City of Lockport, New York
Downtown Revitalization Initiative

Public Workshop #2 | January 14th, 2019

Agenda

- Welcome
- Downtown Profile Highlights
- Vision and Goals
- Introduction to Projects
- Next Steps and Q&A
- DRI Dollars Activity
DOWNTOWN PROFILE
HIGHLIGHTS

Population

452 people live in the DRI area, representing 2.2% of Lockport’s total population

Trends since 2010 indicate that Lockport DRI’s population is anticipated to increase despite reverse regional trends.
Income and Employment

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

Anchor Institutions & Employers

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

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

Housing

Home values and rental rates are very affordable in the DRI area and the City.
Housing Market Trends and Opportunities

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

Retail Market Trends and Opportunities

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

• High unemployment rate and low median income
• Limited residential options downtown
• Aging housing stock
• Vacant buildings/properties

• Increasing population
• Significant recent investment (public and private) in downtown
• Well-connected to neighboring communities
• Expanded housing opportunities
• Compact, walkable downtown
• Major employers located in/near DRI area
• Art, cultural, recreational and historic assets
Vision Statement

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

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

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

Goals

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

Preliminary Project List

25 PROJECTS

$24.7 M

DRI FUNDS REQUESTED

13 NEW DEVELOPMENT AND/OR REHAB OF EXISTING BUILDINGS

11 PUBLIC IMPROVEMENT PROJECTS

1 SMALL PROJECT GRANT FUND
Recap of LPC Meeting #3

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<thead>
<tr>
<th>PROPOSALS RECEIVED</th>
<th>REMOVED FROM CONSIDERATION</th>
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<tr>
<td>17</td>
<td>• Windsor Village</td>
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<td>• 344 Summit Street</td>
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<th>RECOMMENDED FOR SMALL PROJECT GRANT FUND</th>
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<td>• Zimmie’s Tire</td>
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<td>• Lake Effect: Take Out Window</td>
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<td>• Lake Effect: Shipping Improvements</td>
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<td>• Bewley Building (minor improvements)</td>
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11 RECOMMENDED FOR FURTHER DEVELOPMENT

Project Evaluation Criteria

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

Spalding Mill and Historic Mill Race

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

PRELIMINARY COST ESTIMATE
Total: $2,500,000
DRI Request: $2,200,000

Public Project: $1,000,000
DRI Request: $1,000,000 (100%)

Private Project: $1,500,000
DRI request: $1,200,000 (80%)
Downtown Hotel

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

PRELIMINARY COST ESTIMATE
Total: $8,651,000
DRI request: $1,875,000 (22%)

PUBLIC PARKING WITHIN 5-MINUTE WALKING RADIUS:
• 385 publicly-owned off-street spaces
• 350 on-street spaces

PUBLIC PARKING JUST OUTSIDE 5-MINUTE WALKING RADIUS:
• 145 publicly-owned off-street spaces
• 30 on-street spaces
**F&M Building**

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

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

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**Harrison Place**

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

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

PROJECT SCOPE
Renovation of existing building into 21 market-rate apartments

PRELIMINARY COST ESTIMATE
Total: $4,500,000
DRI request: $1,000,000 (22%)

Post Office

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

PRELIMINARY COST ESTIMATE
Total: $3,040,000
DRI request: $920,000 (30%)
Tuscarora Club

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

PRELIMINARY COST ESTIMATE
Total: $2,290,000
DRI request: $800,000 (35%)

Historic Palace Theatre

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

PRELIMINARY COST ESTIMATE
Total: $1,250,000
DRI request: $600,000 (48%)
Clinton Building

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

**PRELIMINARY COST ESTIMATE**
Total: $445,000  
DRI request: $370,000 (83%)

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The Warehouse

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

**PRELIMINARY COST ESTIMATE**
Total: $498,000  
DRI request: $343,620 (69%)
13 West Main Street

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

PRELIMINARY COST ESTIMATE
Total: $504,000
DRI request: $250,000 (50%)

90 Market Street

PROJECT SCOPE
Rehabilitation of existing vacant building for multi-business office space

PRELIMINARY COST ESTIMATE
Total: $231,678
DRI request: $115,839 (50%)
Lake Effect Ice Cream: 2nd Story Apartment

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

PRELIMINARY COST ESTIMATE
Total: $148,000
DRI request: $118,000 (80%)

Public Improvement Projects
Flight of Five Improvements

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

**PRELIMINARY COST ESTIMATE**
Total: $3,300,000
DRI request: $3,300,000 (100%)

Lockport Harbor and Marine Center

**PROJECT SCOPE**
Water access, water-side infrastructure, site improvements

**PRELIMINARY COST ESTIMATE**
Total: $3,400,000
DRI request: $3,400,000 (100%)
**Streetscape Improvements**  
(Multiple Projects)

**PROJECT SCOPE**
Pedestrian enhancements on Walnut/South streets, and intersection improvements to Walnut Street/Transit Road

**PRELIMINARY COST ESTIMATE**
- Total: $1,300,000
- DRI request: $1,300,000 (100%)
Pine Street Corridor

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

PRELIMINARY COST ESTIMATE
Total: $995,000
DRI request: $995,000 (100%)

LOCK STREET/PINE STREET INTERSECTION
Market/Locust Street Improvements

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

PRELIMINARY COST ESTIMATE
Total: $700,000
DRI request: $700,000 (100%)
Main / Park Improvements

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

PRELIMINARY COST ESTIMATE
Total: $700,000
DRI request: $700,000
Parking Lot Delineation

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

PRELIMINARY COST ESTIMATE
Total: $650,000
DRI request: $650,000 (100%)
Off-Road Connections

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

PRELIMINARY COST ESTIMATE
Total: $1,700,000
DRI request: $1,700,000 (100%)
MAIN STREET PEDESTRIAN / BIKE TRAIL

Lock Tender Tribute

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

PRELIMINARY COST ESTIMATE
Total: $490,000
DRI request: $250,000 (51%)
Bright Lights Lock City (Public Art)

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

**PRELIMINARY COST ESTIMATE**
Total: $143,300
DRI request: $111,300 (78%)

Union Station

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

**PRELIMINARY COST ESTIMATE**
Total: $122,746
DRI request: $87,746 (71%)
Small Project Grant Fund

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

PRELIMINARY COST ESTIMATE
Total: $600,000
DRI request: $600,000 (100%)
DRI DOLLARS ACTIVITY

Tell Us How You Want to Spend the DRI Funding!

- Spend your $10M DRI Bucks on the projects you think are best aligned with the Lockport DRI vision + goals

- Dollar amounts placed in jars MUST be equivalent to the value of the DRI Funding Request stated on the board

- Need to “Break a Bill”? Visit one of the members of the consultant team for change!
NEXT STEPS

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