

A Balanced Vision for Growth...

### 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.

### VALUE STATEMENTS...

#### 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

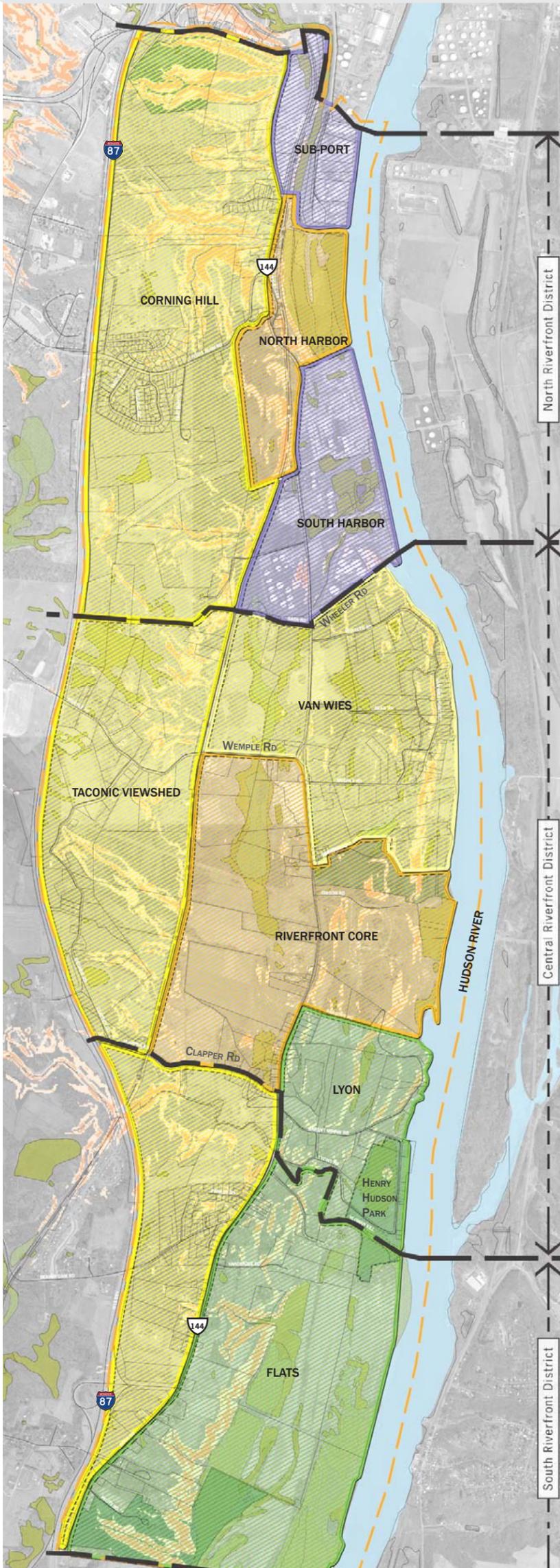
The ecological value of the riverfront areas should be maintained and restored in all projects. Unique habitats should be protected. Opportunities to connect with and interpret the environment should be appropriately included in all projects. Unique and special scenic viewing areas should be respected 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.



### ACTION PLAN...

#### 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"

#### 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

#### CENTRAL RIVERFRONT DISTRICT

- Provide opportunities for public access and use of the Riverfront

#### 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

#### 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.

#### FLATS

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

#### CORRIDOR-WIDE

- Assess the Route 144 corridor
- Acquisitions and conservation easements
- Trail network throughout corridor
- Coordinate with regional communities
- Riverfront gateway improvements

