
Zoning Board 9-21-20 Planning Board 9-28-20

2 messages

Sue Moore <moorese1975@gmail.com>
To: City Info <cityinfo@plattsburghcitygov.com>

Fri, Sep 4, 2020 at 4:39 PM

As many as 18 studies influenced the decision to develop the Durkee Street lot. With both DRI grants of \$1 million dollars that was made available for downtown property owners to expand and improve upper level residences in their buildings, as well as \$ 3.5 million that will build infrastructure in preparation for the Prime LLC development, we will finally fulfill our goal of downtown development as envisioned in the 'A Plan for the Future, City of Plattsburgh, NY, May 1999 plan. This development will “broaden” “the types and costs of upper level residences.” The Local Waterfront Revitalization Program (LWRP) – revised in 2016 with assistance from Saratoga Associates – specifically identified the Durkee Street Lot as a prime location for a “mixed- use development, parking, and river access.” PRIME's proposal fits well into what the LWRP imagines, as the project will offer a mix of residential units and commercial space, and parking for residences and businesses. River access along the lot is another asset LWRP identifies, one that PRIME's proposal accommodates, as a riverwalk (where there is currently none), will border the project and connect with the Saranac River Trail.

The city has had professional parking studies done, they created a Parking Advisory Committee, and a parking analysis was done by the Community Development Office. These studies have shown that there are plenty of spaces available in the center city area at all times. There have been many people who have worked really hard to find replacement parking, which by the way the people involved in the planning of the development of the Durkee lot early on put absolutely no thought into parking and essentially kicked the can down the road. The current administration was tasked with finding replacement parking and I think they've done a pretty good job.

The number of parking spaces our current Zoning laws require for development are inflated and outdated and with these present requirements there will never be further residential or commercial development downtown.

There are plenty of places across the country that have the same demographics and are doing away with parking minimums because it prevents development.

Removing parking minimums encourages development, makes housing more affordable, and doesn't create so much wasted space. We need to think differently about parking. We want people to be out walking around our downtown.

We have a parking lot with 300 spaces at the Harborside that can serve as overflow parking.

Since the city started utilizing a parking enforcement officer, the on street parking has improved significantly. I walk everywhere downtown and there are always open parking spaces. This was before COVID-19.

I'm including some links to articles on parking that I hope you will take time to look at.

https://youtu.be/Akm7ik-H_7U

<https://www.vox.com/2014/6/27/5849280/why-free-parking-is-bad-for-everyone>

<https://www.strongtowns.org/journal/2019/4/24/its-the-little-things-28>

<https://www.strongtowns.org/parking>

<https://www.strongtowns.org/journal/2019/1/30/one-line-of-your-zoning-code-can-make-a-world-of-difference>

It's interesting to note that some of the restaurant owners are concerned about how parking will affect their business due to this project but have no problem taking up parking spaces and want to close down streets to have outdoor dining. And for clarification, this was before COVID-19.

We have a housing shortage. We as a region need more housing. Businesses are struggling to fill positions because there aren't enough places for these people to live. The Prime proposal will help fill that void and put more people in our downtown to bring more customers to our small businesses.

Are we going to chase away another opportunity like we did with GE, and the BOVE projects a few years ago? The fact of the matter is there are certain people in this city that have consistently been against any development except their own. Certain developers and landlords are just looking to protect their own interests at the expense of progress for the greater good.

Prime LLC has a good reputation and have worked in good faith to accommodate as many of the concerns from the public as well as the respective boards to make this project a reality.

Here are a few excerpts taken from letters sent to you earlier on but bear repeating:

Private enterprise has demonstrated a willingness to invest 25 million dollars in developing the revitalization plan that the state has funded. This will not only bring people downtown but they will live there. This is a huge economic multiplier for the entire area. It will bring new businesses serving their housekeeping requirements, recreational, retail, and nutrition needs as well as public access to the exercise trails along the river. We can't afford to let that investment go elsewhere. - Robert Smith, local businessman

The downtown core needs a reinvigoration of people that would be provided by the residential proposal presented by Prime Plattsburgh LLC at the location of the Durkee Street parking lot. It is my opinion that this project will greatly contribute to the value of the City, enhance the financial strength and resilience of the City, and provide the steady residential base that will uplift and expand the retail offerings located downtown. The proposed project is a classic urban infill project in that it involves the development of underutilized or vacant space within a downtown core already served by existing transportation, water, wastewater, and other utilities. Infill projects involve little additional cost to the city, while contributing financial productivity and revitalizations. - Rodney Brown, former Clinton County Planning Director

In many ways the City of Plattsburgh is the lifeblood of Clinton County. A strong downtown will lift up the entire County. I truly believe that stagnant downtowns result in a slow deterioration of the economic, cultural, and emotional vigor of a city. Alternatively, a downtown that continues to grow and adapt will remain vital and energize a community.

The downtown for the City of Plattsburgh, in my opinion, needs the invigoration of downtown residents that will result from the Prime Companies' proposed project. The project will bring renewed life to the day-to-day flow of activities downtown, including most importantly business and recreational activities. While some have

decried the supposed negative impacts of this project, focusing on the loss of parking, I believe the City of Plattsburgh has taken the steps necessary to provide alternate parking opportunities to prevent any negative impacts. This project has so much promise for the City of Plattsburgh and the County Of Clinton. I urge you to focus on all the positive impacts that would result from this project, and take the steps necessary to approve the project and usher in a renewed era of optimism and economic growth for the city. - Mark Henry, County Legislator

In closing, I hope that you can get past all the rhetoric and look at the potential this project has to improve our downtown and the surrounding area. We only get so many opportunities.

Thank you,

Sue Moore

Carlin, Beth <CarlinB@cityofplattsburgh-ny.gov>
To: Sue Moore <moorese1975@gmail.com>

Tue, Sep 8, 2020 at 9:50 AM

Good morning Sue,

Thank you for your comments, they have been passed on to the Community Development and Building Inspectors offices to provide to the

Planning and Zoning Boards.

Thanks,
Beth

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