

Thank you for joining us for the North Tonawanda Downtown Revitalization Initiative Public Meeting!

We will begin the presentation shortly



a new city is waiting, it's time to explore

North Tonawanda



momentum



a new city is waiting, it's time to explore



**Downtown
Revitalization
Initiative**

Downtown Revitalization Initiative (DRI)

Public Meeting #3

July 20, 2022, 5:30 PM

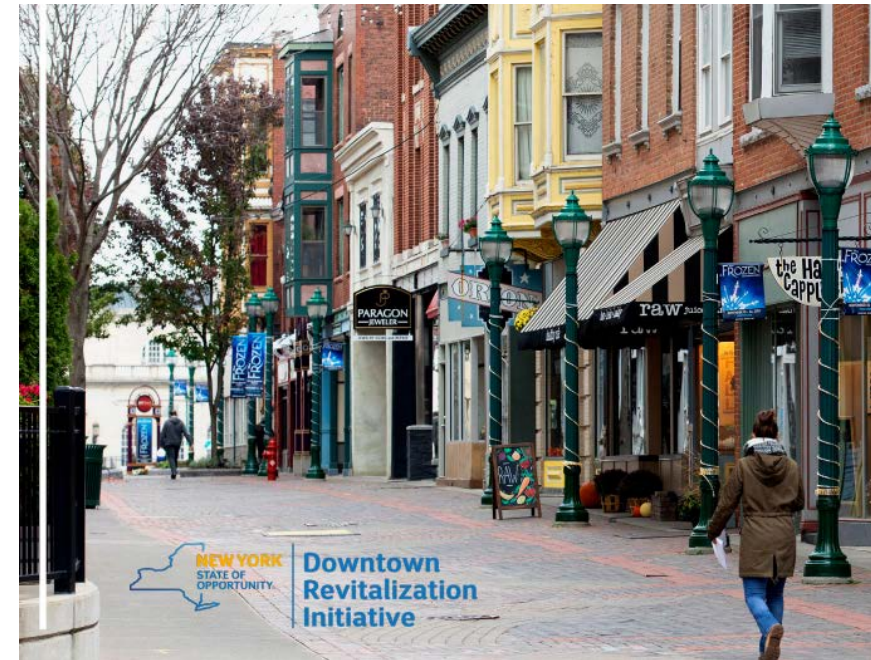
Agenda

- ◆ Welcome!
- ◆ DRI Program Overview
- ◆ NT's DRI Timeline
- ◆ Roles and Responsibilities
- ◆ Public Engagement and DRI Process
- ◆ DRI Projects and Final DRI Project Slate with LPC Recommended Funding
- ◆ Next Steps
- ◆ Questions



Downtown Revitalization Initiative Overview

- ◆ Economic development program with the intent to transform downtown neighborhoods that are magnets for:
 - Redevelopment
 - Job creation
 - Housing diversity
- ◆ Led by New York State Department of State with Empire State Development and NYS Homes and Community Renewal partners
- ◆ North Tonawanda is part of the 5th round of funding - \$10 million award



NT's DRI Timeline – Building off MomeNTum

◆ MomeNTum BOA – 2009-2018

- Step 1 – 2009
- Step 2 – 2011
- Step 3 – 2018

◆ Local Waterfront Revitalization Program – 2012

◆ Smart Growth Community Fund Grant - 2017

◆ Oliver Street Community Needs Assessment – 2018

◆ Downtown and Waterfront Rezoning – 2019

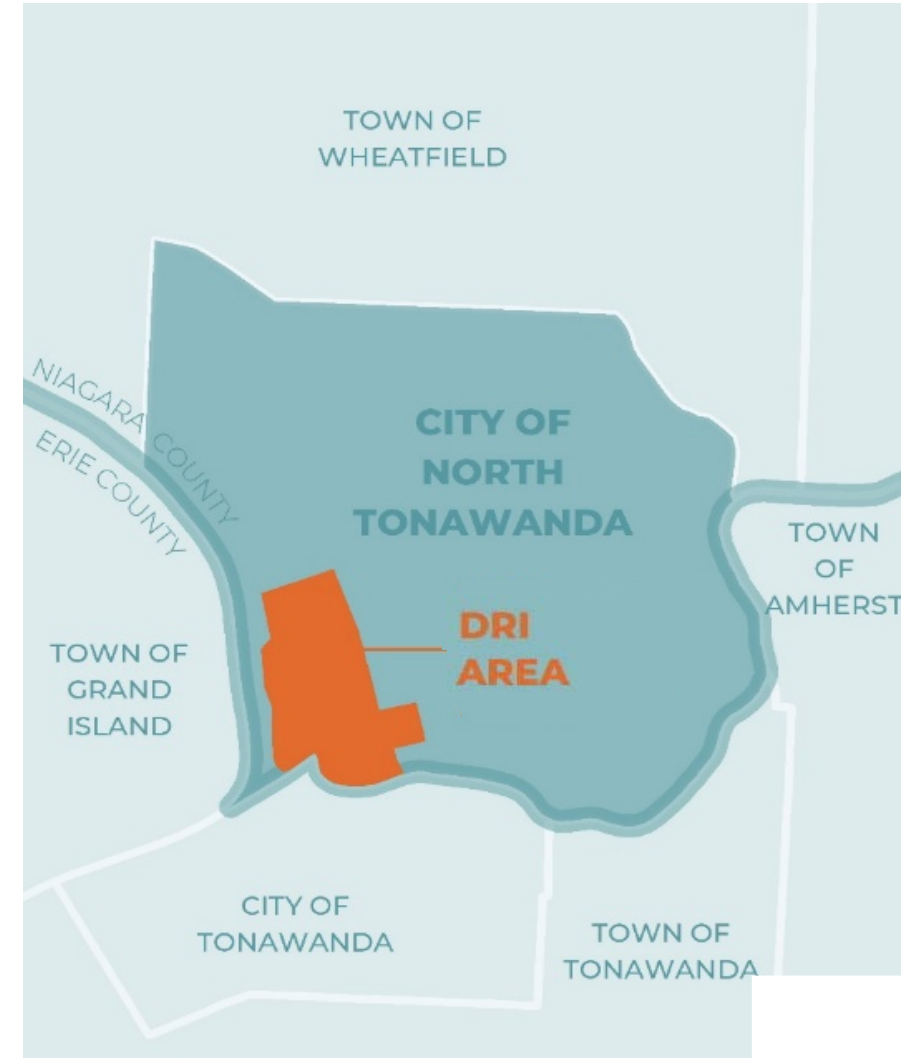
◆ DRI Applications 2016 – 2021

◆ DRI Awarded - 2021



NT's Downtown Revitalization Initiative

- ◆ North Tonawanda applied in 2021
 - DRI award announced in December 2021
- ◆ Application included potential public and private projects that were catalytic for NT's downtown
 - Drew upon previous outreach and planning
- ◆ Continued community outreach helped shape which projects are included in the Strategic Investment Plan which is the final product of the process



North Tonawanda's DRI Timeline

◆ February - LPC Meeting #1

- ◆ Intro and Orientation to DRI Program
- ◆ LPC Roles and Responsibilities
- ◆ Projects
- ◆ Outreach overview
- ◆ Visioning Exercise
- ◆ Boundary Discussion

◆ March - LPC Meeting #2

- ◆ Review Engagement Plan
- ◆ Review Vision, Goals, & Strategies
- ◆ Open Call for Projects
- ◆ Public Workshop #1 (3/29/22)
- ◆ Plan Public Workshop #2
- ◆ Preliminary Project List
- ◆ Downtown Profile and Assessment

◆ April - LPC Meeting #3

- ◆ Finalize Goals & Strategies

- ◆ Review Engagement to Date
- ◆ Site Tours and Venue Tour
- ◆ Focus Project List

◆ May - LPC Meeting #4

- ◆ Review/focus project list
- ◆ Public Workshop #2
- ◆ Review Engagement to Date
- ◆ Plan Public Workshop #3

◆ June - LPC Meeting #5, 6 & 7

- ◆ Review/focus project list
- ◆ Review Engagement to Date
- ◆ Preview Public Workshop #3

◆ July

- ◆ Review Public Workshop #3
- ◆ Review/focus project list
- ◆ Finalize slate of projects

Who helps make this possible?



Local Planning Committee (LPC)

Name	Affiliation
Austin Tylec, Mayor (Co-Chair)	City of North Tonawanda
Paul Brown (Co-Chair)	Buffalo Building and Construction Trades
Amy Berent	Pulp 716
Deanna Brennen	Niagara Small Business Development Center
Suzanne Daddis	Rotary Club
Barbara Hughes	Webster's Bistro
Amy Usiak	Lumber City Development Corporation
Gabrielle Richards	The Vegan Grocery Store
Brian Wudyka	North Tonawanda Climate Change Task Force
Donna Burgio	North Tonawanda Project Pride
Kelley Culp-Burton	KCB Architecture
Valerie Cronin	Chamber of Commerce of the Tonawandas
Tom Lang	Riviera Theatre
Gregory Stevens	Niagara River Greenway
Amy Fisk	Niagara County Brownfield Development Corp
Richard Andres	Niagara County Legislature

Role of the LPC

- ◆ Provided direction to consultant team
- ◆ Developed Vision, Goals and Strategies of the Plan
- ◆ Reviewed documents
 - Downtown Profile and Assessment
 - Community Participation Plan and Materials
 - Project Profiles / Sheets
- ◆ Submitting slate of projects
- ◆ Delivering an on-time Strategic Investment Plan to NYS DOS



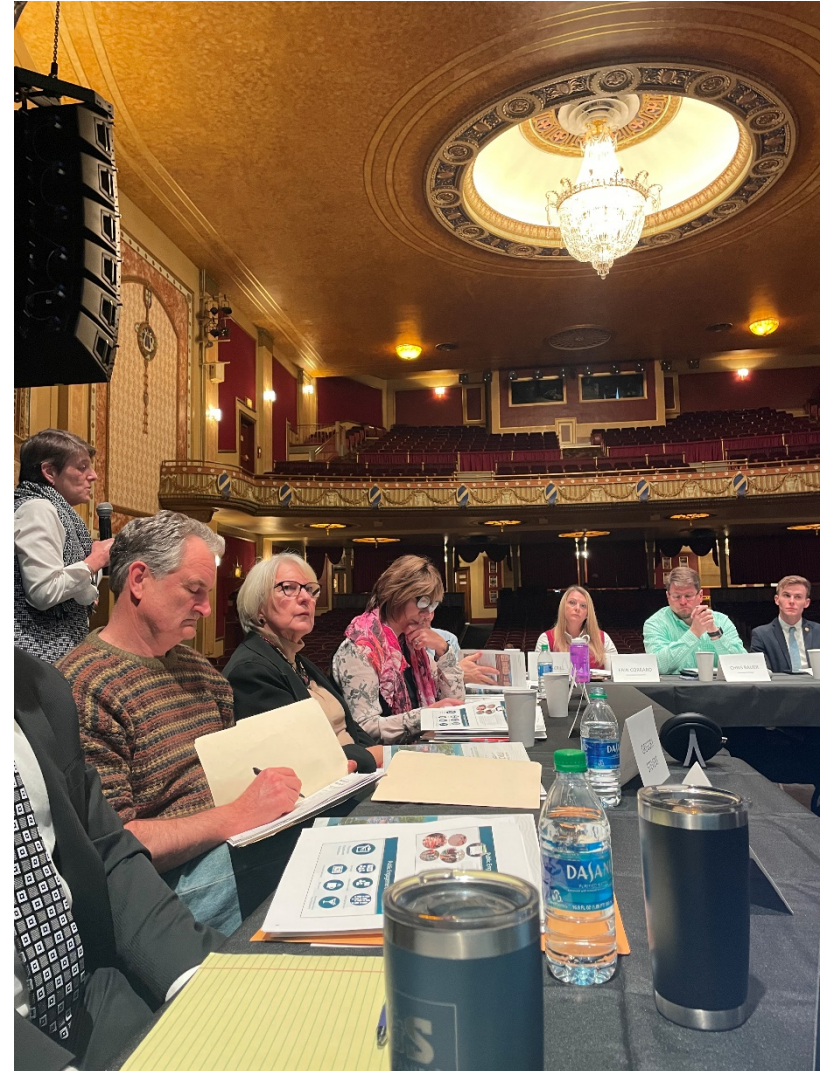
State Partners and City Staff

Name	Department
Ben Bidell	Department of State
Erin Corrado	Empire State Development (ESD)
Lori Borowiak	NYSERDA
Lenny Skrill	NY Homes and Community Renewal (HCR)
Jennifer Dunning	Office of the Governor

Name	Title
Laura Wilson	Director of Development
Chelsea Spahr, PE	City Engineer
Travis Sikora	Assistant Engineer

Role of the State Partners

- ◆ Assist the LPC and Consultant Team
- ◆ Manage Consultant Team
- ◆ Manage LPC Process
- ◆ Liaison with Other State Agencies
- ◆ Ensure DRI Program Compliance
- ◆ Maintain Schedule



Planning Team



Role of the Planning Team

- ◆ Coordinated LPC Meetings
- ◆ Led Community Engagement
- ◆ Prepared Documents and Information
- ◆ Developed and Analyzed Projects through:
 - Vision, Goals & Strategies lens
 - Planning & Economic Development lens
 - Architectural lens
 - Engineering lens
 - Cost estimating and budgeting
- ◆ Preparing DRI Strategic Investment Plan

Public Engagement Timeline

Workshop #1	March 29, Carnegie Art Center
Workshop #2	May 10, Lumber City Church
Workshop #3	July 20 (Today), Lumber City Church
Tour #1	April 19 – Webster/Manhattan/Main streets and waterfront
Tour #2	April 27 – Oliver Street and Merchants
Entertainment Venues	April 28 – Webster Street venues
Seniors Forum & Youth Tour	Seniors, May 3; Youth, May 23
Office hours	Held at Pulp 716, Project 308 Gallery
Survey	April 25 - June 7
Chalkboards	Budwey's, City Hall, Pulp 716, The Vegan Grocery Store, Sticky Face BBQ
LPC	Fourth Tuesday of every month, Lumber City Church

Vision for Downtown

Downtown North Tonawanda is an energetic, diverse, high quality, and unique city experience for residents and visitors. Downtown is a vibrant and welcoming mixed-use district centered on the confluence of two historic waterways, the Erie Canal, and the Niagara River. Downtown North Tonawanda is the hub for residential, commercial, employment, leisure and recreation wants and needs for the city and the region. Residents and visitors alike delight in our waterways, the beauty of our natural landscapes and the multitude of landside cultural and recreational amenities offered at this "Gateway to the Erie Canal."

In downtown North Tonawanda, on Tonawanda Island and throughout our urban waterways, we will energize, diversify, add value, and become incomparable.

Goals for Downtown

Goal #1 Energize – Support the density necessary to create excitement throughout the day and into the night with a robust mix of shopping, dining, hospitality, entertainment, and service destinations

Goal #2 Diversify – Enhance downtown as NT's residential, hospitality, economic, and employment center, and a place that visitors will want to visit again and again and share with others by attracting an array of living, working and recreating opportunities to downtown

Goal #3 Add value – Focus on the highest quality, efficient and climate resilient development befitting the downtown's abundant historic, cultural, recreational, and natural resources and its delightful public realm.

Goal #4 Become incomparable – Leverage downtown's unique location, culture and history at the confluence of two historic waterways to develop exceptional urban waterfront experiences

DRI Projects

Goals for Each Project

- ◆ Catalytic
- ◆ Transformative
- ◆ Align with State and Local Goals
- ◆ Project Readiness
- ◆ Co-Benefits
- ◆ Cost Effective

Types of Eligible Projects

- ◆ Public Improvements
- ◆ Non-Profit Projects
- ◆ Private Projects
- ◆ Branding & Marketing

Open Call for Projects

- ◆ What the application asked for:
 - Project Title
 - Preliminary Funding Estimate
 - Summary Description
 - Responsible Parties and Project Partners
 - Site/Ownership/Legal Jurisdiction
 - Anticipated Revitalization Benefits
 - Timeframe for Implementation and Project Readiness
- ◆ 30 days to submit projects – opened 3/27
- ◆ Held Info session March 31 via Zoom
- ◆ Staffed DRI Office Hours to assist project sponsors
- ◆ Closed Call for Projects on April 26



DOWNTOWN REVITALIZATION INITIATIVE
CALL FOR PROJECTS
INFORMATIONAL SESSION

Join the City of North Tonawanda and the DRI Planning Team to Walk Through the Call for Projects Template and a Q&A

4:00 - 5:00 PM • Thursday, March 31st
via ZOOM Link

<https://cscos.zoom.us/j/97354521828?pwd=T1FFVjZ6U2U5ZHc0cGRMMdkwOFNrUT09>

Meeting ID **973 5452 1828**
Passcode **943523**
Call in **(888) 475-4499** (Toll Free)

 North Tonawanda  **momentum**  **NEW YORK**
STATE OF OPPORTUNITY. **Downtown Revitalization Initiative**

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DRI Projects Received

- ◆ Public – 7
- ◆ Non Profit – 6
- ◆ Private – 20



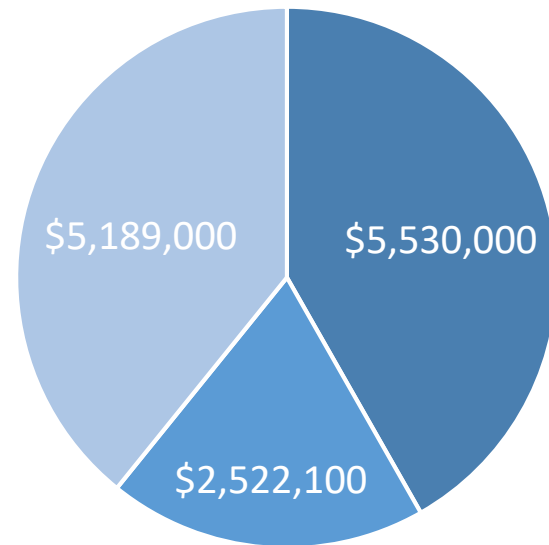
Overall goal - narrow down slate of projects by July to submit to New York State totaling \$13-15 million. New York State will then choose which projects will be funded



Final Project Slate

- ◆ 7 public - \$5,530,000
 - ◆ 5 non profit - \$2,522,100
 - ◆ 11 private - \$5,189,000
- ◆ Totaling \$13.24 million

Final Project Slate Breakdown



■ Public ■ Non Profit ■ Private

Final Project Slate with LPC Recommended Funding

- ◆ **Oliver Street Walkability Enhancements – \$1,500,000**
 - Sidewalk improvements, crosswalk enhancements, bump outs, installation of green space, new planters, garbage receptacles, seating, and improved pedestrian-scale lighting
- ◆ **Gateway Harbor Recreation Hub and Wayfinding Signage - \$500,000**
 - Public Wi-Fi, solar phone charging stations, technology enhancements to the Visitors Center (TV screens, iPads, wayfinding kiosk, pay kiosk) kayak storage, ADA kayak ramp, new seating and wayfinding signage
- ◆ **Commercial Property Improvement Fund - \$600,000**
 - Support of small scale projects and underutilized buildings within the DRI area to bring properties up to code, improve facades, new signage, roof repairs, promote walkability and provide space for new commercial tenants
- ◆ **Carnegie Arts Center Enhancements - \$650,000**
 - ADA elevator, air conditioning, roof repairs

Final Project Slate with LPC Recommended Funding

◆ Smart Growth 2.0 -\$1,000,000

- Charles R. Fleischmann Park landscaping, seating, clock and sprinkler; Webster and Main Street streetscape enhancements and updates; electric car charging stations and enhancements to Manhattan Street parking lot

◆ 78 Bridge Street Public Benefit Area -\$750,000

- Survey, design and construction of an area that includes site fill, a concrete cap, concrete sidewalk and a handrail

◆ Carruthers Dog Park -\$530,000

- Areas for seating, parking, shade furniture, landscaping, fencing, and small walking loops

Final Project Slate with LPC Recommended Funding

◆ Riviera Theatre - \$1,200,000

- 6,000+ square foot expansion will include ADA restrooms, new concession area and box office and artists' merchandise area

◆ NT History Museum -\$285,000

- Youth engagement area and allow the History Museum to diversify and customize its programming

◆ Railroad Museum - \$470,000

- Parking lot and ADA accessibility updates

◆ Carousel Museum - \$210,000

- Restoration of the Allan Herschell Company Complex

◆ Suzuki Strings - \$357,100

- Further analysis and restoration of building facade

Final Project Slate with LPC Recommended Funding

- ◆ 122 Webster Street - \$1,360,000
 - Development of multi use residential/commercial complex
- ◆ 211 Main Street Redevelopment - \$549,000
 - Development of office building with three office suites and conference room
- ◆ 10 Goundry Street -\$525,000
 - Two story 8-10 unit residential apartments
- ◆ 27 Main Street -\$1,000,000
 - Conversion of 3,500 SF to commercial prep kitchen, ice cream shop/restaurant and retail spaces

Final Project Slate with LPC Recommended Funding

- ◆ 235/239 Oliver Street Upgrades - \$100,000
 - Upgrades to 8 low income apartment units
- ◆ The Clubhouse - \$184,000
 - Indoor golf simulator at 62 Webster Street
- ◆ 230 Oliver Street - \$250,000
 - Conversion into mixed use 6 unit property with coffee shop and laundromat as well as 4 one-bedroom units
- ◆ River Road Riverwalk - \$156,000
 - Construction of 300-foot walkway along Niagara River at 364 River Road

Final Project Slate with LPC Recommended Funding

- ◆ 15 Webster Street Upgrades - \$328,000
 - Property rehab to include fitness center, art space and offices
- ◆ 665 River Road - \$487,000
 - Development of new pull barn, office space and garden center
- ◆ 300 Oliver Redevelopment - \$250,000
 - Redevelopment into a two-story patio and second floor banquet space

Projects Not Recommended For DRI funding, But Prioritized For Other Funding

◆ Island Street Overlook

- Benches, clearing a brush to provide scenic views, plantings and a new railing for safety at the terminus of Island Street

◆ Carousel Park Apartment Upgrades

- Renovation to senior center, security, unit interior and common areas

◆ Prosper Brewing Upgrades

- Expansion and addition of second restroom/covered patio

◆ 134 Main Street Renovations

- Rehabilitation of property with additional commercial restaurant space and courtyard

◆ 82/83 Webster Street Upgrades

- Roof repair, brick and mortar repairs, exterior signage and mural

Projects Not Recommended For DRI funding, But Prioritized For Other Funding

◆ 624 River Road Apartments and Coffee Shop

- 111 market-rate apartments and coffee shop/restaurant

◆ Twin Cities Elks Lodge

- New construction of large meeting room, bar, restaurant and office space

◆ Timber Shore Redevelopment

- Redevelopment of 78 Bridge Street into mixed-use commercial space with mixed-income housing

◆ 729 River Road Sensory Garden

- New garden including a sensory path the in drifts of plants

◆ Tonawanda Island Redevelopment

- Multi phase development of public/private mixed-use spaces including restaurants, shops and a public boardwalk

Other Available Funding Sources

◆ Building Rehab/Redevelopment

- Green Innovation Grant Program
- New York Main Street Program
- Energy Efficiency Programs through NYSERDA

◆ Housing

- Low Income Housing Tax Credits

◆ Economic Development

- Restore NY

◆ Parks and Recreation

- Environmental Protection Fund for Parks, Preservation, and Heritage
- Recreational Trails Program

◆ Transportation

- Smart Growth funds

What's Next?

- ◆ Submittal of Strategic Investment Plan to NYS
- ◆ NYS Reviews and Selects Projects
 - Municipal projects administered by DOS
 - Private projects administered by ESD
 - Housing projects administered by HCR
- ◆ Implementation of projects begins in 2023!



Presentation Wrap Up

◆ Contact Information:

- Daniel Riker (C&S) – driker@cscos.com
- Emma Phillips (C&S) – ephillips@cscos.com
- Laura Wilson – Lumber City Community Development – lwilson@lcdc.com

◆ For more information:

- www.ntmomentum.com/dri-resources
- <https://www.ny.gov/programs/downtown-revitalization-initiative>

◆ Please see Consultant Team for Final Questions and Comments



Thank you!