLANNING FOUNDATION

- THE TOWN OF HIGHLANDS: FROM BEAR MOUNTAIN TO WEST POINT
- VILLAGE OF HIGHLAND FALLS COMPREHENSIVE PLAN
- WEST POINT AND THE TOWN OF HIGHLANDS RELATIONSHIP
- WATERFRONT DEVELOPMENT PROJECT-WEST POINT CADET STUDY
- HIGHLANDS: UNIVERSITY OF PENNSYLVANIA, GREEN STIMULI STUDIO
- HIGHLAND FALLS WATERFRONT REDEVELOPMENT FEASIBILITY STUDY
- VILLAGE OF HIGHLAND FALLS AND WEST POINT: FINDING A BALANCE



# **PUBLIC OUTREACH: COMMITTEE MEETINGS; STAKEHOLDER INTERVIEWS; PUBLIC WORKSHOPS**

## ***Workshop #1: Community Vision***

***September 19, 2019***

## ***Workshop #2: Exploring Alternatives***

***January 9, 2020***



## ***Workshop #3: Village Board Meeting***

***June 1, 2020***

# ORIGINAL HIGHLAND FALLS MARINA

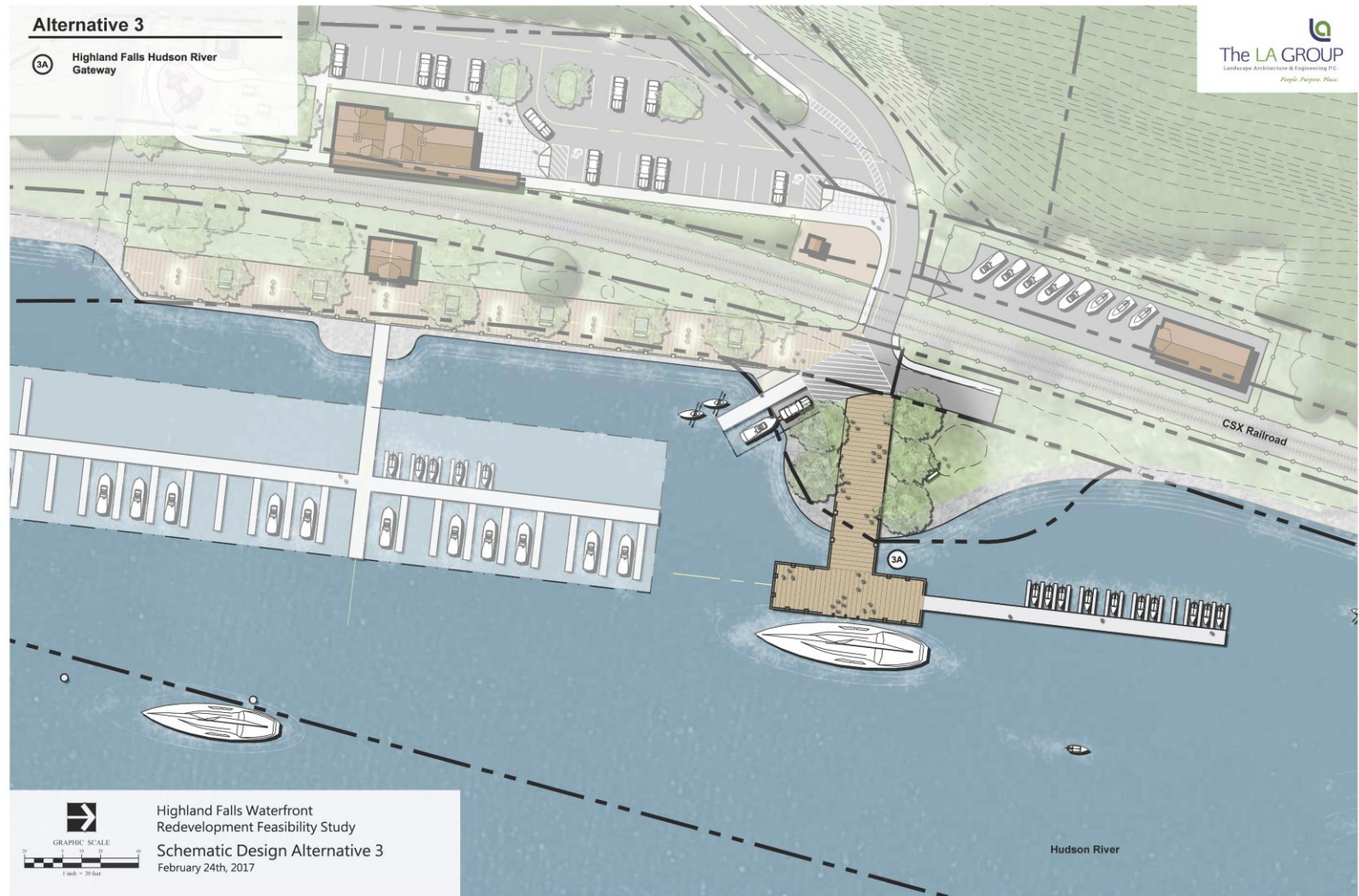


# CURRENT CONDITIONS





# FUTURE WATERFRONT REDEVELOPMENT CONCEPT





# INSPIRATIONAL IMAGES: WATERFRONT REDEVELOPMENT



# WATERFRONT PROJECTS

**Project Type:** Redevelopment.

**Priority:** High.

**Parcel(s):** 103-15-2.1; 103-15-2.2; 103-15-4.

**Description:** Redevelop the underutilized waterfront and only access point to the Hudson River based on the selected alternative from the 2017 Waterfront Redevelopment Feasibility Study. Project components include improvements to Station Hill Road, a new public waterfront park, two new parking areas, reuse of the historic train depot for a commercial use, a new small marina, a kayak launch, and an extended dock for 75-foot to 100-foot private and commercial boats.

**Existing Land Use:** RV Park; Single-family residence; Multi-family residence; Vacant.

**Zoning:** Single-Family Residence (R-2).

**Land Ownership:** U.S. Government; A&I Builders, LLC; Burks and Burns families; CSX Railroad.

**Project Strengths:**

- Re-establish public access to the Hudson River.
- Revitalize and reuse of historic train depot.
- Potential docking facility for yachts and commercial boats.

**Project Challenges:**

- Multiple property owners.
- Safety of Station Hill Road and track crossing.
- Cost to rehabilitate the historic train station.
- Trains are loud and long. Schedule is not regular.
- Waterfront space is confining. Rising sea level from flooding.

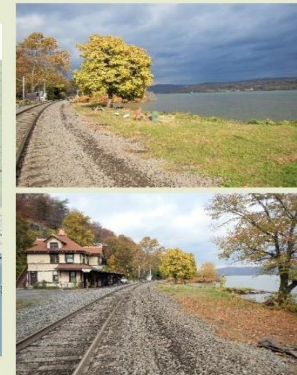
**Local and Regional Impacts:**

- Provide improved waterfront access and redevelopment opportunities as part of a wider waterfront and economic development initiative.
- Shoreline restoration and storm resiliency improvements with public access and accessibility improvements to the Hudson River.
- Improved crossing and interface with CSX.
- Water-based connection to nearby riverfront communities with tourism port for the Village and West Point.

**Estimated Timeline:** 1-5 years.

**Potential Funding:** DOS LWRP; HRVG; ESD; DEC Environmental Restoration; DEC Local Stewardship Planning; OPRHP Parks; EFC GIGP; OPRHP Historic Preservation; NYSCA Preserve NY.

**Next Steps:** Appraise properties. Negotiate purchase prices and acquire all property on the waterfront through the Village, a regional partner organization or a private developer. Apply for design and engineering funding and receive award and contract. Select qualified firms through an RFP process.



# **MARINA SITE IMMEDIATE NEXT STEPS**

- **COORDINATE PARTNERSHIPS**
- **SEEK POTENTIAL FUNDING OPPORTUNITIES**
- **CONDUCT APPRAISAL**
- **NEGOTIATE PURCHASE AND ACQUIRE PROPERTY**
- **CONDUCT DETAILED SITE DESIGN AND ENGINEERING**
- **APPLY FOR GRANT FUNDING FOR CONSTRUCTION**



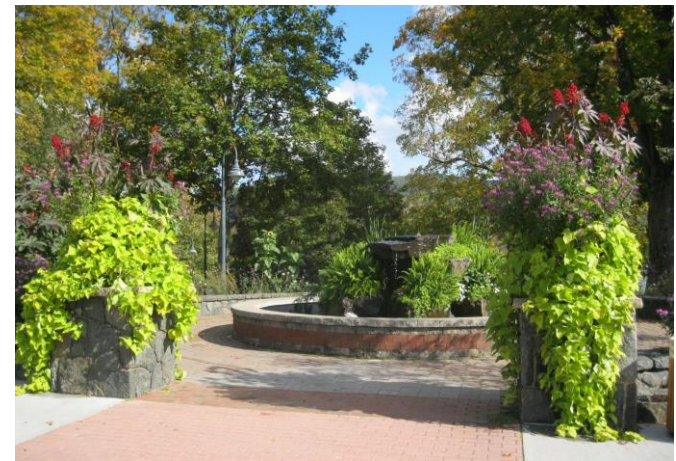
# Downtown Revitalization Strengths

- HISTORIC GATEWAY TO WEST POINT
- LOCATION ON AND RELATIONSHIP TO THE HUDSON RIVER
- PROXIMITY TO FORT MONTGOMERY STATE HISTORIC SITE & BEAR MOUNTAIN STATE PARK
- STRATEGIC PROJECTS THAT ARE READY FOR DEVELOPMENT
- STRONG VISITOR BASE OF WEST POINT

# Downtown Revitalization Vision

- **PROVIDE A MEMORABLE DOWNTOWN EXPERIENCE**
- **DEVELOP WAYFINDING AND INTERPRETIVE SIGNAGE**
- **ENCOURAGE BREWERY BUSINESS**
- **DEVELOP VISITOR ITINERARIES**
- **INCREASE THE VARIETY OF RESTAURANTS**
- **BRING MORE VISITORS INTO THE DOWNTOWN**

# Inspirational Images: Strong Public Spaces



# Inspirational Images: Night Vibrancy





# **Downtown Revitalization: Bring More Traffic**

**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, INCREASE IN ON-STREET PARKING ALONG MAIN STREET, IMPROVEMENTS TO STATION HILL ROAD**

# Downtown Transportation Alternative



# DOWNTOWN & MARKETING PROJECTS



**Project Type:** Planning.

**Priority:** High.

**Parcel(s):** N/A.

**Description:** A comprehensive tourism development strategy and marketing plan that identifies existing assets and market gaps, evaluates the current state of village marketing, develops a unified brand for Highland Falls, and provides recommendations for strengthening local tourism and marketing efforts. The strategy will include an implementation process with potential funding sources as a guide for the Village. A list of project partners will be provided as well to increase the success of marketing efforts. This project is a priority for the Village because the findings and recommendations will inform all other economic development, tourism and marketing efforts.

**Existing Land Use:** N/A.

**Zoning:** N/A.

**Land Ownership:** N/A.

**Project Strengths:**

- Establish a unified brand for the community.
- Provides information on tourism user groups that can inform future economic development, tourism and marketing efforts.
- Consolidates community support around a common vision.
- Opens the Village to funding programs that can assist with implementing the recommendations.
- Gathers support from regional economic development, tourism and marketing entities that can boost the Village's efforts.

**Project Challenges:**

- May require coordination with several levels of government.
- Maintaining strong, accessible and consistent marketing well beyond the end of the project.
- Scope and scale will require the Village to seek financial and design assistance.

**Local and Regional Impacts:**

- Increase the profile of the Village and the region through targeted marketing campaigns.
- Improve the connection between West Point tourism and the Village.
- Improve the connection between all tourism resources in the area.

**Estimated Timeline:** 1-3 years.

**Potential Funding:** DOS LWRP; ESD; NYSCA Architecture + Design; HRVNHA Heritage Development; OEA JLUS.

**Next Steps:** Approach West Point, Town of Highlands and Orange County with proposal. Apply for plan funding and receive award and contract.





**Project Type:** Economic Development.

**Priority:** High.

**Parcel(s):** Site unknown to date.

**Description:** The Village will work with the Orange County Industrial Development Agency (IDA) to develop a small business incubator in downtown Highland Falls. The incubator will provide a collaborative and creative space for residents and West Point cadets to develop businesses before transitioning to a private commercial space on Main Street. The incubator will work with regional business professionals, lending institutions, the Military Academy at West Point, and other groups to provide every individual the tools to succeed. The focus of the business incubator will be on contemporary ideas that target the priority markets of tourism, high-tech, health care, recreation, and the arts. Artificial intelligence technology is the preferred option. The incubator will either be a direct extension of the IDA's Accelerator program or be modeled after it.

**Existing Land Use:** Vacant storefront; Vacant commercial.

**Zoning:** Village Business (B-1).

**Land Ownership:** Private landowners; Village of Highland Falls.

**Project Strengths:**

- Convert vacant storefronts into active uses.
- Small business development and job growth.
- Incentivize young residents and cadets to live and work in Highland Falls.
- Access to business courses and marketing at a significantly reduced cost.
- Connect small business owners with seed money through partner lending institutions and investors.
- Build off the success of the IDA Accelerator program.

**Project Challenges:**

- Requires coordination between the IDA, the Village and West Point.
- High upfront costs.
- Scope and scale will require the Village to seek financial assistance.

**Local and Regional Impacts:**

- Improved relationship between West Point, the Village and the IDA.
- Increase the attractiveness of Highland Falls as a place to live and visit.
- Establish Highland Falls as a regional small business center.
- Act as a model for other municipalities in the region.
- Increased business activity and reduction in commercial vacancies will increase local tax revenues.

**Estimated Timeline:** 5-7 years.

**Potential Funding:** DOS LWRP; ESD; HCR NY Main Street.

**Next Steps:** Coordinate with the IDA and West Point to understand level of interest, capacity and role for the Village. Apply for feasibility funding and receive award and contract.



**Project Type:** Planning.

**Priority:** Medium.

**Parcel(s):** N/A.

**Description:** The Village will work with qualified firms to develop a village-wide information, wayfinding and interpretive signage plan and implement the recommendations. The project will cover interpretive, descriptive, and wayfinding signage locations and design concepts.

**Existing Land Use:** N/A.

**Zoning:** N/A.

**Land Ownership:** Village of Highland Falls; Town of Highlands; State of New York.

**Project Strengths:**

- Create a unified design and brand for the Village.
- Improve navigability for visitors.
- Improve the connection between Village assets.
- Does not conflict with private property since signs will be located in public spaces.
- Beautification project for the Village.
- Create new interpretive experience for visitors.

**Project Challenges:**

- May require significant community coordination.
- Scope and scale will require the Village to seek financial assistance.

**Local and Regional Impacts:**

- Enhance the regional profile of the Village.
- Improve the connection between West Point and the Village.
- Establish a unified tourism and marketing brand.

**Estimated Timeline:** 1-3 years.

**Potential Funding:** DOS LWRP; HRVG; ESD; NYSCA Architecture + Design; HCR NY Main Street.

**Next Steps:** Apply for master planning funding and receive award and contract.





**Project Type:** Planning.

**Priority:** Medium.

**Parcel(s):** N/A.

**Description:** Redesign the northern gateway off Mountain Avenue and the southern gateway at the intersection of Main Street, Old State Road and Molly Corbin Way. Ensure these gateways are attractive, visible and well-maintained since they provide a first impression of Highland Falls to visitors.

**Existing Land Use:** N/A.

**Zoning:** N/A.

**Land Ownership:** Village of Highland Falls; State of New York.

**Project Strengths:**

- Connect visitors with the unified design and brand for the Village.
- Upgrade gateway areas.
- Signs will be located in public spaces.
- Beautification project for the Village.

**Project Challenges:**

- May require coordination with multiple levels of government.
- Scope and scale will require the Village to seek financial assistance.

**Local and Regional Impacts:**

- Enhance the regional profile of the Village.
- Identify Highland Falls as a distinct place in a greater region.

**Estimated Timeline:** 1-3 years.

**Potential Funding:** DOS LWRP; HRVG; ESD; NYSCA Architecture + Design; HCR NY Main Street.

**Next Steps:** Apply for design and engineering funding and receive award and contract.





**Project Type:** Planning.

**Priority:** High.

**Parcel(s):** N/A.

**Description:** Following an update to the Comprehensive Plan and completion of the Local Waterfront Revitalization Program (LWRP), the Village will draft amendments to the Zoning Code. Based on the recommendations of these documents, this project will be the highest priority of the Village because the recommendations of these documents will be codified following the adoption of the amendments by the Village Board.

**Existing Land Use:** N/A.

**Zoning:** N/A.

**Land Ownership:** N/A.

**Project Strengths:**

- Codify regulatory recommendations.
- Establish planning precedent for future grant applications.
- Regulatory project that does not include physical changes to the Village.
- Opportunity for the public to shape their community.
- Utilize momentum from LVRS planning process.

**Project Challenges:**

- Overcoming planning fatigue.
- Maintaining a narrow scope to focus on issues not covered extensively by recent and ongoing planning projects.

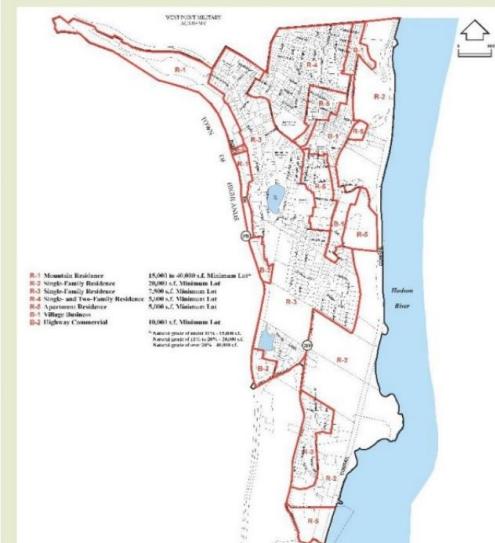
**Local and Regional Impacts:**

- Set a vision for the future that will direct Village growth and development in a manner that address contemporary issues.
- Comprehensive Plan and zoning will be more aligned with local and regional plans and projects in development or completed since 2009.

**Estimated Timeline:** 1-3 years.

**Potential Funding:** DOS LWRP; HRVG; OPRHP CLG.

**Next Steps:** Apply for zoning update funding and receive award and contract.



## 12 Municipal Center

**Project Type:** Redevelopment.

**Priority:** Medium.

**Parcel(s):** 104-13-1.

**Description:** The Village will work with qualified firms to evaluate the feasibility of several reuse opportunities for the former elementary school on Mountain Avenue. One possibility is to relocate municipal offices on Main Street to the former elementary school. This would free up needed space in the downtown.

**Existing Land Use:** Vacant.

**Zoning:** Single-Family Residence (R-3).

**Land Ownership:** Highland Falls-Fort Montgomery Central School District.

**Project Strengths:**

- Reuse of a highly underutilized building in the downtown that is off the tax rolls and replace the existing municipal offices with revenue generating uses.
- Only public properties.
- Will increase available downtown parking.
- Potential to support other community facilities.

**Project Challenges:**

- Requires coordination with the Central School District.
- Scope and scale will require the Village to seek financial and technical assistance.

**Local and Regional Impacts:**

- Model for other school reuse projects in the region.
- Improve relationship between Village government and Central School District.

**Estimated Timeline:** 3-5 years.

**Potential Funding:** DOS LWRP; ESD; OPRHP CLG; HCR NY Main Street; CDBG; NYSCA Architecture + Design.

**Next Steps:** Approach the Town of Highlands with the proposal. Apply for feasibility and master planning funding and receive award and contract.



**Project Type:** Planning.

**Priority:** Low.

**Parcel(s):** N/A.

**Description:** The Village will work with the historical society, the Town of Highlands and qualified industry professionals to develop architectural design guidelines for the downtown and establish an architectural review board. The guidelines will define a common vernacular for the downtown that is consistent with the historic character of Main Street. Once established, the Village will seek funding and technical assistance to help property owners along Main Street to meet the guidelines for topics such as façade improvements and business signage.

**Existing Land Use:** Municipal services; Mixed-use; Commercial; Residential; Religious; Institutional; Municipal park; Parking lot; Public roads.

**Zoning:** Village Business (B-1).

**Land Ownership:** Private landowners; Village of Highland Falls.

## Project Strengths:

- Create a unified design and brand for the downtown that results in a more inviting sense of place.
- Establish a municipal fund to assist private property owners with meeting improvements and design conformance.
- Preemptive action to reduce conflicts from future development.

## Project Challenges:

- May require coordination with multiple levels of government.
- Some property owners may see these regulations as a hindrance.
- Scope and scale will require the Village to seek financial and technical assistance.

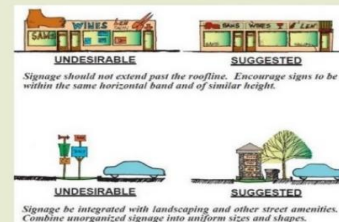
## Local and Regional Impacts:

- Enhance the tourism experience through the preservation of the unique historic elements of the downtown.
- Improve downtown aesthetics.
- Establish Highland Falls as the historic center of the Town of Highlands.
- Connect the architecture of West Point to that of the Village.

**Estimated Timeline:** 3-5 years.

**Potential Funding:** DOS LWRP; HRVG; ESD; NYSCA Architecture + Design; HCR NY Main Street.

**Next Steps:** Apply for planning funds to develop guidelines for downtown and receive award and contract.





**Project Type:** Economic Development.

**Priority:** Low.

**Parcel(s):** 104-3-24.2.

**Description:** The Village will work with its regional partners and qualified private firms to locate and create a welcoming center and museum in the downtown. The project will require the completion of an initial feasibility study with an implementation strategy, a design and engineering study, and a phased plan for all new construction and renovations. Components of the welcome center and museum that will be considered include an informational kiosk, a Margaret Cochran Corbin "Molly Pitcher" exhibit, an Orange County Tourism satellite office, and a new office for the Highlands Historical Society. The Orange County Tourism Welcome Center & Film Office in the Town of Goshen will serve as a model for this project. A vacant lot adjacent to Highland Brook at the entrance to Main Street will be the first location considered for the welcoming center and museum.

**Existing Land Use:** Vacant.

**Zoning:** Village Business (B-1).

**Land Ownership:** Main Street Land LLC.

**Project Strengths:**

- Reuse of a vacant property.
- Improve the navigability and attractiveness of the downtown.
- Create an interpretive area, trailhead and gateway to the downtown with connection to a Village aesthetic and brand.
- Central location for information.
- Increase activity on Main Street.

**Project Challenges:**

- Requires coordination with multiple levels of government and a private property owner.
- Unknown site conditions.
- May increase annual municipal expenses and remove a property from the tax rolls.

**Local and Regional Impacts:**

- Consolidate local and regional tourism offices and services.
- Historic society and County tourism office will be better positioned to interface with visitors and their target audiences.
- Create the regions first exhibit dedicated to a prominent female veteran.
- Connect the Village's history to West Point and military history.
- Establish a unique amenity that could be a model for other municipalities in the region.

**Estimated Timeline:** 5-7 years.

**Potential Funding:** DOS LWRP; ESD; HCR NY Main Street; NYSCA Architecture + Design.

**Next Steps:** Coordinate with Orange County Tourism and the Highlands Historical Society to determine their level of interest. Apply for feasibility study funding and receive award and contract



**Project Type:** Transportation.

**Priority:** Low.

**Parcel(s):** N/A.

**Description:** Locate and construct a new parking garage to maximize parking opportunities and provide additional parking the downtown to serve existing business activity and encourage more pedestrian traffic. This project is in the preliminary stages and therefore will require all components of a development project from predevelopment through construction to be completed. Three parcels behind the Village Hall have been identified as the preferred location of the parking garage. An alternative that will be explored is the existing Town hall parking lot off Veterans Way.

**Existing Land Use:** Parking lot.

**Zoning:** Village Business (B-1).

**Land Ownership:** Village of Highland Falls; Town of Highlands.

**Project Strengths:**

- Increase downtown parking.
- Free up spaces elsewhere in the downtown for more productive uses that further meet the needs of residents and visitors.
- Access to Main Street and Mountain Avenue from off-street parking.
- May reduce conflicts between vehicles, pedestrians and cyclists.
- More manageable traffic flows because concentrated parking area.
- May reduce vehicle traffic and increase pedestrian activity on Main Street.

**Project Challenges:**

- May have negative visual impacts on surrounding residences.
- May increase traffic on side streets from cars accessing the garage.
- May encourage more driving instead of alternatives.

**Local and Regional Impacts:**

- Make downtown Highland Falls a more attractive and accessible destination.
- Increase storefront activity with more feet-on-the-street.

**Estimated Timeline:** 5-7 years.

**Potential Funding:** DOS LWRP; ESD; DOT TEP; OCTC TIP; EFC GIGP.

**Next Steps:** Apply for funding to develop a feasibility study and receive award and contract.





**Project Type:** Infrastructure.

**Priority:** Low.

**Parcel(s):** N/A.

**Description:** The Village will establish a new downtown lighting design and complete related utility improvements. The project will improve energy efficiency and enhance the downtown streetscape around a common Village aesthetic. Project components to be considered include installing pedestrian-oriented lighting through Main Street, completing an electrical systems plan, replacing old utility poles and wires, and considering the feasibility of placing wires underground or behind buildings.

**Existing Land Use:** Public rights-of-way; Public road; Municipal park; Parking lot.

**Zoning:** Village Business (B-1).

**Land Ownership:** Village of Highland Falls; U.S. Government; Orange & Rockland Utilities.

**Project Strengths:**

- Create a more pedestrian-oriented downtown experience.
- Reduce municipal utility costs long-term.
- Can extend existing lighting design.
- May improve system safety.
- Only in public rights-of-way.
- Significant public support for improving lighting and electric utilities.
- Several funding opportunities support lighting improvements.

**Project Challenges:**

- Will require coordination with multiple levels of government and private utility company.
- Many uncertainties because the Village has old utility systems that have been put together in a piecemeal fashion.
- Scope and scale will require the Village to seek financial and technical assistance.

**Local and Regional Impacts:**

- Increase the attractiveness of the downtown.
- Reduces energy waste.
- May be a model for other municipalities in the region.

**Estimated Timeline:** 3-5 years.

**Potential Funding:** DOS LWRP; ESD; HCR NY Main Street; DOT TEP; CDBG; OCTC TIP; NYSERDA Clean Energy Communities.

**Next Steps:** Coordinate with Orange and Rockland Utilities to determine level of interest, establish a scope and create a preliminary work plan. Coordinate with West Point to determine level of interest and apply for funding.





# PARKS VISION

## ROE PARK

- UPGRADE GROUNDS AND BUILDINGS
- CONNECT PARK TO HIGHLAND BROOK
- UTILIZE ADJACENT WOODED AREA FOR TRAILS

## LADYCLIFF PARK

- IMPROVE ACCESSIBILITY
- CONSIDER PERFORMANCE AREA AND WATER FEATURE
- ORGANIZE PATHWAYS AND PUBLIC AMENITIES

## MEMORIAL PARK

- MAXIMIZE ASSETS
- IMPROVE ACCESSIBILITY

# TRAILS VISION

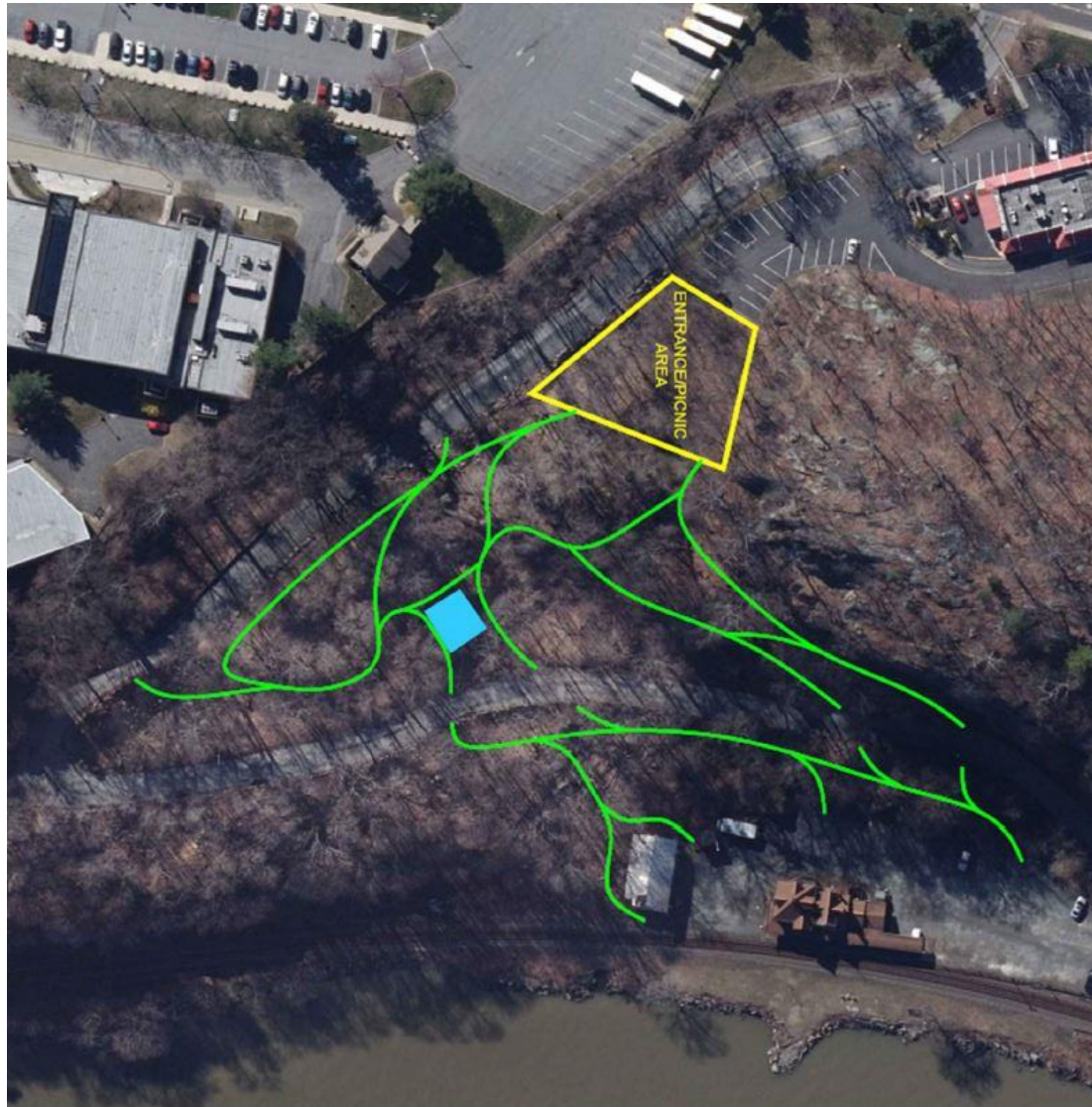
## BIKE PATHS

- 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

# TRAILS ALTERNATIVE: EXPAND RECREATION





# HIGHLAND BROOK TRAIL CONCEPT



# PARKS AND TRAILS PROJECTS



**Project Type:** Recreation.

**Priority:** High.

**Parcel(s):** 105-2-15; 105-3-1.

**Description:** The Village of Highland Falls will transform a 5-acre undeveloped forested property south of Roe Park into a unique educational and recreational trail system. The new trails and interpretive area will be designed to provide space for educational programming for local students and organizations, leisure, and recreational activities. The property will serve as the main trailhead in the Village, with direct access to parking at Roe Park and a connection to the existing pathways and trails at Roe Park as well as the regional greenway trail network.

**Existing Land Use:** Vacant; Municipal Park.

**Zoning:** Single-Family Residence (R-3).

**Land Ownership:** Village of Highland Falls.

**Project Strengths:**

- Formal use for highly underutilized vacant land.
- Create the only urban nature experience in the region.
- Existing educational programming can be easily tied in.
- Low upfront and maintenance costs relative to higher intensity development.
- Village already owns the land.
- Property is accessible from the main park in the Village (Roe Park), which is undergoing improvements.

**Project Challenges:**

- Increased annual municipal expenses with more park space to manage.
- Considerable wetland areas throughout potentially requiring bridges.
- Scope and scale will require the Village to seek funding assistance.

**Local and Regional Impacts:**

- Increase the attractiveness of Highland Falls as a place to live and visit.
- Connect natural resource and habitat conservation to education and recreation.
- Establish an anchor experience at a new trailhead for the local and regional trail network.

**Estimated Timeline:** 1-3 years.

**Potential Funding:** DOS LWRP; HRVG; OPRHP Recreational Trails.

**Next Steps:** Apply for design and engineering funding and receive award and contract. Determine highway and recreation department implementation capabilities.





**Project Type:** Recreation.

**Priority:** Medium.

**Parcel(s):** 103-15-5.

**Description:** The Village will adopt and implement a concept plan for improvements to Ladycliff Park, including new sod, walkways, wayfinding and interpretive signage, benches, lighting, water feature, and landscaping. The project will also determine the feasibility of constructing a covered pavilion or amphitheater in Ladycliff Park as a centerpiece for downtown festivals and events such as the farmers market, a performing arts venue and space for events. The scope of the project has the potential to expand if Main Street and West Point Highway are redesigned.

**Existing Land Use:** Municipal park; Parking lot.

**Zoning:** Village Business (B-1).

**Land Ownership:** Village of Highland Falls.

**Project Strengths:**

- Municipally-owned land.
- Create outdoor event and performing arts space in the downtown.
- Upgrade the Village's central park.
- Address connectivity and accessibility issues.

**Project Challenges:**

- Potentially reduce off-street parking in the downtown.
- Increase annual municipal budget for park and facilities maintenance.
- Scope and scale will require the Village to seek financial assistance.

**Local and Regional Impacts:**

- Connect the Village to the regional performing arts community by creating space to host major events and performances.
- Raise the profile of the Village farmers market.
- Increase the attractiveness of the downtown.
- Create new public space for leisure activities, recreation and events.

**Estimated Timeline:** 3-5 years.

**Potential Funding:** DOS LWRP; HRVG; ESD; DEC Local Stewardship Planning; EFC GIGP; OPRHP Parks; NYSCA Architecture + Design.

**Next Steps:** Apply for master planning, design and engineering funding and receive award and contract.



**Project Type:** Recreation.

**Priority:** Low.

**Parcel(s):** 103-15-5.

**Description:** The Village will layout design improvements for Memorial Park. The design and appearance of this park is significant since it acts as the gateway entrance to the urban core and West Point. Components of the project will include site and facility analysis, site surveys, a connectivity plan with signage concepts, a preliminary programming matrix, a phasing strategy, and an implementation strategy with cost estimates.

**Existing Land Use:** Municipal park; Parking lot.

**Zoning:** Village Business (B-1).

**Land Ownership:** Village of Highland Falls; Town of Highlands.

**Project Strengths:**

- Municipally-owned land.
- Scope of work is well-defined and manageable.
- Improved veterans memorial.
- Upgrade the Village's gateway park.
- Maximize the usability of limited public space.
- Address connectivity and accessibility concerns.

**Project Challenges:**

- Size of the park limits opportunities.
- Scope and scale will require the Village to seek financial assistance.

**Local and Regional Impacts:**

- Improved relationship with West Point by enhancing the veterans and military memorial.
- Create a more attractive gateway to the downtown and West Point.
- Expand public space for leisure activities, recreation and events.

**Estimated Timeline:** 3-5 years.

**Potential Funding:** DOS LWRP; HRVG; ESD; DEC Local Stewardship Planning; EFC GIGP; OPRHP Parks; NYSCA Architecture + Design.

**Next Steps:** Apply for design funding and receive award and contract.





**Project Type:** Planning.

**Priority:** Medium.

**Parcel(s):** 103-15-2.2; 103-15-6; 103-15-7; 105-5-2; 105-5-3; 105-5-5; 105-5-6.212; 108-1-27; 109-3-10; Public roads and waterways.

**Description:** The Village will work with the Town of Highlands to develop a master plan for the improvement, enhancement and development of the regional trail network. The feasibility and implementation strategy for the following projects will be included in the master plan:

- Hudson River Ridgeline Trail (Fort Montgomery to Thayer Gate).
- Highland Falls to Fort Montgomery Bike and Pedestrian Improvements.
- Wilderness Trail (West Point property behind McDonalds).

**Existing Land Use:** Municipal, state and county roads; River; Vacant; Single-family residences; DPW garages; RV Park; Fast Food Restaurant.

**Zoning:** Village Business (B-1); Single-Family Residence (R-2); Apartment Residence (R-5).

**Land Ownership:** Village of Highland Falls; Town of Highlands; State of New York; A&I Builders; Sidamon-Eristoff family; C.D. Parry Company; Peter L. Aloe; McDonald's Corporation; U.S. Government.

**Project Strengths:**

- Improve pedestrian and bicyclist accessibility and safety.
- Attract outdoor recreation enthusiasts.
- Intermunicipal project.
- Incorporates municipally-owned properties.
- Expand public access to the Hudson River.
- Reuse of vacant and underutilized properties.
- Create unique scenic, recreational and tourism amenities.

**Project Challenges:**

- Requires coordination with several levels of government and private property owners.
- May remove some developable land and increase annual municipal expenditure for public parks and trails.
- Little room to expand road rights-of-way in some key areas.
- Dangerous ridgeline and steep slopes in some locations.
- Lack of sufficient infrastructure in Highland Falls and Fort Montgomery.
- Scope and scale will require financial assistance.

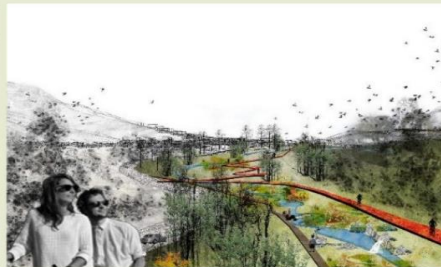
**Local and Regional Impacts:**

- Increase the attractiveness of the region as a place to live and visit.
- Capitalize on the natural and scenic qualities of the steep slopes overlooking the Hudson River.
- Connect with regional, statewide and national marketing and funding.
- Connect parks and trails to improve the regional recreation network.

**Estimated Timeline:** 3-5 years.

**Potential Funding:** DOS LWRP; HRVG; OPRHP Recreational Trails.

**Next Steps:** Approach all parties with proposal to determine level of interest and prioritize project components. Apply for master planning funding and receive award and contract.





**Project Type:** Recreation.

**Priority:** Medium.

**Parcel(s):** 101-1-1; 102-7-1; 102-7-2; 102-7-15; 102-7-14; 102-7-3; 102-7-4; 102-7-5; 102-7-6; 102-7-7; 102-7-8; 102-4-9; 104-13-1; 104-13-15; 104-3-34; 104-3-24.2; 104-5-15.2; 104-5-11.2; 104-6-16.1; 103-15-8; 104-6-4.2.

**Description:** Create a recreational and interpretive trail experience along Highland Brook. The new trail will build off previous conceptual designs for a trail extending from the Village gateway and water filtration plant off Mountain Avenue, to the falls overlooking the Hudson River. The Village will have a unique trail amenity that provides space for natural exploration and recreation while protecting the historic waterway from which the Village gets its name.

**Existing Land Use:** Municipal water supply; Single-family residences; Apartments; Former elementary school; Municipal park; Vacant; Municipal offices; Parking lot.

**Zoning:** Single-Family Residence (R-1, R-2, R-3); Apartment Residence (R-5); Village Business (B-1).

**Land Ownership:** Village of Highland Falls; Town of Highlands; State of New York; Various private landowners.

**Project Strengths:**

- Protect an important natural resource and habitat corridor from encroaching development.
- Flood mitigation through riparian buffers.
- Transform a highly underutilized asset.
- Provide a new recreational, educational, and tourism amenity.
- Several existing concepts exist.
- Connection to Roe Park.

**Project Challenges:**

- Brook passes through a significant amount of private property.
- Some areas with narrow rights-of-way hinder trail along the brook.
- Steep slopes.

**Local and Regional Impacts:**

- Increase the attractiveness of Highland Falls as a place to live and visit.
- Connect natural resource and habitat conservation to education and recreation.
- Connect parks and trails to enhance the regional recreation network.
- Stormwater erosion issues and flooding.

**Estimated Timeline:** 1-3 years.

**Potential Funding:** DOS LWRP; HRVG; OPRHP Recreational Trails; DEC Environmental Restoration; DEC Local Stewardship Planning; OPRHP Parks; EFC GIGP; DEC Tributary Restoration and Resiliency; EFC Clean Water Fund; DEC WQIP.

**Next Steps:** Apply for feasibility and master planning funding and receive award and contract.



# PROJECT COSTS AND PRIORITIES

Summary of Recommended Projects				
#	Title	Type	Priority	Potential Funding Opportunities
1	Highlands Station and Marina Redevelopment	Redevelopment	High	DOS LWRP; HRVG; ESD; DEC Environmental Restoration; DEC Local Stewardship Planning; OPRHP Parks; EFC GIGP; OPRHP Historic Preservation; NYSCA Preserve NY
2	Roe Park Forest Trails and Interpretive Area	Recreation	High	DOS LWRP; HRVG; OPRHP Recreational Trails
3	Main Street and West Point Highway Redesign	Transportation	High	DOS LWRP; HRVG; ESD; OCTC TIP; DOT TEP; CDBG; HCR NY Main Street; OEA JLUS
4	Highland Falls-Industrial Development Agency Business Incubator	Economic Development	High	DOS LWRP; ESD; HCR NY Main Street
5	Village Zoning Code Update	Planning	High	DOS LWRP; HRVG; OPRHP CLG
6	Highland Falls Economic Development, Tourism and Marketing Strategy	Planning	High	DOS LWRP; ESD; NYSCA Architecture + Design; HRVNHA Heritage Development; OEA JLUS
7	Highland Brook Environmental Assessment and Trail Feasibility Study	Recreation	Medium	DOS LWRP; HRVG; OPRHP Recreational Trails; DEC Environmental Restoration; DEC Local Stewardship Planning; OPRHP Parks; EFC GIGP; DEC Tributary Restoration and Resiliency; EFC Clean Water Fund; DEC WQIP
8	Townwide Trails Master Plan	Planning	Medium	DOS LWRP; HRVG; OPRHP Recreational Trails
9	Village Signage Plan	Planning	Medium	DOS LWRP; HRVG; ESD; NYSCA Architecture + Design; HCR NY Main Street
10	Gateway Improvements Plan	Planning	Medium	DOS LWRP; HRVG; ESD; NYSCA Architecture + Design; HCR NY Main Street
11	Ladycliff Park Improvements	Recreation	Medium	DOS LWRP; HRVG; ESD; DEC Local Stewardship Planning; EFC GIGP; OPRHP Parks; NYSCA Architecture + Design
12	Municipal Center	Redevelopment	Medium	DOS LWRP; ESD; OPRHP Certified Local Government; HCR NY Main Street; CDBG; NYSCA Architecture + Design
13	Main Street Architectural Design Guidelines and Façade Improvement Program	Planning	Low	DOS LWRP; HRVG; ESD; NYSCA Architecture + Design; HCR NY Main Street; NYSCA Preserve NY
14	Memorial Park Improvements	Recreation	Low	DOS LWRP; HRVG; ESD; DEC Local Stewardship Planning; EFC GIGP; OPRHP Parks; NYSCA Architecture + Design
15	Village Welcoming Center and Museum	Economic Development	Low	DOS LWRP; ESD; HCR NY Main Street; NYSCA Architecture + Design
16	Downtown Parking Garage	Transportation	Low	DOS LWRP; ESD; DOT TEP; OCTC TIP; EFC GIGP
17	Downtown Lighting Redesign	Infrastructure	Low	DOS LWRP; ESD; HCR NY Main Street; HUD Community Challenge; DOT TEP; CDBG; OCTC TIP; NYSEDA Clean Energy Communities

# FUNDING ISSUES

## CONSOLIDATED FUNDING APPLICATION:

- NOT ANNOUNCED, TYPICALLY DUE LAST FRIDAY IN JULY
- MAY BE DELAYED UNTIL FALL OR NOT AT ALL THIS YEAR
- FOCUS WILL BE ON JOB OPPORTUNITIES AND DOWNTOWN BUSINESS DEVELOPMENT

## DOWNTOWN REVITALIZATION INITIATIVE (DRI)

- NOT ANNOUNCED, TYPICALLY DUE IN MAY
- NO FURTHER INFORMATION AVAILABLE



## NEXT STEPS

- INCORPORATE FINAL COMMENTS INTO FINAL LWRS
- POST PRESENTATION ON VILLAGE OF HIGHLAND FALLS WEBSITE
- POST FINAL DRAFT ON WEBSITE END OF JUNE
- VILLAGE BOARD ADDRESS SEQRA
- VILLAGE BOARD APPROVE LWRS

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