

# 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 – August 24<sup>th</sup>, 2011 - Meeting #4  
Date: August 29<sup>th</sup>, 2011

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Meeting Location: Mechanicville DPW  
Meeting Time: 5:30pm – 7:30pm  
Meeting Attendees: Mayor Sylvester, Mark Seber, Tom Richardson, Jim Salmon, Chuck Voss, Rachel Selsky, Sarah Quandt

### Summary Notes:

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

This meeting was primarily dedicated to the following agenda items:

- ✓ Preliminary Market Analysis Discussion
- ✓ Preliminary Target Parcel Identification
- ✓ Next Steps, Schedule Next SC meeting

### Discussion Items:

#### Discussion of Preliminary Market Analysis

Rachel handed out a draft of the Market Analysis which included looking at the general economic outlook for the region, demographics, real estate, retail, office and industrial use. Highlights included:

- Economic base of Capital Region is heavily weighted towards government, health and retail (40%)
- Regional job growth is projected to over 36,800 jobs being created
  - Primarily in the Real Estate, Health Care, Professional Services, and the Arts/Entertainment sectors
- Value of owner occupied housing within the 20-min drive area increased dramatically between 2000 and 2010, jumping over 77%
- Sales leakage was found primarily in the Clothing Stores and Electronics sectors

- Sales surplus was found primarily in the Furniture/Home Furnishings and Motor Vehicles/Parts Dealer sectors
- Age distribution within the 5-min drive time is skewed heavily toward an older population

#### Opportunities for Mechanicville BOA

- Capitalize on the development of GlobalFoundries
- Develop space that will have flexibility in terms of transportation access
- Focus on maintaining security while developing office and industrial space (expensive equipment and inventory to protect)
- Attract new young families to the area looking for an affordable, small town to raise a family
- Continued development of the waterfront access will make the area more attractive to young families with children as well as recreational boaters or kayakers
- Opportunity to provide housing, services and facilities to the large population of aging adults.
- Continue to support small local businesses through grant programs to prevent leakage
- Conduct a parking demand study
- City should increase marketing of the available retail opportunities in the City through mass marketing, use of social media, and an overall marketing plan

#### Preliminary Target Parcel Identification

Developers often seek out clusters of parcels with singular owner

##### #1 – Industrial Parcel

- City couldn't afford to finish capping parcel itself and will be putting out RFP in September to attract developers
- Developer can cap with soil and/or concrete building foundations and footings and parking lots; should look into the landowners responsibility both initially and in the future.
- It was suggested to profile site with market analysis proforma
- Can BOA pay for RFP? Probably, Chuck will call Dave McLeod and have answer by Sept. 1 City meeting

##### #2 – Paul Bull's property

##### #3 – Piece next to Country Living

##### #4 – Old School Downtown

- Owner has intentions to develop; won't let anyone else do anything with it
- CAV and Rachel will approach him and present ideas for redevelopment (and earnings)
  - Phase III can provide money for property owners

##### #5 – Mike McBride's property

- Waterfront access

##### #6 – Roberta Lane's property

- Mechanic
- Might need sale of property
- Owner doesn't have any money for improvements or to develop

#7 – Joe Bramski's property

- Across from Stewarts

#8 – Old Schenectady Savings

- Downstairs: dentist
- Upstairs: remodeled

#9 – Schuyler Plaza (Rite Aid, Subway)

- Participated in MSNY
- CAV and Rachel to speak with

#10 – Barbagallo's property

- Building in bad shape
- Wouldn't get involved in MSNY

#11 – NYSEG Site

- Suggested to move City Hall to be there; existing City Hall building in very bad shape and doesn't conform to code, not accessible
- Potential to combine NYSEG site with Bull's property (#2)

#12 – Dyer Sites (3 total)

- Previously dealt with fiber optics
- Waterfront access

### Vision Statement

Vision Statement will be drafted and the focus of next meeting

Excerpts of the prior vision statements are attached to the end of this summary for reference.

### Action Items:

- B&L to revise identified sites map, continue land use/thematic mapping, and begin identifying connections and linkages.
- B&L to continue updating project website with documents, notes, studies and link to City Website.
- B&L and Camoin to contact above mentioned parcel owners about project interest/participation.
- B&L to bring draft Vision Statement(s) for next meeting.

Next Meeting Date(s): Wednesday, Sept. 21<sup>th</sup>, 2011

5:30 pm

DPW Meeting Room

## Sample Vision Statements From Prior City Planning Studies

### A. From the 2008 BOA Pre-Nomination Study:

The following Vision Statement was developed for the 2006 Downtown Revitalization Plan:

*Mechanicville is a charming small City nestled on the Hudson River with a family friendly, hometown atmosphere and strong sense of community. At the heart of the City is a railroad museum that displays its rich history and attracts visitors to its thriving commercial district. Mechanicville serves as "the downtown/center" for many residents located nearby in Stillwater, Halfmoon, and Schaghticoke, who frequently attend community events held in Mechanicville. The City is known for its great location, affordable housing and strong churches.*

The City developed a set of goals and objectives during lively planning and design charettes held during the winter and spring of 2007. The charettes provided an opportunity to further refine redevelopment plans and resulted in a common vision for the future.

The simplified Vision Statement for Mechanicville developed in 2007 is:

*We want to be your downtown!*

### B. From the 2009 Downtown and Waterfront Revitalization Plan:

Mechanicville's vision for the waterfront and downtown starts with an active community. Residents and visitors walk easily between shops, services, the waterfront, and the neighborhoods. The shop fronts downtown are occupied by a mix of local craftspeople, restaurants, and service-oriented businesses. There is something for everyone – families, seniors, teens, and young children have an array of activities at their disposal. People from surrounding communities like Halfmoon and Stillwater come downtown to patronize businesses, enjoy the nightlife, or take part in community events. The waterfront provides opportunities for local businesses to take advantage of the proximity to the River and creek. These downtown businesses are complemented and supported by other commercial types nearby, especially along Central Avenue.

The built environment of the waterfront and downtown reflect Mechanicville's strong historic heritage. This includes local history and events, as well as the community's role in the regional heritage of the Hudson River and Champlain Canal. Opportunities to interpret this heritage are readily available and add to the enjoyment of the waterfront and downtown. The streetscape, building design, and public amenities all work together visually to strengthen the identity of the community, with the City Dock as the centerpiece. The downtown is equally accessible by walking, cycling, or driving. The core downtown environment is attractive and welcoming, highlighted by public art. Physical links to the waterfront are located throughout the downtown and community.

Moving outward from the downtown, the waterfront offers varied forms of recreation and enjoyment. Residents and visitors alike can enjoy many activities which depend on the water, or are enhanced by views of the River and creek. Playgrounds, sports equipment, boat launches, and other amenities are plentiful and well-maintained. There are also areas for relaxation, quiet places to sit and enjoy the river. These add to the value of the neighborhoods and the community as a whole, making Mechanicville an even more desirable place to live.

The creek and river shore are able to support a healthy ecology and are an asset to the community. Civic groups, business owners, neighborhoods, and public agencies work together to maintain and improve the quality of the water. The quality of the water is unaffected by commercial or industrial activity in the City. Public amenities along the shoreline work with, not against, the natural processes of the river.