Planning for a Sustainable Future

A 100-YEAR VISION FOR THE HASTINGS-ON-HUDSON WATERFRONT

HUNTER COLLEGE PRESENTATION | DECEMBER 4, 2018
FALL 2018 GRADUATE URBAN PLANNING STUDIO
HUNTER COLLEGE DEPARTMENT OF URBAN POLICY & PLANNING
Agenda

- The Charge
- Village and Site Background
- Methods and Approach
- Priority Opportunity Areas
- Studio’s Vision Plan
The Charge

100-Year Vision

• Requires a different approach than nearer term planning

Revenue Positive

• Site should contribute to Village economy
Village and Site Background

Hastings-on-Hudson
- Located on the eastern bank of the Hudson River
- 20 miles north of Midtown Manhattan
- Population: 7,969
- Median Household Income: $116,798

Waterfront Site
- 42-acre site brownfield site
- Currently zoned for industrial use
- Requires remediation plan
- Ownership
  - BP ARCO: 28 acres
  - Exxon: 7 acres
  - Argent Ventures: 7 acres
Regional Map

- New York- New Jersey- Connecticut Area
Land Use Map

- Village of Hastings-on-Hudson, NY
- Westchester County
Division of Ownership of Waterfront Site

BP Arco | Exxon | Argent Ventures
Methods and Approach
Planning Process

▪ Comprehensive Review of existing plans, proposals, and regulatory conditions

▪ Meetings with Hastings-on-Hudson Waterfront Rezoning Committee

▪ Hastings High School Survey
  ▪ AP Environmental Science Class
  ▪ Results: Park space, sports fields, restaurant
Research & Assumptions

- Review emerging trends
  - Various areas of study (sustainability, transportation, land use, etc.)
  - Different scales (regional vs. site)
- Climate Change & Future population assumptions
- Economic Profile of Village / Social Needs
- Advancements in Technology
Priority Opportunity Areas

Sustainability
- Carbon + Water Neutrality
- Natural Water Flows
- Ecosystem Services
- Resiliency

Community and Economic Development
- Projected Population Growth
- Changing Commercial/Residential Needs
- Tax Revenue Positive

Placemaking
- Village Identity
- Aging in Place
- Connectivity of People to People
- Connectivity of People to the Natural Environment

Transportation and Circulation
- Village + Regional Connectivity
- Multimodality
- Circulation within the Site
- Future Technology
Analysis of Existing Plans

ENNEAD ARCHITECTS, 2018

ROUX ASSOCIATES, 2018
The Vision

100-YEAR WATERFRONT VISION
New Site Boundary

- Includes waterfront site and area along Southside Avenue including the Metro-North Parking Lot
- Features daylit stream
- Total Acreage of New Site: 49.08
- New Site – Cut/Removal: 41.92
Site Analysis

- Next to Metro-North Station
- Minimal Access Points
- Views of the Palisades
- Repurpose Metro-North Parking Lot & Southside Avenue
FEMA Map

- 100-year flood map
Village Analysis Map

- Village District Analysis
  - Industrial
  - Riverview residential
  - Upland residential
  - Schools
  - Sports Fields
  - Downtown
  - Parks
  - Forest/Undeveloped
Village Analysis Map

- Village Circulation + Barrier Analysis
  - Railroad Tracks
  - Large + Medium Arterial Roads
  - Small Local Roads
Population Projection

- Future population limited by availability of additional housing on vacant land
- Majority Single-Family homes
- Build-out of Residential Vacant Lots + Parking Lots
  - 2,066 residents added in 100 yrs.
- Population Growth within the Plan Area
  - 384-576 more residents
  - Projected population over 10,000

Population projection based on availability of vacant land and surface parking lots in R zones

- 2010 Population
- Additional residents living in one- or two-family homes
- Additional residents living in multi-family housing
Land Swap

• Tool to preserve privately-owned land as part of larger environmental or historic conservation goals.

• Studio recommends that a majority of the Plan Area serve as an active, protective, and resilient barrier against the shocks and stresses induced by Climate Change.

• Village should seek to take ownership over much of site to have more control over its development.

Population Projection:
Vacant land and parking lots that will likely be developed as housing within 100 years

- Dedicated parking lots
  5 additional housing units
- Vacant land in residential zoning districts
  802 additional housing units

2010 population: 7,849
Projected population: 9,915
26% increase
Land Swap

- The Village owns 75 parcels of land
- 47 parcels zoned for commercial, residential, or industrial = $7.2M
- 21-acre Burke Estate assessed over 3.6M
Site Sections

- **Area A: Cattail Park (16.42 acres)**
  - Natural Ecosystem

- **Area B: Quarry Brook Crossing (9.12 acres)**
  - Designed to flood + recreational/community space

- **Area C: Artist Alley (7.33 acres)**
  - Economic activity, job creation, tax revenue

- **Area D: Riverview Commons (9.05 acres)**
  - Higher density development
### Realizing the Vision (Areas)

<table>
<thead>
<tr>
<th>Area A: Cattail Park</th>
<th>Area B: Quarry Brook Crossing</th>
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</thead>
<tbody>
<tr>
<td>• Cut and Fill Landforms</td>
<td>• HoH Community Center</td>
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<tr>
<td>• Islets (mini islands)</td>
<td>• Waterfront Esplanade</td>
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<tr>
<td>• Bike Paths</td>
<td>• Amphitheater</td>
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<tr>
<td>• Wind Turbine + “Revolution Stream”</td>
<td>• Multi-sport Fields</td>
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<tr>
<td>• Community Garden</td>
<td>• Ecological Environmental Center</td>
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<td>• Living Shorelines</td>
<td>• Bridge to Washington Ave</td>
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<th>Area C: Artist Alley</th>
<th>Area D: Riverview Commons</th>
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<tr>
<td>• Overlay District</td>
<td>• Mixed-use buildings</td>
</tr>
<tr>
<td>• Residential Area + Parkland</td>
<td>• Commercial + Sustainable Buildings</td>
</tr>
<tr>
<td>• Terraced Gardens</td>
<td>• Pedestrian Skybridge + Greenway</td>
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<tr>
<td>• Art Installation Mural</td>
<td>• Water Tower</td>
</tr>
<tr>
<td>• Light Industrial Flex Space</td>
<td>• Ferry Landing</td>
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<tr>
<td>• Bike Rental</td>
<td>• Subgrade Parking and Service Access</td>
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Vision Scenario
Next Steps/Conclusions

- Studio recommends land swap for Village + Waterfront
- Detailed Design is just one scenario that can occur within the 100 years; suggestion of what site can look like
- Hunter Studio Waterfront Rezoning Committee Presentation on 12/13/2018
Thank You & Questions?