

March 10, 2025

Dunn and Done LLC
543 Washington St
Hudson NY, 12534
Website: www.dunnwarehousehudson.com
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City of Hudson
520 Warren St
Hudson NY, 12534

Re: Dunn Warehouse & Colarusso Dock C.U.P. Application

Dear Theresa Joyner and the Hudson Planning Board Members,

As the leaseholders of the Dunn Warehouse and as immediate neighbors to Colarusso's waterfront operations, we would like to express our serious concerns related to the C.U.P. that is currently up for review. We will be in attendance at the Hudson Planning Board Meeting this coming Tuesday, March 11, 2025 to demand that the City holds a public hearing regarding the aforementioned C.U.P. before making any decisions on this matter.

We support the previously requested motion for the Planning Board to impose limitations on the *entire dock operation*, not just the bulkhead work that was completed without a permit in 2016. If the C.U.P. is granted without limitations, it is likely Dunn & Done, LLC will not be able to move forward with the re-development due to the serious negative environmental, health, recreational, and economic impacts it presents to Hudson's residents and the waterfront. An active gravel transfer station without City imposed stipulations on industrial activities compromises the waterfront for recreational use and creates an unsafe environment for residents and visitors alike. Thus, we anticipate that the unmitigated risk of increased industrial use at the waterfront will impede our ability to finance and operate the project successfully.

Further, it undermines our business plan, which is to invest \$5M into the re-development and operation of the Dunn Warehouse building as a community-centered project with an event space, affordable retail spaces for local & waterfront businesses, and a potential municipal pool through the NY SWIMS grant program. The increased industrial activity proposed by Colarusso is not compatible with the proposed vision for an active recreational waterfront as defined in the Hudson LWRP, nor with the vision that we have developed in partnership with the City and local residents over the past 2 years through extensive community engagement. Attached is the vision that we proposed to the City and was approved by the Common Council in October 2023.

For clarity, if the C.U.P is granted without stipulations, it is very likely that no revitalization of the Dunn Warehouse or the surrounding waterfront area will occur under our group's initiative. As the Planning Board is well aware, it is within their rights to impose stipulations including those as enumerated in the Memorandum dated Feb 13, 2025 from William F. Demarest III of Rupp

Pfalzgraf, LLC and addressed to the City of Hudson Planning Board. The stipulations excerpted below serve to protect the health and welfare of City residents and their right to safely access and enjoy the waterfront for recreational purposes. We urge the Planning Board and the Mayors office to advocate for and ultimately require the most stringent stipulations allowable by law to be imposed in order for the C.U.P to be granted. We strongly advocate for stipulations on:

- Prohibition of storing and transport of odor emitting, noxious chemicals and solid waste.
- Requirements for dust suppression.
- Limiting the volume of daily and annual truck volume.
- Measures to limit light pollution beyond Colarusso's site.
- Limits on the number of daily truck trips, and a prohibition of trucks idling.
- Hours of operations limitations for the gravel transfer transfer station.
- Compliance with the City noise ordinances.
- Preservation of natural features, wetlands, wildlife.
- Pedestrian access and safety improvements along Water Street including sidewalks and street lighting.

We are grateful for your time and attention on this important matter, and we thank you for your service to our City. We are confident that the Planning Board can craft a solution that allows Calarusso to continue their operations in a limited, responsible manner, while also ensuring that the residents of the City of Hudson and visitors alike can access and enjoy our beautiful waterfront in a safe and enjoyable manner - as it is one of our most valuable shared community resources.

Thank you,

Caitlin Baiada
Sean Roland
Gabriel Katz
Managing Partners, Dunn & Done LLC

Attachments

Dunn Warehouse Concept Presentation to the City of Hudson RFP, October 2023
Dunn Warehouse Community Engagement Report, August 2024
NY Swims Application, July 2024

DUNN WAREHOUSE

An architectural rendering of the Dunn Warehouse project. The main building is a two-story brick structure with a dark roof and a prominent gable end. It features several arched openings on the ground floor, some of which are glass-fronted. In the foreground, a man with a backpack is riding a bicycle on a paved path. To the left, a group of people is walking near a small outdoor seating area with tables. To the right, a group of people is dancing on a wooden deck. The scene is set against a blue sky with scattered clouds and green trees.

ADAPTIVE REUSE OF THE DUNN WAREHOUSE
BY CGS GROUP

OCTOBER 10TH, 2023



The Dunn Warehouse is an iconic historic building, and is the only remaining industrial building on the entirety of the City of Hudson's waterfront. It is a significant architectural feature that must be restored, adapted, and brought back to life for public enjoyment. Hudson was historically anchored by industry. Today, it is anchored by culture.

THE PLAN

The City's Asset - Long Term Lease

The Dunn Warehouse is a vital part of the Hudson waterfront and deserves a new life to serve the needs of Hudson residents. We believe that this piece of Hudson's history should remain a public space — and continue to be owned by the City of Hudson. Therefore, **our group does not seek to purchase the historic Dunn Warehouse.** Instead we propose a long-term lease of the Dunn Warehouse and a collaborative development process to execute on the existing hard work that has already gone into the adaptive reuse plan for the Dunn Warehouse.

The Program

We propose an adaptive-reuse of the Dunn Warehouse to create a mixed-use commercial building, with an array of complementary uses and tenancies that will further enhance the already beautiful Hudson waterfront, and will make it a more welcoming, dynamic, and active place for residents and visitors to enjoy. There will be a dynamic building program and tenant mix, which will include the following:

- A. Commercial Spaces (2) - available for lease to waterfront related local businesses
- B. Food & Beverage Space - available for lease to a casual restaurant or concession
- C. Outdoor Pool - open to Hudson residents with sliding scale memberships
- D. Events Space - available to rent for private events, and at a steeply discounted rate for community or municipal events.



EQUAL ACCESS

The Waterfront is for Everyone

Hudson's Waterfront is used by a wide variety of people - parents & kids after school, groups of local teenagers, community festival & workshop attendees, seasonal visitors, and residents looking for a quiet walk along the water.

Flexibility & Overlapping Uses

Our proposal seeks to add various outdoor amenities that can be utilized in multiple ways, free of charge to all Hudson residents. This allows for a wide range of programming to take place at the Dunn Warehouse and surrounding waterfront site.

Community Pool & Events Space

We propose sliding scale pool memberships for Hudson residents, and discounted event space rentals for community organizations. We will work with the City and local partners to develop rates and schedules.

Food & Beverage - Local, Fun, Healthy & Affordable

Hudson has a variety of healthy food vendors offering a range of world cuisines. We would seek a local F&B partner to sell fun, healthy and affordable "concession style" offerings that can appeal to the diverse communities of Hudson. Some potential vendor partners we would first approach are: Little Rico (Wellness Bodega), Bodega Aguila (Hispanic), Ms. Paulet's (West Indies), and Culture Cream (Ice Cream). The space could also be used as an incubator pop-up space for other community members who typically sell their food at markets.



EXCITING AND HEALTHY

A Place for Health & Wellness

The development of Dunn Warehouse is an opportunity to provide a year-round wellness amenity to the diverse communities of Hudson. Our proposal complements the biodiverse waterfront spaces included in the 2022 Hudson Climate Adaptive Design Phase II Plan, such as 'Rick's Knoll & Fishing Pier', 'Nack Center', 'Natural Play', 'Filtration Gardens', and 'Water Access Points', by extending the ethos of environmental wellness to physical and mental wellness.

Our plan provides spaces for existing and new community programming as well as free & accessible outdoor recreational amenities that reinforce the connection between the land, community, and personal health. We plan to further engage local organizations and hold community focus groups to solidify our offerings. Some initial ideas are:

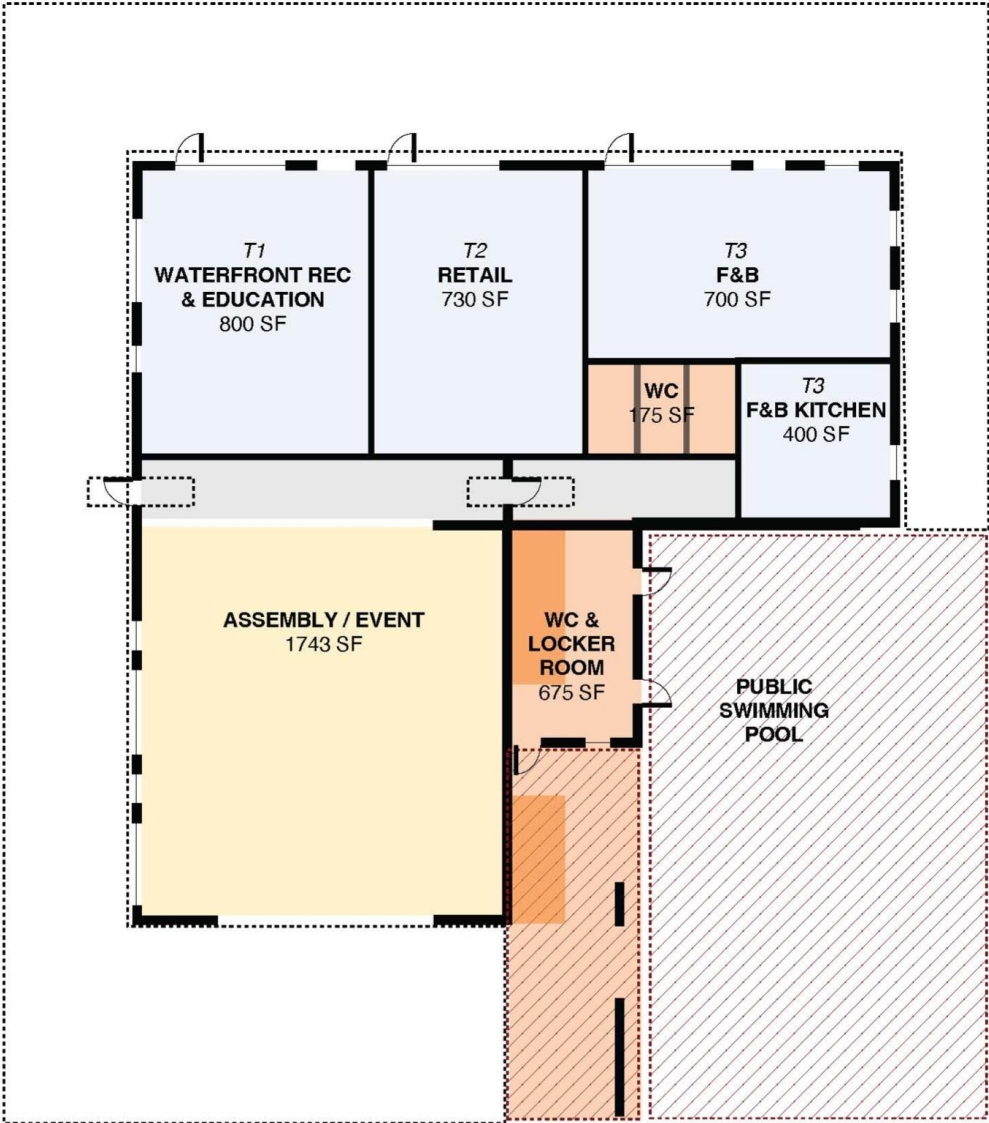
- 1) Running Track around the Perimeter of Site, Skating Rink (Roller and / or Ice), OR Basketball Court
- 2) 2nd Location for the Hudson Youth Bike Co-Op: Borrow Bikes & Weekly Bike "Repair Clinic", supporting Hudson's vision of a more micro mobility friendly City
- 3) Outside In & Inside Out- A Porous facade that supports indoor / outdoor dining, workshops, yoga, & dance at both the events and retail spaces
- 4) Community Pool & Education Programs, such as swimming lessons.
- 5) 'Outdoor Gym' adjacent to the community pool - A space with outdoor gym and safe, durable equipment.
- 6) Partner with the City to create a 'Natural Playground' area on the adjacent city lot directly to the North of the site.



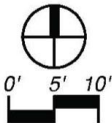
PROGRAM DIAGRAM



FLOOR PLAN



Approx. 5,200 SF (Interior)



 NEW CONSTRUCTION

PROJECT GOALS

Support Hudson's Vision for Waterfront Development

We will leverage the location and historic character of the building to redevelop the Dunn Warehouse in a manner that will reactivate the site, and reconnect it to Hudson's waterfront.

Comply with City Zoning and Planning Requirements

C-R District Permitted Uses.

Restore and Revitalize in a timely manner

We will leverage existing relationships, our expertise with grants & approvals, and an overlapping project management strategy to deliver the renovated project in an estimated total of 30 months.

Create a Community Responsive Project

The Dunn Warehouse site is positioned to be an affordable and accessible public amenity for education, daily programming and special events.

Develop an Economically Sustainable Project

CGS Group will manage the building, and will source quality local tenants to occupy the leasable spaces.

Create a Dynamic Building Program

The Dunn Warehouse redevelopment will be designed to accommodate a flexible range of uses by providing a suite of adaptable spaces across the three main sections of the building.



PROGRAMMING

Community Programming

We seek to support and partner with existing local Hudson organizations that currently already use the park for community programming for everything from dance classes, to workout classes, to creative workshops, and waterfront recreation such as sailing & kayaking. Such groups include the Bindlestiff Circus, Grow Black Hudson, Greater Hudson Promise, Beautiful Racket, Kites Nest, The Youth Center, The Sloop Club, Pamela Badilla Aterschool Program, Operation Unite, & Moving Potential.

Agricultural and Waterfront Education

Agricultural Programming Organizations, such as Grow Black Hudson, Kites Nest, The Sloop Club and Oakdale Youth Center could use indoor spaces for off season education and community workshops as well as an anchor for programs related to waterfront ecologies.

Wellness Programming

Wellness Organizations, such as Herban Cura & Casa Finca would be invited partner to offer workshops explore ideas for rewilding the waterfront related to healing modalities. Casa Finca offers wholesome harvest dinners, and sliding scale wellness clinics (providing affordable accupuncture, herbalism, and massage), and educational workshops about plant's medicinal properties that could align with with existing waterfront festivals, such as Sankofa Black Arts & Culture Festival, Latinx festival, Junetenth, Beautiful Racket Summer Festival, & Waterfront Wednesdays. They focus on supporting black, indigenous, brown, immigrant, LGBTQ communities, farmers, organizers, and leaders.





SOUTH SECTION - EVENT SPACE

We seek to maintain a large open space at South Section (1,750 SF) to host events of both public and private programming. Indoor / outdoor connectivity via a large operable garage door along Broad St, and flexible FF&E partitions will allow for various scales of gathering and further connectivity to waterfront programming (i.e. educational workshops, events, year round weekly market, public meetings, exhibitions, etc.).



NORTH SECTION - RETAIL

The North Section (3,200 SF) will be divided into 3 Tenant Spaces geared towards local businesses and community organizations. Exterior space adjacent to the North Section can be used for water recreation and educational functions. We seek to place an affordable and accessible food & beverage tenant in the Southern tenant space, which will have a dedicated commercial kitchen for up to 60 seats.

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PUBLIC POOL - NEW

Hudson is lacking a public pool for local community members to enjoy. We see a strong opportunity to activate the waterfront and create a wonderful amenity for residents to enjoy. A shade canopy extending from the East Section is supported by an exterior wall that serves as a visual buffer between the event space and public pool. The wall is also an anchor for outdoor showers and shaded seating.

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EAST SECTION - SUPPORT

The East Section (325 SF) will be used as a commercial kitchen for the F&B tenant as well as a public locker room and bathroom serving the exterior public pool and or other waterfront recreational services support. If additional space is required to achieve this program, we propose building a small addition to this section that follows the form of the existing structure and serves as a buffer between the event space and public pool.

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LEASE TERMS

Proposed Lease Terms with the City of Hudson

Term: 30 Yrs

Base Rent: \$35,000 per annum

Escalation: 5% every 2 years

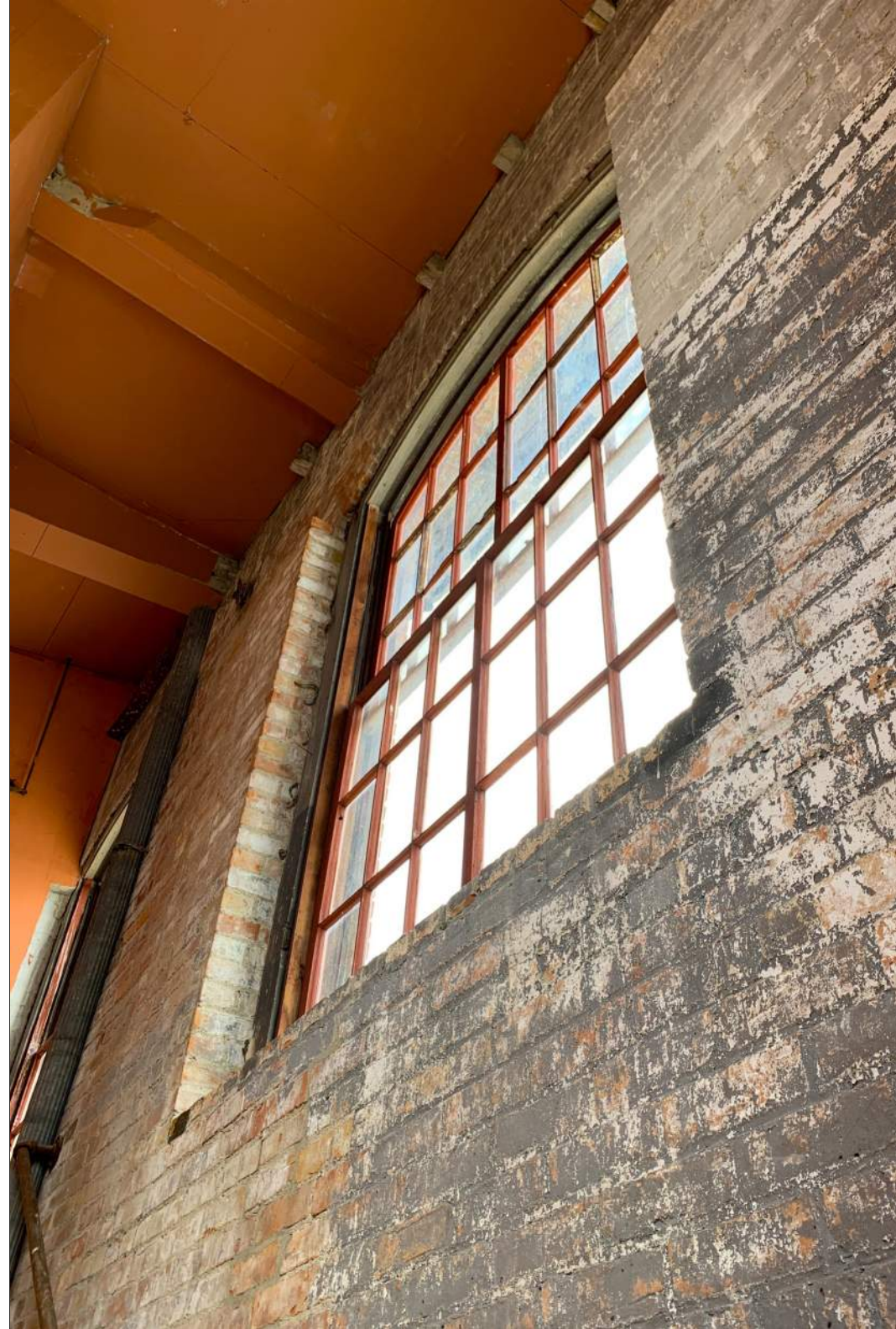
Security/Pre-Paid Rent: Upon City of Hudson delivering possession and a plan forward on the execution of a legally binding document with an acceptable plan forward; the developer/tenant shall deliver 2-years of prepaid rent (\$70,000).

Expenses: NN-Lease (Double Net Lease): Developer/Tenant shall be responsible for insurance and utilities bills, and the Landlord/City of Hudson shall be responsible for real estate taxes.

Delivery: The site is to be delivered broom clean, free and clear of all violations with a path towards a valid Certificate of Occupancy.

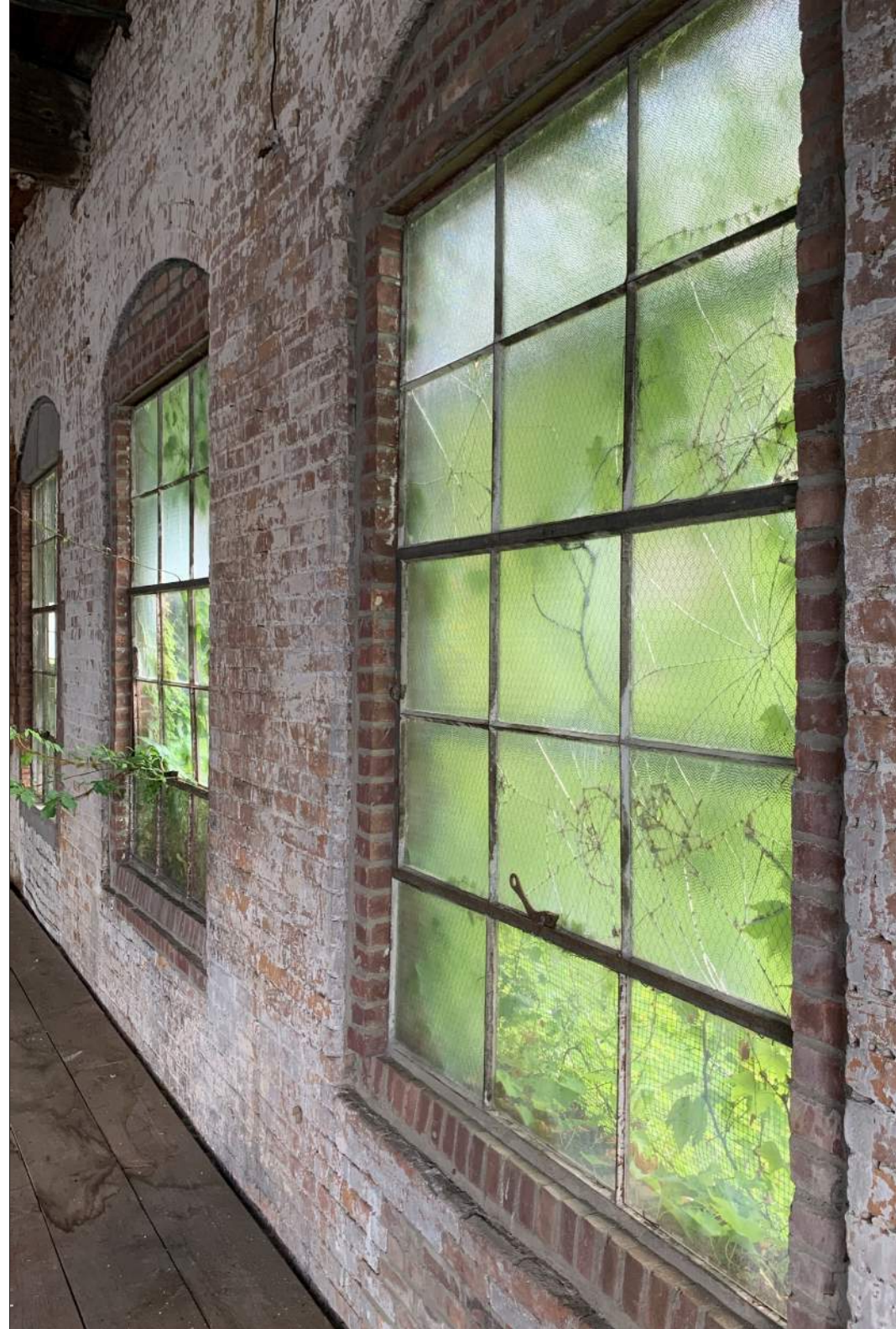
Sub-lease: The tenant plans to sublease part or all of the space to potentially multiple local operators, tenants, or nonprofit and for-profit organizations. Please see the attached development plan for the new proposed breakdown of uses. In addition please see the project business plan for the operations of the Dunn Warehouse after the renovation. These projections contemplate below market rents for local users and tenants + as well as a for profit events business that can support non-profit community focused events on the waterfront. *

*Retail Sub-lease Target = \$20 / SF (~\$1300 / mo.)



SPECIAL CONDITIONS

1. Assignment of the \$1.4M in Existing Grants
2. Consent and collaboration to proceed with the Federal and NYS Historic Tax Credits process.
3. Consent to the sale of Historic Tax Credits to help finance rehabilitation of Dunn Warehouse.
4. Consent to CPACE Loan, to be repaid from Cash Flow.
5. Developer proposes a 90-day due diligence period to update the Construction Budget from the feasibility study, and so that the City may review a set of further developed plans to ensure alignment between the two parties.



DUE DILIGENCE

CGS Group proposes to maintain the 90-day due diligence period previously proposed, because there is significant work to be done to ensure a successful community engagement, planning, and development process. CGS Group will pay for all studies, which will be shared with the City upon request.

As we mentioned during our interview process, it is our belief that any responsible Developer of the Dunn Warehouse will require a Due Diligence period. And a responsible partner is exactly what the City needs, to ensure that the Dunn Warehouse is finally brought back to life!

Due Diligence List:

1. Phase 1 ESA
2. Property Condition Report
3. Civil Engineering Feasibility Study
4. Historic Preservation Tax Credit Assessment
5. Community Visioning / Focus Groups
6. Initial Construction Budget
7. Detailed Proforma, including community rental rates
8. Review Meeting with the Dunn Warehouse Committee



SOURCES & USES

Financing Plan

We propose to finance the project in the following manner: (1) generate historic tax credits which our group will provide the equity against, (2) utilize the CPACE program for energy efficiency measures, (3) utilize the existing grants that the project is already entitled to receive, (4) receive additional grants and incentives that our group has experience winning (NYSERDA All Electric, Nat Grid Main St. ESD Cap Grant, etc.)

Below is a table of our proposed Sources & Uses.

Sources	Amount	%	\$/sf
Existing Grants	\$ 1,600,000	34%	\$ 291
Additional Grants	\$ 800,000	17%	\$ 145
HTC Equity	\$ 1,395,000	30%	\$ 254
CSPACE	\$ 880,000	19%	\$ 160
Total	\$ 4,675,000	100%	\$ 850
Uses			
Hard Cost	\$ 3,500,000	75%	\$ 636
Soft Cost	\$ 150,000	3%	\$ 27
Closing Costs + Reserve	\$ 200,000	4%	\$ 36
Legal	\$ 100,000	2%	\$ 18
3rd Party Consultants	\$ 75,000	2%	\$ 14
Developer Fee	\$ 350,000	7%	\$ 64
Contingency	\$ 300,000	6%	\$ 55
Total	\$ 4,675,000	100%	\$ 850



THE TEAM

Gabriel Katz and Macarthur Holdings, Development

Gabriel is a real estate developer with 10+ years of experience on historic restoration and adaptive reuse projects. He is a partner in Macarthur Holdings, a multi-generational family office based in Manhattan that has redeveloped NY real estate for over fifty years. His most recent relevant completed project was completed in 2020, and was the adaptive reuse of the ASPCA building at 233 Butler Street in Gowanus, Brooklyn, into a 20,000 SF mixed-use commercial complex with uses including a highly successful venue / listening room, a commissary kitchen, and creative office spaces.

Caitlin Baiada, Architecture & Design

Caitlin Baiada is an Architectural and Interior Designer with 10+ years of experience in projects spanning hospitality, institutional, commercial, and adaptive reuse sectors. She has a deep interest in developing innovative public spaces that inspire community engagement. Based in Los Angeles, Caitlin is currently working as an owner and in-house architect for the development team of Pocketbook Hudson, a 70,000 SF mixed use hospitality and arts campus in Hudson, NY. She has recently worked as an Architectural Designer at EYRC (Los Angeles) on the adaptive reuse conversion of Jon Jerde's Horton Plaza into a creative office campus, and the new Theatre District Living Learning Neighborhood at UC San Diego. She holds a B.S. in Interior Design from Cornell University, a M.A. in Sustainable Design Studies from Cornell University, and a M.Arch from Yale School of Architecture.

Sean Roland, Brand and Operations

Sean Roland is hospitality focused-brand creative, and a commercial and residential property investor and operator with 15+ years of experience. He has worked across a diversity of sectors, including Real Estate, Hotels, Food & Beverage, and Technology. He is currently a Managing Partner in the Pocketbook Factory project, where he leads Brand Creative, Operations, Leasing, and Incentives initiatives. Prior to his current role, he was a Creative Director for the Standard Hotels, an internationally recognized lifestyle hospitality brand. His most recent personal historic project was the full restoration of an 1860s Mill Foreman's home in the hamlet of Stottville, located in the Town of Stockport, just North of Hudson. Sean holds a BA from Haverford College.

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THE TEAM (CONT'D)

Macarthur Holdings, Project Sponsor

Macarthur Holdings is a family run multi-generational real estate office; with offices in NYC and Hudson. They have completed multiple historic renovations in NY over the last fifty years, including the Beacon Hotel and Theater located on Manhattan's Upper West Side. In addition; but equally as importantly the Katz Family has roots locally and regionally, with the matriarch of the family — Janet Katz — residing in Hudson, NY for the last fifteen years. Macarthur believes in long-term sustainable growth through responsible and responsive adaptive reuse projects. With deep relationships and knowledge in the real estate, construction and financing industries, they are readily capable of developing 5,000 sq/ft, or 500,000 sq/ft. Their portfolio can be viewed on their website at www.macarthurholdings.com/portfolio.

Professional Team

Our team of professionals are all local, experienced firms in their respective fields. We have experience working with them on our current project at the Pocketbook Factory, with great performance on design, budgeting and construction.

Architects (under consideration):

MASS Design Group, Poughkeepsie NY
BarisWedlick Architects, Hudson NY

Structural Engineers

Proper & O'Leary, Troy NY

Civil Engineers

Tighe & Bond, Rhinebeck NY

Mechanical Engineers

ME Engineering, Albany NY

Landscape Architects

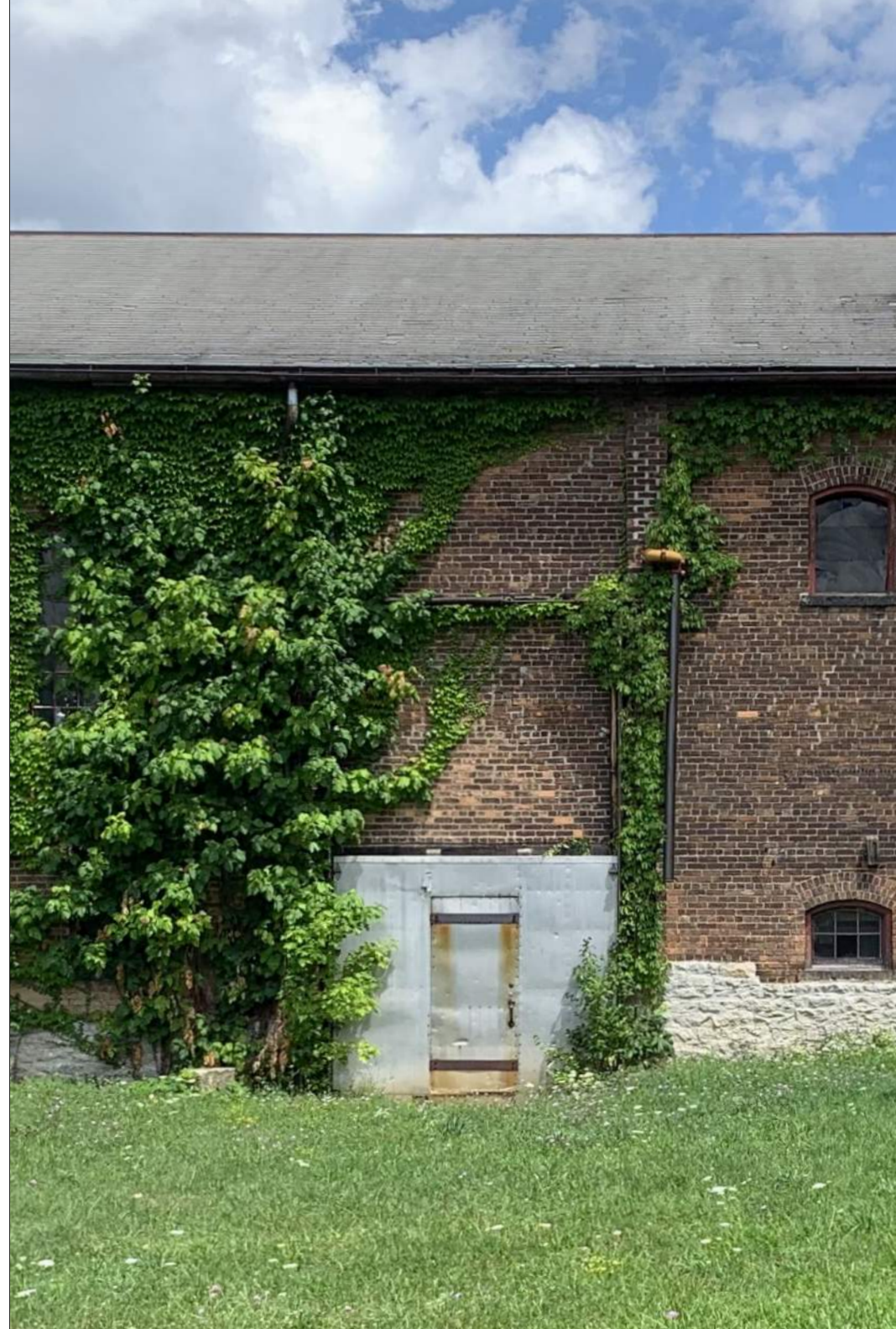
Wagner Hodgson, Hudson NY

Historic Preservationists

Preservation Studios, Buffalo NY

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THANK
YOU

ACTIVE
DRIVEWAY

SPRING ST.



Dunn Warehouse Community Engagement Report 01

The Dunn Warehouse Team
Caitlin Baiada, Sean Rolland, Gabriel Katz, Suanny Upegui, Samantha Siegel

08/08/2024

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I. INTRODUCTION

The Dunn Warehouse team includes Caitlin Baiada, Sean Rolland, Gabriel Katz, Suanny Upegui, and Samantha Siegel. We collectively have backgrounds and experience in architecture, law, design, social justice work, youth education, wellness and the healing arts, real estate brokerage, and development— specifically adaptive reuse and historical renovation. All of our team members currently reside in Hudson, NY or the surrounding areas.

Over the past few years, through our work on another large public project in Hudson, the Pocketbook Factory, we have become familiar with the concerns and requests of residents. One includes how development and corresponding gentrification has affected local communities. Many lower-income residents express worry about becoming priced out of utilizing and living in their city, and feelings of lack of inclusion in the changes in their neighborhood. With this in mind, we had a strong motivation to present a community forward approach in our RFP to the city to adapt the Dunn Warehouse, both in the development plan and process. Our intention is not just to serve the tourist population and visitors to Warren Street, but to serve the diverse local populations of Hudson. Thus, we have chosen to implement a participatory design strategy that plans for inclusion and flexibility to allow for a diversity of programs, people, and uses. We are currently working with existing local businesses and engaging the community to develop and fill these uses.

In our community outreach, we have been making extensive efforts to build relationships, trust, and invite the community into the process. We believe that by setting up authentic relationships of transparency, communication, and exchange from the beginning, we encourage motivated participation both throughout the process and for the long term. This participation provides tangible value to a development plan, as it allows us to build with more knowledge, precaution, and precision toward what will actually be required for and maintained by this community. It also sparks a local economy that we hope will continue to be fruitful to all.

Being locally rooted, our team had an opportunity to initiate and lead the engagement process ourselves. WXY Studio supported with strategy and materials and by attending our second community engagement workshop. Their involvement has been helpful to keep a holistic and integrated vision as we move into analysis and translation of the engagement findings into proposed design solutions. Our due diligence period was set from April 10 to August 8, during which we conducted the various methods of community engagement outlined below. Our first phase of engagement culminated on July 20, with a free community event, Community Joy Day, hosted in collaboration with Casa Finca Healing Justice Collective. With our initial survey closed, clear favored uses for the site have emerged. Next, we will continue to maintain a presence at community events and host interactive focus groups to deepen our understanding of emergent themes and desired uses as we refine our architectural, site, and development plan.

Vision, Mission, Values

The project vision and mission statement, and team values were developed by the Dunn Warehouse Team at the start of the due diligence period in April, 2024. They were, and will continue to be used as guiding principles to communicate our intentions and strategies to the community throughout the community engagement, development, and design, and construction process.

Vision

We envision the Hudson waterfront to be a vibrant place for recreation, culture, and connection to nature, with the Dunn Warehouse as a welcoming community hub.

Mission

To adapt the historic Dunn warehouse into flexible spaces for a range of activities that amplify local educational, cultural, and wellness focused organizations and small businesses. In doing so, we seek to encourage intergenerational residents and visitors alike to enjoy and steward Hudson’s waterfront throughout the seasons.

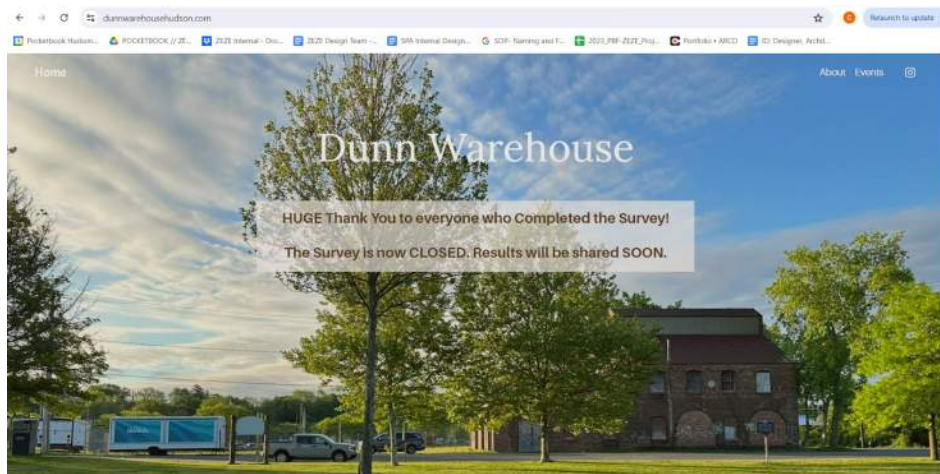
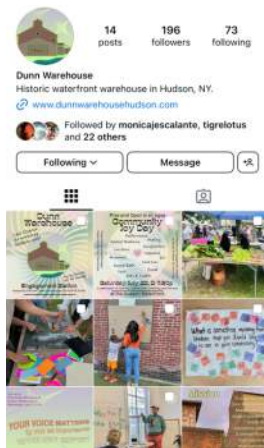
Values

- REGENERATION Processes that compost, restore, and renew.
- WELCOME An open center for community belonging.
- LISTENING To nature and to each other.
- COLLABORATION Working together with care.
- STORYTELLING The sacredness of history, experience, and expression.

Website, Social Media, & Marketing

Our team created a public website, <https://www.dunnwarehousehudson.com>, as soon as possible, with the goal of maintaining transparency and communication throughout the process. We included pictures and the address of the site, our vision, mission, values, and team names and a team photo. We also included mechanisms to update the public about events, sign up for updates, contact us (team@dunnwarehouse.com), and a link to our social media account (IG @dunn.warehouse).

We created an icon for our instagram that represents the building and the waterfront, so we could become easily recognizable. We posted some background information about the site and project, as well as the vision, mission, and values, and our team photo. We created special graphics for this platform, to encourage readability and visibility of the central components. Our team discussed strategy to continue utilizing the media account and website as a means for communication, transparent documentation, accessibility, and storytelling with the local community and the public. In addition to digital marketing, we used printed flyers (in multiple languages) to spread the word about our Community Workshops, Survey, and Community Joy Day, which were posted at various businesses and community spaces around Hudson.



II. COMMUNITY ENGAGEMENT SUMMARY & FINDINGS

1) Individual Meetings with Community Leaders

What One on one meeting between Suanny Upegui and leaders of Hudson community organizations and businesses regarding the community engagement process, research tools, and the future of Dunn Warehouse.

Who

- Tanya Jackson - Hudson Catskill Housing Coalition, Executive Director
- Vanessa Baehr - Hudson Youth Department, Environmental Educator
- Elena Mosley - Operation Unite
- Stephanie Monseu - Bindlestiff Circus
- Nick Zachos - Hudson Sloop Club
- Arone Dyer - Friends of Hudson Youth Bike Coop
- Adam Weinert - Waterfront Wednesdays
- Sam Merrett - Schooner Apollonia

Where Various Locations

When March 2024 - present

Why: Objectives

- Create a foundation of trust and ongoing open dialogue between community leaders and the Dunn Warehouse team.
- Listen to community leader's recommendations for engagement process, strategy, and preliminary recommendations for the uses and development of Dunn Warehouse.

Summary/ Format and Tools

- Casual in person conversations

Findings

Tanya Jackson, a Hudson native and Executive Director of Hudson Catskill Housing Coalition, recommended holding a private session with community group leaders and offered to host it at the Hudson location of HCHC. She recommended the format of a presentation by the Dunn Team to update community leaders on the status of the project, followed by a group discussion soliciting feedback from community leaders about how upcoming engagement could be shaped. The goal would then be to create a survey that incorporates this feedback into specific questions that the Dunn team required to assist in the programming and design phases of the development. Because the Dunn Warehouse team includes some members from another Hudson development, The Pocketbook Factory, she recommended being prepared to answer questions regarding that project as well. Recognizing that the community wants transparency

from our team and does not draw hard boundaries between projects but rather thinks about broader community impact, we have given thought to how we will address these questions. She also expressed concern and prompted us to be prepared to answer questions related to the objectives of and timing of our due diligence period, which was originally set to be 90 days. She clarified that it's important to be clear with the community about what feedback we need, and when in relation to the timeline of our negotiations with the City of Hudson.

Vanessa Baehr, an environmental educator who works with Hudson Youth Department, Flying Deer Nature Center, Kite's Nest, Olana Panorama Summer Camp, and Friends of Clermont, State Historic Site offered perspective on the involvement of Hudson's youth in the decision making and planning process. She stated, having their voices heard is both an accurate reflection of Hudson's demographics and a means to youth empowerment. An example of a helpful strategy could be to get youth's signatures for support of a public pool. She shared her opinion that a public pool or a skate park could help to reduce crime, because afterschool programs are tapped out. With this, it is important to provide shade for outdoor spaces, as the elements can be challenging in the summer months. As school lets out, Vanessa suggested it would be great to partner with local organizations to provide free food and snacks for youth. She also supported gardening resources, a small outdoor structure for pop-ups, and a sliding scale payment model for the Food & Beverage tenant to allow it to remain affordable for all. To garner community involvement she recommended attending other community organization's events. Regarding research tools, she suggested posting flyers with QR codes for our survey at key locations around town such as at the waterfront, where people go fishing, and at the youth center. QR codes have worked for her in the past; on a survey for a skate park with QR codes, she was able to get 42 responses in one day. She encouraged us to pursue Casa Finca's idea for Community Joy Day, an annual event that Dunn Warehouse could support and use as an opportunity to further engage the community.

Elena Mosley, Director of Operation Unite, had worked with Kaja Kuhl, from WeAreTheCity on the Climate Adaptive Phase II report commissioned by the City of Hudson to address the plan for Hudson's waterfront resiliency. They hosted two to three youth workshops focused on the future of Hudson related to climate change and the future of the waterfront, which also included a tour of the waterfront lead by Nick Zachos (Hudson Sloop Club) where he explained important waterfront features, tested the water, and studied historic and current native species. Their team had two meetings (one in the spring and one in the fall) with a conservationist to support their planning process. This engagement process and findings are documented in the Climate Adaptive Design Phase II report by Assemblage Landscape & WeAreTheCity. Elena emphasized the importance of making the development plans accessible to the community at all stages through signage. Because people have different levels of literacy, it is important to have photographs and large text. People need to see it easily to feel seen and considered. For it to feel user friendly, aim for comprehension at a 5th grade education level. She suggested creating a visual timeline that reflects the future of the waterfront. She echoed support for a public pool stating that if Hudson had a pool, it could be a place where parents could sit down and relax, kids could eat, and parents wouldn't have to think about meals. She offered to support our process by co-hosting tabling events at Bliss Towers (affordable housing

provided by Hudson Housing Authority) that inform and engage hard to reach community members involved and informed. She recommended doing this in tandem with their food pantry (on Tuesdays and Fridays) and with the second annual tenant appreciation day.

Stephanie Monserat, a performer, production designer, and the co-founder of Bindlestiff Family Circus who teaches Hudson youth how to juggle, walk on stilts, and ride unicycles, met with Suanny to emphasize that the waterfront should remain a central focus of Hudson resident's lives by remaining accessible and inclusive. Bindlestiff Family Circus currently hosts youth rehearsals in the Henry Hudson Waterfront Park and could potentially utilize the renovated flexible, multiple purpose south section of Dunn Warehouse for rehearsal, theater, and performances. She thinks that it's a great idea to design Dunn Warehouse with water in mind and that the space can and should invite native voices and community participation, bringing people from all over the world together. In addition to Bindlestiff, the south section, and broader Dunn Warehouse site, could be used for dancing, music performances and rehearsals, and other forms of artistic and educational expression. The north section and outdoor areas could be a space where diverse people share a meal together (no alcohol), break out of their bubbles, and are exposed to new knowledge. Diversity of cuisine in the kitchen, such as representation by the Bangladeshi community, via a pop-up model in a community commissary or food truck port (with provided power and shade) could be very interesting. She expressed her excitement about being engaged and guided our team to work with existing community leaders who are already deeply rooted in Hudson's community, to invite their community contacts to share their voices in our process. Stephanie also offered to help with grant writing in partnership with other waterfront organizations, such as Hudson Sloop Club.

Nick Zachos, Executive Director of Hudson Sloop Club, advised our team to be realistic and honest with the community around the project limitations, specifically in relation to the feasibility and constraints given the partnership with the City of Hudson. A municipal pool requires logistical organization of staffing and liability, and warned us that the community would not respond well if due to these challenges, it had to become a private enterprise that limited financial accessibility. He mentioned his support for the relocation of Water St, an item we have been discussing with the City of Hudson, as a major benefit to the waterfront park and offered support with grant writing to encourage momentum in this direction. Hudson Sloop Club is a "grassroots, mostly volunteer organization which aims to protect, restore and celebrate the Hudson River through community engagement. We have accomplished this through free public sails, after school and summer camp programs, all-age boatbuilding classes, and river clean up events. [They] aim to facilitate recreation on the river through free on the water programming, maintaining access to public docks and slips, river ecology education for all ages, and the artistic celebration of our beautiful river" (<https://hudsonsloopclub.org/mission>).

Arone Dyer, Musician, Artist, Educator, Lead of Earn-A-Bike Program and Lead Mechanic at Friends of Hudson Youth Bike Coop spoke to Suanny about the Bike Coop and how she sees it expanding. She mentioned that kids don't typically go to the waterfront and that because summer camp is located at Oakdale, it makes the most sense for the Bike Coop to be located there. However, she is hoping to have a mobile, pop-up offering where the Coop could

bring their programs to various locations - this could include bike rentals, youth-led recreational tours, youth bike repair workshops, and education on reducing dependency on automobiles. She can imagine Dunn Warehouse being used for community events such as a year-round Waterfront Wednesday.

Adam Weinert, a choreographer, researcher, gardener, and artistic associate at the Kaatsbaan Cultural Park, is on the board of Advisors for Waterfront Wednesdays. He discussed with Suanny how the Dunn team can support the mission of Waterfront Wednesdays, while also using it as an opportunity to hear community feedback about the future of Dunn Warehouse. Waterfront Wednesday, founded in 2019 by Elena Mosley of Operation Unite, is a “weekly summer community celebration offering a blend of free onshore and on-water programming, including live music, dance performances, juggling workshops, food, and art displays, organized by an advisory board of community stakeholders in Hudson, NY” (<https://www.waterfrontwednesdays.org/about1>). The event is held mid-week, to cater to local and regional populations rather than the influx of weekend visitors. The event features various visiting vessels for on the water excursions and lighthouse visits and has free programming for kids and people of all ages. This year, Waterfront Wednesday is partnering with Spark of Hudson and the Hudson Arts Coalition to feature a different arts organization as the weekly programmer. Such organizations include Bindlestiff Family Circus, The Hudson Opera House, The Social Justice Leadership Academy, The New York State Dance Force, The Hudson Eye, and others. The idea was to include diverse voices to represent stakeholders from Hudson’s youth, LGBTQ, BIPOC, differently-abled, and senior communities.

Speaking to Adam, he mentioned that Dunn Warehouse could serve as a great rain location for Waterfront Wednesdays. The Hudson Youth Center previously had a tent for weather protection, but is no longer able to provide this. The protection of Dunn would specifically be helpful for contributing artists who specifically have to pay for their own tents. Dunn could also be a location for the storage of tents, tables, chairs, and other items used for Waterfront Wednesdays. If there was permanent storage, this infrastructure could be shared for other various community events. It could also be used as a meeting point for boat rides by Schooner Apollonia, or for a midweek farmers market that could happen in tandem with Waterfront Wednesday. Overall his sentiment was that Dunn Warehouse could serve as a hub for existing waterfront businesses and activities and bring a ‘togetherness’ to the waterfront community. He likes the idea of a shuttle from town to the waterfront and also advised us to talk to Hudson Paddles.

Suanny also spoke with Sam Merrett, captain and team leader of the Schooner Apollonia, a 1946 64-foot steel-hulled schooner, capable of carrying 20,000 lbs of cargo, which also offers private charters, public voyages with local partners, and free group sails during community events such as Waterfront Wednesdays. He mentioned that existing waterfront businesses are interested in having an educational community space focused on the Hudson-Mahicantuck river and local ecologies, and a space that can serve existing waterfront activities. We plan to have a longer conversation with Sam in preparation for a focus group with existing waterfront businesses and organizations to better understand how through physical space, Dunn Warehouse can support and amplify their existing missions.

2) Group Meeting with Community Leaders



What An intimate invite only meeting to hear feedback from community leaders on how to approach the Dunn Warehouse community engagement process.

Who Select community leaders and organizations who are active in building community in Hudson and / or who have a vested interest in the Hudson Waterfront.

Where Hudson Catskill Housing Coalition, Hudson, NY

When May 10th, 2024 5-7p

Why Objectives

- Create a foundation of trust and ongoing community collaboration.
- Inform community leaders about the status of and plan for the Development of the Dunn Warehouse.
- Establish understanding and consent for how community members would like to be involved.
- Listen to what community leaders value and recommend for the engagement process, including what strategy & questions to include in our research tools.

Format and Tools

We set up the space with seating in a circular configuration, a projector, and a snack and refreshment table. We began with introductions and icebreaker questions, going around so all present could share. Then we shared a short PowerPoint presentation introducing the project,

the team, the vision, values, mission, and the objectives of this meeting. Our whole team was present and shared the talking points.

We posted our participatory questions, in three categories ('approach', 'research questions & tools', and 'supporting local') to three walls, utilizing poster boards. Our team dispersed to hold and record conversations with community leaders at each station. With post-it notes and pens, those present could share responses verbally and in writing.

Participatory Questions

Approach

- What is the best way to approach and engage your community members for feedback?
- How can we reach community members who are often left out of these decision making conversations?

Research Questions & Tools

- What are examples of questions we should ask?
- Are there any engagement tools you would like to share with us?

Supporting Local

- How can we support stability and longevity for community organizations?
- Do you have any recommendations for how we select tenants for the commercial spaces?

Findings

Recommended approach to outreach:

- Use the Kite's Nest network, list-serve, and monthly meetings with all the organization leaders.
- Pay community ambassadors for their time.
- Multimedia access both in person and zoom, hand-held and digital versions.
- Post flyers repeatedly, give out take home flyers.
- Utilize social media, and reposts.
- Utilize different languages, specifically Bengali.
- Build trusting relationships: Use face-to-face communication. It's important for people to hear it from your own mouth.
- Speed dating and match-making.
- Table at existing community events like Waterfront Wednesdays and Farmers' Market.
- Host an on-site event with open mic, childcare, creative visioning, hands-on activities, music.
- Host an event to relax, where entry is free for access to a music party after.
- Draw people in with free food and smells.
- Reach the youth during the window after school and sports.
- Provide tours and on site walk throughs. Show the inside of the space. Show images of the inside of the building.
- Make the engagement process clear and explicit.
- Be clear about what the ask is from the city for the 90 day DD.

Suggested survey questions:

- What kind of outdoor amenity would you want to see at Dunn Warehouse? List some options like pool, garden.
- What makes you feel welcome in Hudson?
- What spaces are yours in Hudson? Why? What spaces are NOT yours in Hudson? Why?
- How do you like to get to the waterfront? (Transportation)
- What community is Dunn Warehouse for?
- What prevents you from engaging at the waterfront?
- What would make you excited to come to the waterfront?
- What time of day do you like to spend at the waterfront?
- How will the arts be accommodated at Dunn Warehouse?
- Access to food - is this a place we can get food at?

Recommended survey design and distribution:

- Ask open ended questions. Try not to guide people towards plans.
- Ask questions in categories or themes, like mobility, activities, safety.
- Survey in multiple languages. Use a QR code.
- Create a specific kids' survey. Ask teachers to administer in classrooms.
- Use as many access points as possible, like paper, phone, IG, mobile, online, Facebook, Instagram, in person.
- Use dropboxes at Hudson Catskill Housing Coalition and Hudson Area Library.
- Have QR codes around town for example, at the train station.

Recommended engagement tools and outreach strategies:

- Develop relationships to get honest answers.
- Reach people by people who are connected with networks, like Ms. Annette, Exit 21 store, Barbershop/ Saloons, local businesses.
- Hudson Community Board (Facebook), Hudson Bangla Community Board (Facebook), Hudson Islamic Center Involvement.
- Facebook for the older community, IG for the youth.
- Tag community leaders via IG stories and ask them to share with their communities.
- Make sessions and surveys short, active, fun, simple, and clear.
- Respect people's time. Try to keep people engaged and on time.
- Provide dinner at meetings, or stipend money.
- Schedule consistent regular community days once per month at the same venue and time. Task representatives to bring 10-15 people each.
- Ask community representatives to talk about the development plan and architecture rather than the developers and architects, to build more trust and receptivity.
- Create organized and specific asks for busy community leaders.
- Look at other waterfront educational materials and research as case studies.

Recommendations to reach community often left out of decision-making conversations:

- Provide transportation to meetings and focus groups.
- Don't go door-to-door, but go to the people, especially those who can't come to the water.
- Sit at Bliss Towers to collect information.
- Language access. Provide translation.
- Provide special care for elders, kids, people with mobility challenges. Find out who their service providers are and work with them.
- Go where people are already gathering, like Waterfront Wednesdays.
- Be aware of social anxiety.
- Create more narrow, simple surveys for different steps in the process. Create a short simple survey just about the pool or outdoor use.
- Host kids' sessions. Host kids sessions at the public housing and terrace apartments. Include pictures on kids surveys.
- Are there any interim uses of Dunn Warehouse for community use?
- Use Social media, Instagram and Facebook for in the moment feedback and posts. Tag and mention organizations on instagram.
- Create videos talking about the project in different languages.
- Print something to share, like a brochure.

Recommendations for supporting local stability and longevity for community organizations:

- Long term commitment to partners, reinvestment in community partners.
- Provide resources for community, and incubation support.
- Mindfulness around hiring.
- Community kitchen, or kitchen for people transitioning from the prison system.
- Provide residencies and grant writing support for local organizations.
- Create equity for partners.
- Create opportunities for long-term tenancies.
- Advocate for an affordable ferry from Catskill to Hudson.
- Plan for kitchen flexibility.
- Provide workforce development / training opportunities.
- Focus on what creates community jobs and supports a local economy.
- Create a shuttle system.
- Annual collective of makers, offer pop-ups.
- Have an application process for collaborators, events, or tenancies.
- Engage people who are ready.
- Engage people during all seasons and the whole week, not just peak times.

Recommendations for selecting tenants for the commercial spaces:

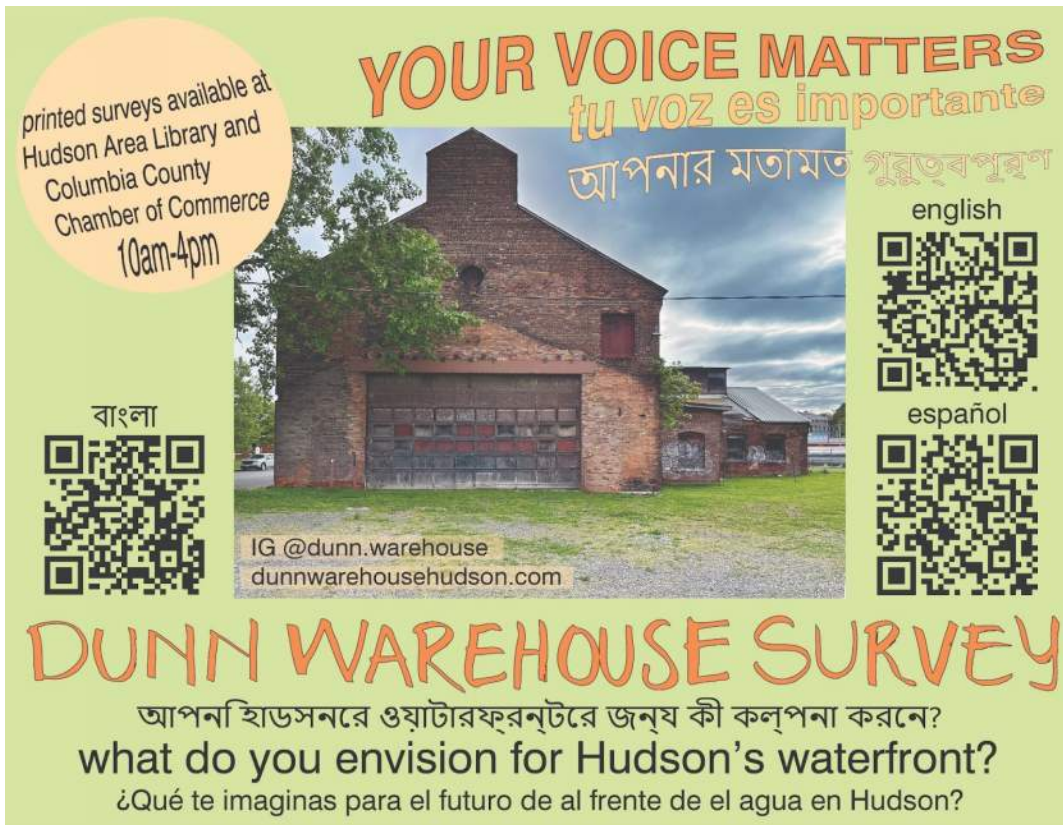
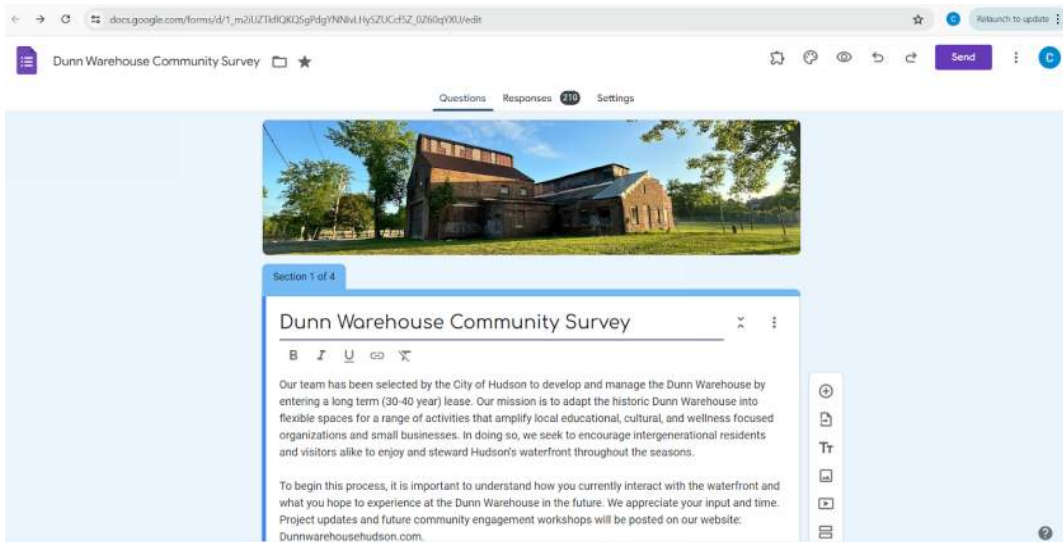
- Focus on the Monday to Thursday economy.
- The food is important to be affordable and open on weekdays.
- Prioritize the people who usually don't have access.
- Consider a recommendation committee (paid community committee) for selection of the sub-tenants.

- Support small businesses that create jobs.
- Make sure to include the youth.

Additional notes from group conversations:

- We hope this can be an open and free community resource.
- Incorporate bike path, sidewalk, community garden, soccer space.
- Consider self service free kayaks that can be accessible via lockbox / code.
- Waterfront festivals are highlights for black & brown people to see diversity and people that reflect them.
- Shares about the ancestral connection and spiritual power of water.
- For a multi arts performing space, consider safety (sprung floor, not concrete) and flexibility (seating, tables, chairs), aerial rigging & ground floor points (Stephanie Monserat from Bindlestiff Family Circus)
- Include collapsible seating and flexible platforms in the event space.
- Get people involved in actual building of the space.

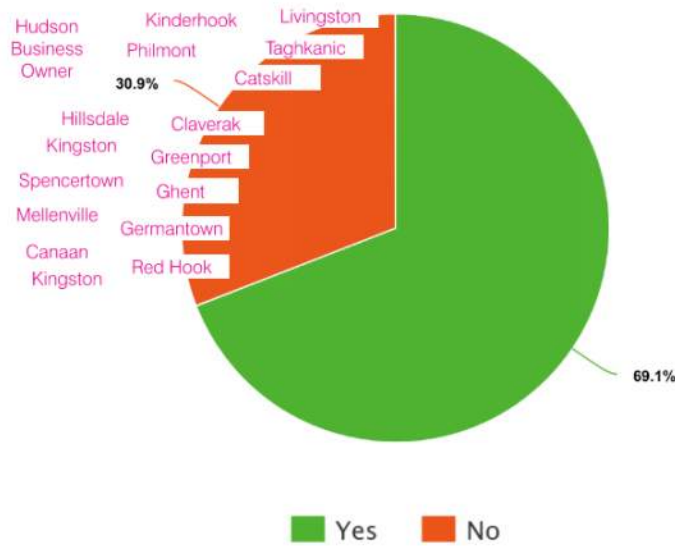
3) Community Survey



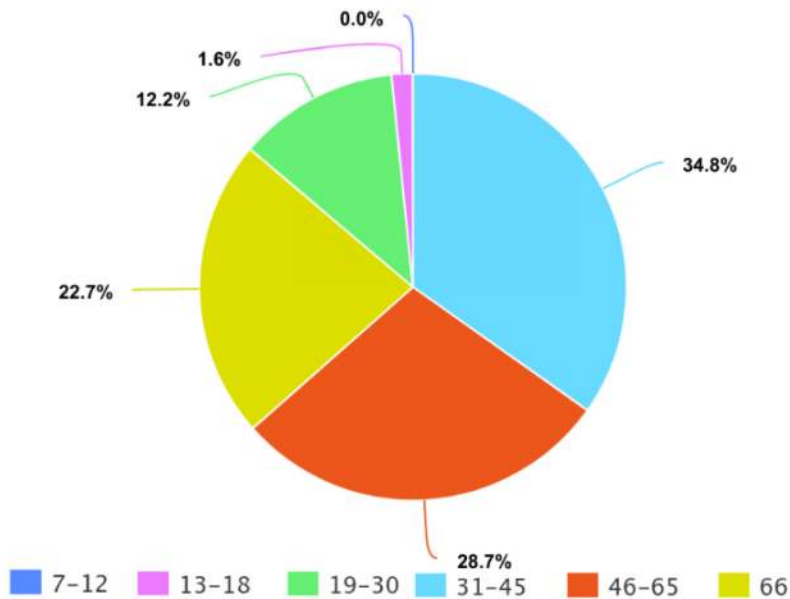
What A publicly available survey to collect qualitative and quantitative data to inform the development of Dunn Warehouse

Who Open to All

210 Surveys Completed
 Approx. 70% Hudson Residents (Yes), 30% Regional Residents (No)



Age (1%) 7-12 / (1.4%) 13-18 / (16.2%) 19-30 / (37.5%) 31-45 / (25.2%) 46-65 / (20.5%) 66+



Where Digital Survey (via Google Forms) made available via QR codes on printed flyers, Instagram (@dunn.warehouse), Dunn Warehouse Website (dunnwarehouseudson.com), and the City of Hudson Dunn Warehouse website (https://www.hudsonny.gov/business/dunn_warehouse.php). Printed Surveys made available at Columbia County Chamber of Commerce & Hudson Area Library.

Link Survey Results Link provided upon request.

When June 1- July 20, 2024

Why Objectives

- Gather statistical information from Hudson residents to understand how they currently interact with and feel about the waterfront and what they hope to experience at the Dunn Warehouse in the future.
- Gather specific information about current activities at the waterfront.
- Gather specific information about what programming Hudson residents want to see in the events / assembly space, about what kinds of businesses they want to see in the tenant spaces, offerings they would like to see in the food & beverage space, and what outdoor activities they want to see on the Dunn Warehouse site.

Format and Tools

Survey questions were organized into sections on participant information, existing use of the Hudson waterfront, and future use of the Dunn Warehouse site. The goal was to keep questions simple and clear to make the survey as accessible as possible to a wide audience. We wanted to understand what existing aspects of the waterfront to preserve and amplify and, with the development of Dunn Warehouse, what aspects could change to improve the waterfront experience. Our questions specifically targeted community opinions about preferred indoor and outdoor uses, including recommendations for specific local businesses and organizations to engage and uplift.

We provided a variety of required and not required questions in short answer, multiple choice, and 'select all that apply' formats to give participants freedom to provide as little or as much information as they felt comfortable. For questions in multiple choice and 'select all that apply' format, we made sure to always include an 'Other' category, so that participants had the ability to provide their opinion beyond the options listed. This allowed for a deeper layer of understanding than we would have gotten otherwise.

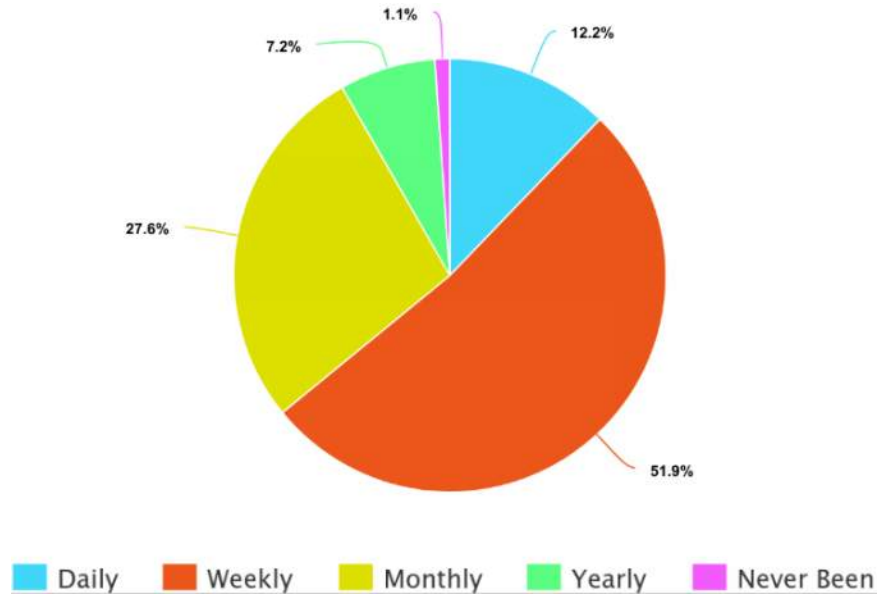
For context, the survey description included a project introduction that explained our mission and that we have been selected by the City of Hudson to develop and manage the Dunn Warehouse by entering a long term (30-40 year) lease. We explained our objectives for the survey and provided our website and email contact. The existing use section included an 'Existing Aerial Site Plan' (by Assemblage - Hudson Climate Adaptive Design Phase II, 2022) with labels of relevant waterfront context and the future use section included a description of the proposed program with a diagrammatic concept floor plan.

We requested participants' emails and asked them if they would like to stay informed about the project progress, giving them an option to be added to our email listserv. Because we are hoping for Dunn Warehouse to serve local and regional populations, we collected information about where participants lived. Other information about age and language preference was helpful to collect to better understand the demographics of our participants.

Findings (summary by question)

Existing Use

I currently go to the Hudson waterfront...



51.9% of the participants said they went to the Hudson waterfront weekly, while 27.6% said they went monthly, 12.4% said they went daily, and 6.7% said they only visit the waterfront once a year. 1.4% of participants reported that they had never been to the Hudson waterfront. This indicates that the development plan should cater to various weekly programming as well as provide daily activities for more frequent visitors.

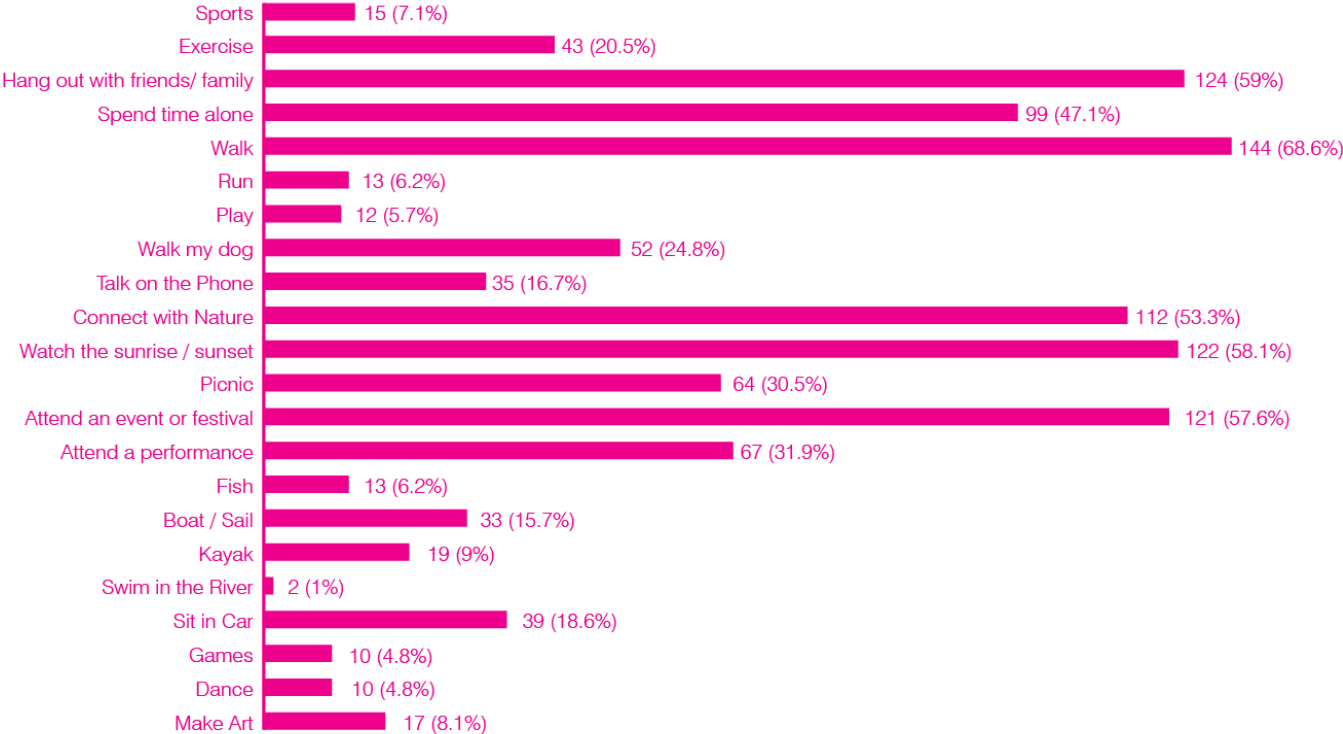
When I go there, I typically go in the...

Of the 210 participant responses, 144 said they typically go in the afternoon, 116 said they go in the evening, 74 say they go in the morning, and 67 said they go to the waterfront midday. Participants were allowed to select multiple times throughout the day. This shows that while there is more activity in the afternoon and evening, the waterfront is also active in the morning and midday, indicating that the development team should plan for activities at Dunn Warehouse throughout the day.

When I go there, I typically stay for...

46.2% of visitors typically stay for less than an hour and 41.4% of visitors stay for 1-2 hours. 9.5% of visitors typically stay for 2-4 hours, while only 2.9% of visitors stay for more than 4 hours. While these findings describe the length of time people spend at the waterfront, it does not describe their reasons for staying (or not), which could be influenced by the lack of activities described in responses to the question 'What do you not like about the waterfront?' The Dunn Warehouse development plan should address the issue of lack of activities, by providing activities that cater to visits of both longer and shorter durations.

What kinds of activities do you do at the waterfront?



The primary activities that people reported they currently do at the waterfront (144-99 responses, in descending frequency of response) were walking, hanging out with friends or family, watching the sunrise or sunset, attending an event or festival, connecting with nature, and spending time alone. People primarily enjoy both social and individual activities, particularly activities that involve relaxation and connection to the outdoors.

Activities that received 67-19 responses (in descending frequency of response) included attending a performance, picnicking, walking a dog, exercising, sitting in the car, talking on the phone, boating / sailing, and kayaking. Activities that received 18-2 responses (in descending frequency of response) included making art, sports, fishing, running, playing, games, dancing, using the sauna, reading, and swimming in the river. It is important to note that because only 2.4% of participants were below the age of 18, these results are skewed to not reflect the desires and current activities of youth at the waterfront. Many of these activities are more active and related to waterfront education and recreation. Future focus groups can target youth to ask questions about these mid and low-range responses to better understand current use and the community’s desires for accommodating these activities in the development plan in the form of physical space and community programming.

These responses only explain the activities people currently engage in at the waterfront, rather than explain *why* people do (or don’t) engage in certain activities. If certain activities were provided for, these answers would surely differ. It is critical to review survey responses to questions about desired future outdoor activities to better understand how the development plan can accommodate popular current activities AND expand activities to address what the community feels is missing.

Miscellaneous activities provided by participants via the 'other' response category were waiting for or watching the Amtrak train, riding the Hudson / Athens Ferry, training with the Hudson Volunteer Fire Department, loading sail freight cargo, landscape & wildlife photography, photography shoots, bicycling, attending church events, watching soccer, relaxing, attending a Hudson Senior Aerobics Class (3x Week), sitting at the picnic tables, reading, using the public docks, sharing history of the waterfront's industrial past with visitors, eating lunch, having meetings, working on a boat, and practicing tai chi.

How do you get to the waterfront?

Primarily, people get to the waterfront by car (154 responses) or by walking (121 responses). Some people bike to the waterfront (37 responses), while less people run (9 responses). Very few people (less than 2 responses each) got to the waterfront by motorcycle, shuttle bus, scooter, skateboard, and roller skates or rollerblade. Miscellaneous modes of transportation to the waterfront provided by participants via the 'other' response category were by boat, and by the Hudson-Athens Ferry. The Ferry Street Bridge construction is set to be completed before the completion of the Dunn Warehouse rehabilitation, and will serve as the new primary path of pedestrian, bike, and vehicular access from Warren street to the waterfront.

What is the season that you enjoy most at the waterfront?

The greatest number of people visit the Hudson waterfront in the summer season (176 responses) with the fall and spring following up tied for second place (146 and 144 responses). The least number of people visit the waterfront in the winter (66 responses), but despite the cold, the waterfront is still visited in the winter and the development plan should accommodate people all year round.

What about that season at the waterfront do you enjoy most?

People generally reported that they like when the waterfront is not too hot or cold, when there are warm breezes and bearable weather. They like this time because people can engage in a wider variety of activities and events. Many people mentioned they enjoy watching the sunsets, views of the natural scenery, and being on the water. They expressed appreciation for the natural variety provided by the shifting seasons.

I feel _____ when I am at the Hudson waterfront.



Some repeated adjectives that people used to describe how they feel at the waterfront were: “Peaceful, calm, happy, good, relaxed, at home, grateful, nourished, humble, connected to nature, connected to the river & the Catskill mountains, thoughtful, productive, excited, inspired, and that there is potential.” However, one participant answered “both delighted and annoyed” which more accurately represents the mixed overall feedback to this question. A great number of participants provided more critical adjectives about their feelings at the waterfront. These descriptions included: “bored, unfulfilled, sad, meh, stressed, angry, depressed, like there could be more, like we as a city should be using the waterfront better, and bombarded by gravel trucks.”

What do you like about the waterfront?



Most importantly, people emphasized their love for the natural beauty of the waterfront. Many people stated that they like the scenic view of the river, the mountains, and the lighthouse, the wildlife, the calming water, the quiet stillness in the mornings and evenings. The sunsets, the big willow tree, the boat landings, watching nature, birds, boats, and water activities, and the places

to sit on benches in the shade near the river bank. People like that it is free and open to the public, well maintained with bathrooms and green space next to the river. Multiple people stated how they like that it is not overdeveloped. They like the easy to access multi-use open green space to play or picnic, the many uses, and the potential for community events, gathering, and food. The connection to nature, history, and people - the mix of industrial and natural elements. Many stated that it reminds them of a lost time, of their childhood, and is a place that holds many memories. Quotes from participants included:

Nature & Activity

- “[I like the] green space, the water is calming. I like watching boating and fishing, it’s many festivals and gatherings.”
- “Free access, fresh air, shade, relative quiet; also community celebrations with dance and music and joy!”
- “[I like] watching boats, green grass, mature trees, people watching, space for my kids to run.”
- “It’s not too crowded and there are benches close to the water. I have kayaks so it’s nice to have a kayak deck.”
- “[I like that] it’s free/public, easy fishing access, safe for kids and adults, sitting areas, ample shade from trees. The large field to play soccer in.”

Calm & Relaxed

- “How spacious, serene, and free to all it is. How it’s not overdeveloped.”
- “It’s one of those places where generally you get to be by yourself and aren’t forced to interact with anyone.”
- “Seeing people enjoying, relaxed, and being themselves. Children playing. There is very, very, very rarely negativity at the waterfront.”

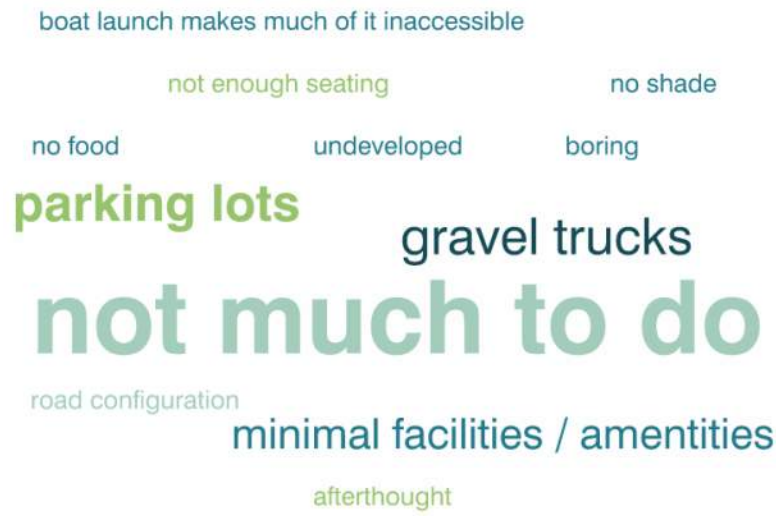
Nostalgia, Personal Connection, & Local

- “My dad had a profound role in developing it and I’ve been going there with my family since I was a toddler. It’s been a huge part of my life.”
- “I like that it exists. It could be a ‘third place’ if it’s revitalized properly. As in, made for people who actually live here, not people weekendening here.”
- “It’s not in the shopping trail so few NY types bother to go there.”

History, Business, & Industry

- “The industrial decay to the left is hauntingly beautiful.”
- “The active ships there! Apollonia, Haendel, visiting ships like Clearwater and Eleanor.”
- “Historic buildings, Railroad, Kitty’s, Big Caboose renovation, Hudson Brewery, Antiques/Amtrak building, boats and tours to Lighthouse.”

What do you not like about the waterfront?



Despite love for the natural setting of the waterfront and the many opportunities for connection with the elements and each other it provides, many people also expressed dissatisfaction with its current state. Quite frankly, they had more things to say about what they dislike, than what they like, indicating the resounding local support for upgrading Hudson’s waterfront. The Dunn Warehouse can be a catalyst for community responsive change.

The most frequent response was that there is a lack of activities and not enough to do. A lot of people commented on the general size of the park being too small and how the public park space needs to be expanded. They highlighted the lack of food, snack, or beverage options (while looking at the water), and the lack of trees, areas to sit, and shade. Seating is a concern for rest and enjoyment but also as a consideration for aging populations and differently-abled persons. Respondents further commented on the tension between the lack of recreation options for health and enjoyment, such as playground areas for children or affordable kayak and boat rentals, and the current focus on industry, specifically Colarusso & Son’s gravel yard. Related, some thought that there was too much unused space and too much parking - that the waterfront is surrounded by parking lots on all sides. The parking at the Hudson Power Boat Association was repeatedly mentioned as something respondents disliked due to its privatization of the waterfront. Access to the waterfront seems to also be a concern, given no sidewalk from the Amtrak station on the current primary access route across the train tracks via Broad Street. This issue can be somewhat alleviated with the completion of the Ferry Street Bridge renovation, which is set to open before the completion of the Dunn Warehouse rehabilitation. Pedestrian connection from the Ferry Street Bridge to Dunn Warehouse remains a primary design consideration.

People who view the waterfront as a place for peace and relaxation reported frustration with loud noises from gravel trucks, construction, and music being played from parked automobiles. The lack of lighting at night was also a concern. Some reported the public amenities / facilities are outdated and not well maintained. Respondents stated bathrooms could

be better maintained and are always closed, the water fountain is unclean and often not working, and there is often trash on the lawn. Quotes from participants included:

Lack of Activity

- "It could be more activated. I would love more permanent vendors, coffee/ snacks, and an actual playground for my kids."
- "It's not designed for people to exercise and enjoy. It should have recreation options, all for health and enjoyment, from swimming to courts to games to walking trails. There should be no industry and no cars."
- "I would love to dine on the waterfront in someplace that's both literally accessible (financially, physically) and atmospherically accessible (NOT like The Maker) for all of Hudson's residents. I wish there were more things to DO that don't necessarily involve being in/on the water. I wish there were an ice cream shop."
- "Not enough happening. Needs a restaurant with a pier that people can boat to. Similar to Athens just across."
- "Internet is very weak there - often a dead zone (Verizon), lack of shade in main stage/gazebo section of waterfront, would like more vegetation (pollinator garden, native trees, etc.), seating could be more plentiful and comfortable."
- "Not enough seating or existing seating needs to be better spaced to allow those with mobility issues a place to rest as they explore the waterfront. No opportunity to sail, no food purchase opportunities, no classes like yoga etc (or rarely)."
- "It's a lawn, and is an unimaginative use of public space."
- "The lack of business and community infrastructure."
- "Private boat launches blocking much of the waterfront and inaccessible, expensive kayak rentals. Why can't we share a few boats as a community? I also wish I could swim there."
- "There is not enough docking for large visiting boats in addition to the Ferry and the Apollonia who are usually there. With more docking for large boats we could attract more visiting ships and make it a real vibrant waterfront like in downtown Kingston where the 129' clipper ship Amistad is visiting in August."
- "Rocks on the shore make it very easy to get snagged while fishing. They should create a dedicated fishing dock."
- "[It is] very limited in what you can do there. No playground, no real room to run. [I] wish there were more trees for shade."
- "The elements are unpredictable. I'd like to be able to swim in the water safely. I'd like a place to dry off."

Industry & Privatization of the Waterfront

- "The cement dock, the power boat association feel like they hem in and spoil what should be a natural area."
- "I think how much of it is taken up by industry and the motorboat club is a tragedy. I think it should be our most amazing park and full of things to do outside."
- "The constant gravel truck travel [creates] noise and dust."
- "The gravel dump, diesel fumes and clouds of gravel dust."

- “Limited space to walk, the dilapidated eyesore Colarusso storage tank, and truck traffic.”
- “Colarusso truck noise and air pollution destroying the calm and beauty of the place”
- “I am disappointed by the view of industrial relics, worried about the water quality, and disappointed that the space has limited attractions and is greatly underutilized.”
- “The smug, self-righteousness of some about commercial uses and that sort of grief. There’s a lot of space there — we can all use and enjoy the waterfront if we simply act neighborly towards each other.”

Access & Accessibility

- “It is car-centric, not very pedestrian-forward.”
- “I wish there was more length for running or connectivity to other trails.”
- “It feels disconnected from the rest of the city...the [access] includes walking over a bridge (now demolished) through a private boat club parking lot where side-eyes are administered, and on the way out across the tracks where cars are entering / leaving with no real pedestrian signage.”
- “The waterfront is terribly underused and poorly designed. A community-focused approach would add walking trails, connect well to downtown Hudson, and get rid of Colarusso.”
- “Not connected to nearby housing, only one access point, not connected to greenways or bike trails, abuts private and commercial land.”

Maintenance & Care

- “There’s trash on the lawn.”
- “Bathrooms could be better kept up. By the rocks [at Rick’s Point], those running their cars for a long time, often with music playing. It’s a real buzzkill.”

What spaces make you feel the most welcome in Hudson and why?

We asked survey participants to answer an open ended question about what spaces in Hudson make them feel the most welcome and why because we want to understand the qualities and types of spaces that people currently feel comfortable in. What can we learn from these spaces and how can elements be applied to the plan for and design of Dunn Warehouse?

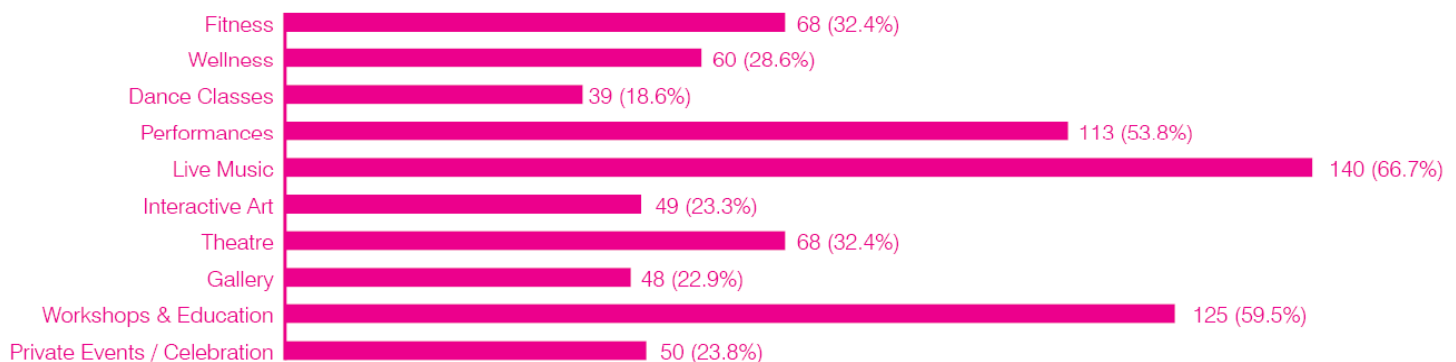
Based on the responses, the Waterfront is already viewed as one of the most welcoming locations in Hudson, along with Oakdale Park and the Hudson Area Library. Respondents mentioned places that are free and open to everyone, where there are opportunities for education, daily life exists, and people are doing their own thing. The Hudson Area Library is viewed as very welcoming “because it’s free, good for kids and adults, [there are] lots of things to do (read, look at exhibits, do activities, go on the computers), staff are really friendly, [and it’s] nice to see people of all demographics and ages.” A few respondents mentioned the Senior Center. Natural, open, and quiet spaces, such as the Waterfront, Pocket Parks, Promenade Hill Park, and Greenport conservation area are also believed to be welcoming to a diverse group of people, due to their peaceful nature that allows for solitude when one doesn’t want to mingle with others. One person added they feel welcome “at the waterfront because it’s not developed, not too crowded, it’s accessible, free, beautiful and serene.”

Half Moon bar was mentioned multiple times to have good energy, a diverse crowd, and dancing. People feel comfortable where there is live music, because it is fun and brings the community together. Local places that tourists don't know about, such as "Governor's Tavern and 225 Warren Bar & Grill [have] good prices, local friends, and are open most days." Some people responded that local breweries (especially Union St and Hudson Brewing), and bars, restaurants, & stores on Warren Street are welcoming and accessible, while others did not agree. Those who disagreed emphasized that they only feel welcome where prices are actually affordable or where the staff is friendly to locals, such as Nolitas Cafe. One person shared, "the Hudson Dog Park--because it welcomes people of all ages and sorts who share a common interest: love of dogs." This sentiment demonstrates people's natural inclination to connect with communities around shared interests and activities. Some participants also mentioned cultural and arts spaces such as, TSL, Hudson Hall, Basilica, The Youth Centre, Lightforms Arts Center, ethnic restaurants, the farmers markets, flea markets, street fairs and parades.

Most generally people felt welcomed in spaces that are "created by and for the community," in "spaces where people naturally congregate [and] organic connections/experiences [emerge]," and in spaces "with diversity" that "appreciate nature [over] not commerce." People feel welcome "when diverse communities feel comfortable and safe being together and celebrating."

Future Use

What type of programming do you want to have in the event / assembly space?



The primary types of programming that people reported they want in the event / assembly space (140-113 responses, in descending frequency of response) were live music, workshops and education, and performances. The second grouping of responses (68-39 responses, in descending frequency) was fitness & wellness classes, and private events & celebrations, then followed by gallery & interactive art, then dance classes. The space will be designed to accommodate the variety of offerings discussed, and further focus groups will be completed to better understand the needs of each user group / function.

Miscellaneous suggestions for types of programming in the event / assembly space provided by participants via the 'other' response category were: seasonal classes or projects, children's camp & after school programs, river & environmental education, natural history / ecology events & education, an interpretive local history display, aquarium, farmer's market, astrological farming workshop, food and wine events, special shows, classic movies, free

community meeting space, and a peaceful setting for sitting to complement the river park. Some people likened the space to a potential 'Community rec center', a need in Hudson. A few relevant quotes from participants reinforce the need for conditioned space and elevated yet affordable entertainment on the waterfront:

- "Most Waterfront festivals and events are in July and August when it's actually unbearable outside as we're in 90+ temps by then...Perhaps the Warehouse can be that bridge between summer events in peak 90+ weather or January-March which are more conducive in a temperature-controlled environment."
- "Bring local musical acts that the residents of Hudson will actually pay money to see like Guilty Pleasure, Eli's Gin, Unfinished Business, Neon Moons. Have a sliding scale and charge a fee but elevate the event."

Do you have recommendations for existing events or organizations you would like to see use the assembly space?

The responses to this question were widely varied across sectors - from the non-profit space, to visual arts, music & performing arts, health and wellness, environment, and food, with missions ranging from entertainment, to education, to community building. Many mentioned that they would like to see the Dunn Warehouse provide accessible and affordable community space to groups that do not typically have the funds to pay for the existing events venues or enter a monthly lease for a space. As a flexible events / assembly space, the south section can provide a consistent location for many organization's special or periodic programming. Following this logic, one participant suggested: "Mix it up, invite different organizations every year and let the community see what businesses and nonprofits are truly investing in our community." Another respondent suggested "it would be good to have one space reserved for [community organizations] to rotate having a public face at the waterfront. Example: small dedicated space used for outreach, Columbia Land Conservancy in the Spring, Everett Nack Center in the summer and Olana State Historic Site in the autumn. They could decorate the space with information about programming for their quarter and "man" the space on weekends and/or events."

Participants mentioned advocacy and social justice organizations such as Jaago Hudson and Hudson Muslim Youth, Hudson Catskill Housing Coalition, Operation Unite, We Are Revolutionary, Columbia County Sanctuary Movement, Columbia-Greene Community College, Scenic Hudson, Greater Hudson Promise Neighborhood, and CO-HOST, a collective of youth-serving organizations coordinated by the Greater Hudson Promise Neighborhood. Suggested health & awareness offerings were a narcan safe syringe site, mobile health services, and a mutual aid food kitchen or free food distribution program. Some mentioned the events space could serve as a location for existing community programming through the Hudson Area Library, Hudson Senior Center, or for programming by children's organizations like the Hudson Youth Department, Hudson Youth Center, School Life Media, Perfect Ten, Art School of Columbia County, and Boys and Girl Scouts. Many were interested in the idea of a local children's exploration group and groups to learn about Hudson's past.

Given the location of Dunn Warehouse, many felt strongly about using the space to uplift existing environmental and waterfront organizations, education, and events programming such

as Waterfront Wednesdays, Hudson Ferry Company, Hudson Sloop Club, Kite's Nest, Toolshed, Center for Post Carbon Logistics, The Outside Institute, sailing education with Schooner Apollonia. One participant responded: "Environmental and art-themed education. There are already gyms, yoga studios, music venues and galleries in Hudson. Fun environmental education is needed. We need more trees, teach the importance of stewardship." Another said, we need "Nature experiences for people of all ages."

Another popular suggestion that spanned across sectors was using the space for affordable repeating rentals (i.e. weekly or monthly) for hands-on workshops and meetings, such as canoe building, drum circles, music classes, crafting group, gaming groups, dog training group, Pauline Oliveros workshops led by Sarah Van Buren, free clothing & swap markets, or Ame Zion Church (African, Methodist, Hypiscabol Zion Church) group meetings. Wellness offerings such as free yoga, fitness classes, instructional boxing, and tennis training were mentioned. These could occur in partnership or collaboration with existing wellness organizations such as Sadhana Center, Casa Finca, Yaad Wellness, or Life Aligned Wellness.

People repeatedly stated that the event space could be used to support and extend the seasonal duration of existing festivals and events such as Bangladeshi Food Fest, Sankofa Festival, Latinx Festival, Drum Along the Hudson, etc. It was also mentioned as a location for a winter extension of the Hudson Farmers Market. One participant stated: "I'd love to have more direct access to the agricultural sector in Hudson. It would be cool to buy things from farmers directly instead of having to pay insane markup at places like Talbott & Arding, maybe another farmers market?"

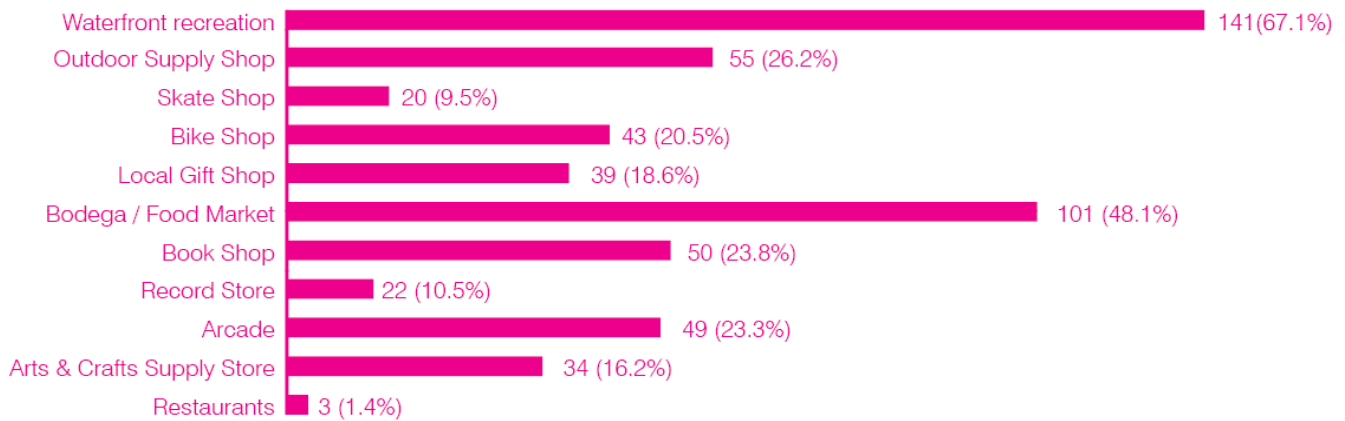
The space could host monthly or biweekly music programming, such as "music at the launch" during summer months. This could be an opportunity for new programming or a collaboration with local music organizations & venues, such as Hudson Hall, Park Theater, Wave Farm (WGXC), Bindlestiff Family Cirkus, BASS BLISS, Community Rave Network, The Badila Family & Diata Diata International Folkloric Theatre, Hudson Symphony Orchestra, and Gwen Gould's music events. Some want this space to "be a restaurant/bar with live music with indoor and outdoor seats", while others are hoping the development will be an "alcohol free space".

Participants also hope to fill the space with programming by local artists and design, arts, and culture focused organizations such as TSL, Hudson Arts Coalition, Kasuri (movie night), Like Minded Objects, Fashion-centric events, Pride-oriented events. One participant said: "There are so many great art institutions that have collections that are not shown. It would be great if the space could be a satellite for major recognizable arts institutions to have exhibitions - especially if they were relevant to the history of the river and our community. I have friends at both the Whitney (for a national American Art institution) or the Albany Institute of History and Art (for something regional but still internationally recognized) that I would gladly connect you to if this kind of programming was a serious element of what the space was focused on." Similarly, the thinking on exhibition programming extends to history focused organizations such as Hudson Athens Lighthouse Preservation Society and Historic Hudson. One person responded they wanted to see the space used for an exhibition called: 'History, the Whales & Hudson'.

There is also an interest from community members to remain involved in the process of recommendations for and feedback on the programming of the space. This could occur in the form of a recommendation committee. As stated in our project proposal, in addition to

community uses, the Dunn Warehouse event space will be available for private rentals for weddings, group parties, class reunions, etc. Community members responded to this question stating they hope that private rentals will also remain affordable and accessible, perhaps via a sliding scale pricing model.

What type of local organizations or businesses do you want to see as tenants in the commercial spaces?



The primary types of local organizations or businesses that people reported they want in the commercial spaces (141-55 responses, in descending frequency of response) were waterfront recreation, bodega / food market, and outdoor supply shop. The second grouping of responses (50-20 responses, in descending frequency) was book shop, arcade, and bike shop, then followed by local gift shop, record shop, and skate shop. Very few people wanted the commercial space to serve as a restaurant or series of restaurants, though a few people did mention in various qualitative short answer questions throughout the survey that they would like a place to sit down to have a meal and a drink with the view of the water. More information on the food and beverage offering recommendations are in the following questions specifically targeting food types and vendors.

Miscellaneous suggestions for types of local organizations and businesses provided by participants via the 'other' response category were: fruit stand / farmers stand, waterfront recreation supplies, sustainable shipping, maker space, fix it / repair shop, exhibition space for rotating shows by local artists & arts organizations, gallery, whaling museum, waterfront ecological museum or education center, aquarium, location for Hudson & Columbia County maps for visitors, brewery, movie theater, climbing gym, clothing store, yarn shop, 2nd hand books & records, and dispensary.

Do you have recommendations for local organizations or businesses you would like to see as tenants at Dunn Warehouse?

A critical concern to many people responding to the survey was that the commercial space offerings be affordable for the local community. One said: "Keep prices cheap: a lot of locals go to the waterfront park because it's free and accessible. If the surrounding amenities don't match, you'll only be catering to tourists!" Specific commercial tenant recommendations were focused on options for outdoor recreation and education, outdoor supplies, bodega / food

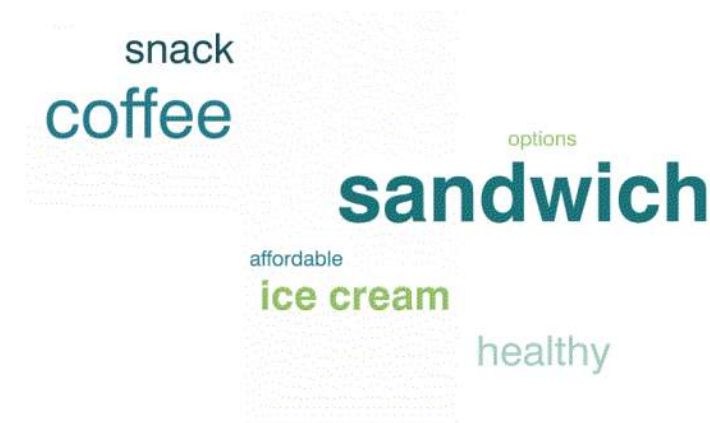
market, snacks and ice cream, along with a few miscellaneous retail recommendations. The division between the tenant spaces was left fairly open to allow for a variety of configurations; one respondent said: “I would love one shared space where maybe vendors could rotate.”

Many people want “something river related. A fishing or boat shop.” Hudson Sloop Club was mentioned repeatedly as a likely candidate for one of the tenant spaces, as it already has a presence on the waterfront and focuses both on recreation as well as education. Hudson Paddles was also mentioned multiple times as a logical candidate, along with other waterfront, environmental, and outdoor Hudson organizations such as the Toolshed Exchange, Kite’s Nest (ReGen Teens), Grow Black Hudson, Hudson Ferry Company, and Schooner Apollonia. One participant responded: “even a small walk in closet space could be set aside for a sail freight depot for Schooner Apollonia - and the warehouse would then still be doing a bit of its original mission. This would allow Apollonia shipping partners (local businesses) to drop off at a wider range of hours and make things function better for the green transport network.” The desire for personal storage or a boat co-op for kayaks and canoes was also frequently mentioned.

For outdoor supply, one person said “I could see Steiner’s [Outpost] opening a bicycle repair focused store (since their Warren St location is largely clothing) and perhaps expanding into waterfront activities and general outfitting.” Kenco (Kingston), Mountain Top Outfitters (Beacon), and TJ's Paddleboard Rentals were also mentioned. Another respondent mentioned their desire for a rock climbing wall.

For Bodega / food market, Rolling Grocer, the Hudson Farmers Market and Upstreet Farmers Market were mentioned. Casa Finca and Good Fight Herb were mentioned as potential companies to work with for the market offerings. Spotty Dog was mentioned as a potential supplier for select books and craft supplies. For snacks and ice cream, respondents mentioned Circle Bagels, Samascott’s Garden Market Ice Cream, Holy Cow Ice Cream, and Fortunes Ice Cream. One participant wanted a Liquor store and dispensary. Miscellaneous retail recommendations included The Social Type and Made x Hudson.

What type of food or food vendor would you like to see in the food & beverage space?



When asked about food, generally people wanted quick, affordable, and multicultural options with high-quality local ingredients and for it to be open on weekdays as well as weekends. Many were interested in the idea of diverse or rotating vendor options: “I would love the space to be

used as a food hall with multiple permanent vendors.” People prefer All Day (breakfast, cafe, lunch and evening) offerings at casual outdoor picnic tables over sit-down table service: “I wish there was a small or pop-up restaurant, food trucks, or stand that sells food to go and beverages.” The grab and go option would allow people to get something premade and ready to eat for picnics in the park. One person said: “like Kitty’s, but affordable”...”We don’t need anymore \$30 lunch options in Hudson.” Another said: “the type of casual food you can grab and go for a walk around the waterfront. Everyone loves a coffee shop, but it would also be great to get something walkable and savory like sandwiches/hotdogs, pizza by the slice, tacos, etc.” If people were staying to dine by Dunn Warehouse, the casual seating or outdoor picnic tables could be serviced via a counter: “An afternoon/evening food concept would be amazing. Informal, counter service, but serving a simple menu of snacks and beverages (i.e. similar to Buttercup, which is attached to Padrona).” Another idea for pick up was a service window: “food trucks or places to get picnic supplies and coffee with a dog friendly section or pickup window so you can grab a coffee even if you have a furry friend along with you.”

Some people do want to see a sit down restaurant where you can dine and view the water, but hope that it could remain affordable: “It would be nice to have two options - something that’s fast and easy to order for dining outside or on the grass, and then something a little nicer for a sit-down server-supplied meal.” Another said: “Something that offers real lunches and drinks on a patio [as well as] to-go.” Given the all-day activity at the waterfront and people’s desire for a more casual food and beverage offering, the tables could double as areas for people to do work: “It would be great to be able to grab a coffee or bite right there, or have space to work since we work remotely.”

While the food and beverage areas are planned to be located in the North Section, one respondent mentioned that “It would be nice to have indoor/outdoor seating at the south-facing garage entrance.” During days where there are no events, this could be an idea for an unprogrammed community use of the South Section. Considering the further impacts on the park and community one person wrote: “Avoid plastic wrapping and single-use stuff, I would hate to see increasing litter at the park. Please avoid alcohol, I think the waterfront park should remain alcohol-free.”

In terms of specifics, sandwiches were the most frequently mentioned casual food for counter service or as a pre-made option. In addition to sandwiches, the bodega/ food market (mentioned in the previous question) could sell a variety of quick and healthy snacks - including vegan, veggie, and gluten free foods, tacos, salads, coffee & tea, drinks (i.e. seltzer and korean drink pouches), ice cream, shakes, juice, smoothies, acai, local farm fruit / produce, and simple food for kids - hotdogs, burgers, pizza by the slice. Some multicultural options for counter or casual table service that people suggested were Latin, Mexican, Spanish, African, Greek, falafel, middle eastern, gyros, halal, Indian, Bengali, casual seafood, fish & chips, onigiri, rice balls, clam bake, Vietnamese, Korean, fried rice and shrimp, ramen and pho, Jamaican, West Indies, and Caribbean.

A few people expressed interest in having a bar or being served alcohol (wine bar, local brews, spritz) as part of the food and beverage experience. One respondent said: “The Dunn site would actually be an ideal spot for a brewery. Paired with outdoor seating which is paramount, this is something folks would want to visit.” Regarding a brewery, one said, “We probably already have enough of them as is but perhaps they could band together and do a

pop-up thing where all four of them sell their beer behind a single point-of-sales setup.” Another mentioned alcohol as a cafe style offering that could work in tandem with the site’s outdoor activities: “I want it to be like European cities where you can get a coffee/ pastry and a glass of wine and watch your kids running around.”

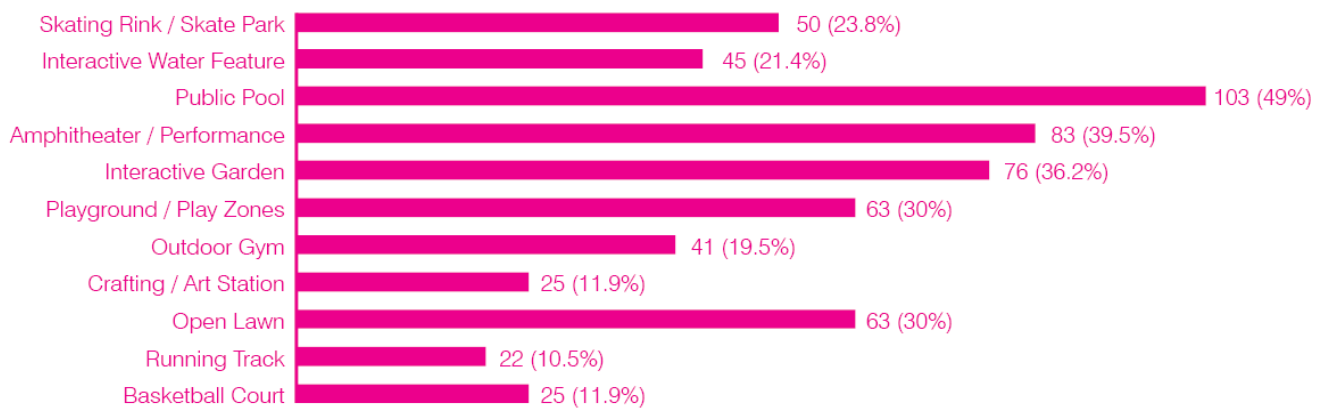
Do you have recommendations for particular food vendors?

In terms of recommendations for particular food vendors to fill the space, people recommend working with local vendors who have been looking for a permanent space. The most mentioned vendor, which currently operates out of a food truck at 5th and Warren, was Yummy Kitchen. Other highly requested options without a permanent space were Alima West African Cuisine, The Lunch Bar Project, the kebab food truck from Warren Street, the halal guy from First Presbyterian, and the samosa lady from Hudson Farmers Mkt. Some repeated names of vendors who already have locations, but who people wanted to see expand to the waterfront were Casa Latina, Peta’s Pocket, What’s Really Good (down home cooking by Larry Walker), Kitty’s, and Talbott & Arding. Others included Little Rico, Miss Paulette-West Indian, Lobster rolls from East Jewett, Bodega Aguilar Real, The Cascades, and Pia’s Kitchen Indian Cuisine.

Again, being affordable and quick remained a priority when people offered specific examples of potential vendors. One person said: “Collab with Half Moon which is actually by the park. Sell \$5 pizza slices at the Waterfront or ice cream for kids in the park who will gladly spend \$5 for a cool treat.” Others prioritized the setting and want “A local bar & grill like 225 Warren where you can sit and watch the sunset.” More full service style restaurant options that people mentioned were: The Aviary in Kinderhook, Lil Deb’s Oasis, Larry’s Chinese Restaurant, Cafe Le Perche, Lawrence Park, Le Gamin, Hudson Brewery Tasting Room, a cocktail concept by Gin & Luck (creator of Death & Co.), or a “brunch spot like Snooze A.M Eatery on the West Coast”.

Cafe, desert, and bakery options that people mentioned were Juice Branch, Cafe Joust (Catskill), Supernatural, Verdigris, Buttercup Treats, Breadfolks, SoCo Creamery (Great Barrington), and Jeni’s Ice Cream (a national chain).

What kinds of Outdoor Amenities do you want to have at Dunn Warehouse?

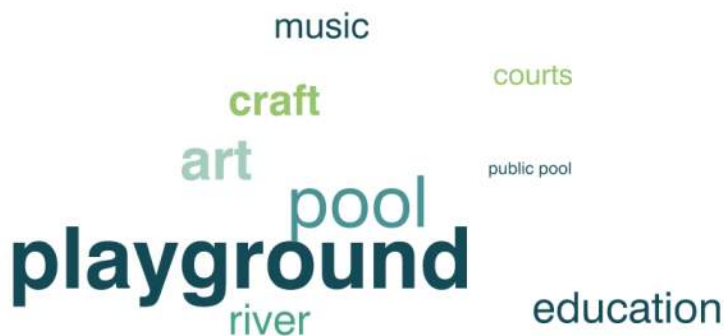


The primary types of outdoor amenities that people reported they want on the exterior area north of Dunn Warehouse (103-76 responses, in descending frequency of response) were a live

public pool, amphitheater / performance stage, and interactive garden. The second grouping of responses (68-39 responses, in descending frequency) were open lawn, playground / play zones, skating rink / skating park, interactive water feature, and outdoor gym, then followed by crafting / art station, basketball court, running track.

Miscellaneous suggestions for outdoor amenities provided by participants via the 'other' response category were: sculpture garden, landscaped spaces for walking & sitting, places to read and have a drink, nature information center, Hudson River educational center, public kayak & canoe storage, splash pad, climbing gym, dog park, ice skating rink, pickleball court, bocce court, and tennis court.

What kinds of activities for kids do you want to see at Dunn Warehouse?



Beyond any one activity, survey participants hope that the Dunn Warehouse can “just [be] a safe place for growth and development” for their children. One said, “A place where children can be left unsupervised for a little bit is probably a good idea.” The central theme across responses was that offerings for kids should be active, educational, and fun. After school and summer programming is a great opportunity to provide experiences such as workshops, events, and other organized activities - “things that bring kids of all colors together.” Responses spanned a few categories: interactive playscapes and games, swimming pool and/or sports facilities, environmental education and activities, the arts and making, and health and wellness.

Responses in the interactive playscapes and games included a outdoor interactive playground (inspiration by Isamu Noguchi’s playscapes) with dynamic, challenging, and varied features such as a sand pit, climbing rocks, a calisthenics park, swings, slides, monkey bars, hammocks, ball pits, and inflatables. Games mentioned include tag, capture the flag, an arcade or billiards (would be located inside). Many people also mentioned here that the idea for a public pool and/or an interactive water feature for play and cooling off would be a wonderful offering for youth of all ages. One participant said, “I think a public pool or even a smaller interactive water feature geared towards children would be fantastic for kids and Hudson, who outside of Oakdale Lake don’t really have access to public water or swimming.” Many are excited about the idea of free swimming classes. Regarding sports facilities people mentioned a basketball court, a skate park, an ice skating rink, or a soccer pitch.

According to the survey respondents, an equally important offering for Hudson’s youth are opportunities for outdoor education and connection to nature, especially the river and its

ecological systems. Suggestions included Hudson River Estuary education and exploration, interactive learning about indigenous knowledge about the river and Mohican lands, fishing, kayak and canoeing, planting a native flower pollinator garden, sailing lessons, boat building workshops, and onshore events linked with visiting vessels. Along with waterfront programming, a few respondents suggested including historical maps for an interactive history tour about Hudson and the waterfront park. Another important aspect of outdoor waterfront activities is teaching Hudson's youth the importance of environmental stewardship: "Something that incorporates education and the environment so the place does not become full of garbage."

Suggested activities related to arts and making included arts & crafts, toy making, dance, drumming, theater, performance, clown, music, language, and cooking & baking workshops, free coloring hour with snacks and music, an indoor game room, car display or education. Suggested health and wellness activities included gymnastics, yoga, mindful meditations and Brazilian Jiu Jitsu. People also mentioned homework help, story time, and areas for reading.

It must be noted that a small group of respondents did not feel that the Dunn Warehouse development should cater to kids. One said, "No kids. They have so many playgrounds in town". One person instead suggested that we cater more to aging populations: "The city already spends an incredible amount of money on the Youth Center. Why don't you cater to the elderly. They are a larger segment of the population, have purchasing power, and already spend a lot of time there."

If you don't currently come to the waterfront, what would make you excited to come?

This question is important in that it targets what is currently preventing people from visiting the waterfront. Access and safety seem to be a huge concern. If there was better wayfinding and ways to get to the waterfront from the rest of Hudson it would increase the amount of time that people spend there. One participant said: "Better access, better connection to the river, and clearer signage could be helpful." Another said: "A better connection between the train station and the waterfront that was well maintained and manicured. Better street maintenance and great lighting at night." This sentiment continued to describe the connection within the various areas of the waterfront as well. People feel Henry Hudson Riverfront Park and river activities are not currently well integrated. One participant said she would be excited to come to the waterfront if there was "more interaction with the river. The space should be focused on the river. Right now the park and river are next to each other but there's little interaction with the two." Bike rentals or parking could help increase alternative modes of transportation to and from the rest of Hudson as well as the Empire State Trail.

Following the logic of what people said about what they don't like about the waterfront, people repeatedly mentioned that they would come to the waterfront more if there was more to do. Waterfront recreation, a rec shop, guides and classes would be a big draw. One said she would come if there were "more water recreational activities and amenities - for all age groups", if it is "cleaned up and [has] amenities for my children." People responded that activities and programming at Dunn Warehouse would draw them to the waterfront. They want "a space where events, workshops, exhibits, music etc. [are] curated and presented by local community members." To support this, there could be a "newsletter with events", one person said: "I know things happen there but I don't know how to find it all in one place." Another said: "A project like

this would definitely make me more excited, it's a little desolate down there now and I really only go down if I'm walking and want to extend my walk and enjoy a waterview. I'd like to have a purpose to head down there like good food or a fun show, or even a coffee with somewhere nice to sit and enjoy it." For everyday use, people want a relaxed space "to have a coffee, be with [their] friends and let [their] kids run around." People repeatedly asked for more shade and comfortable seating amongst nature as well as places to walk: "an extension of nature vs just grass and concrete." One suggested a "large landscape platform to read and chill on where I can watch the sunset" in peace. Once again, people also mentioned that outdoor activities such as an outdoor gym, sports, and a public pool would also be a huge draw.

Lastly, people reiterated that if there were less gravel trucks, they would come to the waterfront more frequently: "I come less than I'd like because of Colarusso pollution which angers me." This topic was more widely commented on in the last survey question that invited participants to share "any other thoughts about the project."

Are there any people, organizations, or groups who you believe the project team should connect with during our planning and design process?

Responses to this question were extensive and varied from individual people, to demographic groups, to local organizations and businesses. The responses have been listed in categories below.

Demographic Populations

- Student groups and employees from the Hudson City School District
- Teenagers and youth
- Seniors, who are big users, yet don't often attend public engagement events or are more reticent to speak at them (especially lower income elders)
- People of color
- College students
- Parents

Hudson Planning & Advocacy Groups

- Future Hudson
- Operation Unite
- Spark of Hudson, Susan Danziger
- Columbia County Sanctuary Movement
- Hudson Catskill Housing Coalition
- CO-HOST
- Greater Hudson Promise Neighborhood
- Hudson Senior Center
- We Are Revolutionary
- Mental Health Association of Columbia Greene (MHA)
- Hudson City School District
- H.O.S.T (Hudson Out-Of-School Time Collaborative)
- HERA
- Hudson Muslim Youth

- Columbia County Chamber of Commerce
- Hudson Ward Representatives
- Hudson Business Coalition

Education & Environment

- Kites Nest
- Build Hudson
- Perfect Ten
- Hudson Youth Department, Peter Frank
- Hudson Youth Department, Skate Program
- Hudson Youth Center

Arts & Performance

- Bindlestiff Family Cirkus
- Hudson Arts Coalition
- Hudson Hall
- Hudson Film Festival
- Ngounga Badila
- Hudson Festival Orchestra
- Basilica Hudson, Director of Programs
- TSL
- Concrete Temple Theatre (NYC)
- Hudson Farmers Market
- Jeffrey Gibson, Claverack artist
- Michael Arden, performance artist

Local Businesses

- Rolling Grocer
- Barnfox
- Kasuri
- Good Hair
- Kitty's, Ben Fain
- Colarusso & Sons, Paul Colarusso
- Stair Galleries, Colin Stair
- Create Collective
- REI (chain)

Waterfront Organizations / Events

- Waterfront Wednesdays
- Hudson Sloop Club
- Schooner Apollonia, Sam Merrett
- Hudson Paddles
- ToolShed
- Hudson Riverkeeper

- Hudson River Sloop Clearwater
- Hudson Athens Lighthouse, Kate Treacy - Director of Operations
- NY State Department of Environmental Conservation
- Columbia Land Conservancy
- Everett Nack Center
- Trilium Community Land Trust
- Hudson Waterfront Initiative
- Friends of the Hudson River
- Our Hudson Waterfront

History & Community Education

- Hudson Area Library
- Historic Hudson
- Olana State Historic Site
- City of Hudson Historic Society
- Columbia Tourism

Misc.

- Designers of Domino park in Williamsburg, NYC
- Bill Huston, Local Hudson resident

Please share any other thoughts about the project.

Below is a collection of quotations from open responses to this question. The list is not exhaustive, but covers the primary themes mentioned as well as outlier comments.

Demographics / Audience

- “Please make it focused on locals, not tourists.”
- “Keep it peaceful. Natural. Quiet. Not like Disneyland.”
- “Make it accessible and affordable to all who would want to come and participate.”
- “This seems like a great initiative. Please don't ruin yet another Hudson space by adopting "luxury beliefs" and catering to a small segment of the population who will not in the end drive the success of your enterprise.”
- “We don't need a mirror image of Basilica or upscale restaurants or shops there. We need things that everyone can enjoy, so vendors must have low price points or it will just be Warren St. south...”
- “There is a major opportunity to extend the commercial and community hub of Warren St to the waterfront with this project that could transform the city.”
- Place the underlying land into community trusteeship to create long-term affordability and community self-determination.

Activities & Programming

- “It would be nice to have the waterfront as functional as the rest of town, not so desolate feeling. There are a lot of great models like Kingston, NY, Catskill, NY and Peebles Island State Park that use the local community, history, and natural beauty to engage with locals and tourists.”
- “Hopefully there will be activities for all, all year round.”
- “Move the dining space to the west of the commercial spaces - people want to see the water when dining.”
- “When I was growing up here, we had all ages shows so I could see bands when I was in high school. We had a bowling alley, a skating rink, a billiard parlor and an arcade. None of that exists anymore. Give the youth a place to hang out and have fun again. This town needs it.”

Site Plan & Maintenance

- “The Dunn building was a small part of a larger complex of buildings. Expand it. I would love to have a drink on the waterfront in the evening. I would also like to see Water St. moved back along the railroad tracks, so parklands go right out to the water - much more splendid. Old maps show a street there.”
- “It’s got to be modeled on the NYC Hudson river parks, where there are just amazing opportunities for moving your body by the water.”
- “Protect the people attending the Waterfront events by simply spraying the venue 2x a month with bug spray so that it is tick and mosquito free, making it safe for small children and a fun place to be for families.”
- “Both the State and City are currently proposing to reduce the amount of parking at the waterfront. The parking is maxed out already at most park events (the July 13th concert for example). Where will everyone park?”

Outreach

- “Names of those people we are responding to. Who is the 'Dunn Team'? Communicating only through Instagram limits participation to a select demographic and makes it look like only 'insiders' are consulted.”

Industry at the Waterfront

- “It is hard to take the questionnaire seriously. I find it hard to believe that the Mayor or the Council care about the waterfront when they allowed the gravel truck proposal to breeze through planning knowing full well that there was no way that the city can have a vibrant waterfront with a two lane highway bringing huge trucks practically to the front door of the Dunn Warehouse. I was there the other day when the Basilica was having a large event and there was no safe place for pedestrians while the gravel trucks pulled right up alongside them. I can't imagine anyone investing any amount of time or money under the current circumstances.”
- “Glad to see that building restored regardless of what goes in there. Unfortunately, with the gravel dump and truck route there, the whole waterfront is compromised.”

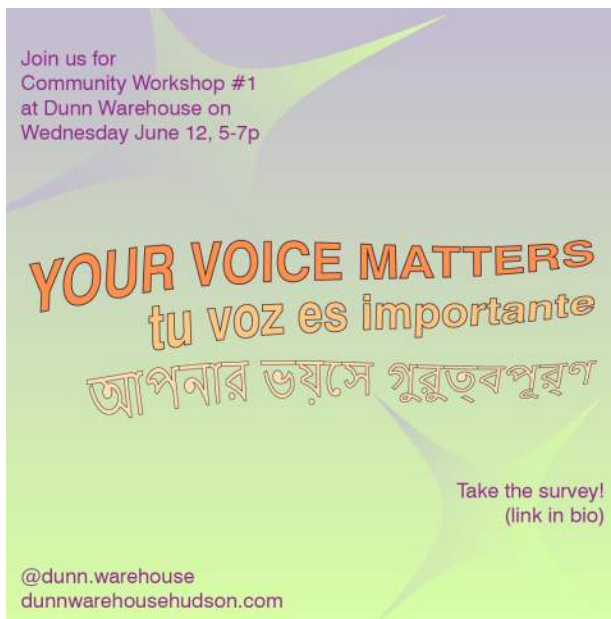
- “Colarusso has to go. We need to ban having a heavy industrial zone on the waterfront. We need the land and we need to go green. There are wonderful examples all along the river and Hudson needs to catch up fast. “

Project Support

Generally people were happy to see this development happening and thanked our team for taking initiative to engage the community about the future of the Waterfront and Dunn Warehouse. They have seen the building sitting vacant for decades and are excited to see something finally happen and progress being made.

- “I think it's a beautiful building in a beautiful location and I am glad progress is being made. I believe that any and all potential use of this space that you ask about would be amazing for our community!”
- “Terrific! Word up! Can’t wait to see it finished.”

4: Community Workshop #1 at Dunn Warehouse



What A hands on community workshop that focuses on the past, present, and future of Dunn Warehouse.

Who Open to All

Where Dunn Warehouse, Broad St & Water St, Hudson NY

When Wednesday June 12, 2024 5-7p

Why: Objectives

- Create trust and invite Hudson residents to collaborate
- Inform Hudson residents about the plan to develop Dunn Warehouse
- Test ideas for potential uses & activities, both indoor and outdoor by engaging community in fun, hands on activities
- Encourage community members to fill out the survey
- Encourage the community to get involved and spread the word
 - Sign up for updates (dunnwarehousehudson.com)
 - Follow us on Instagram (@dunn.warehouse)
 - We encourage you to take photos and share to IG or with us at team@dunnwarehousehudson.com

Format and Tools

We set up onsite with a welcome table offering free food and drink purchased from a local business, Random Harvest, and stations to represent the past, present, and future of Dunn

Warehouse. Our full team was present and divided amongst the stations to engage. We hired a community member, who speaks Bengali, to help work the welcome station. One of our team members also speaks Spanish.

The past station showcased information about the history of the building, and invited the community to participate in a collage exercise with their memories of the Hudson waterfront. At the present station, attendees were offered a tour, and had space to share their current sensational experience of the building on craft paper. The future station contained two scales of simple site plans (1/8" and 1/32") and models on foam core boards. Attendees could participate with multimedia materials— like clay, pens, foam, and stickers— to add their ideas.

Questions

- WELCOME: Seed / Prayers for the Future
 - What's your favorite food establishment or cuisine in Hudson or the area?
 - What does this waterfront mean to you?
 - What is something missing from Hudson that you would like to see in your community?
 - What are projects that you know about that you are excited to see come to life?
- PAST: Memory Collage
 - Share a story of this building or the waterfront from your life or a story told by your ancestors (alive or past) - Use words, a drawing, or a collage/ picture from a magazine.
- PRESENT: Sensorial Site Walk
 - What do you see, smell, hear, taste, feel?
 - What makes you feel welcome / unwelcome?
 - Activity at End of Site Walk
 - Please write what you are feeling OR draw with a color that represents your mood at this moment.
- FUTURE: What are your dreams for the future of Dunn Warehouse?
 - Work together to place different program pieces on the site that represent ideas for what the area outside Dunn Warehouse could be.
 - What activities do you envision happening here?
 - How do you see people interacting in this space?
 - How can we enhance what is already here?
 - How can we change what's not working?
 - How does the inside of the building connect to the site and to the larger waterfront park?
 - What views do you get?
 - Where is there shade vs. sun?
 - How do people move through space? Where do you rest? Where are you active?

Findings

WELCOME: Seed / Prayers for the Future

Favorite food establishment/ cuisine in Hudson:

- Issan Thai
- Spanish and Asian
- Food at home
- WM Farmer & Sons

What does this waterfront mean to you?

- 'It's where childhood memories are created for locals and non-locals.'
- "It's somewhere I like to play."
- "It's a space where locals and new folks mix and merge."
- Smiley face stick figure drawing :)
- "For myself and my family, the waterfront is like our second home. We come here no matter what the season and mostly enjoy the view or we do picnics and games. It is like our sanctuary."

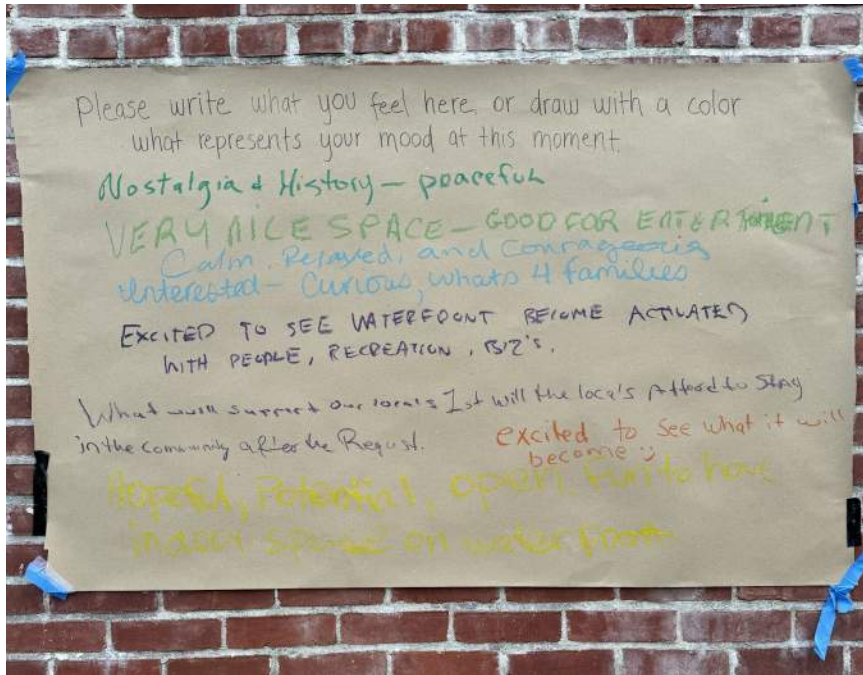
What is something missing from Hudson you'd like to see?

- Seasonal games- volleyball, powderpuff, kickball, etc
- More kids' places, soccer field, basketball court, sport events
- More local people active near the water
- A diverse space- food, activities, faces
- Rent-a-bike
- Butterfly garden, or garden in general
- Place for kids to play
- Space for events
- Kitchen area
- Vendor outdoor for events
- Inside amphitheater
- Swimming pool
- Movie theater

Are there any projects that you are excited to see come to life here?

- Food and drink here
- Pool, swimming lessons for kids
- Hudson River Education at the waterfront

PAST: Memory Collage



PRESENT: Sensorial Site Walk



FUTURE: What are your dreams for the future of Dunn Warehouse?



Participants created 3 models, 2 at the larger 1/8" scale, and 1 at the smaller 1/32" scale that show the relationship between the Dunn Warehouse site and larger waterfront.

The 1/32" scale model explores the idea of relocating Water Street to the east of Dunn Warehouse to enhance the connection to Henry Hudson Riverfront Park. It shows a walking path and bike path along where Water Street used to be to allow for bicycle access to the waterfront and connection to the Empire State Trail. A shuttle bus is shown on the relocated Water Street and parking is shown on the site directly north of the Dunn Warehouse site. This scheme shows a community pool and lifeguard stand with outdoor seating and an adjacent garden.

The first of the 1/8" scale models shows an irregularly shaped public pool on a raised pool deck with a small amphitheater in the corner of the site. The pool area includes a hot tub, and an outdoor shower and changing area. East of the pool, participants built a solar shade canopy over a concrete pad that contains water, power, and storage for food trucks or vendors to pull under and be able to plug and play. This scheme includes a hardscape area outside the commercial north section for dining that allows people to move easily between the indoor and outdoors. A note was added to make sure the commercial space towards the waterfront would serve "kids on Front St, 1st Street, and 2nd Street." Stickers on both the indoor and outdoor of the events space on the grass and patio adjacent to the large garage door, indicate a very active edge and people flowing easily between indoors and outdoors. A sticky note comment

states desire for movable chairs and tables, similar to Bryant Park in NYC or Grand Park in LA. Another feature of this scheme is a hardscape splash pad with water features adjacent to a playground for kids. This is shown on the east side of the event space. This enlarged scheme also shows Water Street relocated to the east of Dunn Warehouse.

The second of 1/8" scale models, which is not as developed as the first, explores ideas for a community garden with quiet sitting areas for elderly populations as well as play areas for youth, including monkey bars, swings, and a slide. The model shows various shades of green indicating different garden elements. It also shows a pickleball court and a small basketball court. The commercial food and beverage space includes a serving window so people could pick up food directly outside the north section. Some notes about the food and beverage included in this scheme were that people want food pop ups, a commercial kitchen, and to purchase sandwiches and other \$5-10 options. One person commented that they want to see a bar in the food and beverage space.



5: Bliss Tower Tabling Sessions #1 & #2



What Tabling during Bliss Tower’s Food Pantry and Tenant Appreciation Day, in collaboration with Operation Unite and Casa Finca Healing Justice Collective

Who Bliss Tower residents

Where Bliss Towers, Hudson Housing Authority (41 N 2nd St, Hudson, NY 12534)

When Wednesday May 28, 2024 5-7p & Friday June, 21, 2024 12-4

Why: Objectives

- Reach Hudson populations who may not otherwise engage in our community feedback process, by going to them and providing an offering, such as a craft station for kids or fresh veggies and snacks
- Create trust and invite Hudson residents to collaborate
- Inform Hudson residents about the plan to develop Dunn Warehouse
- Listen to what they recommend for potential uses & activities, both indoor and outdoor
- Administer the Community Survey

Format and Tools

During the first session, we set up our tables and informational posters with minimal snacks and a drink. Operation Unite had a craft station that drew in many. We showcased a few poster boards asking specific questions from the survey, and some large prints of the layout. People could write on post-it notes or verbally share responses and ideas. Many people were more open to having conversation than to taking the full survey. It was also drizzling.

The second session was held on a very hot day. We set up our station with a shade tent, and free vegetables and fruits donated through Casa Finca Healing Justice Collective (Suanny Upegui's organization) by local farms. We showcased our informational posters and the booklet of the RFP. Suanny requested that people participate in the engagement before taking free food. We utilized our welcome seed exercise to get people thinking. Especially because of the heat, we asked if people had the capacity and/or consented to taking a longer survey. If they did not, we asked them a few targeted questions and took notes. Samantha administered surveys on an iPad linked to LTE, meeting specifically with several elderly tenants or neighbors.

Findings

What is something missing from Hudson that you would like to see in your community?

- Vendor's day, local market
- Activities to do as a community: games, community building, friendships, companionship, socials, dating
- Community dance parties
- For the rent to go down!
- Something for the kids and youth
- More understanding with special needs kids and education
- More local people out and about, for people to explore their surroundings and migrate down to the waterfront

What do you currently use the waterfront for?

- Parades, events, church festivals
- To walk, to ride bike
- I go everyday
- I don't go because I don't feel secure and safe there

Suggestions for tenancies:

- NO antique shops
- Outdoor activities and supply store
- Something like 5 and Dime with props and games for kids
- Beauty supply store
- Arcade

Suggestions for food:

- Farmer's Market, market selling goods from local farms, fresh veggies
- Quick bites, healthier options
- Fruit smoothies, snack bar
- Pizza, tacos, rice and beans
- Chicken, burgers
- Southern food, soul food
- A Puerto Rican restaurant
- Caribbean food

What type of Outdoor Amenities do you want to have at Dunn Warehouse?

- Public pool (8 requests)
 - Include lifeguards and caretaker, with a perimeter fence
 - Incorporate swimming lessons
- Basketball court (3 requests)
 - Though there's one close, we could use another one over there
- Skating rink (2 requests)
- Interactive garden (2 requests)
- Outdoor gym (2 requests)
 - Would be great for my grandkids
- Amphitheater (1 request)
- Other:
 - Just a place to be for the youth
 - Park for the kids to play, playground, swings
 - Sports, balls, volleyball, tennis, karate, and activities for kids
 - Nature walks

What type of programming do you want to have in the event/ assembly space?

- Workshops and Education (5 requests)
 - Community kitchen, cooking and baking classes
 - Tutoring
 - Outdoor workshops
 - Useful skills workshops, things that get kids off their phones
 - Welcoming training
- Wellness (4 requests)
 - Movement workshops
- Dance Class (4 requests)
- Fitness (3 requests)
- Interactive Art (3 requests)
 - My grandkids like crafts
- Live music (3 requests)
 - Metal music
 - Salsa music
- Dance Performances (2 requests)
- Theatre (2 requests)
- Other:
 - Open mic nights, like with Loki
 - Anything that's good for the kids
 - Serving kids with special needs
 - Game room / Arcade
 - Movie theater

Expressed sentiments:

- Desire for needed change to happen sooner
- Fix the bridge so we can walk there
- A place I feel welcome, without negativity
- Bring old and young people together
- Anything that's good for the kids, and serves kids with special needs
- We don't need a running track. We can just run around
- Seeing a garden would be very welcoming for people to come in
- Please not another overpriced coffee shop
- Include things we can access or afford even if it also serves tourists



6: Waterfront Wednesday Tabling Session #1



What: Waterfront Wednesday is a “weekly summer community celebration offering a blend of free onshore and on-water programming, including live music, dance performances, juggling workshops, food, and art displays, organized by an advisory board of community stakeholders in Hudson, NY” (<https://www.waterfrontwednesdays.org/about1>).

Who: Open to all. Founded by Elena Mosley of Operation Unite, this year, Waterfront Wednesday is partnering with Spark of Hudson and the Hudson Arts Coalition to feature weekly programming from organizations like Bindlestiff Family Circus, The Hudson Opera House, The Social Justice Leadership Academy, The New York State Dance Force, The Hudson Eye, and others.

Where: Henry Hudson Riverfront Park, The Hudson Waterfront

When: Wednesday July 10, 2024, 5-7pm

Why: The Dunn team wanted to keep up our routine physical presence in the community, to continue having conversations and hosting engagement. We especially wanted to engage the stakeholders and constituents from Hudson’s youth, LGBTQ, BIPOC, differently-abled, and senior communities, represented at the event.

Format and Tools: Our team set up a tent, with informational posters, the seed exercise, and site design engagement station, with survey administration available.

Findings: We had a number of people come over to learn more about our project, follow us on social media, scan the QR codes to take the survey, and a few youth engaged with our model

building station to imaging potential uses and activities on the Dunn Warehouse exterior site. It was clear that shade structures, rain protection, and storage at Dunn could be a great support for the community present. Besides the organizations with tables and stations, many locals were there picnicking. Kids and whole families were prevalent. It was evident that outdoor seating could be appreciated.

The team plans to continue maintaining a presence at this recurring event. Since we received lots of interest from several kids here, we plan to hold a youth-oriented engagement activity Wednesday August 7, 2024.



7: Community Joy Day

What A free event at the waterfront led by the community, as a celebration of culture, care, creativity, and the arts. It was sponsored by our team and partners and organized by Casa Finca. Local healers, organizers, wellness and small businesses were paid for their support and participation. This entire day was paired and presented alongside the Dunn Warehouse Community engagement station (see the following section).

Who Open to All



Contributing Participants

- Organized by Casa Finca
- Support from Tasha Strickland, Tiffany Garriga, Jabin Ahmed
- Wellness offerings by Yaad Wellness, Josefina Delgado, Beth Reiki, Lindai's Bodywork, Xavier Acupuncture, and Widow Tarot
- Musical Performances by Rosemary Reyes, Pulso de Barro Duo, Nkoudia
- Capoeira Angola with Mestre
- Sound Bath by Josie Delgado
- Food by Alima Kitchen and the Lunchbar Project
- Drinks by Yes Folk Kombucha
- Free boat rides by Schooner Apollonia
- Childcare support from Michaela, Angelina, Anahi, and Mama Badila
- Photos by Dezjuan Smith
- Tent and production support by Samuel Sutcliffe
- Sound system and support by Joro Boro
- Flyers by Caitlin Baiada

Where Dunn Warehouse, Broad St & Water St, Hudson NY

When Saturday July 20, 2024, from 2-7:30-pm

Why: Objectives

As Casa Finca stated, Joy Day intended to be “A day to remember the importance of tending our body, heart, mind, and embracing rest, wellness, arts and relationships as a radical act. We will also have important conversations about the future of the waterfront and the development of Dunn warehouse. Your voice matters.”

In supporting community leadership, community artists, and community-led initiatives, we invest in their capability and desire to participate and bring value to the site for years to come. All contributing people were compensated for their time and energy, to set in a practice of equitable value exchange, to further encourage relationship, participation, and longevity.



Summary / Format and Tools:

FREE and OPEN to ALL ages

Community Joy Day

Supported by Dunn Warehouse
Organized by @casafincanyc

Dunn Warehouse Engagement Station
at Broad & Water St from 2-6p

Free Food
Herbal Medicine
Live Music
Movement
Sound Bath
Tarot
Arts & Crafts

Healing
Accupuncture
Capoeira
DJ
Kid's Zone
Performance

Saturday July 20, 2-7:30p
A celebration of diversity, culture, care, creativity, and the arts

at the Hudson Waterfront

Community Joy Day / July 20 2024

Program & Schedule

Kid Zone / 2-6:30pm
games, bubbles, arts & crafts, fun activities

Wellness Zone / 3-6:30pm
acupuncture, reiki, massage, tarot
& astro readings, herbal medicine
sound bath @ 7-7:30pm

Stage

2-3pm DJ set by Rosemary Reyes
3- 3:45pm Pulso de Barro Duo
4 - 4:30pm Nkodia
4:30- 5:30pm DJ set by Rosemary Reyes
5:30 - 7pm Capoeira Angola

Dunn Warehouse Zone / 2-6pm
survey results, use & activity workshop

FREE FOOD by Alima and the lunchbar Project
Drinks and More....

FREE group Sails with Schooner Apollonia

We marketed this event at two Waterfront Wednesdays, where we passed around flyers. We posted flyers all over town, and hired a couple community members to promote the event, by passing around flyers and posting. We posted repeatedly to social media, tagging organizers who reshared. The event was posted on the city's website, and on the Dunn site. We sent out email invitations to the listservs from our workshops and the survey.

At the waterfront, community members offered herbal medicine, flower bouquets, and art for showcase and sale. A kids zone was set up with a lounge, arts and crafts activities supplies, and supervisors. A tented wellness lounge offered massage, reiki, acupuncture, Astro and tarot readings, and individual healing services. On the stage, there were instrumental, vocal music, and capoeira performances. There was also a DJ and a closing group sound bath. Two local food businesses supplied food, and attendees were asked to participate in the engagement station to be provided a free meal ticket.

Findings

Approximately 200 people present at the event

150 free meal given out - Alima Cuisine & Lunch Bar Project

75 received care in the form of free wellness services and herbal remedies

Attendees sought cover under our tents during a brief rain.

8: Community Workshop #2 at Dunn Warehouse (at Community Joy Day)

What A hands on community workshop that focused primarily on the future of Dunn Warehouse.

Who Open to All

Contributing Participants

The Dunn Team, WXY, plus a representative from the Bengali community, Jabin Ahmed, to anchor the welcome station.

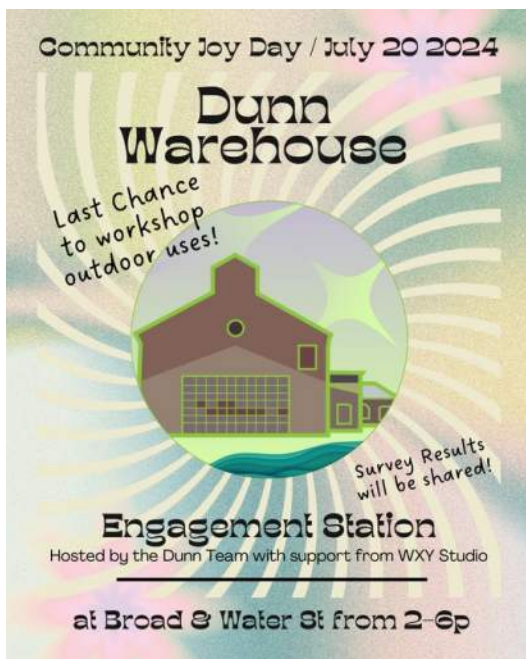
Where Dunn Warehouse, Broad St & Water St, Hudson NY

When Saturday July 20, 2024, 2-6pm

Why: The station will welcome and empower communities to have a voice in the creation of their own city, and create a legacy of participation to build the future they want to see. We intend to introduce a model of development that is directly generative for the local community, and to develop trust and relationships for the future use of the site.

Joy Day was paired as the conduit, because it drew people in to participate that otherwise would not have. It directly responded to requests by the community leaders, and peoples' needs and interests for activities at the site: affordable access to healing, healthy food, and platforms for creative expression as a way to preserve and uplift local culture. It instilled in a standard of reciprocity and care between the development team and the community.

Summary / Format and Tools:



We spread the word about this engagement session through the marketing plan listed above, for Community Joy Day.

We set up the engagement station in two sections. A welcome table offered informational posters, our seed exercise, and survey administration. Two members of our team, plus Jabin, worked at this station.

The second station, in front of the building displayed our survey results, a render of a community pool scheme submitted as part of an application to the NY Swims grant program, and boards about the history of Dunn Warehouse and the development plan. Two members from WXY were present, along with Caitlin, to walk participants through 4 exterior site options in the form of physical site models that were generated (by WXY and the Dunn Team) based upon the preliminary survey results and feedback from previous community engagement sessions. The 4 schemes presented were: 1) Public Pool and Waterfront Recreation 2) Performance 3) Play Zones & Skating 4) Exercise and Sports. All schemes had a component of interactive garden included. During this workshop, we asked participants to vote on their preferred scheme for outdoor activities (with sticky dots) and recorded qualitative feedback in the form of notes on sticky notes.

Findings:

29 additional surveys filled out

Approx. 75 participants in the community engagement workshop

The 4 schemes receive the following number of votes. Qualitative notes that participants added via sticky notes on the plans have been recorded below.

- 1) Public Pool & Waterfront Recreation (21 votes)
 - Please add a playground (on the east side of the north section)
 - Include an outdoor gym / exercise equipment near the pool (x3)
 - Include a waterslide
 - The pool could be chaos if there are too many people
 - Can the pool become a skating rink in the winter?
- 2) Performance (4 votes)
 - Add a basketball court to this scheme
- 3) Play Zones & Skating (11 votes)
 - Oakdale already has a skate park
 - Add exercise equipment to the playground area
 - Re: the skating rink - There's nothing like this in Hudson!
 - Include ping pong (cement)
- 4) Exercise & Sports (7 votes)
 - Add a tennis court
 - Oakdale already has a basketball court

1) Public Pool & Waterfront Recreation



2) Performance



3) Play Zones & Skating



4) Exercise & Sports



5) Misc. Comments - Apply to All Schemes

- Right now, there is an unsafe biking scene, yet plenty of people don't have a car!
- Ensure the bathrooms are clean!
- Have a food pantry as part of the F&B space
- Commercial kitchen with public access would incubate small food vendors
- Small businesses that need licensed kitchen space
- Waterfront education to include topics on history of Hudson, whaling history, and environmental education on animals and climate
- Include boating focused elements in the outdoor shop / commercial space
- Add a car dealership / showroom

Attendees took shelter under our tents during the brief rain. They were inspired to participate in the engagement activities because they wanted to stay dry, wanted a free meal, became interested when they spotted our presence, and/or had genuine care toward the project.



9: Waterfront Wednesday Tabling Session #2, Youth Workshop



What: Waterfront Wednesday is a “weekly summer community celebration offering a blend of free onshore and on-water programming, including live music, dance performances, juggling workshops, food, and art displays, organized by an advisory board of community stakeholders in Hudson, NY” (<https://www.waterfrontwednesdays.org/about1>).

Who: Open to all. Founded by Elena Mosley of Operation Unite, this year, Waterfront Wednesday is partnering with Spark of Hudson and the Hudson Arts Coalition to feature weekly programming from organizations like Bindlestiff Family Circus, The Hudson Opera House, The Social Justice Leadership Academy, The New York State Dance Force, The Hudson Eye, and others.

Where: Henry Hudson Riverfront Park, The Hudson Waterfront

When: Wednesday August, 07, 2024 5-7p

Why: For this Waterfront Wednesday we focused on the engagement of Hudson’s youth, who were under-represented in the survey responses. While we value parent’s opinions about what they want to see for their kids, it’s important that kids feel empowered to share their voices and creative ideas directly based on their lived experiences.

Format and Tools: Our team set up a large tarp and blanket for kids to craft and hang out at. We provided bubbles for kids to play with to get them excited about the other activities. We invited them to play with air drying clay and found natural elements (sticks, leaves) to create models of their dream playscapes or interactive sculptures for the garden at Dunn Warehouse. We prepared 4 boards with questions about activities, food, workshop & education, and play & sports for kids to answer while they were crafting or in conversation with one of the Dunn Team members. We used sticky notes to record their answers.



Questions Asked:

Activities

What activities do you want to do...
with your friends?
with your family?
in the winter, spring, summer, fall?

Food

What do you want to eat at the waterfront?
How much would you pay for an after school snack?

Workshop & Education

What kinds of skills do you want to learn...
about water, nature, the outdoors?

about arts & performance?
about health & wellness?

Play & Sports

If there was a pool here would you go swimming? Y/N

Would you like swimming lessons? Y/N

What are your favorite games?

What kinds of sports do you like to play?

Findings:

Approx. 30 participants in the youth workshop

Questions Answered:

Food

What do you want to eat at the waterfront?

- Accessible snacks, like baby carrots and dip and granola bars
- Sushi
- Something light so we don't get seasick
- Drinks, juices
- Filtered clean water
- Soda (x2)
- Vegetables, like broccoli
- Waffles (Sweet Freedom Farm had good ones)
- Popcorn
- Fried chicken
- Caribbean food and soul food
- Jerk chicken, candied yams, rice, cabbage, Mac and cheese
- Chips, crackers, goldfish
- Garbanzo beans, black beans
- Vitamin water
- Fruit
- Candy

How much would you pay for an afterschool snack?

- Less than \$15 for a meal, Less than \$5 for a snack
- \$5 to \$10

Activities

What activities do you want to do with your friends?

- Walking
- Slides, swings
- Playground
- Fishing
- Boat rides (x2)
- Soccer (x2)

- Halloween and holiday dances
- Play Batman
- Rollersaking

with your family?

- Something with rocks, like looking for shell fossils
- Walks
- Movies
- Dining
- Swimming
- Fishing
- Sailing

in the Fall and Winter?

- Movies
- Art projects
- Ice skating
- In Fall, an indoor and outdoor combined activity
- Sledding (x2)
- Pumpkin carving
- Holiday activities and decor

in the Spring and Summer?

- Art projects
- Boat ride on the river
- Pool
- Be outside
- Playing outside
- Swimming

Workshops and Education

What kind of skills do you want to learn at the waterfront...
about water, nature, and the outdoors?

- Gardening
- About forests
- Fishing class, learning about fishes like with Sloop club's tank
- About fish
- More about the elements here
- Learn about the water and the species in it
- Astronomy, stargazing
- Kayak lessons
- Survival skills
- Marine biology, archeology

about arts and performance?

- Art
- Sketching
- Making jewelry

- Painting
- Sewing
- Percussion, drum lessons
- Trombone and trumpet
- Building
- English language arts

about health and wellness?

- How to make tinctures
- About plant food
- Cooking
- Healthy and easy cooking
- Breathing techniques
- Meditation
- Self-growth
- Parkour

Other

- To learn from professionals doing the things I want to do when I grow up
- About the history of Hudson, both indigenous and colonizer
- Community building
- How to fly a jetpack
- Math

Play and Sports

If there was a pool here, would you go swimming?

Y (14)

N (0)

Would you like swimming lessons?

Y (5)

(Y, if there was a good teacher I liked)

N (3)

What are your favorite games?

Puzzles

Bubbles

Fishing

What kinds of sports do you like to play?

Basketball (5)

Badminton (2)

Soccer

Golf

Archery

Sports tournaments

III. ANALYSIS OF COMMUNITY ENGAGEMENT FINDINGS

This report serves as a comprehensive documentation of the community engagement findings. Analysis of these findings will continue to unfold over the coming months as our team, in collaboration with the City of Hudson, solidifies the plan for the outdoor and indoor uses at Dunn Warehouse. Along with costs, liability, operations, and physical limitations of existing conditions, community feedback will be considered as one of the primary determining factors of the future uses. All community engagement methods will be weighed together, acknowledging that some methodologies were more accessible to certain populations than others.

IV. SITE & INTERIOR PROGRAMMING STRATEGY

Our findings of the community engagement methods to date have influenced our team's thinking on approach to the programming of the 1 acre site and the interior uses within the Dunn Warehouse's historic envelope. The following 3 potential schemes are being driven by the community's responses to the survey, workshops, and individual conversations included as part of the total community engagement methodology. These schemes are being currently explored by WXY Studio and will be presented as part of the pre-design report, which coincides with the end of the concept design phase and end due-diligence period.

3 Proposed Exterior Schemes

1. Municipal Pool
2. Amphitheater
3. Hardscape Skating Rink + Interactive Water Feature

All schemes are to include an Interactive Play Garden / Food Forest, which will serve as a connection and buffer between the program and adjacent context (i.e. the train, roads, etc.). It is up to the design team to identify strategy, location(s), and appropriate size(s) of this element for the various schemes. Provide for a variety of activities from quiet contemplation, walking, sitting, gardening / planting, and climbing / playing. All schemes should also consider bike rentals / parking as we will be contemplating connection to the Empire State Trail. Below is some additional detail for each of the exterior schemes:

1. Municipal Pool
 - Raised pool deck (partially submerged up to 4'-0" below grade)
 - Kayak / Canoe storage under pool deck
 - Freestanding exterior bathroom / changing structure (2 toilets, 2 sinks, 2 showers)
 - Consider ADA access
 - Consider shade & seating

- (see City of Hudson NY Swims application for sizing & details)
- 2. Amphitheater
 - Consider sound mitigation strategies (from adjacent context such as Amtrak)
 - Consider ADA access
 - Consider materials, stormwater management, & green infrastructure
- 3. Hardscape Skating Rink + Interactive Water Feature
 - Interactive water feature / Splash pad
 - Skate rink conversation to ice skating rink in winter season
 - Consider shade & seating

Interior Programming (working ideas)

North Section - Commercial

- Waterfront Recreation / Education & Outdoor Shop
- Bodega & Commissary (Community Kitchen)
 - Provide some indoor seating
- Arcade / Games

South Section - Events

- Multi-Functional Events / Assembly Space
- Accessed via new entry vestibule

East Section - Support

- Bathrooms
- Accessed via new entry vestibule

Circulation

- Minimize interior circulation to maximize net square footage

Relationship Between Building & Site

Identify Primary Building Entries & Site Access

- North Section - Commercial
 - Entry to Tenant 1 via existing door on North Facade
 - Entry to Tenant 2 & 3 via x2 new combined hinge doors within garage doors (use existing garage door openings)
 - Loading to Tenant 3 on East Facade of North Section (F&B tenant)
- South Section - Events
 - Entry vestibule between south & east section
 - Option 1 - Enclosed glass air-lock (with contemporary, vertical mullions)
 - Option 2 - Canopy covered entry (open air)
 - Per historic, structure not to extend beyond existing south or east facades or above the roofline of the east section

Programmatic Connections & Buffers

- North Section - Commercial
 - Outdoor area for dining & workshops north of building (concrete floor to bleed out from 3 large garage doors)
 - F&B to include a serving window accessed from exterior dining / workshop patio
- South Section - Events
 - Outdoor performance pad (concrete floor to bleed out from large garage door). Consider a skeletal seasonal canopy to follow the gabled profile of the vestige of the historic structure visible in the brickwork of the South facade.
 - Outdoor Pre-function patio east of outdoor performance pad (planter pavers)

Location of Water Street

- WXY to study 2 options
 - Relocate Water Street to east of Dunn Warehouse adjacent to Amtrak
 - Water Street to remain
- For each scheme - propose drop off & loading locations

Parking - Provide ADA parking only via x4 parallel parking spots on Water Street.

These schemes will be presented by WXY to the Dunn Warehouse Team for further review and discussion before final integration into the pre-design report. The Dunn Warehouse Team will continue to engage the community throughout the Schematic Design and Design Development Phases of the project.

NY SWIMS Grant Application

City of Hudson, New York



Application Document
July 11th, 2024

New York Statewide Investment In More Swimming (NY SWIMS)

Application Submission Checklist and Cover Page

Prior to submitting your NY SWIMS Application(s) to NYSWIMS@dasny.org, please be sure the following has been completed/addressed:

APPLICATION:

- Please make sure every question in the Application has been answered, including the RIN and ZCTA scores calculated using the worksheets in the Application. Scorers will not interpret blanks in the Applicant's favor.
- Supplemental documentation must be provided with the Application in order to receive a passing score.

SUPPLEMENTAL DOCUMENTATION:

- **BEFORE** submitting your Application, please be sure to include the following:
 - Detailed description of the capital swimming project, including location, purpose and population served. Include any unique or creative features that distinguish your Project from others. Please remember this section is worth up to 10 points.
 - RIN and ZCTA Scores
 - Certificate of Municipal Site Control OR for Indian Nations evidence of site control
 - Completed project budget, accompanied by:
 - Project estimates from a qualified professional
 - Documentation of Committed funding for the Match AND to complete the Project.
- **DOCUMENTATION WILL NOT BE REVIEWED UNLESS IT IS ATTACHED TO THE SAME EMAIL AS THE APPLICATION. FAILURE TO SUBMIT ALL REQUESTED DOCUMENTATION WILL RESULT IN A LOWER SCORE.**

QUESTIONS:

Questions that arise during the Open Application Period should be sent to the Survey Monkey address:

[NY SWIMS 2024 Survey \(surveymonkey.com\)](https://www.surveymonkey.com)

The deadline to submit questions is 05/29/2024. DASNY will review the questions and provide answers by 06/12/2024.

Applicants are encouraged to ask questions to clarify their understanding of the RFA. Neither DASNY nor NYS OPRHP will be able to respond to questions after this period or provide feedback or direction to Applicants submitting incomplete Applications.

Applicants are also encouraged to review the webinar video posted on the DASNY and NYS OPRHP Websites by 05/15/2024. The webinar will provide helpful information regarding submission of the Application.

**New York Statewide Investment In More Swimming (NY SWIMS)
APPLICATION**

SECTION 1: GENERAL INFORMATION

A. Project Name:

Project Location including **Project Address, Zip Code, and County:**

B. Organization / Grantee:

Legally Incorporated Name:

Street (not P.O. Box):

City:

County:

Zip:

Phone:

Ext:

Fax:

E-mail: _____

Contact Name & Title:

Federal Taxpayer I.D.

1. Type of Organization:

Municipal Corporation (County, City, Town, Village or Indian Nation)

2. a) Is the organization currently seeking or receiving any other New York State assistance for this project? No Yes
- b) Is the NYS SWIMS Grant a match to receiving the Other New York State Assistance? No Yes
- If either a or b is Yes, please provide a detailed explanation on an attached separate sheet.

SECTION 2: PROJECT INFORMATION

1. Project Purpose - indicate the appropriate project purpose (select all that apply to your project)

New Pool	Amenities- projects required by State Sanitary Code, or needed for the safety of users, including public restrooms, bathhouses, showers, shade structures, pavilions, etc.	Acquisition
Renovation of an Existing Pool	Ancillary features-projects not required by State Sanitary Code including splash pads, concession stands, picnic areas, and playgrounds (Ancillary costs are limited to 10% of grant amount)	

Description - Please attach a detailed narrative of the specific capital project that will be undertaken and funded pursuant to this application. Please check box to confirm narrative has been provided.

The Applicant worksheet following this Application will help you determine the RIN and ZCTA scores for your project. Refer to the worksheet and provide your scores here:

	RIN Score	ZCTA Score	Total Score
--	-----------	------------	-------------

2. Project Start Date: _____ Anticipated Date of Project Completion: _____

3. Please list the anticipated amount of funding to be received from the NYS SWIMS Program for this project. Please note this Program will require a 20% match. (Grant Amount + Match Amount + Other Funding= Total Project Cost)

\$ _____ + \$ _____ + \$ _____ = \$ _____ Total

<p>4. Will any entity other than the Grantee set forth in Section 1, above, be paying any project related costs? <u>If yes</u>, please attach a separate sheet setting forth the costs to be paid by another entity, as well as a description of the relationship between the Grantee and the other entity.</p>	<p>No Yes</p>
<p>5. Does the Applicant own the site where the project will be located? <u>If yes</u>, please complete the attached Municipal Site Control Certificate or for Indian Nations provide evidence of site control. <u>If no</u>, please attach a separate sheet describing the control the Applicant has over the Project site and include lease or license if applicable.</p>	<p>No Yes</p>
<p>6. Does the applicant plan on offering learn to swim programs and/or swimming lessons? Does the applicant plan on charging a fee or requiring a membership? Will residents and non-residents pay the same or different fees? On a separate document, please briefly describe your plan for learn to swim programs and/or swimming lessons and swimming fees.</p>	
<p>7. Please specify the environmental or regulatory permits required for this project? <u>If none, reply NA:</u></p> <p>Have they been secured? <u>If no</u>, please specify why: <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> NA</p>	
<p>8. Has any State or local government agency reviewed the project under the State Environmental Quality Review Act (SEQRA)? <u>If yes</u>, please set forth the lead agency for the review and provide a copy of the negative declaration, findings statement, or Type II memo issued by the lead agency.</p>	<p>No Yes NA</p>
<p>9. Please attach narrative and supporting documentation describing the groups served by the proposed project. Include as applicable: how the project meets the needs for an aging population; encourages participation by youth; responds to changes in composition of the population and social conditions of the community and/or ensures open and reasonable access to person of various abilities. Examples of supporting documentation may be news articles, community reports, requests and thanks from patrons, etc.</p>	
<p>SECTION 3: ELIGIBILITY FOR TAX-EXEMPT FINANCING</p>	
<p>1. Has the applicant previously received financing from the sale of tax-exempt bonds for <u>this project</u>? <u>If Yes</u>, attach a schedule describing the details of such financing.</p>	<p>No Yes.</p>
<p>2. Does the applicant anticipate applying for financing for <u>this project</u> from the sale of other bonds?</p>	<p>No Yes</p>
<p>3. Have any funds been expended or obligations incurred to date on that portion of the project for which this application is made? <u>If yes</u>, attach a schedule showing details of such disbursements (date, purpose, payee, etc.). Please note, costs incurred and paid prior to the 4/1/2024 will not be eligible for NY SWIMS funding, but could potentially be used for the match component.</p>	
<p>4. Will the Grantee be utilizing internal labor for any portion of the project? <u>If yes</u>, attach a narrative summarizing the usage and dollar value of internal labor on the project. Internal labor costs will <u>not</u> be reimbursed from NY SWIMS Grant proceeds.</p>	<p>No Yes</p>

SECTION 4: PROJECT BUDGET

Complete the following Project Budget detailing the proposed sources and uses of funds (attach additional sheets if necessary) that will be utilized to complete the Project. State the source of the funding, and any contingencies that need to be satisfied prior to accessing the funds.

Please include evidence of committed funding sources to be used to complete the project as described. This may include a copy of letter(s) of credit, award letters, a resolution from the governing board of the Grantee committing to provide the balance of the funds, or a combination of the above.

<u>USE OF FUNDS</u>	<u>SOURCES</u>						<u>TOTAL</u>
	State		Match - In-Kind /Equity		Other sources (Please specify each source and include commitment letter or other evidence that funds have been secured)		
Tasks	Entity Name	Amount	Source Name	Amount	Entity Name	Amount	Total
Total:							

I hereby certify that the information in this Application is true and correct in all material respects, and I understand that the Dormitory Authority of State of New York and other entities that may be involved in the grant process are relying on this information in the course of the reviews that are required under Federal and State law.

Please sign and return these documents to DASNY at nyswims@dasny.org. In order for your Application to be reviewed and scored, all supporting documentation requested in the RFA must also be e-mailed to DASNY together with this Application. Please send them from the Grantee’s organizational email address and retain the original copies for production to DASNY if requested. By providing electronic signature(s), the Grantee’s designee will be providing validly binding legal documents, just the same as a pen-and-paper signature.

Signature of Authorized Officer

Date

Print Name

Title

Applicant Worksheet to Calculate Project Need

Applicant Name City of Hudson																											
SECTION: Zip Code Tabulation Area (ZCTA) from "Grants Map for NY SWIMS for 2024" Points																											
Percent Below Poverty Level From "Grants Map for NY SWIMS for 2024"	A. 15.1																										
Points for Poverty Level from Point Breakdown for Chart	B. 7																										
<table border="1" style="margin: auto; border-collapse: collapse;"> <thead> <tr> <th colspan="2">POINT BREAKDOWN FOR POVERTY LEVEL -</th> </tr> <tr> <th>Percent Poverty</th> <th>Points</th> </tr> </thead> <tbody> <tr><td>0 - 3.2</td><td style="text-align: center;">0</td></tr> <tr><td>3.3 - 4.7</td><td style="text-align: center;">1</td></tr> <tr><td>4.8 - 6.5</td><td style="text-align: center;">2</td></tr> <tr><td>6.6 - 8.4</td><td style="text-align: center;">3</td></tr> <tr><td>8.5 - 10.0</td><td style="text-align: center;">4</td></tr> <tr><td>10.1 - 11.7</td><td style="text-align: center;">5</td></tr> <tr><td>11.8 - 13.7</td><td style="text-align: center;">6</td></tr> <tr><td>13.8 - 17.4</td><td style="text-align: center;">7</td></tr> <tr><td>17.5 - 18.7</td><td style="text-align: center;">8</td></tr> <tr><td>18.8 - 19.9</td><td style="text-align: center;">9</td></tr> <tr><td>20+</td><td style="text-align: center;">10</td></tr> </tbody> </table>	POINT BREAKDOWN FOR POVERTY LEVEL -		Percent Poverty	Points	0 - 3.2	0	3.3 - 4.7	1	4.8 - 6.5	2	6.6 - 8.4	3	8.5 - 10.0	4	10.1 - 11.7	5	11.8 - 13.7	6	13.8 - 17.4	7	17.5 - 18.7	8	18.8 - 19.9	9	20+	10	
POINT BREAKDOWN FOR POVERTY LEVEL -																											
Percent Poverty	Points																										
0 - 3.2	0																										
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13.8 - 17.4	7																										
17.5 - 18.7	8																										
18.8 - 19.9	9																										
20+	10																										
Score Calculation: Points from Box B x 2 = Total Score for ZCTA	C. 14																										
SECTION: Relative Index of Need (RIN) Points																											
County of Project Location	D. Columbia																										
Using the Relative Index of Need (RIN) Table list the Need Level for "Swim"	E. 3																										
Score Calculation: Need Level from Box E x 2= Total Score for RIN	F. 6																										
Total Project Need Score= Box C + Box F	G. 20																										

Using the “Grants Map” for NY SWIMS for 2024

Use the “Grants Map,” an online, layered map, to answer location questions for the NY SWIMS application at: <http://ow.ly/4mU5vH>.

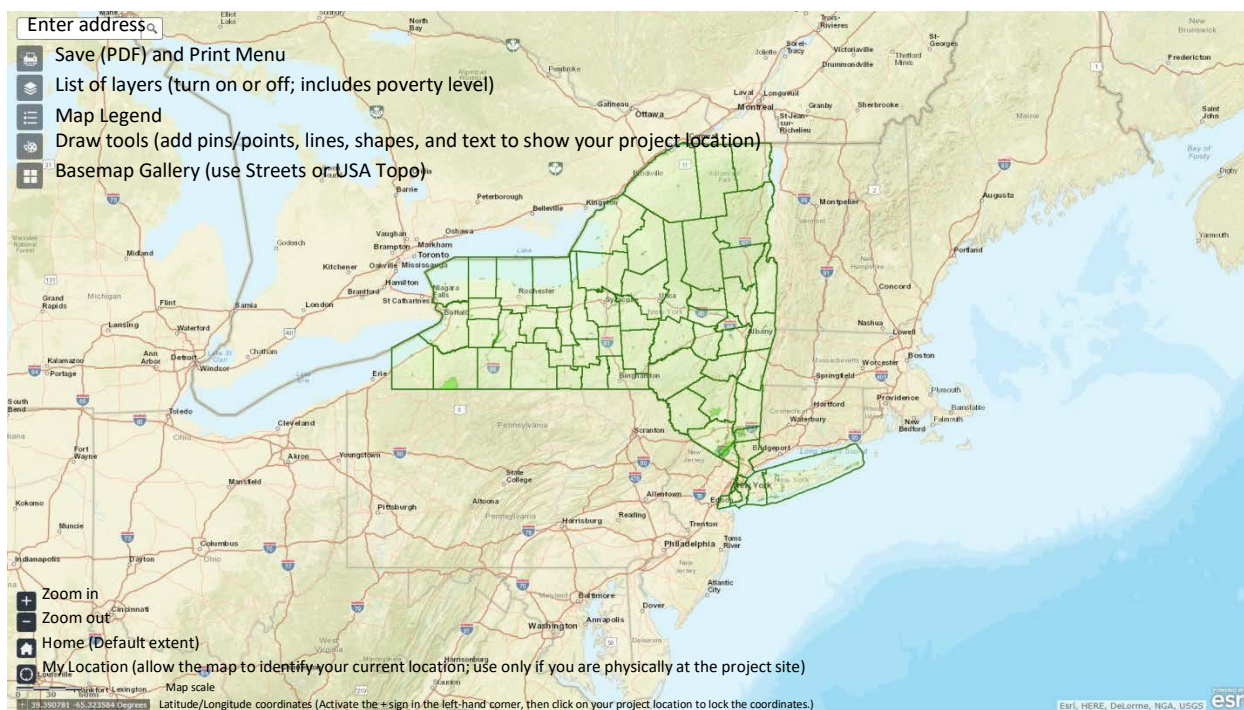
Use the map to identify location information for your project location:

- County,
- ZIP Code Tabulation Area (ZCTA) and
- Poverty data.

The map is made up of several layers. Layered files allow users to turn data layers on and off. It is recommended that you select only a few layers at a time to avoid a lengthy wait for data to load.

Most icons on the map allow you to hover your mouse over them to view text describing that tool.

Below is a flat image of the map with some additional text to introduce you to the available features.





Answer Location Questions for your project location using the Grants Map for NY SWIMS

The instructions below apply to most layers of the map including:

- County,
- ZIP Code,
- ZIP Code Tabulation Area (ZCTA) and Poverty data

1. Enter the street address, city, and state for your project location into the search box in the upper left-hand corner of the page. Click the magnifying glass to search or select the appropriate address if it appears in the search results drop-down box that generates results as you type.



If your project location does not have a street address, select the zoom in  or zoom out  tools (as needed) which will magnify or minimize portions of the map. Then, click and drag the map to center your project location.

2. If your project location has a street address, view the marked location on the map. If correct, click the Esc (escape) key or click in the search box to clear the search results box from your screen. If it is incorrect, try zooming in or out to find your project location on the map.
3. To identify any of the features listed above (county, ZIP code, etc.), use the layers tool. Click on the



List of Layers tool. Select the layer that you wish to view for your project location such as Poverty by ZCTA 2022 ACS (ACS=American Community Survey). The boundaries for the ZIP Code Tabulation Areas will then appear on the map. If you do not see anything added, try zooming out to



see the boundaries. The map legend tool will show you which layer you are viewing based on the color of the boundaries or shading. See table below. Close the List of Layers box by clicking the X in the upper right-hand corner of that box.

Map Legend



4. Once the boundaries appear, click on the point marking your project location. Note the ZIP Code Tabulation Area (ZCTA) and the Percent Below Poverty Level (%) for your project location and enter that information into the Applicant Worksheet of the NY SWIMS application.

Poverty by ZCTA 2022 ACS: 12207	
ZCTA	12207
Total Population for whom poverty status is determined	2,311
Number Below Poverty Level	955
Percent Below Poverty Level (%)	41.3

5. If you selected more than one layer in the List of Layers tool, your results box will have an arrow in the upper right-hand corner. Click the arrow to view the results of the next feature.
6. To view other features, go back to the List of Layers tool. Uncheck the box for the layer(s) you already viewed. Select another layer that you wish to identify for your project location. The boundaries of that feature will then be added to the map. Once the boundaries appear, click on the point marking your project location to view the data associated with that layer.

Chapter 3 — Trends, Issues and Needs

Table 3.10 – Relative Index of Needs (RIN)

County	Park	Swim	Bike	Golf	Court	Field	Walk	Camp	Fish	Boat	LocW	DnSki	SnM	Hunt	Equine
Albany	4	9	6	7	8	5	5	4	7	7	7	10	6	5	4
Allegany	9	5	3	3	4	4	4	10	5	3	6	3	4	4	4
Bronx	10	5	10	4	5	6	8	4	6	10	3	9	10	7	8
Broome	4	4	5	5	6	4	5	4	4	3	4	5	5	5	4
Cattaraugus	3	5	3	7	5	4	2	4	4	2	10	4	4	4	3
Cayuga	5	4	3	4	6	4	4	5	4	4	10	4	4	4	3
Chautauqua	4	5	3	9	8	6	5	5	4	4	8	4	4	4	4
Chemung	5	8	4	4	6	5	6	4	7	2	7	3	4	4	3
Chenango	4	5	3	3	5	3	3	4	4	3	7	5	4	4	3
Clinton	3	3	3	4	6	4	3	4	4	4	6	2	4	4	2
Columbia	3	3	4	2	9	3	3	5	4	3	4	4	5	5	3
Cortland	4	6	3	3	3	6	4	4	4	3	10	6	4	4	3
Delaware	6	4	4	5	3	3	2	7	4	3	4	6	5	4	3
Dutchess	5	6	6	5	9	5	4	5	6	5	8	10	6	5	4
Erie	3	6	7	7	9	5	8	5	6	6	8	6	5	5	4
Essex	3	3	3	4	7	4	2	3	4	3	3	2	4	4	2
Franklin	4	4	3	3	9	6	3	3	3	2	3	2	4	4	4
Fulton	3	5	4	4	5	3	10	4	5	4	9	9	5	4	3
Genesee	4	6	4	4	6	4	3	10	5	4	4	3	4	4	3
Greene	4	7	4	6	4	5	4	6	7	5	10	5	5	5	3
Hamilton	2	3	3	3	2	2	1	2	4	3	2	3	4	4	2
Herkimer	4	4	3	3	7	6	4	5	4	3	10	5	4	4	3
Jefferson	4	3	3	6	4	3	3	4	3	3	5	4	4	4	3
Kings	10	6	10	5	5	7	10	4	6	10	3	10	10	7	9
Lewis	4	2	3	3	3	2	3	5	4	3	9	3	4	4	3
Livingston	4	4	4	4	4	4	3	4	5	3	4	4	4	4	3
Madison	6	3	3	3	4	7	2	3	5	4	7	5	4	4	3
Monroe	4	6	7	5	10	5	8	3	5	5	3	5	5	5	5
Montgomery	6	3	4	3	4	3	4	6	4	3	4	3	5	4	3
Nassau	6	6	9	6	5	4	8	4	7	8	3	8	10	7	5
New York	10	6	10	5	5	7	9	4	6	5	3	8	10	7	9
Niagara	3	4	5	5	6	3	5	3	4	5	6	5	4	4	4
Oneida	4	5	4	6	7	5	6	6	5	4	10	6	4	4	3
Onondaga	4	5	5	7	6	4	4	3	5	5	8	8	5	5	3
Ontario	6	5	4	4	10	6	6	6	5	3	10	5	4	4	3
Orange	6	8	6	6	8	7	4	6	6	4	9	8	7	5	5
Orleans	4	7	3	4	5	6	4	4	4	4	5	3	4	4	3
Oswego	5	4	4	5	9	6	4	7	4	5	8	4	4	4	3
Otsego	3	3	3	3	3	2	3	5	4	3	4	5	5	4	3
Putnam	6	6	6	3	5	6	3	4	6	5	6	5	7	5	4
Queens	10	6	10	5	5	6	9	5	6	8	2	9	10	7	9

Chapter 3 — Trends, Issues and Needs

Table 3.10 – Relative Index of Needs (RIN) (cont.)

County	Park	Swim	Bike	Golf	Court	Field	Walk	Camp	Fish	Boat	LocW	DnSki	SnM	Hunt	Equine
Rensselaer	5	5	5	9	6	7	4	9	5	4	8	3	5	5	3
Richmond	9	5	10	4	4	5	8	4	5	6	3	8	10	7	8
Rockland	5	5	8	5	7	5	4	3	5	8	3	5	8	6	4
St. Lawrence	4	4	3	5	4	5	3	3	4	3	6	9	4	4	4
Saratoga	4	5	5	5	7	4	5	7	5	4	7	2	5	4	4
Schenectady	10	4	5	5	6	4	6	4	5	4	9	4	5	5	4
Schoharie	4	3	3	2	3	3	5	7	4	4	9	3	5	4	3
Schuyler	3	4	3	2	3	3	3	4	4	5	7	3	4	4	3
Seneca	2	3	3	3	4	2	3	3	4	3	3	2	4	4	3
Steuben	4	6	3	4	7	3	4	4	5	4	10	4	4	4	4
Suffolk	5	6	8	6	7	5	5	4	6	8	5	9	10	6	4
Sullivan	4	6	4	6	6	5	2	7	6	4	10	8	5	4	2
Tioga	9	3	3	3	3	3	3	3	6	3	9	4	4	4	4
Tompkins	4	5	4	4	8	3	3	4	4	3	7	5	4	4	4
Ulster	7	5	5	4	10	6	3	6	6	6	10	5	6	5	5
Warren	3	4	4	5	5	3	5	4	5	4	4	3	4	4	3
Washington	4	3	3	4	5	3	3	2	4	4	6	2	4	4	3
Wayne	5	3	4	4	5	4	8	3	4	4	6	4	4	4	4
Westchester	6	5	8	7	6	5	3	4	5	7	2	7	8	6	4
Wyoming	3	8	3	4	7	7	5	4	6	4	10	3	4	4	4
Yates	4	6	3	2	8	4	6	4	5	3	10	4	4	4	5

ABBREVIATIONS USED IN THE RELATIVE INDEX OF NEED (RIN) TABLE

- Park** Relaxing in the park, picnicking, playground use, visiting nature areas and gardens, croquet, dog parks, etc.
- Swim** Outdoor swimming, either in a pool (public or private), lake, ocean or river
- Bike** Bicycling/mountain bikes whether on trails, established paths, off-road or on highways
- Golf** Golfing on either regulation 18 or 9-hole including miniature golf, driving ranges, pitch and putt
- Court** Court games, includes basketball, handball, tennis, racquetball, pickleball
- Field** Field sports, includes baseball, football, soccer and disc golf
- Walk** Walking for enjoyment/jogging/running on paths and trails, and day hiking
- Camp** Camping includes tenting, primitive, RV, cabins, backpacking/long distance hiking
- Fish** Fishing from land, by boat, or ice fishing
- Boat** Boating includes canoeing, kayaking, sailing, motorboating, row boating, paddle boarding, jet skiing, etc.
- LocW** Local winter activities include ice skating, cross country skiing and snowshoeing
- DnSki** Downhill winter sports includes skiing, snowboarding, ski boarding, telemark, etc.
- SnM** Snowmobiling
- Hunt** Hunting big and small game
- Equine** Equestrian activities, dressage, show jumping, polo, trail riding

**NY SWIMS
Grant Application**

City of Hudson, New York

**Project Narrative
July 11th, 2024**

Overview & Location: The City of Hudson will construct a municipal public pool at the scenic Hudson River waterfront. The location of the pool is to be at 108 Water Street in Hudson, New York. This is a notable City owned parcel that is adjacent to the scenic Hudson River waterfront park. Hereby referred to as “the Site”, the parcel is approximately 1.2 acres, and has sat vacant and in disuse since a brownfield cleanup was completed in 2014, because the City has not had the resources to develop it. The Site is understood based on Hudson’s DRI, and a Phase II Climate Adaptive Study completed in 2021 to be key to the positive continued development of the City’s largest environmental resource, the Hudson River Waterfront.

Unique Features: The proposed pool project is unique in a number of important ways that will benefit the City and the residents.

1. Pool Design – The design of the pool is innovative because it proposes working with the existing topography and site conditions and limitations to create an above ground pool, built on a slab and surrounded by a fully handicap accessible deck. The above ground pool approach is not only more economical to construct, but it also will provide a novel elevated vista of the Hudson River waterfront park to swimmers. The pool is sizable and suitable for public use and enjoyment and exercise, with the dimensions of approximately 28 x 66’. Lastly, this design has allowed for the incorporation of kayak storage underneath the decking, which is a use that many residents and community members have been requesting in order to be able to easily enjoy and access the Hudson River.
2. Adaptive Reuse – The City of Hudson’s waterfront was once a heavily industrial waterfront, and the City has worked hard over the past 20 years to convert Waterfront into parks that are valuable public that can be enjoyed by all residents. This project proposes the adaptive reuse of a significantly underdeveloped and blighted (prior DEC brownfield) site on the waterfront. The realization of a public pool would be a significant driver of positive engagement and activity for residents, while also strengthening Hudson’s climate resiliency by providing an essential “cool-off” amenity to residents.
3. Strategic Location - The unique character of the Site as part of the City of Hudson waterfront is also an important feature. It’s adjacent to an important historic building, known as the Dunn Warehouse. The City has recently entered into a long-term leasehold agreement for 30 years with a private developer, Dunn and Done LLC, who plans to develop the historic structure into community-focused events space, with (3) commercial retail shop spaces which will be available to lease to waterfront related businesses, educational / community organizations, and / or food concession businesses. The City believes that locating the municipal public pool adjacent to the Dunn Warehouse project will be a powerful catalyst for increased public engagement and enjoyment of the Hudson River Waterfront by residents and non-resident visitors.

Purpose & Population Served: The purpose of the municipal public pool is to serve all residents of the City of Hudson who wish to enjoy it. The City of Hudson currently does not have a public swimming pool, and the lack thereof is often cited as a top concern of local residents, especially for families with children. Further, the Site was specifically chosen because it is immediately adjacent to the largest concentration of public housing projects in the City, where the majority of Hudson's residents reside who are most vulnerable to the negative impacts of high heat days due to climate change / global warming. The municipal public pool will provide an essential "cool-off" station for residents on the hottest of days, which are becoming more numerous each year.

Access: The project will be designed to be fully accessible to persons of limited mobility and will comply with all State and Federal ADA guidelines. Access to the Site is possible in multiple forms, which are elaborated below. See Exhibit A for an illustration.

1. Walking – The pool accessed by walking across a new bridge with a dedicated pedestrian path (currently under construction by the City), which crosses the CSX railroad tracks. This new route will provide immediate direct access to the Hudson Waterfront Park, the NYS Boat launch, and to the new proposed location for the municipal public pool.
2. Biking – Bikers can also utilize the new bridge currently under construction to access the pool site. Dedicated bike parking will be available. This will encourage healthy and sustainable modes of travel within the City.
3. Vehicular – Vehicle access and parking will also be available for residents as well, with dedicated ADA and typical streetside parking available along the extents of Water St.
4. Shuttle - The private developer of the Dunn Warehouse site has also committed to contribute funding to extend the existing public transportation (bus shuttle service) to the waterfront when the municipal public pool will be open. This will enable residents of diverse mobility and economic means to access to pool amenities, even if they do not live in close proximity.

**NY SWIMS
Grant Application**

City of Hudson, New York

**Questions Requiring Additional Information
July 11th, 2024**

Question 4 – Local Match

The private developer, Dunn and Done LLC, of the adjacent building site, known as the “Dunn Warehouse”, has agreed that if the NY SWIMS grant is awarded to the City of Hudson, that they will donate to the City the funds for the 20% match, up to a maximum of \$200,000. Attached is the corporate resolution from Dunn and Done LLC.

Question 6 – Programming & Operations

Swim Programs / Lessons

The city intends to partner with the operator of the adjacent Dunn Warehouse project, to manage some aspects of operations and programming at the municipal public pool. Part of this management agreement will be a requirement to offer youth swimming lessons and adult aquatic aerobics classes. The time and number of classes per week is currently under study to ensure that classes will be well attended and an expedient use of financial resources.

Membership

A membership will be required for access to the pool, to ensure that all guests agree to the pool rules and code of conduct. The cost of the membership is still under study to ensure equitable access. The current best thinking is to model the program based on income level. Membership will be free for residents earning less than the Average Median Income (AMI), or who receive any sort of public assistance. For residents earning more than the AMI, residents will pay a very reasonable annual family membership. The purpose of membership fees will be to offset the operating costs of the municipal public pool.

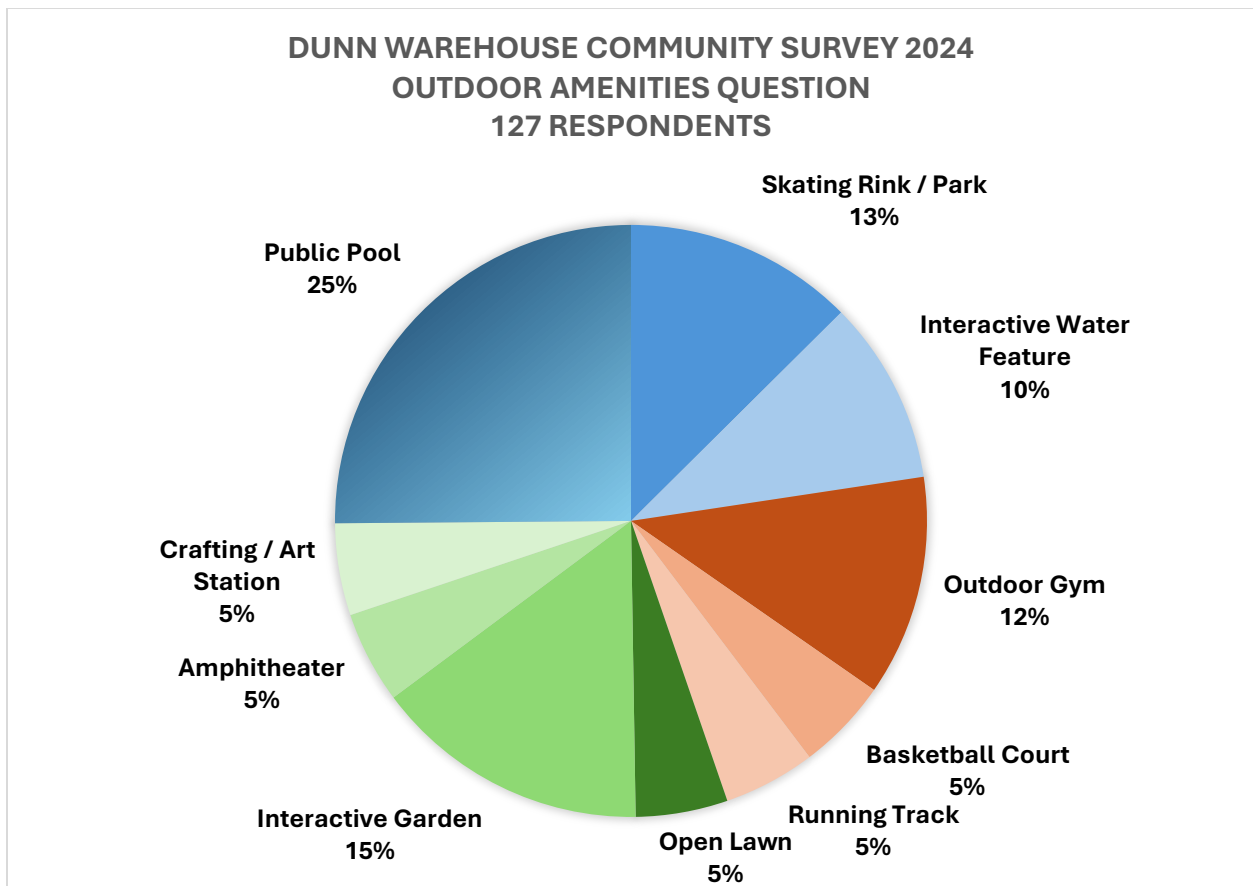
Draft Fees for City of Hudson Residents		
<i>Average Median Income</i>	<i>Earning Range</i>	<i>Annual Membership Cost</i>
0%-100% AMI	\$0 - \$46,293	Free
100-200% AMI	46,294 - \$92,588	\$100
200%+ AMI	\$92,587 +	\$200

Draft Fees for Non-Resident Visitors	
<i>Membership Type</i>	<i>Cost</i>
Day Pass	\$10
Annual Membership	\$200

Question 9 – Groups Served

As described in other sections of this application, the purpose of the municipal public pool is to serve all Hudson residents who wish to utilize the facility. The Site has been strategically located to be in close proximity to the public housing projects in the City of Hudson, where a large population of the City’s youth and elderly populations reside. We have planned for multiple forms of access as described in the “Access” Section of our narrative, which the City believes will enable the maximum number of residents to utilize the amenities. Further, swim lessons and aquatic aerobics exercise classes will appeal to both the youth and elderly populations of Hudson. The pool has also been designed to be of ample size for those wishing to swim laps for the purpose of regular exercise.

This is a new initiative for the City of Hudson, so press articles are not available at this time. However, a recent community survey, conducted by the developers of the adjacent Dunn Warehouse property, show that there is strong community support for a municipal public pool. Please see below graph for results from the survey, which began in May 2024 and will close on July 20th, 2024.



**NY SWIMS
Grant Application**

City of Hudson, New York

**Supplemental Documentation
July 11th, 2024**

Appendix 2

CERTIFICATE OF MUNICIPAL SITE CONTROL

We, the undersigned, an Authorized Officer of the City of Hudson and the Municipal Attorney for City of Hudson under the penalties of perjury, hereby certify, warrant, represent and confirm to the DORMITORY AUTHORITY OF THE STATE OF NEW YORK ("DASNY"), the following:

- 1) The City of Hudson, N.Y. is a municipal corporation constituting a county, town, city or village within the meaning of §2 of Article 1 of the General Municipal Law.
- 2) The City of Hudson has applied for a Grant and acknowledges that Grant funds may be used only for certain purposes as set forth in the Grant's enabling legislation.
- 3) The Grant Disbursement Agreement (GDA) to be entered into by and between the City of Hudson and DASNY shall require the Grantee to certify that the City of Hudson has the requisite control over the Project Site.
- 4) The Grant project will be located at the following Project Site:

Name:	<u>Dunn Public Pool</u>
Street Address:	<u>Broad & Water Sts</u>
Town / Village	<u>Hudson, NY 12534</u>
County:	<u>Columbia</u>

- 5) The fee title of the Project Site is owned by the Grantee (choose one):

- Pursuant to deed identifying the Grantee as the fee owner, which deed was recorded in the Office of the Clerk of the County of COLUMBIA.
- Pursuant to Executive or Legislative action granting title. Provide citation: _____
- As referenced by a copy of the most recent tax bill provided by the tax assessor's office which indicates ownership of the Project Site is vested in the Grantee, **attached hereto.**
- The Project Site will be located within a right of way or easement under the jurisdiction of the Grantee.

- 6) The Grant project to be constructed, built, reconstructed and/or operated and located on the Project Site is permitted by, does not and will not conflict with, or result in a breach of any of the terms or provisions of, or constitute a default under any deed restriction, encumbrance, restrictive covenant, agreement, easement and/or other lien. The Grant project shall comply in all respects with any and all applicable governmental laws, rules, regulations and ordinances.

- 7) Grantee further warrants and represents:
- There are no actions pending or threatened which may affect title to the Project Site or which may affect Grantee's ability to complete the Grant project;
 - There are no judgments filed against the Grantee or any liens filed against the Project Site or any portion thereto; and
 - There are no facts or circumstances which could affect title to the Project Site that have not been set forth herein.
- 8) We understand and agree that it is the Grantee's responsibility to comply with all deed restrictions, restrictive covenants, encumbrances, easements and other liens and any applicable laws, rules, regulations or ordinances concerning the Project Site.
- 9) We understand that the State of New York, DASNY and other entities that may be involved in the Grant process are relying on the above representations in making the determination whether to award a Grant to the Grantee and as an inducement to enter into the Grant Disbursement Agreement (GDA).
- 10) We have the authority to submit this certification on behalf of the Grantee.

Please sign and return this document to DASNY by either signing pen to paper and sending the pdf OR by typing your full name into signature line(s) below as indicated. Please return these documents to NYSWIMS@dasny.org from the Grantee's organizational email address and retain the original copies for production to DASNY if requested. By providing electronic signature(s), the Grantee's designee will be providing validly binding legal documents, just the same as a pen-and-paper signature.

Grantee: City of Hudson

By: _____
 Name (sign or type): [Signature]

Name (print or type): KIMM L JOHNSON

Title: Authorized Officer

Dated: 7/5/24

By: _____
 Name (sign or type): [Signature]

Name (print or type): ANDREW B. HOWARD, ESQ.

Title: Municipal Attorney

Dated: July 3, 2024

RESOLUTION OF THE MEMBERS
OF
DUNN AND DONE, LLC
A LIMITED LIABILITY COMPANY

Pursuant to the Operating Agreement of Limited Liability Company, hereinafter "Company", and applicable laws, a meeting of the Members of the Company was held on the day of July 10th, 2024 at 10am.

The Purpose of the meeting was to consider providing a donation of up to \$200,000 to the City of Hudson for the local funds match required for the NY SWIMS grant.

Upon motion duly made and seconded, the following resolution was approved by the Members.


RESOLVED, The Company shall provide a donation of up to \$200,000 to the City of Hudson, in the event that the City receives the NY SWIMS grant. The funds are to be solely used for the purpose of the local funds match required by the grant.

FURTHER RESOLVED, The members hereby authorize the companies attorney to draft an agreement letter with the City of Hudson.

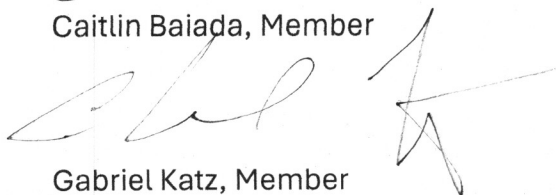
There being no further business, the meeting was adjourned.



Sean Roland, Member



Caitlin Baiada, Member



Gabriel Katz, Member

**NY SWIMS
Grant Application**

City of Hudson, New York

**Project Budget
July 11th, 2024**

Municiple Pool Budget

Description	QTY	Units	Unit Cost	Estimate
Design and engineering				
Architect and engineering				\$ 70,000.00
misc consultants				\$ 15,000.00
				\$ 85,000.00
Above-Ground Pool Installation				
Pool Purchase and Delivery	1830	SF	\$ 65.00	\$ 118,950.00
Installation	1830	SF	\$ 30.00	\$ 54,900.00
Plumbing and Electrical Work	1830	1830 S	\$ 11.00	\$ 20,130.00
Pool Equipment (filters, pumps, heaters)	1	LS	n/a	\$ 45,000.00
Misc Equipment	1	LS	n/a	\$ 10,000.00
			Sub-total:	\$ 248,980.00
Deck Construction				
Material (wood, composite, etc.)	3871	SF	\$ 16.00	\$ 61,936.00
Labor	3871	SF	\$ 10.00	\$ 38,710.00
Solar Shades Structure allowance	2	EA	\$ 25,000.00	\$ 50,000.00
Railings and Safety Features	3871	SF	\$ 3.00	\$ 11,613.00
			Sub-total:	\$ 162,259.00
Site Work				
Utilities / drainage	300	LS	\$ 60.00	\$ 18,000.00
Footings	600	SF	\$ 55.00	\$ 33,000.00
Grading	4808	SF	\$ 3.00	\$ 14,424.00
				\$ 65,424.00
Landscaping				
Planting and Soil Preparation	4808	LF	\$ 3.50	\$ 16,828.00
Irrigation System	4808	SF	\$ 2.00	\$ 9,616.00
Pathways and Seating Areas	4808	SF	\$ 3.50	\$ 16,828.00
			Sub-total:	\$ 43,272.00
Bathroom Structure				
Construction	300	SF	\$ 250.00	\$ 75,000.00
Plumbing and Electrical Work	300	SF	\$ 125.00	\$ 37,500.00
Fixtures and Finishes	300	SF	\$ 55.00	\$ 16,500.00
			Sub-total:	\$ 129,000.00
Total Budget Estimate				\$ 733,935.00
20% contingency				\$ 146,787.00
15% OH&P (includes profit, insurance, & overhead)				\$ 110,090.25
Total Budget Estimate				\$ 990,812.25

Notes:

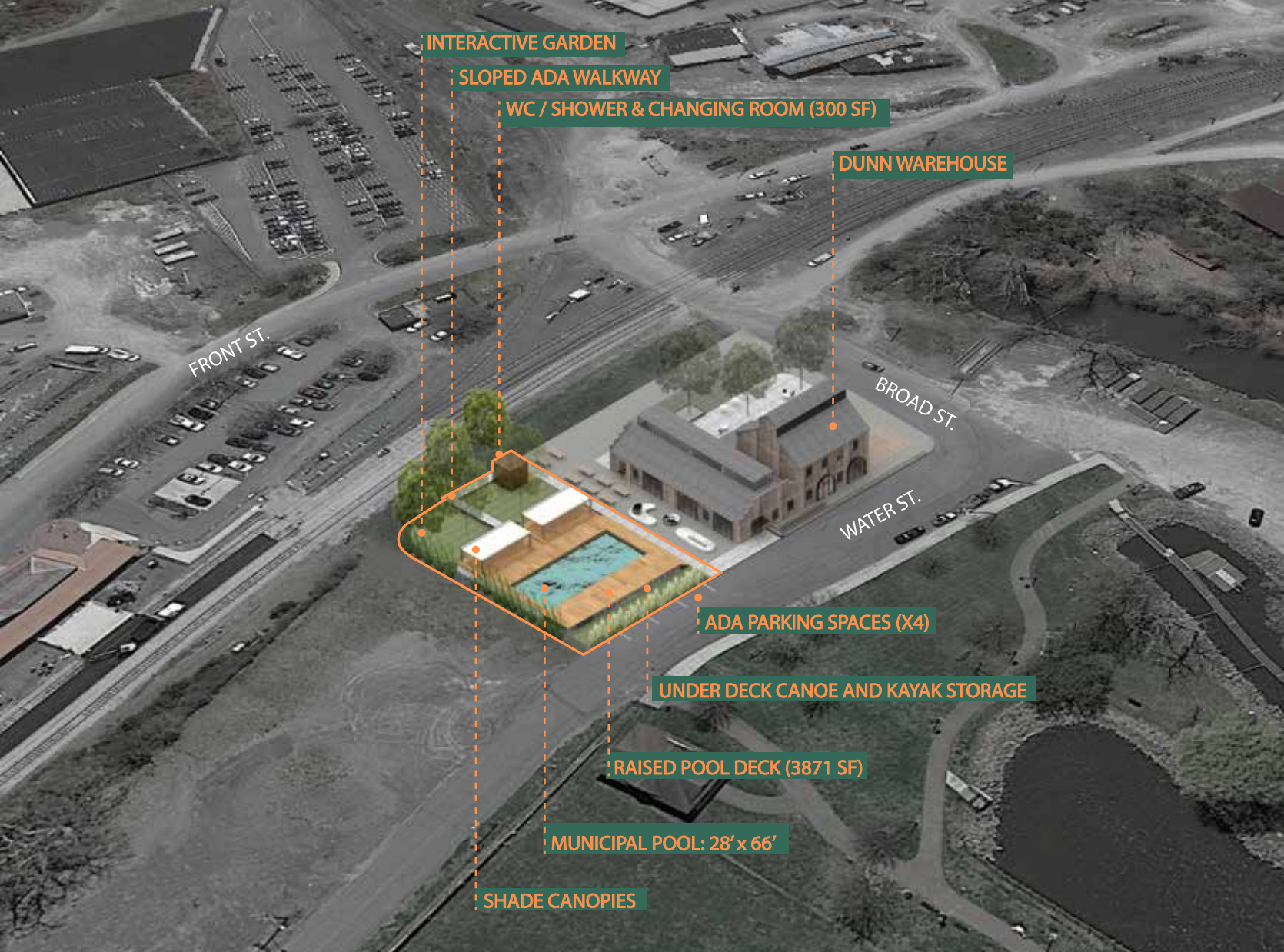
- Cost estimates are for planning purposes only
- Unit costs are based on historic data

**NY SWIMS
Grant Application**

City of Hudson, New York

**Rendering and Site Maps
July 11th, 2024**





INTERACTIVE GARDEN

SLOPED ADA WALKWAY

WC / SHOWER & CHANGING ROOM (300 SF)

DUNN WAREHOUSE

FRONT ST.

BROAD ST.

WATER ST.

ADA PARKING SPACES (X4)

UNDER DECK CANOE AND KAYAK STORAGE

RAISED POOL DECK (3871 SF)

MUNICIPAL POOL: 28' x 66'

SHADE CANOPIES



FERRY ST. BRIDGE
(ESTIMATED COMPLETION FALL 2025)

SCHUYLER COURT
APARTMENTS
12 MIN WALK (MAX)

DUNN WAREHOUSE

HUDSON TERRACE APARTMENTS
10 MIN WALK (MAX)

BLISS TOWERS
(HUDSON HOUSING
AUTHORITY)
14 MIN WALK (MAX)

MUNICIPAL POOL

Broad St

Water St

Front St

Empire State Trl

Warren St

Columbia St

State St

N 2nd St

Empire State Trl

Columbia

- 1 DUNN WAREHOUSE PROPERTY
- 2 GAZEBO
- 3 COMMERCIAL DOCK
- 4 RESTROOM BUILDING
- 5 RICK'S POINT
- 6 PUBLIC DOCK
- 7 RAIL BRIDGE
- 8 NACK CENTER
- 9 GRAVEL LOT
- 10 OPEN TURF
- 11 COLARUSSO WAREHOUSE & DOCK
- 12 POWER BOAT ASSOCIATION



HUDSON-MAHICANNITUCK RIVER