

Dock Street – Durkee Street - Downtown Subarea

The Dock Street – Durkee Street – Downtown Subarea includes that portion of the waterfront area from Lake Champlain at the southern bank of the mouth of the Saranac River, along the Lakeshore to Hamilton Street, and crossing the Saranac River, westward between Broad Street and Cornelia Street, to Oak Street (see Map 4D). This area includes a National Register Historic District, the Point Historic District, which is roughly bounded by Pike, Bridge, Jay and Hamilton Streets and consists of 38 structures constructed between 1815 and 1880 (See Maps 6A-D). Situated between Lake Champlain and a bend of the Saranac River to the west and east, as well as the former CP Rail yard and Plattsburgh AFB to the north and south, the Point Historic District is somewhat isolated from the Central Business District. Businesses with long-standing success in downtown, despite the challenges noted below, include the North Country Food Co-op on Bridge Street, Ashley Furniture at Durkee and Bridge Streets, Arnie’s Restaurant on Margaret Street, and nearby employment sites such as the Department of Social Services on Durkee Street, the Gateway Building at Durkee and Broad Streets, and the Clinton County Court House.

This subarea also contains the most important component of the City’s waterfront: Dock Street Landing. This area is at the foot of the Point Historic District, adjacent to the U.S. Oval Historic District, and protected by the breakwater. In an effort to redevelop its waterfront, the City purchased the approximately 14 acre former rail yard from CP Rail. This site, renamed Dock Street Landing, is poised to become a regionally significant destination on Lake Champlain and the centerpiece of the City’s waterfront. Located just across the Saranac River from areas currently being redeveloped by the City, including the Plattsburgh Hub and Clinton Street, the area currently includes a municipal parking area, 3-acre waterfront park, handicapped-accessible trail and boat launch.

The privately-owned Plattsburgh Boat Basin previously was one of the City’s only accessible boating areas. In recent years, access has been improved through the development of the new City Marina at the foot of Dock Street, Peace Point Park - the NYS DEC/City boat launch, and the new eco-docks and boat launch. Completed in Spring 2015, the Plattsburgh City Marina includes 34 dock slips and 25 moorings, with transient slips and moorings also available. It is well located on the lake, with good wind protection from a substantial breakwater which was reconstructed by the US Army Corps of Engineers in 2010. With its shoreside accommodations for seasonal and visiting boaters, the marina is centrally located – steps away from downtown Plattsburgh. The marina also provides water, electricity, pump-out service, showers, restrooms, laundry, wi-fi, and a picnic area. The facility is within walking distance of many local businesses of interest to boaters, such as restaurants, bars, shops, nature trails, parks, golf courses, museums, and nationally recognized historical sites, as well as bike, kayak, and stand-up paddleboard rentals.

There is also infrastructure present at Dock Street Landing to support mixed-use development currently being explored by the City. The incremental redevelopment of Dock Street Landing has been advanced through a series of Department of State Environmental Protection Fund grants assisting the City in the redevelopment of this important waterfront site. These include:

The City of Plattsburgh EPF Year 2000 (\$75,000)

- Enabled the City to complete a feasibility study to determine the cost associated with relocating the Canadian Pacific rail yard from prime waterfront land to another site.
- Enabled the City to undergo site investigations regarding potential contamination and archeological significance.

The City of Plattsburgh EPF Year 2001 (\$250,000)

- Advanced the engineering assessment of the site for the proposed uses, infrastructure needs and phase II remediation;
- Completed an economic and marketing feasibility study as to the size and type of hotel, restaurant, and retail shops including preparing an RFP to attract potential developers;
- Architectural services to complete a site analysis profile including alternative schematics of the proposed use;
- Pre-construction and site improvements for the Lake Champlain Shoreline Cruises site (part of Dock Street Landing)

The City of Plattsburgh EPF 2002 (\$350,000)

- Provided for the design and engineering of the site's necessary infrastructure for the entire redevelopment site, including final construction drawings for an approximately three acre public park at Dock Street Landing.

The City of Plattsburgh Quality Communities Demonstration Project 2003 (\$148,770)

- Advanced downtown revitalization efforts including preparation of a downtown marketing brochure; schematic designs for the Bridge and Dock Street Area; construction documents for the 6-point gateway area; a streetscape plan and construction documents for Clinton Street, and conceptual plans and construction documents for the walkway park.

The City of Plattsburgh EPF 2004 (\$500,000)

- Provided for the design and construction of the 350-space parking facility and infrastructure for mixed-use development.

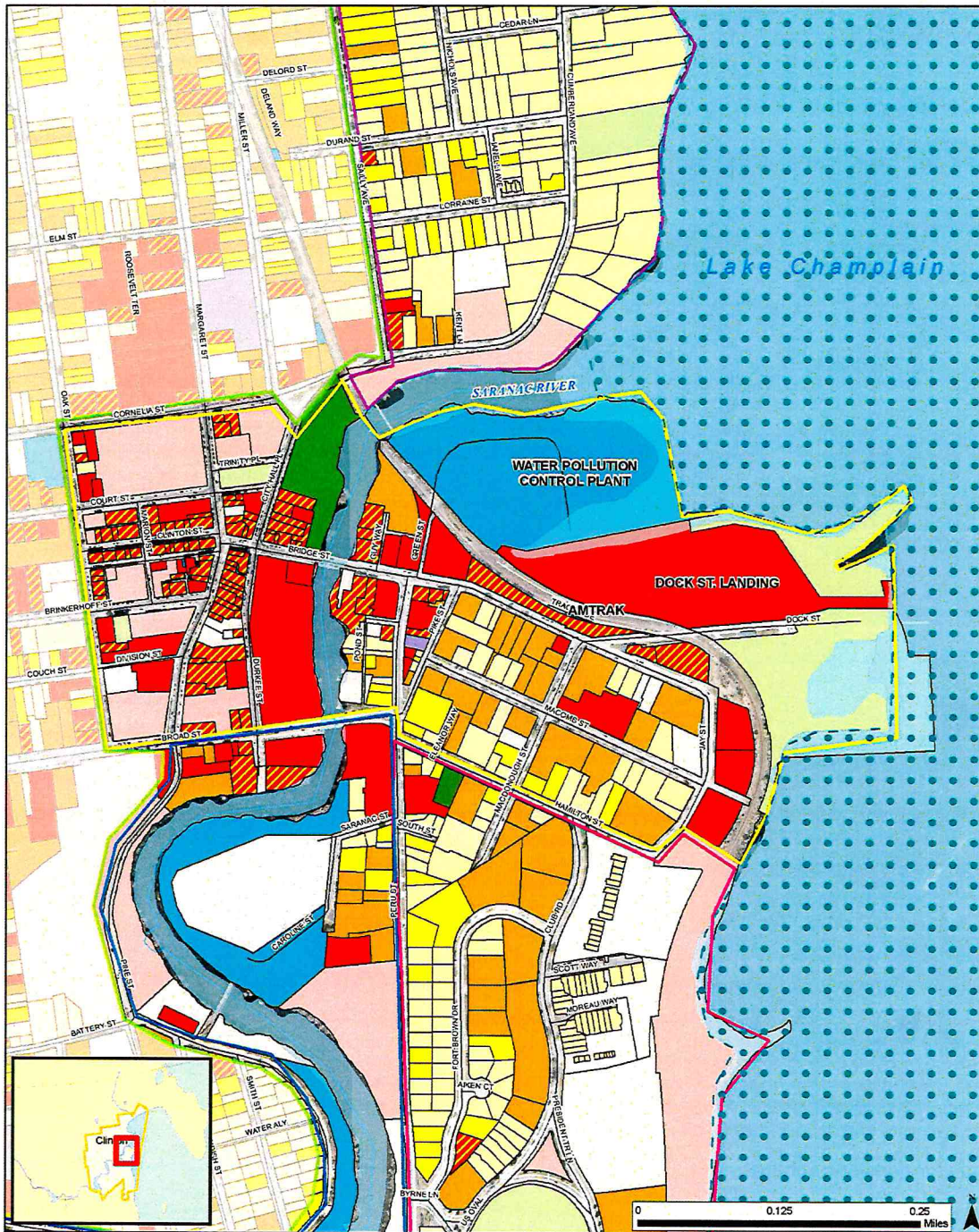
The City of Plattsburgh EPF 2005 (\$500,000)

- Allowed the City to undertake construction of a 3-acre park, including walkways, landscaping, lighting and site furnishings. Concepts were also developed for a new boathouse, dock and piers, boat storage facility, and restrooms on the City-owned parcels.

The City of Plattsburgh EPF 2007 (\$110,000)

- Provided for a feasibility study to explore mitigation options for the City's Wastewater Treatment Plant located at the mouth of the Saranac River on Lake Champlain, adjacent to the new park and proposed development site at Dock Street Landing.

In addition, the Department of Environmental Conservation has collaborated with the City to introduce a boat launch in the new waterfront park, as well as connect a waterfront trail to the Saranac River. This public/private collaboration has enabled Dock Street Landing to be the heart of the urban waterfront, if not the entirety of downtown Plattsburgh.



City of Plattsburgh
 Existing Land and Water Uses
 Dock St- Durke St- Downtown
 Map 4D
 January 2016

KEY	
	City of Plattsburgh Boundary
	Harbor Mgmt. Plan Boundary
	Mooring Law Area
	Waterfront Revitalization Area
	Parcels
	Subareas
	North End
	Cumberland Ave/Wilcox Dock
	Marina-Downtown
	Old Base
	Upper Saranac
	1 Family Residence
	2 Family Residence
	3 Family Residence
	Apartments
	Commercial
	Commercial Multi-use/Multi-purpose
	Community Services
	Industrial
	Public Services
	Recreation and Entertainment
	Wild Forested Conservation Land & Public Parks
	Vacant Land

PROJECT # 2014 - 029
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 File Location: B:\GIS\2014\4029 Plattsburgh\Map\14029 Plattsburgh_04D_Downtown.mxd

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This map was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

Opportunities:

- The City Marina's success demonstrates an opportunity for expansion and development which could include a restaurant and other amenities, such as bicycle rentals.
- Dock Street Landing offers great potential for redevelopment in this subarea and could incorporate mixed-use development to complement the waterfront park/boat launch and create a regionally significant destination on Lake Champlain and a gateway into Plattsburgh's downtown.
- The low-lying waterfront lands in this subarea provide an excellent opportunity for visual and physical access to Lake Champlain and the Saranac River.
- Explore locations for "blueway" and whitewater park developments along the Saranac River. Portions of the Saranac River Trail can also serve as a water trail, with improved canoe, kayak, tubing, and fishing access along the river.
- Underutilized parcels in this subarea offer potential redevelopment opportunities in the longer term, especially given the redevelopment activities at Dock Street Landing. The City could work closely with all subarea property owners and residents to establish a plan that will create a clear identity and use for the Point – redevelopment and enhancements in this area have the greatest long-term potential for downtown and waterfront revitalization.
- The Municipal Lighting Department storage yards could be relocated, since no power generation takes place on the property, opening the space to redevelopment.
- Proximity and concentration of the U.S. Oval Historic District, Point Historic District, and National Registered D & H Railroad complex offer significant opportunities to link interpretive areas and recreational amenities. Given the extraordinary wealth of resources concentrated in this relatively small subarea, an ideal long-term goal could be to develop innovative interpretive programs addressing early industrial, railroad, architectural, military, infra structural and cultural history.
- The Point represents a midpoint between the central business district and the Lake Champlain and Saranac River waterfront via Dock, Bridge and Green Streets. This location could be capitalized on through the development of stronger linkages between the downtown and waterfront, former railyard, and other significant features.
- The Saranac River Trail runs right through the Downtown area and connects the City north-south.
- The Plattsburgh Boat Basin represents existing development that can be improved and enhanced over time in a series of small upgrades.
- The current parking lot area on Durkee Street has the potential to serve as a gateway to the downtown and a focal area in linking the downtown to the waterfront at Dock Street. This site has undergone environmental remediation and is a prime location for a new city center with mixed-use development, parking, and river access. The connection to Dock Street is vital in bringing boaters up from the marina into the center of the city. In the public participation sessions and with the PAC there was a strong commitment to the existing Farmers' Market, and in considering its future as development is explored.

Constraints:

- The City Water Pollution Control Plant at the confluence of the Saranac River and Lake Champlain is a major impediment to public access in a key location. Efforts should be made to screen this use and to provide public access along the water to as great an extent possible.
- The area is presently somewhat cut off from the central business district and there is limited pedestrian movement along the corridor defined by Dock, Bridge, and Green Streets. The City has installed pedestrian lighting as a partial mitigation of this issue. Promoting free and easy pedestrian movement will become more important as all of the components of Dock Street Landing are implemented.
- Development of the Dock Street area may require revised auto access, as both crossings could be blocked by a single small train, creating a challenge for emergency egress.
- The Dock Street-Durkee Street-Downtown subarea includes the Point Historic District and any redevelopment, enhancement or improvement in this area will require the City to work closely with property owners and other residents to make optimal use of its existing potential.

Old Base Subarea

This section of the city, located immediately south of the Point Historic District and east of NYS Route 9 (see Map 4E), is known as the "old base" and consists mainly of residential structures at the U.S. and Nevada Ovals. The U.S. Oval is a National Register Historic District (see Map 6D) consisting of large brick buildings constructed in the mid- to late-1890s as officer's family housing, dormitories for enlisted men, a hospital, chapel, gym and theater, skating rink, tennis courts, officer's beach, airmen's beach and the officer's club, with additional housing, utility sheds and support buildings to the south separating the U.S. Oval from the Nevada Oval. The residential buildings have been renovated and sold to the private sector. There is a City-run community recreational complex, four museums, and some commercial uses. Two new breweries have opened within historic buildings. The Nevada Oval homes were razed and new residential facilities constructed for senior retirees and assisted living. The old base marina, which is maintained by the city, was "adopted" by the Adirondack Builders Association and Rotary PM who constructed a pavilion for picnic tables. Overall, the Base now has a 98% occupancy rate. The green space within the US Oval is used for soccer and special events.

Sailor's beach, at the north end of the subarea, is accessible from the pedestrian and bicycle trail. The City of Plattsburgh utilized ISTEPA funds to develop a 10' wide waterfront pedestrian and bicycle trail west of the CP Rail right-of-way along Lake Champlain. The residential and recreational areas are separated from the Lake Champlain waterfront by chain-link fencing and the Delaware & Hudson/Amtrak railroad tracks (approximately two passenger and six freight trains daily). Access to Sailor's Beach is provided by a pedestrian bridge over the railroad tracks, which is not handicapped accessible. In most areas the forested land slopes steeply downward to the water, with much of the residential areas having nice, but partially obscured views of Lake Champlain. This subarea represents numerous opportunities for the City of Plattsburgh.

Opportunities:

- All waterfront development alternatives identified in base reuse documents recommend development of recreational uses such as pedestrian trails or walkways. Connections could be provided to the Recreational Trail and the Saranac River Trail, allowing the area to serve as a hub for alternative modes of transportation and recreation.

Plattsburgh Community Vision and Implementation Strategy for Waterfront Revitalization
 Plattsburgh Community Vision and Implementation Program
 Public Workshop Feedback - October 28, 2015

Note: At the time of the workshop, the Upper Saranac subarea had not yet been identified for inclusion.

Subarea	Idea
Wilcox Dock	small boat/kayak rentals; snack shop; take advantage of the gazebo space
Wilcox Dock	put up art pieces/ murals/ landscaping
Wilcox Dock	picnic shelters, a fishing pier and a more complete boat launch site
Wilcox Dock	renovating and maintaining the lung trail (or removing it all together) and creating a grassy open area
Wilcox Dock	Public park in the area between Cumberland Avenue and Margaret Street.
Wilcox Dock	In the morning there is always a line up to get into the water and at night there is always a line up to get out of the water. Maybe another bay for access.
Wilcox Dock	maximize the dock space by moving all parking across the street.
Wilcox Dock	need sidewalks to continue past Point View Terrace to Margaret St.
Wilcox Dock	Wilcox needs to be well lit at night, a neighborhood watch program would be helpful. More street lights and cameras are a must.
Wilcox Dock	Community events such as fishing lessons and "tournaments"/ contests for the kids.
Downtown	Dedicated bike lane within corridor and coordinate plan with the two options for the SRT
Downtown	NYSEG site vs city's water edge ownership - a buffer easement
Downtown	develop regulations for the NYSEG site
Downtown	What defines downtown vs the transition area?
Downtown	Illustrate public space component - potential green space downtown; map of city with easements and green space
Downtown	Challenge: Salmon Run. Should protect this (eg. Lighting could affect salmon) - Take into account river and lake will become higher over the years
Downtown	Dredging along the north side of the city marina. DEC issue with getting it open
Downtown	Dredging issues near Dock Street - Consider dredging near boat launch on North edge (near WWTP)
Downtown	Balance of commercial, lodging, and green space for people to congregate
Downtown	Create events around natural events, eg moonrise
Downtown	Move MLD out of the area
Downtown	Water treatment plant as an attraction - close to mass transit connections, cleanest and greenest plant possible
Downtown	What to do with the large parcels: An attraction - amphitheater, recreation center, nature of the area; a restaurant as part of the marina
Downtown	Enhance connections between the Arts Corridor, Durkee, and Waterfront
Downtown	Make a portion of Margaret Street pedestrian
Downtown	Secondary streetscape improvements along Jay Street, Hamilton Street, across Broad Street Bridge back to Durkee
Downtown	Use public art to make connections
Downtown	Incorporate historical elements - would like interpretive center on Dock Street
Downtown	Event area at Durkee and center for city events - liberates traffic and connects to the Arts Corridor
Downtown	Residential development - mixed income and a demand for services
Downtown	grocery store downtown
Downtown	Pods of development at Durkee Street along the river: east of Saranac River along Pond St and Guy Way
Downtown	zoning and code restrictions for new development

Plattsburgh Community Vision and Implementation Strategy for Waterfront Revitalization
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 Public Workshop Feedback - October 28, 2015

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Subarea	Idea
Downtown	Consider the railroad track - negative; emergency access
Downtown	Downtown is very different during the day than it is at night - effects of college town
Downtown	Development west of Durkee Street is a possibility; Include site south of Broad Street for development
Downtown	Housing on the NYSEG parcel
Downtown	NYSEG site is a potential relocation site for City Recreation Center
Downtown	Rehabilitate existing pedestrian bridge at NYSEG site
Downtown	Enhance the farmer's market - year-round market (noted Hamilton NY Farmer's Market schedule)
Downtown	Dock Street - water park
Downtown	Think year-round use; 4-season destination: skating, wind boards, slide (Lake placid), indoor skate park
Downtown	Emergency services
Downtown	Train station - what to do with it?
Downtown	Need for residential development downtown
Downtown	Dock Street is dangerous from train station to water. Traffic is a problem at 4th of July, fishing tournaments. If train stops at the intersection, you are stuck with no exit.
Downtown	Relocating WWTP is not feasible - opportunities along the Saranac on the east side? Near current PMLD/WWTP?
Downtown	Lakeside container buildings should be removed or rehabilitated
Downtown	Crete biking/running/pedestrian loop - Central Business District walking loop. Connect McDonough, WWTP/Marina, Lakeside Container, NYSEG, Durkee Street Loop.
Downtown	Strand is KEY to this concept
Downtown	Why new parking footprint at Durkee lot? Why not build UP on existing parking? Don't use valuable space for parking.
Downtown	Will the population of Plattsburgh in 2050, 2080 support this commercial/mixed-use focused plan?
Downtown	This group LOVES the whitewater park idea
Downtown	Skating rink downtown on Durkee street lot - urban 4-season park, winter life in City center is grim - urban central park with sledding/skating, summer gathering, farmer's market
Downtown	Peace Point could be the location fo the Farmers market
Downtown	Need a hotel on waterfront
Downtown	development of lakefront/marina area with increased parking, hotel and ecomuseum
Downtown	More parking downtown
Downtown	face lift on some of those buildings on Bridge St
Downtown	Developing the NYSEG Site with access by foot +/-or car
Downtown	The city parking lot is a great venue for the Farmers market or any type of festival.
Downtown	At one point a hotel was going to be built down by the Naked Turtle. I believe that this still NEEDS to happen.

Plattsburgh Community Vision and Implementation Strategy for Waterfront Revitalization
 Central Plattsburgh Waterfront Revitalization Program
 Public Workshop Feedback - October 28, 2015

Note: At the time of the workshop, the Upper Saranac subarea had not yet been identified for inclusion.

Subarea	Idea
Downtown	Open the area near the marina to mixed use: residential, lodging, retail and dining
Downtown	areas for outdoors seating/cafe seating on the side walks not with barricades
Downtown	We have a beautiful river. Why can't we have at least one restaurant on the river??
Downtown	I think the building of an ampitheater and/or relocating the Crete Center here would be ideal. It is a place where we could have large events for the area - like concerts, fireworks, battle of plattsburgh, etc.
Downtown	That huge unused parcel east of the train station is just begging to be developed. You could build a new "downtown" there with lodging, dining, residences and retail.
Downtown	Durkee Site concerns: Already empty retail in the area; parking vital to existing businesses - perhaps locate a structure on Bridge Street at old gas station site
Downtown	Bike rentals - improvements of mapping/advertising/signage of the connection to bike paths out to the beach, base bike path, Saranac river trail.
Downtown	food & wine festival downtown where the local businesses are
Downtown	a concert venue, such as an ampitheater in the waterfront area
Downtown	make margaret street one side of the street parking only... Then widen the other side walk on the opposite side to encourage outdoor dining, etc
Downtown	spaces to host more festivals, more FAMILY activities - attract the kids...the parents follow!
Downtown	Increasing accessibility of public transit such as a light rail or a trolley system. I think it would also be interesting if the train system could be used to our advantage like a wine train route.
Downtown	Increasing ease of foot and bike traffic. We also should be mindful of our fellow citizens with handicap issues such as wheelchair accessibility and space, as well as benches for anyone who needs to take a break.
Downtown	Improvements to/development of Trinity Square park - new fountain
Downtown	Fewer bars downtown - more fine dining/restaurants
Downtown	Parking - accommodate residents who live above the businesses as well
Old Base	Old Base marina - access after bank rehabilitation. Potential for use as a swimming beach, if rec dept supervision (limited visibility - security issue)
Old Base	Connection to Barracks brewery
Old Base	Rehabilitate pier at old base marina
Old Base	sailor's beach - enhancement for better access
Old Base	bike/ped path connections must be strengthened - have sections now, but fragmented. Lane from North end of TG park to Dock street
Old Base	Incorporate historic district into paths
Old Base	Coordinate paths with SRT
Old Base	Transportation museum - entrance from TG path
Old Base	Friends of the Old Stone Barracks committee - planning walking tour
Old Base	Old base Marina beach - no swimming now, plan to open for swimming?
Old Base	What is the alternative to Sailor's beach bridge? Beach seems too small - do we want more access? No - maybe a ramp for pedestrian access, focus on Old Base Marina
Old Base	Asphalt skating rink at old base (Hannaford Rink) - hasn't been used (no water supply)

Identify Strengths for the Downtown Subarea
Cute downtown - it's quaint, it has potential.
Compact, walkable, free parking on Durkee St. and waterfront. Small local businesses that you can't find at a mall.
Lake champlain
DOWNTOWN, SARANAC RIVER, easy parking (we can't lose parking spaces in durkee lot), restaurants, history, architecture, arts center, Macdonough monument park and band shell, history, shopping, mixed residential/commercial space, proximity to waterfront, pedestrian bridge, train access for visitors, and the CO-OP the best place to buy local and organic goods!
Downtown Plattsburgh is really making a come back, businesses are growing. Architecture in this area is beautiful and there is so much history. Desired location to be for locals and tourists alike, young and old.
Close to city population. The Saranac river.
Again, awesome downtown waterfront potential, mixed use space, arts corridor, river, remediate site potential
The eagle monument is a nice area.
Several good existing restaurants, proximity to waterfront, boat basin, and marina.
Walking distance, beautiful
Strength for the area is the historic part of the area. There were improvements made in the past to the buildings, but they appear to be in need of a little TLC again. Close proximity to Montreal and Burlington, College kids and their families.
Downtown is horrible, there is nothing to keep people downtown except for the bars that are there,,,sad but true, bring some stores to the area, get more shoppers in there spending their money.
beautiful waterfront areas
the waterfront is by far the best aspect of this area
Ability to park within a block or less of most restaurants and stores. Increasing amount of restaurants that are trying to create a good and unique product.
City marina
I love the development of lakefront/marina area with increased parking, hotel and ecomuseum. More parking downtown as well is essential and having a face lift on some of those buildings on Bridge St will enhance our already improving downtown Margaret/Durkee St area. Developing the NYSEG Site with access by foot +/-or car. Improved appearance of waste plant.
proximity to the majority of plattsburgh's population.
The city parking lot is a great venue for the Farmers market or any type of festival. It would be nice to get more vendors involved. We have so many beautiful buildings downtown with so much history. It would be nice to advertise the history of certain buildings. At one point a hotel was going to be built down by the Naked Turtle. I believe that this still NEEDS to happen. People will pay a lot of money to stay in a hotel with a waterfront view!
Beaches
Lakefront and riverfront.
Great location for enhancing waterfront with family entertainment activities. Beautiful views of the lake.

Identify Challenges for the Downtown Subarea
Sense of identity of the community - history of military town, but it has been a generation since there was an active military presence - we need to be something else. We also need everyone working together on a single project, not 8 small groups trying to do the same thing - so community communication and centralized leadership.
Getting people to come downtown. When they come off the Northway, they see the mall straight ahead of them. A simple Free Downtown Parking sign would do wonders (with the companion return to Northway signs). The theme should be "we won't let you get lost if you explore Plattsburgh."
No anchor retail. Sewage plant occupies best spot in city. Drunks and heroin addicts. Racists. No students of color want to stay in this area after graduating from SUNY because they feel unwelcome. So our population will grow old and wither away.
getting people to enjoy all that downtown has to offer, property owners maintaining their buildings and surroundings, the stigma the downtown has to outsiders and locals - bars, rif raf, dirty, etc.
Lost of space is being misused, wasted- and I'm talking specifically about the eye soar that is the water treatment plant sitting right on the water front! Lots of crime in the down town area.
Inconsistent mix of businesses, some are not consistent with econmic growth. Just how many bars do PSU students need? Traffic flow problems and congestion. Need parking for current downtown residents
The large amount that needs to be done.
Many -- especially the water treatment plant and the large parking lot right on the water front.
It looks like crap... You guys ever heard of paint...Half the city is alley stricken. There is no bushes hiding the trash everywhere... The streets are very dirty with stains ... Far too many people live there, and there are far too many law offices, instead of shopping venues...
Water treatment plant. No one wants to build a hotel next to a smelly sewage treatment plant. Getting property owners to improve/update the look of their properties.
Old buildings, tight roads, snow
Challenges for the area are housing and getting jobs into the area. Maybe the rent is too high downtown in some locations so people are not coming in. But then maybe the rent is too low which is why we have a lot of junk shops. There needs to be a happy medium to bring in the right type of business and clientele. I would love to see the apartments downtown all fixed up and turned into lofts and high-end apartments for the young professional. There are professionals who move to this area and the housing choices are not great. I lived in a complex 4 blocks from downtown and after 3 years I saw the change of people and moved out. I want to surround myself with like minded and career oriented people. Not the neighbor who has 5 adults and 10 kids living in their 2 bedroom apartment or the other neighbor whose girlfriend makes front page of the newspaper for sticking a bag of cocaine up her lady bits or having the cops knock on my door due to complaints in the area because some woman is screaming bloody murders everyday and her significant other is telling her to "shut the f**k up you dumb b***c!" on a regular basis.
parking
accessibility, parking, dealing w/ the train and the water treatment plant
Old school politicians that have no vision
bridge street after the river (near campus corner/charter) is one of the scariest looking areas in plattsburgh, please improve- maybe more lighting? a lot of college students walk this either to go to the naked turtle or campus corner and it is VERY UNPLEASANT

<p>Under utilizing the existing downtown buildings. The cost of renting any space downtown is much higher than locations in the Town of Plattsburgh. This has lead to many businesses leaving downtown Plattsburgh and moving uptown. Bars, vape shops, head shops. Lack of places to get fresh and healthy food.</p>
<p>Two very important things: Open the area near the marina to mixed use: residential, lodging, retail and dining Figure out how to tie in this "downtown" on the waterfront with the "real" downtown - make it appear to be as natural as can be to flow from the waterfront to Margaret St and the arts district.</p>
<p>Cost and time management Need to break up and do a section at a time and knowing how to prioritize.</p>
<p>CLEAN IT UP!! It's filthy... papers and other debris all over... The City is at fault, as well. Sand is left on walks and parking areas from previous winters....We cannot change downtown over night but perception goes a long way to making an area better. Un used storefronts. Make it more advantageous for property owners and prospective business starters to begin a business downtown, perhaps through altering the tax structure.</p>
<p>hiring a beach staff</p>
<p>Presence of sewage treatment plant at mouth of Saranac River.</p>
<p>Train station is an eye sore. Tall grass/weeds are ugly. Fencing is ugly.</p>
<p><u>Identify Opportunities for the Downtown Subarea</u></p>
<p>Retail development; opportunities for public art that is inspiring and positive. Gathering places for community that are more than just "event" gathering places - areas for outdoors seating/cafe seating on the side walks not with barricades - landscaping: trees, shrubs, flowers, plants, fountains, etc. What about a downtown ice skating rink? Developed farmers market with permanent structure/stands/functionality year-round?</p>
<p>(See previous response about evaluating solutions that don't exist.)</p>
<p>There aren't any because of the people who live here. Nobody with real money wants to invest. Plattsburgh will never miss an opportunity to miss an opportunity.</p>
<p>Gorgeous downtown area - we're not Burlington, we don't need a church street marketplace - but own version of the Plattsburgh downtown arts, shopping, eating, recreation corridor! Plattsburgh: a place for art, food, nature, and enjoyment.</p>
<p>With people already enjoying the area as it stands today, with added improvements this will only increase the attraction to this area. AMTRAK train station is bringing lots of tourists to this area.</p>
<p>We have a beautiful river. Why can't we have at least one restaurant on the river?? Geoffreys Pub doesn't count.</p>
<p>More restaurants, shopping, recreation, arts and cultural activities and engagement outdoors</p>
<p>Could be a better shopping district.</p>
<p>Parks for activities, waterfront</p>
<p>There are a lot of opportunities for the area. Someone needs to go out and seek them and see what other cities are doing to make a turnaround. We need to utilize our waterfront.</p>
<p>I think the building of an ampitheater and/or relocating the Crete Center here would be ideal. It is a place where we could have large events for the area - like concerts, fireworks, battle of plattsburgh, etc. Further, it's location being near to downtown and near to most bus areas make it ideal for low-income or others who rely on public transportation to access. It can also be used to boost the use of public transit if it is a popular location for people to visit.</p>
<p>Food truck would be neat. Bike rentals.</p>

Preliminary Draft: City of Plattsburgh Local Waterfront Revitalization Program

Marketplace environment- accessible waterfront - enjoyable outdoor dining without street traffic
Currently buildings in existence that are beautiful and part of Plattsburgh's history.
That huge unused parcel east of the train station is just begging to be developed. You could build a new "downtown" there with lodging, dining, residences and retail. It would be wildly popular with summer guests and have people live there would ensure year-round activity.
Potential for huge growth via business and opportunities for increased activities for both residents and tourists.
Downtown could be great. It's walkable and accessible. Promote this. Give people a reason to go downtown; currently there is little reason unless one needs to shop at the coop or go to a bar or certain restaurants. Currently there is only one coffee shop downtown but there is room for some competition in this area... encourage that.
beaches
Free, public access to lake and river.
Affordable family entertainment! This area needs attractions that invite people to come and relax, have fun and interact. Miniature golf would be a great outdoor family activity.
<u>Feedback on Downtown Priority Project Concepts (Link in description)</u>
Arts corridor is ESSENTIAL for the survival of our community sense of culture. Any enhancement or moving of electric/water treatment plant is essential. We need a downtown that is aesthetically pleasing and inviting, not one that shows our infrastructure.
no link. I like the arts corridor park linking through the existing park, but I think the Farmers market should stay where it is. It's convenient for people (and myself), to stop at the market, then shop at the Co-op, stop for ice cream (44 below) and maybe make a deposit at the bank. I sometimes spend all morning downtown on a Saturday! Leave the building as is for now, expand on the existing riverfront boardwalk to Bridge St. 1ST PRIORITY should be to fix up the old Church oil property, include temporary/changing local art installations (in Montreal, near McGill they have an arts display that changes regularly), benches, small playground, maybe access to the river (but there is access at macdonough monument so not a priority). As mentioned before, we need to keep the parking at durkee st lot! whether it's a new parking garage or whatever, but that lot seems to be well used. In order to make downtown usable, the restaurants, shops and other places need to have easy access parking in order to compete with the box stores uptown.
I think it'd be good to relocate the commercial businesses that are in the area, and the storage yard. Transforming NYSEG's MPG site sounds like a must. I think relocating the Farmer's market may be necessary, I have never visited its current location.
Excellent!! Can we really do it?
Really like the large street to link the arts area to the marina.
All good ideas.
Sounds good. I think a lot of those areas need to be relooked at and how they can be used to the best of their potential.
a lot of good ideas. It would be nice to get a shopping area like burlington has. cobblestone walkways between the stores, no cars allowed in that area

I support the ideas for the NYSEG site. I am concerned about the Durkee site. There is already empty commercial space in this area so I am concerned that this new building project would be so dependent on having new businesses in this area. Further many of the local businesses - the North Country Co-op, the restaurants, the small shops - all rely on that parking lot to provide easy access to their stores by patrons. The current plan, as I understand it, would essentially cut off the businesses on Bridge Street from the parking which will be particularly cumbersome for those who do their main shopping at the North Country Co-op which is a downtown staple. If the city truly wanted to move forward with getting rid of the parking lot and instead putting in a parking structure, I would advise that it be on Bridge Street, perhaps where the old gas station was. It is off to the side and would still allow easy parking and access to the businesses on Bridge St. as well as City Hall Place such as Cache Elegance, Once Upon a Time, Dress Code and the North Country Co-op. I think the building of an amphitheater and/or relocating the Crete Center here would be ideal. It is a place where we could have large events for the area - like concerts, fireworks, battle of plattsburgh, etc. Further, it's location being near to downtown and near to most bus areas make it ideal for low-income or others who rely on public transportation to access. It can also be used to boost the use of public transit if it is a popular location for people to visit.

While it would be nice to have a nice parking structure with business spaces, we are not utilizing the spaces that already exist. Is there any way that the money used to create this structure and space could be distributed to help renovating, asbestos abatement, getting everything up to code that currently exists? Will the water treatment plant still smell terrible with the new renovations and ideas for that area?

I love ALL of the ideas and plans! I also know this will all take a large amount of time and personally feel should be broken down into 4 stages. If I have left something out was not intentional and most likely not considered as important as the other ideas. Whatever I have forgotten can be added to 4th stage. Stage 1: Lakefront/ marina with hotel, parking etc. Stage 2: Durkee St Parking, waste plant/water dept. improvements Stage 3: Facade & streetscape enhancements Stage 4: Develop NYSEG site then add Durkee St Ext footbridge with Caroline St. car bridge last

There should NOT be commercial or hotel development that close to the lake and river. That area would make a gorgeous park and/or a site for outdoor events. There is little or no need for a new vehicular bridge on Caroline Street.

NO HOTELS. We have enough hotels to choose from on route 3. Another one is being built at this very moment. We already have limited waterfront space and hotels would only take away from the panoramic views of our lake. We as city residents should have the right to go for a walk down dock street and enjoy the natural lake views and putting up a hotel for other people to rent rooms and enjoy the views would be unfair to all city tax payers. Moving the MLD is a good idea but it is currently hidden down what appears to be an alley way. How will we gain street front awareness that something is down this "alley way"? Upgrading the dock street itself is a good idea. The train station and its landscaping need a major aesthetic improvement. Unsure about a Eco center museum on dock st. Again we need attractions that are going to get us local folks out and about on weekends and any given week day. I'm not so are the public would be inclined to spend their Friday at a museum. An outdoor entertainment like miniature golf or go karts would be a great event planner for all family's on any weekday or weekend.

What recreational activities would you like to see in the Downtown area?

Music/concert/performance venue, ice skating rink, outdoor seating/gathering places.

<p>The white water park seems great (I've seen them all over the world...see Munich white water park). offer kayak/canoe rentals. Tubing is dangerous on this river b/c people tend not to wear life jackets and in the spring the river is treacherous. Bike rentals - improvements of mapping/advertising/signage of the connection to bike paths out to he beach, base bike path, Saranac river trail. I like the idea of utilizing the NYSEG contamination site to connect with the treehouse, but I don't think it's necessary to have a large park there, we have plenty of large open space in the City. It would benefit the City more to have a wide path along the riverfront, but sell off the rest of the property for townhouse/apartment development. The City needs revenue too. I'll develop it ;)</p>
<p>I think Downtown needs at least one street that is similar to Church Street in Burlington, which draws in performers and entertainers, fun community events, 5K runs and walks, etc. I think there should be more attention and education around the history of down town, the origins of the some of the oldest buildings that remain, who were some of the original business owners in this area? Information on events that changed our cities history. More defined nature trail.</p>
<p>Trails connecting all the other trails for biking, etc.</p>
<p>White water rafting in the midst of the downtown seems strange. What about paddle boating or Venice like boats or boat tours - make it more European. We should remodel downtown like a European hamlet.</p>
<p>walking, outdoor ice skating.</p>
<p>Music. Rock and roll.</p>
<p>More shopping.</p>
<p>More live music</p>
<p>A lot of other cities host events in their downtown areas like the Color Run and Food & Wine Festivals. It would be nice to have a food & wine festival downtown where the local businesses are so if you are still hungry afterwards, you can walk right to that location. Not get in your car and drive if the event was held at the crete center. A lot of other cities host movie nights and free concerts. Monday night could be free movie night and Thursday night could be free concert night. Get done work, go out for drinks with colleagues, friends and family at Irises, grab some dinner at The Pepper and then head across the street for a free movie or concert. Great for families too.</p>
<p>I would love to see a concert venue, such as an ampitheater in the waterfront area. Should the Crete Center be relocated here it could house sporting events and sport classes.</p>
<p>Playground.</p>
<p>Mud wrestling! Seriously - we have bike paths and a waterfront. I don't think we need beach volleyball to sell this town</p>
<p>Utilizing Westelcom stage for theater and music. Bike events that move through the city, increasing the visibility of health and wellness activities. Trinity Park yoga, tai chi, boot camp classes at the monument. Anything that gets people to think "hey I've always wanted to try that"</p>
<p>sailing, boating, fishing, kayak rentals, bike rentals, ice skating, cross country skiing via connector to Saranac River Trail. Activities around the river and the lakefront would make use of this marvelous asset.</p>
<p>I would love to see a new fountain at trinity park/square. Love what they are doing during warm months. I particularly like the free events. Some outdoor painting classes Children's events Boat/canoe rentals @ marina Wind surfing, etc lessons on waterfront More shopping opportunities a place for skateboarders winter activities such as ice gliding, ice skating, etc.</p>
<p>More outdoor entertainment. Especially during the warmer months. We should have a musical performer at the band shell every weekend. First weekends has been great for the area. Things like this really create positive attention for our little city.</p>

remove the arts waste of time
Fishing, swimming, picnicking, walking trails, outdoor events, expand public boat launch (Not many people are able to afford a 30' boat, let alone mooring fees).
Miniature golf, go karts, live acoustic music. Acoustic would assure music isn't loud like a concert. Just like you see in certain national city videos where acoustic street performers provide a great vibe for downtown environments. A movie drive in somewhere would be a great idea. No one wants to be indoors during our beautiful summer weather.
<u>What type of business/parking developments would you like to see in the Downtown area?</u>
Boutique retail or select national franchises that still reflect an aesthetic perspective - 10,000 Villages, even a Pier I would be better than Ashley's furniture. Diverse restaurants - we have Himalaya, Blue Collar Bistro, Aleka's...what about an Indian cuisine? Tea shop? Dare I even say the dirty words...Starbucks? What about clothing stores that market towards a younger crowd? We have 5000+ of those types who show up every August and hang out until May or so for 3-6 years. Fair trade shops? Jewelry/art boutique shop? We DON'T need any more bars downtown. Less parking. More density. It's not a suburb. Don't try to make it one.
Quality restaurants
We don't need more commercial buildings in the durkee street lot or anywhere else. There are plenty of vacant commercial places downtown right now. Maybe some rentable cubicles along bridge St (see Old Port Montreal, they have temporary structures every summer that artisans and local stores/eateries rent out). See above statements about residential development.
I think we need more business near the water, a water front restaurant and (boutique) hotel. Guided boat tours. Nature center like Echo in Burlington. Businesses centered around education and conservation of Lake Champlain.
Create a new space for the farmer's market. It needs more room and more vendors. It's lame as it is now - not enough space for people to browse, and not enough vendors with similar products. We need competition to keep prices fair.
Restaurants and retail - restaurants along the water. Make it really European and romantic.
A larger farmer's market. More local businesses, better parks and museums.
A big music venue would be nice. Clean classy bars would be nice. They are all old and musty like Moes on the Simpsons.
Need a large retailer that would draw people downtown. We don't need anymore antique shops/flea market type stores.
Parking is tight, for people living with off street parking that is only 2 hours, it's likely you will get a ticket. Perhaps a permit that allows you to remain in certain time limited parking zones near your residence to avoid unnecessary tickets and fines.

<p>I would like to see nicer businesses in the area that bring people downtown. Right now, downtown has a lot of professional offices. Great for during the week and they keep the restaurants busy, but the weekend have no allure. Between the 6 "antique and junk" stores on Margaret Street, I have no desire to go downtown. I'd rather go garage sale-ing than pay for some of the overpriced junk. It also doesn't look good that they throw it out on the street during the day and it looks like a garbage pile. I'd like to see a downtown that people want to go to on the weekends. Canadians and College kids from the city have money. I'd like to see Whole Foods, The Body Shop, Urban Outfitters, Express (there is no place to buy nice professional and stylish clothes in this area...JcPenney and Maurice's for a girl does not do it and when you're in your 30's Hollister and American Eagle is a bit immature and childish), Ben & Jerry's, Ecco (store in Burlington), Barnes and Noble. How many junk stores and tattoo parlors does one downtown need. I like my expensive jeans and I know college girls too, I would like a place to buy my True Religions, Joe's Jeans and Hudson. Parking, I think there is ample parking. If streets were to be closed off to make a walking street like Church Street, I would not be opposed to building onto the parking garage.</p>
<p>I'm very satisfied with a lot of what we have in downtown and am unsure what is missing. We have amazing restaurants, cafes, quaint shops, etc.</p>
<p>Parking for extended times 90 minutes to 2 hours can be limiting.</p>
<p>We build a half assed garage on durkey st - no vision - make it bigger!</p>
<p>more parking/better parking/an online guide to parking that is available in downtown plattsburgh</p>
<p>Honestly, I've never had a parking problem in Downtown Plattsburgh. Between the side streets and the large dDurkee street parking lot I've always been able to find a space when I lived and worked in downtown Plattsburgh. The only time I see this being an issue is during a snow ban, and we might be able to learn more from our Canadian neighbors like MTL who are able to clear streets in the presence of cars. Also, there are parking areas that go under utilized such as the small lot near the strand that is privately owned as well as the small lot located near the Monopole.</p>
<p>A skating rink downtown would be popular. A good old fashioned movie theater showing art films and cult films. Bike shops, kayaks/canoes for rent and sale, bait and tackle shop. Retail shops selling new clothing/shoes.</p>
<p>I think I have addressed above already. The extra parking garage in Durkee St lot as well as the extra parking along waterfront/ marina Additional shops. Convenience store ie Stewart's, on Bridge St where gas station used to be..located beside Durkee parking lot.</p>
<p>make margaret street on side of the street parking only... Then widen the other side walk on the opposite side to encourage outdoor dining, etc that is NOT in the street . A multi level parking garage over the current durkee st. lot. Two level minimum, preferably three.</p>
<p>for the last part parking seems to be okay. The Strand could use a bigger parking lot, but I'm not sure where you would put it. :)</p>
<p>None in the areas indicated on the map.</p>
<p>Family entertainment centers. NO HOTELS! This is our city as tax payers. Let us enjoy the natural lake views as opposed to someone wishing to rent a room. Let our hotels remain on route 3 where they belong for travelers coming off interstate. Downtown Plattsburgh is not meant for hotels. We don't need additional downtown parking as we already have a parking garage that is hardly used during evening hours.</p>

Suggestions for a more vibrant Downtown area?
ART corridor - PUBLIC ART - music hall (for rock concerts) - consistent community gatherings - maybe one night a week the downtown businesses stay open a little longer (until 8pm) - Holiday Living Windows, Window displays for other holidays or events - Breast Cancer Awareness, etc. Access for people to get to and from downtown easily during the day and evenings - rather than a circuit of public transport, but specific transport to/from downtown (from CCC campus and PSU campus).
This question assumes it's not vibrant. Restaurants, pedestrian street traffic, parking are there -- and people from outside the area think it's just great. It's locals who (a) "see" downtown from decades ago and (b) don't see what is actually there today.
Get rid of drunks and racists.
Clean it up
We're moving towards it slowly but surely. Simon Conroy has started a great event for downtown with local foods and artisans, we look forward to that next year. Destination downtown seems to be doing well. First Weekends started out great with family activities, but has now gone to what seems like just live music. More festivals, more FAMILY activities - attract the kids...the parents follow! Have bi-weekly family events with local performers: dirty diapers band, Grotto family jugglers, pipsqueak's magic show, artists offering projects - check with Clinton County Youth Bureau, they offer varied events all year. Town of Plattsburgh Recreation department does a fantastic job with varied activities too. Our City Rec Dept. does well with their sports, but they don't seem to go beyond that.
Repair of existing buildings, business, and homes. It truly is a beautiful area, but when you take a closer look you do notice that a lot of the older buildings are not properly cared for by their owners. More walking trails.
Access to the natural beauty of the river and lake with play areas for children, restaurants, and shops, and places to relax outside downtown.
Move the museum area to downtown or the children's museum.
The art on the buildings was nice and looks classy... Good job on that.
Businesses that are open 7 days per week. Downtown is dead on a Sunday afternoon. Try to bring in a major retailer.
Music and festivals
Updated landscaping with colorful trees, flower beds, vibrant flags on the light posts, string lights in the trees. Add an allure to downtown that will entice people to go downtown and bring more business. More business means more businesses wanting to come downtown and places open later. Places open later means people are around, places are not deserted. Less opportunity for vandalism, crime, fights, drugs, etc. Host weekly free events in the summer that cater to the professional and families. Not the scum bags that sit at home all day and are free loaders. I used to love going to Mayor's Cup as a little kid. Now, I might go and it's more about the people watching. I feel like more creatures come crawling out from under a rock at mayor's cup than what their used to be. The area needs a facelift. A park would be nice for kids to play. Nice and clean, no graffiti or needles. Trinity Park is a sad space of green with what little grass there is and i always see the same scummy family sitting on the bench across from the court house smoking away all day when I run errands for work. There's about 5 of them of all different ages with one holding a baby and the other one pushing a stroller. Out there everyday in the summer, chain smoking with kids. It does not send a good message about the area to the random passerby.
Additional stores that people are actually interested in shopping in.
less bars

Preliminary Draft: City of Plattsburgh Local Waterfront Revitalization Program

Increasing ease of foot and bike traffic. Increasing accessibility of public transit such as a light rail or a trolley system. I think it would also be interesting if the train system could be used to our advantage like a wine train route. We also should be mindful of our fellow citizens with handicap issues such as wheelchair accessibility and space, as well as benches for anyone who needs to take a break.
Market place with out traffic
definitely improvement on facades is a good idea - but keep it historically accurate?
Events, Events, Events. Plattsburgh has done an amazing job this year promoting itself on social media. I think we need to increase that, and silly events like the Luge activity, first weekends, food competitions, the battle of plattsburgh, dance classes, dance competitions, getting local speakers and comedians. We are already doing a lot of this stuff, which is great. I think we lack in our clear promotion of what everyone is doing. We have the two or three computer terminals that have been installed downtown but they are not utilized. We have the board near the Durkee Street parking lot that people just post their posters on with tape. If we could get more ways to post upcoming events and activities. Individuals have attempted to be a place to send all upcoming events, but have been unsuccessful. I'm not sure how we can fix this, it has always been a problem.
Close streets as often as possible and have free music of all kinds - classical, country, rock, jazz, blues - appeal to everyone!
Think you are headed in right direction. The Strand has added a large variety of activities for all ages. Parking is a definite must. Small parking garage on corner lot Court St & Margaret perhaps?? Add a new fountain to trinity Square!!
More restaurants, FEWER bars. Development of trinity park... The riverwalk committee has plans that were nixed by previous administrations for the development of this part, returning it to how it once was. Currently it's very shabby.
kids fun
The downtown area could be spectacular and a huge tourist draw with more open space along the river and lake.
Miniature golf, go karts, movie drive in, acoustic street performers provided they acquire a summer permit which shows they are serious about what they are doing and not just anyone can come up and play as a distraction. We need more downtown restaurants to be open on Sunday's. Downtown Plattsburgh on a Sunday is a ghost town. It's a shame we can not go out to eat at one of our many great restaurants downtown on a Sunday. Not everyone is free to do dinner on a Friday or Saturday. Almost everyone I have spoken too agrees.
<u>Any other ideas/thoughts regarding the Downtown area?</u>
Let's make it happen!!
High-speed commuter ferry between downtown Plattsburgh and downtown Burlington, so Burlingtonians can come to Plattsburgh and revitalize crumbling center city housing stock. But that would never happen. Because people here hate anyone who's not from around here.
No more bars allowed
Any improvements are a good thing. It's still just a matter of getting people to want to leave their couches or walmart to see what it means to live in the City of Plattsburgh and to see what it has to offer for quality of life.
The Mayor's Cup and Battle of Plattsburgh Celebrations are always so full of activities and entertainment. I think that some of these themes/offering should be in the down town area more often, live performances (music and theater) in particular.
More public art and sculptures, installations, etc. Creative placemaking is where it's at.

Preliminary Draft: City of Plattsburgh Local Waterfront Revitalization Program

Less cops... I mean seriously there is way too much presence...it made my visiting friends and family nervous... After 1am until 3am they should be there full force, tho.
I have lots of ideas, like my comment for the North End...kylanulavich@hotmail.com
I think people eating out in the road in front of restaurants is a ridiculous idea. It's dangerous and takes up valuable parking spots
Fix it or become another depressed norther New York town that gave up
I think that it is great to crate the whitewater park and other recreation programs. However, while we build all these new things, what are we doing to make the rest of the city stay up to date. It's nice if we get a hotel downtown with all of these great spaces, but if the rest of our downtown is an eyesore it is still a difficult sell.
Start charging for parking on the streets and in the Durkee St. lot.
I think we are heading in right direction. Empty spots need to be filled with private businessmen, shops or any additional profession that will bring people downtown. Definitely need more hotel/motel accommodations and stop adding to the other end of Cornelia/Rt 3. More parking Don't forget about our residents that live above ALL those businesses. They need a place to go as well, especially in winter!
CLEAN, CLEAN, CLEAN... the place is dirty and litter strewn... Cleaning it will go a long way toward one's perception of downtown. No one wants to hang out or visit a dirty place.
stop the bar scene it's ruining the town