

LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP)

Presentation to CPAC
JANUARY 10, 2013



COMPREHENSIVE PLAN

○ Tier 1 Recommendation

- Develop a Local Waterfront Revitalization Program
 - Guides the future of Bethlehem's waterfront areas
 - Create a balance between future development and the protection of the unique environment and heritage expressed along the riverfront.

○ Environmental Protection Fund Grant

- \$40,000 awarded
- \$40,000 Town match

Local Waterfront Revitalization Program

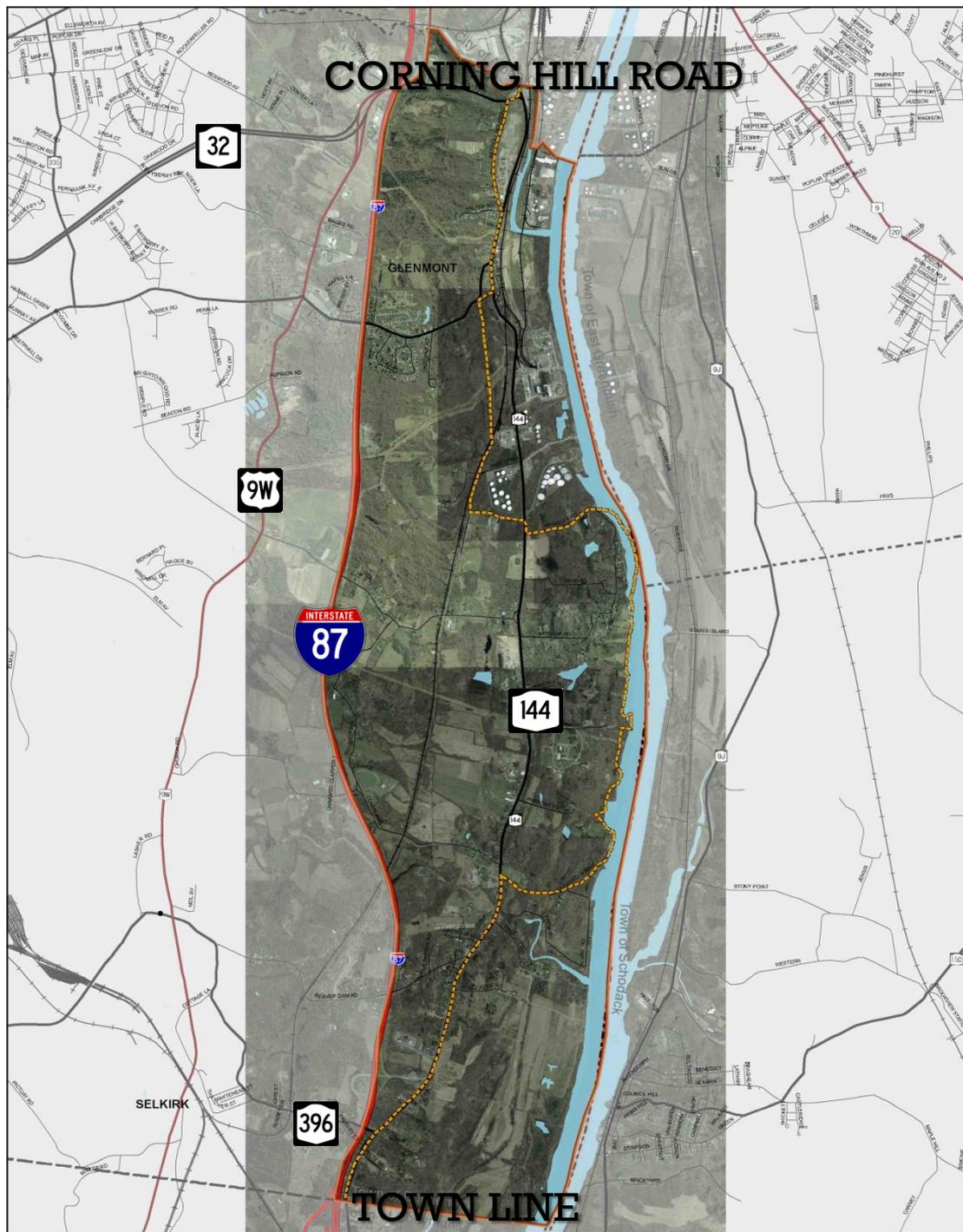
- New York State's Waterfront Revitalization of Coastal Areas and Inland Waterways Act is a unique waterfront tool that encourages a local, home-rule decision-making process for waterfront management.
- A Local Waterfront Revitalization Program (LWRP) is a comprehensive waterfront management plan developed by local municipalities under the authorization of the Act.
- Bethlehem's LWRP formulates waterfront development objectives by adapting statewide legislation and policies to the unique and individual requirements of the Town.
- The LWRP process involves cooperation with State, County, local, and private agencies as well as an appointed LWRP Advisory Committee that includes local business owners, municipal, and state officials and Town of Bethlehem residents.
- The LWRP outlines specific projects and policies to encourage environmental protection, foster economic development, protect valuable water resources, and improve public waterfront accessibility.

Local Waterfront Revitalization Program

○ Town of Bethlehem Commitment

- Waterfront Advisory Committee – 9 Members
- DEDP Director, Parks and Recreation Administrator, Town Clerk
- 9 Waterfront Advisory Committee meetings
- 7 Public meetings were held to gather the input and perspectives of community residents and business owners

CORNING HILL ROAD



LWRP BOUNDARY

KEY

-  COASTAL BOUNDARY
-  TOWN BOUNDARY
-  LWRP BOUNDARY
-  COUNTY BOUNDARY
-  WATER BODIES

Vision Statement for Bethlehem's Riverfront Areas

A SHARED VISION...

In the year 2020, Bethlehem's Riverfront Areas, as defined by the Town's Local Waterfront Revitalization Program, are a peaceful, safe and desirable destination that provide enhanced connectivity and access to the riverfront for all people to live, work, recreate, and experience history, culture and the environment in beautiful and inspiring spaces that respect our natural resources and heritage for future generations.

SENSE OF PLACE

The riverfront areas will continue to be a special place in Bethlehem; they are the connection between town and river. They are places where residents will experience the beauty and diversity of Bethlehem. The riverfront areas will be developed within the context of Bethlehem's history and heritage. The quality of architecture and design elements will enhance and interpret this unique sense of place.

RECREATION, CONNECTIVITY & ACCESS

The riverfront areas will be available from both the land and the water. Multi-use recreational amenities will be accessible with safe, integrated connections that allow people to fully experience Bethlehem's riverfront areas. Diverse events and attractions will allow people of different ages and abilities to get a full riverfront experience.

HISTORY AND HERITAGE

The riverfront areas should be an important expression of the rich history of both the Town and the region. This history and heritage is important to interpret for future generations to understand the roots of the Capital Region. The heritage buildings, artifacts and historic traces of the riverfront areas express the richness of how the community was created and used. Opportunities for interpretation should be expressed in all new development that occurs within the riverfront areas.

STEWARDSHIP

The ecological value of the riverfront areas should be maintained and restored in all projects. Unique habitats should be protected. Opportunities to connect with and interpret the environment should be appropriately included in all projects. Unique and special scenic viewing areas should be respected and opportunity should be provided for all to experience these areas. Efforts should be made with our regional community partners to improve the environmental integrity of the Hudson River.

GROWTH AND DEVELOPMENT

The riverfront areas are places to live, work, and recreate with a wide diversity of uses and a range of visually interesting experiences. To reflect the diversity of its users, there should be a range of fiscally responsible built and "green" environments and opportunities appropriately designed and located for passive and active uses.

REGIONAL COORDINATION

As the Capital Region and Hudson River Watershed communities continue to grow and evolve, it will be important that all projects be evaluated within a regional context, especially the nearby waterfront communities of Troy, Albany, Rensselaer, East Greenbush, Castleton-On-Hudson, Coeymans and Schodack.

Value Statements

- Guide for decision making when evaluating policies, programs and projects within the Riverfront areas.

LWRP Policies

Local Riverfront Revitalization Program Policies

DEVELOPED WATERFRONT POLICIES

- Policy 1 Foster a pattern of development in the waterfront area that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a waterfront location, and minimizes adverse effects of development.
- Policy 2 Preserve historic resources of the waterfront area.
- Policy 3 Enhance visual quality and protect scenic resources the waterfront area.

NATURAL WATERFRONT POLICIES

- Policy 4 Minimize loss of life, structures, and natural resources from flooding and erosion.
- Policy 5 Protect and improve water quality and supply in the waterfront area.
- Policy 6 Protect and restore the quality and function of the waterfront area ecosystem.
- Policy 7 Protect and improve air quality in the waterfront area.
- Policy 8 Minimize environmental degradation in the waterfront area from solid waste and hazardous substances and wastes.

PUBLIC WATERFRONT POLICIES

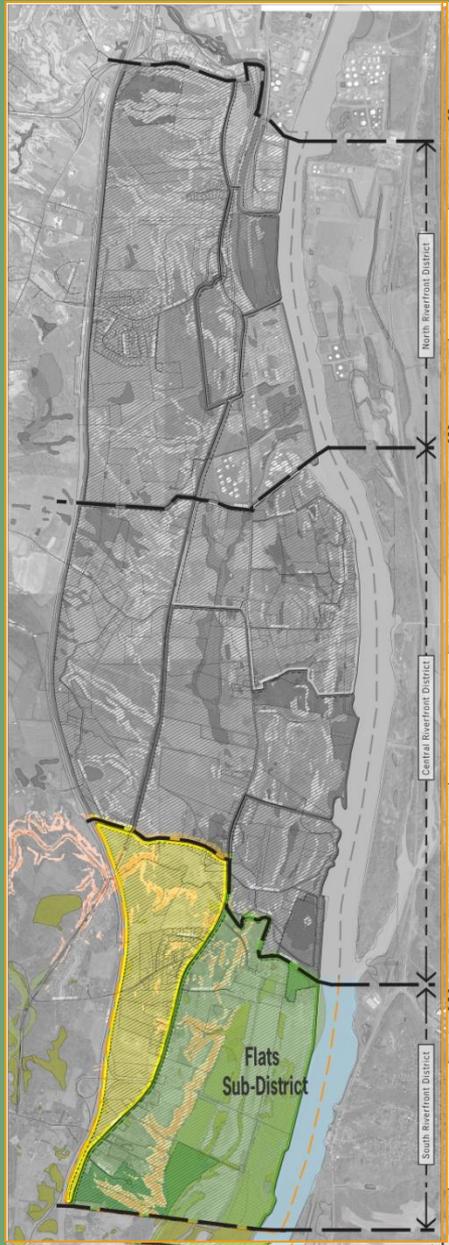
- Policy 9 Provide for public access to, and recreational use of, waterfront waters, public lands, and public resources of the waterfront area.

WORKING WATERFRONT POLICIES

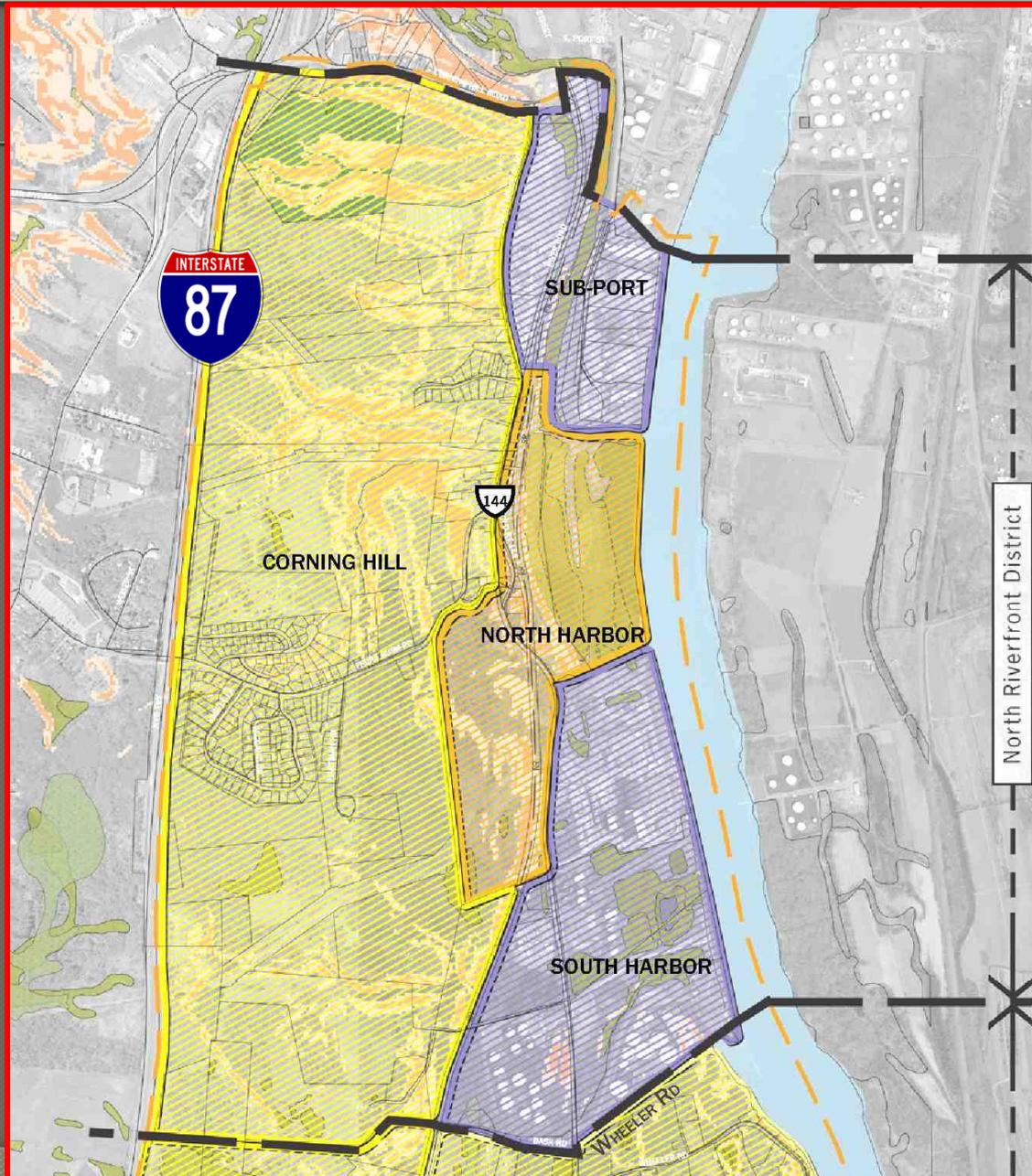
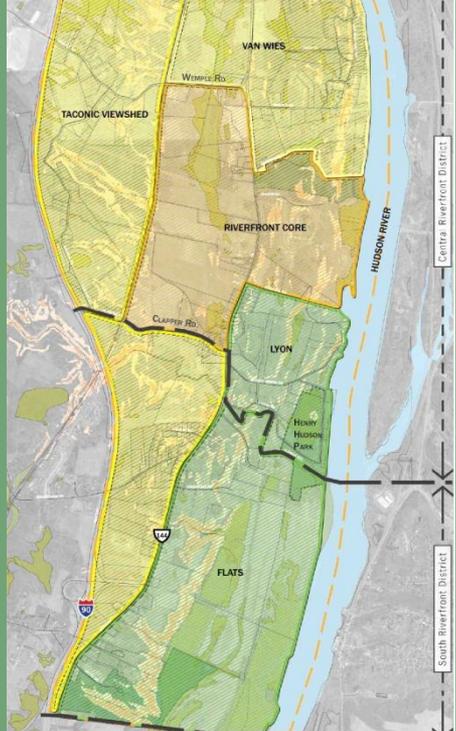
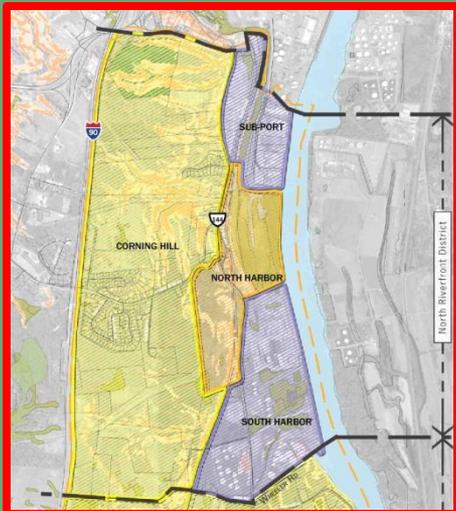
- Policy 10 Protect water-dependent uses and promote siting of new water-dependent uses in suitable locations.
- Policy 11 Promote sustainable use of living marine resources in the waterfront area.
- Policy 12 Protect agricultural lands in the waterfront area.
- Policy 13 Promote appropriate use and development of energy and mineral resources.

Riverfront District Areas

- North Riverfront District
- Central Riverfront District
- South Riverfront District



North Riverfront District



North Riverfront District

North Riverfront District

SUB-PORT

- Gateway improvements
- Strengthen industrial design policies
- Opportunity Area: Bohl Excavation Site

NORTH HARBOR

- Transform from traditional industrial uses to more modern, cleaner industrial uses, taking on a maritime character, with marine-based mixed-use investment.

SOUTH HARBOR

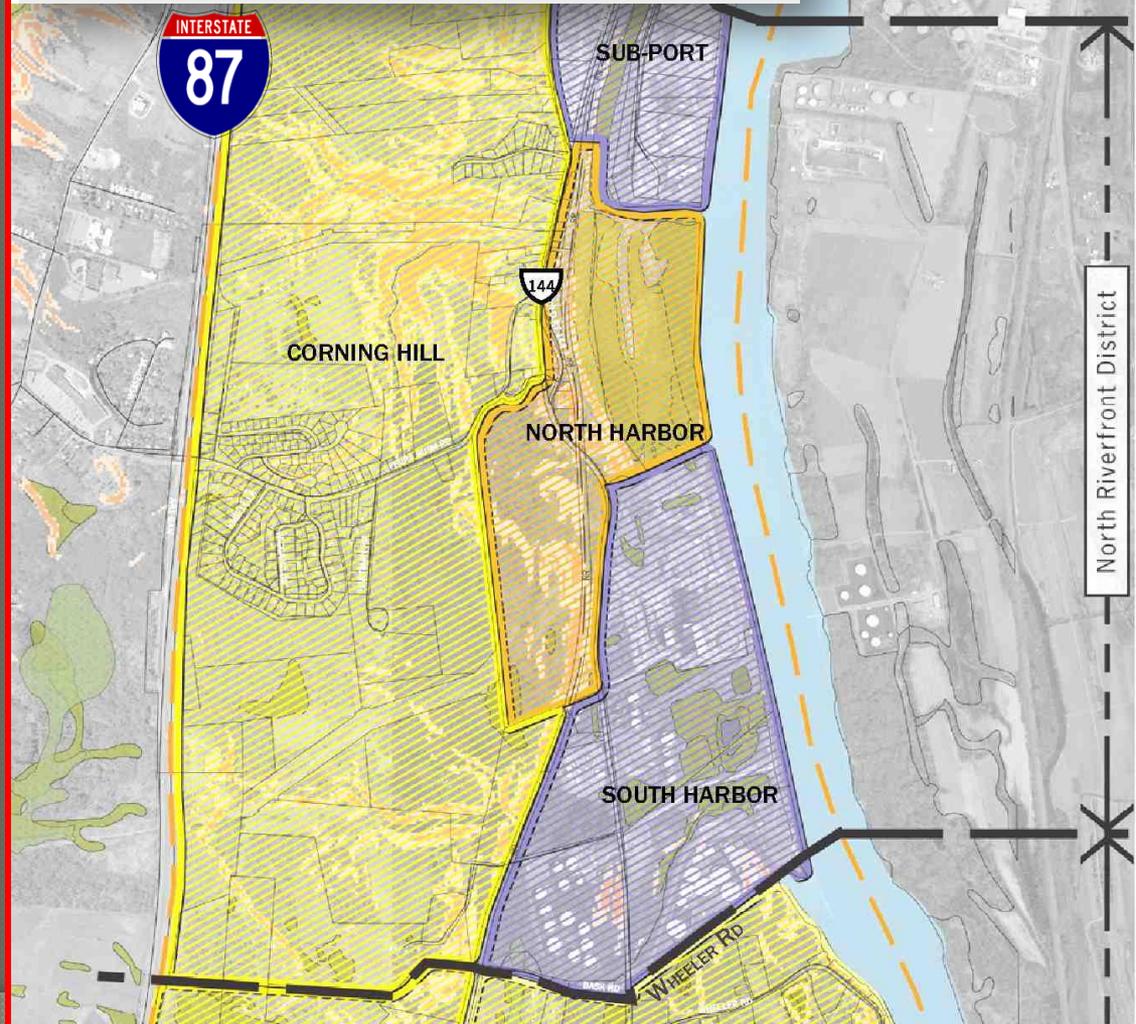
- Defined by its heavy industrial character on and off the riverfront, as these older industrial uses phase out, they will be replaced with modern industrial uses.

CORNING HILL

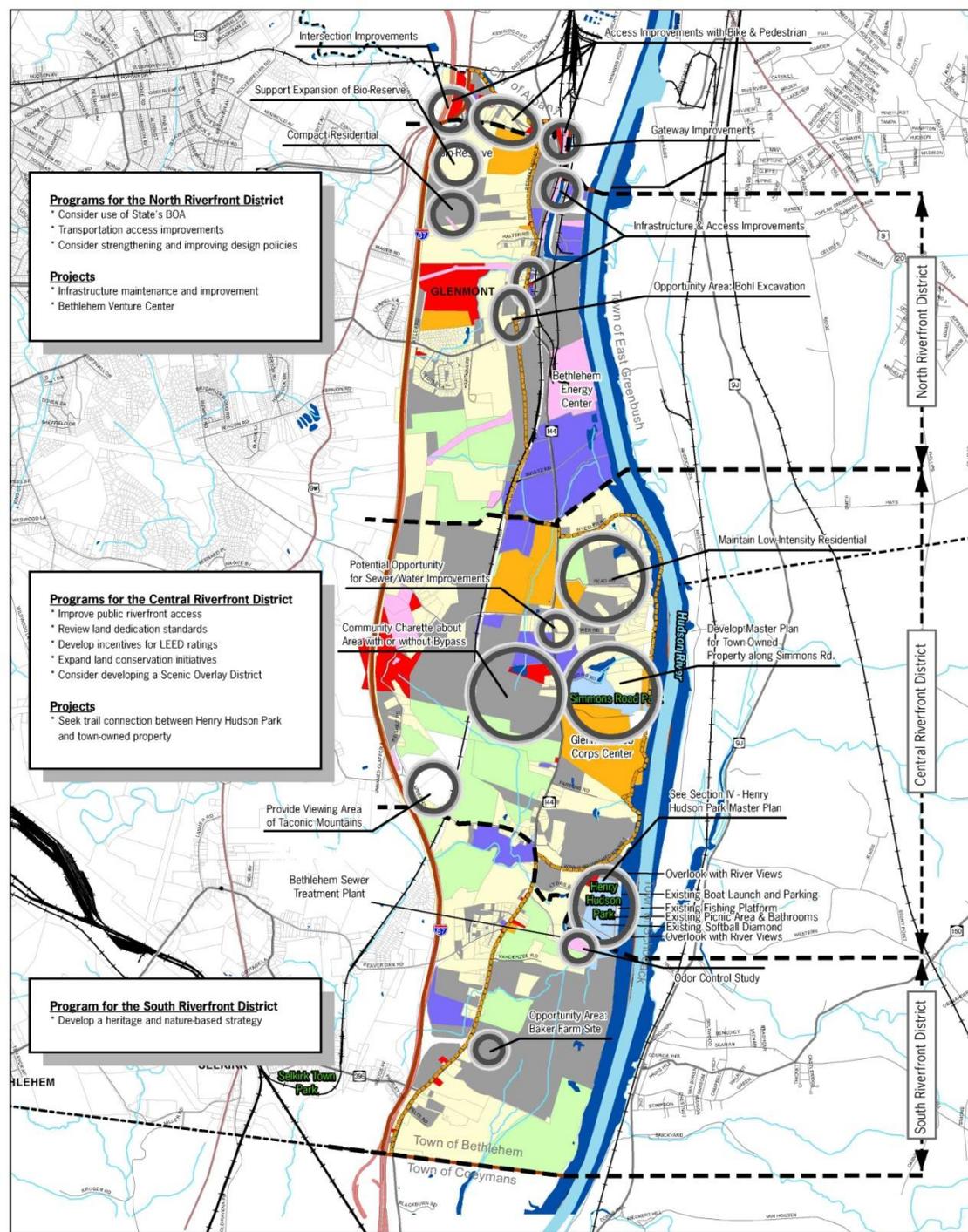
- Support expansion of the Bio-reserve
- New compact residential development
- Develop safe bike and ped connections
- Improvements at Rt. 32 and Rt. 9W

NORTH RIVERFRONT DISTRICT

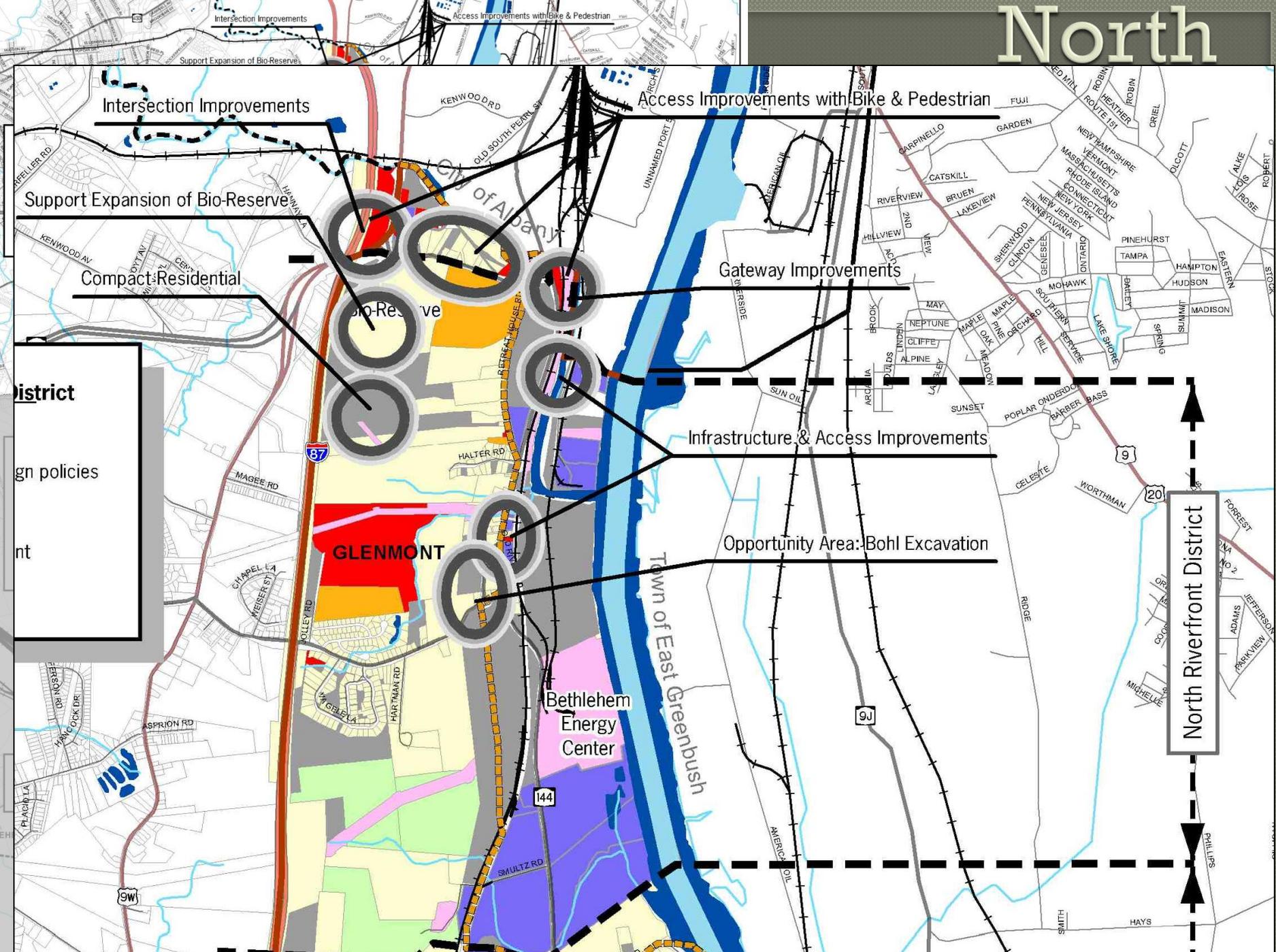
- Participate in the State's BOA program
- Make transportation access improvements
- Manage, maintain and reinvest in public infrastructure
- Potential for a "Bethlehem Venture Center"



Recommendation Map



North



Intersection Improvements

Support Expansion of Bio-Reserve

Compact Residential

District

gn policies

nt

GLENMONT

Bethlehem Energy Center

Access Improvements with Bike & Pedestrian

Gateway Improvements

Infrastructure & Access Improvements

Opportunity Area: Bohl Excavation

North Riverfront District

North Riverfront District Opportunity Area: Bohl Excavation Site

- Land zoned Rural Light Industrial
- Consider use of State's Brownfield Program



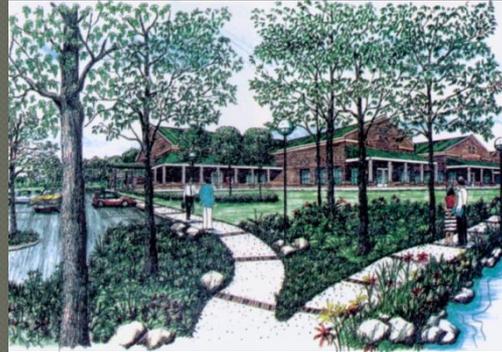
North Riverfront District

Opportunity Area: Bohl Excavation Site

- Key redevelopment parcel
- Opportunities for marine-based industrial activities that support port activities within the Albany-Rensselaer Port District.
- Provides new employment opportunities and offers light industrial uses
- Existing zoning would support this type of industrial development.

North Riverfront District Bethlehem Venture Center

- Uses related to
 - Environmental based technology
 - Public post-secondary educational facilities
 - Private sector research and development



The **objective** of the Bethlehem Venture Center would be to create an active, **vibrant campus environment** that would take advantage of its setting on the Hudson River.



North Riverfront District Gateway Improvements

- Strengthen design policies
- Trees along the right-of way
- Screen the industrial areas from view
- Improve bicycle and pedestrian connections

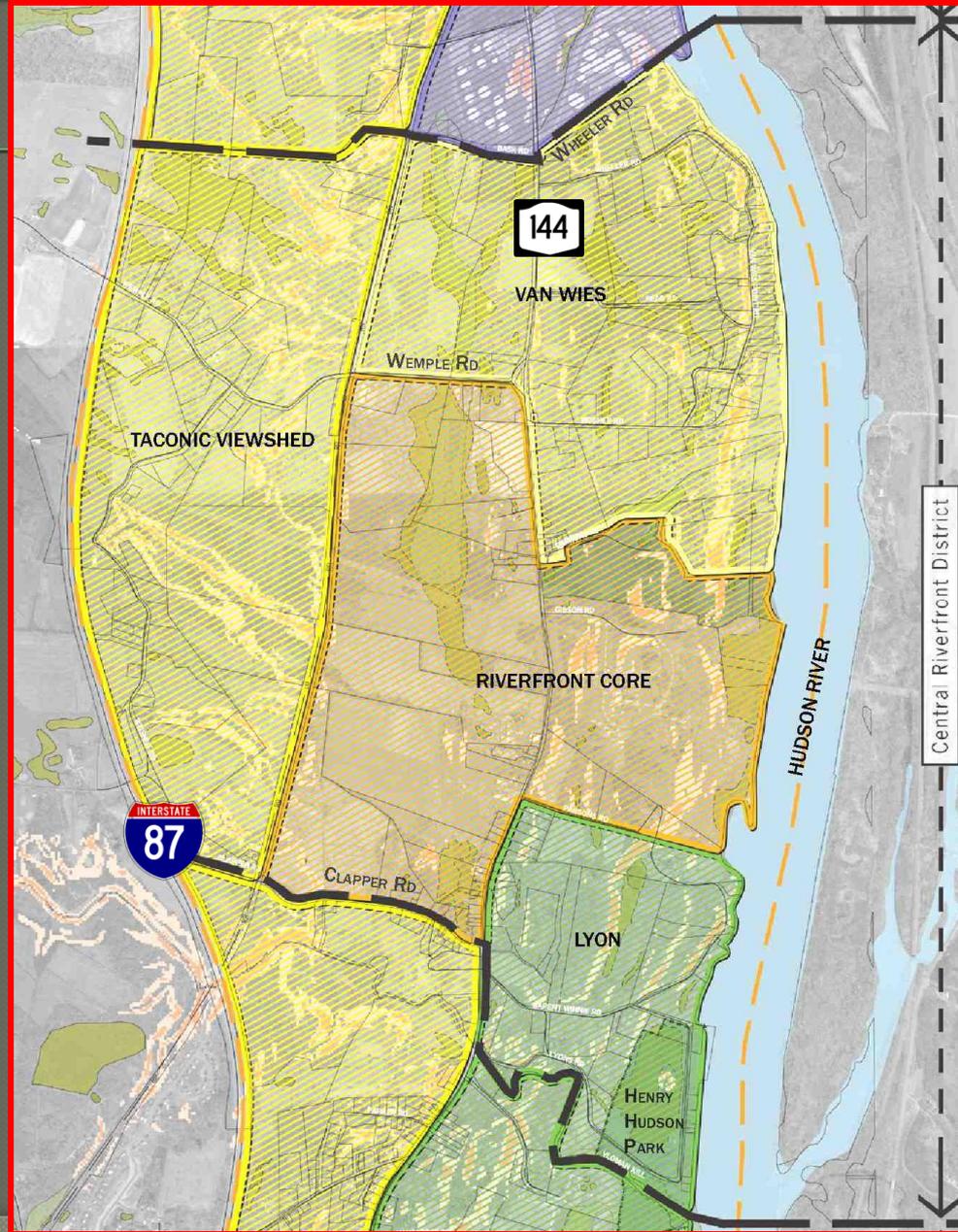
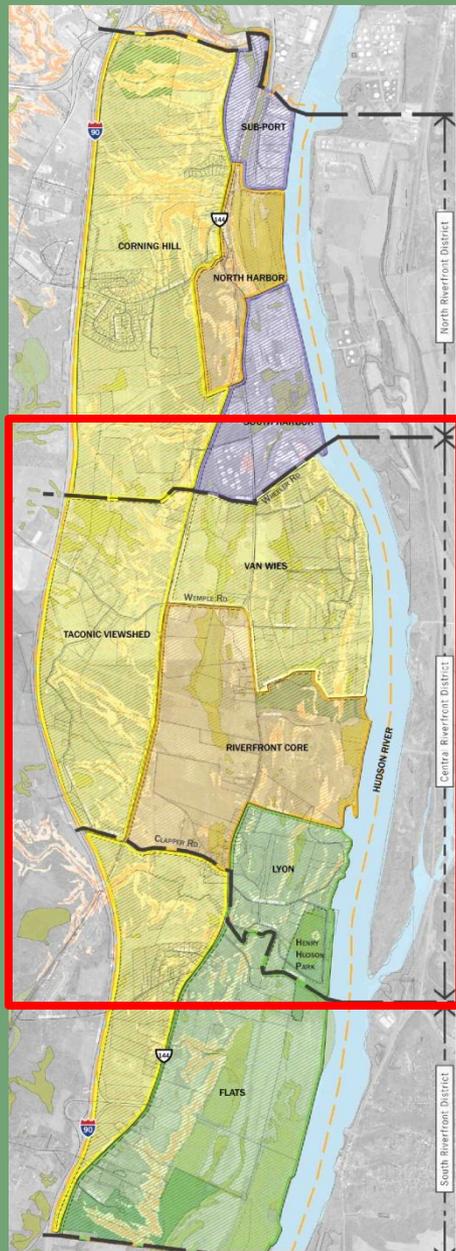


North Riverfront District Compact Residential Development

- Legends Preserve Conservation Subdivision
 - 100 units – mix of townhomes, twin homes and single family
 - 42 acres open space



Central Riverfront District



Central Riverfront District

VAN WIES

- Maintain low density residential character
- Evaluate need for improved sewer and water

RIVERFRONT CORE

- Review land dedication standards
- Incentives for LEED construction
- Evaluate impacts of Selkirk Bypass
- Opportunity Area: Town-Owned property on Simmons Road

LYON

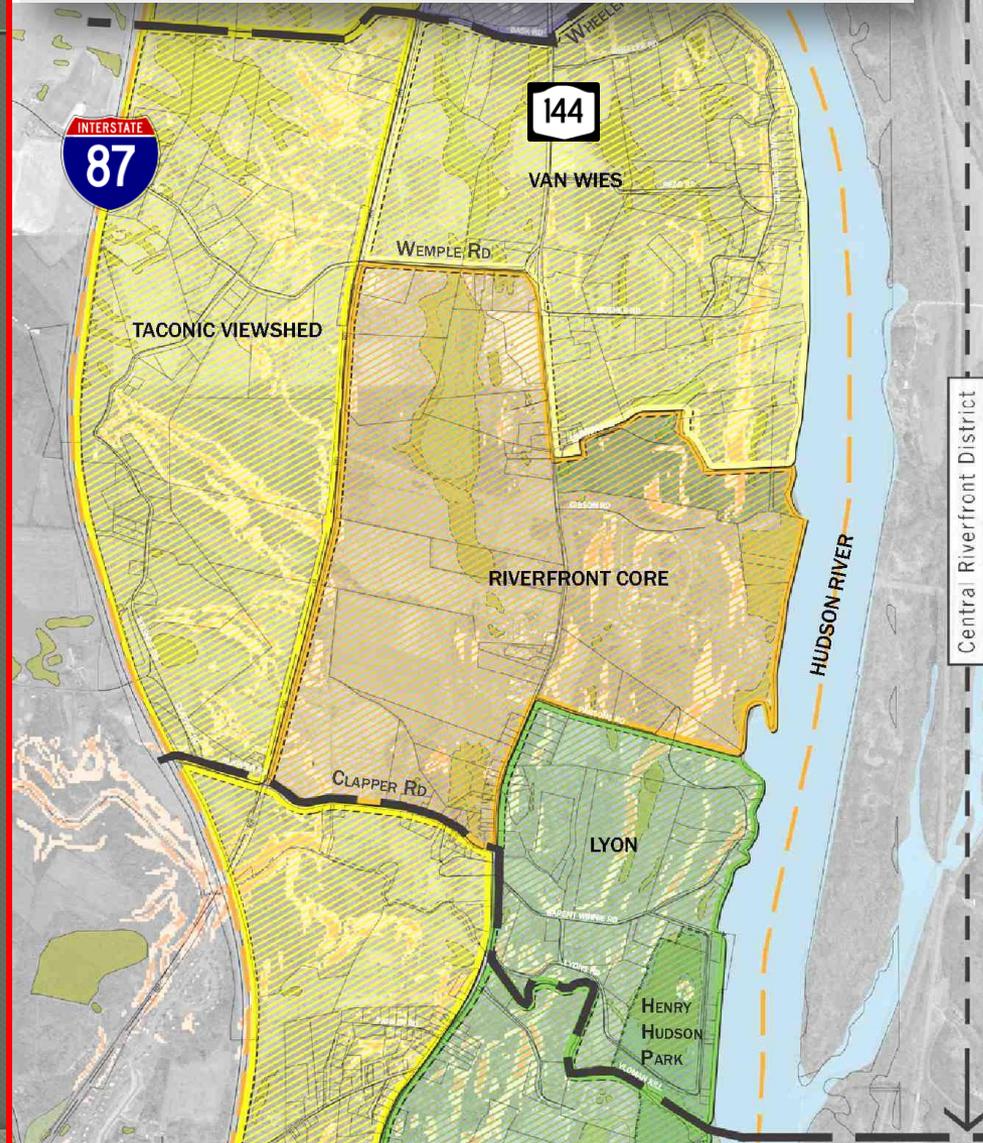
- Expand land conservation initiatives
- Henry Hudson Park improvements
- Odor control at WWTP
- Trail connection between Henry Hudson Park and Simmons Road property
- Consider scenic overlay district

TACONIC VIEWSHED

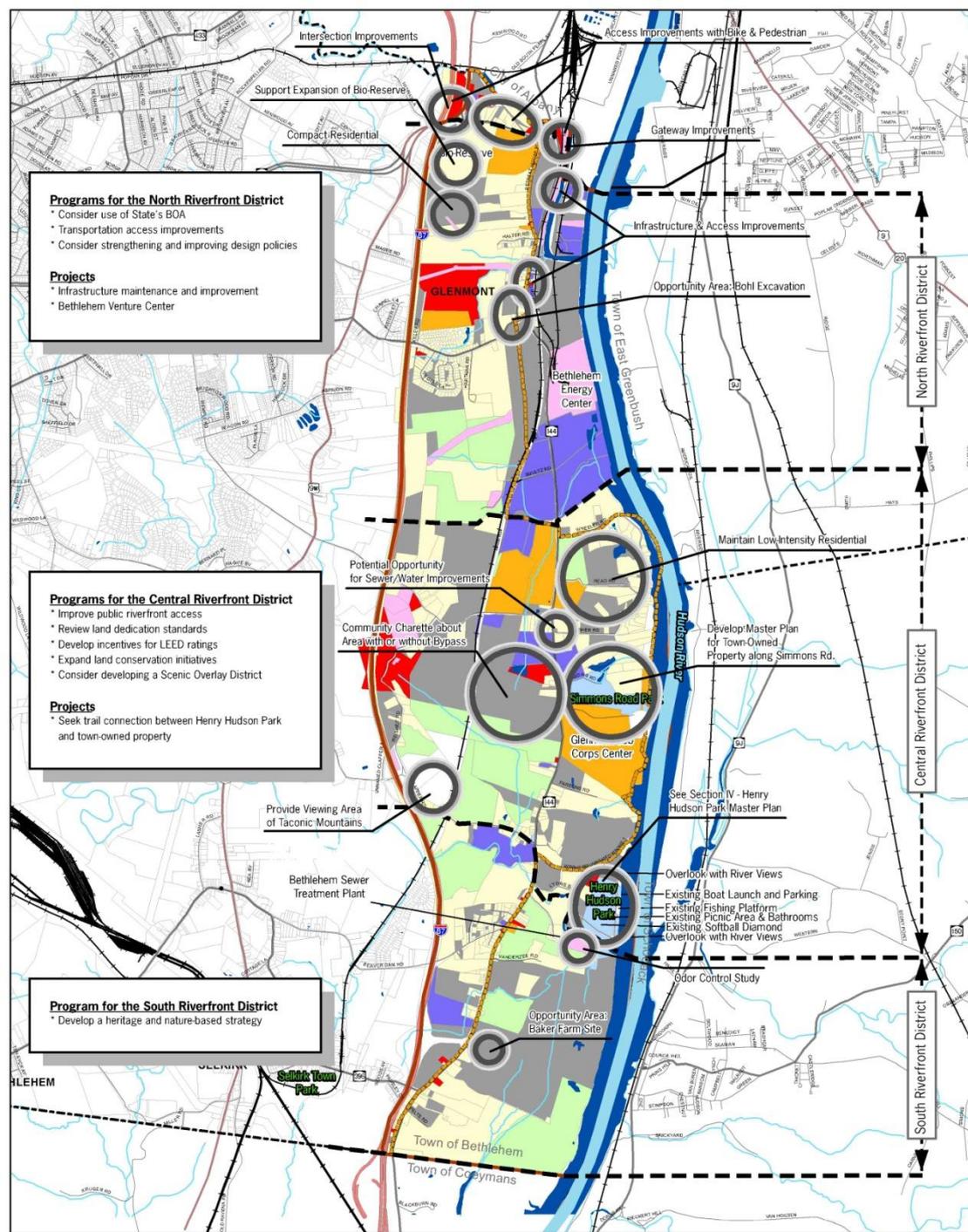
- Preserve and improve viewing opportunities of the Taconic Mountains

CENTRAL RIVERFRONT DISTRICT

- Provide opportunities for public access and use of the Riverfront



Recommendation Map



Central District

Programs for the North Riverfront District

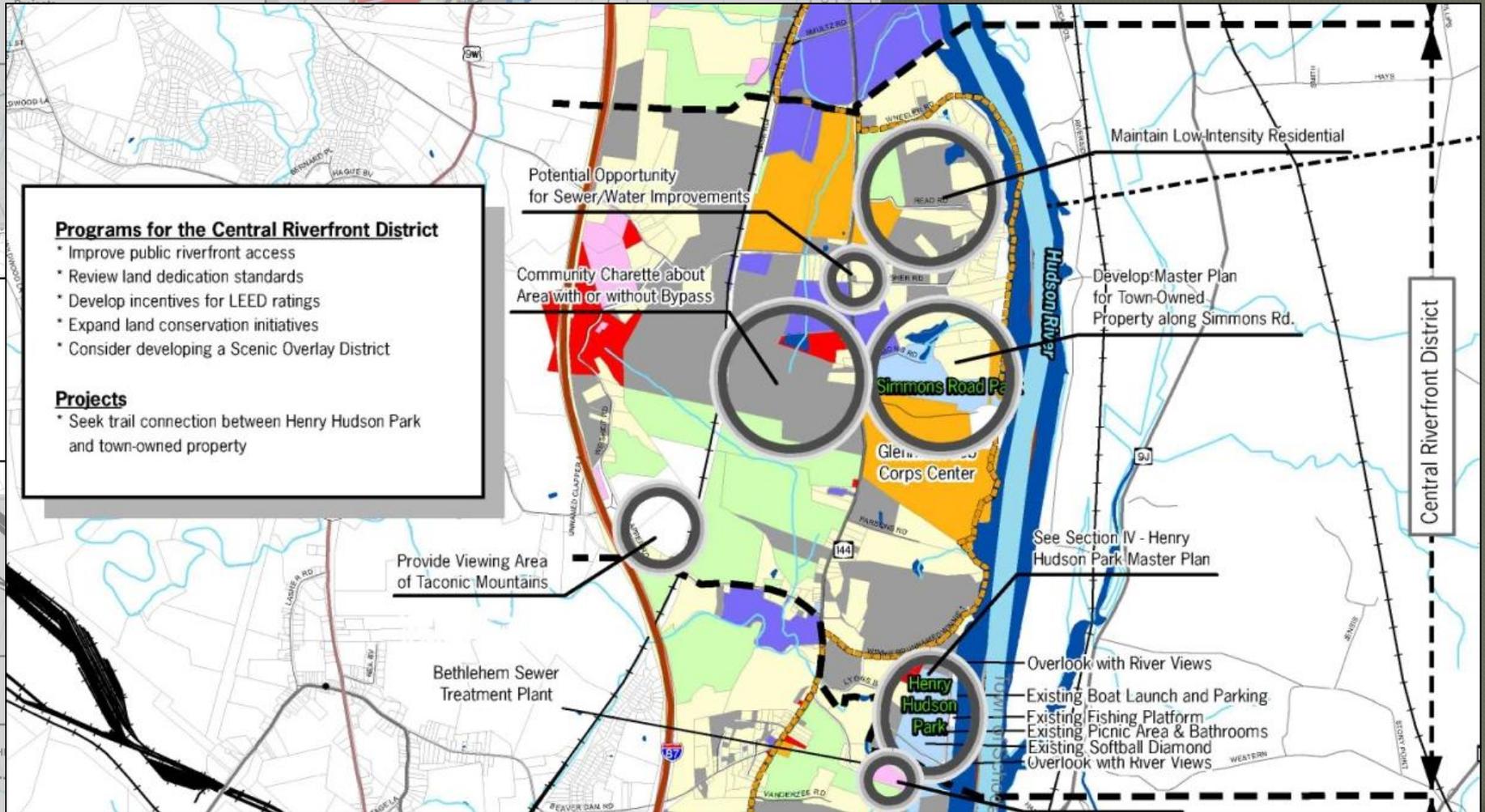
- * Consider use of State's BOA
- * Transportation access improvements
- * Consider strengthening and improving design policies

Programs for the Central Riverfront District

- * Improve public riverfront access
- * Review land dedication standards
- * Develop incentives for LEED ratings
- * Expand land conservation initiatives
- * Consider developing a Scenic Overlay District

Projects

- * Seek trail connection between Henry Hudson Park and town-owned property



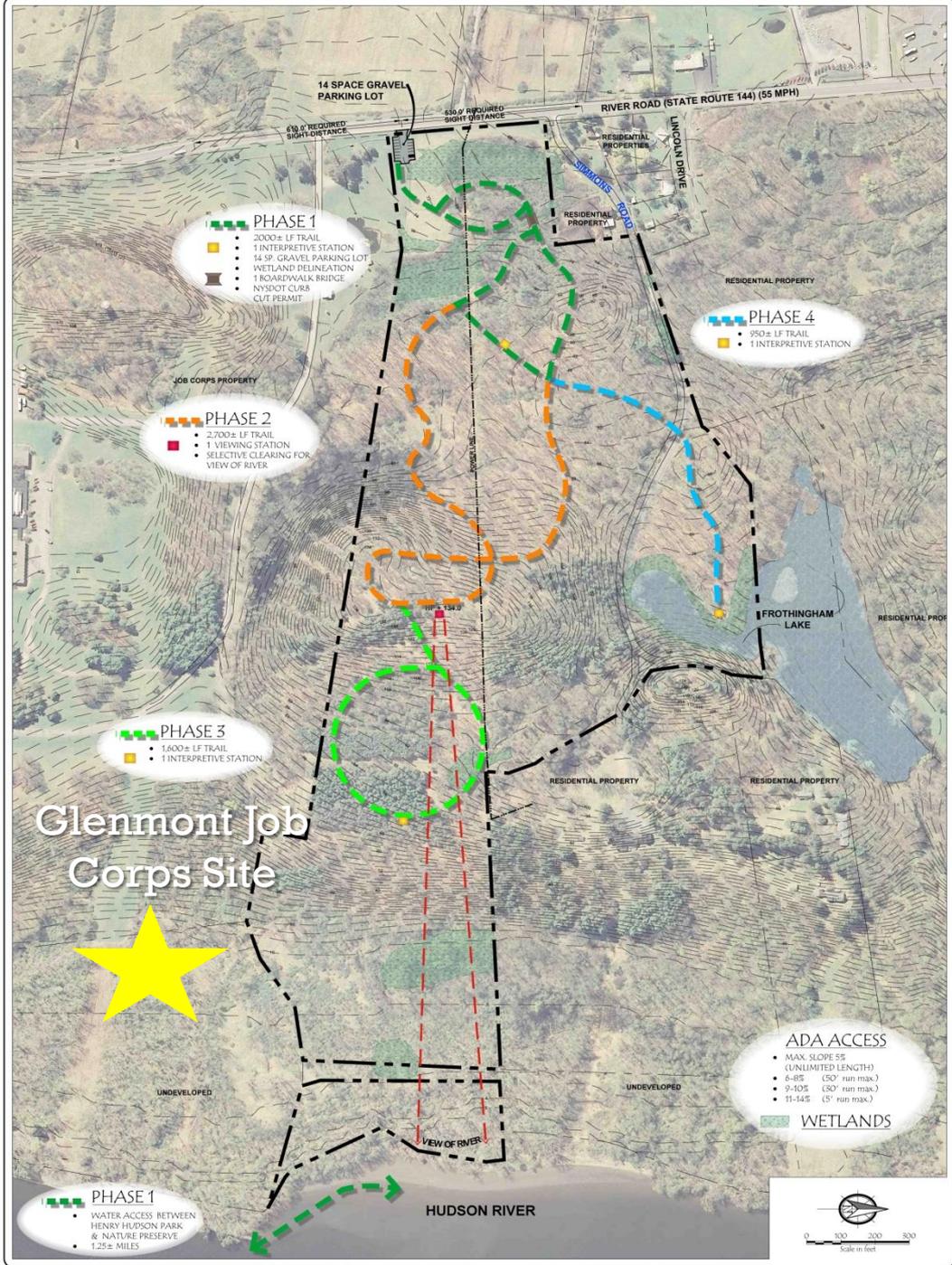
Central Riverfront District

Central Riverfront District Van Wies Sub-District

Maintain low density residential character

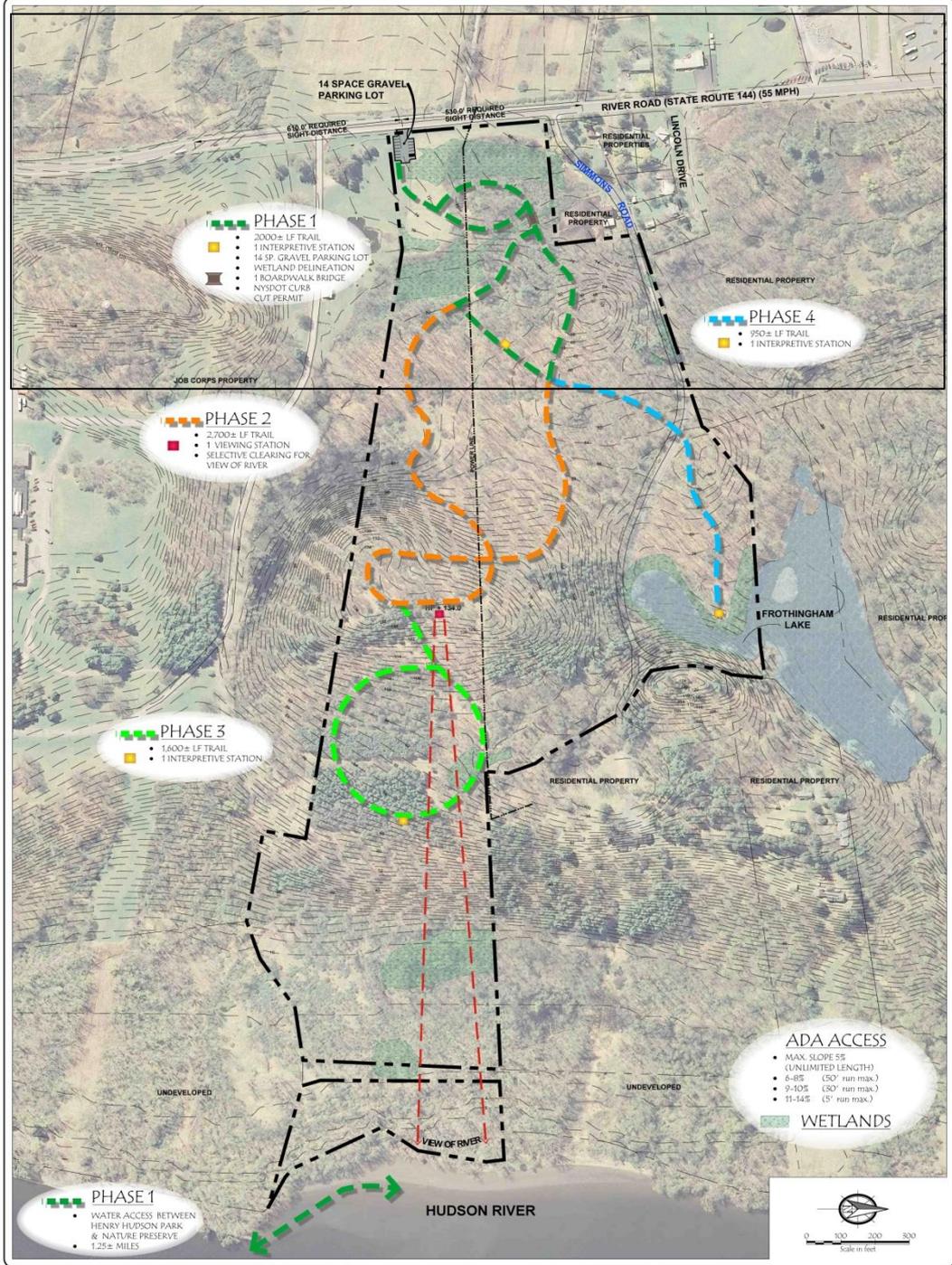
- Land zoned Rural Riverfront (RR)

- Purpose is to limit the density of residential development while encouraging tourism and recreation based non-residential development
- 5-acre minimum lot size
- No public water and sanitary sewer service



Opportunity Area: Moh He Con Nuk Preserve

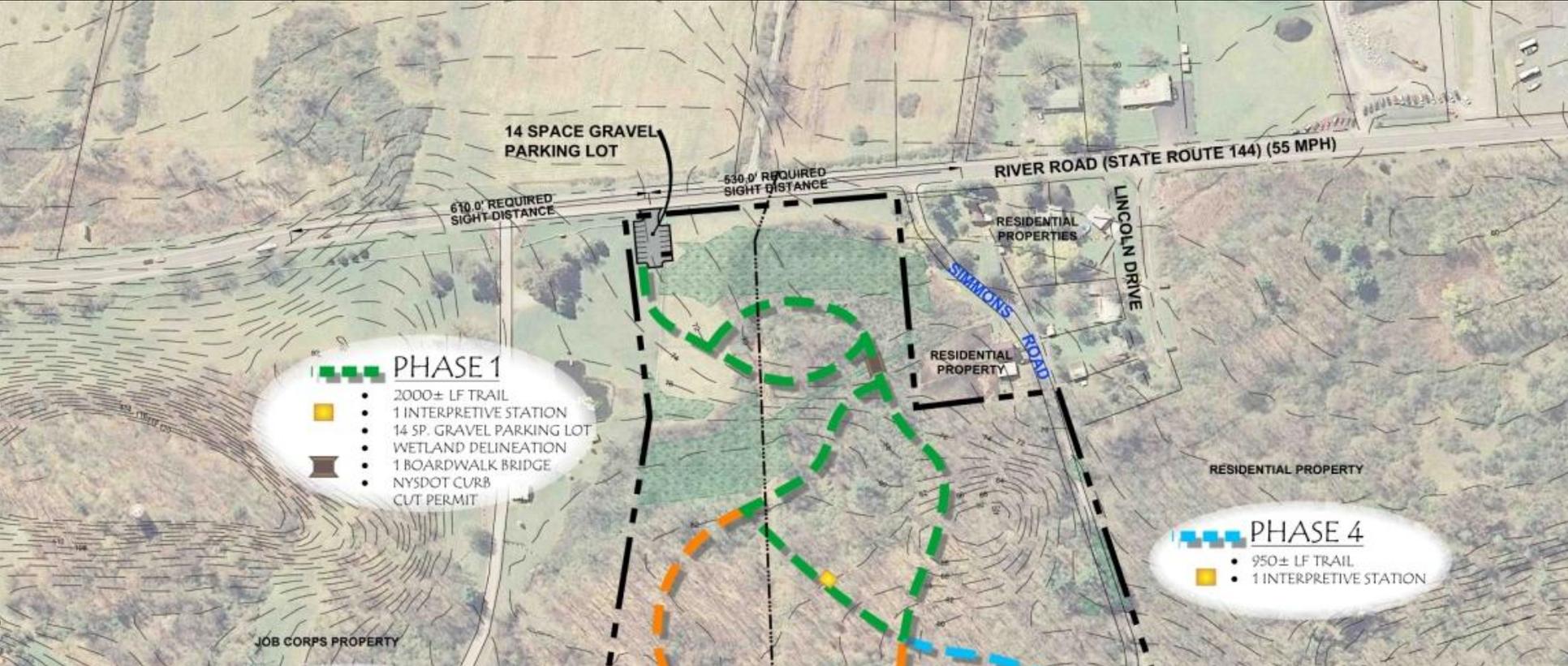
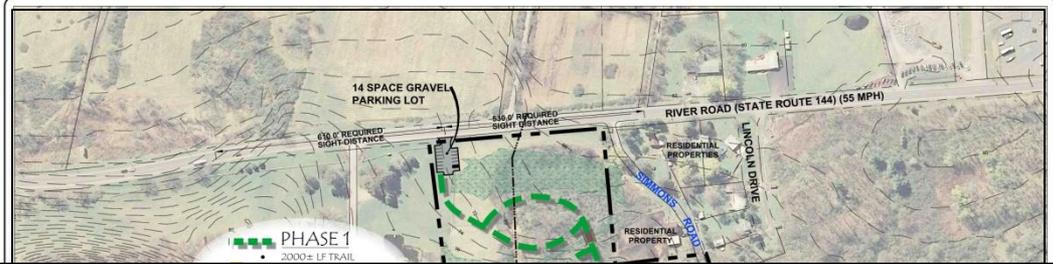
- Develop Master Plan
- Phase 1 – 4 Master Plan (2009)
- Phase 1 – 2013
 - Parking lot
 - 2000 LF Trail
 - Interpretive Station



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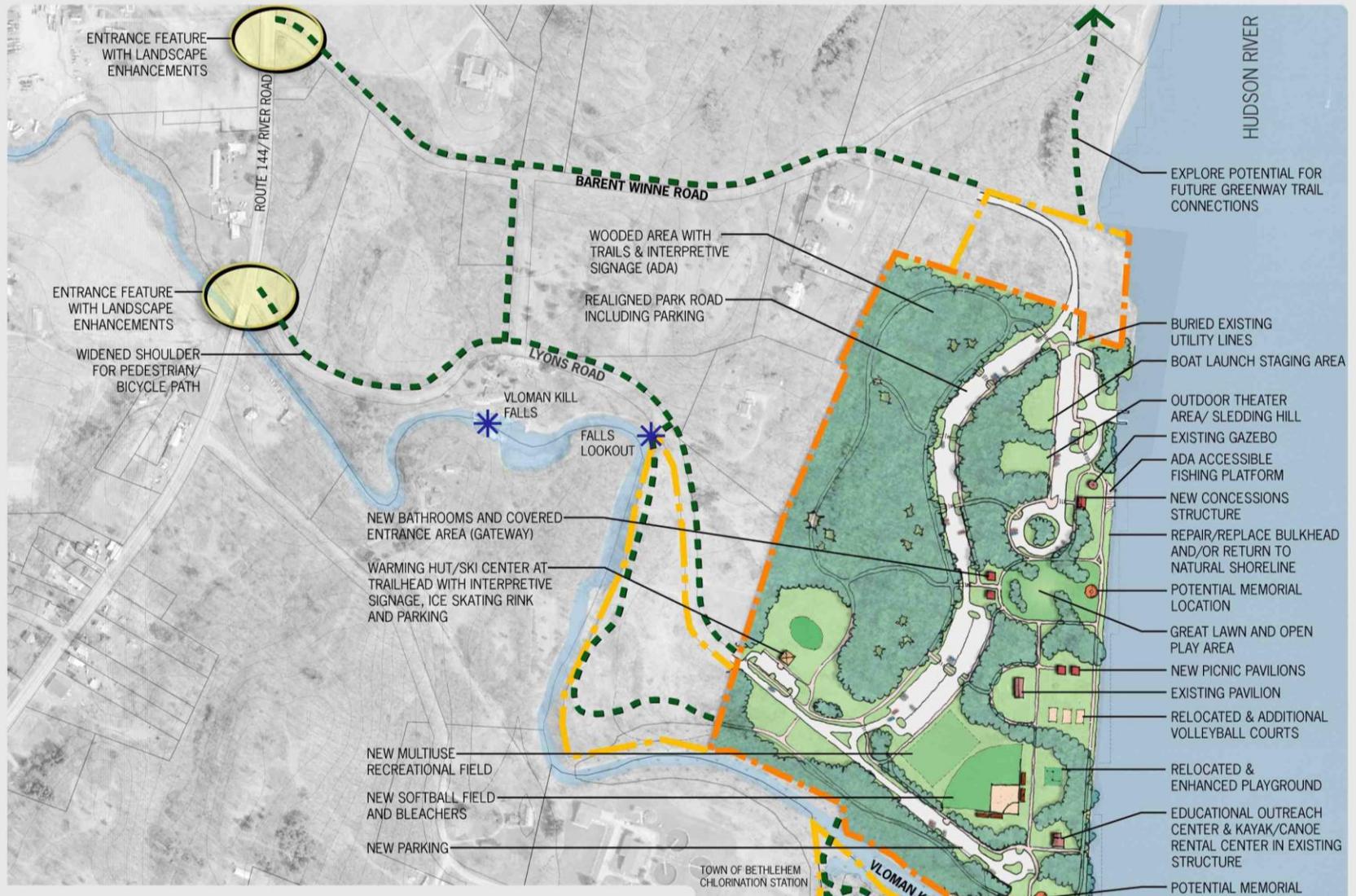


Water trail access to/from
Henry Hudson Park
(1.25 miles)

Central Riverfront District Henry Hudson Park Master Plan



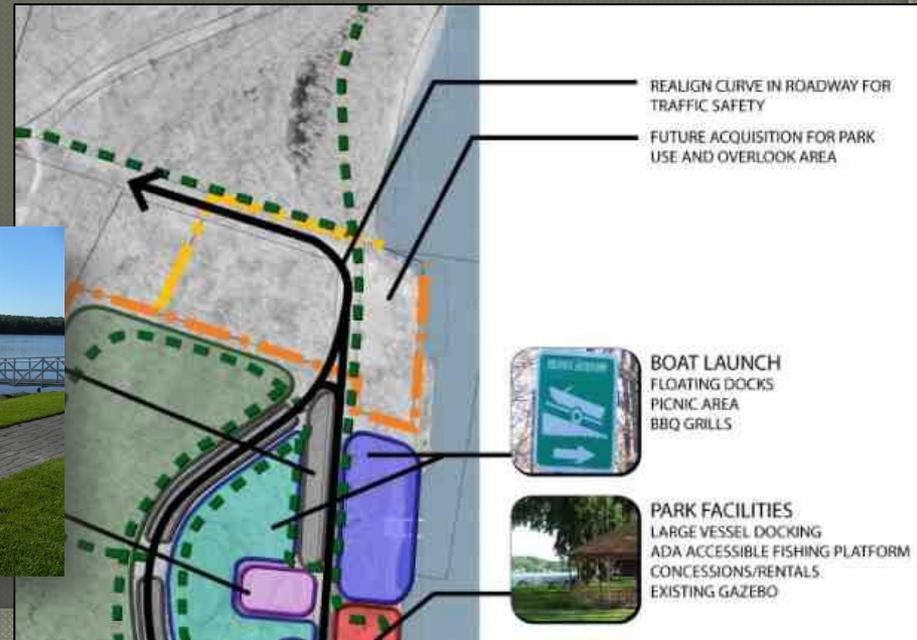
Central Riverfront District Henry Hudson Park Master Plan



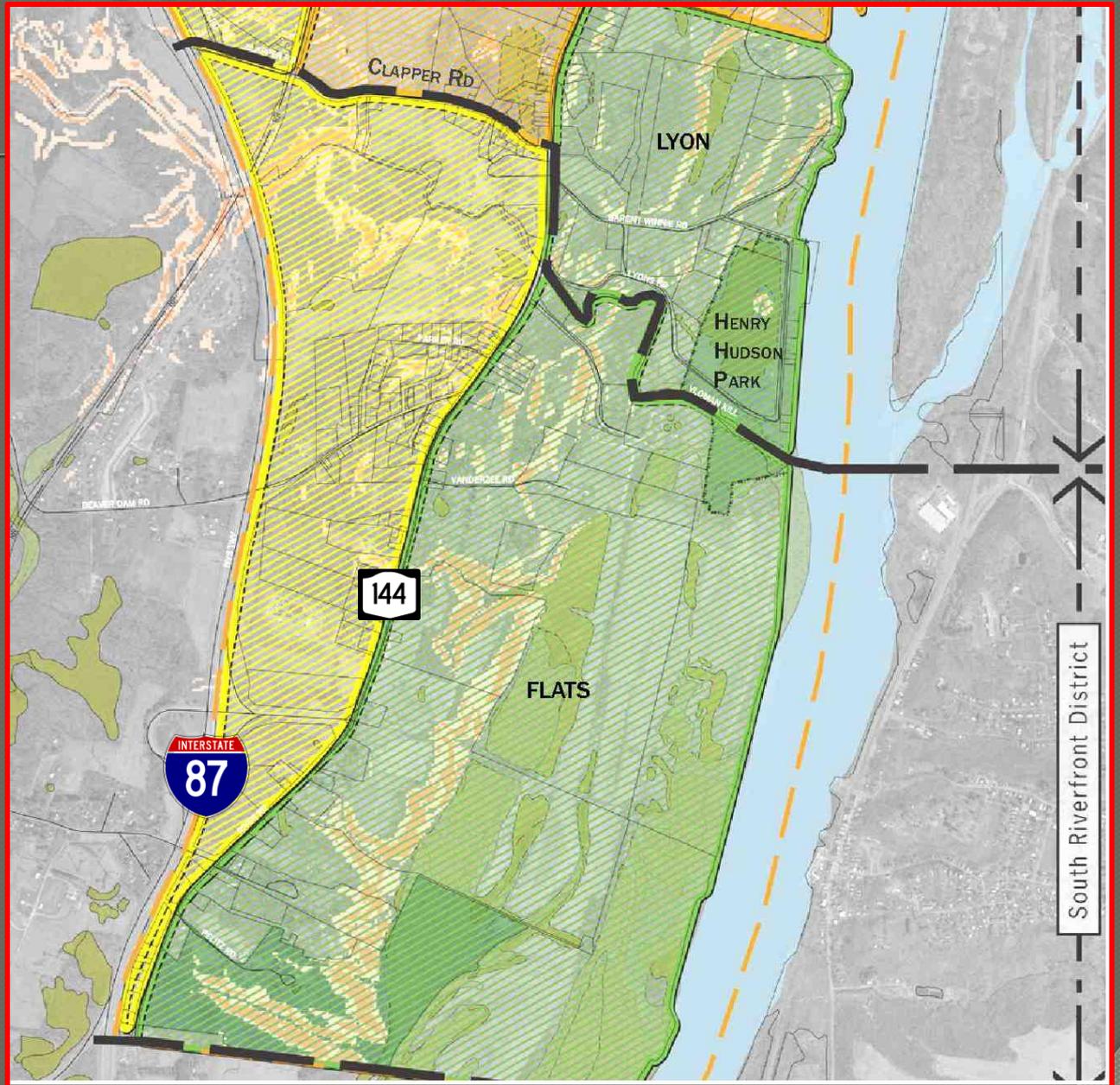
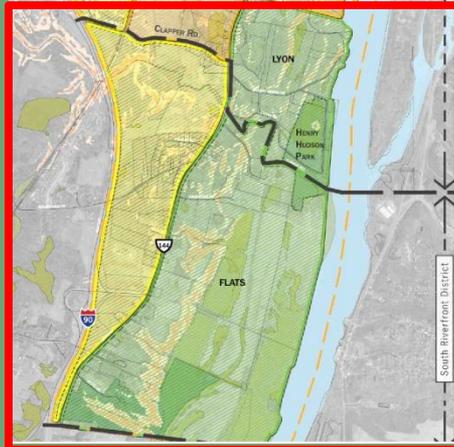
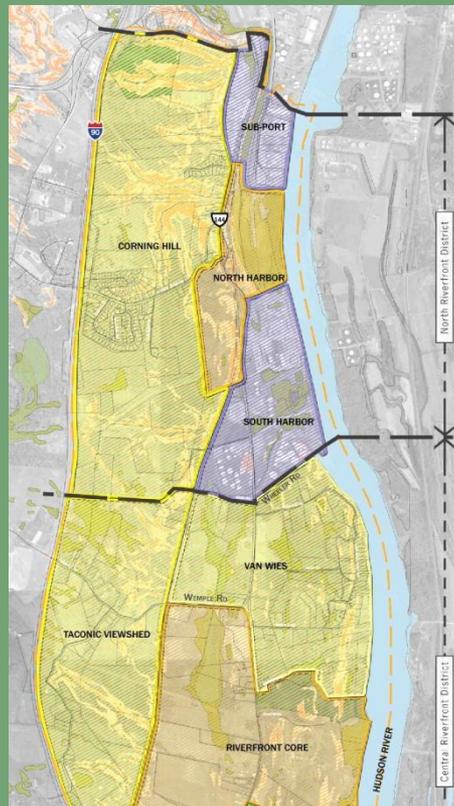
Central Riverfront District

Henry Hudson Park Master Plan

- Boat Launch Installed
- Fishing Platform Installed
 - Hudson River Estuary Grant
- Henry Hudson Shoreline Stabilization Study
 - Rock Riprap and Joint Planting recommended
- Town land purchase adjacent to park
 - 3.35 acres
- Bike Racks



South Riverfront District



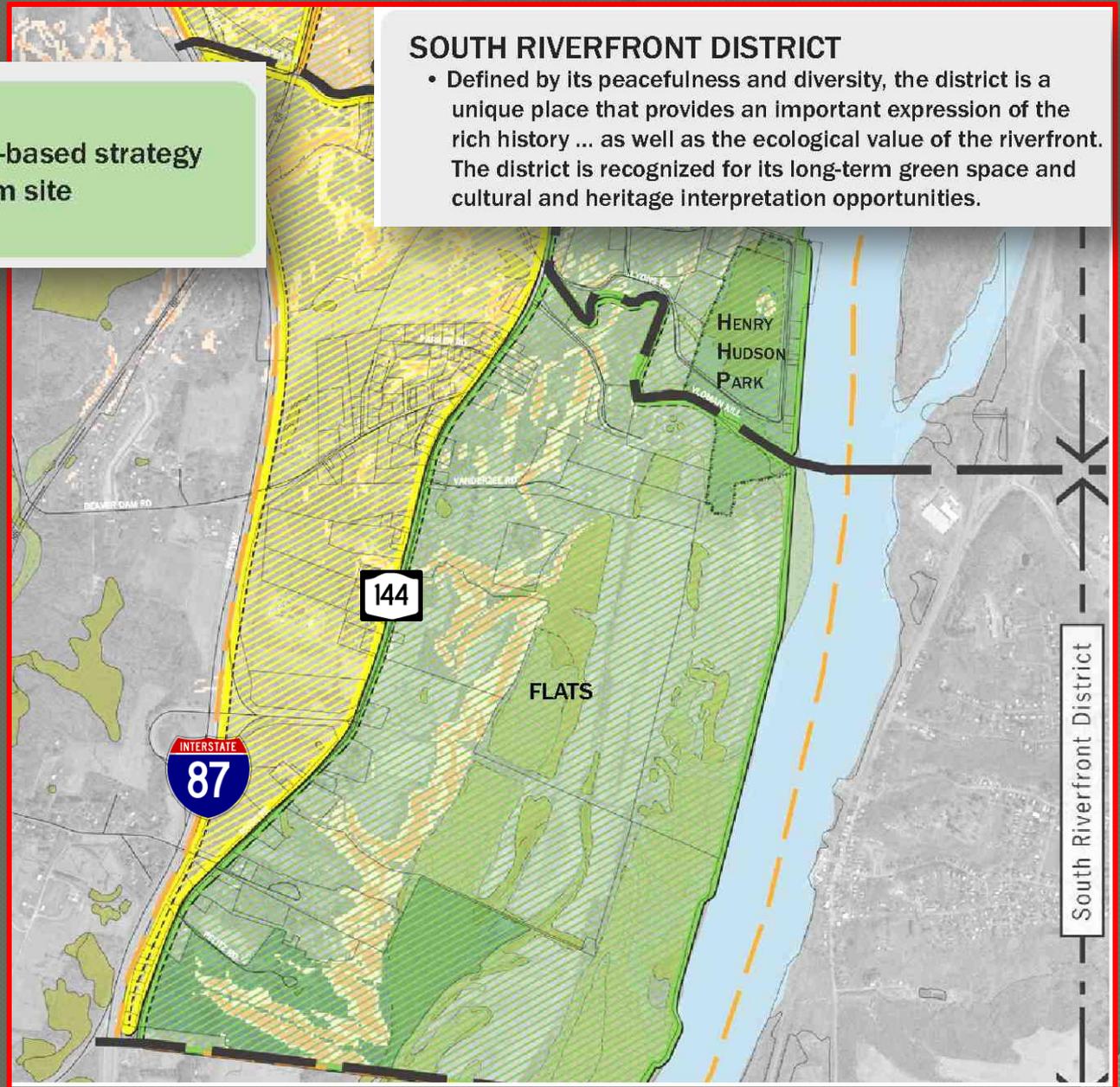
South Riverfront District

FLATS

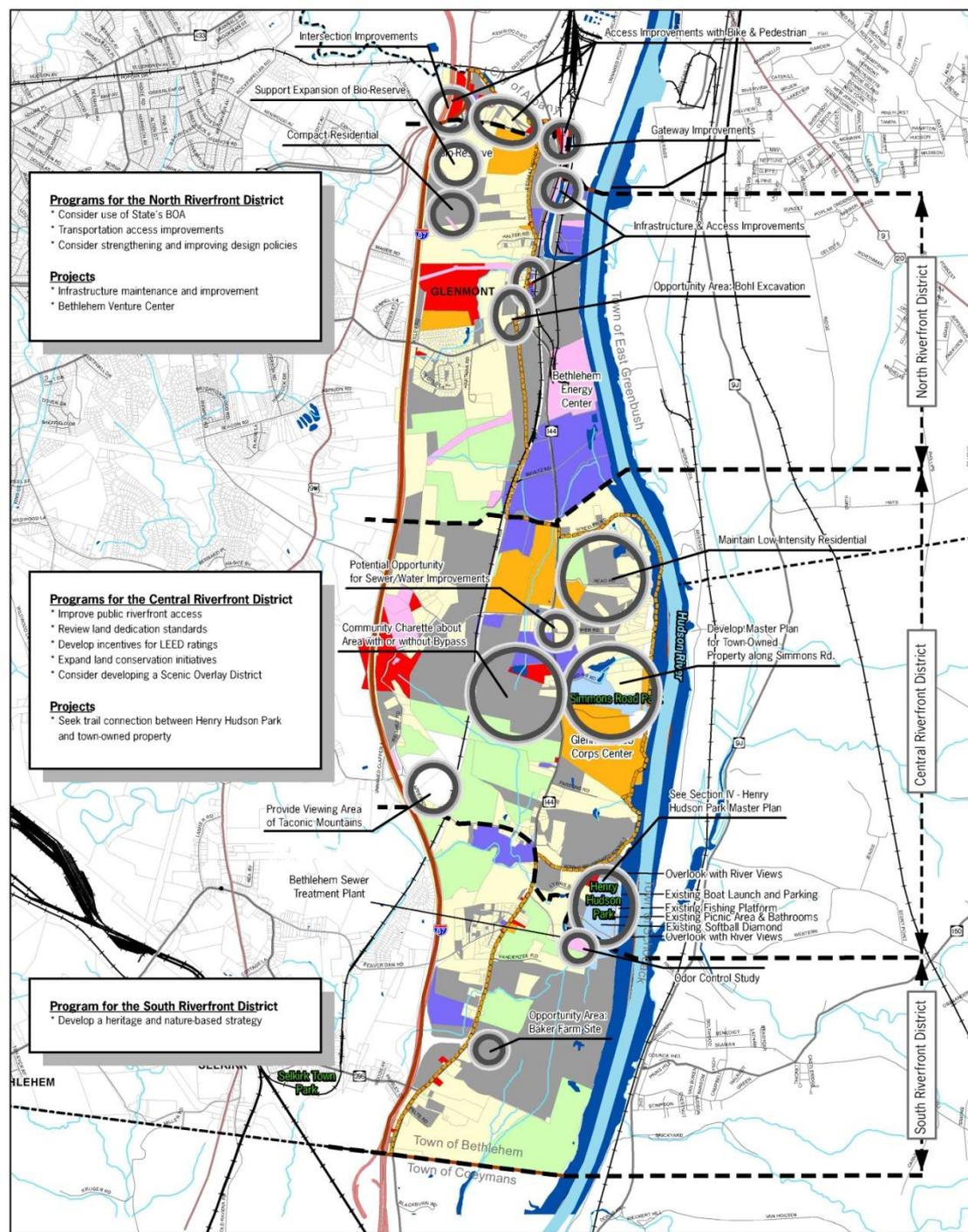
- Develop heritage and nature-based strategy
- Opportunity Area: Baker Farm site

SOUTH RIVERFRONT DISTRICT

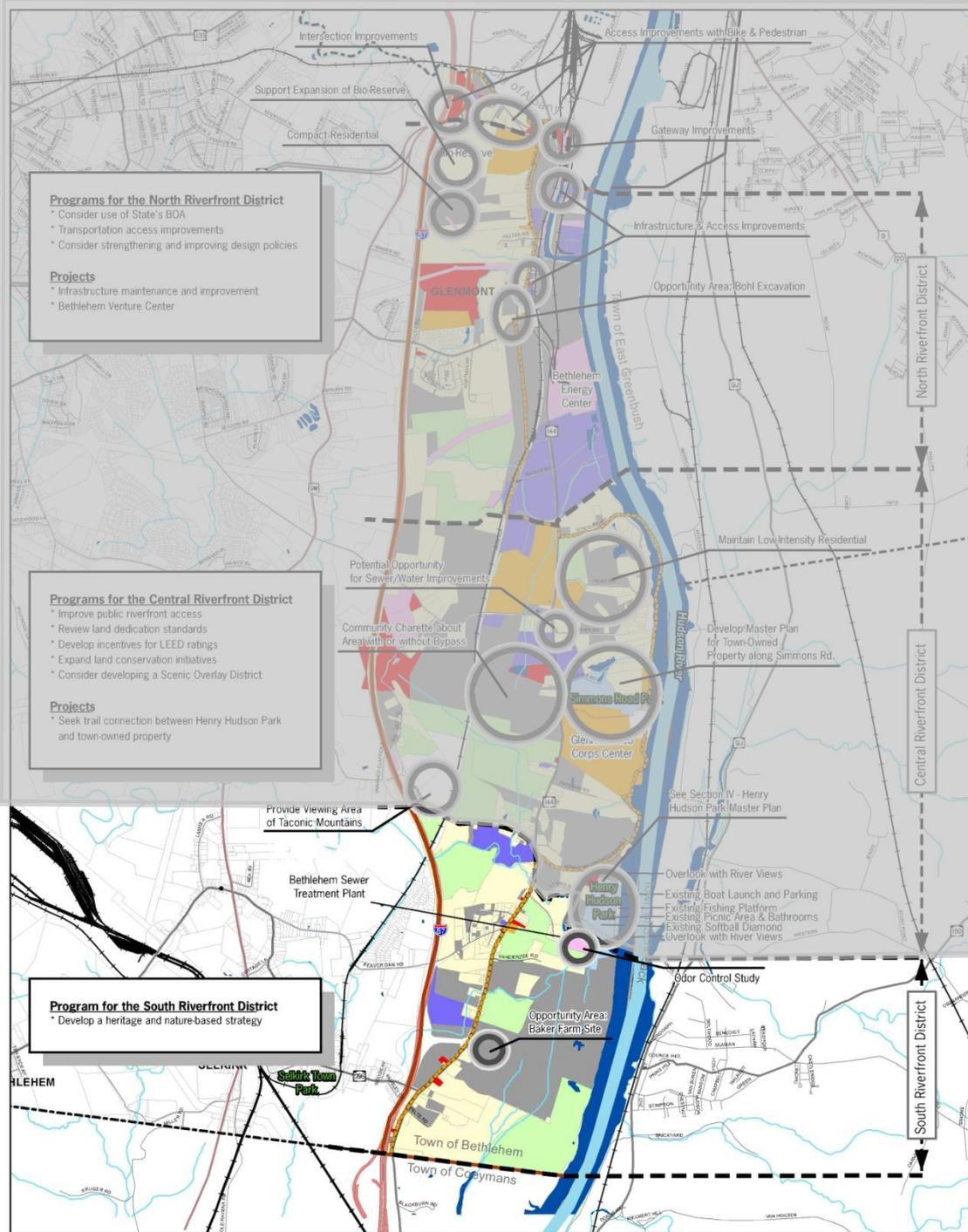
- Defined by its peacefulness and diversity, the district is a unique place that provides an important expression of the rich history ... as well as the ecological value of the riverfront. The district is recognized for its long-term green space and cultural and heritage interpretation opportunities.



Recommendation Map



South District



South District



Programs for the North Riverfront District
 * Consider use of State's BOA
 * Transportation access improvements
 * Compact Residential
 * Gateway Improvements
 * Infrastructure & Access Improvements



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South Riverfront District Opportunity Area: Baker Farm Site

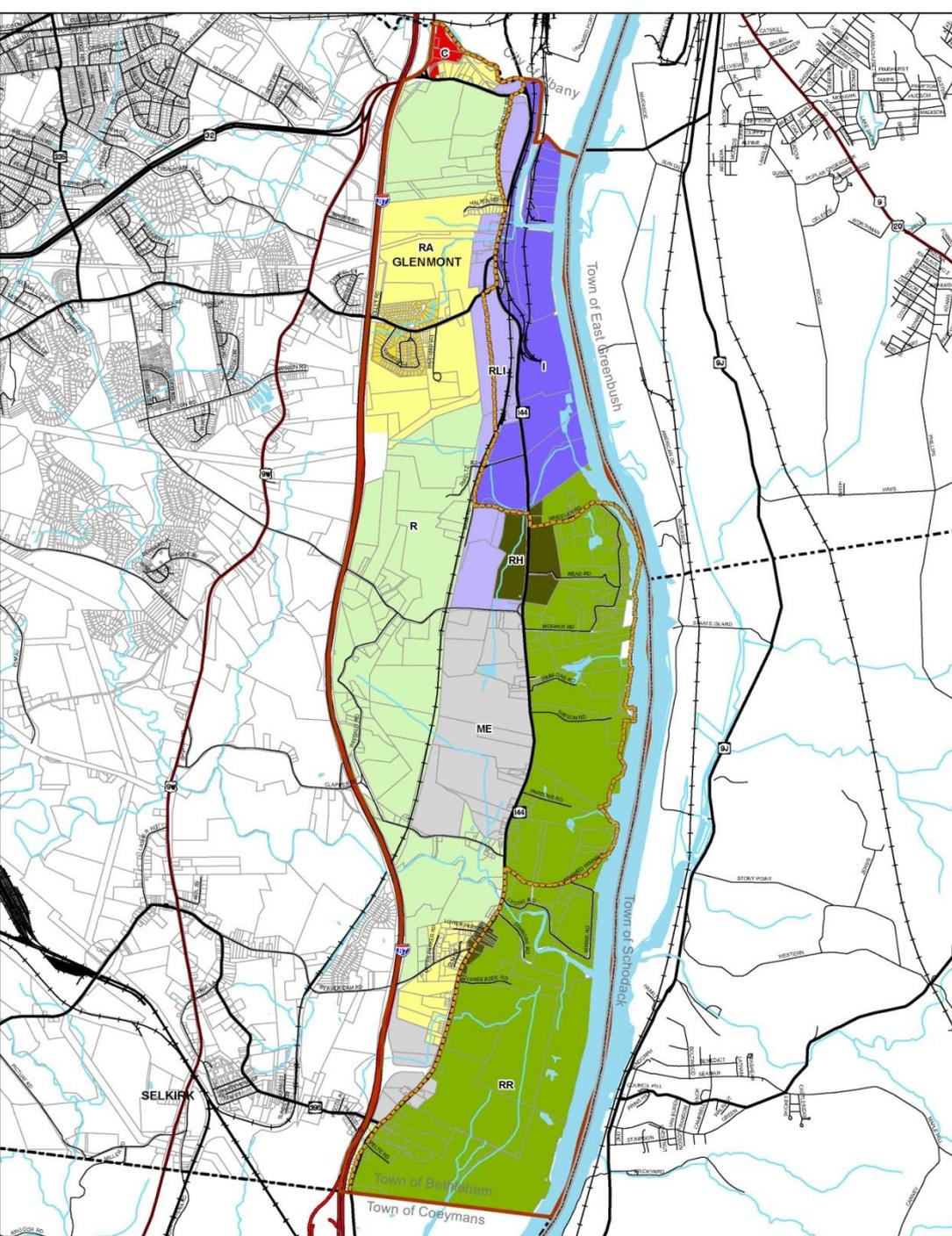
- Nature and heritage tourism-based venture
- Enhance interpretation and protection of the cultural and environmental aspects of the region



CORRIDOR-WIDE REC'S

- ◉ Access the Route 144 corridor
- ◉ Improve sewer and water utilities to promote development where appropriate
- ◉ Acquisitions and conservation easements
- ◉ Bicycle and Pedestrian Improvements and trail network throughout corridor
- ◉ Coordinate with regional communities
- ◉ Riverfront gateway improvements

Implementation



KEY

- TOWN BOUNDARY
- COASTAL BOUNDARY
- RIVER/STREAM
- COUNTY BOUNDARY
- WRA BOUNDARY
- HUDSON RIVER.SHP
- PARCEL BOUNDARY

ZONING

- COMMERCIAL
- MIXED ECONOMIC DEVELOPMENT
- RES A
- RES B
- RURAL LIGHT INDUSTRIAL
- INDUSTRIAL
- RURAL
- RIVERFRONT RURAL
- RURAL HAMLET

Implementation

- **New Zoning Map, effective 2006, allows for:**
 - Industrial development in North Riverfront District (ex. Bohl property)
 - Protection of low density residential character in Central Riverfront District (ex. Van Wies)
- **Henry Hudson Park Master Plan**
- **Moh He Con Nuk Preserve Master Plan**
- **Bicycle and Pedestrian Access to the Waterfront**
 - Town Bicycle and Pedestrian Priority Network identifies Corning Hill, Glenmont, Clapper, and Wemple Roads

Summary

What does the LWRP do for Bethlehem?

- Vision for the waterfront
- Allows for funding opportunities to advance the vision
- Guidance for Town and developers during the land use review process