

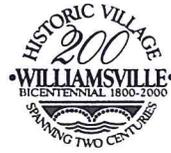
Village of Williamsville

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June 3, 2016



5565 Main Street
Williamsville, New York 14221

Mr. Christopher Schoepflin
WNY Regional Director
Empire State Development

Mo Sumbundu
Program Administrator
95 Perry Street - Suite 500
Buffalo, NY 14203-3030

Dear Mr. Schoepflin and Mr. Sumbundu:

It is with great pleasure and excitement that I present to you the Village of Williamsville's application for the Downtown Revitalization Initiative offered by Empire State Development and the WNY Regional Economic Development Council.

The entire Village has been buzzing with excitement at the thought of realizing our dream of a Multimodal Transportation Hub, mixed-use parking facility with residential and retail components, a shuttle and valet service to alleviate traffic congestion and encourage walkability and the unique opportunity to generate hydroelectric power and create a business-friendly micro-grid system.

The excitement stretches far beyond the corners of our historic Village. It reaches many residents in the 120,000-person Town of Amherst and even the young students learning new skills at Daemen College, Erie Community College and the University at Buffalo.

Our greatest hope is that we would have the opportunity to present this innovative plan in person to the Regional Economic Development Council. I would like to show you just how passionate people in our community are about this plan to truly revitalize our downtown.

Thank you for your time and please reach out to my office should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Kulpa".

Brian J. Kulpa
Mayor of Williamsville

DOWNTOWN REVITALIZATION INITIATIVE – DOWNTOWN TEMPLATE

CLICK [HERE](#) FOR A FORM FILLABLE VERSION OF THIS DOCUMENT

THIS TEMPLATE IS PROVIDED AS GENERAL GUIDANCE AND THE MINIMUM CRITERIA NECESSARY FOR THE REDCs TO EVALUATE AND SELECT A DOWNTOWN NEIGHBORHOOD. INDIVIDUAL REDCs MAY REQUEST ADDITIONAL INFORMATION AS PART OF THEIR SELECTION PROCESS. PLEASE CHECK YOUR SPECIFIC REGIONAL COUNCILS WEBSITE FOR ADDITIONAL CRITERIA. WWW.REGIONALCOUNCILS.NY.GOV

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Western New York

Municipality Name: Village of Williamsville

Downtown Name: Village of Williamsville Main Street Corridor

County: Erie

Downtown Description - Provide an overview of the downtown and summarize the rationale behind nominating this downtown for a Downtown Revitalization Initiative (DRI) award):

The historic Village of Williamsville occupies a unique position within the Buffalo-Niagara metropolitan area. Within easy commuting distance to Buffalo, regional shopping and transportation infrastructure, including the Buffalo-Niagara International Airport, the Village is both an attractive place to live and do business. The Village of Williamsville has a dynamic business district that services the surrounding neighborhoods, as well as the surrounding Town of Amherst and areas beyond. The Village contains a variety of historic, community and natural resources that provide diversity and enjoyment to the community. However, over time, lifestyle and land use trends have weakened the Village fabric and the very character and qualities that make Williamsville special. In particular, the demands of the automobile and transportation patterns have had a serious impact on the community. As traffic on Main Street has increased, improvements, such as road widening and the addition of turning lanes, were made to avoid complete gridlock. These changes, however, have come at a cost to pedestrians, local businesses and community character. While wider streets temporarily solved traffic problems, they have ultimately: facilitated more and faster moving traffic that has marginalized pedestrian movement with narrower sidewalks and more difficult street crossings, jeopardizing pedestrian safety; restricted the ability to provide lanes dedicated for bicycle use, prohibiting an alternative mode of travel; and have adversely impacted business activity due to traffic congestion and the replacement of diagonal parking spaces with parallel spaces, reducing the overall supply of on-street parking. The erosion of Williamsville's pedestrian friendliness and business environment over the years is particularly troubling given the Village's changing role within the larger economic picture of metropolitan Buffalo. With the existence of suburban malls and big box retail developments in the surrounding area, the Village of Williamsville, more than ever, represents a niche market where historic village charm, a mix of land uses, walkability and uniqueness are its chief competitive advantages. The Village has been actively involved in downtown revitalization, which started with the adoption of a Community Plan in 2010 (*see attachment 4*). Efforts since then have been focused on implementing the community-supported recommendations contained in that Plan (and subsequent planning efforts, in particular the Picture

Main Street Plan – *see attachment 5*) to achieve the vision for the protection of community character, historic preservation, maintenance of the mix of uses and improved economic investment, and public realm improvements, including a complete streets policy, to address traffic and pedestrian safety issues. The Downtown Revitalization Initiative (DRI) award would help the Village to implement projects designed to improve pedestrian mobility and incentivize economic development, building on their achievements since the adoption of the Community Plan. Through continued targeted investments at appropriate locations in the community, as advocated by the REDC, the Village is determined to strengthen their unique position within the Buffalo-Niagara Metropolitan area; improve local prosperity and quality of life; remain a walkability community with good mix of land uses; and maintain its sense of place.

DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the criteria set forth in the DRI Guidelines.

- 1) Boundaries of the Downtown Neighborhood.** Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be compact and well-defined. Core neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment.

The Village of Williamsville business district extends from Interstate 290 on the west to Youngs Road (CR 324) on the east, encompassing the Main Street corridor and the side streets and neighborhoods that are located adjacent to Main Street. Two core focus areas in the Village include the South Long Street neighborhood and the Spring Street/Main Street area (Village Square). These areas offers numerous opportunities for community revitalization, historic preservation and economic development. The South Long Street neighborhood offers possibilities for future redevelopment of industrial properties, new mixed use development and the improvement of Long Street Park. Village Square is a an where efforts are being focused on recreating a vibrant and well-defined village center that is designed around the rehabilitation of the Williamsville Water Mill complex (which was listed on the National Register of Historic Places in 1983), improving connections to the adjacent Glen Falls Park, restructuring public parking, and incentivizing economic development in the immediate area. The mill offers opportunities for future hydroelectric power generation, as well.

- 2) Size.** Outline why the downtown, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing, or increasing, population within easy reach for whom this would be the primary downtown.

The boundary area, which is the two-mile stretch of Main Street (State Route 5) located between Interstate 290 and Youngs Road (*see attached map 2B*), is the commercial and civic heart of both the Village of Williamsville and the surrounding Town of Amherst. This area is the walkable, community center that provides access to shops and services. Both the Town and Village government buildings are centrally located on Main Street in the historic downtown business district; the historic Williamsville Water Mill, the Erie Community College North Campus, Williamsville South High School, and several public parks are also located within boundary area. The 2013 Main Street

Corridor Market Study (*see attachment 3*) describes the Village of Williamsville submarket as the area that includes all those living within a five-minute drive of the center of the village, which extends just beyond the boundary area. Residents in this submarket area use the services available to them in the Village of Williamsville as their primary market for everyday shopping and their primary market for groceries, gas, and basic services like salon appointments, dining, and auto care, as well as government services and support. Therefore, the boundary area described for this application is demonstrative of a catchment area that supports vibrant, year-round activity and in easy reach of surrounding population who use the Village as their “primary downtown”.

3) Past Investments & Future Investment Potential. Describe how this downtown will be able to capitalize on prior, and catalyze future, private and public investment in the neighborhood and its surrounding areas.

Over the past decade the Village has seen investment by way of a small number of developments that enhanced economic activity, including the Hampton Inn and Suites, the Walgreens retail center and a few other smaller redevelopment projects. Since the adoption of the Community Plan and the Picture Main Street Plan, new projects have been undertaken to improve the vitality of the Village and address market needs, including the Residences at the Mosey and Wyndham Garden Hotel complex, which is a mixed use, multi-story building at Main and South Forest that offers retail, office, hotel and private residential space; and the Hyatt Hotel and office complex, located on Main Street adjacent to Interstate 290. Additionally, smaller projects are underway along Main Street that will provide additional mixed use opportunities for office, retail and residential use. These projects are in keeping with the goals of the Village’s planning initiatives. There are additional locations, as noted in the 2013 Main Street Market Study (*attachment 3*), where future investment can be made within the Village of Williamsville boundary area that would benefit the community by way of new employment opportunities, services and housing. One site in particular is the “Village Square” focus area, where projects are proposed (that would be funded with DRI monies) to revitalize this area. The Williamsville Water Mill remains a powerful symbol of the Village’s history. The mill lies at the heart and crossroads of the Village. It functions as a “seam” between the past and the present, between nature and industry, between high ground and low ground, between Main Street and the “green street” of parks that run through its center. Unfortunately, the mill and Glen Falls, Village parks and Spring Street are not well integrated with Main Street and the public fabric of the Village. These resources and places are largely hidden from view and underutilized; you can drive down Main Street and not even know that they are there. Village residents are nearly unanimous in their appreciation for the mill as the “jewel” of Williamsville and their desire to see it restored. But a restored mill existing in isolation would not live up to its fullest potential. Therefore, the vision to create a proper setting that is the pedestrian friendly, vibrant and identifiable as a Village center was born. By being part of a greater whole in the Village Square, the restored mill can be more than just a novelty. And, the restored mill, in turn, can be a catalyst and attraction for a reclaimed Village center that would support new mixed use development, provide job opportunities and create a destination that will bring new life and activity to the downtown. In addition to ongoing renovations at the Water Mill, this area is proposed to be redeveloped with new mixed use structures that will incorporate a parking ramp. This will allow for a reorganization of existing and addition of valuable public parking spaces in this area, along with the construction of new commercial and residential

space, adding density to the downtown. Additionally, the Village is exploring local power generation for the downtown Williamsville area businesses and municipal buildings by way of the Williamsville Water Mill. This type of distributed power generation project, otherwise known as a microgrid, has the ability to create significantly lower cost energy, and provide stable rates, for the local businesses and municipal buildings that directly consume the power generated (a direct financial benefit). Using the hydro electrical capacity of Ellicott Creek, together with solar and energy storage facilities, would allow for the Village to be not only self-sufficient in the event of a utility outage, but would considerably improve the quality of daily power usage, as well. To finance a microgrid project of this nature, private investment dollars would be leveraged in addition to State and Federal incentives, grants and tax credit programs. In addition to the benefits of quality, local power generation, a microgrid energy project can help create and retain local jobs. Lowering the cost of doing business eases financial strain on existing businesses and allows for expansion that may not have been previously possible. The energy infrastructure itself will also create local operations and maintenance employment opportunities. Also, as previously noted, traffic congestion and pedestrian safety are an issue of importance that constrains economic and social activity in the downtown. As a means for addressing this concern, the Village of Williamsville is proposing to establish a public Trolley service that would provide an alternative mode of transport throughout the boundary area, and beyond, enabling students from Damien College (to the west) and Erie Community College North campus (to the east), among others, to safely and easily access the businesses and services available in the Village. Adding this multi-modal option is a key part of the Village's strategy for revitalizing the area and would be an integral element of the DRI investment strategy. From a public relations perspective, the Village of Williamsville has a great story to tell – but the objections to locating, doing business or shopping in the Village are the obvious ones: traffic, parking and walkability. As previously noted in this application, the Village has been proactively attacking these issues through a number of forward-thinking initiatives, many completed and others underway, and continues to build significant momentum. The projects outlined in Williamsville's proposal for this DRI award, if funded by the WNY Regional Economic Development Council, will change the conversation for Williamsville, and create a tremendous opportunity for the Village to not only strengthen its existing business environment and create jobs, but attract the types of new offerings that will make the Village attractive to its target audiences.

4) Job Growth. Describe how recent or impending job growth within, or in close proximity to, the downtown will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

The Village of Williamsville is located within the Town of Amherst. There are a number of existing and expanding businesses and industries in the Town, surrounding the Village, including professional and technology parks and medical offices and facilities. Just outside the Village and the DRI boundary area, there are nine office, technology and professional parks that employ hundreds of people and offer opportunities for expansion, as well as a diversity of jobs opportunities. In addition to job creation, these facilities have a direct economic impact on the Village of Williamsville, whether for shopping and other retail activity, dining, relaxation or as a place for employees to reside. There are other office buildings situated near the Interstate 290 that also provide opportunities. The Amherst Industrial Development Agency (IDA) has also designated older

portions of the boundary area as Redevelopment Zones (Enhancement Areas) wherein the IDA is working with the Town, Village and others (including the Williamsville Business Association) to make improvements to rejuvenate and cultivate investment interest. The areas in Williamsville, which have been profiled for aid and assistance, include the area located between Richfield Drive and Youngs Road (to the east) and Union Road and Interstate 290 (to the west). Eligible projects in these areas can take advantage of IDA incentive programs for tax exemptions. Redevelopment in these areas would directly benefit the Village. Additionally, there are locations within the Village where new development can occur in the form of mixed use buildings with office, retail and residential space. Ten potential redevelopment sites are identified in the Main Street Corridor Market Study report (attachment 3) that offer opportunities for construction of new or renovated commercial and mixed use space that could create new employment opportunities and residential space. The Market Study indicated that the strength of the Williamsville market makes many of these sites attractive for redevelopment. In addition, the proposed redevelopment in the Village Square area will also create usable space for commercial and residential development and jobs. The industrial parks and office buildings lying outside the Village are accessible to the Village and Main Street by public transportation. Certain locations are within walking distance of Main Street, as well. In general, the Village of Williamsville is ideally located in an area that provides sustainable support for long-term economic prosperity in the community.

- 5) Attractiveness of the Downtown.** Identify the properties or characteristics the downtown possesses that contribute or could contribute, if enhanced, to the attractiveness and livability of the downtown. Consider, for example, the presence of developable mixed-use spaces, housing at different levels of affordability and type, healthy and affordable food markets, walkability and bikeability, and public parks and gathering spaces.

Within the Buffalo-Niagara metropolitan region, the Village of Williamsville offers living, business and shopping opportunities for residents, workers and visitors in an historic setting that reflects its heritage and role in the renewal of Western New York. The Village is defined by its natural resources, places of commerce, open spaces and civic activity. The Village environment is built to a human scale and includes a natural waterfront environment, a vibrant and walkable business district, historic buildings and assets, comfortable spaces for public gathering and civic celebration, attractive neighborhoods, and a network of parks and open spaces. Amherst State Park, Glen Park and Island Park are linked by Ellicott Creek to form a green corridor that intersects with the Main Street business district and historic Water Mill Complex to form the crossroads of Village life. A high quality of design is reflected in the built environment, especially along the defining roadway corridors and at gateway entrances. All of these resources and characteristics contribute to the attractiveness and livability of the downtown area. The business district includes a mix of uses to accommodate the needs of residents, workers and visitors. These include residential, offices, retail establishments, food markets (including a farmers market), a variety of places for dining, personal service shops and passive public gathering spots, all of which are accessible by bicycle or foot. Housing in and around the downtown includes single-family homes, condominiums and apartments, with varying price and affordable options. Additionally, the Village has room to grow and renew itself, enabling the creation of new locations for commerce and living, as well as jobs. There are a number of select sites that are ripe for development with mixed uses to provide additional office,

retail and residential space. In particular, redevelopment of the Village Square focus area at Spring Street and Main is a part of the Village's vision for the future. This area includes the historic Williamsville Water Mill complex as a focal point for activity, and is within easy walking distance to Glen Park and Island Park, as well as the Main Street business district. The Water Mill provides options for re-establishing hydroelectric power generation, a renewal energy source, which is being proposed for this area. This area also offers the opportunity to recreate public parking as a part of a mixed use development, allowing for more efficient use of the space and the establishment of higher density use in the Village core. In addition, it should also be noted that the Village of Williamsville Business Association sponsors a variety of activities for residents and visitors throughout the year that enhance the attractiveness and livability of the area. These events occur in local parks, at the Williamsville Meeting House (another historic site), and at various locations along Main Street. Events include concerts and musical performances, block parties, movie nights, festivals, and seasonal activities. All of these activities help to enhance the quality of life in the area, strengthen the sense of place, and benefit the local business community. The Village of Williamsville's existing resources and characteristics, combined with the opportunities for new development and economic activity, make the Village of Williamsville an excellent candidate for a DRI award.

- 6) Policies to Enhance Quality of Life.** Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, complete streets plans, or transit-oriented development. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

The Village of Williamsville's 2010 Community Plan (*attachment 4*) recognizes the community's desire to maintain its historic character, provide for enhanced walkability, and support a vibrant economic and neighborhood environment. The traditional community character presented within the Village is of paramount importance to the provision of these elements. Furthermore, the Village recognizes the Main Street corridor as a major gateway, a retail and service destination of local and regional significance, and the driving force of the Village's identity. Therefore, after the adoption of the Community Plan, the Village has undertaken a number of efforts to update its zoning and develop planning principles that support smart growth principles. The Picture Main Street Plan ment 5) lends strong focus on the need for public realm improvements to address walkability, context sensitive design, traffic calming and streetscaping to improve the quality of life along the Main Street corridor. This Plan essentially outlines the Villages complete street policy. This was followed by the adoption of Historic Landmark Design Standards aimed at protecting the resources of historic significance in the Village and that are a part of the community's sense of place. Thereafter, upgrades to the Zoning Code were undertaken to include new mixed use zoning for the Main Street corridor. The new districts include the Mixed Use District, which provides specific regulations and guidance for new development and rehabilitation projects within the Village's Main Street corridor. The focus would be on appropriately scaled and designed multi-story structures with pedestrian elements and landscaping, among other things. Additionally, a Neighborhood Mixed Use District conveys the important role that well-designed, publicly accessible open spaces play in creating and organizing high quality higher density residential neighborhoods. Such spaces, be they a park or simply a well-designed Village street that invites the public to stroll its length, can ensure that higher

density housing is sensitively knitted to the larger fabric of the Village. The NMU is intended to be a true mixed-use district, authorizing a combination of residential, commercial, office and institutional uses in appropriately designed and scaled buildings.

- 7) Local Support.** Set forth the local and community support that exists for the revitalization of this downtown and the commitment among local leaders and stakeholders to building and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a local DRI Planning Committee to oversee the plan.

The Village of Williamsville adopted a Comprehensive Plan in April of 2010 (*attachment 6*). The development of this plan included broad based public participation. That plan established a firm vision to guide future development in the community and provided the foundation for all that the Village has accomplished in terms of community revitalization to date. The Vision for Williamsville that was developed through the planning process for the Community Plan is one of inclusive diversity, in which the best elements of the Village's rich historical, cultural, and natural heritage have been conserved and sensitively enhanced for the benefit of residents and visitors alike. The residents of Williamsville worked in cooperation to construct this vision to represent their collective future. This Vision was developed as the result of a varied public input process and represents both a rationale and series of guiding principles to ensure that future planning moves the Village forward in a direction its residents are willing to take. Two years after the adoption of the Community Plan and the development of the vision for the future, the Village began working on a more detailed plan for Main Street – "Picture Main Street" (*see attachment 5*). In strong support of this effort, the Village Board of Trustees adopted a project charter and put into place a massive 48 person Committee that included a Steering Committee, four working groups and an audit group. The Steering Committee was comprised of 10 individuals, with the entirety of the Village Board represented on this Committee, alongside residents and business leaders. Representatives from the NYSDOT and the Williamsville Business Association attended every meeting. The planning process overseen by the Steering Committee, with input from the working groups, included extensive community participation and collaboration by way of public meetings, "tactical urbanism" street and block parties, web postings, village-wide mailings and stakeholder input. This public outreach process was very comprehensive and no area of the community was excluded or underserved. Since the completion of the Picture Main Street Plan, the Village has continued keeping the public informed on progress in the community, with regular mailings and website updates that describe ongoing projects and proposed actions. The public outreach process has demonstrated that Village residents and businesses recognize the relationship between an attractive, well maintained streetscape and a competitive business environment. Village residents clearly indicated that they value the historic character of Main Street and the mix of uses that are the hallmarks of a vibrant village center. This same level of support would be provided for the development of the Strategic Investment plan and proposed project activities as a part of the DRI award. This will allow the Village to continue to make improvements that are supported by the community. Furthermore, in shaping its future, the Village of Williamsville is ever cognizant of its place within the Town of Amherst and Western New York. The Village and Town are partners in mutually supportive endeavors to manage growth, promote economic development, and provide facilities and services for residents. With this said, the local lead for the program, who will work with the outside experts

to convene the local DRI Planning Committee, will be Brian Kulpa, Village of Williamsville Mayor, and Charles Specht, Director of Community Development.

8) Other. Provide any other information that informed the nomination of this downtown for a DRI award.

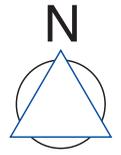
The Village of Williamsville is strongly committed to community revitalization and economic development and has undertaken a number of efforts and initiatives since the adoption of their Community Plan in 2010. These transformative efforts include the preparation of the Picture Main Street Plan and the Main Street Corridor Market Study in 2013, and the successful awards of numerous grants and funding assistance to undertaken projects identified in those plans. For example, the Village secured substantial funding to undertake renovations to the historic Williamsville Water Mill complex, which is the focal point of the Village Square area. Village Square is one of the key locations for redevelopment and revitalization in the community. They received funding through a Green Innovation Grant Program (GIGP) award, as well as funding from the NYS Environmental Facilities Corporation (EFC), to implement green infrastructure and other public realm improvements on Spring Street (Village Square); this project is currently underway. A similar grant was secured for South Long Street. Significant funding is also being provided through a Transportation Alternatives Program (TAP) grant award for beautification improvements along Main Street, as outlined in the Picture Main Street Plan. The bottom line is that the Downtown Revitalization Initiative award would enable the Village to continue its progress and undertake additional projects that are directly linked with their desire and vision for improved economic prosperity and quality of life, helping to maintain Williamsville's position as a vibrant and unique place in the Buffalo-Niagara Metropolitan region and meet REDC goals and objectives.

Attachment

Village Map (2B)

Historic Village of Williamsville, NY 14221

Numbers represent entire blocks between cross streets, consult actual addresses under business listing section.



**Metro
Park-N-Ride
Lot**

**Athletic Fields
Lehigh Memory Trail**

Glen Park

**Garrison
Park**

Island Park

**Village
Parks**

**Public
Parking**

Williamsville South
High School

Support Document

Project Budget

Williamsville Rising - Project Cost

	PROJECT TASKS	UNITS	CONSTRUCTION COST/UNIT	AQUISITION COST	OTHER COST	TOTAL	
PARKING STRUCTURE	Parking Structure Design (Spaces)	320.0	\$18,000.00	\$0.00	\$0.00	\$5,760,000.00	
	Micro Retail Incubator Space (sq ft)	6,000.0	\$125.00	\$0.00	\$0.00	\$750,000.00	Uniland Development Corporation
	(18) Apartments (sq ft)	26,000.0	\$125.00	\$0.00	\$0.00	\$3,250,000.00	Uniland Development Corporation
	Arhitecture & Engineering	0.0	\$0.00	\$0.00	\$488,000.00	\$488,000.00	Uniland Development Corporation
	Subtotal	32,320.0	\$18,250.00	\$0.00	\$488,000.00	\$10,248,000.00	

TROLLEY SHUTTLE	Trolley Acquisition (2 Units)	2.0	\$0.00	\$180,000.00	\$0.00	\$360,000.00	
	Maintenance Cost (Years)	3.0	\$0.00	\$0.00	\$40,000.00	\$120,000.00	
	Operational Contract Cost (Years)	3.0	\$0.00	\$0.00	\$80,000.00	\$240,000.00	
	Trolley Stop Infrastructure	10.0	\$300.00	\$0.00	\$0.00	\$3,000.00	
	Marketting & Wayfinding (Years)	3.0	\$0.00	\$0.00	\$10,000.00	\$30,000.00	Village General Funds
	Subtotal	21.0	\$300.00	\$180,000.00	\$130,000.00	\$753,000.00	

SOLAR ELECTRIC GENERATION	Solar Panel Arrays	0.0	\$350,000.00	\$0.00	\$0.00	\$350,000.00	Acadia Energy Corporation
	Distribution Infrastructure	0.0	\$180,000.00	\$0.00	\$0.00	\$180,000.00	Acadia Energy Corporation
	Library & Pavilion Roof Repairs	0.0	\$173,000.00	\$0.00	\$0.00	\$173,000.00	
	Village Hall/ Fire Station Roof Repairs	0.0	\$120,000.00	\$0.00	\$0.00	\$120,000.00	DASNY Grant
	Configuration Management	0.0	\$0.00	\$0.00	\$37,035.00	\$37,035.00	Acadia Energy Corporation
	Subtotal	0.0	\$823,000.00	\$0.00	\$37,035.00	\$860,035.00	

HYDRO ELECTRIC GENERATION	Dam Structural Renovations	0.0	\$2,500,000.00	\$0.00	\$0.00	\$2,500,000.00	
	Klein Dam Structural Repairs	0.0	\$520,000.00	\$0.00	\$0.00	\$520,000.00	
	Dam Hydro Electric Generation	0.0	\$1,250,000.00	\$0.00	\$0.00	\$1,250,000.00	Acadia Energy Corporation
	Mill Hydro Electric Generation	0.0	\$0.00	\$0.00	\$8,000.00	\$8,000.00	Acadia Energy Corporation
	Configuration Management	0.0	\$0.00	\$0.00	\$106,950.00	\$106,950.00	Acadia Energy Corporation
	Overall Electrical Project Management	0.0	\$0.00	\$0.00	\$197,322.75	\$197,322.75	Acadia Energy Corporation
	Subtotal	0.0	\$4,270,000.00	\$0.00	\$312,272.75	\$4,582,272.75	

OTHER COST	Planning	0.0	\$0.00	\$0.00	\$100,000.00	\$100,000.00	
	Engineering	0.0	\$0.00	\$0.00	\$100,000.00	\$100,000.00	
	ESD Engineering Cost	0.0	\$0.00	\$0.00	\$300,000.00	\$300,000.00	
	Other cost	0.0	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal	0.0	\$0.00	\$0.00	\$500,000.00	\$500,000.00	

Project Total						\$17,243,307.75	
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DRI Grant Total						\$9,976,000.00	
Local Village & Private Match						\$7,267,307.75	

Support Document

Impacts on Local Economy

Williamsville Rising - Impact on Local Economy

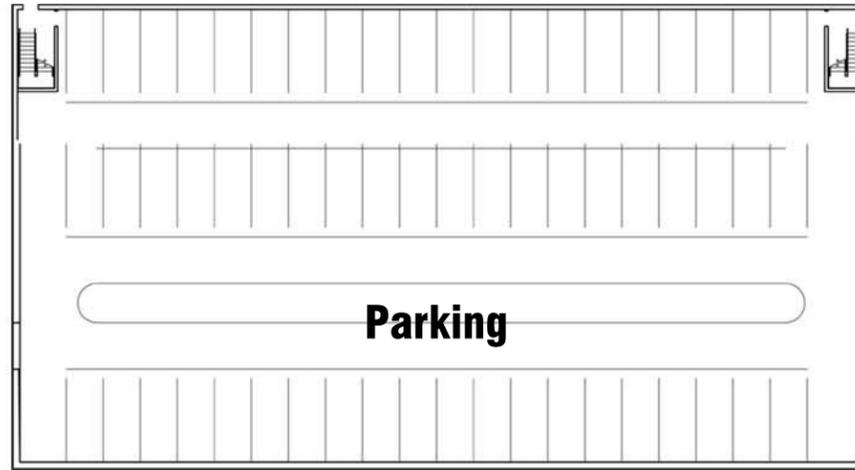
	PROJECT TASKS	UNITS	SALARY/UNIT COST	AQUISITION COST	OTHER COST	TOTAL	
PARKING STRUCTURE	Construction Jobs	50.0	\$50,000.00	\$0.00	\$0.00	\$2,500,000.00	Online in years 1,2
	Retail Jobs (3 Incubator Spaces)	8.0	\$35,000.00	\$0.00	\$0.00	\$280,000.00	Online starting in Year 2
	(18) Apartments - Lease (per year)	18.0	\$0.00	\$0.00	\$20,000.00	\$360,000.00	Online starting in Year 2
	Mill Jobs (Annual Salary)	57.0	\$30,000.00	\$0.00	\$0.00	\$1,710,000.00	Online starting in Year 2
	1st Year Total					\$2,500,000.00	Factors in Mill Jobs Not online until Year 2
	2nd Year Total					\$4,850,000.00	Factors in Mill Jobs Not online until Year 2
	3rd Year Total				\$2,350,000.00	Factors in Construction Jobs coming offline	
TROLLEY SHUTTLE	Operation Jobs (CDL)	4.0	\$40,000.00	\$0.00	\$0.00	\$160,000.00	
	New Jobs in Corridor	20.0	\$30,000.00	\$0.00	\$0.00	\$600,000.00	Online starting in Year 2
	1st Year Total					\$160,000.00	
	2nd Year Total					\$760,000.00	Factors in Mill Jobs Not online until Year 2
	3rd Year Total				\$760,000.00		
MICRO GRID	Construction Jobs	10.0	\$50,000.00	\$0.00	\$0.00	\$500,000.00	Online in years 1,2
	Operational Jobs	3.0	\$50,000.00	\$0.00	\$0.00	\$150,000.00	Online starting in Year 2
	Power Reduction Municipal (Annual)	0.0	\$0.00	\$0.00	\$50,000.00	\$50,000.00	Online starting in Year 2
	Power Reduction Public (Annual)	0.0	\$0.00	\$0.00	\$500,000.00	\$500,000.00	Online starting in Year 2
	1st Year Total					\$500,000.00	
	2nd Year Total					\$1,200,000.00	Factors in Mill Jobs Not online until Year 2
	3rd Year Total				\$700,000.00		
	1st Year Total				\$3,160,000.00		
	2nd Year Total				\$6,810,000.00		
	3rd Year Total				\$3,810,000.00		
	3 Year Total				\$13,780,000.00		

Support Document

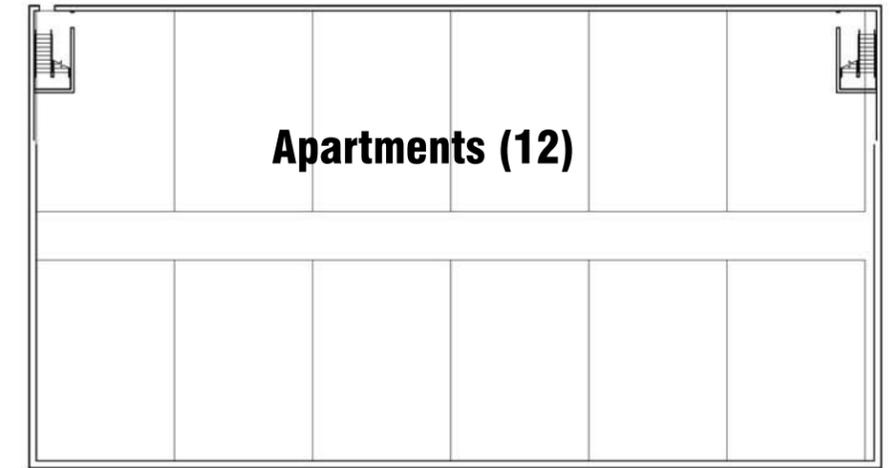
Sketch of the Multiuse - Multi Modal Facility



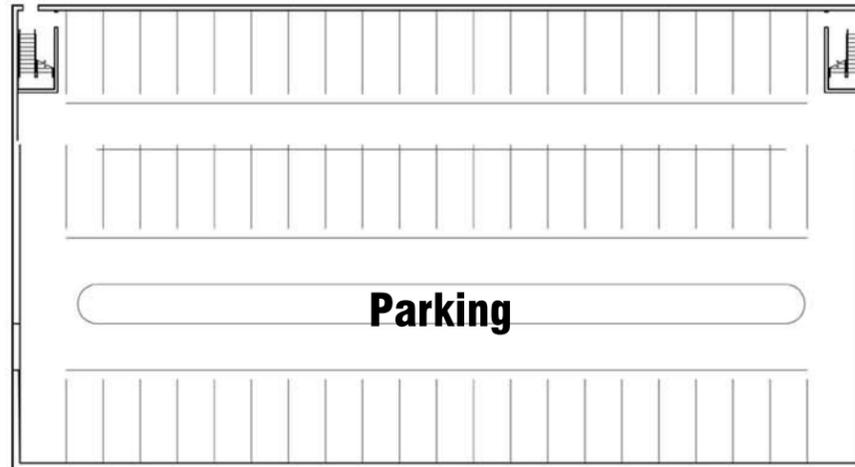
1st Floor & Site Plan



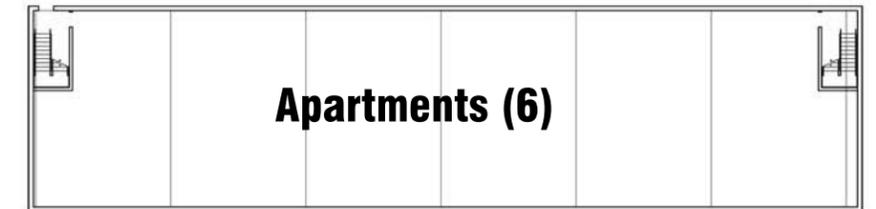
2nd Floor Plan



4th Floor Plan



3rd Floor Plan



5th Floor Plan

WILLIAMSVILLE RISING - Multi-use/Multi-modal Facility

Support Document

Letters of Support



June 3, 2016

Mr. Christopher Schoepflin
WNY Regional Director
Empire State Development
95 Perry Street, Suite 500
Buffalo, New York 14203

Dear Mr. Schoepflin,

I am writing in support of the Village of Williamsville's application for the Downtown Revitalization Initiative offered by Empire State Development and the WNY Regional Economic Development Council.

The Village has submitted an innovative plan encompassing: 1) a multimodal transportation hub that includes a mixed-use parking facility with retail components, 2) a shuttle and valet service to alleviate traffic congestion and encourage walkability, and 3) the unique opportunity to generate hydroelectric power and create a business-friendly micro-grid system.

The Village has an excellent track record of responsible use of state grant money, as evidenced by the \$3 million Spring Street green infrastructure project, the \$3 million Picture Main Street streetscape and walkability project and the \$1 million South Long Street green infrastructure projects that are at various stages of completion. Together, these projects have generated upwards of \$20 million in private investment in the Village core. The Downtown Revitalization Initiative grant would enable the Village to take its renaissance to a new level and to become a beacon of smart growth in Western New York's largest suburb and its historic central business district.

My firm, Uniland Development Company, acquired a property on the corner of Main Street and Young Road. We plan on developing of a 76,000 square foot, \$14 million dollar project that could result in excess of 300 new jobs to the eastern border of the Village. We see Williamsville's plan as a critical component in being able to attract multiple users to occupy this new building. The award of this grant is therefore a key factor in driving economic development and new private sector jobs to an area of Western New York whose leader understands the value of walkable environments and who has successfully implemented a number of projects towards that goal.

Mr. Christopher Schoepflin
WNY Regional Director
Empire State Development
June 3, 2016
Page 2

If the Village of Williamsville is awarded this Downtown Revitalization grant, I also intend to discuss the exciting prospect of undertaking a public-private venture to assist the Village with this project by adding a multifamily residential component in order to accommodate the desire for residents to downsize from a single family home and still remain in the Village.

In closing, I once again urge you to give strong consideration to the awarding this grant to the Village because: 1) it has an excellent plan that will generate economic development and private sector investment and jobs, 2) it has excellent municipal leadership that understands economic development and quality of life, and 3) it has a strong record of successful results from previous state investment.

Thank you for your time and please reach out to my office should you have any questions.

Sincerely,



Carl J. Montante, Jr.
Vice President
Marketing & Strategic Initiatives

CJMJR/njp

June 1, 2016

Mayor Brian Kulpa
Village of Williamsville
5565 Main Street
Williamsville, NY 14221

RE: Local Hydro Power Generation

Dear Mr. Kulpa:

After our meeting with the village and local stakeholders, we understand that the village has expressed interest in exploring local power generation for the Downtown Williamsville area businesses and municipal buildings.

This type of distributed power generation project, otherwise known as a microgrid, has the ability to create significantly lower cost energy for the local businesses and municipal buildings that directly consume the power generated. Using the hydro electrical capacity of Ellicott Creek, together with solar and energy storage facilities would allow for the village to be not only self-sufficient in the event of a utility outage, but would considerably improve the quality of daily power usage as well. This type of project would also financially benefit the village and the local businesses with lower cost power with stable rates for decades to come.

To finance a microgrid project of this nature, private investment dollars would be leveraged in addition to State and Federal incentives, grants and tax credit programs. Our team would bring matching private sector funds into the project to match the public infrastructure investment.

In addition to the benefits of quality, local power generation, a microgrid energy project such as this can help create and retain local jobs. Lowering the cost of doing business eases financial strain on existing business and allows for expansion that may not have been previously possible. The energy infrastructure itself will also create local operations and maintenance positions

Acadia is prepared to work together with the Village of Williamsville to develop a Walkable Williamsville microgrid project that is a financially viable, and successful for decades to come.

Sincerely,



Heather Novak
Chief Marketing Officer



THE ASSEMBLY
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COMMITTEES
Health
Housing
Insurance
Ways and Means

RAYMOND W. WALTER
Assemblyman 146th District

RANKING MINORITY MEMBER
Economic Development, Job Creation,
Commerce and Industry Committee

June 1, 2016

Mr. Christopher Schoepflin
WNY Regional Director
Empire State Development
95 Perry Street, Suite 500
Buffalo, New York 14203

Dear Mr. Schoepflin:

I am writing in support of the Village of Williamsville's application for the Downtown Revitalization Initiative offered by Empire State Development and the WNY Regional Economic Development Council.

The Village has submitted an innovative plan that includes a Multimodal Transportation Hub, mixed-use parking facility with residential and retail components, a shuttle and valet service to alleviate traffic congestion and encourage walkability and the unique opportunity to generate hydroelectric power and create a business-friendly micro-grid system.

All of this is proposed for the heart of downtown Amherst and Williamsville, one of the region's most historic urban centers outside the City of Buffalo and one which services a population of more than 120,000 residents, including the University at Buffalo, Daemen College and the Erie Community College North Campus. This area is a business and educational epicenter as well as a transportation nexus.

The Village has an excellent track record in the responsible use of state grant money, as evidenced by the \$3 million Spring Street green infrastructure project, the \$3 million Picture Main Street streetscape and walkability project and the \$1 million South Long Street green infrastructure projects that are at various stages of completion.

Together, these projects have generated upwards of \$20 million in private investment in the Village core. The Downtown Revitalization Initiative grant would enable the Village to take its

renaissance to a new level and to become a beacon of smart growth in Western New York's largest suburb and its historic central business district.

Thank you for your time and please reach out to my office should you have any questions.

Sincerely,

A handwritten signature in black ink, reading "Raymond W. Walter". The signature is written in a cursive style with a large, looping initial "R".

Raymond W. Walter
Member of the Assembly
146th A.D.



June 3, 2016

Mr. Christopher Schoepflin
Director, Empire State Development
95 Perry Street, Suite 500
Buffalo, New York 14203

Dear Mr. Schoepflin,

I am writing in support of the Village of Williamsville's application for the Downtown Revitalization Initiative offered by Empire State Development and the WNY Regional Economic Development Council.

The Village has submitted an innovative plan that includes a Multimodal Transportation Hub, mixed-use parking facility with residential and retail components, a shuttle and valet service to alleviate traffic congestion and encourage walkability and the creation of a hydro-electric micro-grid system.

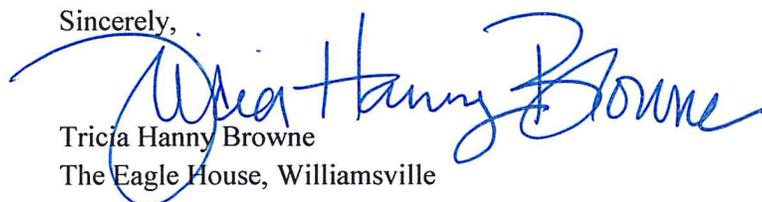
My family owns and operates the Eagle House restaurant, perhaps the Village's most historic, popular and recognizable establishment. Our restaurant once served as a way-station on Route 5 and its charm and history dates back to 1827.

Main Street in Williamsville – and the challenges it faces – are much different now than they were in those horse and buggy days. Today, we have a modern Main Street with restaurants, salons and a small but dedicated group of local business owners. We do operate, though, in direct competition with the type of shopping malls and automobile-oriented development surrounding the Village.

That's why it is so important for us to support the Village of Williamsville's application for the Downtown Revitalization Initiative grant. The Village remains a beacon of smart growth and reinvestment in the historic, centrally located downtowns that give our region authenticity, flavor and charm and make Western New York a truly one-of-a-kind place.

I encourage you to consider the impact that this grant would have on local businesses like mine. It would be a major boost to our historic downtown and the unique restaurants, buildings and people who define it.

Sincerely,



Tricia Hanny Browne
The Eagle House, Williamsville



MICHAEL H. RANZENHOFER
SENATOR, 61ST DISTRICT

CHAIRMAN
COMMITTEE ON CORPORATIONS,
AUTHORITIES & COMMISSIONS
DEPUTY MAJORITY LEADER
FOR ECONOMIC DEVELOPMENT

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(518) 455-3161
(518) 426-6963 FAX
778 GENESEE STREET
ROCHESTER, NEW YORK 14611
E-MAIL: RANZ@NYSENATE.GOV

June 1, 2016

Mr. Christopher Schoepflin
WNY Regional Director
Empire State Development
95 Perry Street, Suite 500
Buffalo, New York 14203

Dear Mr. Schoepflin,

It is my understanding that the Village of Williamsville's has applied for a Downtown Revitalization Initiative offered by Empire State Development and the WNY Regional Economic Development Council. I fully support this application.

The Village has submitted an innovative plan that includes a Multimodal Transportation Hub, mixed-use parking facility with residential and retail components, a shuttle and valet service to alleviate traffic congestion and encourage walkability and the unique opportunity to generate hydroelectric power and create a business-friendly micro-grid system.

All of this is proposed for the heart of downtown Amherst and Williamsville, one of the region's most historic urban centers outside the City of Buffalo and one which services a population of more than 120,000 residents, including the University at Buffalo, Daemen College and the Erie Community College North Campus. This area is a business and educational epicenter as well as a transportation nexus.

The Village has an excellent track record in the responsible use of state grant money, as evidenced by the \$3 million Spring Street green infrastructure project, the \$3 million Picture Main Street streetscape and walkability project and the \$1 million South Long Street green infrastructure projects that are at various stages of completion.

Together, these projects have generated upwards of \$20 million in private investment in the Village core. The Downtown Revitalization Initiative grant would enable the Village to take its renaissance to a new level and to become a beacon of smart growth in Western New York's largest suburb and its historic central business district.

As the Senator representing the residents of the Village of Williamsville, I fully support their application for the Downtown Revitalization Initiative . If you have any questions, or would like to discuss this matter, please do not hesitate to contact me.

Very truly yours,



MICHAEL H. RANZENHOFER
State Senator

MHR:gno



June 3, 2016

Mr. Christopher Schoepflin
Director, Empire State Development
95 Perry Street, Suite 500
Buffalo, New York 14203

Dear Mr. Schoepflin,

I am writing in support of the Village of Williamsville's application for the Downtown Revitalization Initiative offered by Empire State Development and the WNY Regional Economic Development Council.

The Village has submitted an innovative plan that includes a Multimodal Transportation Hub, mixed-use parking facility with residential and retail components, a shuttle and valet service to alleviate traffic congestion and encourage walkability and the unique opportunity to generate hydroelectric power and create a business-friendly micro-grid system.

As the owner of Village Artisans, people come from all over Western New York to purchase hand-crafted gifts made by more than 100 independent, local artisans. My customers tell me that they love Williamsville, but a major obstacle to them investing their hard-earned dollars here more often is the problems of parking and transportation.

The Village's plan to create a multimodal transportation hub that would encourage walkability and more transportation options – while at the same time making hydroelectric power generation available to businesses like mine – would go a long way toward encouraging more local retailers and businesses to open up shop in Main Street in the Village. It would set the table for the kind of investment that would take our historic downtown to an entire new level of vibrancy.

I encourage you to consider the impact that this grant would have on local businesses like mine. It would truly make all the difference.

Sincerely,

Debbie Steinbruekner
Owner, Village Artisans
Main Street, Williamsville



Bee Group Newspapers

WNY's Leading Suburban Newspapers

June 1, 2016

To Whom It Concerns:

We fully endorse the Village of Williamsville's grant application for our "Downtown Revitalization Initiative (DRI).

Each element of the grant will enhance the business district and community with much needed commerce and community development.

The business community has been trying for years to develop a parking plan to help reduce our parking problems. The proposed transportation hub, mixed-use parking facility with residential and retail components, a shuttle and valet service to alleviate traffic congestion and encourage walkability and the unique opportunity to generate hydroelectric power and create a business-friendly micro-grid system.

Our customers complain about the lack of parking suggesting it's easier to shop at the mall with large parking lots. Our Village has many merchants, restaurants in a small area with minimal parking. Our commerce would explode with this plan if we could attract more customers by giving them more parking and a shuttle valet system.

Developing the transportation system and parking hub would help our newspaper with better employee flexibility and for sure greater walk in customer traffic.

This Revitalization Initiative would go hand-in-hand with the current Village "Walkable Community" being developed the past several years. The Mayor and Trustees have worked very hard to create a "business friendly" environment, encouraging a more walkable living community. We need to continue everyone's efforts to assist us with our tax dollars to move our Village forward.

Sincerely,

Trey Measer
Publisher / President

TM;cm



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(716) 852-3929 (FAX)

640 PARK PLACE
NIAGARA FALLS, NY 14301
(716) 282-1274
(716) 282-2479 (FAX)
higgins.house.gov

June 2, 2016

Dr. Satish K. Tripathi
Mr. Jeff Belt
Regional Co-Chairs
Western New York Regional Economic Development Council
95 Perry Street
Buffalo, NY 14203

Re: The Village of Williamsville's Application to the WNY Downtown Revitalization Initiative

Dear Dr. Tripathi and Mr. Belt:

I am pleased to write to convey my support for the application which will soon be submitted by the Village of Williamsville, NY under the Western New York Downtown Revitalization Initiative.

The Village of Williamsville certainly meets the seven criteria for this program as spelled out in the solicitation jointly issued by your agency, the Department of State and the Division of Housing and Community Renewal. Consistent with the requirements spelled out in that solicitation, the Village sits in very close proximity to major employment centers and already has many desirable attributes in terms of walkability, livability, mixed-use development, and proximity to green space and other urban resources.

This proposed investment would dovetail nicely with recent and ongoing high-quality planning efforts advanced by the Village government to make the Village more walkable and livable, and more even attractive to modes of development appropriate to this type of downtown neighborhood. I am confident that this proposed investment would more-than satisfy the program's statewide objectives and would improve the Village and the surrounding region in a lasting and tangible way.

Thank you very much for your leadership and your consideration.

Sincerely,



Brian Higgins
Member of Congress



June 1, 2016

Christopher Schoepflin
WNY Regional Director
Empire State Development Corp.
95 Perry Street, Suite 500
Buffalo, New York 14203

Dear Chris:

I am writing on behalf of my company, Momentum Public Affairs, LLC, in support of the Village of Williamsville's application for the state's Downtown Revitalization Initiative. Momentum serves as a consultant to the Village for an on-going marketing and public relations project to more strongly position Williamsville as an attractive location for national and local private investment, particularly as it relates to the Village's retail environment.

Momentum Public Affairs is a full-service public relations and marketing consultancy, and has been contracted in a joint initiative between the Village of Williamsville and the Amherst Industrial Development Agency to develop and tell "the story" of the Village, including millions of dollars of public and private investment over the past several years, the Village's diverse retail environment and progressive approach to community-building.

The proposal submitted by the Village for the Downtown Revitalization Initiative will greatly enhance the work that is currently underway to position Williamsville for new private investment. While the Village has many assets that are attractive to businesses, developers and site selectors, there are some distinct gaps in the types of resources that are necessary to build a truly walkable business district, among them parking availability and public transportation options. A strategically-positioned mixed-use parking facility will drastically improve accessibility to the Village's retail district, and the proposed trolley will ensure easy access along the high-traffic Route 5 along the full 1 ¼-mile stretch of Main Street.

In addition, the proposed reintroduction of hydroelectric power to the Village will offer an additional attraction benefit for both local entrepreneurs and regional and national site selectors, drawing them to the Village center, while tying together the past, present and future of Williamsville in an incredibly unique and innovative way.

Momentum Public Affairs, LLC
36 Delaware Street
Tonawanda, New York 14150
716.713.7686
craig@momentumbuffalo.com

From a public relations perspective, the Village of Williamsville has a great story to tell – but the objections to locating, doing business or shopping in the Village are the obvious ones: traffic, parking and walkability. The Village has been proactively attacking these issues through a number of forward-thinking initiatives, many completed and others underway, and continues to build significant momentum. The projects outlined in Williamsville’s proposal, if funded by the WNY Regional Economic Development Council, will change the conversation for the Village, and create a tremendous opportunity for Williamsville to not only strengthen its existing businesses, but attract the types of new retail offerings that will make the Village attractive to its target audiences.

On behalf of Momentum Public Affairs, I urge you to consider Williamsville’s proposal as a worthwhile and productive option for the state’s Downtown Revitalization Initiative. If you would like more information about the Williamsville retail project, please don’t hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Craig W. Turner', with a stylized flourish extending to the right.

Craig W. Turner
President