



WATERVLIET

City of Watervliet | Watervliet Local Development Corporation



LETTER FROM THE MAYOR



Dear Friends,

Watervliet is a city with a rich history and a vision for the future. The land that was incorporated as the City of Watervliet in 1896, was first owned by the Dutch Patroon Killean Van Rensselaer, and drawn as the farm of John Schuyler in 1793. Our first incorporation was as the Village of Gibbonsville in 1824 and later as West Troy in 1835.

After construction of the Watervliet Arsenal in 1813, cannons built here have played a major role in the United State Army for the past 200 years. Because of our location along the Hudson River and access to the famed Erie Canal, Watervliet was once the largest lumber center in New York State. By 1920, Watervliet was an industrial center and was home to 35 manufacturing facilities.

Today, Watervliet is a bedroom community with great neighborhoods and friendly neighbors. New development and renewed prosperity at the Watervliet Arsenal, and our location in the center of New York's Tech Valley, also makes us attractive to a variety of new economy companies.

Our goal is to continue to develop and implement plans that make Watervliet one of the Capital Region's most desirable communities to live, work and invest.



Sincerely,
MIKE MANNING

MOVING WATERVLIET FORWARD

Watervliet is friendly to business, just as our residents are friendly to our neighbors. We are a close-knit community, and actively engaged in moving our city forward. City officials developed a comprehensive vision for the City of Watervliet that takes into account the role we have played as an industrial center in the Capital Region, as well as being positioned as being attractive for new economy companies looking to grow in Tech Valley.

Our city is perfectly positioned geographically in Tech Valley. Our location is easily accessible to Downtown Albany and the Empire State Plaza, area hospitals and local universities. Our city is perfectly positioned geographically in Tech Valley. Our location is easily accessible to Downtown Albany and the Empire State Plaza, area hospitals and local universities. In 2013 the City of Watervliet completed its [Bicycle Master Plan Study](#), which addresses connectivity even via bicycle.



Waterfront access



Creating jobs and retaining history



Facade improvements along 19th Street



Intersection at 19th Street and Second Avenue is a major gateway

NEW ZONING DRIVES REVITALIZATION



REVITALIZING

The city's first ever **comprehensive master plan** was completed in 2011. In 2013, the City of Watervliet developed a new city zoning ordinance, aligning with the City of Watervliet's comprehensive master plan. The city is moving forward with a comprehensive, sustainable and smart approach to economic development and is building a strong community to live and work in. Revisions to the city's charter and code are currently underway.

In late 2003, the City of Watervliet completed the 19th Street Corridor Strategic Plan. The City of Watervliet is now working towards the development and further planning for another commercial thoroughfare, the Route 32 corridor.

PROSPERITY

The city has worked closely with federal, state and county leaders in support of the efforts to attract new private business to the 144-acre Watervliet Arsenal. Previously unused space within the Watervliet Arsenal (i.e. Building 125) is now home to international companies, such as M+W Group, Hartchrom, Extreme Molding, Cleveland Polymer Technologies and Solid Sealing Technology. These companies have brought new private sector jobs but have also helped the Army to preserve its mission, protecting federal jobs on the site. We support the efforts of the Arsenal Business & Technology Partnership and will work closely with them to attract new companies and development to the site.



REPURPOSING

The City of Watervliet works with the community and business owners to find the best solutions and uses for its underutilized, brick schools, churches, and municipal buildings. These spaces are versatile and often we can repurpose them to create residential and mixed-use space.

The Lofts at School No. 1

Public School No. 1 has a new future, 35 years since the last elementary students ran through its halls. The City of Watervliet allocated a \$100,000 NYS Main Street Grant, and in 2012 Congress Street Properties converted the former grade school into eight high-end apartments. The lofts are a great example of how an abandoned building can be renovated for a new purpose.

Wicked Smart, LLC

In 2012, a Community Development Block Grant helped Wicked Smart, LLC, relocate to a restored and transformed St. Brigid's Church and School at 700 5th Avenue. The company's original space was only 6,000 square feet. In its new space, more than two times the size of its original, Wicked Smart now has plans to hire several new employees.



The Lofts at School No. 1



St. Brigid's Church



Waterfront Improvements

Watervliet has made efforts at the Hudson Shores Park to improve access to the important waterway. Access was cut off from this historic center of commerce when Interstate 787 was built. City leaders have worked to re-establish those ties to the Hudson through an Easy Dock Kayak and Boat Launch System to provide improved access for launching small watercraft.



SUSTAINABILITY



The City of Watervliet is a community built around the innovations and evolution of sustainable design, green technology, and is committed to preserving its green space. Recognized as a Climate Smart Community by the New York State Department of Environmental Conservation, the City of Watervliet has implemented hydro electric, solar energy and its Watervliet Organic Waste (WOW) recycling program. The city works to aid businesses and property owners looking to retrofit existing infrastructure or start new construction, with cost saving sustainable design and technology.



LOCAL FLAVOR



The City of Watervliet has continued to support small businesses in its main commercial corridors on 19th Street and Route 32. In 2012, a committee converted the Comprehensive Plan into a legal format for zoning, which has allowed the city to create vibrant business corridors and support each shop in them.

① **Cannon Barrel Pub** – The City of Watervliet allocated a \$75,000 NYS Main Street Grant to assist the Cannon Barrel Pub with renovation and updates to the building façade with new windows and an overhaul of the internal structure.



② **Local Flavor Café** – The Microenterprise Program is designed to help businesses of five or less employees, providing funds and working capital to help offset the costs of purchasing equipment and fixtures, purchase of inventory and software. Through the City of Watervliet’s work, grants have been awarded to Heidi & Jim Flynn of the Local Flavor Café and Amanda Rickert of Axis Salon. In 2013, the Local Flavor Café on 19th Street had its grand opening celebration. The cafe is a New York State-only supplier that sells many local products from other businesses in the community. The funds allocated helped the business with start up costs. Several candidate businesses teed up to receive this type of grant in 2013.



ELECTED LEADERS



Mayor



Councilman



Councilwoman

**MICHAEL
MANNING**

**NICK
FOGLIA**

**ELLEN
FOGARTY**



OPEN FOR BUSINESS

Our city is open for business, a strong community and a great place to live and work. With property and building space available for your next great idea, we are perfectly positioned in the Capital Region, and geographically centered for your company's growth in Tech Valley. Our leaders are always open for ideas and we welcome you to connect.

To learn more about our city and the opportunity for business in Watervliet, visit:

- 1 <http://watervliet.com>
- 2 For more information on the City of Watervliet's Local Waterfront Revitalization Program click [here](#).
- 3 For information on available commercial property space in Watervliet, click [here](#).

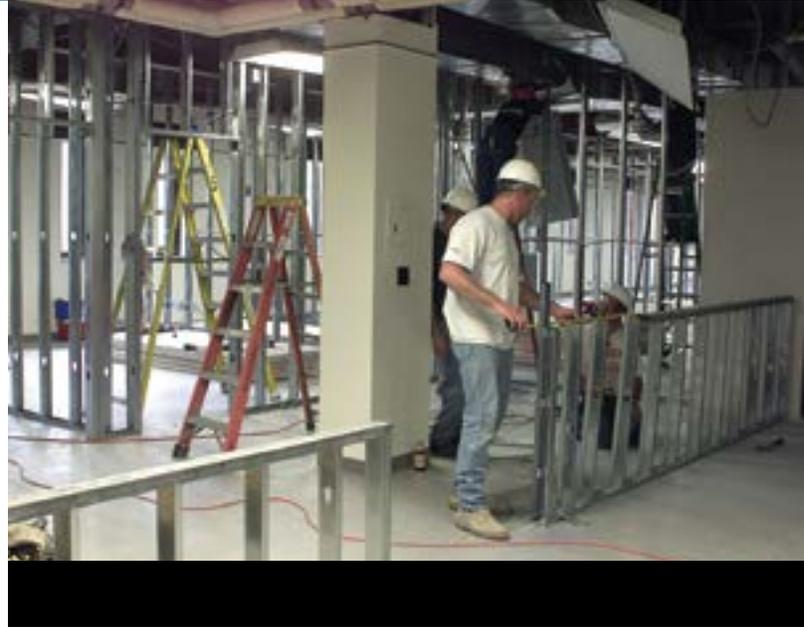
WATERVLIET LOCAL DEVELOPMENT CORPORATION



Administrator

SHANNON SPRATT

The WLDC is a private not-for-profit corporation established for the purpose of stimulating economic development activities and encouraging business investment in the City of Watervliet. Our primary objectives include revitalizing the city by working to increase employment opportunities, retain jobs, attract new businesses and encourage existing businesses to expand. WLDC offers unique financing options to business and property owners looking to construct, acquire, rehabilitate and improve the buildings or sites within the city. To learn more, visit: www.watervlietldc.com



DEPARTMENT OF PLANNING AND COMMUNITY REVITALIZATION

The City of Watervliet's Department of Planning and Community Revitalization is charged with helping to execute a comprehensive plan, implement sustainable practices and encourage green design, and tackle needed zoning reforms. The department is spearheading efforts to attract federal and state planning and economic development grants, and working to promote Watervliet as a safe and friendly community to live and work.



WATERVLIIET IS OPEN FOR BUSINESS

Learn more about what Watervliet can do for you, visit:
www.watervliet.com or call us at (518) 270-3815.



CITY OF WATERVLIIET

City of Watervliet

Watervliet Local Development Corporation

2 15th Street • Watervliet, NY 12189

(518) 270-3815 • www.watervliet.com