

Cahill, Suzanne

From: Theresa Drapkin <theresa.drapkin@gmail.com>
Sent: Wednesday, March 11, 2015 9:27 AM
To: Cahill, Suzanne
Cc: Rebekah Milne; Swanzey, Gregg
Subject: Kingston Waterfront Business Association (KWBA) Comments to Comprehensive Plan
Attachments: Comments_CompPlan_KWBA.pdf

Dear Sue,

We are writing on behalf of the Kingston Waterfront Business Association.

The plan looks really fantastic. Thanks to you and your team for all of your hard work, and for inviting the public to formally comment on the plan.

The KWBA has reviewed the plan individually and as a group, and we have compiled our comments in the attached document. A few points to note about the formatting of our comments:

1. We categorized the "topic" of the comment in all caps. For instance, ARTS+CULTURE, ECONOMIC DEVELOPMENT, etc.
2. In parenthesis, we have listed the comment type - whether the comment was *in addition* to or *in expansion* of a stated Objective or Strategy.
3. Additional, or new strategies are denoted by number in blue.

One overall note to these comments: We understand that many parties are commenting on the Comprehensive Plan and we understand certain issues regarding committees and historic review processes have and are being addressed by other parties - we share those concerns however, did not address here.

Please let us know if you have any questions at all. We appreciate this opportunity for input.

Many thanks,

Theresa Drapkin and Rebekah Milne
on behalf of the Kingston Waterfront Business Association

NOTES ON PLAN: RONDOUT CORE AREA + HUDSON RIVER WATERFRONT

ARTS + CULTURE (*Addition of Strategy, Objective 10.2, Pg. 82*)

Strategy 10.2.6: Create opportunities for local artists by promoting art in public places

Increasing opportunities for art in public spaces will bring an awareness and appreciation for the arts in the daily lives of all of Kingston's residents, regardless of race, ethnicity, or income boundaries. Public art is an excellent way to create a diverse audience for the arts. Downtown Kingston has the opportunity to foster the arts by integrating public art into the City's landscape. Ideas include incentivizing current property owners and private developers to provide public art in interior and exterior spaces; installing public art in City, county, and state owned public and community facilities, City parks, and the greenway system; and incorporating public art into the planning stages of publicly-funded projects and projects on City-owned land. Engage the arts community in local planning to understand how the City can support their activities and help them to expand and grow. Consider amending the City's Zoning Code to foster temporary and permanent public art installments.

ECONOMIC DEVELOPMENT (*Expansion on and Addition of Strategies, Objective 10.3, Pg. 84*)

Strategy 10.3.1: Promote additional use of Rondout public recreational facilities throughout the year, and specifically during cold-weather months

Concerts and festivals through the warm-weather months continue to grow including the First Saturday art walks and the May-October Night Markets. During the winter, economic activity in the Rondout significantly tapers off. The City should continue to promote active programming of Rondout Area parks during cold weather months and increase activities as possible. Current programming includes the Sinterklaas Festival. Future possibilities could include watering the public plaza at T.R. Gallo Park to construct an artificial ice skating pond; and promoting sledding in Cornell Park, or a Christkindlmarkt similar to the one held in Bethlehem, PA. which brings retailers and craftsmen from the area to sell Christmas-related arts and crafts.

Review permitting procedure for outdoor events including arts fairs, farmers markets, and street performance and remove disincentives such as exorbitant fees or unreasonable time restrictions. One vision for Cornell Park is a Bandshell as well as Urban Agriculture opportunities. Incorporate urban agriculture into the zoning code. Broaden uses to include small residential, commercial, mixed-use, manufacturing, and waterfront districts. Incorporate urban agriculture definitions into the zoning. Allow "Market Gardens" in the new zoning. Incorporate appropriate accessory structures and

uses, parking and loading, screening, appearance, as well as related ordinances to include including composting, garbage (solid waste), weeds, municipal water, prescribed burning, and gardening in municipal parks.

Strategy 10.3.2: Require active uses on the ground floor of buildings in the commercial district of Broadway

The pedestrian experience is enhanced by uses that bring customers to the area. It's vital that these businesses are open regular business hours, and include display windows. Requiring these types of uses, as opposed to office or residential uses, helps enliven mixed-use areas. Those uses that promote minimal street-level activity should be limited to upper floors. Zone townhouses on East side of Broadway for mixed-use commercial retail which would increase streetfront use, increasing the passers-by and the visual interest of the neighborhood, and promoting integration with the opposite, commercial side of the street. Consider adopting form-based codes and aesthetic requirements for first-floor commercial storefronts in the City. **(Strategy noted in Uptown Plan, 9.7.1, Pg.79)*

Strategy 10.3.3: Designate an anchor establishment downtown

Sources of fruits, vegetables, fresh meat and seafood are a vital attraction to a neighborhood. From urban agriculture to kitchen incubators, there are myriad opportunities to use food as a fulcrum for job growth and business development, as studies confirm that grocery stores attract other retail uses to the community.

REPURPOSING *(Addition of Strategy, Objective 10.3, Pg. 84)*

Strategy 10.3.4: Support the temporary re-use of vacant and/ or underutilized building facades for art exhibitions and murals.

Many of the pre-war industrial buildings and structures downtown were built to accommodate uses or perform functions that are no longer relevant. Nineteenth-century industrial buildings, for example, are ill-suited to the needs of today's working waterfront. However, such historic resources can be adapted for contemporary uses with alterations that modify buildings while retaining their essential historic features or character. Encourage pop-up shops, incubator businesses, performances and events in these nontraditional venues. Maintain an inventory of existing venues and sites for future venues. Promote and market events that support and encourage cultural tourism. Partner with art galleries, independent theaters, local universities and colleges, and the public, private and social sector in hosting and organizing arts events to establish a cultural identity for Kingston. Support redevelopment of existing vacant and underutilized industrial and commercial lands rather than designating additional lands for these purposes. Encourage preservation, rehabilitation and redevelopment of existing housing stock.

and unskilled jobs. Marina uses include full-service marinas, accessory docks, and single docks for private recreational vessels. Marina support activities include boat repair and maintenance, boat storage, fueling, waste pumpout, and sail making and repair. Marinas and marina support activities are clustered in the Rondout Creek, with moderately deep water protected from currents, strong winds, and wave action, and where conflict with maritime and maritime support vessel activity is minimal.

OTHER CITY-WIDE PLAN NOTES

RECRUITMENT (*Expansion of Strategy 4.8.1, Objective 4.8, Pg. 34*)

Strategy 4.8.1: Produce a “Doing Business in Kingston” package for potential and new businesses

This strategy should also mention (in addition to creating a Comprehensive City Directory of Businesses) available rental spaces/rental property owners, tax incentives, grant opportunities for property and business owners within the Landmarks and Heritage Area districts, through New York Main Street and other State and federal grants.

TRANSPORTATION IN PUBLIC SPACES (*Addition of Strategy, Objective 5.3, Pg. 44*)

Strategy 5.3.7: Explore innovative ideas for incorporating art in the public realm by creating art walks and cultural heritage trails along certain routes, encouraging multi-modal travel, and providing accessible, human scale opportunities for transferring between travel modes and parts of town.

Greenspace, natural areas, pedestrian-oriented store fronts, tree-lined streets, reliable sidewalks and active spaces encourage and enhance the walking experience. Downtown streets, trails, and green spaces are not static; they need to evolve continually in order to meet shifting trends, which are moving towards more individual or self-led activities. Ensure zoning laws explicitly allow multi-modal travel uses and amenities for pedestrians and bicyclists including benches, bike racks, and designated bike lanes.