



Image provided by the GLDC

DOWNTOWN LOCKPORT

MARCH 2019

**DOWNTOWN REVITALIZATION INITIATIVE
STRATEGIC INVESTMENT PLAN**

Prepared for the New York State Downtown Revitalization Initiative - Western New York



**Downtown
Revitalization
Initiative**

WITH **SUPPORT FROM**

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FOREWORD



FOREWORD

Business and development leaders worldwide recognize that vibrant downtowns with attractive public amenities and a high quality-of-life provide a catalyst for increased economic development, re-population (particularly by young professionals), and urban redevelopment. Recognizing this potential, Governor Andrew Cuomo launched a major new initiative in the spring of 2016 – the Downtown Revitalization Initiative (DRI).

The program's success in the first two rounds, and the tremendous excitement it generated among other interested communities, led the Governor and the Legislature to include another \$100 million in the 2018 state budget for a third round of DRI funding. As in the previous rounds, each of the Governor's ten Regional Economic Development Councils (REDCs) selected one community to receive \$10 million for projects that show the greatest potential to improve the economic and social vitality of their downtown areas.

Communities selected in Round Three include:

- Albany (Capital Region)
- Amsterdam (Mohawk Valley Region)
- Auburn (Central New York Region)
- Downtown Brooklyn (New York City Region)
- Central Islip (Long Island Region)
- Lockport (Western New York Region)
- New Rochelle (Mid-Hudson Region)
- Owego (Southern Tier Region)
- Penn Yan (Finger Lakes Region)
- Saranac Lake (North Country Region)

The DRI process involves an innovative combination of community-based strategic planning, inter-agency project support and strategic leveraging of outside investments. The process starts with a Strategic

Investment Plan that develops the key ingredients needed for successful downtown revitalization: a clear vision for the downtown; goals and strategies to accomplish the vision; and catalytic projects identified in the plan. The strategic planning process is led by Secretary of State Rossana Rosado and facilitated by staff from the Department of State Office of Planning, Development and Community Infrastructure, NYS Homes and Community Renewal, and Empire State Development. Based on the unique challenges, opportunities, and transformational projects identified in the communities selected, this collaborative, multi-agency effort also includes technical assistance from other state agencies, including but not limited to the Department of Transportation and Department of Environmental Conservation.

The DRI is much more than a \$10 million grant award. It serves a broader agenda for revitalization, growth, and transformation in ways that reflect the collective reimagining of the downtown and provides funding to help achieve that vision with a higher quality of life, amenities, and connection of place and community. The plans and projects also are intended to leverage additional public and private investments within and near the downtown, building upon the regional economic growth supported by the REDCs. To fully leverage the impact of the DRI, Local Planning Committees identify projects that total in excess of the available DRI funds to ensure a continued pipeline of projects in the event that alternative funding becomes available or projects drop from consideration. The most transformative and catalytic projects identified by the community will receive DRI funding.

With the assistance of the State, leadership from within the communities, and public and private investors, these communities are becoming vibrant centers where people want to live, work, experience life, and raise families. This high quality of life is a key driver of where businesses decide to locate.



**Downtown
Revitalization
Initiative**

DOWNTOWN REVITALIZATION INITIATIVE COMMUNITIES



EXECUTIVE SUMMARY



INTRODUCTION

On October 3, 2018, the City of Lockport was announced as the 2018 Western New York winner of the New York State Downtown Revitalization Initiative (DRI). The DRI was initiated to boost local economies across the State and emphasizes the importance of community support to drive the local market and future development.

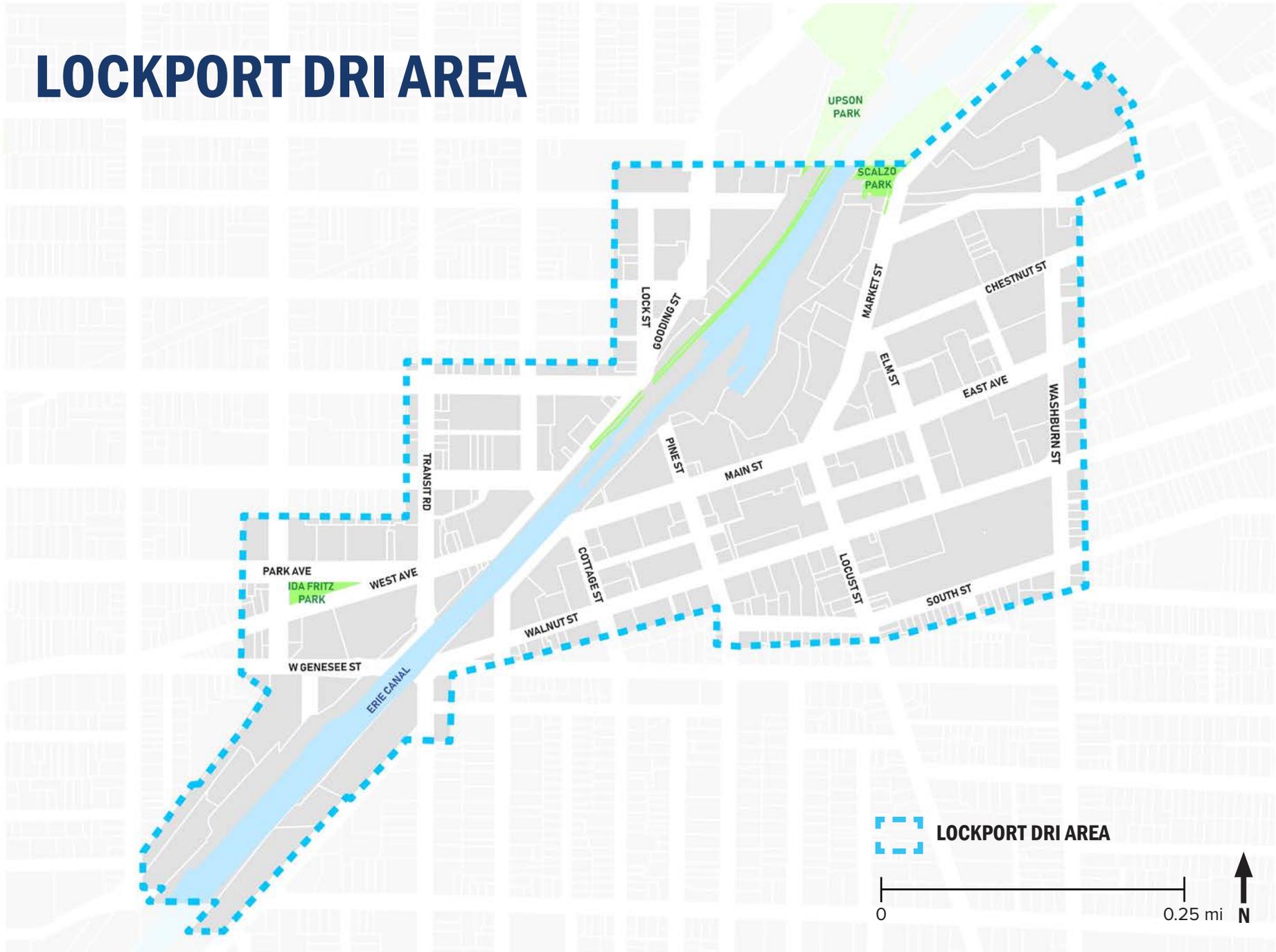
The Western New York Regional Economic Development Council (REDC) nominated the City of Lockport as the third Western New York winner of this program. The City of Lockport is well positioned to implement key public and private projects that will catalyze additional investment and progress within the downtown.

LOCKPORT DRI BOUNDARY

The City of Lockport DRI is an approximately 170 acre area centered around the Erie Canal. The downtown's walkable 15-block central business district is characterized by several iconic buildings that contribute to its unique identity. The Erie Canal, F&M Building, Cornerstone CFCU Arena, Harrison Place, as well as small businesses and services help to create a distinctive place in Niagara County.



LOCKPORT DRI AREA



CHALLENGES AND OPPORTUNITIES

Throughout the Lockport DRI process, several challenges specific to the downtown were identified. While challenges exist within Lockport, there are numerous assets and opportunities unique to the City that will progress the downtown and leverage untapped investment.

CHALLENGES

- 1 HIGH UNEMPLOYMENT RATE AND LIMITED JOB OPPORTUNITIES**
- 2 LOW RESIDENT MEDIAN INCOME**
- 3 LACK OF PUBLIC AMENITIES**
- 4 LIMITED HOUSING OPTIONS**
- 5 NUMEROUS VACANT AND UNDERUTILIZED PROPERTIES**
- 6 LACK OF RETAIL OPTIONS AND DESTINATIONS**

OPPORTUNITIES

- 1 LEVERAGE EXISTING HISTORIC AND CULTURAL INSTITUTIONS AND ASSETS, INCLUDING THE ERIE CANAL**
- 2 RENOVATE THE HISTORIC BUILDING STOCK TO INCLUDE A DIVERSE MIX OF MARKET-RATE HOUSING, RETAIL AND SERVICE OFFERINGS**
- 3 IMPROVE AND EXPAND PUBLIC SPACES AND ACCESS TO RECREATIONAL RESOURCES TO ATTRACT YOUNG FAMILIES AND MILLENNIALS TO DOWNTOWN**
- 4 IMPROVE ACCESSIBILITY AND WALKABILITY WITHIN DOWNTOWN AND LOCAL DESTINATIONS**
- 5 ADAPTIVELY REUSE EXISTING BUILDING STOCK TO CREATE NEW DOWNTOWN EMPLOYMENT OPPORTUNITIES**
- 6 INVEST IN STREETScape AND PUBLIC REALM IMPROVEMENTS TO ENHANCE DOWNTOWN CHARACTER**

COMMUNITY ENGAGEMENT

Community input was integral to the overall DRI planning process. The engagement of stakeholders and community members from various sectors provided participants to develop a sense of ownership and pride in the Strategic Investment Plan. Several creative and innovative strategies were utilized throughout the DRI process.

LOCAL PLANNING COMMITTEE (LPC) MEETINGS

The LPC consisted of local and regional leaders, community organization representatives and stakeholders. Meetings with the LPC were held monthly to assist in guiding the consultant team with project identification and development. All LPC meetings were open to the public and allowed for public comment.

PUBLIC WORKSHOPS

Fun and interactive workshops were held throughout the DRI process to educate and engage the community. These meetings allowed opportunities for the local community to shape the Lockport DRI vision and goals, as well as provide comment and feedback on potential DRI projects.

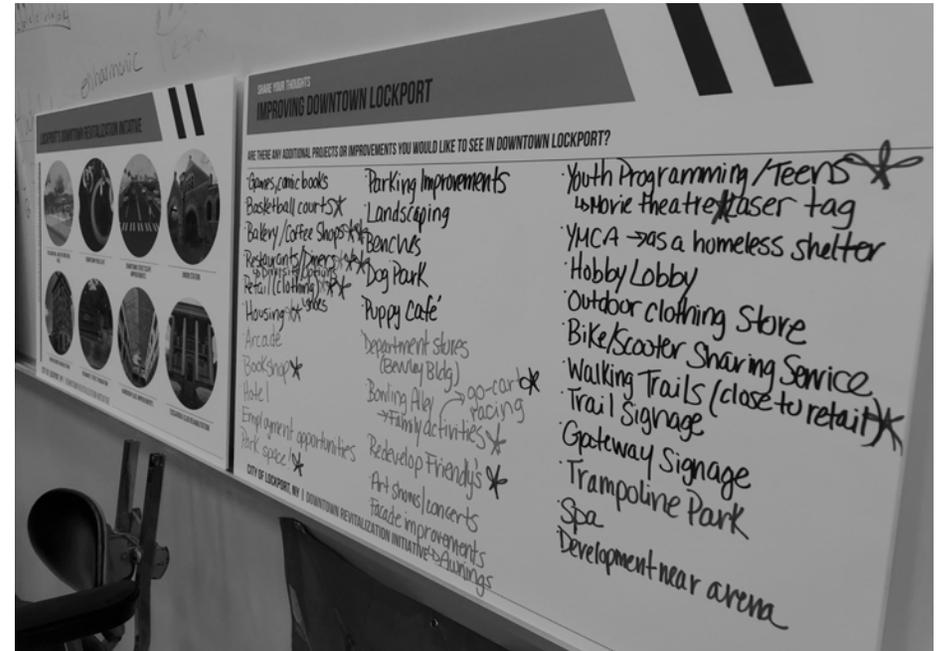


ONLINE ENGAGEMENT

A page was created on the City of Lockport's municipal webpage specific to the Lockport DRI process. This webpage provided access to LPC and public workshop meeting minutes, meeting presentations, and upcoming meeting notifications. The City also utilized Facebook as a means to spread the word about upcoming events.

YOUTH ENGAGEMENT

The consultant team visited Lockport High School to discuss the Lockport DRI with students. Students were invited to participate in a discussion on urban planning, community revitalization, and local economic development. Approximately 100 students participated in the sessions and provided feedback on their revitalization goals. Generally, the students indicated the need for diverse retail offerings, enhanced park space, and downtown housing.



LOCKPORT DRI VISION STATEMENT

Based on Lockport's DRI application and solicited community input, the LPC developed a vision statement that is reflective of future transformation and economic development goals for downtown Lockport.

The City of Lockport envisions a growing, inviting, and vibrant downtown district that is filled to capacity, serves as the heart of the 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.

LOCKPORT DRI GOALS AND STRATEGIES

The established goals and strategies are intended to support and advance the established vision statement and guide the priorities of the Strategic Investment Plan.

GOAL 1: PROMOTE THE CITY'S URBAN CHARACTER THROUGH THE REVITALIZATION OF VACANT & UNDERUTILIZED BUILDINGS

- STRATEGY 1:** SUPPORT INFILL DEVELOPMENT AND THE ADAPTIVE REUSE OF EXISTING BUILDINGS
- STRATEGY 2:** PRESERVE HISTORICALLY SIGNIFICANT STRUCTURES TO MAINTAIN ARCHITECTURAL INTEGRITY AND CHARACTER
- STRATEGY 3:** ENCOURAGE THE ESTABLISHMENT OF MIXED-USE DEVELOPMENTS WITH ACTIVE STREET-LEVEL USES
- STRATEGY 4:** SUPPORT PUBLIC INFRASTRUCTURE IMPROVEMENT TO ENCOURAGE PRIVATE DOWNTOWN INVESTMENT

GOAL 2: INCREASE THE NUMBER AND DIVERSITY OF RESIDENTIAL OPTIONS IN THE DOWNTOWN

- STRATEGY 1:** ENCOURAGE THE RENOVATION OF UPPER FLOORS TO RESIDENTIAL USES TO SUPPORT A DIVERSITY OF RESIDENTS
- STRATEGY 2:** ENCOURAGE MARKET-RATE HOUSING OPPORTUNITIES TO SUPPORT MILLENNIALS, AGING IN PLACE OPPORTUNITIES, AND EMPTY NESTERS
- STRATEGY 3:** FACILITATE THE DEVELOPMENT OF ADDITIONAL BUSINESSES AND AMENITIES, INCLUDING RESTAURANTS, RETAIL ESTABLISHMENTS, TRAILS AND PARKS, PROXIMATE TO DOWNTOWN HOUSING

GOAL 3: ENSURE THE CITY'S STREETSAPES AND PUBLIC SPACES ARE FUNCTIONAL AND AESTHETICALLY-PLEASING

- STRATEGY 1:** INCREASE AND IMPROVE PEDESTRIAN/BICYCLE AMENITIES TO CREATE A MORE WALKABLE, CONNECTED, USER FRIENDLY AND SAFE DOWNTOWN
- STRATEGY 2:** IMPROVE THE CITY'S SENSE OF PLACE THROUGH LANDSCAPING, GREEN INFRASTRUCTURE, PUBLIC ART, AND STREETScape ENHANCEMENTS
- STRATEGY 3:** ENHANCE THE DOWNTOWN WAYFINDING SYSTEM TO IMPROVE RESIDENT AND USER NAVIGATION TO DESTINATIONS
- STRATEGY 4:** ENSURE PUBLIC SPACES ALLOW FOR YEAR-ROUND, FLEXIBLE PROGRAMMING AND EVENTS

GOAL 4: PROMOTE EXISTING RESOURCES TO SUPPORT EXPANDED TOURISM AND ENHANCE LIVE-WORK-PLAY OPPORTUNITIES FOR RESIDENTS

- STRATEGY 1:** LEVERAGE EXISTING HISTORIC AND CULTURAL INSTITUTIONS, SUCH AS THE ERIE CANAL, TO BOLSTER TOURISM AND ECONOMIC DEVELOPMENT
- STRATEGY 2:** PROVIDE AND PROMOTE FAMILY-FRIENDLY AMENITIES, SERVICES, AND PROGRAMMING IN THE DOWNTOWN
- STRATEGY 3:** PROMOTE SMALL BUSINESSES TO ENCOURAGE ENTREPRENEURSHIP AND WORKFORCE DEVELOPMENT OPPORTUNITIES THAT SUPPORT RESIDENTS AND VISITORS

PRIORITY PROJECTS

The LPC, with guidance provided by the public, recommend 15 projects for DRI funding. The combination of these projects is anticipated to transform the downtown and catalyze additional development. Catalytic projects that can quickly help jump-start revitalization and investment in downtown were prioritized. The LPC considered specific criteria to determine priority for DRI funding. Criteria consisted of the following:

- **Transformational Impact**, projects that significantly change the downtown environment;
- **Catalytic Impact**, the ability of the project to spur change and downtown investment;
- **Consistency**, alignment with local revitalization goals and objectives;
- **Feasibility**, ability of the project sponsor to implement and reasonability of projects costs;
- **Market Potential**, demand to fill gaps in the existing downtown marketplace;
- **Community Support**, local and regional endorsement; and
- **Local Impact**, direct or indirect impact on City tax revenue, jobs and workforce development.



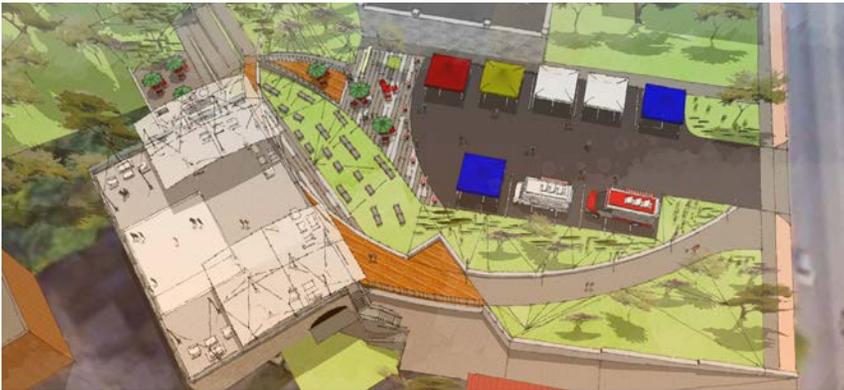
1. LOCKPORT HARBOR AND MARINE CENTER



SITE AND WATER IMPROVEMENTS TO INCREASE BOATER AND PEDESTRIAN ACCESS ALONG THE ERIE CANAL

DRI FUNDING REQUEST: \$3,588,250
TOTAL PROJECT COST: \$3,588,250

2. SPALDING MILL AND HISTORIC MILL RACE



DEVELOPMENT OF A ROOFTOP PAVILION AND SITE IMPROVEMENTS TO CREATE PUBLIC ACCESS ALONG THE ERIE CANAL

DRI FUNDING REQUEST: \$2,200,000
TOTAL PROJECT COST: \$2,504,213

3. F&M BUILDING



ACQUISITION AND REDEVELOPMENT OF THE BUILDING INTO 15 MARKET-RATE APARTMENTS AND COMMERCIAL SPACE WITH A COVERED PARKING AREA

DRI FUNDING REQUEST: \$1,350,890
TOTAL PROJECT COST: \$5,179,560

4. HISTORIC POST OFFICE



REHABILITATION OF THE EXISTING BUILDING INTO A MIXED-USE FACILITY; RESTAURANT AND OFFICE SPACE

DRI FUNDING REQUEST: \$1,795,080
TOTAL PROJECT COST: \$4,847,562

5. HARRISON PLACE



IMPROVEMENTS TO BUILDINGS 1 AND 3 TO CREATE A FOOD HALL INCUBATOR SPACE AND MICRO-OFFICES

DRI FUNDING REQUEST: \$955,000
TOTAL PROJECT COST: \$1,205,000

6. PINE STREET CORRIDOR



ENHANCEMENTS TO THE PINE STREET BRIDGE, PINE STREET/LOCK STREET INTERSECTION AND THE INSTALLATION OF PEDESTRIAN AMENITIES

DRI FUNDING REQUEST: \$865,000
TOTAL PROJECT COST: \$1,220,341

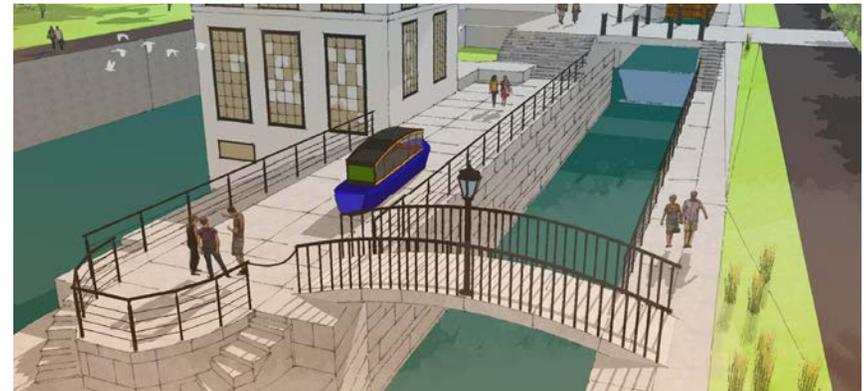
7. TUSCARORA CLUB



CONVERSION OF THE BUILDING INTO A MIXED-USE FACILITY; DINING/EVENT SPACE AND 10 MARKET-RATE HOUSING UNITS

DRI FUNDING REQUEST: \$800,000
TOTAL PROJECT COST: \$2,288,000

8. FLIGHT OF FIVE - BRIDGE NO. 1



REHABILITATION OF BRIDGE NO. 1, INCLUDING RAILING REPAIR, VEGETATION REMOVAL AND CLEARING, AND SITE LIGHTING TO IMPROVE AESTHETICS.

DRI FUNDING REQUEST: \$700,000
TOTAL PROJECT COST: \$700,000

9. HISTORIC PALACE THEATRE



IMPROVEMENTS INCLUDE A FULL ROOF REPLACEMENT, SOLAR PANEL INSTALLATION, AND INSTALLATION OF A NEW RIGGING SYSTEM, STAGE, AND SEATING.

DRI FUNDING REQUEST: \$600,000
TOTAL PROJECT COST: \$1,251,500

10. SMALL PROJECT GRANT FUND



ESTABLISHMENT OF A GRANT FUND TO ASSIST PROPERTY OWNERS WITH PROJECTS TO IMPROVE DOWNTOWN BUILDINGS AND SITES

DRI FUNDING REQUEST: \$600,000
TOTAL PROJECT COST: \$1,200,000

11. YMCA



FACILITATE A DEVELOPER REQUEST FOR PROPOSALS PROCESS TO REDEVELOP THE YMCA BUILDING

DRI FUNDING REQUEST: \$500,000
TOTAL PROJECT COST: \$4,000,000

12. LOCK TENDER TRIBUTE



PRODUCTION AND INSTALLATION OF PUBLIC ART ON THE STEPS BETWEEN LOCKS 70 AND 71 ON THE ERIE CANAL

DRI FUNDING REQUEST: \$275,000
TOTAL PROJECT COST: \$1,244,100

13. CHESTNUT STREET ENHANCEMENTS



DESIGN AND IMPLEMENTATION OF LANDSCAPING AND CURBING TREATMENTS TO ENHANCE PEDESTRIAN SAFETY AND CONNECTIVITY

DRI FUNDING REQUEST: \$240,000
TOTAL PROJECT COST: \$381,308

15. FRONTIER PLACE ENHANCEMENTS



DESIGN AND IMPLEMENTATION OF LANDSCAPING AND CURBING TREATMENTS TO ENHANCE PEDESTRIAN SAFETY AND CONNECTIVITY

DRI FUNDING REQUEST: \$140,000
TOTAL PROJECT COST: \$257,436

14. SOUTH STREET ENHANCEMENTS



PEDESTRIAN ENHANCEMENTS TO IMPROVE SOUTH STREET WALKABILITY AND CONNECTIVITY NEAR HARRISON PLACE

DRI FUNDING REQUEST: \$230,000
TOTAL PROJECT COST: \$456,852

MANAGEMENT AND IMPLEMENTATION

Local capacity and leadership will be essential to the successful revitalization of downtown Lockport and ensure downtown goals are achieved.

PUBLIC PROJECTS

The City of Lockport will be the local entity responsible for the coordination, management, and execution of publicly-sponsored projects. The City of Lockport will be supported by the GLDC, which works closely with the City on a daily basis on local economic development initiatives.

PRIVATE PROJECTS

Privately-sponsored projects will be coordinated and executed by the individual project sponsor. Many of these project sponsors are individuals or organizations with documented experience and capabilities to implement these revitalization projects. All private and non-profit development projects will be required to meet local regulations and obtain required local and state permits and approvals. The City of Lockport and GLDC will offer support to assist with the facilitation of these projects where needed.

PROJECT NAME	PROJECT SPONSOR	SPONSOR TYPE	START DATE	END DATE
Lockport Harbor and Marine Center	City of Lockport	Public	Fall 2019	Fall 2020
Spalding Mill and Historic Mill Race	Historic Lockport Mill Race, Inc.	Non-profit	Fall 2019	Winter 2020
Historic Post Office	Iskalo Development	Private	Fall 2019	Winter 2020
F&M Building	Somerset Companies	Private	Fall 2019	Spring 2021
Harrison Place	GLDC	Non-profit	Fall 2019	Winter 2020
Pine Street Corridor	City of Lockport	Public	Fall 2019	Winter 2020
Tuscarora Club	Dominick Ciliberto	Private	Fall 2019	Summer 2020
Flight of Five Bridge No. 1	LHDC	Non-profit	Fall 2019	Spring 2021
Historic Palace Theatre	Historic Palace Theatre, LLC	Non-profit	Fall 2019	Fall 2021
Small Project Grant Fund	GLDC	Non-profit	Fall 2019	Until funds are expended
YMCA	YMCA	Private	Fall / Winter 2019	Fall 2021
Lock Tender Tribute	LHDC	Non-profit	Fall 2019	Winter 2020
Chestnut Street	City of Lockport	Public	Fall 2019	Summer 2020
South Street Corridor	City of Lockport	Public	Fall / Winter 2019	Fall 2020
Frontier Place	City of Lockport	Public	Fall / Winter 2019	Summer 2020

SECTION I

DOWNTOWN PROFILE & ASSESSMENT



DRI STUDY AREA

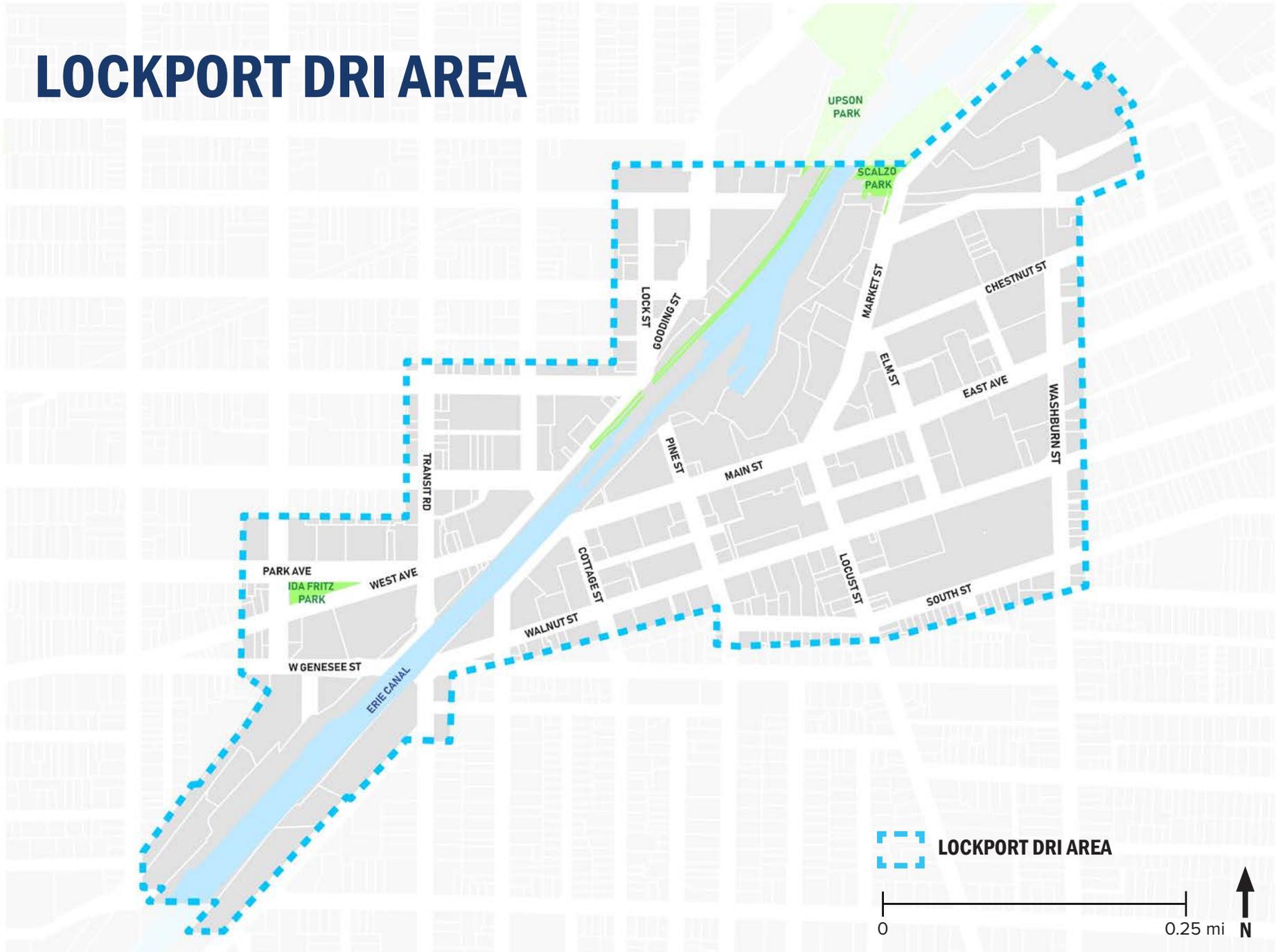
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LOCKPORT DRI BOUNDARY

The City of Lockport DRI is an approximately 170 acre area centered around the Erie Canal. This well-defined downtown is a historic community anchored by numerous existing assets - including tourist attractions, civic and community services, passive City parks, and recreational destinations. The downtown's walkable 15-block central business district is characterized by several iconic buildings that contribute to its unique identity. The Erie Canal, F&M Building, Cornerstone CFCU Arena, Harrison Place, as well as small businesses and services help to create a distinctive place in Niagara County.



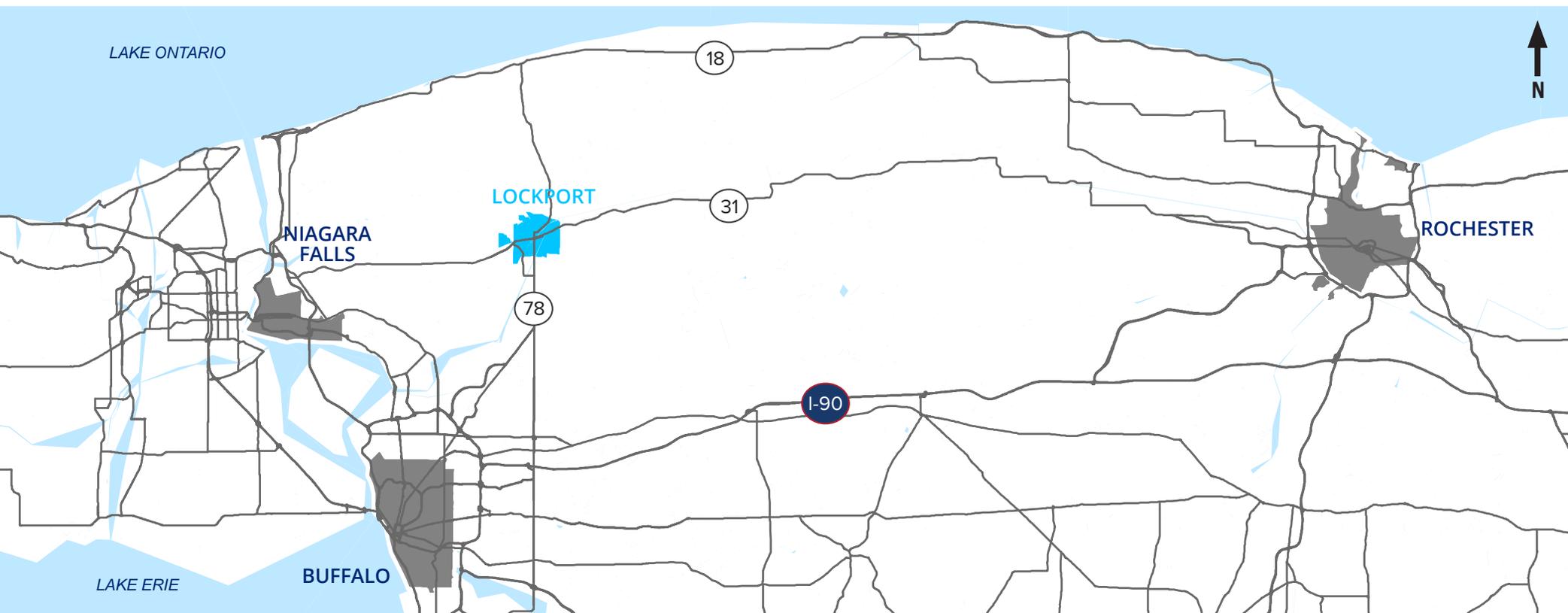
LOCKPORT DRI AREA



REGIONAL CONTEXT

The City of Lockport was established as the first city in Niagara County in 1865 following the completion of the Erie Canal in 1825. The City of Lockport is well-connected to the surrounding region in part due to its strategic location along the Erie Canal. The City was largely influenced by the Canal, as this feature facilitated inter-modal transport from Buffalo, NY to Albany, NY, which resulted in significant population growth and economic prosperity.

Lockport's urban core provides a direct connection to other Western New York communities, such as the City of Niagara Falls and the City of Buffalo, and Finger Lakes region communities, such as the City of Rochester.



RELEVANT PAST, RECENT & ON-GOING PLANNING EFFORTS

The Lockport DRI is the culmination of a long standing commitment to downtown revitalization, building off years of long range planning efforts. With the development of a Comprehensive Plan in 1998 that envisioned the future of this historic city's unique assets, specifically addressing goals for the central business district, the City set the groundwork for its current revitalization path. The City continued to refine the vision for the downtown area with the Downtown Plan in 2005, the Local Waterfront Redevelopment Plan in 2010, and the 2015 Brownfield Opportunity Area (BOA) plan. Now, 20 years since the completion of its 1998 Comprehensive Plan, the policies and projects of the plan reflect progress and achievement of goals with success stories like Canal Street, Harrison Place, and the Main Street corridor.

PLANNING AND DEVELOPMENT ORGANIZATIONS IN THE DRI AREA

GREATER LOCKPORT DEVELOPMENT CORPORATION (GLDC)

The GLDC is a non-profit local development corporation focused on economic development in the City of Lockport. Board members include the Mayor, Common Council President, and business and community leaders. The GLDC works to support the City and the business community in fulfilling its mission.

CITY PLANNING AND ZONING BOARDS

The Planning and Zoning Board serves to prepare, adopt and revise the comprehensive plan for the City, approve new building construction, recommended rezoning or zoning ordinance amendments to Council, and advise the Mayor and Council on the comprehensive plan.

NIAGARA ORLEANS REGIONAL LAND IMPROVEMENT CORPORATION (NORLIC)

In 2017, the City partnered with Niagara and Orleans County as well as the cities of Niagara Falls and North Tonawanda to establish a regional land bank titled Niagara Orleans Regional Land Improvement Corporation (NORLIC). This municipal partnership works with communities to acquire vacant and abandoned properties and return them to productive use.

RECENT PLANNING EFFORTS

Ongoing planning efforts are tied to the achievements of downtown revitalization and direct future strategic development of the DRI Area. These planning efforts provided the basis for the vision, goals and strategies established as the framework for the Lockport DRI process.

NEW YORK MAIN STREET GRANT PROGRAMS FOR FACADE IMPROVEMENTS (2011 AND 2014)

The GLDC has administered two New York Main Street grant programs for facade improvements within downtown Lockport in 2011 and 2014. Several downtown properties have been successfully enhanced through these programs.

COMMUNITY SPECIFIC DESIGN GUIDELINES (2013)

In 2013 Community Specific Design Guidelines were completed for Lockport Main Street, Inc. The guidelines serve to encourage the creation of new buildings that relate to the historic structures in Lockport that are part of the vernacular of the Western Erie Canal corridor. Guidelines identify characteristics of the 19th and 20th century

architectural styles that exist within the study area and detail general recommendations for new construction including site design factors, materials and elements, signage, and green design elements.

HOTEL FEASIBILITY STUDY (2014)

In 2014 the GLDC commissioned a hotel feasibility study to determine the viability of a hotel in downtown Lockport. The results of this study indicated that Lockport has the demand for a 40-room upscale, full-service hotel within downtown. Within the City of Lockport the hotel room demand was split evenly for commercial travelers (business-oriented) and leisure travelers (family-oriented). It was projected that a boutique hotel would produce a tourist draw from cities such as Toronto, Pittsburgh, and Cleveland.

SITE DESIGN FOR NEW DOWNTOWN BUILDINGS

Recommendations in the Community Specific Design Guidelines provide a general design framework for new construction. This framework ensures new buildings are architecturally compatible with existing historic structures. Site and building design factors in downtown include:

- Building setback;
- Building orientation;
- Spacing;
- Massing;
- Complexity of form;
- Height, width, and scale;
- Directional expression.

MARKET ANALYSIS FOR MARKET RATE APARTMENTS (2015)

Based on a study completed in 2015, preliminary analysis of multi-family housing trends in the City of Lockport show a need for market rate apartments in the downtown corridor. The analysis recommends working with the existing physical building inventory to establish new residential units. The analysis estimated that there is support for 154 new market-rate apartments including conventional renovated apartments, loft rehab buildings / complexes, and live/work lofts. The report states that current rents in Lockport are low as the existing inventory is dated; however, the renovation of existing buildings to include market rate and loft-style apartments is appropriate and supported within the downtown area.

CITY OF LOCKPORT TOURISM FOCUS AREA NOMINATION STUDY (2015)

The Lockport Tourism Focus Area Nomination Study was completed through the New York State Department of State BOA program. The study area includes the DRI Area as well as adjacent lands surrounding the Erie Canal and Eighteen Mile Creek. The study provides a comprehensive analysis of brownfield sites and general community conditions in the study area.

The study also details economic and market trends, including a residential market analysis, retail market analysis and tourism market analysis, which identify feasible investment opportunities. This study identified several target industries that have the greatest change to thrive in Lockport including advanced manufacturing, health care, and urban agriculture/agribusiness. A future land use plan and master plan for the Tourism Focus Area defined 22 long- and short-term projects.



MICROENTERPRISE PROGRAMS (2015)

Since 2015 the GLDC has offered a microenterprise grant program, providing financial and technical assistance to small businesses looking to expand or startup in downtown Lockport. The program has supported 22 new startups or expanding small businesses, most of which are located in the downtown. These startups led to the creation of more than 50 jobs and has established a diverse mix of businesses in the downtown.

SOUTH STREET NEIGHBORHOOD INITIATIVE (2016)

The South Street Neighborhood Initiative is a community needs assessment funded by the New York State Office of Community Renewal. This assessment served to determine how to best connect unemployed and underemployed individuals to the new opportunities being created in downtown Lockport.

The South Street Neighborhood is located along the southeastern border of the DRI Area near the Harrison Place Innovation Hot Spot. Recommendations for the neighborhood focus on

organizational structure, neighborhood improvement and redevelopment, code enforcement, transportation infrastructure, green space and recreation, workforce development and education, and neighborhood pride and heritage.

COMPLETE STREETS POLICY (2018)

The City of Lockport adopted a complete streets policy in 2018 to improve streetscaping that supports safe pedestrian and bicycle access. This policy established an advisory board to review public works projects, aggregate data, research policies and best practices, and facilitate recommendations to the City.

RECENTLY COMPLETED PROJECTS

Several key projects in the City of Lockport have contributed to the resurgence of the downtown community and the current momentum of development and investment.

CANAL STREET REVITALIZATION

This project involved the redevelopment of the Richmond Avenue Block into a destination for commerce and social gathering known as “Canal Street”.

The once contaminated and blighted area adjacent to the Erie Canal was remediated and revitalized into a pedestrian street with green space, a gazebo and historic buildings adapted for active commercial use. In 2006, the City leased the buildings on Canal Street to the GLDC for redevelopment. Since then, each of the buildings have been sold to a private owner. The spaces are fully occupied featuring commercial landmarks such as Lake Effect Ice Cream and Steamworks Coffee. The area is now home to community events including the Lockport Community Farmer’s Market, Locktoberfest, and a summer Chalk Festival.

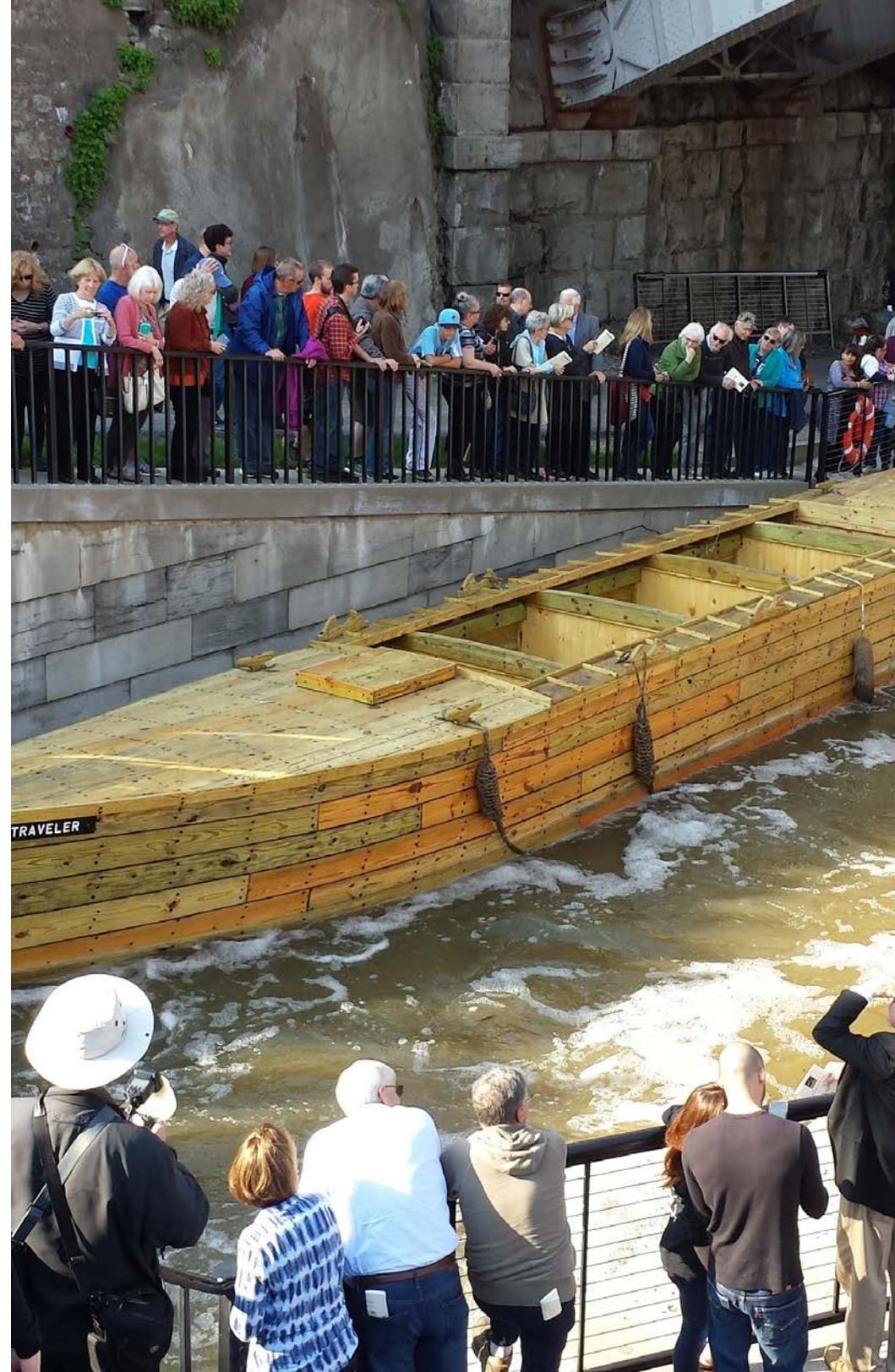


LOCKS HERITAGE DISTRICT

This project involves the transformation of the historic locks and the surrounding area into a regional attraction highlighting the City's unique heritage known as the Locks District. Upon completion of the historic Flight of Five locks restoration and its interpretive elements, the area is expected to draw 230,000 visitors annually.

The key feature is the restoration of an engineering marvel of the Erie Canal, the "Flight of Five" locks. Two locks have been restored to their original working condition and future phases are planned. Other improvements include a replica of a canal boat called the Erie Traveller, the renovation of the Locks District Museum and the installation of a replica bronze statuary of the original 19th century lock tenders called "The Lock Tender Tribute."

In addition, there has been private investment in the area including the redevelopment of 2 Pine Street, the former City Hall which sits above the locks, into the "Flight of Five Winery." The Lockport Cave and Underground Boat Ride also built a new sales, ticketing and souvenir facility at 5 Gooding Street.



CORNERSTONE CFCU ARENA

The Cornerstone CFCU Arena is a 93,500 square foot, two-pad ice arena that draws over 150,000 people into downtown Lockport each year. Completed in 2014 and opened in 2015, the facility was built after demolishing a long-vacant supermarket located at 1 Grigg Lewis Way. The facility features public skating, competitive hockey, skating lessons, community events and performance training.

HARRISON PLACE

Harrison Place is a business incubator that is now home to over 50 businesses and approximately 250 employees on the large campus of the former Harrison Radiator plant.

Located at the corner of Walnut and Washburn Streets, Harrison Place is owned by the GLDC and managed by Mancuso Management. The site has undergone environmental remediation and redevelopment to offer over 100,000 square feet of available space, with the potential for more with continued redevelopment.

THE HISTORIC PALACE THEATRE

Renovations continue at the Historic Palace Theatre, home of a 1,100 seat theatre that hosts musicals, plays, concerts, movies, and community events.

Located at 2 East Avenue, this 1925 theatre has original murals, a proscenium arch around the stage, and intricate grillwork covering the pipes of the original Wurlitzer organ. The non-profit organization, Historic Palace, Inc., owns the theatre and made continued progress renovating the building including the addition of a new digital marquee in 2012 and a digital projector in 2013. In 2017, the organization began the planning for a three-phase renovation project called, “Act II – A Grand Restoration.” Phase I, which included the restoration of the outer lobby as well as some interior plaster work restoration, was completed in 2018. Phase II includes additional plaster restoration, upgrades to concession and bar areas, and the creation of a new merchandise area is planned to start in Spring 2019.

KENAN CENTER

In early 2011, the Kenan Center completed the renovation of the Arena Annex, which added an additional 5,800 square feet of recreational space, including an ice rink.

WESTERN NEW YORK REGIONAL ECONOMIC DEVELOPMENT COUNCIL ALIGNMENT

The Lockport DRI area reflects the continued commitment to the strategies outlined in the 2011 Western New York Regional Economic Development Council (REDC) Strategic Plan, “A Strategy for Prosperity in Western New York.” The core strategies of the Plan are:

- **Implement Smart Growth:** The City, together with the GLDC, has steadily focused on implementing smart growth strategies by investing in the heart of the downtown, Canal Street and the Locks District. The Richmond Avenue block was remediated and redeveloped for a complete transformation that provided an active commercial and community space. Public and private investment has continued in and around this area and features the reconstruction of the historic locks that the City was built around. The recommended DRI projects expand these efforts, revitalizing historic buildings in the downtown and investing in the downtown public realm infrastructure that makes this an attractive place to live, work and visit.

- **Foster a Culture of Entrepreneurship:** Through a microenterprise grant and technical assistance program administered by the GLDC, the City supports and funds local and aspiring entrepreneurs. Furthermore, Lockport’s own Innovation Hot Spot, Harrison Place, provides flexible space to accommodate new start-ups and is home to over 50 businesses.

The REDC sector strategies to invest in the tradeable sectors of advanced manufacturing, health and life sciences, and tourism are consistent with the target industries identified for the downtown in its recent BOA study. The recommended DRI projects align specifically with the strategies of the REDC and demonstrate how consistent planning and investment in areas like tourism, innovation, and culture can transform a community.

SOCIO-ECONOMIC CHARACTERISTICS

Socio-economic characteristics provide a snapshot of a community and its surrounding region. Utilizing data, such as age characteristics, educational attainment, household income, and other representative figures, allows planners to identify specific community needs. Understanding the demographic data of Lockport in relation to Niagara County and New York State plays a significant role in developing targeted goals and strategies for successful revitalization that are unique to downtown Lockport.

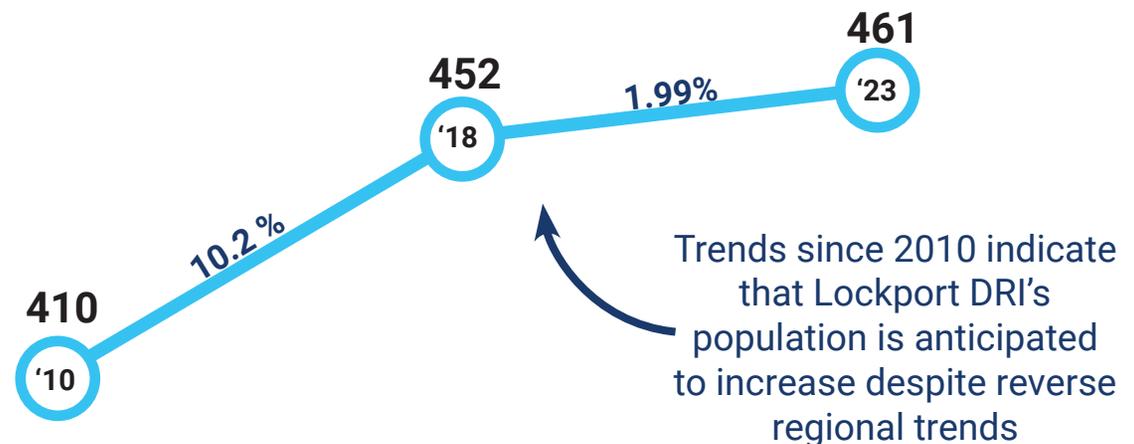
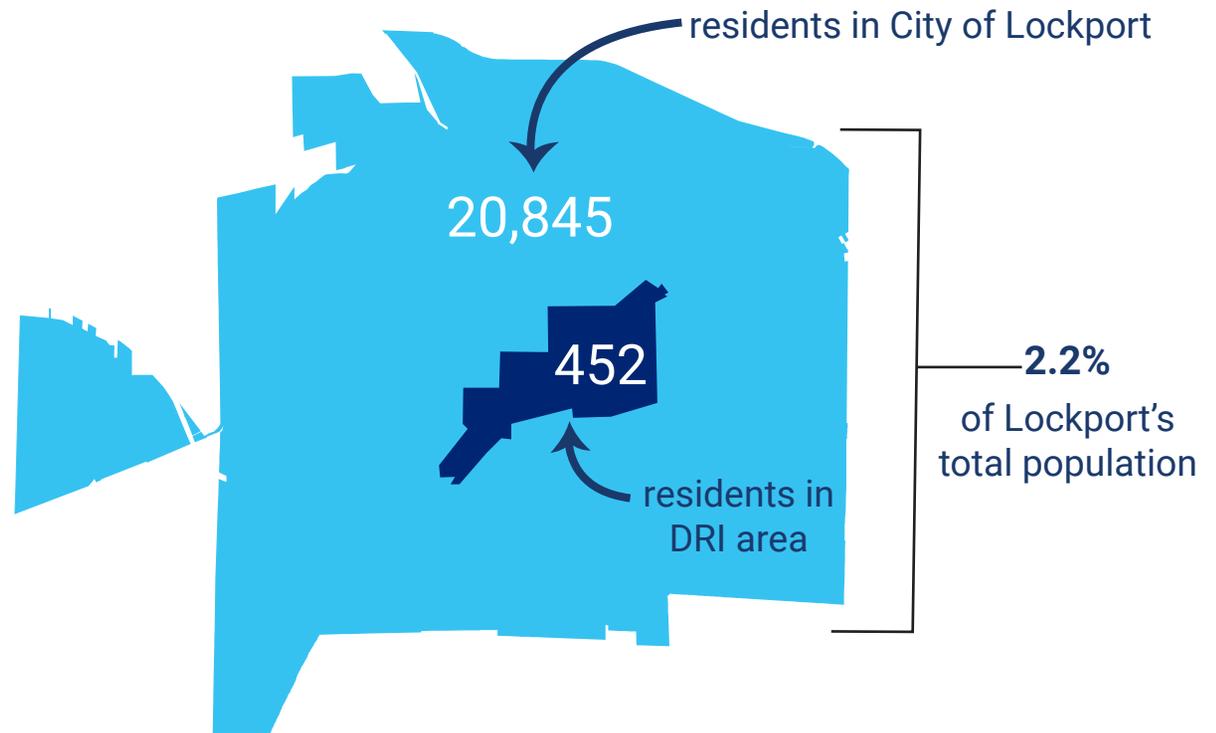


CURRENT POPULATION AND TRENDS

The Lockport DRI area contains a diverse mix of residents, workers, and visitors.

The Lockport DRI area is made up of 452 residents, which represents 2.2% of the City of Lockport's total population of 20,845 residents.

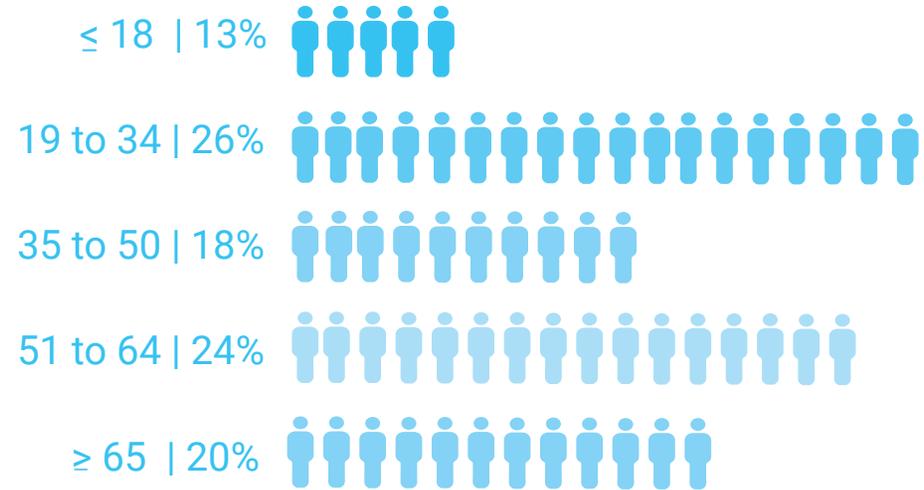
Since 2010, the population in the DRI area has increased by approximately 10 percent. This trend is the inverse of population decline in the City of Lockport and Niagara County since 2010. Respectively, the City of Lockport has experienced a population decline of 6.4% while Niagara County declined 2.8%.



AGE DISTRIBUTION

Lockport DRI residents are evenly distributed in terms of age. The largest age group in the Lockport DRI ranges from 19 to 34 at just over 25% of the population. The second largest age group ranges from 51 to 64 at 24% of the population. This data shows that community age in the DRI area is fairly evenly distributed. The limited number of youth in the area suggests the need to attract families to downtown.

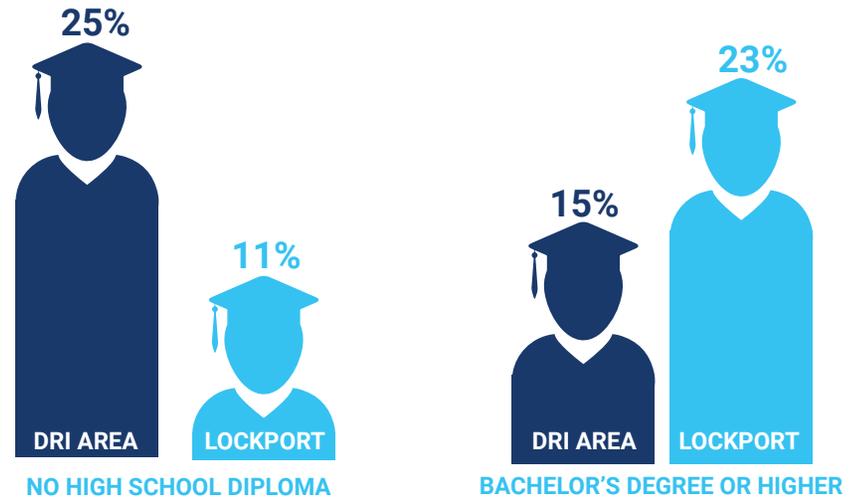
The DRI area also has the oldest median age of 44.8 compared to the City of Lockport and Niagara County, which have median ages of 39.3 and 43.8 respectively.



DRI AREA AGE DISTRIBUTION

EDUCATION

Residents in the DRI area are less educated than those living in the City of Lockport. Approximately 25% of the DRI area population has no high school diploma compared to 11% in the City of Lockport. Additionally, the City of Lockport contains more residents with a Bachelor’s or higher degree (23%) compared to those living in the DRI area (15%).



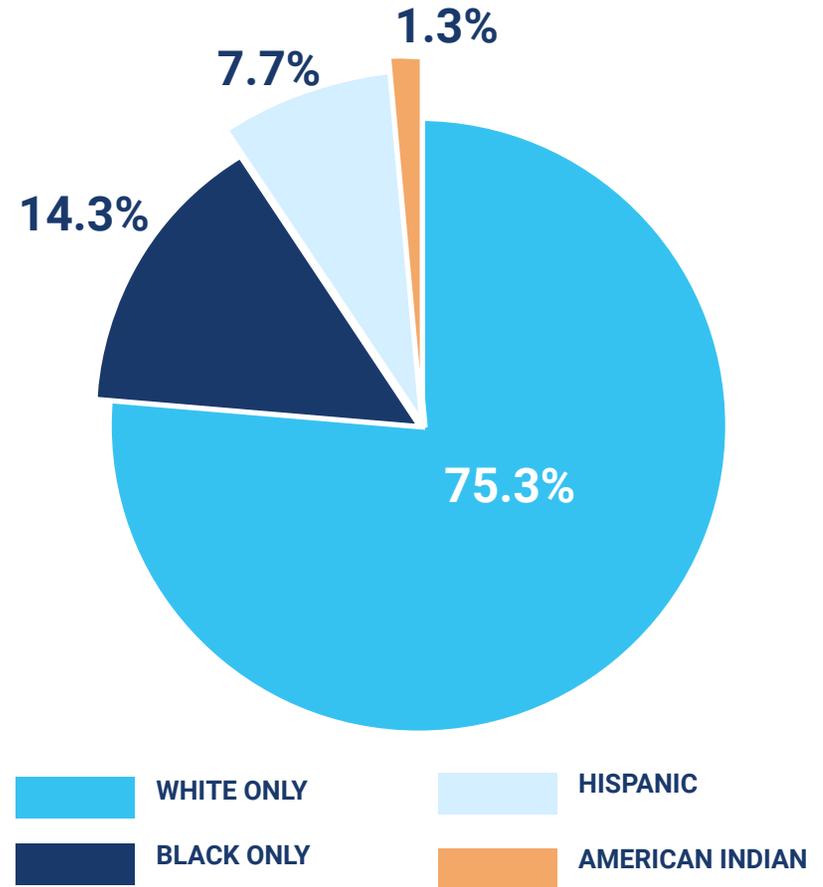
EDUCATIONAL ATTAINMENT IN CITY OF LOCKPORT AND DRI AREA

RACE

The DRI area is largely homogeneous with over 75% of the population identified as “White Only”. The other races within the DRI area include 14.3% as “Black Only”, 7.7% as “Hispanic” and 1.3% as “American Indian”. The DRI area is similar in racial composition to the City of Lockport and Niagara County, where the majority of the population identified as White and the next largest racial group is identified as Black.

DIVERSITY INDEX

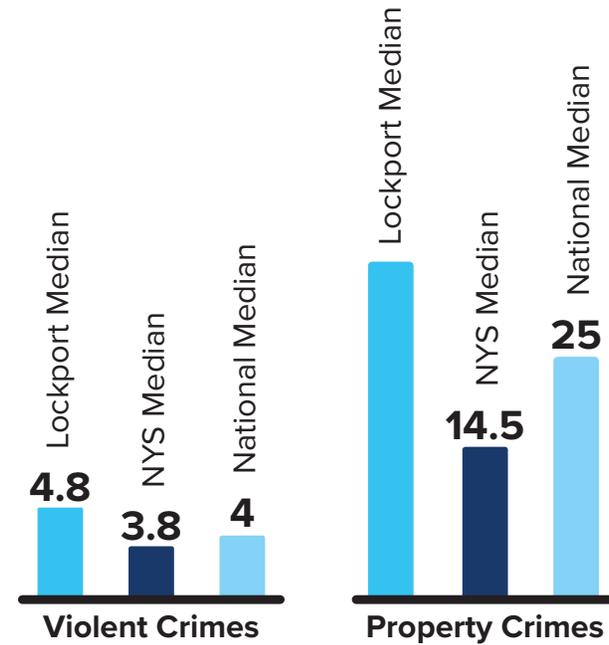
Diversity index represents the likelihood two persons, chosen at random from the same area, belong to different race or ethnic groups. More diverse areas have a high diversity index. The DRI area is significantly diverse with an index of 49.4, as compared to the City of Lockport (27.7) and Niagara County (24.5),



DRI AREA RACE AND ETHNICITY DISTRIBUTION

CRIME

Violent crime and property crime rates were compared for the DRI area, the City of Lockport and New York State. According to what is known as a “crime index” the DRI area experiences more crime than both the City of Lockport and Niagara County. The City of Lockport has a Crime Index of 11 (100 is safest), indicating that it is only safer than 11% of U.S. cities.



CRIME RATES

COMMUTING PATTERNS

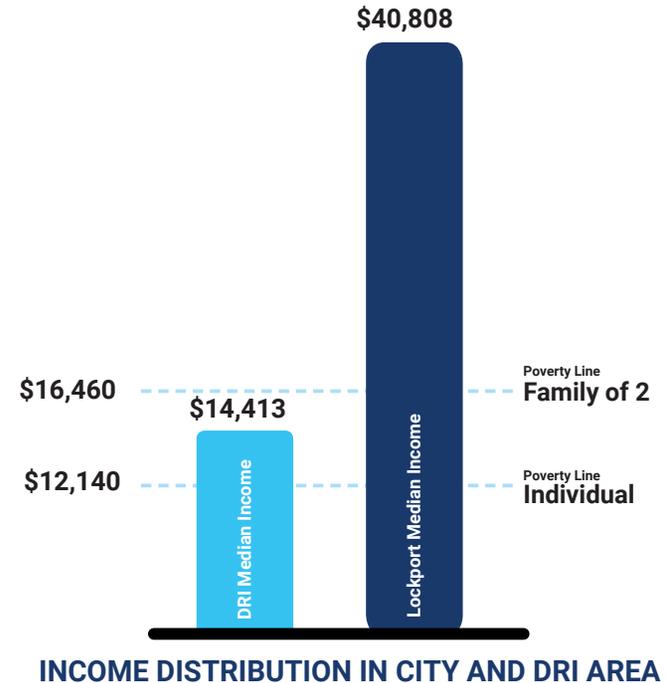
Commuting patterns are helpful in understanding the linkages between a community and the surrounding region. Commuting patterns for the Lockport DRI area indicate that the majority of people who work in the DRI area live outside of the DRI area. There is an influx of 2,044 workers to the DRI area for work on a typical day. Additionally, only six residents within the DRI area work within the DRI, and 106 residents of the DRI area work elsewhere. These commuting patterns show that there is an opportunity in the DRI to attract workers to live in the DRI area.



DRI AREA COMMUTING PATTERNS

INCOME

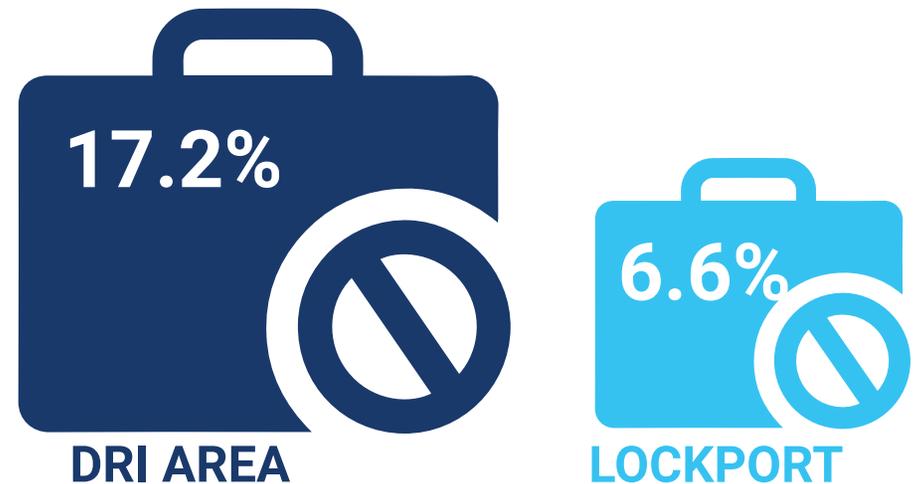
Income is considered a key economic indicator in measuring the well-being of a population and can indicate economic growth or decline. The median household income in the DRI area (\$14,413) is significantly lower than the City of Lockport (\$40,808). While the City of Lockport's median household income is well above the poverty line for families and individuals, the DRI area lies below the poverty line for a family of two. This indicates a need for more diverse job opportunities within and around the DRI area.



EMPLOYMENT

Approximately 2,050 employees work in the DRI area. The largest industry sectors within the DRI include Finance and Industry (18.7%), Administration and Support/Waste Management and Remediation (16.8%) and Health Care and Social Assistance (9.5%). Over 50% of workers within the DRI area are between the ages of 30 and 54.

The DRI area's unemployment rate is significantly higher than the City of Lockport. The high unemployment rate of 17.2% coupled with low household incomes presents an opportunity for the City of Lockport to attract more businesses that will bring high quality jobs, residents, and investment into the area.



UNEMPLOYMENT RATE IN CITY AND DRI AREA

HOUSEHOLD SIZE

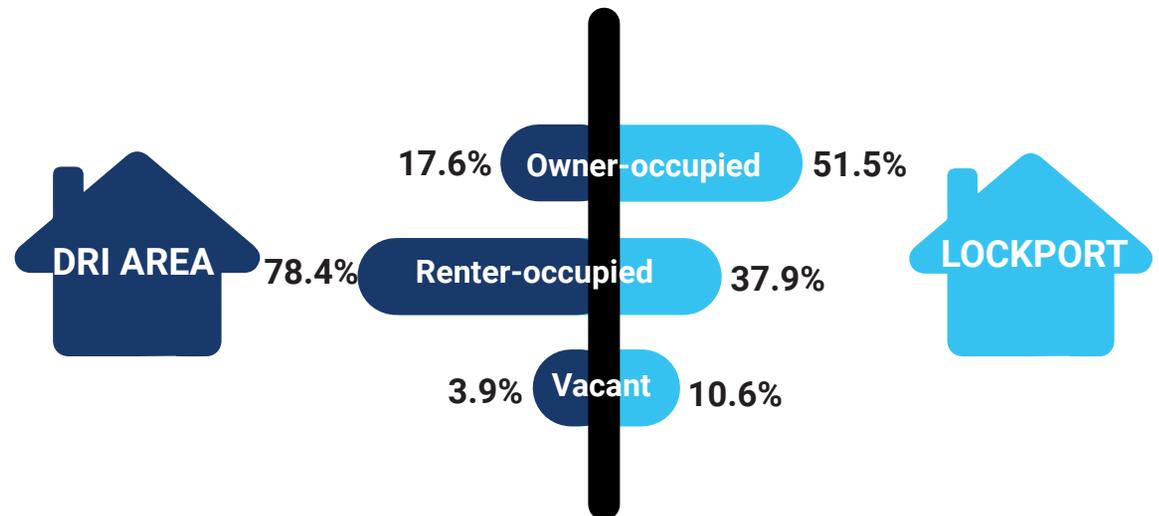
The average household size is calculated by dividing the total population by the number of households. While the City of Lockport and Niagara County both have average household sizes greater than two people, the 2018 average household size within the DRI area is 1.24 people. This small average household size suggests that more single adults than families live downtown Lockport today.



AVERAGE HOUSEHOLD SIZE IN DRI AREA, CITY, AND NIAGARA COUNTY

HOUSING TENURE

Housing tenure describes home-ownership within a particular area. The DRI area has a large renter population, with 78% of residents renting their home or apartment and 17.6% of residents owning their home. Many of these units are contained within the 151-unit Urban Park Towers building on Main Street. Conversely, homes within the City of Lockport are predominately owner-occupied at 51.5%. These trends are anticipated as the DRI area is a more urban environment as compared to the City of Lockport.



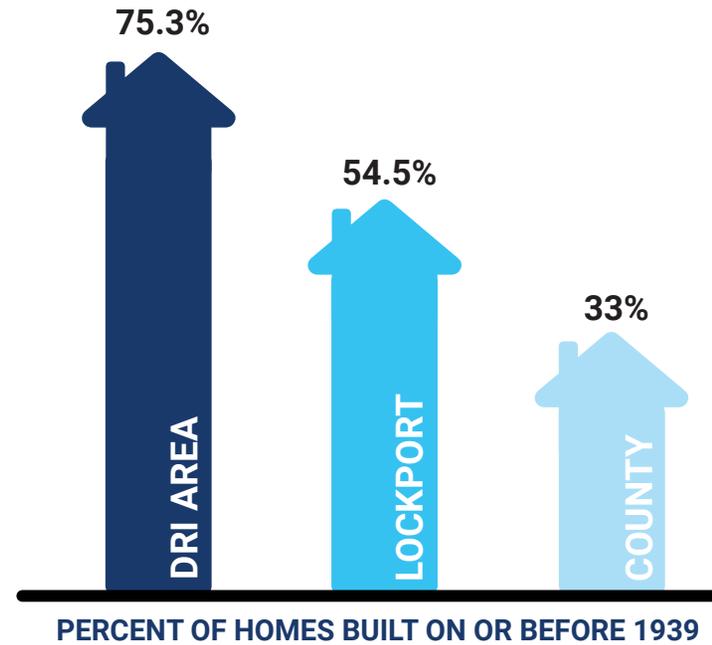
HOUSING TENURE IN DRI AREA AND CITY

Additionally, vacancy rates within the DRI area are significantly lower than the City of Lockport, indicating less housing availability.

HOUSING STOCK

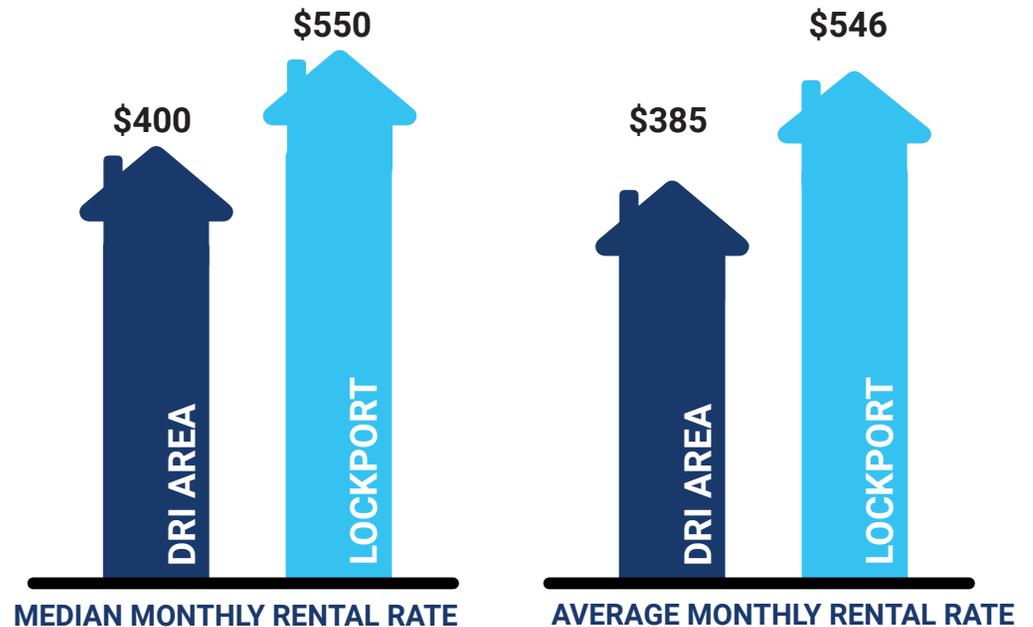
There are a total of 312 housing units in the Lockport DRI area. Approximately 75% of the housing stock within the DRI area was built before 1939. This can be attributed to the fact that the Lockport DRI area developed during the Erie Canal era. Comparatively, the City of Lockport and Niagara County contain a greater supply of newer single-family homes.

No new housing units have been built in downtown Lockport since 2010, limiting the supply of units with modern amenities many renters seek today.



RENTAL MARKET VALUES

The rental rates within the Lockport DRI are very low, with a median monthly rental rate of \$400. This rate is lower than the City of Lockport's median rental rate of \$550. Comparatively, the City of Lockport contains a wider range of rental rates, from less than \$100 up to \$1,499. This reflects the need to expand the types of housing units and introduce market rate housing into the downtown.



PHYSICAL CHARACTERISTICS

Gaining an understanding of the physical characteristics of the Lockport DRI aids in assessing the strengths and weaknesses within the community. Physical analysis of the DRI includes an assessment of the existing land use, regulatory zoning provisions, and vacant and underutilized sites.



LAND USE

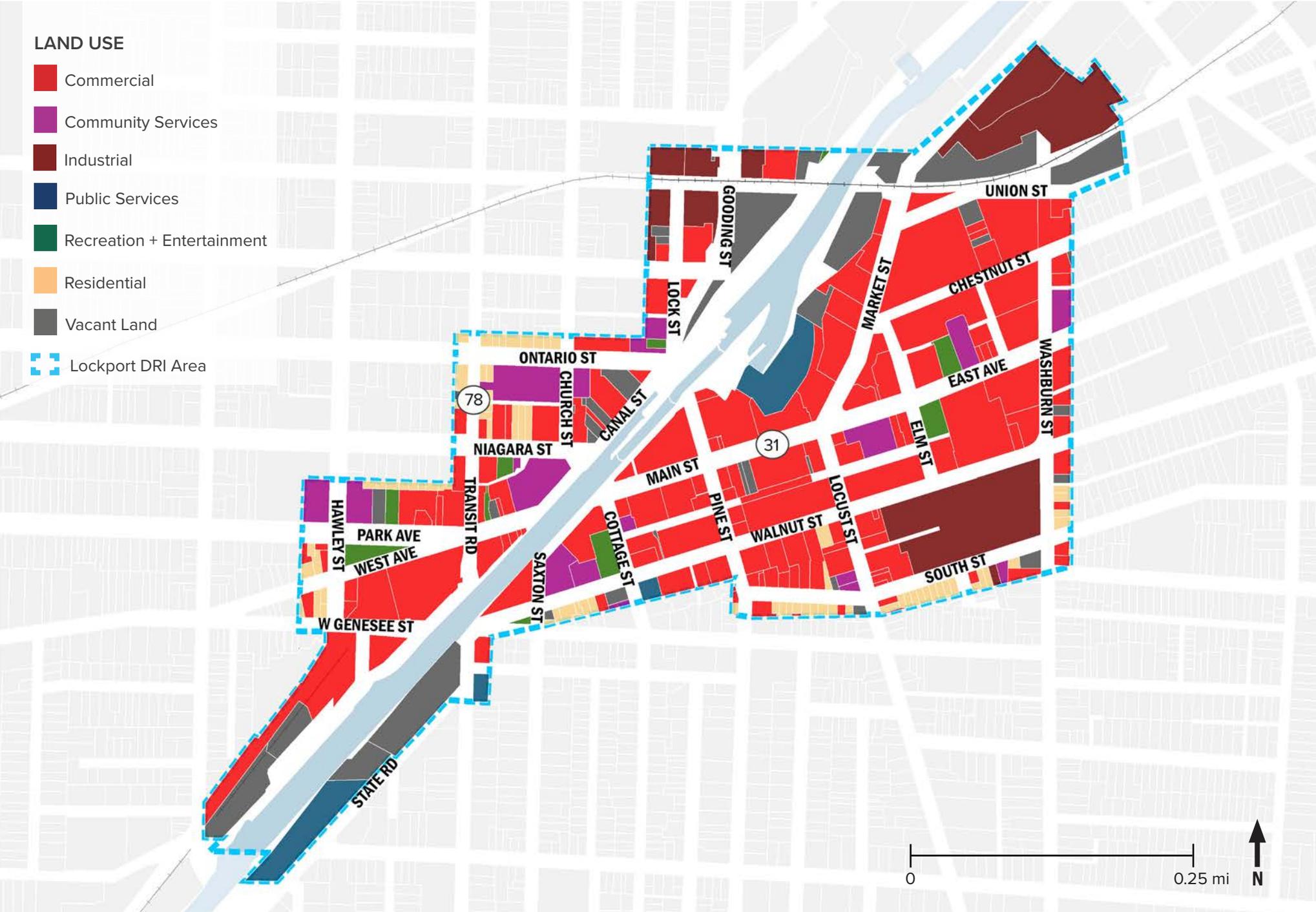
Land use within the Lockport DRI area is predominately commercial, with approximately 44% of the DRI parcels categorized as commercial. These commercial uses include services, retail, as well as restaurants and cafés and contribute to high walkability within the downtown core. The majority of commercial uses are also located within walking distance to the Erie Canal and public parks, which also comprise a large percentage of downtown land use.

Industrial and vacant land uses throughout the Lockport DRI area comprise 14% and 11% of the area, while residential uses make up 6% of the DRI land area. The presence of vacant and underutilized land presents an opportunity for additional development and revitalization within downtown Lockport.



LAND USE

- Commercial
- Community Services
- Industrial
- Public Services
- Recreation + Entertainment
- Residential
- Vacant Land
- Lockport DRI Area



ZONING

Land uses within the City of Lockport are regulated through the City of Lockport Zoning Code. The zoning code includes 11 zoning districts throughout the City. There are 10 zoning districts within the Lockport DRI area, ranging from two-family residential to heavy industry. The largest zoning district within the Lockport DRI area is the Central Business District. It should be noted that mixed-use structures are not currently allowed, per the existing zoning code.

The following describes the goals for each of the zoning districts downtown:

TWO-FAMILY RESIDENTIAL (R-2)

This district allows the development of one and two family structures within the City.

MULTI-FAMILY RESIDENTIAL (R-3)

This district allows the development of multi-family structures to provide a variety of dwelling units within the City.

NEIGHBORHOOD BUSINESS (B-1)

This district is intended to delineate areas appropriate for stores and shops needed to serve the daily needs of the surrounding neighborhood.

CENTRAL BUSINESS (B-2)

This district is intended to encourage central retail shopping and business within the downtown, which supports the entire City of Lockport.

GENERAL BUSINESS (B-3)

This district is similar to the Central Business district, except that businesses are oriented to highway users and intended to serve vehicles.

OFFICE BUSINESS (B-4)

This district is intended to support office development within the City.

BUSINESS (B-5)

This district is intended to place shopping and business areas adjacent to the central retail shopping district to promote business uses.

LIGHT INDUSTRIAL (I-2)

This district allows limited manufacturing and research-oriented uses within the City.

HEAVY INDUSTRIAL (I-3)

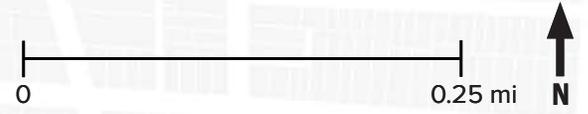
This district allows industrial use of intense nature because of location, existing facilities, and existing surrounding development.

RESERVE AREA (RA)

This district prohibits substantial development in these areas due to site constraints, such as topography, drainage, and floodplains.

ZONING

- Central Business
- General Business
- Business
- Neighborhood Business
- Office Business
- Two-Family Residential
- Multi-Family Residential
- Light Industrial
- Heavy Industrial
- Reserve Area
- Lockport DRI Area



VACANT & UNDERUTILIZED LAND

Despite significant recent development and revitalization initiatives within the City, there are several vacant and underutilized properties, which make up approximately 12% of the Lockport DRI area. Many of these properties were identified in the City of Lockport Tourism Area BOA in 2015.

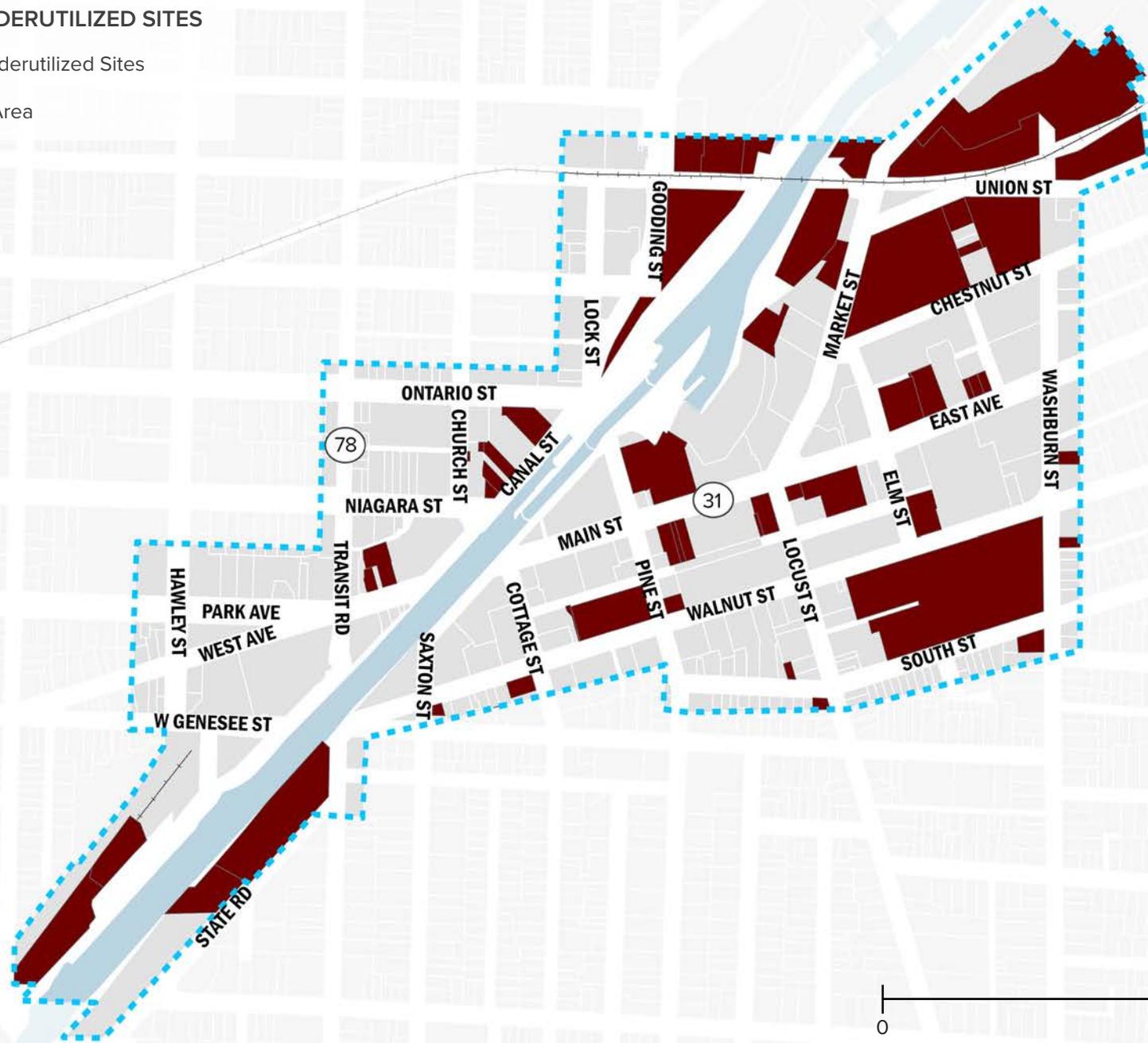
A majority of these vacant and underutilized properties exist along the banks of the Erie Canal. Several of these vacant and underutilized properties were identified as potential sites for revitalization and redevelopment in the City's DRI application, including:

- 60 West Genesee Street & 34 Prospect Street;
- 160 Washburn Street (Harrison Place);
- 55 Main Street (Spalding Mill Building);
- 1 East Avenue (Historic Post Office);
- 19 East Avenue (YMCA Building);
- 116-120 Main Street (F&M Building); and
- 4 Market Street (Bewley Building).



VACANT AND UNDERUTILIZED SITES

-  Vacant and Underutilized Sites
-  Lockport DRI Area

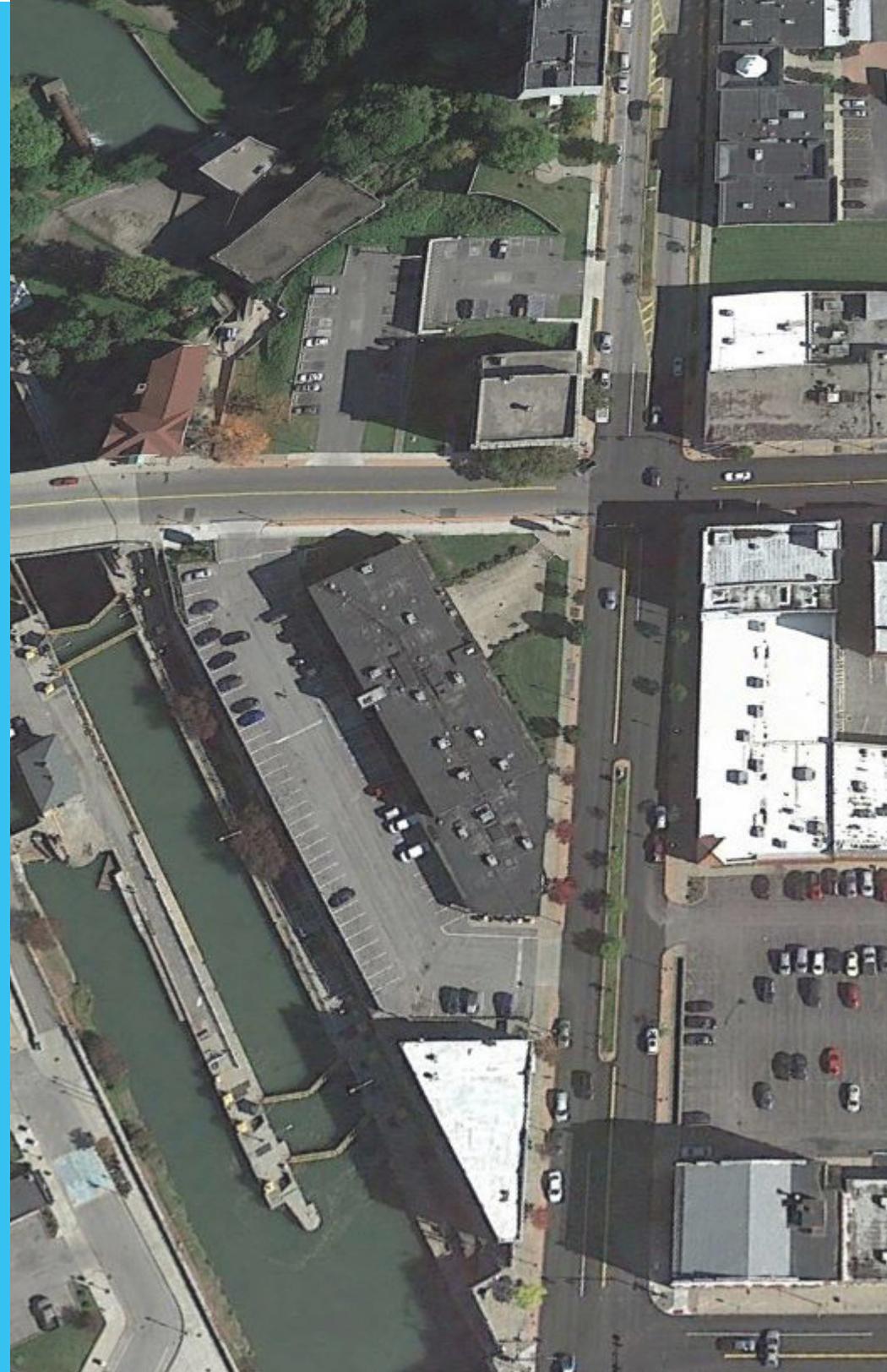


TRANSPORTATION

There are a variety of transportation systems within the Lockport DRI area that support the movement of goods and people in and around the City. The accessibility and convenience of the transportation system will enhance the quality of life for residents, workers, and tourists.

As indicated by the DRI strategy to enhance the public realm and downtown streetscapes, the ease with which vehicles, pedestrians and bicyclists are able to maneuver around the City is a critical component to downtown vitality. Providing safe connections throughout the downtown can help stimulate the local economy and spur private investment within downtown.

This section provides an overview of the existing street network and public transit system within the Lockport DRI area.



STREET NETWORK

The Lockport DRI area is comprised of major arterials, major collectors, principle arterials, and local roadways. Principle arterial roadways within the Lockport DRI area include Main Street (Route 31), Walnut Street, Transit Road (Route 78) and a portion of Washburn Street. These roadways carry between 2,000 to 17,000 vehicles per day.

Market Street, Locust Street and a portion of Washburn Street, are categorized as major arterials that carry between 3,000 to 5,200 vehicles per day. Gooding Street and a portion of Niagara Street are categorized as major collectors which carry between 2,800 and 5,500 vehicles per day.

The Lockport DRI area is also equipped with networks of sidewalks that connect downtown locations to the waterfront and surrounding residential neighborhoods. However, even though these amenities exist, there are some areas that could benefit from streetscaping and crosswalk enhancements to improve quality and safety. Many sidewalks are ADA-accessible; however, there are areas where crosswalks can be enhanced to increase visibility.

ROADWAY CLASSIFICATIONS

The U.S. Federal Highway Administration (FHWA) classifies roadways into three categories based on speed of travel and level of accessibility.

Arterial Roads. These roads are designed for long-distance travel, with high rates of speed, and limited access from neighbouring roads.

Collector Roads. These roads provide connections between arterial and local roads, with more access but lower speeds than arterial roads.

Local Roads. These roads are designed for high accessibility, and are low speed. Local roads are the most common type of road, followed by collector roads.

KEY TAKEAWAY

Basic public realm elements exist within downtown Lockport; however, amenities can be improved to increase walkability and connectivity. These improvements include crosswalk and sidewalk enhancements, pedestrian amenities and landscaping throughout the downtown.

STREET NETWORK

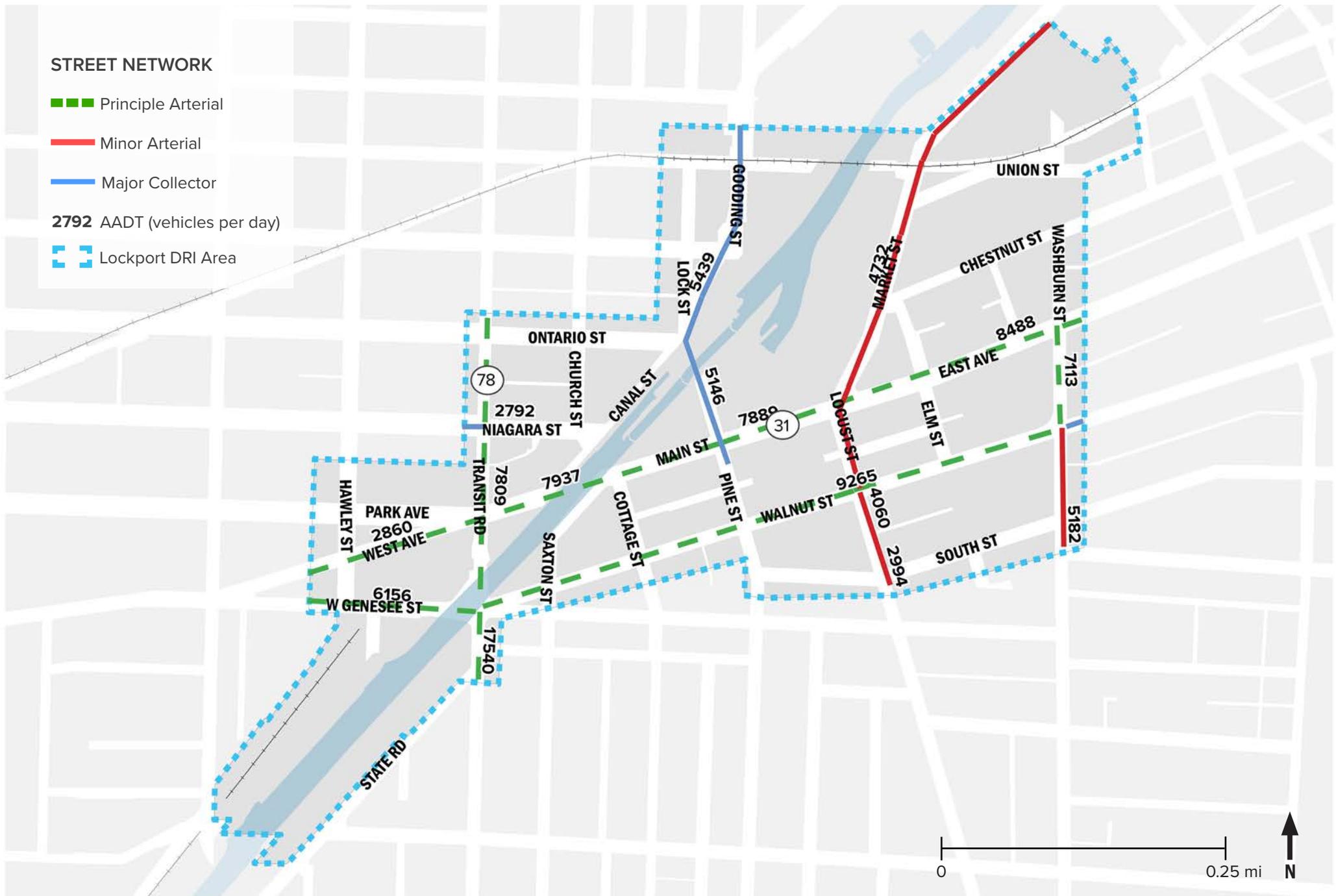
■ Principle Arterial

■ Minor Arterial

■ Major Collector

2792 AADT (vehicles per day)

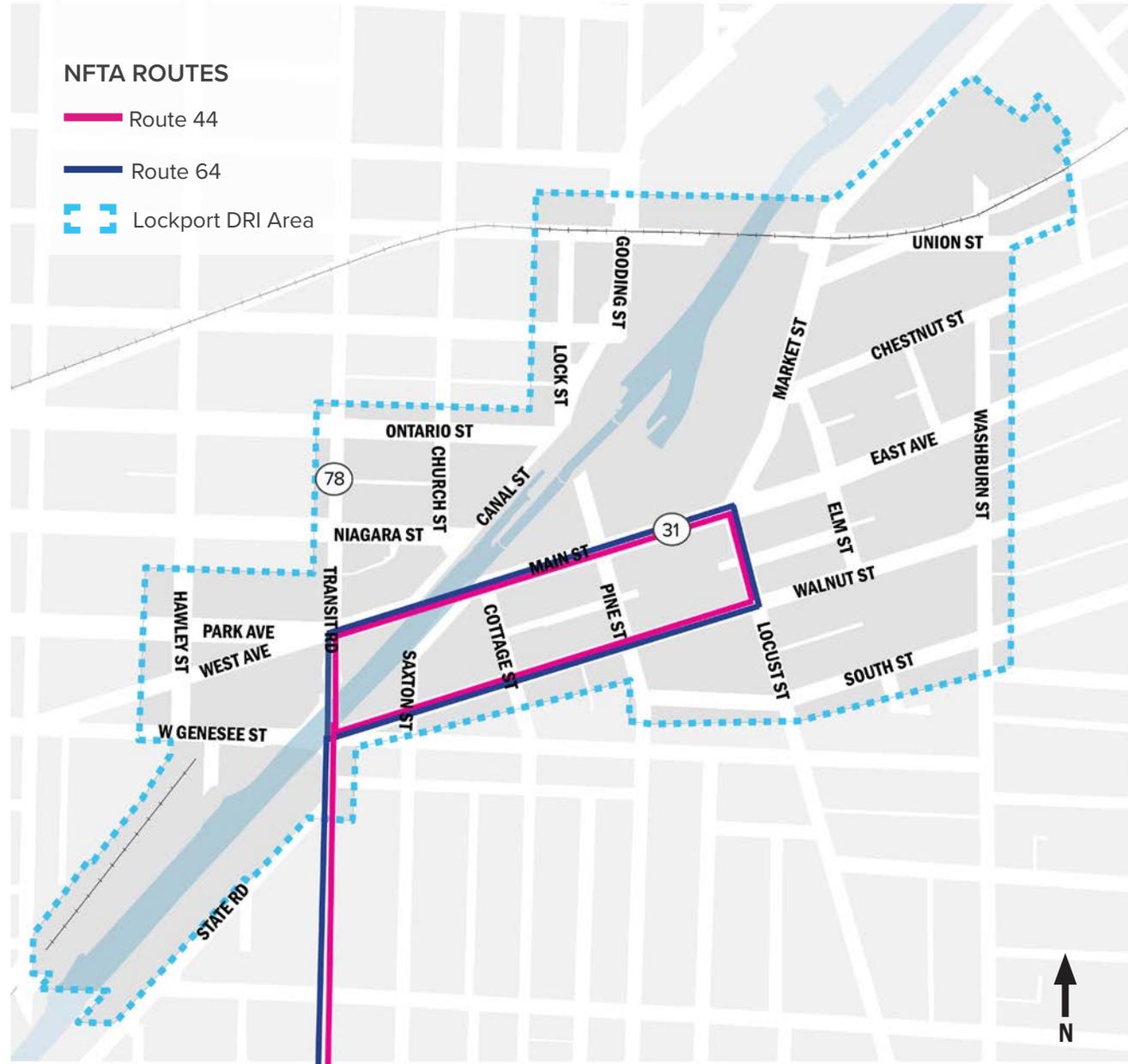
■ Lockport DRI Area



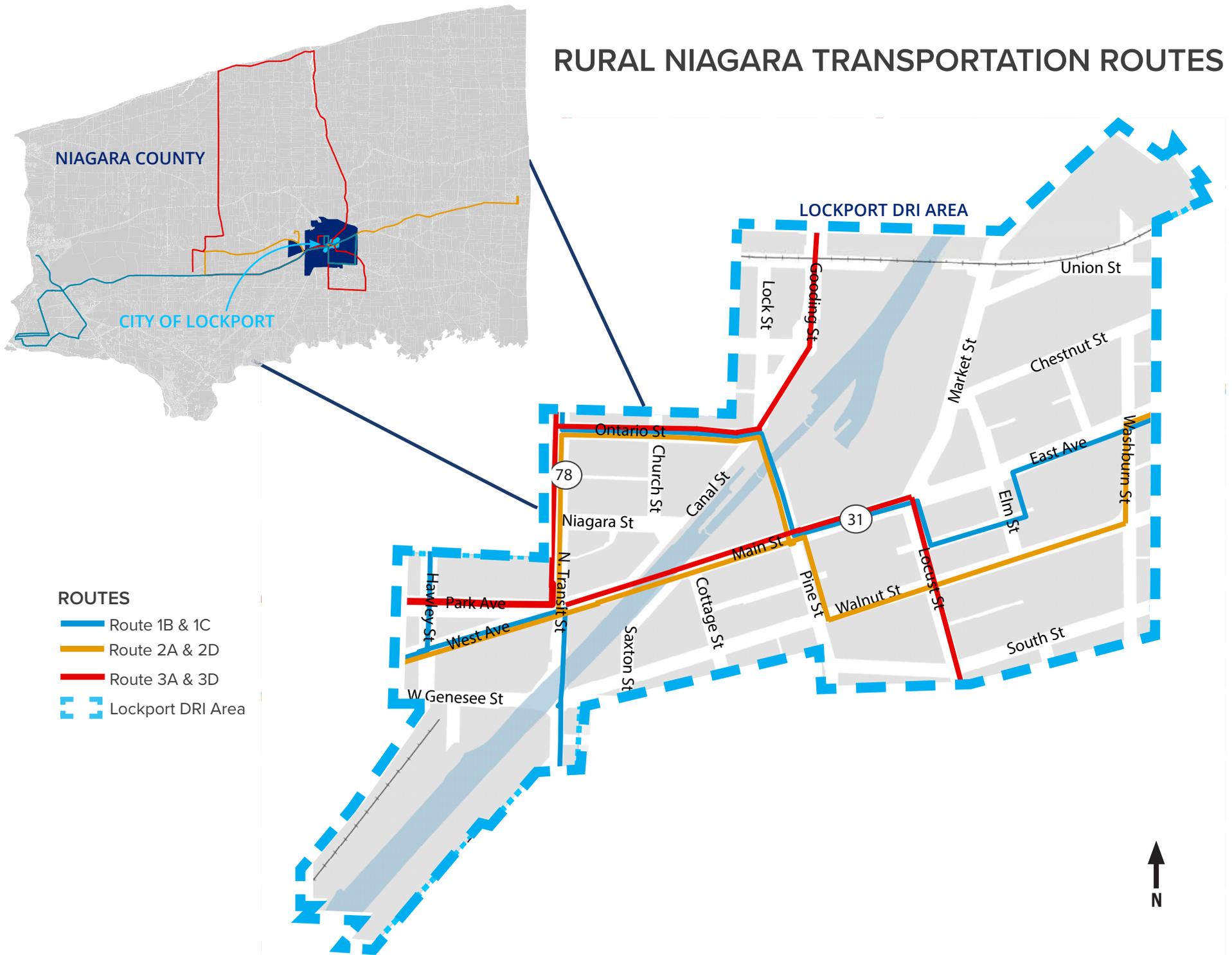
PUBLIC TRANSIT

Rural Niagara Transportation and the Niagara Frontier Transportation Authority (NFTA) provide transportation services to the City of Lockport and the Lockport DRI area. Rural Niagara Transportation is comprised of five bus routes that provide public transport throughout Niagara County, of which three service the Lockport DRI area to nearby localities such as Niagara Falls, Newfane, Cambria, and Middleport.

Additionally, the NFTA provides transport to downtown Buffalo and the University at Buffalo South Campus, through Bus Route 44 and 64. The University at Buffalo stop hosts a Park and Ride parking lot as well as access to the City's light rail transportation system that travels into downtown.



RURAL NIAGARA TRANSPORTATION ROUTES



ANCHOR INSTITUTIONS

Anchor institutions are the primary industries, employers or attractions that bring people to live, work or visit a community. For Lockport, several of these institutions have reinvented themselves in recent years as the community shifted from an industrial transportation hub to a tourism destination, attracting entrepreneurs and high-tech industry. The Flight of Five locks on the Erie Canal that allowed boats to navigate the Niagara Escarpment and brought hydro-power and industry to the community have been rehabilitated and serve as a tourist destination. In its industrial heyday Lockport was also known for Harrison Radiator, which employed thousands of people at its downtown plant until the 1980s. Now the former industrial plant is one of the WNY REDC's Innovation Hot Spots known as Harrison Place, welcoming startups and entrepreneurs to the expansive campus.

The City has transformed historically anchored institutions into uses that serve modern needs and trends. The existing remarkable infrastructure, combined with local non-profit organizations and regional employment hubs, make Lockport a center of activity within Western New York that features industrial heritage and continued innovation.



ANCHOR INSTITUTIONS AND SIGNIFICANT EMPLOYERS

FLIGHT OF FIVE

Lockport's signature historic attraction is the site of the original locks known as the Flight of Five. With recent rehabilitation and interpretive elements, this landmark destination is expected to see 230,000 visitors annually and tie to existing tourism attractions like the Erie Canalway Heritage Trail.

ERIE CANAL DISCOVERY CENTER

A feature of the Canal Street block is the Erie Canal Discovery Center where visitors can learn about the creation of the canal and locks in the 19th Century. Complementing the Flight of Five, visitors can experience interactive displays in the historic stone building.

HARRISON PLACE

With over 100,000 square feet of the campus built-out and the potential for more, there are a range of options for aspiring and developing businesses

at Harrison Place. Currently the campus is home to over 50 businesses and approximately 250 employees. The largest business located here is Trek, Inc., which occupies 64,000 square feet and employs over 100 people.

CORNERSTONE CFCU ARENA

A state-of-the-art ice skating facility, Cornerstone CFCU Arena attracts more than 150,000 people each year. Hosting tournaments and community events, the arena is a regional attraction for recreation.

HISTORIC PALACE THEATRE

This 1925 theatre seats 1,100 people and hosts musicals, plays, concerts, movies, and community events. The theatre is also home to a performing arts education classes in this historic building in downtown.

LOCKPORT PUBLIC LIBRARY

The Lockport Public Library is located on East Avenue in the heart of downtown. This 36,000-square foot building provides a robust collection of books and videos, offers a public meeting room and youth story room. The library is ADA-accessible due to elevator access at the Chestnut Street entrance.

GOVERNMENT OFFICES

As the seat of Niagara County, together the City and County employ a significant number of people in Lockport. Located at 175 Hawley Street is the Niagara County Court House. The County employs an estimated 400 people. Located at 1 Locks Plaza is the Lockport Municipal Building. The City of Lockport employs an estimated 200 people.

KENAN CENTER

Just south of the DRI Area is the Kenan Center campus featuring arts, education, and recreation programs. Located on a 25-acre site, the campus includes the Italianate-style Kenan Center House, the Taylor Theatre and Education Building, and the Kenan Center Arena and Annex.

KEY TAKEAWAY

Downtown Lockport contains a diverse mix of significant employers and small businesses that provide employment opportunities. The City should continue to support these employers to promote additional small business and entrepreneurial opportunities that will spur job creation and attract more downtown workers.



KENAN CENTER

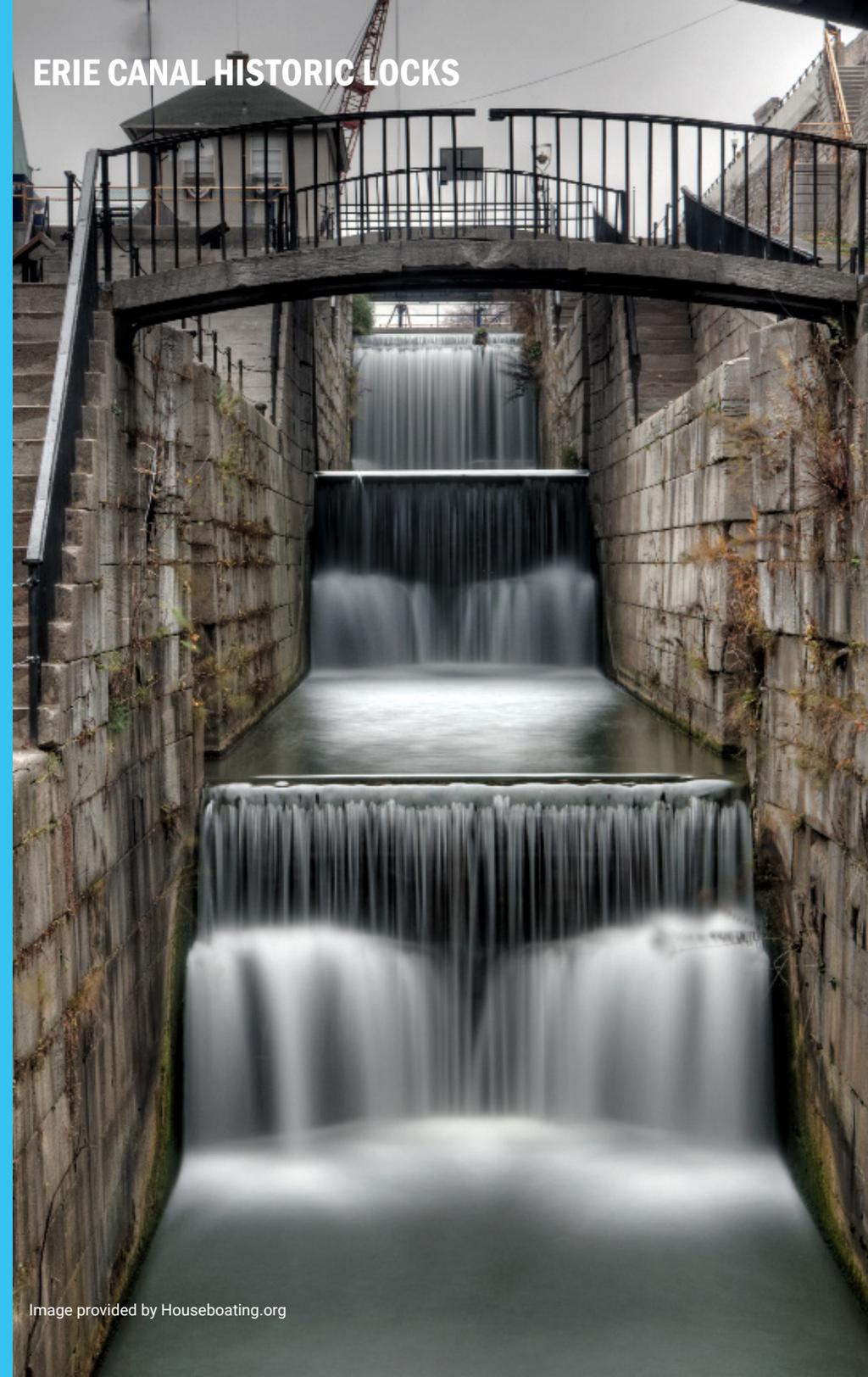
HISTORIC AND CULTURAL RESOURCES

Historic and cultural resources are indispensable components of a healthy community and an important quality of life factor. These resources are unique to any other place and they contribute to a community's distinctive sense of place. As indicated by the DRI strategy to preserve historic structures, it is recognized that these assets contribute to a healthy local economy, bringing numerous benefits including jobs, tax revenue, and tourism.

The City of Lockport owes its very existence to the construction and success of the Erie Canal during the early 1800s. When the surveyors laid out the route for the construction of the Erie Canal, present-day Lockport was selected as the location where the canal would traverse the sheer rock cliff of the Niagara Escarpment. This engineering marvel, known as the Flight of Five, allowed boats to navigate up and down and created hydropower opportunities that fueled a surge in industry, further developing the City.

The DRI area is home to a wealth of historic resources including three historic districts, seven National Register Historical Buildings, and one National Register Historical Landmark. All of these places are unique community assets that continue to define the City today.

ERIE CANAL HISTORIC LOCKS



HISTORIC AND HERITAGE DISTRICTS

ERIE CANALWAY NATIONAL HERITAGE CORRIDOR

Recognizing the significance of the Erie Canal in the history of the United States, U.S. Congress established the Erie Canalway National Heritage Corridor in 2000. The corridor spans 524 miles across Upstate New York, with nearly 3 million people and 23 counties along its path. The corridor was established to encourage the preservation and appreciation of historic resources within the designated area.

IMPORTANCE OF HISTORIC ASSETS

A community rich with historical assets also benefits from tourism opportunities. The Erie Canal provides opportunities for the heritage tourism business to expand. Heritage tourism refers to traveling to experience places, artifacts and activities that authentically represent the stores and people of the past. These types of tourists often tend to visit longer and spend more money within a community.

LOCKPORT INDUSTRIAL HISTORIC DISTRICT

The 22-acre historic district is located between Eighteen Mile Creek and Niagara Street along the Erie Canal. Located in the heart of the DRI Study Area, the Lockport Industrial Historic District is home to the historical Flight of Five Locks. Constructed in 1825, the locks were originally designed to lift boats weighing up to 75 tons over the Niagara Escarpment. In 1859, the locks were reinforced to allow boats weighing up to 300 tons to be ferried over the escarpment. The five locks as well as the masonry staircase that connected the southern and northern tier of the locks remain today and are significant tourist attractions for downtown Lockport. The Industrial Lockport District also includes a number of mill ruins and raceways that are connected to caves and tunnels carved through the escarpment, further drawing in visitors throughout the year.

LOWERTOWN HISTORIC DISTRICT

The Lowertown Historic District encompasses 86 acres and is located in the northeastern section of the DRI area. The district contains a number of historic residential structures dating back to the 1830s, as well as a small number of historically significant commercial, industrial and institutional buildings.

NATIONAL REGISTER BUILDINGS

NIAGARA COUNTY COURTHOUSE

This building is a historic courthouse and county clerk building on Hawley Street in downtown Lockport. This building was listed in the National Register of Historic Places (NRHP) in 1997 and hosts approximately 400 Niagara County employees.

GIBBS HOUSE

The Gibbs House is a historic home in downtown Lockport that was built around 1850 by Philip J. Gibbs. Since it is one of approximately 75 stone residences that remain in the City of Lockport, it was added to the NRHP in 2003.

BACON-MERCHANT-MOSS HOUSE

This building is located at the corner of Walnut Street and Cottage Street and was added to the NRHP in 2007. It is one of the earliest stone residences in the City of Lockport with a facade constructed with locally-quarried Medina sandstone. In 1927, it was purchased by the YWCA and continues to be utilized as a space for community services.

BENJAMIN MOORE HOUSE

This building is located on Pine Street, overlooking the Flight of Five locks. It was originally constructed in 1864 as the Benjamin C. Moore Company Mill using limestone quarried from the Lockport region. The building also served as City Hall until 1974, when the current City Hall at Locks Plaza was constructed. The building is currently home to a winery and gift shop that caters to downtown tourists.



U.S. POST OFFICE

The former U.S. Post Office Building was placed on the NRHP in 1990. It was constructed in 1904 at the corner of Elm Street and East Main Street. Between 1904 and 1934, the building housed the New York Western District Courthouse on the second floor. The building served as the City's Post Office into the 1990's. Today, this building is used as office space; however, it is underutilized.

FORMER UNION STATION

This building was added to the NRHP in 1977. This building was originally constructed for the New York Central Railroad in 1889 and was operated until the 1940's. This structure remained vacant until it reopened as a restaurant in 1971, only to be destroyed by a series of fires in 1972 and 1974. Today this property remains in disrepair and is vacant.

BEWLEY BUILDING

The Bewley Building is a five-story building located on the corner of Market Street and Main Street in downtown. This building was built in 1929 on the foundation of the former Hodge Opera House. The building houses a mix of retail stores and offices, but is currently underutilized. Due to its architectural integrity, this building was listed on the NRHP in 2018.



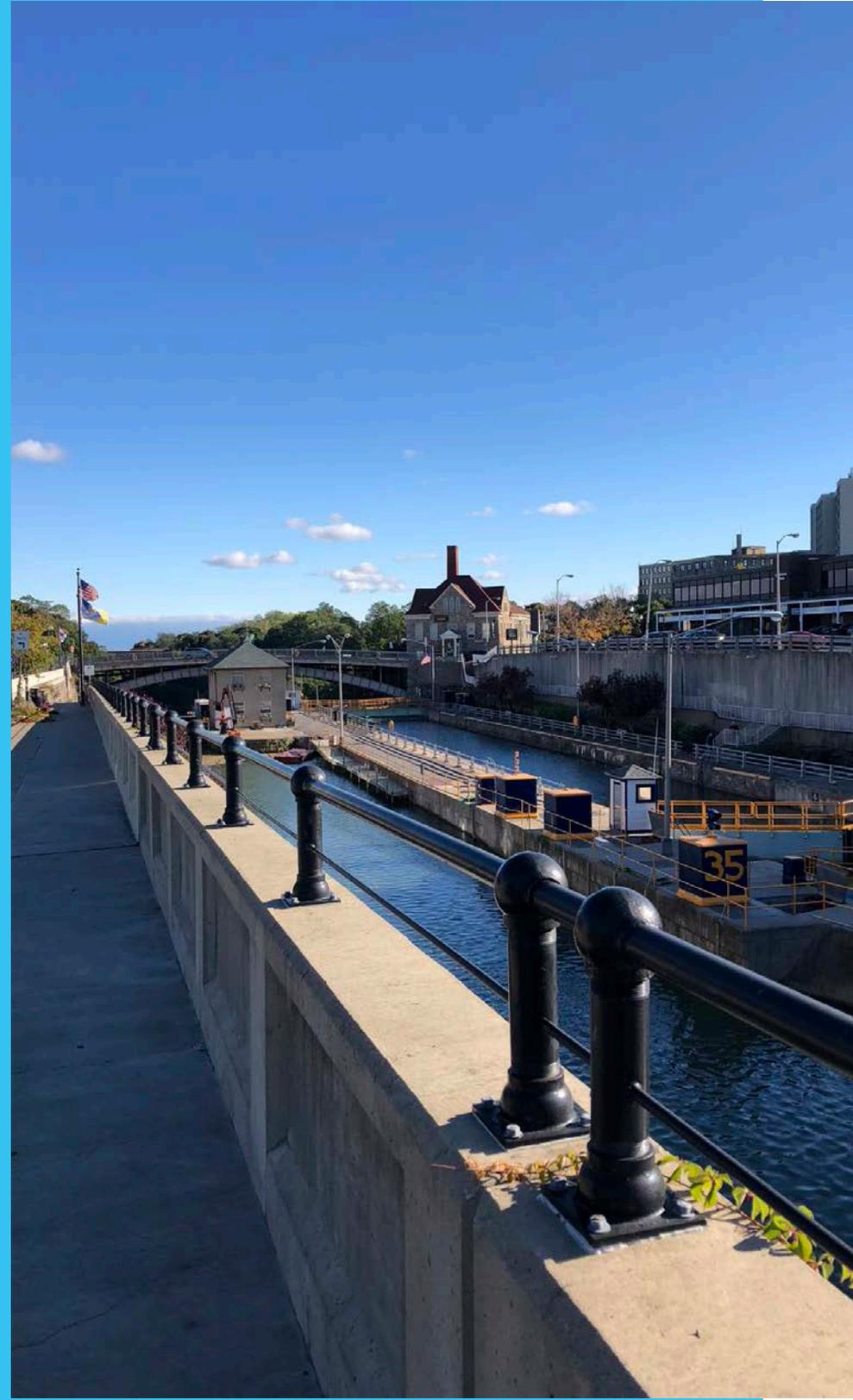
NATIONAL REGISTER LANDMARK

NEW YORK STATE BARGE CANAL SYSTEM

The New York State Barge Canal System was designated as a National Register Landmark through the National Historic Landmarks Program. This program recognizes historic properties of exceptional value to the nation and promotes preservation efforts. The New York State Barge Canal System designation spans 450 miles of navigation channels from Waterford to Tonawanda, New York.

KEY TAKEAWAY

Lockport's story is displayed through historic structures and buildings throughout downtown. The City should continue to utilize these resources to create new live-work-play opportunities that preserve and celebrate these unique historic and cultural resources.



HISTORIC AND HERITAGE DISTRICTS

-  Erie Canalway National Heritage Corridor
-  Lockport Industrial Historic District
-  Lowertown Historic District

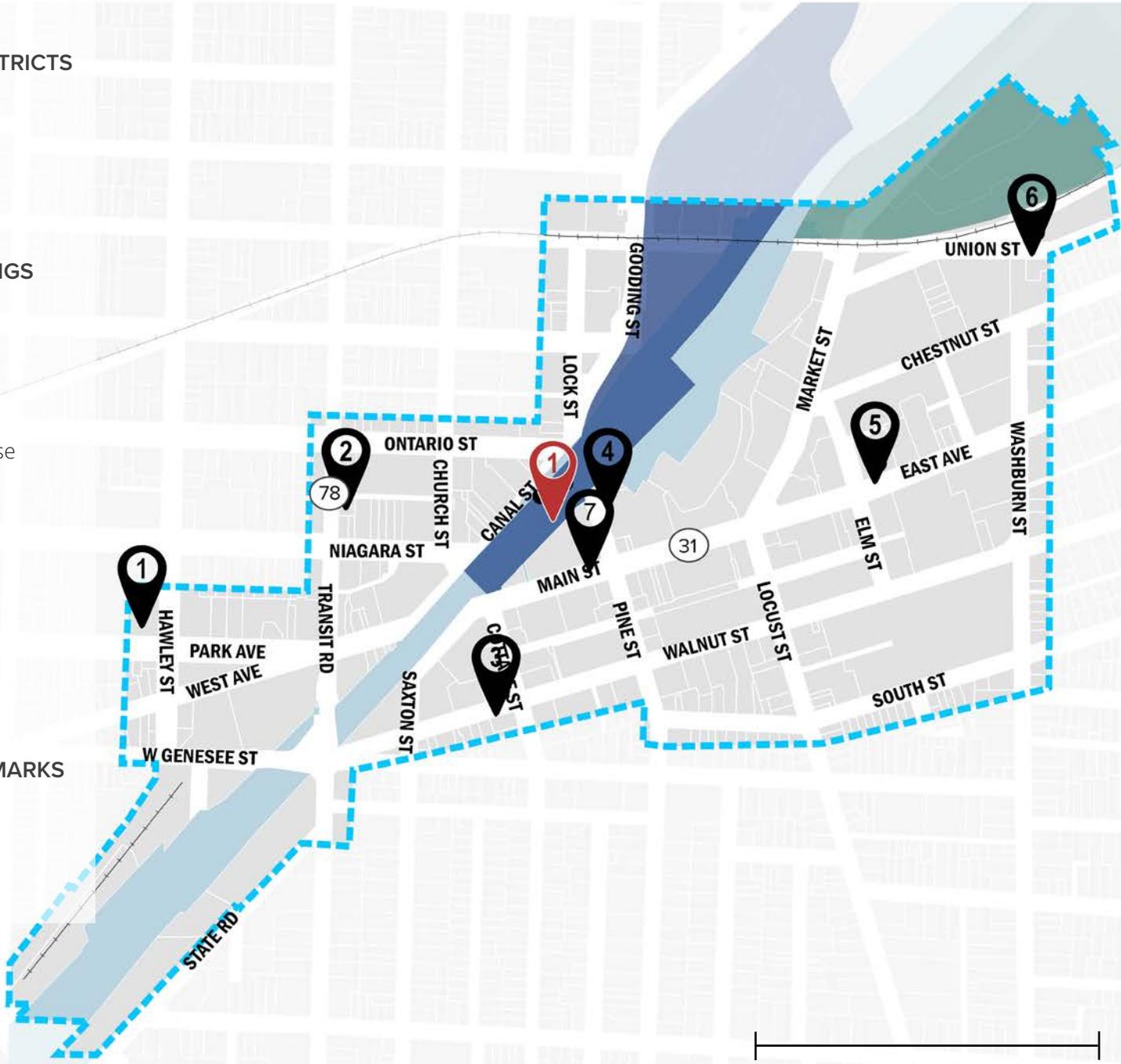
NATIONAL REGISTER BUILDINGS

-  1 Niagara County Courthouse
-  2 Gibbs House
-  3 Bacon-Merchant-Moss House
-  4 Benjamin Moore Mill
-  5 U.S. Post Office
-  6 Former Union Station
-  7 Bewley Building

NATIONAL REGISTER LANDMARKS

-  1 NYS Barge Canal System

 Lockport DRI Area



CULTURAL RESOURCES

HISTORIC PALACE THEATRE

Built in 1925, the proscenium-arch style theatre is a community-based organization that is dedicated to preserving the historic and architectural integrity of the building, while also providing a high quality venue for the performing arts and a center for arts education. The theatre seats 1,100 people and hosts musicals, plays, concerts, and movies. It also hosts numerous community events, including graduations, weddings, debates, and stand-up comedy. With the help of a recent \$423,000 Market NY grant award, a \$500,000 challenge grant through the Grigg Lewis Foundation and a capital campaign of over \$300,000, the theatre is implementing a \$2.1 million renovation over the next two years. The renovations will significantly improve the patron experience and in turn help increase theatre revenues.

FIRST PRESBYTERIAN CHURCH

The First Presbyterian Church is home to a collection of original Tiffany Windows. Made by Tiffany Company, the glass was constructed using unusual construction techniques that resulted in one-of-a-kind windows. The church offers tours of the windows throughout the year.

CHALLENGER LEARNING CENTER

Located in Harrison Place, the Challenger Learning Center is a community-based, learning-oriented organization geared towards enriching the minds of youth and adults. Using space exploration as a theme, each program offers complex and realistic missions that are designed by professional educators with the guidance of NASA scientists. The goal of the Center is to provide a positive learning experience for students, fostering their interest in science technology, engineering, arts, and math and encouraging them to pursue possible careers in these fields.

ERIE CANAL DISCOVERY CENTER

The Erie Canal Discovery Center is a new state-of-the-art interpretive museum, focusing on the role that Lockport played in the history of the Erie Canal. The interactive museum transports visitors back to the 1820's and the early days of life after the construction of the Erie Canal.

CULTURAL + HISTORICAL SITES ADJACENT TO THE DRI STUDY AREA

- The Kenan Center
- Art 247
- Niagara County Historical Society
- Sprout 1825 Hands on Play Center

RECREATIONAL RESOURCES

Parks, open space and recreational resources not only make cities and neighborhoods attractive places to live and work, but they also strengthen communities and positively contribute to its residents' physical and psychological health. The importance of recreational resources to downtown revitalization is exemplified in the Lockport DRI's goals and strategies. Four benefits associated with accessible greenspace include:

1. **Health:** According to the Center for Disease Control, there is a direct correlation between having parks and open spaces and the likelihood individuals will exercise. Having access to the outdoors also reduces stress levels, contributing to happier and longer lives.
2. **Community:** Parks provide a space for people to interact with one another and help to build a stronger community. The sense of community also increases residents' sense of ownership and stewardship.
3. **Environment:** Parks can improve the environmental conditions of an area by providing an increased awareness of the natural environment, improving air conditions, and aiding in stormwater management.
4. **Economy:** Parks can bring measurable benefits to the economy by providing attractions for tourism, as well as making a community more desirable for business and residential development resulting in increased property values of nearby properties.



PARKS AND OPEN SPACE

DARRISON PARK

Darrison Park is a small, triangular pocket park located in the south-western portion of the DRI area, bounded by Genesee Street, Saxton Street, and Walnut Street. The park is mostly comprised of lawn and manicured areas, surrounded by sidewalks.

UPSON PARK

Upton Park is comprised of six acres that were once home to the Lockport Pulp Mill. The park offers numerous scenic views including the Flight of Five Locks and the “Upside Down” railroad bridge, and houses one of the primary entrances to the Lockport Caves.

SCALZO PARK

Located along the Erie Canal on the northern edge of the DRI area, Scalzo Park is a passive recreation park with paved walking paths. The pathways lead to various observation areas along the Canal and Canal Locks.

IDA FRITZ PARK

Given the title of the oldest park in the City, the Ida Fritz Park recognizes a long-time Lockport resident who was dedicated to beautifying the City’s parks with flower gardens. Amenities include picnic tables and a community gazebo.

COMMUNITY OPEN SPACE

In addition to the four parks located within the DRI area, there are four city-owned parcels designated as open space. Acquiring and maintaining land for open space helps to assure the long-term environmental health benefits, such as reduced congestion, enhanced air quality, as well as reduced rates and amounts of stormwater runoff that causes flooding and erosion.

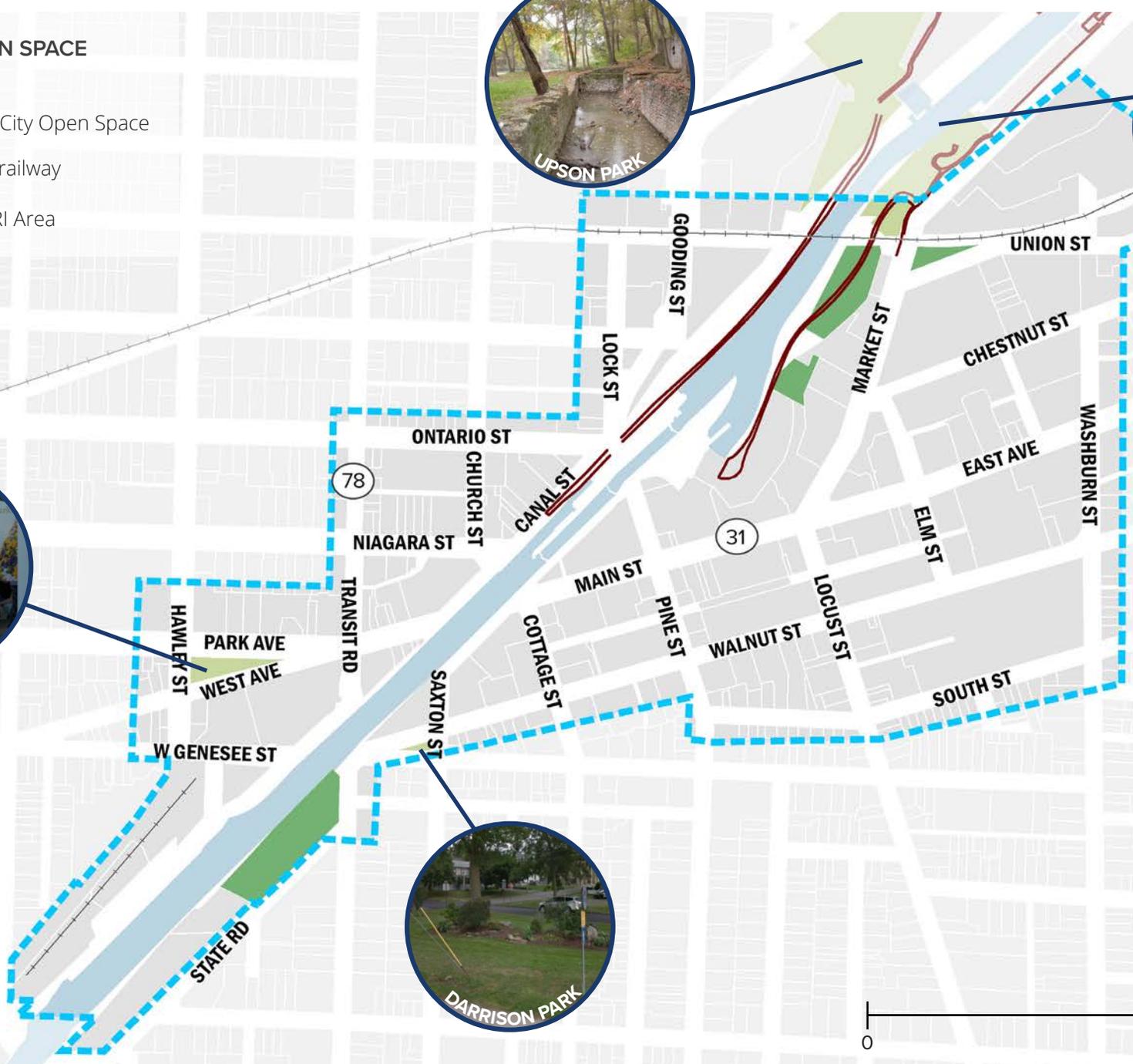
HEALTHY LIVING ANALYSIS

Accessibility to parks and open spaces is important for children’s development, serves as a catalyst for active living, and positively contributes to a community’s overall quality of life. In traditional neighborhoods, a 1/4-mile radius is considered a comfortable distance that people will walk to an amenity or service, and serves as the basis to determine the availability of parks within the DRI Study Area. The entire DRI area is within 1/4 mile of a park or open space.

The parks and greenspaces located in the DRI Study Area almost service the entire DRI population, with the exception of the southeastern portion of the boundary. Planned future investments to improve physical connectivity and create new gathering places will make downtown Lockport more equitable for current residents and more attractive to future residents.

PARKS AND OPEN SPACE

-  Parks
-  Designated City Open Space
-  Erie Canal Trailway
-  Lockport DRI Area



RECREATIONAL RESOURCES

CORNERSTONE CFCU ARENA

Completed in 2014 as part of a \$15 million investment, the Cornerstone CFCU Arena is a state-of-the-art ice skating facility that has acted as a major catalyst in downtown Lockport's economy. The facility offers a space for competitive ice hockey, figure skating, training, open skating, camps, and clinics. Drawing more than 150,000 people each year, the Arena regularly hosts teams from around the region and even the country. Additionally, the Arena has become a one-of-a-kind facility offering year-round activities including Ice Bumper Cars and special events such as Lockport's New Year's Eve Ball Drop.

ERIE CANAL TRAILWAY

The Erie Canal Trailway is a network of over 300 miles of multiple-use trails that follows the original towpath of the Erie Canal throughout Upstate New York. Within the DRI area, the Trailway is paved along both sides of the Erie Canal and provides connectivity to Lockport's downtown business district. In April 2018, a section of the Trailway was opened between the City of Lockport, Pendelton, and Amherst. The next phase of this project will connect the trail entirely between the Tonawandas and Lockport connecting downtown Lockport with regional attractions such as Canalside in Buffalo, Niawanda Park in the City of Tonawanda, and Gateway Harbor in North Tonawanda.



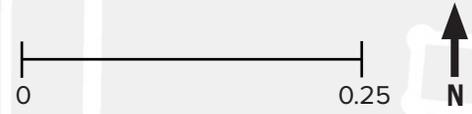
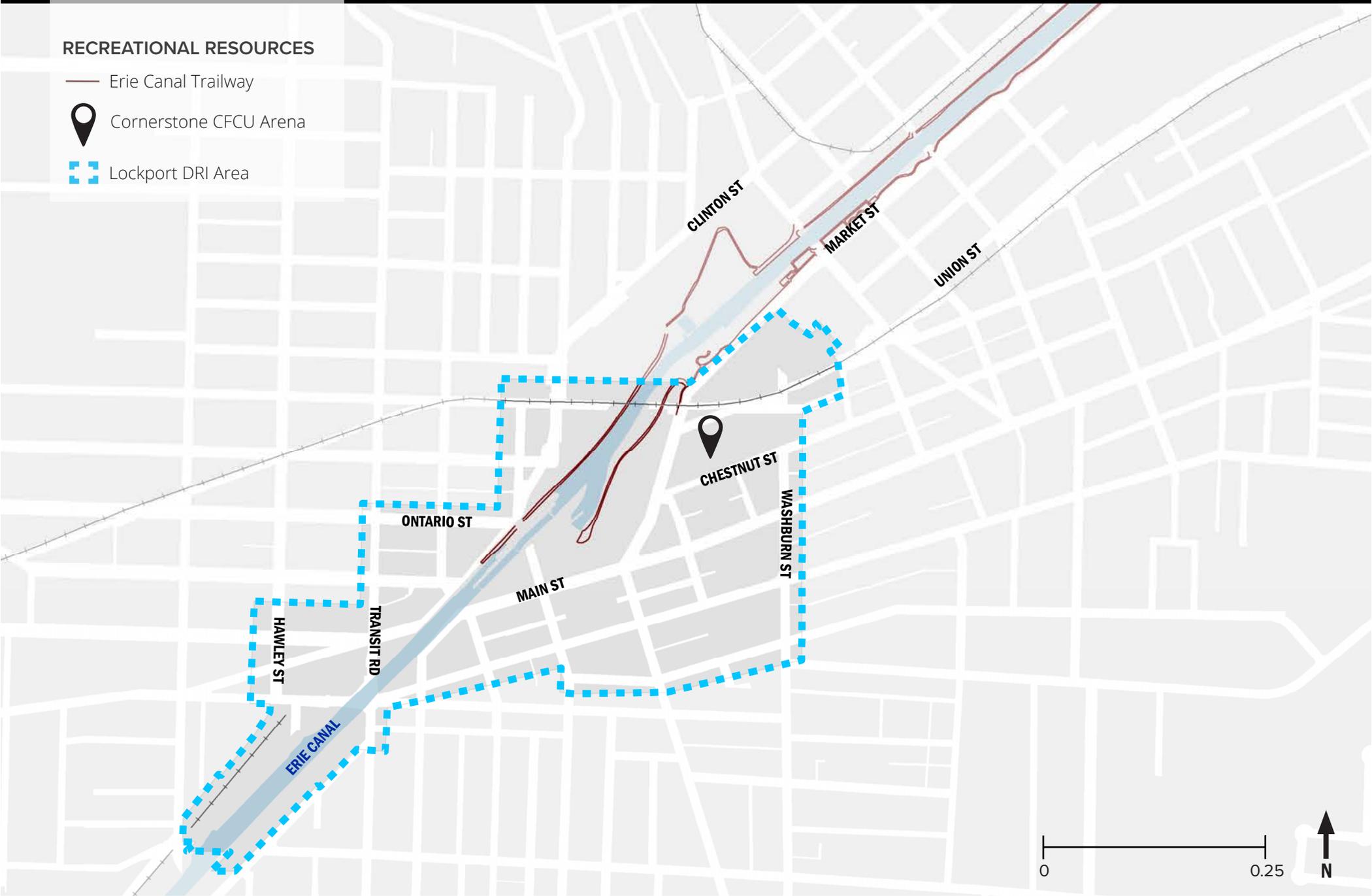
Image provided by the Cornerstone CFCU Arena

KEY TAKEAWAY

Recreational resources are an important component of the overall health of a downtown community. The City contains a number of open spaces and public realm elements that contribute to its attractiveness. These existing resources should be enhanced to improve the City's sense of place and strengthen pedestrian and bicycle connections throughout the downtown.

RECREATIONAL RESOURCES

- Erie Canal Trailway
- 📍 Cornerstone CFCU Arena
- 🔲 Lockport DRI Area



HEALTHY & AFFORDABLE FOOD ACCESS

Food insecurity is a widespread challenge that many communities throughout the United States face. While there is no food shortage within the U.S., there are millions of Americans that live in neighborhoods with poor access to healthy food retailers. The presence of healthy food retailers – grocery stores, farmers’ markets, and specialized food stores such as meat and seafood markets, dairy stores, and produce markets – is an indicator of a healthy, thriving community.

When a community recognizes the importance of food accessibility, they can utilize land use planning resources to maintain and/or improve healthy food accessibility. Land use planning provides an opportunity to address healthy food accessibility because it often focuses zoning, the location of developments, and other community amenities. The plans can be utilized to support a community food environment by including specific food-related priorities, such as establishing new grocery stores, farmers’ markets and community gardens. Additionally, improvements to parks and recreational resources can also act as a tool for improved food accessibility when they include community gardens, permanent spaces for farmers’ markets, and allow for mobile food pantries.



HEALTHY FOOD ACCESS IN DOWNTOWN

Within the DRI area, the median household income falls below the poverty line for a family of two. This is an indicator that access to healthy and affordable food is essential for the DRI area's population's health. The entirety of the DRI area's population is within a ten minute walking radius from a healthy food retailer, indicating the healthy food options are available.

KEY TAKEAWAY

Affordable food access is an important element of community well-being. Downtown Lockport is serviced by multiple health food retailers and has a successful community market. The City should continue to promote these types of services and amenities, such as the expansion of the community market, to encourage additional downtown residents.

LOCKPORT COMMUNITY MARKET

The Lockport Community Market is a community driven farmers market located in the heart of downtown Lockport, within the DRI area. Vendors bring in fresh produce, meats, eggs, baked goods and speciality foods every Saturday throughout the year. Welfare systems (SNAP and EBT) are accepted, making the market accessible to all income level customers.

CONVENIENT ONE STOP

Convenient One Stop is a local convenient store and mini-market located within the DRI area boundary.

NIAGARA PRODUCE OF LOCKPORT

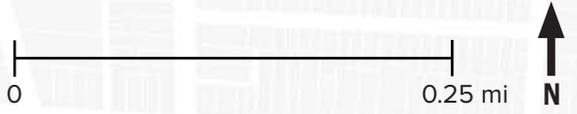
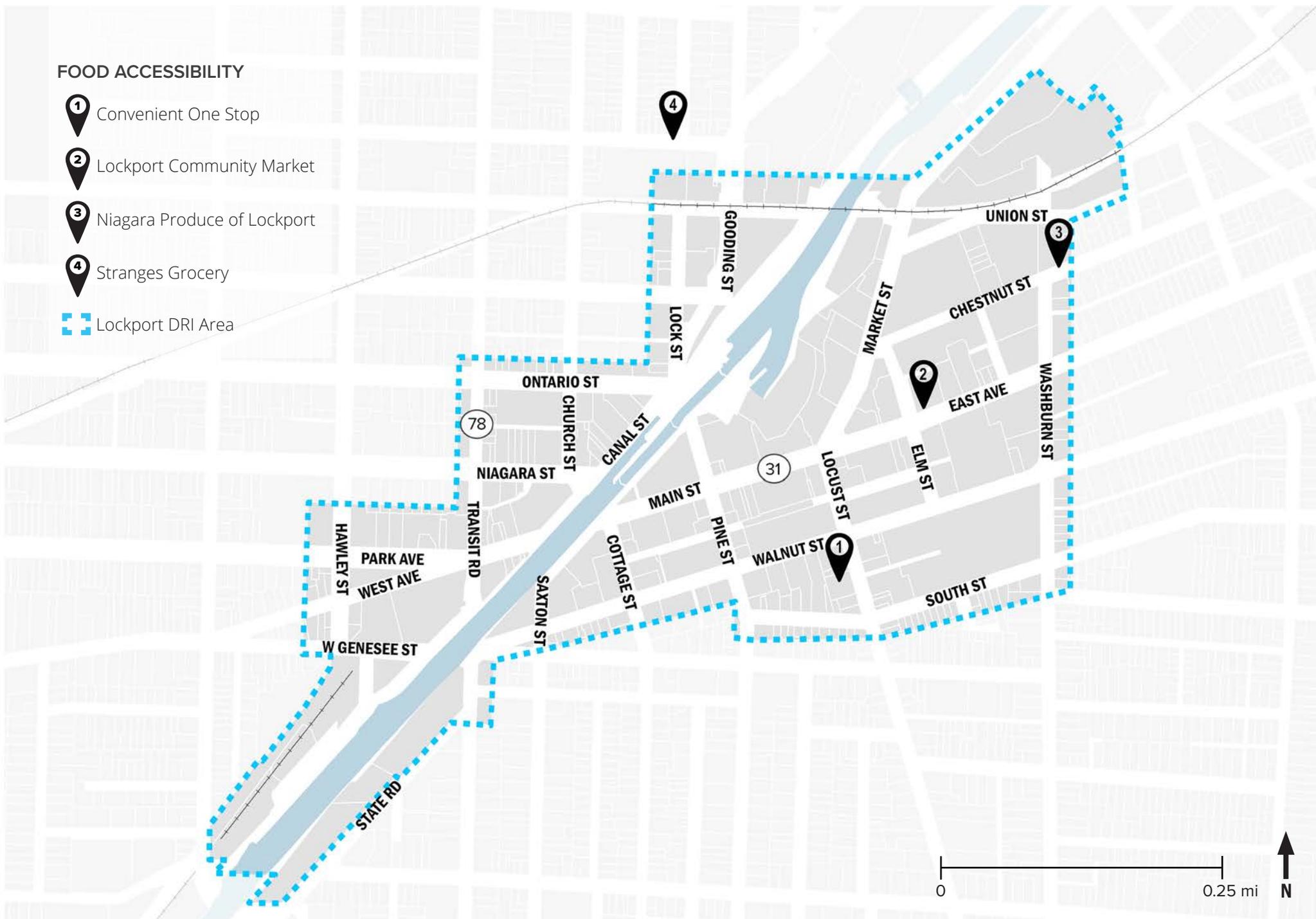
Niagara Produce is a locally owned and operated company that has been in business for over 50 years. The grocery store offers fresh produce and flowers 7-days a week.

STRANGES GROCERY

Stranges Grocery is a locally owned and operated grocery store located just outside of the DRI area boundary. While it is located outside of the boundary, it falls within a five-minute walk.

FOOD ACCESSIBILITY

-  Convenient One Stop
-  Lockport Community Market
-  Niagara Produce of Lockport
-  Stranges Grocery
-  Lockport DRI Area



ENVIRONMENTAL CONSTRAINTS

Evaluating the environmental constraints within the DRI area, such as flood hazards and the presence of contaminated sites is a critical part of the DRI planning process. Due to the DRI area's extensive industrial history along the Erie Canal, it is important to understand any potential environmental hazards and associated mitigation costs in order to develop realistic cost estimates and viable projects.

WHAT IS A BROWNFIELD?

The Environmental Protection Agency (EPA) defines a brownfield as “real property, the expansion, redevelopment, or reuse of which may be complicated by the presences or potential presence of a hazardous substance, pollutant, or contaminant.” The presence of brownfield sites in a community often has negative impacts, including depreciation of property values and the discouragement of investment in surrounding properties.



BROWNFIELDS

In 2015, the City of Lockport completed the Tourism Focus Area BOA Step 2 Nomination Study, a comprehensive revitalization strategy that reflects its rich industrial history centered on the Erie Canal. The BOA program helps communities identify underutilized, vacant and brownfield sites with potential for redevelopment and created a strategy to transform the sites into catalysts for area-wide reinvestment. Through the Nomination Study, numerous sites were identified as brownfield sites. These sites have been negatively impacted by the presence, or perceived presence, of contamination. Potential brownfield sites were also identified in the Nomination Study. These sites are those that are suspected of possible contamination, but there is no confirmation of contamination.

Although redevelopment of brownfield properties may be complicated, they provide opportunities to remediate long-standing environmental issues and return the site to a beneficial and productive use. Within the DRI area, five sites have been confirmed as brownfields according to the NYS DEC:

- NYSEG - State Road
- NYSEG - Transit Road
- Richmond Avenue
- Harrison Place
- Upson Park

FLOOD HAZARD AREAS

According to the Federal Emergency Management Agency (FEMA), flood hazard areas identified on the Flood Insurance Rate Map are identified as Special Flood Hazard Areas (SFHA). SFHAs are defined as areas that will be inundated by a flood event having a 1-percent chance of being equaled or exceeded in any given year. Within the Lockport DRI, the only designated flood hazard area is categorized as Zone A, which has a 1% annual chance of flooding (also known as the base flood or 100-year flood). This area is confined to the limits of the Erie Canal, meaning that there is minimal flood risk on lands within the Lockport DRI.

FLOOD ZONES

The most hazardous flood zones are V and A, with V being the first row of beach front properties and A being located near a lake, river, or other body of water. Subclasses of Zone A are differentiated based on how they might be flooded. Areas in Zone C, where elevations are higher than the 500-year floodplain, are at the lowest risk of flooding; however, almost 25% of flood claims come from areas in Zone C.

ENVIRONMENTAL CONSTRAINTS

-  100-Year Flood
-  Brownfield Site
-  NYSEG - State Road
-  NYSEG - Transit Road
-  Richmond Avenue Site
-  Harrison Place
-  Upson Park
-  Lockport DRI Area



MARKET ANALYSIS

In addition to a physical analysis of the DRI area, economic and market conditions were analyzed to examine local and regional trends. The market analysis focuses on housing, retail and services, and tourism markets in three geographic areas including the Lockport DRI area, City of Lockport, and Niagara County.

This market analysis aims to draw on the region's competitive advantages of the Lockport DRI area and identifies market opportunities that will build the downtown's economic vitality, create jobs, and support a diverse downtown environment for residents and visitors.



HOUSING MARKET

An analysis of existing and future housing market trends was conducted to identify existing housing conditions and challenges. Generally, a diverse mix of housing options is desired in a downtown environment to attract a mix of residents.

RESIDENTIAL DEMAND

The majority of the existing housing stock within the City of Lockport and the DRI area is older and rental prices are on the lower end. Vacancy rates for the Lockport DRI area are also very low at 3.9% and offer limited multi-family options. These trends suggest that there is an inadequate number of market rate housing units for residents. Based on stakeholder interviews and data, there is an increased demand for market rate housing units within the DRI area for millennials and young professionals.

Household change in the Lockport DRI is projected to be largely stagnant. The DRI area is projected to see a slight reduction in households earning less than \$15,000 and householders aged 45-64. Conversely, the DRI area can expect to see small increases in households across the income range of \$15,000 to \$149,000. Most of the net increase is in households with householders aged 65+, with minimal increases in households with householders aged 35 to 44. In part due to low maintenance costs and a comfortable summer climate, Lockport’s modern housing

LOCKPORT DRI CHANGE IN HOUSEHOLDS BY INCOME AND AGE, 2018 - 2023

	<25	25-34	35-44	45-54	55-64	65-74	75+	TOTAL
<\$15,000	0	(1)	0	(3)	(4)	1	4	(3)
\$15,000 - \$24,999	0	0	0	(1)	0	1	1	1
\$25,000 - \$34,999	0	1	1	0	0	1	1	4
\$35,000 - \$49,999	0	0	0	0	0	2	0	2
\$50,000 - \$74,999	0	0	0	0	1	0	1	2
\$75,000 - \$99,999	0	1	0	0	0	0	0	1
\$100,000 - \$149,999	0	0	1	0	0	1	0	2
\$150,000 - \$199,999	0	(1)	0	0	1	0	0	0
\$200,000 +	0	0	0	0	0	0	0	0
TOTAL	0	0	2	(4)	(2)	6	7	9

KEY TAKEAWAY

Limited residential options exist within downtown Lockport and increases in number of households is not anticipated. As noted in Lockport DRI Goal 2, the City should encourage the redevelopment of vacant and underutilized buildings to include additional housing options within the downtown.

developments have increasingly appealed to the older market. Increased employment opportunities in Buffalo and the surrounding towns, like Amherst, have started to help position Lockport as an attractive location for people to live in and commute from. As the City considers projects to contribute to its economic development and to enhance quality of life, those that focus on creating high quality, market rate housing for a variety of income levels and on attracting both retirees and younger commuters will increase household growth.

ANNUAL MIGRATION

Annual migration data for Niagara County was used to help define housing opportunities for the Lockport DRI. Much of domestic annual migration to Niagara County comes from within New York State at approximately 74.4%. Erie County is the most common county of origin for Niagara County, accounting for 52.4% of total in-migration. Monroe County accounts for 6.3% of Niagara County in-migrants, followed by 1.9% for New York County, 1.5% for Cattaraugus County, and 1.5% for Cortland County.

To better understand the individuals who are moving into Niagara County, a tapestry segmentation profile was developed for the top five counties. The tapestry segmentations of the primary migration locations suggest that most individuals moving to Niagara County are coming from areas much like itself – communities whose residents

are generally hardworking, cost conscious, and family oriented. In terms of lifestyle, country outpaces urban, they prefer to live in traditional communities, and value their time at home, although there is some desire for city living amenities. They often opt for convenience and comfort over the latest trends. Additionally, they often prefer to live, work, and play in a community that is near their families.

NIAGARA COUNTY ANNUAL IN-MIGRATION 2011-2015

Origin	Individuals	Percentage of Total
From within New York	5,433	74.4%
Erie County	3,829	52.4%
Monroe County	458	6.3%
New York County	142	1.9%
Cattaraugus County	110	1.5%
Cortland County	106	1.5%
Other counties	788	10.8%
From Different State/Country	1,872	25.6%
TOTAL	7,305	100.0%

RETAIL MARKET

An analysis of existing and future retail market trends was conducted in the Lockport DRI to identify of retail market opportunities that will create an attractive, vibrant downtown environment. Generally residents seeking downtown living desire a variety of amenities within a short walking distance to their dwelling. For this reason, a 10-minute walking distance around the central point of the Lockport DRI trade area was utilized for this retail market analysis.

DOWNTOWN RETAIL TRADE GAP

Attractive and vibrant downtown areas typically have a mix of retail uses and services to serve residents and visitors. A Retail Trade Gap Analysis was conducted to determine the type of stores and services would be most successful in the DRI area. According to this analysis, approximately 3,500 square feet of additional retail space could be accommodated in the downtown. Types of retail stores that could be supported in the downtown include:

- General Merchandise Stores;
- Clothing Stores; and
- Grocery Stores.

While 3,500 square feet of new retail might not seem like a lot of space, today's retail stores are generally seeking smaller store-fronts in downtown environments. Depending on the type of business, downtown store fronts can range from 600-900 square feet since they are more affordable for start-up businesses and allow stores to test certain products on their shelves before investing in additional inventory.

POP-UP SHOPS

Pop-up shops are temporary retail spaces that have the ability to sell merchandise of any kind. The retail market is shifting towards more flexible, transparent models, where direct customer experience is crucial for firms to create or revise products that meet the specified needs or desires of their consumers. Consumers are also looking for unique services, localized offerings and a fun experience.

Pop-up shops are a way to encourage small business development and drive activity to downtown. Pop-up shops have the potential to be successful in the Lockport DRI area.

KEY TAKEAWAY

The trade gap analysis shows that additional retail space can be accommodated within the Lockport DRI. The City should encourage the redevelopment of existing underutilized buildings and support infill development into include a mix of uses, such as commercial space and housing options, as defined in Lockport DRI Goal 1.

THE SHARING ECONOMY

The sharing economy is based around the idea of knowledge transfer, mutually using physical resources and building symbiotic relationships with complementary individuals, community groups, or businesses. The sharing economy presents itself in many different forms, including co-working spaces, incubators, accelerators and makerspaces, applications like Airbnb, among others. Co-working spaces offer employees and even hobbyists access to an ideal workplace, often with a shared conference room for client meetings and a secure internet connection.

The City of Lockport, and the wider region, demonstrate examples of the sharing economy, however the ecosystems could be improved for the benefit of small businesses and the larger community. Interviews revealed that there is a demand for larger community meeting spaces to hold events and gatherings and partnering with properties already involved with community outreach could be a logical starting place to develop these spaces.

Harrison Place is an example of the sharing economy in play. With a range of tenants and businesses, this business incubator targets who are recent graduates and young professionals. The improved renovation and revitalization of this space could significantly positively impact the City of Lockport and downtown.

HARRISON PLACE



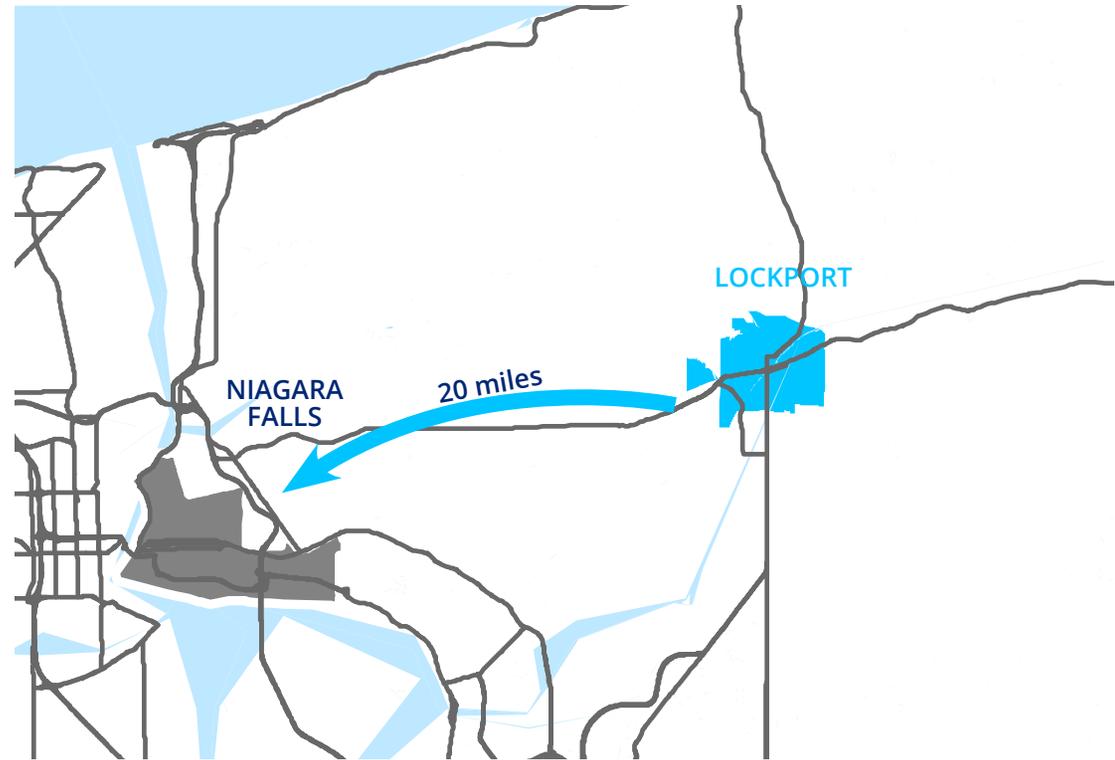
TOURISM

The tourism market is central to the City of Lockport and the DRI area due to the strategic location of the Erie Canal and the City's location in proximity to Niagara Falls. Specific market opportunities for the Lockport DRI area have been identified and are presented.

LOCAL TOURISM

Lockport is approximately 35 minutes from the international tourist destination of Niagara Falls, which had about 7.6 million visitors from around the globe in 2017. Lockport is in a position to capitalize on these massive visitation figures, if it can demonstrate to visitors the historic, natural, and recreation assets that exist just half an hour away.

While visitation to the Falls is most popular over the summer months, Destination Niagara USA's 2017 Annual Report notes that 38% of all overnight trips to Niagara Falls occur between October and March. Certain activities, like the Maid of the Mist tour at Niagara Falls, does not function during the winter months, which means there is less for visitors to do in Niagara Falls during the winter. Lockport could capture more of these winter-visitors by offering activities downtown during the off-season.



KEY TAKEAWAY

The City of Lockport draws tourists from around the globe and benefits from tourist spending in the downtown; however, there is an opportunity to expand this tourism market. As defined in Lockport DRI Goal 4, the City should promote its existing assets to enhance the tourist experience and encourage additional visitors to downtown.

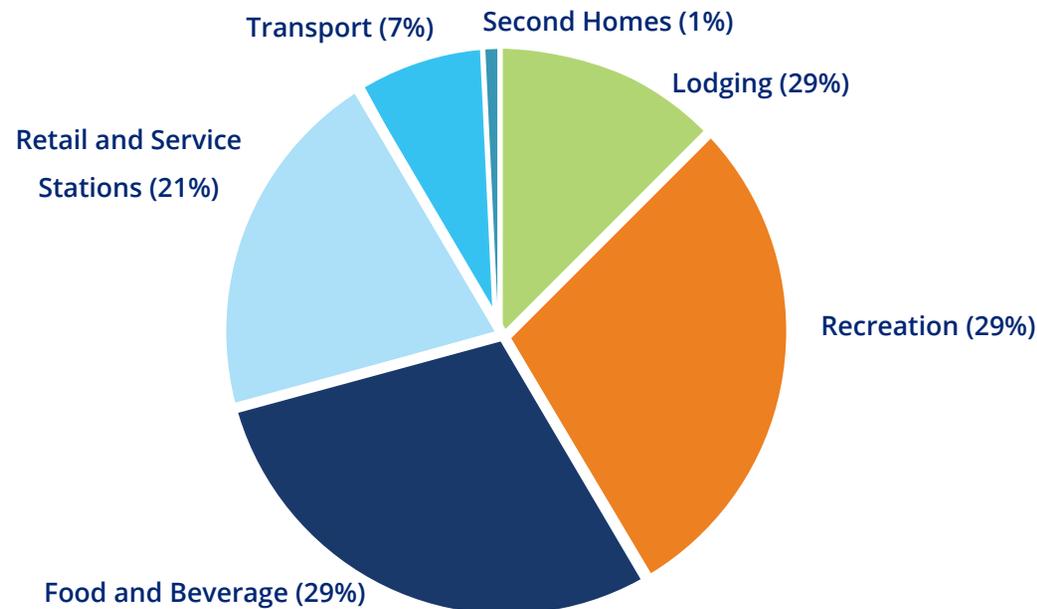
TRAVELER SPENDING

Each year, New York State studies the performance of its 11 different economic regions. Niagara County falls within the Greater Niagara Region, which also contains Orleans, Wyoming, Genesee and Erie Counties. In the Greater Niagara Region, Niagara County accounts for the second highest proportion of traveler spending, 26%, only second to Erie County, which is responsible for 67% of all traveler spending in the wider region.

Traveler spending reached nearly \$708.3 million in 2017, an increase of 8.8% from the year prior. The annual report notes that there are over 16,240 jobs in Niagara County related to the tourism industry. This includes direct, indirect, and induced jobs. The tourism industry's fiscal impacts trickle down to residents as well; it is estimated that the tax revenue generated from the visitation spending saves Niagara County households an average of \$985 per year.

As a percentage of overall spending, Niagara County visitors spend as much on Recreation activities as they do on Food & Beverage, 29% in both categories. Retail & Service Stations account for 21% of spending, while Lodging accounts for another 13%.

2017 TRAVELER SPENDING IN NIAGARA COUNTY



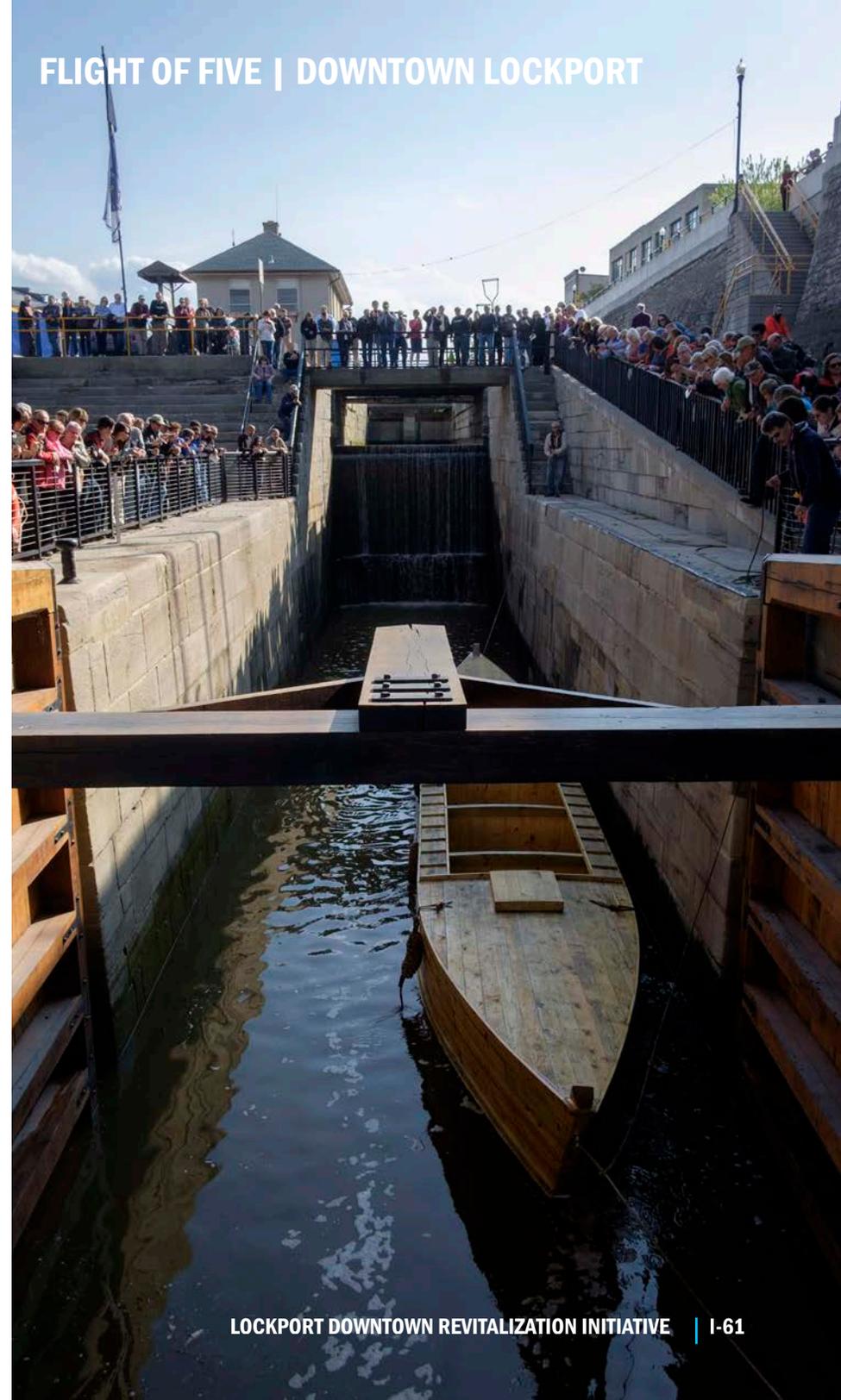
LOCKPORT TOURISM OPPORTUNITIES

THE ERIE CANAL AND THE FLIGHT OF FIVE

The city's namesake feature, the Flight of Five, is a principle tourism generator in Lockport and throughout Niagara County. The Erie Canal and the Flight of Five attracts visitors from across the United States as well as many international cities. Summer is the busiest time of year for visitation as the locks are drained for approximately five months over the winter. Visitors can experience the Canal through the Lockport Locks & Erie Canal Cruises, Lockport Cave & Underground Boat Ride, which takes people through the underground passages with a tour guide, and the Niagara Zipper, a zipline that takes tourists across the canal at speeds up to 40mph. There are also biking and walking tours accompanied by a tour guide that cater to tourists who want to enjoy the history of the canal.

Elements of the renovation include enhancing the visitor experience through interpretative designs, accessible buildings, and modernizing visitor amenities. The surrounding streets benefit from high foot traffic, visitors in need of food and drink, and opportunities to display Lockport's other attributes. Canal Street, on the west side of the Erie Canal has also received dedicated renovations, including the Erie Canal Discovery Center. People are able to access or view the locks as pedestrians, bicyclists, boaters or traveling via automobile. Ensuring that signage clearly marks access routes to Canal Street and other downtown thoroughfares, especially anchor institutions or commercial properties, will shepherd visitors towards downtown businesses.

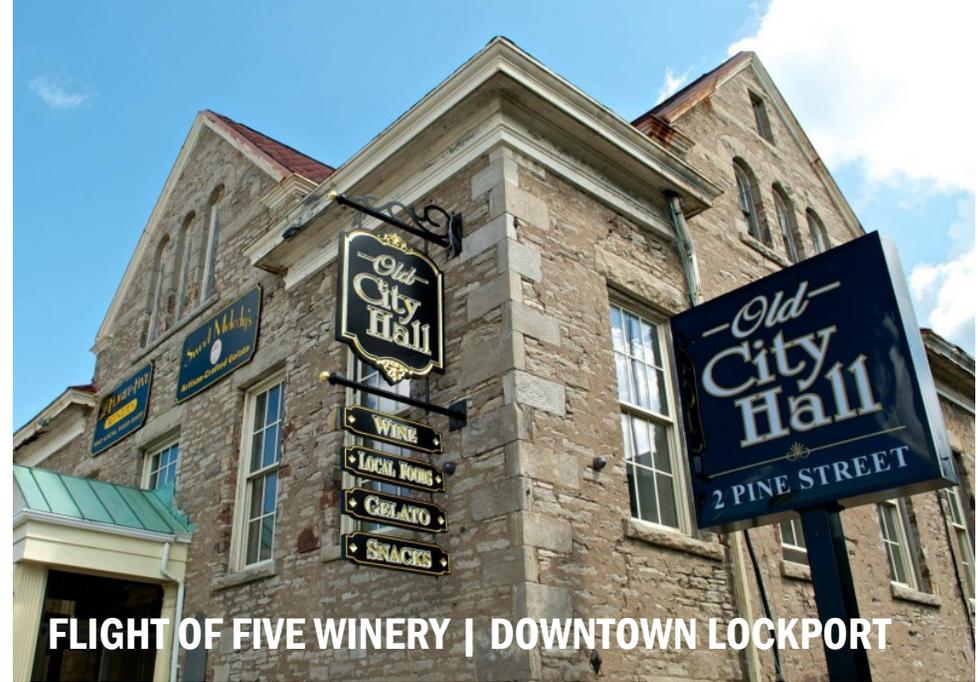
FLIGHT OF FIVE | DOWNTOWN LOCKPORT



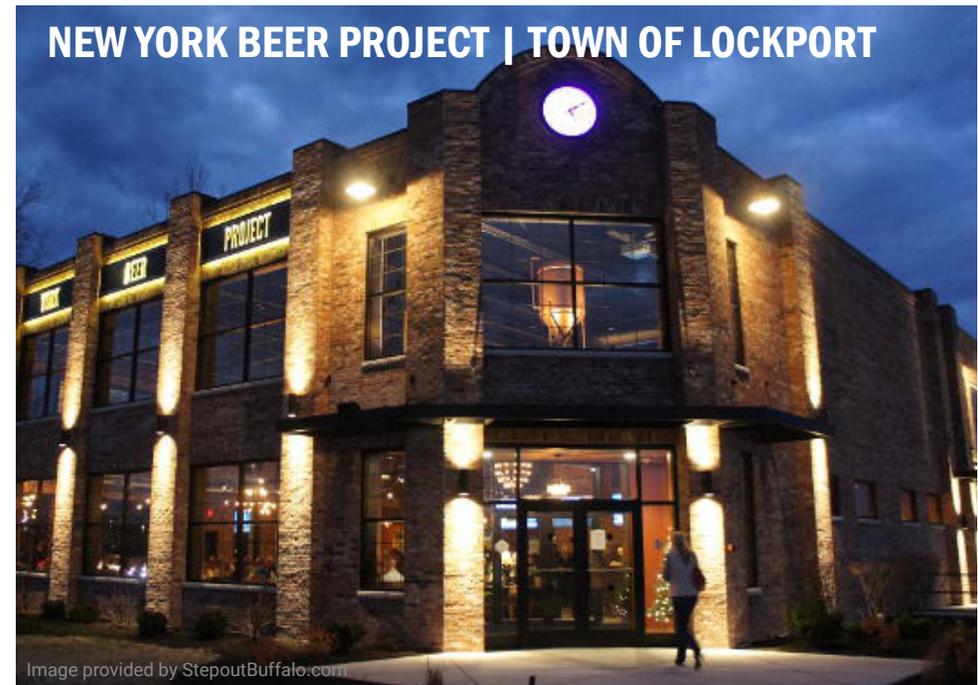
CRAFT BEVERAGE AND WINE INDUSTRY

Across New York State, the craft brewery and wine industry are large economic generators, which generate \$13.8 billion in total economic activity. Lockport is situated within 15 minutes of at least eleven craft beverage producers, including most notable in the DRI area, the Flight of Five Winery. Due to the proximity of the Lockport DRI to these areas, opportunities for expanded winery and craft breweries exist and support the promotion of small businesses, as indicated in Lockport DRI Goal 4, Strategy 3.

Vineyards that thrive produce targeted marketing campaigns, find new ways to reach their customers and embrace their potential to expand in the online market. Tasting room specials, bottle of the month clubs, tours, events with new wine releases, and partnerships with other retailers are all tactics that wine producers, in addition to other craft beverage producers, use to get visitors in the door and sampling their creations. Downtown tasting rooms featuring local wines and food can be successful in high traffic locations that capture weary shoppers, an after-work crowd, or groups specifically seeking local wines but are unable to travel to the wineries themselves. Interviews confirmed that the Flight of Five Winery has performed well and that there is demand for a brewery, which would serve visitors and residents. Breweries require large buildings with high ceilings and wide berths for production equipment and finding the right building within the downtown core can be a challenge.



FLIGHT OF FIVE WINERY | DOWNTOWN LOCKPORT



NEW YORK BEER PROJECT | TOWN OF LOCKPORT

ACCOMMODATIONS

Recent developments in the DRI area including the Cornerstone CFCU Arena and Flight of Five attraction have generated significant visitor activity. There are relatively few hotel accommodations in the City of Lockport; all of which are outside of the Lockport DRI area. Considering the high visitation rates of the Flight of Five, as well as growth through the tourism and recreation sectors in the city, there is a potential to expand Lockport’s downtown accommodations. Increasing accommodation options will bring in additional spending dollars to the city in support of local businesses, as well as generate additional property tax and visitors tax for the City.

KEY TAKEAWAY

Downtown Lockport contains a number of attractions which draw tourists and encourage traveler spending in the City. Bolstering these existing assets and promoting family-friendly activities within the downtown will contribute to a vibrant and lively City.

ACCOMMODATIONS IN CLOSE PROXIMITY TO DRI AREA

Name	Type	Winter Rates	Summer Rates
Lockport Inn and Suites	Local Hotel	\$89	\$89
Best Western Plus	National Chain	\$69	\$180
Quality Inn	National Chain	\$122	\$128
Hampton Inn	National Chain	\$108	\$216



CHALLENGES AND OPPORTUNITIES

The comprehensive Downtown Profile and Assessment provides a look into the existing challenges and opportunities within downtown Lockport, which have the potential to impact future development in the DRI area.

As discussed in Section II - Community Vision, Goals and Strategies, specific Lockport DRI goals and strategies were created. These goals and strategies are intended to address the identified challenges. The goal areas are related to supporting infill development and adaptive reuse of historic buildings, increasing downtown housing options to attract diverse residents, enhancing the downtown public realm, expanding tourism and improving resident quality of life.

DRI CHALLENGES AND OPPORTUNITIES

CHALLENGES

- 1 HIGH UNEMPLOYMENT RATE AND LIMITED JOB OPPORTUNITIES
- 2 LOW RESIDENT MEDIAN INCOME
- 3 LACK OF PUBLIC AMENITIES
- 4 LIMITED HOUSING OPTIONS
- 5 NUMEROUS VACANT AND UNDERUTILIZED PROPERTIES
- 6 LACK OF RETAIL OPTIONS AND DESTINATIONS

OPPORTUNITIES

- 1 LEVERAGE EXISTING HISTORIC AND CULTURAL INSTITUTIONS AND ASSETS, INCLUDING THE ERIE CANAL
- 2 RENOVATE THE HISTORIC BUILDING STOCK TO INCLUDE A DIVERSE MIX OF MARKET-RATE HOUSING, RETAIL AND SERVICE OFFERINGS
- 3 IMPROVE AND EXPAND PUBLIC SPACES AND ACCESS TO RECREATIONAL RESOURCES TO ATTRACT YOUNG FAMILIES AND MILLENNIALS TO DOWNTOWN
- 4 IMPROVE ACCESSIBILITY AND WALKABILITY WITHIN DOWNTOWN AND LOCAL DESTINATIONS
- 5 ADAPTIVELY REUSE THE EXISTING BUILDING STOCK TO CREATE NEW DOWNTOWN EMPLOYMENT OPPORTUNITIES
- 6 INVEST IN STREETScape AND PUBLIC REALM IMPROVEMENTS TO ENHANCE DOWNTOWN CHARACTER

SECTION II

COMMUNITY VISION, GOALS & STRATEGIES



COMMUNITY VISION

The local community engaged in several visioning activities throughout the planning process in order to define a vision for downtown revitalization.

The vision statement is reflective of future transformation and economic goals for downtown Lockport and provides the framework for the DRI Strategic Investment Plan.

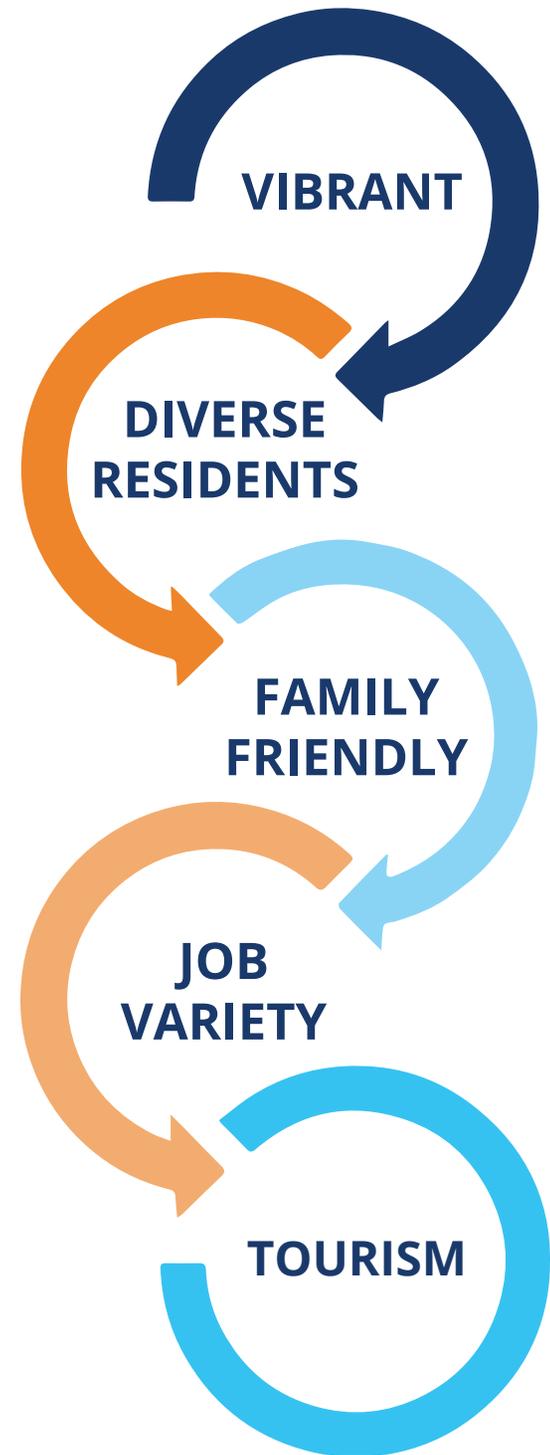


LOCKPORT DRI VISION STATEMENT

The City of Lockport envisions a growing, inviting, and vibrant downtown district that is filled to capacity, serves as the heart of the 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.



GOALS & STRATEGIES

Tailored goals and strategies were developed to ensure the established community vision is successful and achievable. Identified goals are big picture ideas that this Strategic Investment Plan should address, while strategies are the means to which these goals will be satisfied. The projects recommended for funding through this plan are intended to make the vision for downtown Lockport a reality.

GOAL AREAS

1

URBAN CHARACTER

2

HOUSING OPTIONS

3

ATTRACTIVE PUBLIC REALM

4

TOURISM AND QUALITY OF LIFE



GOAL 1: PROMOTE THE CITY'S URBAN CHARACTER THROUGH THE REVITALIZATION OF VACANT & UNDERUTILIZED BUILDINGS

- **STRATEGY 1:** SUPPORT INFILL DEVELOPMENT AND THE ADAPTIVE REUSE OF EXISTING BUILDINGS
- **STRATEGY 2:** PRESERVE HISTORICALLY SIGNIFICANT STRUCTURES TO MAINTAIN ARCHITECTURAL INTEGRITY AND CHARACTER
- **STRATEGY 3:** ENCOURAGE THE ESTABLISHMENT OF MIXED-USE DEVELOPMENTS WITH ACTIVE STREET-LEVEL USES
- **STRATEGY 4:** SUPPORT PUBLIC INFRASTRUCTURE IMPROVEMENT TO ENCOURAGE PRIVATE DOWNTOWN INVESTMENT



THE ADAPTIVE REUSE OF THE TUSCARORA CLUB WILL BRING AN ICONIC DOWNTOWN BUILDING BACK TO ACTIVE USE. THE PROPOSED PROJECT PROMOTES TOURISM AND LODGING OPPORTUNITIES THAT WILL CATALYZE ADDITIONAL DOWNTOWN DEVELOPMENT.

GOAL 2: INCREASE THE NUMBER AND DIVERSITY OF RESIDENTIAL OPTIONS IN THE DOWNTOWN

- **STRATEGY 1:** ENCOURAGE THE RENOVATION OF UPPER FLOORS TO RESIDENTIAL USES TO SUPPORT A DIVERSITY OF RESIDENTS
- **STRATEGY 2:** ENCOURAGE MARKET-RATE HOUSING OPPORTUNITIES TO SUPPORT MILLENNIALS, AGING IN PLACE OPPORTUNITIES, AND EMPTY NESTERS
- **STRATEGY 3:** FACILITATE THE DEVELOPMENT OF ADDITIONAL BUSINESSES AND AMENITIES, INCLUDING RESTAURANTS, RETAIL ESTABLISHMENTS, TRAILS AND PARKS, PROXIMATE TO DOWNTOWN HOUSING



THE F&M BUILDING IS THE MOST RECOGNIZABLE STRUCTURE IN DOWNTOWN. THE REDEVELOPMENT OF THIS VACANT BUILDING WILL ACTIVATE THE STREETScape AND PROVIDE NEEDED HOUSING OPTIONS TO DOWNTOWN.

GOAL 3: ENSURE THE CITY'S STREETSAPES AND PUBLIC SPACES ARE FUNCTIONAL AND AESTHETICALLY-PLEASING

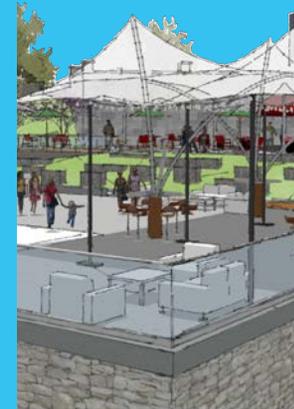
- **STRATEGY 1:** INCREASE AND IMPROVE PEDESTRIAN/BICYCLE AMENITIES TO CREATE A MORE WALKABLE, CONNECTED, USER FRIENDLY AND SAFE DOWNTOWN
- **STRATEGY 2:** IMPROVE THE CITY'S SENSE OF PLACE THROUGH LANDSCAPING, GREEN INFRASTRUCTURE, PUBLIC ART, AND STREETScape ENHANCEMENTS
- **STRATEGY 3:** ENHANCE THE DOWNTOWN WAYFINDING SYSTEM TO IMPROVE RESIDENT AND USER NAVIGATION TO DESTINATIONS
- **STRATEGY 4:** ENSURE PUBLIC SPACES ALLOW FOR YEAR-ROUND, FLEXIBLE PROGRAMMING AND EVENTS



PROPOSED IMPROVEMENTS ON SOUTH STREET NEAR THE HARRISON PLACE COMPLEX WILL CREATE ENHANCED CONNECTIVITY BETWEEN DOWNTOWN AND THE SURROUNDING NEIGHBORHOOD. GREEN INFRASTRUCTURE, ENHANCED SIDEWALKS, AND STREETScape ELEMENTS WILL IMPROVE SAFETY AND STRENGTHEN THE SENSE OF PLACE.

GOAL 4: PROMOTE EXISTING RESOURCES TO SUPPORT EXPANDED TOURISM AND ENHANCE LIVE-WORK-PLAY OPPORTUNITIES FOR RESIDENTS

- **STRATEGY 1:** LEVERAGE EXISTING HISTORIC AND CULTURAL INSTITUTIONS, SUCH AS THE ERIE CANAL, TO BOLSTER TOURISM AND ECONOMIC DEVELOPMENT
- **STRATEGY 2:** PROVIDE AND PROMOTE FAMILY-FRIENDLY AMENITIES, SERVICES, AND PROGRAMMING IN THE DOWNTOWN
- **STRATEGY 3:** PROMOTE SMALL BUSINESSES TO ENCOURAGE ENTREPRENEURSHIP AND WORKFORCE DEVELOPMENT OPPORTUNITIES THAT SUPPORT RESIDENTS AND VISITORS



PROPOSED IMPROVEMENTS FOR THE SPALDING MILL AND HISTORIC MILL RACE WILL PROVIDE ENHANCED PUBLIC ACCESSIBILITY TO THE ERIE CANAL AND CREATE A UNIQUE DESTINATION WITHIN THE DOWNTOWN.

SECTION III

DOWNTOWN MANAGEMENT & IMPLEMENTATION STRATEGY



OVERVIEW

Local capacity and leadership will be essential to the successful revitalization of downtown Lockport and ensure downtown goals are achieved. Downtown revitalization will be jump-started through the implementation of several projects included in this Strategic Investment Plan. This momentum is anticipated to continue for the foreseeable future, enhancing the quality of life for residents and experiences for visitors.

Local municipal entities and supporting organizations will facilitate project implementation in a manner consistent with the recommended DRI projects. The following section provides a summary of local management and support for project implementation.



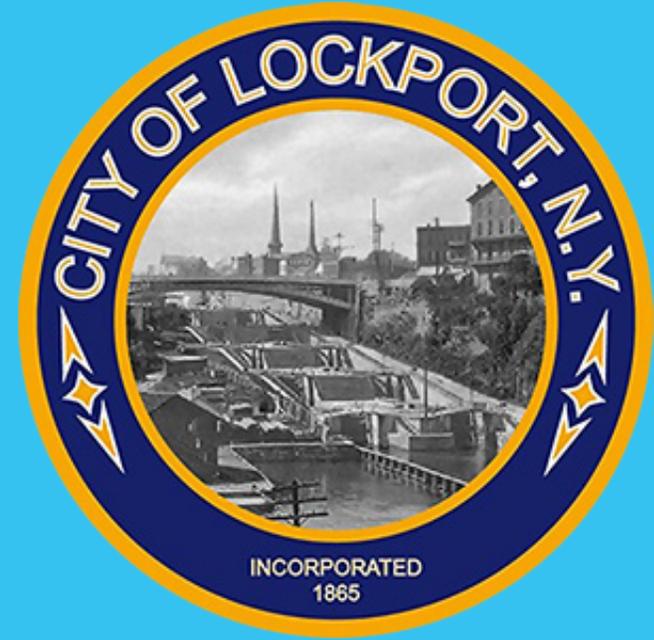
PUBLIC PROJECTS

The City of Lockport will be the local entity responsible for the coordination, management, and execution of publicly-sponsored projects proposed for DRI funding. The City is comprised of individuals whom have expertise and experience with the management and coordination of numerous comparable public improvements projects in the downtown and larger City. The City of Lockport is supported by the following City departments:

- Engineering;
- Highways & Parks;
- Building Inspection;
- City Treasurer; and
- Assessment Office.

The City of Lockport will be supported by the GLDC, which works closely with the City on a daily basis on local economic development initiatives. The GLDC is a non-profit, public benefit corporation with a mission to act in the public interest to further economic development and well-being of the community. The GLDC is guided by a board of directors led by the Mayor of Lockport.

Projects specifically overseen by the City and GLDC include all streetscape projects, Lockport Harbor and Marine Center, Harrison Place, and Small Project Grant Fund.



LOCAL MANAGEMENT STRUCTURE

- Office of the Mayor
- City of Lockport Common Council
- Local Planning Committee
- Greater Lockport Development Corporation

Other projects recommended for DRI funding are intended for public benefit, including the Lock Tender Tribute, Flight of Five, and the Spalding Mill and Historic Mill Race. These projects will be coordinated and managed by non-profit organizations with support and assistance from the City of Lockport and GLDC.

PRIVATE PROJECTS

This Strategic Investment Plan contains recommended projects that include the renovation and re-adaptation of existing privately-owned buildings within the downtown. These projects will be coordinated and executed by the individual project sponsor. Many of these project sponsors are individuals or organizations with documented experience and capability to implement these revitalization projects.

All private development projects will be required to meet local regulations and obtain required local and state permits and approvals. The City of Lockport and GLDC will offer support to assist with the facilitation of these projects where needed.



PROJECT IMPLEMENTATION

The timeline for each recommended project in this Strategic Investment Plan will vary, based on factors including, type of project, necessary permits and approvals, design and engineering, and construction. All recommended projects are ready for implementation within one to four months of DRI award announcement.

PROJECT NAME	PROJECT SPONSOR	SPONSOR TYPE	PROJECT PARTNERS	START DATE	END DATE
Lockport Harbor and Marine Center	City of Lockport	Public	NYS Canal Corp, NYS DEC	Fall 2019	Fall 2020
Spalding Mill and Historic Mill Race	Historic Lockport Mill Race, Inc.	Non-profit	Brookfield Hydropower; City of Lockport	Fall 2019	Winter 2020
Historic Post Office	Iskalo Development	Private	NA	Fall 2019	Winter 2020
F&M Building	Somerset Companies	Private	E.A. Granchelli Development	Fall 2019	Spring 2021
Harrison Place	GLDC	Non-profit	Mancuso Development, Educators of America, Lockport Farmers Market	Fall 2019	Winter 2020
Pine Street Corridor	City of Lockport	Public	NA	Fall 2019	Winter 2020
Tuscarora Club	Dominick Ciliberto	Private	GLDC, Town of Lockport IDA, HUNT Real Estate	Fall 2019	Summer 2020
Flight of Five Bridge No. 1	LHDC	Non-profit	NYS Canal Corp	Fall 2019	Spring 2021
Historic Palace Theatre	Historic Palace Theatre, LLC	Non-profit	City of Lockport, GLDC	Fall 2019	Fall 2021
Small Project Grant Fund	GLDC	Non-profit	City of Lockport	Fall 2019	Until funds are expended
YMCA	YMCA	Private	GLDC, Real Estate Developer	Fall / Winter 2019	Fall 2021
Lock Tender Tribute	LHDC	Non-profit	NYS Canal Corp	Fall 2019	Winter 2020
Chestnut Street	City of Lockport	Public	NA	Fall 2019	Summer 2020
South Street Corridor	City of Lockport	Public	NA	Fall / Winter 2019	Fall 2020
Frontier Place	City of Lockport	Public	NA	Fall / Winter 2019	Summer 2020

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SECTION IV

COMMUNITY INVOLVEMENT



OVERVIEW

Community input was integral to the overall DRI planning process. The engagement of stakeholders and community members from various sectors allowed participants to develop a sense of ownership and pride in the Strategic Investment Plan. Several creative and innovative strategies were utilized throughout the DRI process including:

- Local Planning Committee Meetings
- Public Workshops
- Stakeholder Meetings/Project Sponsor Coordination
- Youth Engagement Sessions
- Online Presence



LOCAL PLANNING COMMITTEE

A Local Planning Committee comprised of local and regional leaders, community organization representatives and stakeholders within the downtown met regularly throughout the DRI process. The LPC collaborated with the consultant team and state planners to provide feedback on deliverables, guide discussion on proposed projects, and advise on the development of the Strategic Investment Plan. Feedback from the LPC was critical to ensuring the local needs of the community were addressed.



LPC MEETINGS

The LPC met six times throughout the DRI process. The following provides a summary of topics and discussion at each meeting.

MEETING #1 - NOVEMBER 14, 2018

This meeting provided an introduction to the DRI planning process, described the roles and responsibilities of the project team and LPC, and outlined the scope and schedule for the development of the Strategic Investment Plan. At this meeting the LPC was asked a series of questions regarding the strengths and weaknesses of downtown Lockport and desired improvements for the area. The LPC also discussed the Open Call for Project solicitation for new projects.



ASSETS

- ERIE CANAL
- PEOPLE
- HISTORY

CHALLENGES

- POVERTY
- ATTITUDE
- VACANCY

PROJECTS

- F&M BUILDING
- MARINA
- FLIGHT OF FIVE

MEETING #2 - NOVEMBER 29, 2018

The second meeting provided an overview of the downtown profile and assessment, reviewed the feedback received at the first LPC meeting and public workshop, and discussed the vision statement and preliminary projects included in the City's DRI application. Discussion included the need to ensure downtown revitalization addressed projects important to both tourists and residents.

MEETING #3 - DECEMBER 17, 2018

At this meeting, the LPC reviewed and confirmed downtown Lockport's DRI vision, goals, and strategies. The primary purpose of this meeting was also to review the project submittals received through the Open Call for Projects. The LPC provided feedback and engaged in discussion on whether the 17 received projects submittals should be further developed or removed from consideration. During this meeting, the LPC considered project location, project sponsor match, project type, and project alignment to the established downtown Lockport DRI goals.

OPEN CALL FOR PROJECTS

An Open Call for Projects was solicited through the Lockport DRI process. Downtown residents, property owners, and business owners were encouraged to submit proposals to be considered by the LPC for DRI funding.

17 Proposals were received and reviewed by the LPC

CITY OF LOCKPORT DOWNTOWN REVITALIZATION INITIATIVE OPEN CALL FOR PROPOSALS

The City of Lockport is seeking project proposals for inclusion in the Lockport DRI Strategic Investment Plan. Submission instructions are available through the City's webpage.

www.lockportny.gov/lockport-downtown-revitalization-initiative-dri/

Submissions are due **Thursday, December 6th, 2018 at 4 PM.**



Downtown
Revitalization
Initiative

MEETING #4 - JANUARY 14, 2019

Based on the projects included in the City's original DRI application and those received through the Open Call for Projects, members were asked to select projects they highly supported. LPC members were given \$10 million each and asked to spend this money on 26 projects. The projects were priced according to their preliminary cost estimates.

MEETING #5 - FEBRUARY 11, 2019

This meeting occurred following project evaluation exercises conducted with both the LPC and the public. At this meeting, the LPC discussed the results of the evaluation exercise, which resulted in a categorization of highly, moderately, and limited supported projects. The LPC discussed each of these projects in detail and a "straw-man" vote was taken to identify projects recommended for DRI funding. Projects were categorized by the following:

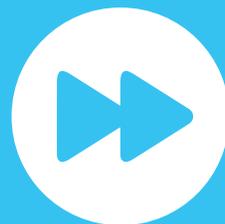
- **Priority Projects** - projects recommended for DRI funding
- **Pipeline Projects** - projects important to downtown revitalization, but not recommended for DRI funding
- **Parking Lot Projects** - projects the LPC needs more information on prior to making a definitive decision

PRELIMINARY PROJECT EVALUATION RESULTS (2/11/19)



PRIORITY PROJECTS

1. Spalding Mill and Historic Mill Race
2. F&M Building
3. YMCA
4. Harrison Place
5. Pine Street Corridor Improvements
6. Tuscarora Club
7. Historic Palace Theatre
8. Small Project Grant Fund
9. Lock Tender Tribute
10. 13 West Main Street
11. Clinton Building
12. The Warehouse
13. Historic Post Office
14. South Street Corridor Improvements
15. Lockport Harbor and Marine Center



PIPELINE PROJECTS

1. Downtown Hotel
2. Lake Effect: 2nd Story Apartment
3. Market/Locust Street Corridor Improvements
4. Bright Lights Lock City

MEETING #6 - MARCH 11, 2019

The sixth and final LPC meeting was held in the Taylor Theatre Meeting Room at the Kenan Center. The purpose of this meeting was to finalize the priority project list to be included in the Strategic Investment Plan.

During this meeting, LPC members reviewed project changes since the February meeting. After the discussion of each project, a straw person vote was held to determine whether the project would be recommended for DRI funding or placed on the “pipeline” project list.

At the conclusion of this meeting, a total of 15 projects were identified as priority projects and 12 projects were identified as pipeline projects.



FINAL RECOMMENDED PROJECT LIST (3/11/19)



PRIORITY PROJECTS

1. Lockport Harbor and Marine Center
2. Spalding Mill and Historic Mill Race
3. Historic Post Office
4. F&M Building
5. Harrison Place
6. Pine Street Corridor Improvements
7. Tuscarora Club
8. Flight of Five (Bridge No. 1)
9. Historic Palace Theatre
10. Small Project Grant Fund
11. YMCA
12. Lock Tender Tribute
13. Chestnut Street Improvements
14. South Street Corridor Improvements
15. Frontier Place Improvements

\$14.9M DRI FUNDING REQUEST

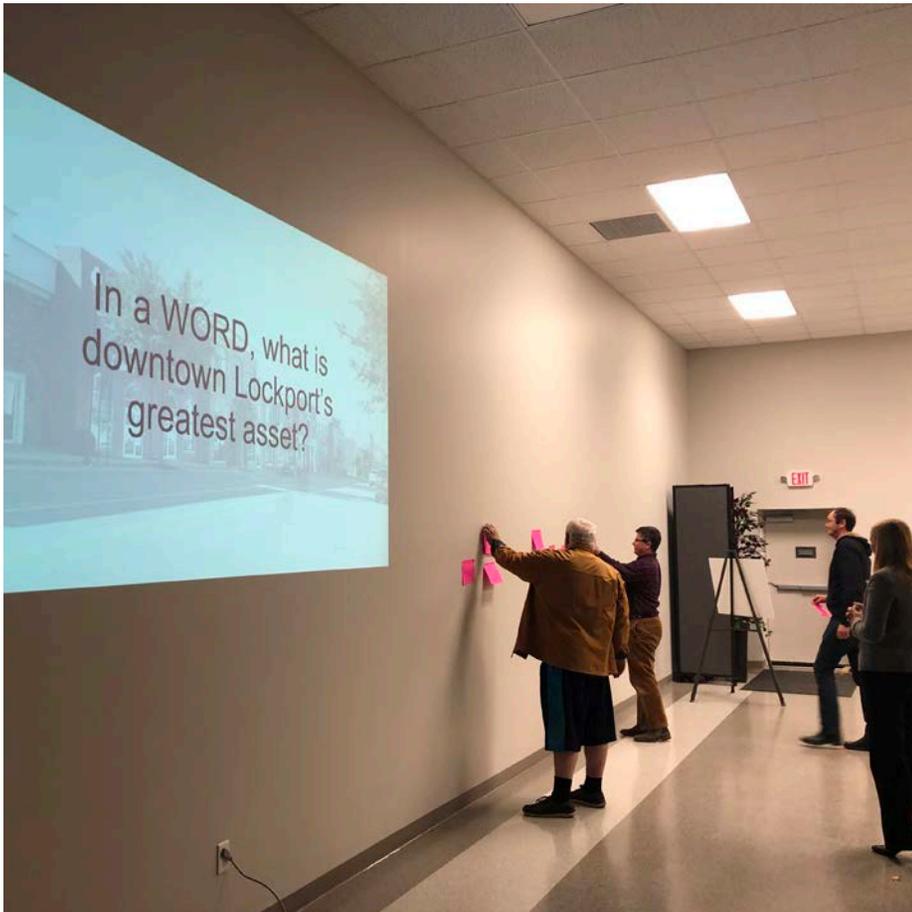
PUBLIC ENGAGEMENT

Public engagement is a critical component to the overall DRI process since the recommended projects will have a direct impact on local residents. Three public workshops were held over the course of the planning process to solicit public input and feedback.



WORKSHOP #1 - NOVEMBER 14, 2018

At the first public workshop, participants were asked a series of questions regarding downtown Lockport as it exists today (including assets and challenges), desired future vision for Lockport, and desired projects for the area. Participants were asked to write their answers on large post-it notes for this exercise.



WORKSHOP #1 - REVITALIZATION PROJECTS

During Public Workshop #1, participants were asked to identify specific projects they believe would have the greatest impact on downtown. Below is a list of the key themes identified by the public:

- Redevelopment of the F&M Building
- Complete Streets
- Downtown Hotel
- Boutique Hotel
- Increased night life
- Craft Brewery
- Increased mixed-use (commercial use on first floor and residential on upper floors)
- Redevelopment of underutilized public spaces
- Increased public art

WORKSHOP #2 - JANUARY 14, 2019

This workshop provided a brief overview of the downtown profile and assessment and explanation of the potential DRI projects. Attendees were asked to participate in the same project evaluation exercise as the LPC members in LPC Meeting #4, where \$10 million was given to each participant to spend on their preferred projects.



WORKSHOP #2 - HIGHLY SUPPORTED PROJECTS



SMALL PROJECT GRANT FUND



F&M BUILDING



YMCA



HISTORIC PALACE THEATRE



13 WEST MAIN STREET

WORKSHOP #3 - MARCH 18, 2019

The final public workshop took place in the Historic Palace Theatre at 2 East Avenue. The purpose of this workshop was to present the final list of recommended projects to the public. The presentation by the project team consisted of an overview about the investment in Lockport's downtown that has positioned the City in successfully securing DRI funding. The majority of the conversation was focused on the projects selected for DRI funding as well as projects that were identified as important to downtown investment but not as a DRI funding opportunity. This presentation also included an overview of the State's project selection criteria and anticipated timeline for the announcement.



STAKEHOLDER MEETINGS

Stakeholder meetings took place throughout the duration of the DRI planning process. These meetings were conducted to obtain pertinent information from individual stakeholders, project sponsors, and interested organizations. Many of the meetings and coordination took place with sponsors responsible for project implementation to develop project-specific information, including scope, budget, timeline, and supporting documentation.

Meetings also took place with local, regional, and state agencies to obtain information and support for specific recommended projects.



OTHER ENGAGEMENT ACTIVITIES

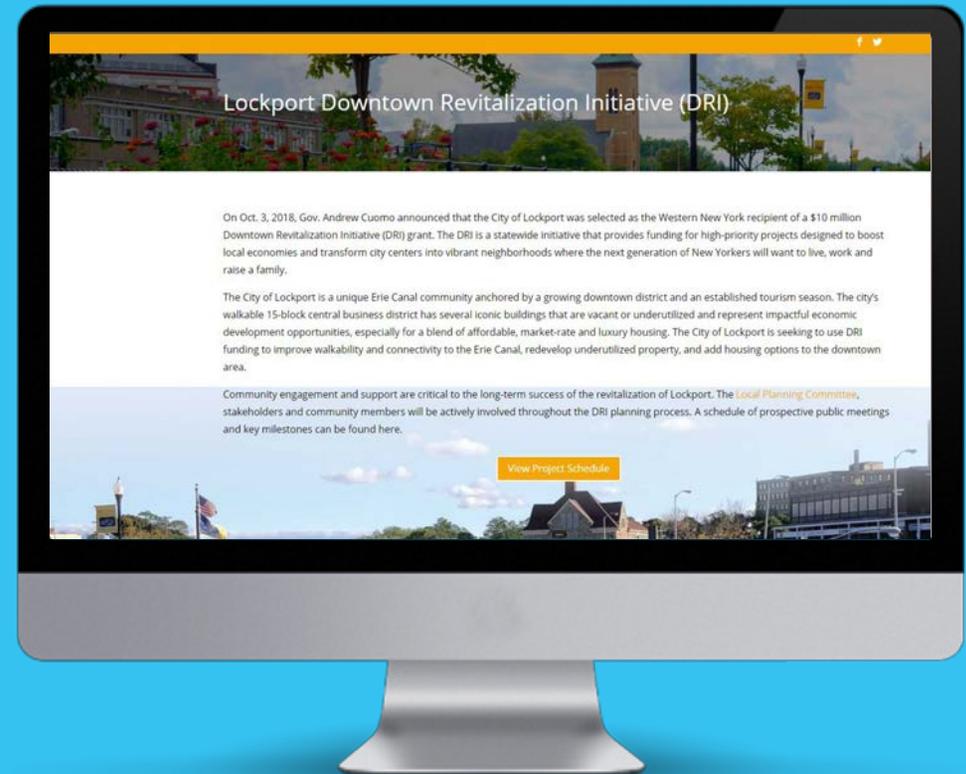
Additional engagement strategies were utilized to provide flexibility throughout the DRI planning process and enhance opportunities for additional input.

LOCKPORT DRI WEBPAGE

A page was created on the City of Lockport's municipal webpage specific to the Lockport DRI process. This webpage provided access to LPC and public workshop meeting minutes, and upcoming meeting notifications. The City also utilized Facebook as a means to spread the word about upcoming meetings.

LOCKPORT DRI WEBPAGE

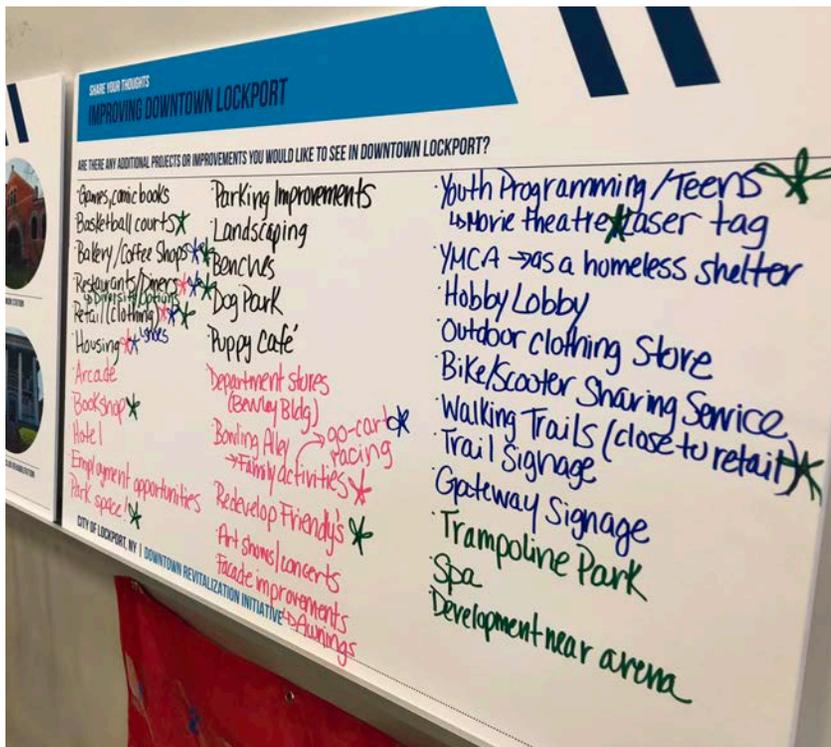
During the Lockport DRI process, a DRI-specific webpage was utilized to convey meeting notifications to the public.



www.lockportny.gov/lockport-downtown-revitalization-initiative-dri

YOUTH ENGAGEMENT - JANUARY 16, 2019

The consultant team visited Lockport High School to discuss the Lockport DRI with students. Students were invited to participate in a discussion on urban planning, community revitalization, and local economic development. Approximately 100 students participated in the sessions and provided feedback on their revitalization goals. Generally, the students indicated the need for diverse retail offerings, enhanced park space, and downtown housing.



SECTION V

PROPOSED PROJECTS FOR DRI FUNDING



OVERVIEW

Throughout the Lockport DRI process, a number of projects were evaluated by the LPC and larger community. These projects were sorted into two categories; priority projects and pipeline projects. These projects are intended to catalyze development and are anticipated to leverage additional investment in the downtown and City.

Priority projects are those recommended for DRI funding due to their catalytic impact on the downtown and their readiness for implementation. These projects are also recommended due to their cumulative impact based on their locational proximity to one another. Recommended projects include the rehabilitation of vacant and underutilized buildings encompassing a mix of commercial and residential space, public improvements to strengthen walkability and enhance the public realm, and improvements that bolster downtown tourism opportunities.

Pipeline projects are important to downtown revitalization; however, they are either better suited for other funding opportunities or in need of further project development.



PRIORITY PROJECTS

The LPC identified a series of projects for DRI funding they felt would facilitate the transformation of downtown Lockport. These projects were selected based on their ability to advance the established revitalization goals and strategies for the Lockport DRI, which were identified in response to the Downtown Profile and Assessment findings. The projects were also evaluated using specific criteria.

The criteria included:

- **Transformational Impact**, projects that significantly change the downtown environment;
- **Catalytic Impact**, the ability of the project to spur change and downtown investment;
- **Consistency**, alignment with local revitalization goals and objectives;
- **Feasibility**, ability of the project sponsor to implement and reasonability of projects costs;
- **Market Potential**, demand to fill gaps in the existing downtown marketplace;
- **Community Support**, local and regional endorsement; and
- **Local Impact**, direct or indirect impact on City tax revenue, jobs and workforce development.



PRIORITY PROJECTS SUMMARY TABLE

PROJECT NUMBER	PROJECT NAME	TOTAL PROJECT COST	DRI FUNDING REQUEST	PAGE NO.
1	Redevelop a Vacant Site into the Lockport Harbor and Marine Center	\$3,588,250	\$3,588,250	V-8
2	Rehabilitate the Spalding Mill Building and Improve the Surrounding Site for Public Use	\$2,504,213	\$2,200,000	V-15
3	Adaptively Reuse the Historic Post Office	\$4,847,562	\$1,795,080	V-24
4	Rehabilitate the F&M Building	\$5,179,560	\$1,350,890	V-30
5	Revitalize Harrison Place to Create a Food Hall Incubator and Micro-Offices	\$1,205,000	\$955,000	V-38
6	Implement Streetscape Enhancements on Pine Street	\$1,220,341	\$865,000	V-49
7	Redevelop the Tuscarora Club	\$2,288,000	\$800,000	V-57
8	Rehabilitate Bridge No. 1 on the Flight of Five	\$700,000	\$700,000	V-66
9	Enhance the Historic Palace Theatre	\$1,251,500	\$600,000	V-73
10	Implement a Small Project Grant Fund Program	\$1,200,000	\$600,000	V-83
11	Facilitate the Redevelopment of the Former YMCA Building	\$4,000,000	\$500,000	V-90
12	Install the Lock Tender Tribute on the Erie Canal	\$1,244,100	\$275,000	V-97
13	Implement Enhancements to Chestnut Street	\$381,308	\$240,000	V-103
14	Implement Streetscape Enhancements on South Street	\$456,852	\$230,000	V-110
15	Implement Enhancements to Frontier Place	\$257,436	\$140,000	V-117

PRIORITY PROJECTS

1. Lockport Harbor & Marine Center
2. Spalding Mill and Historic Mill Race
3. Historic Post Office
4. F&M Building
5. Harrison Place
6. Pine Street Corridor Improvements
7. Tuscarora Club
8. Flight of Five (Bridge No. 1)
9. Historic Palace Theatre
10. Small Project Grant Fund (not mapped)
11. YMCA
12. Lock Tender Tribute
13. Chestnut Street Improvements
14. South Street Corridor Improvements
15. Frontier Place Improvements

PROJECT TYPE

- # New Development, Redevelopment, Rehabilitation of Downtown Buildings
- # Public Improvements
- Lockport DRI Area



PRIORITY PROJECTS

PROJECT #	PROJECT NAME	PROJECT DESCRIPTION	RESPONSIBLE ENTITY	PROJECT COST	DRI REQUEST	FUNDING SOURCES	START DATE	END DATE	JOBS CREATED
1	Redevelop a Vacant Site into the Lockport Harbor and Marine Center	Site and water improvements to increase boater access along the Erie Canal	City of Lockport	\$3,588,250	\$3,588,250	NA	Fall 2019	Fall 2020	1 full-time
2	Rehabilitate the Spalding Mill Building and Improve the Surrounding Site	Development of a rooftop pavilion and site improvements to create public access along the Erie Canal	Historic Lockport Mill Race, Inc.	\$2,504,213	\$2,200,000	Private financing; Grigg Lewis Foundation	Fall 2019	Winter 2020	2 full-time
3	Adaptively Reuse the Historic Post Office	Rehabilitation of the existing building into a mixed-use facility; restaurant and office space	Iskalo Development	\$4,847,562	\$1,795,080	Private financing; Federal and state historic tax credits	Fall 2019	Winter 2020	up to 60 full-time
4	Rehabilitate the F&M Building	Acquisition and redevelopment of building into 15 market-rate apartments and commercial space with a covered parking area	Somerset Companies	\$5,179,560	\$1,350,890	Private financing; Federal and state historic tax credits	Fall 2019	Spring 2021	up to 17 full-time
5	Revitalize Harrison Place to Create a Food Hall Incubator and Micro-Offices	Improvements to Buildings 1 and 3 to create a food hall incubator space and micro-offices	GLDC	\$1,205,000	\$955,000	Private financing	Fall 2019	Winter 2020	10 full-time
6	Implement Streetscape Enhancements on Pine Street	Enhancements to the Pine Street Bridge, Pine Street/ Lock Street intersection, and installation of pedestrian amenities	City of Lockport	\$1,220,341	\$865,000	NA	Fall 2019	Winter 2020	NA
7	Redevelop the Tuscarora Club	Conversion of the building into a mixed-use facility; dining and event space and 10 market rate housing units	Dominick Ciliberto	\$2,288,000	\$800,000	Private financing, Restore NY	Fall 2019	Summer 2020	15 full-time
8	Rehabilitate Bridge No. 1 on the Flight of Five Locks	Rehabilitation of Bridge No. 1 including railing repair, vegetation removal and clearing and site lighting	LHDC	\$700,000	\$700,000	NA	Fall 2019	Spring 2021	NA

PRIORITY PROJECTS

PROJECT #	PROJECT NAME	PROJECT DESCRIPTION	RESPONSIBLE ENTITY	TOTAL PROJECT COST	DRI REQUEST	FUNDING SOURCES	START DATE	END DATE	JOBS CREATED
9	Enhance the Historic Palace Theatre	Improvements to the Palace Theatre including a full roof replacement, solar panel installation, and installation of a new rigging system, stage and seating.	Historic Palace Theatre, LLC	\$1,251,500	\$600,000	Western New York Power Proceeds Fund; Grigg Lewis Foundation, Market NY, East Hill Foundation, Ralph Wilson Foundation, Fundraising	Fall 2019	Fall 2021	0
10	Implement a Small Project Grant Fund Program	Grant fund to assist property owners with projects to improve downtown buildings and sites	GLDC	\$1,200,000	\$600,000	Private investment	Fall 2019	Until funds are expended	NA
11	Facilitate the Redevelopment of the Former YMCA Building	Facilitate a developer request for proposals process to redevelop the YMCA building	YMCA	\$500,000	\$4,000,000	Private investment	Fall / Winter 2019	Fall 2021	0
12	Install the Lock Tender Tribute on the Erie Canal	Production and installation of five bronze sculptures on the steps between Locks 70 and 71 on the Erie Canal	LHDC	\$275,000	\$1,244,100	Niagara County Greenway, Canalway Grant Program, Fundraising	Fall 2019	Winter 2020	NA
13	Implement Enhancements to Chestnut Street	Design and implementation of landscaping and curbing treatments to enhance pedestrian safety	City of Lockport	\$381,308	\$240,000	NA	Fall 2019	Summer 2020	NA
14	Implement Streetscape Enhancements on South Street	Pedestrian enhancements to improve South Street walkability and connectivity	City of Lockport	\$456,852	\$230,000	NA	Fall / Winter 2019	Fall 2020	NA
15	Implement Enhancements to Frontier Place	Design and implementation of landscaping and curbing treatments to enhance pedestrian safety	City of Lockport	\$257,436	\$140,000	NA	Fall / Winter 2019	Summer 2020	NA

PROJECT TITLE

Redevelop a vacant site into the Lockport Harbor and Marine Center

DRI FUNDING REQUEST

Total DRI Funds: \$3,588,250

Total Project Cost: \$3,588,250

PROJECT DESCRIPTION

The proposed project will redevelop a vacant and underutilized site, provide boater amenities, water access, and passive recreation opportunities in downtown Lockport west of the canal locks. The site was identified as a strategic site for redevelopment in the Lockport Tourism Area BOA. The project will provide a pedestrian connection from the canal to downtown Lockport in close proximity to local businesses, restaurants, and historic sites. The project recommended for DRI funding is the first phase in the larger Lockport Harbor and Marine Center development.

Proposed improvements to the site include:

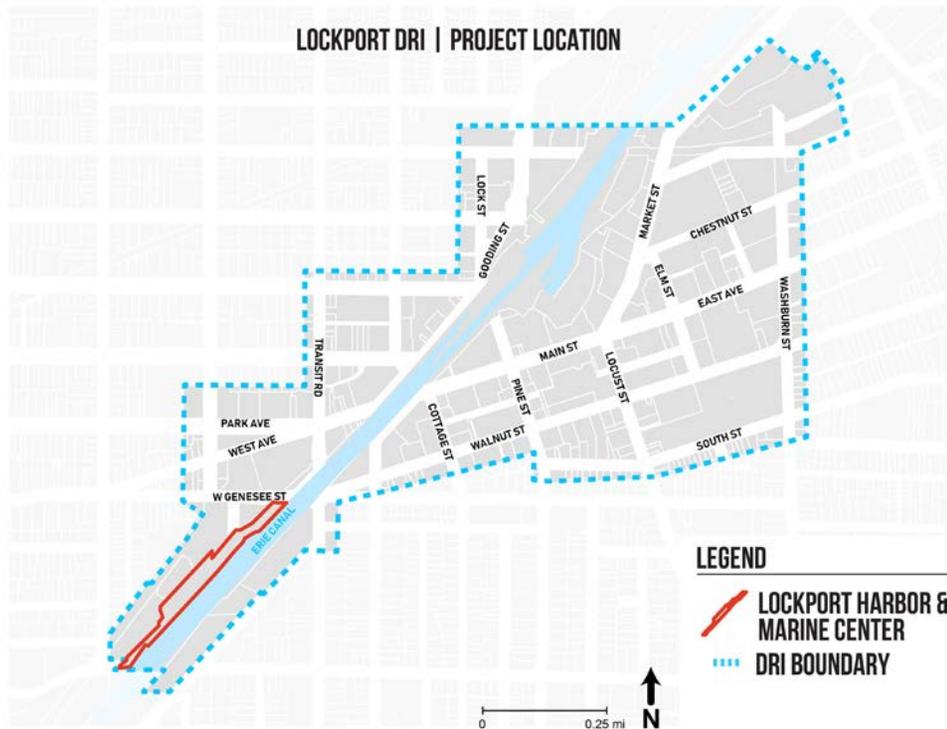
- Installation of approximately 580 linear feet of floating dock system in the canal;
- Dock connections to the land including gangways and ramps;
- Pavement repairs to parking lot and access road
- Construction of approximately 1400 linear feet of asphalt trail along the canal between Prospect Street and West Genesee Street;
- Site amenities including safety railing and benches;
- Site lighting;
- Electrical service for boaters; and
- Landscaping enhancements.

Future phases of the project include:

- New building containing boater services
- New picnic pavilion
- Parking lot and trail reconstruction / improvements
- Additional landscape improvements
- Fueling system and platform
- Paddle ramp and docks

PROJECT LOCATION AND ADDRESS

The project is located along the north side of the Erie Canal between Prospect Street and West Genesee Street.



PROPERTY OWNER/SPONSOR

The property is owned by the New York State Canal Corporation. An agreement between the NYS Canal Corporation and the City of Lockport for property use is pending. The project may require an easement with the owner of 34 Prospect Street, Farley Riggers and Movers Inc to implement the proposed trail improvements. The City of Lockport is the project sponsor for the Harbor and Marine Center improvements.

CAPACITY

The City of Lockport will be responsible for the long-term implementation and maintenance of the Harbor and Marine Center. The City has a track record of successful implementation of several projects along the Erie Canal.

PROJECT PARTNERS

- NYS Canal Corporation (property owner)
- City of Lockport (project sponsor)
- NYS Department of Environmental Conservation

STRATEGIES

The proposed project is aligned to numerous strategies that are intended to fulfill the established Lockport DRI goals. These strategies include:

- **Support public infrastructure improvement projects to encourage private downtown investment** - This project will attract additional visitors to downtown Lockport, creating a demand for additional goods and services and additional private investment.
- **Facilitate the development of additional businesses and amenities, including restaurants, retail establishments, trails and parks, proximate to downtown housing** – The proposed improvements will encourage canal boaters to dock and support businesses, restaurants, and historic sites in downtown Lockport. Proposed trail improvements will provide connectivity for pedestrians to and from downtown Lockport and the Erie Canal.
- **Increase and improve pedestrian and bicycle amenities to create a more walkable, connected, user friendly and safe downtown** - The project includes trail improvements to provide connectivity for pedestrians to and from downtown Lockport and the Erie Canal.

- **Leverage existing historic and cultural institutions, such as the Erie Canal, to bolster tourism and economic development** - The project celebrates the history of the Erie Canal and provide the facilities to allow canal boaters to spend additional time in downtown Lockport.

The proposed project also aligns with the following WNY REDC economic development strategy:

- **Facilitate growth of quality tourism product** - This project celebrates and promotes Lockport's unique history and provides pedestrian connectivity to historic sites such as the Flight of Five and Historic Post Office. The project will create a unique destination drawing people to downtown and giving visitors the ability to dock and spend more time taking advantage of downtown Lockport offerings.

ANTICIPATED REVITALIZATION BENEFITS

Short-term benefits:

- Increase public access to and from the Erie Canal
- Draw additional visitors to the downtown
- Activate and re-purpose a vacant space along the Erie Canal
- Provide docking facilities west of the canal locks where facilities do not exist today

Middle-term benefits:

- Increase the number of tourists to the downtown area
- Increase tourist spending in the downtown area

Long-term benefits:

- Positively impact neighboring property values and the surrounding business community
- Sets the stage for future enhancements and amenities for boaters on the canal

PUBLIC SUPPORT

This project was recognized in the City's DRI application as an important project to provide support services and infrastructure for canal boaters in downtown Lockport where amenities do not exist today. The project seeks to implement recommendations provided the City's 2011 Harbor and Marine Center Feasibility Report. During the community engagement process for the Lockport Tourism Area BOA and the DRI, the Harbor and Marine Center project was identified as a priority for the downtown area.

JOBS CREATED

This project has the potential to create one full-time seasonal harbor master position.

PROJECT BUDGET AND FUNDING SOURCES

The table provides a summary of the proposed project’s budget and funding sources.

USE OF FUNDS	COST (\$)	FUNDING SOURCE	AMOUNT (\$)		
Installation of guide piles for floating dock system	\$830,000	DRI Funds (proposed)	\$3,588,250		
Installation of floating docks and gangways	\$700,000				
Basic site cleanup and refurbishing of parking lot and access road, asphalt trail construction between Prospect Street and West Genesee Street, safety railing, basic amenities including benches, and electrical service and site lighting.	\$675,000				
General Mobilization	\$110,000				
Design Development Contingency (30%)	\$694,500				
Engineering and Administration (25%)	\$578,750				
TOTAL DRI FUNDS REQUESTED				\$3,588,250	
TOTAL FUNDING FROM OTHER SOURCES				\$0	
TOTAL PROJECT COST			\$3,588,250		

FEASIBILITY AND COST JUSTIFICATION

The cost estimate was initially prepared as a feasibility study completed in 2011. These estimates were fact checked and inflated to 2019 dollars by a licensed civil engineer as part of this DRI process. The costs are based on standard construction estimating methods, as well as coordination with contractors for material and labor pricing.

The project is a justified use of funds based on its ability to support and expand existing tourism in the City and region. Currently there is no marina in downtown Lockport. The closest marina, Widewaters Marina, is located nearly two miles from downtown. The addition of a marina downtown would allow visitors from across the United States and the world to access downtown Lockport via the Erie Canal to take advantage of Lockport’s growing food and beverage sector, historic sites, and potential downtown accommodations.

REGULATORY REQUIREMENTS

The proposed project will require approvals from the NYS Canal Corporation and the NYS Historic Preservation Office (SHPO).

IMAGES OF CURRENT AND PROPOSED CONDITIONS



CURRENT SITE CONDITIONS



PROPOSED LOCKPORT HARBOR AND MARINE CENTER IMPROVEMENTS

TIMEFRAME FOR IMPLEMENTATION & PROJECT READINESS

All preliminary engineering and cost estimating has been completed for this project.

- **Immediate Next Steps (2 months) – Fall 2019**
 - Execute agreement between NYS Canal Corporation and City of Lockport
 - City of Lockport to issue RFP and execute contract for design services
- **Design Phase (6 months) – Winter 2020**
 - Develop construction documents and specifications
 - Obtain necessary permits and approvals
 - Issue bid documents
 - Award bid to contractor
- **Construction Phase (8 months) – Summer/Fall 2020**
 - Installation of floating dock system
 - Installation of site electrical and lighting
 - Installation of asphalt trail connecting Prospect Street to West Genesee Street
 - Refurbishing of parking lot and entry drive

PROJECT REPORTING

The City of Lockport will hire a project engineer to oversee the implementation and construction of all improvements. The City will continue to monitor the economic impacts and perceived benefits of the project after construction completion. Potential metrics to measure impacts and benefits include:

- Increased number of visitors to the Erie Canal
- Increased dollars spent in downtown Lockport
- Increased private downtown investment
- User feedback

PROJECT 2

REHABILITATE THE SPALDING MILL BUILDING AND SITE

PROJECT TITLE

Rehabilitate the Spalding Mill Building and Improve the Surrounding Site for Public Use

DRI FUNDING REQUEST

Total DRI Funds: \$2,200,000

Total Project Cost: \$2,504,213

PROJECT DESCRIPTION

The proposed project will implement improvements conceptualized in the Historic Lockport Mill Race's (HLMR) strategic development plan, which was completed in 2018. The plan identifies projects to re-purpose the Spalding Mill building and adjacent publicly owned site to reinvigorate downtown Lockport and interpret the history of the Spalding Mill and Erie Canal.

The proposed project is a public/private partnership between HLMR and the City of Lockport. HLMR proposes improvements to the Spalding Mill Building while the City of Lockport proposes enhancements to the surrounding site, providing ADA access from Pine Street to the rooftop of the Spalding Mill building and to provide connection to future trail projects.

HLMR proposes a rooftop event space on the Spalding Mill building, including:

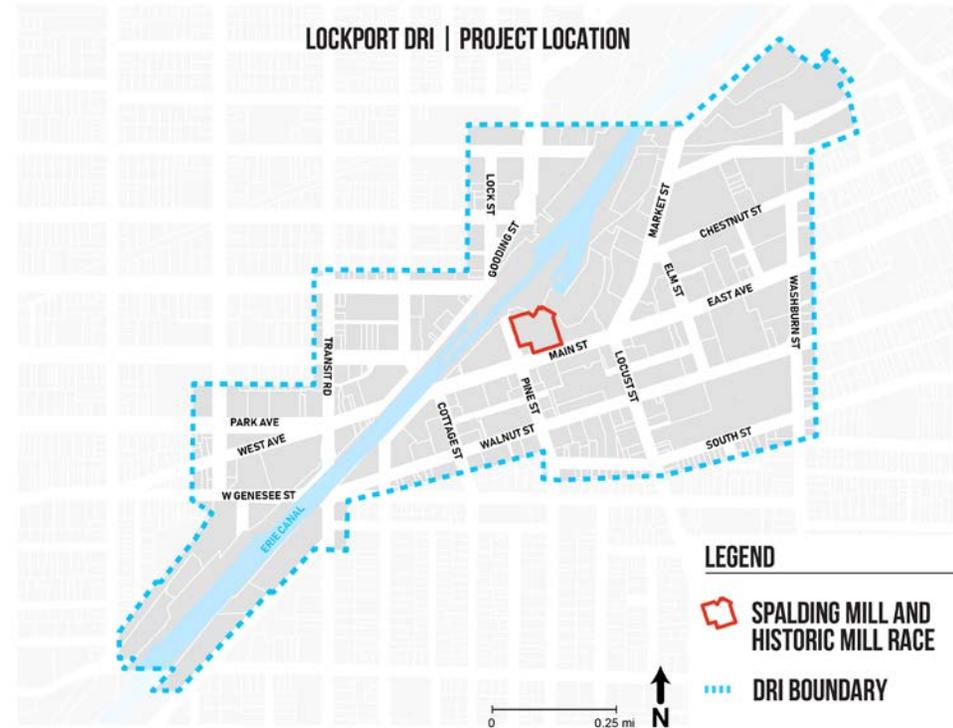
- New roof system to prevent water leakage into the building and to accommodate rooftop activities;
- Installation of a glass railing to provide a safety barrier at the roof edge while providing unobstructed views to the Erie Canal;
- Installation of a fabric shade structure to provide cover and install site furnishings to accommodate special events and public gatherings;
- Installation of lighting and security cameras to promote safety.

The City of Lockport site improvements include:

- Creation of a flexible event space in the existing parking lot off Pine Street, including enhanced pavement treatments, pedestrian level lighting, and site amenities such as benches, bike racks, tables and chairs, and planters. This area will remain a parking area when not in use for public events;
- Installation of a concrete walkway, wood decking, retaining wall system, pedestrian level lighting, and enhanced landscaping from Pine Street to the southwest corner of the Spalding Mill building;
- Installation of an ADA-accessible ramp on the south side of the Spalding Mill building to provide access to a lower terrace area in the footprint of the former Grigg Mill. The installation of this ramp will also set the stage for future connections to the proposed upper trail along the former route of the mill race, and a lower connection to the Erie Canal and the Brookfield Power access road; and
- Creation of an informal hillside amphitheatre located adjacent to the Spalding Mill rooftop and the flexible event space/parking lot on Pine Street. The hillside will contain large stone blocks to be used as event seating.

PROJECT LOCATION AND ADDRESS

The project is located at 55 Main Street.



PROPERTY OWNER/SPONSOR

The City of Lockport is the owner of the Spalding Mill building and site. HLMR has a lease agreement with the City of Lockport and Erie Brookfield Hydropower for future trail connections. HLMR will be responsible for any improvements made to the building, while the City of Lockport will be responsible for proposed site improvements on 55 Main Street.

CAPACITY

HLMR will be responsible for the long term implementation of the Spalding Mill building renovations, rooftop improvements, programming, and maintenance.

HLMR has \$100,000 secured funding for the rooftop enhancements and is anticipating another \$200,000 in foundation support for the project. HLMR's goal is to build upon the \$300,000 investments already put into the stabilization of the Spalding Mill building and feasibility studies conducted to determine the best use for the building and site.

The City of Lockport currently owns and maintains the Spalding Mill site. HLMR obtained a licensed agreement between Brookfield Hydropower and the City of Lockport for utilization of property extending from Pine Street to Market Street. The City has confirmed their responsibility in implementing and maintaining site improvements as part of this project. Additional maintenance required on the site as a result of this funding will be the responsibility of the City of Lockport.

PROJECT PARTNERS

- City of Lockport (property owner and project sponsor for site improvements)
- Brookfield Hydropower (property owner of existing access trail on 4 Pine Street)
- Historic Lockport Mill Race, Inc. (project sponsor for building improvements)

STRATEGIES

The proposed project is aligned to numerous strategies that are intended to fulfill the established Lockport DRI goals.

These strategies include:

- **Support infill development and the adaptive reuse of existing buildings** – The project re-purposes a vacant, underutilized building and transforms it into an accessible public venue space, celebrating and interpreting the history of Lockport.
- **Preserve historically significant structures to maintain historic and architectural integrity and character** - The project will expand upon HLMR's building stabilization efforts of the historic Spalding Mill.
- **Support public infrastructure improvement projects to encourage private downtown investment** – The public improvement aspect of the project will provide ADA-accessibility to the Spalding Mill rooftop project. These improvements are critical for HLMR's building investment.

- **Facilitate the development of additional businesses and amenities, including restaurants, retail establishments, trail and parks, proximate to downtown housing** – The project will provide new event space for the community, and provide future connections to the Erie Canal and future trails.
- **Increase and improve pedestrian and bicycle amenities to create a more walkable, connected, user friendly and safe downtown** – The project will provide ADA-accessible pedestrian and bicycle connections to existing trails and proposed trails.
- **Improve the City’s sense of place through landscaping, green infrastructure, public art, and streetscape enhancements** – The project design and location will create a unique sense of place and identity for the Spalding Mill rooftop pavilion.
- **Ensure public spaces allow for year-round, flexible programming and events** – The project will be designed to accommodate year-round events and will be flexible to accommodate a variety of programming opportunities.
- **Leverage existing historic and cultural institutions, such as the Erie Canal, to bolster tourism and economic development** – The project will celebrate the history of the Erie Canal and also act as a focal feature from the canal, drawing visitors to downtown Lockport to support local restaurants, business, and tourist attractions.
- **Provide and promote family-friendly amenities, services, and programming in the downtown** – The proposed rooftop pavilion will provide a location for family-friendly events and activities.

The proposed project also aligns with the following REDC economic development strategy:

- **Facilitate growth of quality tourism product** – This project is located near the historic Erie Canal and Fight of Five, two of Lockport’s biggest tourist draws. This project celebrates and promotes Lockport’s unique history and will draw visitors from the canal into downtown Lockport.

ANTICIPATED REVITALIZATION BENEFITS

Short-term benefits:

- Activate and re-purpose a vacant space into a unique event venue overlooking the Erie Canal and celebrating Lockport's unique history
- Draw canal visitors to downtown Lockport and vice versa

Middle-term benefits:

- Increase events and activities occurring in Downtown Lockport
- Create opportunities for partnerships between event planners, food, and product vendors

Long-term benefits:

- Positively impact neighboring property values and the surrounding business community
- Retain a historically significant building for future generations

PUBLIC SUPPORT

This project was recognized in the City's DRI application as an important project to provide a unique event / public space in downtown Lockport. The project will implement recommendations made in HLMR's Historic Lockport Mill Race Strategic Plan completed in 2018. During the community engagement process for the Lockport Tourism Focus Area BOA and the DRI, redevelopment of the site adjacent to the Spalding Mill was identified as a priority for the downtown area. Lockport high school students, engaged as part of the DRI community engagement process also identified the Spalding Mill as an important and exciting project for downtown.

JOBS CREATED

This project has the potential to create up to two maintenance positions for the upkeep of the rooftop terrace and surrounding site improvements and to coordinate site set up for events. Indirect jobs including event planning and food services related jobs, which may result from the implementation of this project.

PROJECT BUDGET AND FUNDING SOURCES

The table provides a summary of the project's budget and funding sources.

USE OF FUNDS	COST (\$)	FUNDING SOURCE	AMOUNT (\$)
ROOFTOP PAVILION			
Partial demolition and preparation of rooftop	\$173,400	DRI Funds (proposed)	\$173,400
Installation of rooftop railing system	\$186,000	DRI Funds (proposed)	\$186,000
Installation of fabric canopy and furniture	\$537,705	DRI Funds (proposed) Private Investment Local Foundation	\$237,705 \$100,000 \$204,213
Installation of lighting and security	\$35,000	DRI Funds (proposed)	\$602,895
Work zone safety measures and mobilization costs	\$223,705		
Design and Contingency	\$346,743		
SITE IMPROVEMENTS			
Resurfacing of parking lots and installation of concrete walkway, retaining wall system and informal amphitheater	\$546,954	DRI Funds (proposed)	\$1,000,000
Installation of enhanced landscaping and pedestrian lighting	\$126,045		
Installation of trail furniture and pedestrian amenities	\$122,000		
Work zone safety measures, mobilization costs, and sediment controls	\$91,425		
Design and Contingency	\$115,236		
TOTAL DRI FUNDS REQUESTED			\$2,200,000
TOTAL FUNDING FROM OTHER SOURCES			\$304,213
TOTAL PROJECT COST			\$2,504,213

FEASIBILITY AND COST JUSTIFICATION

The cost estimate was prepared by a licensed architect and landscape architect and is based on standard construction estimating methods, as well as coordination with contractors for material and labor pricing.

The project is highly implementable due to the commitment of other funding sources and agreements between the project sponsor and property owners.

The project is a justified use of funds based on its ability to support and expand tourism in the City and region. This project will also support existing residents by providing a gathering space for both casual and organized events.

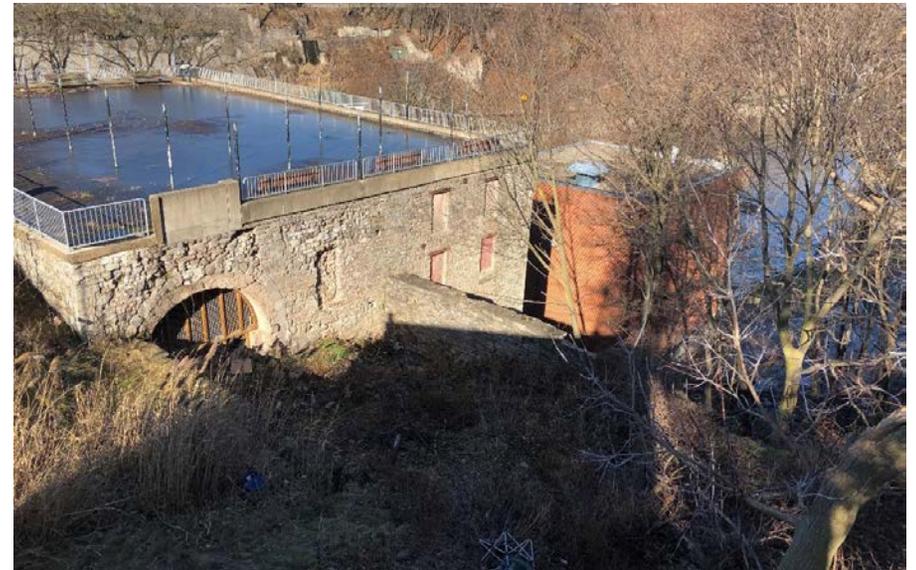
REGULATORY REQUIREMENTS

The proposed project will require approvals and permits from the City of Lockport and the SHPO.

IMAGES OF CURRENT CONDITIONS



CURRENT SPALDING MILL SITE CONDITIONS



CURRENT SPALDING MILL BUILDING AND ROOFTOP CONDITIONS

IMAGES OF PROPOSED CONDITIONS



PROPOSED ROOFTOP IMPROVEMENTS



PROPOSED AMPHITHEATRE AND EVENT SPACE



PERSPECTIVE VIEW OF ROOFTOP PAVILION AND EVENT SPACE



PERSPECTIVE VIEW OF ROOFTOP PAVILION AND CANOPY STRUCTURE

TIMEFRAME FOR IMPLEMENTATION & PROJECT READINESS

The sponsor has planned for the proposed renovations and is prepared to begin construction work immediately following the announcement of DRI funds.

- **Immediate Next Steps (2 months) – Fall 2019**
 - HLMR to issue RFP and execute contract for building design services
 - City of Lockport to issue RFP and execute contract for site design services
- **Design Phase (6 months) – Fall/Winter 2020**
 - Develop construction documents and specifications for building and site
 - Obtain necessary permits and approvals building and site
 - Issue bid documents building and site
 - Award bid to contractor building and site
- **Construction Phase (8 months) – Fall/Winter 2020**
 - Replacement of the Spalding Mill roof
 - Construction of the rooftop canopy, lighting, railings, and amenities on the Spalding Mill building
 - Construction of site amenities including flexible event space
 - Installation of site electrical and lighting
 - Installation of the ADA-accessible path from Pine Street to the Spalding Mill Rooftop
 - Construction of the hillside amphitheatre

PROJECT REPORTING

HLMR will hire a project engineer to oversee the implementation and construction of the Spalding Mill building improvements. The City of Lockport will hire a project engineer to oversee the implementation and construction for the adjacent site improvements. The City will continue to monitor the economic impacts and benefits of the project after construction completion. Potential metrics to measure impacts and benefits include:

- Increased number of visitors to and from the Erie Canal
- Increased dollars spent in downtown Lockport
- Increased private downtown investment
- User feedback
- Bookings at the site for special events

PROJECT TITLE

Adaptively Reuse the Historic Post Office

DRI FUNDING REQUEST

Total DRI Funds: \$1,795,080

Total Project Cost: \$4,847,562

PROJECT DESCRIPTION

The Historic Post Office, designed and built in 1902, is a 31,600-square foot building located on Lockport's main street. This three-story, brick and limestone structure was listed on the National Register of Historic Places in 1989. The first floor of the building hosts three office spaces; however, the remainder of the building is highly underutilized and outdated. The project sponsor, Iskalo Development Corporation, recently purchased this building and is proposing to rehabilitate this structure to breathe new life into this historic space.

Proposed building improvements include exterior and interior rehabilitation to create commercial space, including a restaurant/event space, a coffee shop, boutique shop, and office space.

Exterior improvements included in the project scope include:

- Repair of façade, including masonry re-pointing, cornice and terra cotta repair;
- Installation and/or repair of exterior windows;
- Replacement of exterior doors;
- Repair of stairway entrance;
- Installation of lighting and landscaping;
- Installation of new roof on rear portion of building;
- Restoration of brick paved alleyway (west of building) and repair of paved driveway (building rear);
- Repair of stairs and railing at basement level;
- Repair of canopy over former loading dock;
- Repair concrete and replace guardrail at former loading dock; and
- Installation of stairways on east and west side of building.

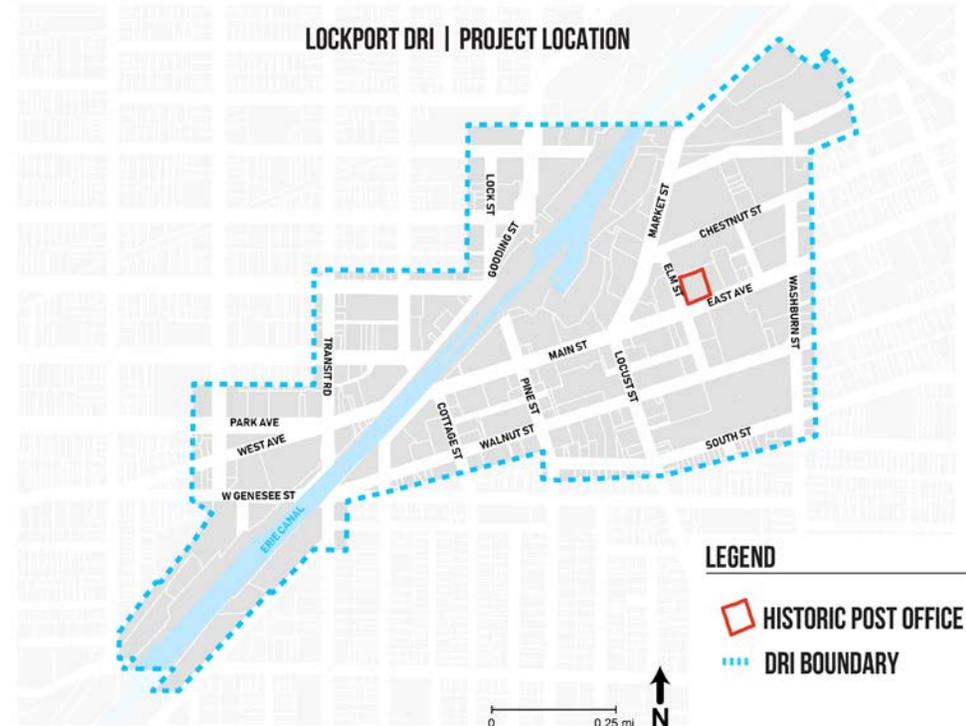
Specific interior improvements include:

- Mechanical and plumbing upgrades, including a new sprinkler system and HVAC system;
- Installation of a new elevator for ADA-accessibility;
- Refurbishing of the restaurant/event space including the entry area;
- Floor reconfiguration and refinishing to accommodate the elevator installation;
- Installation of new carpet and new flooring;
- Installation of new lighting in all common areas and offices;
- Retrofitting of all existing office doors with a new locking system;
- Renovation of existing restrooms on the 3rd floor;
- Installation of new window treatments; and
- Interior demolition of existing partition walls on the first floor.

The Historic Post Office is located in proximity to the former YMCA building and Historic Palace Theatre, both of which are recommended projects for DRI funding. The cumulative effect of this investment on this block of Main Street will dramatically change the vibrancy and vitality of the downtown. These projects will create a cluster of office space, entertainment and residential options to support a live-work-play environment in Lockport.

PROJECT LOCATION AND ADDRESS

The Historic Post Office is located at 1 East Avenue in downtown Lockport.



PROPERTY OWNER/SPONSOR

Iskalo Development Corporation is the property owner and project sponsor.

PROJECT PARTNERS

- Iskalo Development Corporation (property owner and project sponsor)

STRATEGIES

The proposed project is aligned to numerous strategies that are intended to fulfill the established Lockport DRI goals. These strategies include:

- **Facilitate the development of additional businesses and amenities, including restaurants, retail establishments, trails and parks, proximate to downtown housing** – The project will bring in a new restaurant/event space and variety of new office/retail businesses to the downtown Lockport and rejuvenate the abandoned historic building.
- **Preserve historically significant structures to maintain historic and architectural integrity and character** - The project will restore the historic exterior and interior of the former Historic Post Office contributing to preservation of Lockport’s historic character.

The proposed project also aligns with several WNY REDC economic development strategies including:

- **Invest in downtowns, villages, neighborhoods, and brownfields** - This project re-purposes a vacant and underutilized space, by converting the structure into a mixed-use development. This will promote sustainability of the neighborhood by providing additional amenities that will draw visitor to downtown area.

- **Increase investment** - The project will create opportunities for small to mid-size businesses to locate in Lockport. The event and retail space will also create opportunities for entrepreneurs in the downtown.

ANTICIPATED REVITALIZATION BENEFITS

Short-term benefits:

- Converts a vacant space into new office space and restaurant/event space
- Draws more people to the downtown area
- Re-energizes the downtown area

Middle-term benefits:

- Beautification of the area that will promote further revitalization of downtown
- Preserves the historic character of Lockport
- Creates employment opportunities

Long-term benefits:

- Positively impacts neighboring property values
- Contributes to overall economic development of downtown Lockport
- Promotes economic investment in downtown by offering space for existing and new businesses

PUBLIC SUPPORT

Throughout the DRI planning process, this project has received support from the LPC and community. The community and the City of Lockport have expressed their support, recognizing the Historic Post Office as an important City landmark and iconic building.

JOBS CREATED

Iskalo estimates that up to 60 new jobs will be created. These jobs will include custodians, maintenance personnel, management, restaurant/event space employees and employees associated with the office uses.

ACQUISITION OF REAL PROPERTY

Iskalo is the owner of the building; therefore, no acquisition of real property is necessary for project implementation.

PROJECT BUDGET AND FUNDING SOURCES

The table provides a summary of the project’s budget and funding sources. In addition to the match noted below, the project sponsor recently purchased the property for \$588,413.

USE OF FUNDS	COST (\$)	FUNDING SOURCE	AMOUNT (\$)
Design and Engineering	\$244,421	DRI Funds (proposed)	\$1,795,080
Exterior Renovations to preserve and enhance historic building character	\$981,584		
Interior building renovations to convert the vacant space into offices and event space	\$2,745,176		
Soft development costs including legal fees, environmental reporting, and real estate appraisal	\$876,381		
		Private Financing	\$1,705,489
		Federal Historic Tax Credits (pending)	\$808,196
		State Historic Tax Credits (pending)	\$538,797
TOTAL DRI FUNDS REQUESTED			\$1,795,080
TOTAL FUNDING FROM OTHER SOURCES			\$3,052,482
TOTAL PROJECT COST			\$4,847,562

FEASIBILITY AND COST JUSTIFICATION

The anticipated redevelopment cost is based on industry standards for comparable development programs in the City of Lockport. The cost estimate has been completed by a reputable development team with experience on comparable projects and confirmed by a third party. A development cost schedule and pro-forma assessment was also prepared. Rentable lease rates for commercial spaces range from \$10 to \$14 per square foot. The pro-forma generates a stabilized positive net operating income of approximately \$200,000 supporting a value of approximately \$2,300,000 and a funding gap of about \$1,800,000, of which the project sponsor is requesting from DRI funds. The project sponsor is able to progress project implementation immediately upon announcement of DRI funds.

The project is also justified based on the following benefits:

- **Downtown Revitalization** - By increasing availability of boutique retail and office space the project will contribute to the revitalization by attracting new residents and visitors to the downtown area. The market study analysis completed for the DRI identified the expansion of existing businesses, support of pop-up shops, and creating co-working spaces would benefit downtown Lockport. Currently these types of offerings are not available, and would not perform well, along Transit Road in the Town of Lockport, where a surplus of big-box retail exists.

- **Economic Development** - By attracting additional business to downtown Lockport the project will promote economic development and will have a positive effect on the surrounding businesses. The redevelopment will increase property value, contributing to increases in tax revenue for the City. The proposed project will help Lockport to become a growing, inviting, and vibrant downtown district with a walkable, liveable, and sustainable community built around the historic Erie Canal.

REGULATORY REQUIREMENTS

The proposed project will require local building permits and approvals. The project will also require SHPO approvals.

IMAGES OF CURRENT AND PROPOSED CONDITIONS



EXISTING HISTORIC POST OFFICE BUILDING



Image provided by Iskalo

PROPOSED RENOVATIONS TO HISTORIC POST OFFICE BUILDING

TIMEFRAME FOR IMPLEMENTATION & PROJECT READINESS

The sponsor has planned for the proposed renovations and is prepared to begin construction work immediately following the announcement of DRI funds.

- **Immediate Next Steps (2 months) – Fall 2019**
 - Complete design and building renovation scope
 - Receive approvals from SHPO
- **Design Phase (3-7 months) – Winter 2020**
 - Obtain local building permits and approvals
 - Develop construction documents and specifications for building renovation
 - Issue bid documents
 - Award bid to contractor
 - Close on construction loan
- **Construction Phase (12-18 months) – Fall/Winter 2020**
 - Interior and exterior building renovations

PROJECT REPORTING

Iskalo will be responsible for project oversight and monitoring of project advancement. Metrics to determine project success after implementation include:

- Retail and office space vacancy rate
- Net revenue from retail
- Number of visitors

PROJECT 4 REHABILITATE THE F&M BUILDING

PROJECT TITLE

Rehabilitate the F&M Building for Mixed-Use Development

DRI FUNDING REQUEST

Total DRI Funds: \$1,350,890

Total Project Cost: \$5,179,560

PROJECT DESCRIPTION

The F&M Building, also known as Regency Tower, is downtown Lockport's tallest building that has stood vacant in the heart of downtown for 38 years. More than any other property, it symbolizes and testifies to the challenge of Lockport's downtown revitalization. The F&M comprises 23,240 SF of six above-grade floors and a lower level that comprises 3,640 SF. The adjacent one-story Mall Building comprises an additional 31,482 SF. The proposed project involves the adaptive reuse of both buildings, including a complete interior renovation of the F&M building.

Specific improvements include:

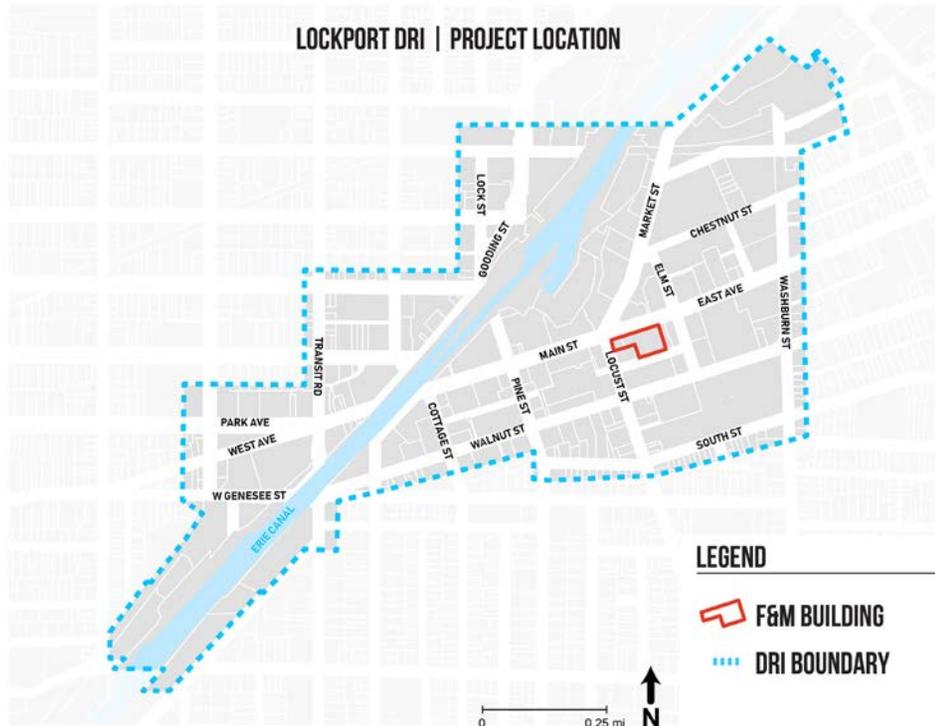
- Replacement of all electrical, mechanical and plumbing systems;
- Conversion of the top five floors of the F&M building into 15 market rate apartments. Each of the units will be two-bedroom apartments, approximately 1,000 SF each, with full baths and kitchens;
- Renovation of the first floor of the F&M building to accommodate a mix of retail, office or commercial use; and
- Conversion of a portion of the adjacent Mall Building (approximately 9,000 SF) into interconnected covered parking to accommodate 30 spaces to support the residential units.

The remaining mall square footage (+/- 22,000 SF) will be converted into commercial space in the future as downtown demand increases.

This project is located on Main Street in the heart of downtown and near other recommended DRI projects. The addition of market-rate apartments in proximity to commercial space anticipated through the redevelopment of the Historic Post Office will allow opportunities for residents to live and work in downtown Lockport.

PROJECT LOCATION AND ADDRESS

The project is located at 116 Main Street and 120 Main Street.



PROPERTY OWNER/SPONSOR

E.A. Granchelli is the owner of both buildings. Somerset Companies is the project sponsor and future property owner. The current property owner and project sponsor have entered into a signed purchase agreement for the F&M and Mall Building. The property sale is contingent upon the announcement of DRI funds.

CAPACITY

The Somerset Companies will be responsible for the long-term implementation of the project. Somerset Companies has an extensive background in apartment investment, development, and redevelopment. Somerset Companies has responsible for day to day property management of over 2,000 residential units. The Somerset portfolio is currently valued at over \$200 million; including ground up Class A construction, acquisition with major rehabilitation, student housing and assisted housing. Somerset has completed over \$100 million in ground up and substantial rehab development utilizing both conventional and bond financing as well as Historic Tax Credits and LIHTC Tax Credits.

PROJECT PARTNERS

- E.A. Granchelli Development (property owner)
- Somerset Companies (project sponsor and future property owner)

STRATEGIES

The proposed project is aligned to numerous strategies that are intended to fulfill the established Lockport DRI goals. These strategies include:

- **Facilitate the development of additional businesses and amenities, including restaurants, retail establishments, trails and parks, proximate to downtown housing** – The project will add 15 market rate units to the downtown Lockport and rejuvenate the abandoned historic building. Due to the F&M building being vacant for over three decades this redevelopment will demonstrate the rebirth of downtown.
- **Encourage market-rate housing opportunities to support millennials, aging in place opportunities, and empty nesters** - The project will increase housing options by introducing additional housing stock to downtown Lockport. The proximity to various amenities in the downtown area create perfect housing for resident that are looking for live-work-play opportunity. The residents will get to enjoy restaurants and retail without leaving the building.

The proposed project also aligns with several WNY REDC economic development strategies including:

- **Invest in downtowns, villages, neighborhoods, and brownfields** - This project re-purposes a vacant and underutilized space, by converting the structure into a mixed-use development. This will promote sustainability of the neighborhood by providing additional density.
- **Increase investment** - The project is located in the heart of the downtown and will contribute the overall downtown revitalization. By providing additional housing the redevelopment will contribute to creating a vibrant, walkable and mixed-use environment.

ANTICIPATED REVITALIZATION BENEFITS

Short-term benefits:

- Converts a vacant space into housing to attract new residents to downtown Lockport
- Draws more people to the downtown area
- Re-energizes one of downtown's most recognizable historic buildings

Middle-term benefits:

- Beautification of the area that will promote further revitalization of downtown
- Historic building preservation
- Creates additional housing capacity
- Creates employment opportunities

Long-term benefits:

- Positively impacts neighboring property values and the surrounding business community
- Contributes to overall economic development of downtown Lockport

PUBLIC SUPPORT

During the Lockport DRI public engagement process, the F&M Building was consistently identified as one of the most significant buildings downtown. The community voiced a strong desire to see it transformed into a viable, active use.

JOBS CREATED

One to two full-time maintenance jobs are anticipated. Up to 15 full-time jobs are anticipated in conjunction with the development of downtown commercial space.

ACQUISITION OF REAL PROPERTY

The owner has agreed to sell both structures to Somerset Companies for \$680,000.

PROJECT BUDGET AND FUNDING SOURCES

The table provides a summary of the project's budget and funding sources.

USE OF FUNDS	COST (\$)	FUNDING SOURCE	AMOUNT (\$)
Property Acquisition	\$680,000	Private Financing	\$680,000
Interior building renovations to convert the vacant space into apartment units and retail space	\$3,486,300		
Mall Building Renovation to parking spaces	\$180,000	DRI Funds (proposed)	\$1,350,890
		Private Equity (secured)	\$533,904
		Private Financing	\$1,603,739
		Federal Historic Tax Credits (pending)	\$557,808
		State Historic Tax Credits (pending)	\$453,219
Soft development costs including design and engineering, legal fees, real estate closing costs and environmental reporting	\$833,260		
TOTAL DRI FUNDS REQUESTED			\$1,350,890
TOTAL FUNDING FROM OTHER SOURCES			\$3,828,670
TOTAL PROJECT COST			\$5,179,560

FEASIBILITY AND COST JUSTIFICATION

The anticipated redevelopment cost is based on industry standards for comparable development programs in the City of Lockport. A pro-forma assessment was conducted to test the feasibility of the development program. The assessment assumed apartment rents ranging from \$1,200 to \$1,500 per month and an assumed vacancy rate of 7% would result in a positive net operating income.

A recently completed market analysis in 2015 recommended market rate rent thresholds ranging from \$865 to \$1,670. Additionally, there are over 300 existing units within the City of Lockport that pay rent between \$1,000 and \$1,999 indicating the rental rates assumed in this project are justified and feasible.

This project satisfies the goals of the Lockport DRI by increasing housing and ground floor retail options. This will ultimately draw new residents and shoppers to the downtown area. The creation of 15 apartments will have a trickle-down effect on surrounding businesses as well as increase property value, which in turn will increase tax revenue for the City.

The market study analysis identified a demand for apartments in downtown. The study indicates that units are usually renter occupied and once a new unit comes online it is quickly occupied. It is also noted that for a small, dense area like the downtown area of Lockport, vacant buildings and spaces are detrimental to the overall livability of the downtown and can

create negative perceptions about the activities in the area. Renovating vacant units to bring additional housing stock online will ensure that revitalization efforts are maximized.

REGULATORY REQUIREMENTS

The proposed project will require local approvals and building permits. SHPO approvals will also be required.

IMAGE OF CURRENT CONDITIONS



IMAGES OF PROPOSED CONDITIONS



PROPOSED F&M BUILDING RENOVATION



PROPOSED F&M BUILDING RENOVATION

TIMEFRAME FOR IMPLEMENTATION & PROJECT READINESS

The sponsor has planned for the renovations and is prepared to begin construction work immediately following the announcement of DRI funds.

- **Site Acquisition (2 months) – Fall 2019**
 - Execute contract for design services
 - Obtain site control
- **Design Phase (3-7 months) – Winter 2020**
 - Develop construction documents and specifications for building renovation
 - Obtain necessary permits and approvals
 - Issue bid documents
 - Award bid to contractor
 - Close on construction loan
- **Construction Phase (12-18 months) – Spring 2020/
Spring 2021**
 - Interior and exterior building renovations

PROJECT REPORTING

Somerset will be responsible for project oversight and monitoring of project advancement. Somerset will hire a general contractor and an architect to oversee all technical aspects of the design, permitting and approvals. Metrics to determine project success after implementation include:

- Vacancy rate
- Net revenue from retail sales
- Number of visitors

PROJECT 5 REVITALIZE HARRISON PLACE

PROJECT TITLE

Revitalize Harrison Place to Create a Food Hall Incubator and Micro-Offices

DRI FUNDING REQUEST

Total DRI Funds: \$955,000

Total Project Cost: \$1,205,000

PROJECT DESCRIPTION

Harrison Place has transformed the former vacant Harrison Radiator plant into a Western New York Innovation Hot Spot that is home to over 50 businesses and approximately 250 employees. With the renovation of over 150,000 square feet and development of rentable spaces, this campus is an active part of the downtown business community. The proposed project continues the restoration of Harrison Place as space for entrepreneurial development, community benefit and small business space.

Proposed improvements include the development of a shared kitchen with a food hall incubator in Building 3's grand atrium space to complement the Lockport Community Winter Farmers Market, and the build out of micro-offices in Building 1. Multiple vendors and existing tenants of Harrison Place have expressed interest in the shared kitchen and as well as

the potential to use the renovated space for an educational mentoring program for local youth.

210 Walnut Street LLC (project sponsor) and the Harrison Place property manager, Mancuso Management, will further their efforts to reinvigorate the community with improvements to Building 3 and Building 1, preparing for additional occupancy by developing inviting shared spaces for community use.

Building 3 improvements include:

- Replacement of the atrium clerestory to create a bright indoor space;
- Resurfacing of the concrete floor, repairing depressions and surface imperfections for a flat, level, more usable surface;
- Replacement of 39 windows on the 1st floor along South Street and the 2nd and 3rd floors on Washburn Street and South Street for better transparency into the building; and
- Development of a shared kitchen with a food hall incubator adjacent to the space used for the Lockport Community Winter Farmers Market.

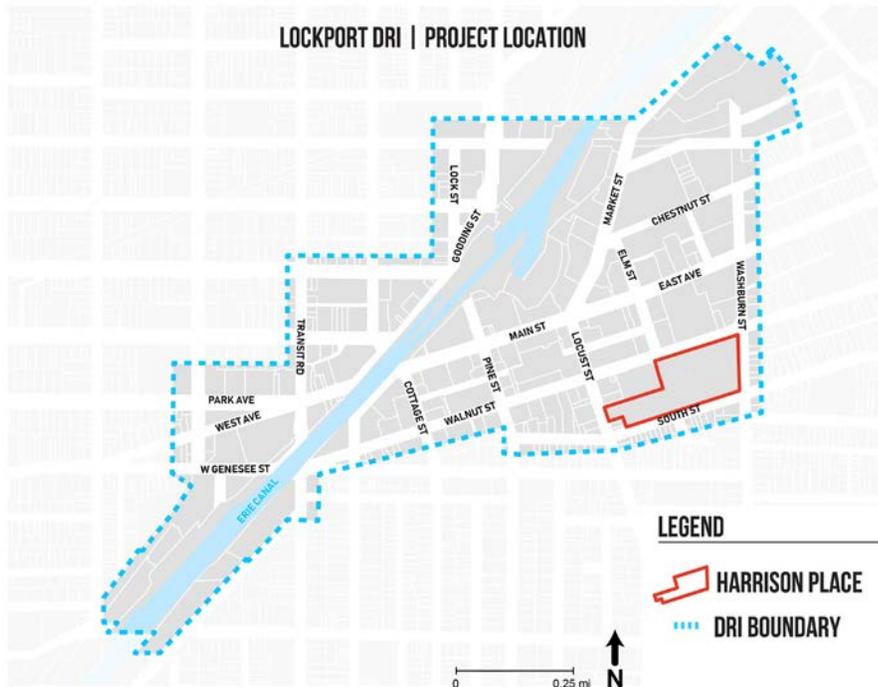
Building 1 improvements include:

- Build-out of micro-offices on the 2nd floor; and
- Upgrades to the common restrooms.

The improvements at Harrison Place, coupled with the South Street Corridor Improvements, will increase connectivity between downtown and the South Street neighborhood as well as accessibility within downtown.

PROJECT LOCATION AND ADDRESS

Harrison Place is located at 210 Walnut Street between downtown Lockport and the South Street neighborhood.



PROPERTY OWNER/SPONSOR

The project sponsor is 210 Walnut Street, LLC, a for-profit subsidiary of the GLDC that was created in 2008 to manage and operate Harrison Place. 210 Walnut contracts with Mancuso Management, who handles day-to-day operations and maintenance as well as leasing for the property.

CAPACITY

210 Walnut Street, LLC, a subsidiary of the GLDC, together with Mancuso Management, will be responsible for the long-term implementation of this project, including the continued rehabilitation of the building. In the last ten years, the GLDC has taken proactive steps to bring signature developments to Lockport and to help projects overcome negative market forces to reach completion.

Supporting the efforts of the GLDC are two staff positions, a Board of Directors and several subsidiary organizations, including Lockport Main Street and its two staff positions. Specific to the Harrison Place project, 210 Walnut Street, LLC, has a management agreement with Mancuso Management to manage and operate Harrison Place. The Mancuso Management team is prepared to undertake the project and has experience setting up shared kitchens.

PROJECT PARTNERS

- 210 Walnut Street, LLC (project sponsor and property owner)
- Mancuso Management (building operations and management)
- Potential partnership with Educators of America to establish an educational mentoring program called “Kids in the Kitchen WNY” in the new shared kitchen proposed at Harrison Place (anticipated user)
- Lockport Community Winter Farmers Market (complementary users)

STRATEGIES

The proposed project is aligned to numerous strategies that are intended to fulfill the established Lockport DRI goals. These strategies include:

- **Support infill development and the adaptive reuse of existing buildings** – This project continues the development of Harrison Place, which has transformed Harrison Place, which was once a blight on the downtown and surrounding neighborhood, into an incubator for business with a mix of spaces for industrial, office and commercial uses.
- **Preserve historically significant structures to maintain historic and architectural integrity and character** - The Harrison Radiator plant was an industrial giant in Lockport that employed thousands of people until the 1980s. The

improvements to key buildings within the plant’s historic and expansive campus help reflect the City’s industrial past that is part of the identity of Lockport as well as the potential to revitalize the downtown through preservation and adaptive reuse.

- **Encourage the establishment of mixed-use developments with active street-level uses** – The development of Building 3 as an inviting shared space for community use and the replacement of windows increases transparency and connection to the South Street neighborhood.
- **Facilitate the development of additional businesses and amenities, including restaurants, retail establishments, trails and parks, proximate to downtown housing** - The development of a shared kitchen with a food hall incubator adjacent to the space used for the Lockport Community Winter Farmers Market serves to grow the local and regional food industry supporting potential new restaurants and retail operations while spurring new ideas for collaboration thorough the proximity of complimentary uses.
- **Provide and promote family-friendly amenities, services, and programming in downtown** - The shared kitchen and food hall incubator will build on the success of the family-friendly Lockport

Community Winter Farmers Market by locating these complimentary facilities adjacent to each other at Harrison Place, increasing the potential to grow local food-based businesses in a shared community space. Multiple parties have expressed interest in a shared kitchen facility at Harrison Place.

- **Promote small businesses to encourage entrepreneurship and workforce development opportunities that support residents and visitors** – Continued investment in Harrison Place supports its role as a Western New York Innovation Hot Spot that offers industrial, office, commercial and loft type spaces to accommodate a wide range of local entrepreneurship endeavours. With on-site incubator programs to assist start-ups, including business plan review, periodic progress review meetings, a shared conference room, shared loading equipment and networking events, Harrison Place is a resource for the development of small businesses.

The proposed project also aligns with several WNY REDC economic development strategies, including:

- **Align education and skills training to a competency-based job market for current, new and future business/employers to increase productivity, labor force capacity and job growth** – Agriculture is a key industry in the region. The focus of the

Harrison Place project on the development of a food incubator capitalizes on this target industry strength to better connect skills to the local food system for new opportunities.

- **Engage students, parents, educators and businesses in the P-12 system to build awareness and promote the connection between schooling, career & college readiness to increase timely high school and post-secondary completions** – A potential use of the shared kitchen is an educational mentoring program called Kids in the Kitchen in WNY, in partnership with Educators of America, that is geared toward high school students. The program focuses on teaching life skills through the culinary arts, preparing students, particularly at-risk kids, for career readiness and promoting an entrepreneurial spirit.
- **Invest in downtowns, villages, neighborhoods, brownfields** – A 6.8-acre brownfield site, Harrison Place is a downtown landmark and a gateway between the City’s commercial center and the South Street neighborhood. This project will continue investment in a community resource focused on business development. Harrison Place is recognized in Lockport’s Tourism Area BOA as having the potential to catalyze additional economic growth.

- **Foster and support entrepreneurs** – Harrison Place focuses on creating greater opportunities to foster and support local entrepreneurs by supporting entrepreneurial ideas and business start-ups through flexible space and incubator programs. The build-out of micro-offices in Building 1 and a shared kitchen with food hall incubator in Building 3 will help further these efforts.

ANTICIPATED REVITALIZATION BENEFITS

Short-term benefits:

- Converts underutilized space into an attractive resource for local entrepreneurs, particularly those in the food industry
- Adds micro-office spaces to support the needs of small businesses
- Fosters the transformation of Building 3's grandiose 140,000 square foot space that features a unique atrium space into a bright and welcoming community space that is showcase for advancement in downtown Lockport

Middle-term benefits:

- Supports the conversion of Harrison Place from a physical barrier between downtown and the South Street neighborhood to a hub for community and business connections
- Builds accessible opportunities in the local food industry

- Supports the needs of small businesses
- Promotes the development and expansion of local food-based businesses in downtown Lockport by providing the shared kitchen facilities that these entrepreneurs need to grow
- Provides educational and mentoring opportunities for youth interested in culinary arts
- Develops the food hall incubator as an anchor tenant in Building 3 that attracts additional tenants to the flexible business space

Long-term benefits:

- Provides the foundation for the full-scale redevelopment of Building 3 into a high-quality mixed-use development
- Provides the resources for individuals or groups to develop the culinary skills or products that foster new local food industry entrepreneurs
- Positively impacts the property values of the surrounding South Street neighborhood and downtown area
- Connects the local community to opportunities in downtown Lockport

PUBLIC SUPPORT

Throughout the DRI planning process, this project has received strong support from the LPC and the public. Harrison Place is the only Innovation Hot Spot in Niagara County and part of the WNY Incubator Network that is a collaborative effort of business incubators across the region. This project at Harrison Place will address a current need to expand its efforts as there is a shortage of built-out spaces for offices. In addition, the shared kitchen and food incubator will support the local food industry demand for commercial kitchen space.

JOBS CREATED

- The micro-office spaces support up to 10 new job opportunities by providing space for new business.
- The food incubator focuses on developing new business and employment opportunities in the local food industry.

ACQUISITION OF REAL PROPERTY

The project sponsor owns the property; therefore, this project does not require the acquisition of real property.

PROJECT BUDGET AND FUNDING SOURCES

The table provides a summary of the project's budget and funding sources.

USE OF FUNDS	COST (\$)	FUNDING SOURCE	AMOUNT (\$)
Building 3: Rebuild atrium clerestory; level balance of floor; replace windows (39); and shared kitchen w/food hall incubator.	\$1,160,000	DRI Funds (proposed) 210 Walnut Street, LLC Financing	\$910,000 \$250,000
Building 1: Build-out 2nd floor micro-offices; and upgrade 2nd floor common restrooms.	\$45,000	DRI Funds (proposed)	\$45,000
TOTAL DRI FUNDS REQUESTED			\$955,000
TOTAL FUNDING FROM OTHER SOURCES			\$250,000
TOTAL PROJECT COST			\$1,205,000

FEASIBILITY AND COST JUSTIFICATION

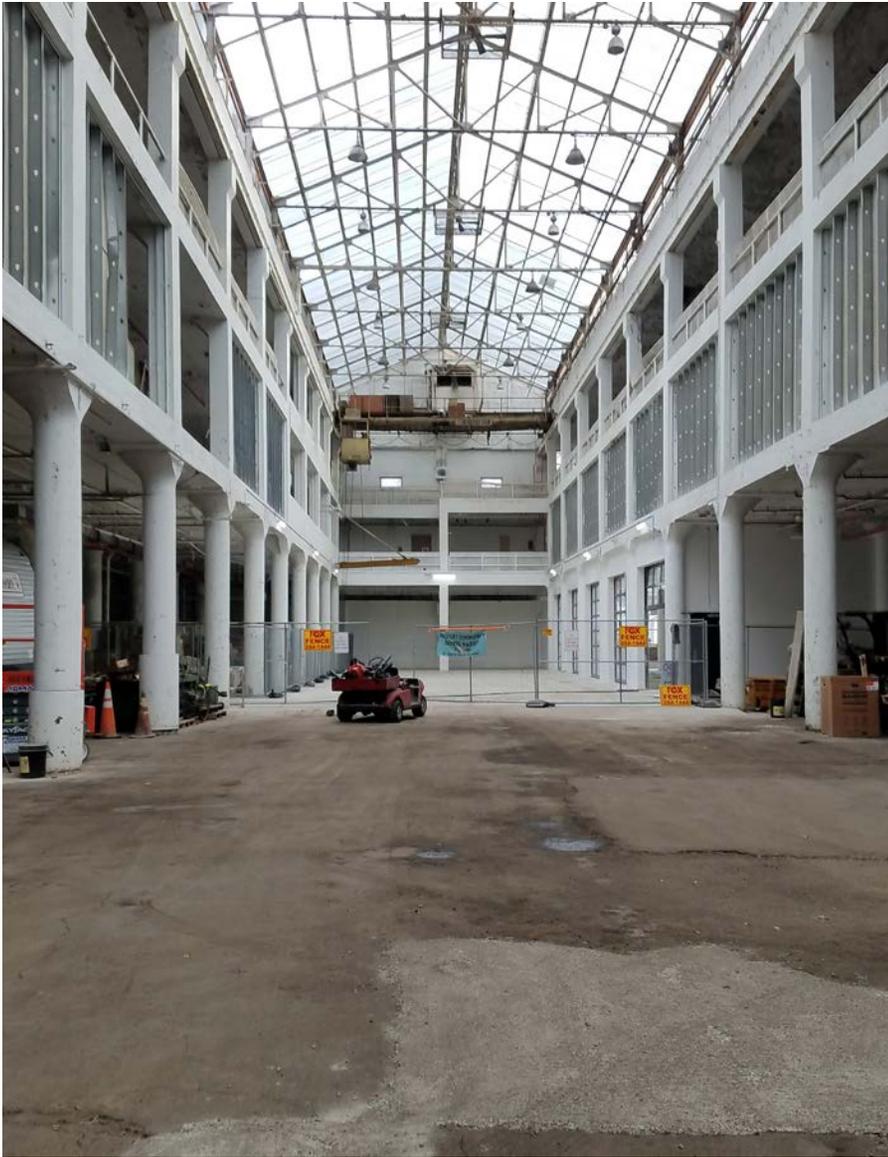
The cost estimate was prepared by 210 Walnut Street, LLC based on the 2019 Capital Plan for Harrison Place, in cooperation with Mancuso Management. The Harrison Place team has a proven track record of property development, having already renovated over 150,000 square feet and development of rentable spaces within the campus. The project is justified based on its anticipated downtown revitalization benefits, including:

- The micro-offices and shared kitchen space provide opportunities for retail, office, and food and beverage businesses to grow in downtown Lockport. According to the retail market analysis, the downtown will need a creative approach to capture leaking retail dollars that support an additional 3,569 square feet of retail space. Opportunities include pop-up shops, special events, co-working spaces, makerspaces and the sharing economy, all of which align with the opportunities at Harrison Place. The micro-offices in Building 1 reduce the barriers to retail businesses by providing an affordable space to develop their ideas.
- Based on the office market overview completed for the DRI, the Lockport market is generally weak, in part due to a lack of quality offerings. The build out of micro-offices in Building 1 will increase the amount of office space in downtown Lockport and help accommodate an estimated 65,800 square feet of new demand for office space that is based on a projected increase of new office-utilizing jobs between 2018 and 2028.
- The proposed shared kitchen will help reduce the start-up costs for new food-based businesses. According to the market analysis, the food and beverage sector is growing and performing well in downtown Lockport. There is a demand for specialty food venues, citing a gap in the availability of ethnic food. The shared kitchen creates a greater opportunity to expand this industry, providing the tools for culinary entrepreneurs to develop a business that can then grow into other locations in downtown Lockport.
- According to the DRI market analysis, food halls could perform well in this market. This project can capitalize on this opportunity, featuring opportunities to grow specialty food industries and providing an open space to showcase a variety of food, beverage, and specialty items.
- Local interviews suggest that there is a demand for a shared kitchen in Harrison Place from local vendors at the Lockport Community Winter Farmers Market as well as existing food industry tenants at Harrison Place. The downtown location and proximity to both the farmers market and flexible business space at Harrison Place is identified as an attractive spot for those interested in growing their business in downtown Lockport

REGULATORY REQUIREMENTS

The proposed project will require local approvals and building permits, as well as a permit to operate a food service establishment from the NYS Department of Health.

IMAGES OF CURRENT CONDITIONS



CURRENT BUILDING 3 INTERIOR CONDITIONS



CURRENT BUILDING 3 CONDITIONS ON SOUTH STREET

IMAGES OF PROPOSED CONDITIONS



PROPOSED BUILDING 3 INTERIOR IMPROVEMENTS



PROPOSED BUILDING 3 EXTERIOR IMPROVEMENTS

TIMEFRAME FOR IMPLEMENTATION & PROJECT READINESS

The GLDC and Mancuso Management have been planning for the proposed renovations to Harrison Place and are prepared to begin work upon selection announcement.

- **Immediate Next Steps (2 months) – Fall 2019**
 - Development construction drawings and specifications
- **Design Phase (3-7 months) – Winter 2020**
 - Obtain necessary permits and approvals
 - Issue bid documents
 - Award bid to contractor
- **Construction Phase (12-18 months) – Spring/Winter 2020**
 - Building 1 and 3 improvements

PROJECT REPORTING

GLDC and Mancuso Management will be responsible for project oversight and monitoring of project advancement. Metrics to determine project success after implementation include:

- Number of business start ups
- Number of new jobs
- Number of community events per year and attendance
- Usage of the shared kitchen and food incubator space
- Number of vendors at the Lockport Community Winter Farmers Market

PROJECT TITLE

Implement Streetscape Enhancements on Pine Street

DRI FUNDING REQUEST

Total DRI Funds: \$865,000

Total Project Cost: \$1,220,341

PROJECT DESCRIPTION

The lack of clear vehicular paths of travel and safe and accessible pedestrian amenities in downtown Lockport were identified as a major concern throughout the DRI planning process. Improvements to better define vehicular and pedestrian routes will enhance connectivity within downtown and create more walkable and accessible neighborhoods. Targeted improvements to the Pine Street corridor will create a safe environment for all modes of transportation and enhance connectivity between Main Street and downtown destinations such as the Flight of Five, Erie Canal and other DRI projects including the Spalding Mill.

Proposed improvements include:

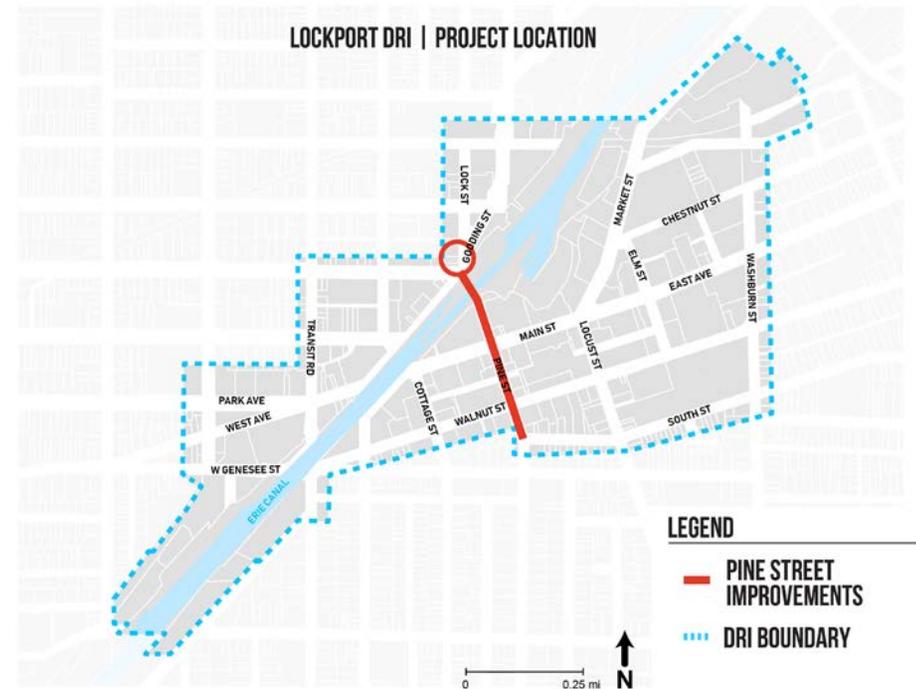
- Reconfiguration of the Pine Street / Lock Street / Gooding Street intersection to define clear vehicular travel lanes. The improvements provide the opportunity to create a community greenspace at the corner of Pine Street and Gooding Street that will contain pedestrian amenities including benches, bike racks, plantings, and pedestrian lighting and allow the opportunity for the implementation of community art.
- Enhancement of pedestrian crossings at all intersections with bump outs, highly visible crosswalk treatments and ADA-accessible curb ramps. These features will shorten pedestrian crossings and increase crosswalk visibility to create safer downtown connections.
- Installation of aesthetic treatments on the Pine Street bridge railing, and installation of planters and banner poles along the Pine Street Bridge. These treatments will enhance the visual character of the Pine Street Bridge by adding vertical elements and clearly defining the pedestrian space with the separation of the vehicular travel and parking lanes.
- Installation of pedestrian enhancements to the corridor to provide a visually cohesive connection along the Pine Street Corridor including benches, and bike racks.

- Installation of in-ground planters and street trees to increase greenery on Pine Street.
- Use of porous concrete sidewalks on Pine Street to manage stormwater and increase environmental quality and sustainability.

Improvements to the Pine Street corridor will significantly increase connectivity and walkability of downtown Lockport. Ease of access and walkability in this section of downtown is important to improve the visitor experience to destinations, such as the Lockport Caves and the Erie Canal. This project will also allow connectivity to proposed DRI projects, such as the Lock Tender Tribute, Flight of Five, and Spalding Mill and Historic Mill Race.

PROJECT LOCATION AND ADDRESS

The project is located on the Pine Street Corridor between Caledonia Street to the north and South Street to the south.



PROPERTY OWNER/SPONSOR

The City of Lockport is the property owner/sponsor for the installation of the Pine Street corridor streetscape enhancements.

CAPACITY

The City of Lockport will be responsible for the long term implementation and maintenance of the of the Pine Street streetscape enhancements. The City has demonstrated successful implementation of multiple streetscape projects.

PROJECT PARTNERS

- City of Lockport (property owner and project sponsor)

STRATEGIES

The proposed project is aligned to numerous strategies that are intended to fulfill the established Lockport DRI goals. These strategies include:

- **Support public infrastructure improvement projects to encourage private downtown investment** – The improvements to the public infrastructure along Pine Street have the potential to attract more pedestrian users to downtown to support downtown business and help create an environment to attract additional investment.
- **Facilitate the development of additional businesses and amenities, including restaurants, retail establishments, trail and parks, proximate to downtown housing** - The improvements will help to create safe pedestrian connections between existing retail and connections to the Erie Canal Heritage Trail. The project will provide a new pedestrian greenspace amenity at the corner of Pine Street and Gooding Street to be used by existing and future downtown residents.

- **Increase and improve pedestrian and bicycle amenities to create a more walkable, connected, user friendly and safe downtown.** – The project will provide safe pedestrian and vehicular routes connecting to Main Street, downtown business, and historic assets.
- **Improve the City’s sense of place through landscaping, green infrastructure, public art, and streetscape enhancements** – The streetscape enhancements including benches, plantings, and the materials used in the design will help to reinforce a visually cohesive environment and identity for downtown Lockport, linking together downtown retail, residential opportunities, and historic assets. This project specifically adds green infrastructure elements, including porous concrete and plantings, to alleviate stormwater issues and increase downtown environmental quality.
- **Leverage existing historic and cultural institutions, such as the Erie Canal, to bolster tourism and economic development** – The Pine Street corridor improvements will help to enhance the pedestrian connection between the Erie Canal and downtown Lockport.

The proposed project also aligns with several WNY REDC economic development strategies including:

- **Invest in downtowns, villages, neighborhoods, brownfields** – The project will make investments and enhancements to one of downtown Lockport’s main vehicular and pedestrian corridors increasing pedestrian safety and providing connectivity between retail, housing, and historic assets.
- **Facilitate growth of quality tourism product** – The project will help to define the path of travel and link pedestrians and vehicular traffic to downtown Lockport’s historic assets.

ANTICIPATED REVITALIZATION BENEFITS

Short-term benefits:

- Enhance safety for all modes of transportation
- Increase public access to and from Main Street and the Erie Canal
- Create a community greenspace in the heart of downtown, near the Erie Canal
- Incorporate green infrastructure elements in downtown Lockport

Middle-term benefits:

- Increase the number of tourists to the downtown area
- Increase tourist spending in the downtown area

Long-term benefits:

- Positively impact neighboring property values and the surrounding business community
- Sets the stage for future investment in downtown Lockport
- Proactively alleviate potential downtown stormwater issues

PUBLIC SUPPORT

This project was recognized in the City of Lockport Tourism Area BOA and the City’s DRI application as an important project to enhance vehicular and pedestrian safety in downtown Lockport and create a green and aesthetically pleasing corridor for all modes of transportation.

During the community engagement process for the DRI, streetscape enhancements and pedestrian safety were identified as a priority for the downtown area.

JOBS CREATED

No jobs will directly result from the implementation of this project.

PROJECT BUDGET AND FUNDING SOURCES

The table provides a summary of the project’s budget and funding sources.

USE OF FUNDS	COST (\$)	FUNDING SOURCE	AMOUNT (\$)
Enhancement of the Pine Street Bridge (including bridge railing treatments, planters, and banner poles)	\$75,000		
Pedestrian Enhancements on Pine Street (including the installation of benches, bike racks, planters and street trees)	\$166,000	DRI Funds (proposed)	\$865,000
		GIGP (2019 application)	\$355,341
Improvements to the Pine Street/ Lock Street, Gooding Street Intersection (including porous concrete, lighting, landscaping, signage, and striping)	\$735,273		
Design and Costs	\$97,627		
Construction Contingency	\$146,441		
TOTAL DRI FUNDS REQUESTED			\$865,000
TOTAL FUNDING FROM OTHER SOURCES			\$355,341
TOTAL PROJECT COST			\$1,220,341

FEASIBILITY AND COST JUSTIFICATION

The cost estimate was prepared by a licensed transportation engineer and licensed landscape architect and is based on standard construction estimating methods, as well as coordination with contractors for material and labor pricing. The project is a justified use of funds based on its ability to create a enhanced and welcoming gateway to downtown Lockport and its tourism destinations. This project also increases the safety of residents and visitors by providing visible crosswalks and clear vehicular paths.

REGULATORY REQUIREMENTS

The proposed project may require approvals from the New York State Department of Transportation.

IMAGES OF CURRENT AND PROPOSED CONDITIONS



EXISTING PINE/LOCK/GOODING STREET INTERSECTION



EXISTING PINE STREET BRIDGE



PROPOSED IMPROVEMENTS TO PINE/LOCK/GOODING STREET INTERSECTION



PROPOSED IMPROVEMENTS TO PINE/LOCK/GOODING STREET INTERSECTION



PERSPECTIVE VIEW OF PINE/LOCK/GOODING GREENSPACE IMPROVEMENTS

TIMEFRAME FOR IMPLEMENTATION & PROJECT READINESS

All preliminary engineering and cost estimating has been completed for this project.

- **Immediate Next Steps (2 months) – Fall 2019**
 - Development construction drawings and specifications
- **Design Phase (6 months) – Winter 2019/Spring 2020**
 - Develop construction documents and specifications
 - Obtain necessary permits and approvals
 - Issue bid documents
 - Award bid to contractor
- **Construction Phase (12-18 months) – Spring/Winter 2020**
 - Construction of the Pine Street / Lock Street / Gooding Street intersection reconfiguration
 - Installation ADA-accessible curb ramps and enhanced pedestrian crossings
 - Installation of pedestrian enhancements on the Pine Street Bridge and the corridor including benches, bike racks, planters, street trees and green infrastructure practices

PROJECT REPORTING

The City of Lockport will hire a consultant to oversee the implementation and construction of all improvements. The City will continue to monitor the economic impacts and perceived benefits of the project after construction completion. Potential metrics to measure impacts and benefits include:

- Increased pedestrian traffic between Main Street and the Erie Canal and Locks District
- Increased dollars spent in downtown Lockport
- Increased private downtown investment
- User feedback

PROJECT 7 REDEVELOP THE TUSCARORA CLUB

PROJECT TITLE

Redevelop the Tuscarora Club into a Mixed-Use Facility with Dining, Event Space, and Residential Units

DRI FUNDING REQUEST

Total DRI Funds: \$800,000

Total Project Cost: \$2,288,000

PROJECT DESCRIPTION

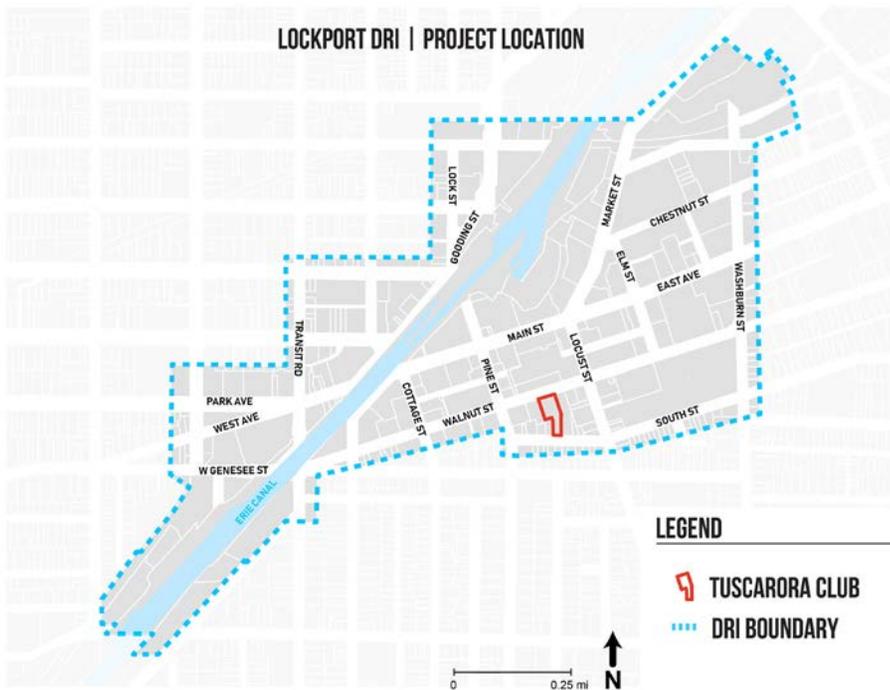
The Tuscarora Club is a historic landmark that has previously been used as a residence and more recently as a banquet/catering facility. The building has been vacant since 2014 and the structure is in poor condition.

The project proposes the renovation of the existing three-story building to create a mixed-use facility with a restaurant, bar, event space, and market-rate residential units. The project entails exterior and interior renovations to the building including the installation of an elevator for ADA-accessibility.

Exterior and site improvements include re-pointing/painting existing masonry joints, anchoring existing parapet walls, roof replacement, replacement of the retaining wall, repairing surfaces, fixing/replacing granite porch treads, and replacing/fixing rooted porch guardrails. The first floor (5,620 SF) will be renovated into a dining and event space. The second (5,110 SF) and third (4,810 SF) floors of the building will be reconfigured to provide a total of ten residential units; seven (7) of which are one-bedroom units and three (3) of which are two-bedroom units. Units will be complete with separate utilities, in unit washer and driers, and full bathrooms. Second floor units will host full kitchens and bathrooms and third floor units will be smaller without kitchens. Units will be available for short-to long-term leases, similar to AirBnB properties and will aim to attract visiting professional staff from Harrison Place and downtown tourists to supplement the banquet facility on the first floor. The project will also extend the parking lot to create a total of 29 off-street parking spaces.

PROJECT LOCATION AND ADDRESS

The property is located at 128 Walnut Street.



PROPERTY OWNER/SPONSOR

Mr. Ciliberto of All Metal Works, Inc, has signed a developer's agreement to obtain the property from its current owner, the GLDC. GLDC has agreed to sell the 128 Walnut Street property to Dominick Ciliberto at a purchase price of \$230,000.

CAPACITY

Mr. Ciliberto will be responsible for the long-term implementation of this project. Mr. Ciliberto has prior experience renovating restaurants; he is the owner of Hilltop Restaurant and Bar in Lockport, NY and oversaw its renovations before reopening in 2015.

GLDC will transfer existing grants to Mr. Ciliberto to facilitate the development of this project, which includes a \$300,000 asbestos grant from the County of Niagara and remaining funds of the Restore NY grant, approximately \$366,000.

PROJECT PARTNERS

- GLDC (current property owner) has assisted in selling the property and transitioning grant funding to Dominick Ciliberto
- Collaboration with Town of Lockport IDA to obtain property abatements
- Partnership with the Site's future property manager, Jennifer Blake with HUNT Real Estate
- Partnership with hired event coordinator (anticipated)

STRATEGIES

The proposed project is aligned to numerous strategies that are intended to fulfill the established Lockport DRI goals. These strategies include:

- **Support infill development and the adaptive reuse of existing buildings** – The project transforms a currently vacant, underutilized building into a mixed-use facility with dining, event space, and market-rate residential units.
- **Preserve historically significant structures to maintain historic and architectural integrity and character** - The Tuscarora Club is a stately mid-1800's manor that has served as Lockport landmark. This project will remediate the conditions of the property to restore use and preserve historic value.

- **Encourage the renovation of upper floors to residential uses to support a diversity of residents in the downtown.**
 - The project will create 10 market rate units available for short- to long-term lease.
- **Facilitate the development of additional businesses and amenities, including restaurants, retail establishment, trails and parks, proximate to downtown housing**
 - The project creates a restaurant, bar, and event space. Combining dining, event space, and units will benefit each individual use as well as enhance guest accessibility.
- **Leverage existing historic and cultural institutions, such as the Erie Canal, to bolster tourism and economic development** – The project will renovate a historic property into a comprehensive tourism destination with dining, leisure, and accommodation options.

The proposed project also aligns with several WNY REDC economic development strategies including:

- **Facilitate growth of quality tourism product**– This project establishes a downtown event space complete with on-site accommodation options. Increasing event space and accommodation options will help to draw additional visitors downtown to increase spending at nearby businesses.

- **Invest in downtowns, villages, neighborhoods, brownfields** - This project will renovate a deteriorating historical property in downtown Lockport to establish a robust event space complete with dining and accommodation options. Local and regional businesses will be able to utilize this event space for meetings and events.
- **Invest in infrastructure on “smart growth” principles** - The current conditions of the property are extremely energy inefficient. In addition to lacking thermal insulation and adequate exterior windows, the building has a rusted water tank and exposed wiring. This project includes numerous energy retrofits including insulation, new windows, replacement of water tanks, and replacement of wiring to increase energy efficiency of the building and reduce energy needs.

ANTICIPATED REVITALIZATION BENEFITS

Short-term benefits:

- Convert a vacant deteriorating building into an active, dining and event space as well as a community/tourist destination
- Draw more people to the downtown area and energize this relatively quiet section of Walnut Street
- Preserve a beautiful historic landmark and instill civic pride and cultural opportunities for visitors
- Provide a workforce opportunity for individuals pursuing careers in hospitality

Middle-term benefits:

- Increase frequency of private events downtown
- Create employment opportunities
- Increase visitation and walkability of Walnut Street
- Promote AirBnB and other sharing economy accommodation services within Lockport, allowing accommodation options to scale up without major investments as the tourism market grows

Long-term benefits:

- Promote sense of place and authentic tourism experiences within the downtown area
- Provide additional tax revenue to the county and state through spending associated with accommodations, restaurant, bar, and event space leases as well as spending at local businesses
- Increase tourism activity through offering downtown accommodations within walking distance of major tourism sites such as the Erie Canal, Flight of Five Winery, Palace Theatre, Cornerstone CFCU Arena, and several restaurants
- Develop a workforce that meets the demands of the area’s hospitality industry specifically for restaurants and event spaces
- Positively impact neighboring property values

PUBLIC SUPPORT

Throughout the DRI planning process, there have been numerous press releases and new articles on this project which have received a great deal of public support. As indicated by engagement activities through the DRI process, the public and market analysis have identified the adaptive reuse of downtown properties as a top priority. The project is located in Lockport's South Street Neighborhood, which is called out in the Community Needs Assessment as a neighborhood to focus resources for small business development. This project would be developing three small businesses: a restaurant, an event space, and accommodation units.

JOBS CREATED

Following construction of the project, approximately 15 jobs will be created:

- One property manager (full-time)
- One event coordinator (part to full-time, to be determined)
- 13 Restaurant/bar employees (based on approximately 1,830 SF of restaurant and bar space, and a standard assumption of 134 SF per employee for a sit-down restaurant according to the Institute of Transportation Engineers)

ACQUISITION OF REAL PROPERTY

Mr. Ciliberto will purchase 128 Walnut Street from the GLDC for \$230,000. There is a signed developer's agreement between the GLDC and Mr. Ciliberto.

PROJECT BUDGET AND FUNDING SOURCES

The table provides a summary of the project's budget and funding sources.

USE OF FUNDS	COST (\$)	FUNDING SOURCE	AMOUNT (\$)
Exterior and interior renovations; basement, first floor, second floor, and third floor demolition and renovation; sprinklers; supervision; general conditions	\$1,988,000	DRI Funds (proposed)	\$800,000
		Restore NY Grant (secured)	\$366,000
		Private Equity	\$822,000
Asbestos Remediation	\$300,000	County of Niagara Asbestos Grant	\$300,000
TOTAL DRI FUNDS REQUESTED			\$800,000
TOTAL FUNDING FROM OTHER SOURCES			\$1,488,000
TOTAL PROJECT COST			\$2,288,000

FEASIBILITY AND COST JUSTIFICATION

An extensive Existing Conditions Analysis was completed by SmartDESIGN, a strategic design company, to determine the cost of repairs needs for the Tuscarora Club. The analysis considers the property's existing conditions, necessary improvements, as well as standard construction costs.

Camoin Associates conducted a market analysis of the Lockport DRI area which notes a lack of market rate residential units within the downtown area. The market analysis went on to recommend working with the existing physical inventory in the downtown area, including vacant and underutilized buildings, to bring on additional housing stock. The market analysis also noted a lack of downtown accommodations, citing the growth in the tourism and recreation sectors provides an opportunity for supported accommodation expansion. Furthermore, the market analysis identified additional unmet demand in the restaurant industry within downtown Lockport. The Tuscarora Club project touches on all of these aspects by bringing a multifaceted property with event space, restaurant, bar, and market-rate units to the downtown market.

The project is justified based on its sound cost estimate, demand in the downtown market as well as its anticipated monthly rent potential. The potential rents of this project are as follows:

USE	ANTICIPATED MONTHLY RENT INCOME
Restaurant / Bar	\$2,500
One-bedroom units (7 units at \$800/month)	\$5,600
Two-bedroom units (3 units at \$900/month)	\$2,700
TOTAL POTENTIAL INCOME	\$10,800

NOTE: Event space is not included in the above monthly income potential calculations and therefore income potential could surpass \$10,800 per month.

REGULATORY REQUIREMENTS

The proposed project will require local approvals and building permits, as well as a permit to operate a food service establishment from the NYS Department of Health. New York State Building Codes have been reviewed and the project sponsor has identified the changes necessary to meet code.

IMAGE OF CURRENT CONDITIONS



IMAGE OF PROPOSED CONDITIONS



TIMEFRAME FOR IMPLEMENTATION & PROJECT READINESS

The project is currently in the concept/planning stage. The planning timeline progresses as follows:

- **Immediate Next Steps (2 months) – Fall 2019**
 - Acquire property from GLDC (signed developer’s agreement attached)
 - Issue design services RFP (complete)
 - Execute contract for design services
- **Design Phase (6 months) - Winter 2019**
 - Develop construction documents and specifications for building renovation
 - Obtain necessary permits and approvals
 - Issue bid documents
 - Award bid to contractor
- **Construction Phase (8 months) – Spring/Summer 2020**
 - Exterior and interior renovations
 - Additional remediation for mold and asbestos
 - Installation of sprinklers, elevator, and energy efficiency retrofits

PROJECT REPORTING

Mr. Ciliberto will be responsible for monitoring the progress and performance of the project to assess impacts. Project reporting metrics include but are not limited to the following:

- Cost and adherence to schedule
- Number of full-time jobs created as a result of the restaurant/bar
- Number of events held annually
- Housing unit occupancy

PROJECT TITLE

Rehabilitate Bridge No. 1 on the Flight of Five

DRI FUNDING REQUEST

Total DRI Funds: \$700,000

Total Project Cost: \$700,000

PROJECT DESCRIPTION

The Flight of Five is one of the most significant, historic resources on the Erie Canal and in the City of Lockport, drawing in thousands of tourists from around the world. Restoration work has previously taken place at the Flight of Five to rehabilitate this historic feature and offer tourist enjoyment and opportunities. Since 2014, two major rehabilitation projects have been completed to restore the historic locks. Previous work on the Flight of Five includes the historic rehabilitation of lock chambers 68, 69, and 70 including stone masonry repairs, timber floor repairs, timber miter gate construction, pedestrian bridge reconstruction, railing repairs and upgrades, and other miscellaneous repairs.

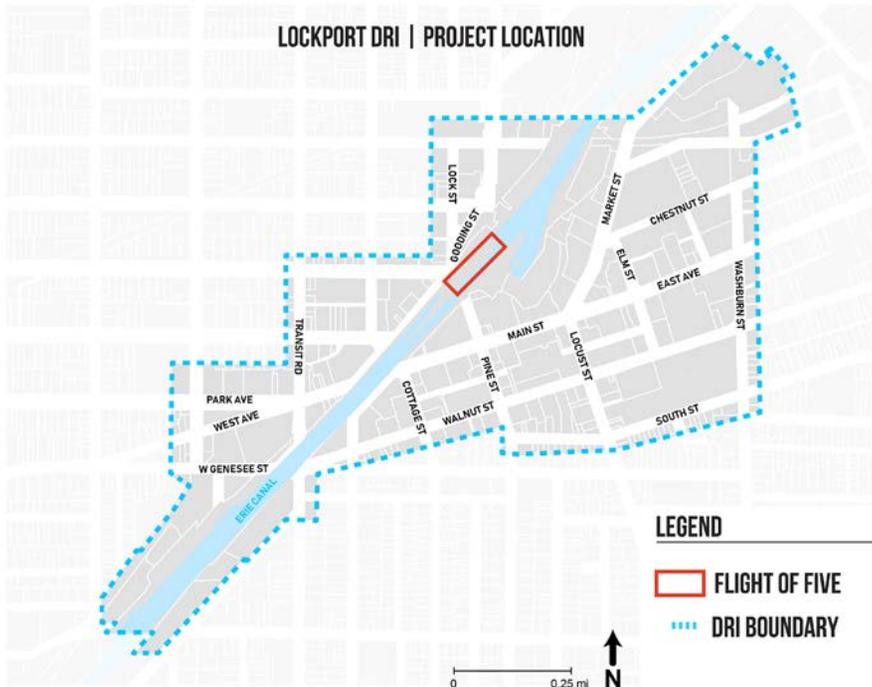
The proposed project furthers the Flight of Five restoration to increase public access to the Erie Canal and enhance its functionality and attractiveness. This project also builds

off the work that has been completed to date to enhance the visitor experience of the Canal. Specifically, the project involves the rehabilitation of the Flight of Five Bridge No. 1 to restore its historic character and the installation of light fixtures to increase visibility of the structure.

This project supports the continued restoration of the Flight of Five and sets the stage for additional improvements in the future. Increased aesthetic appeal of the Erie Canal and the installation of lighting technology will offer a unique opportunity to enhance the visitor experience. This project coupled with the installation of the proposed Lock Tender Tribute will elevate the Erie Canal as a tourist destination.

PROJECT LOCATION AND ADDRESS

This project is located on the Erie Canal between Locks 67 and 68, near the Pine Street Bridge.



PROPERTY OWNER/SPONSOR

The property is owned by the New York State Canal Corporation. The Locks Heritage District Corporation (LHDC) is the project sponsor for the improvements to the Flight of Five.

CAPACITY

The LHDC is the implementing entity for the Flight of Five Bridge No. 1 restoration. The LHDC is a not-for-profit organization responsible for the restoration of the Flight of Five Locks. The LHDC has an operations and maintenance agreement in place with the City of Lockport and the NYS Canal Corporation. The LHDC has demonstrated successful implementation of several restoration and maintenance projects on the Flight of Five. The LHDC is confident in their abilities to implement and maintain the project as well as continue with future Flight of Five restoration projects.

PROJECT PARTNERS

- New York State Canal Corporation (property owner)
- LHDC (project sponsor)

STRATEGIES

The proposed project is aligned to numerous strategies that are intended to fulfill the established Lockport DRI goals. These strategies include:

- **Rehabilitate historically significant structures to maintain historic and architectural integrity and character** – The Flight of Five is located on the National Register of Historic Places and is a major feature of the City's historic past. The proposed project is intended to rehabilitate this historic structure for the enjoyment of both residents and visitors.

- **Facilitate the development of additional businesses and amenities, including restaurants, retail establishments, trails and parks, proximate to downtown housing** - The Flight of Five and Erie Canal are large tourist draws to downtown Lockport. The enhancement of this tourism destination enhances the quality of life for downtown residents and the tourist experience for visitors.
- **Leverage existing historic and cultural institutions, such as the Erie Canal, to bolster tourism and economic development** – The Erie Canal is the prime historic institution in downtown Lockport. Rehabilitation and improved access to the Flight of Five, as proposed by the project, will further economic development and tourism opportunities in the City.
- **Ensure public spaces allow for year-round, flexible programming and events** – The proposed project enhances an existing public space and tourist destination on the Erie Canal. This project will enhance the space to further tourism efforts in the downtown.

The proposed project also aligns with several WNY REDC economic development strategies including:

- **Invest in downtowns, villages, neighborhoods and brownfields** – Investment in public infrastructure, such as the Erie Canal, will facilitate further downtown investment.

- **Facilitate growth of quality tourism product**– The Flight of Five is one of the largest tourism destinations in the City of Lockport. Increased access and aesthetic improvements to the Flight of Five is anticipated to increase tourism and tourist spending in and around the downtown.

ANTICIPATED REVITALIZATION BENEFITS

Short-term benefits:

- Increases public access to the historic Erie Canal
- Draws additional visitors to the downtown and activates this tourist destination in the heart of the City
- Improves historic infrastructure

Middle-term benefits:

- Increases the number of tourists to the downtown area
- Increases tourist spending in the downtown area
- Increases the number of downtown events that take place in proximity to the Erie Canal

Long-term benefits:

- Supports the anticipated full completion of the entire Flight of Five attraction
- Supports the expansion of business opportunities and quality of life in the downtown area

PUBLIC SUPPORT

This project was recognized in the City’s DRI application as an important cultural asset that has successfully drawn thousands of visitors to the City. During the Lockport Tourism Focus Area BOA and Lockport DRI community engagement process, enhancement of tourism opportunities for visitors and residents was identified as a priority for the downtown area, with the Flight of Five specifically noted as an integral asset.

JOBS CREATED

No jobs will directly result from the implementation of this project.

PROJECT BUDGET AND FUNDING SOURCES

The table provides a summary of the project’s budget and funding sources.

USE OF FUNDS	COST (\$)	FUNDING SOURCE	AMOUNT (\$)
Repair stone masonry	\$104,000	DRI Funds (proposed)	\$700,000
Vegetation Removal and Clearing	\$8,000		
Repair and paint railing and arched bridge structure	\$320,000		
Install lighting on bridge structure	\$10,000		
Engineering field office and equipment	\$7,500		
Mobilization and demobilization	\$45,500		
Project management and contingency costs	\$205,000		
TOTAL DRI FUNDS REQUESTED			\$700,000
TOTAL FUNDING FROM OTHER SOURCES			\$0
TOTAL PROJECT COST			\$700,000

FEASIBILITY AND COST JUSTIFICATION

The cost estimate was prepared by a licensed civil engineer and is based on standard construction estimating methods, as well as coordination with contractors for material and labor pricing. The cost of this bridge rehabilitation is based on the previously rehabilitated bridges on the Flight of Five. The LHDC has a proven track record of implementing previous Flight of Five restoration projects.

The project is a justified use of funds based on its ability to support and expand existing tourism in the City and region. This historic and cultural feature draws an average of approximately 433,000 visitors to the City each year. These visitors support the local economy with tourism spending to local eateries and retail shops within the downtown and larger City. By providing additional access and activities on the Erie Canal, both active and passive, visitors and residents are anticipated to visit the Erie Canal more frequently. Additionally, the expansion of tourism in the downtown was identified as a major opportunity for the City of Lockport in furthering downtown revitalization and vibrancy.

REGULATORY REQUIREMENTS

The proposed project will require approvals from the NYS Canal Corporation and the New York State Historic Preservation Office. U.S. Army Corps of Engineers and New York State Department of Environmental Conservation permits will also be required.

IMAGE OF CURRENT CONDITIONS



CURRENT BRIDGE NO. 1 CONDITIONS

IMAGE OF PROPOSED CONDITIONS



TIMEFRAME FOR IMPLEMENTATION & PROJECT READINESS

All preliminary engineering and cost estimating has been completed for this project.

- **Immediate Next Steps (4 months) – Fall 2019**
 - Rehabilitation work approvals by NYS Canal Corporation
- **Design Phase (6-8 months) - Winter 2020**
 - Develop construction documents and specifications
 - Obtain necessary permits and approvals
 - Issue bid documents
 - Award bid to contractor
- **Construction Phase (8-12 months) – Spring 2021**
 - Rehabilitation construction
 - Installation of lighting

PROJECT REPORTING

The LHDC will hire a project engineer to oversee the implementation and construction of all improvements. The LHDC will continue to monitor the economic impacts and perceived benefits of the project after construction completion. Potential metrics to measure impacts and benefits include:

- Increased number of visitors to the Erie Canal
- Increased private downtown investment
- User feedback

PROJECT TITLE

Enhance the Historic Palace Theatre to Increase Utilization

DRI FUNDING REQUEST

Total DRI Funds: \$600,000

Total Project Cost: \$1,251,500

PROJECT DESCRIPTION

Built in 1925, the Historic Palace Theatre is 22,000 square-foot, two-story neoclassical building that features a 1,100-seat theatre as well as the popular restaurant, Scripts Café. In 2017, the non-profit organization dedicated to maintaining the historic and architectural integrity of the Palace Theatre began an expansive renovation project called, “Act II: A Grand Restoration,” to reveal its former grandeur and continue to invite the community to engage in downtown arts and entertainment. This DRI project will provide the funding needed to complete the final Phase III of the project as well as enable additional improvements beyond the original restoration project.

The project improvements included in Phase III allow the theatre to host larger, modern shows that it cannot currently accommodate, as well as provide enhancements to the theatre experience for performers and patrons.

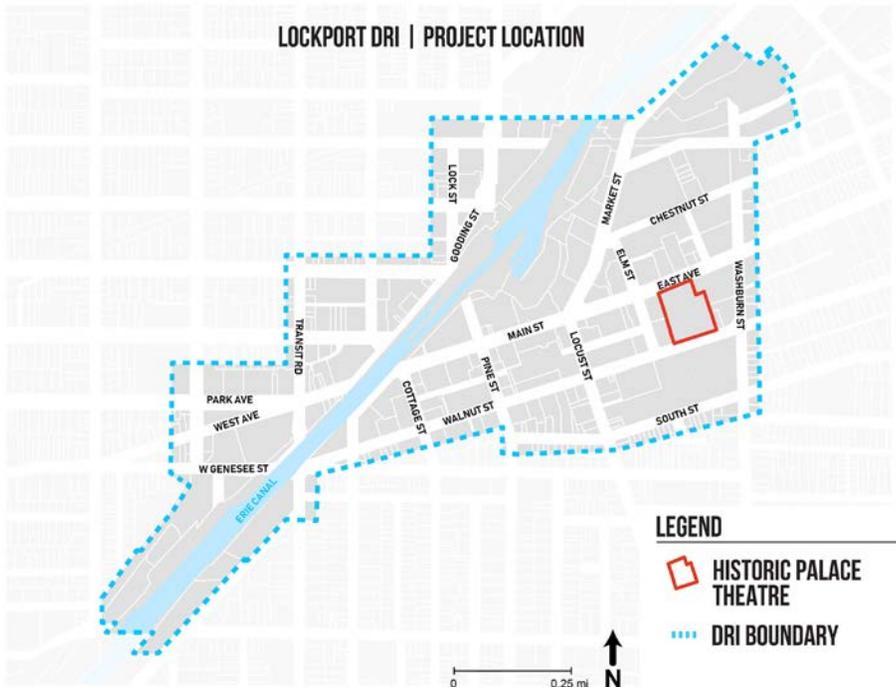
Proposed improvements include:

- Installation of a new stage rigging system to accommodate larger modern shows;
- Renovations to the orchestra pit, providing much needed electrical upgrades and allowing a larger space for musicians as well as adding a hydraulic lift to ensure a safer working atmosphere while allowing adjustment the floor elevation, as needed;
- Addition of new seats and restoration of existing seats to accommodate larger audiences;
- Complete roof replacement of the existing 20+ year roof;
- Installation of a solar panel system for an estimated annual cost savings of at least \$5,000; and
- Addition of new stage rigging and box seat soft goods including all curtains, drapes, backdrops, and screens.

These improvements ensure the long-term sustainability of the building as a venue for the performing arts and a center for arts education. The combination of this project with other recommended DRI projects, including the Historic Post Office, F&M Building, and the YMCA redevelopment will have a cumulative effect on downtown revitalization.

PROJECT LOCATION AND ADDRESS

The Palace Theatre is located at 2 East Avenue in the heart of downtown Lockport.



PROPERTY OWNER/SPONSOR

The project sponsor, Historic Palace, Inc., is the owner and operator of 2 East Avenue.

CAPACITY

Historic Palace, Inc., will be responsible for the long-term implementation of this project. The organization is a registered 501(c)3 non-profit organization in operation for over 15 years that is overseen by an Executive Director, volunteer Board of Directors and several staff positions. Historic Palace, Inc., has a successful history of fundraising and project completion, most notably with the implementation of “Act II – A Grand Restoration.” The project includes three phases focused on restoration of the building and much-needed theatre improvements.

Since project planning for Phase I began in 2017, Historic Palace, Inc., has had a building renovation committee that meets weekly to keep the project on task and moving forward. Committee members include Palace staff, several Palace board members, GLDC staff members, a local architectural/design firm, fundraisers, grant writers, financial professionals, legal representatives, and local contractors. Additionally, a local engineer was hired as the project manager to work with all contractors to ensure the project progresses smoothly. With proven success completing Palace Theatre restoration improvements, Historic Palace, Inc., has the capacity to complete the proposed DRI project.

PROJECT PARTNERS

- Historic Palace, Inc. (project sponsor and property owner)
- City of Lockport Department of Community Development (grant administration guidance and project planning support)
- GLDC (grant administration guidance and project planning support)

STRATEGIES

The proposed project is aligned to numerous strategies that are intended to fulfill the established Lockport DRI goals. These strategies include:

- **Preserve historically significant structures to maintain historic and architectural integrity and character**– This project expands on a larger scale renovation that will preserve and restore the historic splendor of this iconic 1925 neoclassical landmark in downtown Lockport. The construction of a new roof over the Palace Theatre will preserve the architectural integrity of the building as well as the substantial renovations to the interior of the building..
- **Leverage existing historic and cultural institutions, such as the Erie Canal, to bolster tourism and economic development** - Each year more than

85,000 people visit the Palace Theatre, with an estimated economic impact of \$2.4 million from these visitors on hotels, restaurants, shops and local attractions. The project investment in a new stage rigging system, additional seats and enhanced orchestra pit will allow the Palace to perform and host shows they cannot currently present resulting in an improved performer and patron experience and expanded economic impact.

- **Provide and promote family-friendly amenities, services, and programming in the downtown** - The Palace Theatre provides a variety of family-friendly programming, producing six to eight live week-long shows each year and featuring movies, large concerts, recitals, speakers and more. In addition, the Palace’s Performing Arts School gives children from Pre-K to 9th Grade the opportunity to learn the fundamentals of theatre while developing important life skills. The improvements included in this project will enable the theatre to expand its programming for a greater variety of activities in downtown Lockport.

The proposed project also aligns with several WNY REDC economic development strategies, including:

- **Engage students, parents, educators and businesses in the P-12 system to build awareness and promote the connection between schooling, career & college readiness to increase timely high school and post-secondary completions-** This project supports the variety of programming offered at the Palace Theatre, including performing arts education, which can help build self-confidence, verbal and non-verbal communication skills, reading comprehension and other important life skills that prepare children for career success. Learning these skills in a functional theatre can expose children to theatre technology and support functions that connect to wider variety of career opportunities.
- **Invest in downtowns, villages, neighborhoods, brownfields -** Investment in the Palace Theatre translates into investment in the downtown as a whole by attracting residents and visitors that may come for a performance, but stay for other attractions, dining, shopping or lodging. Furthermore, the presence of an active historic theatre in the heart of downtown Lockport adds to the vibrancy of the streetscape and the community.

- **Facilitate growth of quality tourism product -** The improvements included in this project will allow the theatre to attract more people to downtown Lockport, potentially increasing its number of annual Palace Theatre visitors from 85,000 to an estimated 125,000 and increasing the estimated annual economic impact of these visitors on hotels, restaurants, shops and local attractions from \$2.4 million to more than \$3.5 million. As an enhanced quality tourism product, the Palace can help bring Lockport to the forefront of supplemental tourist destinations for families visiting nearby Niagara Falls and benefit the Western New York region.

ANTICIPATED REVITALIZATION BENEFITS

Short-term benefits:

- Enables the Palace Theatre to host larger, modern shows in downtown Lockport
- Increases theatre seating capacity
- Preserves the structure of the building and its renovations with the construction of a new roof
- Increases the theatre's energy efficiency
- Provides a more flexible theatre space with the addition of a hydraulic lift in the orchestra pit

Middle-term benefits:

- Increases the variety of programming at the theatre
- Reduces performance costs as the theatre will no longer need to rent equipment to accommodate modern technology needs
- Improves the functionality of the theatre and the quality of its finishes

Long-term benefits:

- Develops a more sustainable organization through energy efficiency savings and technological improvements that reduce costs as well as provide revenue increases from the greater capacity for audiences and shows
- Preserves the Palace Theatre as a historical, architectural, arts and cultural treasure that anchors a vibrant and evolving downtown
- Contributes to increases in the local and regional tourism industry
- Positively impacts the quality of life in Lockport and the Western New York region by providing access to performing arts and performing arts education for residents and visitors

PUBLIC SUPPORT

The Palace Theatre has received strong support from the LPC and the public during the DRI planning process with the LPC identifying it as “the kind of thing we want to do.” In addition, the larger restoration of the Palace Theatre, called “Act II – A Grand Restoration,” has raised over 1.5 million dollars already through generous support of community members and grant funding. The renovations to the outer lobby and interior plaster restoration have already been enjoyed by residents and visitors with a well-received fundraising event to show off the project progress in October 2018.

JOBS CREATED

No direct jobs will be created; however, visitors of the Palace Theatre are likely to also dine at a local restaurant, visit local shops or other attractions, and need local accommodations. The increase of local spending resulting from the additional patrons associated with the DRI project improvements has the potential to indirectly create jobs in the local economy.

ACQUISITION OF REAL PROPERTY

The project sponsor owns the property; therefore, this project does not require the acquisition of real property.

PROJECT BUDGET AND FUNDING SOURCES

The table provides a summary of the project’s budget and funding sources.

USE OF FUNDS	COST (\$)	FUNDING SOURCE	AMOUNT (\$)
New stage rigging system	\$230,600	DRI Funds (proposed) New York Power Fund Proceeds Grigg Lewis Foundation Market NY East Hill Foundation Ralph Wilson Foundation Donations/Fundraisers	\$600,000 \$142,000 \$125,000 \$141,000 \$15,000 \$150,000 \$78,500
Orchestra pit expansion	\$190,000		
Hydraulic lift for orchestra pit	\$75,000		
Theatre seat replacement	\$290,500		
Full roof replacement	\$159,500		
Solar system panel installation	\$117,000		
Soft Costs	\$188,900		
TOTAL DRI FUNDS REQUESTED			
TOTAL FUNDING FROM OTHER SOURCES			\$651,500
TOTAL PROJECT COST			\$1,251,500

FEASIBILITY AND COST JUSTIFICATION

The project budget was prepared using cost estimates from contractors that are experts in their field. The feasibility of project completion is demonstrated by the proven success the Historic Palace, Inc., has had with the completion of recent renovation projects within the Theatre. The DRI project will continue the renovation momentum, utilizing the existing building renovation committee and project manager to ensure the project remains on track.

The project costs are justified by a variety of economic and community development impacts, including:

- Enhancement of an iconic historic cultural institution in downtown Lockport that is an anchor attraction for residents and tourists** - The Palace Theatre is an extraordinary arts entertainment and education facility for the downtown and the surrounding region that attracts 85,000 visitors each year. The GLDC estimates that the economic impact these visitors have on hotels, restaurants, shops and local attractions is over \$2.4 million annually.
- Expansion of the potential economic impact of the theatre** - The project improvements, particularly the Phase III improvements of the Act II – A Grand Restoration” project, allow the Palace Theatre to host shows that they cannot currently present and provide the capacity to accommodate a growing

audience. It is expected that once the project is complete, the visitors could easily increase to 125,000. This increase in visitors translates into an additional impact from 40,000 new visitors on hotels, restaurants, shops and local attractions that is estimated by the GLDC to be over \$1.1 million annually.

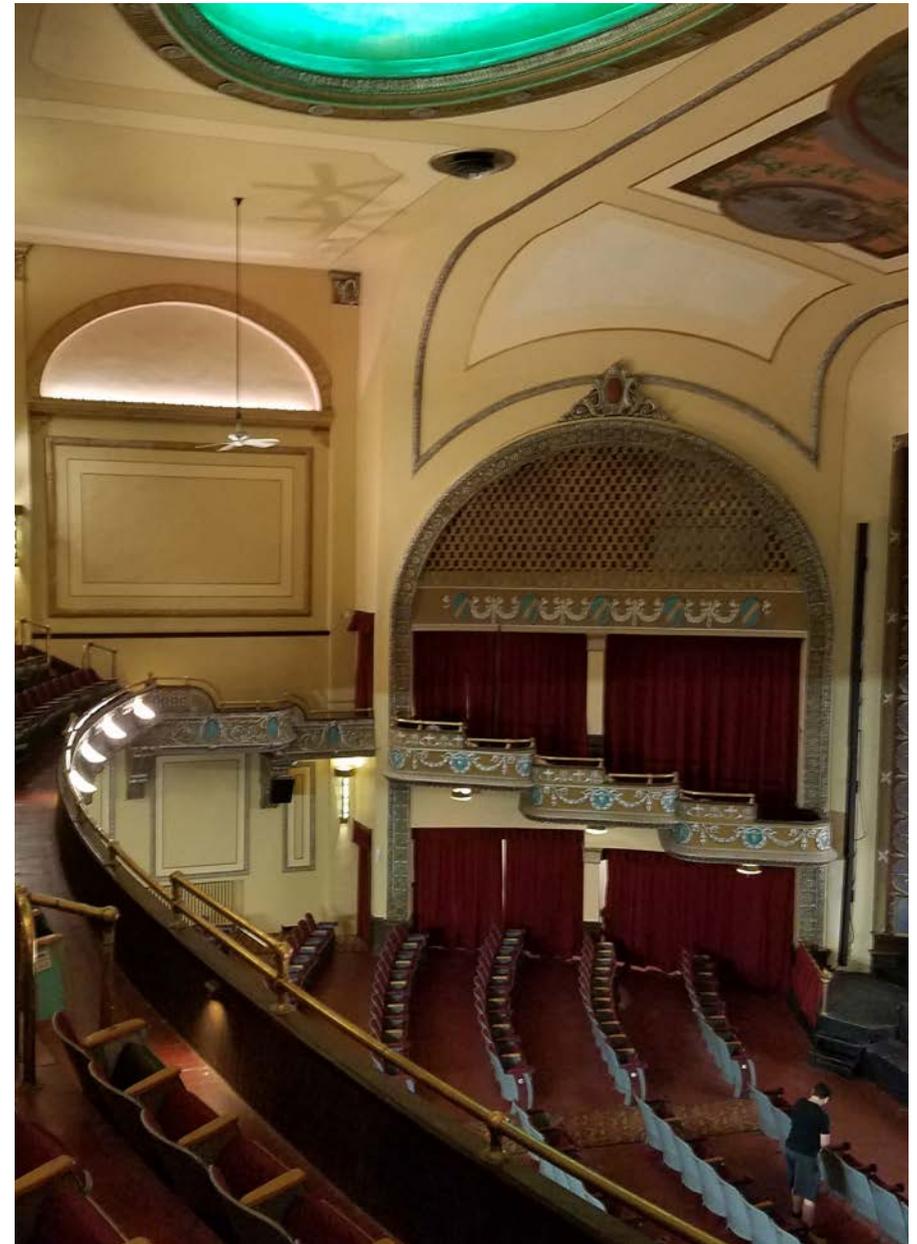
- **Greater potential to capture a robust and growing regional tourism market** - The Palace Theatre is proximate to the international tourist destination of Niagara Falls, which had about 7.6 million visitors from around the globe in 2017. With 38% of all overnight trips to Niagara Falls between October and March, the Palace Theatre and its year-round programming has the opportunity to capture off-season tourists and expand the growing tourism spending in Niagara County. At nearly \$708.3 million in 2017, tourism spending in Niagara County had an increase of approximately 9% since 2016. Plus, with an estimated 16,240 jobs in Niagara County relating to the tourism industry and an estimated tax revenue generated from visitation spending that saves Niagara County households an average of \$985 per year, the benefits of tourism investment are felt throughout the community.
- **Leverage existing renovation projects for the complete realization of the three phase “Act II – A Grand Restoration” project** - A wonderful community asset, the 1925 Palace Theatre needed substantial renovation to restore the theatre to its former beauty while upgrading the facility to support modern performances. Through the generous support of community members and grant funding, Historic Palace, Inc., was able to complete Phase I and is preparing to initiate Phase II. Phase III improvements included in the DRI project build off these previous, completed phases.
- **Reduce theatre operational costs** - The Theatre has to rent equipment at prices that can range between \$5,000 to \$20,000 per show for newer shows, which can make high profile shows cost prohibitive. The permanent upgrades included in this project allow the theatre to accommodate modern shows and reduce additional costs. Similarly, renovations to the orchestra pit will help reduce set up costs, required personnel and storage needs. These improvements will support more performances and a more diverse program as well as increased revenue that will allow the theatre to market a wider regional audience.

- **Complete necessary infrastructure improvements for the long-term viability of the building and organization** - The project allows the theatre to address necessary infrastructure needs, such as the replacement of a 20+ year roof, that will protect the restoration project investments. The roof is in poor condition and in need of replacement. The DRI project addresses a repair that is cost prohibitive for the non-profit organization and allows investment in complementary solar panel infrastructure on the new roof.
- **Reduce energy costs and serve as a leader in renewable energy investment** - The installation of solar panels on the Theatre has the potential to act as a model for local businesses and other theatres on how to use renewable energy. The installation of solar panels could save the Theatre at least \$5,000 annually.

REGULATORY REQUIREMENTS

The proposed project will require local approvals and building permits.

IMAGE OF CURRENT CONDITIONS



EXISTING PALACE THEATRE SEATING

IMAGE OF PROPOSED CONDITIONS



PROPOSED PALACE THEATRE SEATING UPGRADES

TIMEFRAME FOR IMPLEMENTATION & PROJECT READINESS

The project continues and expands on the “Act II- A Grand Restoration” project that is currently underway. Phase I was completed in 2018 and Phase II is anticipated for completion in 2019. The DRI project addresses Phase III as well as a roof replacement and solar panel system installation. The follow describes the DRI portion of the project:

- **Immediate Next Steps (3 months) – Fall/Winter 2019**
 - Issue bid documents for seats, orchestra pit, and stage rigging system
- **Design Phase (6-12 months) - Summer/Fall 2020**
 - Award bid to contractors
 - Obtain necessary permits and approvals for roof
- **Construction Phase (12-24 months) –Fall 2021**
 - Construction / installation of seats, orchestra pit, stage rigging
 - Construction of roof
 - Installation of solar panel system

PROJECT REPORTING

The Palace Theatre’s manager / executive director as well as the building renovation committee (including Palace staff, several Palace board members, GLDC staff members, a local architectural/design firm, fundraisers, grant writers, financial professionals, legal representatives and local contractors) will be responsible for project oversight and monitoring of project advancement. In addition, a project manager was hired to work with all contractors to ensure the project moves ahead. Metrics to determine project success after implementation include:

- Number of annual visitors
- Number of shows performed
- Increases in revenue
- Increase in number of openings / nights

PROJECT TITLE

Implement a Small Project Grant Fund Program

DRI FUNDING REQUEST

Total DRI Funds: \$600,000

Total Project Cost: \$1,200,000

PROJECT DESCRIPTION

Several downtown properties were identified during the DRI process as vacant or underutilized and in need of investment to facilitate appropriate development. The \$600,000 requested for this project will be used to leverage private investment in such buildings to allow for their redevelopment or rehabilitation with a preference for revitalization of vacant or underutilized buildings, including historic preservation. Improvements covered under the grant fund would include:

- Capital improvements, including purchase of machinery and equipment;
- Interior and exterior renovations, including façade and site improvements;
- Mechanical, electrical, and plumbing infrastructure for vacant spaces within existing buildings;
- Demolition of an existing unrepairable building, construction of a new building in its place;

- Soft costs; and
- Signage ancillary to the project.

A GLDC staff member will be the administrator for this grant fund. A Coordinator will be identified to solicit applications from downtown property owners that meet the basic criteria of the program. Public information meetings will be held within the community where the Coordinator will be available to answer questions and review draft applications as appropriate.

Applicants will be required to submit evidence of compliance with program guidelines as well as documentation of appropriate criteria, such as SHPO approval and bank financing. A formal written scope of work will be required, including the following elements:

- Immediate health and safety concerns;
- The correction of existing code violations;
- Environmental hazards;
- Installation of energy conservation measures;
- Accessibility for persons with disabilities;
- Consistency with any other local program design guidelines; and
- Preservation of historical elements of the building.

Projects approved locally will be submitted to the Housing Trust Fund Corporation (HTFC) for review prior to notifying the business owner of formal funding. Once awarded, property owners will be notified of the amount and conditions of the award and will be given the notice-to-proceed. The Coordinator will periodically monitor construction activities (together with the City’s code enforcement officer) and will collect documentation from the awardee of partial or total completion of the project. The awardee will periodically submit for reimbursement of funds expended, which the Coordinator will compile and present to the Committee for approval and processing of the drawdown. Once received, the Coordinator will submit payment to the awardee as appropriate and once appropriate releases are submitted (ex: release of liens) Final payment of no less than 20% of the award will be withheld until the certificate of occupancy is granted for the project in question.

Final guidelines will be drafted should this request be awarded. The guidelines will specify the following criteria:

- **Location:** Projects must be located within the Lockport DRI.
- **Historic preservation:** Projects will be expected to comply with SHPO guidelines for historic preservation. Projects with historic value or in danger of being lost in part or in total to disrepair or damage will be prioritized.

- **Mixed-use:** Projects should propose a building-appropriate mix of uses that considers the historic uses of the property. First-floor residential uses will generally be excluded from consideration; however, renovation of upper story residential units are encouraged. Uses of the property should contribute to the character of the downtown, including commercial uses, where appropriate, on ground floors. This aims to allow businesses to expand and stabilize the downtown.
- **Private match:** The program will require a minimum private contribution of 50% of the total project cost. The source of non-DRI funds can be of any type except in-kind contributions. This includes cash, loans, and other grant or revolving loan funds. Expenses already incurred will not be considered matches.
- **Job creation:** Project funds will be prioritized to those projects that are expected to create jobs within downtown Lockport.

Property owners will be subject to a five-year look back to ensure the properties are being utilized for the use described on their DRI funding application. Those who do not abide by the five-year look back will be subject to a clawback of DRI funds.

Funds will be dispersed on a rolling basis as applications are received and funds are awarded and dispersed. Completion of revolving loan and grant fund projects will occur when all funds have been dispersed.

Property owners of the following sites have expressed an interest in this fund and have eligible projects ready for completion include:

- 60 Chestnut Street (The Warehouse)
- 1 Main Street (The Clinton Building)
- 13 West Main Street
- 95 Union Street
- 1 Niagara Street
- 79 Canal Street
- 49 Niagara Street
- 4 Market Street

PROPERTY OWNER/SPONSOR

The GLDC will be responsible for grant administration and project oversight.

CAPACITY

The GLDC and City of Lockport have a successful history of administering grants, including planning and capital projects that have resulted in the transformation of the Lockport community. The GLDC is currently administering several Restore NY grants on multiple downtown properties that are anticipated to complete project objectives within the identified timeline. Due to the GLDC's long history of administering such programs and the fact that the City has already identified several property owners willing to participate, this request has a very high degree of readiness and can be implemented immediately upon award.

PROJECT PARTNERS

- GLDC (project sponsor)
- City of Lockport (administrative partner)

STRATEGIES

The proposed project is aligned to numerous strategies that are intended to fulfill the established Lockport DRI goals. These strategies include:

- **Support infill development and the adaptive reuse of existing buildings** – The purpose of establishing the grant fund is to revitalize currently underutilized and vacant buildings in the downtown.
- **Preserve significant structures to maintain historic and architectural integrity and character** - The proposed grant fund will incentivize property owners to invest in downtown properties to preserve their existing character.
- **Encourage the establishment of mixed-use developments with active street-level uses** – The proposed grant fund is intended to encourage downtown property owners to adaptively reuse their buildings and increase retail and business opportunities.
- **Encourage the renovation of upper floors to residential uses to support a diversity of residents in the downtown** – The proposed grant fund encourages the redevelopment of existing properties to support expanded housing opportunities for downtown residents.

- **Encourage market-rate housing opportunities to support millennials, aging in place opportunities, and empty nesters** – Redevelopment of underutilized downtown properties could include residential components as part of a mixed-use facility.

The proposed project also aligns with several WNY REDC economic development strategies including:

- **Invest in downtowns, villages, neighborhoods, brownfields** – Investments in downtown Lockport will enhance the resident quality of life and tourist experience.
- **Increase investment** – Investments in downtown Lockport will improve the aesthetic character and sense of place.

ANTICIPATED REVITALIZATION BENEFITS

Short-term benefits:

- Converts and redevelops downtown vacant spaces
- Improves the aesthetic character of downtown through façade and site improvements
- Draws more people to the downtown area and expands the development of the area
- Renovates of existing historic buildings for continued usage and business development

Middle-term benefits:

- Increases visitors to the downtown area
- Creates small business opportunities

Long-term benefits:

- Provides longevity to buildings in downtown Lockport
- Draws small businesses to downtown
- Positively impacts neighboring property values

PUBLIC SUPPORT

As indicated by engagement activities to date through the DRI process, the public has supported the grant fund for downtown properties as a top priority. During the Lockport Tourism Area BOA and Lockport DRI process, revitalization of vacant and underutilized buildings, and implementing façade improvements was indicated as a need for downtown. Additionally, during several meetings the LPC indicated that they believe this project will be a wise use

of funds to provide multiple small businesses and property owners an opportunity for property and building improvements downtown. During the DRI process, several projects received through the Open Call for Projects were recommended for consideration as part of the Small Project Grant Fund by the LPC.

PROJECT BUDGET AND FUNDING SOURCES

The table provides a summary of the project’s budget and funding sources.

USE OF FUNDS	COST (\$)	FUNDING SOURCE	AMOUNT (\$)
Establish a small project grant fund	\$1,200,000	DRI Funds (proposed)	\$600,000
		Private Investment	\$600,000
TOTAL DRI FUNDS REQUESTED			\$600,000
TOTAL FUNDING FROM OTHER SOURCES			\$600,000
TOTAL PROJECT COST			\$1,200,000

FEASIBILITY AND COST JUSTIFICATION

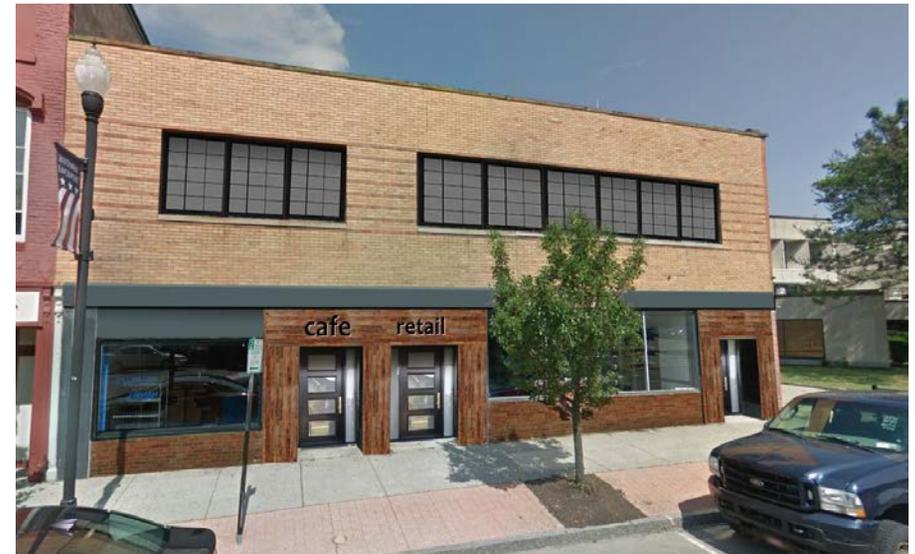
The GLDC, has managed several comparable programs geared toward building revitalization. The City of Lockport has the ability to implement this project immediately upon award. Recent City initiatives have indicated a need and demand for revitalization of vacant and underutilized downtown properties and the anticipated benefits of revitalization will likely include new jobs (both from the construction phase and jobs in new commercial spaces), increase in downtown residents, increase in tax revenues and downtown spending.

Renovation, restoration, and reuse of vacant and underutilized buildings will result in an overall net benefit to the community through a net increase in property tax revenues, rental income, customer spending, residential occupants, and increased spending by new residents. The specific economic benefit of individual projects funded through the grant fund will vary based on a variety of factors, including the type and size of the project. The number of jobs created, total tax revenue, and other financial benefits of investments will be identified on an individual project basis.

IMAGES OF CURRENT AND PROPOSED CONDITIONS



EXISTING 13 WEST MAIN STREET BUILDING



REPRESENTATIVE RENOVATION OF 13 WEST MAIN STREET

TIMEFRAME FOR IMPLEMENTATION & PROJECT READINESS

Due to the City's long history of administering such programs and the fact that the City and GLDC have identified several property owners willing to participate, this request has a very high degree of readiness and can be implemented immediately upon award. The grant application process will remain open until all funds are expended.

PROJECT REPORTING

The following metrics will be monitored during and after implementation of the grant fund:

- Amount of grant funds used annually
- Amount of private-sector investment leveraged
- Number of buildings rehabilitated through the grant funds
- Number of new businesses attracted to downtown utilizing this funding
- Number of ground floor spaces renovated through the fund that are leased by businesses within one year of obtaining a certificate of occupancy

PROJECT TITLE

Facilitate the Redevelopment of the YMCA

DRI FUNDING REQUEST

Total DRI Funds: \$500,000

Total Project Cost: \$4,000,000

PROJECT DESCRIPTION

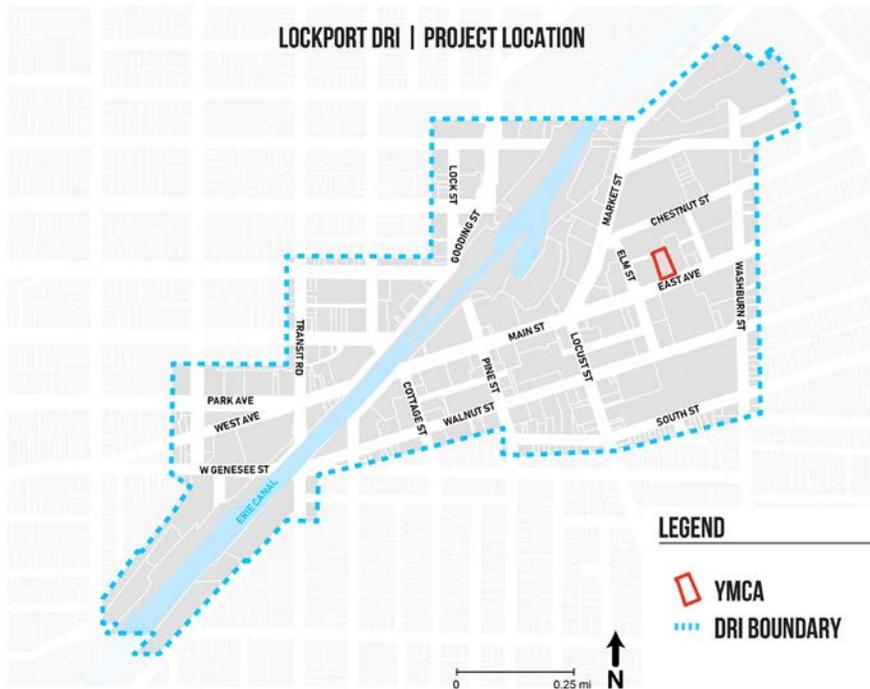
The Young Men’s Christian Association (YMCA) is the current property owner of the recently closed YMCA facility located on East Avenue in downtown Lockport. The YMCA, with assistance from the GLDC, proposes the development of this currently vacant building. To facilitate this redevelopment, the GLDC will assist the YMCA in issuing a Developer Request for Proposals (RFP) to solicit interested development parties to undertake the preferred future use of market rate housing or mixed-use development. DRI funding will help to incentivize a future development entity with funding used to offset site building rehabilitation costs.

The DRI funding will be required to be used on capital improvements to the building consistent with the preferred development plan and the incentive from the DRI will not be provided to the development entity until the project is completed in its entirety.

This project in conjunction with the redevelopment of the Historic Post Office into commercial and office space and proximity to the Historic Palace Theatre will transform this block of downtown Lockport. The combination of office and commercial space, coupled with a prime entertainment venue and supported with residential housing options, will help to bring life to downtown Lockport at all hours of the day. The prominence of these projects along the main corridor in downtown Lockport is anticipated to significantly catalyze additional development in the area.

PROJECT LOCATION AND ADDRESS

The project is located at 19 East Avenue.



PROPERTY OWNER/SPONSOR

The YMCA is the current property owner and project sponsor.

CAPACITY

Assisting the YMCA, GLDC has a successful track record of overseeing rehabilitation projects funded by various NYS grant resources, from project inception to long-term maintenance and oversight. Construction required as a result of this funding will be the responsibility of the selected development team.

PROJECT PARTNERS

- YMCA (property owner and project sponsor)
- GLDC (project partner)
- Real Estate Developer (TBD)

STRATEGIES

The proposed project is aligned to numerous strategies that are intended to fulfill the established Lockport DRI goals. These strategies include:

- **Support infill development and the adaptive reuse of existing buildings** – The proposed project is intended to adaptively reuse a currently vacant building on the City's Main Street, providing needed, modern downtown housing options.

- **Preserve historically significant structures to maintain historic and architectural integrity and character** – While not listed on the National Register of Historic Places, the existing building at 19 East Avenue is a historic structure in Lockport’s downtown that features ornate brick and window cornices. The implementation of this project would preserve and celebrate these historic features, maintaining the existing character of the downtown core.
- **Encourage market-rate housing opportunities to support millennials, aging in place opportunities, and empty nesters** – As indicated in the market analysis, additional residential options, particularly market rate housing, are needed downtown. This project would add to the number and type of residential options offered in the downtown. The implementation of this project along with the proposed DRI projects for the Historic Post Office and Palace Theatre have the potential to attract young professionals and empty nesters to the area.

The proposed project also aligns with several WNY REDC economic development strategies including:

- **Invest in downtowns, villages, neighborhoods, brownfields** – The proposed project rehabilitates an existing underutilized building and activates this section of downtown, proximate to the Palace Theatre, Cornerstone CFCU Arena, the historic Erie Canal and the proposed DRI redevelopment project for the Historic Post Office.

- **Increase investment** – The proposed project has the potential to promote further investment by attracting new residents to the downtown. A successful track record of private investment also has the potential to stimulate additional business and developer interest within the downtown core.

ANTICIPATED REVITALIZATION BENEFITS

Short-term benefits:

- Establishes active uses in a currently vacant building in the downtown core
- Enhanced utilization of existing urban land
- Increases the number of residents in the downtown area

Middle-term benefits:

- Contributes to vitality and increased private downtown investment
- Encourages increased pedestrian activity
- Increases the number of businesses in the downtown

Long-term benefits:

- Increases surrounding property values

PUBLIC SUPPORT

The introduction of new residential space and housing options in the downtown has been identified as a top priority in multiple local plans, including the Lockport Tourism Focus Area BOA, and will further the City's goal in establishing a strong, vibrant downtown core. This project was identified as a highly rated project during the Lockport DRI community engagement process by both the LPC and the general public.

JOBS CREATED

Jobs resulting from this project will depend on the final use of the redeveloped building.

ACQUISITION OF REAL PROPERTY

The YMCA will retain ownership of the building until a developer is identified. At that time, the YMCA will sell the building to the preferred developer at a mutually agreed upon price. The GLDC will not retain ownership of the property at any time but will act on behalf of the YMCA to identify a private developer for the building reuse.

PROJECT BUDGET AND FUNDING SOURCES

The table provides a summary of the project's budget and funding sources.

USE OF FUNDS	COST (\$)	FUNDING SOURCE	AMOUNT (\$)
Developer Incentive	\$500,000	DRI Funds (proposed)	\$500,000
Interior and exterior building renovations	\$3,500,000	Private Financing	\$3,500,000
TOTAL DRI FUNDS REQUESTED			\$500,000
TOTAL FUNDING FROM OTHER SOURCES			\$3,500,000
TOTAL PROJECT COST			\$4,000,000

FEASIBILITY AND COST JUSTIFICATION

Cost estimates for this project were prepared by a development firm that was considering redevelopment of the property, and have been confirmed through this DRI process. A developer Request for Proposals was issued as part of this DRI process, with several developers expressing an interest in redeveloping this property.

Assumed rental rates for market rate apartments range between \$1,000 and \$1,999. A recently completed market analysis in 2015 recommended market rate rent thresholds ranging from \$865 to \$1,670. Today, there are over 300 existing rental units within the City of Lockport that pay rent between \$1,000 and \$1,999. The proposed apartment rents assumed in this proforma are reasonable.

The project will drastically improve a highly visible area in Lockport's downtown area. The need for additional downtown housing options was indicated as a need in the market analysis performed. As it exists today, downtown Lockport is a daytime city, meaning that most of the population leaves the city after their workday. This project has the potential to transform downtown into an active 24/7 center by drawing in additional residents.

Additionally, the housing options that would ideally be provided by this project would be in close proximity to retail

and service options and entertainment venues. Units at this location are likely to attract individuals, such as young professionals and empty-nesters into the downtown area, which was identified as needed amenity in Lockport.

REGULATORY REQUIREMENTS

This project will require approvals and building permits from the City of Lockport, as well as SHPO review.

IMAGE OF CURRENT CONDITIONS



EXISTING YMCA BUILDING

IMAGE OF PROPOSED CONDITIONS



REPRESENTATIVE RENOVATION OF YMCA BUILDING

TIMEFRAME FOR IMPLEMENTATION & PROJECT READINESS

The project will begin with a competitive developer selection process which will be followed by final design and construction phases.

- **Developer Solicitation and Property Sale (6 months) – Fall/Winter 2019**
 -
 - Review of development proposals
 - Selection of preferred development team
 - Sale of property to development team
- **Abatement and Design Phase (6-12 months) - Spring/Summer 2020**
 - Asbestos abatement
 - Develop construction documents and specifications for building renovation
 - Obtain necessary permits and approvals
 - Issue bid documents
 - Award bid to contractor
- **Construction Phase (12-24 months) – Fall 2020/Fall 2021**
 - Interior building renovations
 - Exterior building improvements

PROJECT REPORTING

The YMCA, with support from the GLDC, will be responsible for project oversight and monitoring of project advancement. The YMCA will implement a public request for proposals process to contract with a qualified architectural and construction firm to oversee all technical aspects of the design, permitting, approvals, and construction administration. Metrics to determine project success after implementation include:

- Occupancy rate of residential units
- Number of businesses in downtown Lockport
- Number of downtown residents
- Improved attractiveness of the downtown
- Increased foot traffic in the downtown
- Improved quality of life for Lockport and area residents

PROJECT TITLE

Install the Lock Tender Tribute on the Erie Canal

DRI FUNDING REQUEST

Total DRI Funds: \$275,000

Total Project Cost: \$1,244,100

PROJECT DESCRIPTION

This project involves the installation of a monument on the steps of the Erie Canal between Locks 70 and 71. This 600-square foot public art installation will replicate an 1897 historic photograph captured by C.J. Lewis. The finished monument will feature 14 figures in total, including 12 lock tenders, one young girl, and C.J. Lewis as the photographer. This project is defined as the second phase of the larger art installation project. Specifically, this project includes:

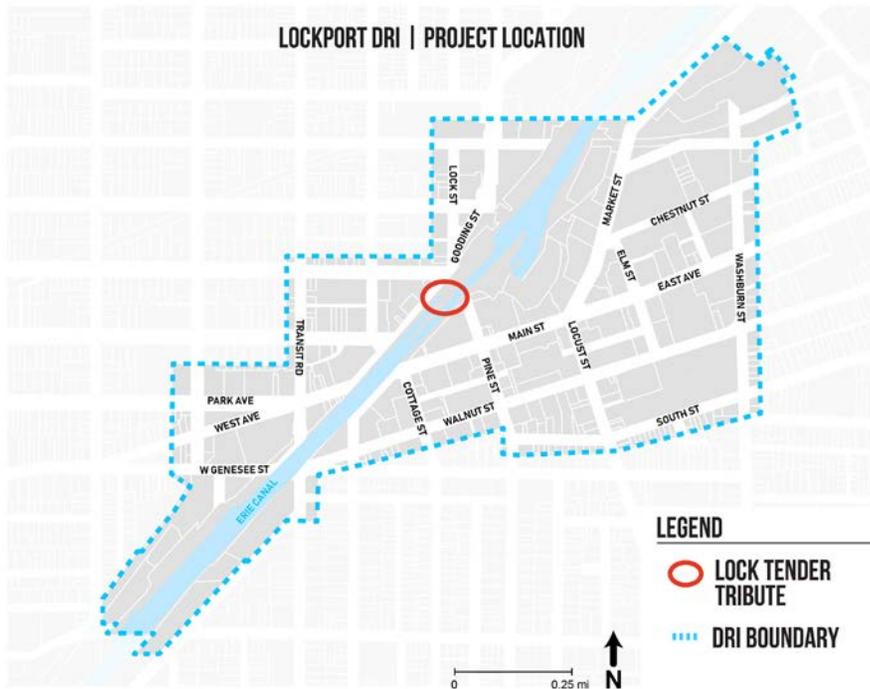
- Design, execution and installation of five bronze sculptures; and
- Restoration to the stone steps on the Erie Canal to securely fasten the sculptures.

Future funding will be required to complete the fabrication and installation of the remaining five sculptures following the implementation of this project. This public art installation will be a complimentary feature to the proposed DRI restoration project to the Flight of Five in downtown Lockport. Visitors to the Erie Canal and this artwork will be able to interact intimately with the sculptures and enable them to experience and better understand the human element of canal life in Lockport's history.

This project, in conjunction with the proposed improvements on the Flight of Five and streetscape enhancements on Pine Street, will significantly enhance the sense of place within downtown Lockport. The proposed streetscape enhancements on Pine Street will create better connections to newly installed public art and will be a destination for both residents and tourists.

PROJECT LOCATION AND ADDRESS

The proposed project is located on the steps of the Erie Canal between Locks 70 and 71, near the Pine Street Bridge.



PROPERTY OWNER/SPONSOR

The property owner is the New York State Canal Corporation. The project sponsor is the LHDC. The Canal Corporation is fully supportive of this project and the LHDC has an operations and maintenance agreement with the Canal Corporation for the proposed monument installation.

CAPACITY

The LHDC is the implementing entity for the Flight of Five restoration. The LHDC is a not-for-profit organization interested in the success and vitality of the Erie Canal and its associated locks. The LHDC has an operations and maintenance agreement in place with the City of Lockport and the Canal Corporation. The LHDC has demonstrated successful implementation of several restoration and maintenance projects on the Erie Canal, including the rehabilitation of the Flight of Five. The LHDC is confident in their abilities to implement and maintain the project as well as continue with future Erie Canal restoration and improvement projects. The LHDC will be responsible for the annual maintenance of the monument.

PROJECT PARTNERS

- New York State Canal Corporation (property owner)
- LHDC (project sponsor)

STRATEGIES

The proposed project is aligned to numerous strategies that are intended to fulfill the established Lockport DRI goals. These strategies include:

- **Improve the City's sense of place through landscaping, green infrastructure, public art, and streetscape enhancements** – The proposed project installs public art on the steps of the Erie Canal to celebrate Lockport's history.

- **Ensure public spaces allow for year-round, flexible programming and events** – The proposed project will be installed in a publicly-accessible space in the heart of downtown Lockport year-round. This installation will attract additional residents and visitors to downtown and serve as a tourist destination within Lockport.
- **Leverage existing historic and cultural institutions, such as the Erie Canal, to bolster tourism and economic development** – The proposed project showcases downtown Lockport’s development history and will aid in drawing additional tourists and tourist’s dollars to the downtown.
- **Provide and promote family-friendly amenities, services, and programming in the downtown** – The proposed project will allow residents and visitors to learn about Lockport’s history as well as experience the public art installation first-hand.

The proposed project also aligns with several WNY REDC economic development strategies including:

- **Invest in downtowns, villages, neighborhoods, brownfields** – Investments in downtown Lockport’s sense of place will increase the resident quality of life and tourist experience.

- **Facilitate growth of quality tourism product** - By providing an additional destination in downtown Lockport, the proposed project will draw additional tourists to the area and lead to further private downtown investment.

ANTICIPATED REVITALIZATION BENEFITS

Short-term benefits:

- Draws additional visitors to the downtown and activates this tourist destination in the heart of the City
- Improves the attractiveness and cultural heritage of the City
- Improves aesthetic quality of the downtown

Middle-term benefits:

- Increases the number of tourists to the downtown area
- Increases tourist spending in the downtown area
- Increases the number of downtown events that take place in proximity to the Erie Canal

Long-term benefits:

- Increases surrounding property values
- Supports the expansion of business opportunities and quality of life in the downtown area

PUBLIC SUPPORT

This project is well supported by the local community. Public meetings throughout the Lockport DRI process supported the importance of the installation of this monument to celebrate the culture and heritage of the Erie Canal. In addition, local fundraising efforts specific to this project have drawn in over \$20,000 in funds to support project feasibility.

JOBS CREATED

No jobs will directly result from the implementation of this project.

PROJECT BUDGET AND FUNDING SOURCES

The table provides a summary of the project's budget and funding sources.

USE OF FUNDS	COST (\$)	FUNDING SOURCE	AMOUNT (\$)
Phase I - Installation of four bronze sculptures (completed)	\$375,600	Niagara County Greenway	\$329,500
		OATH Community Fund	\$30,000
		Erie Canalway National Corridor	\$3,750
		Local Fundraising	\$12,350
Phase II - Site preparation, design, packing, shipping and installation of five bronze sculptures (proposed project)	\$490,000	DRI Funds (proposed)	\$275,000
		Niagara County Greenway	\$69,500
		NYS Canals - Canalway Grant Program	\$125,000
		Local Fundraising	\$20,500
Phase III - Design, packaging shipping, and installation of five bronze sculptures (to be completed)	\$378,500	To be determined	\$378,500
TOTAL DRI FUNDS REQUESTED			\$275,000
TOTAL FUNDING FROM OTHER SOURCES			\$969,100
TOTAL PROJECT COST			\$1,244,100

FEASIBILITY AND COST JUSTIFICATION

The cost estimate for this project was developed by a local artist and is based on standard construction estimating methods. The full scope of this monument includes the installation of a total of 14 sculptures. Phase I of this project is currently underway and anticipated to be completed in Summer 2019. The LHDC also has extensive experience in implementing projects related to the Erie Canal. Since this project is intended to improve the public realm, the funding will directly benefit the residents and visitors of the downtown.

REGULATORY REQUIREMENTS

The proposed project will require approvals from the NYS Canal Corporation. Approvals from the New York State Historic Preservation Office have been secured.

IMAGES OF CURRENT AND PROPOSED CONDITIONS



LOCATION OF PROPOSED LOCK TENDER TRIBUTE



Image provided by the LHDC

PROPOSED LOCK TENDER TRIBUTE DESIGN

TIMEFRAME FOR IMPLEMENTATION & PROJECT READINESS

The design for this monument is completed. This project is the subsequent phase of the larger art installation project. The installation of the monument is anticipated to be installed by the end of 2020.

- **Immediate Next Steps (2 months) – Fall 2019**
 - Obtain required approvals and permits
- **Design/Production Phase (6-8 months) - Spring 2020**
 - Production of five bronze sculptures
- **Construction Phase (12-14 months) – Winter 2020**
 - Complete necessary site preparation
 - Installation of sculptures

PROJECT REPORTING

The LHDC will monitor the production and installation of this project. Metrics to determine project success following implementation include

- Increased number of visitors to the Erie Canal
- Increased private downtown investment
- Enhanced sense of place and connectivity

PROJECT TITLE

Implement Enhancements on Chestnut Street

DRI FUNDING REQUEST

Total DRI Funds: \$240,000

Total Project Cost: \$381,308

PROJECT DESCRIPTION

Downtown Lockport has several public parking areas that front City-owned roadways. These areas are not well delineated, and in many instances, there is no physical separation between the public roadway and the parking area, leaving many travelers to treat the roads as part of parking lot circulation. This also creates safety concerns related to pedestrians in these areas, especially near the Cornerstone CFCU Arena, which is the one of the major activity generators in downtown.

This project is also intended to improve the visual character and experience of downtown visitors with the implementation of landscaping and greenery to the existing parking area and streetscape.

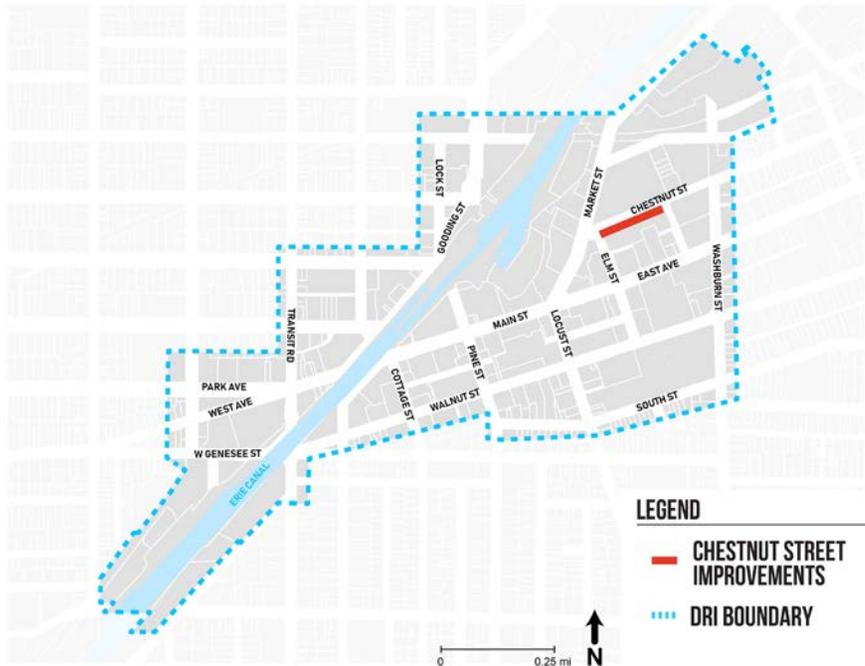
Improvements on Chestnut Street, between Market Street and Charles Street near the Cornerstone CFCU Arena, are proposed to better define the parking area, improve circulation and strengthen pedestrian connections. Specific improvements to the roadway include:

- Installation of curbing treatments and porous concrete sidewalk
- Installation of landscaping elements including street trees and shrubs
- Signage and striping to delineate parking separation

The proposed project includes green infrastructure elements, such as porous concrete, and rain gardens to help to alleviate stormwater issues and contribute to environmental sustainability.

PROJECT LOCATION AND ADDRESS

The proposed project is located on Chestnut Street, between Market Street and Charles Street, in downtown Lockport.



PROPERTY OWNER/SPONSOR

The City of Lockport is the property owner of Chestnut Street. The City of Lockport is also the project sponsor and will be responsible for project implementation.

CAPACITY

The City of Lockport currently maintains Chestnut Street, and 60 Chestnut Street (public parking lot). Additional maintenance required as a result of this funding will be the responsibility of the City of Lockport.

The City of Lockport has a successful track record of overseeing public realm improvements projects funded by various NYS grant resources, from project inception to long-term maintenance and oversight.

PROJECT PARTNERS

- City of Lockport (property owner and project sponsor)

STRATEGIES

The proposed project is aligned to numerous strategies that are intended to fulfill the established Lockport DRI goals. These strategies include:

- **Support public infrastructure improvements to encourage private downtown investment** – Enhancements to public infrastructure will include safety and aesthetic improvements to a City-owned roadways and public space and is anticipated to increase downtown pedestrian activity near the high activity Cornerstone CFCU Arena.

- **Increase and improve pedestrian and bicycle amenities to create a more walkable, connected, user friendly and safe downtown** – The proposed project includes enhanced pedestrian connections to downtown establishments.
- **Improve the City’s sense of place through landscaping, green infrastructure, public art, and streetscape enhancements** – Landscaping and streetscape enhancements to the proposed public spaces will improve the character, safety, and usability of Chestnut Street and will provide physical connections to downtown establishments.

The proposed project also aligns with several WNY REDC economic development strategies including:

- **Invest in downtowns, villages, neighborhoods, brownfields** – The proposed project is a public realm investment, which will improve walkability and connectivity in downtown Lockport.
- **Increase investment** – The proposed project is anticipated to enhance the public realm and may help to incentivize additional private investment downtown.

ANTICIPATED REVITALIZATION BENEFITS

Short-term benefits:

- Beautify downtown Lockport public spaces
- Improve safety for vehicles, cyclists and pedestrians

Middle-term benefits:

- Increase downtown walkability and connectivity
- Draw additional visitors to the Cornerstone CFCU Arena and surrounding area

Long-term benefits:

- Increase resident quality of life and the visitor experience
- Supports the expansion of business opportunities and quality of life in the downtown area

PUBLIC SUPPORT

During the Lockport Tourism Area BOA and Lockport DRI community engagement process, public realm and walkability improvements were identified as a priority. Representatives of the Cornerstone CFCU Arena are also very supportive of this project.

JOBS CREATED

No jobs will directly result from the implementation of this project.

PROJECT BUDGET AND FUNDING SOURCES

The table provides a summary of the project’s budget and funding sources.

USE OF FUNDS	COST (\$)	FUNDING SOURCE	AMOUNT (\$)
Installation of hardscape elements, including new roadway, curbing, and porous concrete	\$198,994	DRI Funds (proposed) Green Innovation Grant Program	\$240,000 \$141,308
Installation of landscaping elements and amenities	\$67,200		
Installation of signage and striping	\$3,352		
Water and sewer operations	\$4,500		
Work zone traffic control and surveying	\$7,000		
Field Change and Mobilization	\$24,000		
Design and Construction Contingency	\$76,262		
TOTAL DRI FUNDS REQUESTED			
TOTAL FUNDING FROM OTHER SOURCES			\$141,308
TOTAL PROJECT COST			\$381,308

FEASIBILITY AND COST JUSTIFICATION

The cost estimate for this project was developed by licensed landscape architects and engineers and is based on standard construction estimating methods. The implementation of this project will cost approximately \$660 per linear foot.

This project is justified based on its anticipated downtown revitalization, public safety and public realm improvement benefits. The improvement of this public space will contribute to downtown walkability and connectivity, an enhanced sense of place, improved pedestrian safety and mobility, and a reduced number of traffic incidents. Public realm improvements in downtown environments also have large impacts on inducing proximate private investment.

REGULATORY REQUIREMENTS

The proposed project will require local approvals and permits for construction by the City of Lockport.

IMAGE OF CURRENT CONDITIONS



IMAGE OF PROPOSED CONDITIONS



TIMEFRAME FOR IMPLEMENTATION & PROJECT READINESS

The timeframe for preliminary and final design is approximately six to eight months and can commence upon the award of DRI grant funding.

- **Immediate Next Steps (2 months) – Fall 2019**
 - Completion of preliminary design
- **Design Phase (6-8 months) - Winter 2019/Spring 2020**
 - Develop construction documents and specifications for building renovation
 - Obtain necessary permits and approvals
 - Issue bid documents
 - Award bid to contractor
- **Construction Phase (8-18 months) – Summer 2020**
 - Implementation of designed improvements

PROJECT REPORTING

The City of Lockport will hire a project engineer to oversee the implementation and construction of all improvements. The City will monitor the economic impacts and perceived benefits of the project after construction completion. Potential metrics to measure impacts and benefits include:

- Increased number of pedestrians
- Reduced number of traffic incidents
- Reduced number of pedestrian incidents
- Increased private downtown investment
- User feedback

PROJECT TITLE

Implement Streetscape Enhancements on South Street

DRI FUNDING REQUEST

Total DRI Funds: \$230,000

Total Project Cost: \$456,852

PROJECT DESCRIPTION

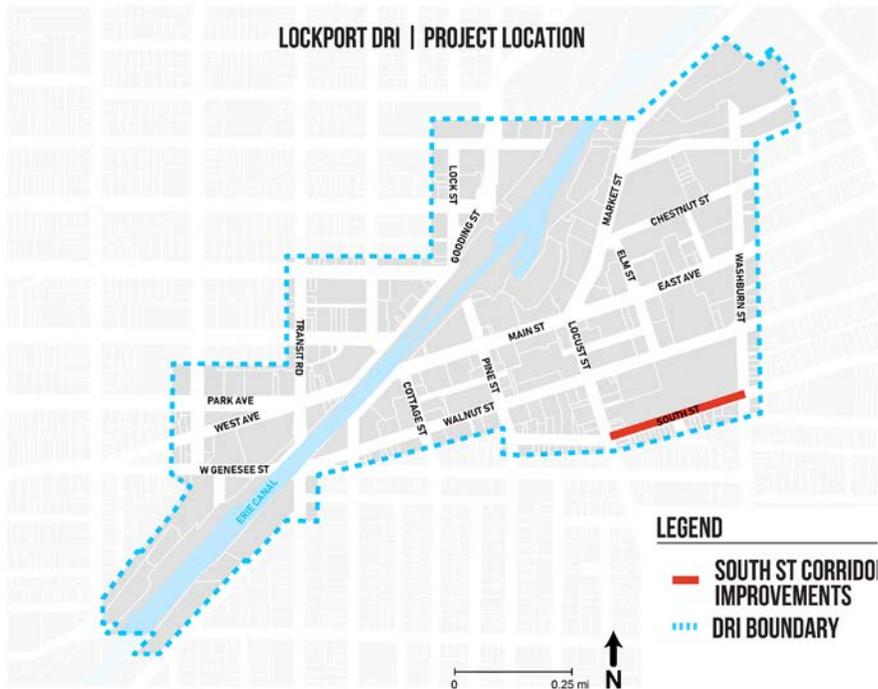
Proposed improvements to the South Street corridor will help to create a safe environment for all modes of transportation and help to enhance connectivity between downtown Lockport and surrounding residential neighborhoods and places of employment, including Harrison Place. Proposed improvements include enhanced pedestrian crossings for improved safety, defined on-street parking, and aesthetic treatments to the corridor to establish a walkable, inviting streetscape.

Specific improvements include:

- Enhanced pedestrian crossings on the South Street corridor with bump outs to shorten pedestrian crossings;
- ADA-accessible curb ramps at the intersection corners;
- Installation of green infrastructure elements including porous concrete and landscaping. Landscaping components include street trees, shrubs, and in-ground planters;
- Installation of pedestrian amenities to provide an inviting connection along the corridor including benches, bike racks, and planters; and
- Defined on-street parking on South Street with bump outs and striping where parking does not exist today.

PROJECT LOCATION AND ADDRESS

The project is located on the South Street corridor between Locust Street to the west and Washburn Street to the east.



PROPERTY OWNER/SPONSOR

The City of Lockport is the property owner/sponsor for the installation of the South Street corridor streetscape enhancements.

CAPACITY

The City of Lockport will be responsible for the long-term implementation and maintenance of the South Street corridor streetscape enhancements. The City has demonstrated successful implementation of several past streetscape project and public realm improvements projects funded by NYS grant resources.

PROJECT PARTNERS

- City of Lockport (property owner and project sponsor)

STRATEGIES

The proposed project is aligned to numerous strategies that are intended to fulfill the established Lockport DRI goals. These strategies include:

- **Support public infrastructure improvements to encourage private downtown investment** – The improvements to the public infrastructure along South Street have the potential to attract more pedestrian users to downtown to support downtown business and help create an environment to attract additional investment. This project also improves the functionality and increases the availability of on-street parking to support businesses within Harrison Place.

- **Facilitate the development of additional businesses and amenities, including restaurants, retail establishments, trail and parks, proximate to downtown housing**– The improvements will help to create safe pedestrian connections between downtown Lockport and surrounding residential areas and places of employment, including Harrison Place.
- **Increase and improve pedestrian and bicycle amenities to create a more walkable, connected, user friendly and safe downtown** – The project will provide safe pedestrian and vehicular routes connecting to downtown businesses, historic assets, and places of employment. This project also increases downtown ADA-accessibility on South Street.
- **Improve the City’s sense of place through landscaping, green infrastructure, public art, and streetscape enhancements** – The project will make investments and enhancements to one of Downtown Lockport’s main vehicular and pedestrian corridors increasing pedestrian safety and providing connectivity the residential neighborhoods and proximate downtown destinations.

ANTICIPATED REVITALIZATION BENEFITS

Short-term benefits:

- Enhance safety for all modes of transportation
- Improve aesthetics around Harrison Place, one of the largest downtown employers
- Increase public access between the adjacent residential neighborhood and downtown core
- Create a safer and greener pedestrian environment

Middle-term benefits:

- Increase the number of residents and employees to the downtown area
- Increase employee spending in the downtown area

Long-term benefits:

- Positively impact neighboring property values and the surrounding business community

PUBLIC SUPPORT

This project was recognized in the City’s DRI application as an important project to enhance vehicular and pedestrian safety in Downtown Lockport, and create a green and aesthetically pleasing corridor for vehicle and pedestrians. During the community engagement process for the DRI, streetscape enhancements and pedestrian safety were identified as a priority for the downtown area. Investment in the Harrison Place complex was also identified as a priority for both the Local Planning Committee and community.

JOBS CREATED

No jobs will directly result from the implementation of this project.

PROJECT BUDGET AND FUNDING SOURCES

The table provides a summary of the project’s budget and funding sources.

USE OF FUNDS	COST (\$)	FUNDING SOURCE	AMOUNT (\$)
Installation of hardscape elements, including new roadway, curbing, and porous concrete	\$208,710	DRI Funds (proposed) Green Innovation Grant Program	\$230,000 \$226,852
Installation of landscaping elements and amenities	\$34,000		
Installation of signage and striping	\$6,000		
Installation of street lighting	\$78,000		
Water and sewer operations	\$17,000		
Work zone traffic control and surveying	\$15,000		
Field Change and Mobilization	\$22,000		
Design and Construction Contingency	\$76,142		
TOTAL DRI FUNDS REQUESTED			
TOTAL FUNDING FROM OTHER SOURCES			\$226,852
TOTAL PROJECT COST			\$456,852

FEASIBILITY AND COST JUSTIFICATION

The cost estimate was prepared by a licensed transportation engineer and licensed landscape architect and is based on standard construction estimating methods, as well as coordination with contractors for material and labor pricing.

The project is a justified use of funds based on its ability to improve pedestrian safety in the downtown. This project would better connect employment centers and existing and future residences to downtown, thus creating increased pedestrian activity in the downtown core. The aesthetic improvements on this corridor are anticipated to lead to additional private investment.

REGULATORY REQUIREMENTS

The proposed project will require local approvals and permits for construction by the City of Lockport.

IMAGE OF CURRENT CONDITIONS



IMAGE OF PROPOSED CONDITIONS



TIMEFRAME FOR IMPLEMENTATION & PROJECT READINESS

All preliminary engineering and cost estimating has been completed for this project. This project can be implemented immediately upon DRI award announcement.

- **Immediate Next Steps (2-4 months) – Fall/Winter 2019**
 - City of Lockport to issue RFP and execute contract for design services
- **Design Phase (4 months) - Winter 2019/Spring 2020**
 - Develop construction documents and specifications
 - Obtain necessary permits and approvals
 - Issue bid documents
 - Award bid to contractor
- **Construction Phase (4-12 months) – Summer/Fall 2020**
 - Implementation of designed improvements

PROJECT REPORTING

The City of Lockport will hire a project engineer to oversee the implementation and construction of all improvements. The City will continue to monitor the economic impacts and perceived benefits of the project after construction completion. Potential metrics to measure impacts and benefits include:

- Increased pedestrian traffic between downtown Lockport, surrounding residential areas, and places of employment
- Increased investment in downtown Lockport
- Decreased vacancy in the Harrison Place complex
- User feedback

PROJECT TITLE

Implement Enhancements on Frontier Place

DRI FUNDING REQUEST

Total DRI Funds: \$140,000

Total Project Cost: \$257,436

PROJECT DESCRIPTION

This project involves the implementation of improvements to a downtown street to enhance safety and pedestrian connectivity. Improvements are proposed on Frontier Place, between Locust Street and Elm Street. These improvements are intended to better define the parking area and public roadway to increase utilization and improve circulation of pedestrians and vehicles.

Specific improvements to the roadway include:

- Installation of curbing treatments and porous concrete sidewalk;
- Installation of landscaping elements including street trees and shrubs; and
- Signage and striping to delineate parking from the roadway.

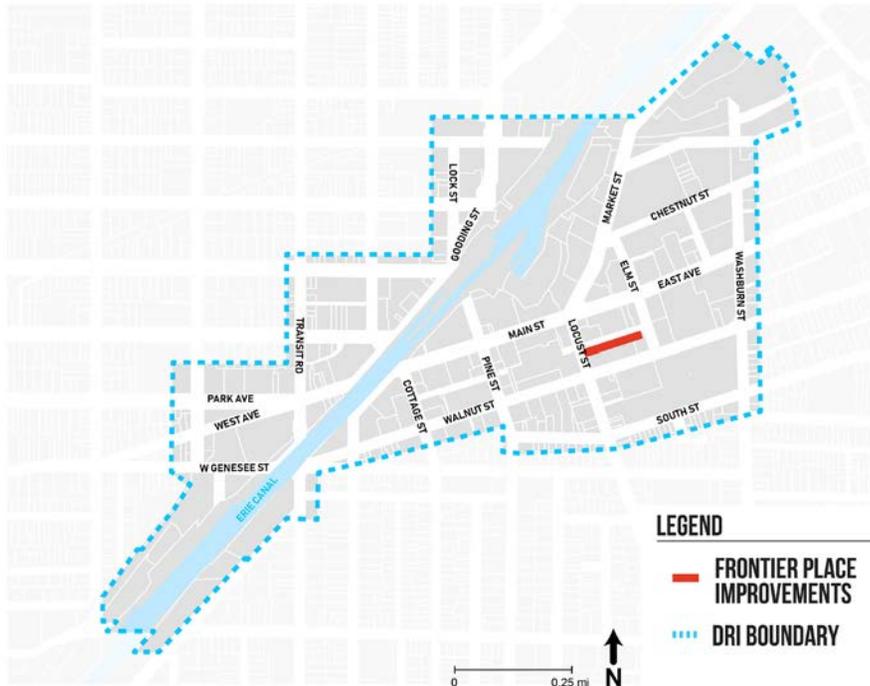
The proposed landscaping and curbing treatments will enhance safety for those frequenting downtown destinations by providing a physical separation between pedestrians and vehicles. This project is also intended to improve the visual character and experience of the public realm in this highly utilized location.

This project is located in close proximity to the proposed redevelopment of the F&M building, Historic Palace Theatre enhancements, and Harrison Place improvements. The combination of these projects is anticipated to increase pedestrians and visitors to the downtown area; therefore, clear vehicular paths and designated walkways in downtown Lockport are crucial to vitality and user safety.

This project also includes green infrastructure elements, such as porous concrete and rain gardens to help alleviate stormwater issues and contribute to environmental sustainability.

PROJECT LOCATION AND ADDRESS

The proposed project is located on Frontier Place, between Locust Street and Elm Street, in downtown Lockport.



PROPERTY OWNER/SPONSOR

The City of Lockport is the property owner of Frontier Place. The City of Lockport is also the project sponsor and will be responsible for project implementation.

CAPACITY

The City of Lockport currently maintains Frontier Place. Additional maintenance required as a result of this funding will be the responsibility of the City of Lockport.

The City of Lockport has a successful track record of overseeing public realm improvements projects funded by various NYS grant resources, from project inception to long-term maintenance and oversight.

PROJECT PARTNERS

- City of Lockport (property owner and project sponsor)

STRATEGIES

The proposed project is aligned to numerous strategies that are intended to fulfill the established Lockport DRI goals. These strategies include:

- **Support public infrastructure improvements to encourage private downtown investment** – Enhancements to public infrastructure will include safety and aesthetic improvements to a City-owned roadways and public space. Increased downtown pedestrian activity near the F&M Building and Historic Palace Theatre is anticipated; therefore, pedestrian safety improvements are needed investments in the downtown area.

- **Increase and improve pedestrian and bicycle amenities to create a more walkable, connected, user friendly and safe downtown** – The proposed project includes enhanced pedestrian connections to downtown establishments, such as F&M Building, Historic Palace, Theatre, Harrison Place and other retail establishments.
- **Improve the City’s sense of place through landscaping, green infrastructure, public art, and streetscape enhancements** – Landscaping and streetscape enhancements to the proposed public space will improve the character, safety, and usability of Frontier Place and will provide physical connections to downtown establishments.

The proposed project also aligns with several WNY REDC economic development strategies including:

- **Invest in downtowns, villages, neighborhoods, brownfields** – The proposed project is a public realm investment, which may result in increased walkability and connectivity in downtown Lockport.
- **Increase investment** – The proposed project is anticipated to enhance the public realm and facilitate additional private investment downtown.

ANTICIPATED REVITALIZATION BENEFITS

Short-term benefits:

- Beautify downtown Lockport public spaces
- Improve safety for vehicles, cyclists and pedestrians

Middle-term benefits:

- Increase downtown walkability and connectivity
- Draw additional visitors to the Historic Palace Theatre and the surrounding area

Long-term benefits:

- Increase resident quality of life and the visitor experience
- Supports the expansion of business opportunities and quality of life in the downtown area

PUBLIC SUPPORT

During the Lockport Tourism Area BOA and Lockport DRI community engagement process, public realm and walkability improvements were identified as a priority.

JOBS CREATED

No jobs will directly result from the implementation of this project.

PROJECT BUDGET AND FUNDING SOURCES

The table provides a summary of the project’s budget and funding sources.

USE OF FUNDS	COST (\$)	FUNDING SOURCE	AMOUNT (\$)
Installation of hardscape elements, including new roadway, curbing, and porous concrete	\$144,944	DRI Funds (proposed) Green Innovation Grant Program	\$140,000 \$117,436
Installation of landscaping elements and amenities	\$49,650		
Installation of signage and striping	\$5,736		
Work zone traffic control and surveying	\$1,200		
Field Change and Mobilization	\$13,000		
Design and Construction Contingency	\$42,906		
TOTAL DRI FUNDS REQUESTED			
TOTAL FUNDING FROM OTHER SOURCES			\$117,436
TOTAL PROJECT COST			\$257,436

FEASIBILITY AND COST JUSTIFICATION

The cost estimate for this project was developed by licensed landscape architects and engineers and is based on standard construction estimating methods. The implementation of this project will cost approximately \$540 per linear foot.

This project is justified based on its anticipated impacts to the public realm resulting in improved walkability and connectivity, an enhanced sense of place, improved pedestrian safety and mobility, and a reduced number of traffic incidents. Public realm improvements in downtown environments have also been shown to have a positive impact on inducing proximate private investment.

REGULATORY REQUIREMENTS

The proposed project will require local approvals and permits for construction by the City of Lockport.

IMAGE OF CURRENT CONDITIONS



IMAGE OF PROPOSED CONDITIONS



TIMEFRAME FOR IMPLEMENTATION & PROJECT READINESS

The timeframe for preliminary and final design is approximately six to eight months and can commence upon the award of DRI grant funding.

- **Immediate Next Steps (2-4 months) – Fall 2019/Winter 2019**
 - Selection of design consultant
 - Completion of preliminary design
- **Design Phase (4-8 months) - Winter 2019/Spring 2020**
 - Develop construction documents and specifications for building renovation
 - Obtain necessary permits and approvals
 - Issue bid documents
 - Award bid to contractor
- **Construction Phase (8–12 months) – Spring/Summer 2020**
 - Implementation of designed improvements

PROJECT REPORTING

The City of Lockport will hire a project engineer to oversee the implementation and construction of all improvements. The City will monitor the economic impacts and perceived benefits of the project after construction completion. Potential metrics to measure impacts and benefits include:

- Increased number of pedestrians
- Reduced number of traffic incidents
- Reduced number of pedestrian incidents
- User feedback

PIPELINE PROJECTS

The LPC also identified pipeline projects as part of this DRI process. Pipeline projects are improvements that will have a positive impact on downtown and are locally-supported; however, they are not specifically recommended for DRI funding. In some instances, the LPC recognized the importance of certain projects, but identified other funding resources available for future implementation. Each of these identified projects are synergistic with the established DRI goals and strategies and will be advanced by the City and private projects sponsors through on-going partnerships and collaboration.

PROJECT NUMBER	PROJECT NAME	TOTAL PROJECT COST	PAGE NO.
1	Downtown Lockport Hotel	\$8,651,000	V-126
2	Pine Street Trail Connection	\$1,000,000	V-127
3	Walnut Street Corridor Improvements	\$750,000	V-128
4	Washburn Street Trail Connection	\$700,000	V-129
5	Main Street/Park Avenue Improvements	\$700,000	V-130
6	Market Street Corridor Improvements	\$700,000	V-131
7	13 West Main Street Redevelopment	\$504,000	V-132
8	The Warehouse Redevelopment	\$498,000	V-133
9	The Clinton Building Redevelopment	\$285,200	V-134
10	Union Station Improvements	\$171,617	V-135
11	Lake Effect: 2nd Story Apartment	\$148,000	V-136
12	Bright Lights Lock City	\$143,300	V-137
TOTAL		\$14,251,117	

PIPELINE PROJECTS

1. Downtown Lockport Hotel
2. Pine Street Trail Connection
3. Walnut Street Corridor Improvements
4. Washburn Street Trail Connection
5. Main Street/Park Avenue Improvements
6. Market Street Corridor Improvements
7. 13 West Main Street Redevelopment
8. The Warehouse Redevelopment
9. The Clinton Building Redevelopment
10. Union Station Improvements
11. Lake Effect: 2nd Story Apartment
12. Bright Lights Lock City

PROJECT TYPE

-  New Development, Redevelopment, Rehabilitation of Downtown Buildings
-  Public Improvements
-  Lockport DRI Area



RESPONSIBLE PARTY

Brookwood Hospitality, LLC

ESTIMATED PROJECT COST

\$8,651,000

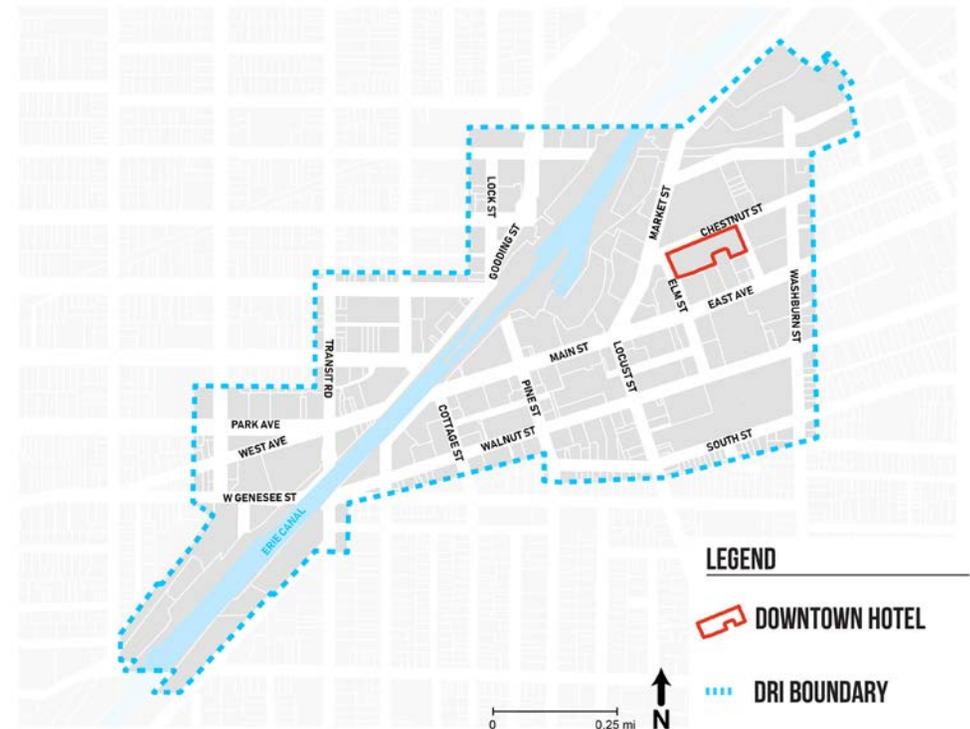
LOCATION

This project was proposed at 35 Chestnut Street in downtown Lockport, but could be implemented on a number of suitable sites in the downtown.

DESCRIPTION

The project included the acquisition of a downtown parcel for redevelopment to include a hotel, surface parking, and landscaping. The Downtown Lockport Hotel is a proposed 4-story, 60,000 square foot building with approximately 80 hotel rooms and 80 parking spots to serve hotel guests. The preferred site for development is located at 35 Chestnut Street; an underutilized paved parking lot with approximately 200 parking spots that serve the general public.

A hotel demand analysis was conducted as part of this DRI process. This report concluded that a new hotel in Lockport is likely to grow the overall demand for rooms.



PIPELINE PROJECT 2

PINE STREET TRAIL CONNECTION

RESPONSIBLE PARTY

City of Lockport

ESTIMATED PROJECT COST

\$1,000,000

LOCATION

55 Main Street and 4 Pine Street

DESCRIPTION

This project builds off of the improvements proposed as part of the rehabilitation of the Spalding Mill building and surrounding site enhancements. The construction of an ADA-accessible ramp and trail to create a continuous multi-use trail along the southern side of the Erie Canal beginning at the Pine Street and Main Street intersection. This trail improvement is intended to connect to an existing access road maintained by Brookfield Hydropower, to increase recreational opportunities for residents and visitors of downtown Lockport.



PROPOSED ADA-ACCESSIBLE RAMP CONNECTION

PIPELINE PROJECT 3

WALNUT STREET CORRIDOR IMPROVEMENTS

RESPONSIBLE PARTY

City of Lockport

ESTIMATED PROJECT COST

\$750,000

LOCATION

Walnut Street, from Locust Street to Washburn Street

DESCRIPTION

This project includes improvements to Walnut Street to establish safe connections and walkability between downtown, surrounding residential neighborhoods and places of employment. The improvements are intended to create a strong presence adjacent to Harrison Place, helping to attract a greater diversity of users and tenants to the facility, while also creating a safer streetscape for all modes of transportation. Specific improvements include the installation of bump-outs to shorten pedestrian crossings, the installation of ADA-accessible curb ramps and visible crosswalk treatments, the installation of pedestrian amenities, and the addition of on-street parking on the south side of Walnut Street.



PROPOSED IMPROVEMENTS ON WALNUT STREET

PIPELINE PROJECT 4

WASHBURN STREET TRAIL CONNECTION

RESPONSIBLE PARTY

City of Lockport

ESTIMATED PROJECT COST

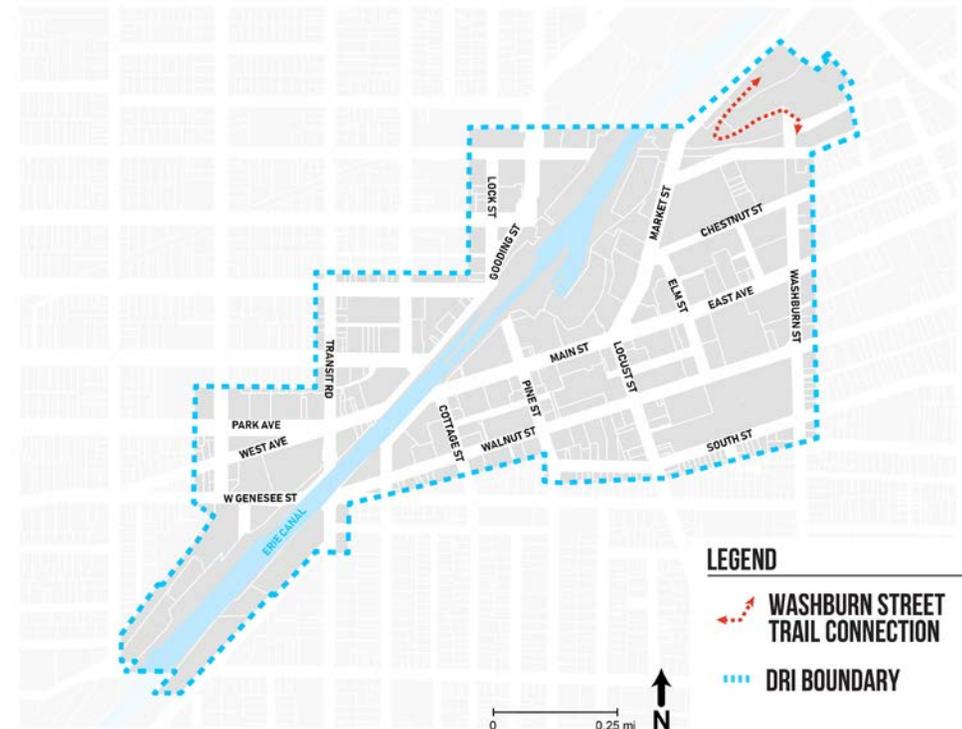
\$700,000

LOCATION

2-10 Washburn Street

DESCRIPTION

The construction of an ADA-accessible ramp and trail connection to create a recreational trail along the southern side of the Erie Canal. This trail improvement is intended to connect to an existing access road maintained by Brookfield Hydropower, to increase recreational opportunities for residents and visitors of downtown Lockport. This project connects to the proposed Union Station site and would facilitate a southern Erie Canal connection west to the Pine Street/Main Street intersection, .



PIPELINE PROJECT 5

MAIN STREET/PARK AVENUE INTERSECTION IMPROVEMENTS

RESPONSIBLE PARTY

City of Lockport

ESTIMATED PROJECT COST

\$700,000

LOCATION

Main Street/Park Avenue/Transit Road intersection

DESCRIPTION

This project recommends improvements to the intersection to enhance safety for all modes of transportation and enhance connectivity between the neighborhood and downtown amenities. Improvements are intended to help define clear travel lanes, simplify vehicular routes, highlight pedestrian crossings along Transit Road and provide aesthetic treatments. Specific improvements include:

- Striping and curbed bump outs to clearly identify vehicular travel lanes;
- Installation of amenities including benches, bike racks, plantings, and pedestrian lighting; and
- Installation of ADA-accessible curb ramps at the intersection corners and high visible crosswalk treatments.



PROPOSED INTERSECTION IMPROVEMENTS

MARKET STREET CORRIDOR IMPROVEMENTS

RESPONSIBLE PARTY

City of Lockport

ESTIMATED PROJECT COST

\$700,000

LOCATION

Market Street; from Chestnut Street to Main Street/Locust Street intersection

DESCRIPTION

Improvements to this corridor are intended to enhance the pedestrian experience in the downtown core. Specific improvements include:

- Striping and curbed bump outs to clearly identify vehicular travel lanes;
- Installation of pedestrian amenities including benches, bike racks, plantings and pedestrian lighting; and
- Installation of ADA-accessible curb ramps and high visible crosswalk treatments

PROPOSED CORRIDOR IMPROVEMENTS



PIPELINE PROJECT 7

13 WEST MAIN STREET REDEVELOPMENT

RESPONSIBLE PARTY

Greater Lockport Development Corporation

ESTIMATED PROJECT COST

\$504,000

LOCATION

13 West Main Street

DESCRIPTION

The proposed project will facilitate the renovation of a currently vacant building on Lockport's Main Street into a mixed-use structure. Improvements include complete interior renovations, including new drywall and paint, flooring, and plumbing to create one to two store fronts on the first floor (approximately 1,500-square feet each) and Class B office space on the second floor (approximately 3,000-square feet).



PROPOSED IMPROVEMENTS TO 13 WEST MAIN STREET

PIPELINE PROJECT 8

THE WAREHOUSE RENOVATION

RESPONSIBLE PARTY

Doug and Patti Hammond

ESTIMATED PROJECT COST

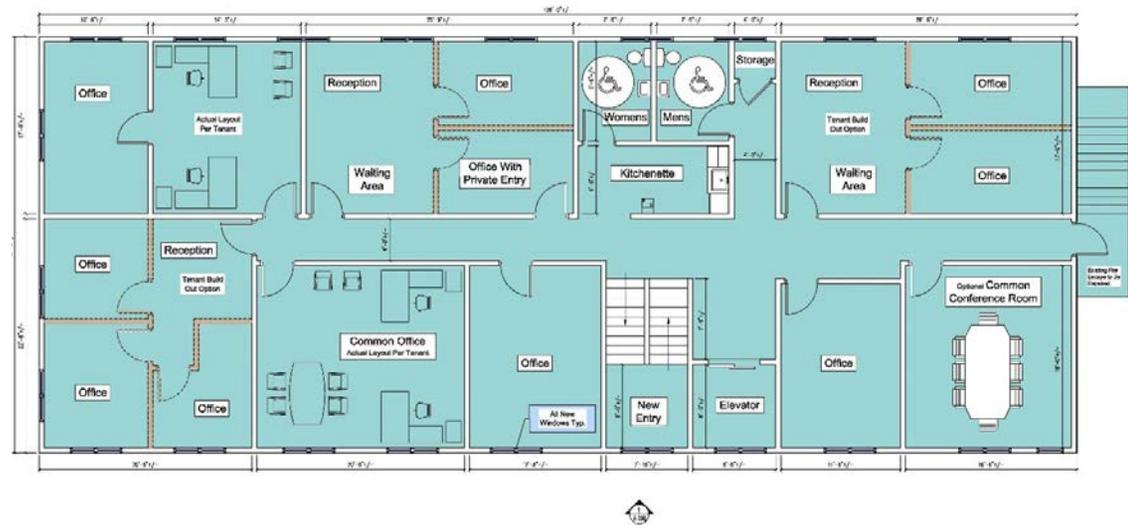
\$498,000

LOCATION

60 Chestnut Street

DESCRIPTION

This project includes renovation of the upper floor of the Warehouse in downtown Lockport, proximate to the Cornerstone CFCU arena. The first floor of the building is a successful retail establishment. Improvements to the building are intended to create eight new office spaces on the second floor (approximately 4,000 square feet). These office spaces will provide new office space for small businesses and start-up business. This project also increases building ADA-accessibility, through the installation of an elevator and site improvements.



PROPOSED 2ND STORY FLOOR PLAN

PIPELINE PROJECT 9

THE CLINTON BUILDING RENOVATION

RESPONSIBLE PARTY

Thomas W. Scirto

ESTIMATED PROJECT COST

\$285,200

LOCATION

1 Main Street

DESCRIPTION

This project proposes interior upgrades to the building on downtown Lockport's Main Street to meet current demand for market-rate apartments. The proposed project will add three new apartments to the upper floor of the Clinton Building in currently vacant and underutilized spaces. The renovation also includes exterior improvements and minor upgrades to the building's common areas.



EXISTING CLINTON BUILDING

PIPELINE PROJECT 10

UNION STATION IMPROVEMENTS

RESPONSIBLE PARTY

Mark Davidson

ESTIMATED PROJECT COST

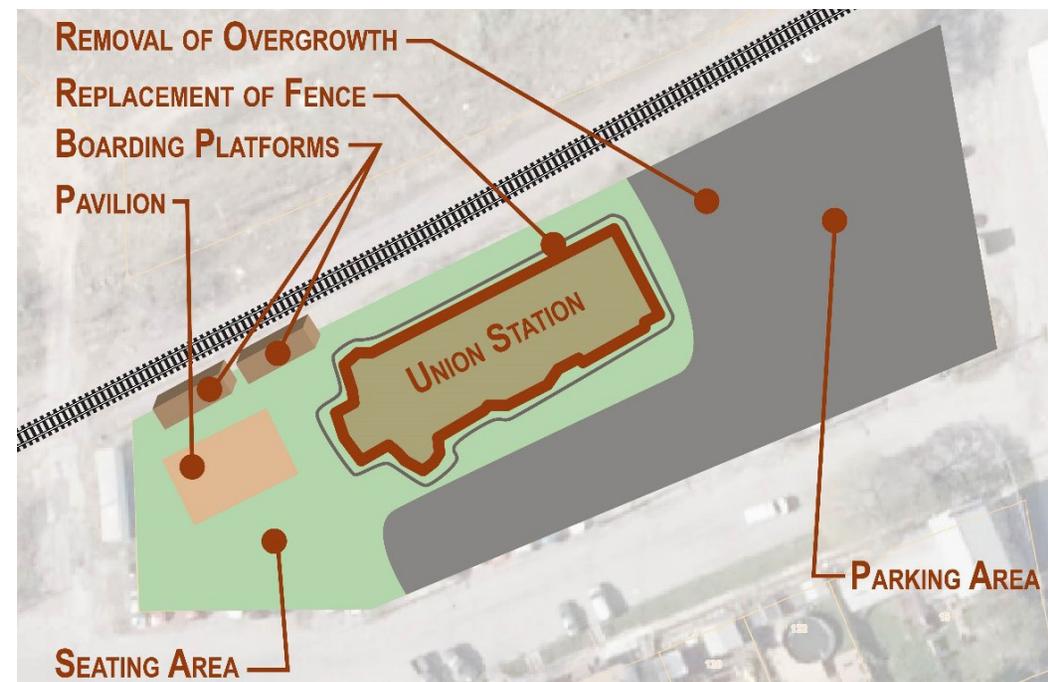
\$171,000

LOCATION

95 Union Street

DESCRIPTION

The proposed project will develop outdoor community space to enhance the visual appeal of this historic landmark and utilize the one-acre site as a community resource. Specific improvements include the development of a covered pavilion for community use, creation of two boarding areas for use by the Medina Railroad, installation of wayfinding signage for visitor use, installation of ornamental fencing and professional lighting to highlight the historic structure and site improvements to clear vegetation overgrowth.



PIPELINE PROJECT 11

LAKE EFFECT: 2ND STORY APARTMENT

RESPONSIBLE PARTY

Lake Effect Canal Street, LLC

ESTIMATED PROJECT COST

\$148,000

LOCATION

79 Canal Street

DESCRIPTION

The project will convert a vacant space located above the Lake Effect Ice Cream shop, currently used as a storage room, into a 1,300-square foot, two-bathroom and two-bedroom apartment. The scope includes roof replacement, purchase of a used deep freezer to create additional storage for the existing first floor business.



EXISTING LAKE EFFECT ICE CREAM SHOP

RESPONSIBLE PARTY

Lockport Public Arts Council

ESTIMATED PROJECT COST

\$143,300

LOCATION

This project was proposed on several downtown Lockport properties.

DESCRIPTION

The proposed project is for the design and placement of four public art pieces focused on creatively lighting downtown Lockport to showcase the historic features of the City. Each element adds to the downtown experience in a different way, appealing to a variety of people and transforming the downtown into an outdoor gallery for varied and interactive public art exhibits. The proposed art pieces include static and moving projection lighting on existing buildings in downtown Lockport, 10 neon signs that are replicas of those formerly located in downtown, up to 20 LED powered tactical art swings for use by people of all ages, and an illuminated three-dimensional giant LOCKPORT sign at a central downtown location.



PROPOSED LIGHT DISPLAY ON 12-16 WEST MAIN STREET

