





agenda

What is momentum?: Project Overview

Building momentum: Background

Designing momentum: The Master Plan

Momentum in action: Implementation

Join the momentum: Next Steps



project team

City of North Tonawanda

Lumber City Development Corporation

NYS Department of State

Bergmann Associates

- Camoin Associates
- Allieway Marketing
- Jaeckle, Fleischmann & Mugel









what is momentum?





what is the momentum project?

Today: Master Planning process

Future: new opportunities to live, work, and play





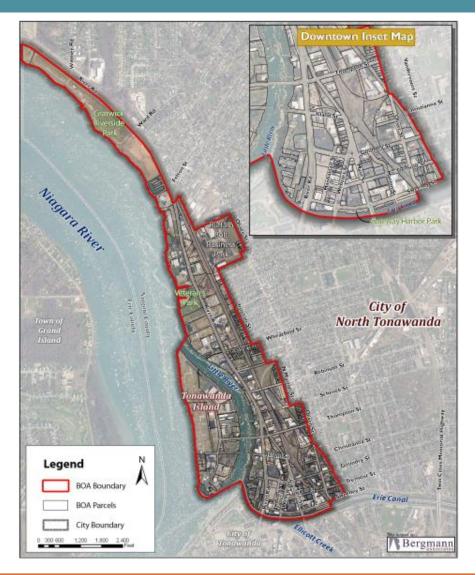
building Morth Tonawanda



project background

- The Momentum project is a culmination of planning efforts since 2006
- Funded through the Brownfield Opportunity Area Program

momentum

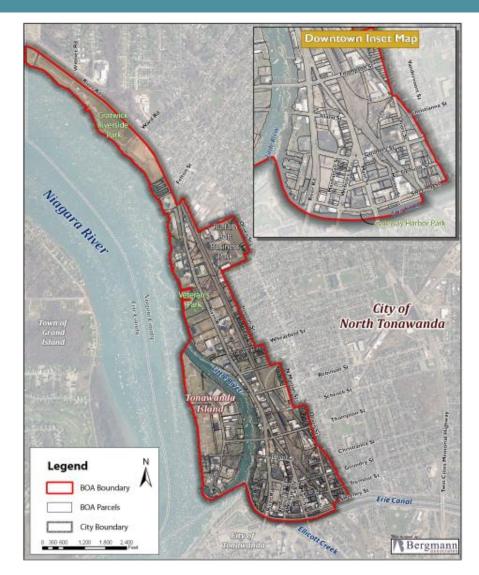


the momeNTum study area

• 456 acres

momentum

- 400+ properties
- 15,000 feet of River frontage
- 3,500 feet of Canal frontage



setting the stage: planning

Downtown Redevelopment Plan (2006) NT Comprehensive Plan (2008) Gratwick Park Master Plan (2008) Wayfinding Study (2009) Local Waterfront Revitalization Plan (2010)



Brownfield Opportunity Area Program (2010 & 2014)





the momentum has begun

Over \$41M of investment so far:

- Environmental assessments
- Infrastructure projects
- Open space & recreational projects
- Park rehabilitation
- Residential development
- Commercial expansion





designing North Tonawanda



the master plan

Phase 1 (2015-2025)

- 1. Gratwick Riverside Park and Marina Improvements
- 2. Buffalo Bolt Business Park Redevelopment
- 3. North Island Residential and Park Development
- 4. Thompson Street Bridge Rehabilitation
- 5. Taylor Drive and Island Boulevard Construction
- 6. Tonawanda Island Promenade
- 7. Office Mixed-Use
- Retail/Restaurant Mixed-Use and Little River Promenade
- 9. Downtown Structured Parking
- 10. Oliver Street Enhancements
- 11. New Pocket Park
- 12. Gateway Memorial Park
- 13. Hotel
- 14. Main Street Pedestrian Enhancements
- 15. Multi-Family Residential
- 16. Multi-Tenant Warehouse Facility

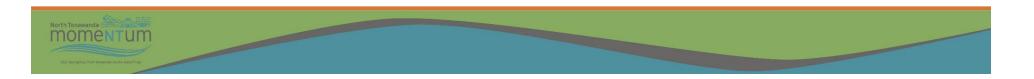
Phase 2 (2025-2030)

- 17. Gratwick Riverside Park Redevelopment Phase 2
- 18. Tonawanda Island Internal Roads, Central Park, Mixed Use
- 19. River Road Reconstruction
- 20. Industrial Infill, Redevelopment, Access Management
- 21. Mixed-Use Redevelopment
- 22. Interpretive Rail Park and Museum
- 23. Thompson Street Improvements
- 24. Weatherbest Slip Redevelopment
- 25. Phase One Hotel and Restaurant
- 26. Residential
- 27. Multi-Family Residentia

Phase 3 (2030 and Beyond)

- 28. Gratwick Riverside Park Redevelopment Phase 3
- 29. Mixed-Use with Structured Parking
- 30. Townhomes and Oliver Street of Shoppes
- 31. Enhanced Oliver Street Gateway
- 32. Mixed-Use Housing and Municipal Parking lot
- 33. Manhattan Street Mixed-Use and Parking Structure
- 34. Office Pa





the master plan

1 million sf of retail, office, restaurant, & hotel

400k sf of manufacturing/warehouse

588 residential units

A State Ballinson

700 parking spaces

310 hotel rooms

35 boat slips

2,000+ jobs

plan recommendations

- Capital projects
 - Private development
 - Public realm improvements
 - Infrastructure investments
- Regulatory & policy changes
- Land use & zoning recommendations



strategic sites

138 Sweeney



Taylor Drive – existing





Taylor Drive - future



Tonawanda Island - past



Tonawanda Island – existing







Tonawanda Island - existing



Tonawanda Island - future



Mixed Use

Tonawanda Island – future





Tonawanda Island - future



Hotel



600 River Road



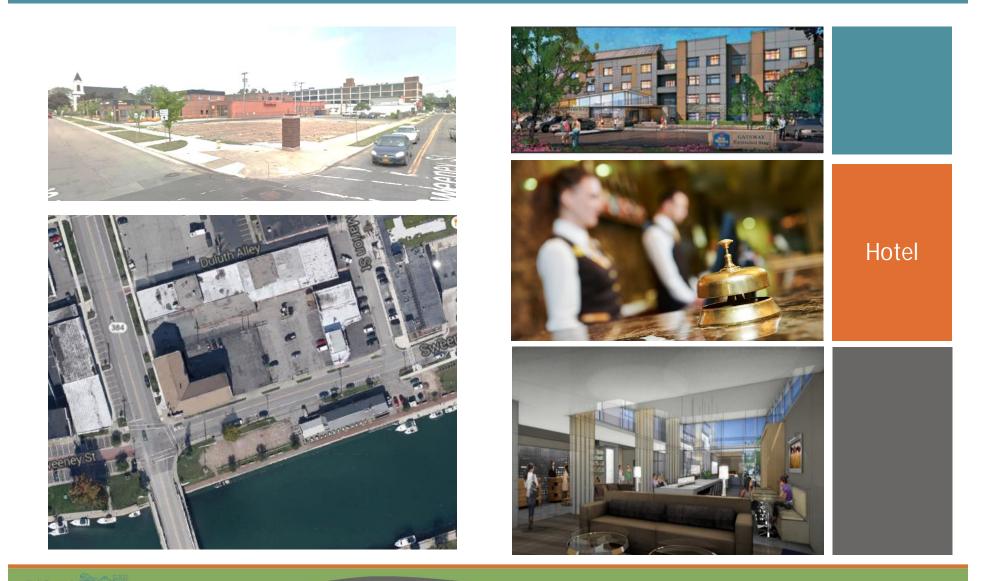




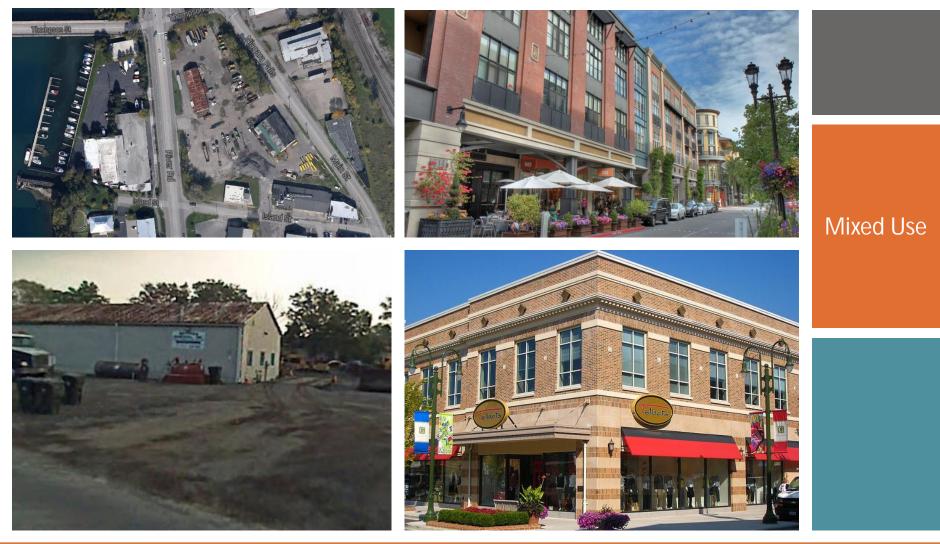
Multi-family residential



Former Elks Lodge (Sweeney Street)



River Road/Island Triangle





Riviera Theatre Expansion





implementation

How do we make this happen?

- Promote the downtown and waterfront
- Enhance River Road
- Focus on our neighborhoods
- Update land use regulations
- Create a 3D virtual model of the study area
- Conduct other studies to facilitate redevelopment

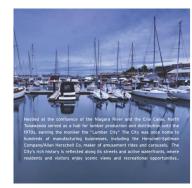


marketing & branding

Attract investment and redevelopment to strategic sites

Target audiences

- Developers
- Investors
- Businesses
- Visitors



The North Tonawanda momeNTum project will provide new opportunities for the community to live, work and play in a City that is rich with character and culture. The City of North Tonawanda and its development partners have a vision that will create a resurgence that extends from downtown to be waterfront. The implementation of the City's redevelopment plans will ensure that North Tonawanda becomes a center for commerce and a destination that residents and wistors can enjo.













momentum

traffic analysis

- Basis for future funding What will future traffic conditions look like when the master plan is built?
- Preliminary results
 - Analysis of 21 intersections on River Road, Main Street, Webster Street and Oliver Street
 - Some mitigation necessary to accommodate future development
 - Upgraded traffic signals, signal timing, left turn lanes

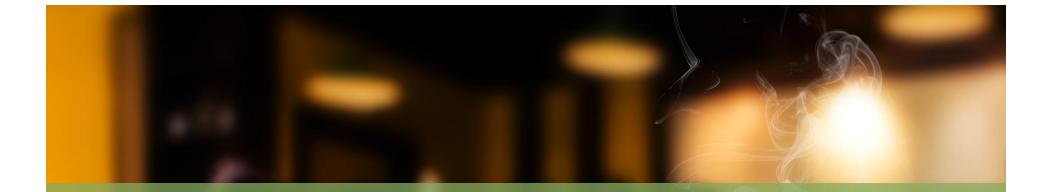


3D virtual model



3D virtual model





join the momentum



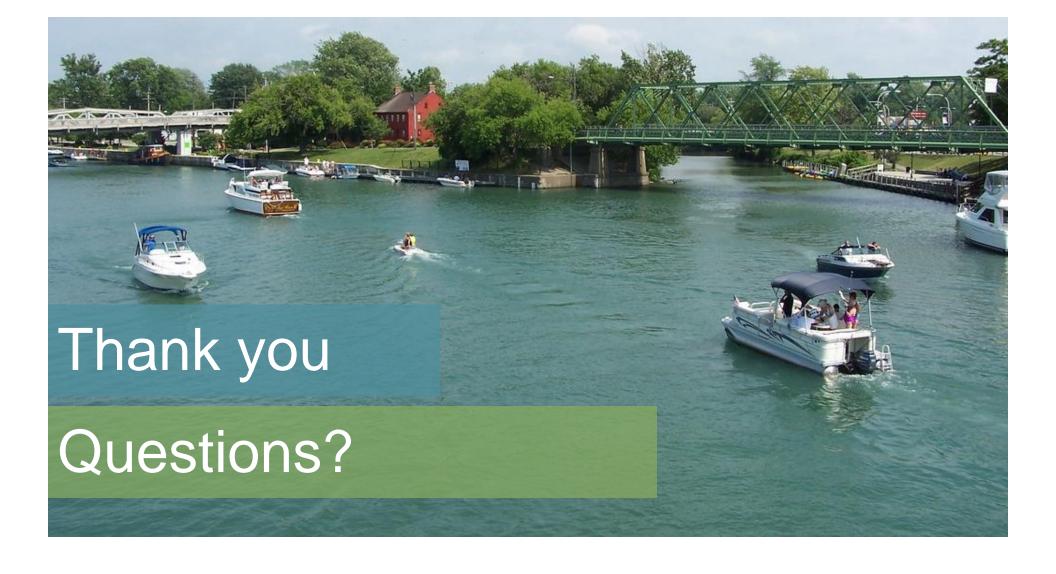
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For updates and project information

- ✓ <u>www.ntmomentum.com</u>
- ✓ Facebook.com/northtonawandamomentum
- ✓ Photo contest









Your Partner in Success







city resurgence, from downrown to the waterfront



city resurgence, from downtown to the waterfront

