



2019 DRI Application

BASIC INFORMATION

- REDC Region: Mid-Hudson
- Municipality Name: Village of Haverstraw
- Downtown Name: Haverstraw Adelante | Reconnecting our Neighborhoods with Opportunity
- County Name: Rockland
- Applicant Contact(s) Name and Title: Michael Kohut, Mayor
- Applicant Contact(s) Email Address and Secondary Email Address: Michael.kohut@vohny.com; Jared.t.rodriquez@gmail.com

VISION FOR DOWNTOWN

The Village of Haverstraw's vision for downtown revitalization is an inclusive, lively, twenty-first century version of Historic Downtown Haverstraw's bustling past. At its height, Downtown was a vibrant, multiethnic center for industry, culture and commerce. We seek to recreate the urban energy of the past by fostering integration of ethnicities and cultures via development of workforce and market rate housing to meet growing demand, by inducing growth of existing and new business sectors by generating collaborative efforts between local non-profit organizations, other nearby municipalities, the private sector and local startups, and by capitalizing on the immense natural and built environmental resources that surround and support Downtown. The Downtown Vision is a newly catalyzed urban center that allows residents and visitors alike to live, work and play locally within walking distance. Filling gaps in the urban fabric will round out services our residents need, like jobs and fresh food access, and increased housing and retail opportunities. After all, if we are to succeed in limiting dramatic climate change, we must encourage development patterns and Downtowns that are walkable, resilient and economically robust.

JUSTIFICATION

Downtown Haverstraw is as historically rich as it is ethnically and culturally diverse. Downtown Haverstraw is set amidst a breathtaking natural landscape at the widest point of the Hudson River and in the shadow of the Palisades Escarpment's crowning peak High Tor Mountain. The Village has a growing high-density population of over 12,000 people on a land area of two square miles, much of which is within a 10 minute walk of the Hudson River. Haverstraw is not more than a 20 minute walk from its center to its furthest boundary. Downtown is certainly compact, and so is its long and fascinating history.

Haverstraw's Vaudeville-era Broadway opera houses and stages hosted the theatrical debut of George M. Cohan, who then went on to create Broadway as we now know it. Saving High Tor from quarrying was not only the impetus for Pulitzer Prize winner Maxwell Anderson's 1936 play named for the mountain, but led to the creation of the Palisades Interstate Park Commission and the creation of the first made-for-television film of the same name starring Bing Crosby and a budding Julie Andrews in 1956. Babe Ruth came to Haverstraw to star in one of many silent films made in and near the Village at facilities operated by founder of Paramount Adolph Zukor and theatre magnate and MGM creator Marcus Loew. Edward Hopper and the Hudson River School artists painted here. The Village remains a lure for historians, creatives, entrepreneurs and for those seeking a distinctive respite from mainstream suburban lifestyle.



Haverstraw is now, and was always, a landing point for New Americans since its settlement as an outpost of the surrounding Dutch colony in the seventeenth century. Beginning in the very early part of the nineteenth century and as the founding brickmaking industry took root, Dutch, Italians, migrants of African ancestry, European Jews, Germans, Slavs and Irish made the historic blocks of homes and tenements theirs. When Richard VerValen invented his brickmaking machine in 1852, new workers streamed to Haverstraw by ferries that plied the Hudson and via the newly laid railroads that snaked through and into the heart of Downtown. Haverstraw made billions of brick per year and is chiefly responsible for providing the building material that built New York City and other East Coast metropolises. It is said that by the turn of the century the Village hosted more entertainment venues, public houses and startup businesses per capita than any Hudson River downtown.

A blending of culture, food, religion and politics in tight quarters led to innovations in the arts and business in such a way as to make Haverstraw a microcosm of New York and booming industrial America itself. African American brickyard workers are said to have inspired Cohan to incorporate Jazz into his first Vaudeville acts. By the post-WWII era, garment manufacturers and other business replaced brickmaking and Caribbean, Central and South American Latinos began to call the Village home.

Today, Downtown Haverstraw citizens represent an ethnically diverse set of New Americans as well as generations of descendants from earlier migrant waves. Downtown's commercial corridors are bustling with small and family-owned businesses, light manufacturing, restaurants, entertainment, recreation and places of worship. While Haverstraw has experienced economic difficulty since the decline of its manufacturing base, Downtown is unique in that it has largely escaped the perils of urban renewal, leaving intact significant sections of its historic buildings, a varied housing stock of rental apartments, townhomes and single-family homes all comprising a vibrant, urban fabric. Unlike other northern suburbs, the Village boasts a high density of population and business, a human-scale and walkable street grid, the longest publically accessible waterfront in the mid-Hudson region, and Port Authority Bus Terminal direct and local bus service, as well as commuter ferry access to the MetroNorth Hudson Line and Grand Central Terminal.

Downtown contains nearly 8,000 people in less than one square mile. Since 2000, the population increased by 23% primarily due to waterfront development as well as various small infill development projects throughout. Several large rental and condominium buildings, as well as townhomes, have been constructed at the existing Haverstraw-Ossining ferry terminal, attracting commuting professionals and empty-nesters alike. Known as the Harbors, these midrise luxury buildings are the only examples of new development offering NYC-style amenities in Rockland County. As such, absorption rates of new units are on par with new development in Westchester and Hudson (NJ) Counties proving that strong demand exists for dense, multifamily, transit-oriented development in Haverstraw. Cross-Hudson commuting patterns should be noted; an emerging reverse commute population exists between Ossining and Haverstraw and more study is necessary to determine if this ridership can be expanded via new economic development initiatives.

Haverstraw draws visitors from Orange, Westchester, New Jersey, New York City and internationally. Downtown Inns and Bed & Breakfasts host New York City residents and foreign tourists that use Haverstraw as a stepping off point to Hudson Valley points of interest. Often, visitors whose primary destination is New York City use the Village as their home base and commute into Manhattan for sightseeing. This proves a cheaper and more accessible vacation option than reserving a New York City hotel room.

No other preserved downtown exists in the North Rockland catchment area (including Stony Point, Congers, northern New City, Pomona and the Town of Haverstraw), which is bounded by the Palisades Escarpment mountains to the south and Harriman State Park to the north. This area contains nearly 50,000 people while additional residential-only areas to the south in Clarkstown contain over 10,000 people. For all of these residents, Downtown is located no more than a 10- to 20-minute drive from home. As a business district and restaurant row, the Village primarily competes with downtown Nyack and New City, which are surrounded by low-density suburban residential neighborhoods of significantly higher area median income than North Rockland. Another 50,000 people are within 20 minutes of travel time to Downtown Haverstraw via the Haverstraw-Ossining Ferry. An emerging biotech cluster in Tarrytown and Valhalla including large employers like Regeneron makes Haverstraw an ideal housing location choice for this highly educated workforce.

A designated Opportunity Zone, Downtown Haverstraw is a prime candidate for funds from the Downtown Revitalization Initiative as program funds are necessary to kick start several projects planned by private sector and non-profit entities. For all of its positive attributes and vital underpinnings of its future success, the Village now lacks very basic amenities. Residents do not have walking access to a grocery store containing fresh and healthy produce. Downtown is missing connectivity between successful business ventures and major local institutions and employment centers. Historic Downtown Haverstraw specifically deserves DRI funds because the Village government has implemented a Comprehensive Plan amendment process to engage residents and businesses in order to update codes and provide new direction for the Downtown Neighborhood (\$150,000). Having already hosted public scoping sessions, planning and design charrettes and outreach, the Village would make good use of the expertise provided by DRI and the \$300,000 dedicated to additional planning exercises. Haverstraw sponsored a schematic design process for its waterfront property and has begun to consider a municipally-led development project that emphasizes workforce and live-work housing as well as tourism-focused development to foster a sustainable level of entrepreneurship and employment within the Downtown Neighborhood. Significant opportunities now exist to leverage Haverstraw's natural assets, its transportation infrastructure and proximity to New York City and the Hudson Valley, its walkability and its flourishing population to create a truly dynamic, regionally interconnected, 24/7 downtown business district that serves visitors and itself simultaneously.

DOWNTOWN IDENTIFICATION

- 1) Boundaries of the proposed DRI area.** Because of Haverstraw's compact size and density, the Downtown Neighborhood encompasses a significant portion of the municipal area. More specifically, Downtown is defined as the blocks contained by the Hudson River to the east, Nyack Beach State Park trailhead to the south, Conklin Avenue and Clove Avenue to the west and Gurnee Avenue and the Minisceongo Creek to the north. Commercial corridors are primarily along Maple Avenue, Broadway, Main Street and New Main Street and are the focus of this application. Contained within the area are the central business district, dense blocks of housing and corner stores, waterfront, government, academic and institutional campuses, and former industrial parcels available for redevelopment. Please see Exhibit A at the end of this document. Please also follow the Google Maps link here for an interactive map of the targeted Downtown Area: <http://bit.ly/2qDnlc6>
- 2) Past investment, future investment potential.** Housing and retail, investments in existing buildings by restaurateurs, restaurant groups and retailers improved and restored mixed-use facades significantly reducing the perception of blight (\$1.5M). This investment builds off the \$200M worth of private investment in residential and retail development on the South End of Downtown. Capitalizing

on the success of a recently minted restaurant row, the Village municipal government has completed streetscape improvements on New Main and Main Streets and core portions of Broadway (the Downtown Business District) that totaled in excess of \$5M. An additional \$100M of development is pending on the waterfront just north of the Harbors residential development. The streetscape project resulted in several private sector investments include the adaptive reuse of the former 5&10 Building at 14 Broadway to allow for the relocation and expansion of an existing, successful Ecuadorian restaurant La Cascada (\$700K).

We estimate a total development potential of at least 650,000 square feet of mixed-uses based on current zoning. We expect to increase development potential as we move toward Form Based and, possibly, Performance Based Codes during our Comprehensive Plan amendment process and updates to our Local Waterfront Development Plan (LWRP). The Village has invested upwards of \$150,000 in planning exercises over the past year, which will yield new codes that will induce new development on the waterfront and in growth priority areas. It is important to consider the vast potential for public-private partnership at several Village-owned parcels Downtown. The Village has accumulated a significant Land Bank of nearly 15 acres of developable land, including several public and private structures and parcels Downtown. The Village is ready and willing to partner with private developers to induce several development projects via various incentive options including but not limited to PILOT, low-cost financing, and reduced land acquisition costs. The Village will be signing a letter of intent for a proposed \$30M mixed-use project at one of these parcels. The project will include workforce housing and retail.

Downtown boasts a cluster of restaurants and food vendors so ethnically eclectic and diverse, diners' food choices are more indicative of a large urban restaurant district than a relatively small Hudson Valley downtown. Via State and Federal funds through the New York State Department of Transportation (NYSDOT), the Village has installed all new ADA compliant sidewalks, heritage-styled streetlamps and street furniture throughout the business district and made changes to enhance pedestrian safety with modernized crosswalks by borrowing from complete streets design guidelines. Village-wide raised crosswalks and speed humps have significantly reduced the incidence of motorist speeding, providing safe haven for thousands of walking children and their families (\$100K). Additional investments are needed to deliver true complete streets to the downtown and to explore the concept of pedestrian-only plazas and areas inspired by creative placemaking objectives. Options to explore European-style traffic calming complete streets measures such as pedestrian/vehicle mixing zones are under consideration as a result of the Comprehensive Plan amendment process.

In the North Broadway area of Downtown, a very large industrial property is currently vacant. The property includes multiple blocks of frontage on Broadway and several hundred feet of Minisceongo Creek frontage. The Comprehensive Plan and LWRP Committee recognizes this site as a potential Priority Growth Area. We expect to implement mixed-use zoning here to reactivate the North Broadway district, which is a gateway to Downtown from the north. Existing buildings on the property include over 180,000 square feet of light manufacturing and warehouse space, all accessible to Route 9W truck route and roughly 20 minutes from I-287.

With over \$1.5 million already invested, the State University of New York at Rockland created an extension of its main campus in the downtown core area adjacent to Village Hall. There, SUNY operates an advanced computer tech lab, emerging co-working space, 3D printing smart lab, career center and Business Innovation Mall. In the same building, known locally as the Stone Building, HRHCare non-profit health center has expanded its operations in Downtown Haverstraw trebling its

office space, increasing the number of its employees and providing affordable and quality health care options to Village residents (\$500K). Crystal Run Healthcare also has a growing presence in the village. Significant opportunities for further investment in the academic and healthcare cluster exist, particularly at Village-owned land currently containing surface parking directly adjacent to the Stone Building. In addition, the Haverstraw Brick Museum Center for Historic Preservation recently underwent a full renovation of its exhibit space, reopening its doors to visitors on May 5, 2019 (\$100K).

After Hurricane Sandy, the Village made investments in its waterfront parks and boating access facilities (\$200K). They not only restored that which was destroyed but enhanced landscape, public recreation areas, and reinforced bulkheads to prepare for the next storm. These investments have attracted an annual arts festival and new waterfront dining. Harbors at Haverstraw developer Ginsburg Development Company worked with the State of New York to create what is the first phase of a waterfront esplanade that is to flank the entire Downtown waterfront and connect nearby residential areas with Main Street and the New York Waterway Haverstraw-Ossining Ferry (\$3M).

The Village now controls much of the existing shoreline due to an agreement with NRG Corporation granting a transfer of riparian rights for land surrounding Bowline Pond (value estimate of \$1.5M). The agreement opens the opportunity for new investments in river-focused recreation and new waterfront development. The land, included as part of the Village's waterfront greenway, has become a component of the Village's Henry Hudson Quadricentennial Park, the final piece in the Village's shoreline promenade. It is part of a larger effort by the State to create a continuous linear pedestrian pathway from New York Harbor to Albany on both shores of the Hudson River. The Village received a New York State Department of State grant of \$1M to begin the creation of the promenade, and requires another \$1.5-2.0M for completion. The promenade passes through Emeline Park, jointly created by the Village and Scenic Hudson to expand public access to the riverfront at the foot of Main Street and to secure land for future construction of recreation and transportation piers. Again, significant opportunity exists to catalyze further development downtown by expanding existing Haverstraw-Ossining Ferry service, which connects to the MetroNorth Railroad Hudson Line to Grand Central Terminal. The Village of Haverstraw passed a formal resolution to support off-peak ferry service, including weekend service, and expanded on-peak service. Adding a secondary ferry berth to the foot of Main Street is an opportunity to link Downtown Ossining in Westchester County directly with Downtown Haverstraw, and further interconnect these two economies.

The New York State Department of Transportation, together with their federal counterpart, made a \$30M investment in Village automobile and heavy truck access at Short Clove Road to replace an outmoded and very dangerous at-grade freight rail crossing. The project is part of the state and federal quiet zone initiative, which aims to improve rail crossing safety and reduce the need to blow train horns as trains approach at-grade crossings, significantly improving resident quality of life. The Short Clove Road bridge and access ramp connects Route 9W, West Street and Maple Avenue and has unintentionally created a more prominent gateway to Downtown from points south. Future investments are needed to catalyze greater pedestrian access points, safety improvements and mixed-used development at this gateway focal point and along the Maple Avenue corridor connecting to the core business district.

In addition, a 1000MW electric transmission line, the Champlain Hudson Power Express, proposed by Transmission Developers Inc., is expected to traverse the entire Village of Haverstraw along Route 9W. TDI has agreed to pay the Village \$7M in Community Benefit Funds, half of which will be

disbursed upon Public Service Commission approval of the project. The balance of funds will be received by the Village upon project completion in 2021 or 2022. Funds are earmarked for capital projects and economic development opportunities; the Village anticipates leveraging some of these funds for projects outlined in the final DRI Plan, which may include additional streetscape improvements and for predevelopment funding for projects planned at Village-owned waterfront and Downtown parcels.

- 3) Recent or impending job growth.** The Stone Building, in the core of Downtown, is the nexus of current and future job growth. The Village is a potential proving ground for business concepts in hospitality, artisanal food production and craft, agriculture and new technology. The SUNY Rockland 3D printing Smart Lab, Business Innovation Mall and co-work space brings together support services offered by iCAN, Rockland BOCES, the Small Business Development Council, Tomorrow's Workplace, the Workforce Investment Board and the Women's Enterprise Development Center. Combined with HRHCare health care offices and clinic, and adjacent Village municipal offices, this incipient campus cluster in the center of Downtown offers the chance encounters between professionals of different sectors now known to be so important to marketplace innovation.

Various underutilized vacant properties throughout and near Downtown and the Stone Building offer significant opportunities for further development of space for light manufacturing, offices and workforce housing. Industrial Arts Brewing Company opened at Garner Arts Center in nearby Garnerville, amidst a cluster of artist lofts and studios and light manufacturing facilities (such as cabinet makers and Broadway scenic design shops) housed in an early nineteenth century brick dyeworks mill. The Garner Historic District is located less than a 25 minute walk or 8 minute bike ride along a route that follows the Minisceongo Creek, a significant potential pedestrian dedicated right of way. A safe, physical connection to Downtown, Garner and the Ferry landing is an important first step in feeding the burgeoning art and craft cluster here. Together, Garner and the Village seek to mimic success witnessed at repurposed industrial space in Brooklyn, Kingston, Beacon, and beyond.

A large-scale residential apartment complex at the Harbors development and elsewhere supports a growing maintenance, property management and service staff. The Village is primed for new development at other waterfront locations and in the core business district that supports the growth of similar job opportunities as well as jobs in construction and trades. Because of the closeness between buildings in Downtown, real opportunities exist to explore thermal district energy and smart grid technology as well as distributed energy solutions via the NYSERDA Clean Energy Community (CEC) program. Haverstraw is currently a Climate Smart Community; we are preparing to achieve CEC status shortly via investments in LED lighting, on-site solar investments, and other sustainability measures in addition to the electric car charge station already in place at Village Hall in the center of Downtown. Due to its density and compact development patterns, the Village is a prime location to take advantage of thermal energy produced by the NRG Bowline Generating Station, which now dumps waste heat into the Hudson River damaging riverine wildlife and contributing to efficiency loss and high carbon emissions. Various energy development firms have expressed interest in deploying smart grid technology and a thermal energy district in Downtown Haverstraw.

Lucas Candies and Confectionery is the oldest independently owned chocolate and candy shop in New York State. Lucas is on the verge of investing to expand its operations in the Village of Haverstraw with a new retail location. The flourishing culinary cluster Downtown specifically meets the goals of Taste NY and the Governor's goal of expanding New York State's culinary and beverage influence throughout the world. Additional job centers in the region that have grown and/or plan to expand

include: Cambridge Security Seals of Pomona, Brad's Organic of Haverstraw, Lighting Management of Valley Cottage, Chartwell Pharm of Clarkstown, Stony Point Letchworth Hotel & Conference Center, Star Kay White of Congers, Rockland Boulders of Pomona, Regeneron of Tarrytown, North60 Biotech Center of Valhalla, and Cargus International Inc. of Congers.

- 4) Attractiveness of physical environment.** The Village is best known for its historic, extremely walkable street grid, which supports a large number of car-free households, and its eclectic mix of historic architecture from stately Second Empire mansions on Hudson Avenue and First Street to small Village Colonial homes from the eighteenth century, to grand mixed-use corner bank buildings in the central business district. The street grid of Downtown Haverstraw and its narrow streets are more akin to European market villages than of American suburbs. A large number of existing downtown buildings are zoned for mixed-use, but contain residential uses on the ground floor, thus offering the opportunity for new, improved retail in the future. Large parcels exist along commercial business district corridors, particularly Main Street and Broadway, where new development can act to not only activate the street front but further connect the Downtown core to the waterfront and to other nodes of business activity. New development here has the potential to catalyze additional retail development on Broadway by introducing an anchor retailer that creates a critical mass of pedestrians and shoppers. An official Master Plan amendment may seek to create Priority Growth Areas via a floating zone and overlays.

Haverstraw sits along one of the most-traveled cycling route in the region: Route 9W. A dedicated pedestrian and cycling pathway extends from the Village south to Nyack and along the waterfront with connections to Nyack Beach state Park, High Tor and Rockland Lake State Parks. Major prospects exist to make improved connections between important Village focal points and recreational areas and to tie together existing hiking, cycling and pedestrian pathways such as the Hudson Quadricentennial Park, the Empire State Trail, High Tor Mountain, the riverfront esplanade and Town of Haverstraw, West Haverstraw and Rockland County waterfront parks and recreation areas including Harriman State Park to the north and west. Natural assets surrounding and in close proximity to Downtown are unparalleled in the mid-Hudson region. Nowhere in the region is dense urbanism as close and connected to breathtaking nature and recreation areas.

- 5) Quality of Life policies.** Village government supports a number of policies that enhance quality of life Downtown. Inclusionary housing policies ensure that new development contains a portion of affordable housing. The Village acquired acres of land on the waterfront and in the central business district that can host future mixed-use and transit oriented development. It won funding via a 2016 Consolidated Funding Application to New York State in order to fund an update to its existing comprehensive plan, development district rules, Local Waterfront Revitalization Plan and to make significant improvements to its zoning code.

The Village is exploring the implementation of Form Based Codes as well as historic preservation laws to enhance and preserve Downtown's livability and its historic building stock. Village government is willing to rethink or reimagine its zoning to build off of its current urban form, to encourage the vibrancy of its downtown and to attract Millennials that are beginning to raise families in the suburbs but want to preserve a more urban lifestyle. It is very important that the development process is streamlined and clear in order to incentivize the construction of new mixed-use buildings that also meet the collective goals of Downtown residents and reduce gaps left in the urban fabric from past inappropriate development and short-sighted demolition of historic buildings. By not only filling

physical gaps but also social and economic gaps in the Village’s urban environment, Haverstraw aims to feed a virtuous cycle of investment and improvement.

In today’s business environment, which is driven more and more by Millennial professionals, walk-to-coffee urbanism is standard in all successful, vibrant and growing business districts and mixed-use enclaves. As an increased share of professionals work from home, they are seeking inspiring workspaces, cafes, bars and meeting places known as the elusive “third place” – a work and leisure space alternative to the living room, home office, or traditional workplace. Workers are conducting business more and more during nontraditional hours so residents can live, work and play Downtown. The Village hopes to attract businesses that help to transition Downtown toward 24/7 business activity.

With additional guidance, the Village is seeking to support progressive, new and improved policies that expand transportation options, foster complete streets redesign, and encourage increased housing, office, hospitality, entertainment and retail options for residents and visitors alike. Haverstraw aims to encourage bike and car share options, co-work space and flexible property uses that encourage business development, creativity and art, and unique restaurant and retail spaces. The Village supports expanded transit service and voted to approve a formal resolution to support off-peak and expanded Haverstraw-Ossining ferry service. Given that the Haverstraw-Ossining Ferry is the first cross-Hudson passenger ferry service in the Hudson Valley since World War II, and knowing that the service is a model for new feeder services to commuter rail, the Village believes State leaders should consider new efforts to expand and enhance the service. The ferry has witnessed steady ridership increases in its 15-year history. Now is the time to plan for the ferry’s future including new service destinations, expanded peak and off-peak service, and a more consistent schedule. The need for an off-peak loop service between sister rivertowns Nyack, Tarrytown and Ossining is particularly apparent. A future off-peak service between Ossining and Haverstraw could be branded “H2O: Haverstraw-to-Ossining.” The Village is open to creating new local development entities and partnering with nonprofit and for-profit development organizations and businesses to achieve these goals.

In addition to its annual Arts and Music Festival, Haverstraw Riverwide Arts, a non-profit organization dedicated to bring art and culture Downtown has recently embarked on an urban street art project, where it expects to create 3 to 5 highly-visible art projects throughout Downtown. River Arts also co-hosts a seasonal Food Crawl in Downtown, where many businesses offer discounted food samples to several thousand visitors. The Food Crawl also features the New York Craft Beverage Garden, which offers adult beverage products created by local brewers, winemakers and distilleries.

The Village hosts a number of annual and semi-annual events to encourage quality of life among residents – Dancing Under the Stars, the United Latin Festival, the Taste Haverstraw Food Crawl, a weekly Farmers’ Market (accepting WIC benefits), Holidays in Haverstraw and more. Additionally, the Village of Haverstraw has its own funded Community Center that provides for youth activities, at-risk youth programs, alcohol and substance abuse counseling services, and hosts the Haverstraw Collaborative (35+ non-profit agencies that meet monthly to address Haverstraw societal needs), and a public Community Garden. Together, these services provide a social safety net and support for our most vulnerable residents.

- 6) Public support.** With the support of the organizations below, Village of Haverstraw Mayor Michael Kohut will be the local lead of the DRI Planning Committee and will secure commitment from local

leaders and stakeholders dedicated to implementing a well-defined strategic investment plan. The Mayor will coordinate the work of outside experts and the Planning Committee. Already, several public planning and design charrettes were held to focus on waterfront and downtown development. The Comprehensive Plan and Local Waterfront Redevelopment Plan Committee, established in 2018 and supported by Nelson, Pope & Voorhees and Nautilus International consultants held several outreach sessions with residents and business owners specifically focused on the Downtown Area. The Committee and consultants solicited feedback from public meeting participants via surveys and flyers asking residents and business owners “What’s your BIG IDEA?/¿Cual es su GRAN IDEA?” Strong, positive, and passionate public participation is an indication that Village residents and business owners are seeking a vision of a vibrant Downtown Neighborhood and will support the growth necessary to achieve this vision. This public participation has led to the Vision defined at the start of this application.

Scenic Hudson, SUNY Rockland, Historic Hudson River Towns, Ginsburg Development Company, Rockland County Tourism, Haverstraw Riverwide Arts, Garner Arts Center, Arts Council of Rockland, Arts Westchester, Rockland Business Association, Hudson Valley Pattern for Progress, Town of Haverstraw (Supervisor Howard Philips), County of Rockland (County Executive Ed Day), the Haverstraw Collaborative (containing over 35 social services organizations), the Haverstraw Center, the Hudson River Greenway Conservancy, North Rockland Central School District, Keep Rockland Beautiful, North Rockland Rowing Club, Rockland County Historical Society, the Haverstraw African American Connection, the Haverstraw Brick Museum, and others not listed here all have a vested interest in Haverstraw and all are willing to assist in this revitalization initiative.

As of now, several non-profit organizations and private developers have indicated they are willing to partner with the municipality to bring about a number of possible projects. We expect to explore these partnership opportunities further should our application win the Downtown Revitalization Initiative grant funds.

- 7) **Transformative opportunities.** The Village of Haverstraw is immediately ready to leverage DRI funding with private and public monies to implement a number of transformative projects within Downtown Haverstraw. These projects may include but are not limited to major mixed-use development along Maple Avenue at the gateway to Downtown Haverstraw of at least 5,000 square feet of retail, live-work and commercial space as well as more than 100 units of affordable and market rate apartments. Via new infrastructure and planned streets, DRI funds will help further integrate a section of Downtown once isolated by poorly planned redevelopment in the 1960s. Additionally, over 300 additional market rate and affordable units of housing and several thousand square feet of commercial and retail uses are planned within the LWRP area at the foot of Main Street, at Dr. Girling Drive and at several Village-owned land bank parcels within the Central Business District. Because Haverstraw Downtown is the only state and federal-designed Opportunity Zone in Rockland County, projects here are able to attract significant equity investment from several Qualified Opportunity Funds operating in the region. Projects include but may not be limited to:
- **\$1,000,000: Henry Hudson Quadricentennial Park (HHQP).** Completion of the HHQP and promenade along the extensive, 1.5-mile publicly accessible waterfront, including floating docks and river access points as well as kayak and rowing access with connections to a future Minisceongo Creek Trail to Garner Arts Center and south to the existing Haverstraw-Nyack Beach State Park trail.
 - **\$50,000: Investments in Sustainability & Climate Smart Community Designation.** Support Climate Smart Community designation by leveraging funds to induce third-party capital and expand opportunities for EV charging and fast charging beyond two existing charge points Downtown, and explore and implement community solar with a strong opportunity for smart grid and thermal district energy system development at public facilities and key downtown properties.
 - **\$750,000: Maple Avenue and West Broad Street Streetscape Improvements.** Invest in lighting, sidewalk and landscape improvements to deliver safe and attractive public space along critical connective corridors.
 - **\$750,000: Cultural Arts Space Acquisition.** Acquisition of Congregation Sons of Jacob synagogue to preserve Haverstraw's rich Jewish history and renovation to create additional space for cultural programming and existing Village arts organizations,
 - **\$1,500,000: Consolidate and Organize Downtown Parking.** Induce third-party, private investment to construct a consolidated Downtown parking garage at Maple Avenue and New Main Street or West Broad Street and support additional mixed-use development.
 - **\$100,000: Implement Comprehensive Plan and LWRP Zoning Regulations.** Implementation of new Form Based Codes after Comprehensive Plan and LWRP amendment process is complete in December 2019. The Village of Haverstraw recognizes the effort necessary to deliver a successful Form Based Code and therefore seeks to support additional consulting work.
 - **\$50,000: Designate Informal Historic Districts and Implement a Landmarks Preservation Law.** Implement four historic districts in Downtown at First Street, Clinton/Jefferson Streets (Historically Free Black Neighborhood), Hudson Avenue, and at historically significant blocks in the CBD (Main, New Main and Broadway). Coordinate Historic District management within a future pseudo-public/private Parks Conservancy. The Village of Haverstraw and the Haverstraw Brick Museum have jointly applied to the New York State Council on the Arts and Preservation League of NYS Preserve New York grant program to fund a Cultural Resource Survey (CRS) in order to provide further guidance to identify potential historic districts and sites.

- **\$300,000: Create New Sports Recreation Spaces.** The Latino community lacks a proper fútbol field in Haverstraw. We aim to acquire unused property from the North Rockland Central School District at the Haverstraw Center community center to provide a well-drained, multi-use sports field. The field may include areas for food vendors and food trucks to serve game day spectators, not unlike the successful foot truck corrals that encircle football matches in Red Hook, Brooklyn.
- **\$1,400,000: Create Opportunities for Infill Development.** Catalyze private, mixed-use development at land bank surface parking lots and underdeveloped Downtown parcels within the CBD via low-interest financing and grants. Workforce housing developers have toured these Village-owned sites and have begun early conversations about incentives to induce development, which should contain a market offering fresh produce and food.
- **\$100,000: Support the Downtown Culinary and Business Cluster.** Provide small grant funds to small businesses seeking expansion, which will result in job creation and expanded access to New York State-made products. Tie funding to Qualified Opportunity Fund equity investments in small business where possible.
- **\$1,400,000: Develop Waterfront Recreation & Waterborne Transport Options.** Support and expand Haverstraw-Ossining Ferry Service in off-peak hours and on weekends. Off-peak ferry service may be coordinated with other Hudson Valley rivertowns, like Nyack, Ossining and Tarrytown. Nyack, Tarrytown and Ossining have expressed interest in expanded ferry service via amendments to their master plans. Coordinate a partnership between rivertowns to support and establish an off-peak Tourism Loop service to access weekend tourist population originating in NYC. A successful LAB Fest NY event at Garner Arts Center showing strong event day ferry ridership proves latent demand for weekend service exists.
- **\$2,150,000: Develop a Vibrant, Working Waterfront.** The Village is seriously considering the concept of municipally-led development of waterfront parcels it controls at the foot of Main Street. The Village has already completed conceptual designs for dense, mixed-use development that focuses on workforce housing, hospitality, and live-work spaces to foster increased entrepreneurship in the Downtown Neighborhood. Funds are necessary to complete planning phases, subdivide, and partner with multiple developers to complete the vision of a 21st Century Working Waterfront. Further funding is also needed for shoreline stabilization and infrastructure to make the site shovel ready; these costs are to be borne by the Village. Charrette planning sessions yielded a strong public interest in allowing significant development to occur as long as it fits within historic, dense, walkable patterns, and preferably engages with multiple small developers instead of a single master developer, and contains not only affordable housing but uses that will encourage a working waterfront that creates significant opportunities for tourism. In particular, development of a small hotel and conference center for the entire North Rockland area was envisioned.
- **\$200,000: Implement a Façade Restoration Program.** Re-establish and expand a former façade preservation and restoration program for designated Downtown historic properties; retain historic preservation experts to advise the proper implementation of historic preservation projects. Restore key architectural landmarks throughout Downtown, including but not limited to the restoration of an architecturally significant Calvary Baptist Church clock tower in the proposed Free Black Historic District and restoration of several prominent historic homes throughout Downtown,
- **\$100,000: Gurnee Avenue Tunnel Smart Traffic Signal.** Install a smart traffic signal at the existing Gurnee Avenue railroad tunnel to alleviate extensive traffic congestion that hinders emergency access and impedes commerce.

- **\$150,000: Launch a Downtown Marketing and Wayfinding Campaign.** Design and implement a long-planned marketing campaign in tandem with the Rockland County Tourism Department marketing initiative. Release existing press kits, marketing materials and planned social media campaigns to various target markets including Inwood, Williamsburg, Bushwick, Fort Greene and Jersey City/Hoboken. Public outreach sessions indicated the need to devise a wayfinding signage system and online location presence to improve parking visibility, points of interest, and lodging and dining options to increase Downtown business activity. Coordinate with New York City and regional museums to attract a satellite facility for the Hudson Valley, similar to Dia:Beacon or MoMA PS1.
- 8) Administrative Capacity.** To the fullest extent possible, this Downtown Vision is to be administered by existing Village government employees, elected and appointed. The Mayor will appoint a DRI Local Planning Committee to plan for and ultimately assist with the implementation of the listed transformative opportunities. Other committees may be formed to focus on specific projects as necessary to expand administrative capacity. P3 arrangements will necessarily rely on the expertise and administrative capacity of third-party, private sector partners. This Village, which has been spearheading Downtown revitalization since 2008, will continue with its current leadership until at least 2023 ensuring government continuity through the DRI implementation period. Over the past 12 years, Village government has administered a \$5M NYSDOT streetscape project, \$1M NYSDOS grant for the Henry Hudson Quadricentennial Promenade, \$1.5M in CDBG funding for various projects, and well over \$750K in additional state-funded initiatives.
- 9) Other.** Two-thirds of Downtown residents are of Latino descent, many of whom are New Americans recently arrived to the New York metro region. While rising faster than the State of New York as a whole, area median incomes lag surrounding suburban neighborhoods. Over 60% of Downtown residents are considered low to moderate income earners. The percentage of Haverstraw Village residents that hold a bachelor's degree is well below the state average. To say the impact of a \$10M infusion of funds for planning and economic development is significant is an understatement. The DRI has the real potential to meaningfully improve quality of life for Downtown citizens.

Haverstraw's demographics led to the Downtown Area's designation as an Opportunity Zone by Governor Cuomo. Several Qualified Opportunity Funds are making equity and debt investments in the region. Several downtown properties are undergoing major renovation. However, we are continuing to monitor renovation and investment activity to determine the real impact of Opportunity Zone designation. We expect DRI investment to trigger increased Qualified Opportunity Fund interest in Downtown Haverstraw real estate and businesses.

The Village's sister rivertown is Ossining, New York. The two downtowns are connected via the Haverstraw-Ossining Ferry. Ginsburg Development Companies (GDC) is currently active building new multifamily and mixed-use buildings in Haverstraw, creating transit oriented development that bookends the ferry service. A collaborative effort to attract tourism and to market significant historic sites between the two Villages and their subsequent catchment areas would yield positive economic impacts. Martin Ginsburg, founder of GDC is not only investing in the Village and Ossining but is also a major proponent of a future Sing Sing Prison historic site and museum. The project has the potential of attracting many thousands of tourists annually in the way that former Alcatraz Penitentiary fascinates visitors on a global scale.

The Village of Haverstraw is one of the only municipalities in the region without a history of shooting down new development proposals and boasts a long history of supporting new ideas in development and housing policy. Unlike other nearby municipalities, Haverstraw is primed to support the

progressive change envisioned by the Downtown Revitalization Initiative. The Village pioneered transit oriented development and inclusionary zoning for incentivizing affordable housing in Rockland County. While most suburban municipalities reject urbanism, affordable housing and enforce automobile dependency, Haverstraw embraces its urban form. Haverstraw is not afraid of urban growth. The Village welcomes it. In fact, the Village municipal government has indicated real interest in exploring municipal-led development and incremental development on parcels it owns, which is an innovative approach to real estate development, particularly for a small municipal government body.

Haverstraw prides itself in maintaining as much public access to the waterfront as possible. The vast majority of the Hudson River shoreline in Haverstraw is public, serving recreation and conservation goals. Downtown is one of the only commercial business districts with direct and continuous connections to its waterfront, not hindered by railroad easements or private property exclusivity. Because the Village was developed initially as a ferry and steamship transportation hub, it is uniquely suited to exploit its Main Street/riverfront connection for expanded Haverstraw-Ossining Ferry Service. Haverstraw needs meaningful support to realize its goal of expanding the ferry service from just a disconnected commuter parking lot to the foot of Main Street in order to properly catalyze transit oriented development in the core area of Downtown and improve tourism.

One of the most unique aspects of Haverstraw is that within the Village's municipal boundaries there is no significant car-oriented highway business district that competes with Downtown. The Village of Haverstraw is largely reliant on its traditional and urban business district to generate tax revenue. The Village has not sought development by large national chains and big box retailers, which are infamous for spoiling the economic ecology of a traditional downtown business district filled with family-owned small businesses. As such, and for good and bad, the Village has insulated itself from the decentralizing and dispersive economic effects of sprawl development. Major opportunities exist to repair the existing street grid by reintroducing streets and alleyways that had been abandoned or de-mapped. Such an effort would reorient traffic patterns, rationalize local and regional bus service and create better opportunities for infill and large scale mixed-use development. Expanding walkability and fostering a human scale streetscape is easier due to the Village's existing historic urban fabric.

Haverstraw is unique in the Hudson Valley. Nowhere in the mid-Hudson region is there such potential for real and sustainable economic growth, improvement of residents' quality of life and availability of developable parcels and properties with local government supportive of the dense mixed-use development advocated by the DRI Program and Regional Economic Development Councils. The Village municipal government and Downtown stakeholders are hopeful New York State and the Regional Economic Development Council will see the value in Haverstraw's people, unparalleled natural resources, unique sense of place, and most importantly in its potential as a future vibrant, bustling, 24/7 Hudson Valley city known regionally as a real urban living alternative to the big metropolis to its south.

EXHIBIT A

Map of Downtown Haverstraw. Interactive Google map here: <https://bit.ly/216KtdW>

The blue line indicates sections built and pending construction of publicly accessible waterfront and easements that connect multiple business, cultural and historic districts nearby, in and out of the Downtown Neighborhood. The red star at top-left indicates the location of the Garner Historic District.

The red pin indicates the center of the Downtown Area and Central Business District.

