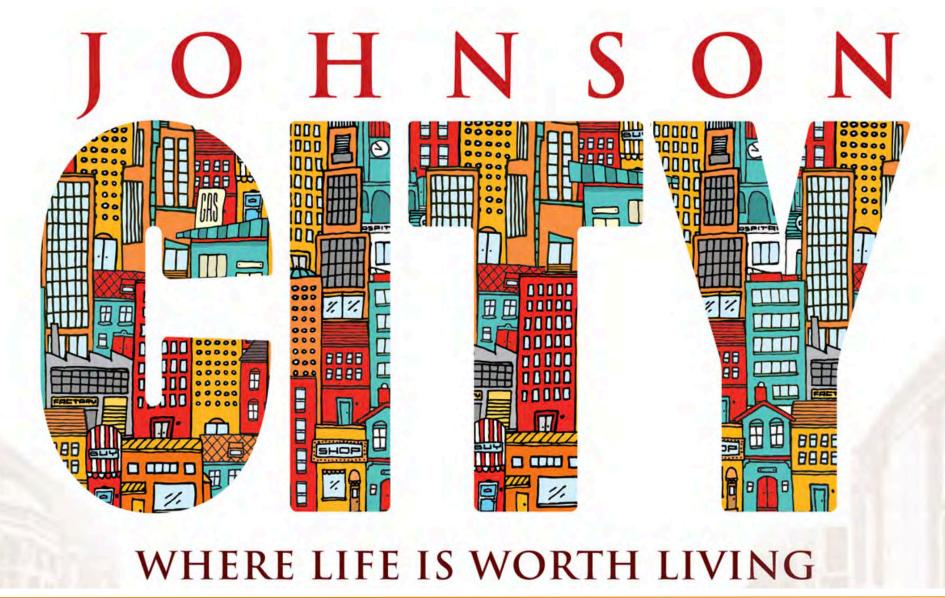
DOWNTOWN REVITALIZATION INITIATIVE





Johnson City DRI: Agenda



Welcome

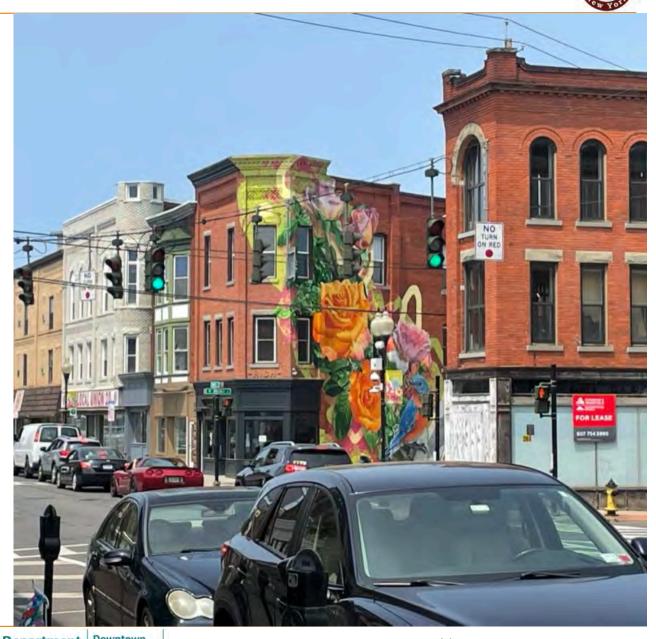
Presentation 6:10-6:35

Public Input Evaluation Process Revitalization Strategy Projects

Next Steps 6:35-6:40

Public Comment 6:40-7:00

www.DRIJC.ORG



Johnson City DRI: A Collaborative Effort



STATE AGENCIES

- Provide guidance and support for DRI process
- Review documents
- Administer funds
- Engage other state agencies when needed

LOCAL PLANNING COMMITTEE

- Provide direction on planning efforts
- Provide feedback to consultant team and State
- Review documents

CONSULTANTS

- Lead public engagement
- Prepare program documents
- Assist LPC with preparation and evaluation of projects
- Conduct research

COMMUNITY

- Help define community vision and priorities
- Share feedback throughout the planning process
- Participate in planning process

Johnson City DRI: Local Planning Committee



Co-Chairs *Martin Meaney*: Mayor Village of Johnson City

Dr. Karen Jones: VP of Diversity, Equity, and Inclusion, Binghamton University

Joe Moody: Director, Town of Union Economic Development

Tina Dolan: Director, Public Policy and Program Development UHS Medical Center

Mary Beth Curtin: Director of Special Projects, Binghamton University

Stacey Duncan Executive Director of Community and Economic Development, The Agency

Beth Lucas: Director, Broome County Planning Department

Mary Jacyna: Trustee, Village of Johnson CityJanet Ottman: Historian, Village of Johnson City

Ben Lainhart: Executive Director, Your Home Public Library

Elisa Eaton: Assistant Superintendent, Johnson City School District

Sue Paredez: Chair, Johnson City Senior Center

State Agencies Julie Sweet: NYS Department of State (DOS)
Omar Sanders: Empire State Development (ESD)

Ian Benjamin: Homes and Community Renewal (HCR)

Harris Weiss: Governor Hochul's Regional Representative

LPC Meetings are 4th Wednesday of Month 2pm-4:00pm: Open to the Public

Johnson City DRI: Draft Schedule



May	June	July	August	Sept	Oct	Nov	Dec
LPC1	LPC 2	LPC 3	LPC 4	LPC 5	LPC 6		
Downtown Profile AssessmentVision & GoalsOpportunities & Challenges							
			vitalization Fran ntification & De				
				•	Evaluation c Investment Pl	an	
	Public Workshop June 13		•	Public Workshop		•	Public Workshop

Johnson City DRI: Public Workshop 1











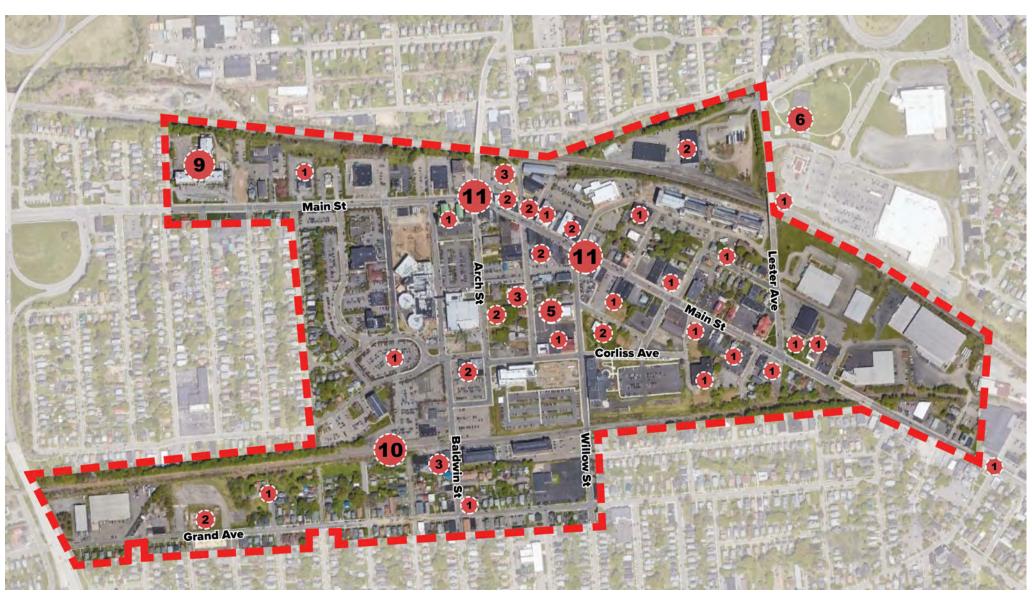
Johnson City DRI: Public Workshop 1 Results



GROUPS
GATHERED
AT 6 TABLES
WITH MAPS

RED dots were placed on where they wanted to see investments.

This map is a compilation of the dots from all 6 tables.



Johnson City DRI: Applications Overview

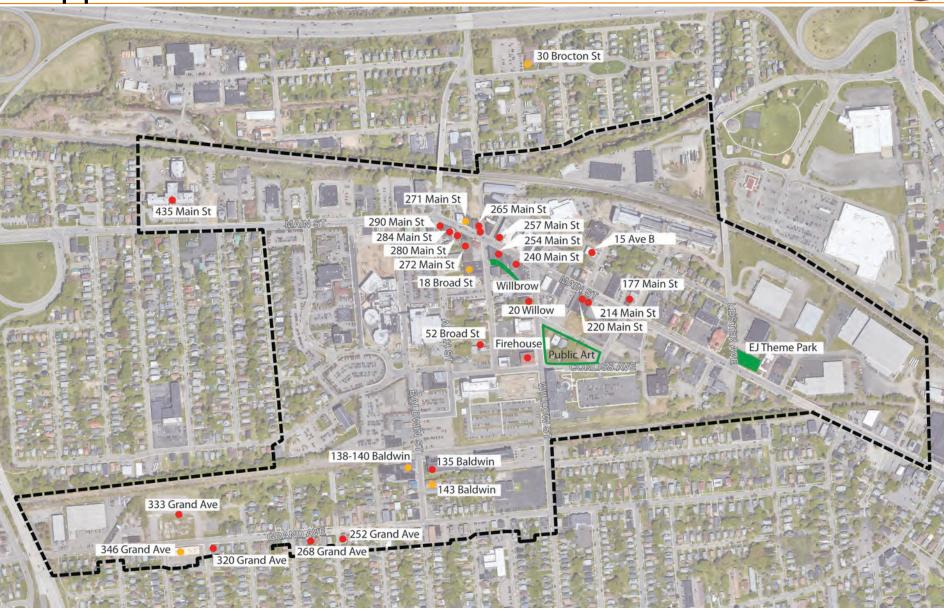


Private Projects

Non-Profit Projects



Public Space Improvements



Johnson City DRI: Public Workshop1 and Summer Survey Results



Pulling together GOODWILL THEATER Specialty Stores

ART WALKING RESTAURANTS SIGNAGE MORE TREES

IMPROVE SIDE STREETS MARKET RATE HOUSING

AFFORDABLE HOUSING MAIN STREET Sports Fields

WORKFORCE HOUSING BINGHAMPTON UNIVERSITY

PUBLIC SPACE SMALL BUSINESS

RAIL TO TRAIL

Walkability

CONCERT VENUES ENTERTAINMENT Grocery Store BREWERY

OUR HOME LIBRARY HIGH SCHOOL PARKING

BIKING HISTORIC PRESERVATION

NEW LOCAL BUSINESS OUTDOOR DINING / EATING

PUBLIC GATHERING SPACE UHS HOSPITAL

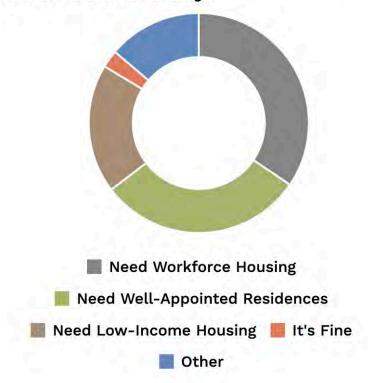
SAFETY FIRE HOUSE STAGE

BETTER SIDEWALKS Festivals

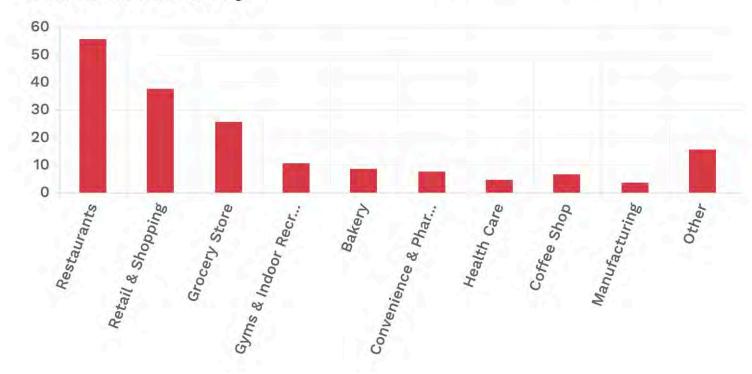
Johnson City DRI: Public Workshop1 and Summer Survey Results



What are your Thoughts About Housing in Downtown Johnson City?



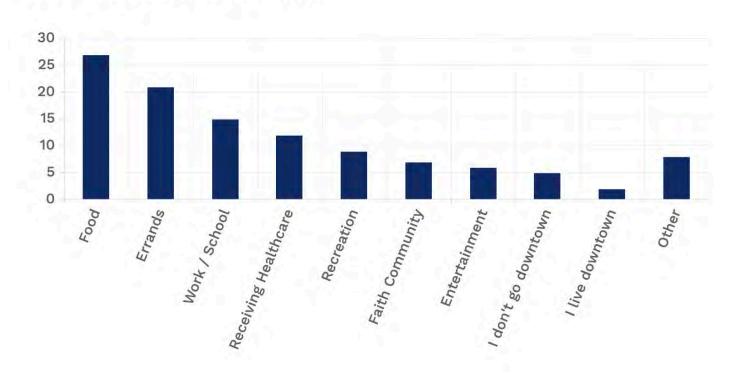
What are the Top Three Types of Businesses you would like to see in Downtown Johnson City?



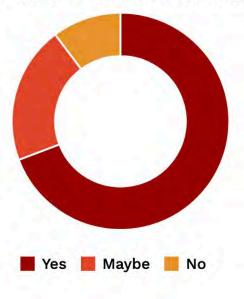
Johnson City DRI: Public Workshop1 and Summer Survey Results



What Brings you to Johnson City?



Would you be interested in being able to walk and/or bike more in the downtown area?



Johnson City DRI: Open Call for Projects



Open Call for Projects:

- Members of the community submitted projects for possible inclusion in DRI process
- Projects must meet general DRI project requirements
- Projects should be located within immediate proximity of DRI boundary
- It is strongly encouraged that all projects, especially private projects, use non-DRI funds that leverage a minimum of 25% of the total project cost. Projects that use greater amounts of non-DRI funding sources will be more competitive for funding Awards.



Johnson City DRI: Evaluation Criteria



- Alignment with State and Local Goals
- 2 Catalytic Effect
- 3 Project Readiness
- 4) Eligible Project Type
- (5) Cost Effectiveness
- (6) Co-Benefits

35 Preliminary Applications

- 4 from Village of Johnson City
- 25 Private Applicants
- 6 Non-profit Applicants

Johnson City DRI: Public Workshop 2



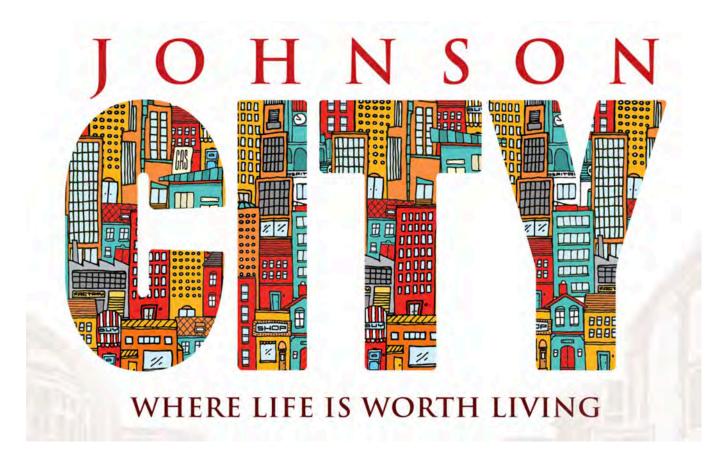


Johnson City DRI: Award Winning Application-Vision



"Downtown will espouse a fresh, artistic vibe while preserving and restoring its many historic assets and celebrating its ethnic and cultural diversity."

"The community will integrate the new Binghamton University and UHS anchors into the downtown core, develop new housing for students and residents, build its cultural infrastructure, and continue to develop the unique sense of place that is Downtown Johnson City."



Johnson City DRI: GOALS & STRATEGIES



Goal 1:

Maintain the heritage of Johnson City and its strong sense of local community

- Protect and restore buildings that contribute to the historic character of the Village.
- Create a 24-hour community with a mix of housing, retail, workplaces, and cultural venues.
- Increase housing and employment opportunities for a diverse set residents and income groups.
- Create a walkable network of streets that link all parts of the downtown.
- Support community services that improve quality of life for residents.

Goal 2:

Restore Main Street's historic character and pedestrian-oriented environment, and establish it as a regional center for a variety of shops and businesses.

- Restore older buildings and fill vacant commercial spaces.
- Promote small businesses in the area.
- Improve signage and wayfinding.
- Establish an efficient parking strategy.
- Increase transit mobility by adding infrastructure for bike, bus, scooters.
- Accommodate people with disabilities.

Johnson City DRI: GOALS & STRATEGIES



Goal 3:

Increase the variety of public and open spaces in Johnson City

- Create outdoor social gathering, seating and dining spaces.
- Increase areas for recreational activities.
- Use low-cost tactical urbanism approaches to activate public spaces .
- Enhance streetscapes through improved sidewalks, green infrastructure, lighting, and public art.

Goal 4:

Build upon Johnson City's successes in the Health and Cultural Innovation District

- Collaborate with Binghamton University and UHS to amplify growth opportunities.
- Provide amenities that encourage quality of life and safety of employees and students.
- Provide opportunities for businesses aligned with the health and wellness sector.
- Grow Johnson City's brand as a regional center of creativity, arts, entertainment and culture.
- Grow capacity for events in downtown.
- Support venues for arts and culture.
- Incorporate sustainable practices in all aspects of Village redevelopment efforts.
- Support opportunities for micro-manufacturing in the area.

Johnson City DRI: DRI Projects Overview



DRI Projects (15 total)

DRI Requested \$12,639,000

Projects Worth \$57,845,000

Small Project Fund (11 Approx.)

DRI Request \$600,000

Projects Worth \$780,000 min.

1 Pipeline Project

Johnson City DRI: How Do We Bring More Life to Main Street?





Johnson City DRI: Revitalization Framework Plan





Johnson City DRI: Revitalization Framework Plan





Johnson City DRI: Revitalization Framework Plan





Johnson City DRI: Types of Retail







Armory Square, Syracuse

Social/ Entertainment Oriented Districts











WITH DRI FUNDS

Fully Re-Paved Plantings Elaborate/ Creative Lighting Murals Drainage Systems Modified



Johnson City DRI: Project 8 Willbrow Alley



PROJECT ADDRESS: Willbrow Alley

NAME OF SPONSOR: Village of Johnson City

EST PROJECT COST: \$ 652,000 DRI REQUEST: \$ 652,000

Percent Leveraged 0%

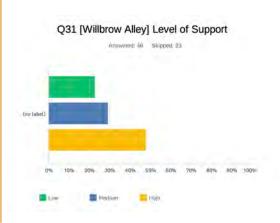
Description

- Project to enhance pedestrian experience of Willbrow Alley, making the location a destination within Johnson City. Elements include:
 - Seating
 - Lighting
 - Pavers
 - Landscaping
 - Public Art
 - Dumpster enclosure

Notes

- Alley is owned by the Village
- Still looking at possible parcel acquisition





Johnson City DRI: Project 8 Willbrow Alley





- Generates an estimated additional 23 jobs
- Approximately 88 total employees.
- Project would generate \$2.0 million annually in fiscal revenues
- Total Economic Impact of the project would be \$11.0 million.

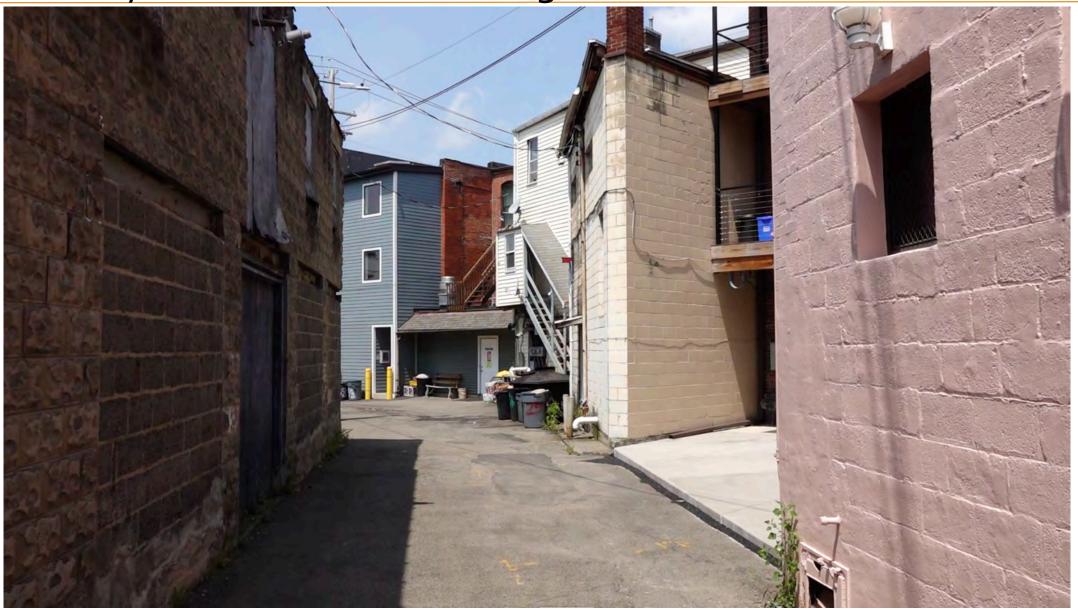
	Total Jobs*	Total Economic Impacts	Total Fiscal Impacts
Net New Jobs	23	\$4,029,000	\$651,000
Total Development	88	\$11,001,000	\$2,025,000

Economic Impacts from Proposed Project

	Direct Output**	Indirect Output**	Induced Output **
Net New Jobs	\$2,184,000	\$850,000	\$996,000
Total Development	\$5,679,000	\$2,321,000	\$3,002,000

















PROJECT ADDRESS: Downtown Streets

NAME OF SPONSOR: Village of JC EST PROJECT COST: \$4,000,000 DRI REQUEST: \$4,000,000

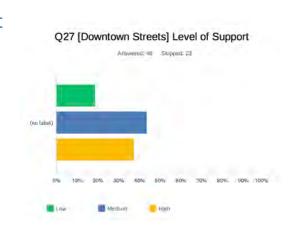
Percent Leveraged 0%

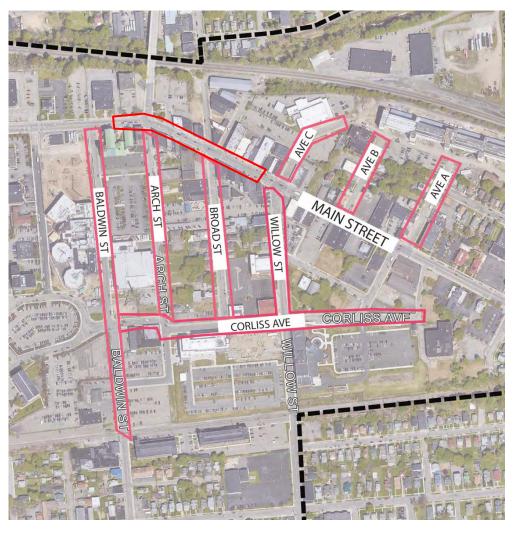
Description

- Funding for Phase II of Main Street streetscape project
- Pedestrian, ADA, bicycle infrastructure along side-streets that intersect with Main Street
- Complete street along Willow Street
- Street Trees

Notes

 Conceptual design of side streets in progress





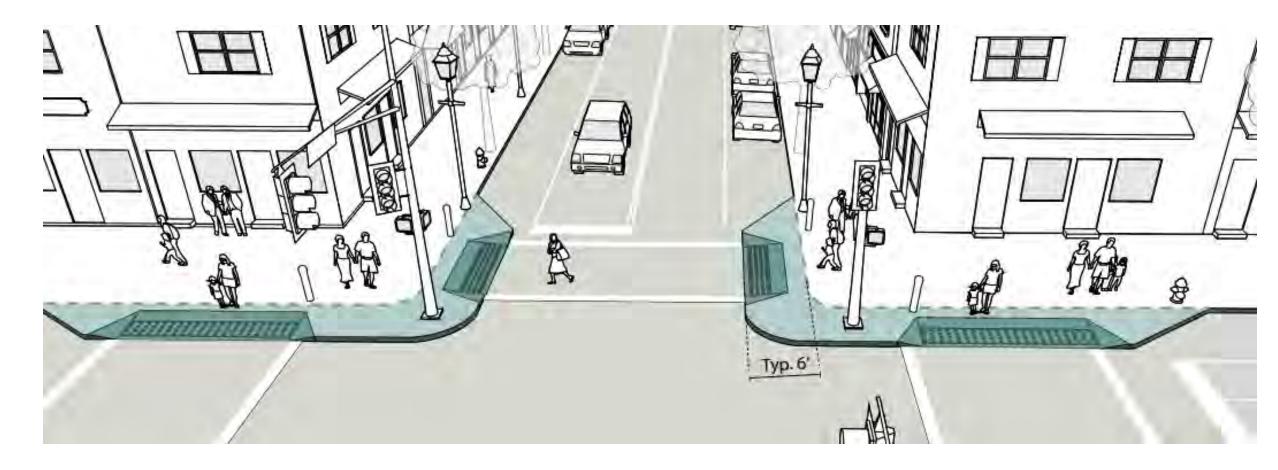
Johnson City DRI: Project 7 Main Street Enhancements



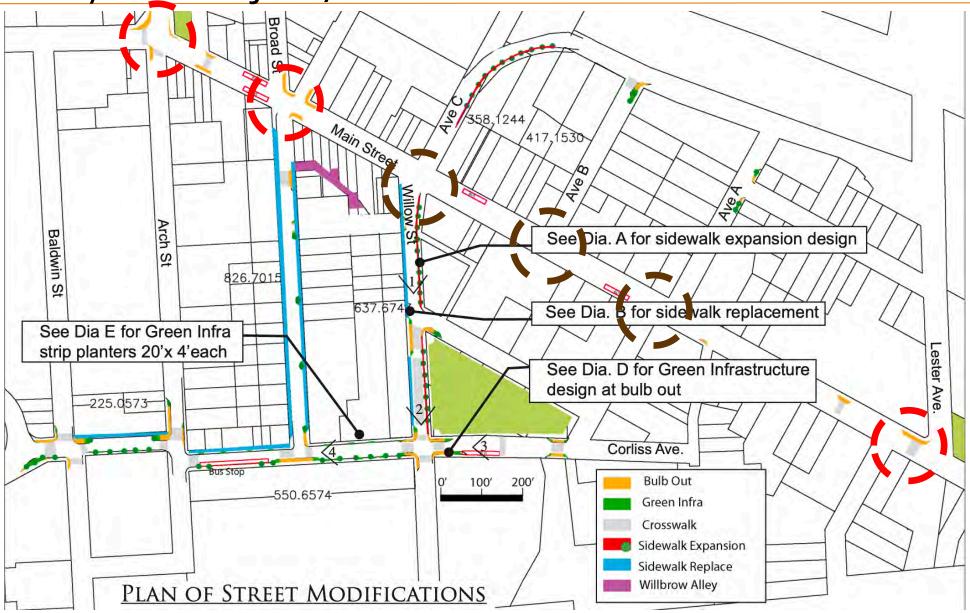


Johnson City DRI: Project 7 Main Street Enhancements

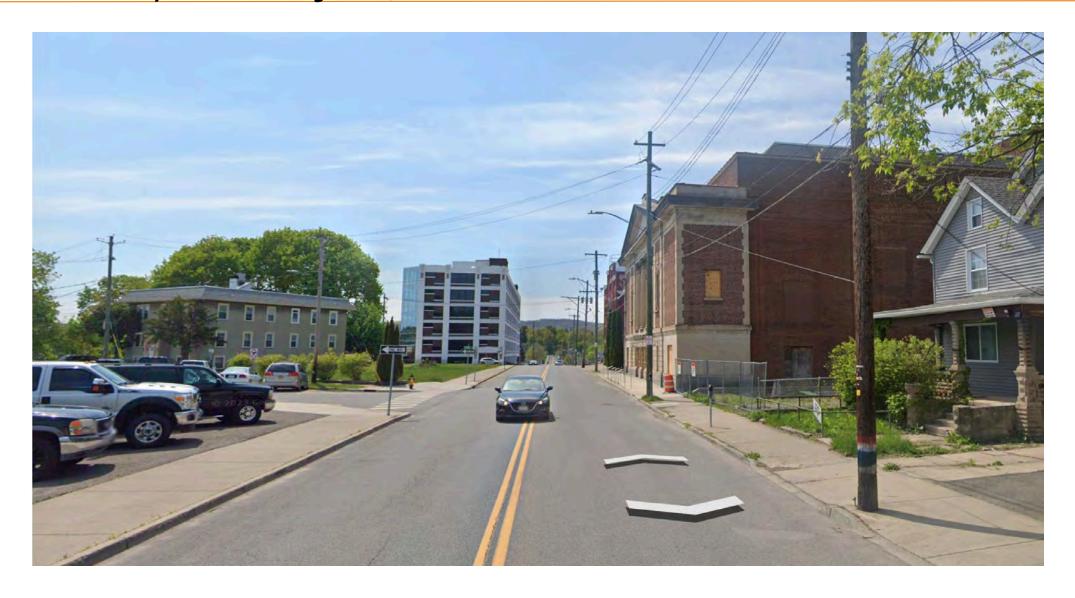












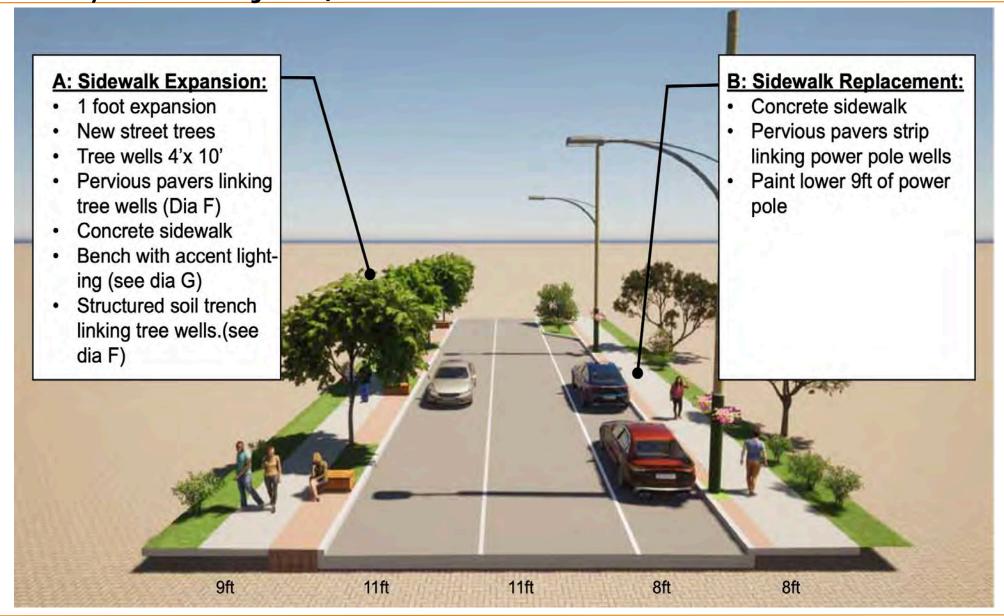












Johnson City DRI: Street Improvements







- Tactical Urbanism: Streets are transformed with paint:
- Low cost upfront, but requires maintenance
- Can also be used to test ideas prior to implementation (short-term, inexpensive installation with an eye toward long-term change)
- Street Trees
- Bike Lanes
- Part of your Branding as Health & Cultural District







Johnson City DRI: Street Improvements Long-term





GREEN INFRASTRUCTURE DOES TWO THINGS AT ONCE:

- Flood Mitigation
- Sidewalk Improvements
- Multiple Funding Sources





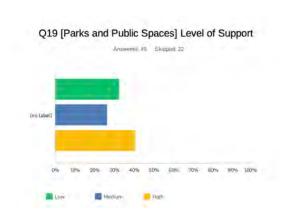
PROJECT ADDRESS: Parks & Public Spaces

NAME OF SPONSOR: Village of JC EST PROJECT COST: \$ 1,393,072 DRI REQUEST: \$ 1,215,000

Percent Leveraged

Description

- Art installations in Jenison Park
- EJ Theme Park renovation (future Workers' Park)
- Public wayfinding and signage
- Public street art
- Blade signs for private businesses







Johnson City DRI: Two Types of Signage



PUBLIC SIGNAGE





PRIVATE SIGNAGE









PROJECT ADDRESS: 214 Main Street **NAME OF SPONSOR: David Whalen EST PROJECT COS:** \$ 1,075,000

DRI REQUEST: \$ 450,000

Percent Leveraged 58%

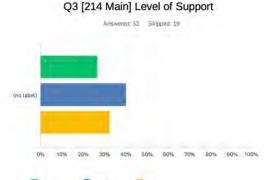
Description

- Renovation of 7,200 square foot, 2 story mix-used building at 214 Main St.
- Renovations will cover both the 1st and 2nd floor commercial and residential spaces, respectively, as well as the Facade and Storefronts.
- Project will bring online space for 2 new restaurant tenants on the 1st floor and 6 new units of Workforce Housing on the 2nd Floor.

Notes

450K from private financing





Downtown

Initiative

Revitalization



PROJECT ADDRESS: 48 Willow St

NAME OF SPONSOR: Naima Kradjian

Firehouse Stage

(non-profit)

EST PROJECT COST: \$ Approx. 2,000,000

DRI REQUEST: \$ 2,000,000

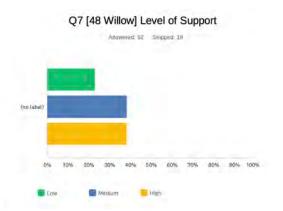
Percent Leveraged Undetermined

Description

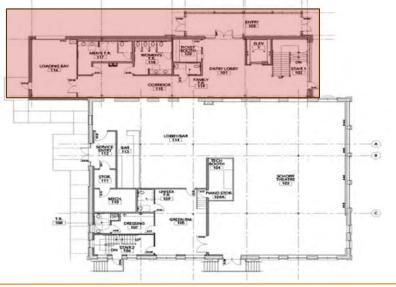
- Adaptive reuse of Municipal Building Central Fire Station
- Side addition with fire stair and shell space for elevator, bathrooms, and HVAC equipment
- Enables access to upper two levels of building
- Upper levels of building do not currently comply with building access codes, and project will help bring upper floors up to code compliance.

Notes

- Project is Phase A of an estimated
 \$9,000,000 renovation of the entire building.
- Future expansions include black box theater, offices, restoration of historic firehouse doors, outdoor dining area.







Downtown

Initiative

Revitalization



PROJECT ADDRESS: 333 Grand Ave.

NAME OF SPONSOR: Larry Regan

EST PROJECT COST: \$ 31,224,783

DRI REQUEST: \$ 1,000,000

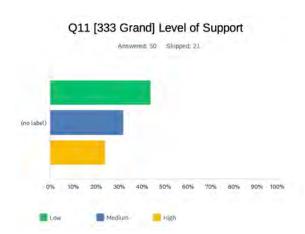
Percent Leveraged 96%

Description

- The project plans to merge two parcels
- Affordable and workforce residential apartment building
- 72 Units
- 4 stories
- 6,200 square foot space for children's daycare
- Site includes playground

Notes

 Similar owner entity to Century Sunrise









PROJECT ADDRESS: 254 Main Street

NAME OF SPONSOR: Joe Wang

EST PROJECT COST: \$ 200,000

DRI REQUEST: \$ 100,000

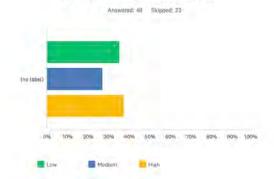
Percent Leveraged 50%

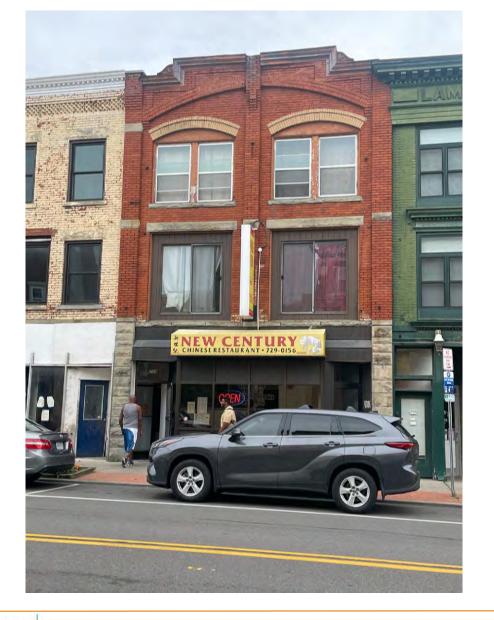
Description

- Façade renovations including:
 - Brick repointing
 - Exterior light installation
 - Redesign of storefront
- Renovation of two dwelling units above commercial space similar to approach utilized at Giblin' Q15 [254 Main] Level of Support
- Units to be affordable

Notes

100K from private financing







PROJECT ADDRESS: 18 Broad Street

NAME OF SPONSOR: Lisa Kost

HCA (non-profit)

EST PROJECT COST: \$ 1,308,450

DRI REQUEST: \$ 750,000

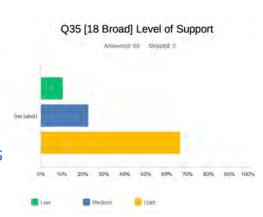
Percent Leveraged 42%

Description

- Renovation of existing Helping Celebrate Abilities (HCA) building and grounds including:
 - New roof
 - New playground structure
 - New parking surface
 - Plumbing reconstruction
 - Addressing drainage issues
 - Façade improvements
- Building addition to accommodate additional therapies and improvements to services

Notes

Match from private financing









PROJECT ADDRESS: 135 Baldwin St

NAME OF SPONSOR: Kristen Lyons

Brewery

EST PROJECT COST: \$850,000

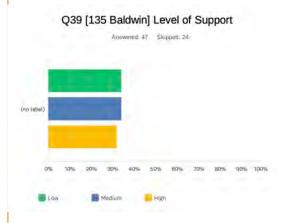
DRI REQUEST: \$ 300,000

Percent Leveraged 64%

Description

- Build-out of 4,860 square feet of existing vacant space within the Century Sunrise building. Program includes:
 - Multi-purpose performance space
 - Commercial kitchen
 - 15 bbl brewhouse with canning line and supporting infrastructure to increase production capacity







PROJECT ADDRESS: 435 Main Street

NAME OF SPONSOR: Mark Lane

EST PROJECT COST: \$ 15,500,000

DRI REQUEST: \$ 1,150,000

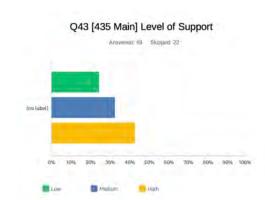
Percent Leveraged 95%

Description

- Renovation of 70,000 square feet of existing space
- Convert existing building into 58 apartments
 - 47 market-rate
 - 11 affordable units
- ADA Upgrades
- 30,000 SF commercial space
- Upgraded landscaping and parking facilities

Notes

- In contract for purchase, no site control at this time
- Applicant performing due diligence
- No known program for commercial space









PROJECT ADDRESS: 346 Grand Ave. **NAME OF SPONSOR:**

Sharon Chesna

Mothers & Babies (non-profit)

EST PROJECT COST: \$ 189,000 **DRI REQUEST:** \$ 141,750

Percent Leveraged 25%

Description

Upgrades to existing HVAC system leading to 80% efficiency improvement over existing system

Use of more environmentally friendly refrigerant – current system makes use of R-22 which is no longer used or produced

Q47 [346 Grand] Level of Support

Notes

Some construction work may have already started.





PROJECT ADDRESS: 240 Main Street

NAME OF SPONSOR: Mindi Green

EST PROJECT COST: \$ 200,000

DRI REQUEST: \$ 150,000

Percent Leveraged 25%

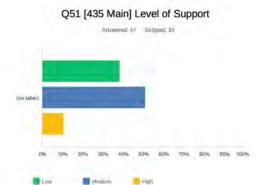
Description

- Renovation of 13,000 square foot commercial space, Jupiter Games, LLC
- (approx. 7,000 square feet per floor) including:
 - New storefront and front entry
 - New rear entry
 - New flooring
 - New painting
 - Repair & replacement of ceiling and lighting

Notes

5oK from private financing







PROJECT ADDRESS: 20 Willow St

NAME OF SPONSOR: Daniel Davenport

EST PROJECT COST: \$ 496,000 DRI REQUEST: \$ 375,000

Percent Leveraged 24%

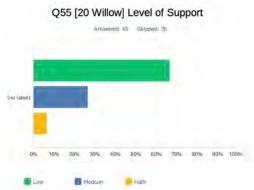
Description

- Renovation of existing building into an art gallery, vintage shop, and photo studio; offices for real estate firm, painting firm, and LED UCV company; residential build out for owner occupancy
- Exterior renovations and improvements including
 - Repairs to windows, gutters, roof, fences, and fire escape
 - Exterior lighting
 - Security cameras
- Completed in 3 phases (Exterior, Interior, Final Interior and Exterior work)

Notes

Slightly under minimum leverage, private financing







PROJECT ADDRESS: 15 Ave B

NAME OF SPONSOR: Justin Guiles

EST PROJECT COST: \$600,000

DRI REQUEST: \$ 250,000

Percent Leveraged 58%

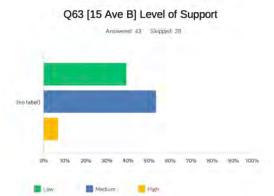
Description

- Adaptive reuse of Building
- **Facade Restoration**
- Approximately 6 Apartments
- Renovated ground floor commercial space for multiple tenants

Notes

Post July 26 submission





Downtown

Initiative

Revitalization



PROJECT ADDRESS: 271 Main Street
NAME OF SPONSOR: Teresa Ciancio

IBEW Local (non-profit)

EST PROJECT COST: \$ 105,000 DRI REQUEST: \$ 105,000

Percent Leveraged 0%

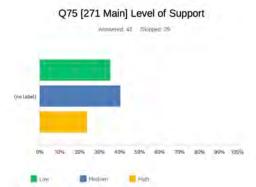
Description

- Replace storefront with newer, more efficient window and door system
- Replace second floor windows
- Replaces exterior doors on floors 2 and 3
- Replace siding on rear of building
- New Signage

Notes

 Consultants reviewed building from exterior to understand number of windows and doors to be replaced





Johnson City DRI: Pipeline Projects



PROJECT ADDRESS: 272 Main Street

NAME OF SPONSOR: Josh Bishop

JJB Property Management

EST PROJECT COST: \$ 4,925,000 DRI REQUEST: \$ 1,150,000

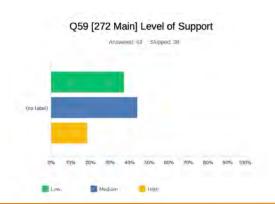
Percent Leveraged 77%

Description

- Renovation of existing structure
- 2,000 square feet of commercial space
- 28 dwellings (1- and 2-bedrooms)
- Upgrades to HVAC, data, plumbing, etc. systems

Notes

- Explanation of compliance with regulatory requirement has been requested. No response yet.
- Post July 26 submission









PROJECT ADDRESS: Within DRI Boundary

NAME OF SPONSOR: Village of Johnson City

Small Project Fund

EST PROJECT COST: \$ 780,000 (minimum)

DRI REQUEST: \$ 600,000

Percent Leveraged A minimum 25% match is anticipated from

participating private property owners and

businesses.

Description

- Small Project Fund
- Projects requesting under \$75,000 of DRI Funds
- The Fund is administered by the Village of Johnson City.
- It can award grants for smaller renovation projects within the DRI Boundary.
- Total Fund \$600,000 maximum
- A minimum 25% match will be required from participating private property owners and businesses.
- Projects are within the DRI boundary area.



Johnson City DRI: Potential Candidates



PROJECT ADDRESS:

NAME OF SPONSOR: EST PROJECT COST:

DRI REQUEST:

Percent Leveraged

290 Main Street

Joe Wang \$ 80.000

\$ 40,000

50%



PROJECT ADDRESS:

NAME OF SPONSOR:

EST PROJECT COST:

DRI REQUEST:

Percent Leveraged

268 Grand Ave

Joe Wana

\$80,000

\$ 40,000

50%



PROJECT ADDRESS:

NAME OF SPONSOR:

EST PROJECT COST:

DRI REQUEST:

Percent Leveraged

284 Main Street Enrique Munoz

\$ 50,000

\$ 50,000

0%



PROJECT ADDRESS:

NAME OF SPONSOR:

EST PROJECT COST:

DRI REQUEST:

Percent Leveraged

52 Broad St

Joe Wang

\$ 60,000

\$ 30,000

50%



PROJECT ADDRESS:

NAME OF SPONSOR: EST PROJECT COST:

DDI DECLIECT

DRI REQUEST:

Percent Leveraged

280 Main Street

Enrique Munoz

\$ 10,000

\$ 10,000

0%



PROJECT ADDRESS: NAME OF SPONSOR:

EST PROJECT COST:

DRI REQUEST:

Percent Leveraged

265 Main Street David Whalen

\$ 40,000

\$ 30,000

25%



Johnson City DRI: Potential Candidates



220 Main Street **PROJECT ADDRESS:** NAME OF SPONSOR: Rita Moelder

\$ 27,261 **EST PROJECT COST: DRI REQUEST:** \$ 27,261

0% **Percent Leveraged**



PROJECT ADDRESS: NAME OF SPONSOR:

EST PROJECT COST:

DRI REQUEST:

Percent Leveraged

265 Main Street Gabriella LoPiccolo

\$ 61.650 \$ 61,650

0%



PROJECT ADDRESS: 143 Baldwin Street

NAME OF SPONSOR: **Tara Terry**

Community Center

(non-profit)

EST PROJECT COST: \$ 27,000 **DRI REQUEST:** \$ 15,000

Percent Leveraged

44%

177 Main Street **PROJECT ADDRESS:**

NAME OF SPONSOR: Joe Wang **EST PROJECT COST:** \$ 130,000 **DRI REQUEST:** \$65,000

50% Percent Leveraged



Johnson City DRI: Next Steps



The Local Planning Committee made project recommendations in November.

A Strategic Investment Plan (SIP) will be completed. The plan will include more than \$10M of investments to make.

Grant awards will be announced in early/mid 2024.

Grant awards are subject to all New York State contracting requirements and are distributed on a reimbursement basis.

www.DRIJC.ORG



Johnson City DRI: Next Steps



END

www.DRIJC.ORG