

SECTION IV

**PROPOSED LAND AND WATER USES AND PROPOSED
PUBLIC AND PRIVATE PROJECTS**

A. PROPOSED LAND AND WATER USES

The land and water uses proposed in this plan reflect the historic trends which have supported the waterfront area, new directions which have emphasized the waterfront area as a viable exciting area of the City, and the policies discussed in Section III of this document.

Due to the diversity of the coastal region in Kingston, the following section will discuss land use by sub-areas. See Proposed Land Use Map - Appendix A.

1. Wilbur

The former settlement of Wilbur is now a neighborhood in the southwest corner of the City. This quaint area has developed as a multi-use neighborhood and is an important feature of the City's Urban Cultural Park plan. Wilbur's multi-use character will be maintained to preserve this as a residential neighborhood which is tied to the river through industrial activities. Feeney's Boat Yard, the last active ship building company on the Rondout Creek, is located here.

Water-dependent industrial and commercial development will be encouraged along Wilbur's waterfront. Mixed water-enhanced commercial and residential uses will be located on the north side of Abeel Street.

2. Wilbur/Rondout Link

East of the Wilbur neighborhood lies a narrow coastal area which supports marinas and includes a city park.

Water-dependent commercial and recreational facilities such as marinas and boat launch sites are appropriate in this area. Water-enhanced uses, such as restaurants, will also be encouraged to locate in this area as support for marinas and water-related activities.

3. Rondout

The Rondout neighborhood, located along the Rondout Creek from Hudson Street on the west to the north-south arterial on the east, and extending in some places as far as 2,000 feet from the Creek, was once the center of a major water-based transportation system. Today this area is, perhaps, the most significant neighborhood within the City's coastal area.

Proposed land uses for the immediate waterfront include mixed uses of compatible activities. Water-dependent commercial use areas along the waterfront, such as marinas and wholesale fish markets, now exist. Continued growth of such activities will be encouraged. These uses will be supplemented by water-enhanced residential and commercial activities. The development of water-dependent recreation uses, including

a public park on Island Dock and public docking, is proposed to support and enhance mixed commercial and residential uses in this area of the waterfront.

Further inland, where the relationship to the water becomes less relevant, non-water related commercial and residential activities will be permitted.

4. **West Strand/Broadway**

The West Strand/Broadway sub-area of the Rondout is the current center of activity along the Rondout Creek waterfront. This location is the focus and stimulus for the redevelopment of the waterfront of Kingston. See Rondout District Map.

Proposed uses for the West Strand-Broadway area include water-dependent commercial and recreational uses, such as public docking. Water-enhanced activities, such as restaurants and specialty retail shops, will supplement the primary water-dependent uses. Residential uses will be permitted as part of a mixed use redevelopment of historic buildings and the vacant land on the east side of Broadway north of East Strand.

5. **East Strand**

East Strand includes that area between the North/South Arterial and the Ponckhockie neighborhood at Catherine Street, extending back from the waterfront to Hasbrouck Park.

This area includes the Hudson River Maritime Museum, the Trolley Museum, and the Rondout Visitors Center of the Kingston Urban Cultural Park. It also includes the Millens Steel Company and the Cornell Steamship Company buildings, as well as vacant land on the north side of East Strand adjacent to the arterial. Proposed uses for this area include water-dependent industrial, commercial and recreational activities along the waterfront, with mixed residential and commercial activities proposed for those vacant areas north of East Strand. The Trolley Museum will be encouraged to expand north of East Strand, with trolleys providing access north to Kingston Point and the Hudson River coastal area.

6. **Ponckhockie**

The Ponckhockie neighborhood is the second major residential settlement along the Rondout Creek and was established to support the industries along the Hudson River. This sub-area extends 1,500 feet inland from the Rondout Creek.

Water-dependent commercial, industrial, utilities and recreational uses are proposed as being appropriate land uses for the Ponckhockie waterfront.

Further away from the waterfront, residential, commercial, and other non-water-dependent uses will be permitted.

7. **Kingston Point**

Kingston Point is a peninsula situated at the mouth of Rondout Creek. Most of this area along the waterfront is occupied by recreational and conservation uses. Until recently, industrial uses located on the peninsula were dependent on water transport. The physical results include large storage tanks and docking facilities. The need for these industrial facilities has been eliminated and therefore the opportunity for a change in land use to water-dependent recreation is proposed in the land use plan. This change in use, however, is dependent upon the availability of funding and the availability of the property for purchase.

8. **Hudson River Waterfront**

The Hudson River sub-area extends 1,200 to 2,600 feet from the waterfront. Elevation varies by as much as 350 feet in this area and has been terraced by mining activities.

At present, the Hudson River waterfront area is proposed for water-dependent and enhanced recreational uses and other compatible uses that will increase public access to and public enjoyment of this area. There has been some discussion of the adaptive reuse of the Hutton Brickyard for water-enhanced commercial activities (hotel/convention center) by private developers. Such a proposal would be evaluated for compatibility with adjacent land uses and provision of water-dependent recreational activities.

Areas on the west side of North Street and further north, in the abandoned mining areas, are proposed for activities which are not water-dependent and which could be screened from view of the Hudson River waterfront and the Mid-Hudson Historic Shorelands Scenic District.

B. **PROPOSED PUBLIC AND PRIVATE PROJECTS**

Kingston's waterfront has been undergoing a slow redevelopment process for many years. This process has involved urban renewal, public improvements, and, more recently, private investment. The Local Waterfront Revitalization Program will crystalize this trend into a cohesive effort. The following list of proposed public and private sector projects will enhance, encourage, and contribute to the redevelopment of Kingston's waterfront.

Description of Projects

The location of the following projects are identified on Map 8.

KINGSTON LOCAL WATERFRONT REVITALIZATION PROGRAM PROPOSED PUBLIC and PRIVATE PROJECTS

LEGEND

- Corp. Boundary
- Coastal Boundary
- Centerline of Hudson River

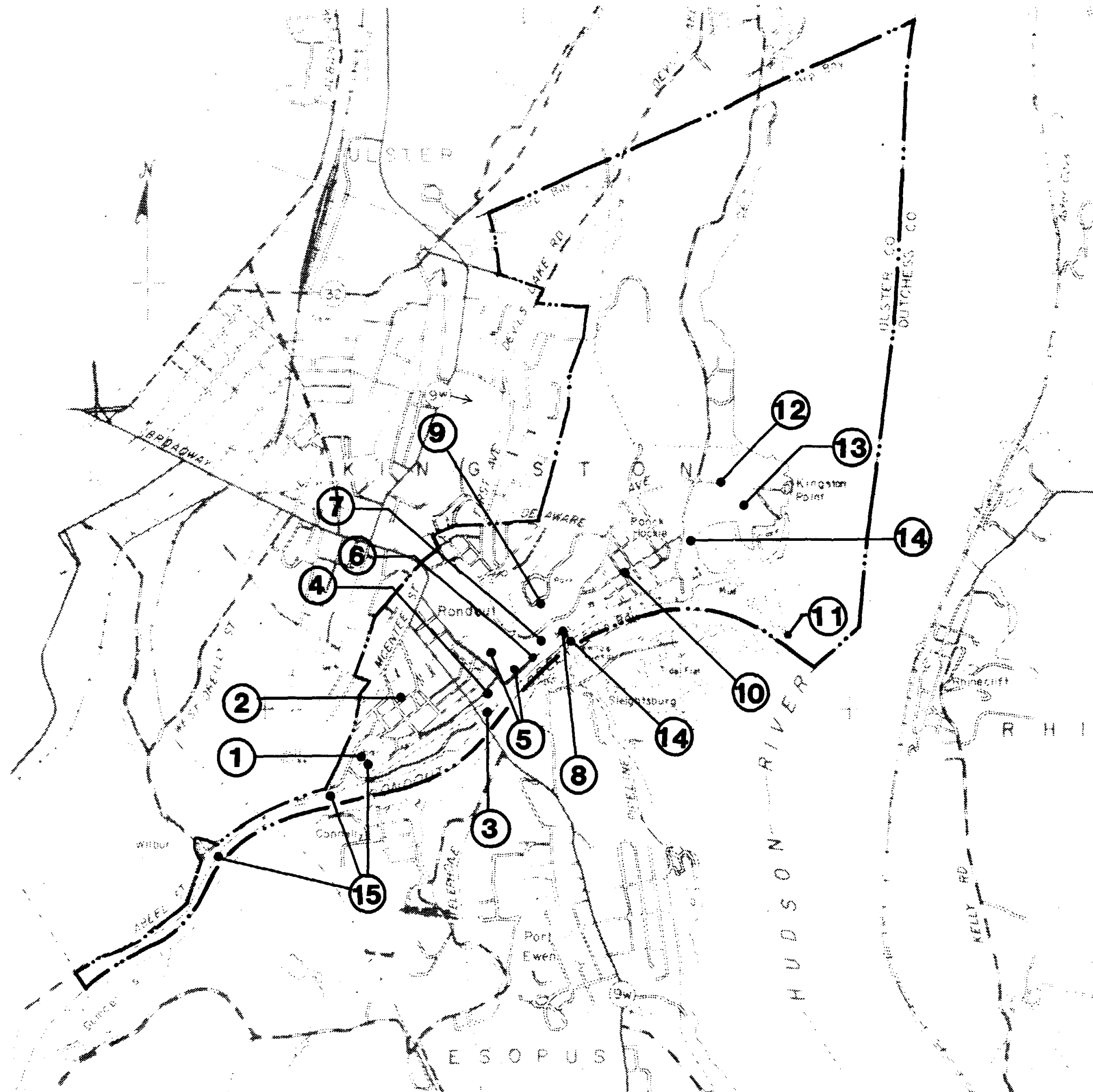
- 1 Block Park Improvements
- 2 Rondout Neighborhood Improvements
- 3 Island Dock Park
- 4 West Strand Park
- 5 Urban Renewal Parcels 8, 11 & 12
- 6 East Strand Parking
- 7 Trolley Museum
- 8 Sewage Treatment Plant Improvements
- 9 Hasbrouck Park
- 10 Ponckhockie Neighborhood Improvements
- 11 Lighthouse Pier
- 12 Delaware Avenue Street Improvements
- 13 Kingston Point Park
- 14 Sewer Improvements

0 2000 6000

SCALE: 1" = 2000'



DATE 10/16/85 SHEET NO. 8



1. **Block Park Improvements**

Block Park will be upgraded as part of the Kingston Urban Cultural Park Program. Improvements will include paving the access road and parking area, repairing picnic shelters and playground equipment and removing outdated or ineffective equipment.

Additional play equipment will be added and the ballfield will be upgraded and bleachers refurbished. See Sheet 9.

Removal of wading pool, concrete track and shed	\$ 10,000.00
Rehab Picnic Shelter	50,000.00
Rehab handball wall	5,000.00
Rehab play structures	1,000.00
General upgrade of playground including new equipment	35,000.00
Upgrade ballfield including new infield, rehab bleachers and backstop	15,000.00
General upgrading of park lawn, new plantings	30,000.00
New picnic tables, benches and trash receptacles	5,000.00
Pave parking lot including curbs & striping	25,000.00

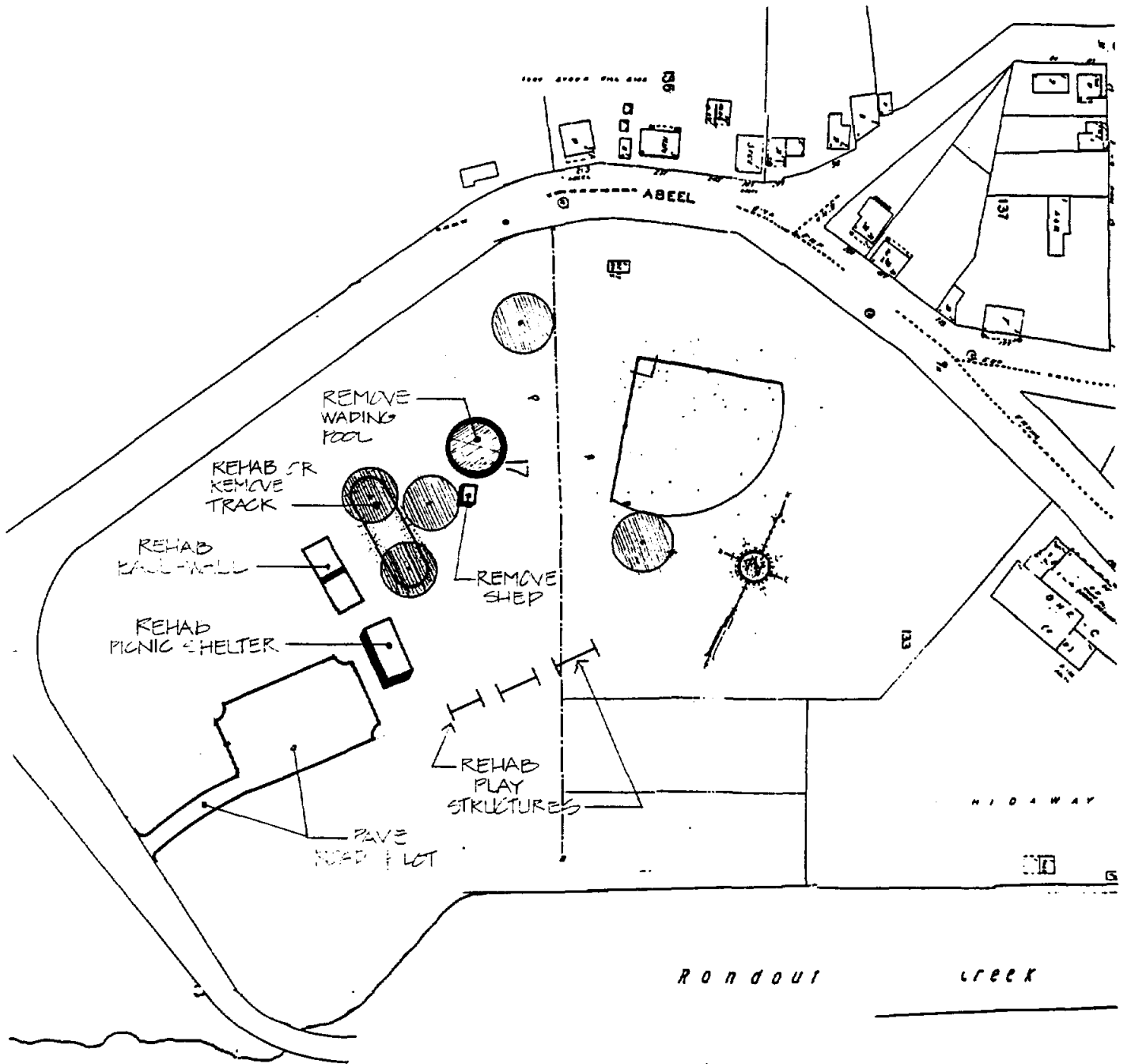
Subtotal	\$ 176,000.00
+ 15 % contingency	25,000.00
Design fees	10,000.00
TOTAL	\$ 211,000.00

2. **Rondout Neighborhood Improvements**

The Rondout neighborhood is an important part of Kingston's waterfront. Tours have been developed which highlight the most important assets and best interpret this area's waterfront-related history.

Through the federal Small Cities Community Development Program, the City of Kingston will be making numerous street improvements as part of a comprehensive program for the Rondout neighborhood. Public projects will include sidewalks, curbs, and landscaping. Approximately \$100,000 has been budgeted for these improvements.

The City of Kingston also administers two rehabilitation programs which serve the Rondout neighborhood. Through the Rehabilitation Loan Program, low and moderate income homeowners may apply for low interest loans for the rehabilitation of their buildings. The Rehabilitation Demonstration Job Training Program will provide both



PROJECT NO. 1
BLOCK PARK
DATE: 10/14/85
SHEET NO. 9

rehabilitation services and job training for the unemployed. Total costs for this phase of Rondout's rehabilitation effort are approximately \$195,000.

3. Island Dock Park

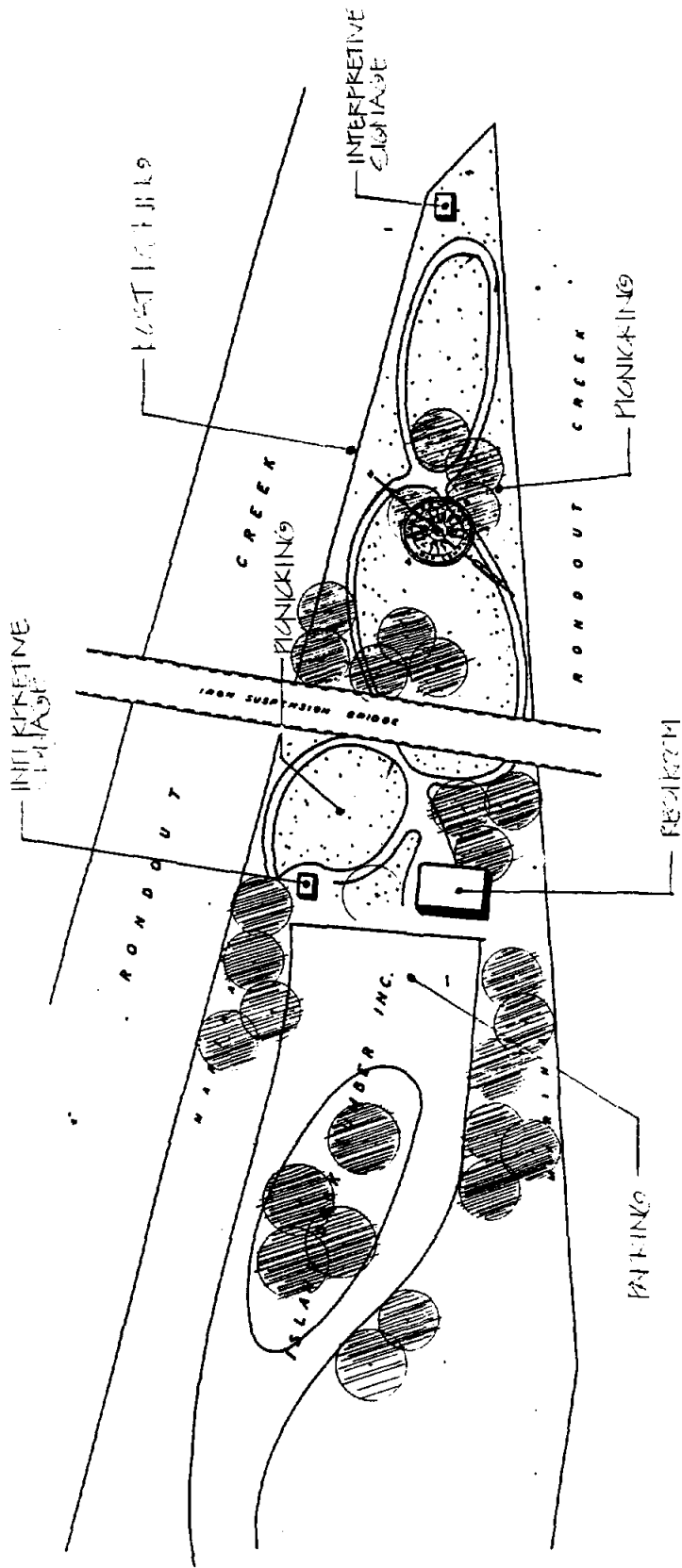
As part of the Kingston Urban Cultural Park Program, the eastern tip of Island Dock will be purchased and developed as a park in conjunction with the private redevelopment of the island.

Island Dock Park will feature paths, benches, and picnic tables. Interpretive signage will also be installed at strategic locations overlooking West Strand and other relevant historic resources. The somewhat remote location will necessitate a restroom facility which will be serviced by public utilities. Bulkhead repair will also be required to stabilize the island against future decay.

The island will be accessed via an existing road from the mainland or by boat. The park will also include a public dock. See Sheet 10, Island Dock Park.

Rough estimates for the construction of Island Dock Park are as follows:

Reconstruct bulkheads 500 = 180/lf	\$ 90,000.00
Restroom facilities Lump sum	80,000.00
Paths 600 lf x 10/lf	60,000.00
Grading, topsoiling & seeding disturbed areas	30,000.00
Planting	20,000.00
Interpretive signage	7,000.00
Picnic tables, benches, trash receptacles	23,000.00
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Subtotal	\$ 310,000.00
+ 15 % contingency	40,000.00
Design fees	30,000.00
TOTAL	<hr/> \$ 380,000.00



PROJECT NO. 3
ISLAND DOCK PARK
DATE: 10/14/85
SHEET NO.10

4. **West Strand Park**

A public plaza and park have been created adjacent to Rondout Creek as part of a major redevelopment program for the West Strand/Broadway Area. The rehabilitation of the Freeman Building, Mansion House, and other West Strand buildings has stimulated renewed interest in adjacent areas.

Future plans include extending the plaza and the waterfront walk eastward to connect with the Maritime Museum. An unused paved area beneath the NYS Route 9W Bridge will be converted into parking for the Maritime Museum and the West Strand area.

To the west of the plaza the waterfront walk along the north side of Rondout Creek will be extended as far as the Port Ewen Suspension Bridge. These improvements to West Strand Park will complement the development of Island Dock Park. See Sheet 11.

Rough estimates for West Strand Park expansion are as follows:

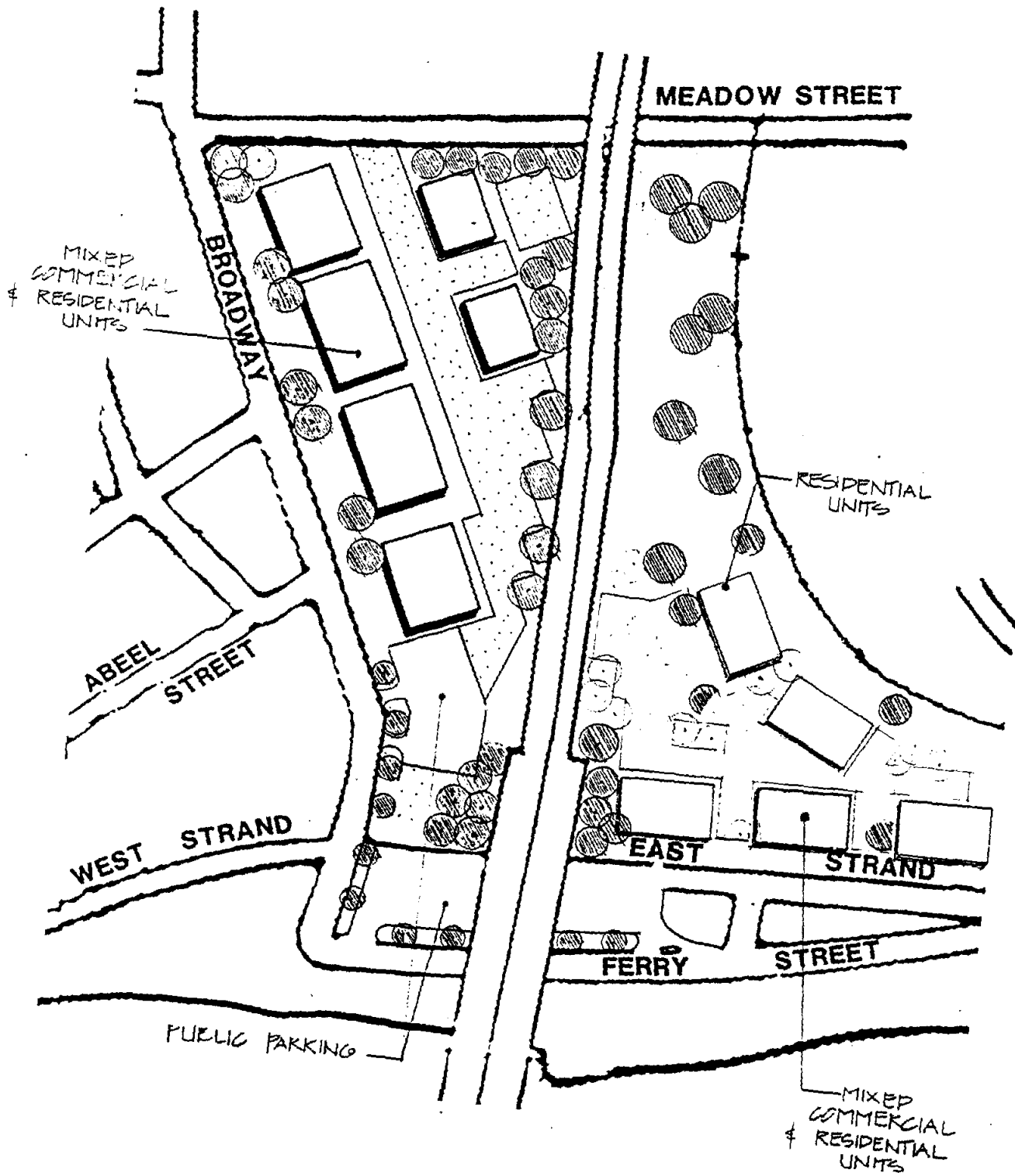
Bank stabilization - 150' x \$200/1f =	\$ 30,000.00
Walkway construction - 150' x \$ 33/1f =	5,000.00
Benches, trash receptacles	5,000.00
Redefine parking area beneath bridge including walkway special paving, etc.	15,000.00
Lawns and planting	10,000.00
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Subtotal	\$ 65,000.00
+15 % contingency	10,000.00
Design fees	7,000.00
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TOTAL	\$ 82,000.00

5. **Redevelopment of Urban Renewal Parcels 8, 11 & 12**

As part of the Broadway Urban Renewal Project, proposals have been solicited and received for the redevelopment of two major parcels of land adjacent to the Rondout Creek waterfront. This development will include a mixed use of residential, commercial, and office space. Parking for the proposed development will be located in the rear of the development.

An area beneath the NYS Route 9W bridge on the north side of East Strand has been set aside to provide for current and future public parking needs of the West Strand and Broadway commercial areas and is part of the redevelopment of this area.

The estimated cost of this entire development project is \$10,000,000. See Sheet 12.



PROJECT NO. 5
URBAN RENEWAL PARCELS 8, 11 & 12
DATE: 10/14/85
SHEET NO. 12

6. **East Strand Parking**

The revitalization of the Rondout waterfront has already begun with the rehabilitation of the West Strand and the construction of West Strand Plaza. Public docking has also been expanded and the tour boat has become a popular feature of the waterfront once again. The demand for parking for these facilities, as well as for the Hudson River Maritime Museum and the Trolley Museum is already surpassing the existing facilities.

The City of Kingston proposes to remove the traffic island in the East Strand and construct approximately 100 new parking spaces. The estimated cost of these new parking spaces is approximately \$25,000.

7. **Trolley Museum**

Interest in the revitalization of Kingston's railroad lines by a number of railroad enthusiasts and entrepreneurs resulted in the establishment of the Kingston Trolley Museum. Currently operating from an old caboose, the company plans to construct a building within the next five to ten years. Short-term plans include the continued restoration of existing rail lines and beds in the Kingston Point and Hutton Brick Yard area.

The rail line to Kingston Point is located on a peninsula between the Rondout Creek and Kingston Marsh. Restoration of these lines will eventually permit the trolley to travel within walking distance of docking facilities at the point. The trolley will bring visitors to and from the day liner/cruise ships and West Strand area/Broadway area.

The improvements to the rail line to the north will skirt the west side of the Kingston Marsh and extend up the the Hutton Brick Yard where interpretive information will describe the role of the Hudson River and industry in the development of Kingston as a major river port.

It is anticipated that the adaptive reuse of the Hutton Brick Yard will also generate visitors who will use the trolley as transportation to and from the Hutton Brick Yard and the West Strand/Broadway area.

This development will not only attract railroad enthusiasts to the waterfront, but also expose them to the nature conservation area and the history of transportation and industry and its role in establishing Kingston as the gateway to the Catskills.

Long-term plans include the construction of an interpretive visitors center which will focus on railroads and their role in the development of the Kingston area, as well as railroading in general. The anticipated cost of these facilities is \$300,000 including building and related site work.

8. **Sewage Treatment Plant Improvements**

The City of Kingston is currently under Consent Order to make certain additions and alterations to the existing Sewage Treatment Plant. Such improvements shall provide for increased capacity (4.8 MGD to 6.0 MGD), greater removal efficiencies, and enhanced worker safety.

Planned improvements include:

- Improvement to the grit remover;
- The addition of an aeration tank with a new, fine bubble aeration system and rebuilt blowers;
- The addition of a secondary settling tank;
- Pump station upgrade (completed);
- Replacement of sludge pump motors and controls (completed);
- New ultraviolet disinfection system; and
- Related plumbing and electrical improvements

Estimates for these improvements total approximately \$4,000,000.

9. **HASBROUCK PARK**

As part of the Kingston Urban Cultural Park Program, Hasbrouck Park will be upgraded for use as a passive overlook to the Rondout Creek and Hudson River valleys. Currently, this park is underutilized as a unique opportunity for family activity. Improvements to the park will include clearing vegetation to open up views to the Rondout/Hudson River Valleys and providing interpretive information related to the history of both waterways and Kingston in the development of New York State.

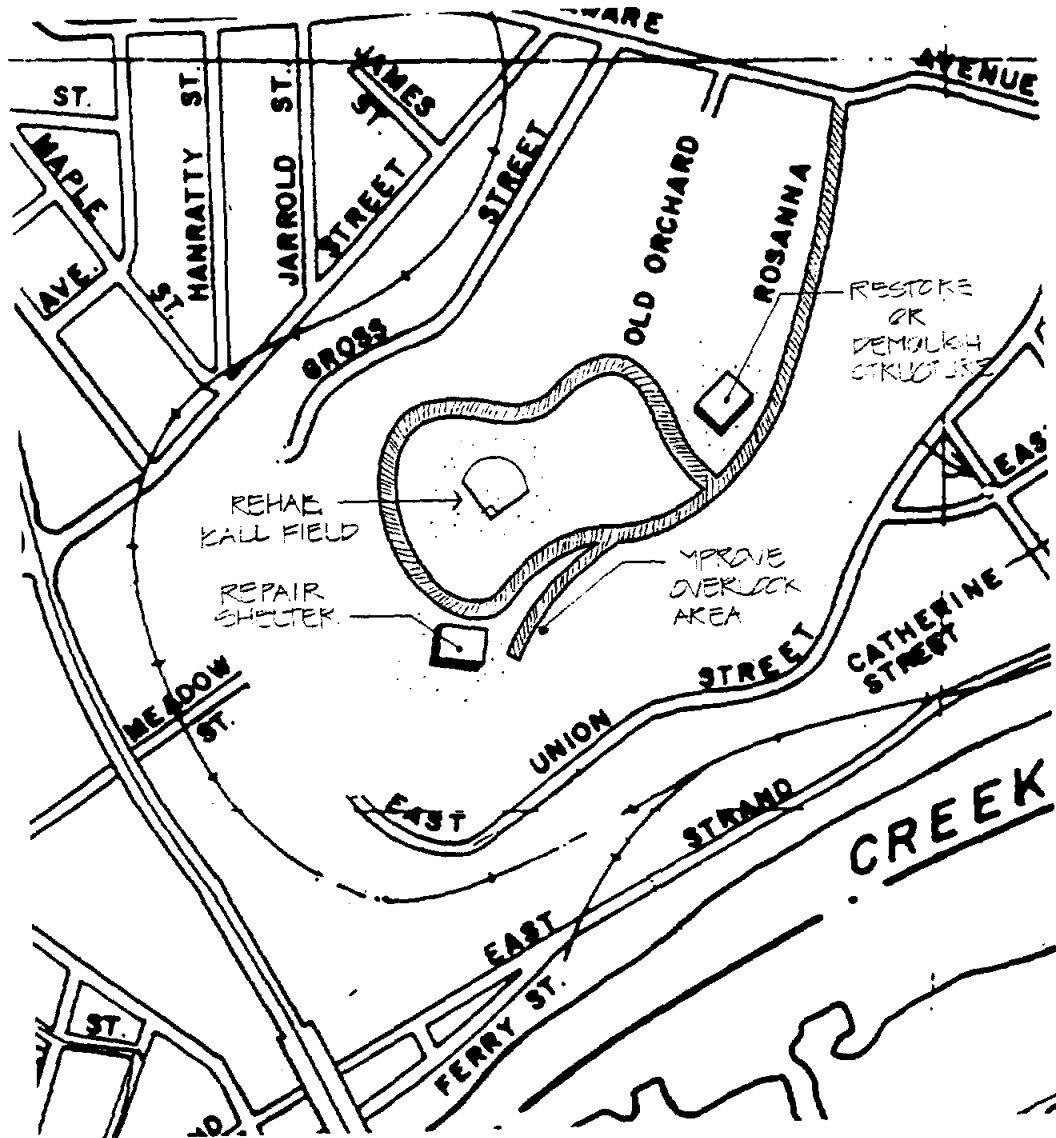
Existing roads, ballfields and picnicking facilities will be upgraded and plantings added. An existing building which has been severely vandalized will be evaluated for possible reuse or removal. See Sheet 13.

The rough estimates for improvements to Hasbrouck Park are as follows:

Repair shelter	\$ 15,000.00
Rehabilitate baseball field including infield, bleachers, backstop	15,000.00
Improve overlook area	
Clearing & grubbing	1,000.00
Construction of walls for safety	20,000.00
Interpretive signage	10,000.00
Special pavements	5,000.00

Plantings	5,000.00
Restore park building	50,000.00
Picnic tables, benches and trash receptacles	20,000.00
Upgrade entrance road	20,000.00
Misc. signage and repairs	15,000.00

Subtotal	<u>\$176,000.00</u>
+15% contingency	26,000.00
Design fees	20,000.00
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TOTAL	\$222,000.00
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PROJECT NO. 8
 HASBROUCK PARK
 DATE: 10/14/85
 SHEET NO.13

10. Ponckhockie Neighborhood Improvements

The Ponckhockie neighborhood originally provided housing for employees of the brick and cement companies along the Hudson River.

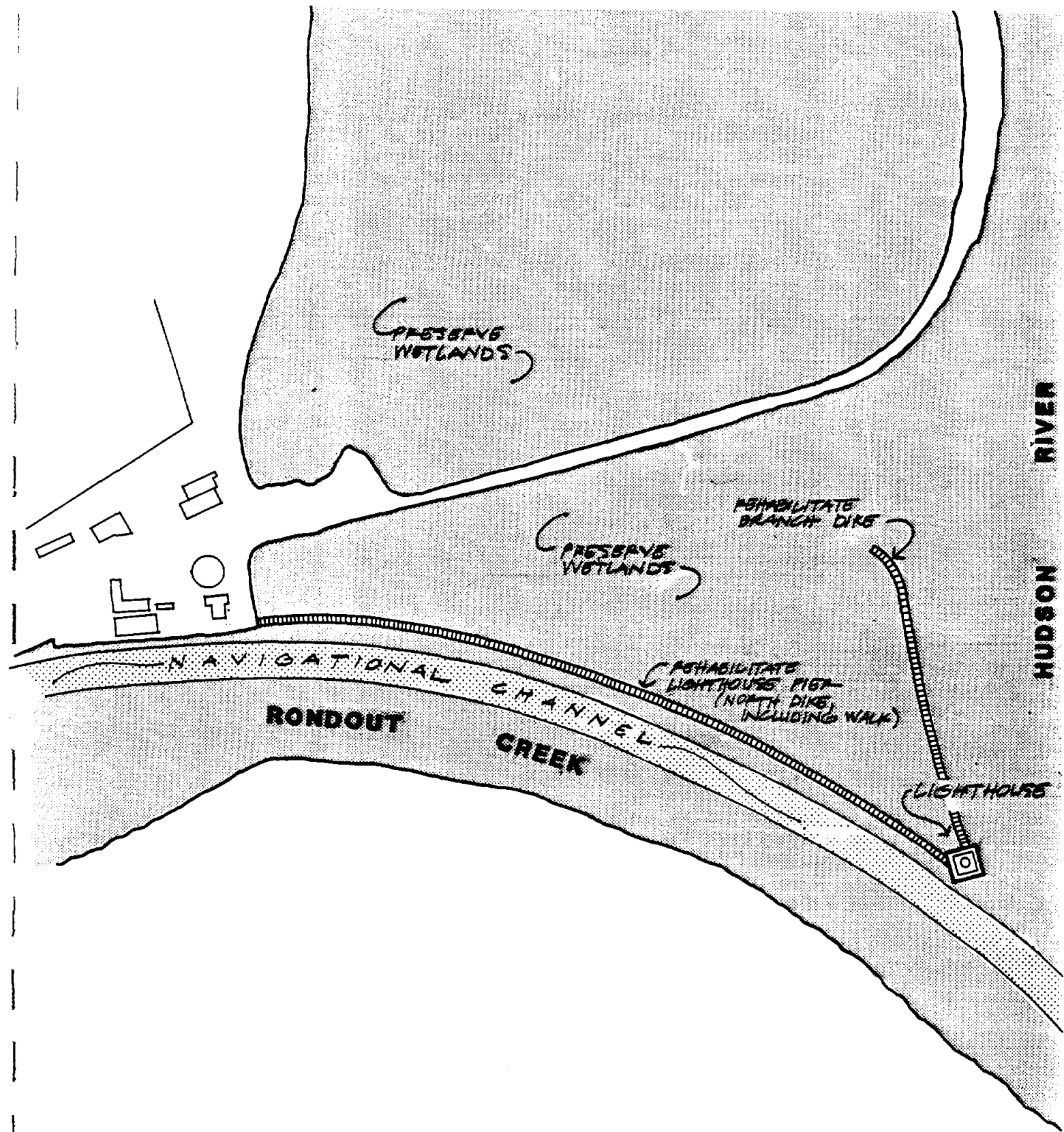
The City of Kingston, through the Small Cities Program, is conducting a rehabilitation program in the Ponckhockie neighborhood. As in the Rondout neighborhood, this program will not only provide for the rehabilitation of existing residential buildings, but also provide training for Kingston's citizens in the field of building rehabilitation.

The City of Kingston, through the Small Cities Program, is proposing a sidewalk improvement project for the Ponckhockie neighborhood. This type of public improvement will support rehabilitation efforts and encourage further private investment in this coastal neighborhood. Total cost of these improvements is approximately \$100,000.

11. Lighthouse Pier

The Kingston Maritime Museum in cooperation with the City of Kingston has leased the lighthouse at Kingston Point from the U.S. Coast Guard. The museum will operate the lighthouse as a satellite facility.

The City of Kingston proposes to establish a pedestrian access to the lighthouse by rehabilitating a dike which once served this purpose. The lighthouse and dikes to be renovated are located on the edge of freshwater wetlands areas at the outlet of the Rondout Creek. This area is also proposed as a significant wildlife habitat. Since there are potential adverse impacts to these habitats, reconstruction of the dikes must be undertaken in such a manner as to minimize and mitigate such impacts. A concrete pier has been donated to the City and will to be set on what remains of the former dike to provide adequate and safe access. The new dike will also provide additional recreational opportunities as a fishing pier. Estimated cost for repair to the dike and setting the pier by the City is approximately \$1,100,000 as follows:



PROJECT #11
LIGHTHOUSE PIER
DATE 10/16/85
SHEET #14

Bulkhead Restoration	
Straightening Close Row Piles	\$ 405,000.00
Raising Bulkhead	228,800.00
Backfill	32,595.00
Utilities	
Conduit	4,356.00
Electrical Service Cable	56.10
Ground Wire	660.00
Telephone Cable	462.00
Water Service	3,454.00
Pull Box	1,000.00
Concrete Encasement	8,965.00
Concrete Deck Placement Off Loading at Storage Area	24,000.00
Movement to Site and Placement	200,000.00
Finish Work	
Asphalt Wearing Surface	22,820.00
Lighting	9,640.00
Railings	110,000.00
Benches	15,000.00
Trash Receptacles	4,000.00
TOTAL	\$1,070,808.10

12. **Delaware Avenue Street Improvements**

As part of the overall improvements being made to the Kingston Point area, the City of Kingston proposes to reconstruct lower Delaware Avenue. Delaware Avenue is the only access road to Kingston Point Park and is on a bus route which provides public access to the waterfront and recreational facilities provided at the Park. This work will include stabilization of the base and a new wearing surface. The estimated cost for improvements to Delaware Street is \$30,000.

13. **Kingston Point Park**

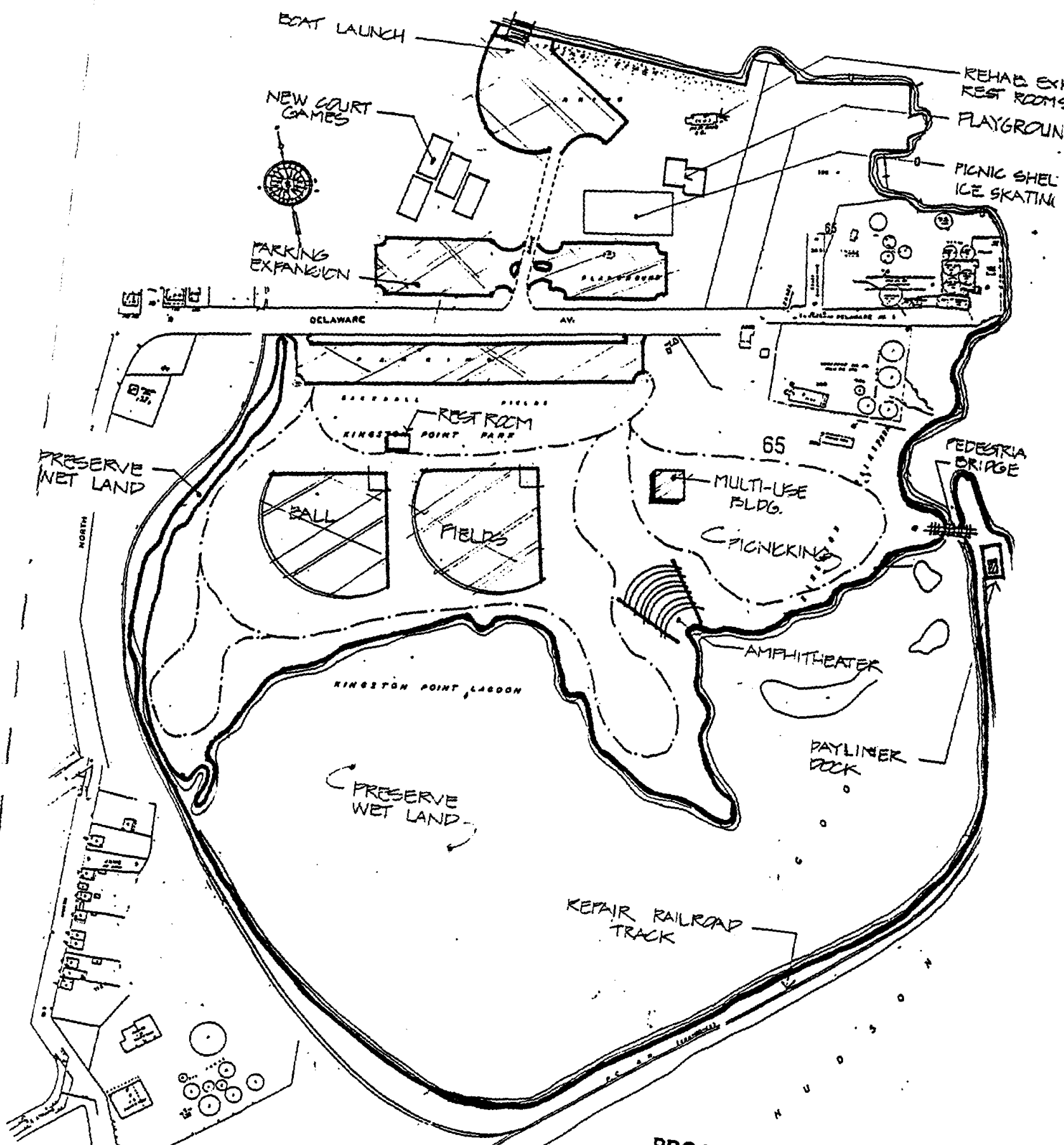
Historically, Kingston Point Park focused on the waterfront and docking facilities for day liners which brought visitors primarily from downstate to visit Kingston and travel onto the Catskill Mountains via the railroad.

Since the late 1970's, the City of Kingston has been rebuilding a portion of the park which had been used as a landfill. This area, combined with the public beach and wetland, becomes the largest park in the City of Kingston. To date, emphasis has been placed on promoting active recreation. Future improvements will focus on more passive

recreation, educational programs and improving, rehabilitating, and redeveloping the beach area and former day liner dock. See Sheet 15.

The rough estimates for improvements to Kingston Point Park are as follows:

Multi-use building - including utilities, deck and observation area, etc.	\$ 1,000,000.00
Day liner pier - piling, controlled fill, wood-decking barrier	950,000.00
Pier facilities - fishing pier, bridge rehabilitation of trolley building, gazebo lighting, benches and trash receptacles	800,000.00
Concession, restroom, maintenance and storage building near ballfields	120,000.00
Play Areas	100,000.00
Trails and Walkways	500,000.00
Picnic areas - picnic tables, trash receptacles benches and grills	70,000.00
Gazebos (Picnic Shelter)	50,000.00
Lighting walkways	500,000.00
Entrance, internal and interpretive signage	70,000.00
Planting - trees and topsoiling, grading and seeding in areas not already seeded in landfill area (ballfield area)	400,000.00
900 seat amphitheater including band shell, lighting, sound system, stage and storage building, walk, lighting, etc.	800,000.00
Demolition of existing road and construction of asphalt road	100,000.00
Construction of bleachers for ballfields	10,000.00
Four (4) tennis courts with sealer and lighting	150,000.00
Walkway with lighting adjacent to tennis courts, etc.	20,000.00
Top courses of asphalt paving for parking lots	100,000.00
Wall for handball, squash, paddleball, racquetball	60,000.00
Picnic Shelter	120,000.00
Ice Skating Rink, 80' x 180'	1,100,000.00
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Subtotal	\$ 6,820,000.00
+15% Contingency	1,023,000.00
Design Fees	784,000.00
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TOTAL	\$ 8,627,000.00



PROJECT NO. 43
 KINGSTON POINT PARK
 DATE 10/14/85
 SHEET NO. 15

14. Sewer Improvements

As part of its ongoing program to upgrade Kingston's sanitary sewer system and eliminate pollution into the Rondout Creek, the City proposes improvements to the collection system within the coastal area.

Kingston proposes further improvements to three combined sewer overflows into the Rondout Creek at:

- Rondout Arterial
- Wilbur Avenue
- Broadway

The estimated cost for these improvements is \$500,000. These improvements will provide for greater public health safety during wet weather, and enhanced aesthetics.

15. Rondout Creek Harbor Management Plan

Marinas are scattered along the Creek, and proposals for new marinas are appearing regularly. The Creek may soon be used to capacity for recreational boating. To address the concerns of boaters, commercial shippers, developers and government regulators, this project would: (1) inventory existing conditions in and along the Creek, and analyze the significant issues and needs, including shortages of docking space, impediments to navigation, inefficient mooring arrangements, fish and wildlife protection, use conflicts, traffic volume and regulation, inadequacy of pump-out facilities, etc.; (2) establish objectives for managing the harbor and protecting its resources; and (3) develop the necessary mechanisms to achieve those objectives, including a water use map, design standards for harbor facilities, local laws and regulations, administrative provisions, and procedures for policing traffic on the Creek. The total cost of this project is estimated to be \$50,000.

PROPOSED PUBLIC AND PRIVATE PROJECTS

PROJECT	SPONSOR	COST EA. IN 000
1. Block Park Improvements	City of Kingston	211 ¹
2. Rondout Neighborhood Improvements	City of Kingston	195 ²
3. Island Dock Park	Private Developer	380 ^{1,4}
4. West Strand Park	City of Kingston	82 ²
5. Urban Renewal Parcels	East Nyack Holding Co.	10,000
6. East Strand Parking	City of Kingston	25
7. Trolley Museum	Trolley Museum	300 ³
8. Sewage Treatment Plant Improvements	City of Kingston	4,000
9. Hasbrouck Park	City of Kingston	222 ¹
10. Ponckhockie Neighborhood Improvements	City of Kingston	100 ²
11. Light House Pier	Maritime Center & City of Kingston	1,100
12. Delaware Avenue Street Improvements	City of Kingston	30
13. Kingston Point Park	City of Kingston	8,796
14. Sewer Improvements	City of Kingston	500
15. Rondout Creek Harbor Management Plan	City of Kingston	50

NOTE 1 These improvements are part of the City of Kingston's Urban Cultural Park. Improvements will be made to each park as the Urban Cultural Park programs grows to encompass the uses and programs for each site.

NOTE 2 These projects are funded each year. The level of funding and the activity will vary with the needs of the neighborhood on a year-by-year basis. The amounts shown are those allocated to the related project during the 1985-86 funding period.

NOTE 3 The Trolley Museum improves tracks and trackside areas each year. The effort is voluntary in nature, and no costs have been identified.

NOTE 4 This cost does not include the price of acquisition.