

Canal Village Revitalization

City of Mount Vernon, NY

PROJECT DETAILS

Project Area:	251 Acres
Client:	City of Mount Vernon, NY
Year:	2017
Zoned Uses:	Industrial Landscaped Industrial Commercial
Goal:	Transform the Canal Village into an attractive, desirable, and economically vital neighborhood with spaces for working, dining, recreating and entertainment while increasing waterfront access without polluting the Hutchinson River.
Opportunities:	Growth of Existing Businesses Dining & Entertainment Food Service & Supply Industry Recreation Activities Recreation Related Retail & Industries

Canal Village History

The City of Mount Vernon was founded in 1664 as a farm village. In the early 1850's the Industrial Home Association bought land in Mount Vernon to provide people an escape from the increasing residential prices in New York City. Within the City of Mount Vernon, the southeast portion has been named the Canal Village. This area is predominantly industrial in character and is home to a range of local industries. While some sites maintain their structures and uses, other uses and sites in the Canal Village have changed with time. In 1978, St. Paul's Church and Cemetery was designated a National Historic Site and is currently maintained by the National Park Service. Built in 1764, the church served as a hospital for British soldiers during the Revolutionary War.

Current Conditions

The Canal Village area was a booming industrial area up until the late 1960s when industrial traffic began to decline. This was exacerbated during the Great Recession and while some of the skilled labor job market has rebounded, most of the job growth has gone to the retail sector. This gain in job growth is tempered by the fact that retail jobs tend to be lower paying than skilled labor jobs. Most job categories in the Canal Village are: retail, construction, manufacturing, transportation/warehousing, and wholesale trade.

Transit and transportation in the Canal Village consists of several bus routes and private cars. The bus routes tend to have long headways, and streets and sidewalks are in need of repair making walking and driving in the Canal Village difficult. Employee and visitor parking can be a challenge.

Analysis shows that there are opportunities for the Canal Village to capitalize on underserved market segments such as food and beverage, recreation activities, recreation related industries, and recreation retail.

Components of the Plan

The City of Mount Vernon's Canal Village Revitalization Plan is the result of two planning grants that the City received from the New York Department of State under the Brownfield Opportunity Area (BOA) Program and the Local Waterfront Revitalization Program (LWRP).

Highlights from the recommendations of the plan for the Canal Village include:

- Increase access to the waterfront
- Install pedestrian-scaled street lighting
- Make the Hutchinson River Parkway Trail a multi-use trail
- Resolve parking concerns
- Revitalize Memorial Field
- Encourage infill at strategic locations
- Enhance Hutchinson Park
- Repair transportation infrastructure
- Maintain and Grow Industries
- Remove invasive plant species
- Repair sidewalks
- Correct factors causing Hutchinson River pollution
- Repair pavement
- Plant street trees

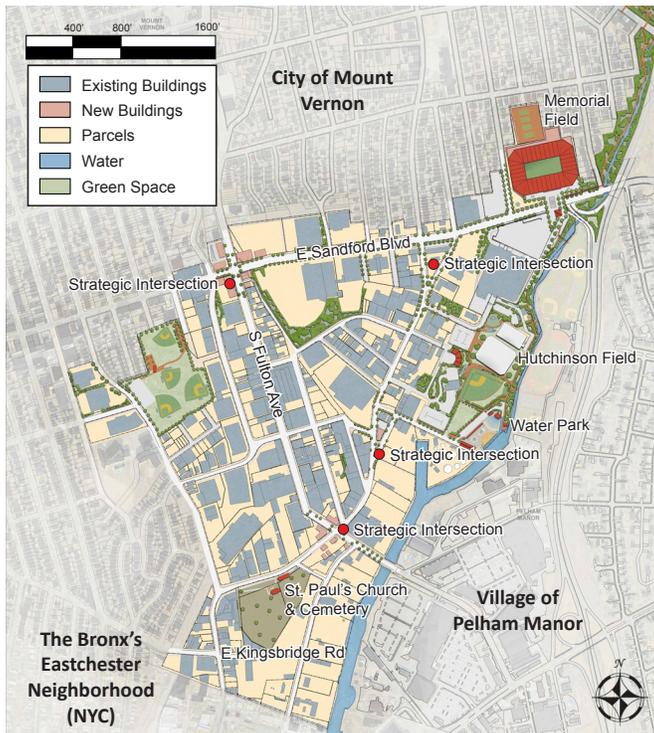
Progress So Far

To realize goals for the Canal Village and revitalize the neighborhood, the City of Mount Vernon held public workshops to gather feedback and thoughts on the vision for the future of the area. Meetings with business and property owners helped to inform economic possibilities, and have led to the creation of the Canal Village Property and Business Owner Association — a group devoted to the betterment of the Canal Village by advocating for the interests of local property and business owners. Meetings have also been held with local, regional, and State agencies to coordinate efforts and foster collaboration.

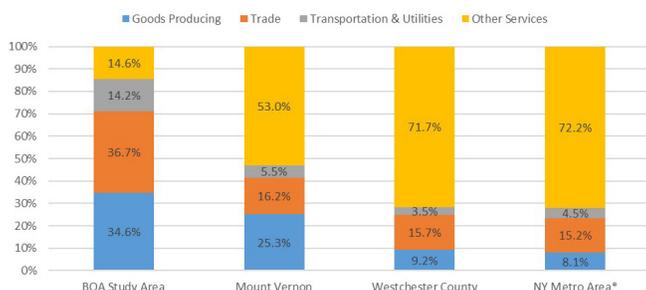
A level 1 environmental analysis has been conducted for the Canal Village neighborhood to identify locations that may need mitigation in the future.

DOVER, KOHL & PARTNERS
town planning

For more information, visit doverkohl.com



Illustrative Plan for the Canal Village



Local Jobs by Industry Supersector



Strategic Intersection Visualizations show how infill at strategic intersections establish destinations and enhance the appeal of the Canal Village.

Goals of the Brownfield Opportunity Area

As a result of the public workshops and meetings with officials and property and business owners, a series of four main goals were established. These are primarily economic in nature. Four additional supporting goals identify improvements within the Canal Village to help achieve the main goals.

MAIN GOALS

Goal 1: Increase the tax base for the city without driving away existing business (Support local businesses to improve business).

Goal 2: Attract new businesses and reinvestment that can add new jobs with higher pay.

Goal 3: Establish the Canal Village to be a destination for multiple activities: Work, Shopping, Dining, Recreating, and Entertaining.

Goal 4: Improve the environmental health of the Hutchinson River and the parkway as best as possible.

SUPPORTING GOALS

Goal 5: Improve the physical appearance of the neighborhood.

Goal 6: Make the neighborhood safe from crime.

Goal 7: Balance traffic congestion with the needs of the local businesses.

Goal 8: Expand recreational and entertainment opportunities by focusing improvements to Hutchinson Field, Memorial Field, and the Hutchinson River Parkway and, where possible, offer public access to the Hutchinson River.

Implementation Strategies

In order to meet the goals set forth for the Canal Village, a series of policies are recommended based on the analysis and recommendations of the Brownfield Opportunity Area report. These policies have been organized into the categories of economy, transportation, environment, recreation, and government. Each policy has a set of action items within the full report that should be implemented to achieve the policy.

Economy

Policy 1.1: Promote the Canal Village.

Policy 1.2: Promote Local Entrepreneurs.

Policy 1.3: Promote Potential Industries / Cultural Opportunities.

Transportation

Policy 2.1: Develop a Parking Strategy for the Canal Village.

Policy 2.2: Maintain Roads within the Canal Village.

Policy 2.3: Implement road improvements that encourage a pedestrian-friendly neighborhood that also accommodates industrial needs.

Environment

Policy 3.1: Clean park and green spaces to promote recreational opportunities in Mount Vernon and improve environmental health.

Policy 3.2: Address water runoff to reduce flooding, pollution, and promote resupply of local ground water.

Policy 3.3: Identify locations to implement public education and outreach to convey the importance of the natural resources of Mount Vernon.

Recreation

Policy 4.1: Improve Hutchinson Park facilities and install new features to encourage daily use.

Policy 4.2: Revitalize the Hutchinson River Parkway Trail to establish connections within Mount Vernon and to the City's neighbors while encouraging recreation and an active lifestyle.

Policy 4.3: Revitalize Memorial Field to create a regional destination for physical activity and entertainment.

Government

Policy 5.1: Support the Property & Business Owners' Association in the Canal Village.

Policy 5.2: Pursue Implementation Grants to successfully achieve the community vision.

Policy 5.3: Review zoning and building codes to identify opportunities for revisions to provide more flexibility and encourage reinvestment.

Policy 5.4: Promote reinvestment and development in the Canal Village.



South Fulton Avenue



South Columbus Avenue

Street section options show how new buildings create a pedestrian-friendly area and enhance neighborhood character, encouraging development and reinvestment.