

Downtown Vision & Development Strategy

The City of Glens Falls, NY

This HUD funded Community Challenge project is a strategy to ...

- »»» Develop workforce housing downtown with appropriate connections to current, future modes of transportation
- »»» Overcome regulatory barriers to mixed-use, rehab and infill development and to facilitate 'green' and energy efficient development
- »»» Develop a more equitable and economically vibrant downtown to serve local residents and bring visitors to Glens Falls to have experiences they will want to repeat again and again and share with others.

Downtown Glens Falls is home to a vibrant urban economy with a diverse mix of businesses and professions, most are small businesses.

- »»» There are more than 6,000 employees downtown; 16,000 people work in Glens Falls.
- »»» Downtown has an economy that exceeds \$700 million annually
- »»» Class A Commercial Office Space occupancy is near 100%
- »»» Medical employment is projected to increase here 20% by 2018
- »»» High-tech industries are expected to grow here 11% by 2018
- »»» Tourism is one of the region's fastest growing industries
- »»» Retail demand areas: Grocery, health & personal care
- »»» Downtown market rate rents are too high for most of workforce
- »»» 41% of land downtown is vacant or parking
- »»» Downtown buildings are generally high quality, but almost 20% have structural issues; another 20% need façade work

The new **Vision Plan** is a long-range strategy for renewal and revitalization focusing on arts and culture as the brand for this "creative city." The plan organizes downtown around a series of districts, each with its own theme and character. A health services district reinforces Glens Fall Hospital and centralizes health care for the region. The other districts are: Entertainment, "Old Towne," Main Street, Park and Museum.

The **Vision Plan** could result in more than 428,000 ft² of medical-related office space, 65,000 ft² new commercial and retail space and almost 450 apartments through infill, rehab and new construction.

Downtown Employees By Sector

Industry	Employees
Forestry, fishing, hunting, and Agriculture Support	2
Mining, quarrying, and oil and gas extraction	100
Utilities	1
Construction	13
Manufacturing	138
Wholesale trade	67
Retail trade	174
Transportation and warehousing	62
Information	258
Finance and insurance	457
Real estate and rental and leasing	60
Professional, scientific, and technical services	262
Management of companies and enterprises	3
Admin., support, waste mgmnt. and remediation svcs.	227
Educational services	58
Health care and social assistance	3,092
Arts, entertainment, and recreation	78
Accommodation and food services	347
Other services (except public administration)	252
Public service	377
Industries not classified	38
Source: Dunn & Bradstreet	6,066

