

City of Glens Falls : Halfway Brook Reservoir Property



City of
Glens Falls

Presentation to
The Glens Falls
Common Council

September 14, 2010

For Conceptual Planning Purposes

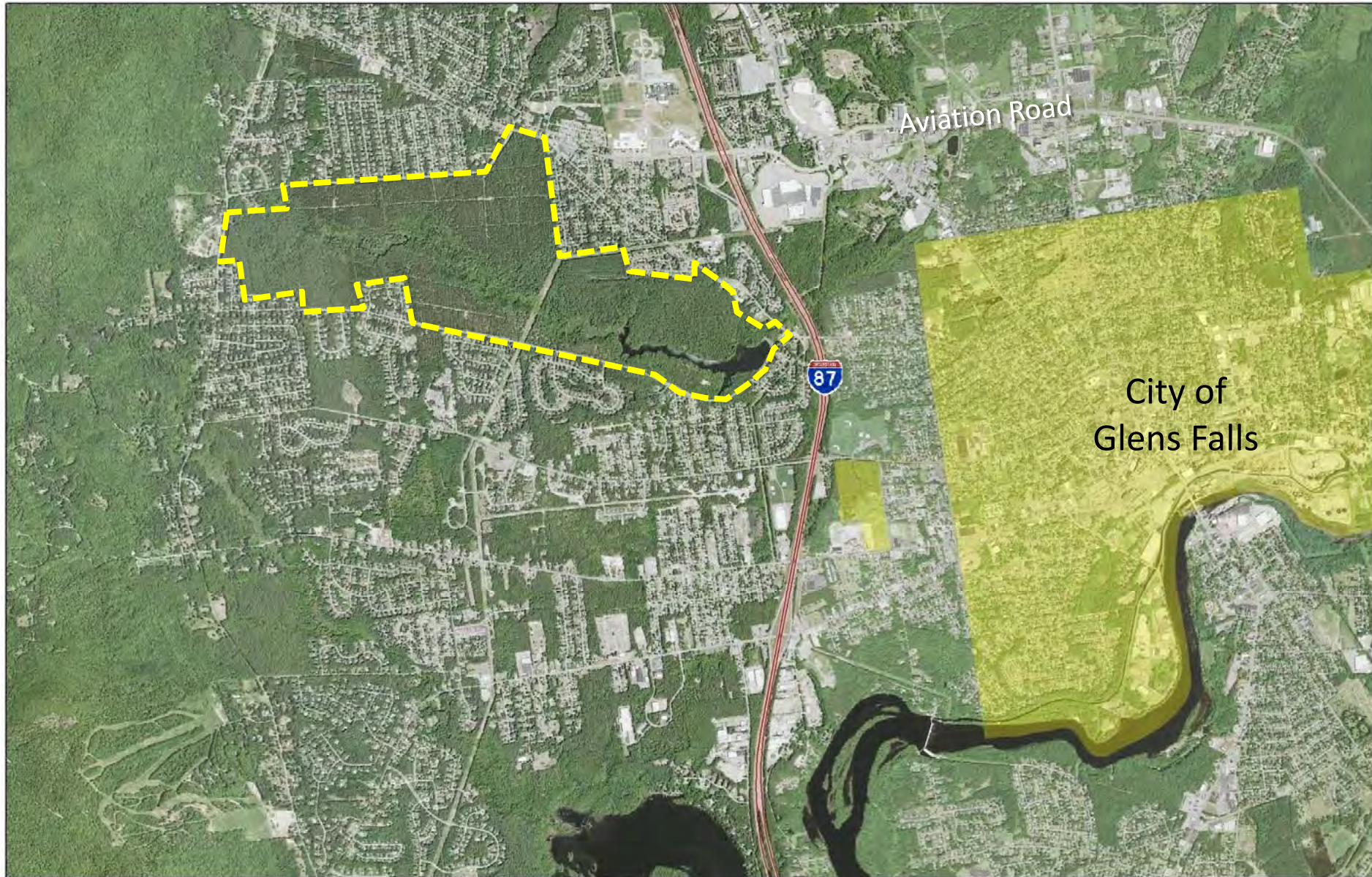
Prepared for: **WHITEMAN
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Prepared by:



Agenda

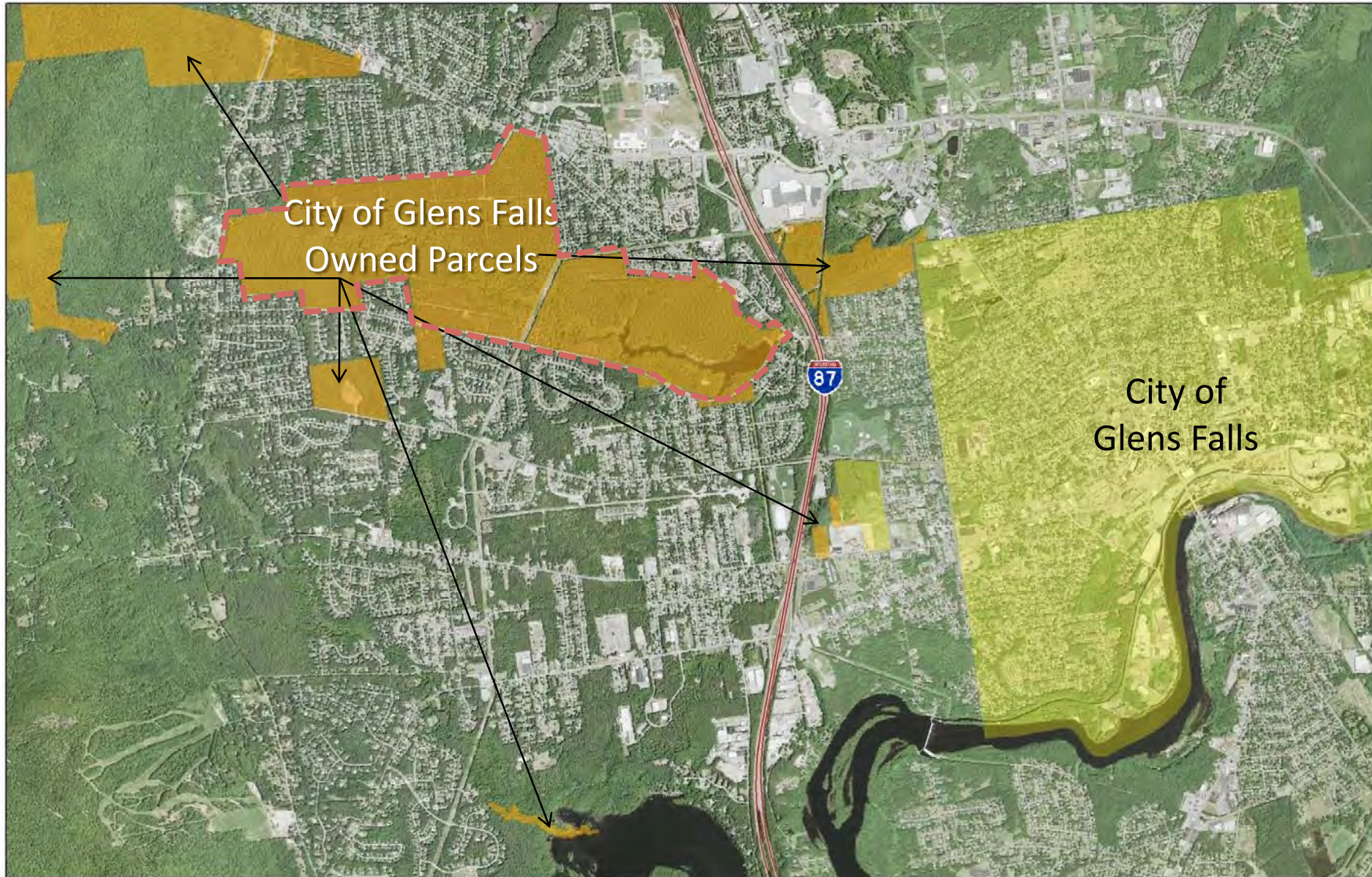
- Overview
- Surrounding Conditions
- Existing Zoning
- Recreation and Development Opportunities
- Economic Analysis
- Summary and Discussion

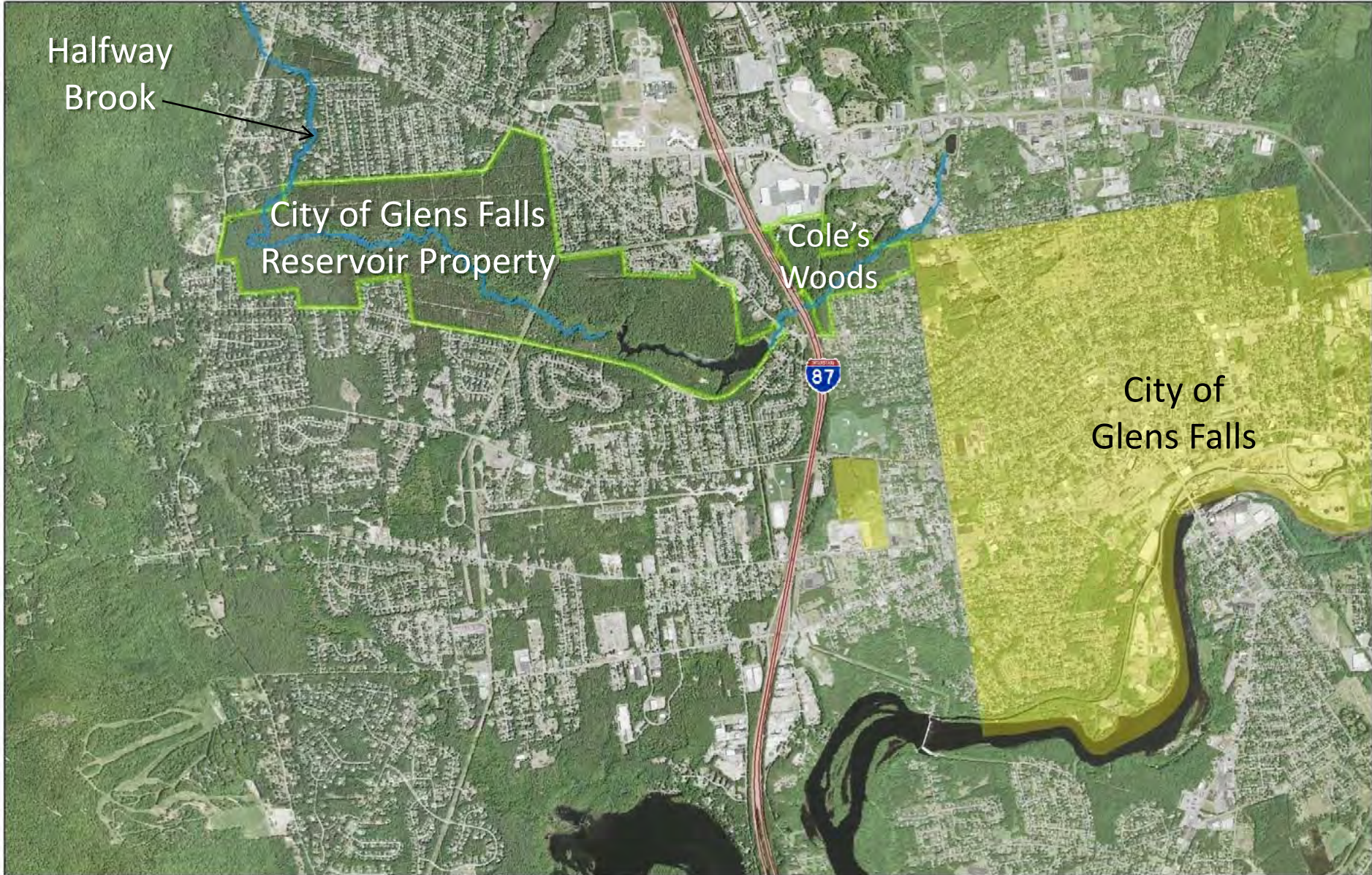


Overview

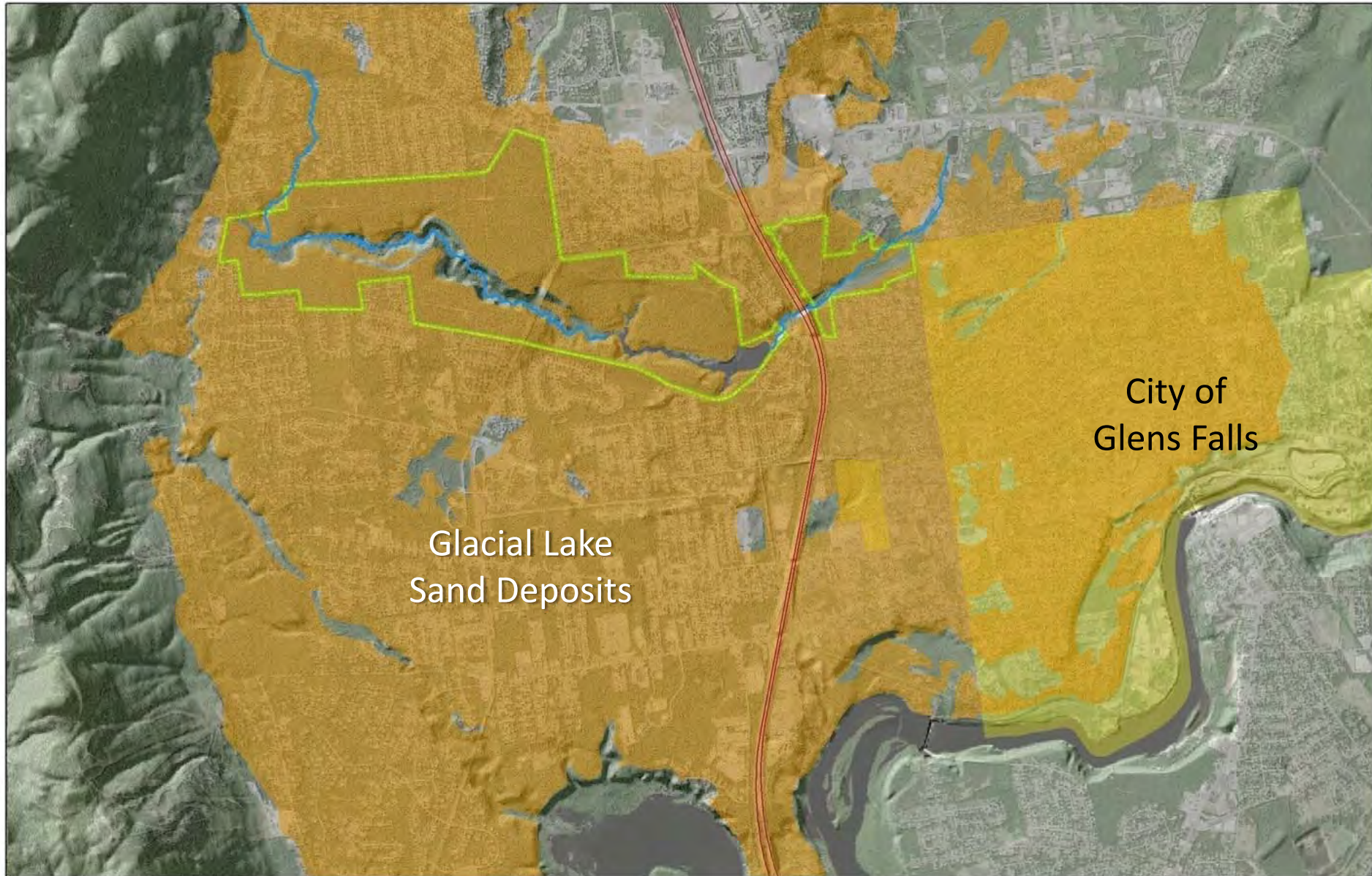
- City has been the steward of this land for decades
- City has a responsibility to protect the water
- City also has a fiscal responsibility to the residents and the water customers
- Would like to have formalized recreation available for both Glens Falls and Queensbury residents
- Developing a portion of the property will help create recreational opportunities and defray watershed maintenance costs – particularly dam replacements

Overview of Existing Conditions







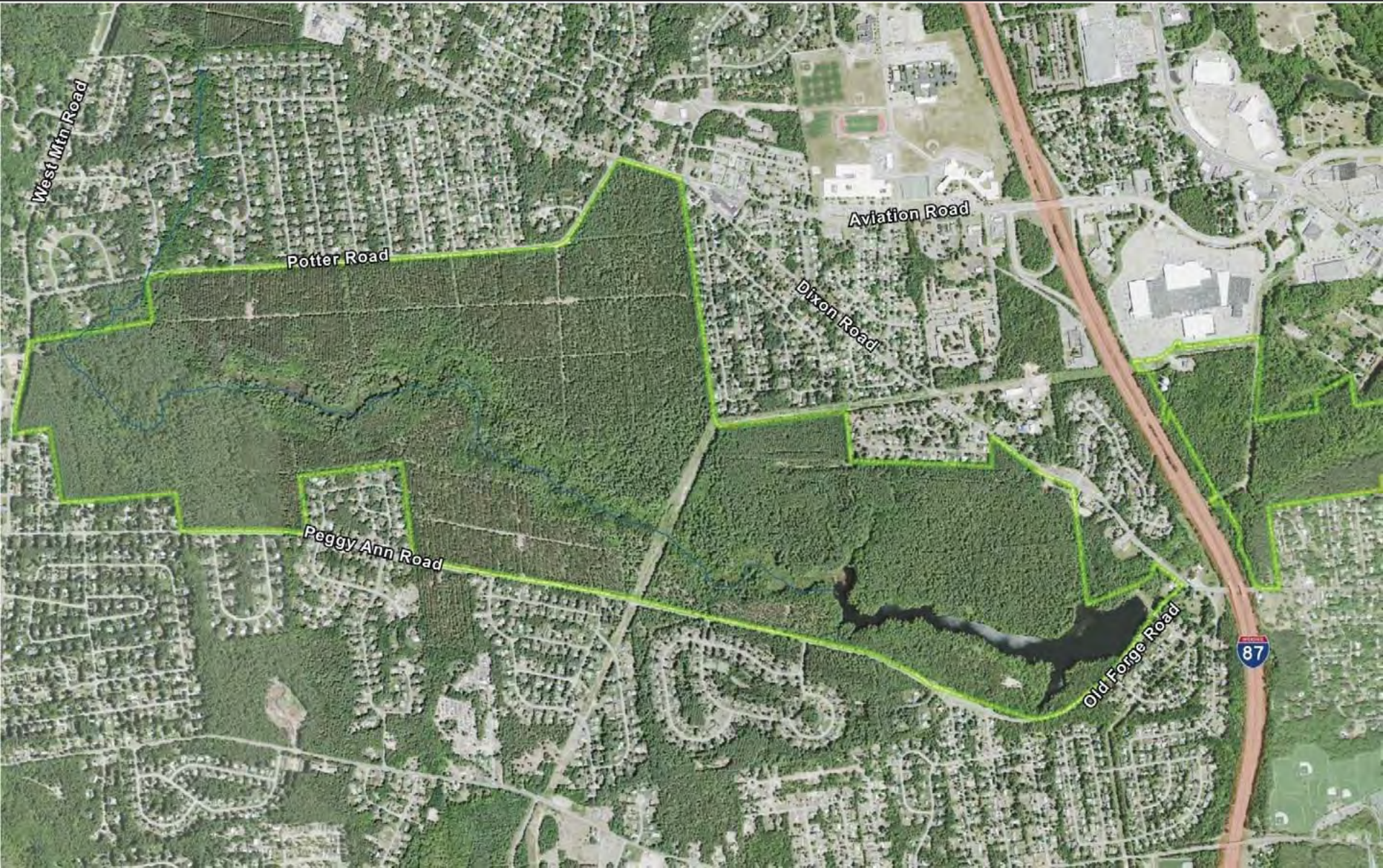


Glacial Lake
Sand Deposits

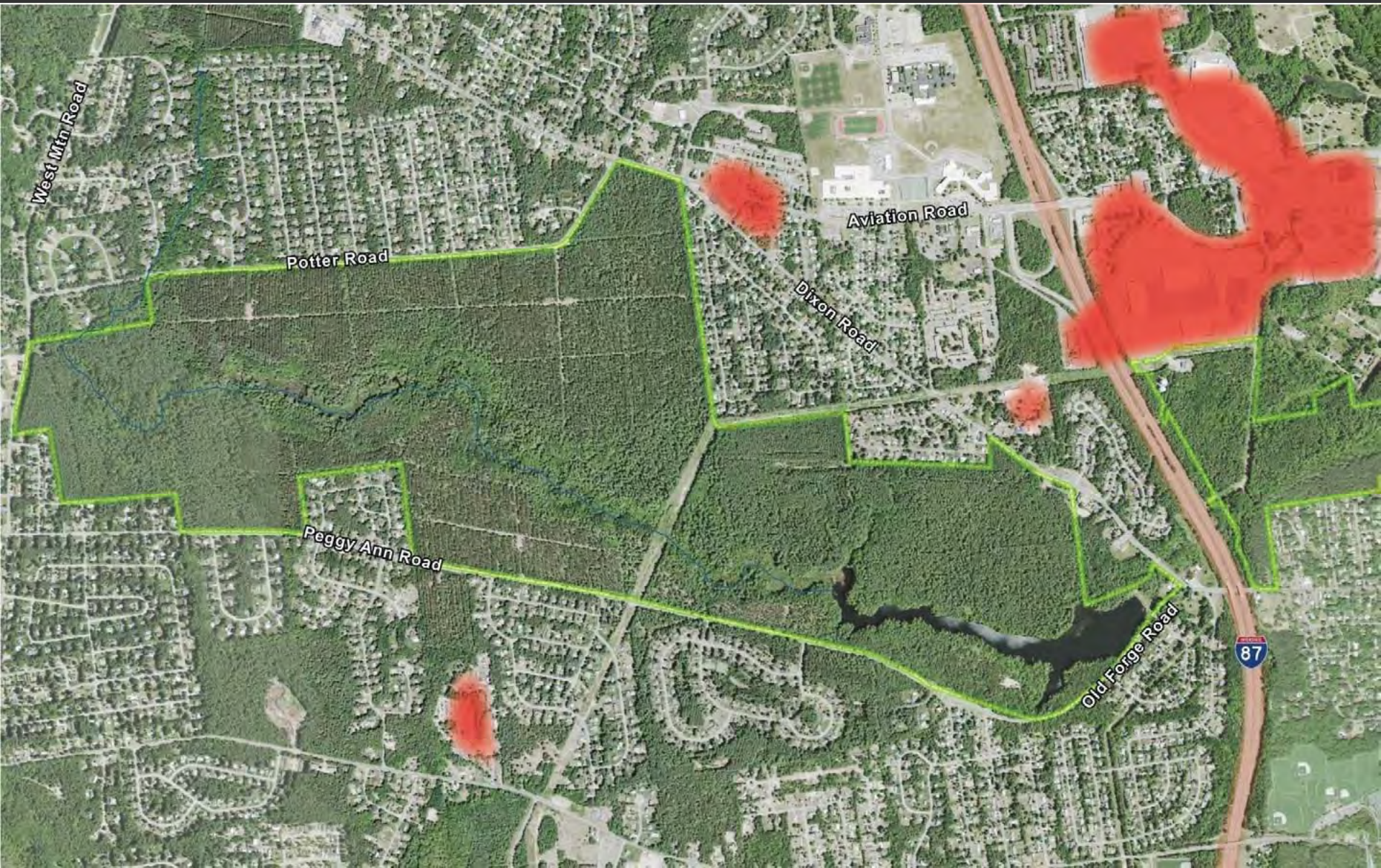
City of
Glens Falls

Surrounding Conditions

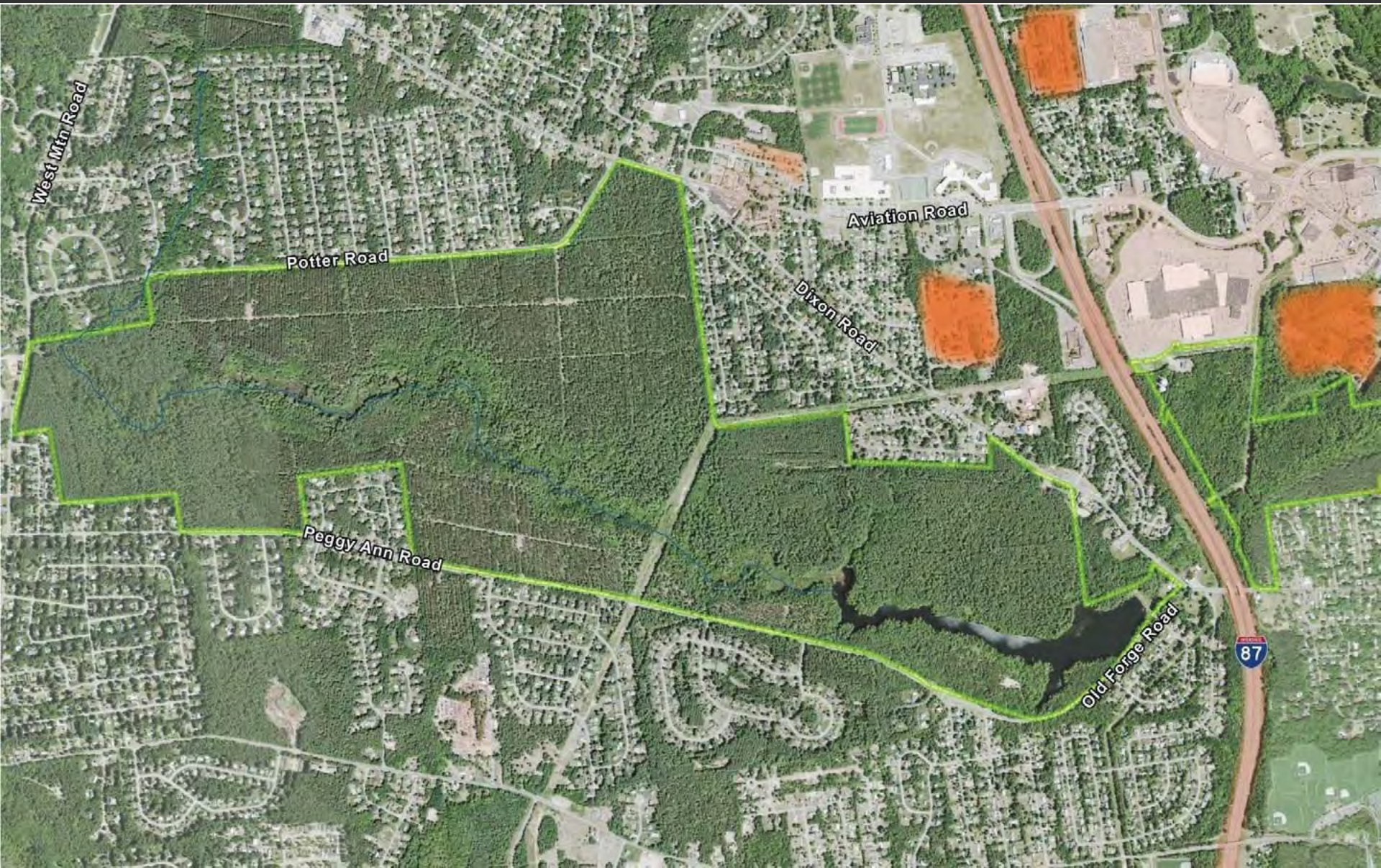
City's Property within PR-42A ~870 acres



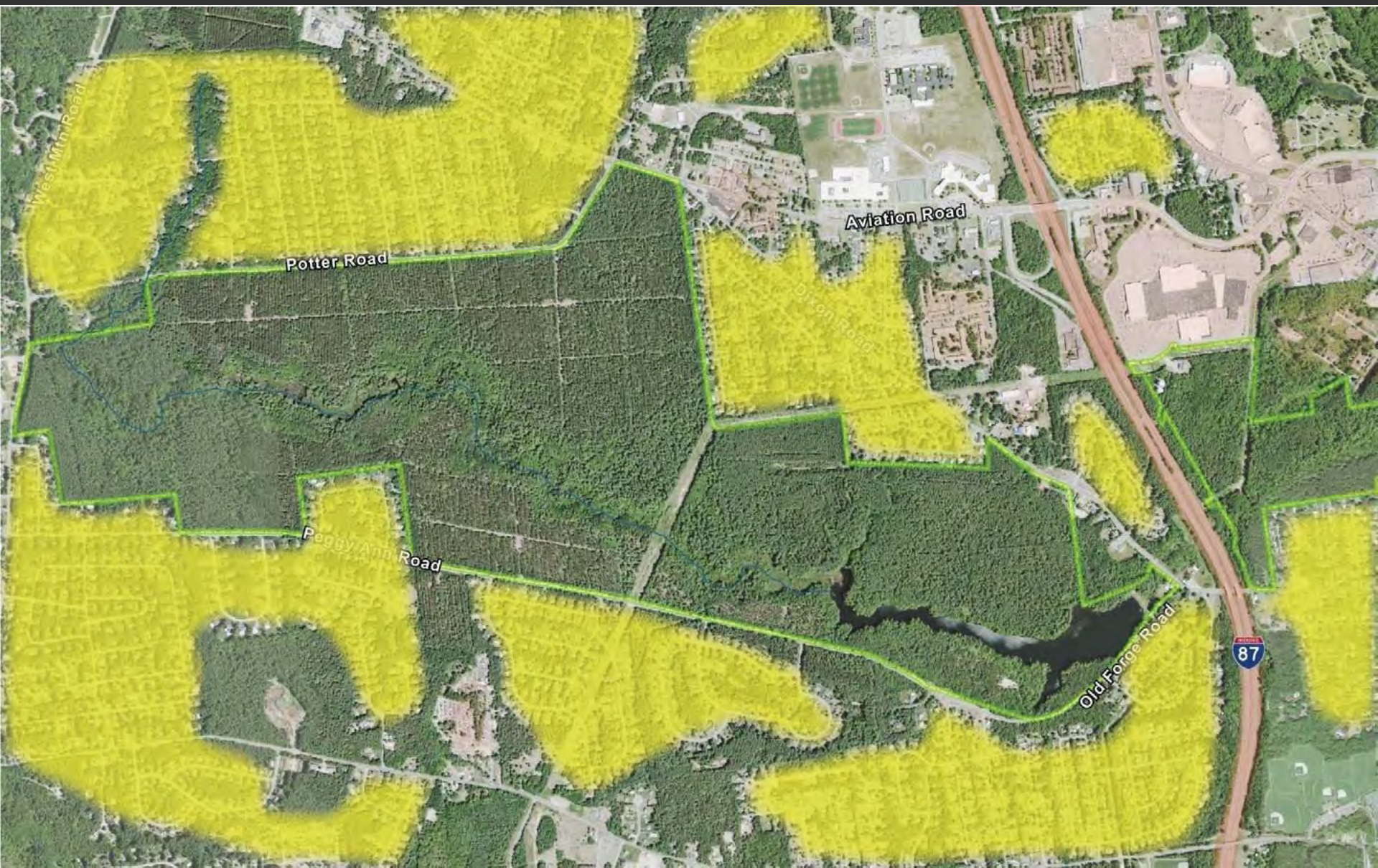
Commercial Development in the Area



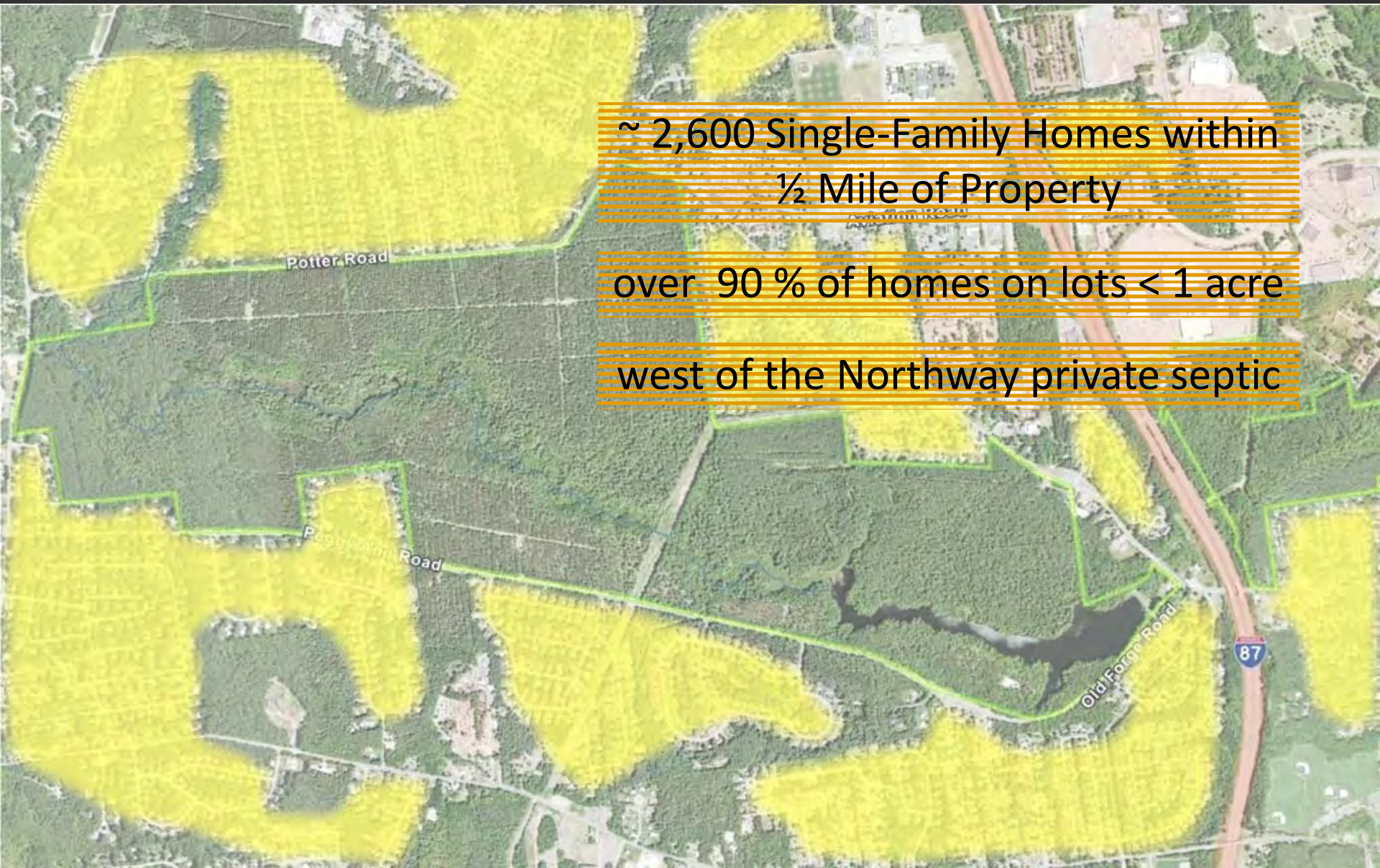
Apartment/High Density Development in the Area



Single-Family Residential Development in the Area



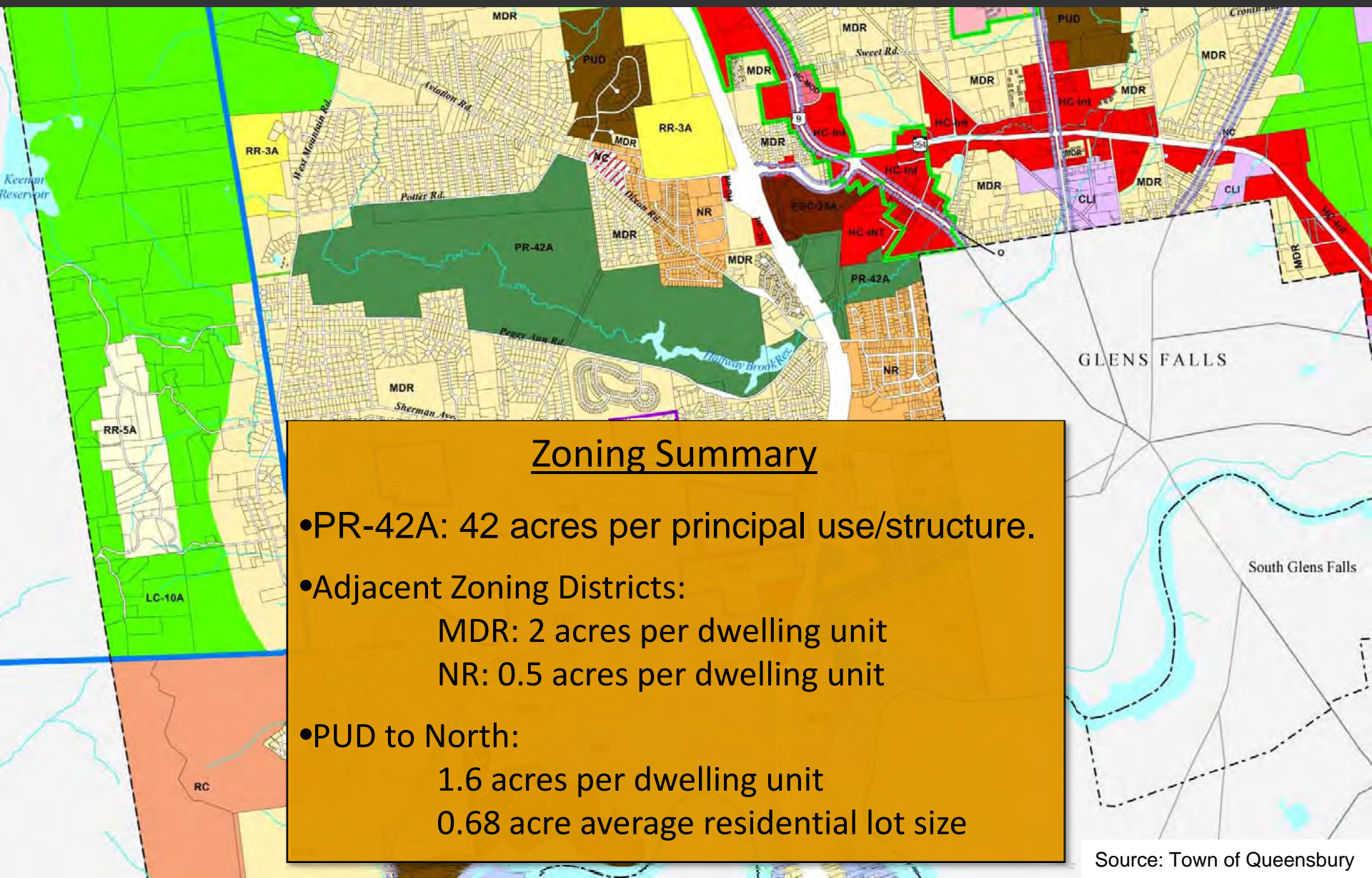
Single-Family Residential Development in the Area



~ 2,600 Single-Family Homes within
½ Mile of Property

over 90 % of homes on lots < 1 acre
west of the Northway private septic

Existing Zoning

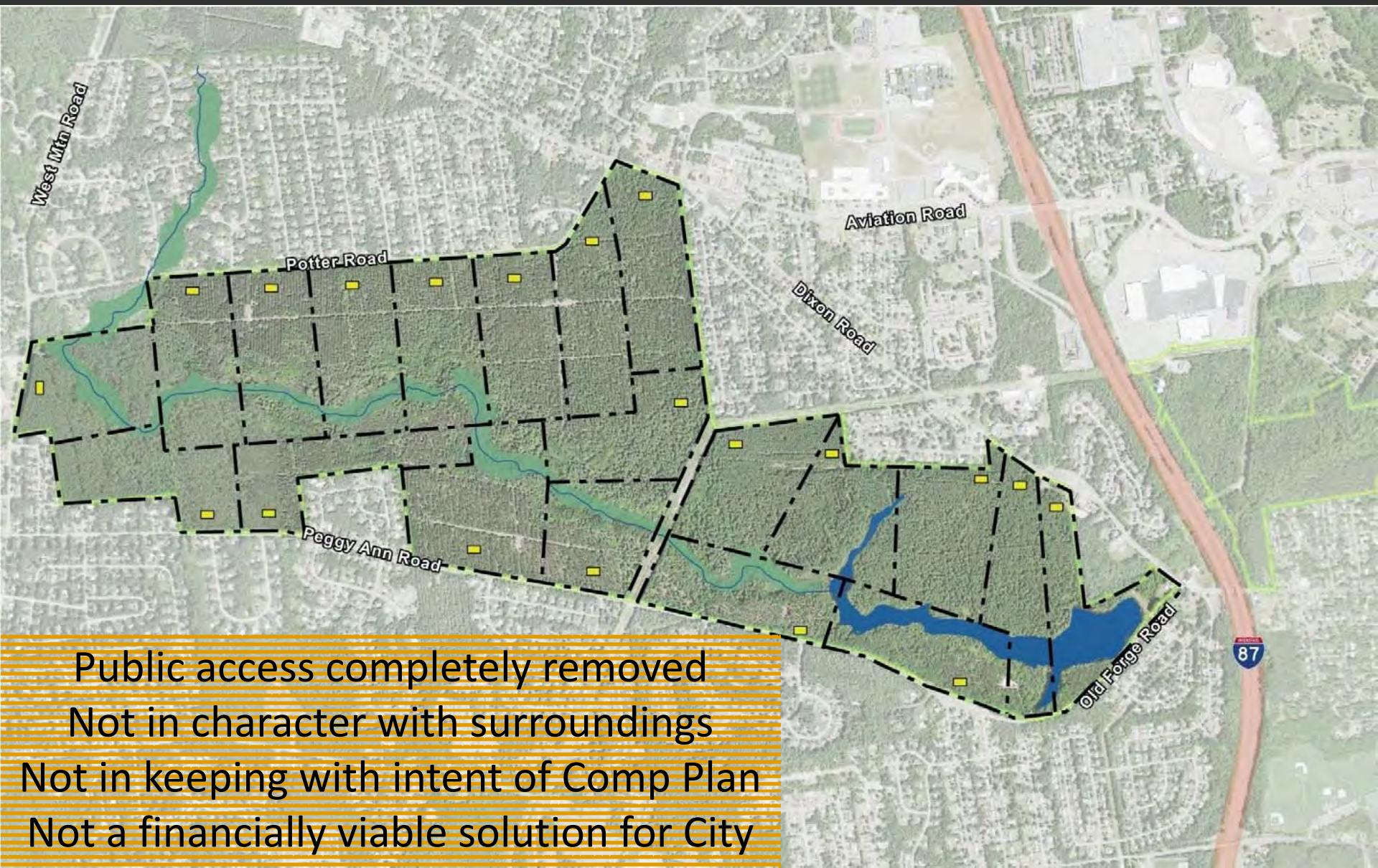


Zoning Summary

- PR-42A: 42 acres per principal use/structure.
- Adjacent Zoning Districts:
 - MDR: 2 acres per dwelling unit
 - NR: 0.5 acres per dwelling unit
- PUD to North:
 - 1.6 acres per dwelling unit
 - 0.68 acre average residential lot size

Site Development Possibility

Development allowed by Right – 20 Single-Family ~42 Acre Lots



Public access completely removed
Not in character with surroundings
Not in keeping with intent of Comp Plan
Not a financially viable solution for City

Alternative Proposal

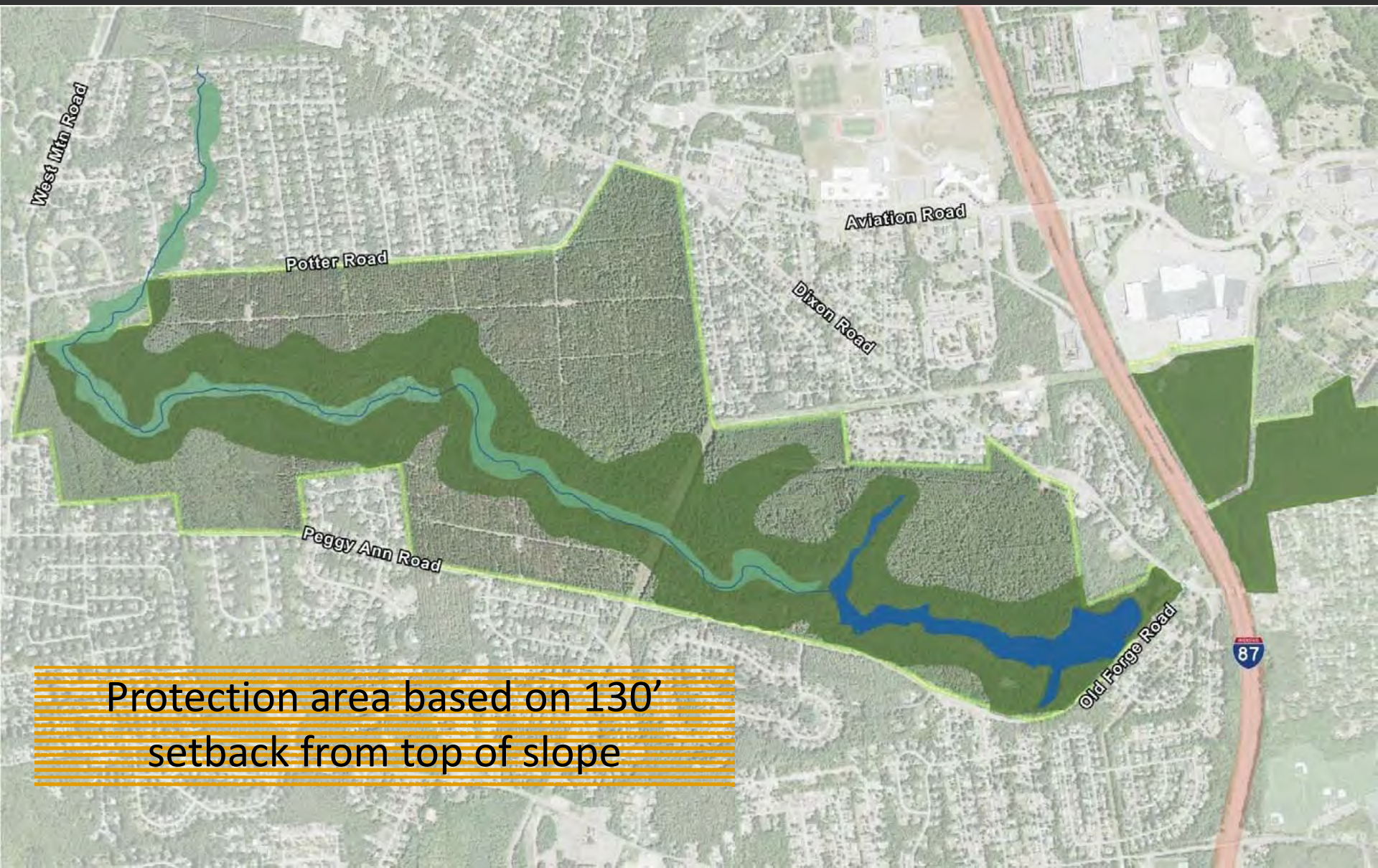
PUD Approach

Water Protection and Recreation / Open Space Opportunities

Halfway Brook, Reservoir, and Wetlands



Existing and Proposed Protection Areas

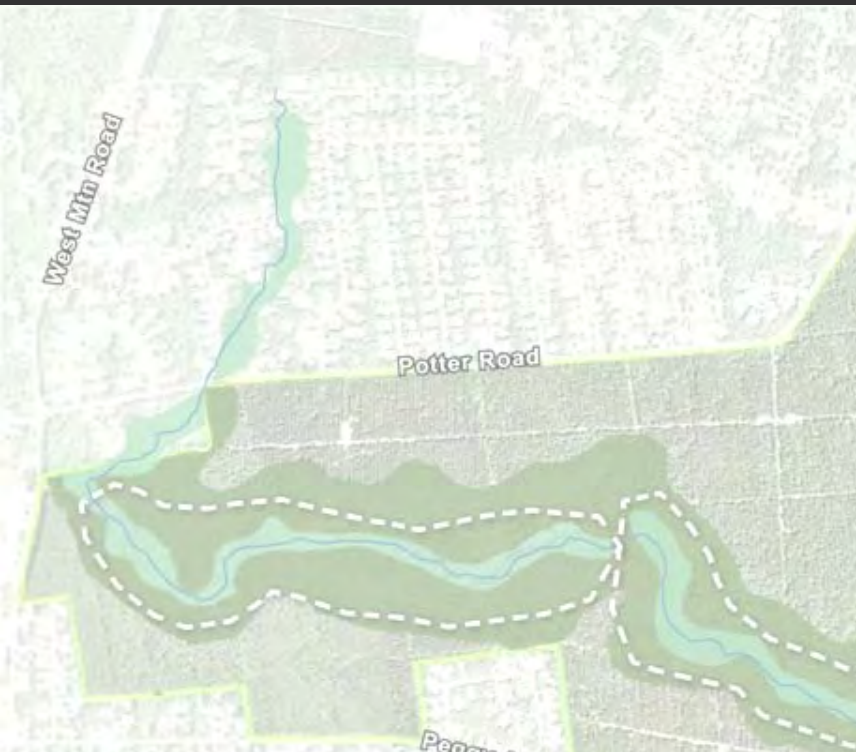


Protection area based on 130'
setback from top of slope

Potential for Formalized Trail System



Potential for Formalized Trail System



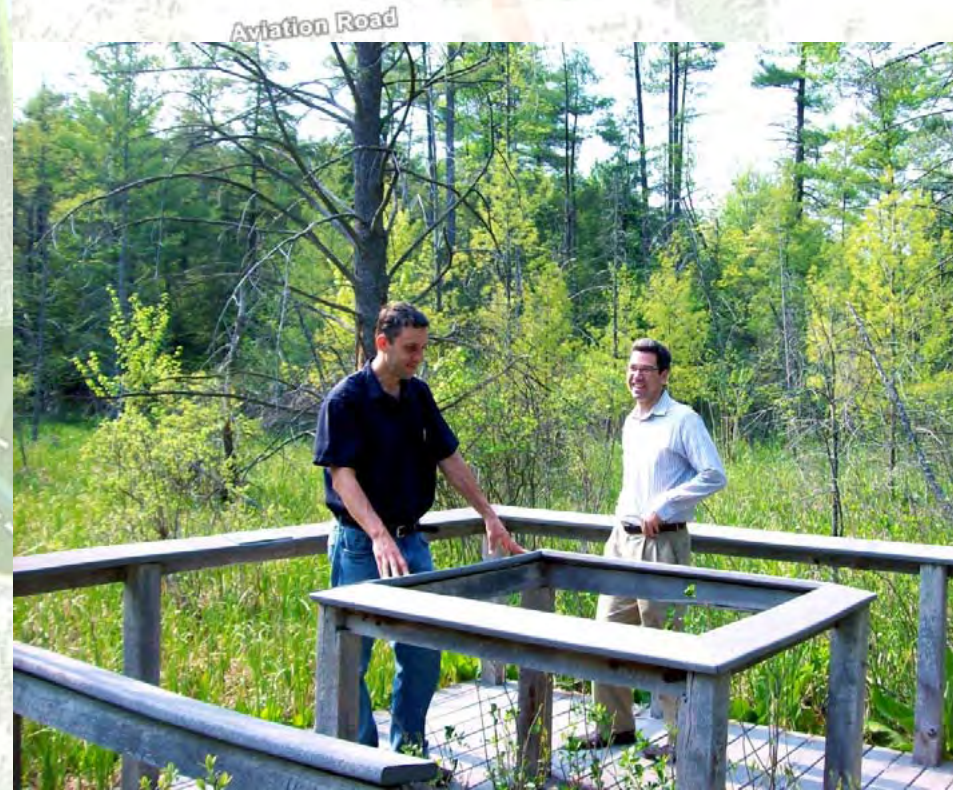
Potential for Formalized Trail System



Potential for Formalized Trail System

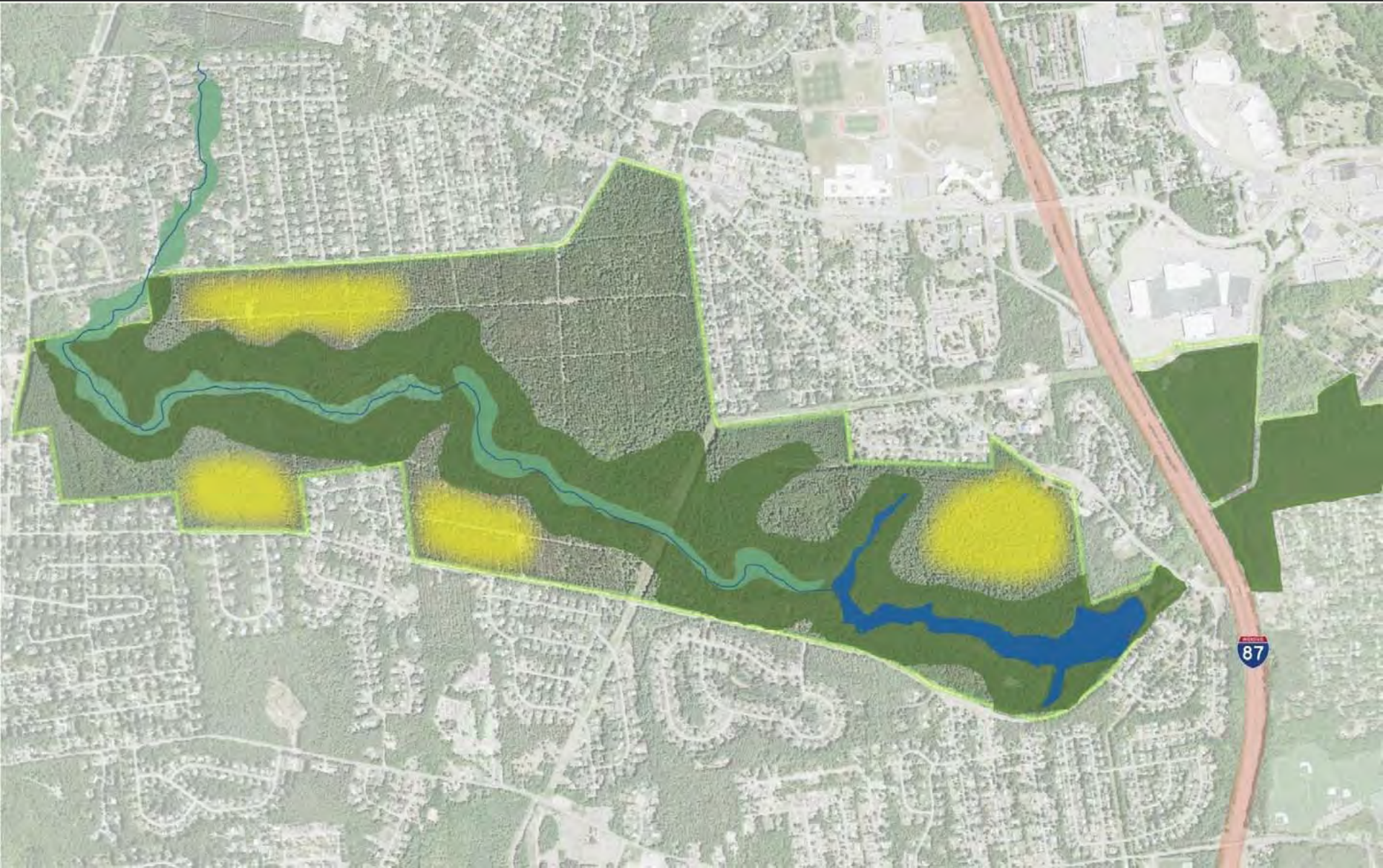


Undeveloped Areas Could be Organized Passive Recreation

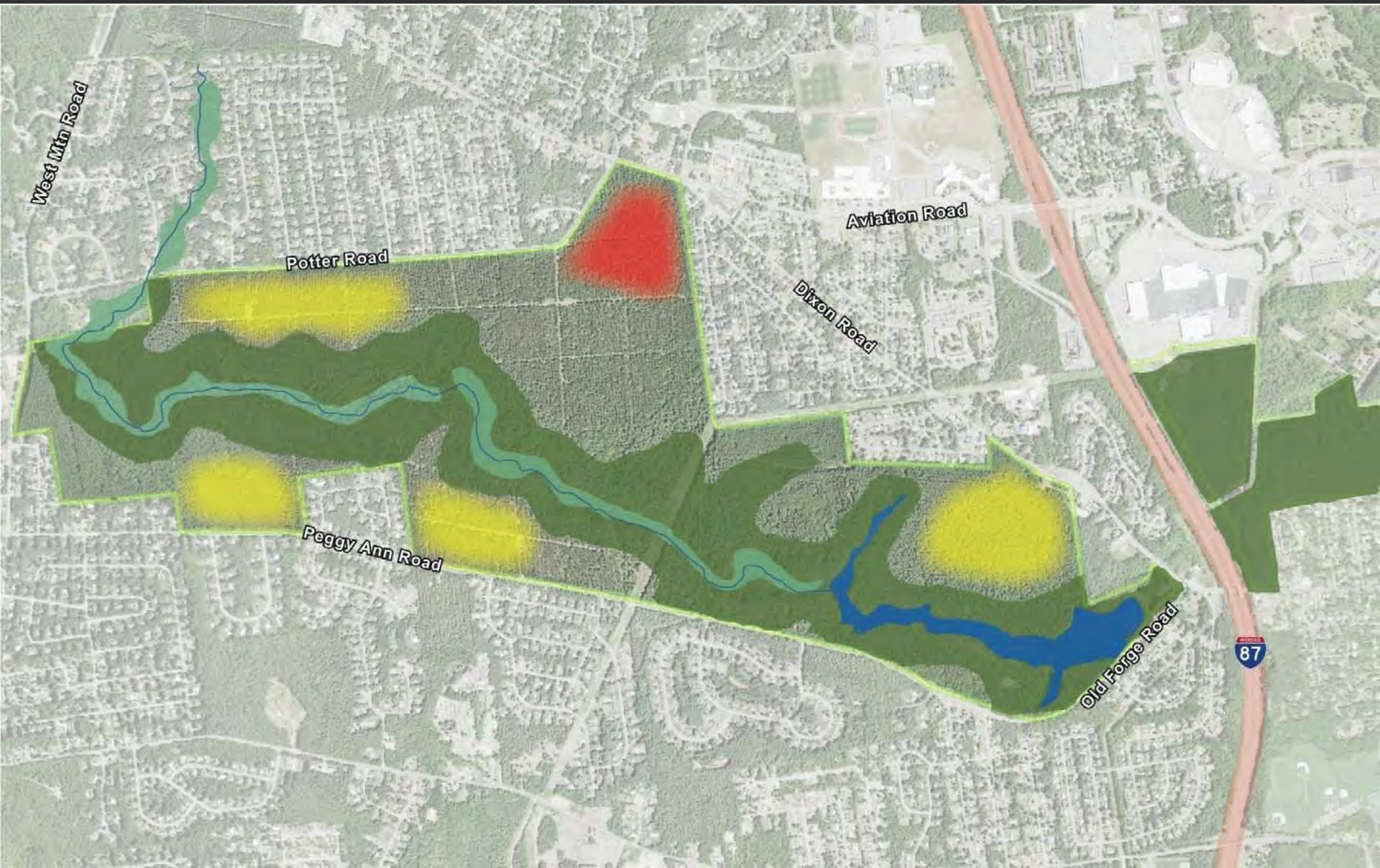


Proposed Development Concept

Potential for Single-Family Residential Development



Potential for Neighborhood Commercial Development



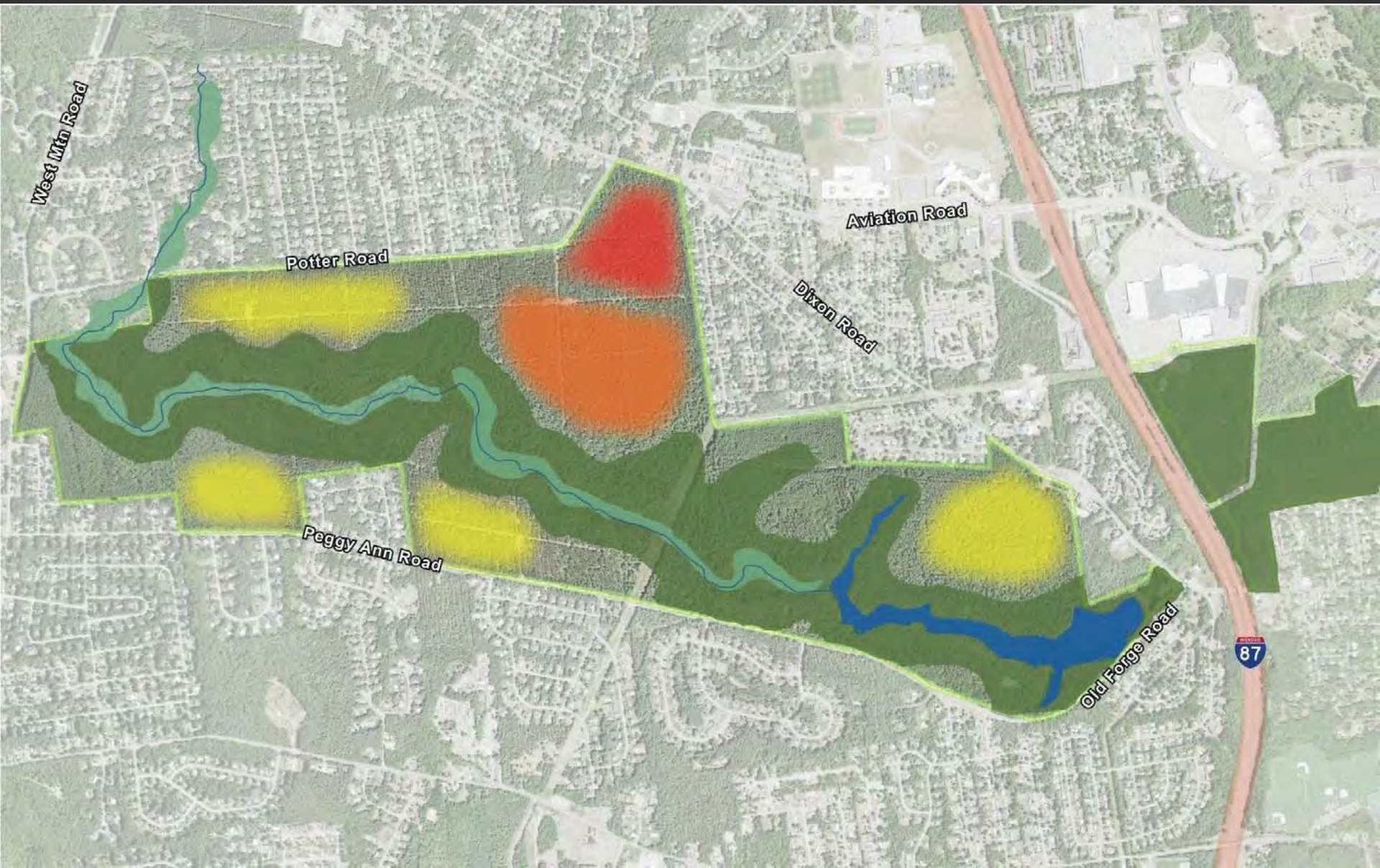
Potential for Moderate Commercial Development



Scaled to surrounding area
Parking behind buildings
Linked by sidewalks
Serves the local population



Potential for Hamlet-Style Development



Potential for Hamlet-Style Development



PUD Summary



Water Protection Area ~ 400 acres

Four Single-Family Residential Areas
25 - 40 acres each

Commercial Area ~ 20 - 30 acres

Hamlet-Style Area ~ 80 acres

Additional Open Space ~ 200 acres

Overall Density envisioned to be
similar to Hudson Point
(~2 acres per dwelling unit)

Development likely to occur over
the course of a decade or more

Economic Analysis

PUD at full Build-out	Results (all approximate)
Number of Residential Units (Single-Family and Townhome)	405 units
Commercial Square Footage	140,000 ft²
Additional Assessed Value	\$95 million
Additional School Tax Revenue / year	\$1,650,000
Additional County Tax Revenue/ year	\$410,000
Additional Fire Tax Revenue/ year	\$79,000
Sales Tax Generated / year	\$2.1 to \$3.4 million
“Permanent” Jobs Created	140 jobs
Construction Jobs Created	570 jobs

Zoning Classification	Low Estimated Value	High Estimated Value
42 Acres	~ \$1 million	~ \$2 million
10 Acres	~ \$3 million	~ \$5 million
PUD	~ \$12 million	~ \$23 million

Gross Revenues to the City, values do not include costs to the City associated with planning and selling of the land

Summary

Water supply continues to be protected

High quality development

Formalized recreational benefit for Town and City residents

A result that is more in keeping with the goals of the Comp Plan

City of Glens Falls receives revenues for continued water protection

