

MECHANICVILLE REVITALIZATION PLAN – PHASE II BOA NOMINATION STUDY

CITY OF MECHANICVILLE
SARATOGA COUNTY, NEW YORK



Steering Committee Meeting Summary

To: Mechanicville Revitalization Plan – Phase II Steering Committee
From: Chuck Voss, AICP
Re: Meeting Summary Notes – March 22th, 2011 - Meeting #1
Date: March 23th, 2010

Meeting Location: Mechanicville DPW
Meeting Time: 6:00pm – 8:00pm
Meeting Attendees: Tom Turcotte, Sharon Zappolla, Meghan Quillinan, Tom Salvatore, Mayor Sylvester, Mark Seber, Rachel Selsky, Ted Kolankowski, Sarah Quandt, David MacLeod

Summary Notes:

This was the first meeting of the Mechanicville Revitalization Plan – Phase II Steering Committee (SC).

1. This meeting was primarily dedicated to the following agenda items:
 - ✓ Introductions
 - ✓ Project Scope of Work & Schedule Recap
 - ✓ Project Name Discussion: "Mechanicville Revitalization Plan – Phase II"
 - ✓ Target Trade Area Discussion
 - ✓ Study Area Boundary Discussion
 - ✓ Identification of Initial Stakeholders
 - ✓ Community Participation Plan Discussion
 - ✓ Vision Statement Discussion
 - ✓ Next Steps, Schedule Next SC meeting
2. B&L distributed updated Steering Committee contact information to all committee members as well as project binders and the schedule.
3. Dave McLeod gave description, function and objectives of BOA program; B&L and Camoin explained their roles in the project.

Discussion Items:

Discussion of Project Area and Subareas

- Total area must be between 50-500 acres

- Boundaries should follow roads and/or natural features (ie rivers)
- Committee would like to tighten up current subarea boundaries to create a more concentrated, focused area
- Land uses that will affect sites should be included in study area
- Eliminate excess residential but include residential opportunities that will sustain commercial areas
- Keep cohesion between neighborhoods in mind when planning individual subareas
- Include gateways and gateway parcels
- Think about linkage amongst waterfront, Main Street, downtown, and future Esplanade

Market Analysis Aspects

- Residential, retail, office and industrial market analysis
- Demographics trends and market demand for various real estate, projected changes in population and employment opportunities
- 5 minute drive time and a 20 minute drive time
- Market based approach to determine the reuse potential of the sites and return on investment schedule
- Goal: make it possible for community to reach out to potential investors or developers

Discussion of vision concepts/phrases/post card visioning

- Market Analysis ↔ Vision Statement; work together to carve out practical and appropriate uses
- Safe place to live, family friendly, affordable housing
- "The Friendly City" "The Little City that Could"
- Post Card Visioning
 - What would you want someone visiting to write on a postcard home to loved ones?
 - Place where people come from miles around to walk the streets and shop
 - Ask entire community to "postcard" ideas: handouts and electronically

Action Items:

Steering Committee to bring stakeholder suggestions for next meeting. A stakeholder is anyone with invested interest and can identify constraints and opportunities.

Steering Committee to start brainstorming Vision Statement ideas, verbiage and themes.

B&L to create project website with documents, notes, studies and discussion board.

B&L to draft a Public Participation Plan which will outline process as it relates to the community and their ongoing involvement.

Next Meeting Date(s): **Try to have meetings every 3 weeks; keep to 1 hour.**