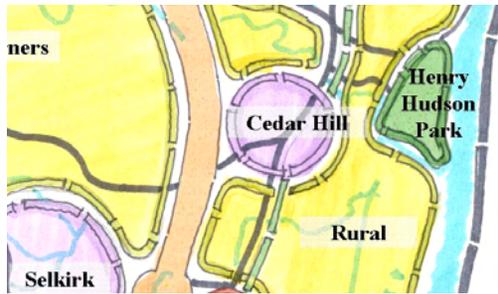


**SARATOGA**  
ASSOCIATES

Landscape Architects, Architects,  
Engineers, and Planners, P.C.

# Bethlehem Local Waterfront Revitalization Program

Public Meeting  
January 23, 2007



# Agenda

7:00 Introductions

7:15 Presentation:

The LWRP: Purpose and Scope

Project Goal

Basic Waterfront Characteristics

Waterfront Area: Issues and Opportunities

7:45 Roundtable Discussions

8:45 Summary Presentations

9:00 Adjournment

# LWRP Purpose and Scope

## Purpose

- > Local-level land use plan for waterfront
- > Foundation for obtaining funds
- > Based on NYS Coastal Policies
- > Establishes policies for:
  - > Development
  - > Fish and Wildlife
  - > Flooding and Erosion
  - > Public Access
  - > Recreation



# LWRP Purpose and Scope

## Key Objectives

- > Protect and enhance the waterfront's key cultural and environmental resources
- > Revitalize vacant and underutilized water-influenced areas
- > Improve public access
- > Provide opportunities for water dependent uses



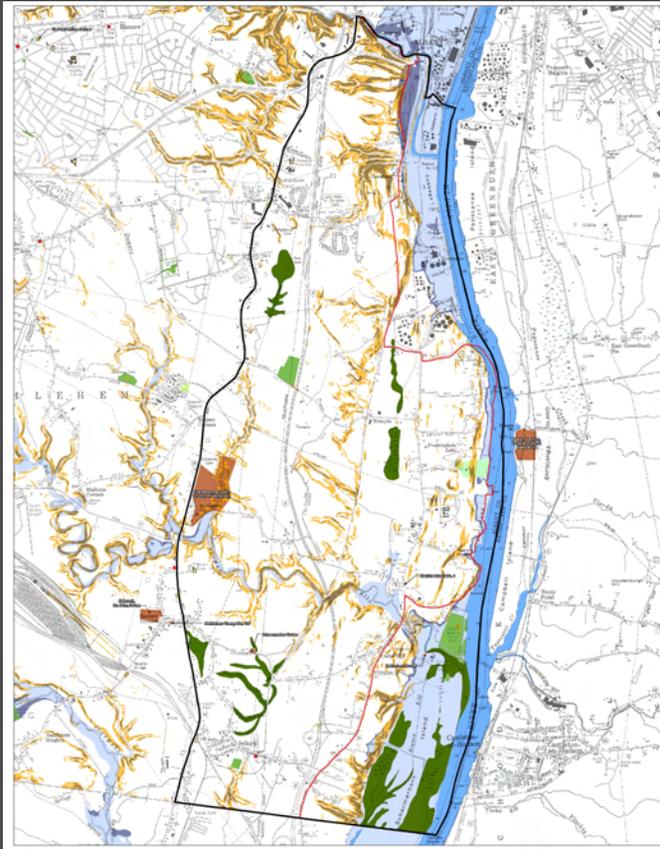
# LWRP Purpose and Scope

## Project Schedule

Item	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct
Vision, Goals Study Area Boundary												
Public Participation												
Town Wide Public Meeting												
Focus Groups												
Visioning												
Draft LWRP & HMP												
Waterfront Advisory Committee	✓	✓			✓	✓		✓	✓		✓	✓
Inventory & Analysis												
Program Policies												
Land & Water Uses & Projects												
Harbor Management Plan												
Local Implementation												
Consultation w/Other Agencies												
Actions & Programs Likely to Affect												
Local Commitment												
Henry Hudson Park Master Plan												
Draft LWRP & HMP												
Final LWRP & HMP												

# LWRP Purpose and Scope

## Preliminary Waterfront Revitalization Area (WRA)



Route 9W to the West

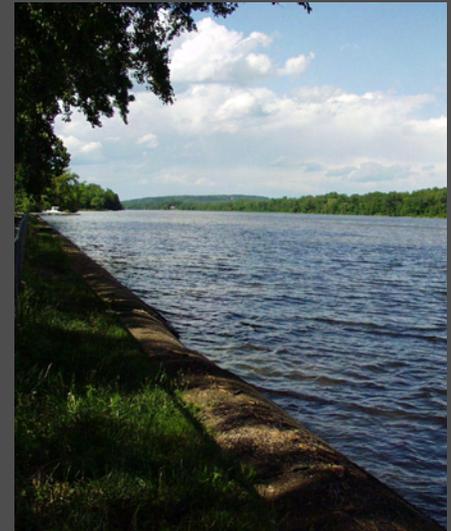
Municipal boundary to the  
east, north and south

# Project Goal

Create a policy framework for waterfront-related development that will expand the tax base through balanced growth and preservation.

A successful LWRP process will...

- > Engage the community to create a vision & set priorities
- > Preserve and enhance Bethlehem's quality of life
- > Balance environmental and economic sustainability
- > Culminate in an implementable action plan



# Basic Waterfront Characteristics

## Key Waterfront Goals & Recommendations in the Comprehensive Plan

- > Balance the variety of land uses that exist along the river: residential, heavy industrial, recreational, and open spaces
- > Enhance public access to river
- > Conserve critical habitat and open spaces, natural resource protection
- > Consider appropriate standards and/or design guidelines
- > Establish a Park Master Plan to determine recreational needs

# Basic Waterfront Characteristics

## Zoning

	Top 5 Zoning Districts	Percent of Total
1	R – Rural	25.4%
2	RR – Riverfront Rural	21.4%
3	ME – Mixed Eco. Dev. RA – Residential A	14.7%
4	I – Industrial	6.9%
5	RLI – Rural Light Industrial	6.7%



# Basic Waterfront Characteristics

## Economic and Demographic

	WRA	
1. Population	3,487	10.3% of Town's Population
2. Households	1,264	9.3% of Town's households
3. Median HH Income	\$56,544	\$71,068 Townwide
4. Owner Occupancy	74.2%	75.7% Townwide
5. Median Owner-Occupied Housing Value	\$124,959	\$143,375* Townwide
6. Median Year House Built	1965	1971 Townwide

\* Prior to 2006 reevaluation

# Basic Waterfront Characteristics

## Age Composition

		WRA	Town
>6	Pre-School	7.9%	8.2%
6-17	School Age	20.3%	19.5%
18-24	College Age	<b>10.7%</b>	<b>5.4%</b>
25-34	Young Working Adult	<b>12.2%</b>	<b>9.5%</b>
35-54	Mid-Life	28%	33.8%
55-64	Empty Nester	9.4%	9.6%
65+	Senior	11.5%	14.1%

# Basic Waterfront Characteristics

## Historic, Scenic and Natural Resources

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### State and National Historic Places

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Bethlehem House (Nicoll-Sill House)	Dinmore Road
District School No. 1	River Road
Schoonmaker House	Beaver Dam Road
First Reformed Dutch Church of Bethlehem	Route 9W

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> Entire Town is located within the Hudson River Estuary

# Waterfront Area: Issues & Opportunities

## Opportunities

- > Henry Hudson Park – Park Master Plan
- > Vacant and under-utilized properties as well as future use of current heavy industrial sites
- > Jobs Corps site – Redevelopment opportunity?
- > Selkirk Bypass – Direct connection between Rt. 9W and waterfront
- > Trail system to connect natural areas, historic resources, neighborhoods and businesses



# Waterfront Area: Issues & Opportunities

## Issues

- > Balancing various land uses to maintain economic vitality and maintaining the natural character of the waterfront
- > Provide meaningful, connected open recreation and waterfront access opportunities
- > Selkirk Bypass
- > Limited infrastructure



## Now it's Your Turn....

- > What are the pressing issues along the waterfront?
- > What waterfront characteristics are important *to you?* (a building, a quiet space, a special view, waterfront access)
- > What type of uses should happen in the waterfront area? Where should they be?
- > What changes within the waterfront area will really affect Bethlehem in 15 years?
- > What should the future of the waterfront be like?





Creating compelling destinations



Enriching communities



Safeguarding special places

Thank you!