

## Dazzling plan is unveiled for Newburgh's waterfront

By John Doherty  
February 7 2007

Newburgh — A five-story hotel. Two eight-story flatiron-style buildings, with their signature triangle look. The rebirth of Clinton Square, a neighborhood completely wiped out during urban renewal in the 1970s.

The plans to redevelop 30 acres along Newburgh's waterfront unveiled last night are dizzying in their scope. They go beyond the physical boundaries set aside for Leyland Alliance, the Tuxedo-based developer expected to spend \$100 million or more here in the next five to eight years. Plans include ideas for land not even part of the designated 30 acres.

Andres Duany, the planner who got rock-star billing in leading last week's public discussions of the project, was blunt. This project was a chance to reverse decades of planning mistakes — and tragedy — for Newburgh, he said.

"Your community has been very roughly treated," he told about 400 residents at Newburgh Free Academy. "This is a chance to make this city the front door to the region."

The price tag, the chances Leyland can

secure all the permits for the project and whether City Hall and residents will go for it — all that is for other nights.

Duany estimated that optimistically the next two years at least will be "wasted" obtaining permits.

Last night, he led residents through his thinking for the proposal that flashed on a big screen in a series of artist renderings and street plan drawings.

Among the highlights:

Rebuilding Clinton Square, a neighborhood plowed under decades ago. It would feature the newly christened bust of Martin Luther King Jr. in a plaza surrounded by new, red-brick warehouse-style buildings with huge windows. It would be connected to Broadway by a restored Colden Street, meandering diagonally south to north up the steep hillside.

An improved Vaux Park, the odd, empty piece of grassland sitting where Broadway ends. The view is terrific, noted Duany. But his plan calls for two flatiron buildings, their classic "needle-nosed" corners facing Broadway, and their widening opposite ends blocking the view of the Key Bank building when viewed from the river. They would flank an improved park.



*A rendering of one of two parks that would occupy the empty land between Broadway and the Hudson River.*

The Consolidated Iron property, the only chunk of the "waterfront project" which actually borders the Hudson, would become a city within a city. A five-story building could house a river-view hotel. Soccer fields open up behind it, and existing Washington Street would now end in a new plaza, flanked by both town houses and two office buildings.

"There isn't just one show here," Duany said of the plan. "There's a lot going on."

Hard copies of the proposal will soon be available through City Hall, and comments about the plan can be posted at [www.newburghwaterfront.com](http://www.newburghwaterfront.com).