

Draft Recommendations: LAND USE

1) Prepare a Comprehensive Hillside Neighborhood Master Plan to Guide Redevelopment of the Hillside

This community-led plan will outline the desired redevelopment approach for city-owned urban renewal lands. Recommended components of the Hillside Neighborhood Master Plan process include:

- a) **Establish a Community Working Group** to lead the effort that includes urban renewal descendants.
- b) **Research** national models and case that seek to advance equitable development, to build wealth, and to provide indemnification for urban renewal descendants.
- c) **Formulate a redevelopment model and policy/governance structure** specific to Newburgh and the Hillside that defines (1) a community benefits plan and fund and (2) a future ownership model of the sites currently owned by the City.
- d) **Conduct a needs assessment** for the Hillside neighborhood to identify (1) specific uses that are desired by the community (i.e., grocery store, job centers, youth activities, etc.) (2) specific housing types that meet the needs of residents and the Newburgh market.
- e) **Prepare a Physical Master Plan** that illustrates the desired look and feel of redevelopment of the Hillside, with mixed-use and mixed-income redevelopment that balances community and economic development. Build on prior plans developed with community input (e.g., Leyland Charette), as appropriate.

Draft Recommendations: LAND USE cont.

- 2) **Establish clear mechanisms for community** engagement as Hillside redevelopment progresses
 - a) Ensure descendent involvement in redevelopment of urban renewal lands going forward
 - b) Continue to partner with religious institutions for community development in the Hillside neighborhood
- 3) **Partner with SUNY Orange (OCCC) to better integrate the campus into the community**
 - a) Create safe and inviting physical connections to the surrounding neighborhood
 - b) Work with the community to identify complementary programs that support local community development (e.g., workforce training, childcare, increased local enrollment)
- 4) **Prepare a reuse feasibility study of the Newburgh Public Safety Building site at 55 Broadway**
- 5) **Acquire and redevelop the underutilized NYSDOT parking lot on Water Street** (e.g., for a parking garage)
- 6) **Leverage publicly owned parcels and rights-of-way** (56% of BOA) including vacant land (49.2 acres) to direct development that is in line with the community's vision.
- 7) **Consider methods to incentivize developers** to implement as many BOA recommendations as feasible within each project.

Draft Recommendations: ECONOMIC DEVELOPMENT

8) Identify sites that maximize economic development opportunities

Using input from the BOA nomination study and the Hillside Master Plan, identify sites for commercial redevelopment and market-rate real estate that will maximize community returns, for example, through increased local jobs, an increased tax base to support local services and affordable residential taxes, and/or increased tourism and visitation to local businesses.

9) Expand local tourism opportunities through the redevelopment of the Hillside

Incorporate uses, attractions, physical connections, and views that will expand tourism at the waterfront and draw visitors into the Hillside district and downtown; build on existing businesses (e.g., restaurants), assets (e.g., local artists and architecture), partnerships (e.g., Orange County Tourism) and planned projects (e.g., Newburgh Landing).

10) Seek grants from NYS, including Restore NY, Homes and Community Renewal (HCR) grants for affordable/ workforce/ middle-income housing, and Empire State Development (ESD) assistance to small businesses

11) Identify vocational training and workforce development opportunities - Work with local educational institutions and non-profit and industry partners on workforce development programs for jobs in the shorter-term (e.g., brownfield clean-up, historic preservation, construction) and longer-term (e.g., healthcare, social assistance, hospitality, and food services, trades, and administrative sectors)

Draft Recommendations: ECONOMIC DEVELOPMENT cont.

- 12) **Incorporate business incubator spaces** and programs to support local entrepreneurs and small businesses (e.g., commercial kitchen, incubator market, maker space, STEM center, live/work studios, co-working and pop-up spaces)
- 13) As the Hillside is redeveloped, **integrate small scale retail** to support new growth
- 14) Consider **small-scale specialty manufacturing opportunities**
- 15) **Invest in infrastructure and complete public space improvements** to attract new development
- 16) **Partner with the Newburgh IDA for development incentives**, where appropriate

Draft Recommendations: ZONING

- 17) **Review and update zoning based on detailed master plan results**
For example, to increase density, encourage sustainable design, update parking requirements, add inclusionary zoning requirements, etc. Consider architectural standards as redevelopment takes place.

Draft Recommendations: PARKS AND OPEN SPACE

- 18. Conduct a Phase 1A Cultural/Archeological Study of the Hillside**
- 19. Expand and augment a wide variety of parks and open spaces within the Hillside and along the waterfront.**
 - a) Restore neighborhood parks, courtyards, squares, pocket parks, gardens, and other public spaces into the Hillside Master Plan.
 - b) Improve public access to the waterfront, including by (1) connecting to the new deepwater Newburgh Landing Dock (2) evaluating Unico Park for enhancements (3) enhancing public boat launch infrastructure, and (4) utilizing rights of way to increase direct public access to the shoreline.
 - c) Continue to work with private developers on the waterfront to integrate publicly accessible greenspace and public access to the water (per zoning)
- 20. Expand indoor and outdoor active recreational facilities in the BOA study area**

Draft Recommendations: PARKS AND OPEN SPACE cont.

- 21) Consider adaptive reuse of parking lots and consolidate surface parking away from waterfront e.g., by using garages and/or building parking into the hillside.**
- 22) Explore opportunities for new trail connections and sidewalk improvements**
- 23) Create a signage and wayfinding program for the Hillside BOA area as part of the Master Plan.**
- 24) Incorporate public art installations and an Art corridor for enjoyment by residents and visitors**

Draft Recs: HISTORIC AND ARCHAEOLOGICAL SIGNIFICANT AREAS

- 25. Recognize the history and heritage of urban renewal as part of the Hillside redevelopment**
 - a) Consider public art to recognize the importance of this area of the city (e.g., bronze 'to-scale' sculpture of the Hillside pre-urban renewal, informational and visual installations).
 - b) Explore the possibility of local, state, or federal historic designation that acknowledges the historical impact of urban renewal

Draft Recommendations: NATURAL RESOURCES AND FEATURES

- 26) Conduct a geotechnical analysis on the Hillside**
to understand potential design needs or constraints for rebuilding on the slope.
- 27) Assess and remediate invasive species** (e.g., along the west side of Water Street)
- 28) Update the 2007 Shoreline Condition Assessment**
with more recent flood/resilience data and DEC climate change projections
- 29) Consider infrastructure/design upgrades to marinas and docks**
given sea level rise, storm surge, and king tide issues
- 30) Identify important viewsheds and incorporate preservation of visual resources**
into the Hillside Master Plan
- 31) Consider incorporating requirements to minimize light pollution,**
including types of lighting and lighting color standards.

Draft Recommendations: TRANSPORTATION

32) Prepare a Hillside BOA Bicycle/Pedestrian Connectivity Master Plan

to enhance connections between the waterfront and downtown core

- a) Conduct a walk-audit of the Hillside Neighborhood
- b) Re-establish linkages and the old urban form using former streets and existing rights of way
- c) Consider a landmark centerpiece connection extending down from Broadway (e.g., grand pedestrian bridge/stairway)
- d) Improve pedestrian connections to Newburgh Landing Dock and Unico Park (e.g., via Fourth Street and Varrick Homes)
- e) Consider mechanical options to assist people with limited mobility
- f) Improve pedestrian infrastructure (e.g., crossings, sidewalks, lighting) in the BOA study area
- g) Create bicycle infrastructure (i.e., dedicated bike lanes, shared-use lanes, bicycle parking, signage)
- h) Collaborate with NYSDOT to implement more traffic calming on Water Street

33) Conduct a multimodal corridor study of Broadway

- a) Evaluate the opportunity for a multimodal transport hub on Broadway
- b) Identify and implement connections to regional systems (i.e., Newburgh-Beacon)

34) Prepare parking plan for waterfront lands.

Draft Recommendations: TRANSPORTATION cont.

- 35) **Incorporate the Waterfront in redevelopment planning** to ensure the Port and waterfront operate as an attractive and functional gateway to the city.
- 36) **Create better transit connections** to major employers to increase access to jobs and improve weekend transit services (e.g., Ferry) to support tourism

Draft Recommendations: INFRASTRUCTURE

- 37) **Create a consolidated stormwater management plan**
 - a) Incorporate findings into zoning
 - b) Prepare a comprehensive Storm Water Pollution Prevention Plan for the hillside to accommodate the future buildout to eliminate the need for individual SWPPPs for each site
 - c) Incorporate green infrastructure and natural solutions within stormwater management plans
- 38) Include **Green Infrastructure Design Standards Toolkit** to promote sustainable development across the BOA. The master plan should provide guidance for best practices in public spaces and buildings.
- 39) **Bury utility lines** as sites and corridors are redeveloped.

Draft Recommendations: ENVIRONMENTAL (brownfields)

- 40) Consider a land ownership model that takes advantage of EPA cleanup funding for brownfields (city-owned hillside parcels are ineligible for funding as long as city-owned)**

- 41) Advance redevelopment of strategic sites**
Research Brownfield Cleanup Program or EPA Revolving Loan Fund to advance sites in the private sector

- 42) Conduct a redevelopment feasibility study for the Consolidated Iron Site**
 - a) Consider restrictions in Site Management Plan, identify preferred master plan through alternatives exploration, and prepare RFP for development
 - b) Ensure redevelopment creates parkland and waterfront access

Framework Plan

The Framework Plan illustrates area assets such as viewpoints and connections and provides guidance on potential future uses of the land including the redevelopment of strategic sites

