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Strong Towns Plattsburgh Counters Plattsburgh City Council's Representation of Group

Strong Towns Plattsburgh wishes to correct the record put forth at last week's City of Plattsburgh Common Council meeting held on October 18th, 2018. During a discussion of the future Parking Advisory Board, it was stated at city council that there weren't that many businesses that spoke out against the proposed mixed-use development on Durkee Street or the associated parking plan. Strong Towns Plattsburgh was mentioned, but what wasn't mentioned is that many downtown businesses have banded together with our group to oppose the project and sign our petition.

To date, 41 local businesses listed below have signed our petition against this project and we believe many more will follow. The petition language is attached.

Hobies	Himalaya	Dress Code
T Nails	Pizza Bono	Sammich Shop
Premium Vapes	Diamond Vapors	Green Room
Yama Sushi	Sip	Fleet Feet
Plattsburgh Shoe Hospital	Plattsburgh Hearing	All4U Salon
Adirondack Dance Company	DAWCO Maintenance and Repair	Once Upon a Book
This and That	Plattsburgh Vape Company	North Country Food Co-op
Villari's	All Floors	Plattsburgh Art Detectives
Grow Buddies	Wayward Sound Studio	20 Below
Cornerstone Bookstore	Runs with Scissors	20-22 Brinkerhoff
Xpress Mart	Halcyon Massage	Booth Insurance
Warren Tire	Joli Nail Salon	Living Well Chiropractic
Anie's	J.P.'s Doghouse	Retro Live
Almost Anything	Bridge Street Yoga	

For more information email strongtownsplattsburgh@gmail.com, visit www.strongtownsplattsburgh.com and www.facebook.com/strongtownsplattsburgh

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Strong Towns Plattsburgh - Stop Durkee Street Development Petition

The fate of our downtown is in jeopardy. The city and state are proceeding with plans to turn the Durkee Street parking lot into a mixed-use development even though there has been little to no evidence of public support for the project all along.

The mixed-use development on Durkee Street has received the largest share of the city's ten-million-dollar Downtown Revitalization Initiative (DRI) grant—\$4.3M—even though the public has expressed serious concerns about the project and has repeatedly called for the DRI to be invested wisely in many smaller bets spread throughout downtown, including our existing buildings which are underutilized and in dire need of rehabilitation. Click [here](#) to see a comparison of public votes to funding decisions.

The plan to replace parking at the Durkee Street lot with a privately owned mixed-use development poses a serious threat to small businesses that rely on the city's largest parking lot for convenient access to their stores. As it stands, the lot's 320 spaces will only be replaced with 91 new spaces created on Durkee Street and Bridge Street. Although additional parking spaces will be created on Court Street and Margaret Street, there has not been a careful study of the impact this parking overhaul will have on businesses and residences that rely on parking in the immediate Durkee Street area.

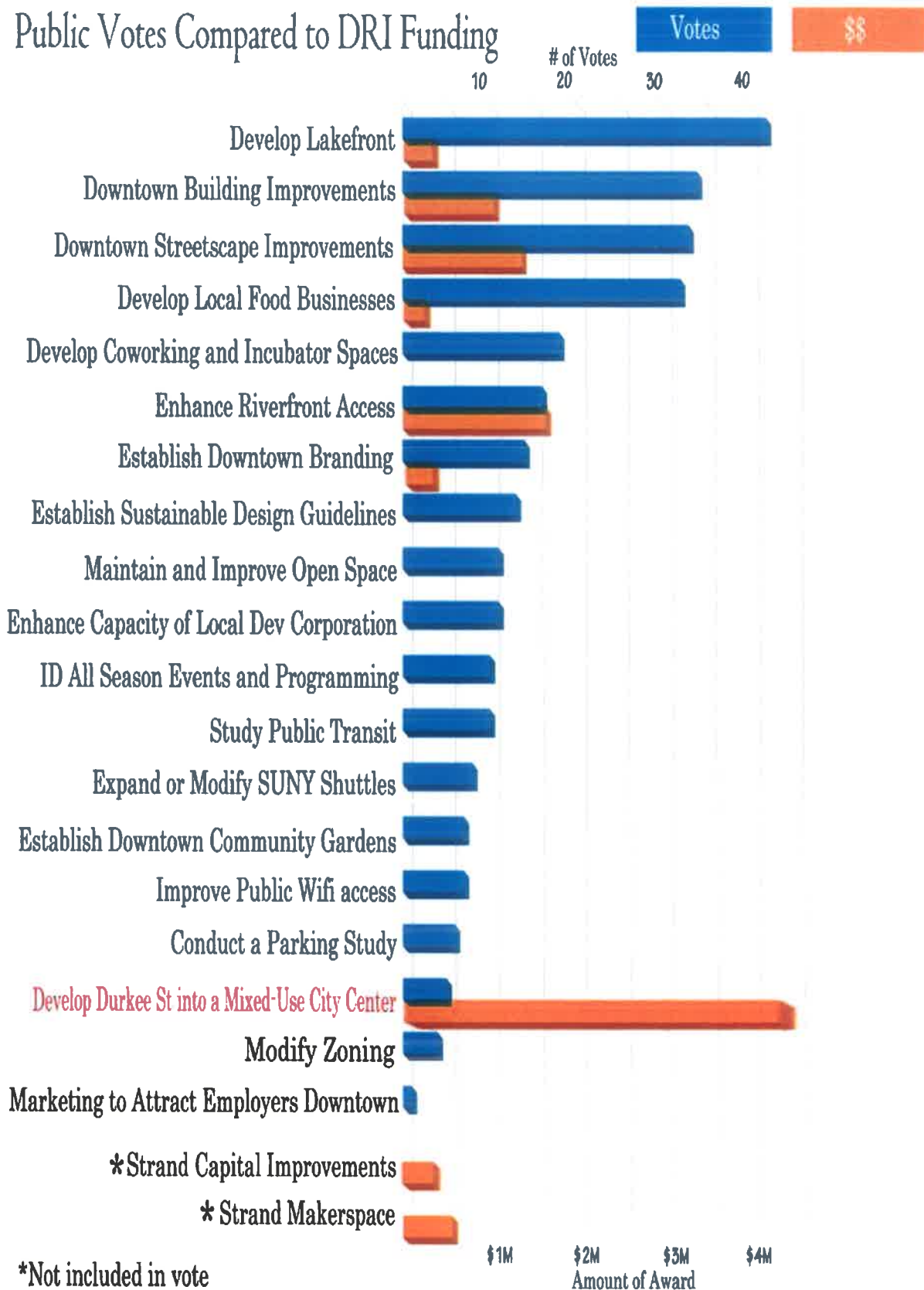
Furthermore, large-scale developments like what is proposed on Durkee Street have a history of failure and of not living up to their promises. We need only look to Dock Street in our city where a \$14M hotel and conference center only resulted in a \$1.3M parking lot to nowhere. The public has understood this all along and has opted to diversify the DRI investment into many smaller bets that directly benefit the community rather than benefiting a large developer recruited from outside of our region.

Public support for any development is crucial. Members of the public live in our community, have a vested interest in how the city grows, and have a deep understanding of what works and does not in our city because they experience it every day. By contrast, consultants and developers from outside our region do not possess this local knowledge and don't have to live with the consequences of their actions if their plans fall through or go awry.

Public support is also essential because development grants such as the Downtown Revitalization Initiative (DRI) are public tax dollars being put to work to develop public land for the benefit of the public—shouldn't we, the public, control how we use our money in our city?

By signing the following, we petition the city and the state to stop the Durkee Street mixed-use development and to reallocate \$4.3M in DRI funding into projects the public actually wants, to be determined by a properly participatory planning process.

Public Votes Compared to DRI Funding



*Not included in vote

PRIME PLATTSBURGH LLC IS PROPOSING A MASSIVE 5-STORY BUILDING WITH 114 APARTMENTS + 10,000 SQ FT. OF COMMERCIAL SPACE ON THE DURKEE STREET PARKING LOT, WHICH WILL OVERSHADOW OUR HISTORIC DOWNTOWN. LOCAL RESIDENTS + BUSINESSES WILL LOSE UP TO 150 FREE PARKING SPACES!!

WOULD YOU PREFER A SMALLER SCALE REDEVELOPMENT OF THE DURKEE STREET PARKING LOT SUCH AS A 45 UNIT APARTMENT COMPLEX, 150 PUBLIC PARKING SPACES AND AT LEAST ½ ACRE OF PUBLIC GREEN SPACE? IF YOUR ANSWER IS YES, THEN PLEASE SIGN & SHARE.

Say **No** to PRIME's current plan to Develop 22 DURKEE STREET

- ...**NO to LOSS OF OUR HISTORIC DOWNTOWN...**
- ...**NO to PRIME PLATTSBURGH LLC taking 95% OWNERSHIP OF 3+ ACRES OF DURKEE STREET PARKING LOT...**
- ...**NO to CITY giving \$4.3 of \$10 million DRI (Downtown Revitalization Initiative) Grant monies to PRIME LLC**
- ...**NO to 114 Apts. + 10,000 SQ. FT of Commercial Space...**
- ...**NO to 5-Story MASSIVE STRUCTURE overshadowing HISTORIC DOWNTOWN**
- ...**NO to PAID PUBLIC PARKING & LOSS of 150 Public Parking spaces**
- ...**NO to ANGLED PARKING & ONE-WAY on DURKEE STREET...**
- ...**NO to "NO" PUBLIC GREEN SPACE...**
- ...**NO to PILOT (Payment in Lieu of Taxes) tax giveaway**
- ...**NO to 20 YRS. OF PREFERRED TAX RATE TO PRIME!**

YES to REVITALIZATION of OUR HISTORIC DOWNTOWN

- **YES to DOWNSIZING PRIME'S PROJECT from 114 Apts to 45 UNITS and Multi-phasing development of site!**
- **YES to JOINT PARTNERSHIP & OWNERSHIP of DURKEE STREET PARKING LOT!**
- **YES to at least 150 FREE PUBLIC PARKING SPACES in the DURKEE STREET PARKING LOT**
- **YES to PUBLIC OPEN GREEN SPACE adjacent to the SARANAC RIVER TRAIL to promote tourism & growth.**