ROCKLAND PLUS
Planning Land Use with Students

The Chair Factory Site
Village of Haverstraw Waterfront

LOCATION & SIZE:
The 9-acre former *Chair Factory Site* is located on the Hudson River on the southwestern side of Bowline Pond with water on 3 sides. Directly across Bowline Pond to the north is Bowline Pond Park with pool, waterslide and park area.

THE LARGER PLAN
The site is part of a new **Comprehensive Plan** called **"Haverstraw Forward/Adelante!"** that is focused on **economic, environmental and community sustainability**.

Village Revitalization: The downtown area has been improved with new street lighting, sidewalk repairs, trees, benches and other upgrades, and the overall planning focus emphasizes widespread benefits for the community with focuses on:
- **transportation,**
- **land use,**
- **improving the use of the downtown,**
- **sustainability,**
- **climate change**
- **access and use of the waterfront**.

Major goals include connecting this area of the waterfront with:
- **The existing Village downtown**,
- **Ferry terminal for transit**
- **The Harbors development**
- **Other villages and towns along the Hudson River waterfront**

SOME GOALS OF THE WATERFRONT REVITALIZATION PLAN:
The Village has received grant funding for shoreline improvements to prevent erosion and focus on **resiliency** through a plan including **mixed-use, recreation and tourism.**

1. Introduce **Work.Live.Shop** at the Waterfront (with a mixed-use of buildings and spaces)
2. Extend the **Waterfront Promenade** ('walkway' from where it starts to the south by the Harbors of Haverstraw development and run it north to this new project)
3. **Reconnect** the Village of Haverstraw to the waterfront by extending main street to the water through a public "Piazza"

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Screenshot from film by Flying Films NY   (https://www.youtube.com/watch?v=og1e4a7aCaI)

ABOUT THE VILLAGE

- 2 sq. miles of land, (another 3 sq. miles underwater).
- Borders the Hudson River to the East and High Tor State Park and the Palisades Sill on the West, with no room to grow unless through creative reuse.
- Location is filled with the natural beauty of the Hudson and the Mountains
- 12,000 residents
- 2/3 of the Village speaks Spanish as a first language
- Haverstraw to Ossining Ferry is operated by NY Waterway during commute hours and docks just south of the Chair Factory and ferries ~500 people daily.
- Home to the Haverstraw Center, a community center for family and youth programs
- Long and rich history and architecture ties back to the old brickmaking
- Holding onto the unique diverse personality and inclusivity of the existing fabric of Haverstraw is important to the existing residents.

CHALLENGES:

- New development can gentrify the area and displace the current residents
- Taxes and rent are already high
- Lack of recreation and athletic fields
- No coffee shop, public gym or meeting places
- Need to Improve the public perception of Haverstraw
- Local job opportunities needed
- Concern for climate change impacts on the shoreline
- Need to directly link any new development to the existing downtown

IN YOUR PLAN CONSIDER

STRENGTHS & CHALLENGES
- **What are the strengths of Haverstraw**
- **What would they like to improve?**
- **What are the strengths of the project site?**
- **What are the challenges the site faces?**

DEVELOPMENT PLAN:

- **How much to develop this site**
- **What type of structures, how many and where?**
- **What is the 'economic engine' of your plan?**

CONNECTIONS:

- **How will you connect to the Hudson River?**
- **How will you bring the existing town together with your new project?**
- **Can you connect to Bowline Pond Park?**

TRANSIT:

- **How will you encourage use of the ferry?**
- **How else might residents move around the area?**

CLIMATE CONCERNS & GREEN FEATURES:

- **How will you mitigate storm surge and sea level rise concerns?**
- **What types of green infrastructure will you include?**
- **What energy saving features can you include?**

COMMUNITY PARTNERS:

- **What groups would be interested in partnering with your plan?**