



Village of Ossining
DOWNTOWN REVITALIZATION INITIATIVE

Village of Ossining Downtown Revitalization Initiative

LPC Meeting 3

April 7, 2022



Downtown
Revitalization
Initiative

Agenda



- Introductions
- Conflicts of Interest and Recusal Disclosure
- DRI Planning Process
- Preliminary Project List
- Project Evaluation Criteria
- Next Steps
- Opportunity for Public Comment

Opportunity for Public Comment



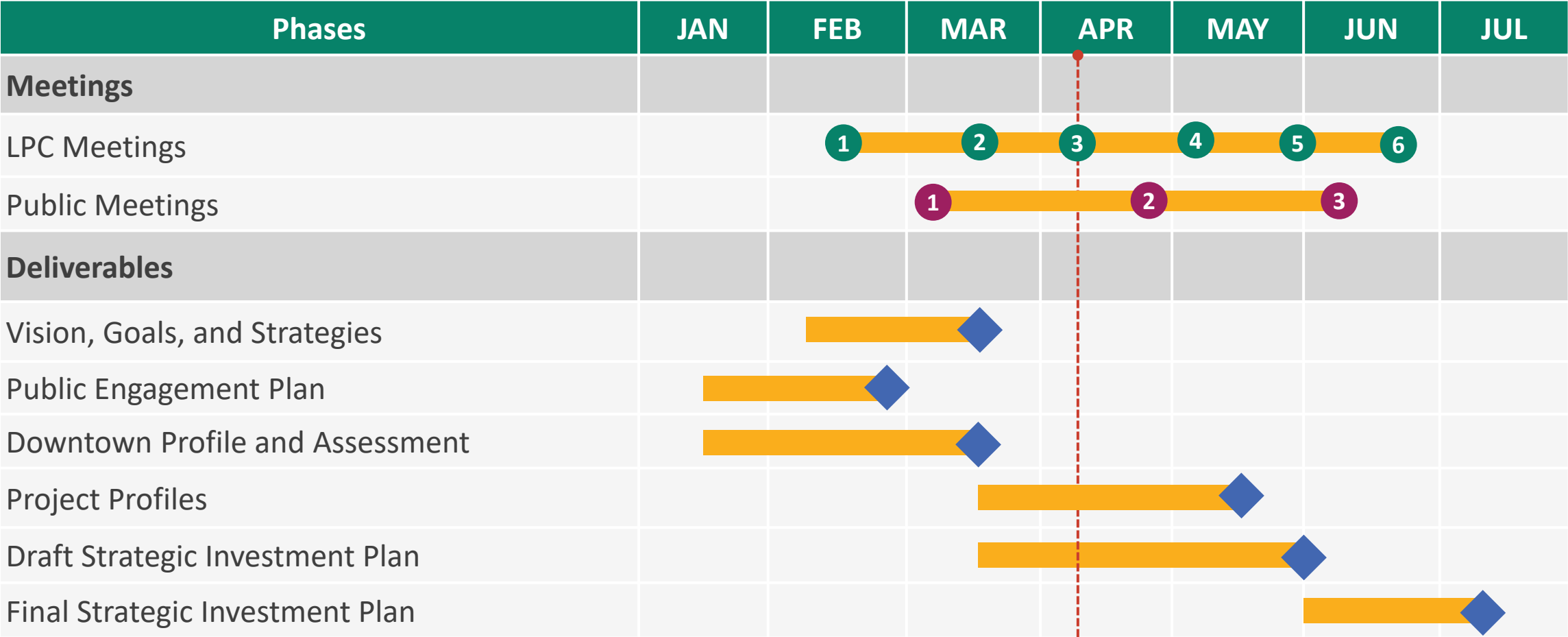
- There are a few ways to ask a question or share a comment:
 - Raise hand (*9 if using telephone)
 - Q&A box
- If you submit a question or raise hand during the presentation, note that we'll see it but will not address them until the public comment session.
- The chat function will be disabled during the meeting to reduce distraction
- The meeting and all commentary is being recorded.



Introductions

Conflicts of Interest and Recusal Disclosure

The DRI Planning Process



LPC Meeting

Community Meeting

Deliverable

Today

Preliminary Project List

Project Evaluation



- In June, the LPC will be asked to select a slate of potential DRI projects, which will then be submitted to the multi-agency State DRI program for final funding decisions.
- The State will award up to \$9.7M in DRI funding—and recommends that the LPC select a slate of projects that totals approximately \$12M.
- The goal for today's meeting is to provide an overview of the Preliminary Project List, consider if projects would be **transformative or catalytic for Downtown Ossining**, and understand what information the LPC needs to evaluate these projects.
- Prior to LPC Meeting 4, VHB will solicit additional information from project sponsors, and offer technical assistance where appropriate.
- At LPC Meeting 4, VHB will present a refined project list, and ask the LPC to evaluate the projects using established criteria.

Project Evaluation



- Prior to today's meeting, VHB made initial determinations regarding:
 - Project Eligibility
 - Alignment with the DRI Vision and Goals
 - Project Readiness
 - Project Idea
 - In-Formation
 - Fully-Formed
- We are interested in hearing from you as to **whether each project has the potential to be transformational or catalytic for Downtown Ossining.**
 - Will be the project significantly enhance downtown?
 - Will the project attract other public and private investment?

Project Ideas

Streetscaping at Station Plaza

The Village will beautify the Station Plaza neighborhood—including lower Main Street, Water Street, South Water Street, Depot Square, and Quimby Street—and its businesses through improved streets, widened sidewalks, and placemaking. These improvements will complement the development at 30 Water Street while improving access to a Village-owned train station lot directly across the street.

DRI funding will be used for the installation of new streetscaping along Station Plaza. Reuse of existing buildings, as well as the construction at 30 Water Street, will incorporate decarbonization elements, including energy efficiency technology, and electric car and bike charging.

- **Sponsor Type:** Public
- **Sponsor Name:** The Village of Ossining
- **Partners:** TBD
- **Location:** Station Plaza neighborhood
- **Project Eligibility:** Yes
- **Alignment with DRI Vision and Goals:** Yes
- **Applicable Goals:** Transportation & Mobility / Open space, Recreation, Arts & Culture
- **Project Readiness:** Project Idea



Community Garden

A free community food garden and green space within walking distance of Downtown Ossining will further establish Ossining as the “Greenest Village in the US.”

DRI funding would be used for fencing, installation of a water source and shed, and maintenance. A location for the community garden has not been determined.



- **Sponsor Type:** TBD
- **Sponsor Name:** TBD
- **Partners:** ENUBuilds
- **Location:** TBD
- **Project Eligibility:** Yes
- **Alignment with DRI Vision and Goals:** Yes
- **Applicable Goals:** Open Space, Recreation, Arts & Culture
- **Project Readiness:** Project Idea

Projects In Formation

Sing Sing Prison Museum

The Sing Sing Prison Museum plans to build a Preview Center that will prototype exhibitions and programs. It will be the museum's first location, serving as a hub for a variety of activities as well as a platform for partnerships and collaborations with cultural organizations, educational institutions, government agencies, and criminal justice reform advocates. A location for the Preview Center has not been determined.



- **Sponsor Type:** Nonprofit
- **Sponsor Name:** Sing Sing Prison Museum
- **Partners:** New York State Department of Corrections and Community Supervision; New York State Office Historic Preservation and Recreation; Sing Sing Prison Museum Board of Trustees; J.H. Pokorney and Associates

- **Location:** TBD
- **Project Eligibility:** Maybe
- **Alignment with DRI Vision and Goals:** Yes
- **Applicable Goals:** Open Space, Recreation, Arts & Culture
- **Project Readiness:** In Formation/Project Idea

Mixed-Use Development at the Main Street Lots with Structured Parking at Brandreth Lot

The Village plans to issue an RFQ for a mixed-use development on the Main Street lots, also known as Market Square, and a parking structure on the Brandreth Lot. The redevelopment of the Main Street lots will revitalize Market Square as a significant public space and continue its long-standing use as a vital center of public activities and events, with the goal of strengthening the mixed-use nature of Downtown Ossining.

DRI funding will be used to offset the cost of the public parking structure, which will be needed to replace the existing parking spaces on the Main Street lots.

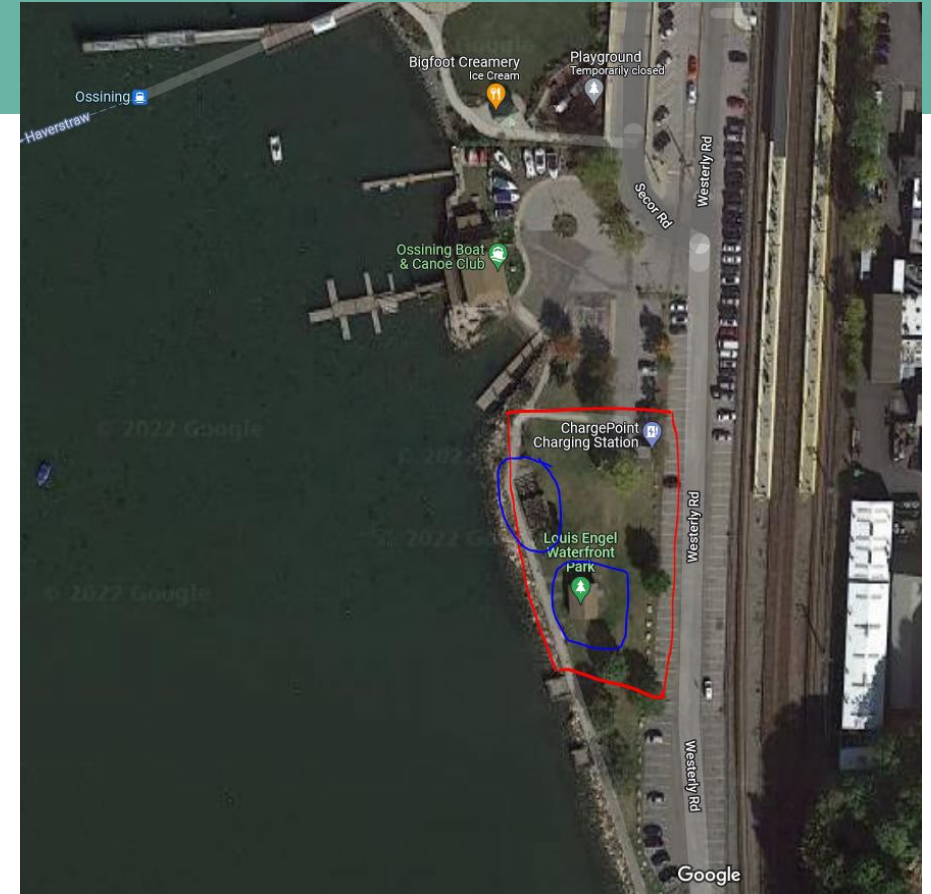


- **Sponsor Type:** Public/Private
- **Sponsor Name:** The Village of Ossining
- **Partners:** TBD
- **Location:** The intersection of Main and Spring Streets and Brandreth Lot
- **Project Eligibility:** Yes
- **Alignment with DRI Vision and Goals:** Yes
- **Applicable Goals:** Transportation & Mobility / Economic Development
- **Project Readiness:** In Formation/Project Idea

Louis Engel Park Performance Space

The Town of Ossining plans to enhance the economic development potential of the Ossining waterfront by making capital improvements at Louis Engel Park, specifically via the construction of a new performance space. The proposed project calls for the installation of a new state of the art performance space in the park that will allow the Town to provide even more recreational opportunities for its residents as well as bring in new opportunities for economic development.

DRI funding will be used for the installation of a new state of the art performance space in the park.



- **Sponsor Type:** Public
- **Sponsor Name:** Town of Ossining
- **Partners:** TBD
- **Location:** 1 Westerly Road
- **Project Eligibility:** Yes
- **Alignment with DRI Vision and Goals:** Yes
- **Applicable Goals:** Open Space, Recreation, Arts & Culture
- **Project Readiness:** In Formation/Project Idea

200 Main Street

This project will redevelop an underutilized vacant space within the Village while preserving an architecturally-significant (Beaux-Arts style) building at 200 Main Street. The interior of the building will be rehabilitated and accommodate a new commercial use. An RFP was issued by the Village of Ossining for this project site on March 21, 2022. Once the Village has accepted a proposal, interior design plans and permitting will be the next steps to project implementation.



- **Sponsor Type:** Public/Private
- **Sponsor Name:** The Village of Ossining
- **Partners:** TBD
- **Location:** 200 Main Street
- **Project Eligibility:** Yes
- **Alignment with DRI Vision and Goals:** Yes
- **Applicable Goals:** Economic Development
- **Project Readiness:** In Formation

Façade Improvements along Main Street, Spring Street, and Station Plaza

The Village will use DRI funding to establish a new program to support façade improvements for both residential and commercial buildings within the DRI Boundary. Once established, the Village can replicate this project in other business corridors within the Village.

A revolving fund of up to \$600,000, administered by a local non-profit partner (10% management fee paid with Village funds), will allow the Village to provide assistance and incentives to property owners in the DRI Boundary Area, as well as those looking to make Ossining home.

- **Sponsor Type:** Public
- **Sponsor Name:** The Village of Ossining
- **Partners:** Approvals needed by Board of Architectural Review or Historic Preservation Commission; Local non-profit agency to manage portfolio
- **Location:** Main Street, Spring Street, and Station Plaza



- **Project Eligibility:** Yes
- **Alignment with DRI Vision and Goals:** Yes
- **Applicable Goals:** Economic Development
- **Project Readiness:** In Formation

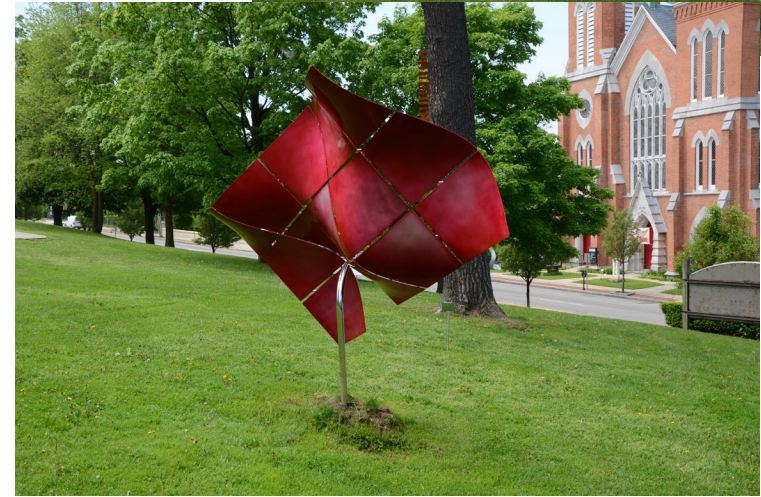
Community Sculpture Display Reboot ("Art Scapes")

This project will "reboot" the community sculpture display program for its 10-year anniversary (2023). This project would create a walkable, outdoor, public art and history installation throughout the Downtown Waterfront District. The project will create a sense of place and add character to the Village of Ossining's downtown.

DRI funding will be used to purchase pieces and create permanent public art installations

- **Sponsor Type:** Public
- **Sponsor Name:** The Village of Ossining
- **Partners:** Ossining Arts Council
- **Location:** Public art installations throughout the DRI Boundary

- **Project Eligibility:** Yes
- **Alignment with DRI Vision and Goals:** Yes
- **Applicable Goals:** Transportation & Mobility / Open Space, Recreation, Arts & Culture
- **Project Readiness:** In Formation



Marketing Campaign

The Village will undertake a marketing campaign, using DRI funding, that showcases Ossining's unique assets, with the objective of attracting residents, visitors, and businesses to Ossining using digital, video, and printed materials.

The campaign will help advance the preservation of local businesses, increase tourism, and encourage economic investments.



- **Sponsor Type:** Public
- **Sponsor Name:** The Village of Ossining
- **Partners:** TBD
- **Location:** Downtown Ossining

- **Project Eligibility:** Yes
- **Alignment with DRI Vision and Goals:** Yes
- **Applicable Goals:** Economic Development
- **Project Readiness:** In Formation

Wayfinding Signage for Downtown Parking and Amenities

Ossining will invest, through DRI funding, in a comprehensive program to “rebrand” downtown, while also incorporating improved wayfinding to combat traffic and auto pollution and unlock Ossining’s “hidden” assets.

The wayfinding would serve multiple modes of transportation and will be installed at gateways, providing directional and interpretive signage for automobile users, pedestrians, and bicyclists. It would also emphasize “Park Once” opportunities for vehicles.

- **Sponsor Type:** Public
- **Sponsor Name:** The Village of Ossining
- **Partners:** TBD
- **Location:** Installed throughout the DRI Boundary



- **Project Eligibility:** Yes
- **Alignment with DRI Vision and Goals:** Yes
- **Applicable Goals:** Transportation & Mobility / Economic Development
- **Project Readiness:** In Formation

Public Wi-Fi for Downtown & The Ossining Waterfront

Ossining will partner with a vendor to provide Wi-Fi services throughout the Main and Spring Street corridor, as well as at Henry Gourdine Park along the waterfront.

DRI funding will be used to purchase and connect a series of Wi-Fi transmitters to existing fiber optic lines and install outdoor access points meant to create a “net” throughout the public right-of-way.



- **Sponsor Type:** Public
- **Sponsor Name:** The Village of Ossining
- **Partners:** TBD
- **Location:** Public spaces throughout the DRI Boundary, including Henry Gourdine Park
- **Project Eligibility:** Yes
- **Alignment with DRI Vision and Goals:** Yes
- **Applicable Goals:** Economic Development / Open Space, Recreation, Arts & Culture
- **Project Readiness:** In Formation

Village Ferry Expansion

The Villages of Ossining and Haverstraw want to implement a pilot project to provide ferry service for one day each weekend between May 1st and October 31st. The purpose of this pilot project is to determine the demand that weekend service would generate with the end goal of creating a long-term weekend service.

DRI funding would assist with the marketing of the weekend service and subsidize a portion of the cost for each ferry ticket.



- **Sponsor Type:** Public
- **Sponsor Name:** The Village of Ossining
- **Partners:** Village of Haverstraw, New York Waterway
- **Location:** Westerly Road

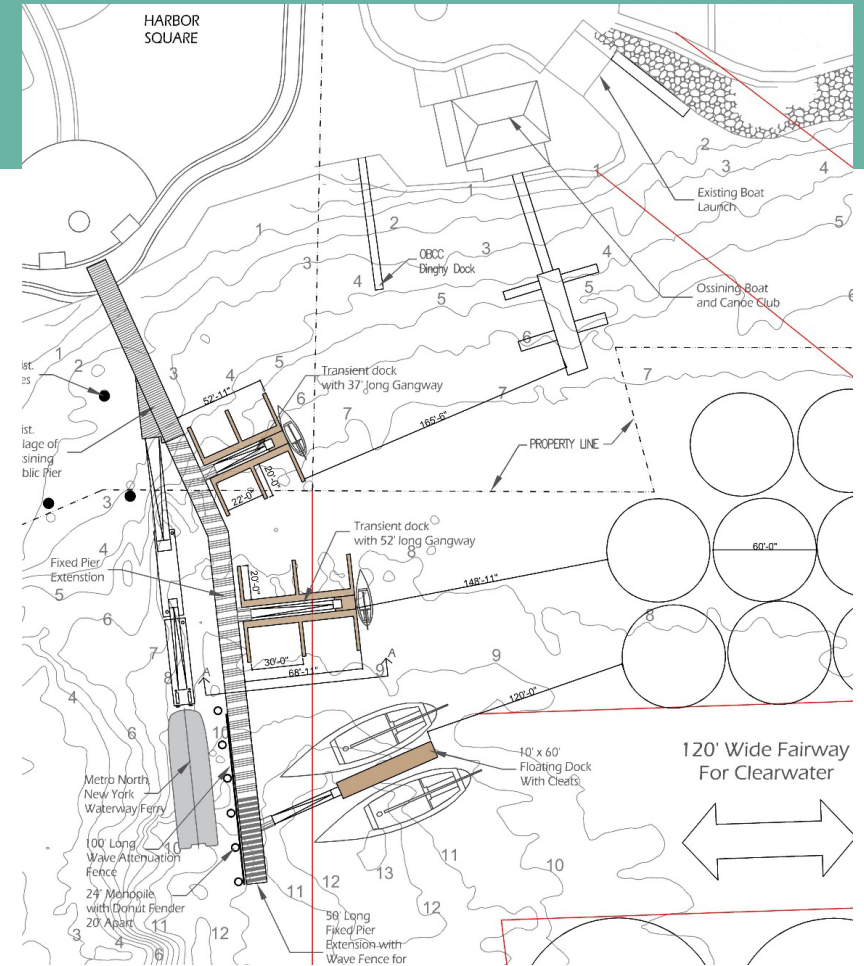
- **Project Eligibility:** Yes
- **Alignment with DRI Vision and Goals:** Yes
- **Applicable Goals:** Transportation & Mobility / Economic Development
- **Project Readiness:** In Formation

Fully Formed Projects

Village Pier Extension

A pier expansion will accommodate active working ships like the Schooner Apollonia delivering hops, flour, and other supplies to local Ossining businesses. Transient slips will provide boaters with access waterfront restaurants and downtown shops. Ferry access to and from Haverstraw will continue with the pier extension.

Design document preparation has been funded by a DEC grant, meaning the construction of the pier extension could be quickly implemented using DRI funding. Other funding sources will be a mix of public and private funds. This collaborative municipal initiative demonstrates an innovative approach to regional development that captures the Hudson Valley's most valuable natural asset to amplify DRI investment.



- **Sponsor Type:** Public
- **Sponsor Name:** The Village of Ossining
- **Partners:** NYS Department of Environmental Conservation; Hudson Valley Stream Conservancy; Ginsburg Development
- **Location:** Westerly Road
- **Project Eligibility:** Yes
- **Alignment with DRI Vision and Goals:** Yes
- **Applicable Goals:** Transportation & Mobility / Economic Development / Open Space, Recreation, Arts & Culture
- **Project Readiness:** Fully Formed

Joseph G. Caputo Community Center Upgrades

This project aims to transform the Community Center into a state-of-the-art facility for intergenerational recreation and learning that will create opportunities for innovative programming while providing expanded and improved space for STEM and sports as well as further enable the Youth Bureau to develop job-readiness programs and make the community center a career launch pad.

DRI funding will be used to retrofit the interior space and incorporate innovative technology that supports career training opportunities for industries such as film production; media, digital communications, and journalism; healthcare; and culinary arts, among others.



- **Sponsor Type:** Public
- **Sponsor Name:** The Village of Ossining
- **Partners:** Recreation Advisory Board; Nexus Creative Design
- **Location:** 95 Broadway
- **Project Eligibility:** Yes
- **Alignment with DRI Vision and Goals:** Yes
- **Applicable Goals:** Open Space, Recreation, Arts & Culture
- **Project Readiness:** Fully Formed

The Olive Opera House

This project will serve as an opportunity to provide and extend inspirational performance space in the community. The building's unique attributes support a wide range of arts and performance use scenarios. The four levels will be optimized and renovated to occupy flexible workspaces, studios, and a performance space with modular stage. The project includes exterior renovations and restorations and retrofitting of the interior of the building.

DRI funding will be used to address more comprehensive efforts for exterior restoration, enhanced high performance/efficient building environmental systems and enhance performing arts support elements.

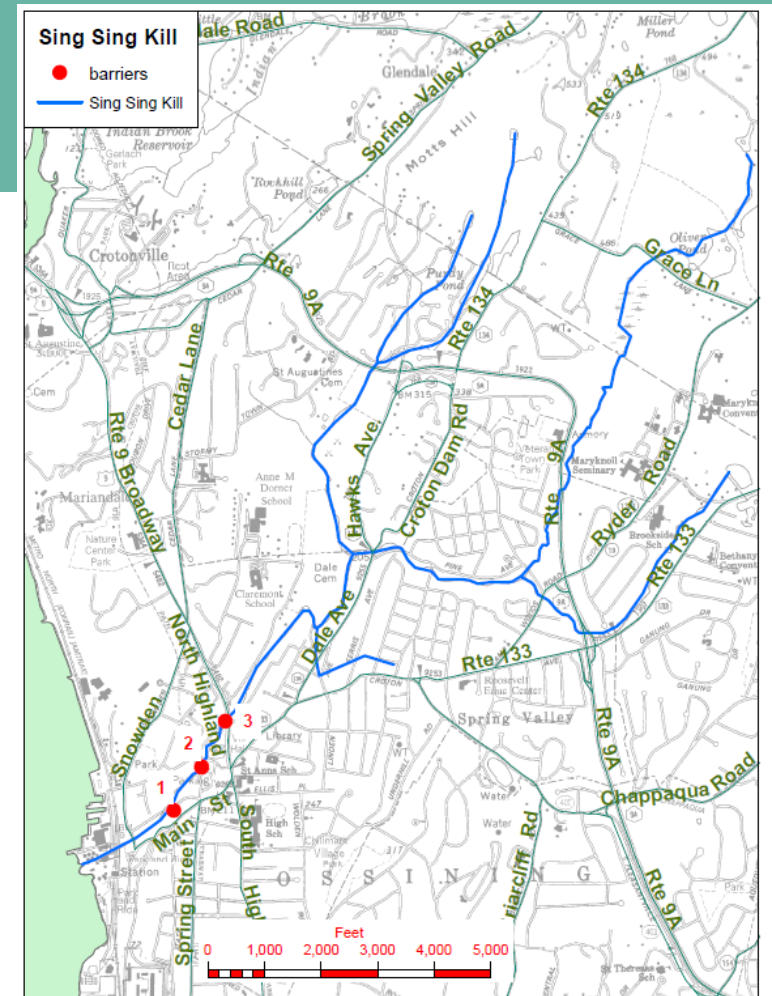
- **Sponsor Type:** Private
- **Sponsor Name:** Twisne Fan
- **Partners:** Nexus Creative Design
- **Location:** 63-67 Central Avenue
- **Project Eligibility:** Yes
- **Alignment with DRI Vision and Goals:** Yes
- **Applicable Goals:** Open Space, Recreation, Arts & Culture
- **Project Readiness:** Fully Formed



30 Water Street Improvements

As part of the overall private development to occur on the site, there will be a continuation of the Sing Sing Kill Greenway, a walking path connecting the waterfront to the Community Center on Broadway; the path currently ends at Central Avenue. The project includes the installation of fish ladders to allow Alewife (herring) to migrate upstream from the Hudson to spawn. This would help to restore the Alewife population to the Hudson River.

DRI funding will be used towards improvements including three natural stone ramp fish ladders and other environmental features to bolster and support wildlife in the Kill, accompanied by educational and interactive signage throughout the existing, and extended, Greenway trail.



- **Sponsor Type:** Public
- **Sponsor Name:** The Village of Ossining
- **Partners:** Wilder Balter Partners
- **Location:** Sing Sing Kill, from 30 Water Street to the Community Center
- **Project Eligibility:** Yes
- **Alignment with DRI Vision and Goals:** Yes (Signage), No (Fish Ladders)
- **Applicable Goals:** Open Space, Recreation, Arts & Culture
- **Project Readiness:** Fully Formed

Project Evaluation Criteria

Project Evaluation Criteria



- At LPC Meeting 4, VHB will be asked to evaluation the projects using the following criteria:
 - Economic Benefits (as defined by the LPC)
 - Community Benefits (as defined by the LPC)
 - Transformative and Catalytic Potential
 - Project Feasibility
- Next week the LPC will receive a Microsoft Form to solicit feedback on how to define economic benefits and community benefits for Downtown Ossining.
- These criteria will be shared at Community Meeting 2.

Next Steps



*Saturday, April 30
Noon
Community Center*



*Thursday, May 5
Noon to 2pm
Location: TBD*



*Tuesday, May 24
6pm to 8pm
Location: TBD*

Public Comment



- You can ask a question or offer a comment by using the "Raise hand" feature on Zoom
 - Press *9 if using telephone
- Please limit your question or comment to two minutes.
- The meeting and all commentary is being recorded.





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DOWNTOWN REVITALIZATION INITIATIVE

Thank You!

For questions, email OssiningDRI@vhb.com or
visit www.VillageofOssining.org to learn more.