

Glens Falls

Downtown Revitalization Initiative

Preliminary DRI Project Ideas

Goal 1: Continue efforts to make Glens Falls a vibrant, mixed-use and walkable small city			
#	Project Name	Brief Description	Source
1	Parking and Park at former OTB Building	Acquisition and development of the OTB Building at 51-57 South Street and creation of public surface parking and small urban park	DRI Application
2	Mixed use development of 45 South Street and 36 Elm Street		DRI Application
3	South-Elm Street Corridor Redevelopment	Acquisition of 76 South Street and 17 School Street. Development of hotel or movie theater.	DRI Application
4	Downtown Retail Feasibility Study	Study to explore feasibility of hardware, electronics, bookstore within buildings along South and Glen Streets	Warren County EDC
5	Art District Improvements	Wayfinding signage, banners, and logo inset into sidewalk along art trail	Warren County EDC; Downtown Vision and Development Strategy
6	Façade Improvement Program	50-50 match to private businesses for façade improvements	Warren County EDC
7	Accessibility Improvements	Improve accessibility of sidewalks, parking areas, and building entrances	Warren County EDC
8	Downtown Streetscape Improvements	Install trees, plantings, benches, bike racks, digital kiosks	Warren County EDC; DRI Application
9	Complete Streets Program	Implement a complete streets program that connects downtown with specific venues through new parking and improved streetscape. Create a pedestrian and biking environment along Broad Street and Hudson Avenue with sidewalks and alleyways that are comfortable, safe and well-lit, offering increased accessibility for people with disabilities and helping all residents to be healthier.	DRI Application; Downtown Vision and Development Strategy
10	Study redevelopment of Centennial Circle into mixed use, accommodations, commercial, and retail		Downtown Vision and Development Strategy

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Goal 2: Create connections between regional and local resources			
#	Project Name	Brief Description	Source
11	Year-round farmers market at 25-33 South Street	Construction of a building to serve as a year-round location for the farmers market	DRI Application
12	Hudson Headwaters Health Network women's health center		DRI Application
13	Glens Falls Hospital Expansion		Warren County EDC
14	Identify options for ground floor space in any new parking structure		Downtown Vision and Development Strategy
15	Study development of new hotel accommodations		Downtown Vision and Development Strategy
16	Study potential traffic reconfigurations for Glen and Bay Streets		Downtown Vision and Development Strategy
17	Bike racks and sharrows on Glen and Warren Streets		Downtown Vision and Development Strategy
18	Medical Office Building, 91-95 Broad Street	Acquisition and redevelopment of medical offices	DRI Application

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Goal 3: Generate opportunities for next generation workforce			
#	Project Name	Brief Description	Source
19	SUNY Adirondack Culinary School	Acquisition and development of the Anchor Building, 46-56 South Street, into a culinary school with mixed use commercial, retail, and residential.	DRI Application
20	Glens Falls Downtown Marketing Campaign	Marketing campaign to recruit businesses to downtown Glens Falls	Warren County EDC
21	Fellowship Program		DRI Application
22	Identify retail niches and establish a recruitment strategy		Downtown Vision and Development Strategy
23	New Business/Business Expansion Loan Program	Low interest loan program to attract new businesses and promote business expansion	Warren County EDC
24	Renovation of Former TD Bank Building	Acquisition and redevelopment of 237 Glen Street	DRI Application
25	Redevelopment of the Former US Post Office Building	67-73 Warren Street	DRI Application
26	Redevelopment of former Armory building	139, 147 Warren Street	DRI Application

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Goal 4: Provide infrastructure that supports existing and new residents and businesses			
#	Project Name	Brief Description	Source
27	Gigabit Broadband Network	Implement high speed broadband throughout downtown area. Potential to leverage Connect NY funding.	Downtown Vision and Development Strategy
28	Infrastructure Improvements	Water, sewer, sidewalk curbing, and lighting	Downtown Vision and Development Strategy
29	Glens Falls Microgrid	Leverage NY Prize funding to implement a microgrid to connect downtown heavy utility users (e.g., Glens Falls Hospital, the Civic Center, the wastewater treatment plan and Strichman Towers Affordable Senior Housing).	Downtown Vision and Development Strategy
30	Solar Farm	Leverage NYSERDA support to construct a solar farm to reduce utility costs for downtown users.	Downtown Vision and Development Strategy
31	Improve connectivity through expansion of fiber optics network		Downtown Vision and Development Strategy

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Goal 5: Promote Glens Falls as a regional destination for arts and culture			
#	Project Name	Brief Description	Source
32	Park Theater Redevelopment	Renovation of former Park Theater into an entertainment venue	DRI Application
33	Glens Falls Film Festival		Warren County EDC
34	Public Art Trail	Assist development of a linear park along Glen Street that includes a multi-use pathway and defined gathering areas focused on public art and interpretive panels.	DRI Application
35	Establish a taskforce to implement arts and entertainment related programming and marketing for downtown		Downtown Vision and Development Strategy
36	Study options for revitalization of the Civic Center	Options could include sale or lease of the facility to create a regional convention/meeting/entertainment facility	Downtown Vision and Development Strategy
37	STEAM Museum	Creation of a Science, Technology, Engineering, Arts, and Mathematics interactive museum at 64 Glen Street	DRI Application

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Goal 6: Provide high quality housing at varying levels of affordability and type			
#	Project Name	Brief Description	Source
38	Prioritize residential infill and rehab projects		Downtown Vision and Development Strategy
39	Downtown Glens Falls Project	Support the development of underutilized properties located in a target HUD low-income neighborhood area of downtown. Potential partnership with SUNY Adirondack and Mazzone Hospitality.	Upstate Revitalization Initiative
40	Redevelopment of 274 Glen Street		DRI Application
41	Commercial Retail or Mixed Use Residential at 109, 115-117 Warren Street		DRI Application
42	Redevelopment of Native Textile manufacturing facility	211 Warren Street	DRI Application
43	Zoning revisions to promote new development	Revise the zoning code to promote redevelopment in accordance with the Downtown Vision and Development Strategy	Downtown Vision and Development Strategy