

Public Workshop #2

January 14, 2019 at 7:30 PM

MEETING SUMMARY

A list of all public attendees is attached.

Welcome and Introductions

Kimberly Baptiste (Bergmann) welcomed and thanked all public members for their attendance. She reviewed the agenda for the workshop, which included an overview of the key downtown analysis findings, as well as DRI vision and goals, a review of all proposed DRI projects and a public DRI dollars activity where members will be invited to “vote” for their preferred projects using \$10 million.

Downtown Profile Highlights

Samantha Herberger (Bergmann) discussed the key downtown profile findings for the Lockport DRI. The downtown profile provides a snapshot into downtown Lockport as well as the City and region, and includes topics such as demographics/socio-economic characteristics, housing characteristics, historic resources, transportation, environmental constraints, and recreational resources. She also reviewed the key findings for the economic and market analysis, which discussed the DRI’s housing and retail trends and opportunities. These key downtown profile highlights are important to inform which proposed projects will be the most successful and create the largest impact in the Lockport DRI area.

Preliminary Project List

During the Open Call for Projects, the consultant team received 17 submittals. Out of these projects, two were eliminated due to their location outside of the DRI boundary, four were recommended for consideration as part of the Small Project Grant Fund (if funded), and 11 were recommended for further development.

In total, there are 25 projects requesting approximately \$24,700,000 in DRI funds. The goal of this public meeting was to review these 25 projects and to understand the public support for each project. The LPC will take the results of the public meeting exercise into consideration when identifying a recommended slate of projects.

See attached PowerPoint for information on project names, costs, and DRI funding requests.

The results of the DRI dollar activity will be presented at the February Local Planning Committee meeting.

Next Steps

Kimberly described upcoming public engagement and project development activities, which include:

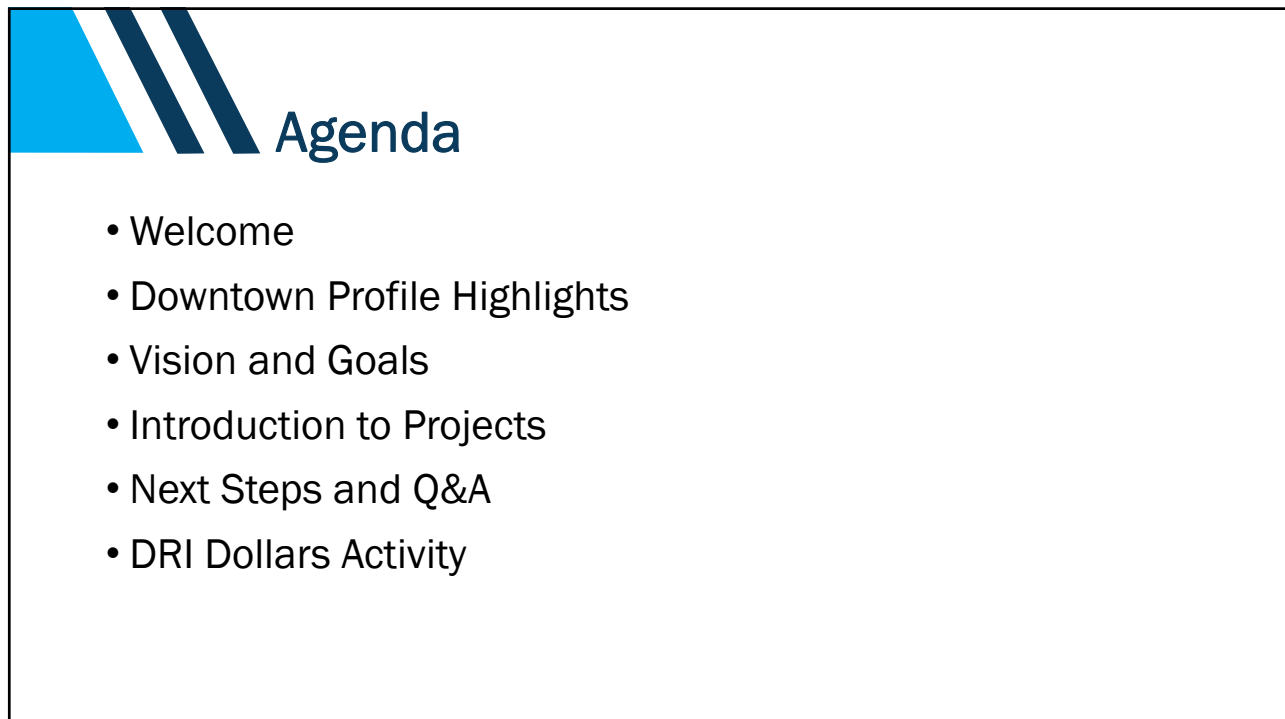
- On-going discussions with all project sponsors and development of draft project profiles
- LPC Meeting #5 – February 11th, 2019 at 5 PM at the YWCA
- Public Workshop #3 – March 2019 (Location, date and time TBD)

PUBLIC WORKSHOP #2 SIGN IN | PUBLIC ATTENDEES

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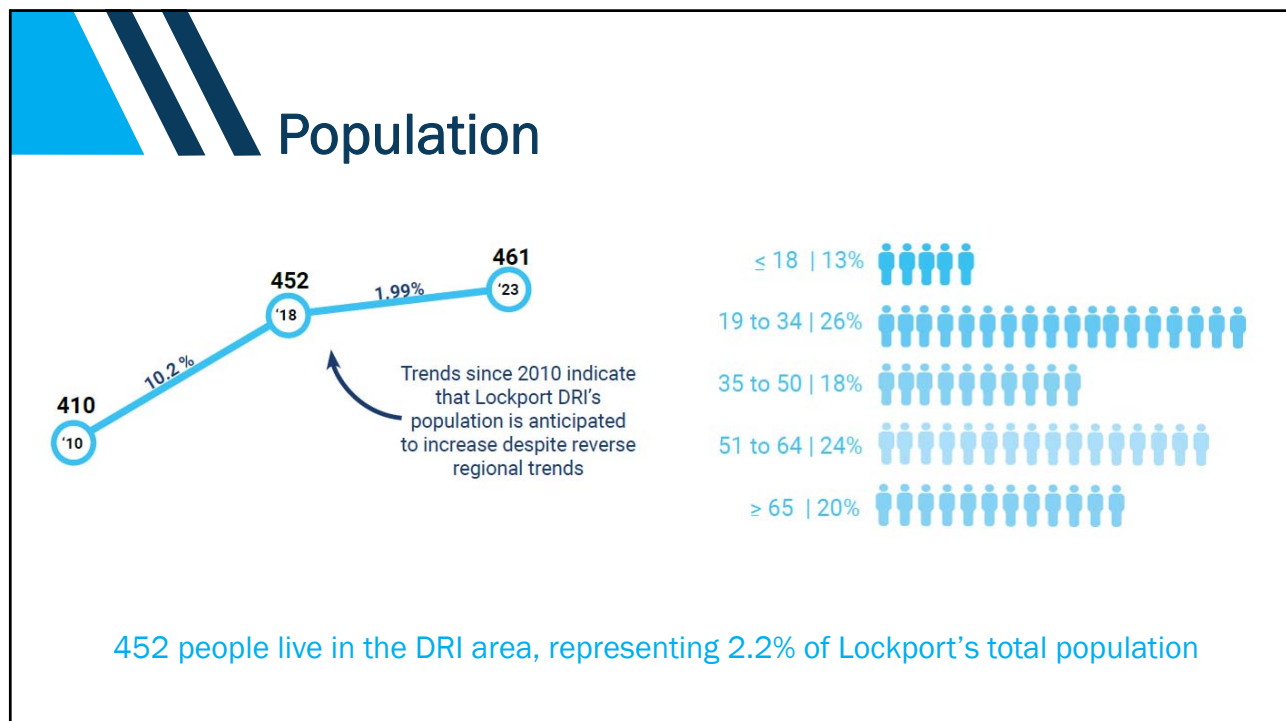
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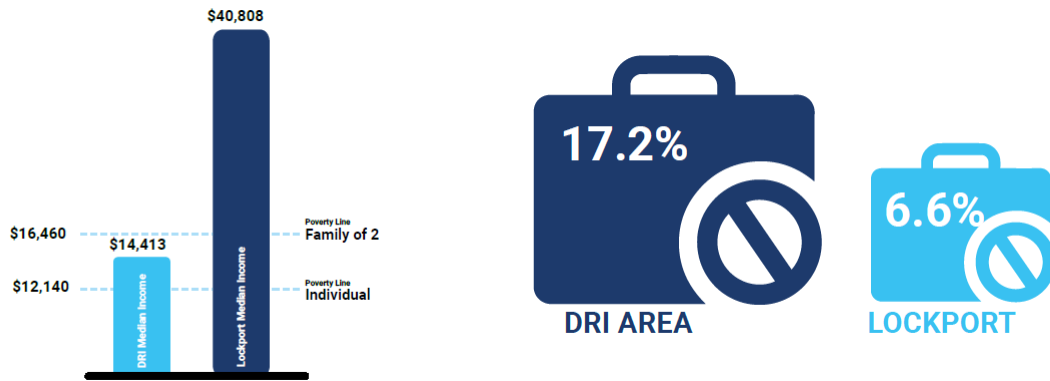
DOWNTOWN PROFILE HIGHLIGHTS

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Income and Employment

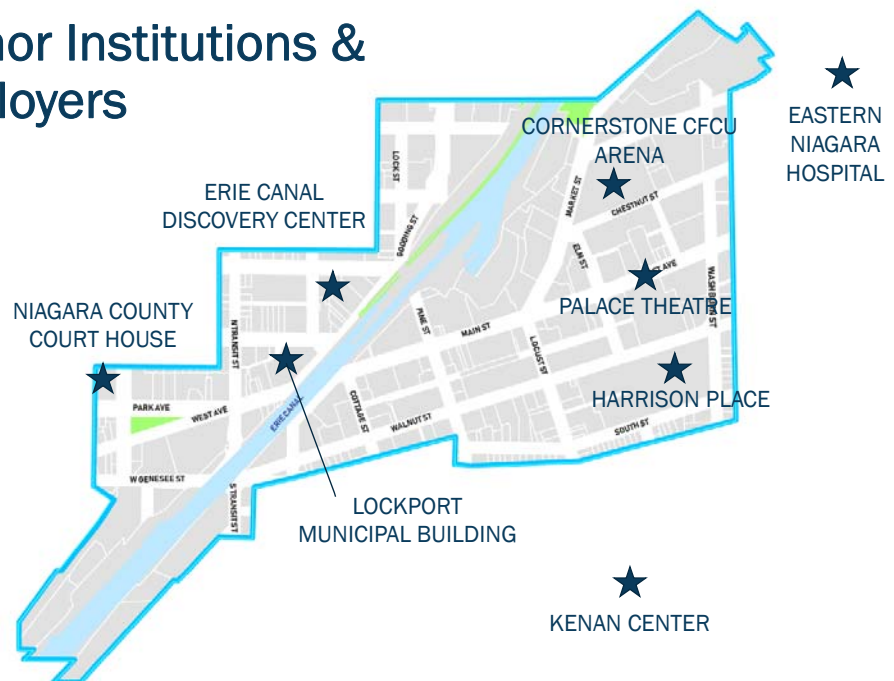


Median income is lower and unemployment rates are higher in the DRI compared to the City

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Anchor Institutions & Employers

Several institutions in and around the DRI area provide critical public services and steady employment.



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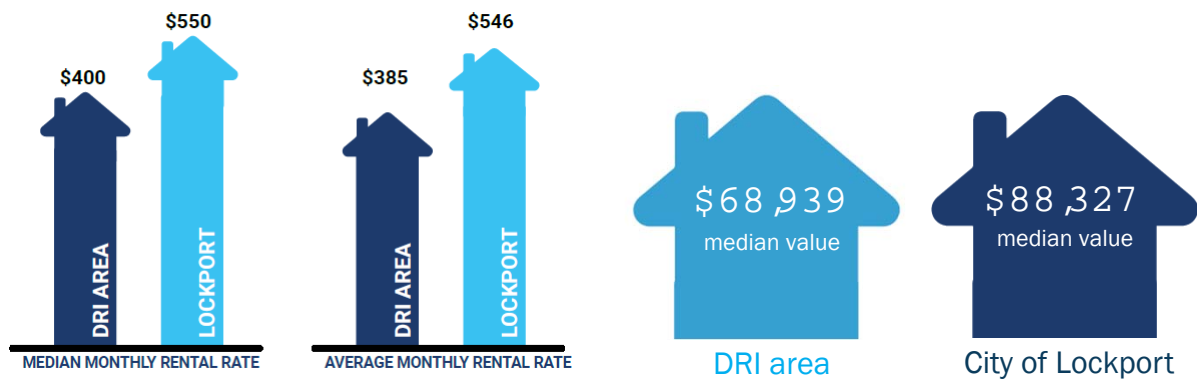
Commuting Patterns

The DRI area sees an influx of people for employment during weekdays....creating opportunities for targeted investment.



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Housing

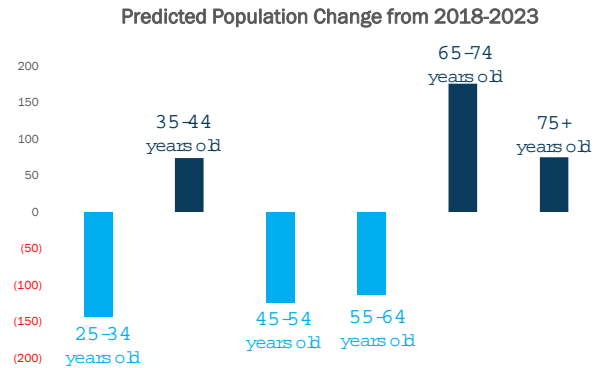


Home values and rental rates are very affordable in the DRI area and the City

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Housing Market Trends and Opportunities

- Limited multi-family housing in the downtown show an opportunity to diversify housing options
- Aging populations and millennials are seeking dense, downtown environments to live
- Lockport's competitive prices are an opportunity to attract young professionals



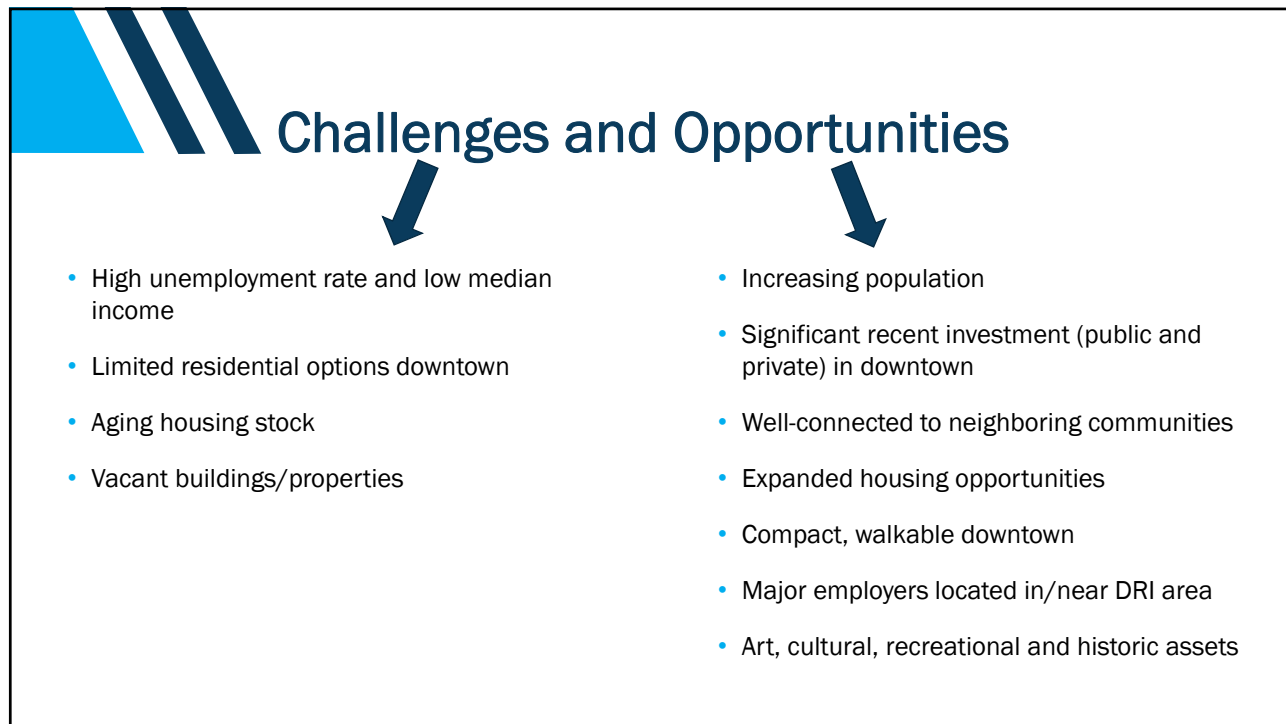
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Retail Market Trends and Opportunities

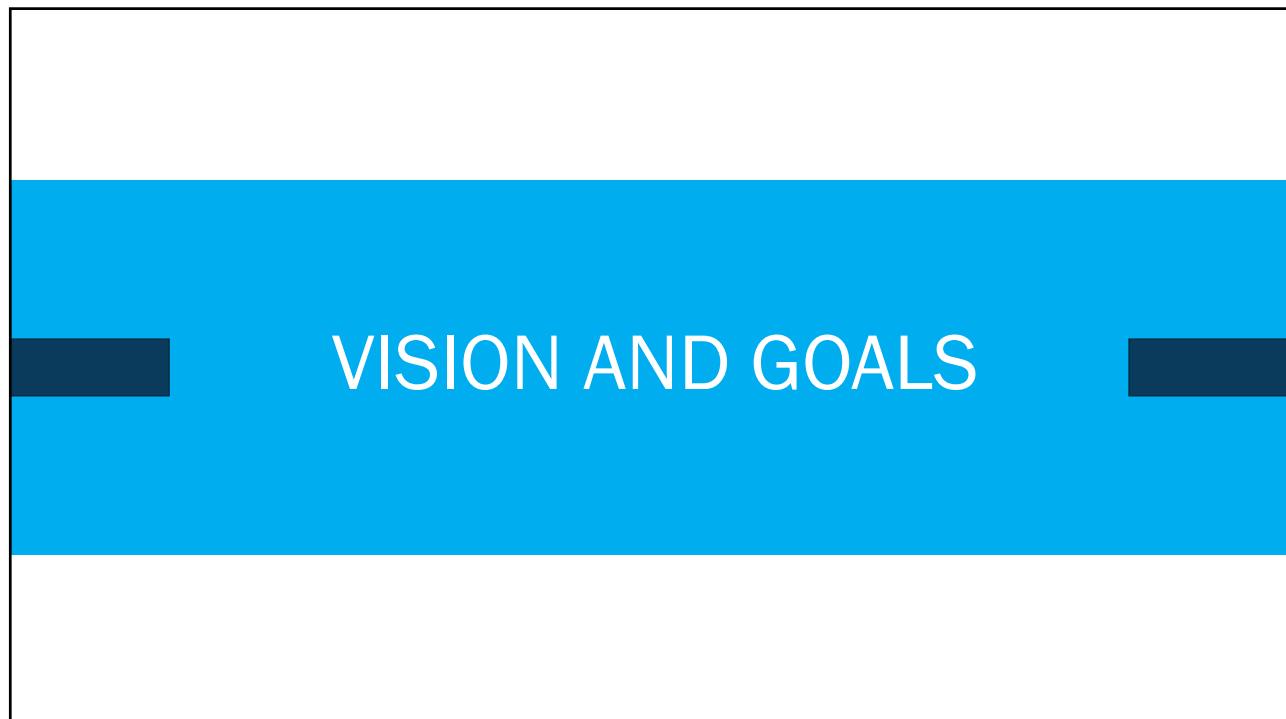
- Expansion of small retail shops in the downtown will enhance vitality and attractiveness for additional residents
- Opportunity to capitalize on local and tourist demand for specialty food and beverage establishments downtown
- Increasing downtown accommodations and linking Lockport to regional destinations will increase the City's tourism market and opportunities




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Vision Statement

The City of Lockport envisions a growing, inviting, and vibrant downtown district that is filled to capacity, serves as the heart of community, acts as a point of pride for residents, and attracts visitors of all ages.

This forward-thinking downtown, built around the Erie Canal, will offer diverse housing options and commercial employment opportunities including dining, shopping, art, entertainment, parks, and events in a friendly and welcoming environment.

The historic integrity and character of our unique canal community will be a showcase for the region, with revitalized buildings, attractive storefronts, and residential options – providing a walkable, livable, and sustainable community.

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Goals

1. Promote the City's urban character through the **revitalization of vacant and underutilized buildings**
2. Increase the number and diversity of **residential options** in the downtown
3. Ensure the City's **streetscapes and public spaces** are functional and aesthetically-pleasing
4. Promote existing resources to support expanded **tourism** and enhance **live-work-play** opportunities for residents

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INTRODUCTION TO PROJECTS

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Preliminary Project List

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PROJECTS

\$24.7 M

DRI FUNDS REQUESTED

13 NEW DEVELOPMENT AND/OR REHAB OF
EXISTING BUILDINGS

11 PUBLIC IMPROVEMENT PROJECTS

1 SMALL PROJECT GRANT FUND

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Recap of LPC Meeting #3

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PROPOSALS RECEIVED

2

REMOVED FROM CONSIDERATION

- Windsor Village
- 344 Summit Street

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RECOMMENDED FOR SMALL PROJECT GRANT FUND

- Zimmie's Tire
- Lake Effect: Take Out Window
- Lake Effect: Shipping Improvements
- Bewley Building (minor improvements)

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RECOMMENDED FOR FURTHER DEVELOPMENT

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Project Evaluation Criteria

- Alignment with DRI Vision and Goals, and existing local/regional plans
- Transformative and catalytic potential
- Market demand and economic feasibility
- Potential to leverage additional public or private funds
- Anticipated community/economic benefits
- Job growth and retention
- Community support
- Project readiness and timeframe for implementation
- Local capacity to sustain project implementation

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Spalding Mill and Historic Mill Race

PROJECT SCOPE
Create rooftop pavilion, improve ADA access and create amphitheater/gathering space

PRELIMINARY COST ESTIMATE

Total:	\$2,500,000
DRI Request:	\$2,200,000
Public Project:	\$1,000,000
DRI Request	\$1,000,000 (100%)
Private Project	\$1,500,000
DRI request:	\$1,200,000 (80%)

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Downtown Hotel

PROJECT SCOPE

Acquisition of City property for construction of a four-story, 60,000 SF hotel with 70-80 rooms

PRELIMINARY COST ESTIMATE

Total: \$8,651,000
DRI request: \$1,875,000 (22%)



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PUBLIC PARKING WITHIN 5-MINUTE WALKING RADIUS:

- **385** publicly-owned off-street spaces
- **350** on-street spaces

PUBLIC PARKING JUST OUTSIDE 5-MINUTE WALKING RADIUS:

- **145** publicly-owned off-street spaces
- **30** on-street spaces



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F&M Building

PROJECT SCOPE
Acquisition and redevelopment of existing building into a mixed-use facility with covered parking

PRELIMINARY COST ESTIMATE
Total: \$5,083,560
DRI request: \$1,270,890 (25%)




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Harrison Place

PROJECT SCOPE
Improvements to Building 3 including rebuilding the atrium clerestory, leveling the ground floor, window replacement, and development of a shared kitchen with a food hall incubator

PRELIMINARY COST ESTIMATE
Total: \$1,205,000
DRI request: \$995,000 (83%)



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YMCA

PROJECT SCOPE


Renovation of existing building into 21 market-rate apartments

PRELIMINARY COST ESTIMATE

Total: \$4,500,000
DRI request: \$1,000,000 (22%)



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Post Office

PROJECT SCOPE

Renovation of existing building for office space and an event venue; Improvements include a fire suppression system, kitchen infrastructure, restrooms, and an elevator

PRELIMINARY COST ESTIMATE

Total: \$3,040,000
DRI request: \$920,000 (30%)



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Tuscarora Club


PROJECT SCOPE
Renovation of existing building into wedding/event venue and 10 rental units

PRELIMINARY COST ESTIMATE

Total:	\$2,290,000
DRI request:	\$800,000 (35%)



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Historic Palace Theatre


PROJECT SCOPE
Improvements including a roof replacement, roof solar panels, installation of new stage rigging system, orchestra pit, and theatre seating

PRELIMINARY COST ESTIMATE

Total:	\$1,250,000
DRI request:	\$600,000 (48%)



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Clinton Building

PROJECT SCOPE


Façade improvements and rehabilitation of the 2nd floor into three apartments

PRELIMINARY COST ESTIMATE

Total: \$445,000
DRI request: \$370,000 (83%)



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The Warehouse

PROJECT SCOPE

Renovation of the upper floor for office/business space, including mechanical upgrades and parking area improvements

PRELIMINARY COST ESTIMATE

Total: \$498,000
DRI request: \$343,620 (69%)



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13 West Main Street

PROJECT SCOPE

Rehabilitation of existing building into a mixed-use facility with two storefronts on the lower level and office space on the upper floor (7,000 SF)

PRELIMINARY COST ESTIMATE

Total: \$504,000
DRI request: \$250,000 (50%)



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90 Market Street

PROJECT SCOPE

Rehabilitation of existing vacant building for multi-business office space

PRELIMINARY COST ESTIMATE

Total: \$231,678
DRI request: \$115,839 (50%)



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Lake Effect Ice Cream: 2nd Story Apartment

PROJECT SCOPE

Rehabilitation of the 2nd floor to add a two-bedroom, two bath apartment, including new staircase to access the 2nd floor

PRELIMINARY COST ESTIMATE

Total: \$148,000
DRI request: \$118,000 (80%)



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Public Improvement Projects



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Flight of Five Improvements

PROJECT SCOPE

Rehabilitation of Lock 67, modification to existing utility bridge (between Locks 67 and 68), installation of two sets of timber miter gates, pedestrian railing and site lighting

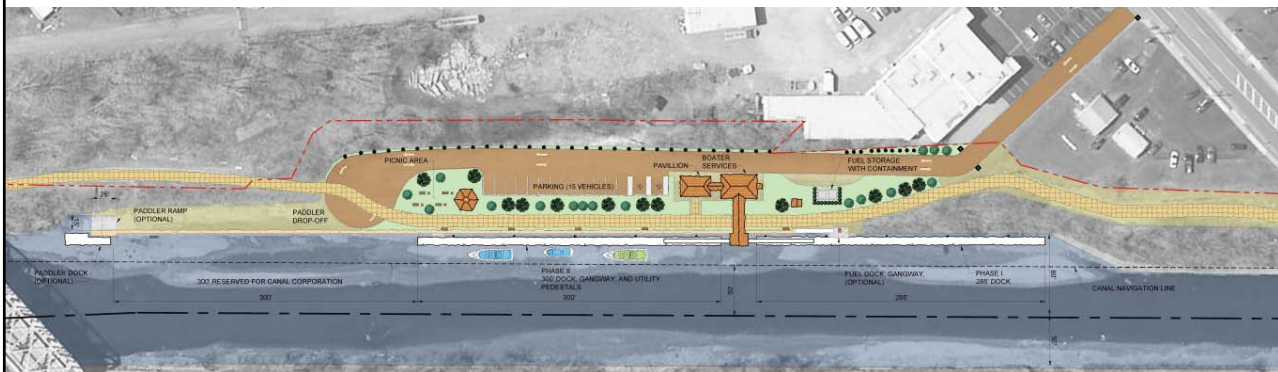
PRELIMINARY COST ESTIMATE

Total: \$3,300,000
DRI request: \$3,300,000 (100%)



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Lockport Harbor and Marine Center



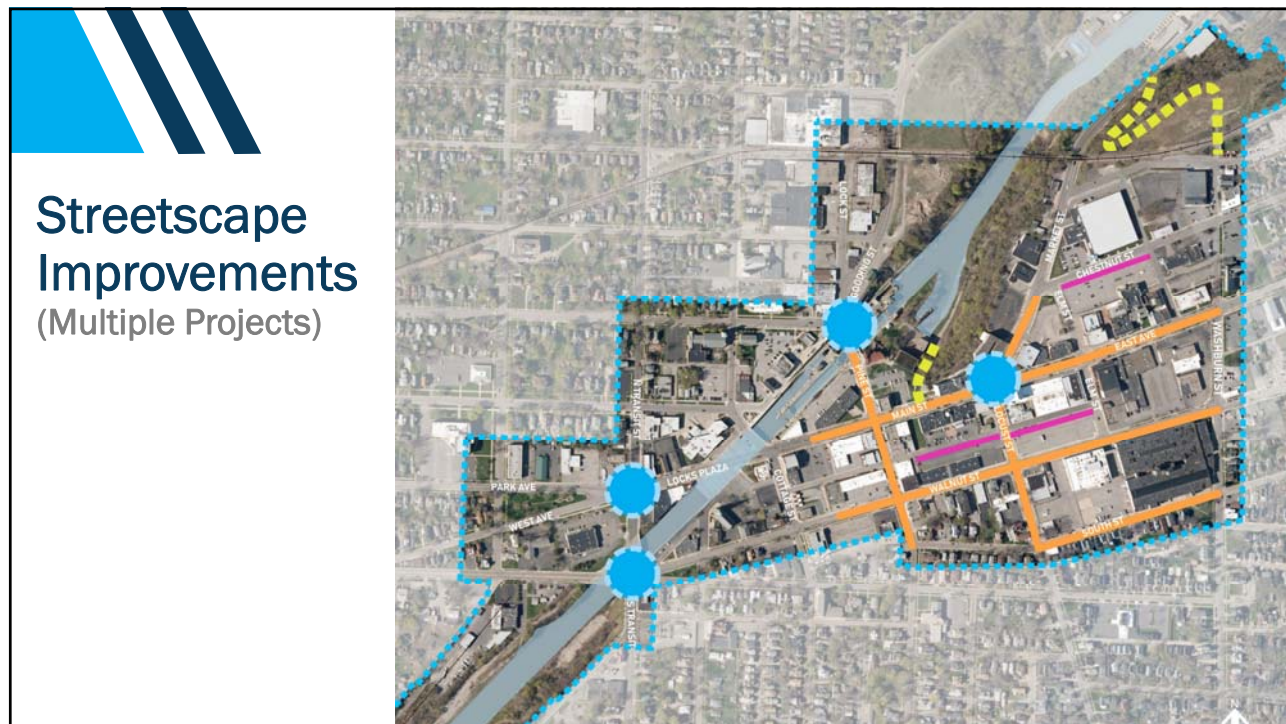
PROJECT SCOPE

Water access, water-side infrastructure, site improvements

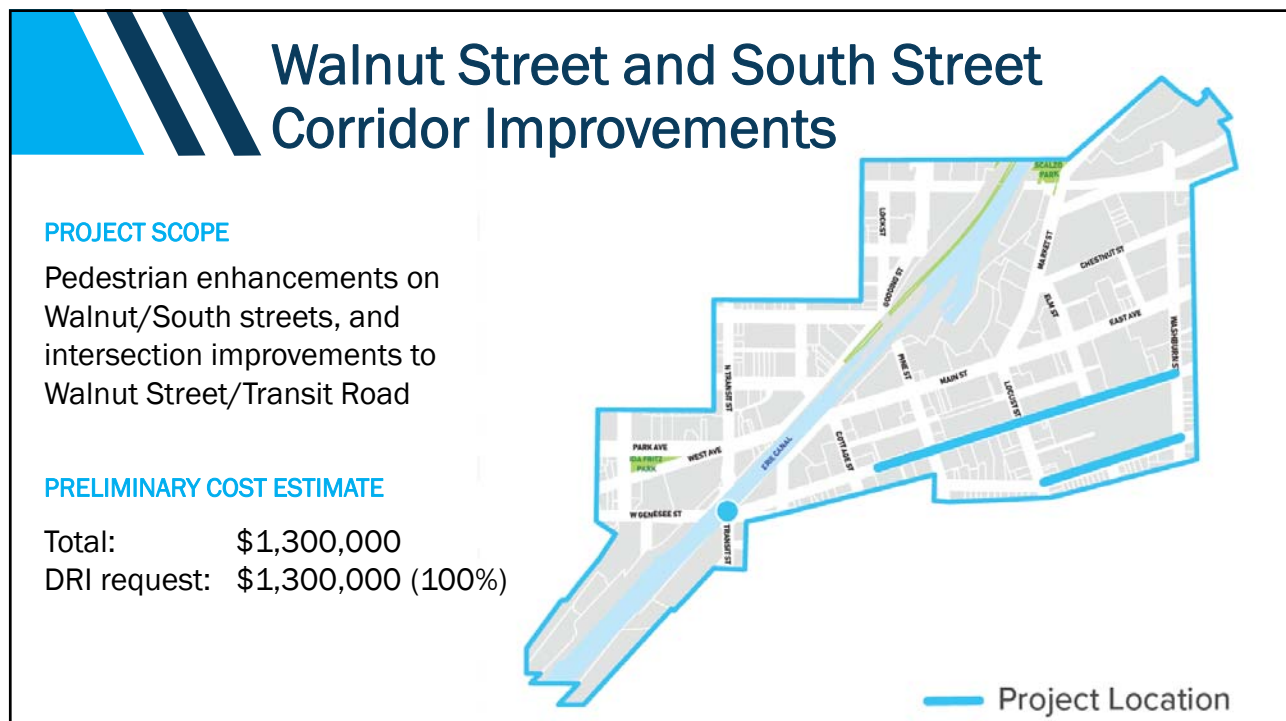
PRELIMINARY COST ESTIMATE

Total: \$3,400,000
DRI request: \$3,400,000 (100%)

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WALNUT STREET

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SOUTH STREET

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Pine Street Corridor

PROJECT SCOPE

Enhancements to Pine Street Bridge, Pine Street/Lock Street intersection, and pedestrian enhancements

PRELIMINARY COST ESTIMATE

Total: \$995,000

DRI request: \$995,000 (100%)



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LOCK STREET/PINE STREET INTERSECTION



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Market/Locust Street Improvements

PROJECT SCOPE

Pedestrian enhancements (bumpouts, amenities) and intersection improvements to Main Street/Locust Street

PRELIMINARY COST ESTIMATE


Total: \$700,000
DRI request: \$700,000 (100%)



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Main / Park Improvements

PROJECT SCOPE
Pedestrian enhancements intersection improvements to Main Street/Park Avenue

PRELIMINARY COST ESTIMATE


Total:	\$700,000
DRI request:	\$700,000



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Parking Lot Delineation

PROJECT SCOPE

Landscaping and curbing delineations to Frontier Place, Heritage Court and Chestnut Street

PRELIMINARY COST ESTIMATE

Total: \$650,000
DRI request: \$650,000 (100%)



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CHESTNUT STREET



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Off-Road Connections

PROJECT SCOPE

Construction of pedestrian and bicycle trails to increase downtown accessibility to the Erie Canal

PRELIMINARY COST ESTIMATE


Total:	\$1,700,000
DRI request:	\$1,700,000 (100%)

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MAIN STREET PEDESTRIAN / BIKE TRAIL



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Lock Tender Tribute

PROJECT SCOPE

Public art installation on the steps of the Erie Canal (between Locks 70 and 71) to enhance sense of place and boost tourism.

PRELIMINARY COST ESTIMATE

Total:	\$490,000
DRI request:	\$250,000 (51%)



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Bright Lights Lock City (Public Art)

PROJECT SCOPE


Component 1 – Projection Lighting
 Component 2 – Neon Signs/ LED Swings
 Component 3 – Lockport Gateway Sign

PRELIMINARY COST ESTIMATE

Total: \$143,300
 DRI request: \$111,300 (78%)



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Union Station

PROJECT SCOPE

Creation of a community space including a covered stage and seating area, railroad boarding station, and general site improvements

PRELIMINARY COST ESTIMATE

Total: \$122,746
 DRI request: \$87,746 (71%)



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Small Project Grant Fund

PROJECT SCOPE

Establish a grant fund to assist downtown property owners with small projects that improve their building and site

PRELIMINARY COST ESTIMATE

Total:	\$600,000
DRI request:	\$600,000 (100%)

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DRI DOLLARS ACTIVITY

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DRI DOLLARS ACTIVITY

Tell Us How You Want to Spend the DRI Funding!

- Spend your \$10M DRI Bucks on the projects you think are best aligned with the Lockport DRI vision + goals
- Dollar amounts placed in jars **MUST** be equivalent to the value of the DRI Funding Request stated on the board
- Need to “Break a Bill”? Visit one of the members of the consultant team for change!



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NEXT STEPS

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Next Steps

- Refine Preliminary Project List
- Draft Project Profiles
- LPC Meeting #5 | February 11, 2019
- Public Workshop | March 2019



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