

Dear Empire Master Plan Update Working Group, I have reviewed the draft 2025 Master Plan. I like the direction the plan is taking and look forward to Wednesday night's meeting to learn more. The plan also appears to align and address most of the issues and concerns the residents expressed in the survey.

The two Catalytic Area studies will be an important step in bringing new development to the Village's vacant parcels, and to attract new developers and investors. These studies will provide the important first steps to our Redevelopment Ready Program.

The Economic Development and Partnerships and Funding chapters are notable for their ability to provide a roadmap to our Council and Village to begin in earnest how to attract new development to our community yet with an eye towards preserving our small town character and thoughtful growth.

However there is one thing I would like you to consider as part of your study and that is the future land-use status of the 13+- acre vacant site on Fisher Road, as depicted on page 45 of the Village of Empire 2019 Master Plan. It is currently designated as Commercial Residential, and Multi-family Residential.

I believe the Village already has enough commercially zoned property and that we need land uses which provide more diverse businesses and jobs than what our current tourist related economy allows.

I propose that your Work Group think about ways the existing land-use of the Fisher Road site can be changed to accommodate a broader range of uses not just commercial and residential, Perhaps it could become another catalyst for change site?

Please see my attached memo to the Working Group for more details on my proposal.

Thank you,

Frank Clements