

Plattsburgh Common Council  
c/o Beth Carlin  
Plattsburgh City Hall  
41 City Hall Place  
Plattsburgh, NY 12901

December 20, 2019

To: Mayor Colin Read, Councilor Rachele Armstrong, Councilor Michael Kelly, Councilor Elizabeth Gibbs, Councilor Peter Enzel, Councilor Patrick McFarlin, and Councilor Jeffrey Moore

Re: Downtown Revitalization Project Comments

Many aspects are very positive. Public walking and biking along the Saranac River, the proposed terraced art corridor and increased green space around the proposed buildings are appealing for residents, area people and the ever-growing eco-tourism. A kayak/canoe launch site would be an additional asset. The proposed residential lodging is within walking distance to many businesses and services: Coop, library, YMCA, Strand Center for the Arts, Kent Delord House museum, Lions' bandshell, churches, shops, restaurants, Stafford Middle School and government offices/post office.

Comments re. the design of buildings', on-site and street parking and impact to local business:

1. Would like to see an access/exit from the parking area behind the North L-shape building onto Bridge St. This would allow cars to flow through the parking and not get trapped if the drive between buildings is blocked/backed up.

2. NEED passageways through L building to Durkee & Bridge. Shop/restaurant entrances will be on street side. Will parking places in front of shops be sufficient for customers and staff in shops and businesses? If not, will these people be able to park behind the buildings and/or in garages? If so, not smart to force them to walk all the way around. How heavily is the former bank building parking lot being relied upon to meet overflow parking? It won't really support the customers at the new building – too far for package carrying. If South building will be all residential, will the residents park under or in lot for South? Still need access to their unit/elevator/back door. Will parking on surface and in garages be included in residents' rent or extra charge? How many parking places are allocated per unit? Will street parking be metered for customers?

Create partnership for these residents with the Y - swimming, sports, physical fitness. This option would be perceived as a high-end benefit. They would still have to pay for their usage.

Prime Development has said the garages are very expensive. If underground parking is eventually deemed too expensive, how will loss of parking spaces be addressed?

Will diagonal parking on one-way Durkee Street succeed? Court Street was modified to one-way with diagonal parking places beside MAI... The post office experiment maintained two-way parking.

We are extremely concerned about the impact on the North Country Coop. The major renovation project significantly expanded merchandise and provided accessibility for everyone. The Coop is a business magnet for the City. Sufficient, near-by parking is vitally important for people who drive from various distances (including Canada); to be able to carry heavy groceries to their car. This enables drivers to support the downtown, meet most/all of their grocery needs and buy products from "green sources".

3. Additional thoughts/questions:

Farmers' market in Harborside city lot between railroad station and waterfront

- Trains disrupt foot, vehicle & bike traffic flow, also very noisy.
- Is there only one entrance to area? How about connecting Green Street parking with Harborside lot?
- Can pavilion be constructed to accommodate 360-degree access for vendors and customers?
- Will there be sufficient parking for Bass tournaments, non-event boat launching, Farmers' Market, regular marina parking, and additional traffic from the proposed city marina expansion?
- Location is beneficial for boaters and people living in Macdonough district. Driving from outside this area may necessitate additional signage and/or dedicated street lanes.
- Opportunity to continue to promote bike eco-tourism. Set up bike racks at Market.
- If there are NOT restrooms at Market, where will people find facilities? Porta-potties are acceptable ONLY during initial construction of real restrooms. Consider setting up multiple single / family restrooms rather than only multi-stall M, F.
- Proximity to parking, river, downtown, lake and marinas is appealing. Proximity to wastewater treatment plant is not. What will be done?

4. The businesses which have invested in and helped keep the City viable need the support of the City.

All our area residents should convey their gratitude for your fine work. With hopes for the future and that the outcome will support and enhance the city - the arts, special events, opportunities to enjoy the remarkable assets of our area. The City should continue as the center for surrounding communities

Best wishes in the development of this project.

The image shows a handwritten signature in blue ink that reads "Thomas M. J. Betsy". The signature is written in a cursive style. Below the signature, the names "Tom & Betsy" are printed in a simple, black, sans-serif font.

Tom & Betsy