



Outreach Day Public Comments

Community Outreach Day
Saturday, January 13th, 2024

Locations:

Newburgh Armory Unity Center

Newburgh Farmers Market

Newburgh Free Library

Blacc Vanilla Cafe

Safe Harbors Lobby at the Ritz

Throughout the day we asked visitors who came out to the event to share their vision for the Hillside and Lower Broadway Area! Questions such as “What would you like to see?”, “Where?” “For whom?” as the answers provided will serve as the basis for future outreach activities that will focus on redevelopment strategies and recommendations for the study area. Below is a list of comments given to the BOA team during Outreach Day.

| Comment(s) |
|--|
| <p>Any plan must prioritize rebuilding the tax base that we lost due to urban renewal. There should be a Hudson Valley Conference Center and hotel space. Buildings should be human scale and mixed use with shops and restaurants on the ground level and housing above. We need a enhanced ferry service and a lightrail to bring travelers from Stewart Airport to the waterfront with stops along Broadway to help bring prosperity to the whole city. *I like how Boston has the "Freedom Trail" tourist can follow the brick on the road to get to historic sites. We could have a walking tour of historic architecture built into the ground.</p> |
| <p>Urban Renewal Museum, (e.g., at Dutch Reform Church) Hudson Valley Museum</p> |

Newburgh Brownfield Opportunity Area (BOA) Nomination Study



Walkable; walking and **waterfront paths**

shopping districts,

4 Season activities for kids,

If buildings are tall, **upper floors** should have spaces for public to **take in the views.**

More services: e.g., need a **bank** downtown, with an actual walk-in lobby (not just atm), so people come to do banking in the town.

Hotel and convention center, can **partner w/ SUNY OCCC** if need classroom space.

We **have the transport infrastructure,** people can get here. Need to give them **destinations** to go to.

Assets: Newburgh is between **2 highways and an airport.** Have **revolutionary war history** sites, monuments

Vision: Should add a **convention center.**

Beacon across the river feels like a village w/ a mountain view. But Newburgh, when it is busy, has a more **NYC feel** so can understand the interest in **mixed-use development** here.

Newburgh as a cultural center. Have **restaurants on the waterfront,** more **happening on Liberty.** "It's going to **smell good its going to sound good**"

Hillside gap- would like to see **continuity between restaurants and Liberty** - with mixed use **cultural attractions** to draw people up the hill. Expand/duplicate what we have along liberty.

Mixed use creates **more shopping, investment, residents.**

Parking garages- build on Use municipal lot, add upper levels to surface lots to save space and **keep city walkable** or build **parking underground**

Youth-led **urban farm - ourcore.org** for info.

Children's park.

Interactive art exhibit.

Food truck parking.

Arcade and lounge.

Convention center (promote **community employment**)

Activities for kids.

Urban youth farm.

See **Loft law** - ownership early model. **Michael Lebraun** (sp?)- **tenancy rights,** antifracking artists.

In regards to the structure in order to preserve or **maintain the architecture of the historic district** we may want to **design a "modern brownstone."** To create a beautiful area.

We should create **something by the Chelsea Pier** at the waterfront and also **invest more in deep water pier** for **larger cruise ships** to be able to dock.

Hotel or convention center by the waterfront. We need a place for people to **host weddings and conferences.** Newburgh doesn't have anything.

Our **views are the best in** the region.

Newburgh Brownfield Opportunity Area (BOA) Nomination Study



Home ownership- we need an agency like Habitat for Humanity to do **what they did in Buffalo and Rochester-creating affordable condos.**

Newburgh's population is 50-60% between the ages of **18-35 years** old but they don't always qualify for habitat homes due to their **lack of tax history or credit or low incomes. Habitat has a long waiting list.** It creates 4-5 properties per year. This would/could be **50-60 units for one project creating real ownership for communities of color.** That is central to why this must happen.

(NOT Leyland 28) While this hillside park is a beautiful concept, this space would be better if used as **Mixed used housing -commercial and housing (not a park on hillside).** I love that it **connects Liberty street and the water front,** but this is more effective **with a paved staircase (Leyland image 32). With the stairs and the houses on the sides and a fountain.**

The biggest and most important thing we need is **anchor-businesses and industries. NO warehouses. --Tech, film, art, trades hospitality.**

I enjoy the greenery at the waterfront, it is so **peaceful,** can see **geese, people fishing** by People's Park - **keep views of river and greenery.** I **sit there and think!** space for positive thought and ideas (*similar to mental health spaces comment*) would like to see **public spaces / commons,** including for people living together without much space, gives them a place to go

Mixed use housing with store front properties lining up and down the waterfront.

They should also consider leaving **space at People's Park for potential park space or a boat dock.** Maybe **ferry rides** or things of that nature.

Activities: Ice rink, movie theatre, bowling alley, axe throwing,

Denser Parking: not just surface lots, **ground floor parking w/ mixed use above - e.g. Saratoga (in general, near Ben & Jerry's on Phila), Richmond, Baltimore waterfront, Newport, RI** -- that kind of feel, model. Make municipal lots into parking garage -- improve **walkability**

Mixed use property.

(home)Ownership.

Social supports and gathering areas.

Preference given to city of Newburgh residents.

Separate- **preference to minorities.**

Separate- **right to return-preference to descendants of residents from that area.**

Preference given to city of **Newburgh residents for construction jobs.**

Consider **view preservation.**

Need **mix of housing,** tax base to support city. Balance some **market-rate in addition to low income, middle, mixed,** especially w/ housing crisis, for financing to make numbers work

Deepwater port.

anchor agencies/organizations, employers downtown, quality job opportunities - with livable wages

not like warehouses in Montgomery, not here

Newburgh Brownfield Opportunity Area (BOA) Nomination Study



Homeownership opportunities in addition to **mixed-use buildings**.

Including **dedicated space for urban renewal descendants** have to right that wrong

Dedicate a **portion of land for homeownership** especially for **Urban Renewal families**.

Support **mixed-use buildings: residential, business, various incomes-mixed income**.

Right-to-Return policy applied to all residential buildings-homes + apartments.

Diversify types of Businesses: subsidized business spaces for BIPOC-women owned businesses, more **office spaces**,

more **retail**,

more **entertainment: arcade, pool hall, bowling, movie theater, ice rink, etc.**

Opportunities for **jobs- employment w/ fair wages**.

Kearney group properties on Montgomery - fell through, pain point.

Mixed-use: Low profile affordable residential over **commercial**

Needs and concerns haven't changed in years. Urgency of **small wins- need to see immediate impact to keep community interest**.

Leverage location near **Stewart Airport**.

build a **food hall (market hall)**.

Urban boundary/transportation connections outside of BOA area e.g.. **Quassaick Creek trail project - open space institute**

Easy to skip Newburgh w/ current highways- need a **destination site. Aquarium, hotel, conference center**.

Transit doesn't run late enough.

Parking is inefficient - some public lots are full while private is empty. **Resident permits, boat launch. Underground parking**, seasonal lots that change use. **Healthy infrastructure at waterfront**.

Flooding on Hudson River.

Public art and history - public display of **memory for displaced residents (memorialize urban renewal)** unique monument or spaces required by policy

consider artist representation on steering committee

> City has a policy for arts.

How do we avoid **national** retailer taking space over **local businesses?**

partner with OCCC > "**Newburgh born**" **businesses**,

hire locally- **W.I.N. working in Newburgh**, contact Chris Knasiak

Water St. can function as a barrier - NYSDOT > **Right of Way barriers in general, NYSDOT + Train**.

Workforce development to make sure things are built by **local workforce, long term jobs**.

Newburgh Brownfield Opportunity Area (BOA) Nomination Study



| |
|---|
| <p>Adaptive reuse where possible on Broadway, leverage empty buildings. Prioritize right to work though concrete commitments.</p> |
| <p>Park, mall</p> |
| <p>Pool</p> |
| <p>Downtown area- Water St Market New Paltz, stuff for kids</p> |
| <p>Maintain the view, maintain the style of the buildings in Newburgh. No glass sky scrapers.</p> |
| <p>Zoo, housing for people in need, park, water park</p> |
| <p>School k-5</p> |
| <p>Affordable housing, for example, like the Harlem project that had a percentage set aside for 1st time homeowners and local residents. Would also like to see shops and businesses in the study area, Bike rentals, Youth activities - to keep the youth busy, related organizations could establish themselves there, such as a Community center.</p> |
| <p>Middle class and low income affordable housing - Not "projects" but working family housing. Include some rent controls because the lease goes up every year, housing costs need to be sustainable or people are priced out, need to work 3-4 jobs to afford the rent. Important to balance profit and livability.</p> |
| <p>Resources for children - many single working parents, support for them and kids e.g. learning center, gymnasium, classes, programming/code camp.</p> |
| <p>Playground for kids - juegos. Activities, new green space, nothing to do. Trails, space to walk, exercise, bike along the waterfront.</p> |
| <p>same as above</p> |
| <p>same as above</p> |
| <p>KH Notes. Salon + hair stylist. Gondola over hill</p> |



Small businesses run by locals.

Healthy infrastructure-resources to be healthy.

Trail loop.

Track for cars (kids).

Mystic, Connecticut as an example (*this is a successful **active waterfront example with marina, restaurants, recreation, shopping, recreation, park, museums, historic resources, etc***)

Not just housing.

Market hall - not at bottom of hill. (*food market*)

Pool + soccer field.

Many people without cars live in Newburgh > make it **walkable**, consider people carrying things, **ADA**.

Images: 25 (leyland charette **waterfront plaza with outdoor dining**), 3 (**contemporary glass and stone commercial/office/mixed-use** 3 story building), 11 (tiered brick and glass mixed-use) 24 (leyland charette urban **pedestrian staircase/walkway** down to water between mixed-use multi-story buildings with trees and public furniture).

Arcade + party area (kids).

Hotel.

Seating areas, public space (kids).

Large **green spaces, street trees.**

Small **dog park.**

Walking area over water - **docks + boardwalk**

1. A **connection to the river from the city and vice versa.**
2. An **amphitheater/performance space.**
3. Nothing that will require support (*as in **no supportive or welfare services***) for people (We cannot support the people we already have we cannot add more).
4. Something that will **bring money and a positive outlook** on Newburgh.

More restaurants downtown, **attractions** that will draw people into the City center

Pools in the Hudson for swimming (a clean river) for community use - more affordable accessible, swimming lessons (costs \$280 at Mt. Mary).

Tennis courts, recreation opportunities for youth in both the **summer and winter.**

Currently have a lot of **restaurants** in the area, potential to build on this further

Other **charter schools**

opportunities similar to what is offered at the **Armory at a new downtown location** (*armory has **extracurricular classes, clubs, sports, recreation for kids plus their parents***). There are many resources and volunteer teachers here (*at the Armory*)

Parque recreativo familiar. Mejoramiento de pistas. Restaurantes de comida. Mall . - **Recreational park / playground for families, restaurants, shopping, improved trails/paths**

ditto

Newburgh Brownfield Opportunity Area (BOA) Nomination Study



| |
|---|
| <p>Park, recreation for families, play areas for kids. Commerce - food/restaurants, gift shops, retail stores - e.g. Mall with shopping, clothing stores Fix Broadway - safer and more secure for users, Safer waterfront - e.g. safety barrier at the River so kids can't fall</p> |
| <p>Bakery, barbershop, housing for my family, water park.</p> |
| <p>ditto</p> |
| <p>Sports and recreational spaces e.g. for youth, near the river. Apartments, housing, including for veterans to show our appreciation for their service Activities for youth, to keep them out of trouble. More parking. Restaurants. Flea market space - with food and shopping and kids activities together (<i>market hall similar</i>) Art Museum > many kids interested in art. Study area is beautiful, needs more attention and care to improve it</p> |
| <p>ditto</p> |
| <p>Mixed use, affordable (<i>housing</i>), a market, commercial uses</p> |
| <p>Large Park area, with recreation spaces and playground for the children - will be a complementary use to the pool nearby. Jobs and factories - for example for sewing, textiles, clothing e.g. a company that specializes in logowear/ company swag. (<i>note: NY state assembly rep Carrie Woerner is looking to bring textile industry back to NYS, could be a tie-in</i>). Aquarium, museum. Multiple attractions, to bring people downtown. Can build on existing diversity of food, of shopping - need to add more to keep people downtown longer, give them more to do > Like the Armory model, there is lots to do, want to be here. Ice skating rink. 3 or 4 season recreation opportunities</p> |
| <p>ditto</p> |
| <p>ditto</p> |
| <p>Add views- Hudson Highland vista, Make Newburgh desirable again.</p> |
| <p>Trampoline park/pizza place.</p> |
| <p>Donut shops, pool, hotel, motel, homes for people who were displaced. (<i>urban renewal</i>)</p> |
| <p>Arcade, pizza hut, pizza party with hotel</p> |
| <p>Drive, fly, rail, sail, green</p> |
| <p>Fishing, hike Plum Point, BBQ</p> |
| <p>Zip line/adventure park</p> |
| <p>Theme park with buffet</p> |
| <p>Playground/Stuff for kids, garden, animals/ zoo</p> |
| <p>An urban park connecting Broadway and Water St for everyone (<i>this person agreed with the sample comment</i>)</p> |

Newburgh Brownfield Opportunity Area (BOA) Nomination Study



| |
|---|
| <p>Una tienda, un museo para los niños. Una universidad, un negocio Shops, children's museum, university, businesses</p> |
| <p>Un parque de fútbol, una piscina. - A soccer field, a pool</p> |
| <p>Beach</p> |
| <p>Algo para los niños, para estar afuera, y mover físicamente <i>Something for the kids, for them to be outside, and get physical exercise</i></p> |
| <p>Un museo para niños, children's museum, a zoo, a hotel</p> |
| <p>Mall w/ shopping, 2 story, lots of shops</p> |
| <p>An urban park or housing</p> |
| <p>Amphitheater</p> |
| <p>Camping/cabin area</p> |
| <p>Safe space for feedback + dialogues - mental health and trauma informed planning. NYC loft laws. Standalone session on housing and environment needs</p> |
| <p>Rowing club representative: club is at the end of a 25 yr renewable lease on their waterfront property, do all maintenance on their site, have cleaned up a lot. Club is rebranding to "Newburgh Water Sport Center / Waterfront Community Center". Diverse offerings beyond rowing vision - more Trails, blue-green infrastructure on the shore.</p> |
| <p>Pattern for progress, center for housing solutions. > Doing the BOA in Kingston and Middletown, Elke is a Newburgh resident. Evanston LC - reparations > urban renewal model. Could help us with a developer focus group > board/group of about 13 developers could talk to.</p> |
| <p>Something for youth - keep kids off the street. Recreation areas Safe place to live affordable housing to reduce homelessness. Now rent unaffordable. More jobs. - Have residents who are good with hands so trades, construction.</p> |
| <p>ditto</p> |
| <p>Housing for citizens bearing? taxes for Newburgh. Trees for décor. Duplex and triplex housing units to conserve space. Small assisted living units for elderly.</p> |
| <p>(developed area) Needs to be owned by the city of Newburgh. Youth center/program. Jobs/employment opportunities. Affordable housing for the city of Newburgh residents. Park for children/families that live in the city of Newburgh.</p> |



In some way, **remembering/ memorializing what was lost during urban renewal** (*Like urban renewal museum idea, some memorializing*) Maybe part of the **landscape design** or another way to **retain the Historical significance of what was here**, and/or was destroyed, taken away from urban renewal. I have one idea, but it may overlap with another project with the same plea. Maybe there can be a collaboration. I am willing to share info. Especially if it going towards the affected area.

For the Hillside,

firstly a **degree of restorative justice for those that lost their homes** (*urban renewal descendants*) - **mixed income dense residential units** that adhere to **strong architectural guidelines** that complement and enhance the historical district.

Mixed use with **commercial** ground floor for **shops**, some larger to accommodate the likes of **grocery stores, etc.** An inviting, **walkable flow** from **riverside to Broadway commercial zone.**

Riverside / People's Park brownfield:

some type of **cultural institution (art theater, music)**, mixed w/ **river front park land** connecting with an expanded **riverfront trail.**

NO CONVENTION CENTERS (those are seldom successful or visionary)

Broadway:

A new vision for **commercial corridor that included a walkable/bikeable median** in line w/ the **original Leyland charette plan**

Increased public waterfront access not involving high end restaurants.
Restoration.

Early childhood education and **workforce development.**

EV parking lots - bring people to Newburgh while they are **charging**

Green space elevates a city. This space is vital for the **balance** of urban development. Development **could include recreational improvements, however the space should remain green.** Also the , any changes should include consideration of **implementation of a quiet zone** to improve the **health** of residents. The **train sound, 24/7** is contraindicated to health.

Affordable housing

Homes that are for the city of Newburgh residents

Gardens

Lander and Broadway and S Johnston block area: Mixed use and historically sensitive (no more than 4-5 **stories**) **infill** along Lander and Broadway

school elementary or middle or high school

Newburgh Brownfield Opportunity Area (BOA) Nomination Study



| |
|--|
| <p>First Street to Waterfront: Reconnect 1st St (<i>through former Clinton Square</i>) for bike + pedestrian use/connection from City center to Waterfront</p> |
| <p>Shared/limited equity -- put all the public land in a community land trust!</p> |
| <p>Waterfront at boat launch / People's Park: Bike + ped. Path improvements to boathouse/quassaick creek improvements. Maintain + keep naturalized open space @ people's park. Improvement + expansion of waterfront pedestrian trail/riverwalk. Improve + create naturalized greenspace along river's edge by native species, low-tech flood resistant infrastructure.</p> |
| <p>Hillside 2nd and Broadway: Reconstruction of multi-use buildings along 2nd + Broadway, ped. Connect through first street. Maintenance of Colden street viewshed (no more than 1-story high on Colden).</p> |
| <p>Commercial waterfront marina area: Improve transit-oriented development connections @ Newburgh waterfront, maintenance + expansion of private/leased spaces @ waterfront.</p> |
| <p>Needs to be owned by the City of Newburgh, not outside developers</p> |
| <p>Waterfront south of Regal Bag: Expansion of waterfront trail from Waterfront to Bridge along Water Street right of way, connecting N. side to Downtown/Waterfront</p> |
| <p>Hudson river, panorama signs - marking locations on the vista/horizon like Albany, Mt Beacon, NYC (<i>kind of panorama plaques you see at mountain tops or tall buildings pointing out landmarks in the view</i>)</p> |
| <p>Park for the children and families that live within the city</p> |
| <p>Ward Brothers Memorial Park include: Newburgh rowing club a long term access point for youth and families with local community control. Newburgh coast guard auxiliary flotilla 010-06 [New 20 member flotilla at Ward Bros]. (<i>comment posted near Washington HQ / People's Park</i>)</p> |
| <p>At Peoples Park: Infrastructure for public space events [water, electric, sanitation for pop up/site special festivals.]</p> |
| <p>Youth job training for marine + waterfront careers. Formally incarcerated job training for marine+waterfront careers</p> |
| <p>swimming pool</p> |
| <p>Book stores</p> |
| <p>Don't give into the "high tax base" argument-- it's a myth that gentrification is necessary for balancing the levy.</p> |
| <p>Outdoor mini golf -- each hole designed by individual arts or groups.</p> |
| <p>JOBS for city of Newburgh residents</p> |
| <p>Youth programs sports and activities</p> |

Newburgh Brownfield Opportunity Area (BOA) Nomination Study



Newburgh Waterfront Vs. Beason Waterfront is.. the most egregious example of "**urban renewal+ environmental racism**)+ reactionary conservatism as city policy in the northeast, 2nd only to South Bronx, which has cost the city intergenerational poverty, intergenerational trauma, loss of jobs, infrastructure, loss of housing ownership, housing stock and affordable housing, increased incarceration, cultural erasure, ongoing structural racism.

Parkour park

Expansion of **Newburgh Waterfront** for **commercial and hospitality**. **Outdoor park with river access**. **Residential infill** focused on **homeownership** and **tax revenue** generation.

Urban park, townhouses, hotel, shops, no low income housing.