

HUDSON RIVERPORT AT KINGSTON

A 20-year vision for our waterfront

1. RE-ENGAGING ISLAND DOCK

Island Dock is transformed into a waterfront-focused, public open space with local art, trails and event space. The BOA plan suggests a land swap that would result in a more easily developed and less flood-prone private parcel at Block Park. This land swap would result in a net gain of 13.5 acres of park, and a total of 20.5 acres of publicly accessible park space.

2. HUDSON VALLEY BOATING DESTINATION

A new 150-room hotel serves as a regional destination for Hudson Valley recreational boaters, while the addition of retail along Dock Street activates the sidewalk experience and creates a local destination along the revived waterfront promenade.

3. A DOUBLE-SIDED BROADWAY

Broadway is redesigned to improve retail visibility and access. New crosswalks pass through existing median barriers to visually and physically connect one side of the street to the other.

A grocery store at the corner of Spring Street and 9W provides a much needed food source, in an area is currently designated as a USDA food desert.

4. HISTORIC BUILDINGS

New flexible work environments and office spaces within historic buildings are ideally suited to attract start-up businesses and to support and grow along with the Rondout area. A new Culture and Food Incubator at the Cornell Building could connect new and existing Uptown partners with the already thriving local food scene.

The screening system on the wastewater treatment plant also provides a more pleasant sidewalk experience along the waterfront.

5. UPLAND CONNECTIONS

A community destination is envisioned at the most central point along the waterfront. This large community-oriented facility could have bike stations, trail connections to Hasbrouck Park and the future Greenline, and direct access to the waterfront promenade.

6. REMEDIATION & ADAPTATION

In response to flood and contamination concerns, waterfront parcels could be reshaped to create 'Reef Streets' that align with the street grid. Developable areas on these parcels are protected by their raised elevation and flood-tolerant water-inlet landscapes.

7. KINGSTON POINT PARK

Kingston Point Park is established as a regional destination. An eco-hotel, complete with event and wedding facilities anchors the eastern end of North Street and serves as gateway to the larger Kingston Point Park. Within the Park a network of low-impact boardwalks and viewing stations provides access to existing marshes. A restored day-liner terminal and trolley access provide another unique way for visitors and Kingstons to experience the Park.



HUDSON RIVERPORT AT KINGSTON

A vibrant, mixed-use waterfront for all

ARTS, CULTURE & HERITAGE
 HEALTH, WELLNESS & RECREATION
 BUILT ENVIRONMENT
 TRANSPORTATION
 COMMUNITY RESILIENCY



SHIP BUILDING SCHOOL



GROCERY STORE



HISTORIC DISTRICT



COMMUNITY DOCKS



SHIPYARD



TRAILS



UPLAND CONNECTIONS



BIOSWALES



COMPLETE STREETS



KINGSTON POINT RECREATION



ECOLOGY EDUCATION



AMPHITHEATER



ART WALK



HISTORIC LEGACY



ACTIVE WATERFRONT EDGES



FOOD HUB



COMMUNITY BOAT HOUSE



ON THE WATER



ARTIST RESIDENCES



DAY-LINER TERMINAL



WETLAND PROTECTION



TROLLEY



LOW-IMPACT STRUCTURES



HUDSON VALLEY ATTRACTIONS

HUDSON RIVERPORT AT KINGSTON

A community anchor on the 2-mile waterfront

1. WATERFRONT SITE

A new hotel provides a unique opportunity to cater to recreation boaters and Hudson Valley Tourists. It can be accessed both at the upper level of Abel Street and the lower level at W Strand Street.

2. WEST STRAND

West Strand is re-envisioned as a complete street that balances access to cars, pedestrians, bicyclists, and trolley cars. Street-level retail activates the full-length of W Strand Street.

3. ACCESS TO ISLAND DOCK

A pedestrian link connects Island Dock to Hone Street on the mainland. Elevated to the level of the hotel, the link also allows for tall boats to pass underneath.

4. LANDSCAPE

Island Dock is transformed into a forested park populated with trails and selective clearings to create a network of outdoor arts installations and recreational walking loops.

5. HABITAT

An environmentally sensitive approach to the creation and location of trails and gathering areas balances habitat needs with park access and facilities.

6. ARTS & CULTURE

Outdoor gathering areas throughout Island Dock Park provide an opportunity for local artists to showcase their work, and through the incorporation of educational markers, tell the story of the Island's history.



HUDSON RIVERPORT AT KINGSTON

An accessible and livable waterfront

1. DEVELOPMENT SITES

A mix of retail and residential uses activate the waterfront and buildings of 1-4 stories take advantage of expansive water and park views.

2. RESPONDING TO RISING WATERS

Parcels are reshaped and elevated to raise development out the floodplain. Water inlets and bioswales further protect development from rising water levels and upland flooding issues.

3. HARDENED EDGES

Hardened edges are reinforced for boat-related industrial and commercial access, allowing for sheltered kayak and row boat launches.

4. SOFTENED EDGES

Naturalized edges create fish spawning habitat, green wetland buffers to reduce wave action and storm surge, while providing recreational access and open space at the water's edge.

5. VIEWS

The waterfront belongs everyone, including those in upland Kingston. As such, key street and visual corridors leading to the waterfront are been maintained and enhanced.

6. MULTIMODAL

The existing trolley line is preserved and a new parallel pedestrian path extends the Greenline trail for pedestrians and bicyclists.



HUDSON RIVERPORT AT KINGSTON

A restored wetland and habitat

1. WETLAND BOARDWALKS

A network of environmentally sensitive and low-impact boardwalks provide access to wetlands and education amenities throughout the park.

2. EVENT PAVILION

A multi-purpose pavilion in Kingston Point Park offers a regional destination for large events, weddings, and informal gatherings.

3. BIRD BLINDS & VIEWING PLATFORMS

Bird blinds and overlook platforms provide wildlife viewing areas and intimate places to engage the expansive Hudson River and landscape views.

4. HISTORIC DAY-LINER

A restored day-liner terminal connects locals, event groups, and regional visitors to the Hudson Riverport via the restored trolley line.

5. LEARNING LANDSCAPE

Ecological and resilient features of the area are highlighted through a network of educational signage.

6. WETLANDS & HABITATS

Existing and restored wetlands are a critical mitigating element to ensure that the existing habitat thrives despite shifting water levels.



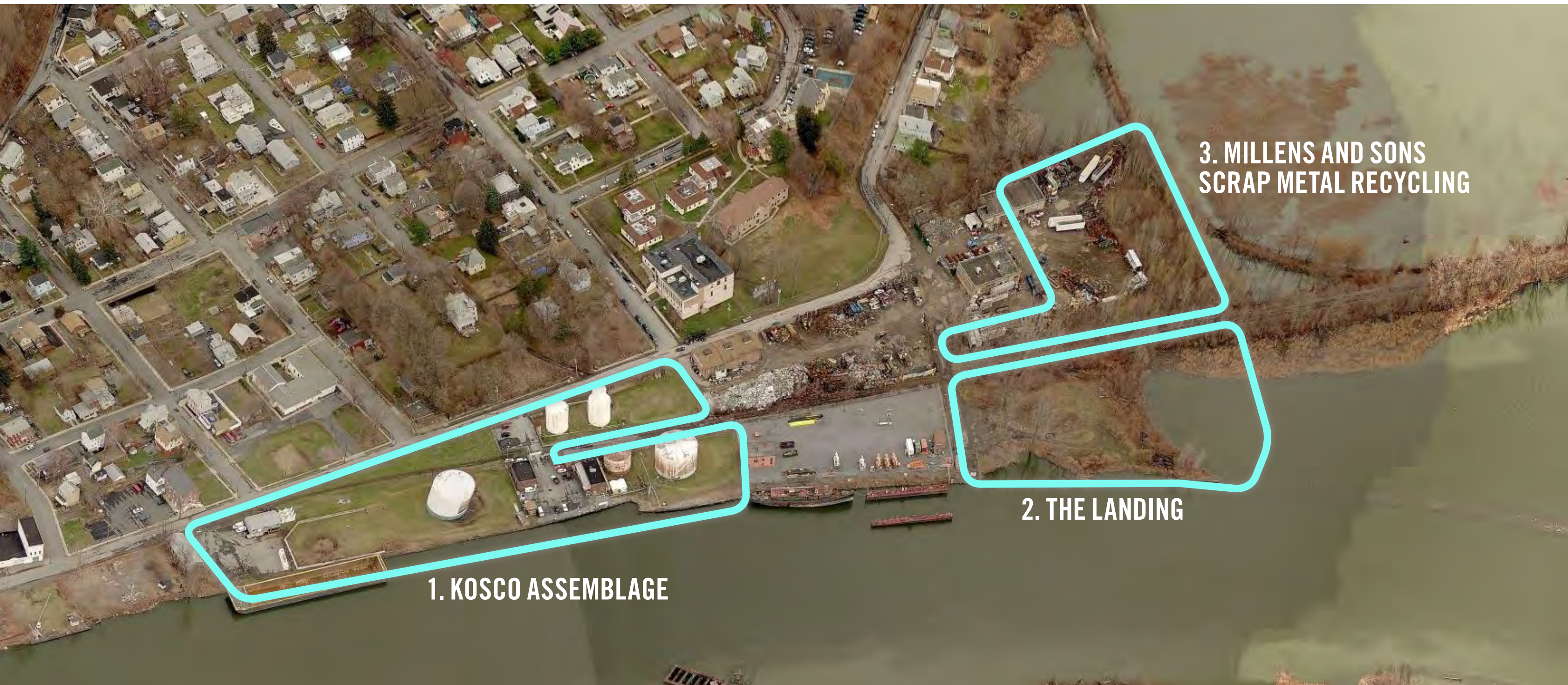
HUDSON RIVERPORT AT KINGSTON

Eastern strategic site options

WHAT'S A STRATEGIC SITE?

Strategic Sites are identified as part of the Brownfield Opportunity Area (BOA) designation process. They were selected because they are strategically located, preferred by the neighborhood, have a high capacity for

redevelopment, can catalyze other economic investment, and have historical uses that indicate a significant chance of environmental contamination.



Preferred Option

1. KOSCO

- Cut and fill contamination remediation in-situ
- Maintains view corridors along upland streets to the water
- Provides new means to engage the waterfront
- Two new development sites above of the flood plain provide retail or maker space at the ground floor with residential above
- 3-4 story buildings provide a range of unit types including market rate, senior housing, artist lofts and affordable units

2. THE LANDING

- Cut and fill contamination remediation in-situ
- One development site outside of the flood plain for a mixed-use trolley terminal with retail and cultural space
- 2-3 story buildings
- A trolley stop becomes the major hub for the eco-hotel destination and provides opportunities to access the waterfront, day-liner trail and access the lighthouse trail.

3. MILLENS

- Assemblage of site with adjoining properties
- Destination 30 key eco-hotel consisting of one large common house and multiple small guest bungalows
- Low impact, stilted development to preserve the sensitive habitats
- 1-2 story buildings maintain views and limit visual impact

Design Alternatives

1. KOSCO

- Contamination remediation in-situ
- Maintains view corridors along upland streets to the water
- A 50-foot right-of-way is preserved for recreation and resiliency efforts
- Development sites designed to adsorb flood waters with minimal impact to development and open space
- Building heights of 3-4 stories provide a range of unit types including market rate, senior housing, artist lofts and affordable units

2. THE LANDING

- Contamination remediation in-situ
- One development parcel for a simple trolley platform on stilts
- Development focused on water and research institute

3. MILLENS

- Small-scale civic and event destination with supporting classroom space
- Destination 30 key eco-hotel consisting of one large common house and multiple small guest bungalows
- Low impact, stilted development to preserve the sensitive habitats
- 1-2 story buildings maintain views and limit visual impact

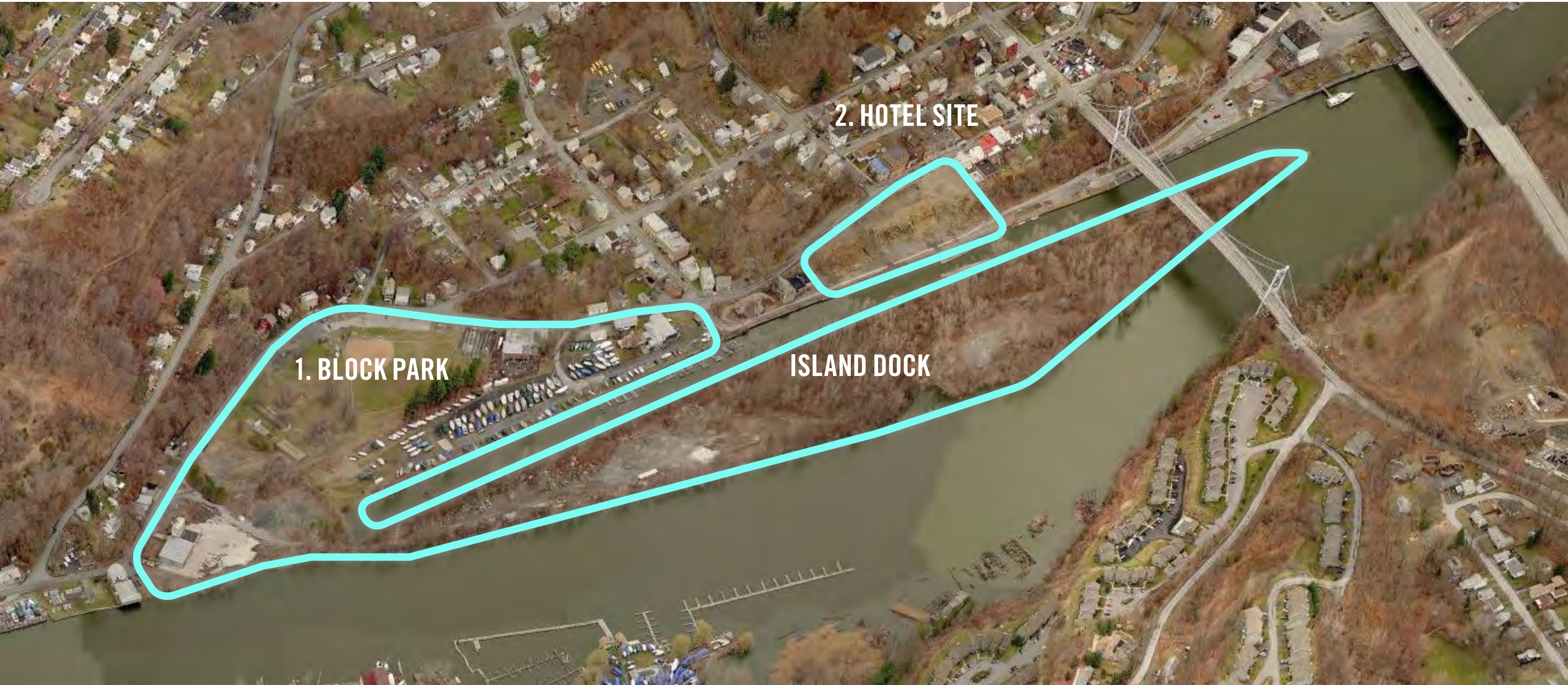
HUDSON RIVERPORT AT KINGSTON

Western strategic site options

WHAT'S A STRATEGIC SITE?

Strategic Sites are identified as part of the Brownfield Opportunity Area (BOA) designation process. They were selected because they are strategically located, preferred by the neighborhood, have a high capacity for

redevelopment, can catalyze other economic investment, and have historical uses that indicate a significant chance of environmental contamination.



Preferred Option

1. BLOCK PARK / ISLAND DOCK

- Land swap between public land at Block Park/private land at Hideaway Marina and Island Dock
- Mainland is primarily a residential development with ground floor retail opportunities in the eastern-most buildings
- German St. is extended from the Rondout diagonally through the development; Abeel St. is straightened as it cuts east-west through the development parcel
- Bioswales and other green infrastructure manage stormwater and reduce environmental impact of new development
- The Greenline, trolley line (in the long-term), and boardwalk extend from Ravine street west along the water to the entrance to Island Dock
- A parking lot with pervious pavement is located adjacent to it as vehicular traffic is restricted from Island Dock
- Island Dock trees are largely preserved and minimal walking trails constructed. Art is displayed in small clearings, and a small amphitheater provides a venue performances or outdoor movies
- A pedestrian link connects Island Dock to Hone Street on the mainland

2. HOTEL SITE

- Site is developed as a hotel to cater to recreation boaters and Hudson Valley tourists.
- The building can be accessed both at the upper level of Abeel Street and the lower level at W Strand Street. The lower level provides retail space and engages with the waterfront promenade.
- A 2-4 story commercial building is co-located on the site to provide space maritime focused office and support industry.
- Parking is buried into the hillside. Parking serves both hotel guests and as municipal district parking resource.

Design Alternative

1. BLOCK PARK / ISLAND DOCK



- Island Dock remains as a private development site for a low-impact, mixed-use community
- Development is centrally located and enveloped in a natural shoreline and pedestrian promenade
- Upland visual corridors are extended to the Island and across the inlet
- Access is provided through a single vehicular road complete with sidewalks
- Significant infrastructure upgrades investment are required to support development
- Buildings range from 2-6 stories raised above the flood line
- Parking is wrapped with building uses

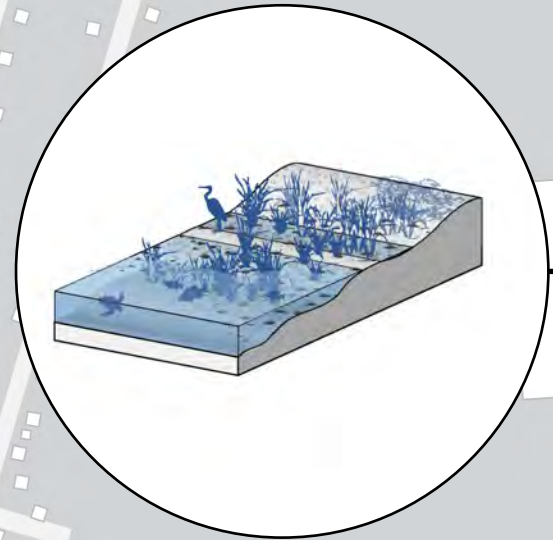
2. HOTEL SITE

- Small-scale residential development on Abeel Street responds to existing adjacent development
- Lower level retail development supports boaters and flexible, start-up oriented work space along the waterfront

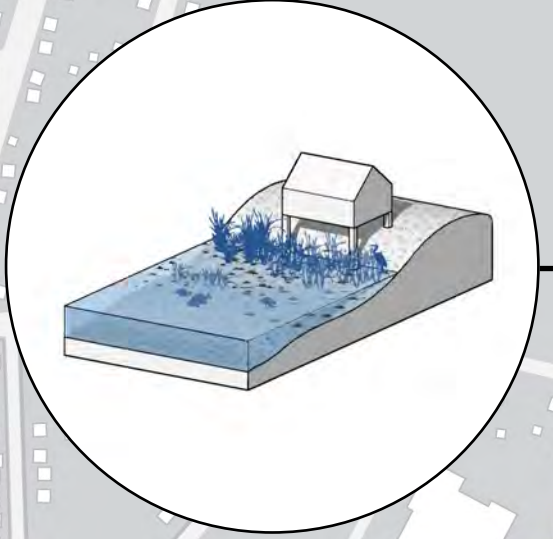
HUDSON RIVERPORT AT KINGSTON

A layered approach to resiliency

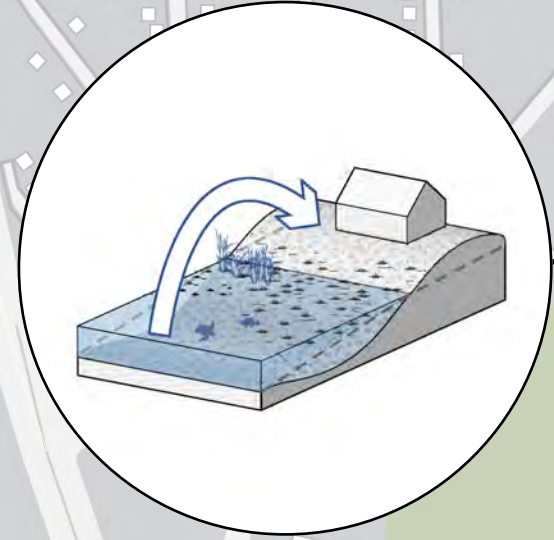
-  Deployable Floodwall/Boardwalk
-  Naturalized edge
-  Hardened edge
-  Elevated Pathway/Track
-  Bioswale
-  Wetland Buffer
-  Permeable Surface
-  Berm/Raised Land
-  Wet/Dry Floodproof Existing Building
-  Stilted or Floatable Construction



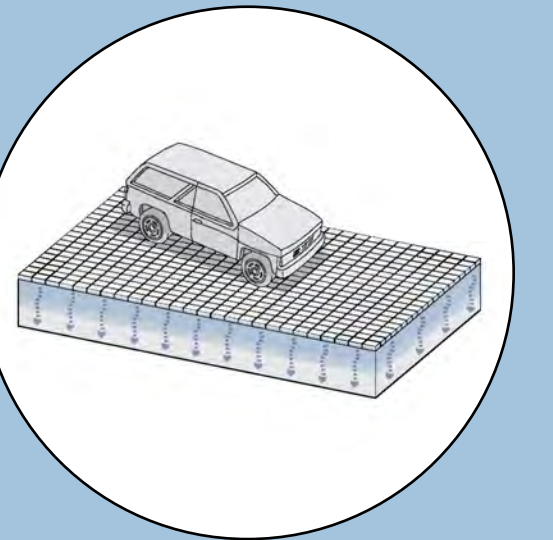
WETLAND BUFFER
By temporarily storing and slowing overland flow and floodwaters, wetlands serve to reduce flooding, erosion, and property damage.



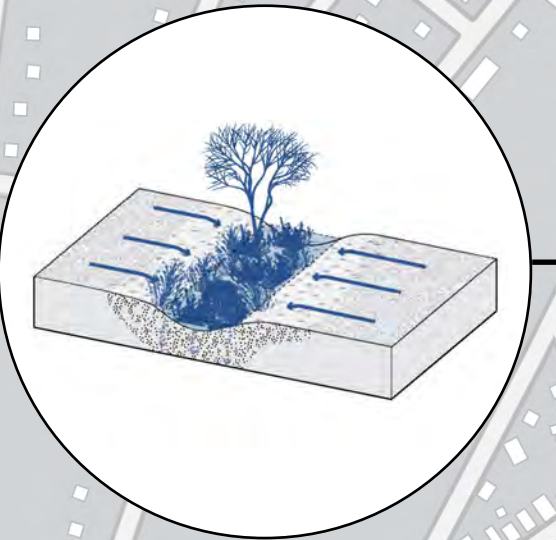
STILTED CONSTRUCTION
Sensitive development of an eco-hotel would include innovative stiling architecture that would have a light touch on the landscape and allow flooding waters to move unimpeded.



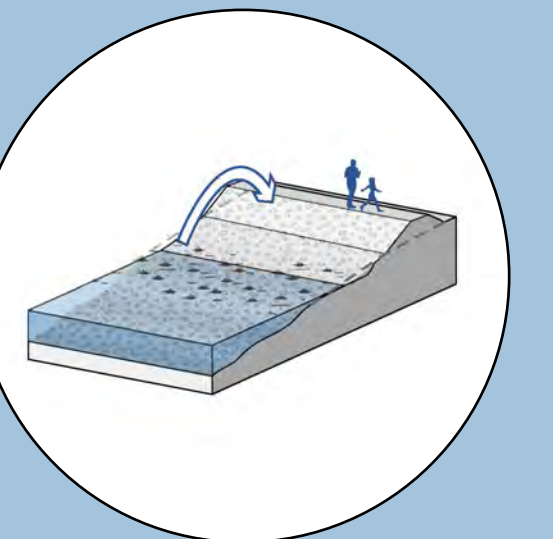
BERM/RAISED LAND
The shoreline is reshaped to raise developable parcels above the floodplain and create water inlets to adapt and protect from rising Hudson levels.



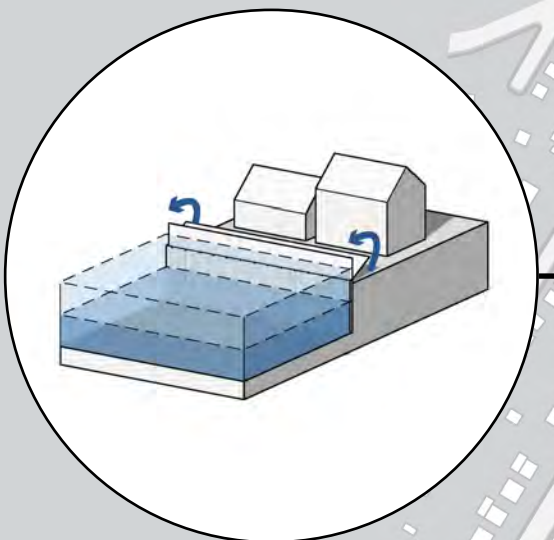
PERMEABLE SURFACE
Any new roads to the eco-hotel will be composed of permeable surfaces.



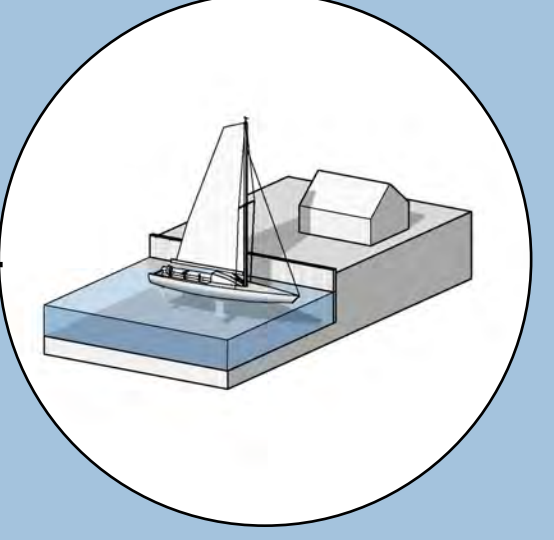
BIOSWALE
The green 'complete' East Strand Street feature a linear bioswale and increased tree plantings to act as linear sponge for stormwater from both up and downhill.



ELEVATED PATHWAY
Elevated walkway to the Lighthouse and Pilot project for use of eco-concrete pier casings as fish habitat environment.



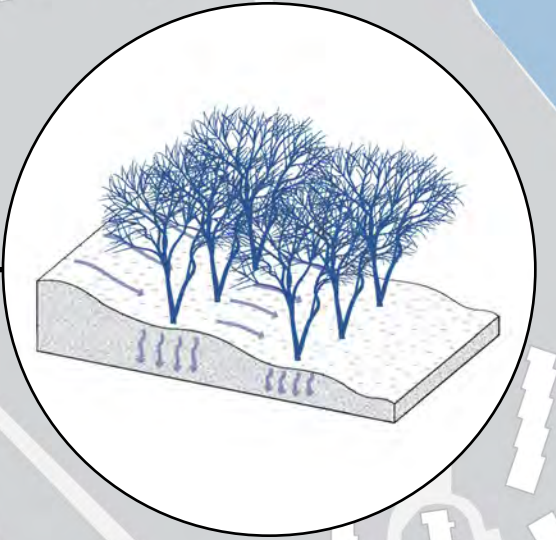
DEPLOYABLE FLOODWALL
A raised boardwalk along the Rondout waterfront is armored with a deployable floodwalls in strategic areas that can be engaged to protect from high waters.



HARDENED EDGE
Reinforced for boat-related industrial and commercial access.

LAYERED APPROACH

Where one resiliency strategy ends, another begins. At the end of the deployable floodwall, a berm or raised land mass will make sure that water cannot by-pass the wall.



PERMEABLE SURFACE
By keeping Island Dock vegetated and unpaved, the island will continue to act as both a natural buffer from storm surge and a means of increasing stormwater retention.

FLOODPROOF EXISTING BUILDINGS

Existing buildings within the updated 2060 floodplain are retrofitted with either dry floodproofing (modifications that prevent water from entering) or wet floodproofing (modifications that allow a building to strategically flood without causing structural damage).

PUBLIC ACCESS

Sloped landforms allow easy access to the waterfront.

HUDSON RIVERPORT AT KINGSTON

A phased approach to long-term development



Quick Wins NOW!

Show physical improvements and actions associated with the BOA plan.



Pop-up Retail



Parklets



Temporary bike lanes



Cultural events



Waterfront programming



Temporary plazas

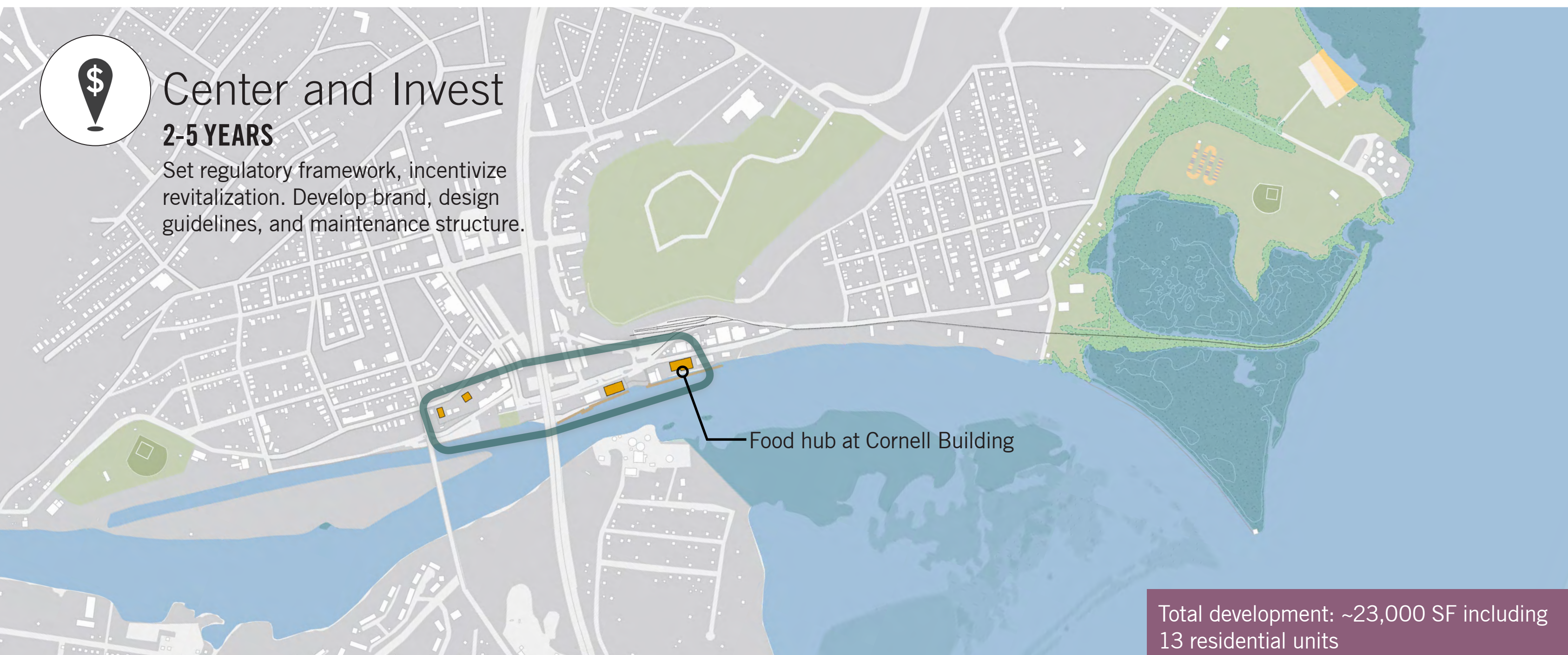


Walking tours



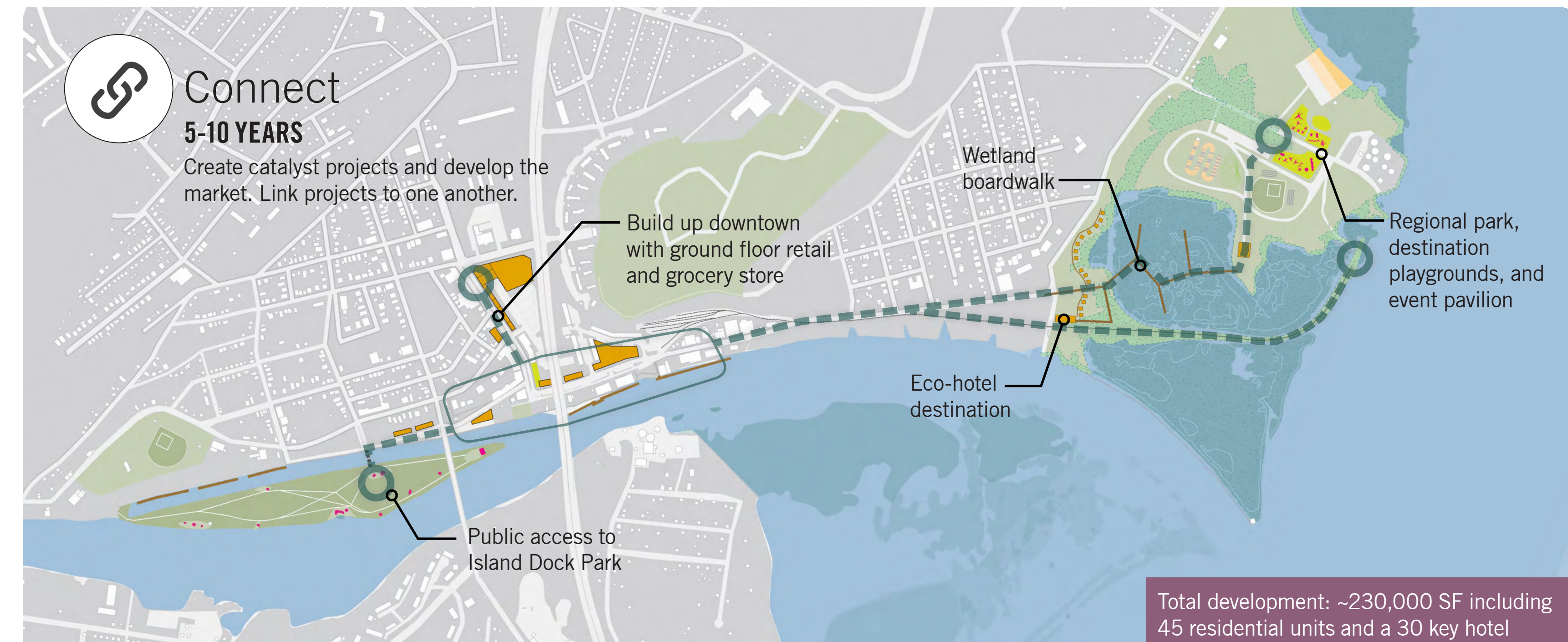
Center and Invest 2-5 YEARS

Set regulatory framework, incentivize revitalization. Develop brand, design guidelines, and maintenance structure.



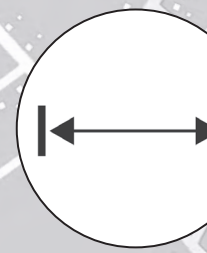
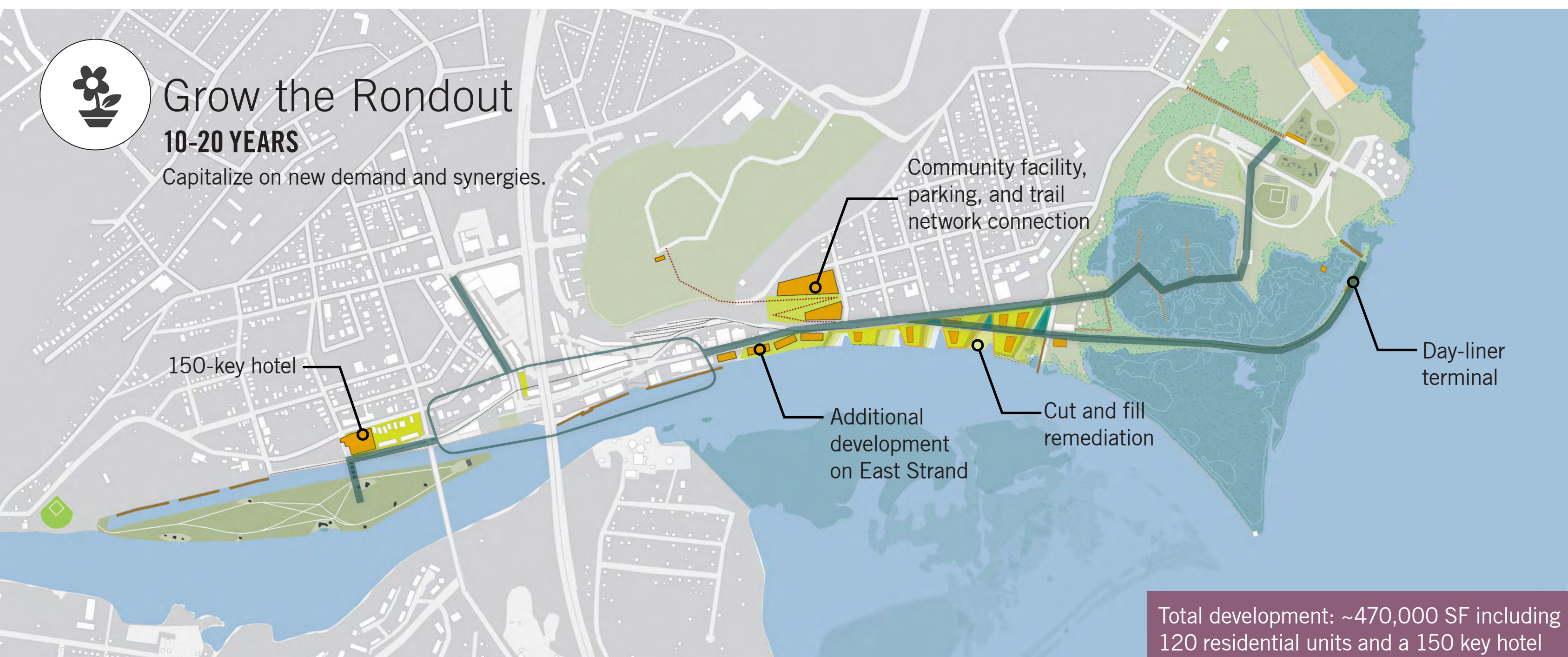
Connect 5-10 YEARS

Create catalyst projects and develop the market. Link projects to one another.



Grow the Rondout 10-20 YEARS

Capitalize on new demand and synergies.



Long Term Development 20+ YEARS



HUDSON RIVERPORT AT KINGSTON

We want to hear from you!

We're taking comments through August 28th.
You can provide them via:

- Facebook: Hudson Riverport at Kingston, NY
- Twitter @HudsonRiverport
- Email: gswanzey@kingston-ny.gov

Or look for us at upcoming events.