

Philmont Beautification, Inc.
June 2018

CITY of POUGHKEEPSIE

Achieving community engagement
for revitalization in the
Village of Philmont
A COMMUNITY-BASED MODEL

CO-FOUNDED BY FIVE WOMEN 2001



**AFFORDABLE
HOUSING**



**LOCAL
FOOD**



**SMALL
BUSINESS**



**SPECIAL
PROJECTS**

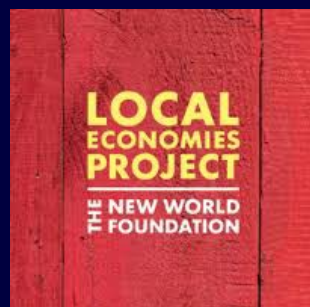
MISSION

- Initiate opportunities for the Philmont community and neighbors to collaborate for revitalization of the Village of Philmont, NY.
- Emphasis is placed on creating a hands-on experience for all ages collaborating in the spirit and tradition of a rural barn raising.
- Each member of the community has the opportunity to contribute to the quality of life according to their skill level and age.
- Four core programs successfully integrate Housing, Local Food, Small Business, and Special Projects.

11 YEARS OF GROWING A LOCAL ECONOMY

HOUSING . FOOD . SMALL BUSINESS . SPECIAL PROJECTS

2006 – 2017 Public/Private \$5.6 Million Investment



INTEGRATED PLANNING



INTERDEPENDENT OUTCOMES

HOUSING . FOOD . SMALL BUSINESS . SPECIAL PROJECTS



ACHIEVING INTEGRATED PROGRAM PROJECTS

FOUR CORE PROGRAM PRINCIPALS

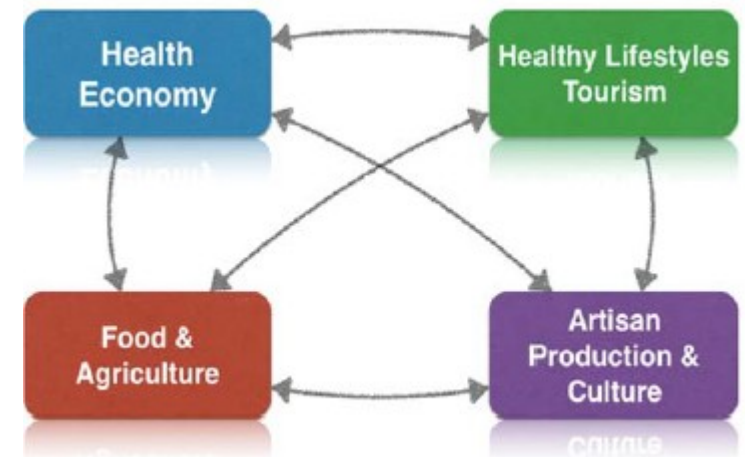
- Equitable access to decent housing
 - Access to food
- Economic development of small business
 - Connecting the dots special projects

Project: Small Business – re-adapt to a farm-to-table



Project Selection Criteria

- Will be a catalyst
- Integrates core programs
- Community participation
- Attract future investment



BOTTOM UP METHODOLOGY

BASED ON EXISTING CONDITIONS

REALITIES

DEMOGRAPHICS

PARTNERSHIP WITH LOCAL GOVT.

THE MISSION = THE REALITIES



- Renewal is people-centric
- Residents and Businesses guide
- Sustained community participation
- Reflective of the demographic
- Bottom up v. top down
- Building trust through consistent boots-on-the-ground
- Progress in step with the community

EXISTING CONDITIONS 2000-2006



70 years = 40%
population decline
to 1,480

- 75 vacant buildings

Sub-standard housing

Small local Govt.

No planning

- Shuttered Main St.

AND THIS



AND THIS



AND THIS





- Decaying Main St.
- MHI \$31,793
- 16.1% Poverty Rate
- 51.9% Renter Occupied
- 48.1% Owner Occupied
- Declining Tax Base
- Ground floor rentals
- No Action Groups
- 2% Higher Education



DEMOGRAPHICS

Fairly consistent 2000 - 2015

Population 1,380

INDUSTRIES GREATEST EMPLOYMENT:

1. **Construction**
2. **Services:** Education
Health Care
Social Assistance
3. **Creative:** Arts
Recreation
Food
4. **Professional:** Scientific
Management
Administration
5. **Manufacturing:** Artisan
Factory

Table 3-14: 2013 Employment by Industry

2013 Employment by Industry	Philmont	
	Estimated Employment	Median earnings (dollars)
Civilian employed population 16 years and over	616	\$28,833
Agriculture, forestry, fishing and hunting, and mining:	7	na
- Agriculture, forestry, fishing and hunting	7	na
- Mining, quarrying, and oil and gas extraction	0	na
Construction	42	na
Manufacturing	57	\$22,321
Wholesale trade	20	na
Retail trade	50	\$33,750
Transportation and warehousing, and utilities:	29	\$47,583
- Transportation and warehousing	29	\$47,583
- Utilities	0	na
Information	2	na
Finance and insurance, and real estate and rental and leasing:	20	\$39,773
- Finance and insurance	15	na
- Real estate and rental and leasing	5	na
Professional, scientific, mgmt, and adm., and waste mgmt services:	59	\$77,625
- Professional, scientific, and technical services	31	\$79,875
- Management of companies and enterprises	0	na
- Administrative and support and waste management services	28	\$32,750
Educational services, and health care and social assistance:	161	\$33,977
- Educational services	78	\$34,773
- Health care and social assistance	83	\$31,625
Arts, entertainment, recreation, accommodation & food services:	92	\$6,053
- Arts, entertainment, and recreation	61	\$4,934
- Accommodation and food services	31	\$25,208
Other services, except public administration	37	\$22,132
Public administration	40	\$52,917

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

PLANTING TOGETHER - THE GENESIS

Consistent Streetscape Improvement 2001 to 2018

- Laying the pathways
- Sustained community participation
- Building collaboration TEAMS
- Seeding renewal ownership



**EXISTING CONDITIONS
2000-2006
PLANTING AROUND
VACANT BUILDINGS
EXISTING BUSINESSES
GATHERING SUPPORT**



2006 PRESS DAY



- Left to right: Mayor Clarence Speed, Philip Weisner, Philmont Holdings LLC, Senator Stephen Saland, Assistant to Senator Saland, Katherine Sterner, Nelson Sterner, Philmont Properties LLC, Carolyn Stern, Barbara Sagal, Sally Baker, and Jill Gellert.



RESTORED 2006



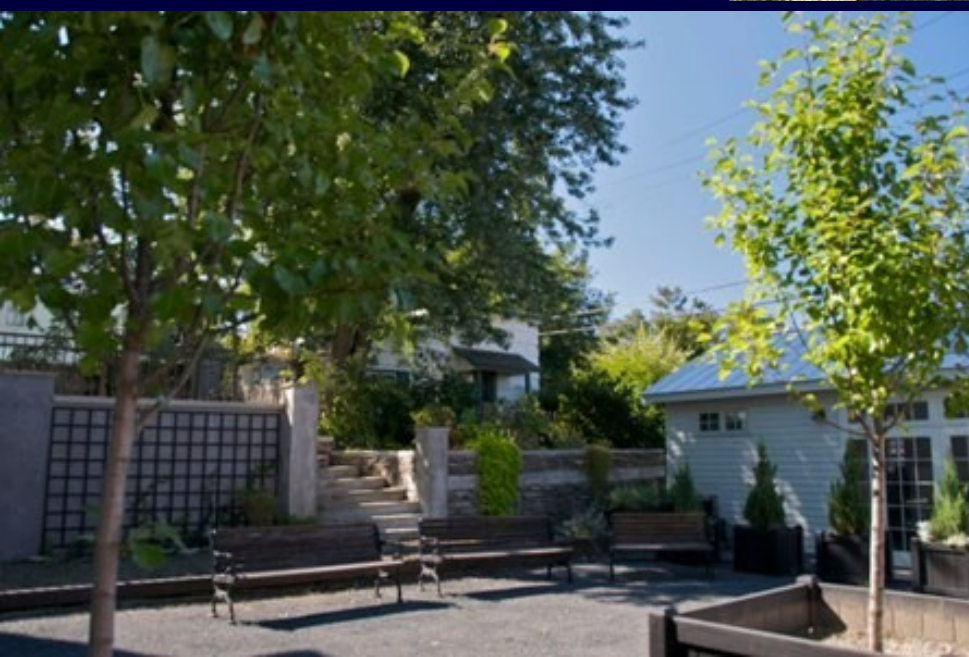
**NY MAIN ST.
PROGRAM
FUNDING**



1880



- 2006-2014
- 3 rounds of
- NY Main St. Program
- funding
- 22 buildings restored
- Public parks created
- 8 new businesses
- 10 LI housing restored
- Farm-to-tables
- Farmers market





Connecting to farmland

- 3 Farm-to-tables
- 22 walk-to-work jobs
- 18 County farms

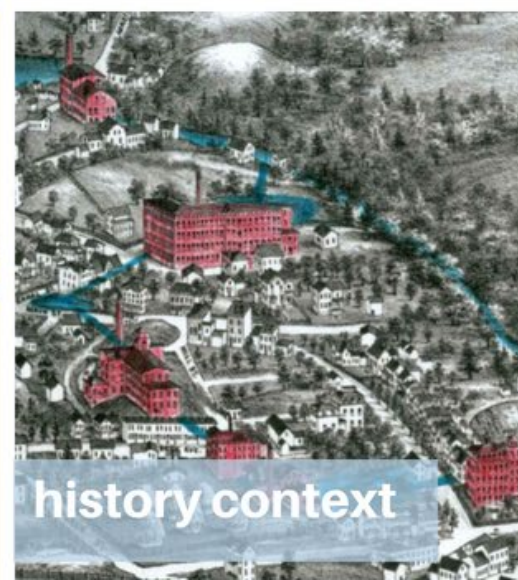


ENGAGE EARLY AND OFTEN IN THE FIELD..... NOT IN AN OFFICE



**project
management**
Philmont Beautification

HOUSING
FOOD
SMALL BUSINESS
SPECIAL PROJECTS
www.pbinc.org



4 field trips
6 guest speakers
4 open houses
38 stations
336 participants
682 comments

FORM WORKING GROUPS
NOT COMMITTEES
HOLD MEETINGS IN THE FIELD
AT CURRENT PROJECT SITES
WALK THE TALK



WALK THE TALK – MAKE IT SOCIAL





Co-op Market, Commercial Kitchen, and Café



the awesome kitchen at Philmont Cooperative
call 518 672 7673 to use it!



“You will know when Main Street has turned the corner.

People driving will slow down, park their car, and stroll over to see what’s going on”

Norman Mintz to PBI 2012

2010

1st TURNING POINT / EXPANSION Philmont Farmers Market



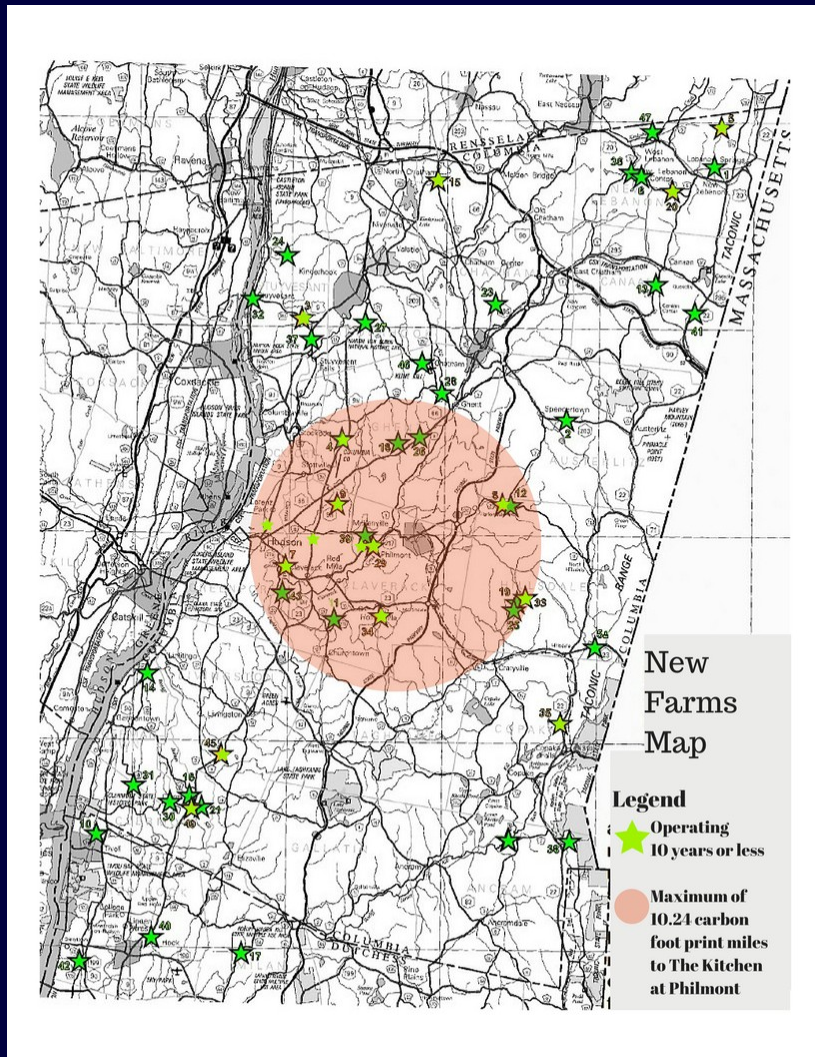
2014 – 2017

Re-adapt of a former Stewart's gas station/convenience
Direct-market Farm Market . Cafe .
Commercial Kitchen . Event space .



Placing the kitchen at the core of creating a local food system

CREATING A LOCAL LIVING ECONOMY



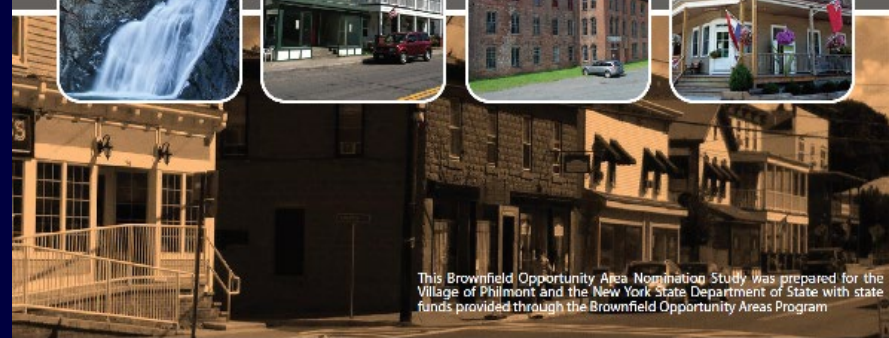
2012

2nd TURNING POINT / PLANNING



Summit Lake and Its Watercourse Step 2 BOA Nomination

April 2018



This Brownfield Opportunity Area Nomination Study was prepared for the Village of Philmont and the New York State Department of State with state funds provided through the Brownfield Opportunity Areas Program

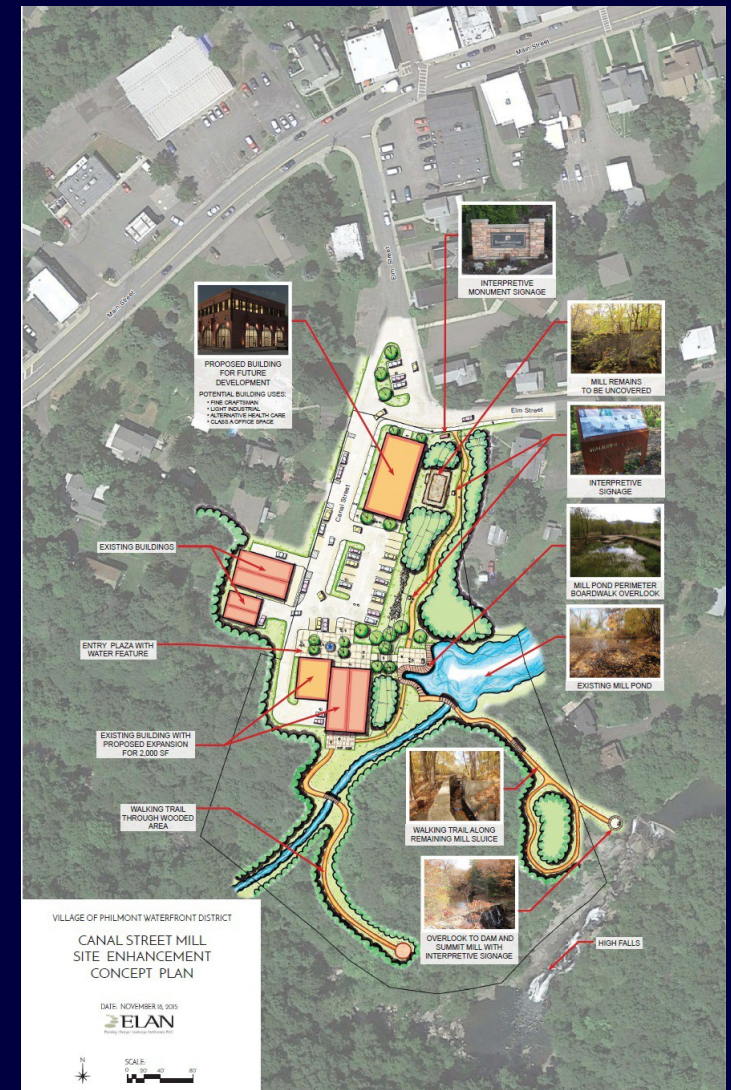
DEPARTMENT OF STATE, OFFICE OF
PLANNING & DEVELOPMENT

ANDREW M. CUOMO, GOVERNOR ROSSANA ROSADO, SECRETARY OF STATE

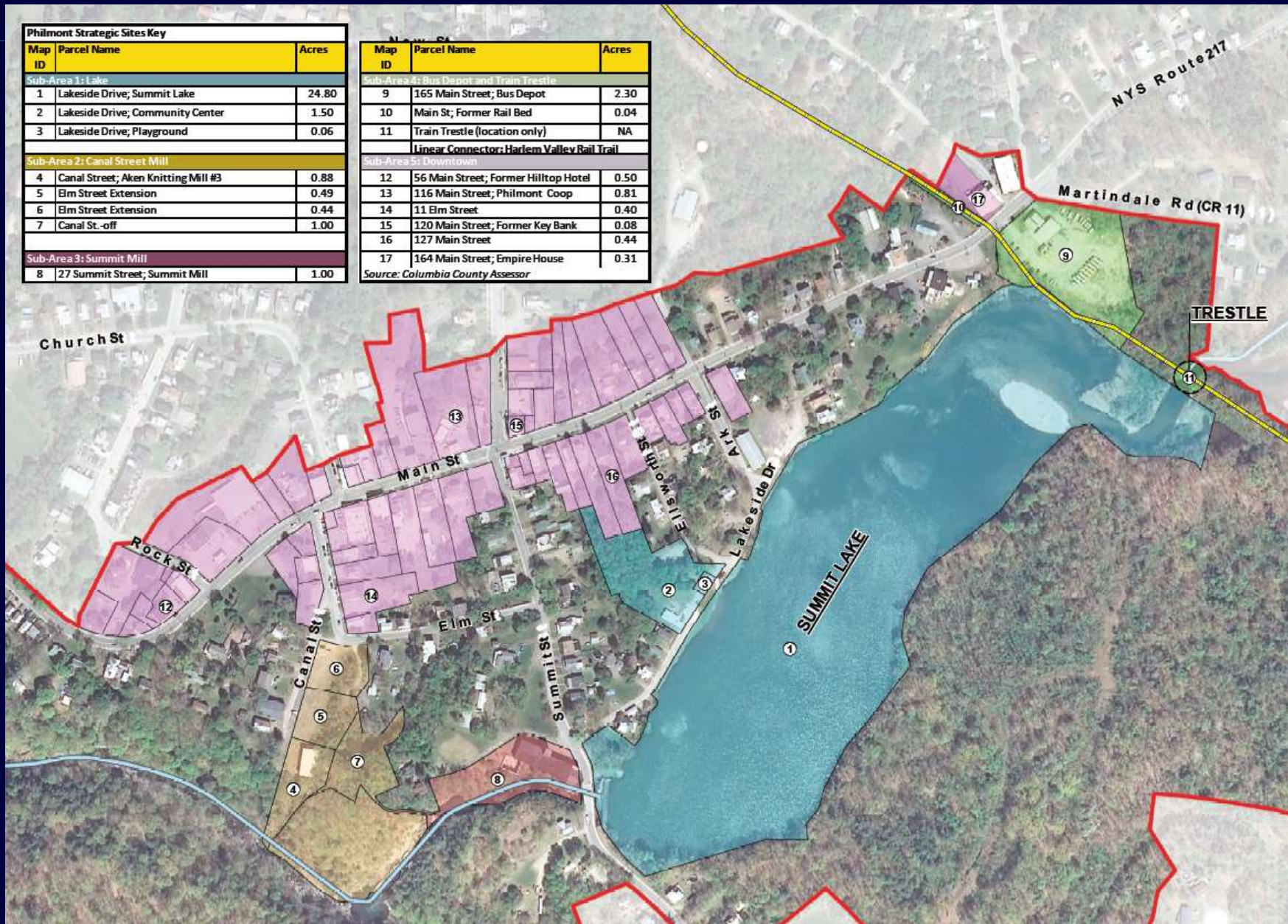
BUILDING ON 11 YEARS OF GROWING A LOCAL ECONOMY

CONSISTENT BOOTS-ON-THE-GROUND ENGAGING COMMUNITY PARTICIPATION

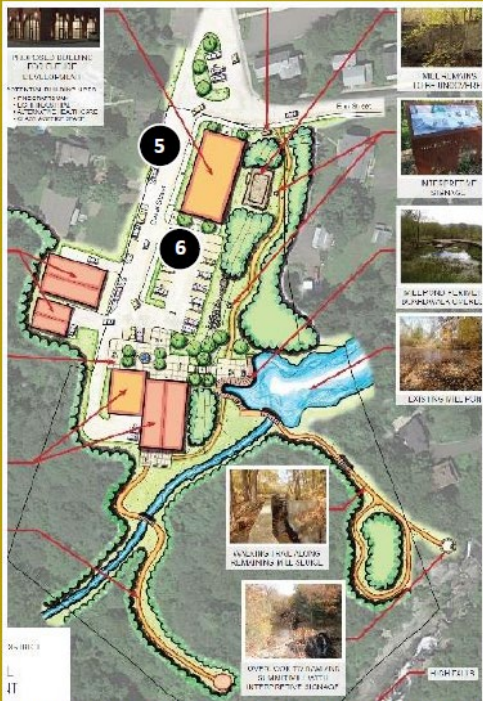
- HOUSING
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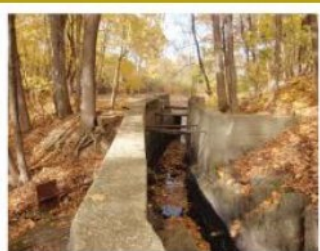
17 SELECTED SITES FOR REDEVELOPMENT



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Redevelopment of Subarea 2 includes the revitalization of Strategic Sites 5 and 6



WALKING TRAIL ALONG REMAINING MILL SLUICE

Proposal: Long-term economic development opportunities for new construction of mixed-use, light industrial, manufacturing, and artisan production and culture. The concept plan includes a mixed-use new building at Elm Street and Canal Street to be used for fine craftsman, light industrial, alternative health care, or Class A office space, and housing.



Key Findings: Strategic Sites 5 and 6, located along the Elm Street extension, are owned by the Village of Philmont they provide greater control of redevelopment and offer opportunities for the Village to provide incentives to attract private developers, including leasing the land for new construction and initiating downtown revitalization funding. Land use offers the potential to create connectors from Summit Lake via Elm St. for the HVRT trail to connect to the downtown.

Recreational enhancements associated with sites could include a Mill Pond perimeter boardwalk overlook, interpretive signage, and mill remnants left as an artistic tribute to the site's industrial heritage.



Strategic Sites 10 and 11, the train trestle and former rail bed, are located in Subarea 4

Proposal: Develop and restore to repurpose the former Harlem Valley rail bed and train trestle for the proposed Harlem Valley Rail Trail, and network of looped trails in the BOA in association with the Columbia Land Conservancy to provide connector from the trestle to Summit Lake, shorelines, connecting the waterfront to the downtown.

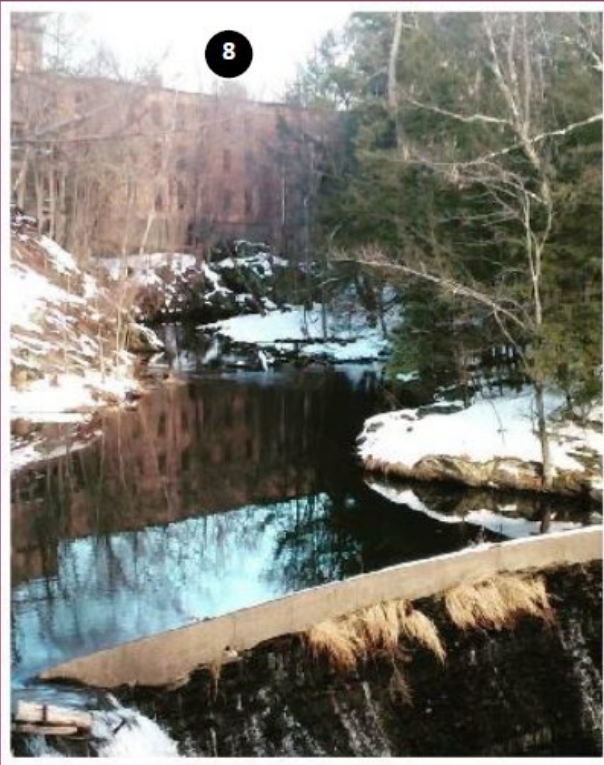
Key Findings: Train trestle provides entry to the BOA for the proposed HVRT continuing 46.1 miles of rail bed trails originating at Wassaic Station in Dutchess County.

"For many years, the Harlem Valley Rail Trail Association has envisioned creating a rail trail connection through the Village of Philmont as part of a project that will ultimately connect the Metro North Station in Wassaic and Chatham. This 46-mile rail trail, now nearly half completed, is bringing significant benefits to the communities it passes through. The benefits include health and fitness opportunities for residents of all ages and abilities and economic rewards brought to the communities by low impact visitors. Philmont grew because of the railroad built through the village. A rail trail conversion will be an economic stimulus and a resource all nearby citizens can enjoy."

Lisa DeLeeuw
Executive Director
Harlem Valley Rail Trail Association, Inc



17 SELECTED SITES FOR REDEVELOPMENT



Strategic Site 8: The Historic Summit Mill

Key Findings: Zoned for manufacturing and light industrial the one-acre footprint provides excellent opportunities for repurposing the property to support the BOA vision and market analysis findings, including, a mix of uses such as an event space, health hub, Class A office space, artisan and cultural production, or similar independent workers' initiatives.



Proposal: Develop incentives to assist the current owner to continue restoring the Summit Mill, including possible use of Historic Tax Credits as the mill is eligible for the State Listing of Historic Places, and possible eligibility for the New Market Tax Credits program.



Strategic Site 15: Former Key Bank Branch

Proposal: Repurpose of a former Key Bank branch to support the BOA vision for the continued revitalization of the Main Street. Work with the current owner to explore short-term temporary uses such as co-working retail space for local artisans.

Key Findings: Former Key Bank branch closed in 2016. Historic property located in the heart of the downtown at the intersection of Main St and Maple Avenue in the General Business zoning district.



Strategic Site 17: Historic Empire House

Proposal: Develop incentives to assist current owner to restore mid-to-late 1800's train depot hotel building. Develop a reapplication to the State Historic Preservation Office for eligibility of Historic Tax Credits dependent on the removal of the 1970's cement block construction of west wing extension, returning building to its Main Street historic context. End use occupancy to be considered for affordable B&B and/or hostel to service the area's growing demand for convention and event hospitality industries.



Historic Empire House

Key Findings: Located directly adjacent to the proposed HVTR, the redevelopment of this site offers reuse potential to service the Hudson Valley regional tourism market generating \$3.2B in traveler spending in 2012. Columbia County captured 4.0% of total spending in Hudson Valley and its share is growing. Tourism spending in Columbia County increased by 6.8% from \$108 million in 2011 to \$115 million 2012.

Resources we've partnered with
NYS Homes & Community Renewal

<http://www.nyshcr.org/>

**NYS Dept of State Office of Planning & Community
Development Brownfield Opportunity Areas Program**

NYS Agriculture & Markets

<https://www.agriculture.ny.gov/>

Projects for Public Spaces

<https://www.pps.org/>

A MUST GREAT BOOK TO READ
Cities Back from the Edge – Norman Mintz

Thank you City of Poughkeepsie!

PLEASE VISIT OUR WEB SITE

WWW.PBINC.ORG



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