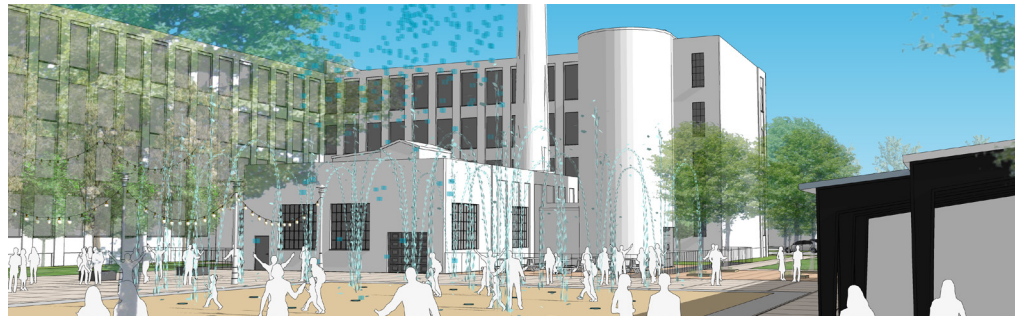
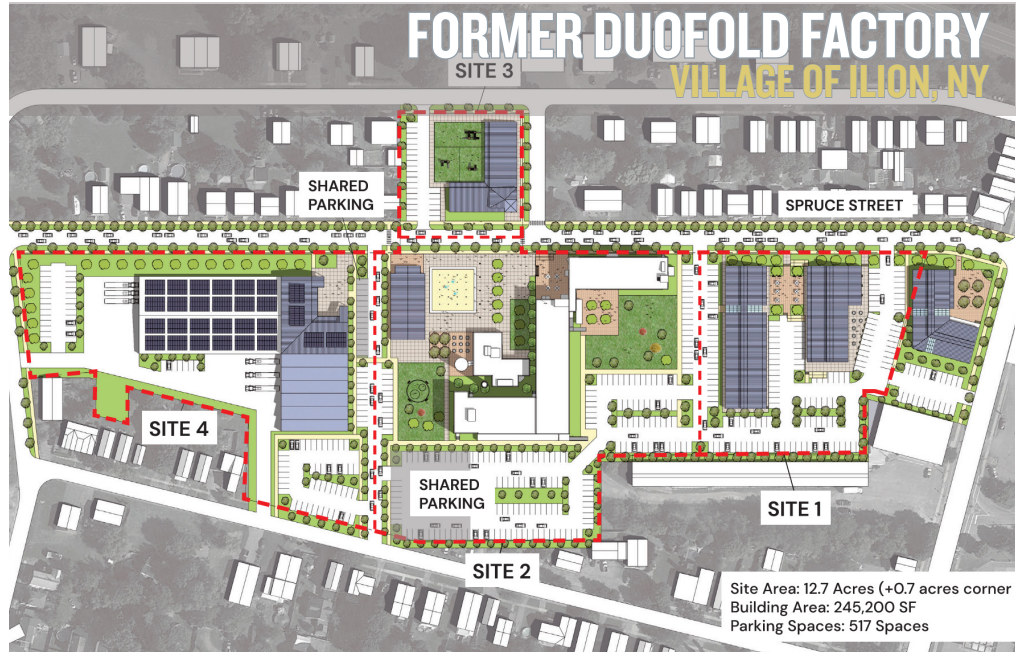


Before



Revitalizing Brownfield Property: Master Plan for a Thriving Community

Client: [ICF International Inc.](#), [U.S. EPA](#), and [Village of Ilion, NY Herkimer County Industrial Development Agency](#)

Site Address:
Duofold Factory, 7 Spruce St.

Site Area: 12.7 acres

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The Village of Ilion, NY is located in Herkimer County along the Mohawk River. Technical assistance was provided via brownfields reuse planning for the Duofold Site. The Duofold Plant Redevelopment Concept Plan illustrates a comprehensive site redevelopment into a mixed-use area that provides industrial opportunities, retail and small business opportunities, housing, and space for community gatherings and events. The goal of this plan is to expand economic activity and attract new residents, infusing a new level of energy into the Village.

The Duofold site is historically significant within the community and to the technology manufacturing industry. The 12.7-acre site currently houses 134,000 SF of building space across three existing structures on the property. The primary industrial buildings may be able to be rehabilitated and may be eligible for historic designation. In the Plan, the site is split into 4 sites and includes a program of 125 residences, a brew house and a market. An alternative option will convert the top floor of both buildings into a boutique hotel or short-term residences.

The retail area will be raised for flood requirements and will open to internal shared courtyards. Parking and traffic circulation will be hidden behind the buildings minimizing the visual impact from Spruce Street. Similar to the retail frontage, the light industrial activity will be set back from the adjacent residential neighborhood. Truck traffic will be diverted to the rear of the site along West River Street.

Three Primary Anchors

- 'Gateway' retail along Spruce St. to capitalize on visibility at the entryway to the Village.
- Light industrial uses on the west parcel of the site that acknowledge the surrounding neighborhood.
- The former Duofold Plant buildings in the center of the site offering mixed commercial and housing.

