

Adaptive Reuse of Vacant Properties

Smart Growth Principles at Work

Orange County Planning

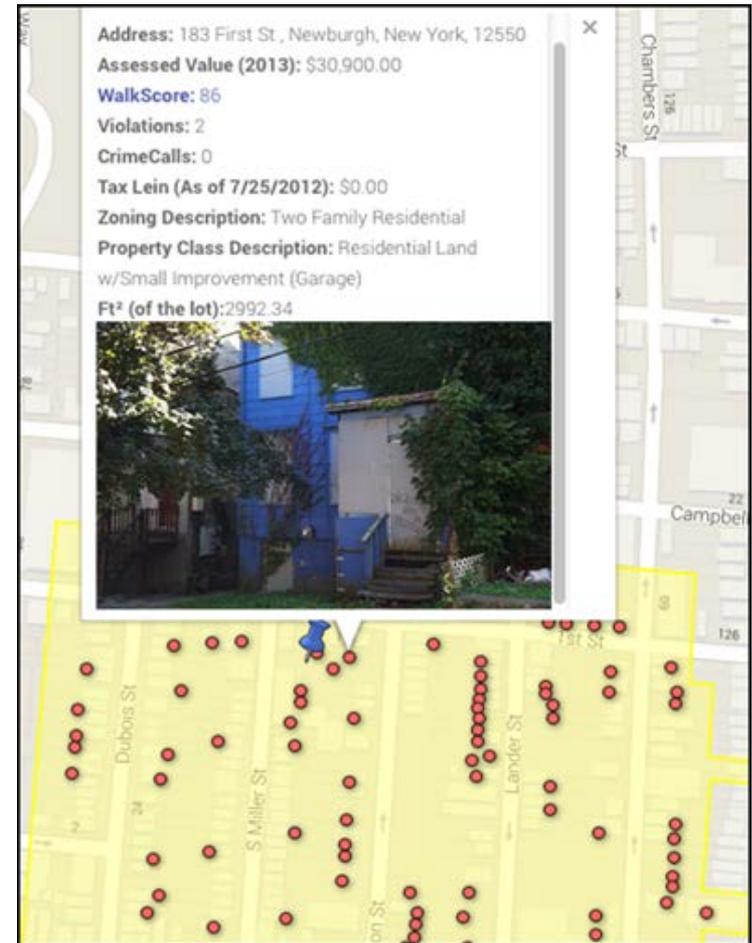
Project Background

- 2009 grant offered by Department of State Office of Smart Growth to communities in Lower Hudson Valley
- Original proposal for creation of vacant property inventory and adaptive reuse plan for the City of Newburgh and the Villages of Maybrook, Montgomery and Walden
- Reworked proposal for vacant property inventory and adaptive reuse plan for the City
- Project contracted in late 2012



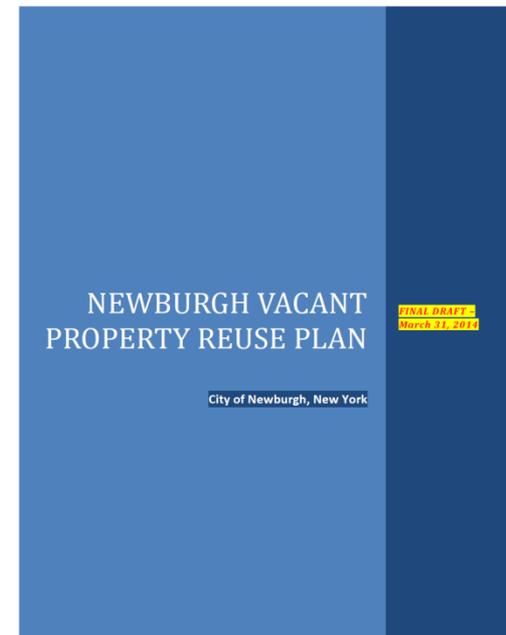
Vacant Property Inventory

- Vacant Property Inventory created by the Center for Regional Research, Education and Outreach at the State University of New York at New Paltz
- Basic Property Information— address, lot size, zoning, assessed value
- Additional Property Information— Number of building, zoning and fire code violations, number of times police have been dispatched to that address
- Smart Growth Information— property's WalkScore



Adaptive Reuse Plan

- Prepared by Pace University Land Use Law Center as primary subcontractor to the City
- Will primarily be used to inform the work of the Land Bank



Area of Focus



- No Action – Mid Broadway Development Project In-Progress
- NCLB acquires, evaluates opportunity for preservation, and assesses feasibility for constructing new multi-family workforce housing
- NCLB does not acquire but supports continued private ownership, preservation of historic architecture, preservation of existing use, and improvement of building condition.
- NCLB acquires and maintains as park space, basketball court, and community garden in the short term and as owner occupied housing pending market feasibility
- NCLB acquires, evaluates opportunity for preservation, and assesses feasibility as commercial office space for technology, healthcare, and education sectors with shared parking
- NCLB acquires, preserves, and rehabs for owner occupied single family housing
- NCLB acquires, evaluates opportunity for preservation, and assesses feasibility for repurposing existing building as live work space

Adaptive Reuse Plan—City of Newburgh

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- E. Foster Distinctive Communities
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- H. Provide a Variety of Transportation Choices

III. Lessons and Tools for the Region

IV. Conclusion



Process and Options

- City may choose to adopt the plan as a guidance document—no SEQR required
- City may choose to adopt plan as part of the Comprehensive Plan—SEQR and public hearings necessary
- City may choose not to adopt plan