



Downtown Revitalization Initiative

APPLICATION

Applications for the Downtown Revitalization Initiative will be received by the Regional Councils. Applicant responses for each section should be as complete and succinct as possible. Applications should be submitted as Word documents and must be received by the appropriate Regional Council by 4:00 PM on June 1, 2018 at the email address provided at the end of this application. Application guidance is provided in the *Downtown Revitalization Initiative Guidebook* found on the DRI website at www.ny.gov/dri.

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Mid-Hudson

Municipality Name: Village of New Paltz & Town of New Paltz

Downtown Name: Reconstruct Existing Infrastructure in the HEART of New Paltz to Support Development

County Name: Ulster

Vision for Downtown. Provide a brief statement of the municipality's vision for downtown revitalization.

New Paltz is a highly engaged community located in exquisite natural surroundings. Since its founding 340 years ago, and during our most recent decades of formal community planning, there has been a clear and consistent focus on preserving our distinctive character and the natural resources that define and sustain us. We want to protect and build on our strengths while we prepare for sustainable and resilient growth. Throughout our rich history we have been ahead of the curve, as innovative pioneers culturally, educationally, politically, socially, and more recently, technologically. New Paltz's downtown vision is to be a cutting-edge model for 21st-century living: socially responsible with a focus on equity while proactively responding to climate change through green-minded development and in our emergency preparations. We want to protect and enhance open spaces and cultivate agricultural endeavors. We to seek to provide a desirable quality of life for residents with access to affordable housing and a local job market offering wide-ranging livelihoods that align and benefit from our university setting. Our goal when successful will be a New Paltz that remains a cherished, beloved, and attractive destination for residents and visitors alike.

Taking our analogy to HEART (Health, Education, Agriculture/Arts, Recreation, Tourism/Trails), we envision a healthy, sustainable, and replicable community model. In terms of physical form, we are focused on enhancing New Paltz's "arteries and capillaries" to further our momentum and bolster our social and economic base. Arteries converging in our heart include: Main Street, which connects to the NYS Thruway, diverse recreational trails including the Empire State Trail, the Wallkill River, and swaths of open space that extend outwards, including up to the Shawangunk Ridge. Within our well-defined pattern of urban development and open space, we have "capillaries" or networks consisting of electrical service, streets, sidewalks, green infrastructure, water and wastewater systems that we are assertively maintaining, expanding and equipping for the 21st century, attributable to strong public-private collaborations between local governments, non-profit organizations and businesses, as well as our state and federal governments.

This DRI application focuses on remedying pressing issues with our aging water, wastewater and storm water systems, i.e. capillaries of our community providing services essential to a healthy downtown. One-half of our proposed \$10

million DRI budget directly addresses a NYSDEC Order on Consent related to wastewater system failings. The Consent Order and related problems associated with wastewater system deficiencies is negatively impacting our ability to support a vibrant downtown.

With a strategically important major exit on the New York State Thruway that serves as a commercial and tourist gateway to the Shawangunks and central Catskills, there are robust secondary and tertiary markets. An important tertiary area extends south and encompasses the New York metropolitan region, a market that is increasingly drawn to our regional attractions and world-renowned outdoor recreation and less than 80 miles from arguably the most exciting city in the world. New Paltz's local economy includes small- and medium-sized businesses and non-profit organizations in a vibrant college town, paired with nationally acclaimed four-season historic and recreational resources: all of which we want to maintain and improve. New Paltz strives to be the epitome of where people can live, learn, work, and play in our region.

JUSTIFICATION

Provide an overview of the downtown area nominated for the DRI program, highlighting the area's defining characteristics and the reasons for its selection. Explain why the downtown is ready for Downtown Revitalization Initiative (DRI) investment, and how that investment would serve as a catalyst to bring about revitalization.

Given our location at the central intersection between the Hudson River and the Shawangunk Mountains (The Gunks), as well as being the nexus of three major New York State trail systems: the Empire State Trail, the River-to-Ridge Trail, and the Wallkill Valley Rail Trail, New Paltz is uniquely poised to experience significant growth in domestic and international tourism. New Paltz's regionally positioned downtown has direct, strong access to this large, burgeoning trail network. The Open Space Institute (OSI) estimates 200,000 additional tourists will come to New Paltz over the coming years to eat, shop, hike, and enjoy our magnificent landscape and experience our history that dates back 7,000 years before the Huguenot settlement.

We are guided by climate-smart, complete streets, transit-oriented, and smart growth principles, are improving our public and civic spaces, enhancing sidewalks, adding bike paths, parking, and public restrooms, and facilitating public transit systems so we can better distribute transport and reduce congestion. We are investing in bike and pedestrian safety, nurturing the use of farms and agricultural land and access to local/regional food, protecting critical habitat and open space, upgrading water and sewer lines and treatment systems, and seeking more reliable, local, quality water sources. These efforts, combined with cultivating new and compatible businesses, will serve not only the needs of New Paltz but also our region as a whole.

New Paltz's tourism, recreation, arts, higher education, technology, and agriculture significantly contributes to and figures prominently in our Mid-Hudson region. Our local economy is transforming and growing across all sectors. We are strengthened by public, private, and joint private-public investments, along with non-profit organizations and civic engagement. We have many key projects already in place, and those that we now propose will support exciting downtown revitalization efforts. This will catalyze job creation, improve quality of life, and prepare us for a growing tourism industry while encouraging the type of responsible growth and development that is crucially needed in the 21st century. Our initiatives build upon the strong partnerships between SUNY New Paltz, town and village governments, downtown entrepreneurs, community-involved non-profits, and our residents. We seek a New Paltz that is an innovative leader on the forefront of how to plan for and achieve smart, sustainable, and resilient growth while maintaining its attractive, unique character.

New Paltz is ideally positioned to benefit from DRI funding. Our recent and anticipated investments already support several key state objectives such as downtown revitalization, job growth, taxation stability, realization of the Empire Tail System with Ulster County and New Paltz at its center, while stimulating historic, cultural, and recreational tourism. We also clearly fit into the Mid-Hudson REDC's vision for communities where one can prosperously and enjoyably live, work, and play. Cumulatively, our initiatives will aid in the construction of new buildings, catalyze the renovation and refurbishing of existing structures, and allow for the expansion of our civic spaces and streetscapes. With strategic investment in New Paltz's downtown core, paired with capitalizing on the innovation associated with SUNY New Paltz and tech firms, we will re-energize and strengthen our position as one of the state's leading tourism destinations.

New Paltz has already laid considerable groundwork to maintain and sustain our vibrant, year-round downtown. An important addition to this foundation has been the creation of "Anchor Institutions of New Paltz", a public-private alliance among the leadership of the Town of New Paltz, Village of New Paltz, SUNY New Paltz, Historic Huguenot Street, Mohonk Preserve, Wallkill Valley Land Trust, Wallkill Valley Rail Trail Association, New Paltz Regional Chamber of Commerce, and Open Space Institute. The overarching purpose of this alliance is to enhance and strengthen the collective contributions of these organizations in order to ensure a vital and sustainable community by enriching, embracing, building, and advancing New Paltz and our HEART. This unique combination of institutions is deeply place-bound, and exists nowhere else but here.

Clearly, a strong foundation has been laid. An investment of \$10 million DRI funding would be a major catalyst to help us build upon our strengths while readying us for the demands of the future. DRI funding would provide an incredible contribution in transforming our community and the broader region for the next ten, fifty, and one hundred years.

Our downtown boundary for this proposed round 3 DRI application was shaped by a concentration of pressing infrastructure issues located at the HEART of downtown New Paltz. These issues are aged 100-120 year old water mains serving downtown, the susceptibility of our wastewater treatment plant to increased flooding from the Wallkill River, cracked and broken sanitary sewer mains that have caused sewage overflows in and around downtown and a lack of green storm water infrastructure to reduce infiltration and inflow of water into our sanitary sewer system. The latter two issues if addressed would hopefully lead to a lifting of the current NYSDEC Order on Consent that has been in effect since 2003.

DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the list of desired attributes for participation in the DRI as set forth in the *Downtown Revitalization Initiative Guidebook*.

- 1) Boundaries of the proposed DRI area.** Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be concentrated and well-defined. Neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment. Attach a map that clearly delineates the area to be included in the downtown revitalization area.



The HEART of New Paltz is a compact, highly developable downtown encompassing 1,214 tax parcels on 1,150 acres all within the village core. In order to undertake a broader, longer-term planning vision, our downtown definition includes a broader swath which provides the framework for the HEART of New Paltz: History, Education, Arts, Recreation, and Trails. The perimeter of this area includes the Wallkill River waterfront to the west, the National Historic Landmark District known as Historic Huguenot Street to the north, SUNY New Paltz towards the south, the nascent Mill Brook Preserve towards the northeast with 200 acres of preserved forest with vast accessible public lands, to the east, the village’s mid-town approximately to our middle school; and finally in the south, the current village hall and proposed town-village municipal center to the edge of the SUNY New Paltz campus. This footprint allows for infill density where we need it the most and is wonderfully situated in the viewshed of the extraordinary, iconic Shawangunk Ridge vista.

2) Description of catchment area. Outline why the proposed DRI area, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing or increasing population within easy reach for whom this would be the primary downtown destination.

The HEART of New Paltz is uniquely varied in its blend of recreational spaces, cultural and historic destinations, businesses, shopping, restaurants, and attractive residential housing all within a walkable and bikeable core. Its attractiveness as a destination for living, learning, working, and recreation is supported by SUNY New Paltz, our library and middle school, small- and medium-sized businesses, tech companies, the nationally recognized historic district which preserves the village of “Old New Paltz,” as well as new construction currently underway in our newly defined

Neighborhood Business Residential (NBR) Zone for mixed-use and affordable housing. SUNY New Paltz, with a total undergraduate and graduate enrollment of 7,700 students, plus nearly 1,600 employees, and the rapidly growing tourist economy adding hundreds of thousands of annual visitors, truly makes the Heart of New Paltz a vibrant year-round downtown economy.

New Paltz's footprint is bounded by the Wallkill River and floodplain and preserved open space that uniquely limits sprawl. It is compact with a population of roughly 10,000 within walking distance to the core. A five-mile radius area includes 26,000 residents. Downtown serves as the civic center of the Town of New Paltz (34 square miles; 14,000 population), and a substantial number of Gardiner, Highland, and Esopus residents consider our HEART their downtown, as well. Our downtown is extremely walkable, accessible by car via the Thruway and three state roads (Routes 32, 208, and 299), and by public transit via the Ulster County bus system for local/regional travel and Adirondack Trailways for access to and from New York City and points north. As a key intersection of trails feeding the Empire State Trail, a growing number of tourists will be drawn to New Paltz's unique walkability, "bikeability", compactness, and infectious charm.

With an exit on the Thruway and a role as the gateway to the Shawangunks and central Catskills, we have many wonderful attractions and amenities that serve visitors from the New York metropolitan region, an enormous market that is increasingly drawn to our splendid regional attractions and world-renowned outdoor recreation

Southern Ulster County is the fastest growing part of the county and the Village of New Paltz has supported this growth with a diverse housing supply and population, and recently established a large new mixed-use zoning district.

3) Past Investment, future investment potential. Describe how this DRI area will be able to capitalize on prior private and public investment, or catalyze future investments in the neighborhood and its surrounding areas.

Public and private investments are diversifying and expanding our economy. Privately funded investments, when combined with money from DRI, will leverage an already existing trail system and provide growth in local businesses, housing, rail trail amenities, complete streets, historic, cultural and recreation oriented tourism, hotel space, and parking. An expanded center along the trail system will draw residents and tourists alike in the decade ahead to the HEART of New Paltz. Our New Paltz DRI approach envisions a growing, lively, and compact downtown. We believe the following catalytic initiatives demonstrate our strengths and readiness. These activities are all adjacent to downtown or in the core, are already in place, in process, or proposed, and will underpin DRI efforts to further support our community:

Commercial Infill – Renowned outfitter Rock & Snow opened its new Annex on Main Street (\$425,000 investment) and the regional retail destination Water Street Market, host to 20+ businesses on the rail trail downtown, is complemented by our restaurants, cafes, breweries, and diverse retail base. There is currently a major mixed-use restaurant-housing renovation occurring at the foot of Main Street (Vigils' \$1,750,000 investment), as well as a new business relocation at Main and Rt. 32 North (Lola's Café, \$912,000 investment).

Women-Owned & Multicultural Endeavors – New Paltz is home to many women-owned businesses, in fact, according to our outreach for this application, a sizeable portion of our local businesses are owned by women. The global flair that international college students bring to our community is evident in the smorgasbord of multi-cultural enterprises we have, for example, our restaurant choices range from German to Jamaican to Turkish to Thai; just this past year Vietnamese residents opened both a nail salon and Pho restaurant (\$50,000 investment) on Main Street. This diversity and cosmopolitanism is an integral part of our community identity.

Updated Zoning – Our newly defined Neighborhood Business Residential district (NBR) on Rt. 32 North corridor sets the stage for small business and housing (including affordable) growth along the Wallkill Valley Rail Trail. NBR’s location along a major north/south artery encourages use of the rail trail and enables downtown growth in close proximity but away from Main Street.

Housing – Housing development is robust and diverse including the Woodland Pond retirement community (\$110,000,000 investment) and multifamily housing like The Ridge (\$6,250,000 investment) at South Manheim, 90 units adjacent to campus and a current expansion underway (\$1,050,000 investment) to add 12 units, including two dedicated affordable units. Currently under planning board review is Zero Place, a mixed-use net-zero impact combined retail and housing project, the first proposed under our new NBR zoning on Rt. 32 North which was shortly followed by another multi-use proposal across the street (\$3,250,000 investment). Both were spearheaded by local applicants already invested in New Paltz in other business ventures. Thus, we are seeing the fruits our efforts to nurture such development to create housing for a broad spectrum of incomes, ages, and household sizes that will complement the existing housing supply.

Lodging & Hospitality – In addition to the world renowned Mohonk Mountain House (225 rooms), the Minnewaska Lodge (26 rooms), and numerous bed and breakfasts, a new Hampton Inn (\$7,812,500 investment) with 86 rooms opened just off the Thruway in 2016. Wildberry Lodge (\$30,000,000 investment, 90 rooms), proposed just off the Thruway, is "a contemporary modern barn" hotel with a butterfly conservatory. This 57-acre property will be lightly developed with trails and for outdoor activities.

Arts & Culture – New Paltz supports numerous excellent institutions ranging from Historic Huguenot Street to Unison Arts Center to the Samuel Dorsky Museum of Art at SUNY New Paltz and galleries. Efforts are underway to establish an art district zone for downtown. Currently before the village planning board is a 62-seat black box theater (\$750K investment) adjacent to Water Street Market.

Our Place in History – Historic Huguenot Street (HHS) is now planning to become an integral village green, community gathering place: an attraction for year-round residents, as well as visitors from the region, NYC, and internationally. HHS, through private funding (\$500,000 investment), will resurface, with a permeable and more historically correct material, and maintain a section of road recently closed to the public; create a tavern in the Old Fort; and provide tables, chairs, and benches for public use. The site is also committed to adding parking if funding becomes available. Programmatically, HHS documents the past while also contemporizing its activities to many salient topics today, including immigration, human diasporas (the Munsee in America and Huguenots in France), Black Lives Matter (the story of those enslaved and their journey to citizenship), and religious freedom. The museum already has visitors from Europe, Africa, Canada, Asia and Australia/New Zealand. With planned increases in tourism, HHS could contribute as much as \$30 million to the local economy in the decade ahead.

Technology Sector – There has been a considerable increase in technology upstarts choosing New Paltz as their home. SUNY New Paltz has been integral in positioning our attractiveness to these types of businesses. The REDC-funded 3D Printing initiative (\$2,000,000 investment) is emblematic and is a proven success story about how and why New Paltz is the place to be for these types of innovations. Via SUNY New Paltz’s 3D printing program, students have the opportunity to leave New Paltz equipped with the skills they need to navigate the second industrial revolution. The program also engages the local community and educates the public about the possibilities of 3D printing. Workshops for K-12 educators attract a wide variety of teachers who have an interest in digital design and fabrication and are utilizing these new technologies in their classrooms. And via interfaces with businesses and individuals, 3D design and fabrication services are available to the regional manufacturing sector, including rapid prototyping and small batch production.

Their work runs the gamut from tchotchkes to prosthetic limbs, all at a fraction of the cost of conventional manufacturing. SamSix, a tech firm that makes proprietary geospatial software for utilities and governments, recently opened its headquarters on Plattekill Avenue. In attracting employees, SamSix's website highlights downtown's pedestrian-friendly full-time college town environment and amenities.

Joint Municipal Center – The current Village Hall site is now a proposed central location for a new shared town-village facility that could potentially feature street level retail with government offices above while developing a parking facility to help meet the demands of downtown parking.

Improved Access to Recreation – Mohonk Preserve's 850-acre Foothills Project will create two new public access trailheads totaling 100 parking spaces, as well 10 miles of trails and restored carriage roads, projects for habitat protection, wetland and forest management, education and citizen science volunteering, historic preservation, and sustainable agriculture, all on the landscape identified in the New Paltz Open Space Plan of 2006 as the #1 town-wide priority for conservation. The foothills also include the proposed free community "Foothills Loop" of the River-to-Ridge Trail around the Preserve's Pine and Brook Farms.

Commitment to Sustainability – As the college implements capital improvements and advances Governor Cuomo's requirement to reduce energy consumption, it will demonstrate how to effectively make physical and social changes needed to prevent and withstand climate change while beautifying the campus and strengthening linkages with Main Street. Likewise, joint efforts to create a town and village microgrid (\$15,000,000 estimated capital investment) and establish policies for resiliency will prompt greater private investment as we prepare for the future as promoted in the Governor's Reforming the Energy Vision (REV) plan. The village and campus collaborated in 2015 (\$219,000 investment) to expand green infrastructure to manage stormwater and reduce inflow and infiltration which included a permeable parking lot, water quality monitoring, bioswales and rain gardens, a sustainability walking tour of campus, and a daylighted stream across from Village Hall. The Town and Village of New Paltz are both Climate Smart Communities and have significant volunteer engagement on environmental issues.

Bicycle & Pedestrian Connections, Streetscape Improvements – New Paltz is a compact, walkable community with an extensive sidewalk and regional bike path network. DRI will support enhanced much-needed pedestrian and bike facilities, and amenities including energy-efficient municipal-owned lighting, street trees and plantings, wayfinding, while making our streets safer.

Emergency Preparedness – The municipalities are jointly preparing to leverage a new, modern fire station in the core while bringing a whole new service via a new station west of the Wallkill using NYRising support. The town and village of regularly convene a local emergency planning committee and have a jointly approved emergency preparedness plan. The following projects and initiatives detail New Paltz's commitment to attaining and supporting expected growth:

Community Strategic/ Long-Range Planning

- Pending Applications to NYSERDA for Clean Energy Community, Stage 2 Funding. Once communities qualify, the Village/ Town will each apply for \$50,000 to underwrite sustainable master plan
- Hudson River Valley Greenway (HRVG) Communities Council, Village, 2016-17, Town Gateway Planning Project, grant award, \$10,000 (leverages +/- \$10,000)
- NYSDEC Climate Smart Community CFA67240 by Town – joint steps for municipalities, cooperating with NP Climate Action Coalition to develop climate mitigation/ adaptation plans and apply for Climate Smart Communities Certification(s), \$38,000 award (+/- \$50,000 in local matches)
- HRVG Communities Council, Village, 2016, V-T Master Plan, funded \$7,000 (leverages +/- \$10,000)

Sewer Facilities Planning & Development

- NYS Office of Community Renewal, Community Develop. Block Grants, five awards, 2012-2017, +/-
- \$2.25 Million federal funds through NY State with roughly \$150,000 additional local value leveraged - a 2018 CFA is being developed;
- NYS DEC - Hudson River Estuary Program 'New Paltz Green Infrastructure Capital Improvement Feasibility Plan', 2016, \$45,000 awarded, leverages \$15,000 local resources
- NYS Environmental Facilities Corp (EFC)/ NYSDEC, CWSRF Engineering Planning Grant (EPG), 2016, project conducted camera work to evaluate sewer conditions and is nearing completion, \$98,000 award, +/--\$12,000 local
- NYRising Ulster Co. Communities, Community Reconstruction Plan (CRP) Proj. Implementation: 2015 to current, Wastewater Treatment Plant (WWTP) Hardening, Governor's Office of Storm Recovery- led (GOSR), estimated rough value of environmental and engineering analysis: +/--\$350,000 to-date.
- Senator Bonacic/ DASNY, State & Municipal Grant Program, 2016, Upgrade WWTP award to replace mixer mechanism in the primary digester, \$50,000, leverages +/--\$15,000 local funds

Storm/Sewer Facilities Planning & Development

- NYS EFC/ NYSDEC, CWSRF EPG, 2017, +/--\$25,000 anticipated grant application to forge engineering report for the construction of a multi-jurisdictional vehicle washing facility
- NYS DEC HREP, DEC01-C00132GG-3350000, 2015 Hudson River Estuary Grants Water Street/ Rail Trail Culvert Replacement', \$246,365 award with \$50,000+/- leveraged by community
- NEIWPPC- Green Infrastructure Grant to SUNY-NP that leveraged a +/--\$250,000 Peace Park Stream Daylighting/ Culvert Replacement Project
- NYS Office of Parks, Recreation & Historic Preservation, 2012, Drainage improvements in Hasbrouck
- Park), roughly \$125,000 award; \$25,000 local match

Drinking Water Facilities Planning & Development

- NYS DEC WQIP – 2018 potential CFA, approximately \$1,200,000, for source water protection program/ projects development focusing on wellhead protections
- USDA Rural Development - ongoing \$4.1 million water treatment plant upgrade project
- NY City Dept. of Environmental Protection, 2014-2018, realized or pledged resources for planning and alternatives analysis and implementation for primary and backup water supplies, including during Catskill Aqueduct shutdown, assistance planned/ request of \$3.8 Million
- Sen. Bonacic, S&MGP, Village Fire Hydr. & Valves Replace, 2016, \$45K grant, \$22,500 match.

Transportation (including sidewalks)

- NYSDOT, 2015-current, PIN8761.22, active award, Federal Transportation Alternatives funds, Multiple Infill Sidewalks Project, \$217,000 matched by +/- \$75,000 by Village
- Ulster Co. PIN #805111, County Routes 7&8-Route 299 Roadway Repaving &/or Shoulder Widening, current, part-Town, \$5.6 Million, active project originates 2013 or prior
- South Putt Corners Rd Shoulders, Ulster Co. PIN #857990, active, awarded ca 2013, up to \$5.5 Million
- Route 299 NP: Address Capacity & Safety Needs (PIN 8T0444, +/--\$1 Million, active, is part of larger
- \$11 Million legacy project & budget in TIP – emanates from NP LU-Transport Project)
- Wallkill Valley Rail Trail Streetscape & Gateway Enhancements, 2016 UPWP Project, #44230205, originally awarded \$148,000 leveraged by \$12,000 local
- Carmine Liberta Bridge Replacement (& new resilient water trunk), 2015, with regional transport funds, Uls. Co., & NYRCRP (UC) aiding implementation: total rough estimated value of planning & capital investment: \$3.75 Million, including as leveraged by local resources
- NP Transit Station Siting Project, developed by UCTC, completed 2016, est. +/--\$250,000

- Wallkill Valley Rail Trail & Hudson Valley Rail Trail Link Feasibility Study, external study that partly covers Town and Village, completed 2012, \$125,000

Parks & Trails

- Empire State Trail, 2018, HRVG, major funding over 3 years focused on regional project implementation; in NP estimated investment of at least \$250,000 besides WVRT projects
- Open Space Institute & Mohonk Preserve - River to Ridge Trail & Foothills Projects., 2013-current, extensive public & non-profit resources, incl. +/- \$1 Million to date from NYS; +/- \$4 Million by non- profits, and +/- \$5 Million for future investment that are being implemented
- NP Joint Town-Village Recreation Capital Program - 2018 pending Office of Parks, Recreation & Historic Preservation (OPHRP) CFA, +/- \$500,000 for Hasbrouck Park Accessible Playground & Ball Courts and Field of Dreams enhancements
- Ulster Co. PINs #876137 & 138 (part-Town) – Wallkill River/ WVRT – Rehab RT, re-deck bridges, other enhancements, active, +/- \$400,000, incl. Fed. Rec Trails, and NYS Senate budget support (also anticipated is local Rail Trail Assoc. support +/- \$25,000)
- Moriello Pool Rehabilitation, Sen. Bonacic, State & Muni Grant Prog., 2017, Town, \$75,000 with \$50,000 local
- Extend Hudson Valley Rail Trail Town of Lloyd (South St.)/ So. Putt Corners (part-town), Ulster Co. PIN881126, active, Project may cost up to \$5.5 Million
- HRVG Trails Conservancy, 2016-U-08 MBP Trail Access Enhancements, \$5,000
- HRVG grant, 2014, Town of NP, grant for NP Flats trails planning, \$8,500 award
- ESD, Restore NY, 2016, Waterfront Urban Area Economic Repurposing Application, targeting +/- \$50,000 or more by WWTP/ HHS. Didn't proceed beyond NOI due to high cost for implementation (+/- \$500,000 roughly).
- MBP friends group – grants to org for conservation easements, stewardship for MBP development, +/- \$20,000, 2016 to present

Historic & Cultural

- SUNY Network of Excellence Arts & Humanities Grant to SUNY-NP team-led Town Square/ FeedBackLab: Visioning NP as Case Study, 2015-now, \$20,000, in-kind leveraging +/- \$20,000
- Historic Huguenot Street - National Endowment for the Arts, 2016 and 2017, Facilities Planning Grant, of \$49,170 with + \$15,000 for a follow on project
- Historic Huguenot Street - Greenway grant for \$5,000 toward wigwam construction
- Historic Huguenot Street - Greenway grant for \$5,000 for Reinventing the Visitor Experience.
- NYS OPRHP – 2016 Village Certified Local Government (CLG) Grant, 'New Paltz Online Educational Video Project, \$4,500 grant, with \$1,500 in-kind leverage
- NYS OPRHP – 2016 Town CLG Grant, NP Stone House Project, \$5,000 grant; \$3,000 leverage
- NYS OPRHP – 2013 Town CLG Grant, Time Lapse Photo Proj., \$1,500 grant
- NYS OPRHP – 2012 Town CLG Grant, On-line Map Video Proj., \$5,000 grant; \$3,500 leverage
- HRVG Conservancy – funds to Mohonk Preserve Inc. for Land Asset Management Plan formulation 2012, \$5,000; \$5,000 local leverage

Energy & Environment

- NYS DEC – Village & Town 2017 Clean Vehicle Infrastructure (Electric Vehicle Supply Equipment, Electric Vehicle Charging Station (EVCS) awards for Tricor Ave. (Village Hall Parking Lot) and New Paltz Community Center - \$32,000 awarded; +/- \$10,000 leveraged
- NYSDEC Urban & Community Forestry Grants 2017 applications (2) for Tree Inventory and Forestry Management Plan, applications pending requesting \$80,239
- NYSERDA 2015 NY Prize - Phase I +/- \$50,000 award feasibility analysis/ strategic planning

- NYSDEC 2015 New Paltz Town recycling grant for composting and brush program capital equipment purchases reimbursed at 50%. \$264,000.
- NYSDEC HREP, Stewardship Grant Applic., to non-profit Wallkill River Watershed Alliance for regional watershed planning capacity building, \$50,000, +/- \$5,000 local leveraging
- US EPA-assisted Zero Waste Initiative, strategic plan formed and Town Reuse Center established, circa 2013

Public Safety

- NYR CRP, UC Communities, New East (HWD Dr. /NPC Rd.) & West (Mtn. Rest Rd.) Fire Stations Project:
- \$6.77 Million, with GOSR-led designs, est. value +/- \$250,000 to date; with +/- \$4,685,000 anticipated aid from GOSR, and \$1,837,407 remaining needed from undefined external and local resources

Other – Including Municipal Facilities, Major Private Leveraging, & Overall Economic Development

- Ulster Co. County-Wide Shared Services Initiative, 2017, application under development, uncertain amount, +/- \$2.0 Million benefits for Village & Town
- NYSERDA New Construct Program., Veteran’s Dr. / Other Muni Building Project., 2016, Applic, for consulting, buy-downs for deep energy savings/ net zero energy type investments in new joint building or retrofit project. Application withdrawn, targeted +/- \$65,000
- Wildberry Lodge, 2015-present, +/- \$40 Million proj., 2015 CFA awarded for +/- 7 Million
- SUNY-NP 3D Printing Initiative, 2013 to present, incl. Additive Manufacturing Center, ESD support to date +/- \$2 Million

It is evident from this list that New Paltz has been aggressive in seeking funding to help prepare us for our future and to advance desired development. ***The items articulated above, spanning the past five years, total efforts to stimulate over \$85 Million in investment and capital improvements.***

4) Recent or impending job growth. Describe how recent or impending job growth within or near the DRI area will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

With increased attractiveness of the community and region, coupled with advantages brought by the nexus of SUNY New Paltz, employment growth downtown is on the rise. Access to jobs by walking and public transit to/from downtown is supported by a local sidewalk and bike path system, combined with the Ulster County Area Transit (UCAT) Loop Bus, as well as regional transit services and the Adirondack Trailways’ inter-city bus service. Ulster County Ranks #1 in startup job creation in the Northeast and 13th in the nation, according to the most recent report by the U.S. Census Bureau. New Paltz is certainly at the heart of this job creation.

Direct Employment Growth: Construction jobs for the projects described herein total to an estimated 250, probably more, over the next two to three years, plus there will be 450 permanent jobs with full buildout of various projects. These new jobs will be comprised of a diverse mix of service, professional, technical, management, and administrative positions and represent a substantial portion of the overall investments. For example, of the total \$750K the downtown black box theater investment, \$450-500K is dedicated to labor costs, representing a wide array of jobs: sound and lighting staff, scenery and set designers and builders, costume design, stage management, direction, actors, support staff, and interns.

Background Growth: Downtown New Paltz is attracting employers locally and nationally. SamSix, a tech firm making geospatial software for utilities and governments, opened its headquarters in 2015 on Plattekill Avenue in the HEART of New Paltz, creating new jobs. Similarly, Alfandre Architecture, a regional firm, recently constructed its new headquarters on Main Street with a LEED Platinum, net-zero energy office building that is also home to engineering and energy-related professional services firms.

SUNY & Tech Growth: Induced growth related to SUNY New Paltz is expected to be significant. A thriving 3D printing/digital design and fabrication/additive technology initiative is being successfully advanced by SUNY New Paltz in collaboration with faculty and students in Fine and Performing Arts, Science, and Engineering departments. Through private grants, funding from the state, and MHREDC/ESD of \$2.3 million, the college established the first-in-the-nation “MakerBot Innovation Center.” Over three years, SUNY New Paltz has offered Digital Design and Fabrication curriculum and formed partnerships with two leading manufacturers of industry-grade 3D printing equipment, established high-end equipment at the campus’ Hudson Valley Advanced Manufacturing Center and collaborated with 150 businesses and entrepreneurs involved in 3D design, prototyping, and fabrication. This growth will be enhanced by completion of the college’s Engineering Innovation Hub with funding awarded under the Governor’s NYSUNY 2020 Challenge Grant. A DRI award will help establish spaces where public-private innovation and job creation may occur, including through START-UP NY.

5) Attractiveness of physical environment. Identify the properties or characteristics that the DRI area possesses that contribute, or could contribute if enhanced, to the attractiveness and livability of the downtown for a diverse population of varying ages, income, gender identity, ability, mobility, and cultural background. Consider, for example, the presence of developable mixed-use spaces, varied housing types at different levels of affordability, walkability and bikeability, healthy and affordable food markets, and public parks and gathering spaces.

Residents and visitors highly value downtown’s vibrant and eclectic nature and walkable Main Street. It has unique buildings, wonderful character, and is a recognized travel destination. There is opportunity for enhanced placemaking. Urban design can define ways to weave districts together and integrate new buildings with New Paltz’s historic character and establish distinct and attractive streetscapes. New Paltz’s comprehensive plan endeavors to make the HEART of downtown a dominant feature of the region by enhancing it as a center for commercial, governmental, and cultural activities. Other goals aim to protect and strengthen the drawing power of commercial and historic areas, ease traffic congestion and offer more parking without spoiling physical and visual amenities. Through DRI we are eager to accommodate a growing residential population of millennial professionals and retirees seeking a less car-dependent lifestyle, and community sustainability and resiliency consistent with the Mid-Hudson Regional Sustainability Plan.

New Paltz has identified private properties to target for infill and densification. One activity underway, FeedBackLab, involves an interdisciplinary team from the SUNY New Paltz collaborating with property owners and engaging the community in creating a “Town Square” near our second busiest intersection. The project is setting-up infill and green streets as it fosters creative dialogue to rethink and redesign systems and aesthetics of sustainable living in the face of climate change and threats to environments. Another catalytic project involves extending the Gateway Zone that includes the Water Street Market into an adjacent area where a new several-million-dollar mixed-use building is under consideration that would leverage nearby recreational and natural amenities.

New Paltz is a top recreation destination:

Climbing – New Paltz sits at the foot of the Trapps, the most popular and accessible of all the climbing routes in the northeast. The Gunks are renowned for their beauty and challenges among climbers worldwide.

Hiking – Mohonk Preserve has over 165,000 visitors annually enjoying 8,500 acres of land. The adjacent Minnewaska State Park, itself a recipient of state stewardship and investment, is also located within our UNESCO World Heritage Site. Right within our core, is Nyquist-Harcourt Sanctuary. Located on Huguenot Street, the 56-acre preserve has varied habitat.

Trail Systems – New Paltz is uniquely positioned at a critical intersection of three major trail systems either existing or planned in New York State. One of America’s ten most iconic rail trails, the 22-mile Wallkill Valley Rail Trail offers unsurpassed vistas, quiet arbors, ever-chilly caverns and a variety bridges.

6) Quality of Life policies. Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, comprehensive plans, complete streets plan, transit-oriented development, non-discrimination laws, age-friendly policies, and a downtown management structure. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

The Town, Village, and SUNY New Paltz have expanded their partnership to focus on opportunities for downtown revitalization. We are embarking together to construct an updated joint town and village comprehensive plan, therefore the timing is perfect to integrate DRI strategic investment planning element into that process. There are many other renewed efforts to form greater intergovernmental cooperation, foster multi-stakeholder coordination, and apply strategic mindsets to advance overall economic development.

The following policies and initiatives advance livability and quality of life in New Paltz:

- A Town-Gown Committee meets monthly involving SUNY New Paltz, the school district, the local governments, the Chamber of Commerce, and emergency services.
- In 2015, a Joint Municipal Master Plan Steering Committee was established.
- NY Rising Community Reconstruction: A county-led replacement of the Carmine Liberta Bridge over the Wallkill River involving NY Rising funds will sustain the connection between Main Street and the Shawangunk Ridge’s adjacent open space and outdoor recreation environments.
- NY Prize: The phase I Microgrid Report for New Paltz is complete, and it demonstrated that implementing a microgrid is feasible. DRI can help achieve coordinated policy and programming to modernize the grid. The New Paltz Microgrid will provide fundamental economic restructuring, advance REV, and create jobs. It is envisioned that a node can be established at a vacant, highly developable anchor site in the HEART, near SUNY New Paltz and Main Street.
- There is a multifaceted program of coordinated transport and land use, led by joint Village-Town Transportation Implementation and Bicycle-Pedestrian Committees.
- Shawangunk Scenic Byway, a state and federally-aided inter-municipal partnership leverages capital improvements and smart growth to enhance tourism along the byway that links through downtown.
- Open Space & Recreation: improvements include the creation of Mill Brook Preserve, featuring nearly 200 acres including primitive hiking trails within easy walking distance of the HEART, and Hasbrouck Park, adjacent to the core, received a drainage upgrade. The New Paltz Community Foundation and the village are together upgrading ball courts and creating a new playground including facilities for children with special needs.

- **Planning and Sustainability:** As detailed above, New Paltz has paid close attention to planning. Hudson River Valley Greenway has already awarded New Paltz funding for a town gateway planning project.
- **Housing:** The Village of New Paltz has an affordable housing law that is unique in our region. It requires that projects of 10 or more units set aside units for affordable housing.

7) Public Support. Describe the public participation and engagement process conducted to develop the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown revitalization. Describe the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a DRI Local Planning Committee to oversee the plan.

This DRI collaborative is led by Village Mayor Tim Rogers and Town Supervisor Neil Bettez, in cooperation with SUNY New Paltz. There is an emphasis on preparing investments and refining plans so there is demonstrable progress implementing projects. Local leaders recognize the need for smart density around our core and that New Paltz’s efforts must involve development as well as conservation. New Paltz’s local government is revered by citizens for embracing the collaborative spirit of inclusive partnerships at every level. For this application, elected officials solicited community input via letters to the editor of our local weekly newspaper, posted public notices, and engaged in social media activity.

DRI funding will enable us to implement innovative methods of sustained community engagement while aiding project readiness and effective implementation in order to realize new sources of private development and enhancement of the tax and economic base. Particularly beneficial is strong, local organizing potential. Many persons with academic backgrounds serve in public capacities, the process is well-organized, and there is a history of using clear evidence and best practices within our public administration. This means New Paltz will effectively manage the financial boost provided by DRI.

Numerous regional groups have shown support: County Executive Mike Hein; Open Space Institute, Inc.; Mohonk Preserve, Inc.; New Paltz Regional Chamber of Commerce; the New Paltz Central School District.; Rural Ulster Preservation Company; and the Microgrid Institute. Key municipal bodies like the Village Planning Board; Village Historic Preservation Commission; and New Paltz (joint) Transportation Implementation Committee are signatories of a letter of support. Likewise, landowners adjacent to the anchor site. We will also benefit from support of individuals like New Paltz resident and state and local government expert Dr. Gerald Benjamin, SUNY Distinguished Professor of Political Science, Associate Vice President of Regional Engagement and Director of The Benjamin Center, and Art Professors Andrea Frank & Emily Puthoff, principals within the Town Square Visioning Project, the SUNY Center of Excellence-awarded project that aims to assist placemaking and the transition to ecological sustainability.

A private/public alliance, Anchor Institutions of New Paltz, has been formed to enhance and strengthen the collective contributions of the collaborating institutions to ensure a vital and sustainable community. The principle guiding their work is simple: to focus on enriching, building, embracing, and advancing a sustainable community without compromising our community’s character. Anchor individuals and institutions include the Town Supervisor, Village Mayor, SUNY New Paltz’s President, Mohonk Preserve’s President and CEO, Wallkill Valley Rail Trail Association’s President, Wallkill Valley Land Trust Board representation, Historic Huguenot Street’s Board Chair, and the New Paltz Regional Chamber of Commerce Executive Director. Anchor Institutions are committed long-term to New Paltz, each organization is inextricably tied to New Paltz, and cannot be outsourced or relocated elsewhere.

8) Project List to Demonstrate Readiness: Describe opportunities to build on the strengths described above by providing a list of transformative projects that will be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project) and which may leverage DRI funding with private investment or other funds. Such projects could address economic development, transportation, housing, and community development needs. While such projects should have demonstrated public support, it is recognized that projects will ultimately be vetted by the Local Planning Committee and the State. Explain how most projects proposed for DRI funding demonstrate their readiness for implementation.

New Paltz Village recognizes that the health of its downtown depends on the soundness of its potable water, wastewater and storm water infrastructure. We are proposing the following ready to proceed projects:

Public Water Infrastructure - The purpose of this activity is to replace deteriorated water transmission mains that have been in service for more than a century. Replacement of water distribution piping, lead service lines valves, hydrants, and their appurtenances are paramount to the health, safety and development potential of our downtown area. We have identified water mains that are well over 100 years old and most are constructed of cast iron and highly tuberculated.

it is proposed to construct the following: Replacement of 12" Water Main from Morning Star East to Aqueduct Pump Station;- Replacement of Watermain on Route 32 – Main Street to Village Boundary; - Replacement of Watermain on North Manheim Blvd;- Replacement of Watermain on Prospect Street;- Replacement of Watermain on Huguenot Street between Main Street and North Front Street; - Replacement of Watermain on South Chestnut Street from Main Street to Southside Avenue. The replacement of these water mains is estimated at \$4,946,975 (May 2017 estimate).

Wastewater Treatment Plant Hardening - Our WWTP located along the Walkill River has a permitted capacity of 1.5 million gallons per day. Topography and the elevation of equipment and structures makes the WWTP susceptible to inundation during flooding events. The construction of flood proofing measures will increase resiliency and reduce vulnerability by improving the ability of the facility to function and provide uninterrupted service in storm or flood conditions. It is proposed to harden the WWTP by driving steel sheeting on the perimeter of the WWTP to create a barrier to protect the existing WWTP buildings, structures and vulnerable/critical equipment from future flooding. The cost of these improvements is estimated at \$3,592,100 (2017 estimate).

Wastewater Main Replacement to Continue Consent Order Compliance - The Village has had a long history of overflowing manholes during high flow and storm events. In the winter and spring of 2003, the Hudson Valley experienced unusually high frequency of severe storm events exhibiting excessive precipitation amounts and high groundwater elevations during this period. NYSDEC issued an Order on Consent to the Village of New Paltz which was executed by the Village on September 7, 2003. The Order outlined a Remediation /Restoration Schedule which the Village has been adhering to the best of its capabilities to reduce inflow and infiltration throughout its sanitary sewer collection system. Since 2010 the Village has undertaken 8 sanitary sewer main replacement projects costing in excess of \$4.2 million to comply. As part of our DRI work scope we are proposing to replace 1,850 linear feet of aging sewer

main with 8-inch SDR 35 sewer on South Chestnut Street from Main Street to Southside Avenue. This sewer main serves our DRI project area and will avert sewage overflows that have plagued our downtown area during heavy rain events. The estimated cost of this activity is \$1 million.

Green Infrastructure to Reduce Infiltration and Inflow - The Village is using a leftover balance of its NYSDEC Engineering Planning Grant to design rain garden green infrastructure at Hasbrouck Park, Moriello Park and at Village owned property on Center Street. The estimated cost of rain garden green infrastructure at Hasbrouck Park, Moriello Park and at Village owned property on Center Street is \$160,000.

All Other Anticipated Expenditures - Other DRI project costs are \$300,000 for planning by the State's selected consulting team and \$925 for public outreach direct costs (printing and advertisements).

The sum of the projects outlined above is \$10 million.

9) Administrative Capacity. Describe the extent of the existing local administrative capacity to manage this initiative, including potential oversight of concurrent contracts once projects are selected for award.

Staffs of the local and county public sectors, SUNY New Paltz, and regional non-profits are well-equipped to coordinate on multiple complementary projects. Cooperation among these groups is long-standing.

We have access to a diverse web of staff, including multiple key persons who are skilled with accounting principles in state and federal policy environments, including for procurement. Some of these entities have been exploring how to use and share information technology to aid stronger partnerships.

A DRI-supported project can serve as a model for how to organize and impact a multi-stakeholder, distributed economic development program, including one that uses a triple bottom line approach within processes of downtown plan formation and progression. Finally, elected leaders want to find ways to advance government restructuring that will provide better and more efficient services so costs are managed and benefits realized without fiscal stress continuing to be transferred to residents and businesses.

10) Other. Provide any other information that informs the nomination of this downtown for a DRI award.

While the unique advantages afforded by New Paltz's rich history of social justice, environmental preservation, and pioneering innovation are outlined in our *Vision for Downtown*, it is important to note that this political and social capital and our trailblazing tendencies are at the HEART of all that is New Paltz. From the settlement and subsequent preservation of Historic Huguenot Street to hosting the first-ever same sex marriages in the country, Downtown New Paltz has always been home to major milestones in U.S. history and, through implementation of the initiatives outlined in this application, continues to support countless interpretations of the "American Dream" via our rich history, top-ranked college, spirited arts community, diverse recreational assets, and world-class trails. All of this is testament to the fact that New Paltz is poised to serve as a model downtown for New York State, and should be a consideration as the MHREDC makes its selection for the region's DRI award.