

City of Tonawanda Downtown Revitalization Initiative (DRI)



Local Planning Committee (LPC) Meeting #3
July 25, 2024, 6:00-7:30 PM



City of
Tonawanda

Downtown
Revitalization
Initiative



NEW YORK
STATE OF
OPPORTUNITY.

Downtown
Revitalization
Initiative

Welcome & Introductions

Co-chairs

- Honorable John White, Mayor
- Paul Brown, WNY Regional Economic Development Council
- Marty Grunzweig, City of Tonawanda Local Development Corporation
- Skip Johnson, Historical Society of the Tonawandas
- Nhi Kha, Sativa Remedy
- Debbie Jaeger, Erie Heights Apartments
- Alice Roth, City of Tonawanda Planning Board
- Michelle Lockett, Niagara River Greenway Commission
- Mark Saltarelli, Tonawandas Gateway Harbor, Inc.
- Joan Horn, City of Tonawanda Board of Visual & Performing Arts
- Jeffrey Ross, Chamber of Commerce of the Tonawandas
- Suzanne Zuchlewski, Resident

Welcome & Introductions

Name

State Partners

Ben Bidell	NYS Department of State
Angela Keppel	NYS Department of State
Erin Corrado	Empire State Development
Mo Sumbundu	Governor's Office
Leonard Skrill	NYS Homes and Community Renewal

Name

City of Tonawanda

Sharon Stuart	Administrative Assistant to the Mayor
Judy Kurtzworth	Executive Secretary to the Mayor

Code of Conduct Preamble

Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project. For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project. Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.

Today's Agenda

1. Welcome and introductions
2. Code of Conduct preamble
3. Planning process and engagement updates
4. Initial findings from Downtown Profile and Assessment
5. Review and finalize revitalization strategies
6. Review and discuss proposed projects
 - Creation of Small Projects Fund
 - Projects to remove from DRI funding consideration
 - Potential boundary amendments
7. Project evaluation process
8. Next steps
9. Public comment

Planning Process



APR

MAY

JUN

JUL

AUG

SEP

OCT

NOV

DEC

LPC MEETINGS

1

2

3

4

5

6

ENGAGEMENT

Public Workshop #1

Open Call for Projects

Local Outreach Activities

Public Workshop #2

Project Sponsor Coordination

STRATEGIC INVESTMENT PLAN (SIP)

Downtown Profile and Assessment

Community Vision, Goals, and Revitalization Strategies

Project Identification and Development

Draft Project Profiles

Refine Project Profiles

Draft SIP

Finalize SIP

LPC Meeting #2 Summary (Last Meeting)

- Summary of Tonawanda's Comprehensive Plan, Local Waterfront Revitalization Plan and other foundational plans and studies
- Characteristics of strong DRI projects
- Building a strong slate of DRI projects
- State and local evaluation criteria for projects
- Revised vision and goals based on public feedback
- Overview of process for Open Call for Projects
- Public Comment

LPC Meeting #3 (Today's Meeting)

- Planning process and engagement updates
- Initial findings from Downtown Profile and Assessment
- Review and finalize revitalization strategies
- Review and discuss proposed projects
 - Creation of Small Project Fund
 - Projects to potentially remove from DRI funding consideration
 - Potential boundary amendments
- Review project evaluation process
- Public comment

LPC Meeting #4 (Next Meeting)

- Planning process and engagement updates
- Findings from market assessment and public survey
- Review project evaluation criteria
- Presentations from project applicants
- Discussion of proposed projects
- Identify additional information needed to support decision-making
- Public comment

Engagement Updates



Engagement Updates

- Hard-to-reach populations
- Diversity of representation of the Tonawanda community in the DRI process
- Recent engagement has focused on promoting the public survey and Open Call for Projects



Public Survey

- Public survey extended to August 2nd; 265 responses to date
- Identifies community issues, opportunities, and needs to be addressed in the Strategic Investment Plan
- Results will be shared at LPC meeting #4
- Initial findings
 - 91% of respondents live in the City of Tonawanda, and 70% of those have lived there more than 10 years
 - Most common reasons to go downtown: eating at a restaurant or getting takeout, running errands (bank, post office, dry cleaners, shopping), concerts, events, and entertainment, recreation (fishing, boating, parks, waterfront, trails)
- **Priorities for Downtown:**
 - Supporting and growing businesses
 - Developing vacant and underutilized sites
 - Beautifying Main Street and other streetscapes
 - Attracting tourism and visitors year-round
- **Would like to see:**
 - Restaurants
 - Retail / shopping
 - Coffee shop
 - Bakery
 - Breweries / wineries / distilleries



Initial Findings from Downtown Profile and Assessment



Downtown Profile and Assessment

The Downtown Profile and Assessment tells a clear and concise story of the community – where it is today, how it got there, and where it is going – and provides the logical basis for project need and recommendations.

Includes the following topics:

- Study Area /Boundary Description
- Demographic Snapshot
- Regional and Historic context
- Recent Plans & Investment
- Physical Setting
 - Environmental context
 - Resilience
 - Built Environment
 - Vacant/underutilized sites
 - Existing Land Use
 - Zoning and/or Design Standards
 - Infrastructure systems
 - Transportation Networks
 - Public Spaces
 - Historic, cultural, & artistic assets
- Economic Context
- Housing Assessment
- Key Observations

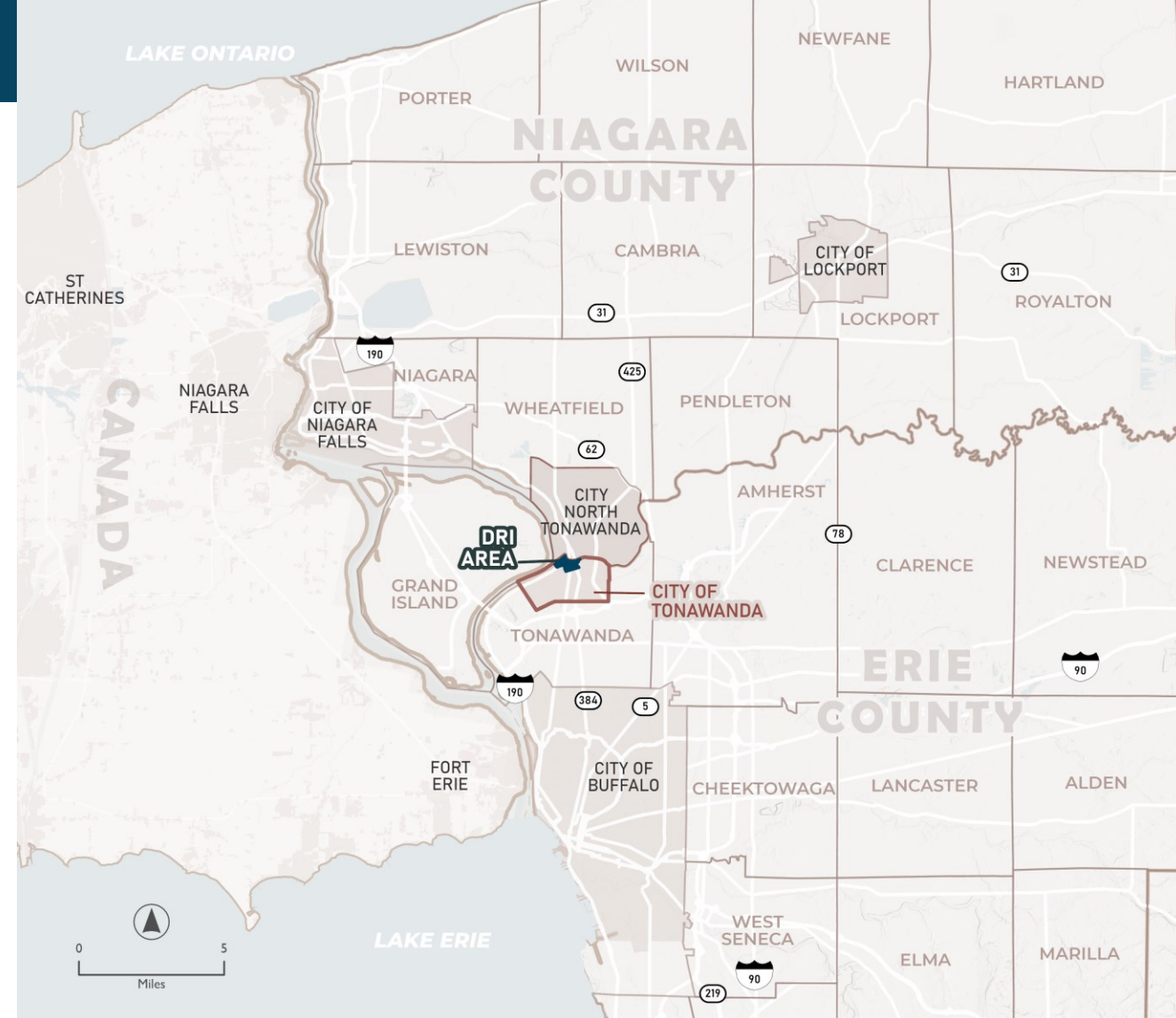
Study Area and Boundary Description

- **Boundary Area:** 134 acres centered on the central business district and waterfront with 1.7 miles of shoreline
- **Strategic Location:** At the confluence of the Niagara River, Erie Canal, and Ellicott Creek
- **Key Amenities:** Gateway Harbor Park, Canal Street Plaza, Blueways-Greenways Hub, and historic bridges
- **Revitalization Focus:** Aiming to boost commercial investment, tourism, and residential appeal



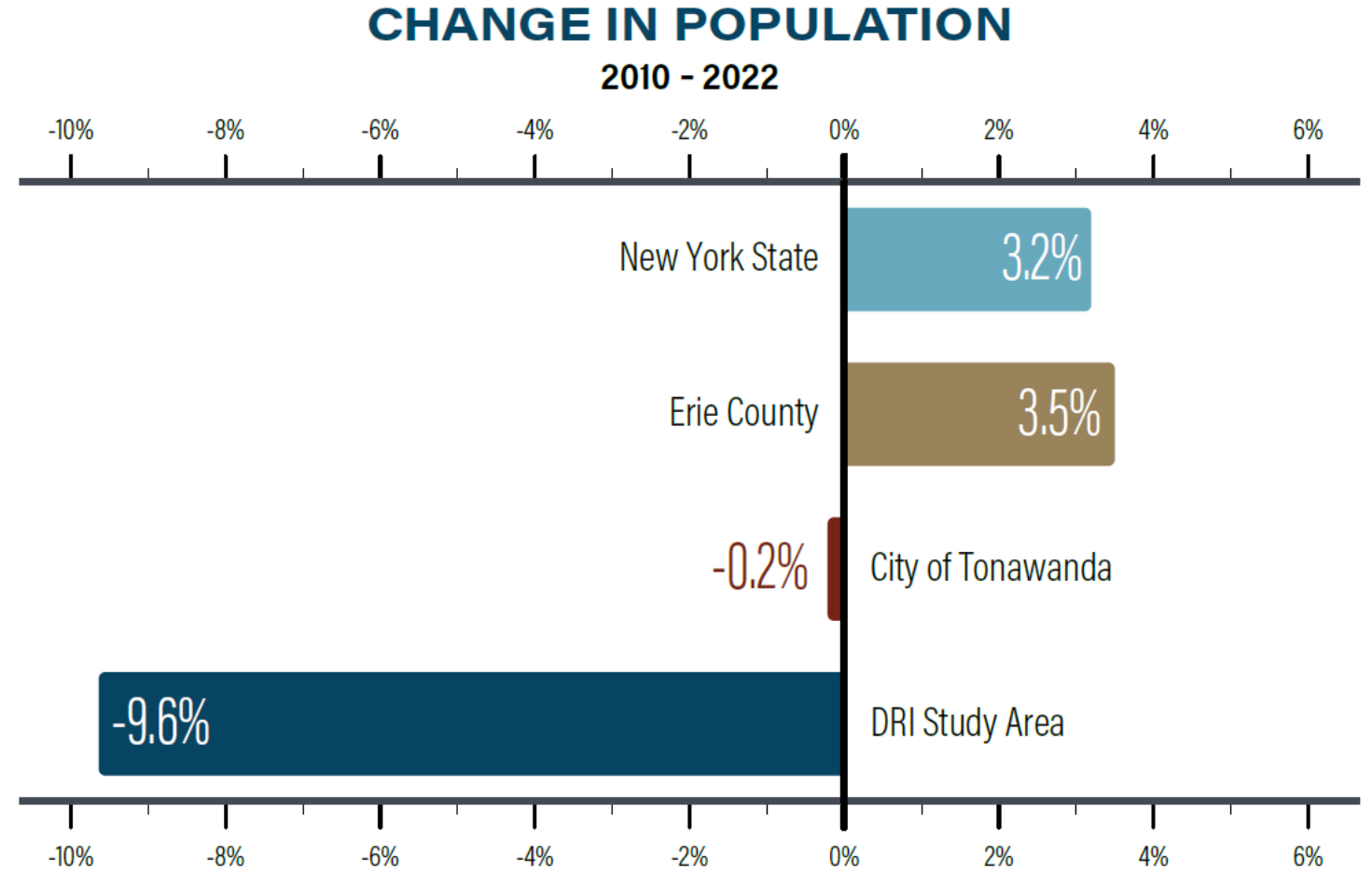
Regional Context

- **Historical Significance:** Tonawanda, once the Lumber Capital of the World, pivoted from timber to manufacturing and now focuses on tourism and recreation.
- **Modern Tourism Hub:** The DRI area attracts 850,000 annual users to its parks and recreational trails, which link Tonawanda to the rest of Western New York and beyond.
- **Investment:** Significant public and private investments in the area are transforming long-vacant industrial sites into retail, housing, and job opportunities.



Demographic Overview: Population

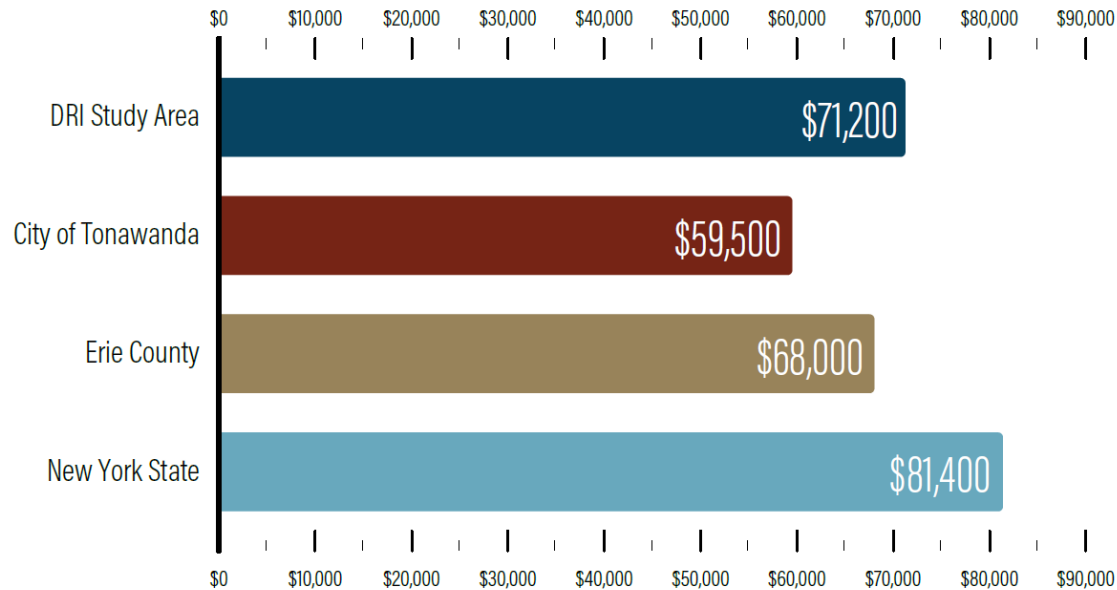
Population Decline:
The DRI area saw a nearly 10% population decrease from 2000 to 2022.



Median Household Income & Unemployment Rate

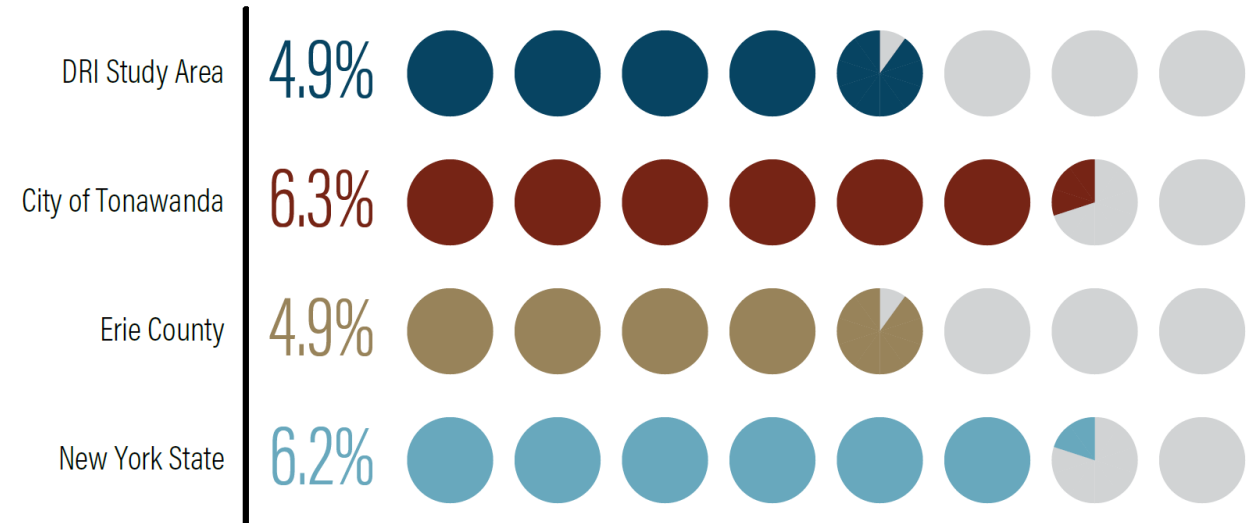
MEDIAN HOUSEHOLD INCOME

2022



UNEMPLOYMENT RATE

2022 CIVILIAN 16+ POPULATION



DRI area residents enjoy a low 4.9% unemployment rate and a median household income (\$71,199) that is higher than residents of both the city (\$59,532) and county (\$68,014).

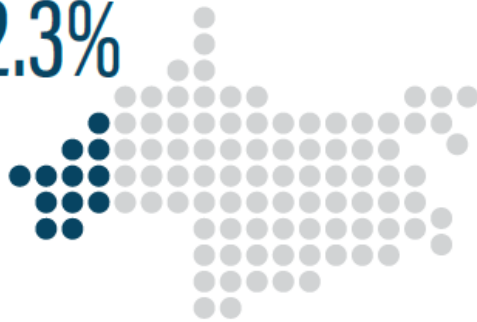
Community Challenges and Economic Disparity

PERCENT BELOW POVERTY

2022

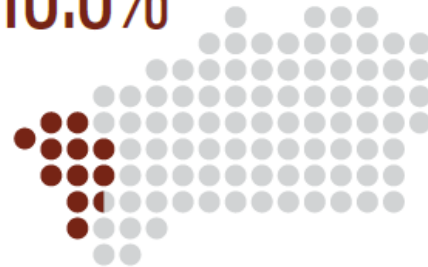
DRI AREA

12.3%



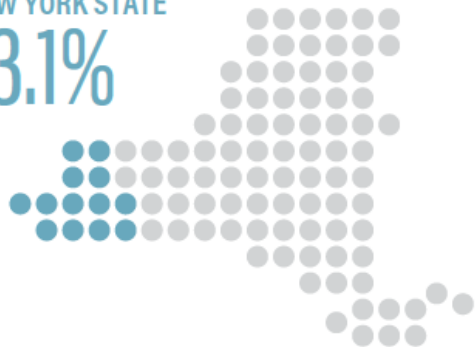
CITY OF TONAWANDA

10.6%



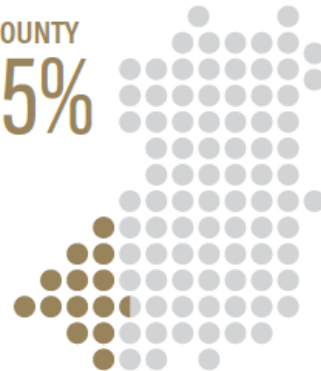
NEW YORK STATE

13.1%



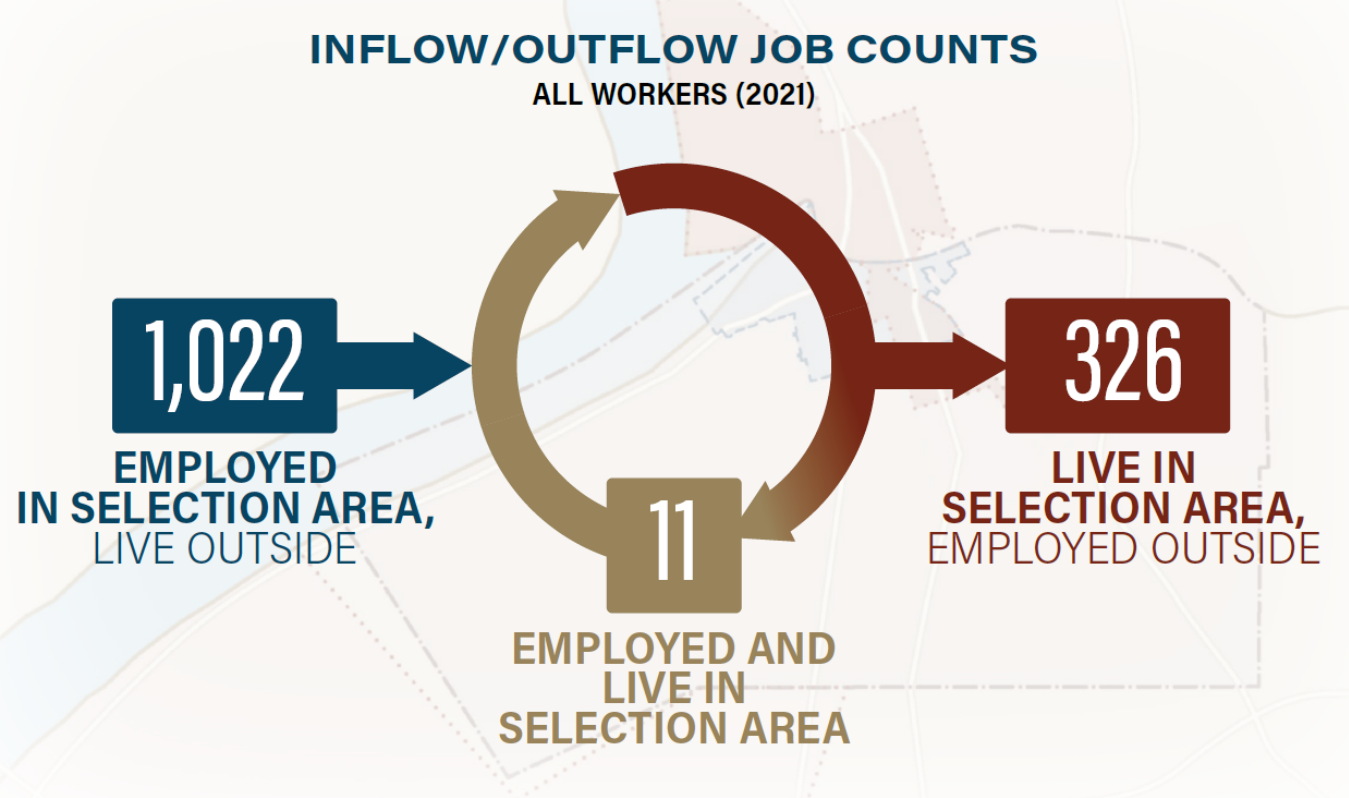
ERIE COUNTY

13.5%



Despite higher median incomes, 12.3% of DRI area residents live in poverty, highlighting an income gap.

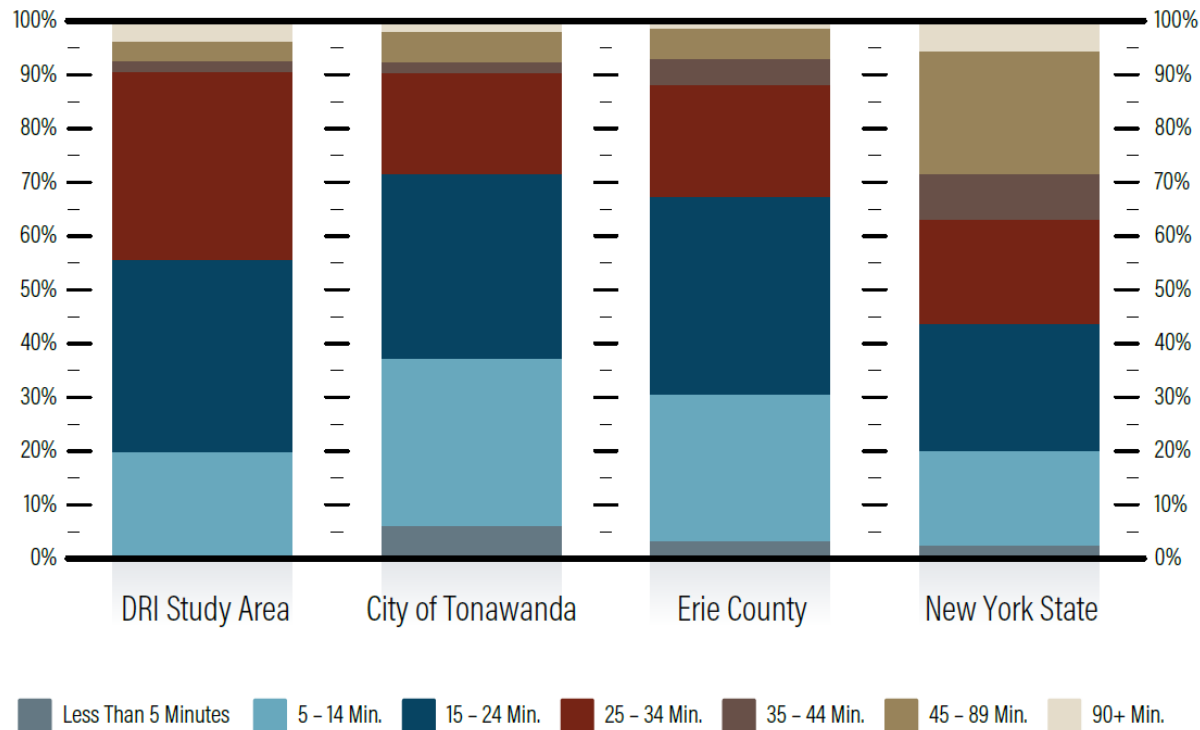
Job Flow Dynamics



- Job Dynamics: The DRI area imports jobs, with a significant inbound commute (1,022 workers) and fewer outbound (326). Only 1% of workers in the area reside there.
- Work-from-Home Trend: 25% of employed DRI area residents work from home, contrasting with 12% in the City of Tonawanda and 10% in Erie County, potentially boosting worker satisfaction and productivity.

Commute Times

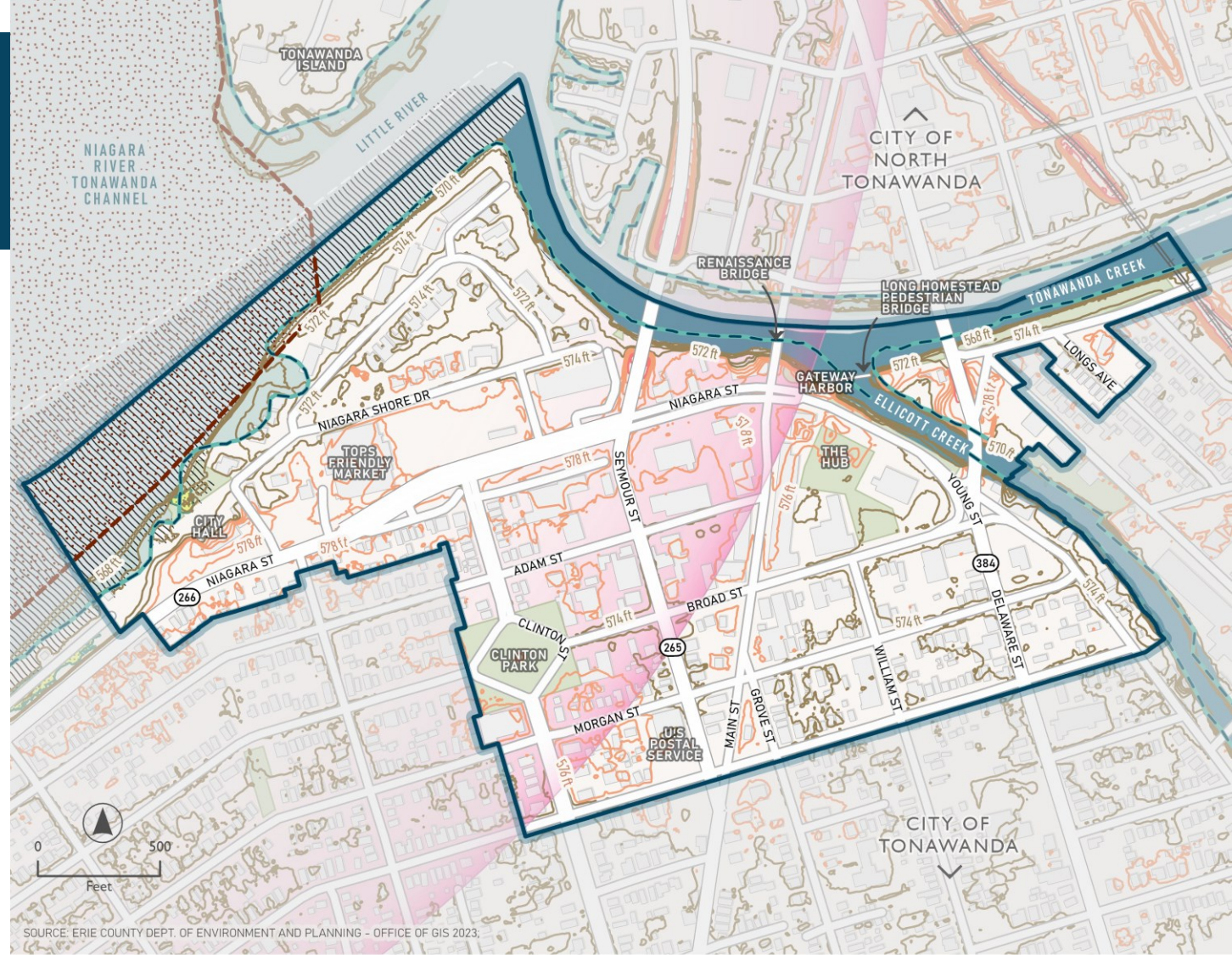
COMMUTE TO WORK
TRAVEL TIME (2022)



- **Commuting:** The majority of commuters (71%) drive to work. Commuter drive times are lower than statewide, with 50% traveling 30 minutes or more to work.












Environmental Context

- **Waterways, Terrain & Flood Risks:** Defined by the Niagara River, Erie Barge Canal/Tonawanda Creek, and Ellicott Creek, with generally flat topography and minimal flood-prone areas.
- **Environmental Impact:** Channelization of Tonawanda Creek and seasonal flow reversal affect habitat connectivity and aquatic biodiversity, potentially impacting water temperature and fish populations.



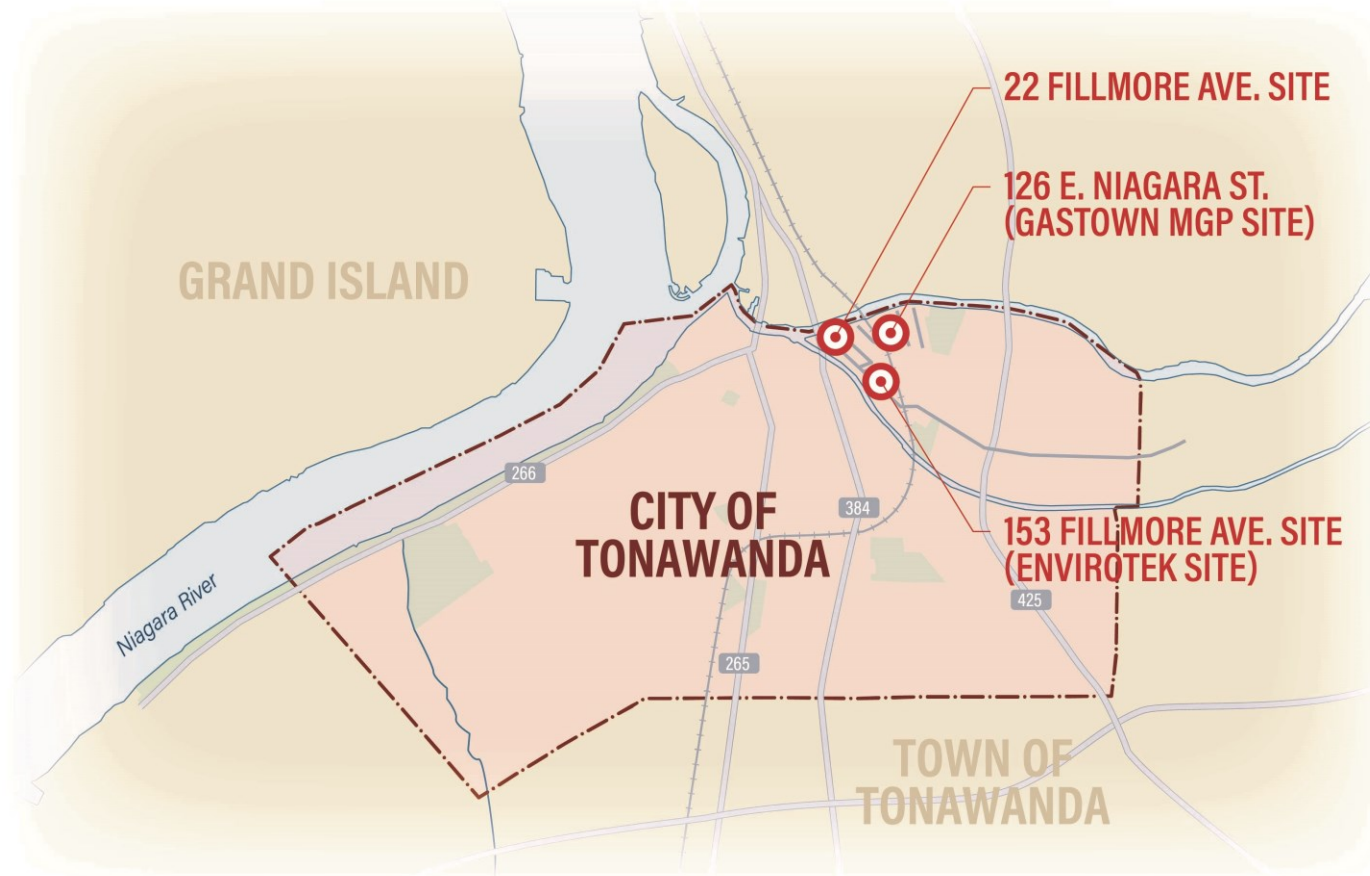
NATURAL RESOURCES

MAP KEY:

 TONAWANDA DRI BOUNDARY	 NATURAL HERITAGE PLANT AND ANIMAL OCCURENCES (NYSDOS) - A GENERALIZED REPRESENTATION OF WHERE THESE HABITATS MAY EXIST	 FEMA SPECIAL FLOOD HAZARD AREA
 IMPORTANT BIRD AREA (IBA)	 USFWS NWI RIVERINE WETLAND	 0.2% ANNUAL CHANCE FLOOD HAZARD
ELEVATION CONTOUR (FT)		 1% ANNUAL CHANCE FLOOD HAZARD
 566 - 575		 REGULATORY FLOODWAY
 576 - 585		
 586 - 590		

Environmental Context

- **Brownfield Redevelopment:**
 - **22 Fillmore Ave., part of the Brownfield Cleanup Program, slated for \$30M redevelopment - mixed-use development with 124 apartments, vacation rentals, a restaurant, and a café.**
 - **Gastown MGP Site (126 East Niagara Street) – environmental remediation complete**
 - **Envirotek (153 Fillmore Avenue) – environmental remediation complete**
 - **Sites represent a small cluster of remediated brownfields in the Gastown neighborhood.**



Existing Land Use

- Commercial areas cover nearly 20%** of the DRI area, focused on Main Street and Niagara Street corridors, and waterfront zones along Erie Barge Canal/Tonawanda Creek and Ellicott Creek.

*** The 20% does not include all of the commercial parking areas. When all commercial parking areas are factored in, commercial areas comprise a much higher percentage of the DRI area***

- Residential uses occupy another 20% the DRI area, with 245 parcels covering almost 28 acres, predominantly single-family homes.



EXISTING LAND USE

MAP KEY:

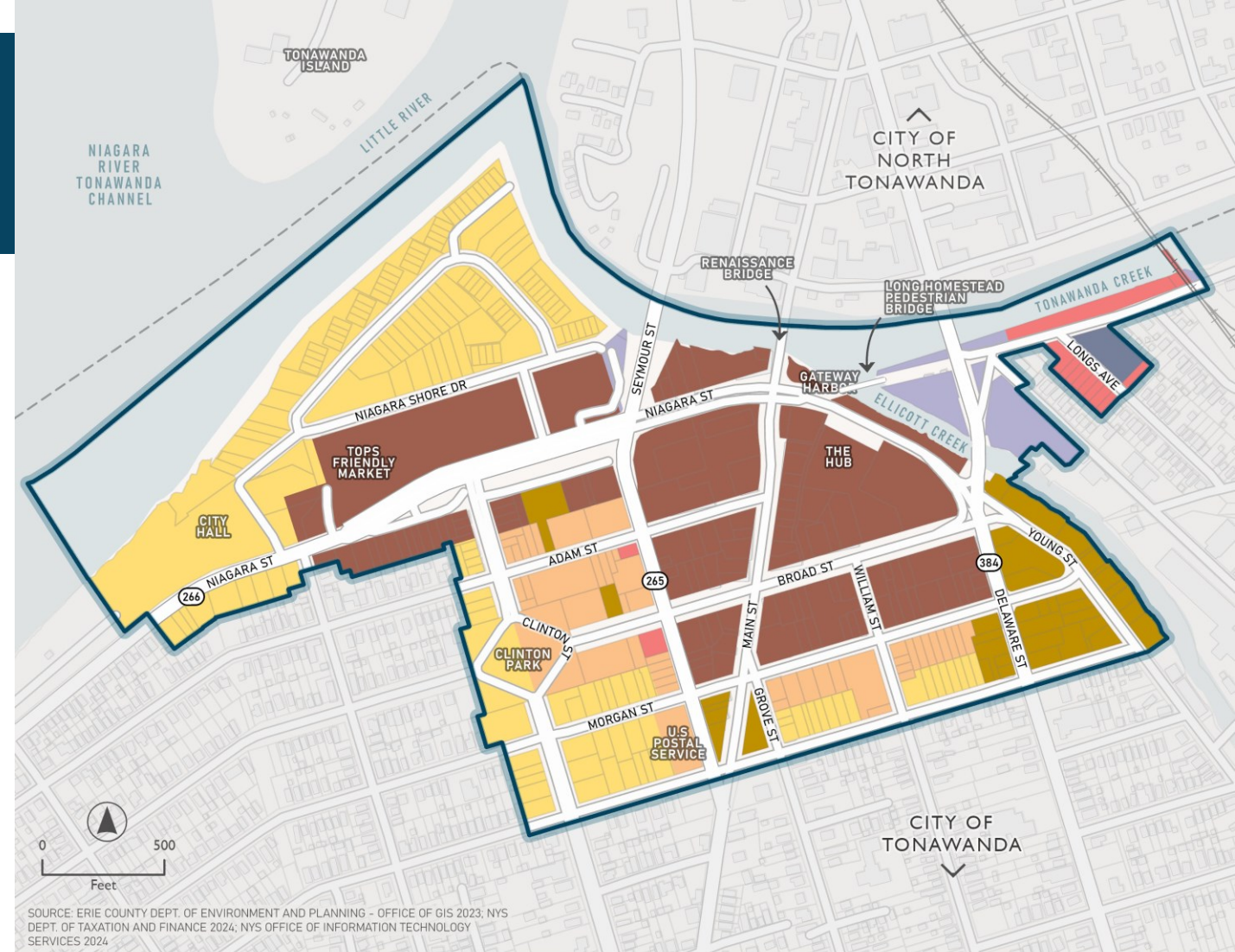
TONAWANDA DRI BOUNDARY	RESIDENTIAL - TWO FAMILY	VACANT LAND
MUNICIPAL BOUNDARY	RESIDENTIAL - THREE FAMILY	WILD, FORESTED AND CONSERVATION LANDS
EXISTING LAND USE	RESIDENTIAL - APARTMENT	RESIDENTIAL LAND USE THAT IS CLASSIFIED AS VACANT IN THE PARCEL DATABASE. THESE AREAS ARE ZONED RESIDENTIAL BY THE CITY.
COMMERCIAL	RESIDENTIAL - MULTI-PURPOSE/MULTI-STRUCTURE	
COMMUNITY SERVICES	RECREATION AND ENTERTAINMENT	
INDUSTRIAL	TRANSPORTATION ROW	
PUBLIC SERVICES		
RESIDENTIAL - SINGLE FAMILY		

Vacant and Underutilized Areas

- About 43% of the DRI area consists of vacant and underutilized land with most of it comprised of commercial parking areas that dominate the landscape.
- Large parking areas are prevalent, including the 6.5-acre Tops supermarket plaza on Niagara Street and the Walgreens store at Broad and Seymour streets, which has its own parking and adjoins the Blueways-Greenways Intermodal Hub parking lot owned by the city.
- According to the 2018 Parking Study completed for downtown Tonawanda, there are a total of **1,959 spaces within the downtown area (the study area is smaller than the DRI area)**.
 - A total of **348** of these spaces are on-street and **1,611** are off street
 - There are **35** parking lots within the study area.
 - *Downtown area is characterized by abundant and underutilized parking spaces.*

Current Zoning

- **Commercial Zoning Districts :** Allows for commercial uses on almost 60% of the DRI area.
- **C-2 Central Retail District:** Covers 34.5 acres, promoting cohesive commercial development from Tops supermarket eastward covering the historic central business district. Residential and mixed-use are not allowable uses.
- **Zoning Update:** City received a grant to update zoning, focusing on design standards, off-street parking regulations, and district boundaries.
- **Impact:** Enhances development flexibility/aligns with LWRP, parking study, Main Street Conceptual Master Plan, and Complete Streets Policies.



CURRENT ZONING

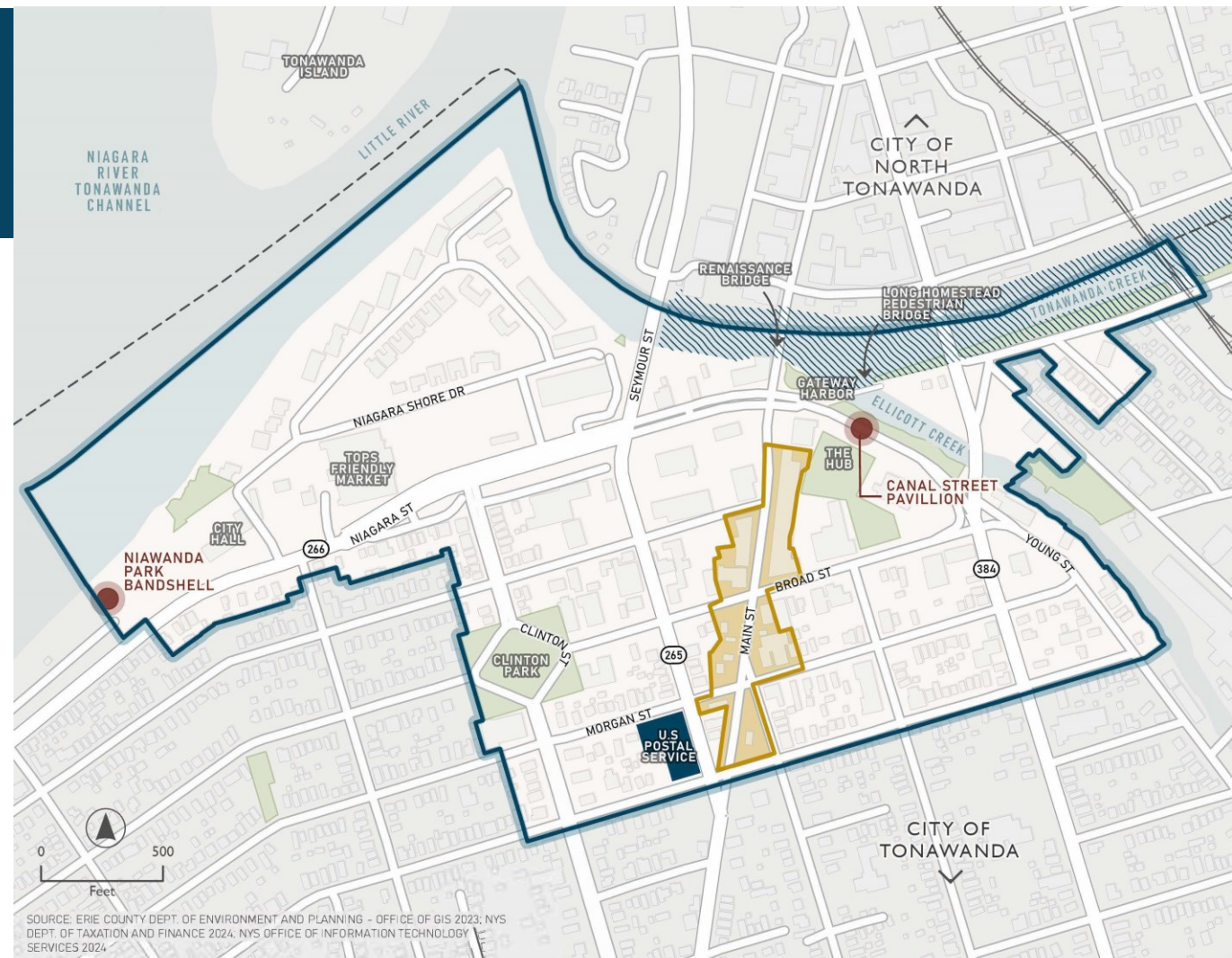
MAP KEY:

- TONAWANDA DRI BOUNDARY
- MUNICIPAL BOUNDARY

- C-1: NEIGHBORHOOD SHOPPING DISTRICT
- C-2: CENTRAL RETAIL DISTRICT
- R-2: GENERAL RESIDENCE DISTRICT
- R-C: RESIDENTIAL-RESTRICTED BUSINESS DISTRICT
- M-1: MANUFACTURING DISTRICT
- M-2: LIGHT INDUSTRIAL DISTRICT
- R-2: GENERAL RESIDENCE DISTRICT
- R-C: RESIDENTIAL-RESTRICTED BUSINESS DISTRICT

Historic, Cultural and Artistic Assets

- **Historic Resources:** Rich Erie Canal heritage with the Barge Canal Historic District and historic bridges. Preservation enhances identity, attracts heritage tourism, and supports local pride.
- **Potential Historic District:** Main Street corridor identified for historic district status, with eligible properties. Establishing this district can **protect heritage, promote adaptive reuse, and spur investment in restoration and redevelopment.**
- **Cultural Events:** The David L. Miller bandshell and Gateway Harbor host concerts while the annual Art on the Riverwalk festival showcases regional artists. Continuing to support and enhance these events fosters ongoing community interactions, attracts visitors, and stimulates local economic activity through tourism and hospitality.



HISTORIC, CULTURAL, AND ARTISTIC ASSETS

MAP KEY:

- TONAWANDA DRI BOUNDARY
- MUNICIPAL BOUNDARY
- NATIONAL REGISTER BUILDING - US POST OFFICE AT 96 SEYMOUR ST
- NEW YORK STATE BARGE CANAL HISTORIC DISTRICT
- PROPOSED TONAWANDA MAIN STREET HISTORIC DISTRICT
- CULTURAL ASSET

Key Downtown Profile and Assessment Observations

- **LWRP Expansion:** Adoption of the 2021 draft LWRP expands the Waterfront Revitalization Area, boosting downtown revitalization efforts and eligibility for funding.
- **Vacant Land Assembly:** In areas characterized by clusters of underutilized parcels, especially parking areas, land assembly could help owners better organize existing parking and free up areas for redevelopment.
- **Successful Redevelopment Projects:** Completion of projects like Canal View Commons at 72 E. Niagara St. and Canal Street Public Plaza enhances downtown vibrancy and supports mixed-use development aligned with community plans.
- **Public Realm Enhancements:** Recent investments in trail systems and public amenities highlight opportunities for further development and community engagement.
- **Historic Preservation and Zoning Updates:** Proposed National Register Historic District designation and recommended zoning updates aim to preserve historic assets, guide development, and enhance downtown appeal.

Key Downtown Profile and Assessment Observations

- **Infill Development Opportunities:** Underutilized properties present an opportunity for infill development.
 - Low-density, suburban-style development interrupts City's historic urban fabric; creates a physical and psychological barrier between Main Street and areas to the west, including Niawanda Park; and detracts from community character and uniqueness.
- **Waterfront Access:** Improvements to waterfront access and amenities, including for boaters, presents an opportunity to attract more visitors.
- **Housing Demand:** Preliminary analysis indicates strong demand for housing across income segments, however supply remains low, which is driving up prices. Opportunities for new housing exist on infill lots and upper floors of existing commercial buildings.
- **Niagara Street:** Niagara Street between Bouck and Main Streets is overbuilt at four lanes. This presents challenges to walkability. Opportunities exist to institute a road diet that would open up space for additional parkland, green space or new development.

Vision, Goals, and Strategies



Final Tonawanda DRI Vision Statement

Downtown Tonawanda will become a commercial and cultural hub at the confluence of the Erie Canal, Niagara River, and Ellicott Creek, offering a distinct blend of historical charm and modern vitality for residents, workers, and visitors of all ages. By capitalizing on its natural and built assets as a waterfront community, downtown Tonawanda will be sustainable; a vibrant place to live, work, gather, and recreate; and a unique regional destination to connect with history, nature, and each other.



Final DRI Goals

1. Attract new shops, restaurants, and other businesses to the downtown area.
2. Make downtown Tonawanda a year-round destination for residents and visitors.
3. Embrace Tonawanda's waterfront, parks, and trails as key activity centers for residents and visitors alike.
4. Improve walkability throughout downtown and better connect downtown to parks, trails, and neighborhoods.
5. Refresh streetscapes to improve access and make downtown Tonawanda look and feel livelier and more attractive to businesses.
6. Upgrade downtown Tonawanda's housing stock with a diverse mix of options for all residents.
7. Celebrate Tonawanda's rich heritage through the preservation of historic buildings and cultural sites and story-telling.
8. Highlight the small-town, historic feel of the city through enhancements to buildings, public spaces, and amenities.

Draft Revitalization Strategies

1. Attract new shops, restaurants, and other businesses to the downtown area.
 - a. Encourage the reuse and redevelopment of vacant and underutilized storefronts and buildings.
 - b. Support the growth and expansion of existing businesses **through improvements to wayfinding and pedestrian accessibility downtown.**
 - c. Partner with existing businesses to host events, festivals, and promotions that draw people downtown and showcase the area's potential.
 - d. Offer permitting support and business development assistance to ease the process for new businesses.



Draft Revitalization Strategies

2. Make downtown Tonawanda a year-round destination for residents and visitors.
 - a. Support a unique mix of businesses **that fill the** downtown area and discourage uses that are not compatible with a traditional business district.
 - b. Establish overnight lodging to encourage visitors to stay in the area.
 - c. Organize seasonal events and activities that attract people to the downtown area throughout the year, especially off-peak.
 - d. Promote businesses that provide experiences like classes, tastings, workshops, and other activities that attract people to downtown.



Draft Revitalization Strategies

3. Embrace Tonawanda's waterfront, parks, and trails as key activity centers for residents and visitors alike.
 - a. Improve access to the waterfront for people of all interests, ages, and abilities.
 - b. Invest in upgrades to parks and trails that promote accessibility, placemaking, and health and wellness.
 - c. Expand access along the Shoreline Trail for recreational activities such as kayaking, biking, and walking.
 - d. Promote diverse activities and programming to enhance park utilization.
 - e. Improve comfort facilities to extend visitor stays.



Draft Revitalization Strategies

4. Improve walkability throughout downtown and better connect downtown to parks, trails, and neighborhoods.
 - a. Improve sidewalks and expand trails to increase connectivity between downtown Tonawanda and surrounding parks and neighborhoods.
 - b. Install new wayfinding signage that better directs visitors to the downtown area.
 - c. Promote pedestrian safety with better signage, improved lighting, and safer crosswalks and intersections.
 - d. Expand and enhance access to public transportation through new routes to key destinations and amenities like bike racks and covered bus stops.



Draft Revitalization Strategies

5. Refresh streetscapes to improve access and make downtown Tonawanda look and feel livelier and more attractive to businesses.
 - a. Create a fund to assist property owners with building upgrades, especially façade improvements.
 - b. Encourage the development of outdoor patios and seating to increase activity along the street.
 - c. Support adaptive reuse of vacant and underutilized buildings that include a mix of commercial and residential uses.
 - d. Install new sidewalks, lighting, landscaping, and street furniture to create an attractive and inviting downtown area.
 - e. Encourage the installation of public art to add vibrancy and character to streetscapes.

Draft Revitalization Strategies

6. Upgrade downtown Tonawanda's housing stock with a diverse mix of options for all residents.
 - a. Attract a mix of housing types that accommodate all ages, incomes, abilities, and family types.
 - b. Encourage mixed-use development projects with first floor commercial and upper story residential.
 - c. Rehabilitate historic buildings to provide housing and preserve local character.



Draft Revitalization Strategies

7. Celebrate Tonawanda's rich heritage through the preservation of historic buildings and cultural sites and story-telling.
 - a. Update the City's zoning ordinance to provide greater protections for historic buildings and structures including guidelines for preservation and restoration.
 - b. Encourage the redevelopment of historic buildings.
 - c. Install interpretive signage for historic buildings, landmarks, and places to better convey the City's rich history.
 - d. Commission public art projects that illustrate local historical events.

Draft Revitalization Strategies

8. Highlight the small-town, historic feel of the city through enhancements to buildings, public spaces, and amenities.
 - a. Create and enhance community-building and gathering places.
 - b. Hold events that strengthen civic pride and connections between residents, the community, and local history and culture.
 - c. Develop architectural design guidelines or a form-based code that establishes design standards for public spaces including building facades.
 - d. Support small, independent businesses that embody Tonawanda's small-town character.

Project Form Submissions



Project Submission Overview

- Project Applications Received: 21
- Total DRI Request: \$23M
- Total Project Cost: \$91M
- Project Types:
 - 6 Public Improvement Projects
 - 3 New Development Projects
 - 12 Redevelopment/Renovation of Existing Buildings
 - +2 Small Project Fund Interest Forms



Project Location Map



Legend

-  Project Locations
-  Tonawanda DRI Boundary



Project Submissions

Project Title		Sponsor	Total Cost	DRI Funding	% DRI Funding
1	Construct Seven-Story Mixed-Use Building at 17-31 Adam Street	Niagara Development Group	\$17,000,000	\$3,500,000	21%
2	Convert Kohler Pool to Splash Pad and Improve Building	City of Tonawanda	\$2,750,000	\$2,750,000	100%
3	Replace and Enhance City Docking Facilities on the Erie Canal	City of Tonawanda	\$2,578,000	\$2,578,000	100%
4	Enhance Main Street Streetscape	City of Tonawanda	\$1,700,000	\$1,700,000	100%
5	Convert Former Rite Aid to Multi-Story Mixed-Use Building	REMHY LLC	\$8,000,000	\$1,600,000	20%
6	Improve Niagara Street Corridor between City Hall and Main Street	City of Tonawanda	\$7,000,000	\$1,400,000	20%
7	Renovate 2nd Floor of Elks Lodge into an Event Space	Twin Cities Elks Lodge #860	\$1,615,000	\$1,200,000	74%
8	Renovate Tonawanda Castle to Reignite Event Center and Introduce Commercial Spaces	Property Development of the Tonawandas, Inc.	\$1,580,000	\$1,185,000	75%
9	Convert 60 Main Street into an Event Center and Overnight Suites	RZ Real Estate	\$2,032,000	\$1,012,000	50%
10	Construct Mixed-Use High-Rise Building at 20-40 Fillmore Ave	JC Tonawanda Tower QOZB, LLC	\$37,500,000	\$1,000,000	3%
11	Renovate 98-100 Main Street into New Restaurant and Bar	West End Properties of Buffalo, LLC	\$1,200,000	\$900,000	75%

Project Submissions

Project Title		Sponsor	Total Cost	DRI Funding	% DRI Funding
12	Enhance the Main Street-Waterfront Connection	City of Tonawanda	\$580,000	\$580,000	100%
13	Replace East Niagara Street Pedestrian Bridge	City of Tonawanda	\$2,650,000	\$529,000	23%
14	Redevelop 77 Young Street into a Mixed-Use Property	JKMR LLC	\$1,750,000	\$500,000	29%
15	Build Nature Playground behind Long Homestead	City of Tonawanda (Playground Committee)	\$350,000	\$350,000	100%
16	Improve Long Homestead	City of Tonawanda	\$324,000	\$324,000	100%
17	Renovate 176 Main Street As Two Commercial Units	Cavalleri Enterprises, LLC	\$396,000	\$297,000	75%
18	Redevelop 116 Broad Street into Six Apartments	116 Broad LLC	\$1,480,000	\$296,000	20%
19	Construct Outdoor Seating at Joey's Place Restaurant	West End Properties of Buffalo, LLC	\$334,000	\$250,000	75%
20	Build Tiny Guest House at 62 Niagara Shore Drive	Tonawanda Canal Guest Haus LLC	\$350,000	\$125,000	36%
21	Improve Historical Museum	Historical Society of the Tonawandas	\$80,000	\$80,000	100%
22	Small Project Fund	City of Tonawanda	---	\$600,000	
Totals:			\$91,249,000	\$22,756,000	

Construct Seven-Story Mixed-Use Building at 17-31 Adam Street

Applicant: Niagara Development Group

Project Type: New Development

Description: Redevelop city parking lot into a seven-story mixed-use complex with 40 residential units, multiple restaurant and commercial spaces, a banquet hall and a rooftop bar with underground parking.

Location: 17, 27, 31 Adam Street and 106 Broad Street

DRI Request/Total Cost: \$3,500,000 / \$17,000,000 (21% DRI)



Convert Kohler Pool to Splash Pad and Improve Building

Applicant: City of Tonawanda

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Replace the existing pool with a new 7,700 square foot splash pad. Replace concrete pool deck and add shaded seating areas. Repair and insulate existing lockers/restrooms and activity rooms.

Location: 291 Kohler Street

DRI Request/Total Cost: \$2,750,000 / \$2,750,000 (100% DRI)



Replace and Enhance City Docking Facilities on the Erie Canal

Applicant: City of Tonawanda

Project Type: Public Improvement

Description: Construct new floating docks for small to mid-size boats, mooring access for larger boats, wheelchair accessible gangway access points, safety railings, and power pedestals along the Erie Canal wall.

Location: Erie Canal at Tonawanda Gateway Harbor

DRI Request/Total Cost: \$2,198,000 / \$2,198,000 (100% DRI)



Enhance Main Street Streetscape

Applicant: City of Tonawanda

Project Type: Public Improvement

Description: Improve Main Street from Niagara Street to Morgan Street, to include repaved asphalt; four intersection bump outs; upgraded sidewalks; repainted crosswalks; ADA-compliant ramps; designated on-street bike lanes; new street furniture; decorative plantings, etc.

Location: 500 yards of Main Street from Gateway Harbor south to Fletcher Street

DRI Request/Total Cost: \$1,700,000 / \$1,700,000 (100% DRI)



Convert Former Rite Aid to Multi-Story Mixed-Use Building

Applicant: REMHY, LLC

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Transform the current structure into a 3-5 story mixed-use building with possible brand name hotel, Airbnb accommodations, signature restaurant, retail spaces, and apartment units.

Location: 47 Niagara Street

DRI Request/Total Cost: \$1,600,000 / \$8,000,000 (20% DRI)



Improve Niagara Street Corridor between City Hall and Main Street

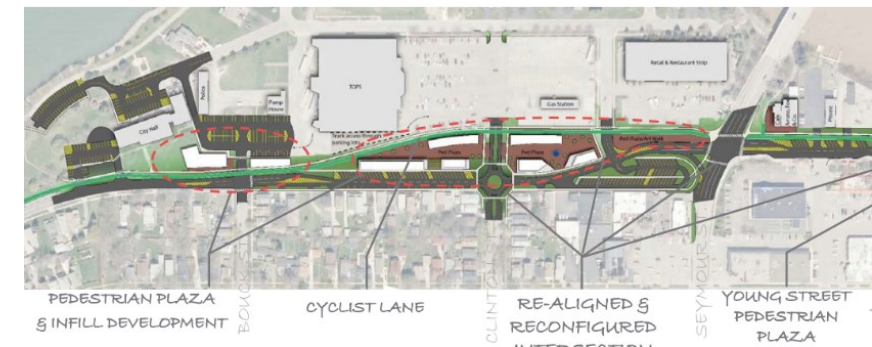
Applicant: City of Tonawanda

Project Type: Public Improvement

Description: Realign Niagara Street between City Hall and Seymour Street: right size the roadway incorporating bicycle facilities, enhanced pedestrian refuge space, and improved vehicular functionality, opening up approximately five acres for future development.

Location: Niagara Street between City Hall and Main Street

DRI Request/Total Cost: \$1,400,000 / \$7,000,000 (20% DRI)



Renovate 2nd Floor of Elks Lodge into an Event Space

Applicant: Twin Cities Elks Lodge #860

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Build out an unfinished 4,500 square foot space on the second floor of the Elks Lodge to create a banquet and event space with a kitchen, restrooms, and Liftavator.

Location: 55 Main Street

DRI Request/Total Cost: \$1,200,000 / \$1,615,000 (74% DRI)



Renovate Tonawanda Castle to Reignite Event Center and Introduce Commercial Spaces

Applicant: Property Development of the Tonawandas, Inc.

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Repairs and improvements to preserve historic building and resume banquet and event hosting and renovate 18,000 sf (of 43,000 sf building) as new commercial spaces.

Location: 69 Delaware Street

DRI Request/Total Cost: \$1,185,000 / \$1,580,000 (75% DRI)



Convert 60 Main Street into an Event Center and Overnight Suites

Applicant: RZ Real Estate, LLC

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Redevelop former American Legion building into an event center for 350-400 people, bar, and nine overnight suites, including renovated building façade and signage.

Location: 60 Main Street

DRI Request/Total Cost: \$1,012,000 / \$2,032,000 (50% DRI)



Construct Mixed-Use High-Rise Building at 20-40 Fillmore Ave

Applicant: JC Tonawanda Tower QOZB, LLC

Project Type: New Development

Description: Construct a new 124-unit mixed-use multistory high rise building with studios, one and two bedroom apartments, ground floor commercial space and resident amenities including a restaurant and cafe, event space and common area.

Location: 20-40 Fillmore Aveue

DRI Request/Total Cost: \$1,000,000 / \$37,500,000 (3% DRI)



Renovate 98-100 Main Street into New Restaurant and Bar

Applicant: West End Properties of Buffalo, LLC

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Transform the former bar space into a new restaurant and bar, featuring repaired brickwork, revamped entrances with new doors and concrete access points, a raised patio, and a developed side yard for outdoor seating.

Location: 98-100 Main Street

DRI Request/Total Cost: \$900,000 / \$1,200,000 (75% DRI)



Enhance the Main Street-Waterfront Connection

Applicant: City of Tonawanda

Project Type: Public Improvement

Description: Redesign parking lot with sustainable features and net blacktop reduction. Commission a local artist to fabricate and install a metal sculpture. Develop wayfinding signage. Possible: Design and install seasonal sidewalls on public pavilion.

Location: Canal Street Plaza and adjacent downtown parking lot

DRI Request/Total Cost: \$580,000 / \$580,000 (100% DRI)



Replace East Niagara Street Pedestrian Bridge

Applicant: City of Tonawanda

Project Type: Public Improvement

Description: Replacement of the existing East Niagara Street pedestrian bridge with a new double intersection Warren truss bridge.

Location: Confluence of Ellicott Creek and Tonawanda Creek

DRI Request/Total Cost: \$529,000 / \$2,650,000 (23% DRI)



Redevelop 77 Young Street into a Mixed-Use Property

Applicant: JKMR, LLC

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Develop a mixed-use property that includes four residential Townhouse-style apartments, a commercial space, and waterfront deck.

Location: 77 Young Street

DRI Request/Total Cost: \$500,000 / \$1,750,000 (29% DRI)



Build Nature Playground behind Long Homestead

Applicant: City of Tonawanda (Playground Committee)

Project Type: Public Improvement

Description: Build a natural play space with structures like fallen logs, rocks for climbing, archway entrances, and an embankment slide.

Location: Greenspace directly behind Long Homestead Historical Museum

DRI Request/Total Cost: \$350,000 / \$350,000 (100% DRI)



Improve Long Homestead

Applicant: City of Tonawanda

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Repair and replace windows of Long Homestead and install new access driveway and parking spaces. Install pavilion in rear.

Location: 24 East Niagara Street

DRI Request/Total Cost: \$324,000 / \$324,000 (100% DRI)



Renovate 176 Main Street As Two Commercial Units

Applicant: Cavalleri Enterprises, LLC

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Redevelop a currently vacant commercial building, creating an office and a salon and expanding the existing business of Top Shop Collision Inc.

Location: 176 Main Street

DRI Request/Total Cost: \$297,000 / \$396,000 (75% DRI)



Redevelop 116 Broad Street into Six Apartments

Applicant: 116 Broad, LLC

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Redevelop former church buildings into six 2-bedroom residential units. Install new windows, doors, energy efficient features and roof.

Location: 116 Broad Street

DRI Request/Total Cost: \$296,000 / \$1,480,000 (20% DRI)



Construct Outdoor Seating at Joey's Place Restaurant

Applicant: West End Properties of Buffalo, LLC

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Build a 732 square foot elevated deck on the back of Joey's Place restaurant and install a new canvas awning over the deck.

Location: 83 Niagara Street

DRI Request/Total Cost: \$250,000 / \$334,000 (75% DRI)



Build Guest House at 62 Niagara Shore Drive

Applicant: Tonawanda Canal Guest Haus, LLC

Project Type: New Development

Description: Build a small guest house of less than 750 square feet on a vacant parcel on Niagara Shore Drive.

Location: 62 Niagara Shore Drive

DRI Request/Total Cost: \$125,000 / \$350,000 (36% DRI)



Improve Historical Museum

Applicant: Historical Society of the Tonawandas

Project Type: Redevelopment and/or Renovation of an Existing Building(s)

Description: Replace windows at Historical Museum, stabilize chimneys, and repair gable ends.

Location: 113 Main Street

DRI Request/Total Cost: \$80,000 / \$80,000 (100% DRI)



Small Project Fund

- **Eligible activities:** Interior and exterior building renovations, capital equipment, public art, soft costs
- **Ineligible activities:** Property acquisition, deferred maintenance or general repairs, working capital, landscaping, parking lot improvements, improvements to municipally owned buildings, and labor by grantee, relatives, or staff
- **Small Project Fund Size**
 - Total fund of up to \$600,000
 - Matching requirement of at least 25%
- **Projects to potentially recommend for the Small Project Fund, if established:**

Project Title	Sponsor	Total Cost	DRI Funding	% DRI
Fiorella's Garden Center	55 Delaware Street	\$75,000	\$56,000	75%
Mike Barry Motors	147 Young Street	\$75,000	\$56,000	75%

Project Discussion

- Should a Small Project Fund be created?
- Should the DRI boundary be expanded to include *transformational* projects outside the DRI area?
- Are there any projects that should be removed from the plan or included in the plan but recommended for other funding?

Project Evaluation Process



Project Evaluations

LPC Evaluations

- Draft project profiles and objective consultant evaluations provided for reference
- Findings of Downtown Profile and Assessment
- Results of public survey

Consultant Evaluations

- Objective evaluation of draft project profiles using LPC evaluation criteria
- Provided to LPC to inform LPC's individual evaluations

Public Feedback

- Evaluation period open throughout August
- Feedback from Public Workshop #2 on August 12
- Online Public Feedback Form



Dunkirk DRI LPC Project Evaluation Form

Please complete the Dunkirk DRI Project Evaluation Form for each of the 24 projects proposed for DRI funding.

There are five questions for each project. Each project takes roughly five minutes to evaluate. Please expect to spend about two hours to complete your evaluations for all 24 projects.

If you are signed into a Google account, your responses will save automatically in the form, meaning that your progress will be saved if you wish to close the form and return at a later time.

Dunkirk DRI Project Feedback Form

Formulario en Español: <https://www.surveymonkey.com/r/DunkirkFormulario>

Background: The City of Dunkirk is the recipient of \$10 million in funding through New York State's Downtown Revitalization Initiative (DRI). The funds will be awarded to eligible public, private, and nonprofit projects that have the highest potential to transform downtown Dunkirk. An Open Call for Projects was held between June 13, 2023 and July 21, 2023 to receive proposals from project sponsors. The City's Local Planning Committee (LPC) is currently evaluating these proposals and looking for input from the public on each project submitted for funding consideration. The LPC will submit its final funding recommendations to New York State in November as part of a Strategic Investment Plan. Dunkirk's LPC is asking the public to help inform the process by completing this project feedback form.

Instructions: Please review each of the 24 projects on the following pages and let us know what you think. The process should take approximately 25-30 minutes to complete. The order of the projects has been randomized for each respondent.

Below is some introductory information to remind you of the vision and goals of the DRI.

Vision: Downtown Dunkirk will harness the powerful connection with Lake Erie as a wave of energy to activate the waterfront and downtown area with private investment to enhance business opportunities and activities for residents and visitors. Downtown Dunkirk will be a year-round destination that is welcoming, attractive, livable, walkable, and sustainable. The Dunkirk DRI will build on our unique diversity, history, and natural environment to provide opportunity and high quality of life for people of all ages and ethnic backgrounds.

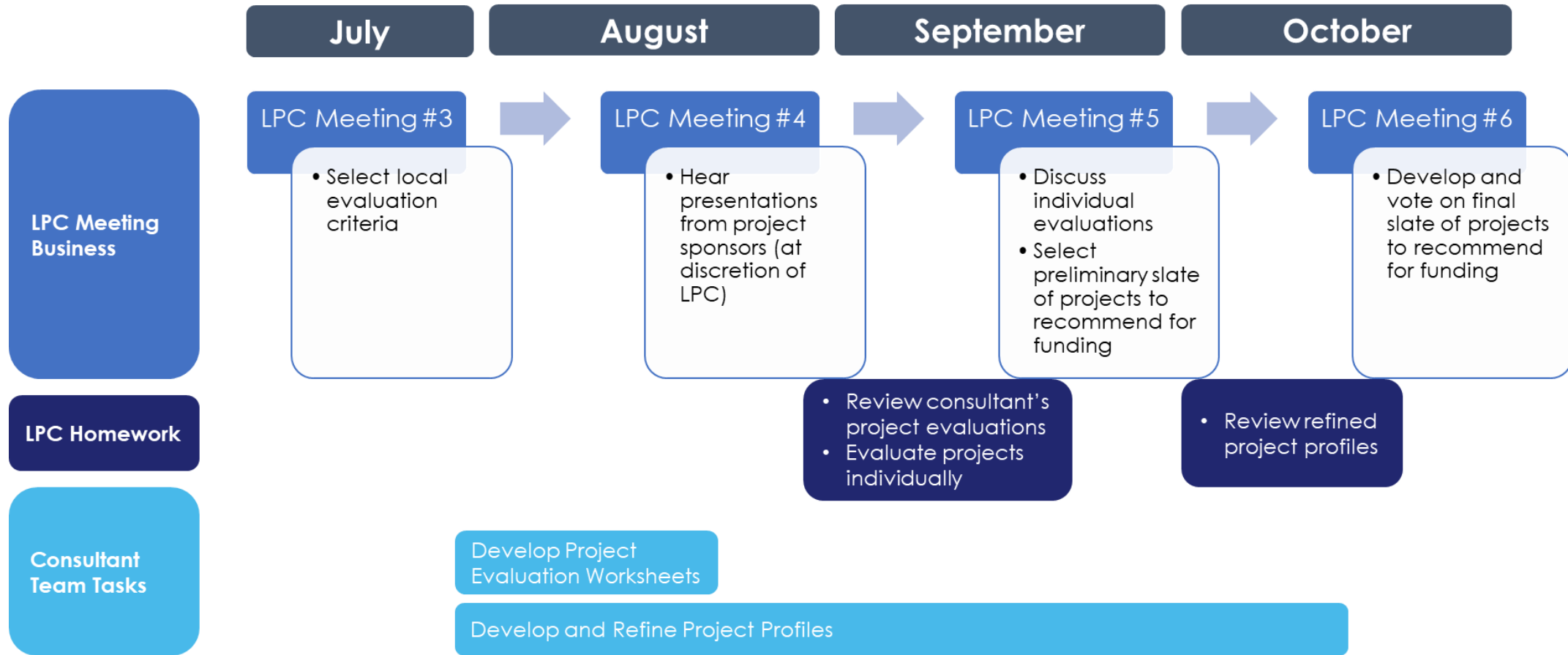
Goals:

1. Attract new investment and facilitate business development in Downtown Dunkirk and the Waterfront through commercial, educational, and entertainment opportunities that will result in increased vitality year-round, more visitors, and new residents
2. Reverse the trend of vacancies in Downtown Dunkirk and create a robust environment for rehabilitation of historic downtown buildings
3. Improve access and connectivity to employment, education, healthcare, other essential services, and natural areas through capital investments

s, please click
m, you will be
of the



Project Evaluation Timeline



Next Steps

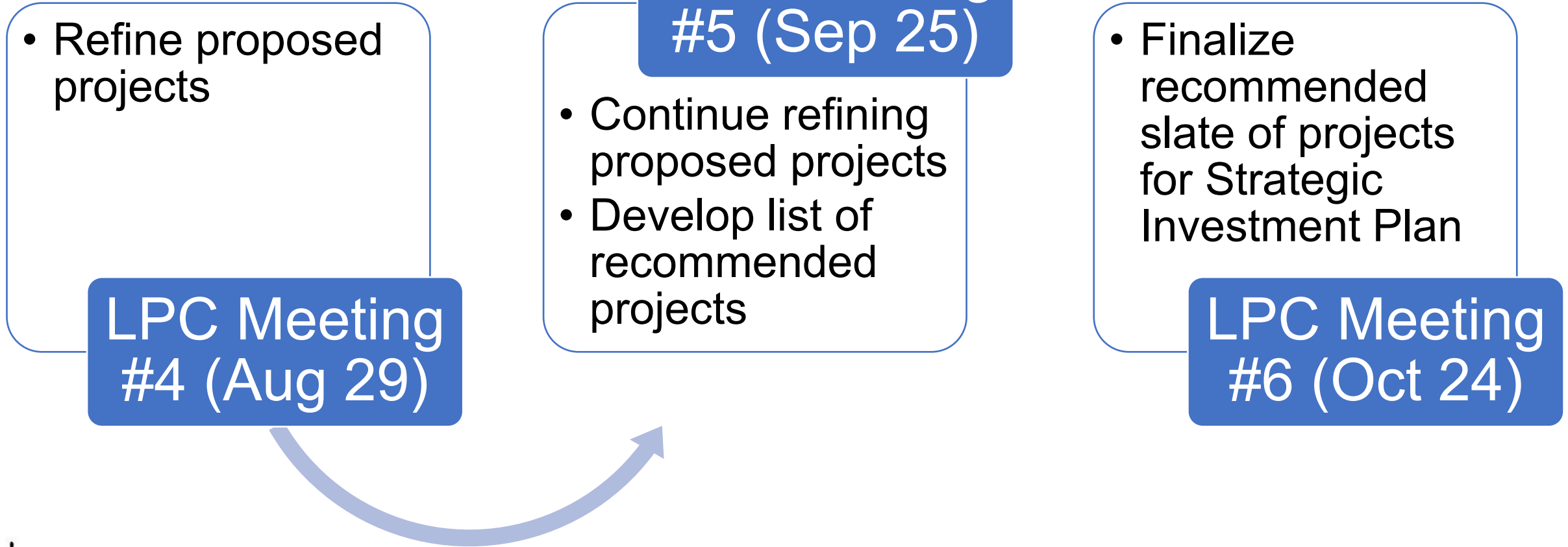


Upcoming Engagement Opportunities

- Public Survey open till August 2
- Project Feedback Form for public input opening early August
- National Night Out, August 6
- Local Development Corporation Business Owners Meet & Greet, August 7
- Public Workshop #2, August 15 at the Elks Lodge 5-8pm
- Online at www.TonawandaDRI.com
- Find us on Facebook



Upcoming LPC Meetings



Public Comment

