

Waterfront  
Access



Safety &  
Accessibility



Facades &  
Alleys



Retail  
Activation



Housing  
Options



Comments



## Develop a Retreat on Water St.



**Project Location:**  
11 North Water St.

**Project Type:**  
Redevelopment and/or  
Renovation of Existing  
Building

**Project Sponsor:**  
Helen Marden

**Property Ownership:**  
Plane Image Hudson  
River Gardens LLC

**Funding Estimate:**  
\$7,490,000  
*Total Project Cost*  
\$1,000,000  
*Total NYF Funds Requested*  
87%  
*Sponsor Match %*

### Project Overview:

This project plans for the transformation of a former floodplain site into a riverfront retreat that celebrates ecology, community, and cultural memory. Following demolition and environmental restoration, the  $\frac{3}{4}$ -acre site is being reshaped into a garden landscape and flood-resilient gathering place. At the heart of the project lies a public garden designed in memory of celebrated artist Brice Marden (1938–2023), offering shaded seating nooks, native plantings, and pollinator-friendly blooms throughout the seasons. Complementing the natural landscape is a newly constructed 2,075-square-foot restaurant and bar. With its outdoor seating and year-round programming, the pavilion will support local jobs and offer a unique venue for riverside dining, cultural events, and community connection.

# Develop a Retreat on Water Street



11 North Water Street

## Existing Site Conditions

The project site is a long-vacant riverfront property, formerly occupied by the Dionysus Restaurant, which was demolished due to its location within the floodplain. A new, elevated and flood-resilient facility is now under construction, designed to withstand future flood risks.

## Capacity & Partners

The project is led by a team of experienced architects, landscape designers, and other skilled experts with experience on comparable and notable projects such as The High Line in New York City.

## Alignment with Vision & Goals

The proposed project advances the Village’s goals by **expanding public access to the Hudson River** through the creation of a welcoming waterfront retreat. It supports **retail activation** through the new restaurant, bar, outdoor seating and year-round programming.

## Readiness & Timeframe

This project will be shovel-ready, pending funding, as permitting, demolition, building, and landscape construction are already underway.



Redevelopment /  
Renovation



Extra Large



\$1,000,000



Above: Rendering of proposed project



Above: Aerial of site condition