DISCOVER

Plattsburgh

DISCOVER OUR DOWNTOWN
CITY OF PLATTSBURGH, NY

Plattsburgh boast a 3.3 mile stretch of waterfront that runs its entire length, and with the Downtown Revitalization Initiative we hope to further develop a heart of the city from which the next stage of downtown development can begin.

The concept of "Greater Plattsburgh" is critical, and together this combination of Town and City becomes the uptown and downtown portions of our community: a destination in which to live, work and play.

BOUNDARIES OF THE DOWNTOWN NEIGHBORHOOD

- Plattsburgh residents defined downtown as the one-sixth square mile including Waterfront access to Lake Champlain and Saranac River
- Nationally registered historic district
- Visitors and residents have easy access to art, entertainment, history, shopping, local food and dining, public services and housing
- The 3 identities of Plattsburgh: Daytime workers and shoppers; Evening entertainment, family activities; Nightlife and its revelers

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SIZE OF DOWNOWN PLATTSBURGH

- Thousands are drawn to an increasing amount of events held during the year
- Downtown is in walking distance for over 7000 residents
- Nearby SUNY campus is host to nearly 6,000 both local and international per year
- Number of employed has grown from 39,418 to 41,796
- Labor income increased 0.9% to $1.866 billion
- Annual growth rate of economic output 3.76%, above the U.S. average

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PAST INVESTMENTS & FUTURE INVESTMENT POTENTIAL

- Grant-funded North Country Co-Op renovations, supporting local agri-tourism
- Development and renovation of Saranac River Trail; Saranac Street Bridge conversion to STEAM Learning Lab through grant funds
- Development of Arts Corridor through the revitalization of Strand Center for the Arts via multiple grants and community donations
- Funded study into Durkee Street as potential space for City Center; lot can accommodate a 5 story structure, including retail space and mixed income housing
- Development and collaboration in "smart" infrastructure to allow free public Wi-Fi

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OUR JOB GROWTH

- Approx. 9,500 workers are employed within City boundaries
- Unemployment nearly cut in half for the Plattsburgh Micropolitan Statistical Area continuing a 5 year trend of decreasing; this year to 5.4%
- 341 bed community hospital employing over 2,500 is within short distance of City Center
- Regional studies show growth in manufacturing sector; largest cluster of manufacturers located in Clinton County

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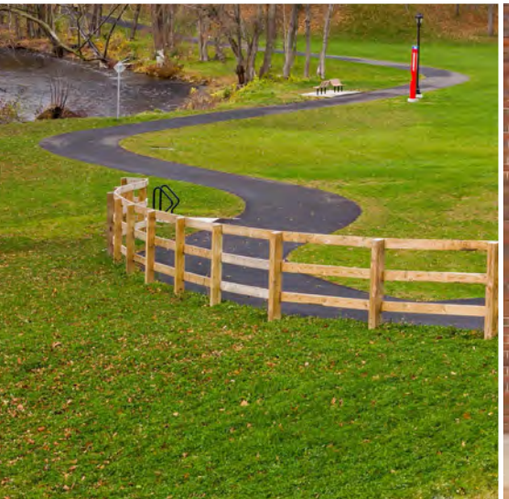

ATTRACTIVENESS OF THE DOWNTOWN

- Mixed use spaces; mixed income housing
- Downtown storefronts, facades and residences restored and updated
- Saranac River Trail to connect with downtown by end of 2016
- City Center connected to Arts corridor and Margaret Street restaurants
- Increased availability of local, healthy foods in City Center; open year-round to all income levels
- Waterfront land ready for development
- 3 parks in immediate area of project; 18 parks located throughout city
- Newly redesigned bike paths connecting new Plattsburgh to its historic roots

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ENHANCING THE QUALITY OF LIFE

- Expanded outdoor retail and dining
- ADA accessible sidewalks
- Food and arts gathering in Trinity Park approved to run in summer months
- Extensive upgrades to wastewater treatment plant; focusing on odors, noise and aesthetics
- Public transport improvements with a fleet of 16 local buses
- Accessible, affordable air travel through Plattsburgh International Airport
- Active partnership with Lake Champlain Basin Program working on water quality, human health and aquatic ecosystems
- Collaboration with the Town of Plattsburgh

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OUR LOCAL SUPPORT

- Plattsburgh has been involved with extensive studies and planning processes, focused on varying aspects of the city's waterfront
- Strong history of successful public-private partnerships
- City Center concept attracting major local and national businesses
- Active participation and support from the community

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- Greater Plattsburgh's downtown: the retail hub of the northeastern side of Regional Economic Development Council
- Revitalization a key selling point for recruiting new business and residents
- Plattsburgh ranked as #2 micropolitan city for economic development
- Easy access point between Canada, northeast, New York City
- A university and community college within a few miles of downtown
- The main rail line for Canadian Pacific
- Named as one of the top 10 towns in New York for millennials to reside
- Access to high quality specialized education, including The Champlain Valley Educational Services (BOCES) and Institute of Advanced Manufacturing at Clinton Community College

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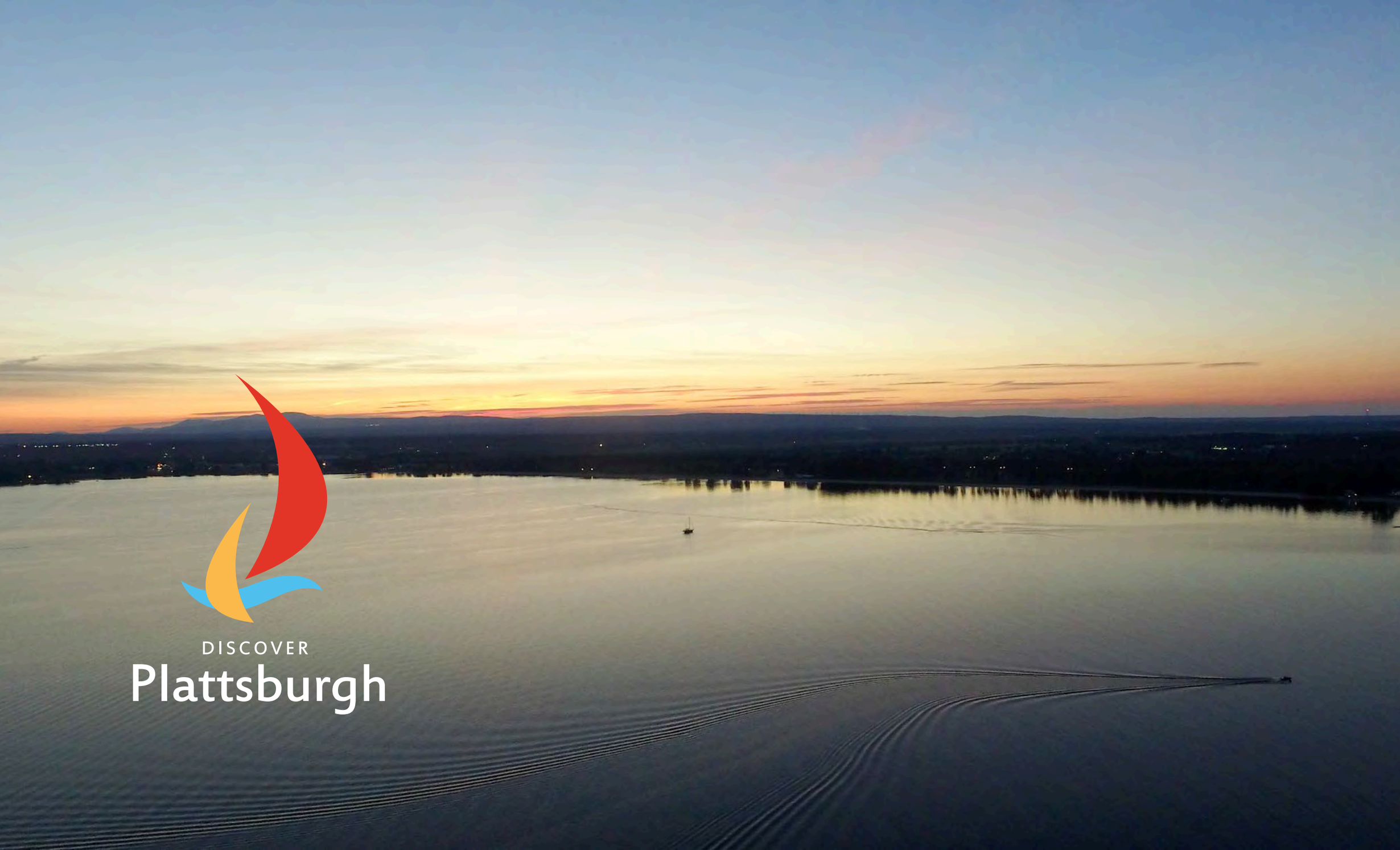
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2016 DRI Application
City of Plattsburgh Downtown Area Outline

DURKEE STREET REIMAGINED

DOWNTOWN REVITALIZATION

aja architecture planning

THE Chazen COMPANIES®
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ECONOMIC DEVELOPMENT

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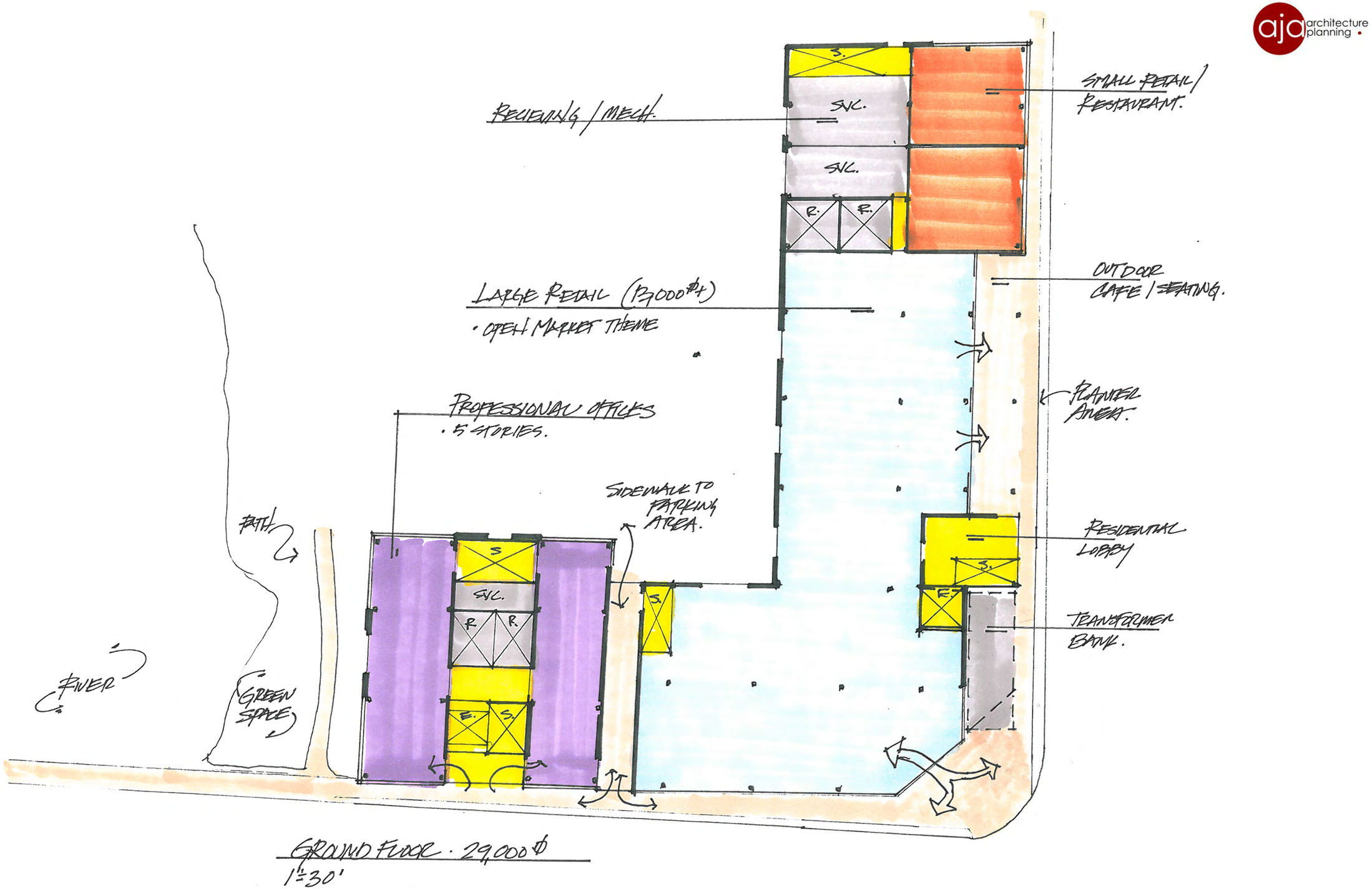
NEW YORK

SITE DESIGN

DURKEE STREET REIMAGINED

BLDG DESIGN: MIXED-USE GROUND FLOOR PLAN

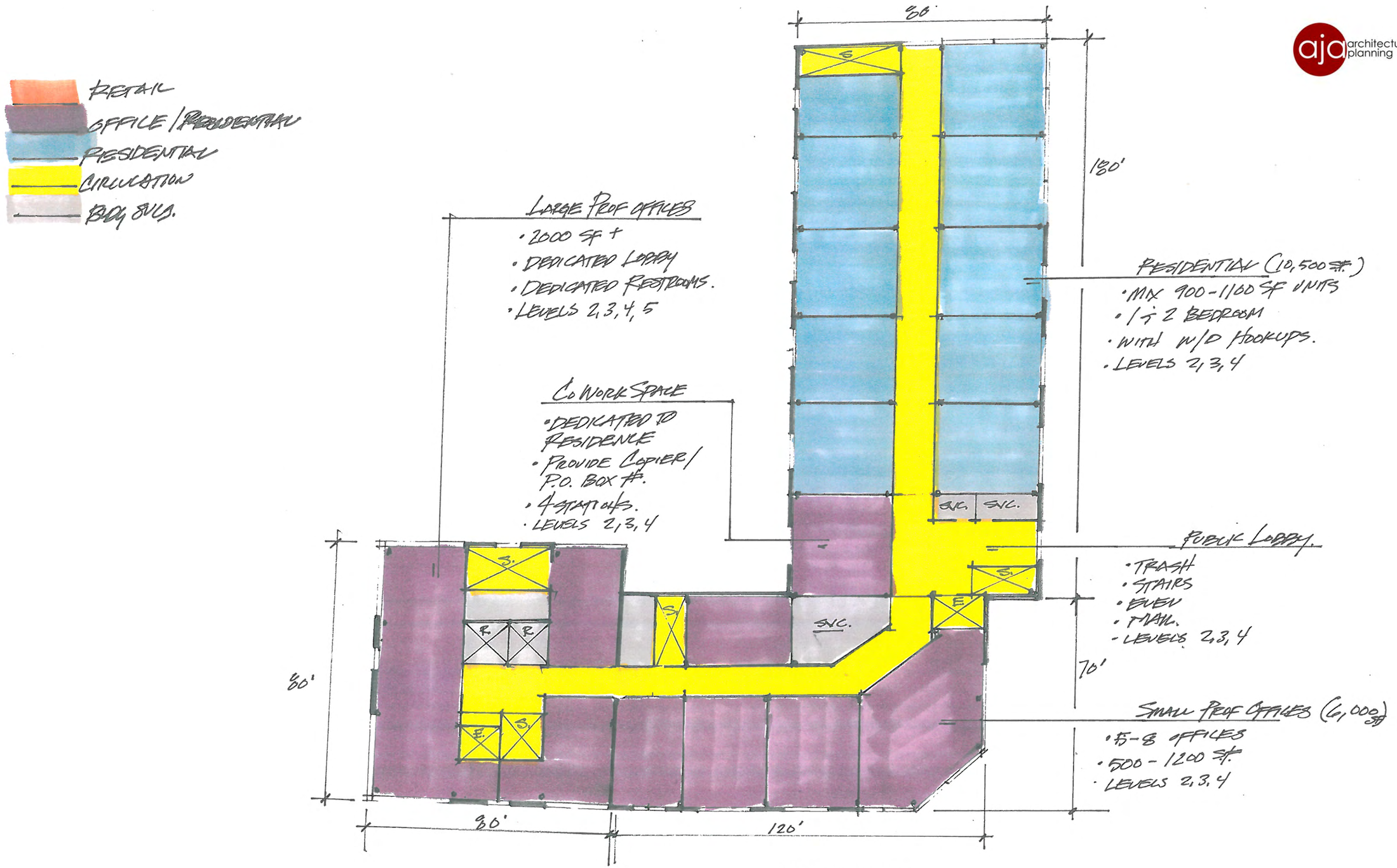
DURKEE STREET REIMAGINED



GROUND FLOOR · 29,000 ϕ
1"=30'

BLDG DESIGN: MIXED-USE UPPER FLOOR PLAN

DURKEE STREET REIMAGINED



UPPER LEVELS

- 2,3,4 → 29,200 SF
- 5 → 6,400 SF

BLDG DESIGN: MIXED-USE ELEVATION

DURKEE STREET REIMAGINED

Shop, Stroll, Explore

DESTINATION DOWNTOWN Plattsburgh

SUNDAY, MAY 22

BUSINESSES WILL BE OPENING THEIR DOORS FROM 11-4 AND WILL BE OFFERING SPECIAL DEALS AT EACH LOCATION!

A Beautiful Mess | *Adirondack Coast Oil and Vinegars* | **Cache Elegant** | *Champlain Wine Company* | **Cornerstone Bookstore** | *Dresscode* | **Grizzle's Gift and Swap** | *Kinetic Running* | **Loremans' Embroidery, Engraving & Screen-printing** | *Maui North Ski, Bike & Board* | **Mid Century Mad Vintage Variety** *North Country Coop* | **Olive Ridley's** | *Peabody's* **Plattsburgh YMCA** | *Presbyterian Church* | **Rescued Treasures** | *Strand Theater* | **The Music Shop** | *Warren Tire* | **In Health Family Medicine** | *Tobacco-Free CFE and Reality Check* | **Vignette & Vogue, Stylist/Artist**

Plattsburgh Downtown Association
Destination Downtown

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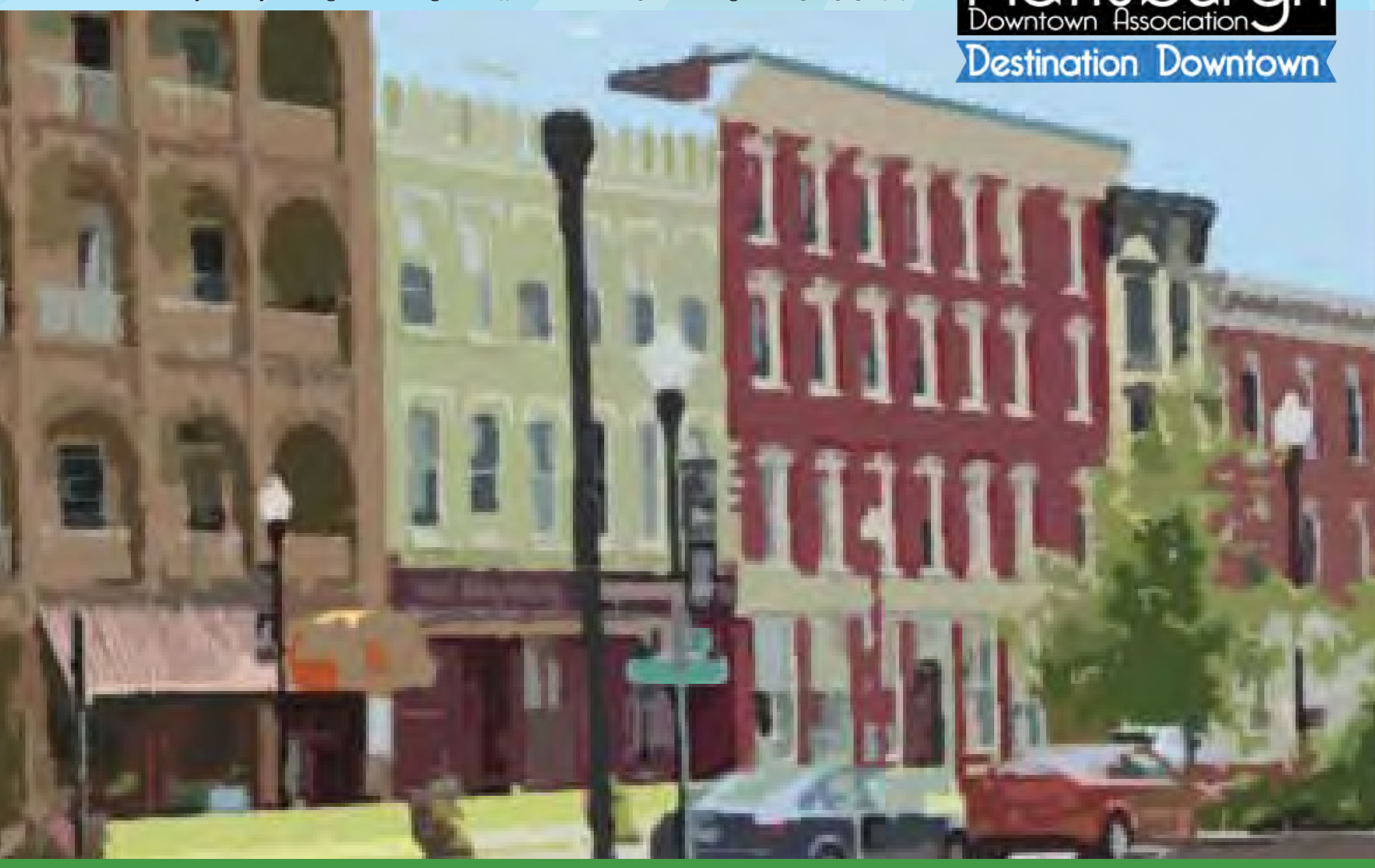

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