



City of North Tonawanda

Request for Proposals

78 Bridge Street – Tonawanda Island



Issue Date: May 8th, 2024

Response Date: July 10th 2024



Invitation

The City of North Tonawanda (“City”) is issuing a request for proposals (RPP) for the sale and development of a vacant parcel of land located at 78 Bridge Street (the “Property”) on Tonawanda Island in North Tonawanda. See **Attachment C** for property maps.

Please direct any questions or requests for information regarding this invitation via email to Laura Wilson, North Tonawanda Director of Community Development at LWilson@lumbercitydc.com

Property and Existing conditions

78 Bridge Street is a 3.32 acre rectangular parcel on Tonawanda Island. The Property is owned by the City of North Tonawanda.. Directly adjacent along the northern border of the property is another City-owned parcel, 150 Michigan Street. 150 Michigan Street has been merged with the 78 Bridge Street property to provide site access. Additionally, the site includes a city-owned Public Benefit Area, identified as 96 Bridge Street, includes .34 acres and 295 feet of shoreline along the “Little River” portion of the Niagara River.

Tonawanda Island is a unique waterfront area adjacent to downtown North Tonawanda. Much of Tonawanda Island is vacant, while existing uses include manufacturing, warehousing, a restaurant, two marinas, and boat storage. Tonawanda Island is accessible via the Taylor Drive Bridge to River Road, NY-265.

The property is currently vacant. Most recently it was used as a fire department training facility. The three-story fire training tower and adjacent smokehouse building are the only structures on site. The City has partnered with the Niagara Orleans Regional Landbank to demolish the fire training tower, which is expected to be completed in Spring 2024. Historic uses included lumber storage, boat storage, and Fire Department training exercises. A Phase I Environmental Site Assessment (ESA) was completed in 2010 indicating the potential for environmental contamination and recommending a Phase II ESA be completed. The executive summary of the ESA is attached as **Attachment E**. Full Phase I ESA available upon request.

In 2018 the City completed a real estate appraisal for the Property. The fair market value was determined to be \$230,000. A copy of the appraisal is available upon request.

In 2022, through the Downtown Revitalization Initiative (DRI), the City of North Tonawanda received \$750,000 in funding from the New York State Department of State to develop the Little River frontage into a Public Benefit Area (PBA). This area is planned to be a public amenity to provide a unique vantage point along the Little River. The PBA is intended to complement the proposed development and provide additional public access for visitors to Tonawanda Island. Additionally, completion of the PBA will catalyze future development on Tonawanda Island. This area will provide passive recreation opportunities, including a sidewalk, handrail, seating, and landscaping.

The City of North Tonawanda will coordinate the design of the PBA with the selected developer to ensure that the waterfrontage is complementary to the proposed development. The PBA is expected to be maintained by the selected developer through a public benefits agreement. Upon selection of a preferred developer, negotiations will occur with the developer to potentially explore the contribution of additional funding towards further enhancements of the PBA.

The City also reserves the right to negotiate the inclusion of the PBA in the sale and development of 78 Bridge Street, and the \$750,000 grant may be transferrable to the buyer at the sole discretion of New York State, so long as it remains accessible through public easement and is developed in accordance with the North Tonawanda Downtown Revitalization Initiative Strategic Investment Plan and other applicable State requirements. The grant funding may only be used for this purpose.

Redevelopment goals

Nestled at the confluence of the Niagara River and the Erie Canal, North Tonawanda served as a hub for lumber production and distribution until the 1970s, earning the moniker the “Lumber City.” The City’s rich history is reflected along its streets and active waterfronts, where residents and visitors enjoy scenic views and recreational opportunities.

Beginning in 2010 and culminating in 2018, the City completed New York State’s Brownfield Opportunity Area program and arrived at the NT Momentum project. NT Momentum is a master plan for North Tonawanda’s downtown and waterfront with a goal of providing new opportunities for the community to live, work and play in a city that is rich with character and culture. The NT Momentum vision is to create an urban resurgence that extends from downtown to the waterfront and ensure that North Tonawanda becomes a center for commerce and a destination that residents and visitors can enjoy.

NT Momentum is a community-driven plan built on a number of core principles, including: Make the waterfront a destination; Offer a dynamic urban experience; and celebrate our culture and heritage. With these in mind, the NT Momentum plan aligns new land use patterns, compatible zoning ordinances, development incentives, and critical development projects.

In 2021, the City of North Tonawanda was awarded \$10 Million through Round 5 of the Downtown Revitalization Initiative (DRI). Through a public process led by the Local Planning Committee, a variety of public, private and non-profit projects were identified for funding. These projects aim to assist the city in meeting its downtown revitalization goals to advance downtown’s renaissance with new and enhanced community spaces, arts, culture, housing, and recreation. Development of 78 Bridge Street will leverage these efforts and catalyze the future of Tonawanda Island and the Niagara River waterfront.

The City of North Tonawanda is seeking a multi-story, potentially multi-building, mixed-use development to include market rate apartments, first floor commercial tenant space, potential hotel operation and public waterfront access. A proposed office space will only be considered if it brings a significant number of jobs to North Tonawanda. This development needs to be consistent with the

Waterfront Zoning code, and encompass the City's vision for Tonawanda Island as identified in the NT Momentum Plan and Downtown Revitalization Initiative Strategic Investment Plan.

The NT Momentum plan and associated updates to the North Tonawanda waterfront zoning code were approved and adopted in October, 2019. The City expects the selected development of the Property to be consistent with the vision identified in the NT Momentum plan and align with the principles identified in the Downtown Revitalization Initiative Strategic Investment Plan . Please see **Attachment D** for the executive summary of NT Momentum and DRI Strategic Investment Plan.

The full NT Momentum plan can be found at www.ntmomentum.com . The full DRI Strategic Investment plan can be found at https://www.ny.gov/sites/default/files/2022-12/North_Tonawanda_DRI_Strategic_Investment_Plan.pdf , or available upon request.

Resources and Incentives

A Phase I Environmental Site Assessment was completed in 2010. The executive summary is included as **Attachment E** and the full ESA is available upon request.

In 2023, the city completed a Tonawanda Island Infrastructure Analysis, which analyzed the existing conditions and future capacity of water and sewer infrastructure on the island. The executive summary is included as **Attachment F** and the full Tonawanda Island Infrastructure Study is available upon request.

The Property is located within a designated Brownfield Opportunity Area. Pending additional environmental testing and acceptance into the NYSDEC Brownfield Cleanup Program, the redevelopment of the Property is eligible for the additional 5% BCP Tangible Property Tax Credit.

The Property is located with the federal Opportunity Zone area as well as the SBA HUB Zone.

Redevelopment of the Property is a high priority project for the City of North Tonawanda and critical to the implementation of the NT Momentum Master Plan. Additional project incentives may be available through numerous local, county, and state agencies. Lumber City Development Corporation, North Tonawanda's local development corporation, is prepared to collaborate with the selected developer to assist with the identification of additional incentives as appropriate.

Submission Requirements

The RFP is seeking a qualified developer or development team with the expertise, development credentials, financial capacity, and experience to prepare concepts for the development of the Property in accordance with the NT Momentum Master Plan and DRI Strategic Investment Plan. All proposals must comply with federal and state laws and city ordinances. Depending on the number of proposals received, the City may request more detailed information by selecting some proposals for further consideration in a short list of finalists and/or for presentation in the community.

Prospective purchasers must not owe the City of North Tonawanda any debt or have violations on any property in the City.

Seven (7) copies of the proposal must be submitted on 8/12 x 11 bound document format as well as an electronic file on disc or USB drive. If submitted under separate cover, appended studies and graphics should be clearly labeled to identify the project and developer.

Proposals must be received by registered mail or hand delivered and registered at the City Clerk's Office at the address below by **July 10th 2024 at 4:00 PM**

Laura Wilson
Director of Community Development
500 Wheatfield Street
North Tonawanda, NY 14120

Review and Selection Process

Tentative schedule and subject to change

Request for Proposals Issued:	May 8 th 2024
Deadline for Written Inquiries:	May 29 th 2024
Proposals submissions due to City:	July 10 th 2024
Anticipated date of selection by North Tonawanda Common Council:	August 13 th 2024

Please note, the City may request additional information and/or schedule in-person interviews with respondents prior to selection.

Proposal Rules

1. The City reserves the right to stop the selection process at any time if it is considered to be in the best interest of the City. The City also reserves the right to reject any or all proposals submitted.
2. The City reserves the right to seek additional information from respondents and related entities.
3. All decisions related to this RFP are subject to all applicable federal, state and local laws and regulations, and the policies and procedures of the City.
4. All costs associated with the preparation of the proposal, as well as any other related materials, will be borne by the respondent.

5. The determination for eligibility for various incentive programs is the responsibility of the developer or development team.

Evaluation Criteria

The City will enter into agreements for the transfer of the Property to those applicants whose proposals best meet the following selection criteria and offer the greatest prospects of successful completion.

1. Quality of the plan:

- Completeness of Application Proposal – all required documents have been submitted and the project is presented in a clear and concise manner.
- Quality of the Proposed Development
- Consistency with local plans
- Community impact - to the extent to which the project will have a positive impact on North Tonawanda and the region.
- Project Readiness - Overall reasonableness and feasibility of executing the developer's proposed development plan. The likelihood of timely progress toward closing on a property transfer agreement leading to the positive redevelopment of the site.

2. Experience & Qualifications:

- Background, qualifications, experience and expertise of the development team in like ventures or similarly sized development or completed similar project(s) but smaller in size and scope.

3. Financial Considerations:

- Proposed Purchase Price – Proposals must clearly state the purchase offer for the property.
- Project budget is complete and all sources and uses of funds are clearly defined.
- Cost Effectiveness - reasonableness of the development budget.
- Financial feasibility based on development and operating pro-formas.
- Reasonable certainty of prospective cash flows.
- Demonstrated financial capacity of the team and its individual members.

Preferred Developer Status

Final proposal selections will be available approximately 60 days after the submission deadline. All participants who submitted a proposal will be notified in writing whether their proposal was accepted or not. The City will enter into an agreement with a preferred developer who will retain that status for a period of up to eighteen (18) months. The designation will be subject to the following terms and conditions:

1. The successful negotiation of a Land Disposition Agreement (LDA) for approval by the City of North Tonawanda Common Council.

2. Payment of a designation fee of Five Hundred Dollars (\$500.00) per month by developer to the City payable within five (5) days from the date of designation by the City and due thereafter the first day of every month. In the event developer shall exercise its option to acquire said property pursuant to the LDA to be negotiated by developer and the City, said option fee shall be credited towards the purchase price. In the event that developer shall not proceed with the redevelopment of the property within the designation period, developer shall forfeit all monies paid on account and the City shall retain all such monies.

3. Developer is responsible for performing any soil test borings and soil investigations, as per license agreement to be granted by the City, for the purpose of determining, to developer's satisfaction, the suitability of the site for its intended use, and the presence or absence of hazardous substances as such term is used in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, (C.E.R.C.L.A) 42 U.S.C. § 9601 et seq.; The Hazardous Materials Transportation Act, as amended, 49 U.S.C. §1801 et seq.; The Resource Conservation and Recovery Act, as amended, 42 U.S.C § 6901 et seq.; Articles 15 and 27 of the New York State Environmental Conservation Law or any other federal, state, or local law, regulation, rule, ordinance, by-law, policy guidance, procedure, interpretation, decision, order, or directive, whether existing as of the date hereof, previously enforced or subsequently enacted.

4. Individuals and/or corporations having outstanding taxes, water bills, parking tickets, user fees and/or demolition liens or any other liens or obligations owed to the City of North Tonawanda, or code violations existing on any property owned by them, are not eligible for designation.

5. Submission by the developer or development team of monthly progress reports to the City of North Tonawanda Department of Community Development.

6. Developer or development team will sign a full environmental indemnity and release prior to conveying title. The LDA will provide the following time frames (or such other time frames to which the parties may agree):

- Execution of LDA – developer will have sixty (60) days from the date the Common Council approves LDA to execute.
- Equity Capital and Mortgage Financing – Eighteen (18) months from the date of the execution of the LDA to submit evidence of equity capital and mortgage financing.
- Site plan review and Building permit - Eighteen (18) months from the date of the execution of the LDA to apply for site plan review and a building permit.

Upon completion of the above tasks within the stated timeframes, the City and developer will proceed with the property sale and transfer of deed with the following conditions:

- Commencement and Completion of Construction – Six (6) months after the delivery of the deed to commence construction and twenty-four (24) months to complete the project

- All periods of time in which the developer has to perform its obligations under the LDA are stated and granted on the basis of “Time is of the Essence.”
- The City may request additional information prior or upon designation.

Proposal Requirements

Proposals must include the following information in a brief and concise format – not to exceed ten (10) pages of narrative. The City reserves the right to request additional information during the evaluation of responses and to reject any or all proposals.

A) Development Description

On a separate sheet of paper attached to the proposal identified as: Development Description - explain, in detail the general approach to developing the Property including:

1. A brief description of the project
2. The proposed use or uses of the Property including square footage mix of tenants, owners and services.
3. Discussions on market conditions that support the proposed uses;
4. Demonstrating knowledge of the area in which the Property is located and how the proposed project will be consistent with the NT Momentum Master Plan and DRI Strategic Investment Plan
(Attachment D)

B) Project Summary

On a separate sheet of paper attached to the proposal identified as: Project Summary – provide the following information:

1. A letter of interest along with **Attachment A**.
2. A brief history of the developer which lists principals with at least 20% owner interest in the company.
3. A listing of team members, including each team members’ responsibilities with respect to the development project.
4. The developer’s or development team’s qualifications and past experience.

C) Sale Price

Proposals must clearly state the purchase offer for the Property. The developer must include an estimated purchase offer payment amount in the proposal. The determination for eligibility for various incentive programs is the responsibility of the developer.

D) Preliminary Concept Design

As a separate attachment submitted with the proposal provide the following information:

1. Concept Site Design – The site design should include a conceptual site plan identifying building locations, parking areas, landscaping, and any other site considerations. The site design should also include a rendering of the proposed development showing building siting, massing, and concept level design.

2. Cost Estimate/Work Description – Total project cost estimate and work description of all work items proposed to be accomplished.

3. Proposed development characteristics including gross square footage floor areas, parking spaces, parking ratios per unit/use, unit count and use categories. Include information on any additional amenities provided as part of the development.

E) Project Schedule

Provide a schedule for the overall project detailing such milestones as design development, financing commitments, construction, and project completion

Attachments

- (A) Request for proposal application form
- (B) Non-collusion certification
- (C) Site maps
- (D) NT Momentum and Downtown Revitalization Initiative Strategic Investment Plan Summaries
- (E) Phase I ESA Executive Summary
- (F) Tonawanda Island Infrastructure Study Executive Summary

CITY OF NORTH TONAWANDA

THE CITY OF NORTH TONAWANDA RESERVES THE RIGHT TO REJECT ANY OR ALL PROPOSALS SUBMITTED. RESPONDENTS MAY WITHDRAW THEIR PROPOSALS FROM CONSIDERATION UPON WRITTEN NOTICE.

ATTACHMENT A

Request for Proposal Application Form

Date of Submission: _____

Project Name (if applicable):

APPLICANT INFORMATION

Name: _____

Address: _____

Street

City State Zip

Contact: _____

Home Phone #: () _____ **Work Phone #:** () _____ **Fax #:** () _____

E-Mail Address _____

2. Legal Ownership Entity:

General Partnership

Individual

Not for Profit Organization

Corporations
 Limited Partnerships
 Other _____

3. Legal Status of Organization:

Currently Exists
 To be Formed
 Estimated Date of Filing _____

4. Developer History – Members of the developer and development team including principals with at least 20% ownership interest in the company. Complete as many as applicable at this time.

a.) _____

Full Name

Address

City, State, Zip

Phone Number

Fax Number

b.) _____

Name

Address

City, State, Zip

Phone Number

Fax Number

c.) _____

Name

Address

City, State, Zip

Phone Number

Fax Number

Attorney: _____

(Firm)

(Name)

(Street)

(City/State/Zip)

() _____ () _____

(Phone)

(Fax)

Owner: _____

(Firm)

(Name)

(Street)

(City/State/Zip)

() _____ () _____

(Phone)

(Fax)

Architect: _____

(Firm)

(Name)

(Street)

(City/State/Zip)

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(Phone)

(Fax)

Contractor:

(Firm)

(Name)

(Street)

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(Phone)

(Fax)

Management Agent:

(Firm)

(Name)

(Street)

(City/State/Zip)

() _____ () _____

(Phone)

(Fax)

Consultant:

(Firm)

(Name)

(Street)

(City/State/Zip)

() _____ () _____

(Phone)

(Fax)

Any Additional Team Members:

(Firm)

(Name)

(Street)

(City, State, Zip)

() _____ () _____

(Phone)

(Fax)

PROJECT SUMMARY

DEVELOPMENT COST

Proposed Acquisition Cost: \$ _____

Construction Costs:

Hard Costs

Site Work \$ _____

Fixtures, Furnishing & Equipment \$ _____

Plumbing, Electrical, HVAC, Security System \$ _____

Foundation, Framing, Roofing, etc. \$ _____

Landscaping \$ _____

Subtotal \$ _____

Soft Costs:

Architectural/Engineering Fees \$ _____

Legal Fees \$ _____

Accounting Fees \$ _____

Administrative/Development Fees \$ _____

Survey \$ _____

Title Work \$ _____

Taxes \$ _____

Insurance \$ _____

Relocation \$ _____

Other \$ _____

Subtotal \$ _____

Miscellaneous Costs:

Developer Fee \$ _____

Project Reserve \$ _____

Subtotal \$ _____

Contingency: \$ _____

Other Fees not mentioned (Please list)

\$ _____

\$ _____

\$ _____

Total Project Cost \$ _____

ATTACHMENT B

Non-Collusion Certification

By submission of this RFP application, each respondent and each person signing on behalf of any respondent certifies, and in the case of a joint submission, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of their knowledge and belief:

(1) The prices in this submission have been arrived at independently without collusion, consultation, communication, or agreement for the purpose of restricting competition, as to any matter relating to such prices with any other respondent or with any competitor;

(2) Unless otherwise required by law, the prices which have been quoted in this submission have not been knowingly disclosed by the respondent and will not knowingly be disclosed by the respondent prior to opening, directly or indirectly, to any other respondent or to any competitor;

(3) No attempt has been made or will be made by the respondent to induce any other person, partnership or corporation to complete a submission for the purpose of restricting competition.

Firm or Corporation Name: _____

Principal Address: _____

Signature of Individual, Partners, or Officers:

Signature Title Type or Print Name Above

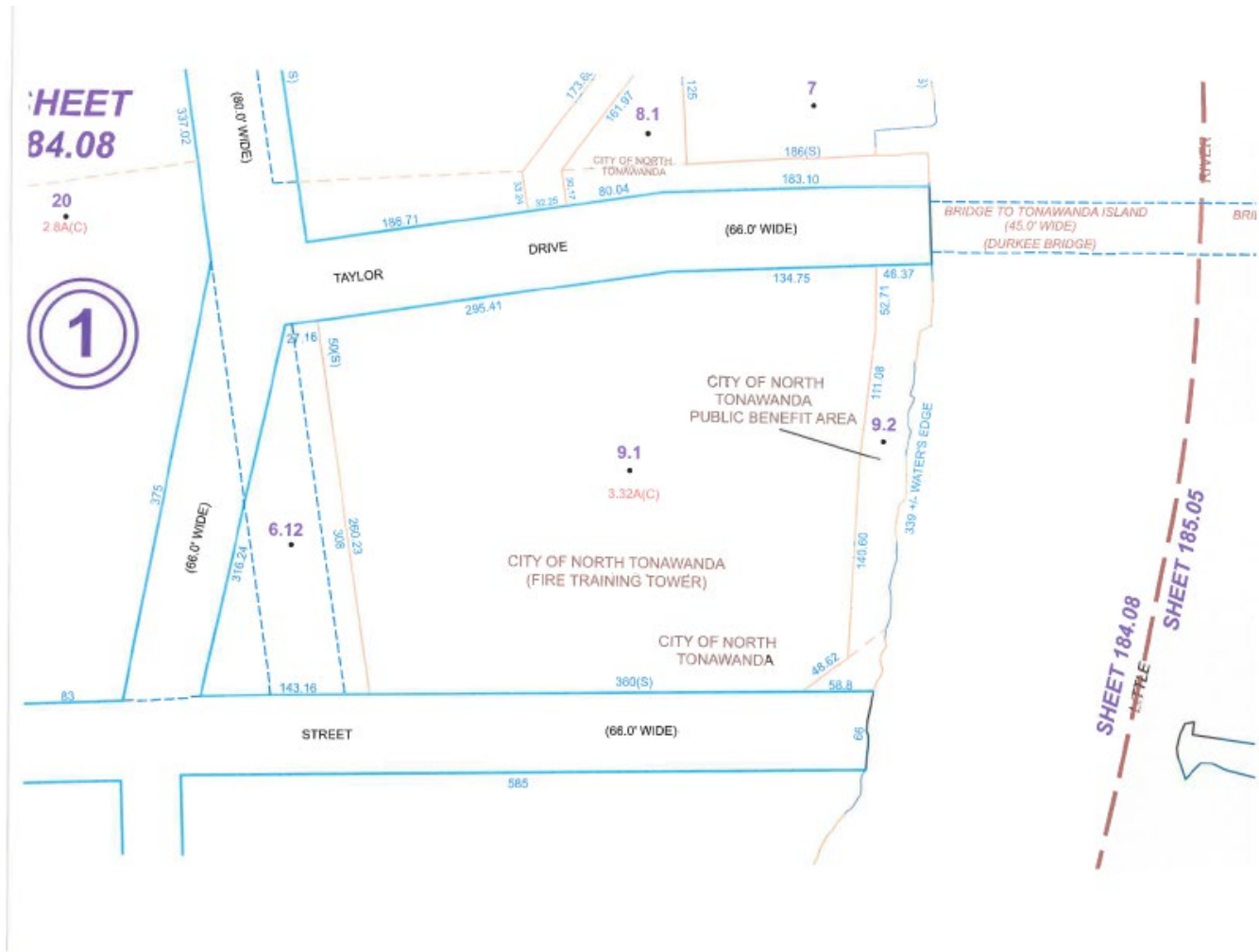
Signature Title Type or Print Name Above

ATTACHMENT C- SITE MAPS

Parcel Map:



Tax Map:



**ATTACHMENT D- NT MOMENTUM AND DRI STRATEGIC INVESTMENT PLAN
SUMMARIES**

City of North Tonawanda, New York

BOA Step 3 Implementation Strategy | GEIS



2018

Prepared By:

Bergmann Associates
Camoin Associates
Allieway Marketing
Bond, Schoeneck, & King

This report was created for the City of North Tonawanda and the New York State Department of State with state funds provided by the New York Brownfield Opportunity Areas Program.

Executive Summary

Nestled at the confluence of the Niagara River and the Erie Canal, North Tonawanda served as a hub for lumber production and distribution until the 1970s, earning the moniker the “Lumber City.” The city was once home to hundreds of manufacturing businesses, including the Ray Bennett Lumber Company, the Allan Herschell Company, and the Rudolph Wurlitzer Company. The City’s rich history is reflected along its streets and active waterfronts, where residents and visitors enjoy scenic views and recreational opportunities.

What is *NT Momentum*?

THE NORTH TONAWANDA MOMENTUM PROJECT will provide new opportunities for the community to live, work and play in a City that is rich with character and culture. The City of North Tonawanda and its development partners have a vision that will create a resurgence that extends from downtown to the waterfront. The implementation of the City’s redevelopment plans will ensure that North Tonawanda becomes a center for commerce and a destination that residents and visitors can enjoy.

The “*NT Momentum Plan*” was developed as a comprehensive revitalization plan and implementation strategy that reflects North Tonawanda’s unique history, assets, and location along the Niagara River and the Erie Canal. The planning process was led by the City of North Tonawanda and supported by a Project Advisory Committee, which included representatives from various local government agencies, community organizations, local business owners, state agencies--all with an expertise and interest in the revitalization of North Tonawanda.

The NT Momentum Study Area is an approximately 546-acre area located along the Niagara River and Erie Canal in the City of North Tonawanda, encompassing all of Tonawanda Island, the Little River and the majority of the City’s historic downtown core (Map 1). The Study Area is bounded on the south by the Erie Canal, on the west by the Niagara River, on the north by the City boundary, and on the east by River Road, Oliver Street, Ironton Street, and North Marion Street.

Project Background

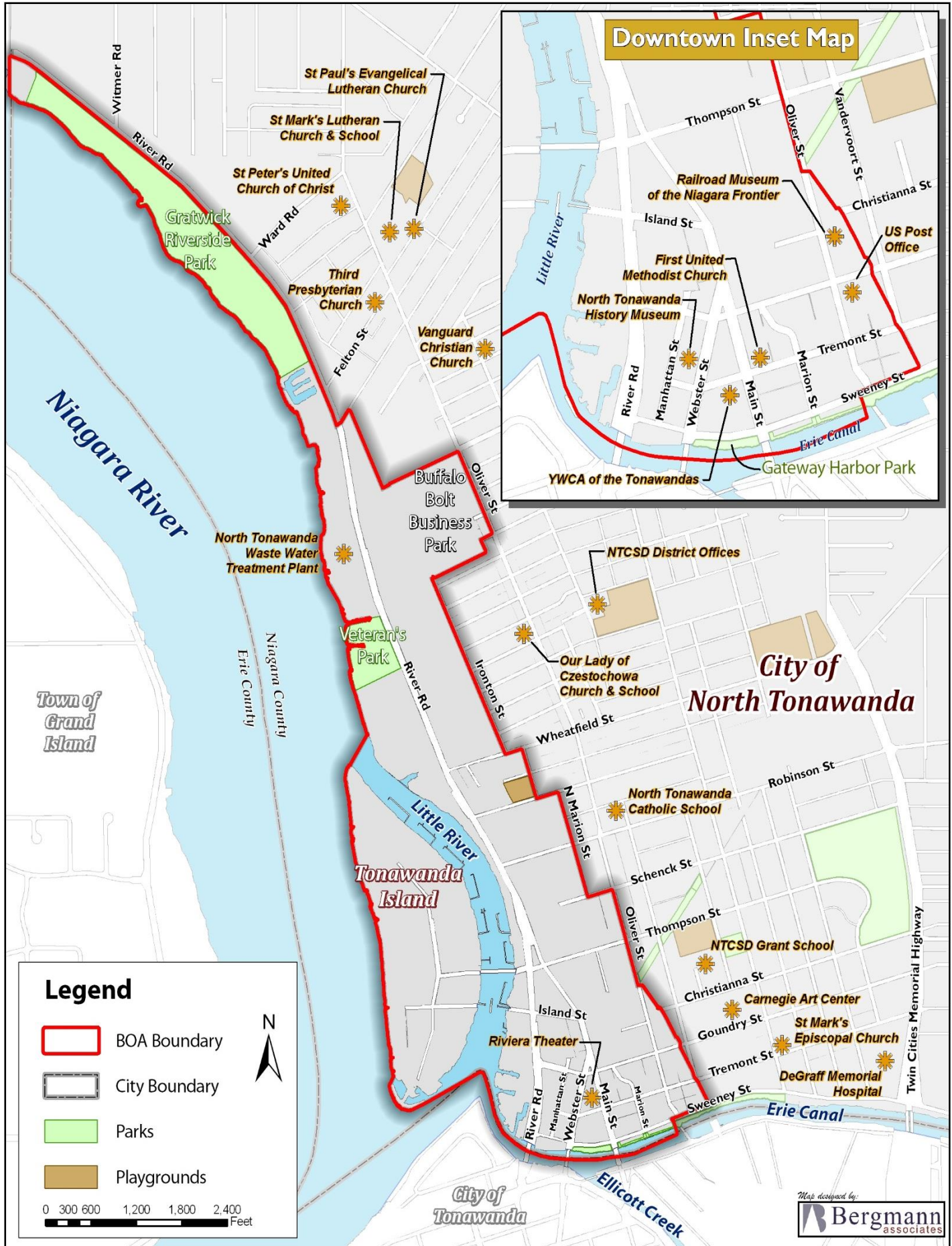
Sponsored by the City of North Tonawanda, the project is also referred to as the “Tonawanda Island Brownfield Opportunity Area (BOA) Step 3 Implementation Strategy” and was completed through the Brownfield Opportunity Area Program, which is funded and overseen by the New York State Department of State (DOS), with technical support provided by the Department of Environmental Conservation (DEC). The BOA Program was developed in 2003 as the planning component of the NYS Superfund/Brownfield Law (GML Article 18-C, Section 970-r), providing municipalities and community-based organizations with financial and technical assistance to complete area-wide revitalization strategies for neighborhoods impacted by the presence of brownfields and environmental hazards. At the completion of the program, communities will be designated a BOA, increasing their competitive position for access to funding and incentives under the DEC Brownfield Cleanup Program, the Empire State Development Corporation’s economic development programs, and many other State and Federal assistance opportunities.

The NT Momentum Plan identifies redevelopment and reinvestment opportunities, particularly for the strategic redevelopment sites within the Study Area. Specific recommendations regarding the potential reuse and revitalization of key properties and areas include actions to modify land use patterns and zoning regulations, as well as the creation of programs that support the City’s economic development capabilities.

North Tonawanda Brownfield Opportunity Area Nomination Study

This effort was made possible with the guidance and financial assistance provided by the NYS Department of State Brownfield Opportunity Area Program.

MAP 1 Study Area Context



Community Vision

The BOA planning process was overseen by a Steering Committee that met regularly over the course of the project to provide feedback and guidance during plan development. In addition to the Steering Committee, a Zoning-specific subcommittee was formed to provide feedback for proposed modifications to the City's zoning code. Community members, stakeholders, and business owners participated in two public outreach events. The first public event was a project kick-off and open house held at the historic Riviera Theatre. The second public event was a mobile tour of the Study Area in which participants pedaled a bicycle trolley to designated stops that highlighted the redevelopment potential of Strategic Sites.

Community feedback was an essential component of the planning process and helped to build a common vision to guide future actions outlined in this Implementation Strategy.

Vision Statement for the North Tonawanda BOA:

...a vibrant mixed use district centered around the confluence of two waterfronts – the Erie Canal and the Niagara River. Residents can choose to live, work, or relax while taking advantage of abundant commercial opportunities, employment options, restaurants, and recreation assets, all of which capitalize on the natural beauty of the surrounding landscape. Visitors come not only to enjoy the waterways, but to experience the multitude of land side cultural and recreational amenities offered at this “Gateway to the Erie Canal.”

BOA Principles:

The BOA principles listed below were developed by the community during the planning process to help guide decisions and future investments within the Study Area. Each of the principles is supported by strategic objectives drawn from input generated by the public, steering committee, project stakeholders, and City staff.

PRINCIPLE #1: MAKE THE WATERFRONT A DESTINATION

It is recommended that the City continue move forward with efforts to promote economic development along the Erie Canal, River Road and Tonawanda Island.

PRINCIPLE #2: OFFER A DYNAMIC URBAN EXPERIENCE

The City must set forth a design philosophy that instills a sense of pride in the community and translates to high quality streetscapes, public spaces, and new development projects.

PRINCIPLE #3: PROMOTE DIVERSITY IN LAND USE

The real benefit of having a variety of land uses is associated with creating a 24-hour city that supports the local tax base, provides jobs to residents, welcomes and responds to visitor needs, fosters small business development and provides options for residential living.

PRINCIPLE #4: IDENTIFY NEW USES FOR INFRASTRUCTURE

The existing infrastructure within the BOA study area should be viewed as an opportunity, not a hindrance for redevelopment.

PRINCIPLE #5: CELEBRATE OUR HISTORY AND CULTURE

North Tonawanda needs to celebrate its history and the cultural resources it offers to ensure that those assets that are “uniquely” ours are shared with others.

PRINCIPLE #6: DESIGN FOR PEOPLE, NOT JUST CARS

A provision associated with creating successful urban and waterfront environments is the creation of high quality access and experiences within the public realm.

PRINCIPLE #7: ADVANCE ENVIRONMENTAL CLEAN-UP

The overarching purpose of the study is to further the clean-up of contaminated, blighted and underutilized sites in the BOA study area to better position them for future redevelopment and enhancement.

PRINCIPLE #8: WORK COLLECTIVELY AND COOPERATIVELY

The City will spearhead the creation of broad partnerships and collaborative agreements to bring a wide range of parties together, including state agencies, regional organizations, local property owners, local business owners, prospective investors and residents.

PRINCIPLE #9: IDENTIFY PROJECTS THAT BUILD MOMENTUM

Small projects can and should be completed quickly to show progress towards the next set of goals and maintain momentum in the quest to redevelop the BOA and City of North Tonawanda.

PRINCIPLE #10: DEFINE AND MARKET A UNIQUE IDENTITY

The identity and brand developed for the BOA and the City must address strongly-held community values, while also projecting a vision of the future. Once a brand is identified, marketing the BOA must be multi-faceted, targeting potential new businesses and developments through available monetary incentives.

NT Momentum Master Plan

The NT Momentum Plan recommends real estate development projects, infrastructure improvements, and policies that together will help North Tonawanda achieve the community’s goals for revitalization.

The heart of the Step 3 Implementation Strategy is the graphic BOA Plan, which portrays 34 projects, divided into three phases over a period of 25 years (Map 2). The BOA Plan prioritizes redevelopment recommendations for six Strategic Sites, which are highlighted in Site Profiles for marketing purposes. In addition, the BOA Plan includes recommended improvements to public infrastructure, such as parks, open space, trails, and streets.

The NT Momentum Plan Implementation Strategy stems from the Vision, Principles, and Strategic Objectives developed through years of planning and community engagement. The BOA Plan is intended to capitalize on the existing character, fabric and strengths of Downtown North Tonawanda and Tonawanda Island. It recommends development and infrastructure projects that represent a significant shift in the Study Area’s land use pattern to reflect changing demographics and market realities. These improvements are intended to facilitate North Tonawanda’s transformation from a waterfront industrial center to a vibrant, mixed-use destination known for its quality of life and visitor attractions.

Phase 1 (2015-2025)

1. Gratwick Riverside Park and Marina Improvements
2. Buffalo Bolt Business Park Redevelopment
3. North Island Residential and Park Development
4. Thompson Street Bridge Rehabilitation
5. Taylor Drive and Island Boulevard Construction
6. Tonawanda Island Promenade
7. Office Mixed-Use
8. Retail/Restaurant Mixed-Use and Little River Promenade
9. Downtown Structured Parking
10. Oliver Street Enhancements
11. New Pocket Park
12. Gateway Memorial Park
13. Hotel
14. Main Street Pedestrian Enhancements
15. Multi-Family Residential
16. Multi-Tenant Warehouse Facility

Phase 2 (2025-2030)

17. Gratwick Riverside Park Redevelopment Phase 2
18. Tonawanda Island Internal Roads, Central Park, Mixed Use
19. River Road Reconstruction
20. Industrial Infill, Redevelopment, Access Management
21. Mixed-Use Redevelopment
22. Interpretive Rail Park and Museum
23. Thompson Street Improvements
24. Weatherbest Slip Redevelopment
25. Phase One Hotel and Restaurant
26. Residential
27. Multi-Family Residential

Phase 3 (2030 and Beyond)

28. Gratwick Riverside Park Redevelopment Phase 3
29. Mixed-Use with Structured Parking
30. Townhomes and Oliver Street of Shoppes
31. Enhanced Oliver Street Gateway
32. Mixed-Use Housing and Municipal Parking lot
33. Manhattan Street Mixed-Use and Parking Structure
34. Office Park



Six strategic sites have been identified through the BOA designation process. Strategic redevelopment sites include those parcels that have been determined to be of critical importance to the overall redevelopment of the BOA based on their environmental status, vacancy, or current underutilized status. Strategic Sites are listed below.

Site/Project 8: 150 Michigan Street - Retail/Restaurant Mixed Use and Little River Promenade.

The former Fire Training Facility publicly owned, and is located at a key gateway to Tonawanda Island. A proposed three-story structure is intended to have frontage along the Little River, Taylor Drive and Island Boulevard while providing internal parking hidden from street view. Proposed uses include upper-story residential, marine-centered retail, services and restaurants. The waterfront is proposed to include a new public access promenade that connects with Island Street.



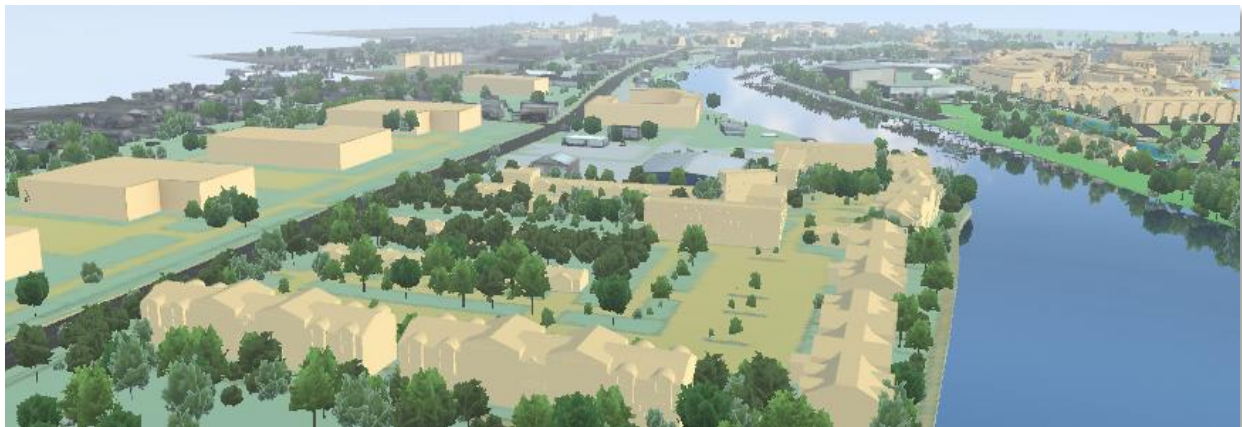
Site/Project 13: 27/39 Main Street – Downtown Hotel.

This strategic site was selected for its location downtown, availability for redevelopment, frontage along the Canal, and vehicle access. This privately-owned 1.6-acre site is located in the heart of downtown North Tonawanda, near restaurants and shopping, and just steps from the Canal waterfront. The site currently holds a warehouse building and is available for redevelopment. The City completed a Market and Tourism Analysis and Hotel Feasibility, which concluded that there is demand for hotel accommodation in downtown North Tonawanda. The BOA Plan recommends a 4-5 story extended stay hotel on this site.



Site/Project 15: 600 River Road – Multi-family Residential.

The BOA Plan recommends multi-family residential on this site, located at 600 River Road. The City is currently reviewing a proposal for 102 residential units, made up of townhomes, apartments, and retail space along the Niagara River.



Site/Project 21: 235 River Road – Mixed Use Redevelopment.

The area bounded by Main Street, River Road, and Island Street is a Strategic Site and recommended to undergo redevelopment that provides a positive influence on the northern extent of downtown North Tonawanda. This location serves as a gateway to both downtown and Tonawanda Island, and is envisioned to be transformed into a mixed-use node with office and/or retail space on the ground floor, with upper-story residential units.



Site 25: 2 Bridge Street – Hotel and Restaurant.

Initial phases of this project would include multi-unit housing with ground floor commercial tenant space as well as a large centralized plaza along the waterfront on Tonawanda Island that can take advantage of River views. Later phases of development at this site would include the addition of a full-service hotel, the expansion of the residential mixed use structure, and the construction of multistory structured parking in place of surface parking. This development project will be the capstone investment on Tonawanda Island, and will provide a high quality public realm along the Niagara River.



Site 26: 2-17 Detroit Street – Residential or Hospitality.

The southern tip of Tonawanda Island offers views upstream along the Niagara River towards the south Grand Island Bridges. This location also functions as the gateway to the Erie Canal and offers maritime infrastructure for the docking and launching of boats. The views, location, and infrastructure make this a good location for accommodation and services catering to the boating community. The redevelopment of the southern tip of Tonawanda Island should provide high-end services and quality architecture that establishes a refined and appealing identity for the City and its waterfront.



Implementation

Other aspects of implementation include regulatory updates, marketing and branding. In addition to recommended infrastructure, public realm improvements and real estate redevelopment projects, implementation of the NT Momentum Plan will require updates to the City's zoning map and code language that will implement site and building design standards that promote smart growth and protect environmental and cultural resources. The zoning updates apply different districts to parcels within the BOA Study Area, primarily to districts that would restrict the types of uses that may be introduced within the BOA boundary, particularly in the historic downtown and along shorelines. In addition, the updates would improve the organization, structure, and flow of the zoning ordinance.

A marketing and branding campaign was developed for the NT Momentum Plan. The branding campaign includes a logo concept and tagline for the entire Study Area, as well as subareas within the boundary. As part of this effort, a marketing brochure was developed to describe the Study Area and illustrate the graphic NT Momentum Plan. The logo is designed so that the overall branding of the project can transition to become branding for the Study Area after the planning process is complete.

Descriptive marketing profiles were prepared for each of the Strategic Sites identified above. The profiles include descriptions of each site, including possible development concepts that fit within the land use recommendations of the NT Momentum Plan. They are intended to show potential options based on analysis of the sites and market demand. Each of the six sites will require additional investigation and detailed design in order to fully implement redevelopment projects.

WE WELCOME YOU.

WORK, LIVE AND PLAY, FROM DOWNTOWN TO THE WATERFRONT



There is a growing desire to be back "downtown." North Tonawanda is well positioned to benefit from an emerging nationwide preference for city living, walkable communities, and outdoor activities. Once complete, the North Tonawanda momentum project will provide an opportunity for residents and visitors to be a part of a vibrant, urban environment surrounded by scenic landscapes, trails, and natural waterways. North Tonawanda's downtown core has beautiful, historic buildings ready to be transformed into housing, restaurants, offices, and shops.



Waterfronts are natural destinations, offering scenic views and recreational opportunities. Regardless of the season, people enjoy being by the water; they just want a reason to be there. North Tonawanda is positioned at the confluence of two major waterways, the Erie Canal and the Niagara River, providing unique opportunities for redevelopment. The North Tonawanda momentum project will identify waterfront development projects that will provide a reason for both residents and visitors to spend time along the waterfront.



With historic buildings and scenic landscapes, the City of North Tonawanda offers the perfect canvas for unique residential development opportunities. After years of moving to the suburbs, residents are choosing to move back to urban neighborhoods that offer cultural diversity, entertainment and the ability to work where they play. The North Tonawanda momentum project plans for a variety of urban mixed-use developments, from downtown to the water's edge, offering current and future residents unique living opportunities.



State Environmental Quality Review Compliance & GEIS

As part of the NT Momentum Plan, a Generic Environmental Impact Statement (GEIS) was completed. A GEIS is a type of EIS that is typically used to consider broad-based actions or related groups of actions that agencies may approve, fund, or directly undertake. The City of North Tonawanda determined that a GEIS is appropriate because the NT Momentum Plan is inherently conceptual in nature and includes a number of separate actions which, if considered singly, may have minor effects, but if considered together may have significant adverse environmental impacts.

The GEIS assesses potential environmental impacts and evaluates alternatives to the recommendations in the plan. A variety of potential impacts were evaluated, including socio-economic issues, land use, housing, open space and parks, historic and cultural resources, transportation systems, infrastructure, community facilities, natural resources, and environmental contamination.

Thresholds and criteria for future review are established to help ensure that future private development proceeds in accordance with the NT Momentum Plan. This could include supplemental EISs to reflect site-specific impacts that could not adequately be addressed. Preparation of a GEIS will facilitate the assessment of future development action by identifying thresholds and requirements that future development must meet.

DOWNTOWN REVITALIZATION INITIATIVE, STRATEGIC INVESTMENT PLAN FOR THE CITY OF NORTH TONAWANDA

Western New York REDC: July 2022



City of North Tonawanda Downtown Revitalization Initiative

DRI 5 Foreword



Downtown Revitalization Initiative

Downtowns define our cities and regions with their energy and diversity, as well as their artistic, cultural, and historical assets. Vibrant downtowns serve as anchors and catalysts for local and regional growth, and they epitomize what we refer to as a ‘sense of place.’ These enduring qualities attract businesses, jobs, residents, and visitors and provide the critical infrastructure and diverse tax base necessary to foster broader and more inclusive growth.

Despite their tremendous value to our society and economy, downtowns suffered decades of disinvestment, economic decline, and community despair with the advent of sprawl and de-industrialization. But people and businesses are once again recognizing the tremendous value downtowns offer to residents, communities, and regions. With that renewed appreciation, many downtowns are beginning to revamp and reinvent themselves. With Governor Kathy Hochul’s leadership, there is a new era of rebirth, revitalization and redevelopment occurring throughout New York State. Communities are creatively leveraging their proud heritage, not as a whimsical look backward to a bygone era, but as a catalyst for a brighter future. And yet, obstacles remain, as does the need to accelerate and ensure equitable revitalization and build communities that are more climate resilient. This is where the DRI comes into play.

Recognizing both the potential and the challenges of our urban centers, the State launched a major new initiative in 2016: the Downtown Revitalization Initiative (DRI). The DRI effectively accelerated and expanded the revitalization of downtowns and neighborhood centers to serve as centers of activity and catalysts for investment in all ten regions of the state. The DRI represents an unprecedented and innovative “plan- then- act” strategy that couples strategic planning with immediate project implementation.

In the first five rounds of the DRI, the State committed \$600 million to invest in downtowns that are ripe for revitalization and have the potential to become magnets for redevelopment, business development, job creation,

greater economic and housing diversity, and opportunity. Each year, the Regional Economic Development Councils (REDC) select ten downtowns to receive \$10 million each. For DRI 5, each region received \$20 million, with the REDCs selecting either two \$10 million awardees or one \$20 million awardee to refine a vision and strategy for revitalization and to implement projects that show the greatest potential to improve the economic and social vitality of their downtown areas. The projects realized through DRI grant funds in turn catalyze multifold additional investments and projects, creating the momentum and progress necessary to sustain a long-term successful revitalization effort. The excitement and community pride generated by the DRI are clear and palpable.

The nineteen communities selected in DRI 5 will continue to address the impacts of COVID-19, building on recent recovery and adding resiliency to absorb future shocks. They demonstrated a clear readiness to undertake DRI as a whole community, pursue a vision and recommend project selections to make DRI investments in their communities impactful and sustainable.

The DRI also presents an opportunity to address another looming, omnipresent and global crisis: climate change. Downtowns are inherently climate friendly. Their compact, mixed use, and pedestrian/bike/transit friendly design reduces car use and dependence, thus reducing automobile greenhouse gas emissions. Due to high demand from the concentration of population and industry, downtowns provide fertile ground for the proliferation of renewable energy resources, energy efficiency and mass electrification of both buildings and vehicles; all to “decarbonize” our communities and the State. These climate benefits are helping achieve the nation leading climate goals contained in the landmark Climate Leadership and Community Protection Act of 2019 (CLCPA).

In furtherance of these goals, certain DRI projects will now be required to achieve a higher level of energy efficiency and renewable energy use. DOS has forged

City of North Tonawanda Downtown Revitalization Initiative

mutually supportive partnerships with both the New York State Energy Research and Development Authority (NYSERDA) and the New York Power Authority (NYPA) to support carbon-neutral projects and the siting of electric vehicle charging stations in downtowns, respectively. To advance the over-arching emphasis in the CLCPA on equity and climate justice, certain DRI projects will need to address housing affordability.

Downtowns are complex, multi-dimensional systems that require a highly collaborative, partnership-based form of governance. Recognizing this challenge, the DRI process integrates a combination of community-based strategic planning, inter-agency project support, inter-governmental collaboration and public/private leveraging of outside investments.

The DRI strategic planning process is led by Secretary of State Robert J. Rodriguez and facilitated by staff from the Department of State's Office of Planning, Development and Community Infrastructure, NYS Homes and Community Renewal and Empire State Development. This highly collaborative, multi-agency effort mobilizes the full complement of resources available from state agencies, tapping into their expertise, technical assistance, and project management skills as necessary. Through each DRI planning effort, a Strategic Investment Plan is developed, which sets forth a clear vision for the downtown, as well as goals and strategies to accomplish the vision and catalytic projects.

A Local Planning Committee identifies the slate of viable, transformative, and catalytic projects that show the greatest potential to contribute to overall revitalization. The most catalytic projects that are collectively transformative receive DRI funding, while the State works with the community to attract and leverage funds from other sources, both public and private, for the remaining projects.

The DRI is much more than a one-off grant. First, the projects are not selected in a vacuum; rather, they are synergistic and catalytic, working in concert with one another and contributing exponentially, not just additively, to the upward cycle of vibrancy and revitalization that the DRI sets in motion. Second, the positive momentum created by the DRI continues well after the Plan is

done and projects are awarded. The DRI process is designed to generate exponential effects that assist the community with leveraging additional public and private investments that, in turn, create a self-perpetuating cycle of revitalization. That's what sets the DRI apart from all other urban revitalization initiatives.

Downtowns are a place to connect, eat, shop, drink, learn, absorb, innovate, observe, and interact—a cultivator of human ingenuity and entrepreneurial spirit. They offer public gathering spaces that allow people of all ages, incomes, backgrounds, and abilities to interact safely and comfortably while appreciating the diversity of city life.

There is no cookie-cutter formula for our urban centers. Each one is unique—a different vibe, heritage, culture; a whole different story to tell if we listen carefully enough. Through its focus on placemaking, the DRI treats and respects each downtown as its own special place.

The DRI represents the crown jewel of smart growth programs in NYS. Its emphasis on the "Four E's" of Smart Growth—Economy, Equity, Environment and Energy—ensures that multiple policy goals and priorities are achieved under one integrative umbrella. The DRI is accomplishing its overarching goal of supporting local and regional economic development and quality of life. The program has proven to be remarkably adaptable, pivoting to both new and ongoing challenges, such as the COVID-19 pandemic, climate change, housing affordability, and socio-economic equity. In this respect, the DRI is even more relevant and imperative now than it was when it began six years ago. And its past, present and future provide a bright beacon light for the State's communities and regions moving forward.



EXECUTIVE SUMMARY



Executive Summary

Executive Summary

Introduction

The City of North Tonawanda has been building momentum at such a rate that the word has become their marketing slogan – NT MomeNTum. As one of Western New York’s two Round Five Downtown Revitalization Initiative (DRI) winners, the City of North Tonawanda, the community, and Local Planning Committee (LPC) prepared this Strategic Investment Plan by establishing an inventory, honing in on a vision, goals and strategies, engaging the public, and leveraging existing efforts within their downtown.

The city of North Tonawanda sits at the confluence of the Niagara River and the Erie Canal. Just 10 miles north of the City of Buffalo and 15 miles from the Canadian border, North Tonawanda is regionally positioned for success. The City hosts 828 businesses who employ a workforce of 11,000 people. Not only is North Tonawanda an economic hub for employment, the City provides exceptional opportunities for recreation along its waterfront and regional trail networks and during its numerous festivals.

In response to the DRI’s Open Call for Projects, the City’s continuing momentum was demonstrated via the submission of more than 30 projects. The Local Planning Committee evaluated these projects based on readiness, feasibility, alignment with DRI program and local goals, community support and State evaluation criteria.

The LPC recommended 23 projects to receive DRI funds across three categories:

- ◆ **Public Improvement:** Seven projects are recommended for the Public Improvement category including improving the walkability of Oliver Street; increasing the amenities at the Gateway Harbor Recreation Hub; enhancing the Carnegie Art Center; and constructing a dog park.
- ◆ **Non-Profit:** Five projects are recommended for the Non-Profit category including the expansion of the Riviera Theater into an adjacent vacant restaurant; creating a youth engagement area in the North Tonawanda History Museum; enhancing the exterior of the Railroad Museum of the Niagara Frontier; and restoring a portion of the Allan Herschell Company Complex.
- ◆ **Private Development:** Eleven projects are recommended for the Private Development category including transforming a brownfield into a sustainable office building; developing a mixed-use commercial/residential complex on vacant land; and developing a commercial prep kitchen, ice cream shop, and retail space in a soon-to-be vacant building.



Figure #2: Downtown Revitalization Initiative Area

Executive Summary

Together, these projects have a combined value of over \$27.24 million, with a total request for DRI funds of approximately \$13.24 million, resulting in an overall leverage ratio of 2.1 to 1. The projects are estimated to be completed by the end of 2026.

In addition to the projects recommended for funding, ten additional projects were identified as community priorities to be considered for future funding opportunities.

Challenges and Opportunities

Downtown North Tonawanda is poised for growth, with myriad opportunities for investment and development. But challenges remain to be addressed and several opportunities remain to be leveraged.

Challenges

- ◆ Lack of infrastructure and focused planning for Tonawanda Island
- ◆ Vacant storefronts and underutilized properties
- ◆ Limited housing options

Opportunities

- ◆ Leveraging existing historic and cultural institutions
- ◆ Space available for waterfront development
- ◆ Enhancements of public spaces and amenities along and near the Erie Canal and Niagara River
- ◆ Improvements contributing to walkability and sense of place
- ◆ Reuse of landmarks and notable buildings

The analysis of challenges and opportunities helped identify DRI projects that will leverage opportunities to overcome challenges, and improve economic and social conditions within the DRI area and throughout the community.

DRI Vision, Goals, and Strategies

A new Vision for downtown North Tonawanda was developed by the Local Planning Committee to guide the Strategic Investment Plan priorities and evaluate the slate of DRI projects. The Vision captures the community's desire to advance downtown's renaissance with new and enhanced community spaces, arts, culture, housing, and recreation. The Vision was buttressed by four Goals, each with supporting Strategies, designed with the intent of furthering North Tonawanda's positive momentum.



Executive Summary

VISION

Downtown North Tonawanda is an energetic, diverse, high quality, and unique city experience for residents and visitors. Downtown is a vibrant and welcoming mixed-use district centered on the confluence of two historic waterways, the Erie Canal, and the Niagara River. Downtown North Tonawanda is the hub for residential, commercial, employment, leisure and recreation wants and needs for the city and the region. Residents and visitors alike delight in our waterways, the beauty of our natural landscapes and the multitude of landside cultural and recreational amenities offered at this "Gateway to the Erie Canal."

In downtown North Tonawanda, on Tonawanda Island and throughout our urban waterways, we will energize, diversify, add value, and become incomparable.

Goals and Strategies

Goals help to achieve the vision for downtown North Tonawanda, while strategies represent broad-based actions that can be undertaken to achieve each goal.

Goal #1 - Energize

Support the density necessary to create excitement throughout the day and into the night with a robust mix of shopping, dining, hospitality, entertainment, and service destinations.

Strategies

- ◆ Retain existing and recruit new investment to downtown
- ◆ Help entrepreneurs develop prosperous and sustainable downtown enterprises
- ◆ Enhance downtown as a regional dining and entertainment destination
- ◆ Enhance downtown as a regional destination for arts and culture
- ◆ Add shade structures and trees and add street furniture to encourage lingering

Goal #2 - Diversify

Enhance downtown as NT's residential, hospitality, economic, and employment center, and a place that visitors will want to visit again and again and share with others by attracting an array of living, working and recreating opportunities to downtown.

Strategies

- ◆ Identify and fill niches in downtown residential, office and entertainment
- ◆ Attract regional institutions to develop downtown North Tonawanda branch and satellite offices
- ◆ Develop diverse housing for buyers and renters of all incomes and needs
- ◆ Improve connections between the waterfronts, downtown destinations, and the rest of North Tonawanda
- ◆ Ensure downtown is accessible to people of all abilities

Goal #3 - Add Value

Focus on the highest quality, efficient and climate resilient development befitting the downtown's abundant historic, cultural, recreational, and natural resources and its delightful public realm.

Strategies

- ◆ Increase project feasibility and sustainability with grants and low-interest loans for energy efficient and climate resilient retrofits
- ◆ Increase project feasibility with gap financing, construction loans, and preservation tax credits
- ◆ Projects should include green infrastructure components

Executive Summary

- ◆ Maintain and enhance a high-quality public realm
- ◆ Revitalize and rehabilitate historic commercial as well as redundant and obsolete buildings, industrial, and brownfield sites

Goal #4 - Become Incomparable

Leverage downtown's unique location, culture and history at the confluence of two historic waterways to develop exceptional urban waterfront experiences.

Strategies

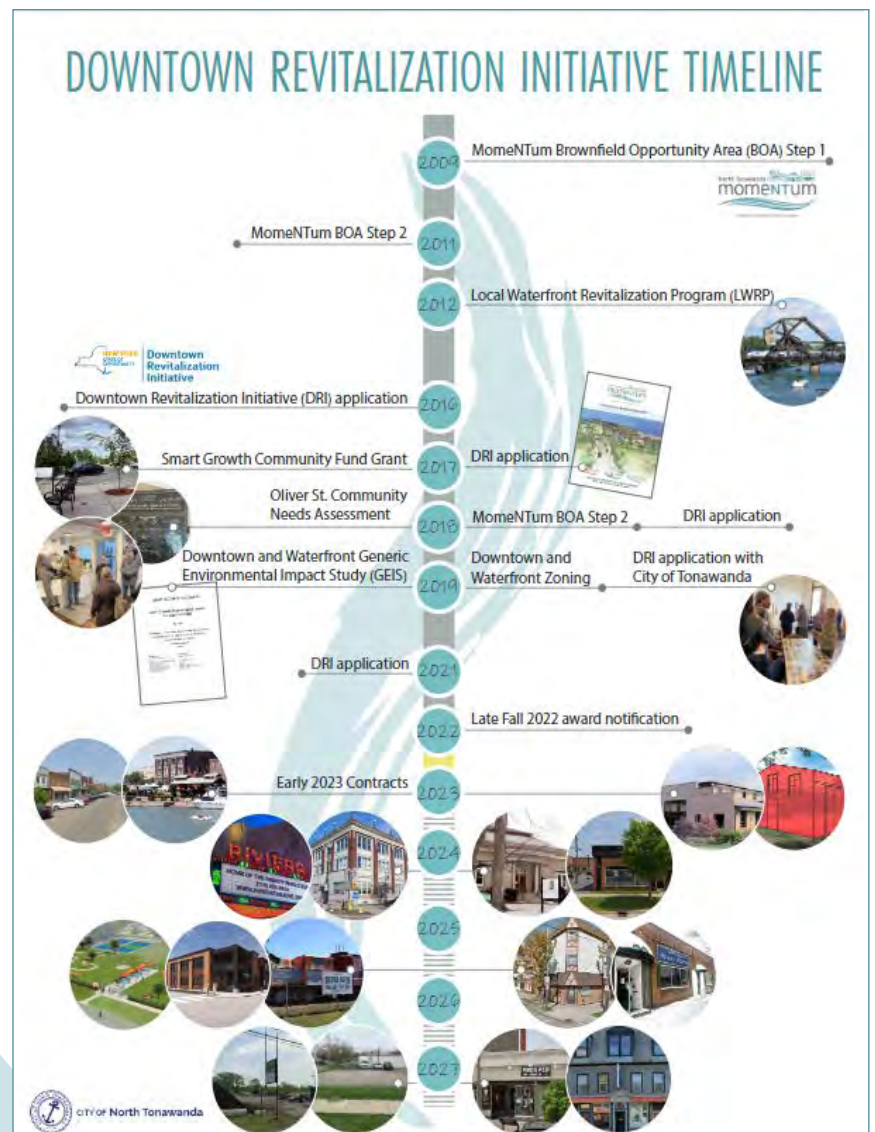
- ◆ Develop entertainment and programming for all ages on the Erie Canal and Little River
- ◆ Showcase Niagara County's agricultural bounty
- ◆ Develop Tonawanda Island consistent with North Tonawanda's heritage and culture
- ◆ Activate the public realm throughout the year
- ◆ Prioritize safety, accessibility and convenience on downtown's streets, parking areas, trails, sidewalks, and waterways.

Community Engagement

Commitment to, and from, the community is vital to achieving the objectives of the Downtown Revitalization Initiative and for the success of the projects that are ultimately selected. It was imperative to ensure that the local community had a voice in the Downtown Revitalization Initiative, so the resulting Strategic Investment Plan is truly a community project, and the downtown transformation extends to the revitalization of the entire community and the region.

Community participation was accomplished primarily through public and stakeholder meetings, workshops, and events. The consultant team used a variety of techniques to gather input to ensure a diversity of voices would be heard. The vehicles for public participation are briefly summarized below.

North Tonawanda's Downtown Revitalization Initiative builds upon more than a decade of planning and economic development.



ATTACHMENT E- PHASE I ESA SUMMARY



URBAN ENGINEERS OF NEW YORK, P.C.

*Technical
Report:*

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT
78 BRIDGE STREET
CITY OF NORTH TONAWANDA
NIAGARA COUNTY, NEW YORK**

Prepared for:

**NIAGARA COUNTY DEPARTMENT OF
ECONOMIC DEVELOPMENT
6311 Inducon Corporate Drive
Sanborn, NY 14132**

June 2010

Urban Project No. 2010403.00

EXECUTIVE SUMMARY

Urban Engineers of New York, P.C. (Urban) conducted this Phase I Environmental Site Assessment (ESA) for the study site located at 78 Bridge Street, North Tonawanda, New York in accordance with the recommendations of the American Society for Testing and Materials (ASTM E 1527-05) and the United States Environmental Protection Agency's (USEPA) All Appropriate Inquiries Rule. The purpose was to identify potential environmental issues at the property located at the above-referenced address.

The subject property is located at 78 Bridge Street, City of North Tonawanda, Niagara County, New York. The approximate 3.1-acre property is identified by the City of North Tonawanda Tax Assessment office as Tax Identification Number 184.08-1-9. The study site is located in the central portion of Tonawanda Island. The site and surrounding area consists primarily of commercial, industrial and recreational development. The subject property is generally square shaped and is bound by Michigan Street on the west, beyond which is vacant industrial land; the Little River on the east; Thompson Street to the north, beyond which is additional industrial development, and Bridge Street to the south. Tonawanda Island contains primarily industrial and commercial properties.

Historically, it was determined that the site was utilized for lumber storage, boat storage and fire training purposes. A boat slip occupied a portion of the site entering the parcel on the east side of the island off of Little River. Overall, the site was utilized as part of the local lumber industry until the late 1960's. Following that usage, it was developed into the fire training ground. Property use prior to the lumber industry was reportedly for agricultural purposes.

This assessment has revealed evidence of "recognized environmental conditions" in connection with the property. A recognized environmental condition is defined by ASTM as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property."

The likely impact from storage and burning of cars and boats at the study site using petroleum-based accelerants and the presence of unknown fill materials on a former industrial site are considered an ASTM-defined recognized environmental conditions. Additionally, a significant data gap was encountered that included a lack of available information on an adjacent industrial site located at 50 Bridge Street that was listed in two potentially significant environmental databases.

Urban recommends a Phase II Environmental Site Assessment be conducted at the study site to evaluate potential impact to the property and to assess the unknown fill materials. Additional research should be conducted on the adjacent industrial site to determine whether the site is an environmental threat to the 78 Bridge Street parcel.

In addition to the above referenced recognized environmental conditions, several other environmental concerns were identified and are listed in Section 8 along with Urban's recommendations.

The conclusions contained within this report are based upon Urban's investigations and are not meant to represent the conclusions or judgments of any Federal or state agency or their representatives. If conditions at the study site change due to natural causes or other activities at or adjacent to the site, Urban requests an opportunity to review and, if necessary, modify our conclusions.

**ATTACHMENT F- TONAWANDA ISLAND INFRASTRUCTURE STUDY EXECUTIVE
SUMMARY**

City of North Tonawanda

Tonawanda Island Infrastructure Analysis

Engineering Report

September 2023



Executive Summary

Arcadis of New York, Inc. (Arcadis) was retained by the City of North Tonawanda (City) to provide professional engineering services to analyze the water and sewer infrastructure on Tonawanda Island and develop an Engineering Report in compliance with the Environmental Facilities Corporation’s *Engineering Report Outline for New York State Wastewater Infrastructure Projects* and *Engineering Report Outline for New York State Assisted Drinking Water Infrastructure Projects*.

Table ES-1 provides a summary of the field testing completed by the Arcadis team with key support from City staff to inform a prioritized list of recommended improvements and existing capacity analysis for the sanitary and water infrastructure assets on the Island.

Table ES-1. Summary of Field-Testing Activities

Testing Activity	Description	Infrastructure Evaluated	Testing Date(s)
Closed Circuit Television Inspections	Document sanitary sewer condition using internal camera to identify defects, illicit conditions, and overall condition rating consistent with industry standards	<ul style="list-style-type: none"> • 3,700 lf of sanitary sewer • Clean / rehabilitate 2 sections on Bridge Street • Address river rock in pipe on Michigan Street <ul style="list-style-type: none"> ○ Televis / confirm Taylor Devices sewer condition and configuration 	1/18/23 – 1/20/23
Manhole Inspections	Inspect manhole structures to evaluate structural condition and identify extraneous sources of stormwater into sanitary collection system	<ul style="list-style-type: none"> • 17 Manholes (4 were inaccessible) <ul style="list-style-type: none"> ○ all in good to fair structural condition ○ 9 exhibited slight leakage, most around frame ○ one exhibited severe leakage in manhole barrel. ○ 6 manholes not found or not able to be accessed 	12/2/2022
Smoke Testing	Test sanitary collection system for defects and illicit connections using pressurized smoke.	<ul style="list-style-type: none"> • 21 Manholes • 3,700 lf of sanitary sewer • 4 laterals were deemed low-lying and/or have missing or broken covers. • Otherwise, no significant problems noted. 	12/2/2022
Broadband Electromagnetic Testing	Uses electromagnetic frequencies to measure the exterior wall thickness of infrastructure	<ul style="list-style-type: none"> • 3 Water Transmission Mains • 1 Sanitary Sewer Force Main • All sections tested meet minimum wall thickness 	2/21/2023
Hydrant Testing	Conducted to measure static and residual pressure and flow rate at various locations	<ul style="list-style-type: none"> • Hydrant No. 1 – Taylor Drive • Hydrant No. 3 – Bridge Street • Sufficient pressure and flow observed at both fire hydrants 	5/25/2021
Flow Monitoring	Measure sanitary flow rate from connected properties and addition of stormwater due to rainfall and groundwater contribution during periods of precipitation	<ul style="list-style-type: none"> • 3 Flow Meters installed in 2 separate manholes on the Island • Minimal I/I was observed during the flow monitoring period • Gravity sewer has little capacity remaining for additional users 	2/14/23 –3/29/23

Based on the field testing conducted, a condition assessment was performed to identify recommended improvements to extend the remaining useful life of critical assets, increase available capacity and improve redundancy, where relevant. Table ES-2 describes the improvements which are further defined in Section 3. Each project was evaluated considering a rehabilitation or replacement alternative and was compared to the “Do Nothing” approach. Arcadis reviewed the alternatives with the City, evaluating each alternative qualitatively based on the non-monetary factors, quantitatively based on the opinion of probable construction costs, while also considering operations and maintenance costs. The following table summarizes this evaluation and impacts of the alternatives based on the evaluation criterion. Table ES-3 provides an overview of each of the evaluated alternatives and the 20-year net present value, which includes both capital costs and annual operations and maintenance costs.

Figure ES-1 describes the relative sequencing of each alternatives recommendations in near, mid- and long-term timeframes. The projected time to completion for the near-term recommendations is 0-5 years, 5-10 years for mid-, and 10-20 years for long-term. This generic phasing of the recommended improvements was selected since future development timeframes are not clearly established at this time. However, the timeframes can be modified depending on the pace of future development on the Island.

Based on the comparison of the alternatives, the following summary of improvements are recommended:

- **Transmission Main Valves.** Based on existing record information and discussions with City staff, all the transmission main valves are inoperable on the island. Rehabilitation is not a feasible alternative and the existing transmission valves need to be replaced. This would allow for isolation of the transmission network to complete future transmission main repairs.
- **Water Distribution Main.** The hydrant testing conducted on the Island indicates that under current development, the water system is functioning adequately. However, the age and material of the existing distribution system indicates that replacement is necessary to limit the number of main breaks and provide fire protection flow consistent with NFPA standards. It is recommended that mid- and long-term planning include provisions for water distribution main replacement prior to development.
- **Water Transmission Mains.** Based on the completed BEM testing, the Island transmission mains have excellent remaining wall thickness. Ongoing BEM testing to continually monitor the remaining useful life of this infrastructure is recommended. Long-term replacement of the transmission mains can be completed considering testing results and available funding opportunities.
- **Sanitary Pump Station.** To provide access from Taylor Drive and operational flexibility with redundancy during power outages, a new sanitary pump station is recommended. The existing facility includes pumping redundancy and is sized appropriately for existing sanitary flows and I/I quantities resulting from typical rain events. However, the station is located on private property, does not have a permanent standby generator, and the mechanical/electrical equipment is reaching the end of its useful life.
- **Sanitary Force Main.** Similar to the water transmission main, the sanitary force main has excellent remaining useful life based on the completed BEM testing results. However, failure of the force main could lead to untreated sewerage discharge to the Niagara River while preventing residents from using the sanitary sewer until the force main repairs are complete. A redundant force main is recommended in the mid- to long-term in addition to eventual rehabilitation of the existing force main using a trenchless lining method based on the outcome of future BEM testing results.

- **Sanitary Sewer.** The flow monitoring period indicated minimal I/I is present on the Island as supported by the calculated peaking factor, normalized I/I and R-value statistics. A downstream capacity analysis is recommended for any development as limited capacity remains on the southern section of the Island collection system and any proposed development on the northern section of the Island should consider peak summer flows from Smith Boys Marina. It is likely that any proposed development south of the existing pump station will require the design and construction of new sewer infrastructure.