

VILLAGE OF WAPPINGERS FALLS

A TALE OF TWO MAIN STREETS

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HUDSON VALLEY *PATTERN* for PROGRESS

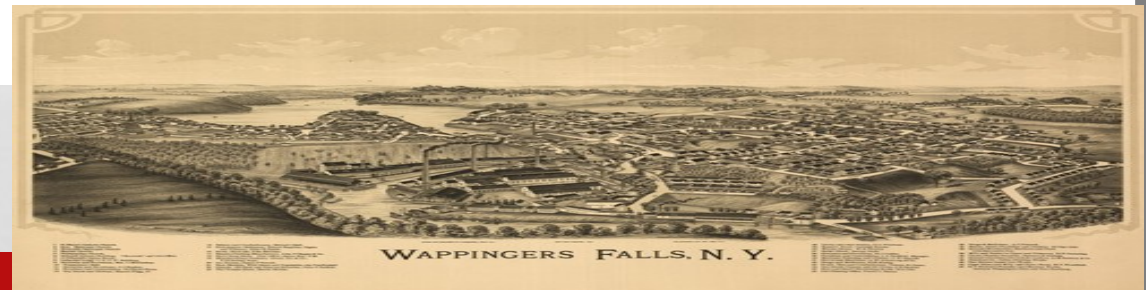


**Hudson River
Valley Greenway**

VILLAGE OF WAPPINGERS FALLS



- **VILLAGE POPULATION: 5,300**
- **LOCATION: CENTRAL DUTCHESS COUNTY**
- **INCORPORATED: 1871**
- **LOCATION SPECIFICS: SITUATED ON WAPPINGER CREEK, BORDERED BY ROUTE 9 ON THE EAST & CLOSE TO THE HUDSON RIVER ON THE WEST**
- **MUNICIPAL NEIGHBORS: STRADDLES THE TOWNS OF WAPPINGER & POUGHKEPSIE**
- **MEDIAN INCOME: \$47,000 COMPARED WITH \$71,500, DUTCHESS COUNTY**
- **ECONOMIC CHALLENGES: LOSS OF VILLAGE INDUSTRIAL BASE HAS LED TO DECLINE IN PAST FEW DECADES**



VILLAGE OF WAPPINGERS FALLS

VILLAGE ASSETS



- **THE GORGE & FALLS**
- **WAPPINGER CREEK**
- **GREEN SPACE/PARKS**



Greenway trails



Gorge & Falls

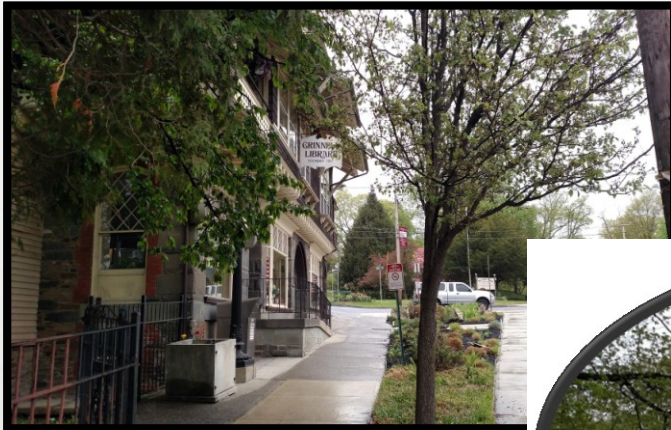


VILLAGE OF WAPPINGERS FALLS



VILLAGE ASSETS

- **WALKABILITY**
- **HISTORIC BUILDINGS**



Grinnell Library



Walkability

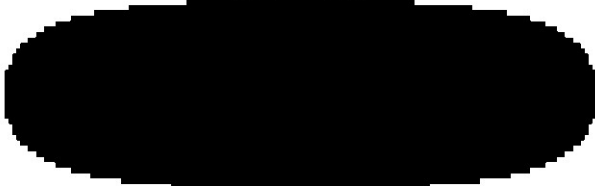


VILLAGE OF WAPPINGERS FALLS

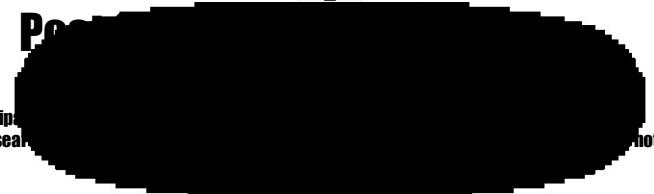


VILLAGE ASSETS

- **WALKABILITY**
- **HISTORIC BUILDINGS**



Historic Facades



VILLAGE OF WAPPINGERS FALLS



VILLAGE ASSETS

- **HISTORICALLY WALKABLE**



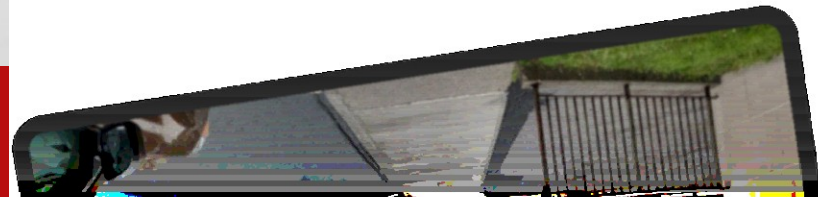
VILLAGE OF WAPPINGERS FALLS

MAIN STREET CHALLENGES



EAST MAIN STREET

- **LACK OF PLACEMAKING**
- **TRAFFIC SAFETY CONCERNS**
 - **SPEEDING**
 - **LIMITED PARKING**
 - **POOR PAVEMENT MARKINGS**

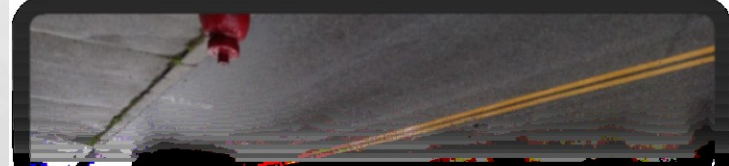
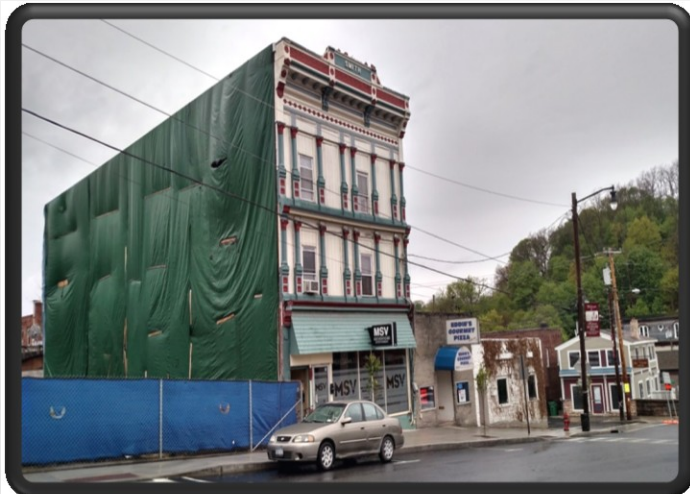


VILLAGE OF WAPPINGERS FALLS

MAIN STREET CHALLENGES



EAST MAIN STREET



LACK OF ANCHOR BUSINESS

VILLAGE OF WAPPINGERS FALLS

MAIN STREET CHALLENGES



WEST MAIN STREET

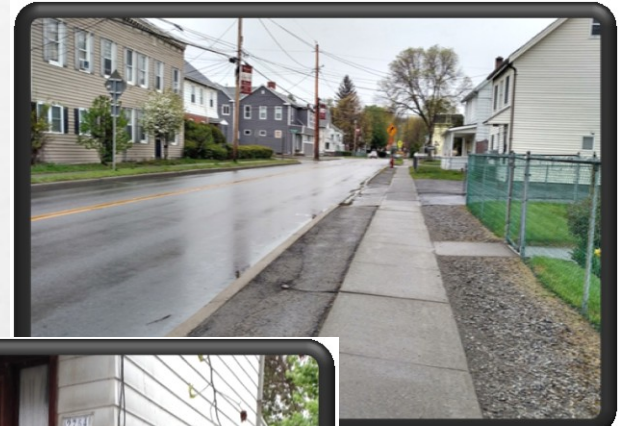
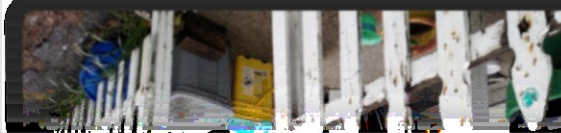
- **CONVERTED STORE FRONTS**
- **NEGLECTED PROPERTIES**
- **TRASH**
- **LONG & DESOLATE ROADWAY**
- **LACK OF POLICE PRESENCE**

VILLAGE OF WAPPINGERS FALLS

MAIN STREET CHALLENGES



WEST MAIN STREET



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VILLAGE OF WAPPINGERS FALLS

RECOMMENDATIONS



STREETScape IMPROVEMENTS

- **CREATE POCKET PARKS & OTHER GREEN AREAS**
- **PROVIDE PEDESTRIAN AMENITIES**
 - **BENCHES**
 - **TRASH RECEPTACLES**
 - **PLANTINGS**
 - **BICYCLE RACKS**
- **LONGER TERM PROJECTS**
 - **WIDENING SIDEWALKS IN DANGEROUS LOCATIONS**
 - **DISTINCTIVE PAVEMENT MARKINGS FOR CROSSWALKS & HISTORIC SITES OR FEATURES**
 - **UPGRADE STREET LIGHTING/ANTIQUE LIGHTING**



VILLAGE OF WAPPINGERS FALLS

RECOMMENDATIONS



HIGHLIGHT VILLAGE'S UNIQUE NATURAL ASSETS & HISTORIC CHARACTER



- **ILLUMINATE THE FALLS AT NIGHT**
- **IMPROVE WATERFRONT ACCESS**
- **CONNECT GREENWAY TRAILS TO DOWNTOWN BUSINESS AREAS**
 - **IMPROVE SIGNAGE TO INCREASE RECOGNITION OF PARKS & TRAIL ACCESS**
- **PROMOTE CIVIC & CULTURAL FESTIVALS WITHIN PARKS & GREEN SPACE**

VILLAGE OF WAPPINGERS FALLS

RECOMMENDATIONS



PEDESTRIAN SAFETY & TRAFFIC IMPROVEMENTS

- **DECREASE SPEED OF TRAVEL ON MAIN STREET**
- **IMPROVE PAVEMENT MARKINGS**
 - **STRIPING OF CROSSWALKS**
- **PROVIDE ADDITIONAL PARKING SPACES ON MAIN STREET**
- **CONSIDER ALTERNATE MODES OF TRANSPORTATION**
 - **SHUTTLE TO METRO NORTH RAIL STATION**
 - **BICYCLE TRANSPORTATION**



VILLAGE OF WAPPINGERS FALLS

RECOMMENDATIONS



CODE REVISIONS & CODE ENFORCEMENT



- **ADOPT ZONING REGULATIONS**
 - **TO REVERT WEST MAIN STREET FIRST FLOOR RESIDENCES TO COMMERCIAL USE**
 - **TO RETAIN FACADES & RELATED FEATURES ON MAIN STREET**
- **CODE ENFORCEMENT**
 - **ENFORCE APPLICABLE BUILDING & ZONING CODES TO REPAIR, MAINTAIN & IMPROVE OVERALL APPEARANCE**

VILLAGE OF WAPPINGERS FALLS

RECOMMENDATIONS



PRIVATE/PUBLIC PARTNERSHIP

- **STRATEGIZE WITH “*COUNTY PLAYERS*” & OTHER STAKEHOLDERS TO EXPAND THIS VALUABLE COMMUNITY ASSET**
- **PARTNER WITH EXPERIENCED REAL ESTATE DEVELOPERS TO CONSTRUCT A MIX OF HIGH QUALITY HOUSING STOCK, HIGH END UNIT RENTALS**

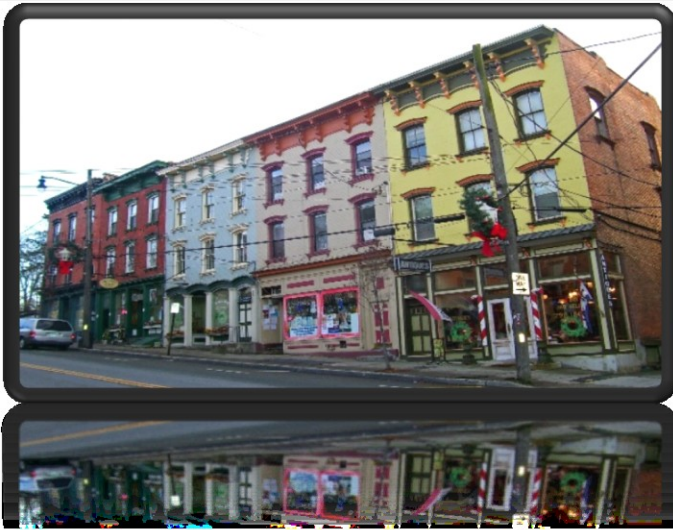


VILLAGE OF WAPPINGERS FALLS

RECOMMENDATIONS



PUBLIC OUTREACH & MARKETING



- **MARKET EMPTY STOREFRONTS WITH LOCAL AND REGIONAL AGENCIES FOR ECONOMIC DEVELOPMENT**
- **PROMOTE NATURAL & HISTORIC ASSETS TO ATTRACT TOURISTS**

VILLAGE OF WAPPINGERS FALLS

RECOMMENDATIONS



PROMOTE EXPANSION OF CULTURAL ACTIVITIES & ECONOMIC GROWTH

- **ENGAGE IN ACTIVITIES THAT SUPPORT GROWTH IN**
 - **GREEN ECONOMY**
 - **COTTAGE INDUSTRIES & COMMUNITY SUPPORTED AGRICULTURE**
- **CONTINUE TO PROMOTE & EXPAND CULTURAL ACTIVITIES SUCH AS “*COUNTY PLAYERS*”**
- **PROVIDE INCENTIVES TO ATTRACT COMMUNITY ORIENTED BUSINESSES**
- **ENCOURAGE BUSINESSES THAT APPEAL TO A YOUNGER DEMOGRAPHIC**
 - **MICRO BREWERY**
 - **ARTS & CRAFTS**
 - **SELF PURCHASED ALCOHOL RESTAURANTS**



VILLAGE OF WAPPINGERS FALLS

QUESTIONS & COMMENTS

