

VILLAGE OF HASTINGS-ON-HUDSON

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We're making it happen!

Look inside for an
update on the Waterfront
Planning Initiative

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Hastings-on-Hudson WATERFRONT INITIATIVE

PLANNING UPDATE / FEBRUARY 2001

An Update on the Waterfront Planning Initiative

COME TO THE WATERFRONT PLAN PRESENTATION

This plan will be presented in more detail at a public meeting at the Hastings High School Auditorium on Wednesday, March 7 at 7:30 PM. Key topics that will be addressed include:

- What is the progress of the cleanup?
- Is this plan financially feasible?
- What would the traffic impacts be?
- How would this plan affect the schools?
- What are the next steps?

If you cannot attend, please send your comments or questions to Village Manager Neil Hess, 7 Maple Avenue, Hastings-on-Hudson, NY 10706, or e-mail the village at hastings@hastingsgov.org. For more information, visit the Village's Waterfront Website www.village.hastings.ny.us.

WATERFRONT PLANNING PRINCIPLES

This plan honors the principles that evolved out of three years of work by the LWRP Steering Committee:

- Create a waterfront that is an extension of the Village.
- Promote Mixed-Use Development.
- Preserve Views.
- Provide Public Access.
- Preserve Historic Character.
- Insure Viable and Sustainable Development.
- Create a Pedestrian-Friendly Environment.

A Preview of the Waterfront Plan

This newsletter provides you with a preview of the proposed waterfront plan, the results of last fall's Waterfront Workshops. This plan represents the work of hundreds of individuals—Hastings residents as well as professional architects, planners and urban designers—who helped give shape to our dreams of a revitalized waterfront.

The Village wishes to thank Rob Lane and the Regional Plan Association (RPA) for their leadership of this effort, and ARCO Environmental Remediation L.L.C., the New York State Dept. of State and the Westchester Community Foundation for their generous support.

Laying the Groundwork

Although Hastings has been discussing a new vision for its derelict waterfront for 25 years, the work presented here is the latest product of a process that began three years ago with the Waterfront Festival, the launching of the Local Waterfront Revitalization

Program (LWRP) and the LWRP Community Planning Forum.

The Forum produced an exciting vision of a mixed-use waterfront that would be both a new resource for the community, offering recreational opportunities, open space and cultural attractions, and a vibrant extension of the Village, with a mix of housing and commercial uses.

Since then, hundreds of Hastings residents have contributed their time and talent to the LWRP process, producing an Inventory and Analysis and developing the planning principles that have guided the current Waterfront Planning Initiative. (See sidebar.)

The Waterfront Planning Initiative

The Village undertook this planning initiative, in conjunction with RPA and ARCO Environmental Remediation L.L.C., to engage the community in coming up with a reuse plan for the revitalization of the waterfront. If adopted, the plan would become the centerpiece of the LWRP, and will guide zoning and future re-

development of the 50-acre waterfront.

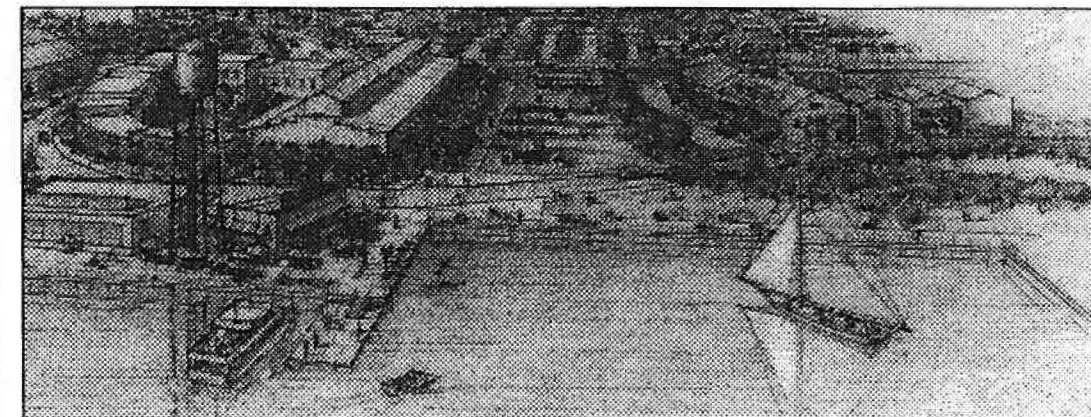
At the two planning workshops last fall, the vision really began to take shape and RPA has continued to refine it. RPA will present the plan in more detail at a public meeting on March 7, at 7:30 PM in the Hastings High School Auditorium.

Next Steps

While the cleanup of the contaminated site is, of course, necessary before any development can take place, the Village and the property owners can begin to take the necessary steps toward implementation while the remediation is being resolved.

The Village will start to look at development options and funding opportunities, and begin to put the regulatory framework into place that will guide the future redevelopment.

The completion and approval of the LWRP will also ensure that local, state and federal agencies cooperate with, and perhaps even assist, the Village in making its vision a reality.



View of proposed Ferry Landing and Waterfront Plaza at the North Cove.

Private and public development program
February 6, 2001

- 22 acres of park throughout including areas for active and passive recreation
- 250 units of housing
- 10,000 sf community center or other indoor civic space
- 500 seat performance space/civic space
- 1,000 sf convenience retail
- 30,000 sf specialty retail and restaurants
- 10,000 sf offices
- 24,000 sf inn/conference center
- 10,000 sf health club

Marinello Cove will have a small boat launch, a beach, and restored wetlands.

At the existing **Hudson Valley Health and Tennis Club**, a boardwalk will extend along the waterfront past a proposed private marina.

At this park, Hastings residents will have views north towards the Tappan Zee Bridge.

A small apartment building will have businesses on the ground floor facing the esplanade.

An small hotel with meeting rooms can accommodate conferences.

A waterfront **restaurant and outdoor café** will open onto the esplanade and the ferry landing

A floating dock to receive **ferries**. Passengers can make a direct connection to the reconfigured station.

The adaptive re-use of **Building 51** will focus on civic or cultural uses such as a community center or performing arts facility that opens out onto the Waterfront Plaza.

The **Waterfront Plaza**, centered on the ravine and the improved station area, is the heart of the new waterfront. Gradually stepping down to the river, it is an ideal setting for Hastings residents to enjoy performances, shop at outdoor sales, and look out on the river and Palisades.

The landscaping along the south side of the plaza connects the ravine to the beginning of the 22 acre **Waterfront Park**.

A continuous **esplanade** lines the waterfront where Hastings residents can stroll, ride bikes, fish, picnic, and enjoy the river.

The **South Cove** provides a small boat launch and a site for a picnic pavilion or small concession.

A narrow "**riverside drive**" provides car access to the waterfront park

A large, level **meadow** offers a place for sports such as softball or soccer, or for passive recreation.

As the park extends to the south it becomes a more naturalized landscape with trails for walking and biking.

A new facility at the former **deep-water port** can accommodate larger excursion boats or provide "boatel" facilities for overnight sailing. Alternatively, it could be part of a Rivers and Estuaries Institute. A new fishing pier will be created from existing piers.

At this end of the waterfront, the landscape will open up to south views. Nearby, residents will be able to launch boats at a **community boathouse and marina**.

The adaptive re-use of **Building 52** could include artists' loft-type live/work apartments, galleries, small businesses, or indoor recreation including a health club or gym.

A new path and bridge for pedestrians at Dock Street is one of several enhanced connections to the waterfront.

This block and the other blocks at the north end of the waterfront serve a **mixed-use** program that includes apartments, offices, and retail facing the major open spaces.

A new parking deck in the Con Ed/Steinschneider lots could provide additional parking for downtown shoppers.

Hastings residents will walk from Main Street to the waterfront by way of a widened and improved **pedestrian street**.

An important link from the Aqueduct trail to the waterfront passes through the ravine and the parking lot along Cropsey Lane, which will be landscaped and have new sidewalks.

The **commuter parking lot** is landscaped to extend the character of the ravine down to the waterfront.

A new **southbound platform** with a drop-off and parking opposite the existing northbound platform completes the Hastings station area at the center of the waterfront and the downtown.

A new **pedestrian bridge** at the historical location of a bridge on Washington Avenue also links the northbound and southbound train platforms.

The three **residential blocks** south of the Waterfront Plaza will be a mix of townhouses and small apartment buildings.

A new **field house** will provide storage for sports equipment and a small office for Parks and Recreation staff

A new **pedestrian bridge** in the area of the old quarry gives another connection to the Hastings trail system.

The former Uhlich Color Company site can serve as a campus for a **Rivers and Estuaries Institute** offering public programs as well as research facilities.

A re-built **Zinsser Bridge** and new road connection to Warburton Avenue could improve access to the south.