

DOCK STREET - DURKEE STREET - DOWNTOWN

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OPPORTUNITIES

- Durkee Street redevelopment & Arts Corridor
- Dock Street Landing
- Lake Champlain & Saranac River access
- Redevelopment of The Point
- Proximity to US Oval, Point Historic District, and the D&H Railroad Complex
- Plattsburgh City Marina and Hand Carry Boat Launch
- Plattsburgh Boat Basin
- Lakefront District

CONSTRAINTS

- Water Pollution Control Plant
- Lack of links to downtown

NYSEG FORMER MGP SITE

> Transform the eleven-acre riverfront Saranac Street brownfield reclamation site which has the potential to be a catalyst for urban development and open space. The property is currently being remediated by the owner, NYSEG; additional information on the status of the remediation of the site, goals, and time frame for reuse is needed from NYSEG.

Concept will illustrate appropriate uses as determined by remediation measures.

- New Caroline St vehicular bridge and pedestrian connections on Durkee St extension

DOCK STREET

> A regional destination that provides a unique urban waterfront setting/venue and social hub through notable architecture, streetscape and waterfront park improvements, supported by mixed residential and commercial development to create a vibrant waterfront district.

Concept components include the following:

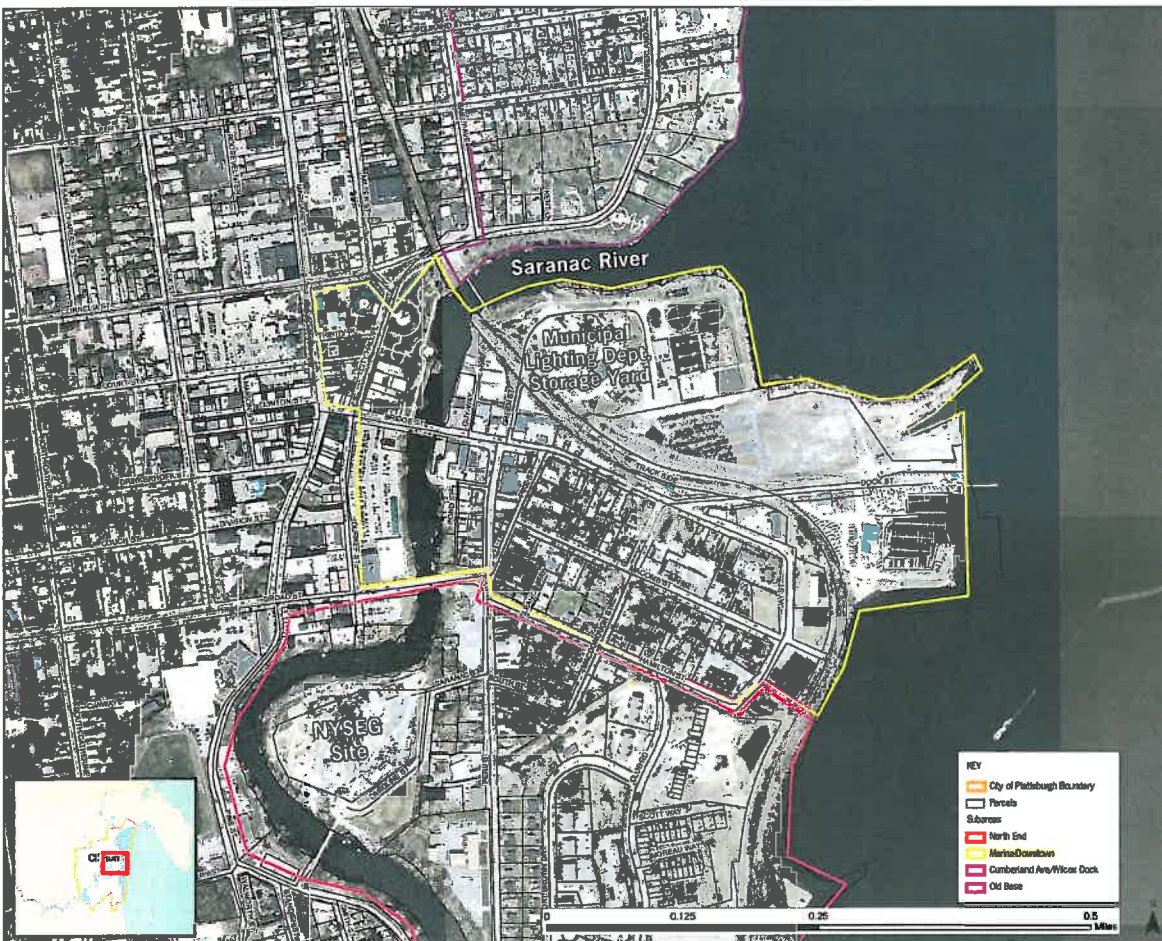
- Bridge St and Dock St streetscape improvements to accentuate access between the waterfront park, marina, and downtown.
- Relocation of the Municipal Lighting Dept. Storage Yard; reuse of the land for mixed use.
- Aesthetic and interpretive enhancements to the Water Pollution Control Plant
- Waterfront Park enhancements – pavilion and fishing piers
- Streetscape and trail improvements to the Museum campus.

DURKEE STREET

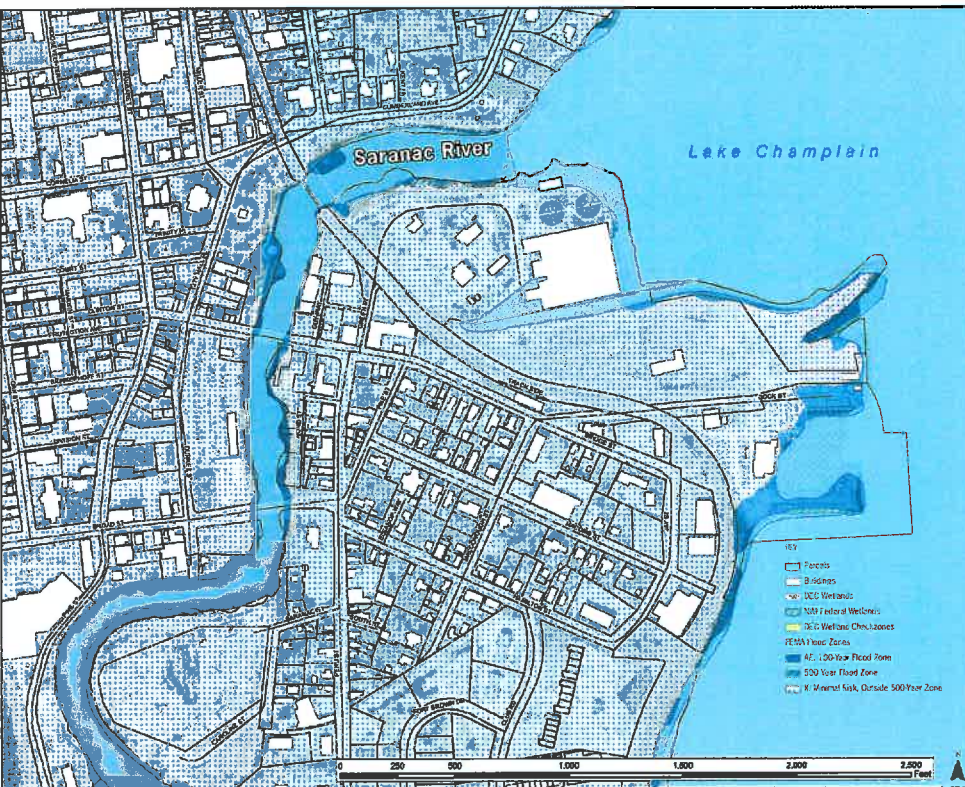
> A vibrant City Center with architectural and streetscape improvements, supported by mixed use residential, recreational, cultural and commercial development of the Durkee/Bridge Street Corner.

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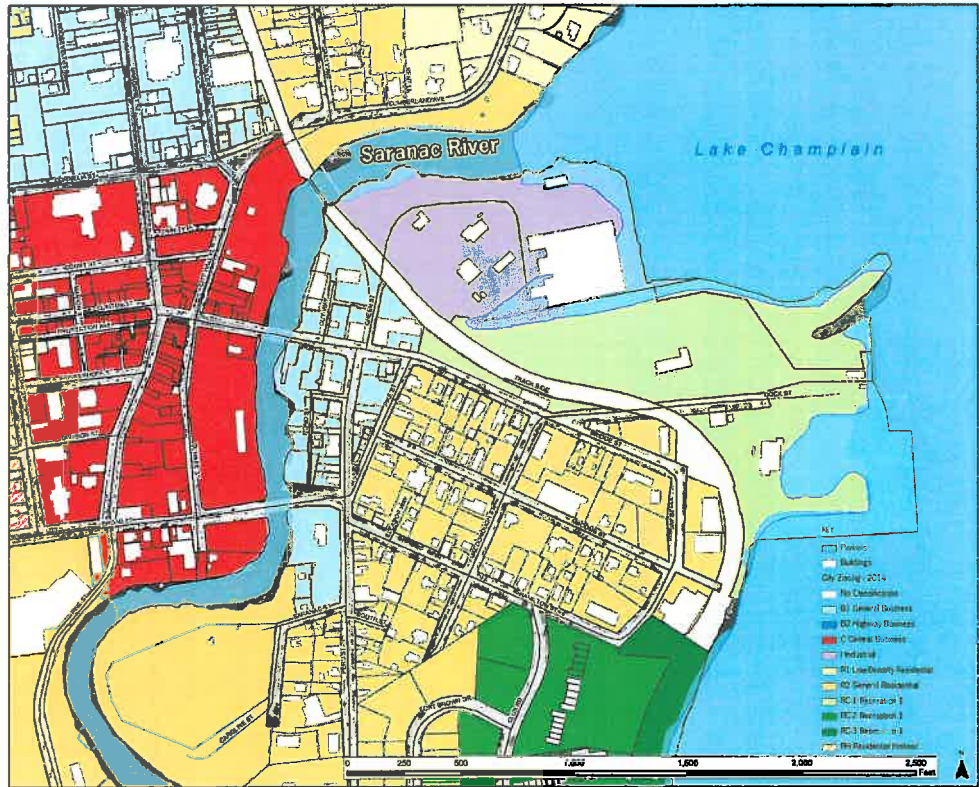
- Develop the Durkee Street lot with mixed use commercial and residential buildings. Provide structured parking and include a notable downtown park/plaza that creates social spaces at the intersection of Bridge Street and the Saranac Riverfront at mid-block. The public spaces will include the following:
 - Gathering space for events, festivals and performances
 - Access to water sports and a whitewater park on the Saranac River
 - Open space, play equipment and riverfront open space.
- Potential relocation of the Farmer's Market?
- Façade and Streetscape Improvements
- Footbridge at Durkee Street Extension
- Pedestrian improvements to enhance linkage to the Arts District and Strand Theater



WETLANDS AND FLOOD ZONES



CITY ZONING (2014)



Plattsburgh Community Vision and Implementation Strategy for Waterfront Revitalization



City of Plattsburgh, NY

Department
of State

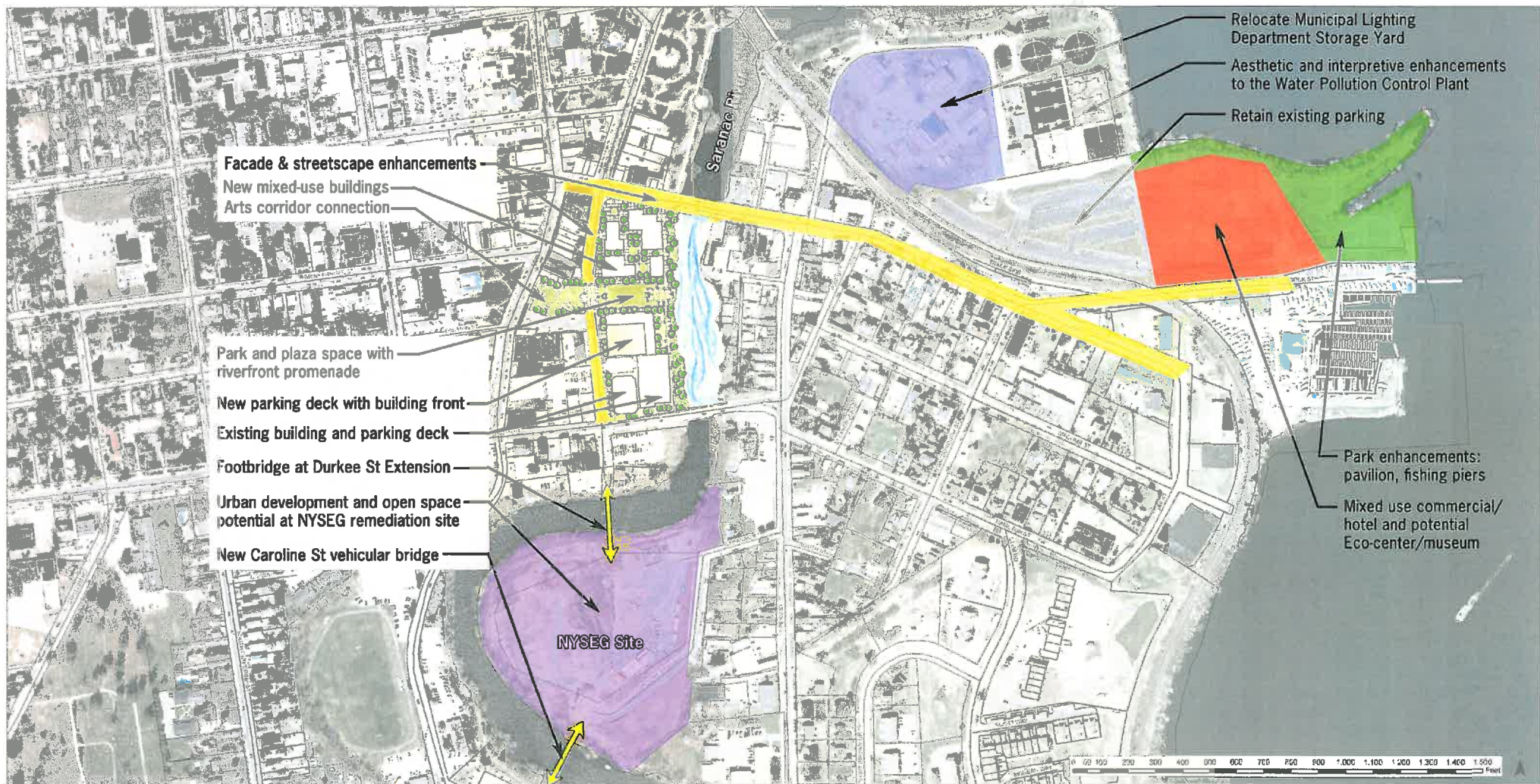
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**SARATOGA
ASSOCIATES**

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Plattsburgh Community Vision
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