

The background image shows a scenic view of a park. In the foreground, there are green park benches on a grassy area. Behind the benches, several large trees with vibrant autumn foliage in shades of orange, red, and yellow are visible. In the background, a blue lake stretches across the middle ground, with a suspension bridge visible on the left side. The sky is a clear, bright blue.

Poughkeepsie Scenic Resources Inventory

December 2018

Prepared for the City of Poughkeepsie as part of the Cornell University Course CRP 3072/5072: Land Use, Environmental Planning, and Urban Design Workshop in Fall 2017 and Fall 2018 with Professor George Frantz

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INTRODUCTION

This report identifies potential scenic resources in the City of Poughkeepsie. Based on each parcel's unique circumstances, they can be highlighted as community assets, better maintained, and/or protected from development or change. Several site visits, a public survey conducted in fall 2017, and GIS data analysis served as the contextual framework in which the project was conducted.

Due to time, data, and constraints in gaining access to some properties, there may be issues with the identifications and recommendations made in this inventory. That being acknowledged, the project surveyed Poughkeepsie for scenic resources, which are public assets of visual or aesthetic contribution. These potential resources were identified and scored based on whether they possess environmental, historic, recreational, and cultural qualities.

DEMOGRAPHICS¹

The City of Poughkeepsie, a relatively dense urban area, lies on the western shore of the Hudson River, about seventy-five miles north of New York City in the mid-Hudson Valley. Covering 5.14 square miles, it is one of two cities within

Dutchess County, and it is surrounded by the larger town of Poughkeepsie.

¹ U.S. Census Bureau. "City of Poughkeepsie."

Population

As of 2017, the U.S. Census Bureau estimates the City of Poughkeepsie's population at just over 30,000 people. Poughkeepsie's population grew rapidly from 1900-1950 but peaked around 1950 with 41,000 residents. Between the 1950s and the 1980s, the City's population declined, likely due to a series of factors including the forces of deindustrialization. Poughkeepsie's population has been consistently near 30,000 since that decline.

Year	Population	Percentage Change
1860	14,726	27.9%
1900	24,029	8.2%
1950	41,023	1.3%
1960	38,330	-6.6%
1980	29,757	-7.1%
2000	29,871	3.6%
2010	32,736	9.6%
2016*	30,267	-7.5%
* Census Bureau 2016 estimated population.		

Housing & Education

Around 80 percent of residents have obtained at least a high school diploma, while 23% have obtained a college degree. The employment sector for Poughkeepsie residents is dominated by educational services, health care, and social assistance, bolstered by the presence of three higher education institutions in the city or larger town: Vassar College, Marist College, and Dutchess Community College. In total, these colleges add a student population of 19,253 during instruction. Further, because of these colleges, the rate of renting is much higher. Of the 13,984 total households, the percentage of owner-occupied housing was around 35 percent. From 2012-2016, the median value of owner-occupied housing units was \$193,100, while the median gross rent from the same time period was \$1,033.

Income Levels

Compared with the Town of Poughkeepsie and New York State, the City of Poughkeepsie's median household income is significantly lower. While the Town of Poughkeepsie averaged a median income of \$71,584 from 2012-2016 and New York State averaged a median income of \$60,850 in those years, the City of Poughkeepsie averaged a median income of \$39,067.

Land Use

Land use trends have evolved along with the development of industry. While the city currently retains a density of 5,890 persons per square mile, the density has fluctuated from around 4,500 persons per square mile in 1900, peaking in 1950 closer to 8,000, and settling back down to densities between 5,800 and 6,400. The changing densities also align to the



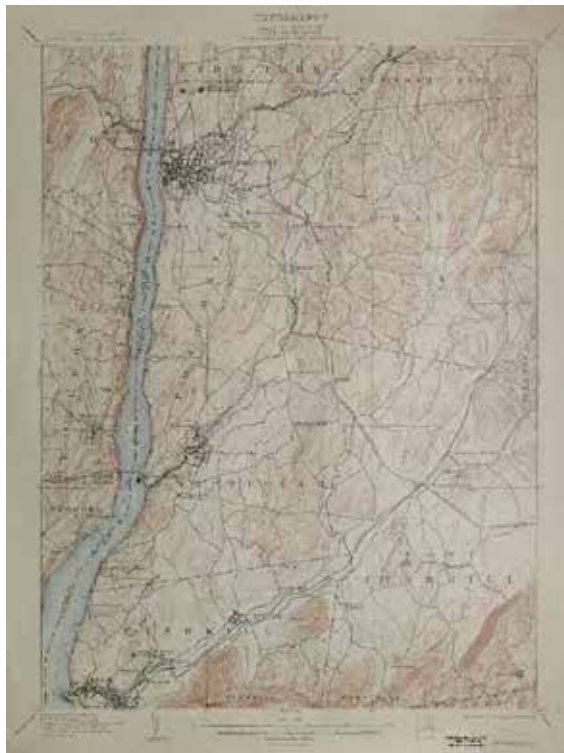
zoning outlined within the historic comprehensive plans, expanded upon in the section titled “Prior Planning Initiatives.”

BRIEF HISTORY

Poughkeepsie is located on the homelands of the Wappinger, a community that is part of the Lenape Nation. Demographics, settlement patterns, and land use practices changed when British and Dutch settlers colonized the area in the late 17th century.² The colonizers chose to settle in what is currently

Poughkeepsie because of its strategic location between two existing major cities, Albany and New York. This, along with Poughkeepsie’s closeness with the river, made it a sensible stop for traders between the two cities.³ The town was “officially” founded in 1687 when a few settlers were issued a land patent by the governor of the colony of New York.⁴

The maps below from 1903 and 1943, respectively, show the region as it developed over the years. The growth of the City of Poughkeepsie is especially prominent. Technological advancements



1903 Poughkeepsie Topography Map (Left) & 1943 Poughkeepsie Topography Map (Right)

² Diaz, Michael. “A Short History of Poughkeepsie’s Upper Landing.” *Poughkeepsie Upper Landing Park*. Chapter 1: Native Americans, the Dutch, and the English. Web. Accessed 8 Oct. 2017.

³ Palaia, Joe. “History of Poughkeepsie.” *The Hudson River Valley Institute*. McManus Library, Marist College. Web. Accessed 8 Oct. 2017.

⁴ Diaz, Michael. “A Short History of Poughkeepsie’s Upper Landing.”

like the Hudson River Railroad, which opened in 1851, and the automobile much later, solidified Poughkeepsie's trader economy and helped turn it into a suburb of New York City.⁵

However, the establishment of major universities like Vassar College and Marist College, and the later location of IBM in the town helped transform the demographic of Poughkeepsie to be a more educated and independent city.

PAST AND PRESENT PLANNING INITIATIVES

The City of Poughkeepsie has released multiple city plans, stormwater management programs, and waterfront redevelopment initiatives over the past 20 years.

Comprehensive Plans

In 1998, The Chazen Companies and Rapport, Meyers, Whitbeck, Shaw, and Rodenhausen, LLP, published the City of Poughkeepsie Comprehensive Plan that proposed strategies for policy and capital improvements and established a program for development of the city.⁶ In 2007, the County of Dutchess and the City of Poughkeepsie, along with Saccardi & Schiff, Inc., released the 2008-2012

Consolidated Plan.⁷ This plan set forth both housing and community development needs in one document and established priorities and strategies for meeting identified needs, consistent with available funding sources. Finally, in 2012, Dutchess County and the City of Poughkeepsie released the 2013-2017 Consolidated Plan, which is a comprehensive document promoting a coordinated approach to housing and community needs, and fostering the coordination of all programs funded by the U.S. Department of Housing and Urban Development (HUD).⁸ These plans, along with the other plans that follow, outline the history and vision for the future of the City of Poughkeepsie.



Other Plans Related to the Project

- 1) Poughkeepsie Waterfront Redevelopment Strategy (2015): The Waterfront Redevelopment Strategy is a comprehensive action plan for revitalizing the Hud-

⁵ Palaia, Joe. "History of Poughkeepsie."

⁶ The Chazen Companies, and Rapport, Meyers, Whitbeck, Shaw, and Rodenhausen, LLP. "City of Poughkeepsie Comprehensive Plan." Nov. 1998.

⁷ Dutchess County, et al. "County of Dutchess & City of Poughkeepsie 2008-2012 Consolidated Plan." July 2007.

⁸ Molinaro, Marcus J., et al. "2013-2017 Dutchess County and City of Poughkeepsie Consolidated Plan ." July 2015.

son River waterfront with a focus on its connectivity to the city of Poughkeepsie.⁹ Goal statements include: “(i) Build a continuous Greenway Trail along the riverfront; (ii) Knit together surrounding City plans, projects, and neighborhoods; and (iii) Create a high-quality waterfront park and regional destination center between Main Street, the Railroad Station, and Walkway Elevator.” As these scenic resources inventory (SRI) catalogues scenic resources within the city, it is impossible to ignore the prominence of the Hudson River waterfront as both a macro- and micro- landscape.

- 2) Poughkeepsie City Center Revitalization (PCCRP) Plan (2014): The PCCRP works to enhance the existing functions of Poughkeepsie’s City Center, increasing walkability while preserving the historic main street, government offices, and mixed use zoning.¹⁰ The Plan works to “generate planning concepts and implementation strategies to help reassert Poughkeepsie as the economic and cultural center of the Hudson Valley,” relevant to scenic resources as a cultural asset. Further, as the Plan addresses

⁹ City of Poughkeepsie Common Council, et al. “Poughkeepsie Waterfront Redevelopment Strategy,” May 2015.

¹⁰ Kevin Dwarka LLC. “Poughkeepsie City Center Revitalization Plan.” Mar. 2014.

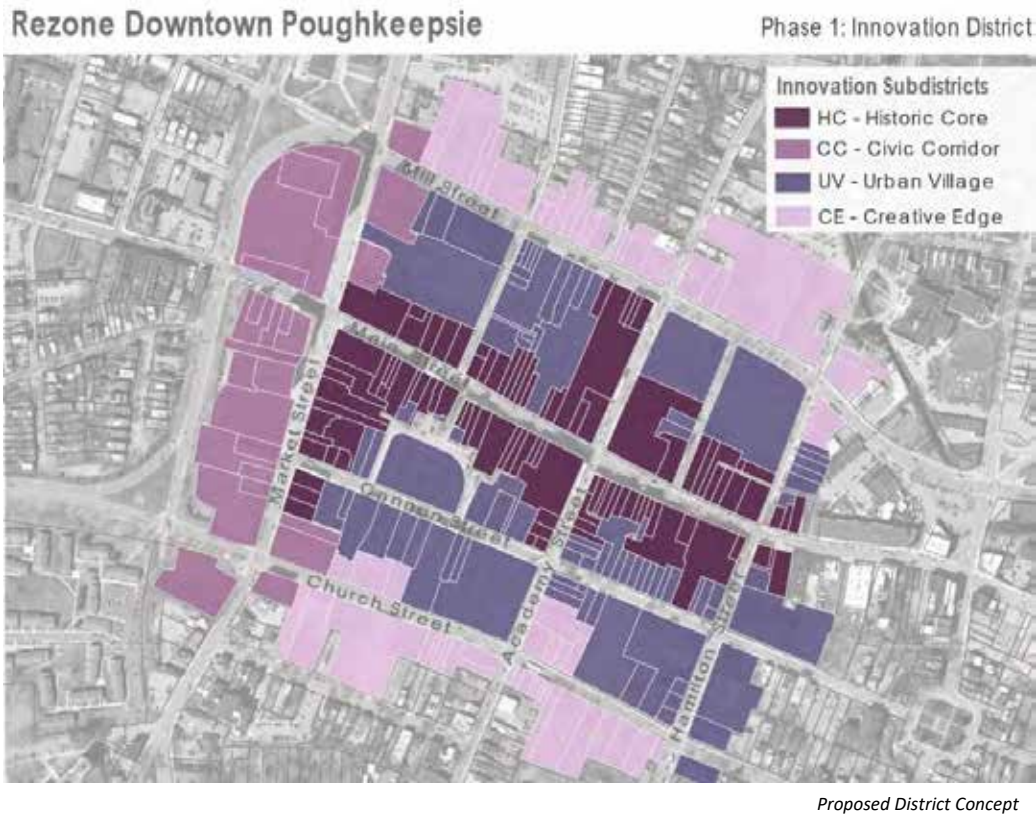
“enduring concerns about building vacancy, crime, public safety, open space, and underutilization of land,” it works parallel to the enhancement of open space within the most central district of the city.

- 3) The Poughkeepsie Innovation District (PID) Plan (2018): The PID is a plan to revitalize the core commercial section of downtown Poughkeepsie and transform it into an economic center that features an artistic/historical, attractive, and pedestrian-friendly design. Currently, the area is in economic decline, which contributes to the persistence of unemployment in the city, causes an increase in vacant and abandoned properties, and explains the city’s problem of great urban poverty. The plan hopes to solve such issues, as well as several others, by stimulating a creative economy through public and private funding that enhances the local historic and art features; reduces automobile dependency to assert an eco-friendly and pedestrian-oriented character; enhances diversity and inclusivity with mixed-income housing; and repurposes vacant buildings to support Poughkeepsie’s applied art industries.¹¹ With these

¹¹ Kevin Dwarka LLC. “Poughkeepsie Innovation District.” Nov. 2017.

program elements in mind, the plan aims to channel economic growth back into Poughkeepsie’s Central Business District (CBD).

Zoning Map” (2015), the City of Poughkeepsie has 25 different zoning districts, listed below.¹² Many of these districts have been in place since zoning



which would increase its tax base. This would help provide the funding necessary to afford to eliminate the City’s social and economic problems.

laws began in Poughkeepsie and reflect land use patterns established during the 1930s through the 1960s.

EXISTING REGULATORY STRUCTURE

Existing Zoning Categories

Based on the Dutchess County Department of Planning and Development’s “City of Poughkeepsie

- C-1, NEIGHBORHOOD COMMERCIAL
- C-2, RESEARCH AND DEVELOPMENT
- C-2A, MAIN STREET COMMERCIAL
- C-3, GENERAL COMMERCIAL

¹² Dutchess County Department of Planning and Development. “City of Poughkeepsie Zoning Map.” Dec. 2015.

H-M, HOSPITAL MEDICAL

I-1, LIGHT INDUSTRIAL

I-2, GENERAL INDUSTRIAL

O-R, OFFICE RESIDENTIAL

PRD, PLANNED RESIDENTIAL DEVELOPMENT

R-1, LOW-DENSITY RESIDENCE

R-2, MEDIUM LOW-DENSITY RESIDENTIAL

R-2A, CENTRAL LOW DENSITY

R-3, MEDIUM-DENSITY RESIDENCE

R-3A, CENTRAL MEDIUM DENSITY RESIDENTIAL

R-4, MEDIUM HIGH-DENSITY RESIDENTIAL

R-4A, CENTRAL URBAN DENSITY RESIDENTIAL

R-5, HIGH-DENSITY RESIDENCE DISTRICT

R-6, URBAN DENSITY RESIDENCE

R-D, RESEARCH & DEVELOPMENT

T, TRANSPORTATION CENTER

W, WATERFRONT

WTO, WATERFRONT TRANSIT ORIENTED DEVELOPMENT

G-OM, WALKWAY-GATEWAY OFFICE MANUFACTURING

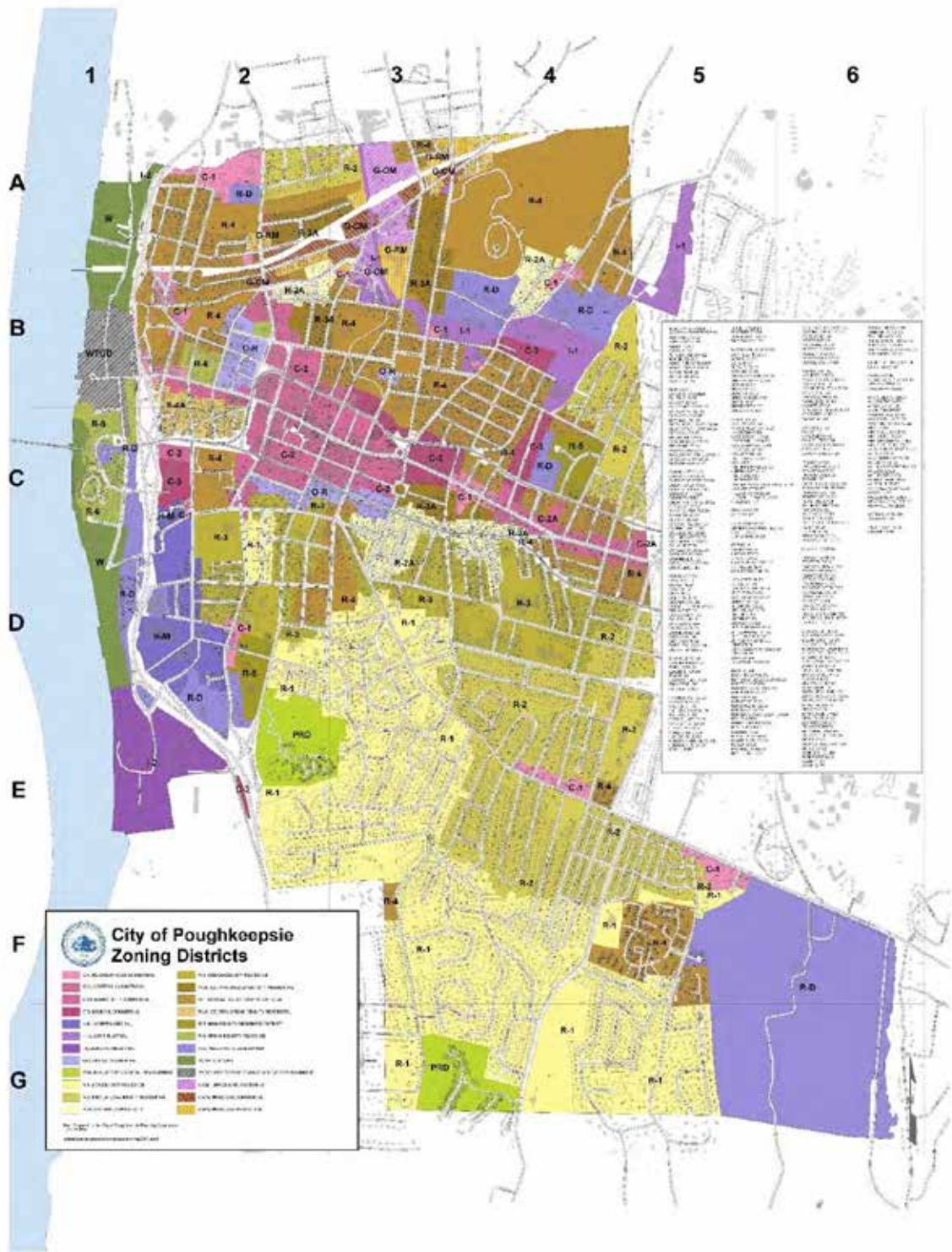
G-CM, WALKWAY-GATEWAY MIXED-USE COMMERCIAL

G-R M, WALKWAY-GATEWAY MIXED-USE RESIDENTIAL

In general, low-density residential districts are located at the outskirts of the City to the south, with higher density residential districts and commercial districts located closer to Main Street, the arterials, and Route 9. Limited neighborhood commercial districts dot the city and serve local retail needs but are scarce to none in the south and southwest parts of the city. Industrial zones are located at the northern and southern end of the waterfront, and along the Conrail spur in the Cottage Street business area, remnants of a time when industry relied upon major waterways and railroads for transportation of goods.¹³



¹³ The Chazen Companies, and Rapport, Meyers, Whitbeck, Shaw, and Rodenhausen, LLP. "City of Poughkeepsie Comprehensive Plan."



The map shows the most recent zoning districts for the City of Poughkeepsie.

The City of Poughkeepsie most recently adopted the new Walkway-Gateway district (G-OM, G-CM, and G-RM) to expand mixed-use land cover including retail, residential, and restaurants. This is to encourage other land uses in an area that is currently primarily industrial.¹⁴

LAND USE DISTRICTS

Much of the existing land use in the City of Poughkeepsie can be found in the zoning map above.

Not included in the zoning map are existing historical and cultural resources. Added to the National Register of Historic Places in 1976, the Poughkeepsie Train Station was built in 1850 and has since served as a hub for commuters traveling into New York City. The Bardavon 1869 Opera House, currently serving as a performing arts center, is also listed on the National Register of Historic Places. The theater, located in downtown Poughkeepsie, was built in 1868 and has hosted bands, famous public figures such as Andrew Carnegie, and Broadway test productions. Finally, the Poughkeepsie Underwear Factory, a 22,000-square-foot property on N. Cherry Street, is a historic site that was visually appealing to a few of the 2017 survey respondents. This 143-year-old

¹⁴ Clarke, John. "Converting Conventional Zoning to Form-Based Codes." Plan On It: A Dutchess County Planning Federation eNewsletter. Nov. 2013. Web. Accessed 17 Dec. 2017.

building is now business space, a home to the Mid-Hudson Heritage Center, and a space used for activities and after school programs related to the arts. All historical sites included in our models can be found in Table 1 of the appendix.

Other cultural and historic sites mentioned by the 2017 survey respondents include Adriance Memorial Library, Schatzi's Pub, Changepoint Church, and the Poughkeepsie Civic Center.

EXISTING ECOLOGICAL RESOURCES AND OPEN SPACE

The City of Poughkeepsie sits on the banks of the Hudson River, which has fueled settlement and economic development for centuries. This river provides critical habitat for endangered animals and supports a diversity of life. The Hudson River is the largest body of water within the City of Poughkeepsie, but there are also some small ponds and lakes such as those in College Hill Park, as well as rivers and streams that run through the city.

Fall Kill creek flows through Poughkeepsie's Northside neighborhood. A major stream in the city, this creek offers recreation, sightseeing, and connectivity throughout the city. However, the creek is polluted and is featured on the New York State Priority Waterbodies List as a "Class C" stream, meaning it is safe for fishing but not for swimming. Significant problems in the creek include high fecal coliform counts, high

contaminant and nutrient levels (nitrate, phosphate, sulfate, heavy metals, and hydrocarbons), high temperatures due to a sparse tree canopy, and deficient oxygen levels.¹⁵



The City of Poughkeepsie has multiple parks within city boundaries, notably Kaal Rock, Waryas, and College Hill Parks. Waryas and Kaal Rock Parks are located along the riverfront, while College Hill Park is located in the northeastern corner of the city. Many of our survey respondents (Table 2) stated

¹⁵ Hudson River Sloop Clearwater, Inc, and Fall Kill Watershed Committee. "A User's Guide to the Fall Kill Creek." 2012.

that they enjoyed spending time in these and other parks and green spaces within the city.

Waryas Park consists of 9 acres of green space at the foot of Main Street along the Hudson River. Highlights of the park include a three-part whale sculpture with contributed mosaic tiles, picnic tables, outdoor grills, a pavilion, a children's playground, public restrooms, a boat launch, a dock, and a nearby restaurant. Close to Waryas Park with similar attractions is Kaal Rock Park, also along the riverfront.

College Hill Park, one of our survey sites, is one of the largest open spaces in the City of Poughkeepsie. It also has an intriguing past. Once home to the Collegiate School on College Hill (the park's namesake) and later a hotel, the land is now a public park with a monument to commemorate its history as the site of a college during the 19th century.



Finally, the Vassar Farm is one of few open spaces in the City of Poughkeepsie. Situated on 527.5 acres, this land was once a working farm providing milk, pork, and vegetables to the college dining halls until 1957. Now, the farm

serves as an ecological preserve for study and research, and currently provides wooded trails, open meadows, sports fields, and space for several organizations.



SURVEYS

Over the weekend of October 14, 2017, students traveled to Poughkeepsie and surveyed residents in three locations: College Hill Park, along Main Street, and along the waterfront. They asked each respondent the following four questions:

1. Where do you go to relax and enjoy the scenery in Poughkeepsie?
2. Where are the best views in Poughkeepsie?
3. What places would you tell a tourist to go visit in Poughkeepsie?
4. What do you value about living in Poughkeepsie?

These questions, along with a brief collection of demographic data about

each survey respondent (age, gender, and where they live), gave the Fall 2017 team a starting point to determine what scenic resources were valued in Poughkeepsie.

With approximately 60 responses, we made a list of each response to our survey and quantified how many times a location was mentioned. Overall, the top responses were the waterfront, the Walkway over the Hudson, and College Hill and Waryas Parks. These responses informed the sites that the 2018 team chose to visit prior to starting their GIS analysis. Each of the top sites/areas from the survey are either highlighted via the GIS analysis or discussed for their potential of being better developed into a scenic resource.

The fourth question of the survey, although not a factor within our methodology, is a very interesting insight into the way in which community members view their city. Being that this is an open-ended and subjective question, the answers varied. However, we were able to group many of the responses together and found that the most valued aspects of Poughkeepsie included: a sense of community (17 responses), a peaceful/safe atmosphere (14 responses), a sense of home (7 responses), its walkability (6 responses), its diversity (5 responses), and most importantly to this report, its scenic qualities (13 responses).

METHODOLOGY

ArcGIS Version 10.6.1 was used to develop a scenic resource identification methodology for Poughkeepsie, New York, and a parcel prioritization method was used to illustrate the areas suggested for protection or emphasis as scenic resources. Essentially, this is a suitability analysis for which we developed a non-weighted linear combination model where parcels received points for possessing environmental, historic, recreational, and cultural qualities. The only weighted category was the “parcel size” characteristic.

We believe that scenic resources are not just natural but can also be cultural and/or historic resources. This is significant to Poughkeepsie because it has a rich historic character. Thus, we developed a single GIS Model that follows the criteria below, which considers more than just the environmental qualities typically studied in an SRI. Using these criteria, we were able to identify parcels that we consider scenic. Parcels that are highly scenic meet multiple scoring characteristics. Please see the maps in the appendix to visualize which parcels received points for each scored characteristic.

Scored Characteristics by Parcel

- Parcels within historic districts identified by the Walkway Over the Hudson State Historic Park Greater Walkway Experience
- Parcels along Fall Kill
- Parcels within Poughkeepsie Innovation District (PID)
- Parcels with Hudson River Frontage
- Parcel size
- Parcels containing wetlands
- Parcels containing trails
- Parcels containing historic sites (protected or unprotected)
- Parcels containing historic sites protected by the City of Poughkeepsie Historic District and Landmark Preservation Commission (HDLPC)
- Parcels within protected historic districts identified by the HDLPC

To ensure objectivity, each scored characteristic is valued at (1) with the exception of the “parcel size” characteristic, which values the largest parcel at (1) and all other parcels as a ratio of their actual acreage to the actual acreage of the largest parcel. Thus, no parcel can receive more than 1 point for the size characteristic. Parcels’ scores are determined by summing the points received for possessing the characteristics listed above. For example, the parcel with the highest score (Upper Landing Park with 5.010583 points) received 1 point for containing a park, 1 point for containing a historic site (protected or unprotected), 1 point for containing a protected historic site, 1 point for being along a trail, 1 point for river frontage, and 0.010583 points for its size ratio. Please refer to Table 3 in the appendix to see each parcel’s score.

It is important to note that these weights and analyses are preliminary. As we are not Poughkeepsie residents, we recognize that we do not have an omniscient perspective of the city. Instead, our goal is to develop a methodology that is easily understood and replicable, so it can be built upon and improved in later adaptations.

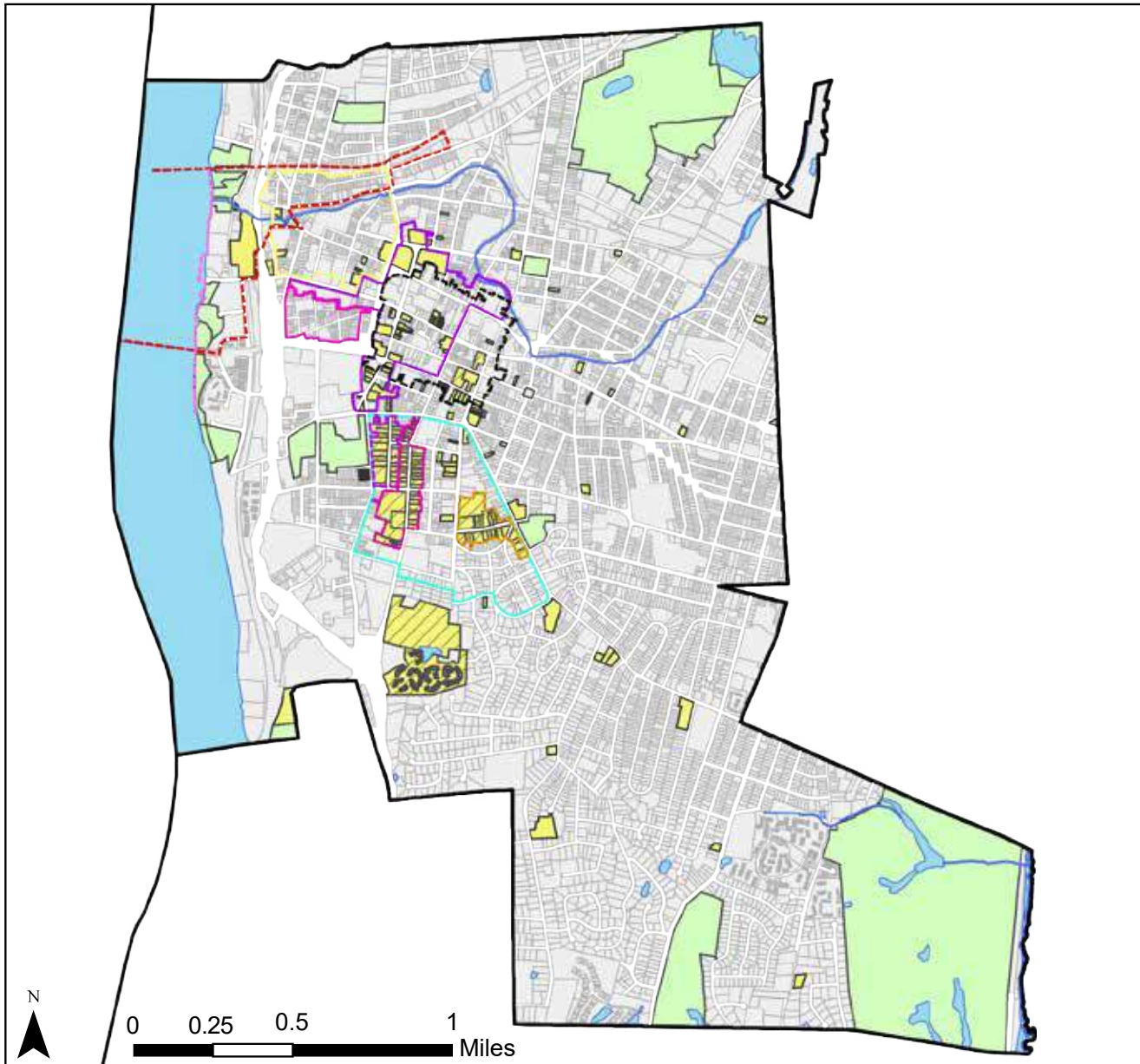
Model Setup

We first identified significant scenic areas through “ground-truthing.” As a result, we were able to identify Fall Kill, College Hill Park, Upper Landing Park, the Walkway Over the Hudson, the Children’s Museum, Vassar Farm, Main Street, and Dongan Park as major re-



sources or potential major resources. Although these sites and their respective parcels did not receive an extra point for being pre-identified significant sites, they did inform us of potential development opportunities that can give select parcels a more scenic character. This will be further discussed in our Recommendations section. They also helped us confirm whether our scoring reflected our experiences in Poughkeepsie; for example, if these areas scored very low, that may indicate a problem with the model.

From our time in Poughkeepsie we were able to conclude that a scenic resource inventory for the city would be more reliant on historic and cultural sites rather than natural resources. This is because most of the city has a rich historic character, and sites in Poughkeepsie with significant natural characteristics are already protected as parks. Thus, we were able to focus on the scenic characteristics of the built urban environment rather than on the natural ones. Moving forward, we were able to make more informed decisions regarding scoring criteria when constructing our GIS Model. A map of existing the existing resources that we identified is on the following page.




Overview of Existing Resources



Trails

-  Poughkeepsie Waterfront Trail
-  Walkway Loop Trail



Resources

-  Park
-  Protected Historic Parcel
-  Historic Parcel

Districts

-  Little Italy Historic District
-  Southside Historic District
-  Union Street Historic District
-  Downtown
-  Poughkeepsie Innovation District

Protected Historical Districts

-  Academy Street Historic District
-  Dwight Street-Hooker Avenue Historic District
-  Garfield Place Historic District

Poughkeepsie Scenic Resources Inventory 2018

RESULTS

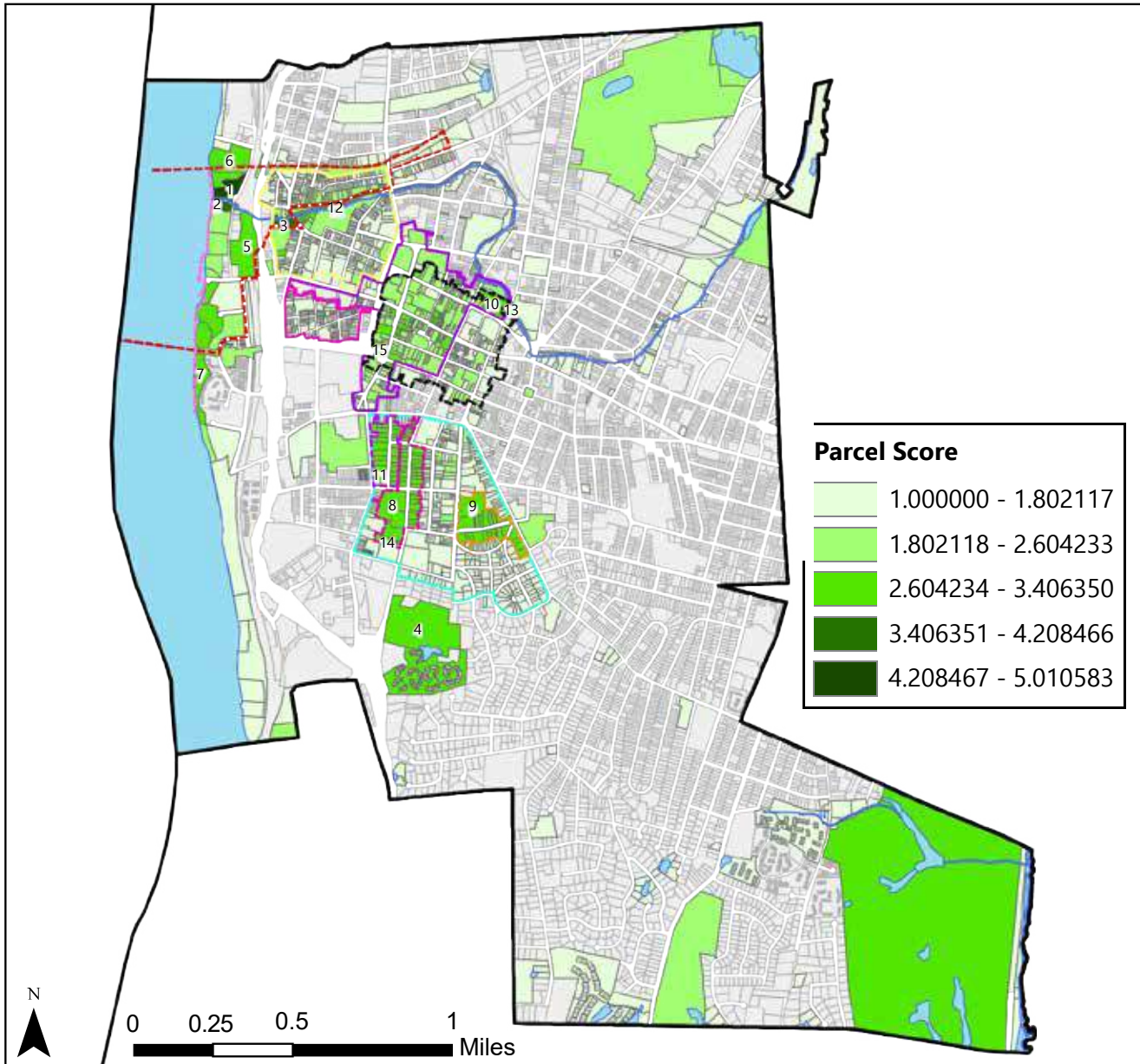
Based on the scored characteristics, the maps on the next five pages were created.

The top-scoring parcels are:

1. **Upper Landing Park, including the Hoffman House and Reynolds House**
- Score: 5.0105
2. **The Mid-Hudson Children's Museum**
- Score: 4.0068
3. **Dongan Place**
- Score: 4.0042
4. **Springside Porter's Lodge (Matthew Vassar Estate) (two parcels)**
- Scores: 3.0815, 3.0555
5. **Poughkeepsie Train Station**
- Score: 3.0313
Please note that this parcel was clipped to only encompass the area where the train station building is and not where the tracks run. This changed the parcel's score for the "parcel size" characteristic.
6. **Walkway Over the Hudson State Historic Park (first parcel in Poughkeepsie next to the Hudson River)**
- Score: 3.0290
7. **Kaal Rock Park (three parcels)**
- Scores: 3.0244, 3.0141, 3.0063
8. **Forested parcels from the southern corner of Academy Street and Franklin Street to the parcel adjacent to 154 Academy Street (three parcels)**
- Scores: 3.0169, 3.0068, 3.0059
9. **Forested parcels on South Hamilton Street north of Dwight Street, including New Horizons Resources, Inc. (two parcels)**
- Scores: 3.0138, 3.0050
10. **331 Mill Street**
- Score: 3.0084
11. **28 Garfield Place**
- Score: 3.0060
12. **Parcel along Fall Kill beginning at Dongan Place**
- Score: 3.0048
13. **341 Mill Street**
- Score: 3.0045
14. **154 Academy Street**
- Score: 3.0044
15. **Old Young Men's Christian Association (YMCA) on Market Street**
- Score: 3.0040

Other high-scoring named properties include the Luckey, Platt, and Company Department Store building (3.0033 points) and the Seventh Day Adventist Spanish Church on Market Street (3.0023 points).

Potentially Scenic Parcels



Trails

- Poughkeepsie Waterfront Trail
- Walkway Loop Trail

Districts

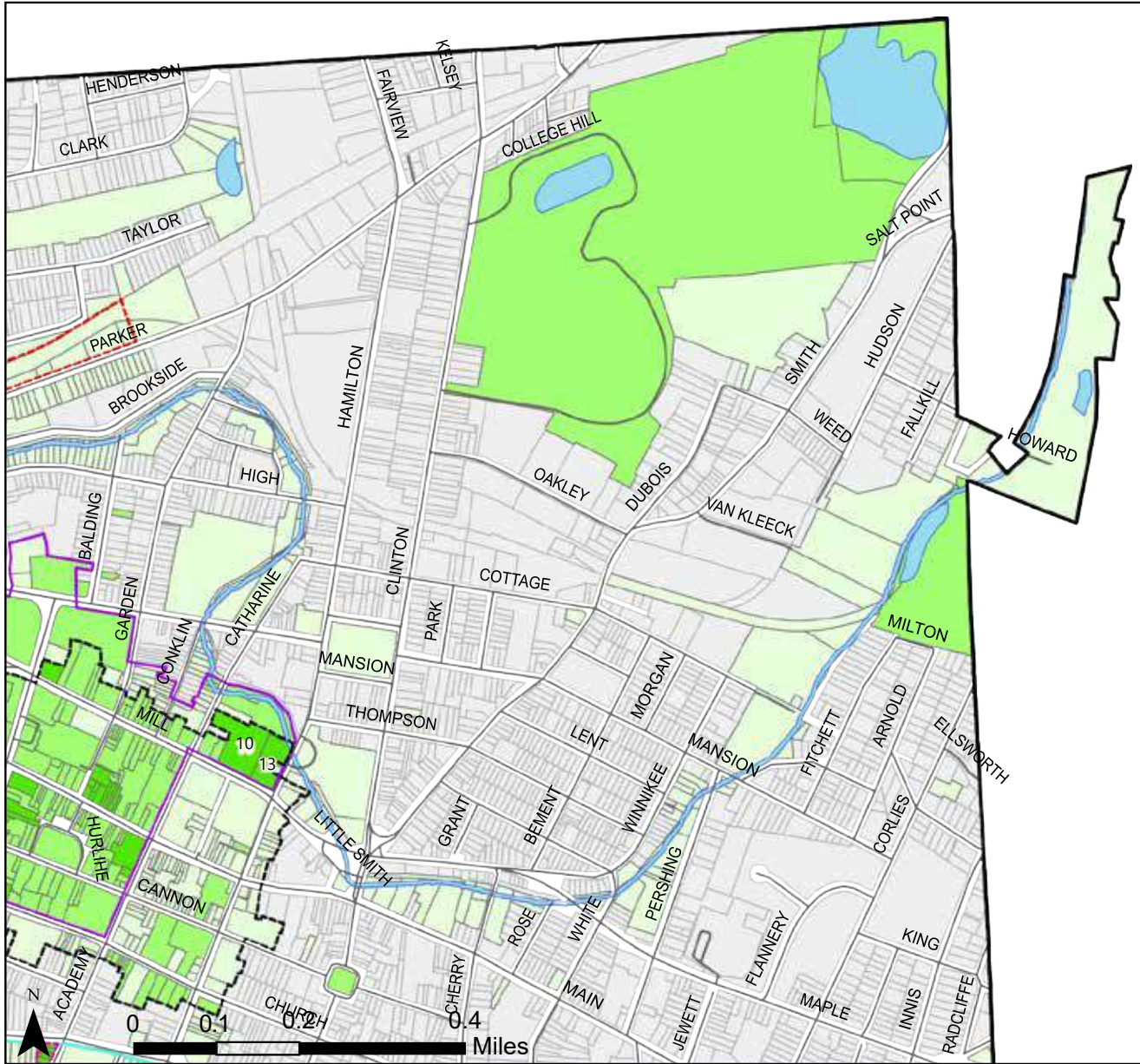
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- Academy Street Historic District
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Poughkeepsie Scenic Resources Inventory 2018






Potentially Scenic Parcels (Northeast)



Trails

-  Poughkeepsie Waterfront Trail
-  Walkway Loop Trail

Parcel Score

-  1.000000 - 1.802117
-  1.802118 - 2.604233
-  2.604234 - 3.406350
-  3.406351 - 4.208466
-  4.208467 - 5.010583

Districts

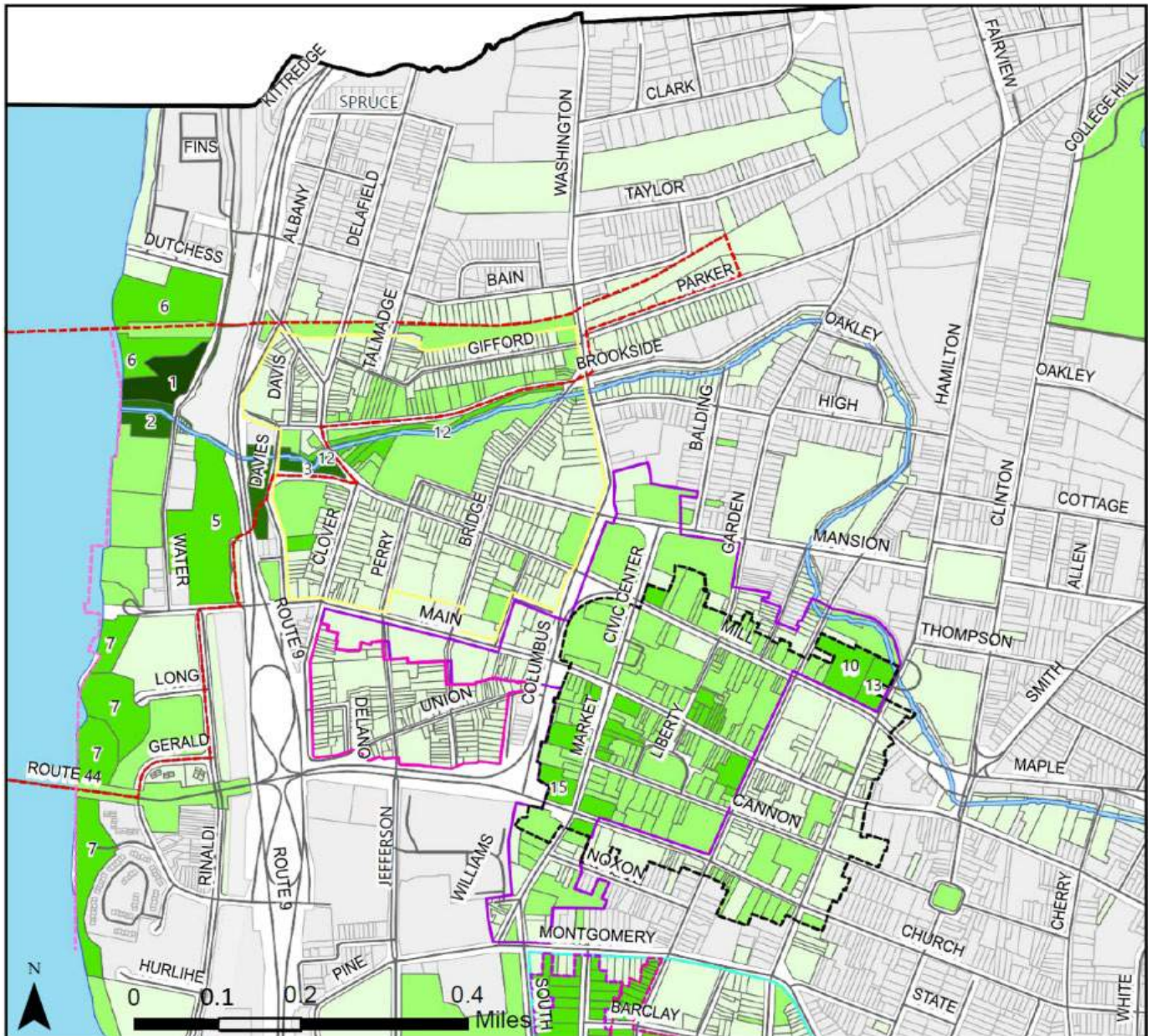
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Protected Historical Districts

-  Academy Street Historic District
-  Dwight Street-Hooker Avenue Historic District
-  Garfield Place Historic District

Poughkeepsie Scenic Resources Inventory 2018

Potentially Scenic Parcels (Northwest)



Trails

- Poughkeepsie Waterfront Trail
- Walkway Loop Trail

Parcel Score

- 1.000000 - 1.802117
- 1.802118 - 2.604233
- 2.604234 - 3.406350
- 3.406351 - 4.208466
- 4.208467 - 5.010583

Districts

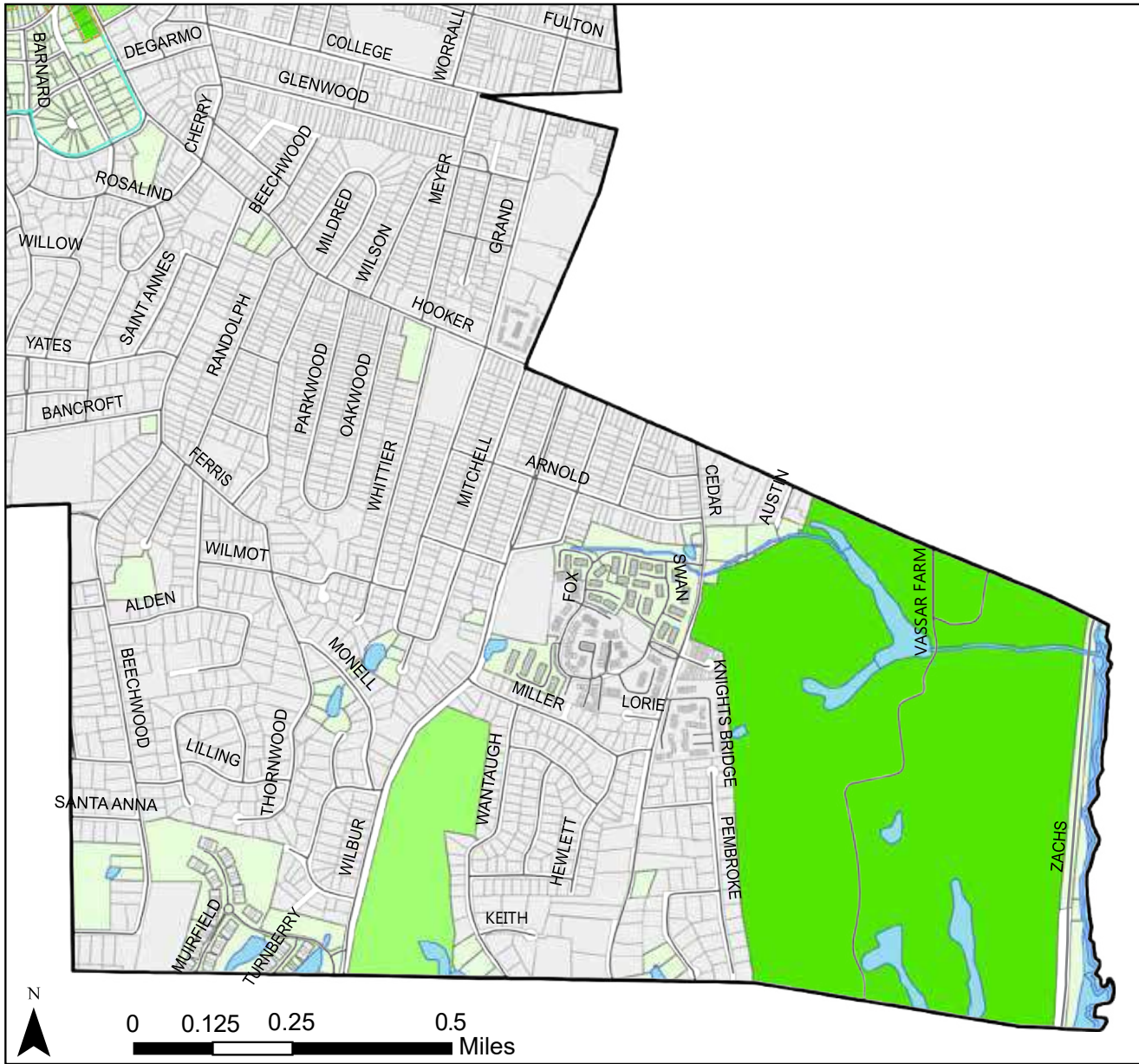
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- Garfield Place Historic District

Poughkeepsie Scenic Resources Inventory 2018






Potentially Scenic Parcels (Southeast)



Trails

-  Poughkeepsie Waterfront Trail
-  Walkway Loop Trail

Parcel Score

-  1.000000 - 1.802117
-  1.802118 - 2.604233
-  2.604234 - 3.406350
-  3.406351 - 4.208466
-  4.208467 - 5.010583

Districts

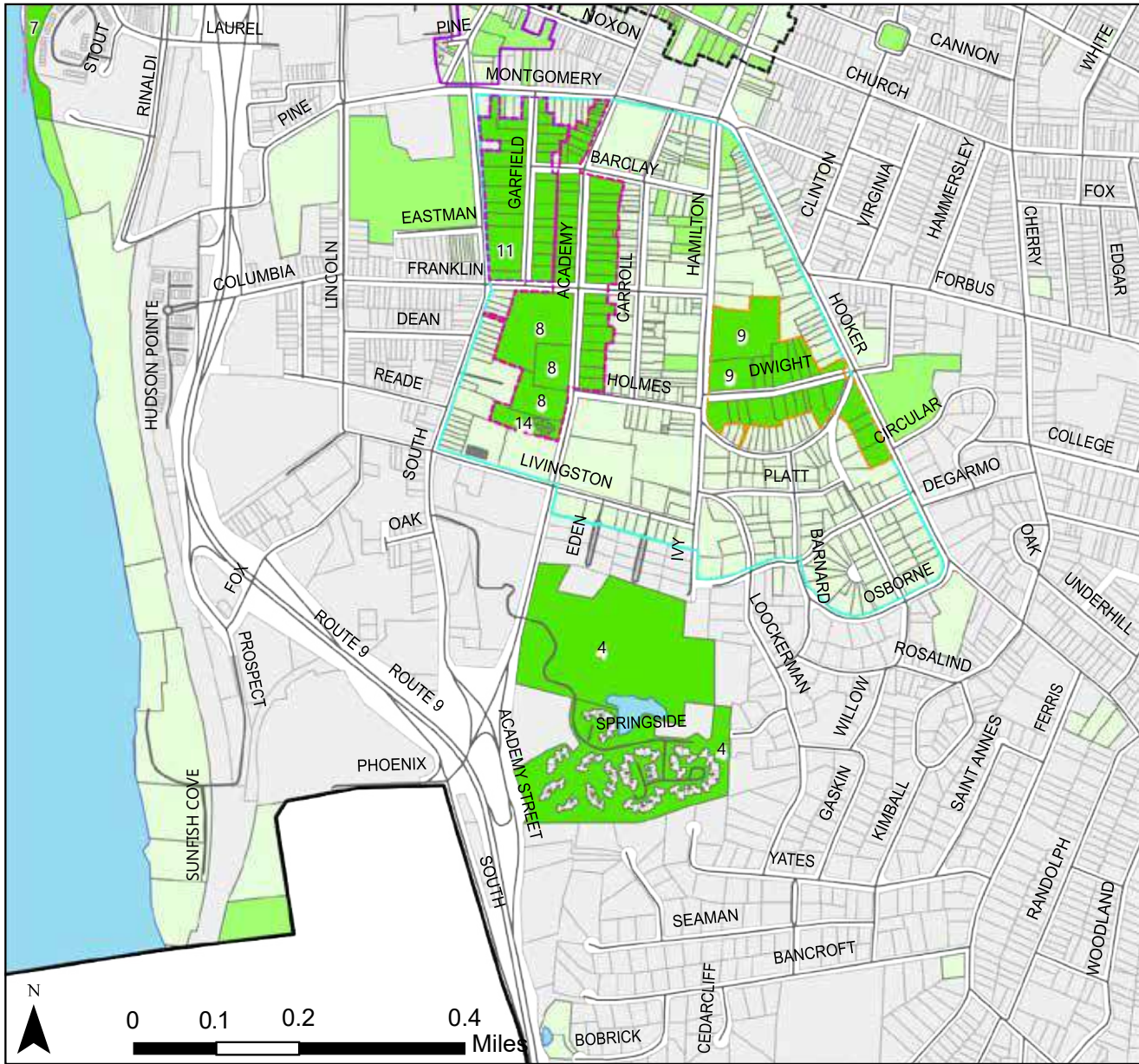
-  Little Italy Historic District
-  Southside Historic District
-  Union Street Historic District
-  Downtown
-  Poughkeepsie Innovation District

Protected Historical Districts

-  Academy Street Historic District
-  Dwight Street-Hooker Avenue Historic District
-  Garfield Place Historic District

Poughkeepsie Scenic Resources Inventory 2018

Potentially Scenic Parcels (Southwest)



Trails

- Poughkeepsie Waterfront Trail
- Walkway Loop Trail

Parcel Score

- 1.000000 - 1.802117
- 1.802118 - 2.604233
- 2.604234 - 3.406350
- 3.406351 - 4.208466
- 4.208467 - 5.010583

Districts

- Little Italy Historic District
- Southside Historic District
- Union Street Historic District
- Downtown
- Poughkeepsie Innovation District

Protected Historical Districts

- Academy Street Historic District
- Dwight Street-Hooker Avenue Historic District
- Garfield Place Historic District

Poughkeepsie Scenic Resources Inventory 2018

DISCUSSION AND SUGGESTIONS

The parcels that scored the highest suggest that Poughkeepsie has a wealth of scenic resources; however, some of them are not currently emphasized as local assets. The section below discusses the parcels' significance or potential significance if emphasized or developed.

Riverfront Value

Upper Landing Park (including the Hoffman House and Reynolds House), the Mid-Hudson Children's Museum, the Walkway Over the Hudson State Historic Park, and Kaal Rock Park all scored highly. This reflects the value of the Hudson River as a scenic resource. Poughkeepsie has already done a good job of emphasizing the river by creating viewpoints and waterfront access. These sites could be emphasized as valuable community assets by implementing

programming in the parks such as beautification volunteer work to encourage community members to visit and take care of the areas.

Fall Kill Redevelopment

Based on our SRI, Fall Kill is an ideal scenic asset that has potential for future development. One consideration is to redevelop select portions into community parks. This would improve its scenic value as well as that of surrounding areas. Additionally, these park developments can simultaneously help manage stormwater, such as through rain gardens, permeable pavement, flood control gates, or slope designs that increase stormwater holding capacity.

A successful exemplary project of this sort is the Boneyard Creek (see picture below), which is located in Champaign, central Illinois. The creek is a 3.3-mile-long waterway that flows through the



Boneyard Creek at North Campus on University of Illinois

city of Urbana-Champaign and connects with two larger water channels: The Salt Fork Vermilion River and the Wabash River. Today, Boneyard Creek has been transformed into a highly channelized and engineered creek that drains through much of the town, including the central business district and the University of Illinois campus town area. The improvement of the creek not only enhances its stormwater-holding capacity and ecological functions, but it also provides new recreational spaces for the surrounding community.

Based on the treatment of the Boneyard Creek, we recognized an opportunity to excavate the potential of Fall Kill for new community development and environmental restoration. According to our analysis, there are a few areas along Fall Kill that scored highly in our SRI that deserve investment. From our analysis,

these are 331 Mill Street, 341 Mill Street, Dongan Park, and the parcel along Fall Kill beginning at Dongan Place. Instead of hiding the waterways with overgrown vegetation, these areas can be cleared and developed into public areas like Boneyard Creek where people can relax and gather. 331 and 341 Mill Street are located within the PID, which means that these parcels' future uses are being re-considered. The City could look into including design criteria for parcels in the PID that lie along Fall Kill.

Additionally, these new developments will have a simultaneous use as stormwater retention areas, which will reduce flooding along Fall Kill. This is important because Fall Kill is identified as an at-risk area by the FEMA Digital Flood Insurance Rate Map (DFIRM) (Parcel Access Map).



Fall Kill Around Neighborhood

Installing urban parks along Fall Kill in the innovation district and historic districts of downtown Poughkeepsie would help attract tourists and statewide investment which is vital to the city's



revitalization plan. Thus, investment in maintaining and developing the city's scenic resources is imperative as it will help enable future growth for Poughkeepsie.

keepsie residents in the Fall 2017 survey. The Hudson River Valley Greenway has awarded the City of Poughkeepsie \$75,000 for improvements and a trail connection in the area.¹⁶ These funds could be used to clear some of the trees that block the natural viewshed atop the hill so that the scenic views can be enjoyed to their full potential.



College Hill Park

College Hill Park Revitalization

Another major scenic asset that we identified on our site visit was College Hill Park, which was also commonly mentioned as an important asset my Pough-

¹⁶ City of Poughkeepsie, "City Receives \$75,000 Grant for Improvements to College Hill Park," City of Poughkeepsie Press Releases, September 14, 2018, <http://cityofpoughkeepsie.com/archives/7370>.

The project could also be an opportunity to reach out to leaders of the Hudson Valley AmeriCorps Program, a program dedicated to recognizing, preserving, and interpreting the nationally significant historical, cultural, and natural resources of New York's Hudson Valley.¹⁷ By doing so, improvements to the park can be made by regional professionals and students, who also engage local residents in their work.

Treatment of Forested Areas in Neighborhoods

Both the Academy Street Historic District and the Dwight Street-Hooker Avenue Historic District are neighborhoods

containing large, forested parcels. These areas scored highly because they are large parcels located within protected historic districts. As they are, these forested areas have scenic value. However, forests can be perceived negatively as the cover they provide can be ideal for illegal behavior. These forests could potentially be managed so that they can become neighborhood assets. For example, the City of Poughkeepsie could design parks in these forests that make the areas more inviting. The Hudson Valley Americorps Program could help with environmental analysis and implementation of the plans.



Academy Street Forest. Image from Google Street View

¹⁷ Hudson Valley AmeriCorps Program, "Hudson Valley Corps," The Student Conservation Association, 2018, <https://www.thesca.org/serve/program/hudson-valley-corps>.



South Hamilton Street Forest. Image from Google Street View

Before proceeding with changing the current character of the forests, it is important to survey neighborhood residents about whether they would like to see a change to the forests in the first place. If not, that might suggest that these areas are already seen as scenic resources. If residents would like to see

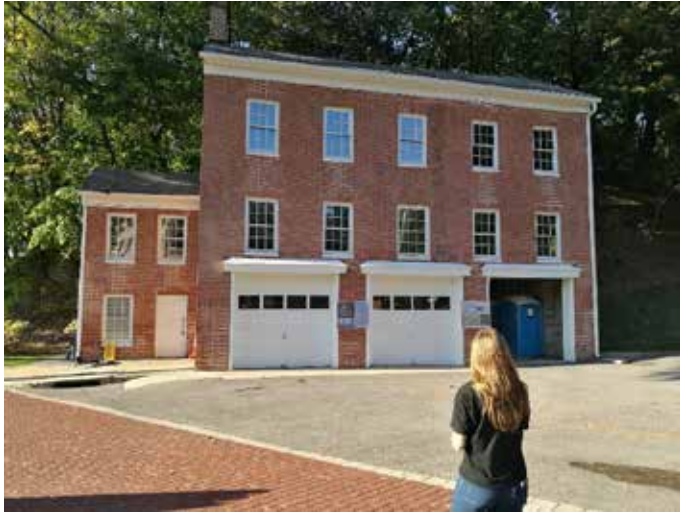
changes, the next steps would be evaluating whether the land is suitable for development into a park or other community resource and determining who the current landowners are.

Emphasis on Historic Sites

Poughkeepsie is rich in historic character, and many historic sites scored highly in our analysis. These top-scoring parcels are Hoffman House and Reynolds House in Upper Landing Park; Springside Porter's Lodge (Matthew Vassar Estate); the Poughkeepsie Train Station; the Walkway Over the Hudson State Historic Park; 28 Garfield Place; 154 Academy Street; and the old YMCA on Market Street.



Hoffman House located within Upper Landing Park



Reynolds House located within Upper Landing Park



Springside Porter's Lodge (Matthew Vassar Estate). Image from the Springside Historic Designed Landscape Historic Site website.



The Poughkeepsie Train Station. (Image from the Harlem Line blog.)

28 Garfield Place. Image from Google Street View.



The Old YMCA on Market Street. Image from Wikipedia.

154 Academy Street Image from online resources





VIEW FROM THE WALKWAY OVER THE HUDSON

The City of Poughkeepsie could develop a tourism site that emphasizes its historic assets. For example, it could emphasize the protected historic districts and suggest specific parcels such as 28 Garfield Place and 154 Academy Street for visitors to see. Self-guided scenic historic walking/driving routes could be suggested on this website as well. With enough emphasis placed on the scenic value of Poughkeepsie's historic resources, which tend to be sited near each other, perhaps in the future tourists will visit Poughkeepsie for historic Poughkeepsie tour groups.

Conversion of U.S. Route 9 into a Scenic Byway

Based on on-the-ground experience and not GIS analysis, we suggest that the portion of U.S. Route 9 that runs through

Poughkeepsie could be redeveloped into a scenic byway. Currently, there are trees and foliage that grow on each side of the route as well as in some medians; however, they are not maintained to retain a scenic character that drivers would like to view. Tree branches are overgrown, shrubbery is sparse, and green development is inconsistent along the way. To improve the scenic character of Route 9, the City could invest in managing the green areas to improve its aesthetic quality, or it could investigate the availability of federal funds for maintaining a national route. Doing so would create a more visually pleasing Route 9 that can be added to Poughkeepsie's SRI.

DISCUSSION AND CONCLUSION

The final map displaying parcels' scores is an important part of our methodology as they help visualize the areas within Poughkeepsie that are critical scenic resources and what areas may be prioritized for protection. Using GIS helps to highlight parcels and areas that have scenic value but otherwise may be overlooked based on a community survey. For example, this methodology awards one point to parcels along Fall Kill. This was not one of the areas mentioned by community members as being scenic or a place they go to relax. In fact, many areas of the creek are poorly maintained or ignored entirely. Within this report, we wish not to propose specific parcels for the city to acquire, but rather we suggest that much can be done to better celebrate existing city assets. Relatively simple choices as daylighting the creek and clearing vegetation around its perimeter so as to create small pocket parks or making Kaal Rock a safe and easily accessible scenic resource, can have a profound effect on the scenic qualities of the city as a whole by expanding access and visibility of existing resources.

Limitations

It is extremely important to mention that this is a very analytical report based almost entirely on GIS models and maps. This alone has major limitations and consequences. First and foremost, not all data that could be used in a model like this is digitized and available for such

results. Adding onto this, we are not Poughkeepsie residents, and one weekend in the City and a month or so conducting research is not enough to truly know the ins and outs of Poughkeepsie.

Due to our limited familiarity with the City and limited opportunities to ground-truth, the following were characteristics that we would have liked to have considered but could not:

- Parcels that are along identified major scenic resources that view the resource.
- Parcels that can clearly view the parkland across the river. There may be viewsheds that we were unable to locate.
- Parcels in areas identified as significant by community members.

On a smaller scale, this project was also limited by a few factors including dataset availability, dataset quality, and human error. For example, some datasets such as land use may have been helpful, but a readily usable and accurate dataset was difficult to find, especially given the time constraints of the project. Having more details in the parcel dataset (such as ownership and street numbers) may have also helped, especially when it comes to the accuracy of the data that our team entered into the parcel dataset. When working with maps, there is a

strong chance of human error in the creation of the datasets. It is important to acknowledge the limitations of using GIS for a project of this type, especially when it is being used by people who are relatively unfamiliar with the area and therefore cannot ground-truth or use their lived experiences to improve the model.

Future Work

The parcel-based GIS dataset generated by the 2018 team should be a useful starting point for the City of Poughkeepsie as it identifies parcels with characteristics that are potentially scenic. The City could alter this dataset by adding more categories to the scoring, such as community opinion, and/or by altering the weights of the scores to better reflect their interests in scenic resource programming.



VIEW FROM THE WALKWAY OVER THE HUDSON

ACKNOWLEDGMENTS

We would like to extend a warm thank you to the following people for their assistance with this project:

- Professor George Frantz (Cornell University), for introducing us to the concept of scenic resources; taking the time to drive both the 2017 and 2018 teams twice to Poughkeepsie, once to survey and once to conduct their final presentations; and helping to guide both teams with this project.
- Andrew Meyer (Hudson River Estuary Program) and Jennifer Rubbo (Vassar College), for helping the Fall 2017 set up important meetings including their presentation and providing them with advice throughout.
- Peter Barnard (Scenic Hudson), and everyone else who showed up to the Fall 2017 final presentation and provided extremely helpful feedback on their methodology and models.
- Joe Heggenstaller (Dutchess County Office of Central and Information Services), for providing us with multiple GIS files that were integral to the GIS analysis.
- Dylan Tuttle (Dutchess County Department of Planning and Development; Cornell University MRP '17), for meeting with the Fall 2018 for lunch during our trip to Poughkeepsie and providing us with valuable insight from living in the City.

APPENDIX

SECTION 1: Details on GIS Analysis Set-Up

- Identified significant areas through field study. The comprehensiveness of our field study was limited due to time constraints.
- Used historic map survey and national register of historic places to identify parcels containing historic sites.
- Identified parcels containing parks and trails
- Identified protected historic districts from Historic District and Landmark Preservation Commission
- Identified historic/significant districts from the Walkway Over the Hudson State Historic Park's Greater Walkway Experience
- Identified all parcels along Fall Kill
- Identified parcels within Poughkeepsie Innovation District (PID Plan)
- Identified Parcels with Hudson River Frontage
- Calculated Parcel size ratio based on largest parcel
- Identified Parcels with Wetlands (Federal Wetlands Survey)

Based on GIS files, no Bird Conservation Areas (data from Audubon Society), DEC Conservation Lands (data from the NYS GIS Clearinghouse), DEC Points of Interest (data from the NYS GIS Clearinghouse), DEC trails, agricultural districts (data from CUGIR), or Critical Environmental Areas (data from CUGIR) are located within the City of Poughkeepsie.

SECTION 2: Tables

TABLE 1: Historic Sites

Historic Site	Protected?
Amrita Club	No
Bardavon Opera House	No
Barrett House (Dutchess County Art Association)	No
Boughton/Haight House (Schoonmaker Chapel)	No
Building at 73 Mansion Street	Yes
Cedarcliff Gatehouse	No
Charles Morschauser House	No
Church - Yesst Presby - Redeemed Christian Fellow	No
Church Building	No
Church of the Holy Comforter	Yes
Church Street Row	No
City Hall	No
Clark House	No
Clinton House	No
Corlies-Hart-Ritter House / S Hamilton St Row	No
County Court House	No
Dixon House	No
Eastman Park	No
Eastman Terrace	No
Ethal House	No
Farmers and Manufacturers Bank or Opera	No
FR Bain House	No

Historic Site	Protected?
Freer House	No
Glebe House	No
Gregory House	No
Grey Hook	No
Harlow Row (Brick Row)	No
Harlow Row + Soldiers Memorial Fountain	No
Hasbrouck House (Evelyn Samuels Memorial Building)	No
Hershkind House	No
Historic church - First Baptist Church	No
Innis Dye Works	No
Italian Center	No
Lady Washington Hose Company	No
Library	No
Luckey Platt and Company Department Store	No
Mader House	No
Main Mall Row	No
Market Street Row	No
Moore House	No
Mulrein House	No
Niagara Engine House	No
NYS Armory - Seventh Day Adventist Spanish Church	No
OH Booth Hose Company	No
Old Young Men's Christian Association	No
One Civic Center Plaza	No
Pelton Mill - now apartments	No

Historic Site	Protected?
Phillips House	No
Post-Williams House	No
Poughkeepsie Almshouse and City Infirmary	No
Poughkeepsie Journal Building	No
Poughkeepsie Meeting House	No
Poughkeepsie Railroad Station	No
Poughkeepsie Rural Cemetery	No
Poughkeepsie Savings Bank	No
Poughkeepsie Trust Company	No
Poughkeepsie Underwear Factory (Central Press)	No
Reformed Dutch Church	No
Reynolds House	No
Sague House	No
Second Baptist Church	No
South Hamilton Street Row	No
Springside Porter's Lodge/Matthew Vassar Estate	Yes
St Pauls Episcopal Church	No
Thompson House	No
Travis House	No
Upper Landing Park: Hoffman House and Reynolds House	Yes
US Post Office	No
Vassar Home for Aged Men	No
Vassar Institute	No
Vassar-Warner Row	No

TABLE 2: Survey Response Summary Data

Response	Question 1 Sum	Question 2 Sum	Question 3 Sum	Total
Walkway	12	27	30	69
Riverfront	19	15	11	45
Marist & Marist Boathouse	2	1	1	4
Train Station	1	2	1	4
Rail Trail			1	4
Restaurants			4	4
Library		3		3
Bardavon			3	3
Museum			3	3
Morse Estate	1		1	2
Quiet Cove	2			2
Pirate Canoe		2		2
Civic Center	1		1	2
Bowdoin Park	1		1	2
Shadows on the Hudson		2		2
Pizza Place by the Train Station			2	2
Memorial	1			1
Bear Park	1			1
St. Peter's Cemetery	1			1
Samuel Moss		1		1
King Street Park	1			1
Clinton Park	1			1

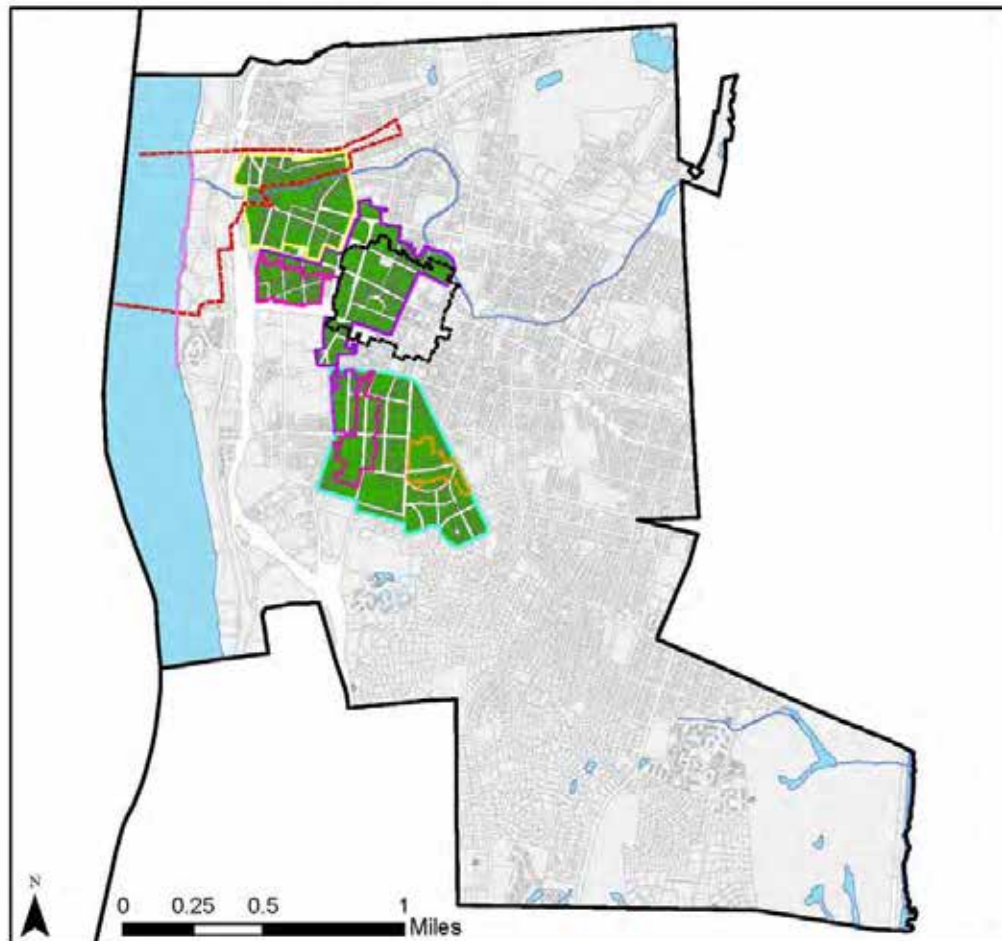
Response	Question 1 Sum	Question 2 Sum	Question 3 Sum	Total
Pleasant Valley	1			1
Arlington Middle School		1		1
Wappinger Creek Greenway	1			1
Regional Hospital		1		1
Kaal Rock		1		1
Derby			1	1
Culinary Institute			1	1
Hyde Park			1	1
Churches			1	1
River Station			1	1

TABLE 3: Scoring Information for the Top 15 Sites

Rank	Site Name	Hudson River Frontage	Fall Kill Frontage	Within District	Trail Frontage	Innovation District (PID)	Wetlands	Historic	Historic & Protected	In Protected Historic District	Park	Total Score
1	Upper Landing Park (with historic buildings)	1	0	0	1	0	0	1	1	0	1	5.0106
2	Mid-Hudson Childrens Museum/Mouth of Fall Kill	1	1	0	1	0	0	0	0	0	1	4.0068
3	Dongan Place	0	1	1	1	0	0	0	0	0	1	4.0042
4	Springside Porter's Lodge/Matthew Vassar Estate	0	0	0	0	0	1	1	1	0	0	3.0815
4	Springside Porter's Lodge/Matthew Vassar Estate	0	0	0	0	0	1	1	1	0	0	3.0555
5	Poughkeepsie Railroad Station	0	1	0	1	0	0	1	0	0	0	3.0313
6	Walkway Over The Hudson S.H.P.	1	0	0	1	0	0	0	0	0	1	3.0290
7	Kaal Rock Park	1	0	0	1	0	0	0	0	0	1	3.0244
8	Academy Street Forest	0	0	1	0	0	0	0	1	1	0	3.0169
7	Kaal Rock Park	1	0	0	1	0	0	0	0	0	1	3.0141
9	South Hamilton Street Forest	0	0	1	0	0	0	0	1	1	0	3.0138
10	331 Mill Street	0	1	1	0	1	0	0	0	0	0	3.0084
8	Academy Street Forest	0	0	1	0	0	0	0	1	1	0	3.0068
7	Kaal Rock Park	1	0	0	1	0	0	0	0	0	1	3.0063
11	28 Garfield Place	0	0	1	0	0	0	0	1	1	0	3.0060
8	Academy Street Forest	0	0	1	0	0	0	0	1	1	0	3.0059
9	South Hamilton Street Forest	0	0	1	0	0	0	0	1	1	0	3.0050
12	Along Fall Kill beginning at Dongan Place	0	1	1	1	0	0	0	0	0	0	3.0048
13	341 Mill Street	0	1	1	0	1	0	0	0	0	0	3.0045
14	154 Academy Street	0	0	1	0	0	0	0	1	1	0	3.0044
15	Old Young Mens Christian Association	0	0	1	0	1	0	1	0	0	0	3.0040

SECTION 3: Additional Maps

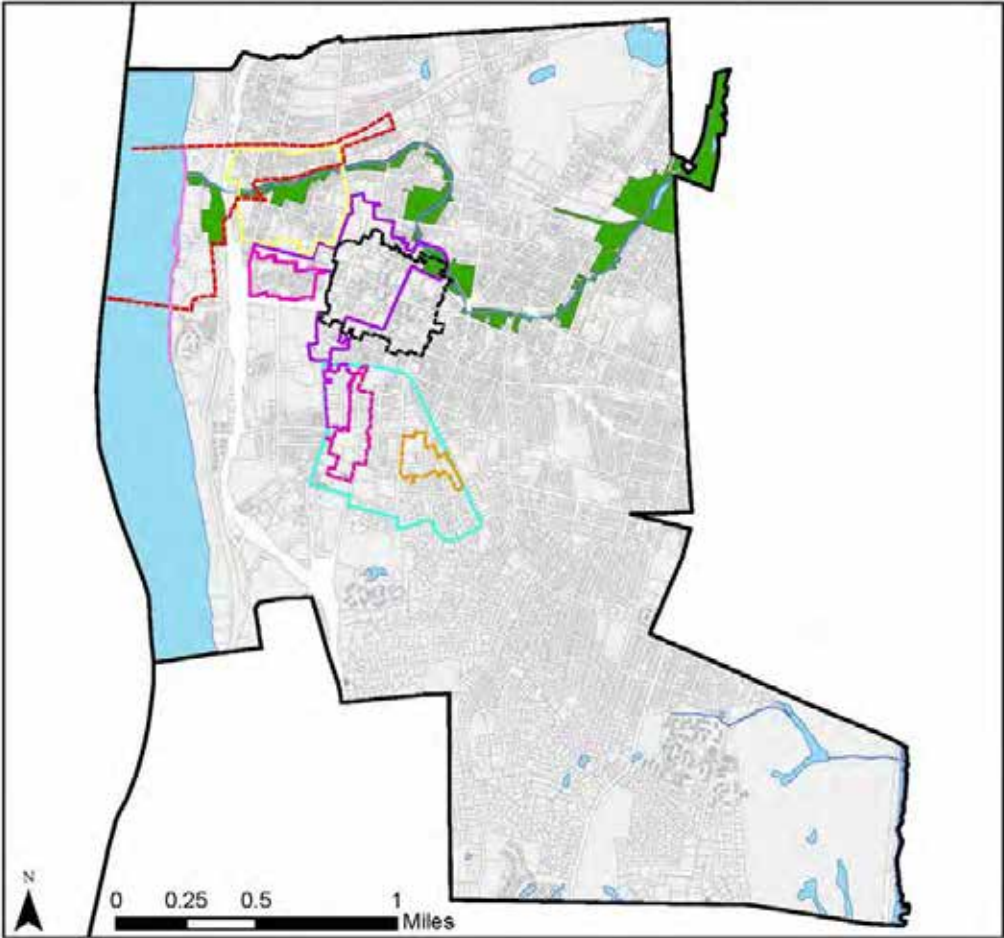
Parcels within Districts



- | | | |
|-------------------------------|----------------------------------|---|
| Trails | Districts | Protected Historical Districts |
| Poughkeepsie Waterfront Trail | Little Italy Historic District | Academy Street Historic District |
| Walkway Loop Trail | Southside Historic District | Dwight Street-Hooker Avenue Historic District |
| | Union Street Historic District | Garfield Place Historic District |
| | Downtown | |
| | Poughkeepsie Innovation District | |

Poughkeepsie Scenic Resources Inventory 2018

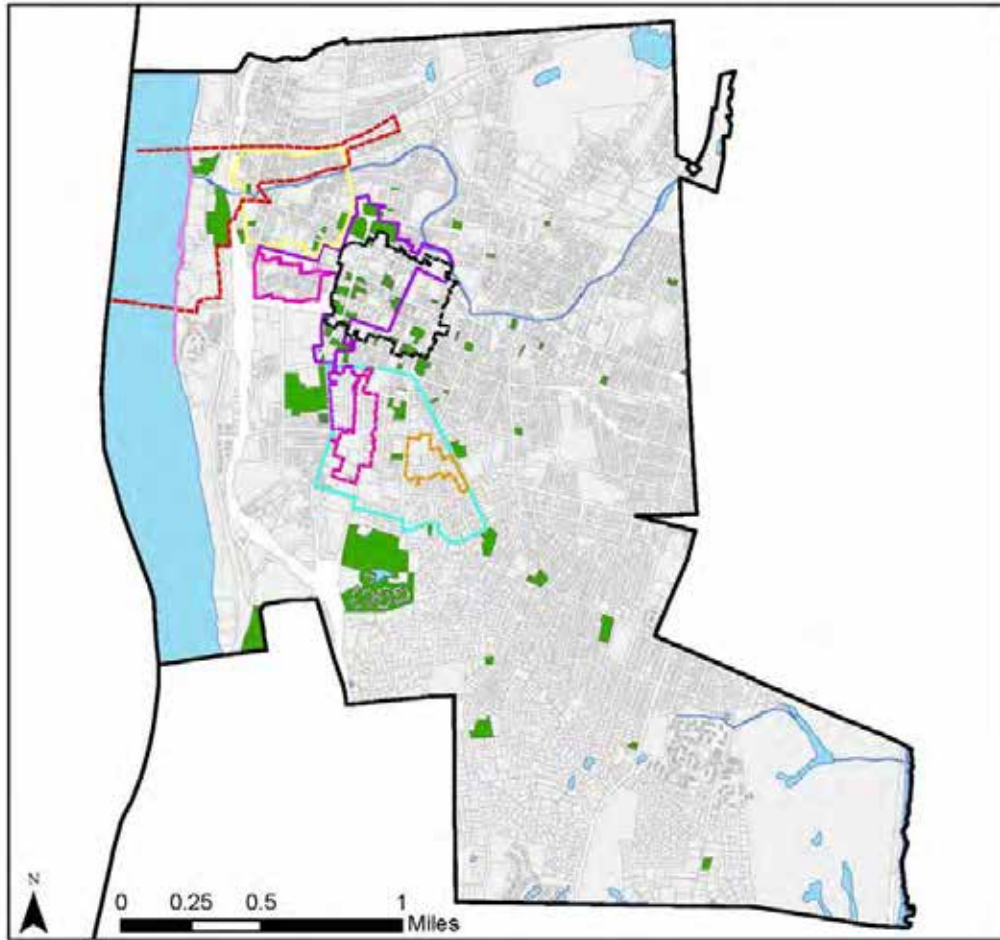
Parcels with Fall Kill Frontage



- | | | |
|---------------------------------|------------------------------------|---|
| Trails | Districts | Protected Historical Districts |
| — Poughkeepsie Waterfront Trail | — Little Italy Historic District | — Academy Street Historic District |
| — Walkway Loop Trail | — Southside Historic District | — Dwight Street-Hooker Avenue Historic District |
| | — Union Street Historic District | — Garfield Place Historic District |
| | — Downtown | |
| | — Poughkeepsie Innovation District | |

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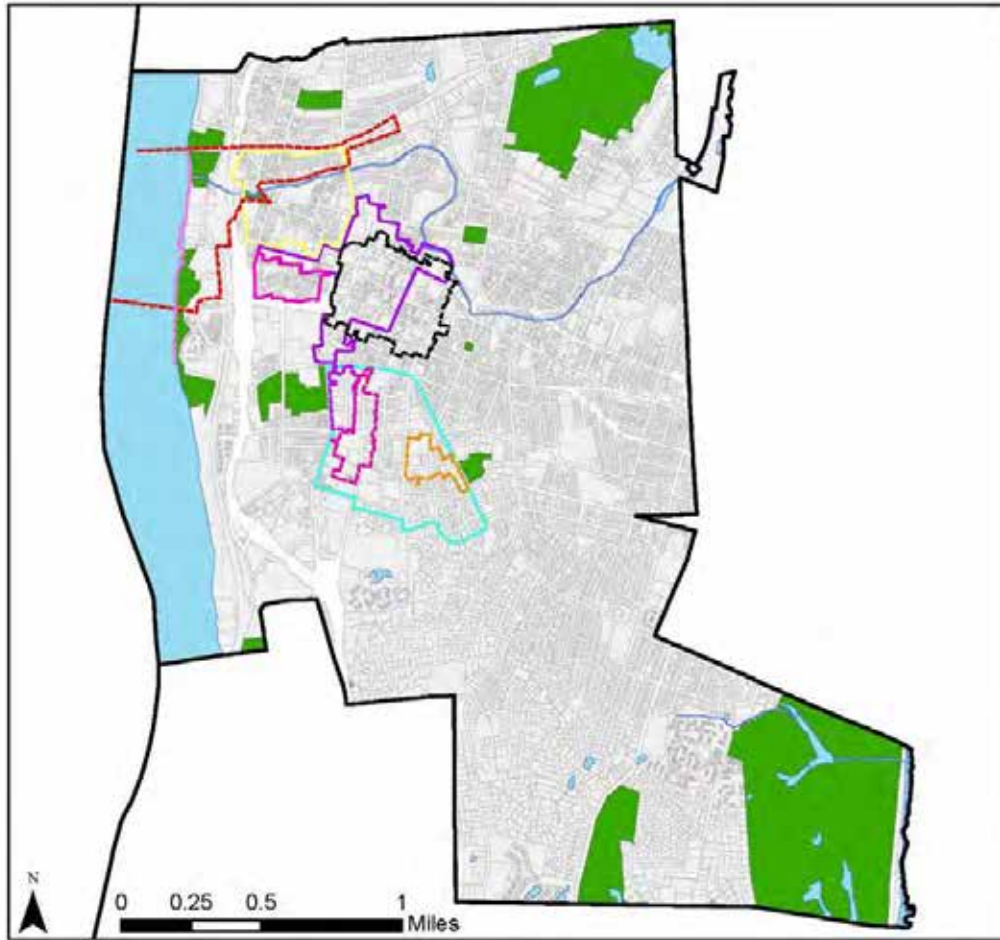
Parcels with Historic Value



- | | | |
|-------------------------------|----------------------------------|---|
| Trails | Districts | Protected Historical Districts |
| Poughkeepsie Waterfront Trail | Little Italy Historic District | Academy Street Historic District |
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Poughkeepsie Scenic Resources Inventory 2018

Park Parcels



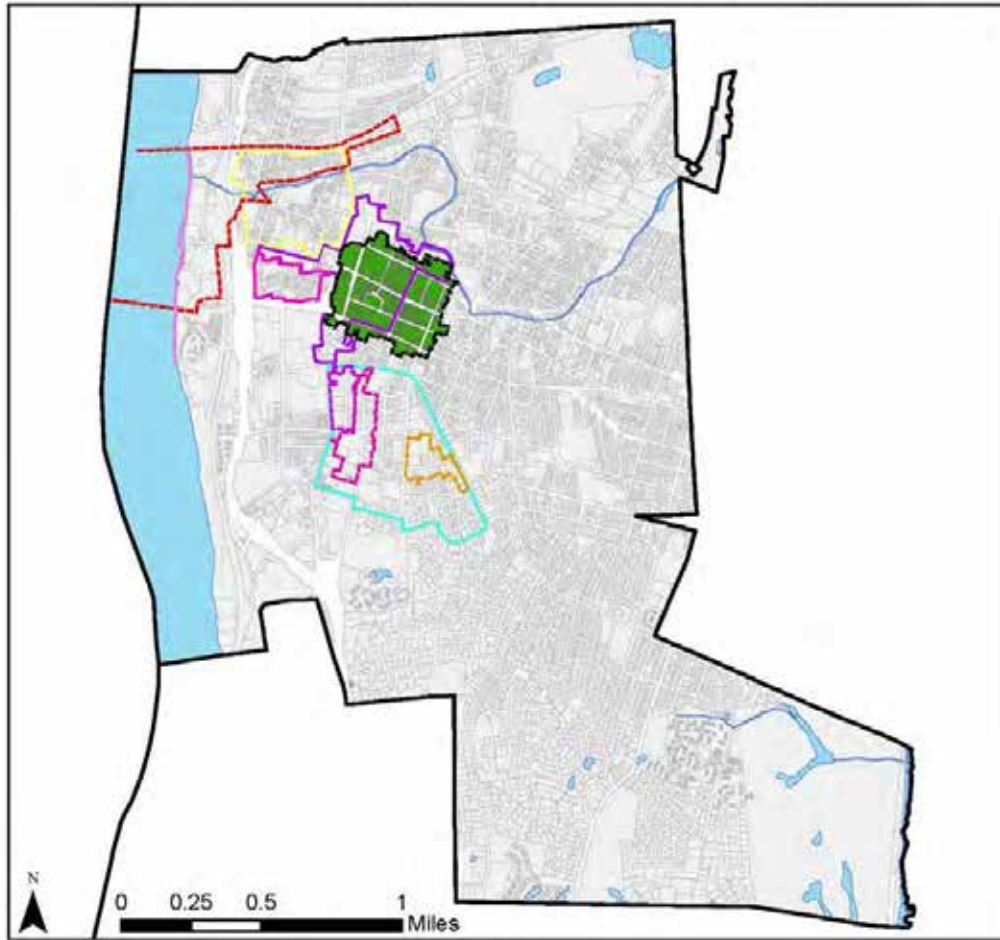
- Trails**
- Poughkeepsie Waterfront Trail
 - Walkway Loop Trail

- Districts**
- Little Italy Historic District
 - Southside Historic District
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- Protected Historical Districts**
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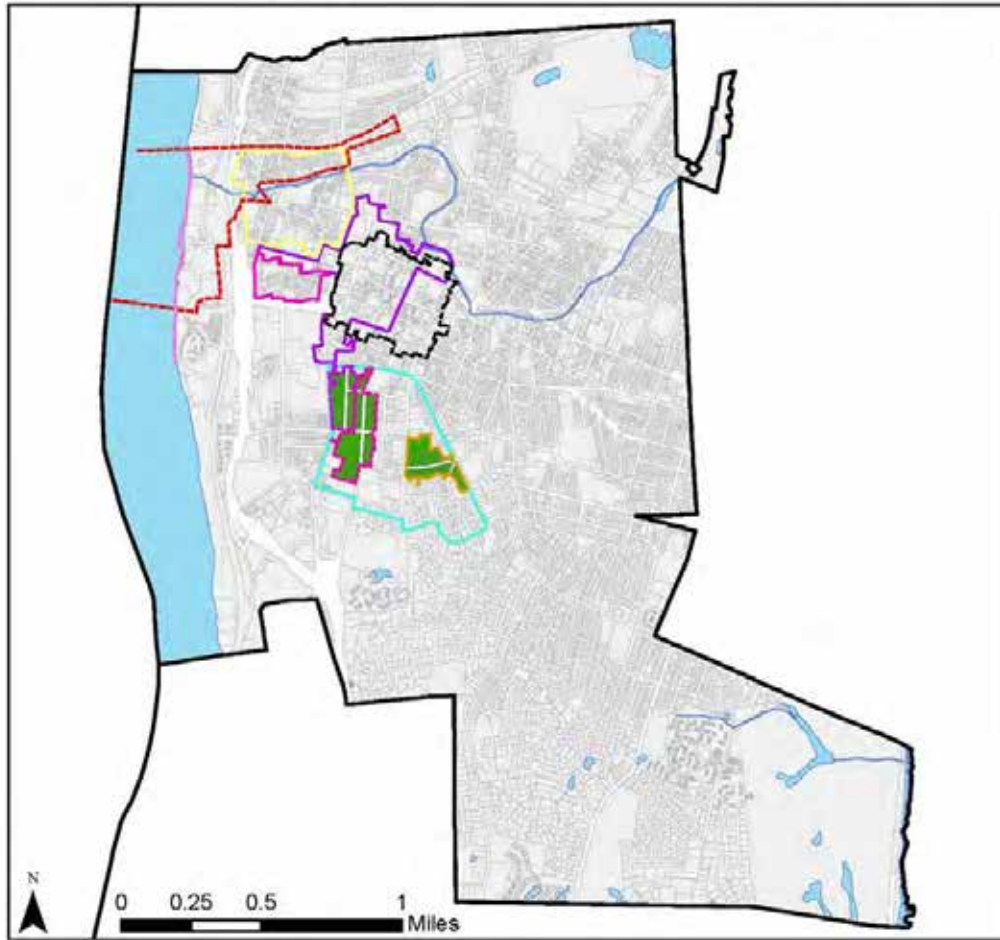
Parcels within Poughkeepsie Innovation District



Trails	Districts	Protected Historical Districts
Poughkeepsie Waterfront Trail	Little Italy Historic District	Academy Street Historic District
Walkway Loop Trail	Southside Historic District	Dwight Street-Hooker Avenue Historic District
	Union Street Historic District	Garfield Place Historic District
	Downtown	
	Poughkeepsie Innovation District	

Poughkeepsie Scenic Resources Inventory 2018

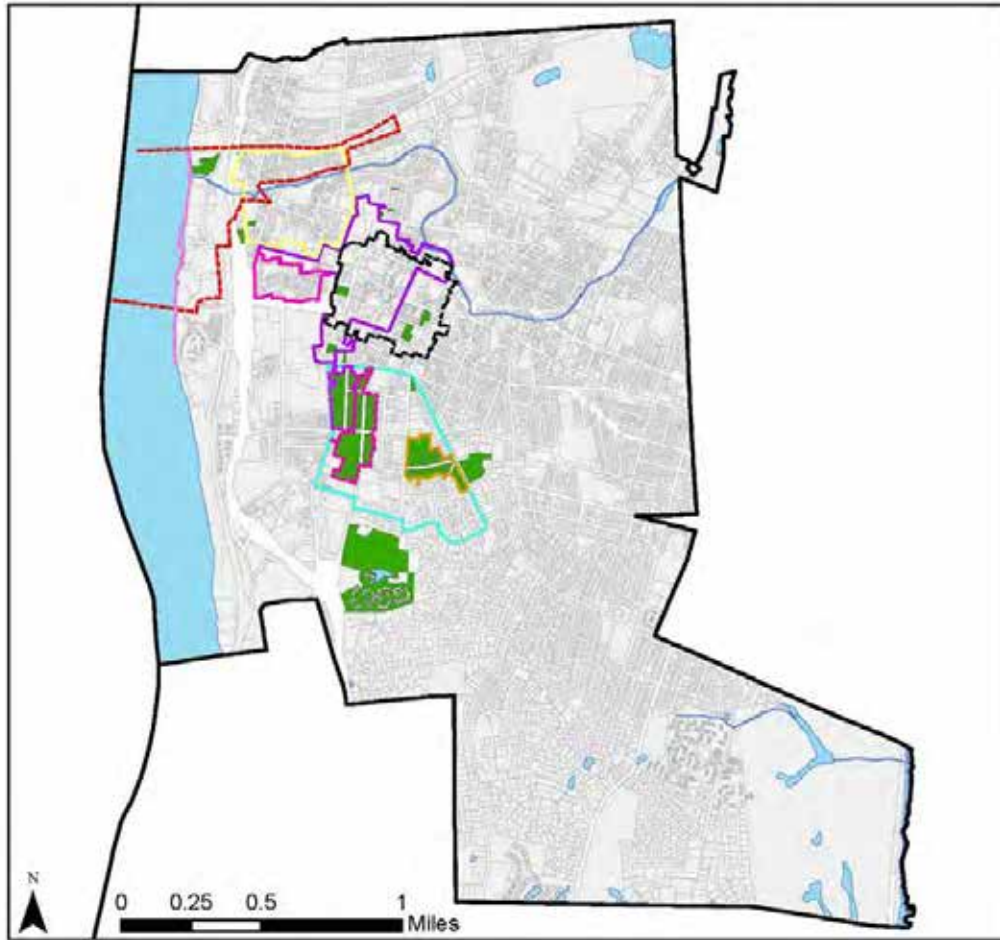
Parcels within Protected Historic Districts



Trails	Districts	Protected Historical Districts
Poughkeepsie Waterfront Trail	Little Italy Historic District	Academy Street Historic District
Walkway Loop Trail	Southside Historic District	Dwight Street-Hooker Avenue Historic District
	Union Street Historic District	Garfield Place Historic District
	Downtown	
	Poughkeepsie Innovation District	

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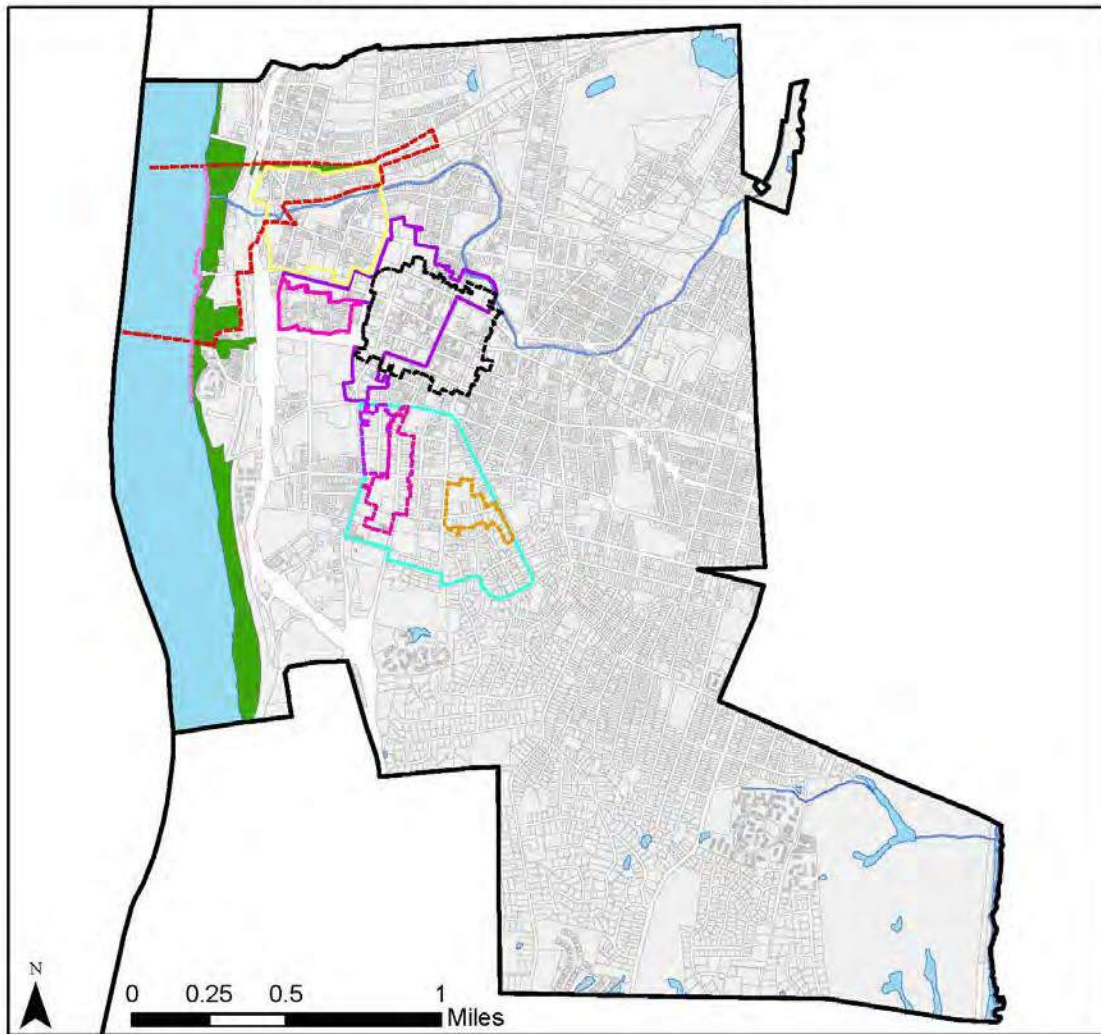
Protected Historic Parcels



- | | | |
|-------------------------------|----------------------------------|---|
| Trails | Districts | Protected Historical Districts |
| Poughkeepsie Waterfront Trail | Little Italy Historic District | Academy Street Historic District |
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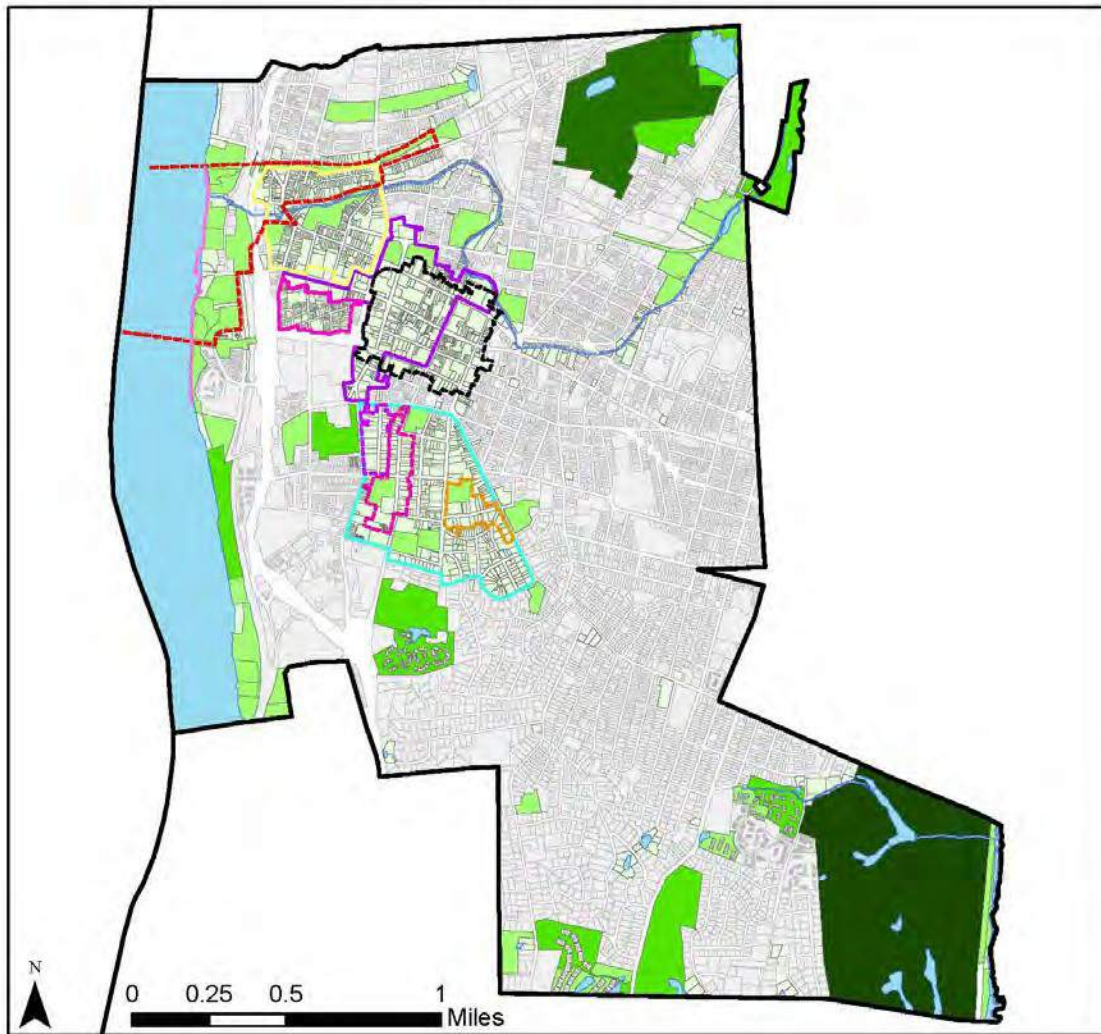
Parcels with River Frontage



- | | | |
|-------------------------------|----------------------------------|---|
| Trails | Districts | Protected Historical Districts |
| Poughkeepsie Waterfront Trail | Little Italy Historic District | Academy Street Historic District |
| Walkway Loop Trail | Southside Historic District | Dwight Street-Hooker Avenue Historic District |
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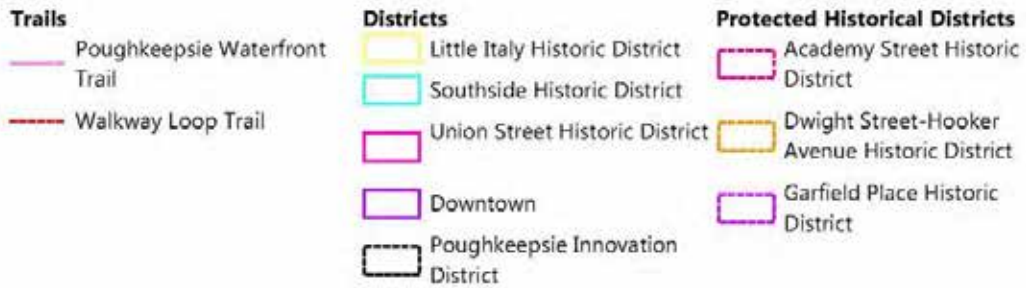
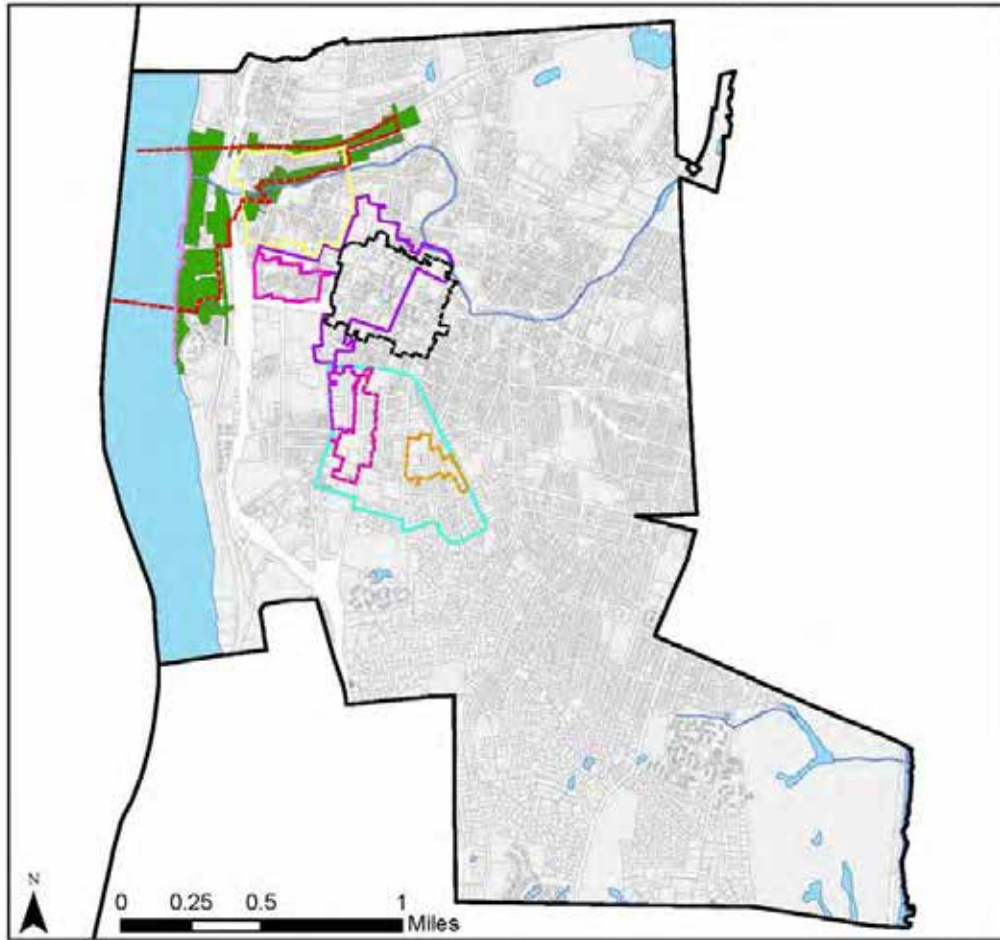
Poughkeepsie Scenic Resources Inventory 2018

Parcel Size



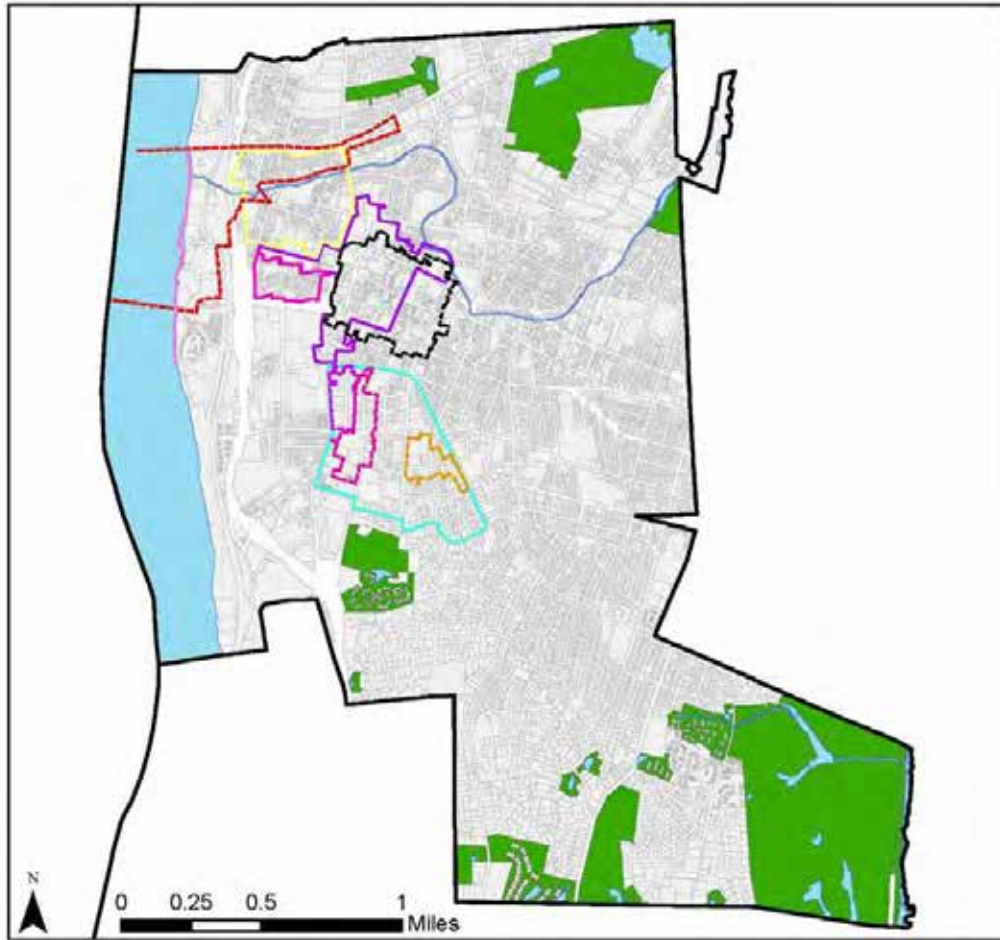
Poughkeepsie Scenic Resources Inventory 2018

Parcels with Trail Frontage



Poughkeepsie Scenic Resources Inventory 2018

Parcels with Wetlands



- | | | |
|-------------------------------|----------------------------------|---|
| Trails | Districts | Protected Historical Districts |
| Poughkeepsie Waterfront Trail | Little Italy Historic District | Academy Street Historic District |
| Walkway Loop Trail | Southside Historic District | Dwight Street-Hooker Avenue Historic District |
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Poughkeepsie Scenic Resources Inventory 2018