

Hudson DRI Local Planning Committee Meeting #2

Hudson Downtown Revitalization Initiative

Date/Time: November 14, 2017 / 6:00pm
Place: John Edwards School (cafeteria), 360 State Street
Attendees: Mayor Tiffany Hamilton, Co-Chair
Matthew Nelson, Co-Chair
Antonio Abitabile
Jabin Ahmed
Shaheim DeJesus
Todd Erling
Betsy Gramkow
Michelle Hughes
Jeffrey Hunt
Joan Hunt
Tony Jones
Peter Jung
Christian Ludwig
Bob Lucke
Randall Martin
Elena Mosley
Seth Rapport
John Reilly
Michael Sadowski
Dan Seward
Colin Stair
Christine Vanderlan
Sheena Salvino
Jaimie Ethier, DOS
Crystal Loffler, NYSHCR
Christopher Eastman, DOS
Steve Kearney, Stantec
Phil Schaeffing, Stantec

The second Local Planning Committee meeting took place from 6:00-8:00pm on November 14, 2017 at the John Edwards School cafeteria in Hudson. Mayor Hamilton introduced the meeting, and Steve Kearney from Stantec presented the attached slideshow.

This meeting had two primary purposes: to update the LPC on the planning process, and to conduct a work session to develop DRI goals. Jaime Ethier of NYS DOS opened by explaining the LPC Code of Conduct to the committee members. Steve Kearney (SK) provided a summary of the first public meeting and input from stakeholder interviews conducted to-date. The public meeting was well-attended and identified a number of shared community priorities. Stakeholder interviews are being

used to gather existing conditions data and speak with potential project owners. Interviewees have been identified based on consultant team recommendations, and other suggestions are welcome. The work session, led by Steve Kearney and Matthew Nelson, included the public participation plan, DRI boundaries, DRI vision statement, and development of draft goals. Subsequent meetings will review goals and strategies, draft project profiles, and market study findings.

Summary of LPC Discussion

Public Participation Plan

Outreach will include LPC meetings open to the public, three public meetings, a series of stakeholder interviews, digital outreach, and targeted outreach to groups like youth and Housing Authority residents. A new website is now active: hudsonri.org.

- What about reaching people who do not have internet access?
 - Most people have smart phones, even those without internet access at home. The consultant team reaches these people by posting survey links in community locations like bus stops and the newspaper.
 - Digital surveys will help to identify shared priorities.
- How will the stakeholder interviews be summarized and shared?
 - The consultant team will create a summary document organized by general themes. Specific comments will not be attached to individuals however, to encourage frank, open conversations about issues and opportunities.
- Regarding potential DRI projects that are identified and evaluated, what if NYS does not agree with the LPC's priorities? Is there an opportunity for back-and-forth with DOS?
 - The project vetting process the consultant team will do from December through February allows for conversations with DOS about project merits and the evaluation. Projects need to be realistic and ready to start though.
- Co-Chair Matthew Nelson (MN): LPC members with prominent business/organization websites are encouraged to link to the new DRI website; LPC members should also communicate with their own constituencies about the DRI process and encourage participation; a new LPC communication strategy will begin with weekly project updates via email.

DRI Boundary

The question was raised at the first LPC meeting whether the DRI boundary should be moved from Second Street to the portion of Third Street from the railroad tracks to Rope Alley, to correspond with the Second Ward boundary.

- Has the consultant team looked at additional projects in the expanded area? It's mostly residential and mostly built-out.
 - No, the team hasn't yet. Historic preservation would likely be more of an issue here than in the current boundary, but grants and other programs could apply.
- MN: Hudson's unsuccessful first round DRI application included a very large boundary that included most of the city and did meet the state's "compact boundary" guidance. The winning second round application focused on the current, compact area. Projects close to but outside the boundary are possible though.
- It seems like a quick timeline to make this decision; would like to drive around and see opportunities for myself.
- We heard at the first public meeting that 2nd and 3rd Streets are a socioeconomic divide. Hudson Promise is in the expanded area and is a real social anchor. Could engage more stakeholders with a bigger boundary.

- Third Street has always been a city gateway discussed in prior plans. Perhaps we don't move the boundary line, but include projects along Third Street due to its importance and ability to broadly benefit the city.
- Mayor Hamilton: The application focused on the waterfront, and there are many projects already within the current boundary.
- People are especially sensitive to boundaries after the Fair and Equal redistricting effort, and the perception of inclusion vs. exclusion.
- Has the current boundary come up in stakeholder interviews?
 - No, it hasn't been a topic of conversations.
- Don't think we should move boundary, but should be as inclusive as possible, work hard at outreach, and include projects nearby if they're strong candidates.
 - Jaime Ethier (JE): To clarify, DRI is meant to focus investment within a specific area. Projects need a strong connection or relation to goals to be included if they're outside the boundaries.
- MN: Show of hands to keep the boundary the same for tonight, and finalize at later meeting: majority of LPC in support.

Revised DRI Vision Statement (based on input from the community and LPC members):
*Increased development of **sustainable** mixed-use projects that incorporate affordable and market-rate housing and transportation oriented design; workforce development; **access to healthy, affordable food**; and re-imagining the waterfront for expanded public use and enjoyment. **Preserve and enhance diversity in the district by prioritizing current residents**. While tourism is an ~~seasonal surge economy engine~~ **for the Hudson economy, leverage the DRI application** ~~proposes~~ to create an environment for high-quality, year-round, living-wage jobs **for local residents**.*

The LPC generally agreed with and supported the above vision statement. Discussion about the revised version included:

- How important is the vision statement, and how will it be used?
 - Vision is overarching statement, goals are derived from it and will organize projects, and strategies are specific action statements under each goal.
- ADD "**commercial**" before "mixed-use projects".
- Referring to tourism as "seasonal" vs "engine" is very different – economic development should go beyond tourism.
 - CHANGE reference to "**While tourism is important to the Hudson economy,...**"

DRI Goals

Five preliminary goal ideas were presented by SK, related to waterfront, mixed-income residential development, high-quality affordable local food, lower-cost spaces for entrepreneurs, and training for/creating jobs. LPC members discussed their own draft goals, and notes from that conversation are attached as an appendix to this summary.

- SK: Preliminary goals are based on what consultant team has heard so far. Final goals should be different and based on LPC conversations. DRI should have three to four or possibly five goals, and keep them simple.
- MN: LPC should build goals from vision, and think about the two-year implementation goal.
- Mixed-use, mixed-income development is about empowerment too, and creating a truly livable community for everyone.
- Preserving and enhancing diversity should be an overarching, cross-cutting goal that is integrated into all other goals.
- "Regenerative" development (net positive) is better than just "sustainable" or "resilient".

- LPC agreed to form sub-committees based on the five draft goals discussed in the work session. These groups should meet to refine their goal statement and develop potential strategies.
 - Mixed-use, mixed-income development (instead of just “residential” development): include commercial development as a specific strategy; also includes transit-oriented development (TOD).
 - Transportation/connectivity: Complete Streets, public realm improvements, wayfinding; consider traffic, pedestrians, and electric buses. Connectivity should also consider digital divide (broadband connectivity) and social connectivity (public spaces).
 - Waterfront and riverfront: increase usage and access, improve quality of life. Regarding leverage criteria, remember that initial public investment can attract larger private investment. Should also include North Bay and Furgary.
 - Train for/create jobs: retention, creation, workforce development, and job training; also includes physical space for training programs and new jobs, and transportation to job training. Community college and DigiFab are two organizations that could be involved.
 - Healthy, affordable food: local sourcing also important.

Public Comment Period

- Concern about the DRI boundary conversation relates to the city's Second Ward. Greater outreach was requested to reach those without internet access.
 - Outreach for the public meeting included 150 flyers sent to the Housing Authority to include in their regular mailing, 250 flyers distributed by Mike Tucker, and Sheena walked along Columbia and State Streets to hand out flyers.
- Clarification was requested whether the DRI boundary is fluid or not – can projects be included outside the DRI boundary, or not?
- What is the timeline for RFPs for new projects that are identified but that don't have a developer or owner?
 - The DRI process is focused on projects that have a developer/owner already identified. If a high priority project does not have one, the team will work to identify one within the project timeline.
- Is the consultant team and LPC members looking at built projects from other places as potential examples for Hudson?
 - Yes, the team is looking at relevant examples, and LPC members are doing so as well.
- A local community college representative stated that new training programs are being introduced that may complement the DRI: construction technology with a focus on historic preservation, and culinary arts.

Next steps

The group agreed that the goal-based sub-committees will meet prior to November 30th to develop goals and strategies. Meetings will be scheduled via email, and results will be shared with the consultant team prior to November 30th.



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Next meeting dates

An additional LPC meeting will be held November 30th, 2017 at 6 p.m. Tentative dates for future LPC meetings will be confirmed as the process proceeds:

- NEW: November 30th
- December 18th
- January 23rd
- February 20th

The second public meeting for the DRI will take place December 7th at 6:00pm. The location for this event will be the John Edwards School (same as the LPC meeting). The third and final public meeting will most likely take place in February 2018.

The meeting adjourned at 8:00pm.

Please send questions, comments or corrections regarding the meeting notes to Phil Schaeffing (philip.schaeffing@stantec.com).

Stantec Consulting Services Inc.

Phil Schaeffing, AICP
Urban Designer and Planner
Phone: (617)-654-6074
philip.schaeffing@stantec.com



The second LPC meeting featured a productive work session about draft goals for the DRI.