Capital Region Economic Development Council

DOWNTOWN REVITALIZATION INITIATIVE – CREDC

The Capital Region Economic Development Council (CREDC) is accepting applications from qualified applicants for the Downtown Revitalization Initiative (DRI).

Please refer to the attached Downtown Revitalization Initiative Guide for further information on the DRI program.

Each applicant must complete this application and include the requested Appendices.

Applicant responses for each section should be as complete and succinct as possible.

Applications must be received by Empire State Development's Capital Region Office by 4:00 p.m. on June 1, 2016.

Applications are to be submitted by email to Heidi.Pasos@esd.ny.gov. Files should be named in the following format: "Downtown_Municipality_Date".

If you have questions about the Downtown Revitalization Initiative, contact the ESD Capital Region Office at (518) 270-1130.

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Capital Region

Municipality Name: Hudson

Downtown Name: Hudson Central Activity / Waterfront Investment Nodes

County: Columbia

Point of Contact: Tiffany Hamilton

Title: Mayor

Phone: 518 828 7217

Email: mayor@cityofhudson.org

Downtown Description: Provide an overview of the downtown and summarize the rationale behind nominating this downtown for a DRI award:

Hudson, at just two square miles is a very compact city. Hudson's downtown and its core contributing neighborhoods, as subsequently demarcated and described, include areas whose divergent identities might not ordinarily evoke the traditional notion of "downtown." However, in the instance of Hudson, proximity creates a remarkable geographic alchemy, transmuting seemingly dissonant locales into closely integrated environs. Thus, a sprawling

waterfront, a budding entrepreneurial community located in old, formerly abandoned buildings and three parallel mixed-use street axes are physically, functionally and perceptually linked.

This downtown is being nominated for a DRI award because it constitutes a dynamic and diverse community biome for which such an investment will yield disproportionately large and demonstrably sustainable benefits. Put simply: An investment in Hudson is money well spent.

DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the criteria set forth in the DRI Guidelines.

1) Boundaries of the Downtown Neighborhood. Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be compact and well-defined. Core neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment.

   Hudson's DRI Zone combines two Nodes: [1] The Central Activity Node (CAN); and [2] The Waterfront Investment Node [WIN]. (Please see attachment 1- DRI Boundaries or link to google map here for virtual tour.) The CAN is a representative conception of a traditional downtown, comprising 120 acres of densely occupied mixed-use rectilinear blocks, with long, uninterrupted stretches of 2-4 story buildings at uniform street offsets. In contrast, the WIN, occupying 69 acres, forms a non-traditional (but absolutely integral) part of downtown that provides many of the jobs, some of the residential units and much of the cultural/recreational opportunities for the DRI area. Front Street, running north-south at the base of Warren/State/Columbia Streets forms not so much a boundary between the nodes as a permeable membrane through which residents and visitors easily pass.

   Beyond the forms of its natural and built environments, each node is distinct in terms of market audience. Warren Street, State Street and Columbia Street, the west-east thoroughfares that dominate Hudson's street grid, attracts weekend tourists, especially from the Metro NYC area. The Waterfront Investment Node, presents a singular opportunity for the Capital Region to develop the first resilient waterfront that not only embraces and celebrates its maritime history, but also fully incorporates the Hudson River into its future economic development strategy. As the inventive and creative classes continue to expand and move into Hudson, the supply (availability) of developable and recreational property must likewise increase (through adaptive re-use). Hudson's Waterfront Investment Node is an emerging economic ecosystem characterized by four distinct, yet, optimally, inter-dependent zones. Presently, the zones are, for the most part, functionally independent, with potential linkages and inherent symbioses among them severely underutilized. The reality is that it will take a catalyst of the magnitude of the DRI to cohere these zones (and strengthen the relationship with the CAN), providing the warp on the loom, the strong and undergirding structure that provides the connective functional, economic and spatial framework that will transform Hudson's downtown and its contributing neighborhoods.

The constituent WIN zones are as follows:

- Transportation Oriented Development [TOD] Zone -- situated across from the Amtrak station, ultimately to incorporate a hotel, housing, greenspace, retail, artist live/work place, office space, and parking.

- Waterfront Development Zone -- including the NYS Boat launch, Henry Hudson Riverfront Park, Columbia-Greene County water taxi terminal, public cruise boat landings, kayak launch, public docks, and private marina. Four acres of City-owned developable property lies within the zone and adjoins the Ferry Street Bridge.

- A Recreation Reactivation Zone -- that overlaps with the Waterfront Investment Zone and includes a privately owned deep water port with two under-used slips and a natural pier -- rare assets ultimately to be used for improved access and water-based activity.

- The Creative Industries Acceleration Zone -- old repurposed buildings, including the Basilica Hudson, a destination cultural venue, and LB/99 South Front, LLC (former L&B furniture building), host to 300,000 square feet of flexible warehouse space increasingly occupied by new and small businesses.

The Central Activity Node [CAN] consists of the primary business district -- Warren Street and the parallel paths of Columbia Street and State Street. The Node includes approximately one mile or ten blocks long. Warren Street provides Hudson with a particularly iconic identity, serving as home to over 200 businesses such antique shops, folk art venues and an eclectic constellation of dining venues. The commercial and institutional denizens of Columbia Street include Time & Space Limited, Helsinki Hudson and Etsy's IT offices -- which support its ubiquitous online marketplace. State Street is primarily residential with education-focused community anchors such as the Elementary School and the newly opened Library/Senior Center at the Hudson Armory.

2) Size. Outline why the downtown, 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.

Hudson's proposed DRI -- Waterfront Investment/Central Activity Nodes -- is sufficiently sized, populated and energized and entrepreneurially emergent to support a vibrant, year-round downtown -- a statement ably substantiated by prolific new business formation, rapid small business growth, strategic public investment, a harmonized and symbiotic balance of residences and businesses, improved circulation and riverfront destination recreational/ access improvements in the proposed DRI boundary. The DRI investment, as an economic and neighborhood catalyst, will further reinforce the positive trajectory of the Waterfront Investment/Central Activity Nodes in a decisive, fundamental and sustainable manner. Moreover, there is an organic interaction between the contributing neighborhoods and the traditional Downtown that together, form the Waterfront Investment/Central Activity Nodes. The ease of connectivity between a sizable population of residents and the downtown is self-evident. Immediate linkage to the waterfront will improved through the reconstruction of the Ferry Street Bridge.

Presently, the Waterfront Investment/Central Activity Nodes include:

- Nearly 200 acres, including both densely populated city blocks and a sprawling and increasingly dynamic waterfront.
- A very sizable residential population that will continues to expand as formerly vacant building units are repurposed for residential use.
- Several hundred businesses, ranging from small manufacturers, retailers, arts venues, restaurants to ventures at the very frontier of the creative economy.
- In excess of 1,000 employees

More importantly, it is the proximity and the simple accessibility of places of living, work and fun to one another -- clearly illustrated on the mapping that accompanies this proposal -- that makes this desired vibrancy possible.

Not only do the existing Waterfront Investment/Central Activity Nodes already possess the critical mass, unified vision and propulsive investment environment that already supports a vibrant, year-round downtown, ongoing and future initiatives will further potentiate this dynamism and further integrate the activities of living, working and playing in downtown. Utilizing the operative three element strategy of expanding employment opportunities / increasing residential population / generating more community social interaction as the archetype for enhancing vibrancy in the Downtown/Waterfront Investment Node, the following illustrative ongoing and planned investment/initiatives should be emphasized. By no means is the following list exhaustive; it is merely illustrative. Please note that a more inclusive table is included as Attachment 2- Public & Private Investments Table.

Expanding Employment Opportunities:

- LB Warehouse/99 South Front St, LLC Small Biz Accelerator -- Adaptive reuse of 300,000 sq. ft. of open warehouse space in former furniture factory. Current status: 20 small lite industry and innovative businesses began and expanded.
- Etsy -- Renovation of historic Cannon Ball Factory building containing five floors and home to IT/Back office support for Etsy.
- Galvan Initiatives Foundation: Bard College Bridge Program -- Purchase and renovation of lower Warren Street building into an educational facility housing a joint venture with Bard College and Hudson High School.

Neighborhood and Residential:

- 234-238, LLC -- Commercial and residential renovation of five storefronts and eight apartments on 200 block of Warren Street; facade restoration and greenspace improvements.
- Valley Variety -- Purchase and renovation of mixed use building on Warren Street to include one retail space and two apartments
- Library & Senior Center -- Purchase, renovation and adaptation of historic Armory building into public library and senior center.

Generating More Community and Social Interaction

- Basilica Hudson Waterfront Cultural Hub -- Adaptive reuse of 1880s industrial factory into waterfront cultural hub and space for music, film, food, literary and cultural programming. Drawing 50,000 visitors in 2015.
- The Wick Hotel/Redburn Development -- Adaptive reuse of warehouse from a theater into a 55 room boutique hotel.
- Hudson Opera House -- Multiphase 20 year project including a complete restoration of the exterior, upgrade and renovation of first floor programming/office space, and final build out of second floor stage, mezzanine, dressing rooms, and hall.

3) Past Investments (past Five (5) years) & Future Investment Potential. Describe how this downtown will be able to capitalize on prior, and catalyze future, private and public investment in the neighborhood and its surrounding areas. Please use the chart to total Past Investments and provide a narrative further describing the investments and future potential.

Leverages Resources:	Public: $ 6.2 Million	Private: $ 68.6 Million
Prior NYS Funding/REDC Funding:	Amount: $ 800,000 for public projects	Amount: $ 2.8 to leverage private projects
Please identify use(s) of prior funding:	See table in Attachment 2- Public & Private Investments Table	

The table in Attachment 2 enumerates recent, ongoing and planned public and private investments in the proposed DRI area. Any analysis of the data contained in that table immediately yields the following conclusions:

Nearby investments planned or undertaken through the REDCs or with other public or private funding -- represent particularly powerful catalysts to the downtown. These include, but are not limited to: multiple public and private investments in the Hudson Opera House; prolific private investment not only along Warren Street, but, more

recently, in the State Street and Columbia Street corridors; investment in the adaptive reuse of many formerly abandoned building proximate to the waterfront; and, sizable and carefully choreographed public facilities investments on the waterfront.

- *Continuity with the REDC's previously articulated vision for the area/region and consistency with recent planning efforts for the area* -- Hudson's recent, ongoing and planned public/private investments are directly and explicitly aligned with CREDC's broader imperative of "Bringing Cities to Life" and the associated implementation strategies related to: enlivening urban commercial areas; revitalizing properties for arts and entertainment, especially for "creative communities"; breathing new life into fallow downtown area by helping entrepreneurs; and, restoring urban waterfronts in the Region to their historic role as centers of city life.

- *Existence of developable properties within the downtown, including properties that can be utilized for affordable housing* -- as multiple application responses, reference maps and attached documentation attest, not only are many such properties still available, plans are already underway to develop many of these properties, with a significant investment to be directed towards the creation of affordable housing.

- *Growth potential and community involvement of anchor institutions in or near the Downtown* -- too numerous to describe here, but enumerated elsewhere in this application. Prominent examples include the Hudson Opera House, the senior center, the library and the waterfront facilities. The development of each has not only included community involvement, but has been community driven. All possess growth potential -- either in the form of physical expansion, additional programmatic development and/or number of persons attending/visiting/ participating.

- *Municipality's current investment commitment to the downtown, including through business improvement districts or partnerships with non-profits* -- Hudson's collaboration with the Galvan Foundation and the tangible results of that collaboration are ably documented in this submittal. Other relationships are described in the accompanying letters of support. Business groups and civic organizations, both formal and informal, such as BLow 3rd (a business organization) the supporters of Promenade Hill Park and the Columbia County Chamber of Commerce serve to guide and leverage municipal investment in the downtown.

- *Ability of existing infrastructure to support development of the downtown, and the potential to maximize recent infrastructure upgrades* -- the necessary infrastructure, inclusive of water, storm water collection and wastewater collection/treatment are sufficient to support development. In fact, the City, with the energetic support of the CREDC, has made significant improvements in WWTP capacity and reduction of Combined Sewer Overflow (CSO), establishing the necessary in infrastructural capacity to accommodate

- *Application of Smart Growth principles* -- smart growth principles will be incorporated within an update to the Comprehensive Plan and the appropriate regulatory apparatus, necessary for implementation of such principles/practices will be codified within appropriate City ordinances and modifications to land use regulations. The Conservation Advisory Council (CAC), serving as the formal advisory body to the Common Council, has received Hudson Valley Greenway funding and monies through the Estuaries Programs to undertake necessary analyses and develop appropriate regulations addressing such issues as preservation of urban ecosystem, natural storm water management strategies, enhancement of non-vehicular linkage systems, etc.

- *Investments in arts and cultural institutions and activities* -- simply massive within the proposed DRI area. See accompanying investment tables, letters of support and other documentation of the recent, ongoing and planned future investments in such institutions and activities.

4) Job Growth. Describe how recent or impending job growth within, or in close proximity to, the downtown will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

<u>Major Job-Creating Projects and Initiatives near the Downtown & New and Expanding Employers</u>

The Albany Business Review singled out Hudson, in Columbia County, as the community with highest self-employment rate in the state—ranking 83rd nationally—with a self-employment rate of 9.96 percent. Herein, lies the greatest potentiality for job growth within and proximate to the Downtown/Waterfront Investment Node -- the area delineated for DRI investment. It is this entrepreneurial zeitgeist, manifest in such applicable descriptors as the "creative economy" or a "sustainable and symbiotic economic ecosystem" that will foster economic growth within the proposed DRI area. Applying some reductionism, the constituent catalysts for this transformative phenomenon include a mass migration of NYC-based entrepreneurs to Hudson, significant operational interdependency and economic interaction among many of those entrepreneurs, access to personal or institutional capital, unlimited ambition, available low-cost space and a determination to democratize the benefits of economic growth by actively and aggressively reaching out to some of the most economically-disadvantaged residents as employment opportunities are created.

- Perhaps the most visible example of entrepreneurism in action is the re-purposed L&B Furniture Building, closed at a cost of a couple hundred jobs 10 years ago, but now occupied by many small businesses with 80 new employees and anticipated to expand to 110 employees in next three years.

- Impending merger of Columbia Memorial Hospital and Albany Medical Center -- a strategic integration that will not only stabilize the financial condition of CMH, but will allow the expansion of additional AMC services (with attendant creation of employment) into the Hudson area.

- Continued expansion of Etsy -- a well-known marketplace where people around the world connect, both online and offline, to make, sell and buy unique goods -- further burnishing Hudson's identity as a place for creativity. Etsy's technology staff in Hudson now totals over 140 employees.

- The opening of the Wick Hotel -- the adaptive reuse of a former warehouse into a 55 room hotel -- funded by $1.5 million in ESD funding and $6.0 million in private investment and which has generated 14 new full time jobs.

- With Columbia County ranked 3 nationally (Captivate -- Leveraging Regional Assets for a Vibrant Future) as the County with the highest concentration of independent artists, the artists themselves, art dealers, suppliers and businesses that serve visitors patronizing the local art scene form a growing employment segment

Accessibility from the Downtown by Foot or Via Public Transit

As previously indicated, Hudson is a very small, contained city of just 2 square miles. Moreover, the city is served by a very well established network of sidewalks and is bicycle-friendly. Finally, public transportation is available to all in the City of Hudson.

The diversity in area job opportunities, with different salaries/entry levels and potential for mobility between jobs

The small subset of expanding businesses previously enumerated, as well as those that are described elsewhere in the application provide for a substantially variegated set of job opportunities. Accordingly, such jobs will be available to persons with a broad continuum of experience and credentials. However, the potential for mobility between jobs and for persons, even those at the bottom of the economic ladder, will be realized as such initiatives as the Bard College Bridge Program links people to skills to jobs.

5)Attractiveness of the Downtown. Identify the properties or characteristics the downtown possesses that contribute or could contribute, if enhanced, to the attractiveness and livability of the downtown. Consider, for example, the presence of developable mixed-use spaces, housing at different levels of affordability and type, healthy and affordable food markets, walkability and bike-ability, and public parks and gathering spaces.

Downtown Hudson already and, perhaps uniquely, possesses all the possible characteristics that contribute to the attractiveness and livability of downtown. In some instances, these features are fully developed; in other instances these qualities are emergent -- nascent community resources needing nourishment. Briefly, is an overview of the extant and latent contributors to the attractiveness and livability downtown Hudson supplied via both the civic estate and a dynamic private sector.

- *Developable mixed-use spaces* -- present zoning regulations have already encouraged the development of these space, especially along Warren Street -- additional rehabilitation of mixed-use space along the Columbia Street and State Street corridors will be actively facilitated over the next several years.
- *Housing at different levels of affordability and type* -- certainly sufficient housing, in aggregate is available. The operable challenge will be to maintain an adequate supply of housing units for working class families. A Housing Needs Analysis and Plan (see Attachment 3) in appended to this application.
- *Commercial and retail main street businesses, including healthy and affordable food markets* -- A farmers market, a food hub and several grocery stores are located within the proposed DRI area.
- *Multi-modal transit* -- the downtown has public bus service, water taxi service and an Amtrak station.
- *Walkability and bikeability, within the downtown and connecting the downtown to surrounding open space networks and regional destinations* -- in addition to a well maintained sidewalk systems, downtown Hudson has designated bicycle lanes and multi-modal trails to connect with local and regional activity centers.
- *Accessible recreation amenities, parks and gathering spaces* -- Henry Hudson Riverfront Park, Charles William Park, Promenade Hill Park and Seventh Street Park represent only the largest of the accessible public amenities in the downtown.
- *Access to health care facilities* -- Columbia Memorial Hospital is situated within easy walking distance of the downtown neighborhoods
- *Cultural and entertainment amenities* -- simply too numerous to list. The most significant include Club Helsinki, the Hudson Opera House, the Basilica and Time & Space Limited.
- *Broadband accessibility* -- the DRI area has complete broadband coverage at reasonable bandwidth. Efforts are underway to improve bandwidth.

6) Policies to Enhance Quality of Life. 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, complete streets plans, or transit-oriented development. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

The City of Hudson stands well above most of its counterparts as it not only articulates, but also actively promotes and then implements -- at both a public and a community-driven level -- policies that enhance livability and quality of life throughout the city and especially in downtown.

- *Downtown plans* -- multiple plans for the downtown area have been formulated and are being implemented. The plans include an LWRP, BOA Sep 1, and development prospectus for the Dunn Warehouse building. *Attachment 4-Development Plans* includes these planning documents and links to additional plans.

- *Modern zoning and parking standards* -- the code will be updated to include modern zoning and parking standards consistent with Smart Cities development practices. Moreover, Attachment 5- Climate Adaptation Design Proposals illustrates climate adaptation designs that will be critical to this river community's future growth. City to continue to work with NYS DEC to implement resiliency plans.

- *Management structure* -- management of the DRI will be undertaken by the Hudson Development Corporation, a very able and long-established Local Development Corporation with an extensive portfolio of successful grants management and project implementation work.

- *Complete Streets plans and laws* -- well underway through the completed, ongoing and planned implementation/ development of pedestrian/bicycle-friendly ordinances and projects, such as bike lanes, the construction of sidewalks along Harry Howard Boulevard and multi=modal pathways.

- *Transit-oriented development* -- see Attachment 6- Transportation Oriented Development for an overview of the TOD district at the Kaz building site.

- *Land banks* -- under consideration.

- *Energy-efficiency* -- the City actively participates in multiple NYSERDA initiatives.

An inclusive environment for New Americans -- Hudson has recently welcomed a very sizable cohort of immigrants from Bangladesh.

7) Local Support. Set forth the local and community support that exists for the revitalization of this downtown and the commitment among local leaders and stakeholders to building and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a local DRI Planning Committee to oversee the plan.

Support for the revitalization of downtown is universal, vigorous and backed by real commitment as the attached letters of support attest in Attachment 7- Letters of Support. Further, local and community support that exists for the revitalization of the revitalization of downtown will be deployed as a local leaders and stakeholders, as part of a DRI Planning Committee, will work with outside experts to formulate and implement a Strategic Investment Plan.

8) Challenges. Identify current challenges or other impediments facing downtown development initiatives.

The salient challenges are threefold. Nonetheless, Hudson is ready to confront and surmount each of these challenges.

1. Infrastructure -- the City has secured funding to replace the (now closed to vehicles) Ferry Street Bridge and has made and continues to make improvements in its wastewater/storm water collection systems and WWTP.

2. Climate Adaptation and Resiliency to flooding/inundation -- In partnership with NYS DEC and Cornell Masters Students, the City is working to find solutions. After an intensive four month investigation and study of Hudson's expected sea level rise, inundation, and climate change reports, Cornell students drafted eight possible Hudson futures. Theses futures address many of the challenges Hudson will face. The City intends to invite the students to extend their stay to work to implement some of these plans. Examples are included in Attachment 5.

3. Democratization of the benefits of economic growth -- Hudson and its many organizational and private sector partners will ensures that all residents can be beneficiaries of the DRI-driven job growth. To accomplish this difficult and ambitious objective, we will create the necessary pathway that links even the economically disenfranchised to emergent job opportunities. The referenced Galvan Foundation – Hudson City School District-Bard College initiative is an example of how such a system can work.

9) Other. Provide WEB LINKS to any other relevant information. For example: plans, reports, news articles etc.

PLANS & REPORTS: Due to the size of the Planning documents a short list of links is provided here. See Attachment 4- Downtown Plans for full list.

- City of Hudson Compressive Plan: http://cityofhudson.org/content/Generic/View/2
- City of Hudson Local Waterfront Revitalization Program: http://cityofhudson.org/content/Generic/View/3
-
- City of Hudson Vision Plan: http://cityofhudson.org/content/Generic/View/48

PRESS & NEWS ARTICLES: There is no shortage of favorable Hudson press. See abridged list of press in both national and international print.

USA Today named Hudson in top 10 of Americas best small towns.
http://www.usatoday.com/story/travel/destinations/2016/05/12/10best-readers-choice-best-american-small-town-winners/84281518/

Albany Biz Journals highlights Hudson at small biz capital in NYS:
http://www.bizjournals.com/albany/news/2012/02/14/hudson-has-most-self-employed-workers.html

Sky Magazine (Yes, the one you get on the airplane!)
http://msp.imirus.com/Mpowered/book/vds2014/i5/p22

NY Times:

1. Cultivating Hudson- Tastemakers: http://www.nytimes.com/2014/01/16/garden/cultivating-hudson-enter-the-tastemakers.html?_r=0
2. Feature Rivertown Lodge: http://www.nytimes.com/travel/guides/north-america/united-states/new-york/hudson-valley/overview.html
3. Inside Hudson-Painting by Numbers: http://www.nytimes.com/2015/02/05/garden/in-hudson-ny-painting-by-numbers.html?hpw&rref=garden&action=click&pgtype=Homepage&module=well-region&region=bottom-well&WT.nav=bottom-well&_r=0#
4. NYTime Magazine: http://tmagazine.blogs.nytimes.com/2014/09/10/basilica-hudson-melissa-auf-der-maur-musical-festivals-and-flea-markets-hudson-valley/?_php=true&_type=blogs&_php=true&_type=blogs&_r=1&
5. Upriver Current: http://www.nytimes.com/2013/08/14/dining/city-chefs-head-to-the-hudson-valley-lured-by-fresh-ingredients.html?pagewanted=all&_r=0

New York Times Magazine: http://nymag.com/travel/weekends/hudson/

The Independent UK: http://www.independent.co.uk/news/world/postcard-from-hudson-valley-9560915.html

Architectural Digest: http://www.architecturaldigest.com/ad/travel/2013/hudson-new-york-guide-hotels-restaurants-shops-article

Ralph Lauren Magazine: http://www.ralphlauren.com/us/en/magazine/essential-hudson
Jetsetter: http://www.jetsetter.com/feature/americas-coolest-small-towns
Forbes: http://www.forbes.com/sites/karlaalindahao/2015/07/14/hudson-new-york-travel-guide-2015/#7fa663a9177c
Travel + Leisure: http://www.travelandleisure.com/articles/hudson-valley-weekend-trip
Vogue: http://www.vogue.com/1062861/vogue-weekend-guide-upstate-new-york/
Bon Appetit: http://www.bonappetit.com/restaurants-travel/article/new-york-hudson-valley
The Huffington Post: http://www.huffingtonpost.com/fathom/you-dont-need-a-car-to-sp_b_5725626.html?utm_source=HudsonValleyDaily

Please complete Appendix A-C on pages 4-6 (below)

Appendix A: Executive Summary (not to exceed 3 pages).

An extensive set of question responses and accompanying documentation merits a very concise executive summary. Accordingly, this synopsis will be brief and simply enumerate the compelling arguments for Hudson's selection as a DRI community -- a case that is fully substantiated in the application responses and attached documents. These are:

- Hudson's downtown and its contributing neighborhoods are ripe for more public investment as carefully coordinated public investment and market-driven private investment have set the stage for transformation.
- Hudson will employ the three element strategy of expanding employment opportunities / increasing residential population / generating more community social interaction as the means of enhancing vibrancy in the Downtown/Waterfront Investment Node.
- Hudson's compact footprint and the favorable proximity of places to live, place to work and places to play, creates a very rare occasion to seamlessly connect often disparate activities.
- Job growth is already strong and is accelerating. More fundamentally, Hudson and its partners will work to ensure that the opportunities of economic growth are broadly beneficial.
- Hudson has an unusually attractive downtown, with arts venues, sites of enormous historic interest, dining establishments and places for recreation interwoven tightly within its fabric. Additionally, policies to further enhance the livability and attractiveness of downtown have been are being and will be implemented.
- Local support is robust and unalloyed.
- Challenges have been candidly identified and will be directly and aggressively confronted.

For contemporary small cities: understanding how the community has developed as an economic ecosystem and a cultural collective; appraising the substance and spirit of the current moment; and, creating opportunities for renewal that derive and grow organically from the past and present, are the sine qua non for success.

For over two-hundred and thirty years, Hudson has thrived on its urban character and culture -- in each new era reinventing itself. Hudson's emergence in the last twenty-five years as a center of Hudson Valley urbanism is a tribute to its entrepreneurism, civic action, public-private investment, and stimulating diversity.

Three successive, comprehensive planning processes from 1997 to 2011 honed in on the phases and opportunities to build the next Hudson within the jurisdiction of its two square miles. Naturally, development planning focuses on the Hudson waterfront and on the areas of near North Hudson where the greatest in-town opportunities for improvement lay. It is in these two geographic loci that the city is best positioned to serve the expansion of its large and small commercial, residential, tourism and recreational growth challenges. It is there that our plans expand the map of possibility and fulfill a bright future for Hudson's multi-cultural, multi-hued people.

Appendix B: Map of location indicating specific boundaries (color, clearly identify boundaries, surrounding communities, census tract boundaries, key features, etc.).

Three static maps are present in the Dropbox folder marked Appendix B.

1. a) DRI Map is pictured as a static map in the Appendix B Folder . To learn more about each node in the DRI Area, please follow this Link to the Google Map to explore Hudson, virtually. https://drive.google.com/open?id=19Y1ms5w8Hysu2SZvgSLNyrXh8dU&usp=sharing
2. b) City Wide Project Status Map is also pictured as a static map. This map shows how Hudson has changed since 2009. Please refer to the legend that depicts proposed projects, projects under construction as of 2015, and those completed as of 2015.

https://drive.google.com/open?id=0Bwn4U6cnxPNERGxKUTRDZUR5ZIU

3. c) Hudson's Potential New Urbanist Future Vision Map depicts a birds eye view of a fully realized development program with the DRI award.

https://drive.google.com/open?id=0Bwn4U6cnxPNEYjc0SF9BQS1RVGc

Appendix C: Current photos of the downtown area. Please clearly label each photo.

Photos of the Waterfront Investment Node are provided based on the zones outlined in the narrative.

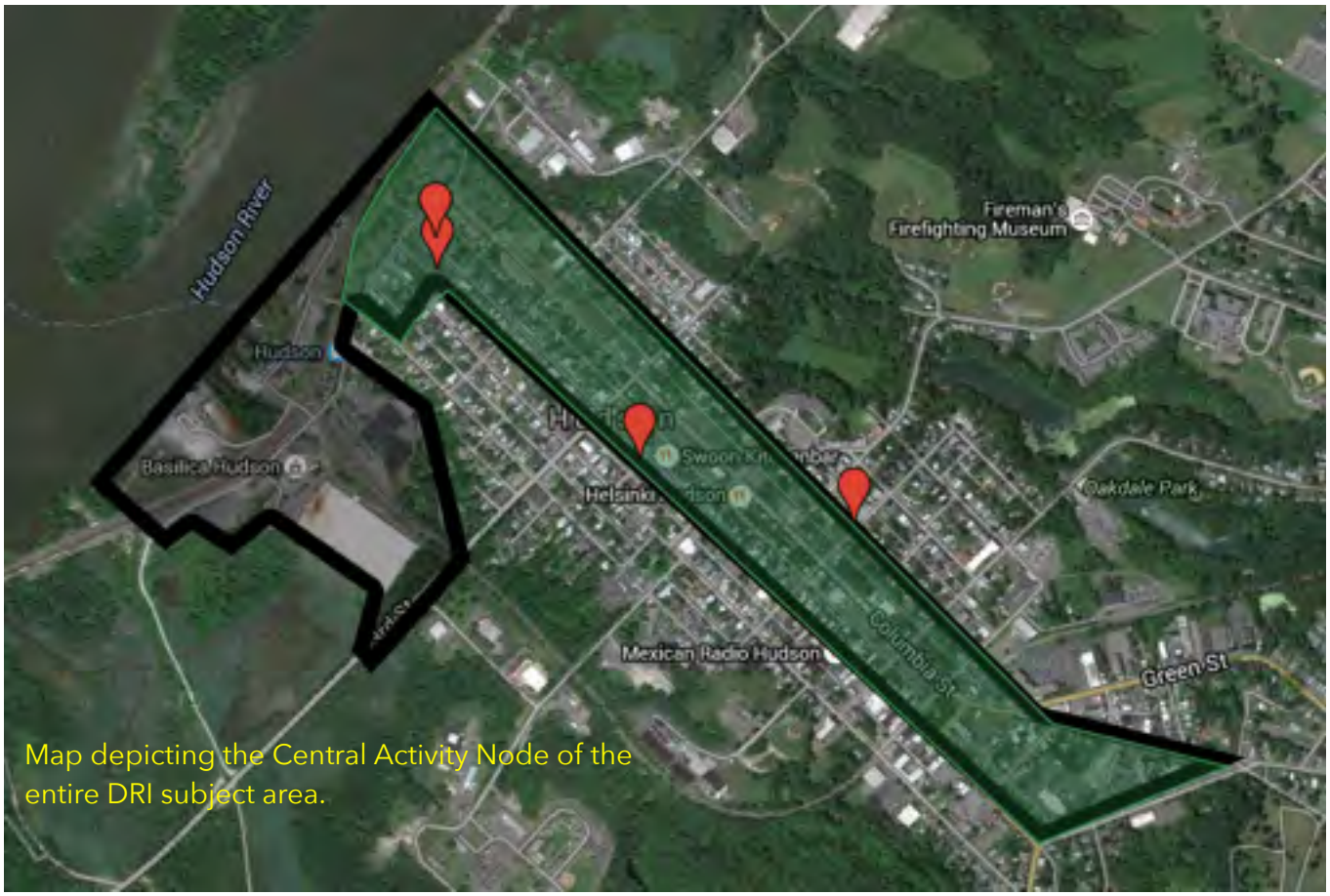
Link to Appendix C: https://www.dropbox.com/sh/6yhgg0gaqjsovfa/AACmi1F8S3i2ZiS-tODdU0FHa?dl=0

Attachment 1- DRI Boundaries

Three static maps pictured below. For expanded information about each node and strategic investment zone, please follow this link to an interactive Google Map. You may click on anything to learn more about the zone.

Map of entire DRI Hudson Area for Investment. Area comprised of two Nodes: Central Activity Node and Waterfront Investment Node

Map depicting the Waterfront Investment Node of the entire DRI subject area.



Map depicting the Central Activity Node of the entire DRI subject area.

To learn more about each node in the DRI Area, please follow this Link to the Google Map to explore Hudson, virtually.

https://drive.google.com/open?id=19Y1ms5w8Hysu2SZvgSLNyrXh8dU&usp=sharing

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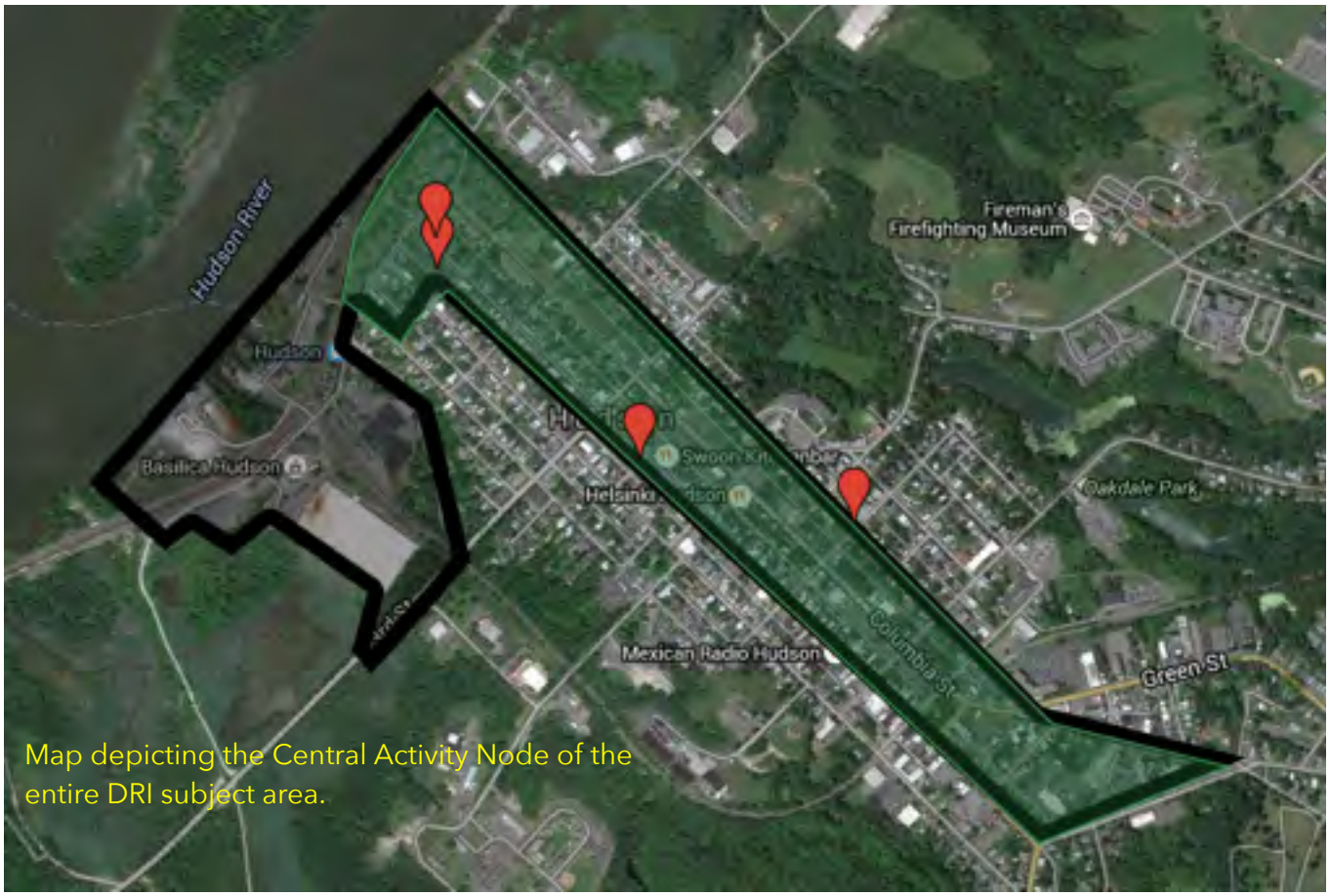


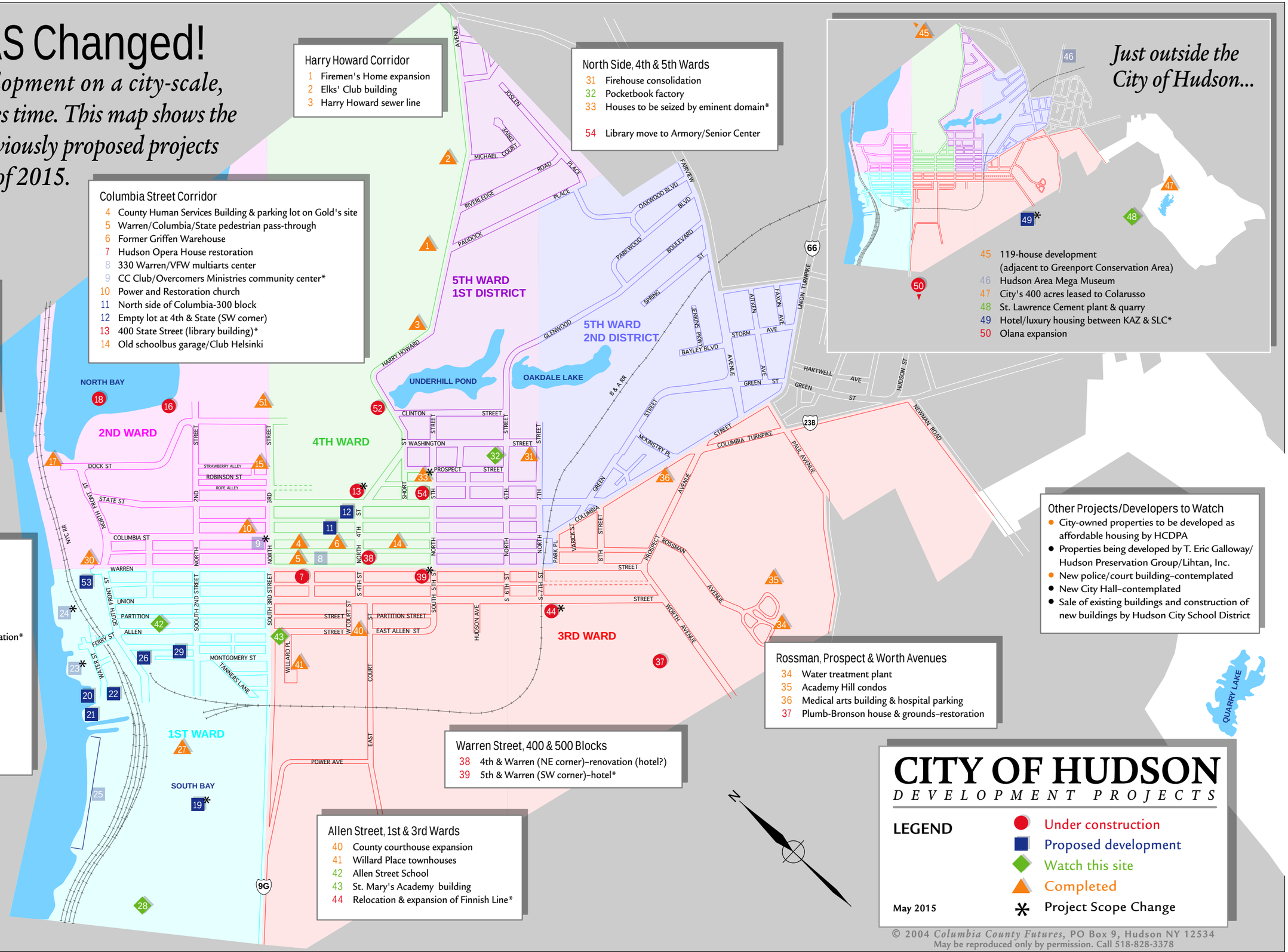
Map depicting the Central Activity Node of the entire DRI subject area.

To learn more about each node in the DRI Area, please follow this Link to the Google Map to explore Hudson, virtually.

https://drive.google.com/open?id=19Y1ms5w8Hysu2SZvgSLNyrXh8dU&usp=sharing

Hudson HAS Changed!

Planning and development on a city-scale, even in Hudson, takes time. This map shows the current status of previously proposed projects and new projects as of 2015.



Harry Howard Corridor

1 Firemen's Home expansion
2 Elks' Club building
3 Harry Howard sewer line

Columbia Street Corridor

4 County Human Services Building & parking lot on Gold's site
5 Warren/Columbia/State pedestrian pass-through
6 Former Griffen Warehouse
7 Hudson Opera House restoration
8 330 Warren/VFW multiarts center
9 CC Club/Overcomers Ministries community center*
10 Power and Restoration church
11 North side of Columbia-300 block
12 Empty lot at 4th & State (SW corner)
13 400 State Street (library building)*
14 Old schoolbus garage/Club Helsinki

North Side, 2nd Ward

15 Charles Williams School
16 Old Foster Refrigeration building
17 Old warehouse near Dock Street

51 Charles Williams Park
52 Bike/Ped Connection to Charles Williams Park

North Side, 4th & 5th Wards

31 Firehouse consolidation
32 Pocketbook factory
33 Houses to be seized by eminent domain*

54 Library move to Armory/Senior Center

Waterfront

18 North Bay development
19 South Bay restoration*
20 Lockwood property/NiMo cleanup
21 CSX property/NiMo cleanup
22 Dunn Warehouse/NiMo cleanup
23 Hudson Power Boat Association relocation*
24 Waterfront restaurant*
25 St. Lawrence Cement barge facility
26 Dunn Lumber (retail store)
27 Basilica Industria
28 St. Lawrence Cement railbed
29 Former Kaz building/Stageworks
30 Washington Hose Co. building

53 Promenade Hill Park

Just outside the City of Hudson...

45 119-house development (adjacent to Greenport Conservation Area)
46 Hudson Area Mega Museum
47 City's 400 acres leased to Colarusso
48 St. Lawrence Cement plant & quarry
49 Hotel/luxury housing between KAZ & SLC*
50 Olana expansion

Other Projects/Developers to Watch

- City-owned properties to be developed as affordable housing by HCDPA
- Properties being developed by T. Eric Galloway/ Hudson Preservation Group/Lihtan, Inc.
- New police/court building–contemplated
- New City Hall–contemplated
- Sale of existing buildings and construction of new buildings by Hudson City School District

Rossman, Prospect & Worth Avenues

34 Water treatment plant
35 Academy Hill condos
36 Medical arts building & hospital parking
37 Plumb-Bronson house & grounds–restoration

Warren Street, 400 & 500 Blocks

38 4th & Warren (NE corner)–renovation (hotel?)
39 5th & Warren (SW corner)–hotel*

Allen Street, 1st & 3rd Wards

40 County courthouse expansion
41 Willard Place townhouses
42 Allen Street School
43 St. Mary's Academy building
44 Relocation & expansion of Finnish Line*

CITY OF HUDSON

DEVELOPMENT PROJECTS

LEGEND

- Under construction
- Proposed development
- Watch this site
- Completed
- * Project Scope Change

May 2015

Map design by Arlene Boehm–518-822-9848

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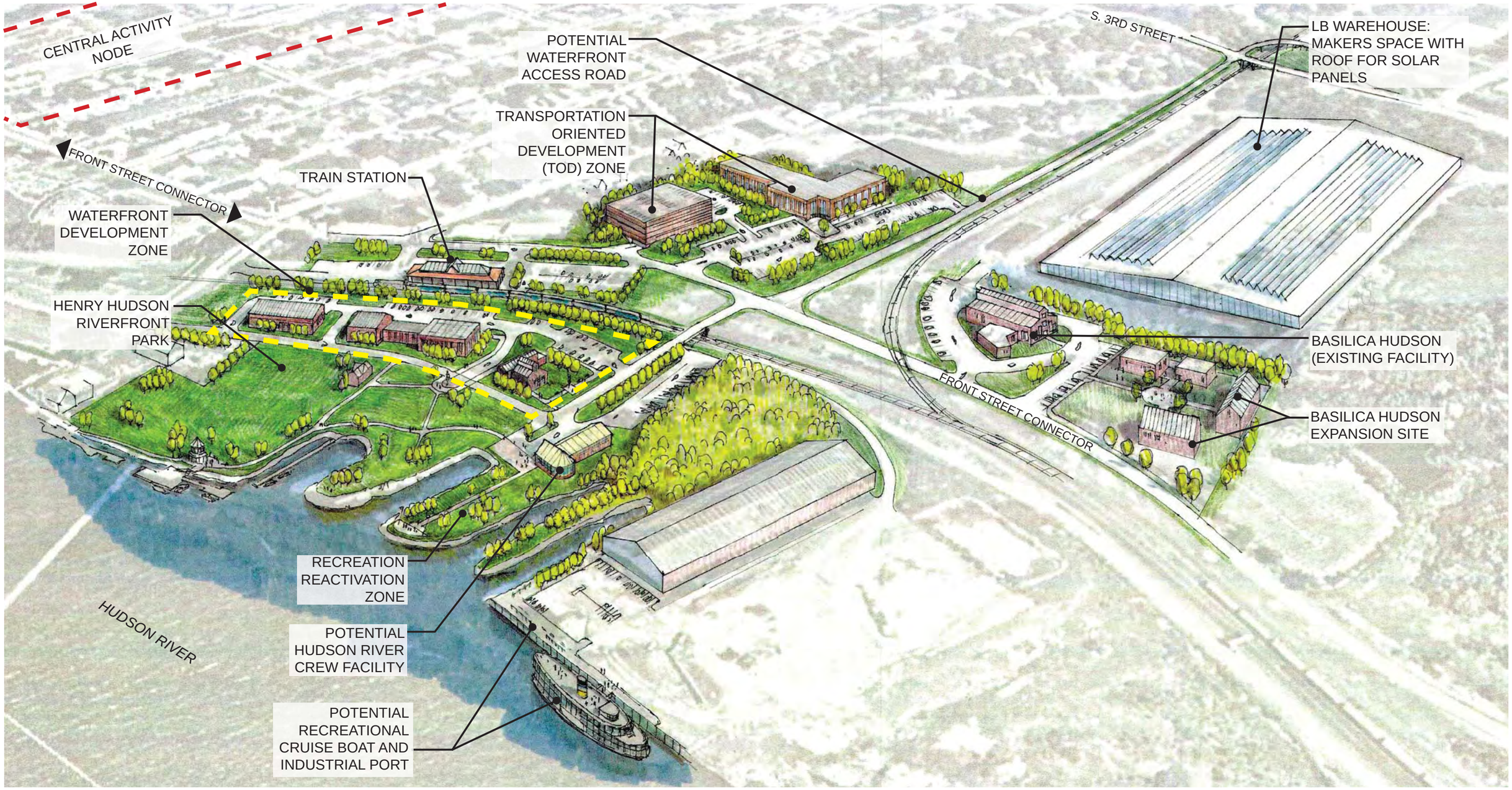


SCALE: NTS

N

THE CITY OF HUDSON'S NEW URBANISM

ORGANIC GROWTH FROM COMMERCIAL,
RESIDENTIAL AND CULTURAL PLANNING
AND PUBLIC-PRIVATE INVESTMENT

DATE: JUNE 1, 2016

CAN to WIN|| Front St Connection

A stretch of five walkable blocks that connect the Central Activity Node [CAN], Warren, State, and Columbia Streets, with the Waterfront Investment Node [WIN] has seen over $2 million dollars in private investment. To anchor, the area, the Columbia County Chamber of Commerce and Hudson Development Corporation are housed in one of Hudson's oldest firehouses.

Promenade Hill Park, possibly New York's oldest park, sits at the foot of Warren Street, beckoning visitors to mount the stairs to catch a glimpse of the historic Hudson and the landscape that inspired hundreds of years of art, exploration and innovation. This park, however, beloved, is in need of funding to make it accessible for all to enjoy.

Front Street Connection: Private Investment

- William Farmer & Sons Inn & Restaurant ($1M)
- Relish ($50K)
- Hudson Brewing Co. ($100K)
- Kasuri- ($1M)
- Half Moon Pub ($200K)

Hudson Core Riverfront-

Multimodal Hub

The Hudson River is alone, a major transportation, recreational, historical asset for each waterfront community. Hudson's waterfront has undergone significant transportation. Once home to a oil tank farm, is now a bustling hub for passive and active recreation as well as industry.

Existing Transportation Modes

- NYS Boat Launch
- Non motorized Craft Launch
- Amtrak Station
- Private Charter Boat & Day Boat for Greene County Commuter and Tourism
- Nonprofit Environmental Education- Sloop Club
- Industrial Working Deep Water Port

Hudson Riverfront- Multimodal Hub & Development Area

Well positioned to take advantage of the Amtrak Station and the build on recent investment in Hudson- the area parallel to Hudson's waterfront (pictured here) is ripe for Investment.

An adaptive reuse and analysis of *Dunn Warehouse, a waterfront landmark, calls for a mix of public and private investment* to include an array of programming for year-round use: a Kayak & bike outfitter, restaurant/brewery, and public space to hold large events such as weddings or an indoor farmer/arts market.

Beyond this building there is a*mple space to build other maritime-based elements such as a Crew Shed*- drawing regattas and providing a unique opportunity for Hudson's youth to be involved in a otherwise unavailable sport.

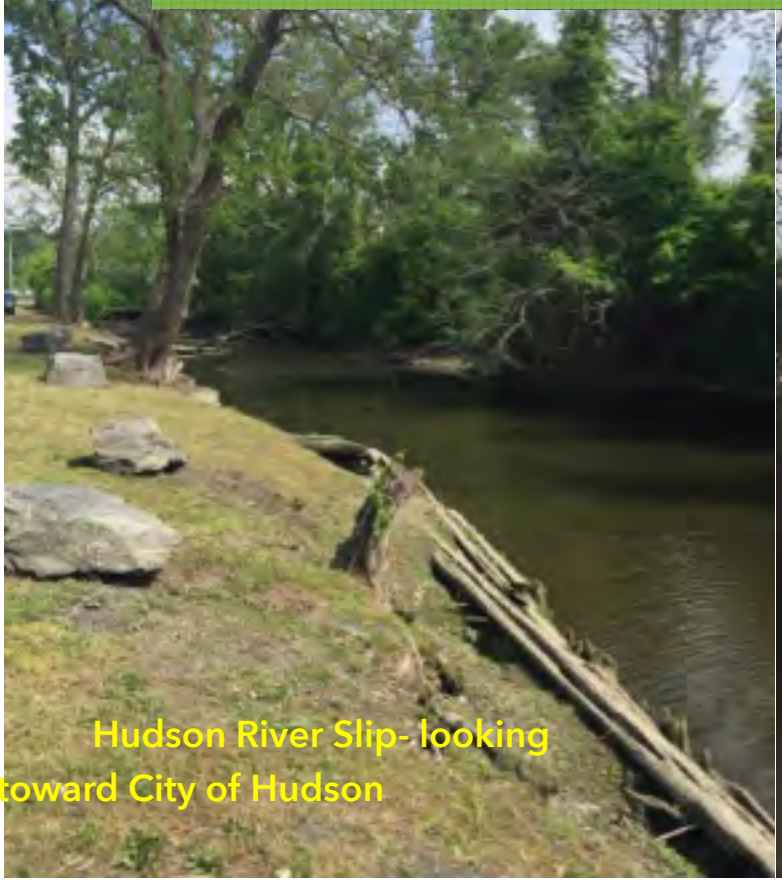
Public Investment to date:

- Dunn Adaptive Reuse Study: $55K
- HFCQ Kayak Launch
- $44K
- Ferry Street Bridge: $3M
- Environmental Education Center $99K

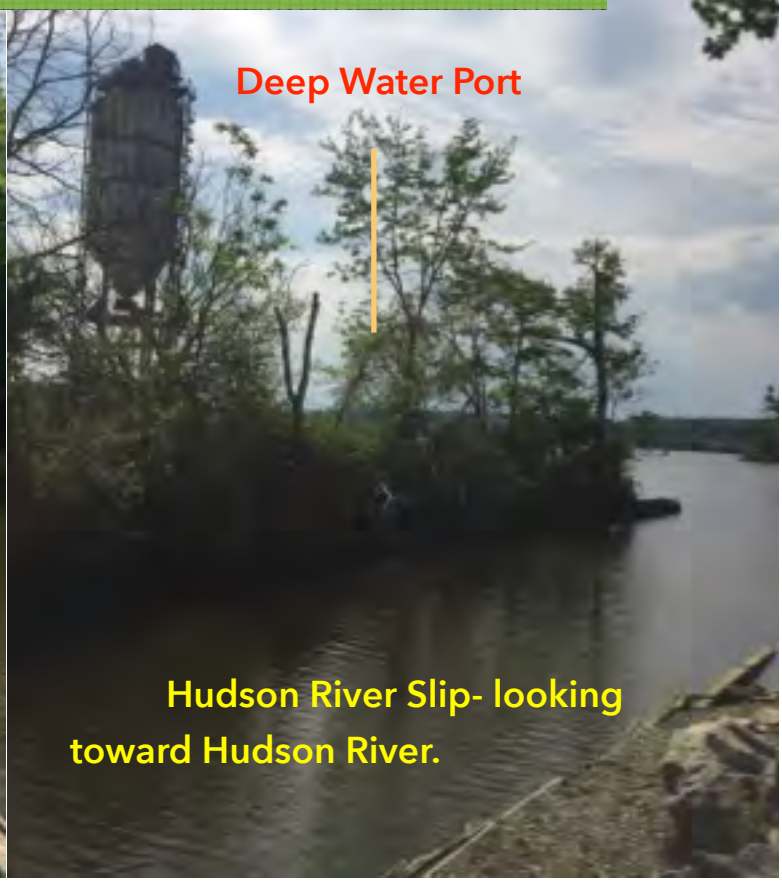
Current Public Investment: $3.198Million

Recreation Reactivation Zone

Underused land between deep water/industrial port and core riverfront recreation area- this City owned property is ripe for reactivation. Catalyzed by a recent grant made by NYS DEC for the installation of an off-grid environmental center and funds for removal of overgrown flora- this area would benefit from shoreline rehabilitation and resiliency adaptation.



Hudson River Slip- looking toward City of Hudson



Hudson River Slip- looking toward Hudson River.

Transportation Oriented Development

Hudson Amtrak Station, now ranked third in the state for number of on/off ridership, provides a direct connection to the world's largest cultural and commerce hub, New York City.

No greater opportunity exists for the Capital Region to capitalize and benefit from a the NYC Market.

SHIFTED ROADWAY

PHASE II

Planned TOD for Warehouse District

Situated directly across from the Amtrak station is a mix of private and public lands ripe for reinvestment. To catalyze the existing business system, and take advantage of the location, a TOD is planned.

Sustainable Community Associates is working with the Hudson Development Corporation to develop a **$20 Million dollar transportation oriented development project**. The Phase 1 will include:

- 10 Units of Live/Work/ Retail Arts Space
- 67 Apartment Units
- Co-working Space
- 24,000 sq ft of new office space
- 70 additional parking space

A second phase of the project will include the potential build out of a multistory parking garage, a food market, and additional retail space.

This unique district takes advantage of the **burgeoning waterfront ecosystem that includes private investment equalling $17 Million:**

Cultural Anchor: Basilica Hudson a venue for performing, visual, creative arts & host to Hudson's largest Maker Fair- Farm & Flea- drawing 10,000 visitors annually. **(Private Investment =$3M)**

Lodging: The Wick Hotel, an adaptive & historic redevelopment of a warehouse turned performance venue will provide affordable lodging in 55 rooms. **(Private Investment =$8 M)**

Employment Hub: 99 South Front is a 300,000 sq ft warehouse housing over 20 small businesses, employing 80+. **(PrivateInvestment= $6M)**