



Regional Economic Development Councils



Southern Tier Downtown Revitalization Initiative: Elmira Awards



Office of Planning and Development



Homes and Community Renewal

Project Name	Project Description	Award
Construct Mixed-Use Development on West Water Street	Construct a mixed-use development on a vacant lot in the center of Elmira's downtown. The project will include a four-story building with approximately 50 market rate apartment units, 16,700 sf of retail/commercial space on the ground floor, and outdoor landscaping with amenities. The project will enhance Elmira's downtown by creating an active 18-hour environment of commercial, retail and residential uses.	\$4,000,000
Restore Lake Street Bridge for Pedestrian Use	Rehabilitate and reopen Lake Street Bridge as a pedestrian connection between the north and south banks of the Chemung River. The Lake Street Bridge is situated adjacent to the Mark Twain Riverfront Park and connects downtown Elmira to the neighborhoods across the river. Re-opening the bridge, which has been closed to vehicular traffic for over six years, will re-connect residents to the downtown, spur development of several underutilized and vacant properties along both Lake Street and Water Streets, enhance the downtown environment, and provides scenic vistas for public use and enjoyment.	\$750,000
Rehabilitate Centertown Parking Garage	Rehabilitate the 40 year old Centertown Parking Garage to create a safer, more aesthetically pleasing parking structure to serve downtown Elmira. The centrally located, 735-car garage is underutilized due to its disrepair, safety concerns, and poor lighting quality. Renovations will preserve its structural integrity and create a more inviting and marketable parking structure to support downtown activities, small businesses, and retailers.	\$1,000,000
Develop Clemens Square in the Heart of Downtown	Renovate an underutilized public space in the heart of Elmira's downtown to create Clemens Square, a walkable and inviting public space that links some of the City's most important assets: Clemens Center, First Arena, and Main Street as well as new projects such as the West Water Street mixed-use development, several renovated historic buildings, and the renovated Centertown Parking Garage. The new Clemens Square will encourage visitors to explore the new offerings in downtown and will provide a new adaptable space for programs and events throughout the year.	\$1,250,000
Create an Elevated Boardwalk in Riverfront Park	Improve and upgrade Riverfront Park on the Chemung River to include a new elevated boardwalk, seating, planters, and artwork that reestablishes a strong connection between the river and the adjacent downtown core and serves as an attraction for visitors and patrons to downtown Elmira. The new elevated boardwalk park, which will allow views of the Chemung River over the existing flood barrier, will be located directly across from the new West Water Street mixed-use development project, Clemens Square, and the Centertown Parking Garage, thus adding to the experience of visitors to these downtown destinations.	\$550,000
Activate Buildings in Downtown Elmira	Renovate vacant and underutilized buildings in the area in order to accommodate Elmira's unmet housing, ground floor retail, and commercial business needs. The project will bring new housing options to downtown and foster growth of retail and commercial offerings and will leverage private capital from property owners.	\$1,150,000
Reconfigure West Water Street Parking	Reconfigure public parking on West Water Street to increase the number of spaces available to accommodate new and existing mixed-use development. The new parking lay-out will better serve local businesses, support increased density in downtown Elmira, and allow room for new public spaces elsewhere.	\$250,000
Modernize Downtown Zoning	Modernize the City of Elmira's zoning code by adding a new Form-Based Overlay district to apply to the DRI area. The new Form-Based Overlay district will have clear standards and terminology for desired buildings and architecture, public space and streetscapes, parking and circulation, and landscaping. The updates will also make the land use review process within the downtown area more predictable through refined definitions, guidance materials, and streamlined administrative review and approval procedures for new development and allow and encourage infill development that aligns with the goals of the DRI.	\$150,000
Establish a Fund for Small Business Revolving Loans	Provide small loans to owners of buildings within the DRI area to renovate retail and commercial storefronts and spaces. Many existing properties located along Main Street are in need of improvements. The cost of renovation of these older structures to meet contemporary standards is not fully covered by the current rental rates of the Elmira marketplace. This project will establish a revolving loan fund to allow necessary renovations to occur.	\$600,000



A Division of Empire State Development