

Clinton-Kirkland Downtown Revitalization Initiative



Final Public Presentation 12.5.2023



**Downtown
Revitalization
Initiative**

Photo: Elan



Welcome & Opening Remarks

LPC Co-Chairs: Mayor Elizabeth Tantillo, Supervisor Robert Meelan,
MVREDC Co-Chair Larry Gilroy
Danny Lapin, DOS

Agenda

1. Welcome
2. Strategic Investment Plan
Summary
3. Next Steps
4. Q & A



Chat

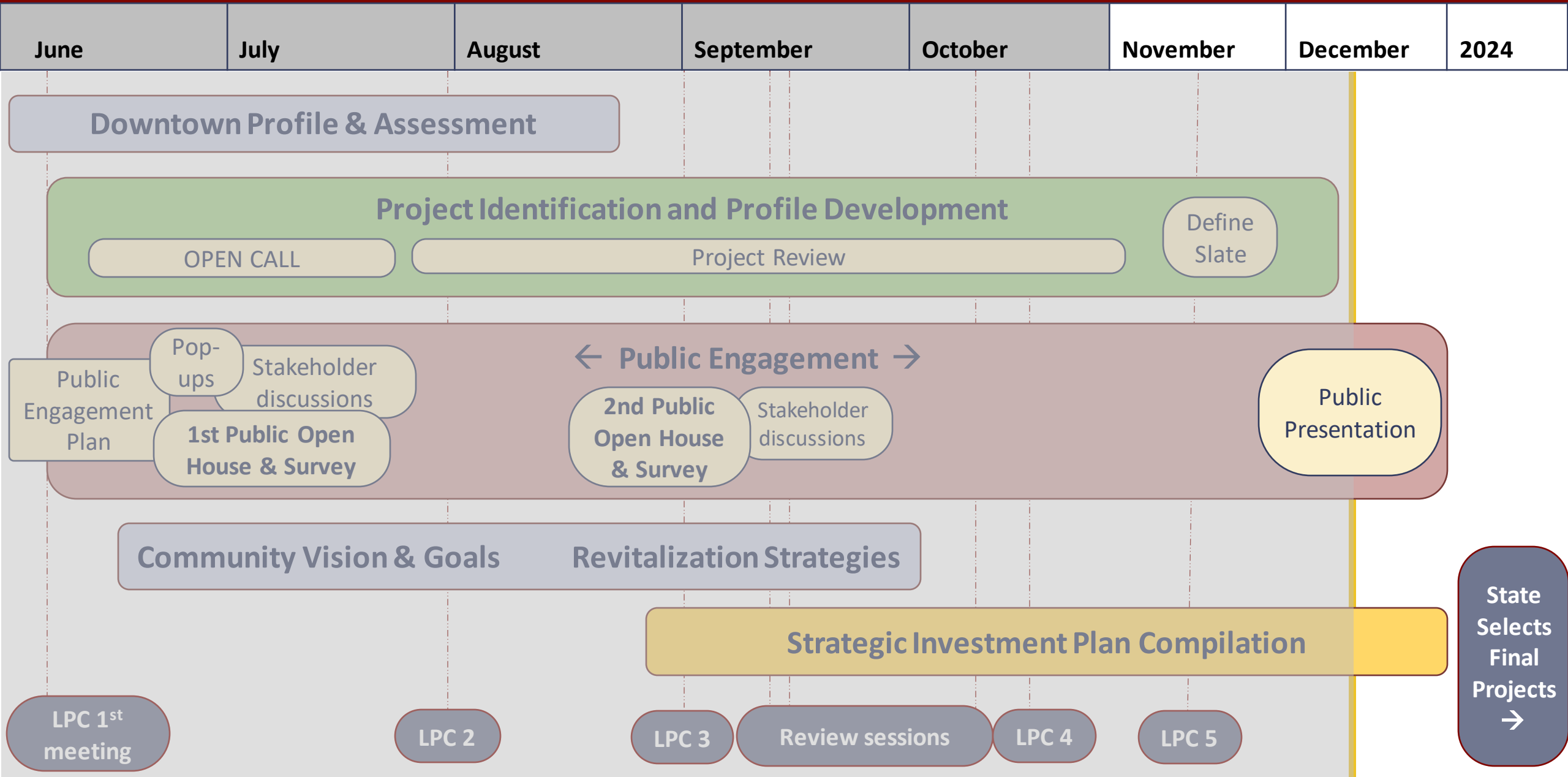


Raise Hand



Q&A

DRI Planning Process





Strategic Investment Plan Preview

Strategic Investment Plan

Guides the use for DRI grant funds.

Developed in a collaborative, open process led by the **Local Planning Committee** with regular **public input** and support from State partners and consultant team.

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Executive Summary

DRI Area Boundary

I. Downtown Profile and Assessment

II. Community Vision, Goals, and Revitalization Strategies

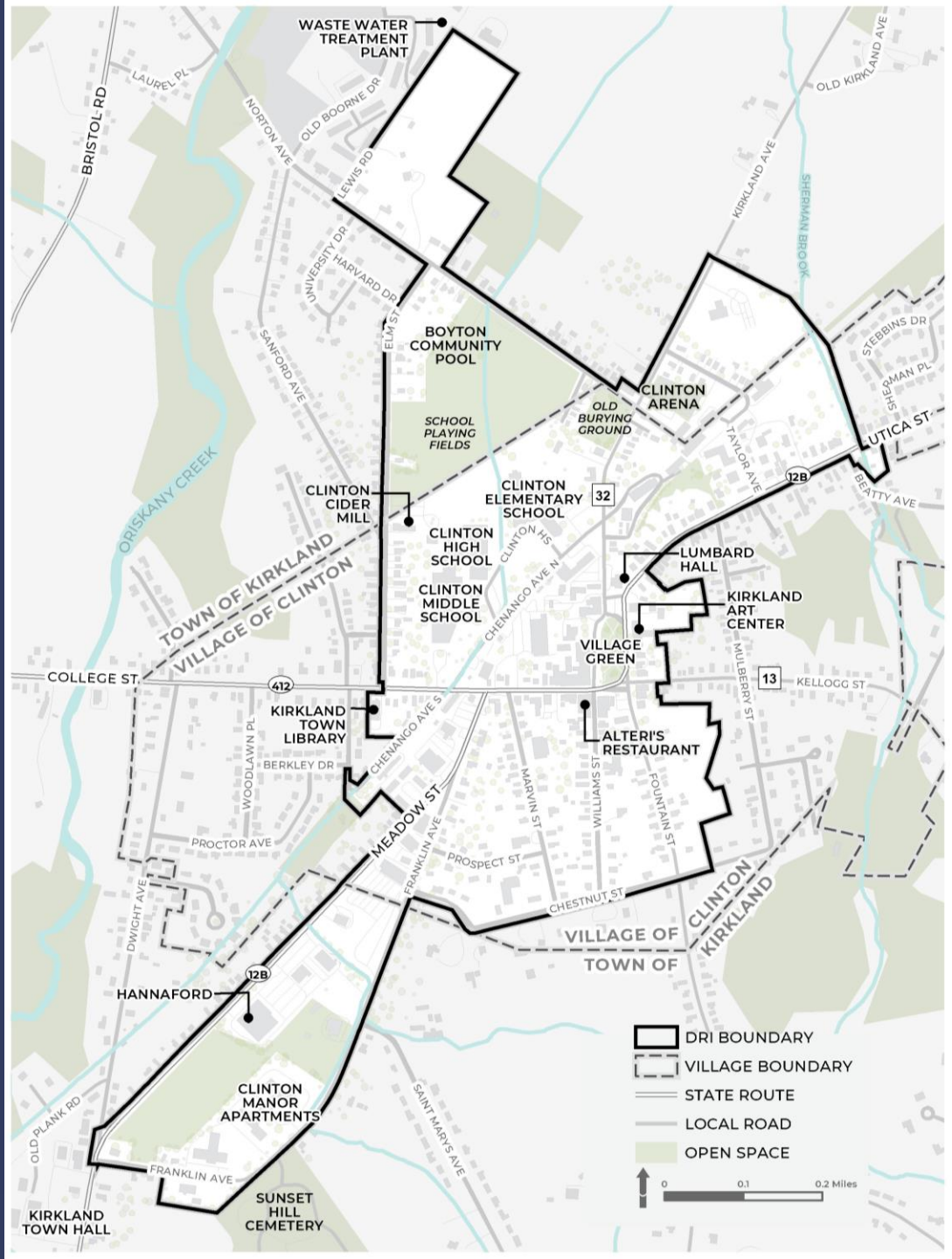
III. Description of Public Engagement

IV. Projects Proposed for DRI Funding





Clinton-Kirkland:
A community OF everyone
FOR everyone



Local Planning Committee

Co-Chair: Elizabeth Tantillo, Mayor, Village of Clinton

Co-Chair: Robert Meelan, Supervisor, Town of Kirkland

Co-Chair: Larry Gilroy, Co-Chair, Mohawk Valley Regional Economic Development Council (MVREDC)

- **Barbara Owens**, Realtor
- **Jackie Walters**, Board Member, CKIC
- **Maria Macrina**, Business Owner, The Cremeria
- **Natalie Brown**, Management Consultant, Village Master Planner
- **Michael Debraggio**, President, Clinton Kirkland Improvement Corporation
- **Howie Schaffer**, Chief Inclusion Officer/Principal, Big Tent Consulting
- **Molly Marris**, Executive Director, Chamber of Commerce; Board Member, CKIC
- **Lisa Magnarelli**, Director of College Events and Scheduling, Hamilton College; Board of Education Member, Clinton Central School District
- **Matt Lacey**, Principal Architect, March Associates
- **Tom Neumann**, President, First Source Federal Credit Union
- **Jonathan Joseph**, North Star Orchards



Public Engagement Activities



Public Engagement Activities

Open Houses and Online Surveys

1. Open House #1 – June 29 – 52 participants
2. Online Visioning Survey – June 29 – July 7 – 42 participants
3. Open House #2 – August 30 – 101 participants
4. Virtual Open House #2 – August 31-September 7 – 156 participants

Pop-up Events and Public Meetings

1. Open Call for Projects Webinar – June 21 – 34 participants
2. Clinton Farmers Market Pop-up – June 29 – 31 participants
3. Kirkland Town Tunes and Trucks – August 31 – 75 attendees
4. Kirkland Town Library Display – September 1-7 – 140+ attendees
5. Public Presentation/Webinar – December 5

Local Planning Committee Meetings

1. June 5, 2023 – 36 attendees
2. August 1, 2023 – 33 attendees
3. August 30, 2023 – 24 attendees
4. Sept. – Oct. – 3 working sessions
5. October 17, 2023 – 35 attendees
6. November 15, 2023 – 25 attendees

Focus Groups & Interviews (September)

1. Arts and Culture Interview
2. Environmental Sustainability Focus Group
3. Business Focus Group
4. Youth Focus Group

18

Outreach Events &
Public Meetings

725+

Cumulative
participants

DRI website
Flyers
Email list
Papers & TV
Local websites
Social Media



06/12 NEWS Channel 2 CLINTON SEEKS DRI PROJECTS
6:05 77°



Contact Us

Send us your comments! If you have any ideas, concerns, or suggestions any time, you can share them here:

First name

Email

Comment



Community Input – Vision

More Complete Streets!

walkable, connected, safe, seating/benches,
sidewalks, crosswalks, historic lighting,
reduce traffic conflicts

+ Trails and Bike Paths

Village Green Amenities, Connections

Better signage, navigation

Add Public Art.

Improve Facades

Reduce Truck Traffic / improve ped. safety -

Restaurants

Food businesses

ADA Accessibility

Entertainment

Public Bathrooms

Wellness and quality of life amenities

Expand art, culture & events

Tourism

Enhance Sustainability

Active green spaces & green infrastructure

Community Collaboration

Affordable housing for all ages

More Lodging

More Gathering Spaces

Farmers Market

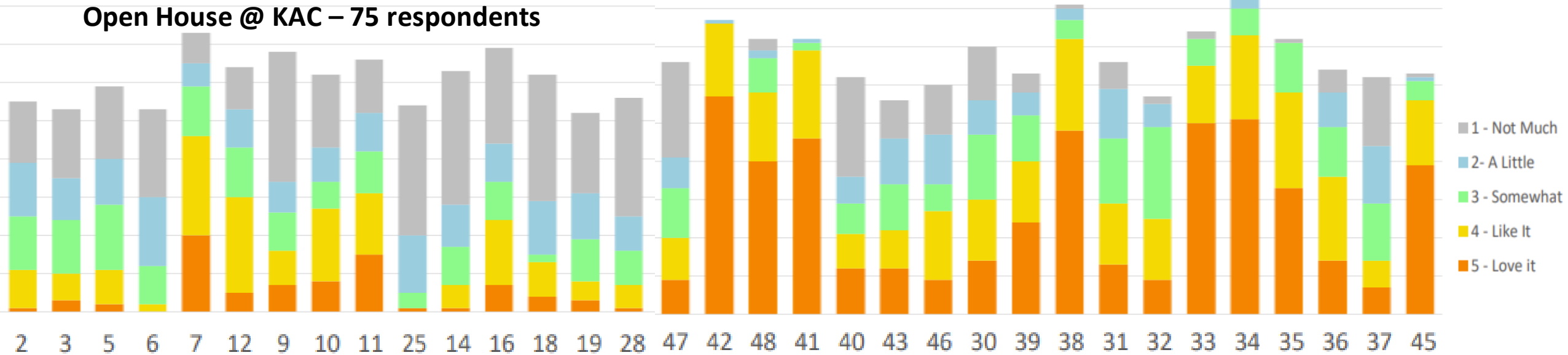
Grow local businesses

Preserve Historic Character

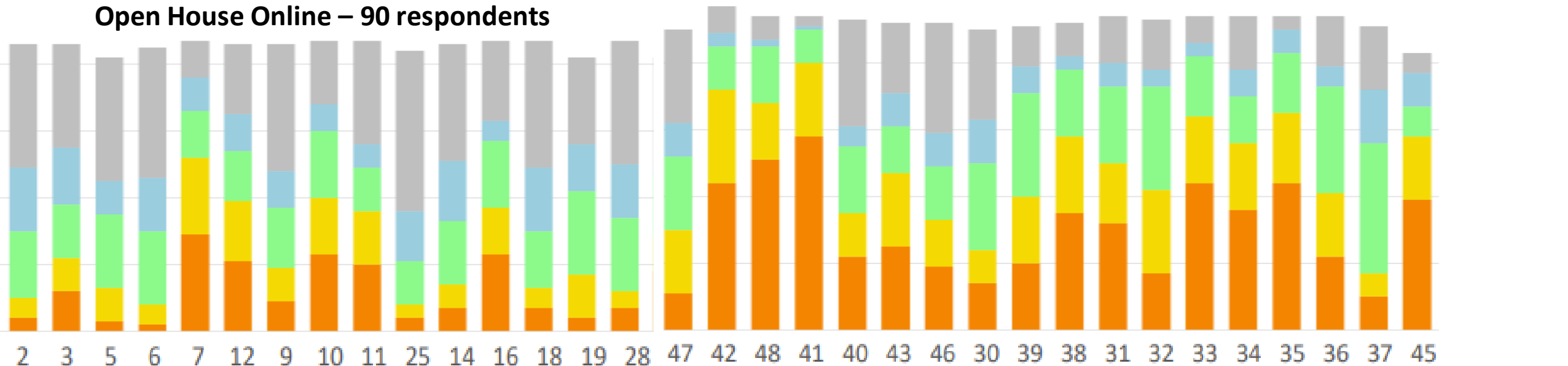
Community Input – All potential DRI projects

**Depicts old project numbers, not those in final plan

Open House @ KAC – 75 respondents



Open House Online – 90 respondents



Clinton-Kirkland DRI Vision

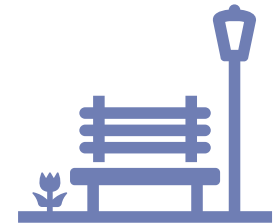
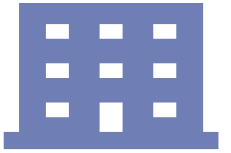
“Anything is possible when we work together as a community OF Everyone FOR Everyone.”

The Clinton-Kirkland DRI kickstarts economic investment that sustains and enhances our vibrant downtown businesses and nonprofits on historic Park Row, around our well-loved Village Green, and in creative and flexible new spaces reaching into the Town of Kirkland. Our authentic charm draws visitors and attracts innovators from diverse backgrounds, creating well-paying jobs in a thriving economic center. Our community offers first-rate schools; a leading liberal arts college; an active arts, culture, recreation, and entertainment hub; as well as housing that all generations of residents can grow into and afford. We focus on wellness for everyone, providing inviting public places in a fully connected and walkable Town and Village with modern amenities. Through the DRI, Clinton and Kirkland enhance our position as a unique centerpiece of the Mohawk Valley, surrounded by nature, connected with trails, resilient, tranquil, and beautiful.



Downtown Profile & Assessment - Challenges

- Limited housing, commercial space, restaurants, lodging, shopping
- Missing infrastructure for pedestrians, bikes, transit, ADA accessibility
- Limited connectivity, confusing flow at Village Green
- Older population and higher housing costs
- Limited formal public space and amenities (e.g. restrooms)
- Jobs concentrated in a few sectors (education and healthcare)
- Need for zoning updates to match vision (e.g. density, parking)
- Small area in a flood zone



Downtown Profile & Assessment - Opportunities

- ✓ Stable population & employment
- ✓ Higher local spending potential & education levels
- ✓ Attractive central Village Green & Historic District
- ✓ Developable sites
- ✓ High level of educational, recreational, arts, & culture amenities
- ✓ Community support for planning and sustainability
- ✓ Strong local public-private partnerships and synergies



Demand & market for additional housing, retail, and tourism

- owner-occupied units, market-rate and affordable rental units, multi-family units
- restaurants, food businesses, boutique & experiential retail, services for seniors

Potential for a highly connected and walkable streetscape

- Utilizing the Green as a hub for pedestrian activities
- With “Complete Streets” and amenities for all



DRI Goals and Revitalization Strategies

GOAL 1	ECONOMIC ENHANCEMENT AND SUSTAINABILITY: Advance economic initiatives to create jobs, foster innovation, and support new and existing family-owned businesses through new buildings and reuse of existing sites.
1.1	Support existing and new small businesses that appeal to residents, students, and visitors to leverage investment and create jobs.
1.2	Develop new commercial and mixed-use buildings and sites consistent with the DRI area character for a variety of activities.
1.3	Preserve, restore, and reuse existing downtown buildings, sites, and historic facades, consistent with historic character for a variety of business development and nonprofit activities.
1.4	Increase accessibility and energy efficiency of downtown businesses and buildings.
1.5	Add tourist lodging and amenities and market Clinton-Kirkland as a year-round shopping, dining, craft beverage, cultural, and entertainment destination for the region and beyond.
GOAL 2	QUALITY OF PLACE AND HISTORIC STREETScape: Enhance the pedestrian-oriented and vibrant streetscapes while preserving the historic character in unique public spaces like the Village Green and in new public gathering spots.
2.1	Preserve architectural style and reuse historic buildings and places in and around the Historic District.
2.2	Improve the public spaces with landscaping, age-friendly amenities, public Wi-Fi, historic lighting, and other projects.
2.3	Recognize and celebrate local history and the service of veterans.
GOAL 3	COMMUNITY WELLNESS, RECREATION, AND QUALITY OF LIFE: Advance wellness and quality of life by increasing opportunities for recreation, healthy lifestyles, and tourism.
3.1	Improve existing recreational amenities and add new fields and facilities.
3.2	Develop outdoor recreational and wellness amenities that serve a variety of users, including residents and visitors, and connect downtown with the broader region.
3.3	Create local food businesses and amenities that support access to healthy food and improve connections between local agricultural producers and consumers.
3.4	Provide recreational and wellness amenities and facilities that are accessible for users of different ages and abilities

DRI Goals and Revitalization Strategies

GOAL 4	CULTURAL COMMUNITY: Transform our community culture (arts, entertainment, education, sports) through enhancing our public/private spaces with events and public art.
4.1	Support art, cultural, and entertainment venues and organizations to maintain facilities and provide programming and events.
4.2	Add public art across the DRI area and in the Village Green.
4.3	Add new spaces to provide arts, culture, educational, and entertainment programs.
4.4	Promote and market arts, cultural, educational, and entertainment offerings to residents and visitors.
4.5	Expand entertainment and musical offerings on the Village Green.
GOAL 5	HOUSING CHOICE AND AFFORDABILITY: Support affordable housing choices for all families at various life stages through the development, rehabilitation, and/or adaptive reuse of new and existing properties.
5.1	Rehabilitate upper floors of downtown buildings for residential uses.
5.2	Expand housing options that attract new and existing residents to downtown.
5.3	Advance plans to develop new housing in the Town.
5.4	Maintain a balance between affordable and market-rate housing.
5.5	Develop artist live-work spaces
GOAL 6	MODERN INFRASTRUCTURE, MOBILITY AND CONNECTIVITY: Provide modern, sustainable, and climate resilient structures and practices to increase mobility and make downtown more livable, safe, connected, green, and accessible.
6.1	Make downtown walkable and bikeable through complete streets investments.
6.2	Make downtown connections accessible for people of all ages and abilities, for example, through carefully designed sidewalks, crosswalks and building entryways.
6.3	Extend sidewalks and streetscape amenities to link the Town and Village.
6.4	Address conflicts between different transportation modes (e.g. trucks and pedestrians) to make downtown safe for all.
6.5	Employ practices, building designs, and infrastructure systems that reduce greenhouse gas emissions, increase resilience, and improve local environments and quality of life.
6.6	Add amenities that cater to visitors and encourage them to extend their stay (e.g. wayfinding, restrooms).



Project Recommended for Funding

Recommended DRI Projects – 17 projects, \$14.6 Million

Reimagine the Village Green
Improve Clinton Arena for Expanded, Year-Round use
Create New Public Amenities at Lombard Hall
Create Complete Streets for All
Establish the Clinton-Kirkland Small Project Fund
Launch a Free Trolley for a More Walkable, Accessible Downtown
Construct a Pedestrian Bridge across Sherman Brook for Recreational Trails
Beautify and Preserve a Historic Cemetery
Expand Amenities at the Community's Library to Reflect Emerging Needs
Re-Imagine, Re-Crete: Transforming Community Arts at the Kirkland Art Center
Enhance the Jack Boynton Community Pool and Bathhouse
Placemaking through Branding, Marketing, and Wayfinding
Construct New Apartment Buildings on Lewis Road
Build New Apartment(s) Community on Remediated Brownfield at Taylor Ave & Utica St
Convert Vacant Commercial Space into a New Craft Hard Cider Operation at 43 College St
Expand the Clinton Cider Mill for Year-Round Operation in its 100th year
Build New Housing at 17 Kirkland Ave.

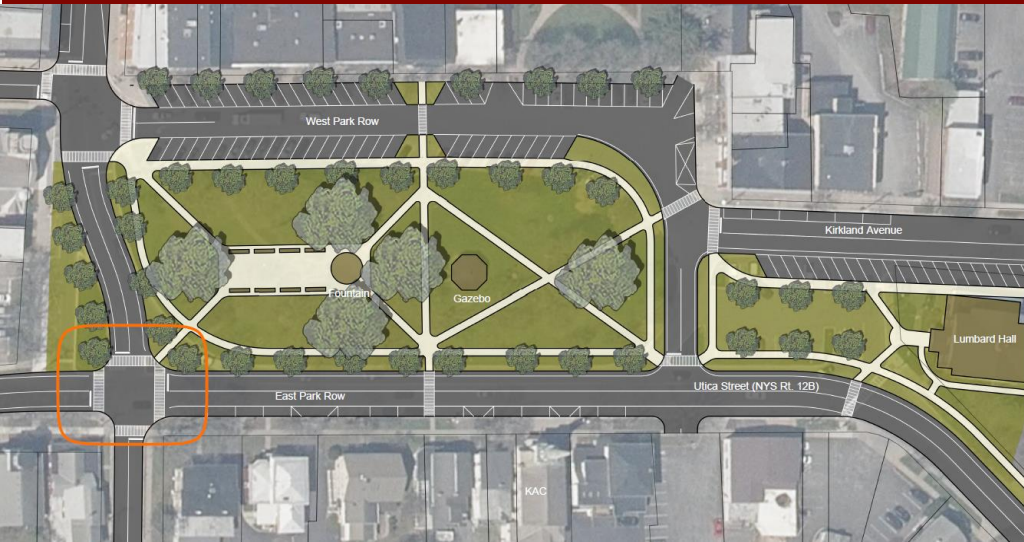


Selection Criteria

- Aligns with Clinton-Kirkland DRI Vision and Goals (at least one)
- Aligns with New York State DRI Goals
- Project Readiness & Feasibility
- Catalytic Effect
- Cost Effectiveness
- Co-Benefits
- Public Support



Reimagine the Village Green



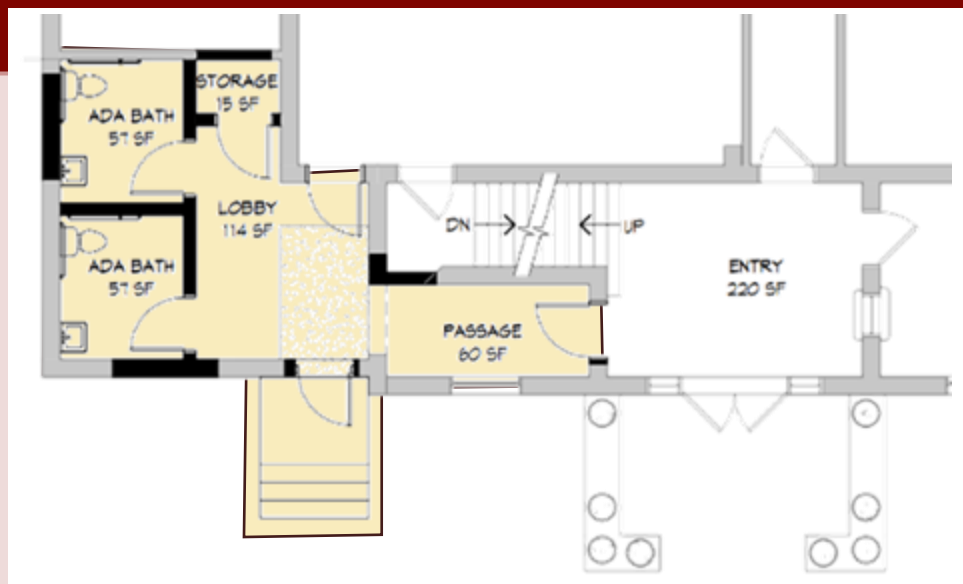
Project Description	Project Sponsor	Total Cost	DRI Ask	%
Enhance the historic Village Green as a centerpiece of the community and a hub for commerce and community events by improving pedestrian connectivity and amenities, updating landscaping and viewsheds, and adding public Wi-Fi.	Village of Clinton	\$2,000,000	\$2,000,000	100%

Improve Clinton Arena for Expanded, Year-Round use



Project Description	Project Sponsor	Total Cost	DRI Ask	%
Improve amenities and facilities at the Clinton Arena to serve a broader, year-round audience. A new concession stand, pro-shop, restrooms, and office space plus upgraded locker rooms will increase the competitiveness of the facility. A girls' locker rooms and summer roller skating floor will expand its usability. An improved staircase and community parking area will improve safety and co-benefits. The Town would build out additional amenities in a 2 nd phase.	Town of Kirkland	\$1,453,000	\$1,453,000	100%

Create New Public Amenities at Lumbar Hall



Project Description	Project Sponsor	Total Cost	DRI Ask	%
Create public restrooms within Lumbar Hall to accommodate residents, shoppers, and other guests visiting the Village and Town, especially during the many events on the Village Green. The restrooms would be indoors and ADA compliant, providing easy public access from the outside.	Village of Clinton	\$419,000	\$419,000	100%

Create Complete Streets for All



Project Description	Project Sponsor	Total Cost	DRI Ask	%
Close gaps in multi-modal infrastructure to increase walkability and accessibility. Improvements will be made along Franklin, Elm, Norton, Kirkland, and McBride.	Village of Clinton	\$1,500,000	\$1,500,000	100%

Establish the Clinton-Kirkland Small Project Fund



Project Description	Project Sponsor	Total Cost	DRI Ask	%
Establish the Clinton-Kirkland Small Projects Fund for small businesses, not for profit organizations, and public art. A small match will be required by project sponsors. Minimum and maximum funding levels will be established. A separate board/commission to administer the fund will be created.	CKIC (Local Program Administrator)	\$600,000	\$600,000	100%

1. Restore a Historic Landmark for Mixed-Use (16 College)
2. Renovate Historic Landmark for Mixed-Use (8 College, 2 & # W Park Row)
3. Renovate & Stabilize Mixed-Use Historical Building (24 College)
4. Repairs for Historic Landmark Building (29 W Park Row)
5. Historic Façade Repair on 11, 13, 15, 17, & 19 College
6. Garret on the Green: Sauna and Gathering Space (8 Utica)
7. Create Public Seating & Optimize The Cremeria (17 College)
8. Pet Grooming Business Façade & Beautification (4 Taylor)
9. Renovate Historic Downtown Landmark (2 Kirkland)
10. Renovate Downtown Village Housing (6 Kirkland)
11. Re-envision Village Natural Foods Store as a Cooperative
12. Renovation for Tony's Pizzeria (41 College)
13. Update shopfront for Modern-Day Shopper (18 W Park R)
14. Krizia Martin security & accessibility upgrades (20 W Park R)
15. Renovate the Rok (36 College)
16. Public Art Mural (DRI area)
17. Paint Downtown Mural Trail (DRI Area)
18. Enhance Security at Affordable Daycare Center (2 Prospect)

Launch a Free Trolley for a more Walkable, Accessible Downtown



Project Description	Project Sponsor	Total Cost	DRI Ask	%
<p>Re-establish a trolley service in Clinton and Kirkland for public and private events. This free, public trolley with 2 ADA seats would serve as a shuttle for events in the Village Green and elsewhere, increasing accessibility and reducing the need for parking downtown. The distinctive trolley design will be in keeping with Clinton's historic trolley (1901-1936). Hale Transportation will cover all operating and maintenance costs.</p>	<p>Clinton Chamber of Commerce</p>	<p>\$226,000</p>	<p>\$226,000</p>	<p>100%</p>

Construct a pedestrian bridge across Sherman Brook for Recreational Trails



Project Description	Project Sponsor	Total Cost	DRI Ask	%
<p>Construct a pedestrian bridge across Sherman Brook to carry the Chenango Canal Trail. The bridge will allow multi-recreational trails to extend northward past scenic ponds and wetlands and eventually connect the Clinton-Kirkland to regional trails in the north and south.</p>	<p>Kirkland Trails, Inc.</p>	<p>\$305,000</p>	<p>\$305,000</p>	<p>100%</p>

Beautify and Preserve a Historic Cemetery



Project Description	Project Sponsor	Total Cost	DRI Ask	%
<p>Restore the historic Old Burying Ground with a decorative wrought iron fence, entry arch, and benches as well as landscaping improvements. The project will improve security and provide an increased sense of dignity and history at a key downtown gateway.</p>	<p>Clinton Historical Society</p>	<p>\$68,000</p>	<p>\$68,000</p>	<p>100%</p>

Expand Amenities at the Community's Library to Reflect Emerging Needs



Project Description	Project Sponsor	Total Cost	DRI Ask	%
<p>Create a public incubator/makerspace, gathering space, and mural to respond to emerging needs in the community. Entrepreneurs and students will be able to take an idea from concept to completion using the library resources in a fully-equipped and accessible incubator/makerspace. Reconstruction of the Library's historic porches will address community demand for gathering spaces, and the mural will beautify a community space.</p>	<p>Kirkland Town Library</p>	<p>\$227,000</p>	<p>\$154,000</p>	<p>67%</p>

Re-Imagine, Re-Create: Transforming Community Arts at the Kirkland Art Center



Project Description	Project Sponsor	Total Cost	DRI Ask	%
Renovation of the KAC into a modern and accessible community arts facility. The project will reconstruct the barn with a state-of-the-art pottery studio, children's dance studio, and traditional and visual arts programming spaces. It will also add a new culinary arts studio and stabilize the historic church structure. The project will allow the KAC to serve a broader audience and expand cultural experiences available in the region.	Kirkland Arts Center	\$2,698,000	\$1,931,000	72%

Enhance the Jack Boynton Community Pool and Bathhouse



Project Description	Project Sponsor	Total Cost	DRI Ask	%
Renovations to the community pool to improve facilities, accessibility, and program offerings. The project will include upgrades to the bathhouse, pool structure, and equipment. It will add a wading pool/ zero entry area with splash pad, as well as a heater to extend the season by 2-3 weeks.	Clinton Youth Foundation	\$1,822,000	\$1,770,000	97%

Placemaking through Branding, Marketing, and Wayfinding



Project Description	Project Sponsor	Total Cost	DRI Ask	%	Jobs	Housing Units	Comm. Space (sf)
Enhance the perception and visibility of the Clinton-Kirkland downtown area and small business community through a large-scale branding and marketing campaign and installation of wayfinding signage. Elements include a marketing theme, website, social-media platforms, and print and display ads.	Clinton Chamber of Commerce	\$140,000	\$140,000	100%	0	-	-

Construct New Apartment Buildings on Lewis Road

Project Description	Project Sponsor	Total Cost	DRI Ask	%	Jobs	Housing Units	Comm. Space (sf)
 <p>Construct 40 affordable apartments (80% AMI) on historically vacant land in a walkable area. Includes an access road, landscaping, green infrastructure.</p>	Spinella Family	\$11,591,000	\$1,500,000	13%	0	40	0

Build New Apartment(s) Community on Remediated Brownfield at Taylor Ave and Utica Street



Project Description	Project Sponsor	Total Cost	DRI Ask	%	Jobs	Housing Units	Comm. Space (sf)
Build a small apartment community on a vacant, brownfield at the north end of the Village of Clinton. The project will expand the Village's housing stock and provide connectivity upgrades to the Kirkland Trail System and the Village Center.	R Luke Lewis	\$8,994,000	\$1,500,000	17%	2	30 units	0

Convert Vacant Commercial Space into a New Craft Hard Cider Operation at 43 College St



Project Description	Project Sponsor	Total Cost	DRI Ask	%	Jobs	Housing Units	Comm. Space (sf)
Convert a former commercial laundry facility to expand local craft cider operations and encourage agrotourism in the Village. The project creates a new offshoot of the Clinton Cider Mill dedicated to the production of craft hard cider using locally sourced fruit pressed at the Mill's Elm Street location.	Ben Fehlner	\$675,000	\$270,000	40%	4	N/A	1,500

Expand the Cider Mill for Year-Round Operation in its 100th year



Project Description	Project Sponsor	Total Cost	DRI Ask	%	Jobs	Housing Units	Comm. Space (sf)
Expand the retail space with a new, climate-controlled, ADA-compliant addition with an expanded outdoor seating area, indoor dining space, customer bathrooms, and a wheelchair lift. This project enables year-round operations.	Clinton Cider Mill	\$910,000	\$364,000	40%	4	N/A	1,300

Build New Housing at 17 Kirkland Ave



Project Description	Project Sponsor	Total Cost	DRI Ask	%	Jobs	Housing Units	Comm. Space (sf)
Construct a new 4-unit apartment building at 17 Kirkland Ave, providing much-needed residential space in a sought-after neighborhood and improving the quality and quantity of the Village's housing stock.	Kogut Excavating LLC	\$1,100,000	\$440,000	40%	0	4	0



Pipeline Projects

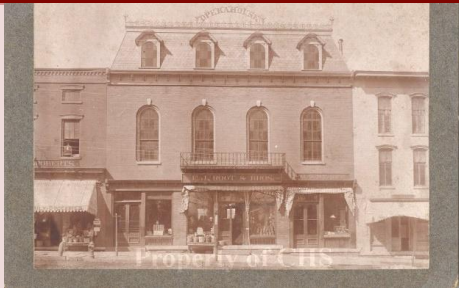
Renovate and Expand a Property for Mixed-Use at 2 East Park Row



Renovate the existing historic building and build a new, mixed-use, townhome expansion on the east side fronting Kellogg Street. The project will create new residential units and downtown commercial/retail spaces, renovate existing residential and office spaces, and expand parking onsite.

OB
Properties
Group,
LLC

Renovate the Historic Mixed-Use Scollard Opera House Building at 16 W Park Row



Renovate the historic, mixed-use Scollard Opera House building in the village center: Rehabilitate 1 residential space, add a public picnic area, improve interior amenities, improve the façade, add energy efficient windows, and improve parking in the rear.

Peter
Gerrity

Renovate Historic 18-20 West Park Row for Energy Efficient Tourist Lodging



Renovate four units on the second and third floor to add much needed overnight lodging in the Village. The project will also include an exterior refresh and energy efficiency improvements. The project will result in lodging for 8-12 visitors downtown in a LEED certified building.

Kevin and
Heather
Martin



Next Steps

Next Steps

December

- 1) **Public Comment period on public presentation – Dec. 6 – 10**

<https://www.clintonkirklandri.com>

These slides will be posted on the website and comments can be submitted via the contact us form online

- 2) **Finalize and submit Strategic Investment Plan to the State**

2024

- 3) **State review of Strategic Investment Plan and projects**
- 4) **Governor announces awardees - \$9.7M out of \$14.6 M recommended**



Thank You!

Special thanks:

- Local Planning Committee
- NYS agency partners
(DOS, ESD, HCR, NYSERDA)
- Kirkland Town Library
- Everyone who contributed their time and ideas throughout the process!



Q & A



Chat



Raise Hand



Q&A

