

City of

GLENS FALLS

Smart Growth
Comprehensive Plan
Appendices

Table of Contents

Appendix A – Overview of Existing Local and Regional Plans, Studies, & Initiatives

Appendix B – Focus and Stakeholder Group Meetings

Appendix C – Community Survey Summary

Appendix D – Public Workshop #1 Summary

Appendix E - Public Workshop #2 Summary

APPENDIX A:

Overview of Existing Local and Regional Plans, Studies, & Initiatives

**Glens Falls Smart Growth Comprehensive Plan
Review of Existing Plans, Studies, and Initiatives**

City of Glens Falls Master Plan (1999)

NYS DOS Smart Growth Principles	Does the Master Plan support the following Smart Growth Principles? (Yes)	Does the Master Plan support the following Smart Growth Principles? (Partially)	Does the Master Plan support the following Smart Growth Principles? (No)	Notes
1. Promote mixed land uses in focus areas.		X		The Master Plan partially promotes mixed land use because it is only mentioned once (pg. D- 7) as a potential development for the Henry Hudson Townhouse Complex. Under Housing Strategies, the parcel is named a great candidate for a mixed use project.
2. Create an adequate range of housing opportunities and choices.	X			The need to create a range of housing is frequently referenced in the Master Plan. On page D-2, it states, "there needs to be interesting, varied housing opportunities..." The plan includes a chapter on Housing Analysis which discusses housing types, vacant multi-family homes, and the desire for more single family structures. One of the planned actions is to consider establishing a set-aside for homeownership and housing rehabilitation programs.
3. Promote development and redevelopment where infrastructure is adequate and sustainable.	X			Development and redevelopment is promoted throughout the Master Plan. Page E-8 includes the action to link land development to quality jobs, as a way to increase employment and improving commercial and industrial land. The plan promotes development where it is adequate, as it encourages infill development in densely developed to preserve open space.
4. Build on traits that make a distinctive and attractive community with a strong sense of place.	X			The City of Glens Falls would like to build on its historic architecture and heritage by ensuring roadway and sidewalk designs, and signage are of historic, complimentary design (A-7).
5. Promote well-planned and well-placed public spaces.		X		The Master Plan states (page B-4) that "the streetscape lacks city comforts -such -as, -permeable streetfronts and .. interesting -public, places." Throughout the plan there isn't a great emphasis on promoting public places but it is recognized as a weakness the city plans to fix.
6. Promote sustainable compact neighborhoods.			X	The Master Plan focused more on rehabilitation and renovating neighborhoods/homes and doesn't expand on whether residential areas are densely populated.
7. Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.		X		The Master Plan includes potential spaces for new garages and that the "new garage could also serve as a transportation center for buses and taxis in the community" (pg. E-5). The plan doesn't mention improving connectivity outside of jurisdictional lines, but it emphasizes the advantage of the Adirondack Northway (pg. B-2).
8. Promote sustainable mass transit that reduces the local levels of greenhouse gas emissions.		X		On page A-7 it states, "Diminish the presence of the automobile and associated transportation facilities directly within the core downtown area." which shows they do not prioritize transportation that is a large contributor to greenhouse gas emissions. The plan includes that a current strength for the city is that their public transit resources are well utilized (B-3) therefore that could be the reason why it isn't promoted much throughout the plan.
9. Promote walkable/bikeable neighborhood designs.	X			On page A-7 it states, "Improve the 'walkability' of downtown. Make it safer to walk in and more interesting to walk in. The overall city is, from a pedestrian perspective, very walkable." The plan emphasizes walkability, adding new pedestrian and biking amenities throughout downtown, but doesn't discuss walkability or bikeability through residential neighborhoods. On page B-3, it states, "Downtown is virtually no more than a ten-minute walk from any neighborhood in the city."
10. Promote and integrate clean energy resources and related incentives.			X	The Master Plan didn't mention integrating clean energy resources and related incentives.
11. Improve green infrastructure and resident's participation to this effort.		X		The Master Plan didn't mention improving current green infrastructure but to include new and conserve open and green spaces. On page A-43 it states, "The proposed plan indicates realignment of the curb and provisions for additional green space to the Crandall Park." It is included as one of the recommendations to preserve open space (pg. E-8) and promoting development away from conservation areas.
12. Increase resiliency to extreme weather events.			X	The Master Plan didn't discuss resiliency to extreme weather events.
13. Encourage social diversity and integration.			X	The Master Plan didn't discuss social diversity and integration.
14. Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.			X	The Master Plan didn't mention expanding planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.
15. Promote community and stakeholder collaboration in planning.		X		The Master Plan was informed by public opinion gathered from public meetings (pg. D-4) which shows the City collaborates with the community in planning efforts as their opinions are what helps create the recommendations. The plan does not mention stakeholder collaboration.

**Glens Falls Smart Growth Comprehensive Plan
Review of Existing Plans, Studies, and Initiatives**

Warren Street Brownfield Opportunity Area (BOA) Nomination Study (2019)

NYS DOS Smart Growth Principles	Does the BOA Nomination support the following Smart Growth Principles? (Yes)	Does the BOA Nomination support the following Smart Growth Principles? (Partially)	Does the BOA Nomination support the following Smart Growth Principles? (No)	Notes
1. Promote mixed land uses in focus areas.	X			The BOA Study identified a goal and opportunities to "promote the opportunity area as a desirable mixed-use neighborhood" (pg. 4).
2. Create an adequate range of housing opportunities and choices.	X			The BOA Study suggests development of workforce housing units and market-rate housing that could "include apartments or low-maintenance townhomes for a range of age groups" (pgs. 66 and 67).
3. Promote development and redevelopment where infrastructure is adequate and sustainable.	X			The BOA Study includes the goal to enhance vacant or underutilized buildings and increase connectivity within the opportunity area (pg. 70). One example of development that follows the principle is, "Trail-based residential and commercial development, with amenities and features conducive to cycling and other forms of recreation (e.g., bike corrals, storage space for bike gear) may be appropriate for areas along trail routes" (pg. 68).
4. Build on traits that make a distinctive and attractive community with a strong sense of place.	X			The BOA Study will build on its city setting and close proximity to the Adirondacks by publicizing the recreational resources and capitalize on them to attract more people to live and experience the opportunity area (pg. 76) and "Work with local realtors to develop a marketing plan to promote the various cultural and recreational amenities that make the BOA an attractive place to live" (pg. 4).
5. Promote well-planned and well-placed public spaces.	X			The BOA Study suggests the creation of a neighborhood association that "could also manage community events on underutilized green space at East Field Park as discussed during the public meetings." (pg. 73) to promote the park in the opportunity area. The study also promotes its Arts District and Public Arts Trail that includes the Glens Falls Civic Center and the Hyde Collection Art Museum (pg. 62).
6. Promote sustainable compact neighborhoods.	X			The East End neighborhood is promoted as an inviting community due to its, "compact and dense layout, low to medium building heights and mix of uses at a neighborhood scale" (pg. 19). For the Fredella Avenue Historic District, the plan recommends a pedestrian focused neighborhood with a high density residential building. The city currently has compact neighborhoods and wants to develop more sustainably (pg. 72).
7. Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.		X		The BOA Study includes the goal to increase connectivity within the opportunity area (pg. 28) and the regional area. The plan has the objectives to improve connections between existing trails and the regional network and improving the streetscape on major roadways to make Warren St. gateway more inviting and easier to navigate when traveling (pg. 28). It doesn't discuss connectivity outside of the regional area.
8. Promote sustainable mass transit that reduces the local levels of greenhouse gas emissions.			X	The BOA Study does not promote mass transit, but it was gathered in the preliminary analysis that improvements to transit is an essential for providing a better quality of life for residents (pg. 24). The opportunity area only has access to two bus routes. (pg. 48)
9. Promote walkable/bikeable neighborhood designs.	X			The BOA Study identifies improvements from the 2013 Pedestrian and Bicycle Connectivity and suggest for their implementation. Some of these improvements include improving crossing at intersections, new bike pavement markings, new signage, and a multi-use bridge (pg. 71). These improvements will promote walkable/bikeable neighborhood designs.
10. Promote and integrate clean energy resources and related incentives.			X	The BOA Study did not identify strategies to promote and integrate clean energy resources and related incentives.
11. Improve green infrastructure and resident's participation to this effort.			X	The BOA Study did not identify strategies to improve green infrastructure.
12. Increase resiliency to extreme weather events.			X	The BOA Study did not identify strategies to increase resiliency to extreme weather events.
13. Encourage social diversity and integration.			X	The BOA Study did not identify strategies to encourage social diversity and integration. It did identify, the World Awareness Children's Museum, a cultural amenity which introduces children to a diversity of cultures across the world (pg. 17).
14. Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.			X	The BOA Study did not include measures to expand planning and implementation efforts across jurisdictional lines to increase effectiveness, sustainability, and resiliency.
15. Promote community and stakeholder collaboration in planning.	X			The BOA Study included a summary of the public participation techniques and processes utilized as part of the planning process. This included two steering committee meetings, three public meetings, and informal discussions with stakeholders (pgs. 32-33). Community input informed the vision, goals, and objectives of the BOA (pg. 70).

**Glens Falls Smart Growth Comprehensive Plan
Review of Existing Plans, Studies, and Initiatives**

Glens Falls Downtown Vision & Development Strategy (2012)

NYS DOS Smart Growth Principles	Does the Downtown Vision & Development Strategy support the Smart Growth Principles? (Yes)	Does the Downtown Vision & Development Strategy support the Smart Growth Principles? (Partially)	Does the Downtown Vision & Development Strategy support the Smart Growth Principles? (No)	Notes
1. Promote mixed land uses in focus areas.	X			The Glens Falls Downtown Vision & Development Strategy proposed several new mixed-use buildings in the blocks east of the hospital (pg. 5) and in other districts. Zoning changes show that mixed-use is permitted in the health services and hospital district (pg. 13).
2. Create an adequate range of housing opportunities and choices.	X			One of the principles established in the Glens Falls Downtown Vision & Development Strategy is to promote equitable, affordable housing with a goal of creating housing in downtown for all income and age levels (pg. 4).
3. Promote development and redevelopment where infrastructure is adequate and sustainable.	X			On page 26 of the Glens Falls Downtown Vision & Development Strategy it states, "The city should target funding sources, such as CDBG funds, towards development projects that rehabilitate existing vacant buildings to provide affordable housing units. Building rehabilitation is not only a cost effective way to provide workforce housing units, it also strengthens the character of the surrounding community."
4. Build on traits that make a distinctive and attractive community with a strong sense of place.	X			The Glens Falls Downtown Vision & Development Strategy builds on past accomplishments and the city's small city setting with unique retail and restaurant ventures (pg. 3) and creation of distinct residential development (pg. 4). On page 24 it states, "The City's urban downtown is a unique setting within the Adirondack region and its affordability in comparison to neighboring Saratoga Springs position it well to be a gateway hub for travelers to the area." This showed the importance of the city's urban downtown compared to other areas in the region.
5. Promote well-planned and well-placed public spaces.	X			One of the main financial incentives of the Glens Falls Downtown Vision & Development Strategy is to enhance the public realm, "To make improvements to downtown's public space, leisure and recreational opportunities. Potential projects may include public plazas, parks, water access and improvements around publicly owned buildings" (pg. 18).
6. Promote sustainable compact neighborhoods.	X			One of the incentive based zoning recommendations includes, "allowing increase density" (pg. 38). The Glens Falls Downtown Vision & Development Strategy prioritizes transportation alternatives to single occupant automobiles, an environmentally friendly downtown (pg. 4) and has guidelines for district designs to include open space (pg. 14) which shows promotion of sustainable compact neighborhoods.
7. Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.				Glens Falls has a regional proximity to major metropolitan areas (pg. 19) and the Glens Falls Downtown Vision & Development Strategy includes the objective to "To link destinations within the downtown, the city and the region" as a way to provide more transportation choices (pg. 4).
8. Promote sustainable mass transit that reduces the local levels of greenhouse gas emissions.		X		One of the objectives of the plan is to "coordinate public transit regionally" (pg. 4) but throughout the Glens Falls Downtown Vision & Development Strategy it does not promote mass transit.
9. Promote walkable/bikeable neighborhood designs.		X		The Glens Falls Downtown Vision & Development Strategy shows an emphasis on pedestrian development, with pedestrian focused streets, pedestrian plazas, mid-block connections, and additional infrastructure to facilitate pedestrian access (pgs. 5-8). There aren't many detailed suggestions for biking designs, but it is an overall objective, "To provide safe walking and biking routes" (pg. 4).
10. Promote and integrate clean energy resources and related incentives.	X			On page 31 of the Glens Falls Downtown Vision & Development Strategy, it states, "Green development refers to both new developments and retrofitting existing development to be more environmentally efficient. Green development can have higher initial costs but can ultimately save money over the life of a project. Lessening carbon footprints, lowering energy costs and providing leadership in sustainability are goals of the US HUD's Community Challenge program." It was among one of the zoning recommendations to include alternative energy devices (pg. 32).
11. Improve green infrastructure and resident's participation to this effort.	X			On page 2 of the Glens Falls Downtown Vision & Development Strategy, it states, "Make recommendations for initiative to overcome regulatory barriers to mixed-use, rehab and infill development and to facilitate 'green' and energy efficient development."
12. Increase resiliency to extreme weather events.			X	The Glens Falls Downtown Vision & Development Strategy does not mention the increase of resilience to extreme weather events.
13. Encourage social diversity and integration.			X	The Glens Falls Downtown Vision & Development Strategy does not mention social diversity and integration.
14. Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.			X	The Glens Falls Downtown Vision & Development Strategy focuses on the City of Glens Falls and doesn't mention expanding plans outside of the city.
15. Promote community and stakeholder collaboration in planning.	X			The Glens Falls Downtown Vision & Development Strategy promotes community collaboration in planning as there was an interactive community input process. The strategy was developed from the community's vision which strengthened public support (pg. 39).

**Glens Falls Smart Growth Comprehensive Plan
Review of Existing Plans, Studies, and Initiatives**

Glens Falls Middle School and High School Circulation Study (2024)

NYS DOS Smart Growth Principles	Does the Circulation Study support the following Smart Growth Principles? (Yes)	Does the Circulation Study support the following Smart Growth Principles? (Partially)	Does the Circulation Study support the following Smart Growth Principles? (No)	Notes
1. Promote mixed land uses in focus areas.			X	The Glens Falls Middle School and High School Circulation Study does not mention mixed land uses.
2. Create an adequate range of housing opportunities and choices.			X	The Glens Falls Middle School and High School Circulation Study does not mention creating an adequate range of housing opportunities and choices.
3. Promote development and redevelopment where infrastructure is adequate and sustainable.	X			The Glens Falls Middle School and High School Circulation Study supports this principle as the conclusion suggests the Glens Falls School District to review the study's considerations and concepts to determine where should future development and implementation should go (pg. 24). Appropriate development includes raised sidewalks, pedestrian bump outs, and ADA crosswalks (pg. 13).
4. Build on traits that make a distinctive and attractive community with a strong sense of place.			X	The Glens Falls Middle School and High School Circulation Study does not build on traits that make a distinctive and attractive community with a strong sense of place.
5. Promote well-planned and well-placed public spaces.			X	The Glens Falls Middle School and High School Circulation Study does not mention well planned and placed public spaces.
6. Promote sustainable compact neighborhoods.			X	The Glens Falls Middle School and High School Circulation Study does not mention sustainable compact neighborhoods.
7. Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.		X		The Glens Falls Middle School and High School Circulation Study partially supports this principle as it is meant to assess and suggest implementable concepts revolving circulation around the schools. The study suggests incorporating one-way circulation to decrease congestion in school areas but it does not mention suggestions for improving connectivity outside of the study area.
8. Promote sustainable mass transit that reduces the local levels of greenhouse gas emissions.	X			The Glens Falls Middle School and High School Circulation Study encourages the use of the school's supported transit system and CDTA's dial-a-ride to decrease car trips (pg. 14).
9. Promote walkable/bikeable neighborhood designs.	X			The Glens Falls Middle School and High School Circulation Study encourages incentivizing biking and includes sidewalk and roadway crossings to promote walking (pgs. 13-14).
10. Promote and integrate clean energy resources and related incentives.			X	The Glens Falls Middle School and High School Circulation Study does not mention clean energy resources and related incentives.
11. Improve green infrastructure and resident's participation to this effort.			X	The Glens Falls Middle School and High School Circulation Study does not mention improving green infrastructure and resident's participation to this effort.
12. Increase resiliency to extreme weather events.			X	The Glens Falls Middle School and High School Circulation Study does not mention increasing resiliency to extreme weather events.
13. Encourage social diversity and integration.			X	The Glens Falls Middle School and High School Circulation Study does not mention encourage social diversity and integration.
14. Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.			X	The Glens Falls Middle School and High School Circulation Study does not mention planning and implementation efforts outside of the Glens Falls school district.
15. Promote community and stakeholder collaboration in planning.	X			The Glens Falls Middle School and High School Circulation Study promotes community collaboration in planning as a public survey and meeting was conducted to gain input to see what was the necessary recommendations to accommodate residents (pg. 11).

**Glens Falls Smart Growth Comprehensive Plan
Review of Existing Plans, Studies and Initiatives**

City of Glens Falls South Street-Broad Street Corridor Brownfield Opportunity Area Nomination (2020)

NYS DOS Smart Growth Principles	Does the BOA Nomination support the following Smart Growth Principles? (Yes)	Does the BOA Nomination support the following Smart Growth Principles? (Partially)	Does the BOA Nomination support the following Smart Growth Principles? (No)	Notes
1. Promote mixed land uses in focus areas.	X			The BOA Study includes many revitalization opportunities that include construction of new mixed-use buildings and corridors throughout the opportunity area (pgs. 132 - 148).
2. Create an adequate range of housing opportunities and choices.	X			The BOA Study includes many development ideas for new housing and to accommodate its goal to "Extend housing options for people across the income spectrum, creating a diverse environment of people working and socializing together" (pg. 11).
3. Promote development and redevelopment where infrastructure is adequate and sustainable.	X			The BOA Study includes an action to implement a Strategic Site Revitalization Strategy that will guide redevelopment "of strategic properties in a manner that balances the priorities of the landowner with the vision for the corridor" (pg. 157). Which shows redevelopment will be placed where infrastructure is adequate and sustainable. The next step for the BOA includes applying for a "Pre-Development Activities within a State-Designated BOA" and this involves additional activities that analyzes where redevelopment should be (pg. 5).
4. Build on traits that make a distinctive and attractive community with a strong sense of place.	X			The City of Glens Falls prioritizes maintenance and enhancing the historic qualities of downtown which has proven to improve the attractiveness of downtown (pg. 66). Historical building preservation is important for the city's downtown, "Public and private investments will go toward the renovation and reuse of historic buildings in the Three Squares Historic District" (pg. 145). Among the revitalization opportunities, developments should match the historic character of its surroundings and historic features should be maintained (pgs. 146,148).
5. Promote well-planned and well-placed public spaces.	X			Recommendations from the BOA Study include improvements for public spaces (pg. ix), opportunities for more public spaces in downtown (pg. iii), and outdoor recreation opportunities (pg. 161).
6. Promote sustainable compact neighborhoods.	X			The BOA Study prioritizes a compact downtown with mixed development and neighborhoods with multiple residential types and diverse land uses (pg. 11). Central business district "buildings create the dense and pedestrian-friendly environment that attracts people to the downtown" (pg. 35).
7. Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.		X		Among the opportunity clusters, building complete streets is promoted (pgs. 131, 134, 139, 152). The BOA Study includes the implementation action to make transportation improvements. This includes the development of an implementation strategy to complete infrastructure and transportation connectivity improvements within the opportunity area (pg. 160). These opportunities will increase mobility and circulation within the opportunity area but outside of jurisdictional lines was rarely discussed.
8. Promote sustainable mass transit that reduces the local levels of greenhouse gas emissions.		X		The only mass transit option within the opportunity area is the regional bus system, Greater Glens Falls Transit. There are 2 bus routes with 5 bus stops (pg. 75). Due to the lack of bus stops, the plan suggests additional bus stops as a way to improve transportation as well (pg. 160) Other than that, the BOA Study does not mention the promotion of mass transit.
9. Promote walkable/bikeable neighborhood designs.	X			Among the opportunity clusters, building complete streets is promoted (pgs. 131, 134, 139, 152). Complete streets will benefit pedestrians and bikers as it will make transportation safer for everyone. It is recognized throughout the BOA Study that the downtown area is a pedestrian friendly environment.
10. Promote and integrate clean energy resources and related incentives.			X	The BOA Study does not mention clean energy resources.
11. Improve green infrastructure and resident's participation to this effort.		X		The BOA Study recognizes a need for additional green spaces (pg. 25) and suggests the implementation of the DRI project a new park with green infrastructure (pg. 158) but it does not include how green infrastructure can be improved or how residents can help that effort.
12. Increase resiliency to extreme weather events.			X	The BOA Study does not mention resiliency to extreme weather events.
13. Encourage social diversity and integration.	X			It is one of the plan's goals to "Extend housing options for people across the income spectrum, creating a diverse environment of people working and socializing together" (pg. 11).
14. Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.			X	The BOA Study focuses on the City of Glens Falls and doesn't mention planning outside of the city.
15. Promote community and stakeholder collaboration in planning.	X			The recommendations outlined in the BOA Study are based on input from community residents and stakeholders (pg. ix). Also, the City of Glens Falls "formed a partnership with the community to establish investment in the vision and recommendations of the Revitalization Plan" (pg. 6). Outreach included public meetings, a community forum, and interviews with stakeholders and property owners.

**Glens Falls Smart Growth Comprehensive Plan
Review of Existing Plans, Studies and Initiatives**

Warren County Tourism Study (2022)

NYS DOS Smart Growth Principles	Does the Tourism Study support the Smart Growth Principles? (Yes)	Does the Tourism Study support the Smart Growth Principles? (Partially)	Does the Tourism Study support the Smart Growth Principles? (No)	Notes
1. Promote mixed land uses in focus areas.			X	The Tourism Study does not mention mixed land uses in focus areas.
2. Create an adequate range of housing opportunities and choices.			X	The Tourism Study does not mention creating an adequate range of housing opportunities and choices.
3. Promote development and redevelopment where infrastructure is adequate and sustainable.			X	The Tourism Study does not mention promoting development and redevelopment where infrastructure is adequate and sustainable.
4. Build on traits that make a distinctive and attractive community with a strong sense of place.		X		The Tourism Study shows how distinct Glens Falls is from other municipalities in Warren County by recognizing it is a year-round destination and attracts tourism throughout the year. This is due to businesses staying open and events throughout the year (pg. 95). The study does not mention how Glens Falls should build on that trait and doesn't mention Glens Falls' community.
5. Promote well-planned and well-placed public spaces.		X		The Tourism Study acknowledges that Glens Falls Rec Center and other smaller youth sports facilities in Warren County attract a larger visitation base compared to Albany County's. The study presents this as an opportunity to create another sports facility in Warren County but does not specify whether it would be in Glens Falls (pg. 203).
6. Promote sustainable compact neighborhoods.			X	The Tourism Study does not mention sustainable compact neighborhoods.
7. Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.			X	The Tourism Study does not mention increasing mobility and connectivity.
8. Promote sustainable mass transit that reduces the local levels of greenhouse gas emissions.			X	The Tourism Study does not mention sustainable mass transit.
9. Promote walkable/bikeable neighborhood designs.			X	The Tourism Study recognizes Saratoga Spring's walkable downtown (pg. 266) and Bolton Landing (pg. 89) but does not mention walkable or bikeable areas in Glens Falls.
10. Promote and integrate clean energy resources and related incentives.			X	The Tourism Study does not mention clean energy resources and related incentives.
11. Improve green infrastructure and resident's participation to this effort.			X	The Tourism Study does not mention improvement to green infrastructure and resident's participation to that effort.
12. Increase resiliency to extreme weather events.			X	The Tourism Study does not mention resiliency to extreme weather events.
13. Encourage social diversity and integration.			X	The Tourism Study does not mention social diversity and integration.
14. Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.			X	The Tourism Study looks at tourism within Warren County and looks at other regions in the country but does not mention ways to expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency. Instead, it includes opportunities for Warren County to grow tourism rates (pg. 524)
15. Promote community and stakeholder collaboration in planning.			X	The Tourism Study gathered data from tourist attraction employees through interviews, but it was not included whether there was outreach conducted with community members (pgs. 125, 261-262, 284 - 285, 377, 466). None of these included destinations in Glens Falls.

**Glens Falls Smart Growth Comprehensive Plan
Review of Existing Plans, Studies and Initiatives**

A Housing Needs Study and Market Demand Analysis of: Warren County, New York (2023)

NYS DOS Smart Growth Principles	Does the Housing Study support the Smart Growth Principles? (Yes)	Does the Housing Study support the Smart Growth Principles? (Partially)	Does the Housing Study support the Smart Growth Principles? (No)	Notes
1. Promote mixed land uses in focus areas.	X			The Housing Study promotes mixed land uses in Glens Falls as a strategy to attract new residents, particularly young people. "Glens Falls can focus on providing walkability and culturally rich amenity housing opportunities" (pg. 65).
2. Create an adequate range of housing opportunities and choices.	X			The Housing Study outlines the recommendation to add housing supply with focus on addressing identified gaps with action items and their implementations. These include a range of new constructed housing and preserving existing housing stock. These do not include whether implementations would be conducted in Glens Falls (pg. 57).
3. Promote development and redevelopment where infrastructure is adequate and sustainable.	X			The Housing Study recognizes development that isn't compatible with Glens Falls. For example, federal and state housing awards and Low Income Housing Tax Credits favor projects with a minimum of 60 units and the plan mentions that Glens Falls, "has limited land sufficiently large enough to support a project of the needed size" (pg. 55). The study mentions that because of the large amount of older vacant properties in the city, adaptive reuse projects are likely to be constructed in Glens Falls (pg. 61).
4. Build on traits that make a distinctive and attractive community with a strong sense of place.			X	The Housing Study does not mention building on Glens Falls' traits to make it a distinctive and attractive community. Instead, the study suggests that Glens Falls should use their opportunity zone designation to their advantage by leveraging the classification to attract more investment in the community (pg. 65).
5. Promote well-planned and well-placed public spaces.			X	The Housing Study does not mention promoting public spaces.
6. Promote sustainable compact neighborhoods.	X			The Housing Study recommends new housing in amenity rich areas with mixed-use developments and walkable hamlets (pg. 57).
7. Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.			X	The Housing Study does not mention increasing mobility and circulation or connectivity.
8. Promote sustainable mass transit that reduces the local levels of greenhouse gas emissions.		X		The Housing Study recommends to increase the licensing fee on short term rentals and use the proceeds for transportation programs/services for year round residents. The study recommends a similar practice on second homeowners with impact or transfer fees (pg. 62). But, it does not promote mass transit anywhere else in the study.
9. Promote walkable/bikeable neighborhood designs.			X	There is a demand for housing in high walkable locations (pg. 40) but the study does not mention designs to implement that or bikeable infrastructure.
10. Promote and integrate clean energy resources and related incentives.			X	The Housing Study does not mention integrating clean energy resources.
11. Improve green infrastructure and resident's participation to this effort.			X	The Housing Study does not mention improvements to green infrastructure and resident's participation to that effort.
12. Increase resiliency to extreme weather events.	X			The Housing Study includes the action item to weatherize existing units and work with Warren-Hamilton ACEO, Inc, which is located in Glens Falls, to create a weatherization program for existing structures (pg. 63).
13. Encourage social diversity and integration.			X	The Housing Study does not mention social diversity and integration.
14. Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.	X			The Housing Study expands planning and implementation efforts across Warren County on best practices for addressing housing affordability issues, such as increasing supply, managing demand, increase incomes, and or lower rates (pg. 66).
15. Promote community and stakeholder collaboration in planning.		X		The Housing Study promotes stakeholder collaboration in planning. Key stakeholders were identified, out of the 27 included stakeholders from Glens Falls Housing Authority and the City of Glens Falls Economic Development Director. (pg. 49) But other than stakeholder interviews, there wasn't additional outreach for community involvement.

NYS DOS Smart Growth Principles	Does the Comprehensive Plan support the Smart Growth Principles? (Yes)	Does the Comprehensive Plan support the Smart Growth Principles? (Partially)	Does the Comprehensive Plan support the Smart Growth Principles? (No)	Notes
1. Promote mixed land uses in focus areas.	X			In the Warren County Comprehensive Plan, mixed-use is referenced when discussing Goal 3 (pgs. 67 and 77) and does not say whether the mixed-use spaces will be in focus areas. The goal is to "support thriving communities, hamlets, and downtowns" and promoting mixed use development is the action item for that goal.
2. Create an adequate range of housing opportunities and choices.	X			Warren County Comprehensive Plan's second goal is to improve housing access and quality (pg. 66) and objectives follow the principle to create adequate range of housing, but does not specify it will happen specifically in Glens Falls. Proposed development in Glens Falls is primarily for renter units (pg. 41).
3. Promote development and redevelopment where infrastructure is adequate and sustainable.	X			The Warren County Comprehensive Plan recommends to implement projects from the Hazard Mitigation Plan (pg. 89) and developing a Natural Resource Inventory that would guide development projects (pg. 86) which promotes development where infrastructure is adequate and sustainable.
4. Build on traits that make a distinctive and attractive community with a strong sense of place.			X	The Warren County Comprehensive Plan does not mention building on Glens Falls' traits to make it a distinctive and attractive community.
5. Promote well-planned and well-placed public spaces.		X		In the Warren County Comprehensive Plan, one of the recommendations to support thriving communities, hamlets, and downtowns, includes creating an "Opportunity Fund" to support local revitalization initiatives. The funds would go towards projects that create vibrant public spaces (pg. 77). The plan doesn't mention public spaces beyond that or planning of proposed spaces.
6. Promote sustainable compact neighborhoods.	X			The Warren County Comprehensive Plan recommends developing a long-term plan for under-utilized County owned property and will prioritize projects that support sustainable development. This could include repurposing affordable housing and green spaces, (pg. 90) and with prioritizing Complete Streets, these components help promote sustainable compact neighborhoods.
7. Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.		X		The Warren County Comprehensive Plan has the objective to enhance transportation, mobility, and walkability to support compact, efficient growth (pg. 67). By establishing a connection with the Capital District Transportation Authority (CDTA), the County can improve overall mobility for residents. The plan doesn't mention improvements to connectivity with areas outside jurisdictional lines.
8. Promote sustainable mass transit that reduces the local levels of greenhouse gas emissions.	X			This Warren County Comprehensive Plan includes the objective to "ensure transit access in the County is maintained and improved" (pg. 67). One recommendation to complete this includes establishing regular communication with CDTA to coordinate on local transit access challenges and opportunities (pg. 78). The plan states the County's transit needs are indirectly addressed by Adirondack/Glens Falls Transportation Council, which is located in Glens Falls.
9. Promote walkable/bikeable neighborhood designs.	X			The Warren County Comprehensive Plan recommends to prioritize Complete Streets improvements along County rounds in hamlets and population centers, which includes increasing pedestrian and cyclist safety. The plan suggests the County to collaborate with Adirondack/Glens Falls Transportation Council, which is located in Glens Falls. The collaboration would entail Complete Streets outreach and education at the local level (pg. 77).
10. Promote and integrate clean energy resources and related incentives.		X		To support the goal to maintain and enhance environmental quality, the plan suggests optimizing waste hauling and recycling systems. A way to complete this is by investing in modern, energy-efficient equipment (pg. 89) This shows integration of clean energy resources but it does not promote clean energy resources in the plan. Also, it doesn't specify whether these suggestions would take place in Glens Falls.
11. Improve green infrastructure and resident's participation to this effort.	X			The Warren County Comprehensive Plan includes the goal to maintain and enhance environmental quality. Action items such as incorporating green infrastructure and supporting repair and reuse events (pgs. 88-89) supports the improvement of green infrastructure and resident's participation to that effort. The plan does not specify if these actions would occur in Glens Falls.
12. Increase resiliency to extreme weather events.	X			The Warren County Comprehensive Plan includes the goal to maintain and enhance environmental quality and includes the objective to adapt to climate change impacts and strengthen resiliency (pg. 68). An action item to complete this goal is to share information of climate change impacts on infrastructure with local municipalities (pg. 87). This could include Glens Falls as it is a local municipality.
13. Encourage social diversity and integration.	X			The Warren County Comprehensive Plan includes the goal to improve government communication & transparency with an objective to strive to further engage underrepresented groups (pg. 92). Warren County fosters a diverse and inclusive community and wants to continue that with cultural festivals and celebrations that shows the County's diversity (pg. 93). The plan does not specify locations in the County where these festivals or celebrations would occur.
14. Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.	X			The Warren County Comprehensive Plan expands planning and implementation efforts across Warren County to increase effectiveness, sustainability, and resiliency. One example includes establishing a biannual solid waste coordination forum and it would help the County improve resource sharing across jurisdictions (pg. 89).
15. Promote community and stakeholder collaboration in planning.	X			The Warren County Comprehensive Plan promotes community collaboration in planning as community engagement helped inform the recommendations for the goals. Community engagement included public workshops, surveys, focus groups, and stakeholder interviews (pg. 13). The plan doesn't specify how many of the participants were from Glens Falls.

APPENDIX B:

Focus and Stakeholder Group Meetings

The background image shows a street scene in Glens Falls, New York, featuring historic brick buildings with arched windows and storefronts. A sign for 'Glens Falls Association' is visible on the right. The text 'City of Glens Falls' is overlaid in a large, dark blue serif font.

City of Glens Falls

Smart Growth Comprehensive Plan

Economic Development Focus Group Roundtable Discussion

**Christine L. McDonald Room at Crandall Public Library
December 19, 2024**

Discussion

1. Downtown Activity

- The downtown area is busy, with well-performing restaurants and active foot traffic.
- Retail is identified as an area needing growth, and specific streets (Maple, Warren, Elm, and South Streets) are mentioned as requiring investment or attention.
- Community events like "Ladies' Night" demonstrate strong local engagement even under challenging conditions (e.g., bad weather).

2. Economic Growth and Challenges

- Glens Falls is experiencing positive momentum with prospering venues like the arena (e.g., hockey) and cultural institutions (e.g., Hyde Gallery and Wood Theater).
- Banks and grant programs support sensible projects but emphasize equity and strategic investment.
- Family services, including affordable daycare, are highlighted as critical for supporting families. Affordable daycare options are hard to find.
- Concerns were raised about parking shortages as development progresses, especially with the potential loss of 500 spaces once South Street redevelopment is complete.
- Challenges associated with homeless population and loitering, causing people to avoid downtown and spend their time and money elsewhere.

3. Housing

- The city must have housing for both blue-collar workers and more affluent residents from areas like Saratoga Springs to sustain economic diversity and community.
- Need for a more diverse housing stock, e.g., workforce housing, downtown apartments and condos, starter homes, affordable and market-rate options
- Long waitlists and difficulty placing halfway house discharges indicate a high demand for affordable housing.

- A noted lack of high-end housing options creates an imbalance in the market.
- Offering attractive senior housing options could free up some stock.
- Calls for regular updates on housing data and addressing gaps in affordable housing.

4. Historic Preservation

- Historic preservation is important for community identity and legacy, but it brings high costs and complex financing (e.g., historic tax credits).
- Restoring historic buildings is often viewed as a long-term investment rather than a profit-driven activity.

5. Developer Support

- Local developers often lack the resources for large-scale projects and complex, reimbursement-based financing (e.g., historic tax credits, DRI). There is also increased pressure on local banks to front funds for multiple large projects.
- Larger projects (e.g., \$2M DRI grant) have gone to outside developers.
- PILOTs, collaboration with experienced developers and local stakeholders could improve outcomes.

Vision for the Future of Glens Falls

1. Inclusivity in Growth

- Avoid isolated "bubbles" of development (e.g., Hudson, NY, a favorite of NYC tourists that is no longer affordable for locals); ensure benefits extend to the entire community.

2. Addressing Housing Needs

- Supply shortages, affordability issues, and generational housing challenges require innovative solutions like mixed-use and senior communities.

3. Economic Diversification

- Manufacturing and healthcare sectors are economic strengths, but further diversification is needed to ensure long-term sustainability.

4. Youth Retention and Attraction

- Creating a vibrant downtown with nightlife, cultural activities, and educational opportunities is critical for attracting and retaining young residents.

5. Planning for Demographic Shifts

- Reflect current trends, such as an aging population, while preparing for the next wave of demographic and economic changes.

The image shows a street scene in Glens Falls, New York, with historic brick buildings and storefronts. A sign for 'BENSON'S' is visible on the left. The text 'City of Glens Falls' is overlaid in a large, dark blue serif font. Below it, 'Smart Growth Comprehensive Plan' is written in a smaller, dark blue sans-serif font.

City of Glens Falls

Smart Growth Comprehensive Plan

Recreation & the Environment Focus Group Roundtable Discussion

Christine L. McDonald Room at Crandall Public Library
December 19, 2024

Discussion Summary

1. Youth-Centric Focus

- Emphasis on recreation as a tool for youth development and social engagement.

2. Affordability and Accessibility

- Affordability and accessibility of the Glens Falls Recreation Department recognized as a vital aspect of the program's success. Year-round, day and evening programs.
- Diverse local resources and programs serve a large number and variety of users, supported by dedicated staff and volunteers. Recreational tourism is growing. Need to invest in and maintain these assets.

3. Bicycle Infrastructure

- There is strong public demand for biking connections that prioritize safety and logical routes, with a 25-year history of advocacy.
- Biking is transportation, seen as essential not only for recreation but also for public safety, health, and workforce development.
- The shift away from car dependency, especially among younger generations, supports increased biking infrastructure.

4. Inclusivity

- Importance of designing programs and spaces to serve all demographics, including older residents.

5. Natural and Recreational Assets

- **Hudson River and Feeder Canal** - Highlighted as incredible assets with opportunities for better utilization and coordination.
- **Disc Golf** - Thriving activity with measurable usage data.
- **Coles Woods Ski Trail** - Popular for cross-country skiing. Opportunities to expand offerings.
- **Green Belt Trail** - Seen as a potential driver for real estate values and economic growth, leveraging city-owned land in Queensbury.
- **Branding and Outreach** - Clarify branding and promotion of recreation opportunities to reduce confusion between Glens Falls, Queensbury, and Warren County offerings.
- **Connections** - Expand and improve biking and pedestrian connections.
- **Emerging issues** - Need to address new challenges like e-bike regulations and encampments.
- **East Field** - Invest in upgrades to East Field and other facilities to support multi-use activities.

6. Reliance on Non-Profits

- The recreation landscape heavily depends on non-profits, which have become critical to filling gaps left by limited public resources. Important to maintain balance between non-profits and government leverage.

7. Sustainability

- Efforts like forestry management and leveraging grants highlight a focus on maintaining and improving recreational spaces sustainably.
- Green infrastructure can be implemented more.

8. Community-Driven Development

- A sense of place and progress is deeply rooted in grassroots initiatives and community involvement, underscoring the value of local engagement.

The image shows a street scene in Glens Falls, New York, with historic buildings and storefronts. The text 'City of Glens Falls' is overlaid in a large, dark blue serif font. Below it, 'Smart Growth Comprehensive Plan' is written in a smaller, dark blue sans-serif font.

City of Glens Falls

Smart Growth Comprehensive Plan

Tourism, Arts, History and Entertainment Focus Group Roundtable Discussion

**Christine L. McDonald Room at Crandall Public Library
December 19, 2024**

Current Characterization of Arts, Culture, and Tourism Sector

1. Emerging Identity

- Glens Falls is gaining recognition as a multidimensional destination, benefiting dining, nightlife, retail, and museums.
- Unique sense of community distinguishes it from nearby areas like Saratoga.
- Venues such as the Queensbury Hotel and Shirt Factory draw significant visitors (e.g., 900 annual events, 50,000 visitors).

2. Geographic Advantage

- Glens Falls benefits from its proximity to major metro areas and seasonal tourism hotspots. It also offers more year-round attractions than some neighbors.

3. Community and Collaboration

- There is strong collaboration among arts organizations, with Glens Falls establishing itself as an arts-focused community.
- The arts community and local champions are key to sustaining cultural growth and drawing visitors.

4. Economic Impact

- Arts and culture tourism is a critical economic driver, contributing to local businesses and the community's growth, but are often underfunded and undervalued.
- Metrics like Return on Investment (ROI) and visitor data are crucial to securing additional funding.
- Visitors are increasingly taking notice of the area's safety, environment, and lifestyle, with some relocating to the city after visits.

5. Challenges

- Lack of outdoor recreation integration with arts and culture.
- Only a fraction of visitors interested in arts and museums follow-through with a visit.
- Parking limitations and land-use inefficiencies hinder accessibility and growth.
- The youth "brain drain" impacts sustainable long-term growth in arts and tourism.

Opportunities for Growth

1. Targeted Marketing

- Focus on niche markets, particularly younger audiences and visitors interested in combining outdoor activities with cultural experiences. Market to locals as well.
- Share and use data (e.g., VISA, hotel stats) to inform and refine marketing strategies.
- Build a local reputation that is separate from Saratoga and Lake George.

2. Youth Engagement

- Create opportunities for education, employment, and participation in arts and tourism. Foster existing interest to retain youth and maintain a talent pipeline.
- Expand arts, culture, and entertainment resources to attract and retain younger residents and employees, including remote workers.

3. Collaboration and Synergy

- Align local events with regional opportunities and position the city as a feeder for Lake George and the Adirondacks. (e.g., supporting Lake George's winter tourism with attractions in Glens Falls that are not weather dependent).
- Consolidate marketing platforms and cross-promote events through ads, kiosks, or digital channels.

4. Infrastructure and Investment

- Expand arts and cultural funding – continue occupancy tax allocations and include a fixed budget line item. Use visitation and spending data to justify this policy.
- Promote historic preservation and infill development for artistic and tourism uses. Consider land use regulations in the Arts District that support arts and culture uses.
- Address missing infrastructure, like overnight parking, wayfinding, and housing.
- Support a consistent definition of "tourism" that includes visual and performing arts.

5. Strengthening Non-Profits and Public Support

- Increase resources for non-profits managing arts and tourism.
Have designated public employees to coordinate arts and cultural development.

The image shows a street scene in Glens Falls, New York, with brick buildings and storefronts. The text 'City of Glens Falls' is overlaid in a large, dark blue font. Below it, 'Smart Growth Comprehensive Plan' is written in a smaller, lighter blue font.

City of Glens Falls

Smart Growth Comprehensive Plan

Young- & Pre-Professionals Focus Group Roundtable Discussion

**Christine L. McDonald Room at Crandall Public Library
December 19, 2024**

Discussion

1. Community Feel

- A walkable school district with neighborhood schools.
- Sidewalks, tree-lined streets, and greenspaces contribute to a small-town charm.
- Family-oriented environment with amenities like the YMCA, theaters, and outdoor spaces.
- Proximity to Lake George and Saratoga enhances recreational and cultural opportunities.

2. Family and Job Connections

- Many residents are tied to family businesses or commute to larger metropolitan areas like NYC.
- The city is seen as a great place to raise families, fostering a strong sense of belonging.

Challenges Facing Glens Falls

1. Housing Issues

- Limited turnover of homes due to an aging population (“baby boomers staying put”).
- A need for more attractive housing options, particularly for young professionals.
- Infill development and alternative housing for aging residents are required.

2. Economic Concerns

- A lack of high-paying jobs limits the ability to attract and retain new residents.
- Spaces for large companies or businesses to establish offices are lacking.

3. Community Infrastructure

- Some assets like the old swim and tennis club are gone and need to be replaced.
- Schools face challenges, including metal detectors and infrastructure issues.
- The growing number of food-insecure students (50% in the district) reflects socio-economic challenges.

Priorities to Attract and Retain Young Professionals

1. Housing Development

- Expand single-family home options and provide diverse housing choices tailored to young professionals.
- Opportunities to market the area as an attractive place to live.

2. Enhanced Amenities

- More retail shops and dining options to create a vibrant downtown area.
- Upgrades to the arena with youth-focused offerings and better recreational facilities.

3. Economic Opportunities

- Attract businesses that provide higher-paying jobs.
- Ensure spaces are available for larger companies to set up offices.

Trends Observed

1. Community-Oriented Identity

- Glens Falls is prized for its walkability, family-friendly environment, and close-knit neighborhoods.

2. Housing as a Central Concern

- The housing market is a key issue, affecting both retention of young families and accommodations for the aging population.

3. Balancing Development and Preservation

- Residents value the city's character but see a need for modernization in housing, schools, and recreational facilities to keep up with changing demographics.

4. Economic and Social Equity

- Efforts to address food insecurity and create job opportunities are critical to supporting families and ensuring long-term community stability.

APPENDIX C:

Community Survey Summary

Community Survey

- Online Survey - February 14 through 28
- 438 Participants
- 24 Questions
 - Vision
 - Existing Conditions
 - Thriving Communities Program
 - Optional Demographic Information
- Event Promotion
 - Flyers and Postcards
 - Social Media Posts
 - Press Release
 - Project Website – *GFcompplan.com*
 - City Website
 - Adirondack Thunder Hockey Game

Glens Falls

Smart Growth Comprehensive Plan



Take the Community Survey!

Open February 14-28

The City of Glens Falls is preparing a Smart Growth Comprehensive Plan with funding from the New York State Department of State. This plan will establish community goals, guide future sustainable growth, enhance community identity, and protect natural and cultural local resources.

The Glens Falls Community Survey seeks to gather community input to inform development of the Smart Growth Comprehensive Plan. This includes your vision for the future of Glens Falls and your feedback on existing conditions.

By sharing your thoughts, you can play an active role in shaping the future of the city.



Scan the QR Code to take the survey!

gfcompplan.com



This flyer was prepared with funding provided by the New York State Department of State Environmental Protection Fund

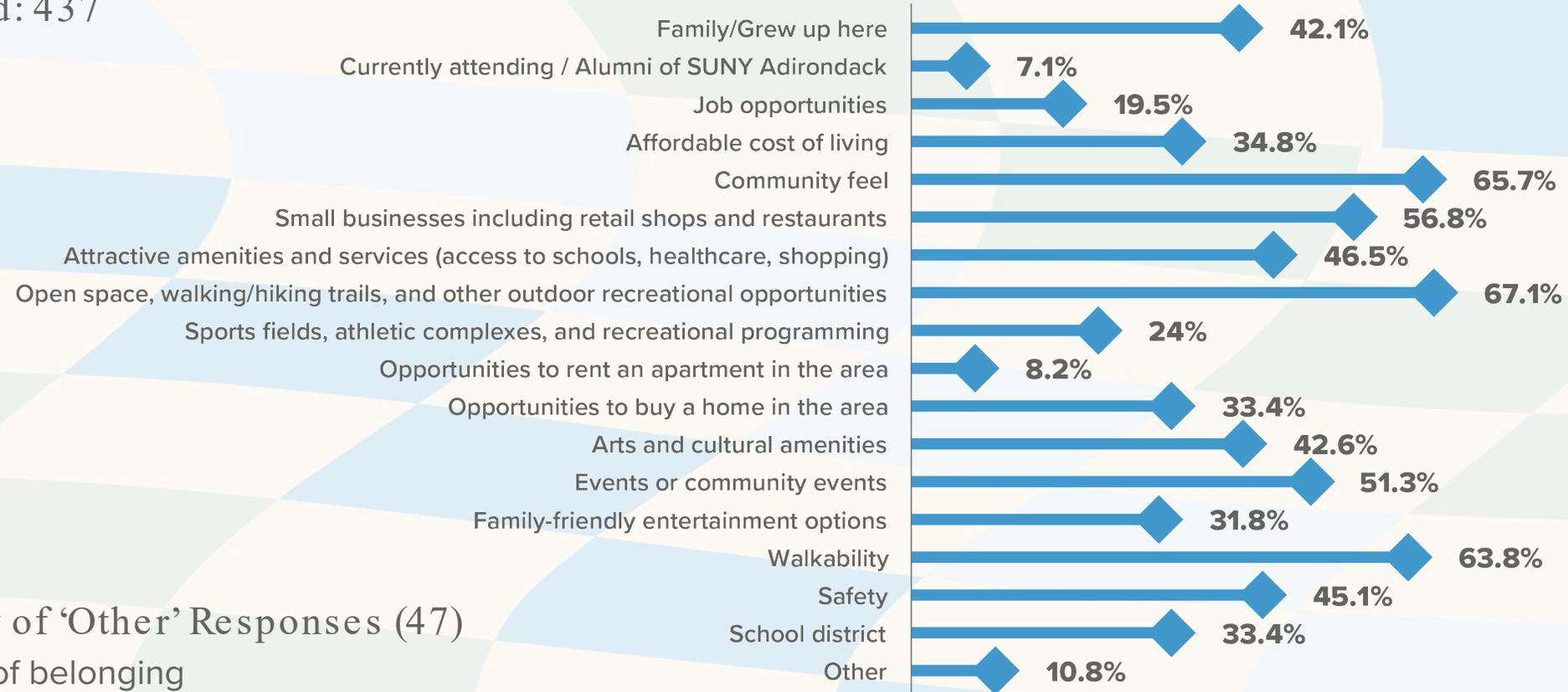


Mural by JMEL

Questions Regarding Community Vision

1. Think about why you live, work, or invest in the City of Glens Falls. Check all that apply.

Answered: 437



Summary of 'Other' Responses (47)

- Sense of belonging
- Outdoor access and natural beauty
- Proximity to major cities
- Traffic congestion
- Poor bike and pedestrian infrastructure
- More public events
- Hometown feel

2. Which of the following would you most like to see in the City of Glens Falls? Check all that apply.

Answered: 434

62.2%



Improved walkability including sidewalks and bike lanes

55.8%



Redevelopment on vacant lots or in vacant buildings

54.2%



More small businesses including retail shops and restaurants

48.9%



Better support for and retention of existing businesses

47.2%



More young families/young professionals living in Glens Falls

45.6%



Additional open space, parks, and recreational opportunities

41.5%



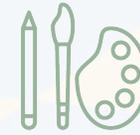
Increased/better job opportunities

35.5%



Enhanced connections to regional trails

30%



Increased access to arts and culture

29.3%



Improved public safety

28.1%



More opportunities to buy a home or condo in the area

26.7%



More community events

24.9%



Better public transit options

19.1%



More opportunities to rent an apartment in the area

Summary of 'Other' Responses (116)

- Prioritizing affordable housing
- Repurposing old buildings
- Community spaces and green spaces
- Parking
- Improved public transportation
- Infrastructure and public safety

3. Strengths - What existing assets can Glens Falls build on to attract new businesses and residents to the city?

Answered: 345

- Small-Town Charm with Urban Amenities
- Cultural & Artistic Hub
- Outdoor Recreation & Accessibility
- Economic Growth & Business Development
- Infrastructure & Walkability
- Housing Affordability & Community Appeal
- Public Safety & Livability
- Preservation & Thoughtful Development

4. Opportunities – In what areas can Glens Falls grow and improve?

Answered: 364

- Housing
- Community and Safety
- Youth Spaces and Recreation
- Downtown Development and Business
- Public Infrastructure and Development
- Quality of Life
- Education

5. Aspirations – What amenities or characteristics encompass your ideal image of Glens Falls in 10 years?
Please be specific.

Answered: 338

- Parks, Recreation, Outdoor Spaces, and Healthy Living
- Community Services and Quality of Life
- Cultural and Arts Development
- Community and Family-Oriented Growth
- Economic and Commercial Development
- Public Infrastructure and Transportation
- Historic Preservation and Aesthetic Improvements

6. In a sentence or two, please share your vision for the future of the City of Glens Falls.

Answered: 306

- Hometown USA: A Tight-Knit and Welcoming Community
- A Vibrant, Expanding Downtown
- Walkable and Bike-Friendly City
- Economic Growth Without Sacrificing Charm
- Environmental Stewardship and Sustainability
- A Family-Friendly Community with Activities for All Ages
- Revitalization with Respect for History
- Increased Access to Housing and Affordable Living
- Cultural and Economic Hub of the Adirondacks
- A Safe and Connected City
- Support for Arts, Culture, and Wellness
- Inclusivity and Welcoming Atmosphere

7. Now think about the City of Glens Falls from the perspective of various community members. What three to five words might reflect their vision for the future of the community?

Answered: 305

Child/teenager, pre- or young- professional, young family, business owner/employee, senior citizen, and people with special needs or physical challenges

Across all groups we heard:

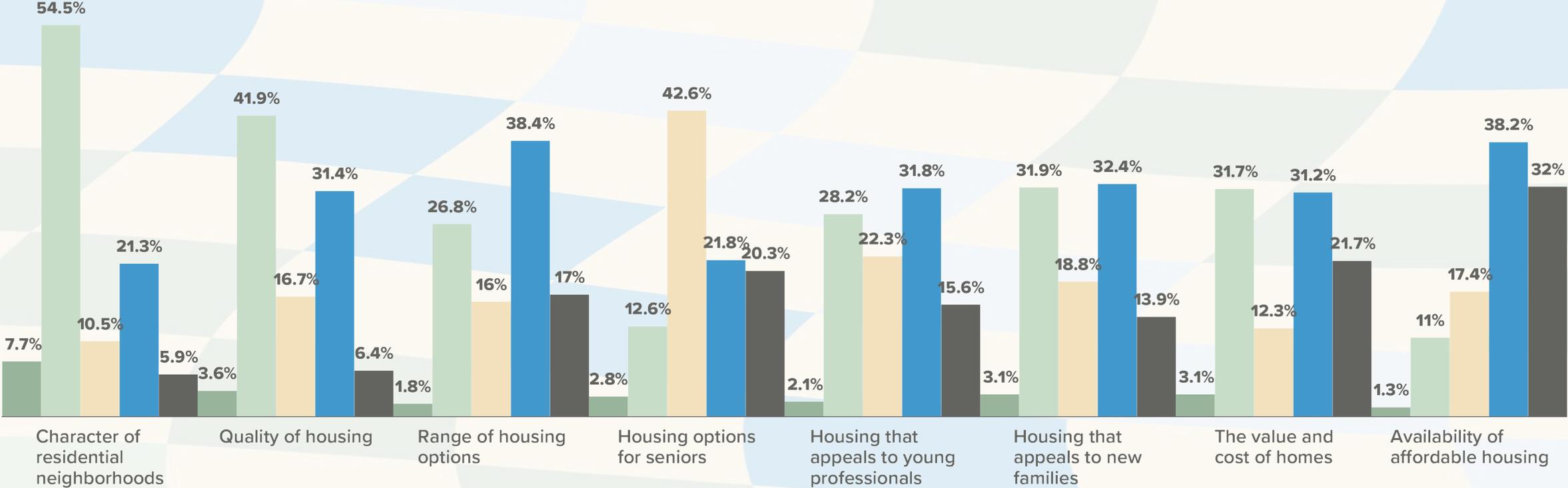
- Safety and Accessibility
- Affordable Housing
- Community Engagement and Inclusivity
- Economic Growth and Stability
- Education and Family Services
- Recreation and Lifestyle
- Infrastructure and Public Services

Questions about Existing Conditions

8. Think about housing in the City of Glens Falls. How do you view existing housing in the city?

Answered: 391

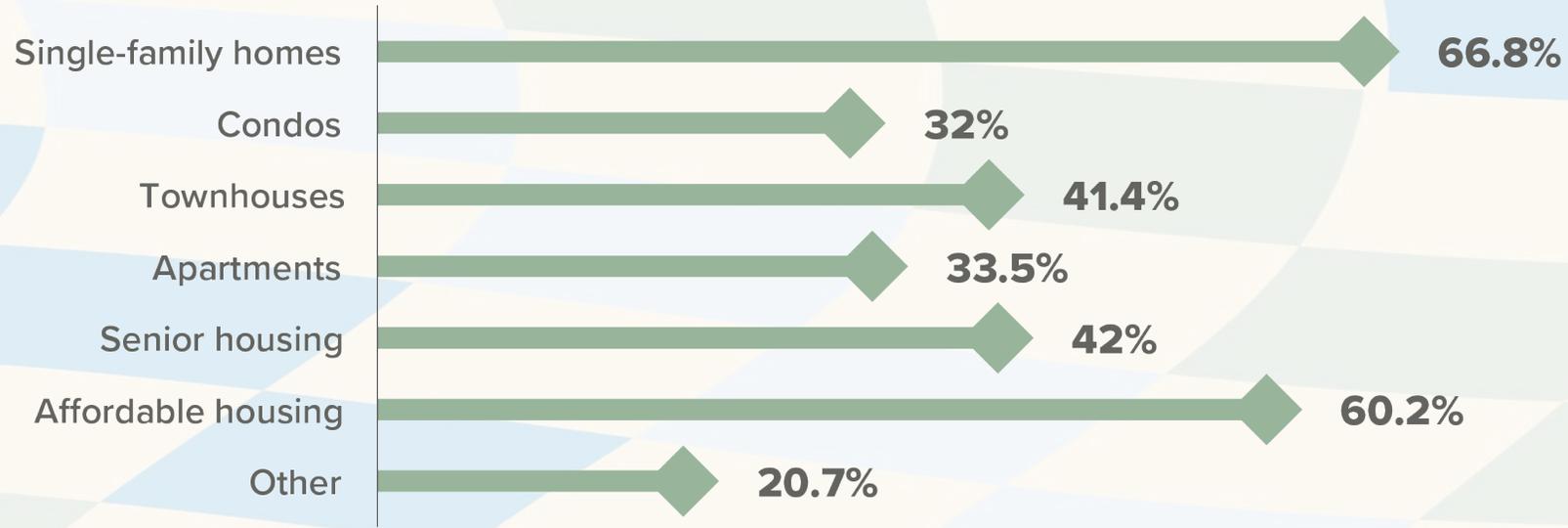
● Excellent ● Good ● Neutral / Don't Know ● Fair ● Poor



9. Smart Growth encourages communities to create a diverse range of housing opportunities and choices.

What additional types of housing units would you like to see in the City of Glens Falls? Please check all that apply.

Answered: 319



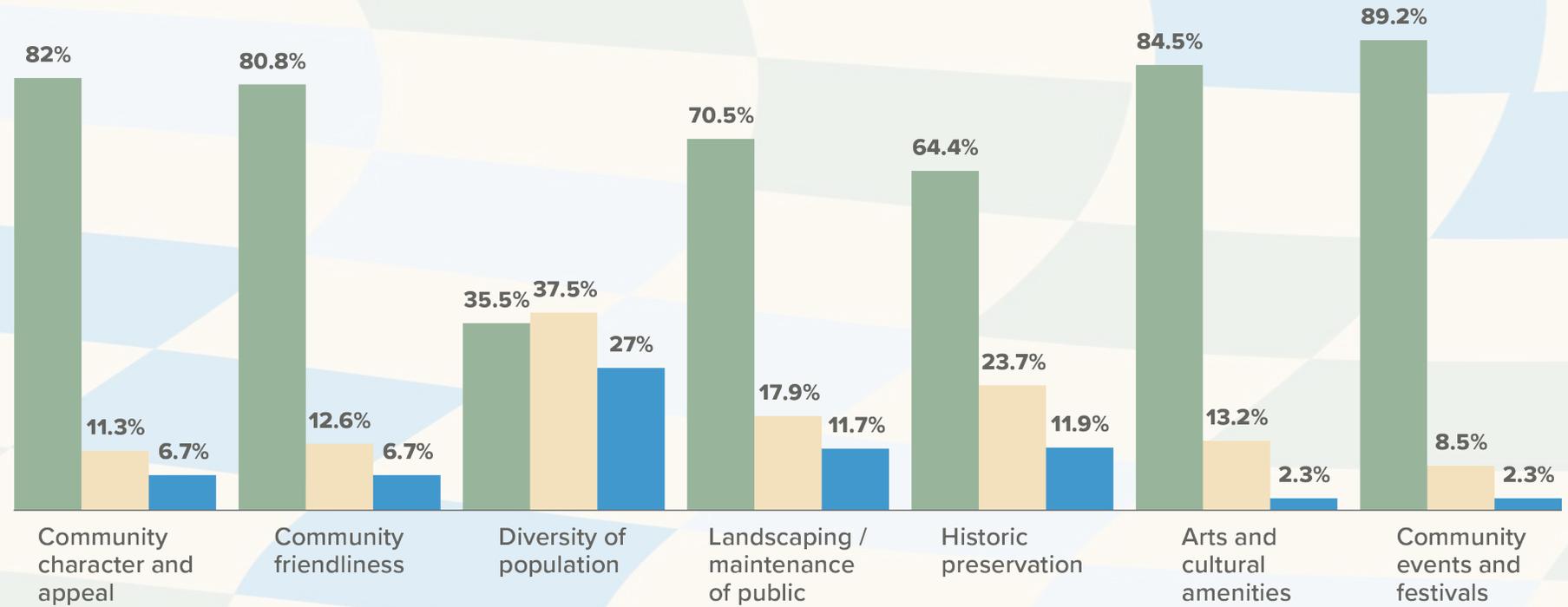
Summary of 'Other' Responses (84)

- Affordable housing
- Mixed-use developments
- Co-op housing and dormitory-style
- Design and aesthetics are important

10. Think about Glens Falls' existing image and identity. Do the following community characteristics have a positive or negative impact on the city's future?

Answered: 390

● Positive ● Neutral / Don't Know ● Negative



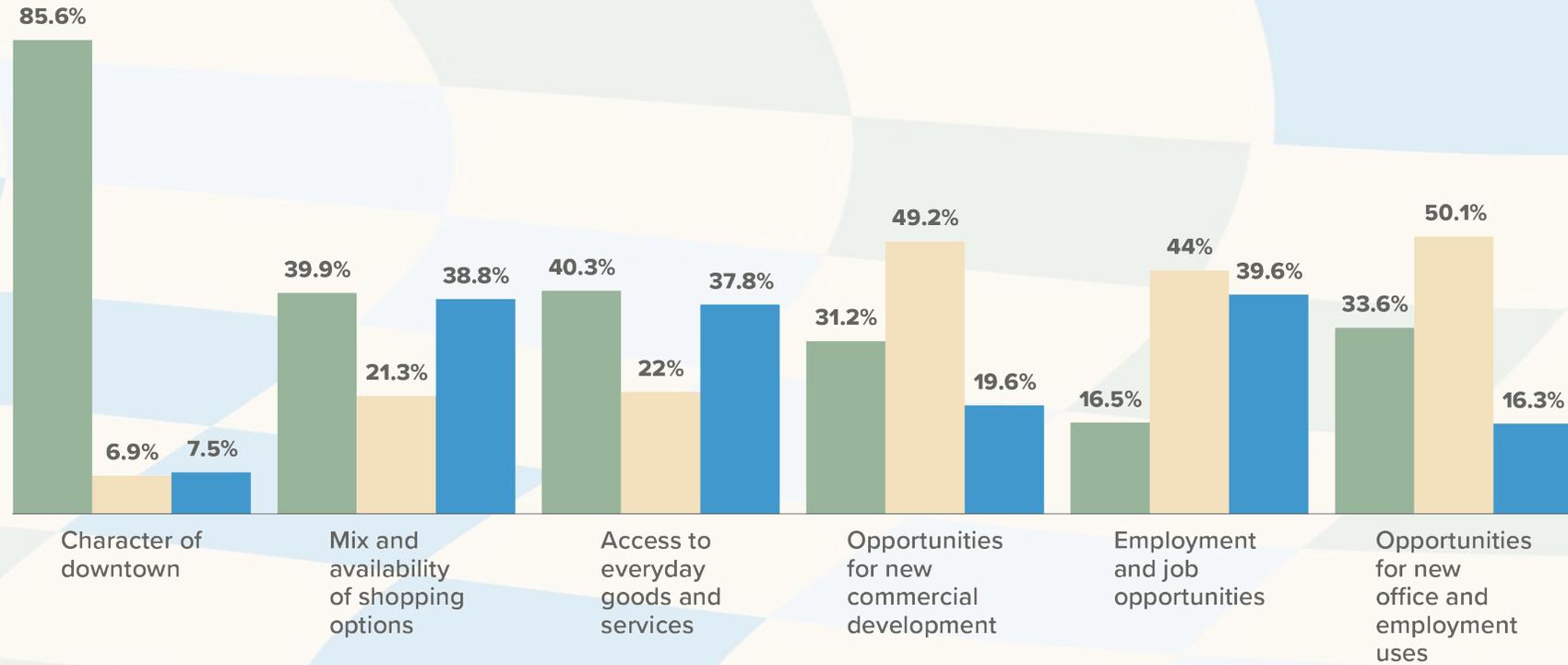
Summary of 'Other' Responses (81)

- More diversity
- Historic Preservation
- Infrastructure & Maintenance
- Arts & Culture
- Safety

11. Consider Glens Falls' existing commercial, retail, and industrial areas, do you think each of the following is a strength or weakness for the city?

Answered: 389

● Strength ● Neutral / Don't Know ● Weakness

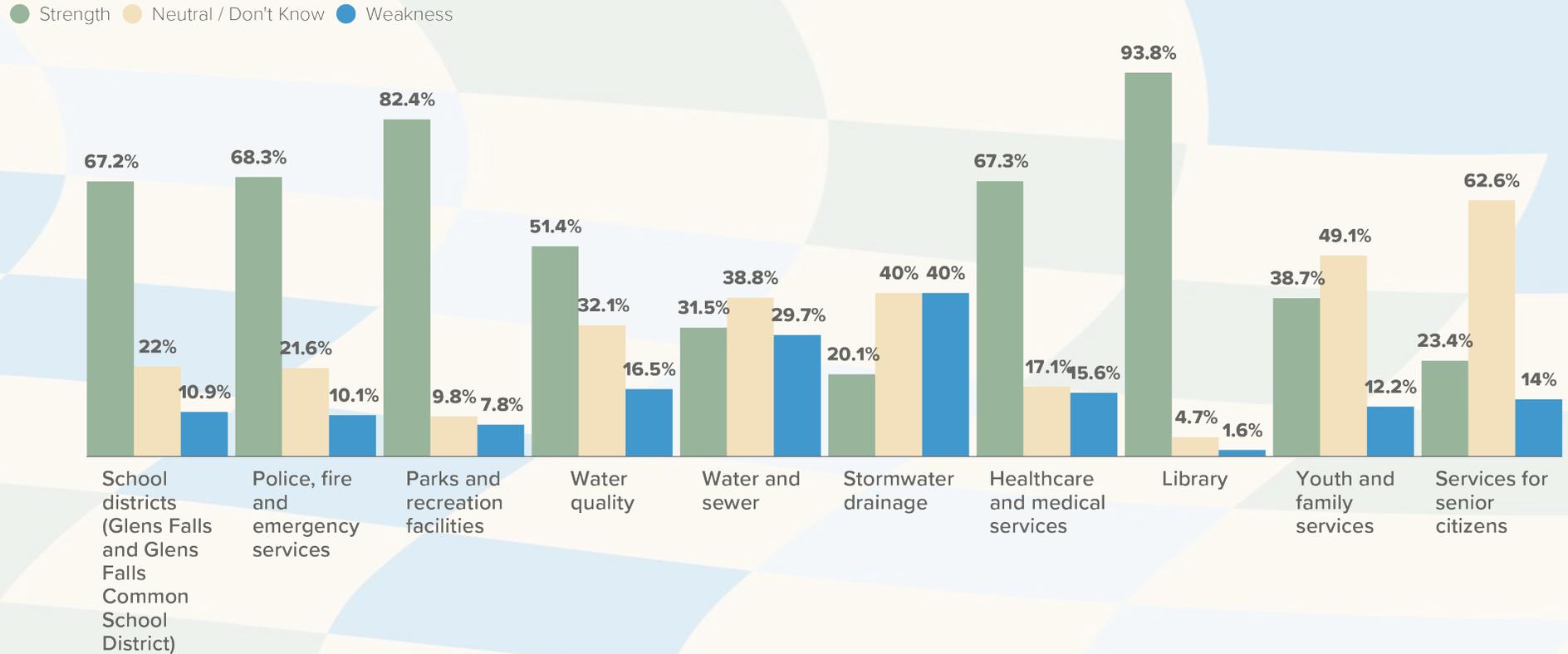


Summary of 'Other' Responses (52)

- Strengths
 - Untapped Potential
 - Established Businesses
 - Natural Resources
- Weaknesses
 - Job & Economic Challenges
 - Basic Services Gaps
 - Parking & Safety Issues

12. Think about Glens Falls' existing community facilities and services. Do you view the following as a strength or weakness for the city today?

Answered: 387



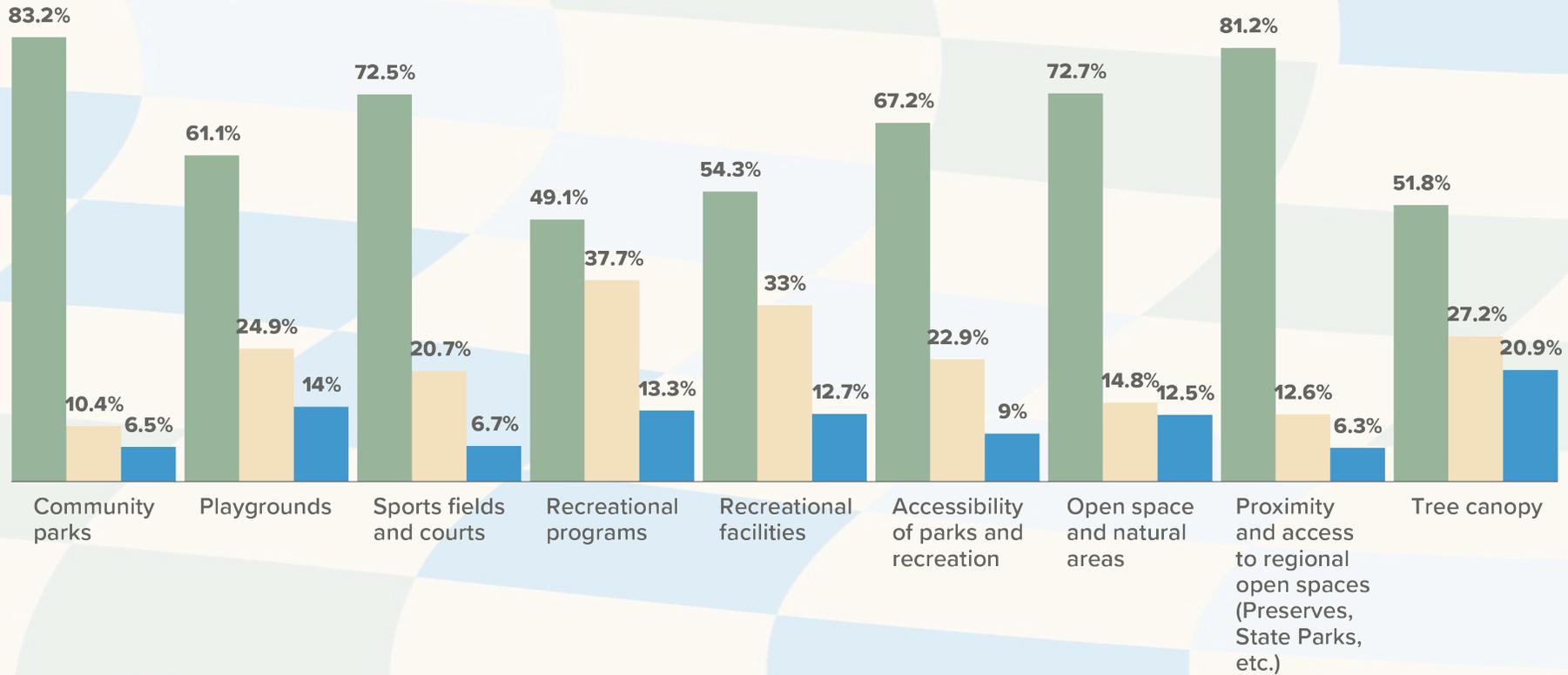
Summary of 'Other' Responses (54)

- Strengths
 - Library
 - Parks and Recreation
 - Police, Fire, and EMS
- Weaknesses
 - Lack of public parking
 - Sidewalk and sewer maintenance
 - Lack of public events

13. Now think about Glens Falls' parks, recreation areas, and public spaces. Do you view existing conditions for the following as a community strength, weakness, or don't have strong feelings either way (neutral).

Answered: 387

● Strength ● Neutral / Don't Know ● Weakness



14. On a scale from 1-5, how important is environmental sustainability and resilience to you?

Answered: 383



Transportation Questions

15. What services would you like to see included in a mobility hub?

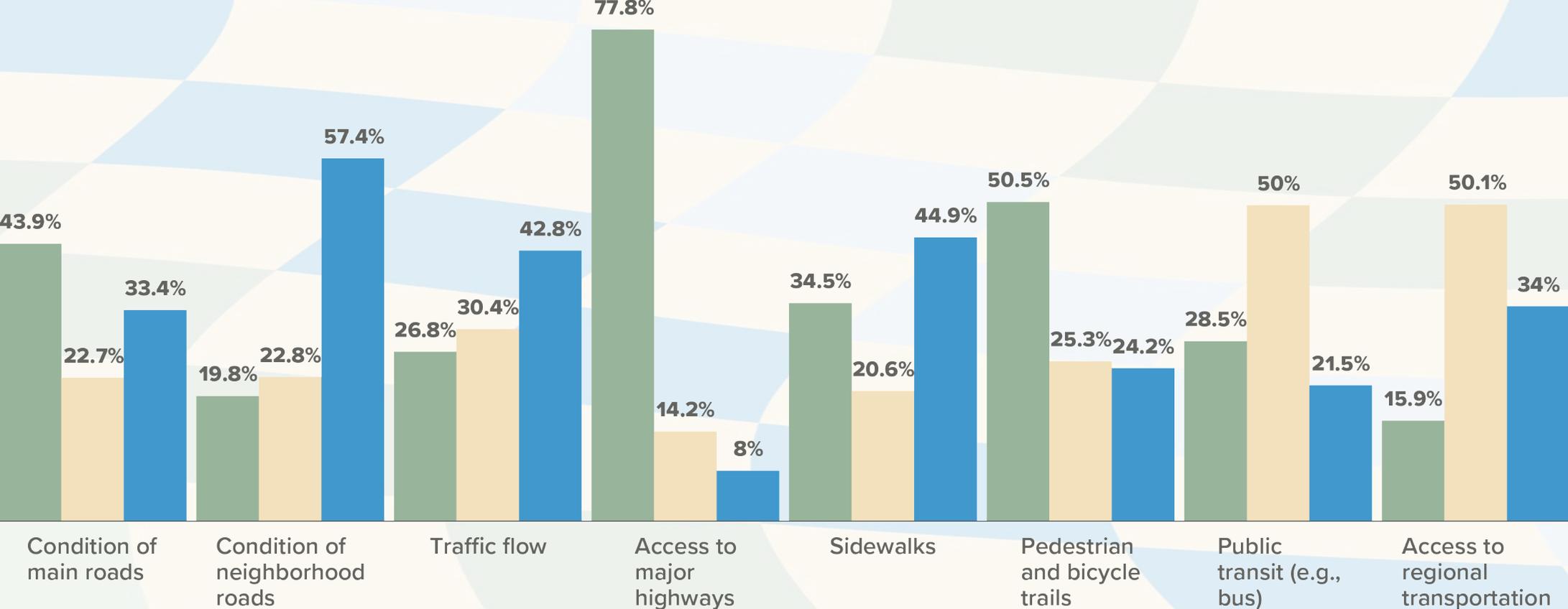
Answered: 274

- Public Transit Expansion and Access
- Bicycle Infrastructure and Services
- Parking and Accessibility
- Transportation for Special Needs
- Integration and Interconnectivity
- Tourism and Recreation
- Safety, Cleanliness, and Convenience

16. Consider Glens Falls' existing infrastructure and transportation networks, do you think each of the following is a strength or weakness for the city?

Answered: 374

● Strength ● Neutral / Don't Know ● Weakness



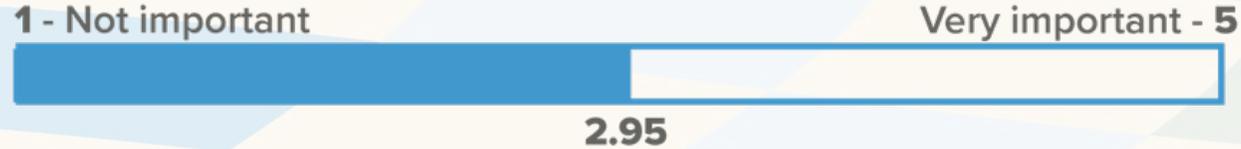
17. Do you have any comments on the current transportation network in the city (e.g., freight truck traffic, traffic flow during community events)?

Answered: 208

- Traffic, Congestion, and Infrastructure Concerns
- Public Transit, Pedestrian, and Cycling Infrastructure
- Event and Downtown Parking

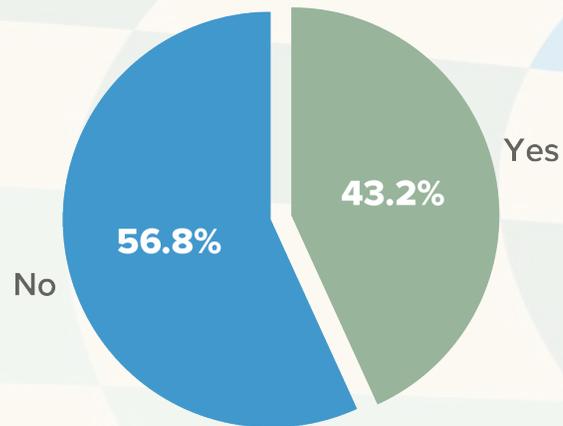
18. On a scale of 1-5, how important is reducing car dependency and increasing alternative transportation options?

Answered: 361



19. Are the current parking facilities (e.g., street parking, parking garages, etc.) in Glens Falls adequate?

Answered: 366



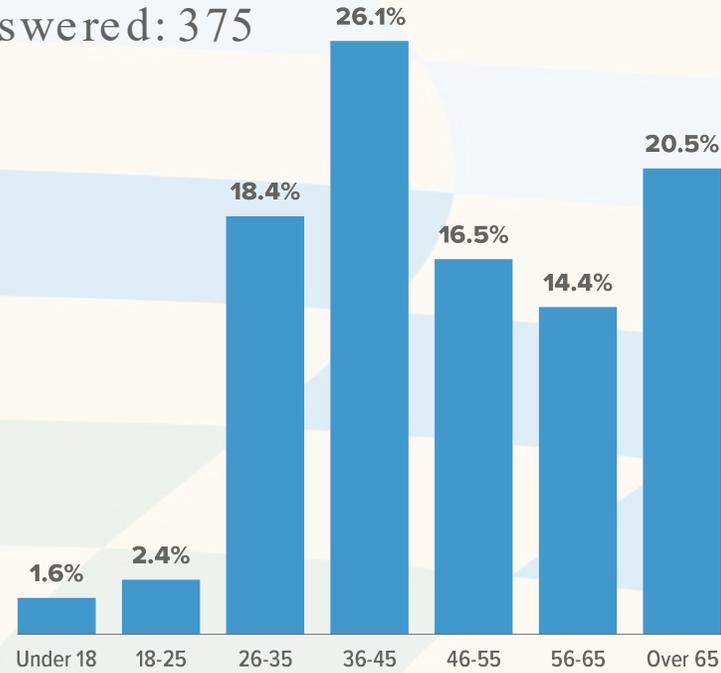
Summary of 'why or why not' Responses (273)

- Parking Shortages and More Efficient Infrastructure
- Accessibility and Free Parking
- Poor Utilization and Maintenance of Existing Parking

Optional Demographic Questions

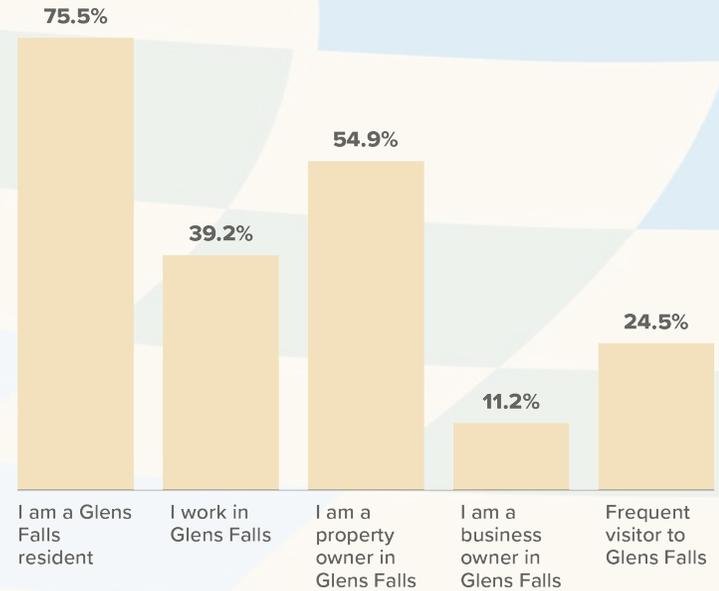
20. What is your age?

Answered: 375



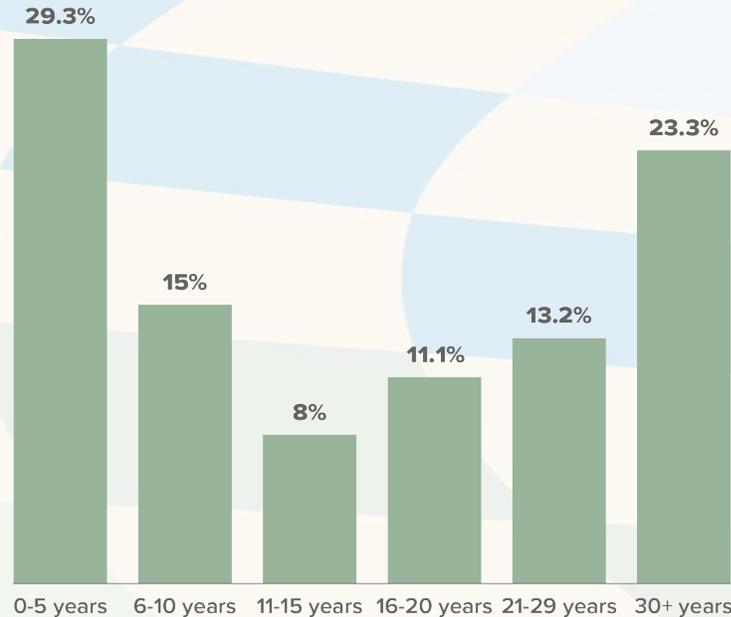
21. To help ensure the vision for Glens Falls serves ALL of the city's residents, please tell us a little about yourself. Check all that apply.

Answered: 375



22. If you are a Glens Falls resident, how long have you lived in the city?

Answered: 300



23. Tell us a little about yourself (e.g., parent, retired, veteran, etc.)

- Profession and Employment
- Family and Community
- Living Situation
- Community Involvement
- Outdoor Recreation and Health
- Diverse Lifestyles and Needs

24. Do you have any additional comments or questions that you would like to share?

- Community Pride and Vision for the Future
- Smart Growth and Development
- Housing, Affordability, and Property Taxes
- Infrastructure and Public Services
- Public Safety and Crime Concerns
- Economic Growth and Local Business Support
- Transportation and Mobility
- Green Space and Environmental Sustainability

APPENDIX D:

Public Workshop #1 Summary

Glens Falls

Smart Growth Comprehensive Plan



OPEN HOUSE #1

Summary of Feedback

Queensbury Hotel - Adirondack East Room

April 23, 2025, from 4 -7 pm

60 Participants

gfcompplan.com

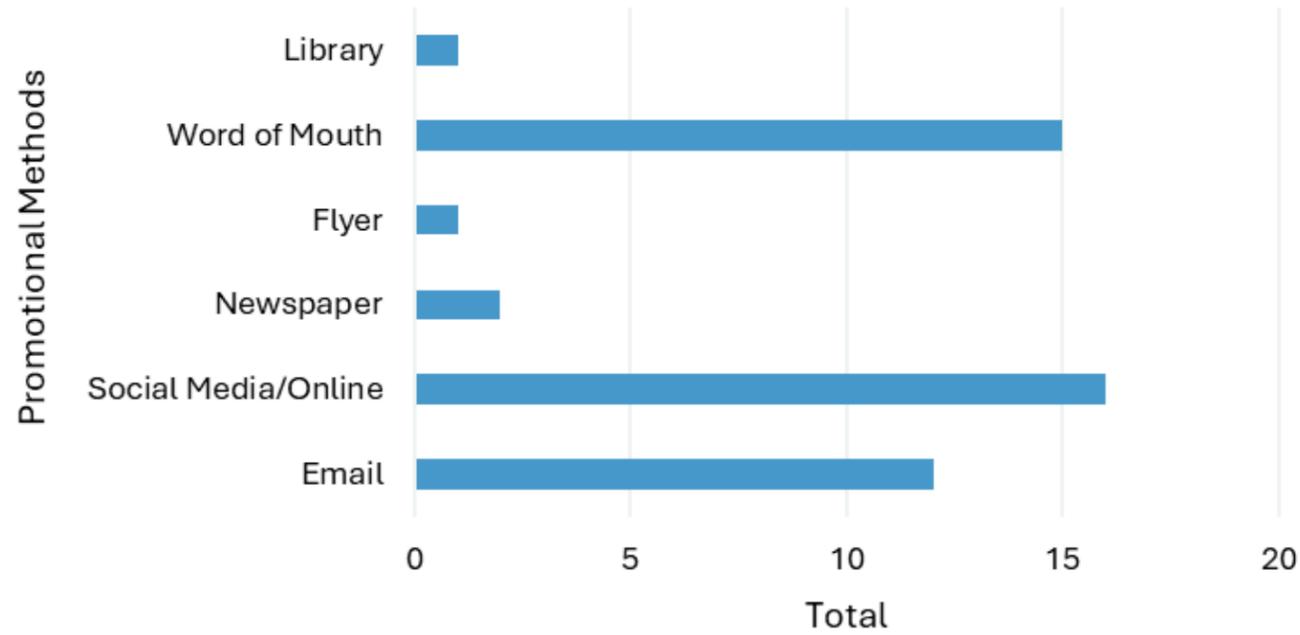


**Department
of State**

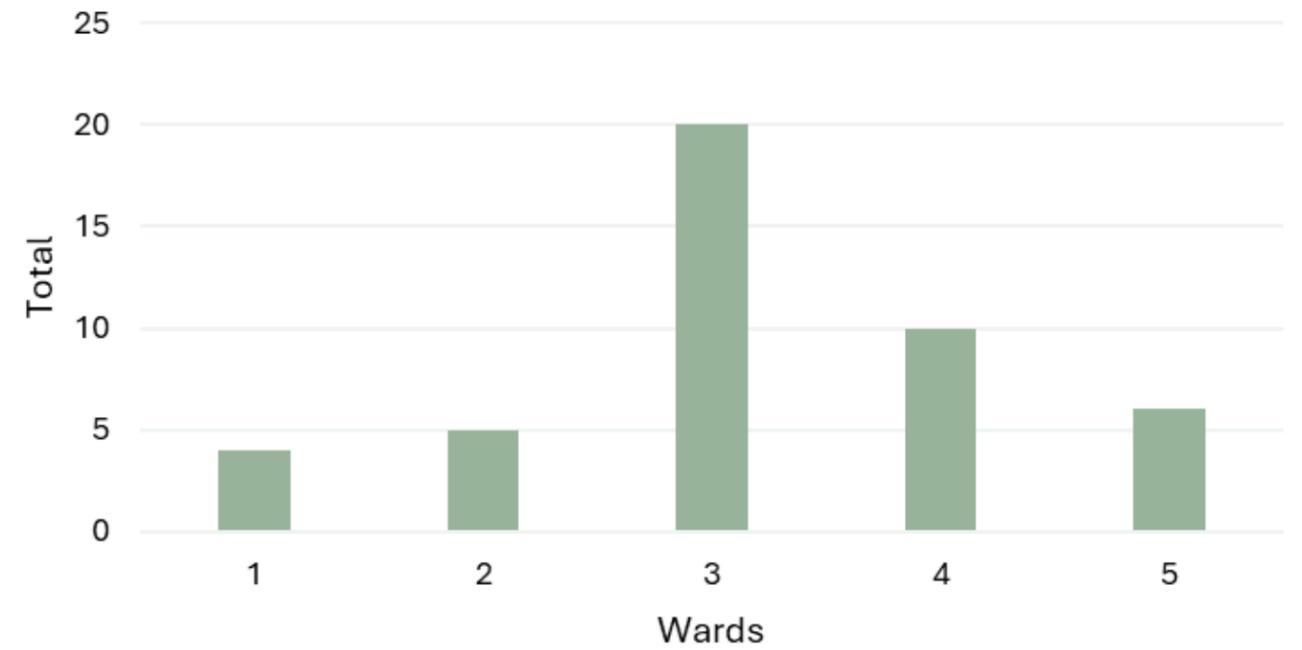
This presentation was prepared with funding provided by the New York State Department of State Environmental Protection Fund.

Sign-In Sheet Feedback

How did you hear about the Open House?



What Ward are you from?



Smart Growth Audit

Below is a list of the NYS Smart Growth Principles. Please use the dot stickers to let us know how you think the City of Glens Falls is doing in applying these principles.

	Good	Fair	Needs Improvement
NYS Smart Growth Principle			
Promote mixed land uses in focus areas.	8	11	2
Create an adequate range of housing opportunities and choices.	2	8	11
Promote development and redevelopment where infrastructure is adequate and sustainable.	7	4	3
Build on traits that make a distinctive and attractive community with a strong sense of place.	7	8	1
Promote well-planned and well-placed public spaces.	2	10	4
Promote sustainable compact neighborhoods.	4	1	4
Increase mobility and circulation within jurisdictional lines and improve connectivity with areas outside jurisdictional lines.	0	5	11

	Good	Fair	Needs Improvement
NYS Smart Growth Principle			
Promote sustainable mass transit that reduces the local levels of greenhouse gas emission	0	11	6
Promote walkable/bikeable neighborhood designs.	3	8	13
Promote and integrate clean energy resources and related incentives.	2	2	5
Improve green infrastructure and resident's participation to this effort.	1	0	10
Increase resiliency to extreme weather events.	3	5	2
Encourage social diversity and integration.	4	7	7
Expand planning and implementation efforts across jurisdictional lines, to increase effectiveness, sustainability, and resiliency.	1	6	4
Promote community and stakeholder collaboration in planning.	5	3	10



What do you feel are the city's greatest mobility assets and strengths? Is the city pedestrian-friendly? Is it safe for bikers? Are there challenges getting around the city? Is public transportation adequate? Are new trails, paths, or sidewalks needed? Share your ideas!

Bicycle Infrastructure

- Widespread support for more and safer bike lanes, including:
 - Dedicated bike paths
 - Protected lanes
 - Sharrows and better visibility
- Concerns about bike lane network gaps, especially:
 - Connecting Warren Bikeway to Feeder Trail
 - Connecting neighborhoods to downtown and parks
- Bike lanes are often unplowed in winter, making them unusable.
- Bike-motorist conflicts and lack of clear rules or signage.
- Cyclists on sidewalks seen as a danger to pedestrians.
- Desire for more bike parking and infrastructure to support short trips.

Pedestrian Infrastructure & Accessibility

- Sidewalk conditions are poor, with:
 - Uneven surfaces, lack of maintenance, and snow removal issues.
 - Sidewalk gaps near schools and in neighborhoods.
 - Accessibility concerns for wheelchair and stroller users.
- Requests for:
 - Expanded sidewalk network
 - Better connections to parks and community destinations (e.g., Crandall Park)
 - Crossing improvements, especially across high traffic roads.

Public Transit

- Many respondents said they're unaware of existing transit options.
- Respondents would like to see:
 - Improved signage and wayfinding
 - Better bus shelters
 - Multimodal transit hub
 - Increased transit connections to airport, Amtrak, and regional cities.

Traffic & Vehicle Dominance

- Concern that the city prioritizes cars over pedestrians and cyclists.
- Suggestions include:
 - Lower speed limits in neighborhoods (e.g., from 30 to 20 mph).
 - More roundabouts for smoother traffic flow.
 - Stronger Complete Streets implementation.

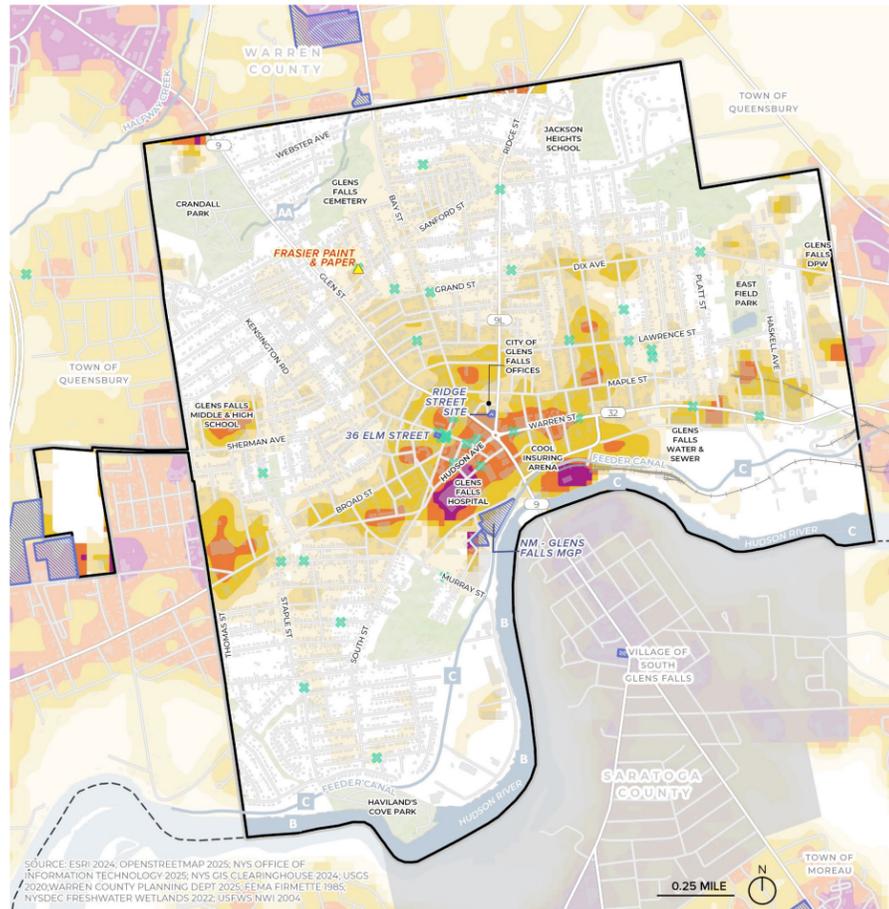
Community and Health Benefits

- Walking and Biking:
 - Promote healthy lifestyles
 - Reduce congestion, emissions, and noise
 - Enhance community character

This feedback indicates strong community support for a multimodal transportation system that balances cars with walking, biking, and public transit, primarily focused on safety, connectivity, and accessibility.



Green infrastructure uses natural systems—or mimics them—to reduce stormwater runoff and flooding, recharge the aquifer, improve air quality, cool cities, and support biodiversity.



CITY OF GLENS FALLS
 ADJACENT MUNICIPALITY BOUNDARY
 GREENSPACE
 WATERBODY
 STREAM/CANAL
 WATER QUALITY CLASSIFICATION

BROWNFIELDS PROPERTIES (ACRES PROGRAM) (EPA)
 POTENTIALLY CONTAMINATED SITE (FRS PROGRAM) (EPA)
 REMEDIATION SITE (NYSDEC)

2023 URBAN HEAT ISLAND (UHI) SENSITIVITY
 1
 2
 3
 4
 5

THE PURPOSE OF THIS LAYER IS TO SHOW WHERE CERTAIN AREAS OF CITIES ARE HOTTER THAN THE AVERAGE TEMPERATURE FOR THAT SAME CITY AS A WHOLE. SEVERITY IS MEASURED ON A SCALE OF 1 TO 5, WITH 1 BEING A RELATIVELY MILD HEAT AREA (SLIGHTLY ABOVE THE MEAN FOR THE CITY), AND 5 BEING A SEVERE HEAT AREA (SIGNIFICANTLY ABOVE THE MEAN FOR THE CITY).

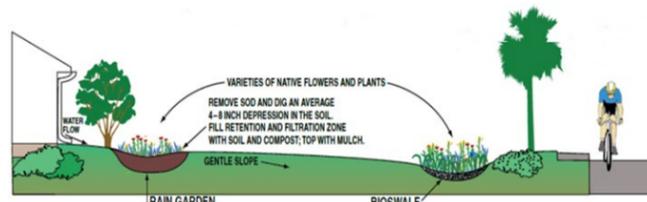


Photo credit: Sarasota County and the Sarasota Bay Estuary Program



Photo Credit: Don Lehman, The Post Star



Photo Credit: Don Lehman, The Post Star

HOW CAN GREEN INFRASTRUCTURE AND RESILIENCY BE INTEGRATED INTO THE CITY?

Stormwater Management & Drainage

- Widespread concern about inadequate stormwater systems
 - Street flooding during heavy rains
 - Combined sewer overflows (CSOs) leading to pollution
- Respondents called for
 - Upgrading storm drains
 - Separating storm and sanitary sewers
 - Routine cleaning and maintenance of existing storm drains
 - Bioswales and green infrastructure next to curbs
 - More storm drains overall

Impervious Surface Reduction

- Concerns about impervious surface, flooding, and runoff.
- Respondents suggested:
 - Enforce impervious surface limits in zoning/code
 - Reduce off-street parking requirements
 - Allow on-street parking as a strategy to minimize paved areas.

Green Infrastructure

- Respondents would like to see permeable sidewalks
 - Less standing water and ice
 - Cleaner water infiltration
- Require Green Infrastructure in new developments
 - Empower Planning Board and Zoning Board of Appeals to enforce.

Native Plants & Landscaping

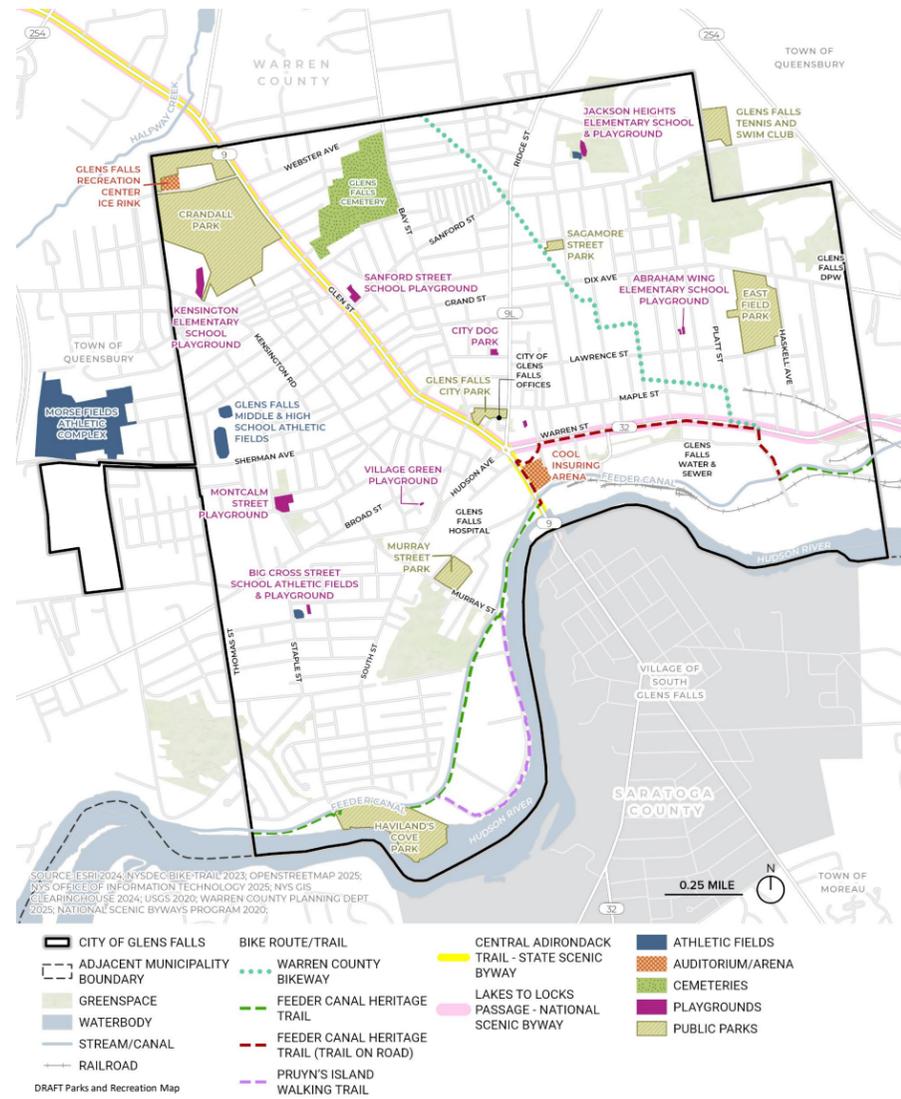
- Respondents want to see:
 - More native plantings
 - Code requirements and enforcement for native vegetation
 - Replacing waste areas and poorly maintained lawns with low-growing native plants
 - Sidewalk gardens to improve resilience and aesthetics

Sustainability Practices

- Frustration over single-use plastics in local restaurants.
- Call for more sustainable business practices to reduce waste.

This feedback signals strong public interest in modernizing stormwater systems, integrating green infrastructure into development, and enhancing the natural environment with an emphasis on resilience, water quality, and urban ecology.

What do you feel are the city's greatest parks and natural assets? What challenges does the city have with respect to parks and natural areas? Are there any amenities or programs you would like to see in the parks?



STRENGTHS

General Strengths

- Parks are well-regarded: Residents view local parks as a highlight of the town and a great asset.
- Crandall Park and other major parks are especially appreciated and seen as wonderful community spaces.
- Parks are generally well maintained, though there's acknowledgment they could benefit from consistent oversight.

Natural Resources & Green Space

- Abundant green space is accessible to the public.
- The city is recognized for protecting its natural resources.
- There is a strong desire to continue investing in biodiversity and expansion of natural areas.

Recreational Opportunities

- Parks offer safe spaces for children to ride bikes,

scooters, and skateboards.

There is enthusiasm around current and upcoming bike trails, including the Pruyne Island path along the Hudson River.

- A desire exists to build on this by adding features like skate parks, bike parks, and pump tracks to support youth recreation.

Neighborhood Integration

- Appreciation for neighborhood parks and their accessibility.
- There is a call for improving connectivity through added sidewalks and bike lanes to better link neighborhoods to parks.
- Residents support acquiring more land for small, community-focused parks.

CHALLENGES

Park Maintenance & Safety

- Many playgrounds, including Crandall Park's, are outdated and have dangerous conditions.
- Regular inspections and timely repairs are lacking.
- Crandall Park has numerous dead trees, posing a safety risk, especially during windy weather.
- General maintenance issues like snow clearing, lighting, and trash receptacles need attention.

Planning & Oversight

- There is no apparent cohesive plan for parks management.
- Crandall Park's driving and parking areas are poorly managed, with too many cars and people parking throughout the park.

Connectivity & Community Use

- Need for better neighborhood connections and bike trails.
- Requests for more pocket parks in underserved neighborhoods.
- Calls for policies like no smoking or idling in parks to improve air quality and experience.

Facility Upgrades & Additions

- Haviland Cove and East Field require improvements.
- There is strong community demand for a skate park or bike/pump track, similar to Saratoga's project.
- A former children's playground was converted into a dog park, raising concerns about loss of space for kids.

Environmental & Land Use Concerns

- Calls to better manage or regulate tree service providers like National Grid.
- Desire for more trees and green space preservation.
- Concern over a green space across from City Park that has been listed for lease—residents want to secure it for public use.
- Suggestions to allow more flexible uses in the cemetery, such as jogging and picnicking.

This shows that while Glens Falls residents deeply value their parks and natural areas, they are concerned about inadequate maintenance, lack of planning, and the need for improved recreational infrastructure and connectivity.

INSTRUCTIONS

A vision statement describes a community's desired future. It focuses on a community's values, aspirations, and identity. The Glens Falls Comprehensive Planning Committee prepared the following draft Vision Statement for the Smart Growth Comprehensive Plan. What do you think about the Vision? Is anything missing? Is there anything that doesn't belong?

Glens Falls is a vibrant, inclusive, and welcoming community that reflects the best of "Hometown USA." We are committed to equal opportunity, peaceful coexistence, and a deep sense of belonging for all. As the cultural and economic gateway to the Adirondacks, our thriving downtown offers year-round arts, dining, shopping, and recreation. We support local businesses, promote affordability, and embrace sustainable development through green spaces, accessible infrastructure, and civic engagement. Rooted in history and inspired by innovation, Glens Falls is a city to cherish—today and for future generations.

- As a transgender man and part of the LGBTQ community I would like Glens Falls High and middle school to educate their students and teachers on LGBTQ rights and trans rights and to do the same for all Glens Falls adults and kids. And I am saying this because I got bullied in the men's room at Glens Falls High School when I belonged there but the kid decided to bully me anyways by calling me a she/he and saying what is that thing = me doing in there. The should couldn't do anything because I didn't see his face.
- Year round arts? What is year round? The city shuts down in winter. Please incentivize storefront owners in downtown. The empty storefronts make the city feel empty.
- More reference to historic character
- Perfect!
- I think a great strength of Glens Falls is affordability. We desperately need more diversity, particularly racial, to be great. Being a welcoming town to all is best.
- Revise the vision statement. Add: Increase disposable income for discretionary spending by attracting "export" industries and businesses
- What is the vision? This is a pat on the back for what you think is currently happening.
- Love the vision statement. Let's keep going!
- Love the vision statement.
- Great vision
- Note our historic character assets. Invest in protection/promotion of historic architecture
- welcoming also to legal immigrants now working here www.aric.network
- Offering assistance to families of legal immigrants taken away by ICE
- I feel that the city can work more on the social/diversity impact. Rent control!
- Affordability? \$1100 a month is not when you are \$1500 part time for a 1 bedroom
- Great statement
- Glens Falls is a dark sky city. No lights allowed that blind us. (Like TD ? Had by Qbury hotel)
- As a gateway to ADK park - we need to promote dark skies and lots of green spaces

Overall Sentiment on Vision Statement

- Many found the vision inspiring, positive, and on the right track
- Some felt it was too self-congratulatory and lacked clarity or forward-looking goals
 - Request to shift tone from patting backs to setting bold, actionable direction

Equity, Diversity & Inclusion

- Desire for Glens Falls to be a truly welcoming community to:
 - LGBTQ+ individuals
 - Racially diverse residents
 - Legal immigrants and their families
- Social equity concerns, such as affordability, rent control, and support for vulnerable populations

Downtown Vitality & Economic Growth

- Criticism that downtown feels empty in winter

- What does "year-round arts" mean
- Incentives for filling empty storefronts
- Suggestions to revise the vision to focus on increasing disposable income by attracting export-based industries

Affordability Concerns

- Mixed views on affordability:
 - Some cite it as a strength
 - Others say it's no longer affordable, especially for part-time workers and renters
 - Mention of \$1,100–\$1,500 rents as unaffordable

Historic Character

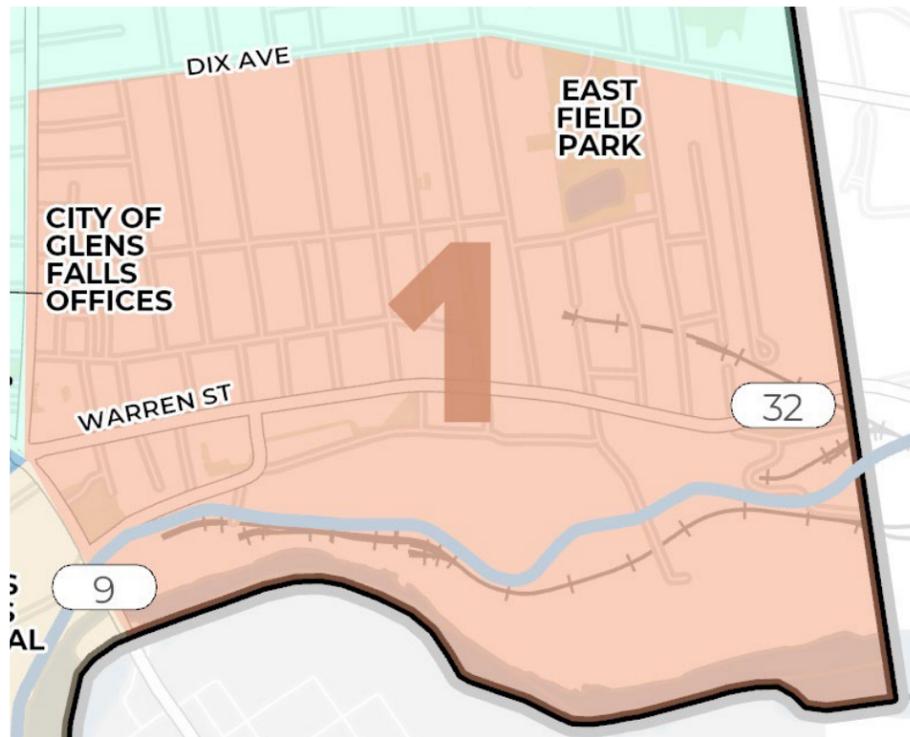
- Several comments call for stronger emphasis on Glens Falls' historic assets
 - Requests to protect, promote, and invest in historic architecture
 - Desire to include historic identity more explicitly in the vision

NEW VISION

Glens Falls is a vibrant, inclusive, and welcoming community that reflects the best of "Hometown USA." We are committed to equal opportunity, peaceful coexistence, and a deep sense of belonging for all. As the cultural and economic gateway to the Adirondacks, Glens Falls offers year-round arts, dining, shopping, and access to open space and recreation. We support local businesses, promote affordability and equitable housing options, and preserve the historic character and architectural heritage of our downtown. We embrace sustainable development through green spaces, accessible infrastructure, and civic engagement. Rooted in history and inspired by innovation, Glens Falls is a city to cherish—today and for future generations.

INSTRUCTIONS

What are the advantages and challenges of living in Ward 1?



The feedback on Ward 1 reveals a community with strong social ties, valued institutions, and cultural assets, but it faces significant equity challenges due to an overconcentration of tax-exempt properties, inadequate pedestrian infrastructure, and mobility barriers for residents who rely on walking.

ADVANTAGES

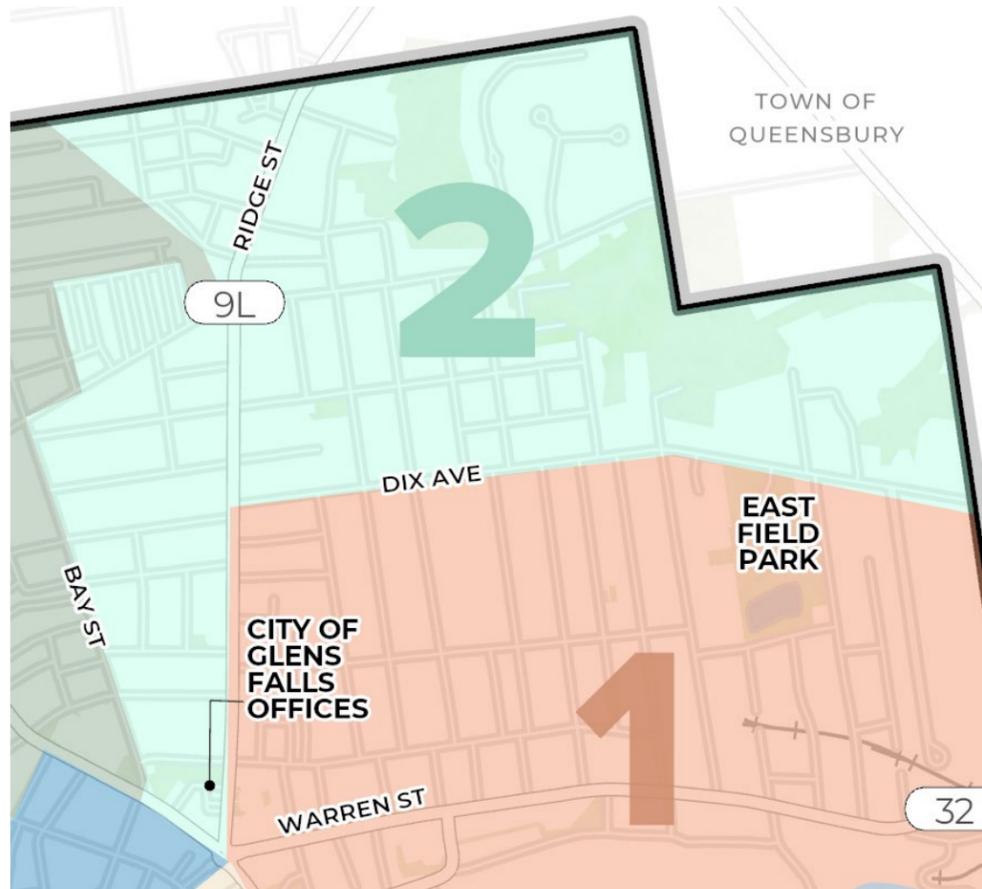
- Strong senses of community - unsurpassed. independent Abe Wing school
- Non-profits clustered in 1st ward are collaborating
- East Field and frozen dreams and ball fields
- Love Abe Wing, love East field
- The Hyde, WACM, shirt factory, expansion of restaurants (mint/scratch kitchen)

CHALLENGES

- We get all the non-paying taxes projects. And those that are on PIOLTS don't pay the schools!
- too many non-profits clustered in one ward
- Sidewalks not walkable in bad weather
 - heavy rain, ice, snow
 - Notice most of residents in this area do not drive - Seniors, youth, people without cars
 - Seniors walking in the road or walkers
 - "Roads cleared for the road but not for the people"

INSTRUCTIONS

What are the advantages and challenges of living in Ward 2?



ADVANTAGES

- Great access to the bike path
- Great elementary school
- Easy walk to downtown
- Great to see Crockwell area preserved
- Thanks for new sidewalks in 2nd ward

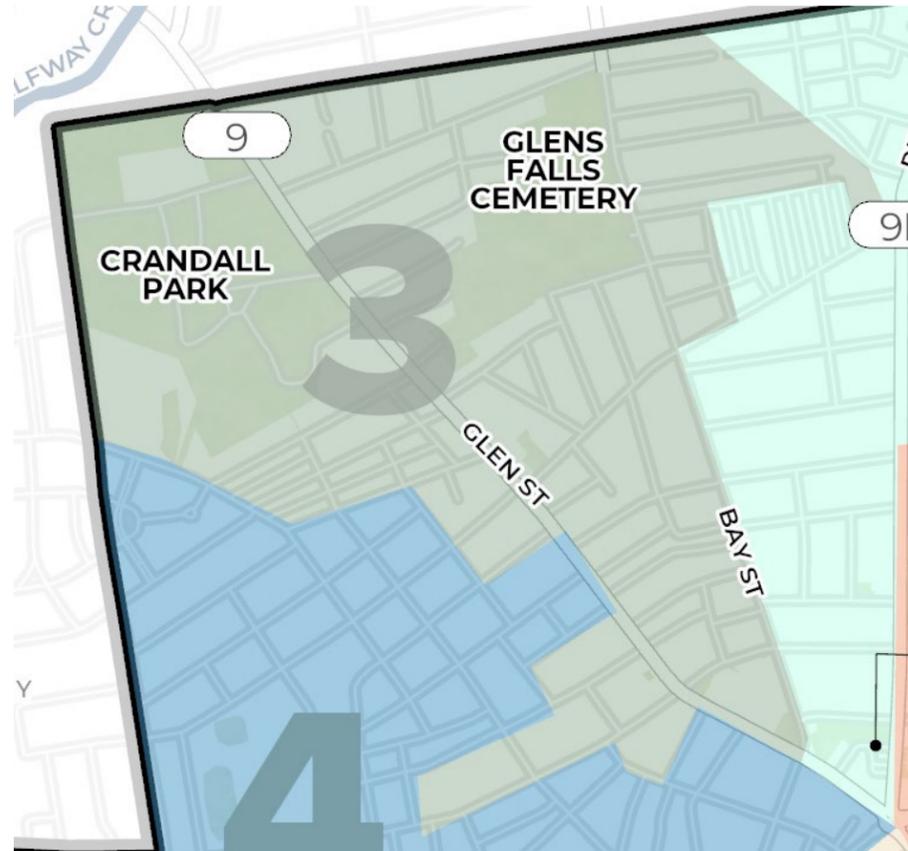
CHALLENGES

- Inventory of multi-family properties with absentee landlords. Create action to improve.
- Poor stormwater management on lower Grant. Improved but still bad in severe storms.

The feedback on Ward 2 highlights its strong walkability, access to green space, and good schools, but also points to ongoing concerns with absentee landlords in multi-family housing and persistent stormwater issues in certain areas.

INSTRUCTIONS

What are the advantages and challenges of living in Ward 3?



The feedback on Ward 3 highlights its exceptional walkability, historic architecture, and proximity to key amenities like Crandall Park and downtown, but also reveals pressing concerns about deteriorating infrastructure, insufficient parking, loss of street trees, and growing traffic and pedestrian safety issues.

ADVANTAGES

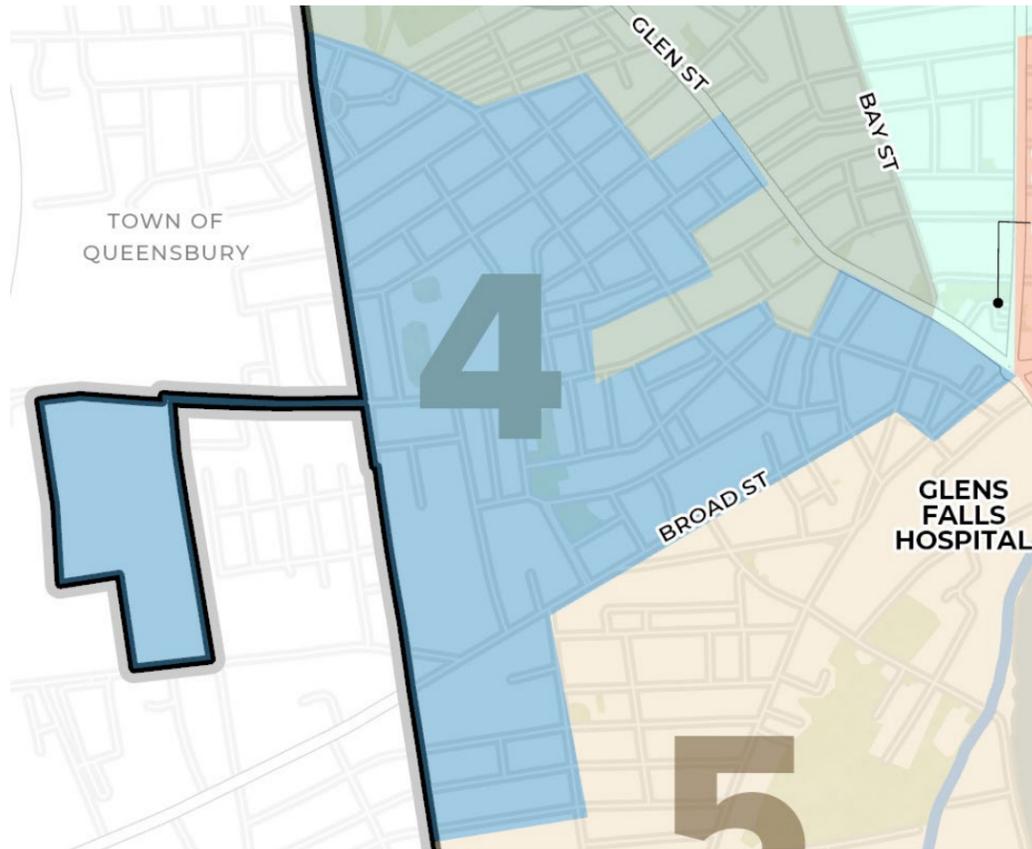
- Excellent old buildings
- Walkable
- You can walk everywhere
- Variety of architecture styles! Walkable. Crandall Park and Cole woods are close!
- Safe, quiet (but getting nosier with increased population (and drivers) zooming down Glen)
- Close to the YMCA
- Restaurants, Cool Insuring Arena, "things to do downtown"
- Walkable to downtown
- Walkability to downtown
- Mostly walkable. Crandall Park. Beautiful old buildings.
- Walkable to downtown, schools, Cole's woods, Crandall Park! Lovely architecture
- Good bus access
- Beautiful historic residential. Close to Crandall Park, the Y, and downtown. Great sidewalks, tree-lined streets
- Access to Crandall Park and Cole's Woods
- Access to Crandall Park

CHALLENGES

- Keep the treelined streets. Replace removed trees please.
- Parking is limited, need a parking garage.
- Need overnight parking on street .
- Offer shuttles to and from downtown during events
- Poor tree planning, invasive trees, need to cut sidewalks around tree roots, plant more trees please, enforce dark skies
- Needs neighborhood playground
- Stop outsourcing tree maintenance to National Grid, or regulate so that trees look like trees. City-wide problem
- Cars don't always stop at all the stop signs, or want to wait for pedestrians.
- Same old buildings need repair. Cemetery should allow park-like uses.
- Not many smaller housing units. Bad curb ramp, sidewalks on some streets.
- Need better parking and facilities - park, Cole woods, Y, heavily used, not enough parking
- Improve sidewalks, reimagine Bay St. Zoning to encourage restaurant activity.
- Sidewalks are crappy depending on where you walk in Glens Falls
- Traffic along both Glen St and Bay St is loud, and excessive speed is a problem for pedestrians
- Lack of bike paths in downtown

INSTRUCTIONS

What are the advantages and challenges of living in Ward 4?



The feedback on Ward 4 reflects a safe, family-friendly, and highly walkable neighborhood with excellent proximity to schools and parks, but highlights serious concerns about missing or deteriorating sidewalks, lack of bike infrastructure, traffic safety—especially around schools—and the need for better connections to regional trails and alternative transportation options.

ADVANTAGES

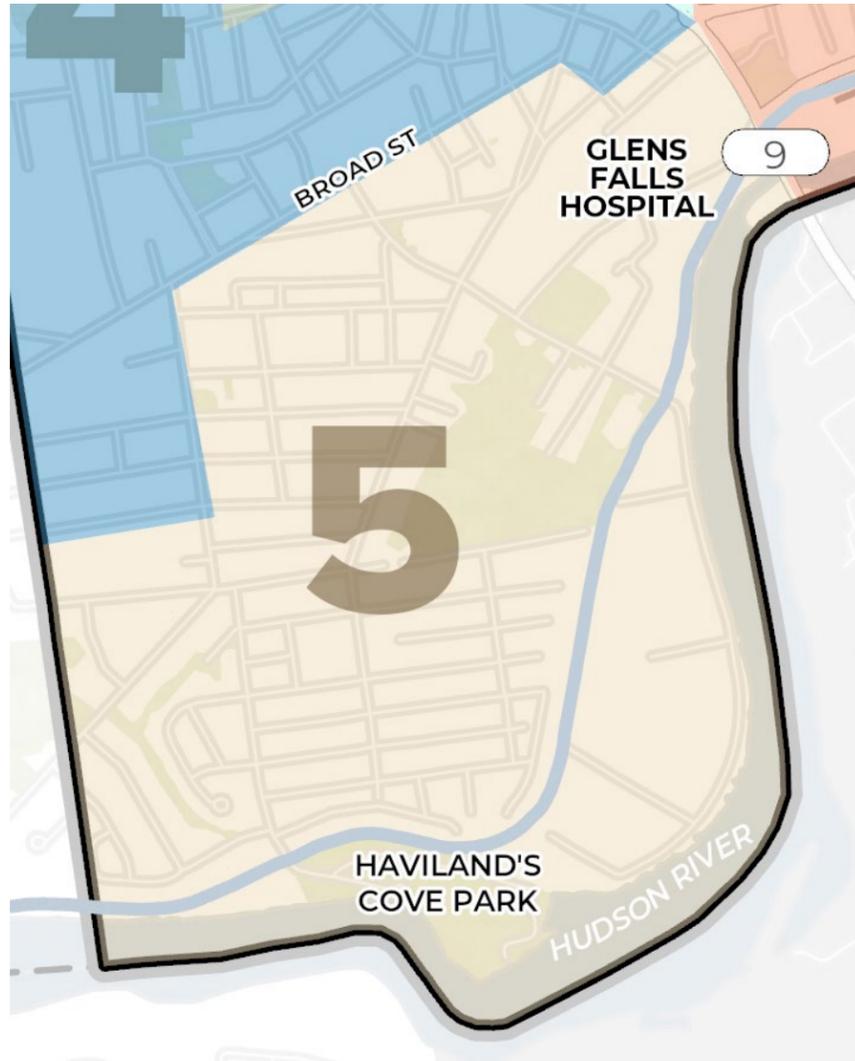
- Very safe and walkable neighborhood. Proximity to schools. Bikeable :)
- Walkable to downtown, close to schools and parks, distinct neighborhood feel.
- Close to schools, close to Crandall Park. Lots of young families
- Services are walkable and within reach to all
- Kensington, the house, Crandall Park
- Our kids were able to be independent and walk themselves to and from school.
- Proximity to schools, parks, nice neighborhoods, sidewalks
- Equidistant to Crandall Park and Downtown. Very family friendly, few rentals
- Felt safe for our kids to bike to friend houses, to Crandall Park, or downtown
- Lots of families and safe feeling community. I know a lot of my neighbors! Close to schools means my road is always plowed in the winter!

CHALLENGES

- Harrison/Empire has no sidewalks on either side. It's a high traffic street for kids and parents. Between Kensington and the middle school/high school. Need to create sidewalks where none previously existed, or at least establish a sidewalk on at least one side of the street. The Empire and Shippey intersection needs some attention.
- Speeding, no great connection to County Bike Path.
- Ward 4 - With two schools and lots of families, we need bike lanes and sidewalks repair. Promote safer streets through signage and community events.
- Speeding, bike connection needed
- Western Ave needs total reconstruction. QBY Side?
- So many kids set dropped off/picked up from school by cars. Improve city-wide bus system so they can have other options
- Thomas St is not pedestrian friendly
- No bikeways to downtown. Lots of people cut through in cars and speed and do not obey stop signs
- Western Ave traffic, no good connections to Feeder Canal /Hudson River
- Sidewalks on western please both sides. Better bike safety/lanes to get around
- sidewalk improvement, please continue planting trees to replace ones taken and aging

INSTRUCTIONS

What are the advantages and challenges of living in Ward 5?



The feedback on Ward 5 highlights valuable natural assets like Haviland Cove and the canal bike path, along with excitement for continued park development, but also reveals concerns about poor communication with residents—especially seniors—limited connectivity to downtown, unsafe infrastructure, and the need for environmental cleanup and more community-focused amenities.

ADVANTAGES

- Haviland Cove is an (unvarnished) gem
- Path along new Water St bridge is excellent. Excited for development of Haviland Cove Park
- Bike path along canal is a huge asset

CHALLENGES

- Better notice to seniors for Ward 5 meetings (not just online) Phones tree?
- Get National Grid to clean former Niagara Mohawk site CERCLA. Redevelop Glen/Mohican to Murray St playground for mixed-use/ multi- facility
- Need better connectivity to downtown
- Add a sidewalk on Bush St to Haviland Cove Park please
- Also did not know there are ward meetings. Murray St is rough path. Bike signs/lanes/"sharrows" on South St
- Just found out there's a such thing as ward meetings. Would like to know how to join?
- Prompt repair dangerous pot holes
- More community gardens - Glens Falls to give financial incentive to front yard veggie plot.

What are the advantages of living and working in Glens Falls compared to other surrounding communities?

Walkability and Compactness

- The city is widely praised for being very walkable and bikeable, with a compact layout that makes it easy to access amenities.

Vibrant Downtown and Dining Scene

- Strong restaurant presence and a mix of retail, arts, and community events make downtown a key attraction.

Historic Character and Architecture

- Many value the city's historic homes and buildings, noting their beauty and uniqueness compared to more modern "cookie-cutter" development.

Natural Resources and Recreation

- Easy access to parks, trails (e.g., Feeder Trail), and natural surroundings is a major asset, especially for residents living close to these resources.

Strong Community and Quality of Life

- Residents describe Glens Falls as friendly, safe, affordable, with a small-town feel and strong civic pride.

Healthcare and Education

- High-quality, accessible healthcare and good schools with dedicated teachers are seen as important local strengths.

Arts and Culture

- A strong arts scene and appreciation for cultural amenities enhance the community's character.

Civic Identity and Pride

- Residents admire the city's revival over the past 20 years and express a desire to preserve and invest in its existing assets.

What are the potential barriers to attracting people to live, work, or play in Glens Falls?

Housing Affordability & Diversity

- Lack of affordable and diverse housing options (family-sized, non-fixer-uppers, not just single-bedroom units).
- Aging housing stock needing repair; limited availability for families.
- Concern about downtown housing that doesn't support long-term community (e.g., single-bedroom apartments replacing schools).

Jobs & Economic Opportunity

- Limited availability of better-paying and diverse job opportunities.
- Need for business headquarters and jobs that match the cost of living.
- Emphasis on strengthening the economy through thoughtful planning and salary alignment.

Transportation & Infrastructure

- Insufficient and unsafe bike infrastructure (need for protected lanes, sharrows, connected paths).
- Poor pedestrian infrastructure (sidewalk gaps, need for better planning).
- Concerns about car dependency; interest in better public transit or a trolley system.
- Parking challenges: need for signage, alternate-side parking, and more accessible spaces.

Inclusion & Community Engagement

- Limited racial and economic diversity is seen as a barrier to innovation and growth.
- Need to support legal immigrants affected by enforcement actions.
- Lack of visibility for civic participation (suggestion for outdoor kiosk, Spanish-language notices, neighborhood-level engagement in certain wards).

Planning & Development

- Concerns about unchecked development ("Don't become Saratoga with 7-story canyons").
 - Call for smart planning that fits existing neighborhoods: infill housing, architectural guidelines, and preservation of historic character.
 - Desire for neighborhood-centered development over large, mismatched buildings.

Station 5

Commercial Buildings

*A commercial building is any non-residential structure used for business or commercial activities. Examples include office buildings, retail stores, restaurants, warehouses, manufacturing facilities, and hotels.



Like	Neutral	Dislike
1	2	22



Like	Neutral	Dislike
5	3	18



Like	Neutral	Dislike
24	3	1



Like	Neutral	Dislike
2	6	16



Like	Neutral	Dislike
10	14	4



Like	Neutral	Dislike
20	7	3



Like	Neutral	Dislike
15	10	4



Like	Neutral	Dislike
13	5	7



Like	Neutral	Dislike
2	5	18

Station 5

Mixed-Use Buildings

A mixed-use building combines two or more different types of uses within a single structure, typically residential, commercial, and/or industrial spaces.

Which of these images do you prefer?



10

Like	Neutral	Dislike
13	5	15



11

Like	Neutral	Dislike
24	5	1



12

Like	Neutral	Dislike
29	3	1



13

Like	Neutral	Dislike
11	9	9



14

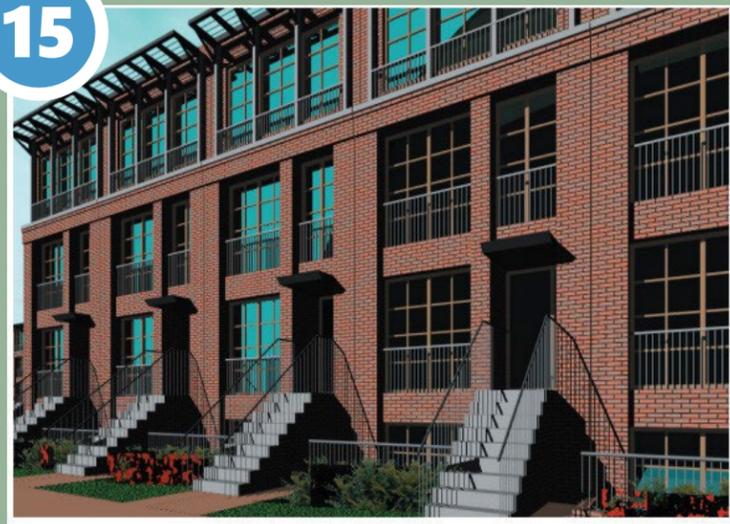
Like	Neutral	Dislike
17	10	0

Station 5

Downtown Housing

Think about housing types for downtown Glens Falls. What types of housing designs appeal most to you?

15



Like	Neutral	Dislike
13	5	6

16



Like	Neutral	Dislike
8	8	6

17



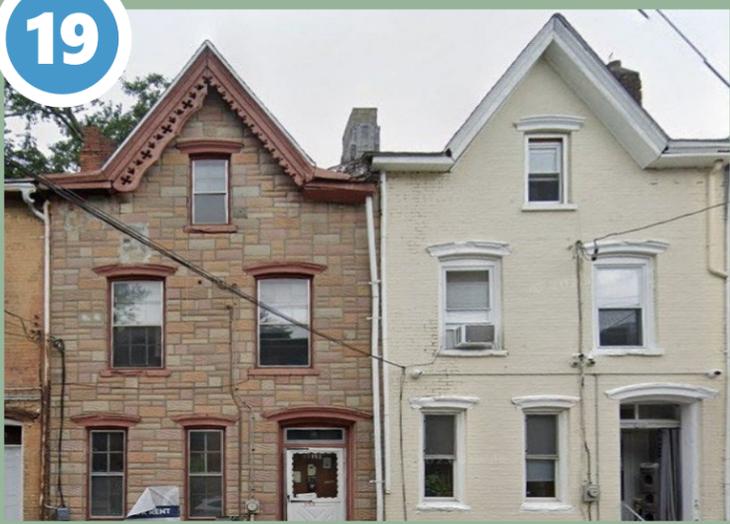
Like	Neutral	Dislike
13	8	7

18



Like	Neutral	Dislike
14	5	1

19



Like	Neutral	Dislike
11	6	7

20



Like	Neutral	Dislike
15	5	9

21



Like	Neutral	Dislike
1	2	23

22



Like	Neutral	Dislike
11	3	6

Station 5

Public Realm

*The public realm encompasses all public areas of the city, including streets, sidewalks, parks, plazas, and other open spaces. Which of these design elements would work in downtown Glens Falls?



Like	Neutral	Dislike
24	3	2



Like	Neutral	Dislike
19	3	4



Like	Neutral	Dislike
28	3	0



Like	Neutral	Dislike
12	9	7



Like	Neutral	Dislike
17	5	3



Like	Neutral	Dislike
18	4	3



Like	Neutral	Dislike
28	1	1

Visual Preference Questionnaire

If you have additional comments let us know. Be sure to include the categories and image numbers you are commenting on below.

Summary of Comments

Strong Support for Historic Preservation and Architectural Continuity

- Participants emphasized maintaining Glens Falls' historic charm by matching the character, scale, and design of existing buildings.
- There was caution against overly modern or generic architecture that doesn't reflect the city's identity.

Smart Growth and Urban Design Principles

- Advocated for smart downtown development: buildings should be built to the sidewalk, maintain pedestrian continuity, and avoid blank walls.
- Support for mixed-use development with commercial ground floors and residential/office above.
- Calls to eliminate or reduce downtown parking minimums and fill in surface parking lots with appropriate buildings.

Greenery and Streetscape Enhancements

- Strong desire for native plants and green elements to improve safety, aesthetics, and value.
- Greenery was seen as essential to preventing the city from feeling sterile or uninviting.

Balancing Old and New Thoughtfully

- Modern elements are welcome when thoughtfully integrated (e.g., the library and Mill/Elm projects).
- Emphasis on blending contemporary and historic architecture with care.

Housing Design Details

- For multifamily housing, features like balconies were highly appreciated for quality of life and aesthetic value.

INSTRUCTIONS

We might have missed some of your thoughts along the way.

Do you have anything else to share with us as we develop the City of Glens Falls Smart Growth Comprehensive Plan?

Comments Received

- Enforcing city codes in existence would help
- Get rid of Burger King off the circle and the unsafe sunken park
- I live on May Street and it's a one-way street and people sometimes keep going the wrong way.
- Glens Falls city schools face declining enrollment. Prioritize families
- I would like the Ridge Street Dog Park to have playground equipment in it again.
- Use the river, mixed uses and waterfront dining! It's a missed opportunity.
- The bills gang boys/kids need to stop harassing people when they do.

Summary of Comments

Enforcement and Safety Concerns

- There's a need for stronger enforcement of existing city codes, addressing unsafe locations (like the sunken park), and improving traffic safety (e.g., wrong-way driving on May Street).
- Youth Behavior and Community Safety: Concern was raised about harassment by certain groups of youth, suggesting a need for youth engagement or behavior intervention.

Public Spaces and Amenities

- Requests include restoring playground equipment in the Ridge Street Dog Park and revitalizing riverfront areas for mixed use and dining.

School Enrollment

- Declining enrollment in city schools was mentioned, with a call to prioritize policies that support families.

Future Land Use Map

- The Future Land Use (FLU) map shows a community's preference for using its public and private lands.
- The map shows the community's shared vision regarding where houses and businesses should be built, where open spaces should persist, and where recreational opportunities should expand.
- The Future Land Use map should not be confused with a zoning map. It does not denote zoning district changes. The FLU map is used as a guide for policy-making, while official zoning maps are actual policy documents designed to achieve a preferred future.

INSTRUCTIONS



Housing - Place a yellow dot on the map where you want more single-family housing.



Housing - Place an orange dot where you want to see new multi-family units.



Commercial - Place a red dot in locations where you would like to see additional commercial activity.



Mixed-use - Place a blue dot on the map where mixed-use buildings (commercial on the ground floor and residential on the upper levels) would work.



Open Space and Recreation - Place a green dot on places where you would like to preserve open space or see additional parks.



Trails - Draw a green line where you would like to see new multi-use trails.



Mixed-Use

- The highest density of blue dots (mixed-use) is centered around the downtown and Glen Street corridor, aligning with a traditional mixed-use hub model.
- This suggests a strong intent to maintain and expand a walkable, vibrant downtown that blends commercial, residential, and civic uses.
- Mixed-use areas extend linearly north and south along the main roads, showing strategic corridors of development.

Multi-Family Housing

- East and Southeast of Downtown: There's a band of orange dots, mostly to the east and southeast of the downtown, possibly to promote housing density close to employment and amenities.
- This clustering indicates an effort to create denser residential neighborhoods near walkable amenities, possibly geared toward affordability or accessibility goals.

Single-Family Housing

- These are sparse and mostly located just west and south of the downtown core.
- This may reflect either a preservation of existing single-family zones or very limited expansion, suggesting a move away from suburban sprawl or emphasizing infill elsewhere.

Commercial Uses

- Downtown: Red dots are concentrated near the downtown and near Cool Insuring Arena
- Their proximity to mixed-use areas suggests intentional overlap and shared traffic between commercial and residential activity centers.

Open Space and Recreation

- Green dots are well-distributed across the map with heavier concentration near the riverfront and southern portions of the city.
- This suggests a strong commitment to maintaining or enhancing parks and natural areas, particularly as buffers or enhancements near more developed zones.
- Notably, open space is also present in denser residential areas, supporting equitable access to recreation.

Trail Network

- The green trails connect major residential areas with downtown and the riverfront, reflecting a clear push toward non-vehicular connectivity. Random bold is strange/
- Trail corridors also intersect parks and commercial areas, offering multimodal travel options and encouraging walking and biking.
- One specific comment card about creating better link to the bikeway.

Riverfront Activation

- Mixed-use and green space dominate the riverfront, particularly on the southern side, indicating an emphasis on recreation and development along the Hudson River.
- This supports public access, tourism potential, and environmental enhancement.

Strategic Takeaways:

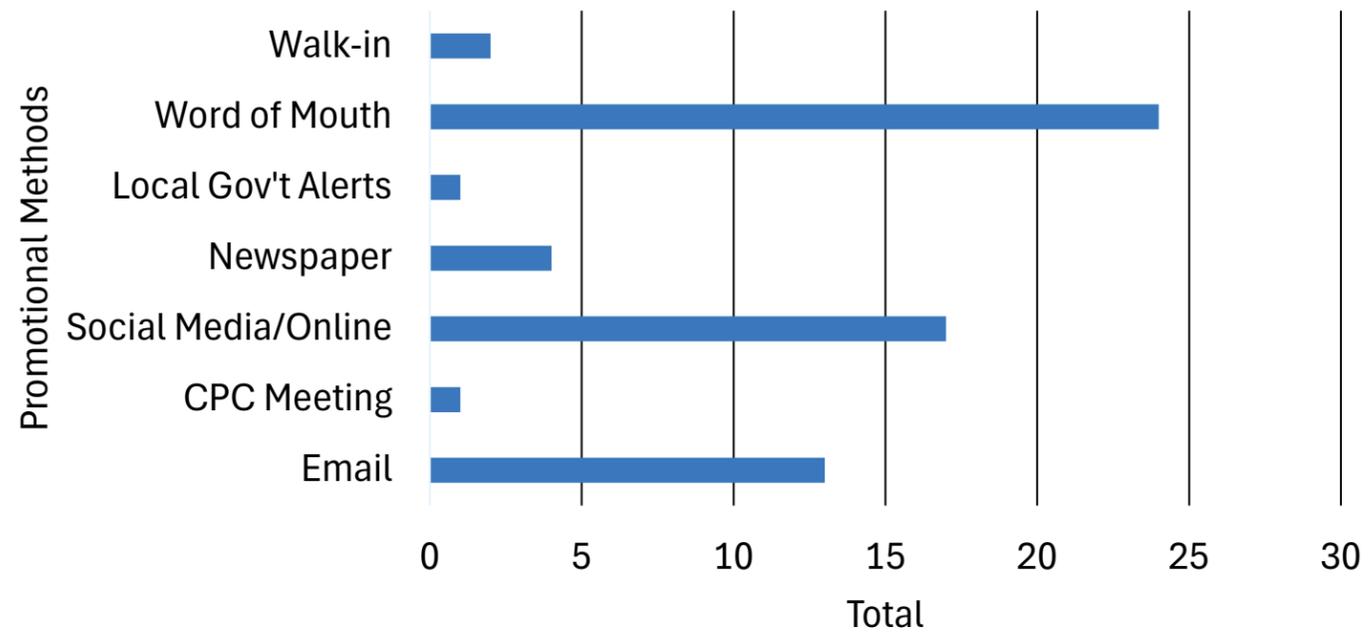
- Focus is clearly on infill, higher density, and walkability over expansion of single-family zoning.
- Introduction of multi-family housing near amenities could reflect an affordability or inclusivity initiative.
- Trail systems are being thoughtfully used to link neighborhoods, downtown, and natural assets.
- Open spaces and the riverfront remain focal points for community investment and recreation.

APPENDIX E:

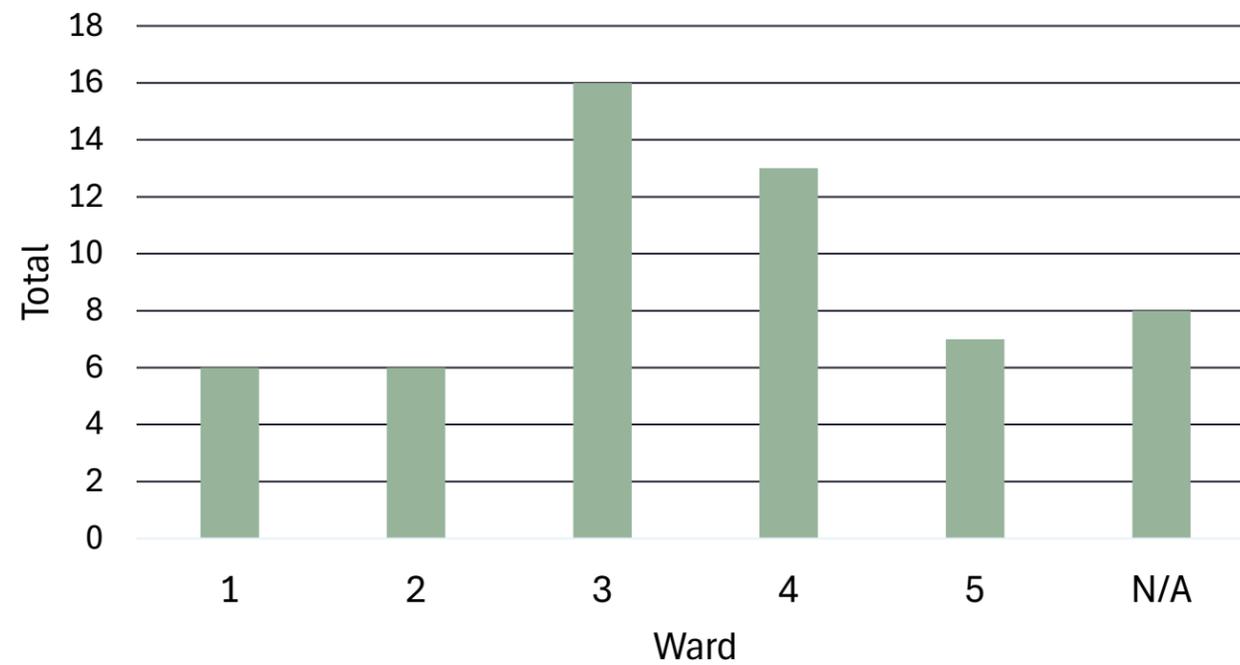
Public Workshop #2 Summary

Open House #2

How did you hear about the Open House?



What Ward are you from?



Proposed Policy Areas – Feedback Summary

1. Communication & Engagement

Desire for improved notification and marketing from the Parks & Recreation Department.

2. Affordable & Inclusive Housing

Support for more affordable housing, especially for families and young adults starting out.

Interest in alternative housing models: shared-equity, community land trusts, and home share programs for seniors.

3. Parks, Recreation, & Green Space

Calls to improve and maintain parks to keep them family-friendly.

Strong emphasis on preserving green space, especially in and near downtown.

4. Mobility & Bike Infrastructure

Continued support for bike lanes and bike path development.

5. Historic Preservation

Concern about the preservation of historic properties, such as 132 Maple Street.

6. Health & Community Services

Question about the role of health care in city planning and the need for expanded services.

Well-Liked Policy Areas:

- **Housing**
- **Parks and Recreation**
- **Historic and Cultural Resources**
- **Sustainability**

Built Environment (BE) – Feedback Summary

Goal 1: Encourage the most desirable and efficient use of land while enhancing the physical and economic environment of the City of Glens Falls.

BE.1 Review and update city code using form-based code to ensure that zoning and building codes support recommendations identified in this Plan.

BE.2 Develop Design Guidelines and Standards to strengthen Architectural Review Regulations.

Goal 2: Continue to embrace “Smart Growth” principles.

BE.3 Support infill, rehabilitation, and redevelopment through coordinated city-county smart growth policies that support higher-density development and open space preservation.

BE.4 Encourage development where residents can easily and safely walk or bike from their homes to various businesses and services.

Priority

LOW

HIGH

LOW

MEDIUM

1. Zoning and Code Reform

- Preserve traditional zoning with clear, objective (ordinal) standards.
- Caution against form-based zoning unless preceded by extensive public education.
- Emphasis on protecting residential neighborhoods and school access.

2. Safety and Accessibility

- Strong concerns about sidewalk conditions and the lack of safe pedestrian infrastructure.
- Safety is a recurring priority, especially for students, families with young children, seniors, and those with mobility challenges.

3. Maintenance and Infrastructure

- A call to take better care of existing infrastructure (e.g., sidewalks, snow removal).
- Spray-painting hazards is seen as an inadequate response to disrepair.

4. Transportation

- Acknowledgement of the lack of vibrant public transit as a major accessibility barrier.

5. Equity and Financial Concerns

- Concern that federal funding cuts may hinder improvements, with the state unable to fully compensate.

Housing (H) – Feedback Summary

Goal 1: Increase the variety and affordability of housing choices for all ages and incomes.

- H.1 Review and update zoning to address housing trends.
- H.2 Continue to market the existing housing programs available within the city, such as Community Development Block Grant, Access to Home grant, Housing rehabilitation grants and loans, and ADK Gateway Homeownership Program.
- H.3 Expand the range of housing opportunities to accommodate the needs of seniors, young families, caretakers, and the local workforce.
- H.4 Continue to maintain an up-to-date housing conditions report and seek out funding opportunities to rehabilitate blighted properties.
- H.5 Establish a set-aside within the City’s existing homeownership and housing rehabilitation programs— for the purchase and rehabilitation of residential properties—by leveraging CDBG funds and funds from NYS Homes and Community Renewal.

Priority

LOW

LOW

MEDIUM

LOW

MEDIUM

1. Diverse Housing Types

- Concern over the overproduction of 1-bedroom apartments.
- Need for larger units for families and those working from home.
 - Support for Accessory Dwelling Units (ADUs) within city zoning.

2. Data-Driven Housing Policy

- Suggestion to evaluate the number and type of units approved and assess alignment with community housing goals.

3. Affordability & Homelessness

- Interest in Community Land Trusts or land banks as long-term solutions to housing insecurity and homelessness.
- Belief that the market alone cannot solve the city’s housing challenges.

4. Sustainability & Resilience

- Support for government to ensure new housing is affordable, sustainable, and energy-efficient, with performance-based standards being incentivized.

5. Family-Oriented Planning

- Multiple comments centered around the need to plan for families, not just individuals or couples.

Economic Development (ED) – Feedback Summary

Goal 1: Implement programs and recommendations that support existing businesses' vitality, retention, and expansion, and attract new businesses to the City of Glens Falls.

ED.1 Focus on attracting and retaining key industries such as Healthcare & Social Services, Light Manufacturing, Technology, Retail, Arts, Entertainment, and Accommodation & Food Services as economic drivers of Glens Falls' economy.

ED.2 Create a business resource page on the City of Glens Falls website with links to business assistance resources to help local businesses navigate city regulations.

ED.3 Collaborate with regional partners, including WCEDC, to support coordinated business recruitment, retention, small business assistance, and workforce development initiatives.

Priority

MEDIUM

MEDIUM

HIGH

1. Alignment of Housing and Jobs

- Job creation should be planned in conjunction with housing policy to ensure balanced growth.

2. Support for Local Arts and Culture

- Arts and Cultural institutions are valued as economic and community anchors.

3. Preserve Community Character

- Opposition to fast food chains and big box stores in favor of local, small-scale development.

4. Strategic Land Use and Economic Development

- Tech Meadows is underperforming and should be reevaluated for potential new land uses.
- Certain reviews or changes should be treated as part of the city's ongoing management, not special initiatives.

5. Partnerships

- Add ARCC (Adirondack Regional Chamber of Commerce) to ED.3.

Economic Development (ED) – Feedback Summary

Goal 2: Continue revitalizing abandoned, vacant, and brownfield sites to support economic growth.

ED.4 Secure funding assistance from the NYS Brownfield Opportunity Areas (BOA) program, Federal EPA, and other organizations (e.g., Community Development Block Grants) to identify and assess brownfields in Glens Falls and develop strategies for redevelopment and remediation.

ED.5 Develop an ‘action-oriented’ marketing plan and annual budget to develop abandoned, vacant, and brownfield properties.

Priority

HIGH

HIGH

1. Resource Constraints

- No federal funding expected for three years; underscores need for strategic, locally driven action.

2. Essential Services and Access

- High demand for a downtown grocery store that is affordable and walkable for residents.

3. Arts & Adaptive Reuse

- The Shirt Factory is a model for cultural and economic revitalization.
- Encourage repurposing existing buildings for arts and community use.

Economic Development (ED) – Feedback Summary

Goal 3: Capitalize on the Hudson River and other natural, cultural, and recreational assets to drive economic opportunity.

ED.6 Secure funding and prepare a NYS DOS Local Waterfront Revitalization Program (LWRP) to continue increasing connections and public access to the Hudson River.

Priority

MEDIUM

ED.7 Implement recommendations of the 2013 Pruyn’s Island Redevelopment Plan.

LOW

ED.8 Continue to implement improvements to Haviland’s Cove.

MEDIUM

ED.9 Design and install wayfinding and directional signage to the Hudson River.

LOW

ED.10 Improve access points to Feeder Canal trail from downtown.

HIGH

1. Reimagine Pruyn’s Island

- Desire to convert Pruyn’s Island to green space or less visually intrusive uses.
- Interest in integrating it more closely with Haviland’s Cove Park for expanded public access and recreation.

2. Connectivity and Infrastructure

- Support for building a bridge to connect the river path to Haviland’s Cove, as discussed in past meetings.

3. Plan Reassessment

- Urge to reevaluate the 2013 plan for the area and assess how it meets current community needs and priorities.

4. Park Safety and Behavior

- Concerns about unruly behavior and substance use at Haviland’s Cove.
- Emphasis on the need for enforcement and rule-setting to make the park feel safe and family-friendly.

Economic Development (ED) – Feedback Summary

Goal 4: Establish the City of Glens Falls as a tourist destination for arts and culture.

ED.11 Partner with existing organizations to grow the arts in the City of Glens Falls, including programming and renovating existing assets.

Priority

HIGH

1. Arts as Economic Driver

- Arts and culture generate significant regional economic impact (e.g., \$800M, 30,000 jobs in Capital Region).
- Local arts organizations are economic engines for downtown and attract investment and tourism.

2. Community Identity and Quality of Life

- The arts are seen as the "heartbeat" of the community and a major reason why people move to and love living in Glens Falls.
- Arts organizations serve every generation and strengthen social cohesion.

3. Support for the Arts District

- The Arts District deserves more active support and investment from City Hall.
- Recognition that arts organizations contribute year-round, not just during seasonal events.

4. Strategic, Long-Term Thinking

- Urge to think of arts as a long-term community asset, not just an "event orientation."
- Desire for policy-level support and integration of arts into broader planning efforts.

Goal 5: Maintain and enhance regional cooperation relationships for Tourism Development.

ED.12 Maintain and enhance regional cooperation relationships, including but not limited to Warren County Tourism and I Love NY for Tourism Development.

HIGH

- Additional local organizations should be included.

Infrastructure (I) – Feedback Summary

Goal 1: Ensure adequate municipal services and infrastructure (water, sewer, utilities, energy, telecommunication, etc.) are in place to support economic growth in the City of Glens Falls.

	Priority	
I.1 Develop and implement a Capital Improvement Plan (CIP) to guide the strategic investment in public infrastructure, facilities, and equipment.	HIGH	<ul style="list-style-type: none">• Two comments - both in support of the Goal and Recommendations
I.2 As a Municipal Separate Storm Sewer Systems (MS4) community, continue actively working on stormwater management and separate combined sewer systems, particularly when sanitary sewer lines are replaced.	HIGH	
I.3 Partner with local service providers to identify gaps in existing infrastructure systems and seek solutions to advance economic development.	LOW	
I.4 Continue to conduct regular hydrant testing and flushing while using Geographic Information Systems (GIS) to maintain a comprehensive inventory and keep hydraulic models up to date to support system planning and water quality management.	LOW	
I.5 Re-establish a systematic sewer line cleaning and closed-circuit television (CCTV) inspection program to identify deficiencies and prioritize repair or replacement.	HIGH	

Infrastructure (I) – Feedback Summary

Goal 1: Ensure adequate municipal services and infrastructure (water, sewer, utilities, energy, telecommunication, etc.) are in place to support economic growth in the City of Glens Falls.

Priority

I.6 Continue to use the Adirondack-Glens Falls Transportation Council (AGFTC) inventory to review and upgrade pavement, sidewalks, and curbing on city streets.

HIGH

I.7 Develop and implement a master streetscape improvement plan prioritizing pedestrian and bicycle safety, accessibility, and visual appeal.

MEDIUM

I.8 Partner with civic organizations, not-for-profits, volunteer organizations, and other municipalities to design, implement, and maintain gateway enhancements along the main streets entering the city.

MEDIUM

1. Citywide Infrastructure Improvements

- Sidewalk and street repairs need to be a higher priority and addressed more consistently.
- The Streetscape Plan should expand beyond downtown, ensuring equity in public investment across all neighborhoods.

2. Support for Nonprofits and Civic Groups

- Recognition that nonprofits are on the front lines of community support and need resources to be effective.
- City should provide capital funding or implement supportive policies to strengthen these organizations (e.g., YMCA).

Mobility and Connection (MC) – Feedback Summary

Goal 1: Encourage alternative modes of transportation to enable access to commercial, cultural, and recreational areas.

Priority

- MC.1 Continue to work with the Complete Streets Advisory Boards to incorporate the adopted Complete Streets Policy (2023) in all public and private projects.
- MC.2 Explore bicycle and pedestrian enhancements/amenities to improve connections that link wards, parks, and other destinations to downtown.
- MC.3 Support development of a multimodal mobility hub that integrates public transit, shared mobility services, pedestrian and bicycle infrastructure, and real-time information systems.

MEDIUM

MEDIUM

HIGH

1. Bike and Pedestrian Infrastructure

- Support for more bike lanes, trail connections, and bike parking.
- Interest in making the Arts District Trail more bike-friendly, with added signage.
- Concerns about dangerous intersections, particularly by the arena, where signage, traffic flow, and safety are lacking.

2. Traffic and Neighborhood Change

- Recognition of increased traffic on streets like Webster Ave, with appreciation for recent infrastructure fixes.
- Underlying concern about how infrastructure changes affect neighborhood character.

3. Mobility Hub Location

- Strong opposition to using the Travelers Insurance building as the location for the hub.

4. Transit System Image and Function

- Frustration with the current Glens Falls bus “station”
- A desire for an improved system, but not at the proposed location.

Mobility and Connection (MC) – Feedback Summary

Goal 2: Improve parking and transportation circulation in the City of Glens Falls.

	Priority	
MC.4 Develop a right-sized parking plan that aligns supply with current and future demand, supports walkability, and encourages efficient land use.	HIGH	1. Parking Challenges and Strategy <ul style="list-style-type: none">• Frustration with parking loss and lack of new supply.• Suggestions to integrate new parking solutions, such as:<ul style="list-style-type: none">• Build parking into Glen Street Hill.• Remove Park Street garage for redevelopment (e.g., hotel).• Support for overnight on-street parking, particularly in front of one's own property. 2. Pedestrian Safety and Accessibility <ul style="list-style-type: none">• Strong calls to repair sidewalks and address sidewalk cuts.• Need for better pedestrian crossings, especially on main roads and near schools.• Increase in pedestrian crossing lights at school zones.• Enforce speed limits for safety. 3. Mobility and Equity <ul style="list-style-type: none">• Focus on accessibility for elderly and people with disabilities.• Recognize the need for inclusive transportation infrastructure. 4. Regional Coordination <ul style="list-style-type: none">• Urge for collaboration with Queensbury to ensure safe and connected bike/pedestrian infrastructure across the school district, even beyond Glens Falls' borders.
MC.5 Enhance connectivity between neighborhoods, commercial centers, and recreational amenities through consistent signage and wayfinding in accordance with standards.	MEDIUM	
MC.6 Develop plans and actions to ensure safe streets and crosswalks for children, the elderly, and visually, physically, and intellectually disabled pedestrians.	HIGH	
MC.7 Continue to work towards connecting the Feeder Canal Trail with the Warren County Bikeway.	HIGH	
MC.8 Continue to work with the school districts to enhance bicycle and pedestrian safety around the schools.	HIGH	

Parks and Recreation (PR) – Feedback Summary

Goal 1: Create great public spaces and amenities that activate the public realm and enhance the city’s character and livability.

PR.1 Develop and implement a detailed parks inventory and a city-wide Parks Master Plan.

Priority

HIGH

PR.2 Prioritize funding for the continued maintenance and improvement of parks and operations.

HIGH

1. Play Spaces for All Ages

- Strong desire for a public playground in the downtown area.
- Multiple requests for a skate park, including suggestions for Montcalm Park.
- Calls for more activities for children in existing parks, especially City Park.

2. Dog Parks and Pet-Friendly Spaces

- Ongoing support for dog parks, with acknowledgment that two were added recently.
- Importance of keeping dog parks clean and well-maintained.
- Interest in small-scale options like a “pocket playground” on South Street.

3. Enhancing and Maintaining Parks

- Praise for Haviland’s Cove with encouragement to further develop or invest in it.
- Request for more trash cans to improve cleanliness across park sites.

4. Programming and Promotion

- Need for increased marketing and outreach around Parks & Recreation programming to improve awareness and participation.

Parks and Recreation (PR) Feedback Summary

Goal 2: Cultivate and enhance parks and recreation spaces that celebrate Glens Falls’ historic character, support vibrant cultural programming, and strengthen community identity and livability.

PR.3 Design and implement park facilities and streetscape elements that reflect the city’s well-crafted historic architecture and community “feel,” ensuring new pavilions, benches, signage, lighting, and other amenities honor local character.

PR.4 Develop a park on a two-acre site on Shermantown Road as recommended in the Feeder Canal Master Plan.

PR.5 Participate in the Trust for Public Lands Park Equity Communities of Practice program.

PR.6 Leverage and promote existing recreation assets and natural resources to enhance the quality of life for residents and enrich the visitor experience.

Priority

HIGH

LOW

LOW

HIGH

1. Preservation of Green Space

- Strong public support for preserving open space, especially the parcel next to the Church that is for sale.
- Residents want the City to purchase this land to prevent unwanted development.
- It is viewed as an important visual and cultural extension of Library Park and the Soldier’s Monument.

2. Opposition to Poorly Sited Park Development

- Criticism of proposals to build a park next to the wastewater treatment plant and industrial sites.
- Waste of resources and unappealing to the public.
- Suggestion to identify alternative entry points or locations for park development.

Historic and Cultural Resources (HR) – Feedback Summary

Goal 1: Preserve and promote the city’s historic and cultural resources.

- HC.1 Manage growth and development in a manner that coexists with the protection and/or preservation of historic resources.
- HC.2 Encourage initiatives that elevate the visibility and accessibility of cultural and historic places throughout the city.
- HC.3 Support property owners interested in nominating their properties to the National and State Register of Historic Properties.
- HC.4 Continue to value historic properties and promote their protection, preservation, and restoration when possible, and consider adaptive re-use as a final alternative.
- HC.5 Simplify access to preservation incentives and technical assistance—streamlining tax credit and grant applications—to empower non-profits and residents to rehabilitate historic homes and community buildings.
- HC.6 Continue partnering with LARAC and other local arts organizations to promote and support public art across the city through expanded programming, community events, and investment in the renovation and reuse of existing cultural spaces to enhance Glens Falls’ identity as a vibrant, creative community.
- HC.7 Foster an improved relationship between City Government, the Chapman Museum and the Hyde Collection to expand the depth of knowledge of historic and cultural resources to be incorporated into a Legacy Plan for the City of Glens Falls for the Preservation of Historic and Cultural Resources.

1. Vibrant Arts District

- A defining feature of Glens Falls and a key reason people choose to live here.
- Arts as a long-term “game changer” – vital to preserve and strengthen
- Call for greater City Hall support for Arts District organizations as economic and cultural assets.
- Arts help keep downtown active year-round.

2. Cultural Arts

- Especially theater, should be supported for their role in boosting local businesses (restaurants, shops) when events draw visitors.

3. Arts serve all generations

- Desire to expand programming for children and families, including more activities in civic spaces Increase inclusivity by creating arts and cultural opportunities accessible to people with disabilities.

Sustainability (S) – Feedback Summary

Goal 1: Improve the City of Glens Falls' efforts to encourage a sustainable environment.

	Priority	
S.1 Continue to pursue sustainability efforts to advance Climate Smart Community Certification from Bronze to Silver through the NYS Department of Environmental Conservation (DEC).	MEDIUM	1. Urban Agriculture and Natural Practices <ul style="list-style-type: none">• Allow backyard chickens to support local food systems and tick control.• Reduce pesticide/herbicide use and promote foraging and native plant landscaping. 2. Tree Loss and Urban Forestry <ul style="list-style-type: none">• Widespread concern about the loss of trees, particularly dead or dying trees that are not being replaced.• Calls for:<ul style="list-style-type: none">○ A formal Tree Department.○ A comprehensive tree survey and replacement plan.○ Faster and diversified tree planting using climate-appropriate species. 3. Green Building and Emissions <ul style="list-style-type: none">• Promote performance-based energy standards (e.g., Passive House) for all new developments to reduce greenhouse gas emissions, improve indoor air quality, and enhance building resilience. 4. Stormwater Management <ul style="list-style-type: none">• Suggestion to create a landowner incentive program to encourage stormwater runoff reduction and support broader climate resilience goals.
S.2 Continue participating in the Clean Energy Communities program administered by NYSERDA.	LOW	
S.3 Implement the recommendations of the 2025 Climate Action Plan.	LOW	
S.4 Explore how sustainability, green infrastructure techniques, and environmental health policies can be codified.	MEDIUM	
S.5 Work with the Glens Falls Tree Commission to keep the tree inventory current and develop a tree maintenance plan.	HIGH	

Sustainability (S) – Feedback Summary

Goal 2: Reduce the city’s vulnerability to flooding and other hazard events to protect residents' and visitors' lives, health, safety, and welfare.

S.6 Continue to participate in developing and supporting the goals and actions of the Warren County All Hazards Mitigation Plan.

Priority

LOW

S.7 Promote approaches that improve stormwater management, reduce impervious surfaces, and enhance natural systems as part of public and private development.

MEDIUM

Goal 3: Reduce dependence on fossil fuels and lower greenhouse gas emissions within the City of Glens Falls.

S.8 Continue to pursue and install public electric vehicle (EV) charging stations in the city and encourage private and not-for-profit entities to establish EV charging stations for public use.

LOW

S.9 Explore vehicles that use alternative fuels to replace the city’s current fleet of vehicles.

LOW

S.10 Conduct a comprehensive municipal energy audit to identify long-range energy/greenhouse gas emission reduction goals and strategies.

MEDIUM

1. Stormwater Management Standards

- Reduce impervious surface coverage in new developments or major renovations.
- Introduce or strengthen stormwater runoff reduction standards to mitigate flood risks and infrastructure strain.

2. Maintenance of Existing Infrastructure

- Multiple mentions of non-functioning or clogged drains, specifically:
 - At the entrance drive to a city building.
 - In front of the middle school.
 - Prospect Street flagged as an area with a significant drainage or runoff problem, indicating a need for targeted engineering assessment or capital improvements.
- Suggestion to clean and maintain existing drainage infrastructure more regularly to improve performance.

- Support for Glens Falls becoming an electric vehicle and clean energy haven.

Administration and Government (AG) – Feedback Summary

Goal 1: Enhance the overall quality and efficiency of municipal services in the City of Glens Falls.

AG.1 Increase the staff capacity of the Building and Code Enforcement office.

AG.2 Increase the staff capacity within the Community Development and Economic Development Offices.

AG.3 Ensure that discretionary board members receive ongoing, required training.

Priority

LOW

HIGH

LOW

1. Desire for stronger code enforcement and consistent application of rules:

- Frustration that some developments received variances despite opposition.
- Some residents have had positive experiences, but note staffing limits hamper enforcement capacity.

2. Staffing and HR Capacity

- Calls to increase staff capacity to meet current and future demands:
 - Need for cross-training, especially in light of an aging workforce.
 - Reference to Climate Change report noting 7 new FTEs

3. Zoning Reform and Neighborhood Character

- Zoning that protects neighborhood character.
- Avoiding policies that encourage sprawl.
- Promoting walkable, connected corridors instead of fragmented development.

Goal 2: Continue to enjoy and foster a high level of civic engagement.

AG.4 Improve and broaden communication systems, including the city's website and social media platforms.

MEDIUM

2. Transparency and Barrier Reduction

- Better information flow can reduce confusion around development processes.
- More transparent systems could lower perceived or actual barriers for housing and commercial development.

1. Website and Social Media

- Website is difficult to navigate and information is inconsistently posted.
 - Meeting schedules are not uniformly listed across platforms.
 - Overall digital interface is described as unwieldy and confusing.
- Social media use is outdated and fails to provide real-time updates.
- Residents want faster, more reliable communication through digital channels.

Downtown (D) – Feedback Summary

Goal 1: Build new opportunities in downtown Glens Falls.

- D.1 Continue to redevelop the main thoroughfares within the downtown area.
- D.2 Consider creating additional safe pedestrian-only areas and inviting public spaces.
- D.3 Explore the redevelopment of underutilized parcels within the downtown.

LOW

HIGH

HIGH

1. Pedestrian and Bicycle Infrastructure

- Requests for more bike lanes, pedestrian-friendly improvements, and traffic calming measures.

2. Safety Concerns

- Multiple comments flag the city as unsafe for walking, even in downtown.

3. Climate and Sustainability

- Desire for a policy-level shift to reduce vehicle use in favor of sustainable, human-scale transportation.

Gateways

Indicate on your comment card which of the following **Highway Corridor Gateway** images you prefer for the City of Glens Falls.

1



Like	Neutral	Dislike	Average Favorability
19	3	12	8.5

2



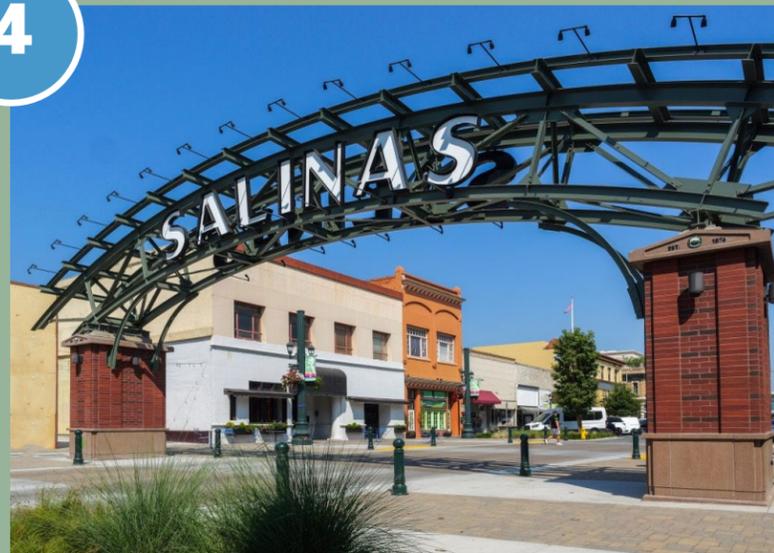
Like	Neutral	Dislike	Average Favorability
5	5	25	-17.5

3



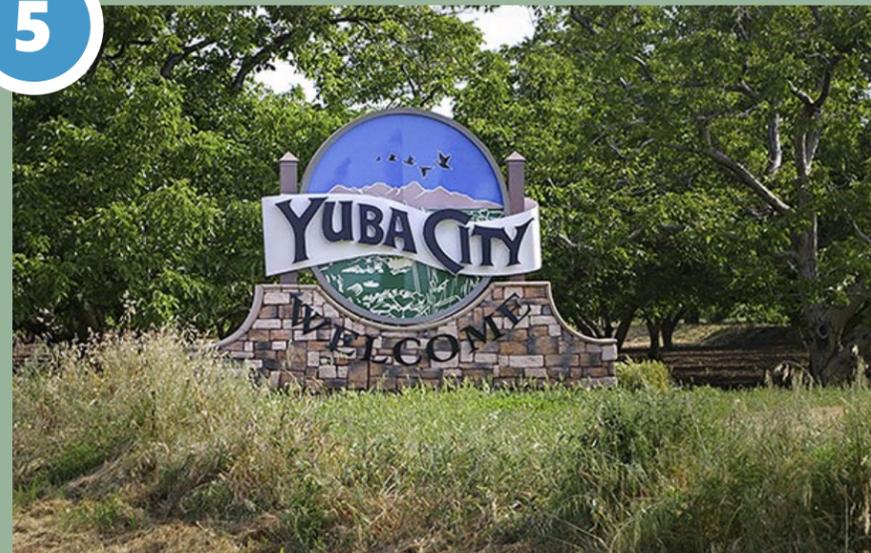
Like	Neutral	Dislike	Average Favorability
4	4	24	-18

4



Like	Neutral	Dislike	Average Favorability
5	9	17	-7.5

5



Like	Neutral	Dislike	Average Favorability
13	11	10	8.5

6



Like	Neutral	Dislike	Average Favorability
18	3	15	4.5

Gateways

Indicate on your comment card which of the following **Neighborhood Gateway** images you prefer for the City of Glens Falls.

7



Like	Neutral	Dislike	Average Favorability
5	7	19	-10.5

8



Like	Neutral	Dislike	Average Favorability
18	8	9	13

9



Like	Neutral	Dislike	Average Favorability
10	9	12	2.5

10



Like	Neutral	Dislike	Average Favorability
17	6	12	8

Indicate on your comment card which of the following **Downtown Gateway** images you prefer for the City of Glens Falls.

11



Like	Neutral	Dislike	Average Favorability
7	9	17	-5.5

12



Like	Neutral	Dislike	Average Favorability
9	9	15	-1.5

13



Like	Neutral	Dislike	Average Favorability
9	13	14	1.5

14



Like	Neutral	Dislike	Average Favorability
14	6	15	2

Gateway – Visual Preference Questionnaire – Feedback Summary

1. Design Should Reflect Local Identity

- Gateways should evoke the city's industrial heritage, natural assets (mountains, waterways, sky), and authentic character.

2. Skepticism of Large or Overbuilt Gateways

- Over-the-street signs and large gateway structures were considered unnecessary, wasteful, or too suburban.

3. Preference for Simplicity and Natural Integration

- Support for smaller-scale signage with native edible landscaping and low-maintenance plantings.

4. Maintenance Concerns

- Worry that visually appealing designs may be unsustainable if there isn't sufficient staff or budget to maintain them.

5. Clarity and Purpose of Gateways

- Some comments questioned the function or location of the proposed gateways, or preferred that neighborhood identity be highlighted through plaques or signs instead of gateway structures.

6. Gateway as a Feeling or Experience

- Desire for gateways to create a psychological and visual sense of entry, rather than just a literal sign or structure.

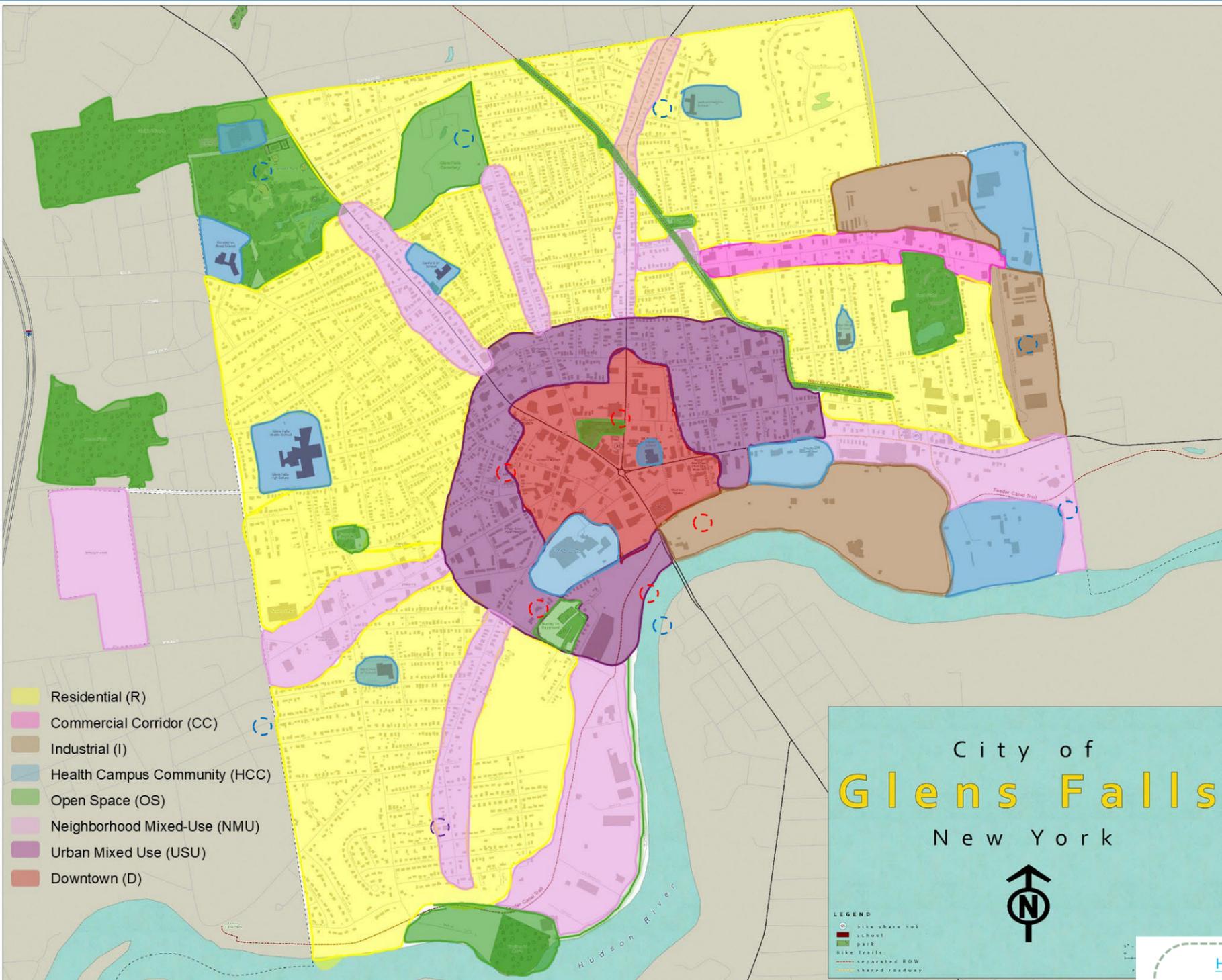
Future Land Use Map – Feedback Summary

Future Land Use

- Increase bike connections and signage
- Agreement on Pruyn's Island
- Maintain charm and character of existing neighborhoods
- Sanford St. School – still a school, or should it be Residential or NMU?

Gateways

- Keep integrity of charming main arteries/gateways



Highway Corridor Gateway

Located at a municipal boundary, it marks the entrance to Glens Falls and provides a first impression of the community. Draw a  on the Future Land Use Map where you think a highway corridor gateway should be located.

Neighborhood Gateway

Marks the entrance to a neighborhood or ward. It aims to create a sense of place and enhance neighborhood identity and often includes traffic calming measures to improve safety for pedestrians and cyclists. Draw a  where you would like to see a neighborhood gateway.

Downtown Gateway

Serves as an entrance or point of entry into a downtown district, often marked by distinctive features and designed to create a sense of arrival. Draw a  on the map where you would like to see a downtown gateway.

Comment Board – Feedback Summary

We might have missed some of your thoughts along the way. Anything else that you want to share with us as we develop the plan?

- **Balanced and Responsible Development**
- **Support for Economic Growth and Private Investment**
- **Addressing Social Issues and Public Needs**
- **Need for Everyday Amenities**
- **Expand Family- and Child-Friendly Amenities**
- **Support for Arts and Cultural Activities**
- **More Parking and Better Walkability**
- **Desire for Retail Diversity**