



City of North Tonawanda

Request for Proposals

78 Bridge Street – Tonawanda Island



Issue Date: August 14, 2020

Response Date: September 18, 2020



city resurgence, from downtown to the waterfront

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 Michael Zimmerman, North Tonawanda Director of Community Development at mzimmerman@lumpercitydc.com

Property and Existing conditions

78 Bridge Street is a 3.1 acre rectangular parcel on Tonawanda Island. The Property is owned by the City of North Tonawanda. The Property features 265 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. 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.

Directly adjacent along the northern border of the Property is another City-owned parcel, 150 Michigan Street. While not included in this RFP, the City anticipates the need for an access easement to provide access to the Property and is prepared to provide that at the time of site plan review.

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.

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.

The NT Momentum plan and associated updates to the North Tonawanda 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. Please see **Attachment D** for the executive summary of NT Momentum. The full plan can be found at www.ntmomentum.com or be provided 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.

The City of North Tonawanda has secured a grant in the amount of \$161,167 from the Empire State Development Restore NY program to support the redevelopment of the Property. Upon selection and execution of an LDA the City intends to make this grant available to the preferred developer.

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. 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 4:00 p.m., Friday, September 18, 2020.

Clerk-Treasurer
City of North Tonawanda City Hall
216 Payne Avenue
North Tonawanda, NY 14120
Re: 78 Bridge Street

Review and Selection Process

Tentative schedule and subject to change

Request for Proposals Issued:	August 14, 2020
Deadline for Written Inquiries:	September 11, 2020
Proposals submissions due to City:	September 18, 2020
Anticipated date of selection by North Tonawanda Common Council:	November 3, 2020

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 eight (8) 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 (**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 summary information. More information available at www.ntmomentum.com or upon request
- (E) Phase 1 ESA 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)

() _____ () _____

(Phone)

(Fax)

Contractor:

(Firm)

(Name)

(Street)

(City/State/Zip)

() _____ () _____

(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 \$ _____

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: _____

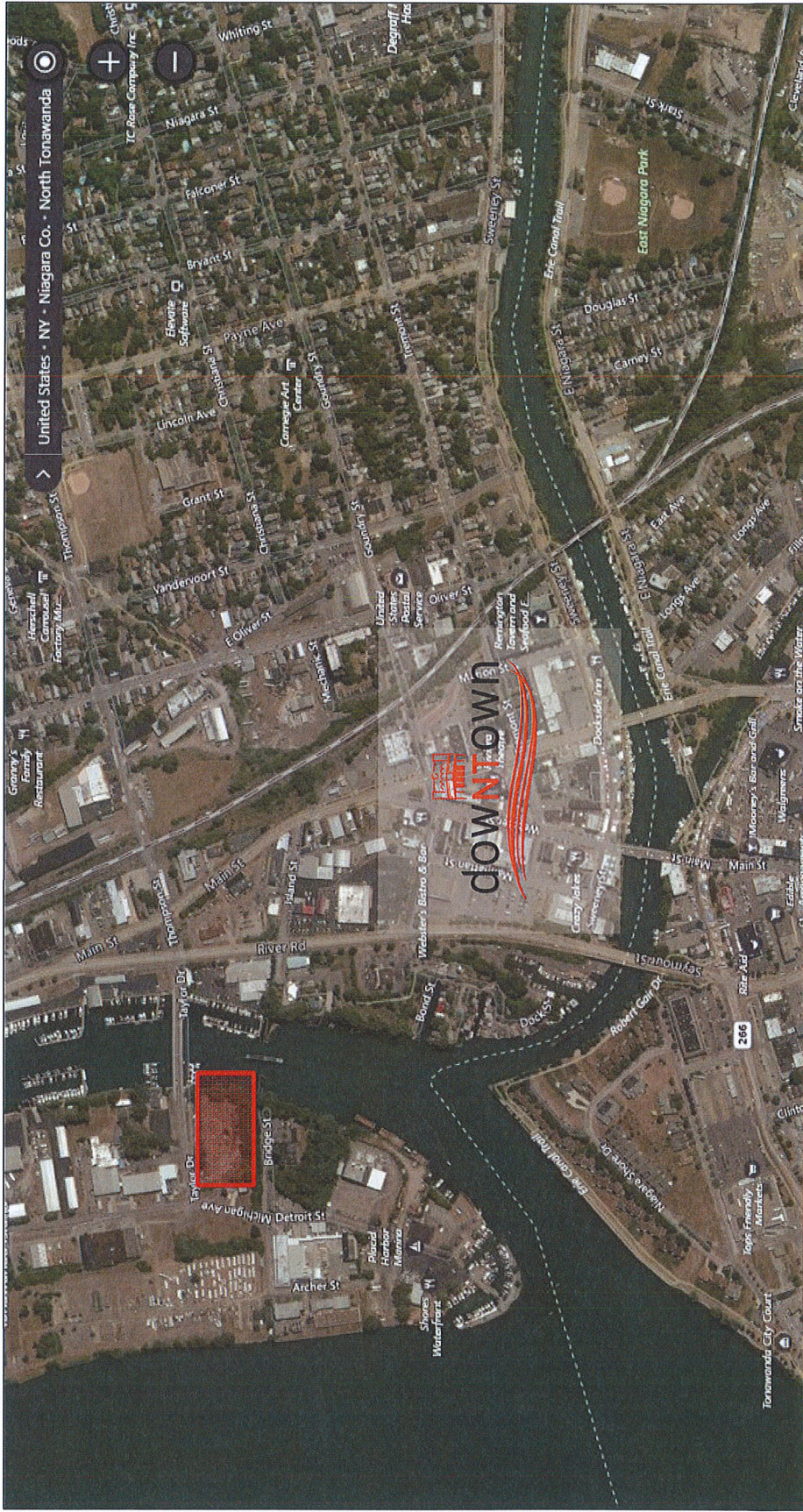
Principal Address: _____

Signature of Individual, Partners, or Officers:

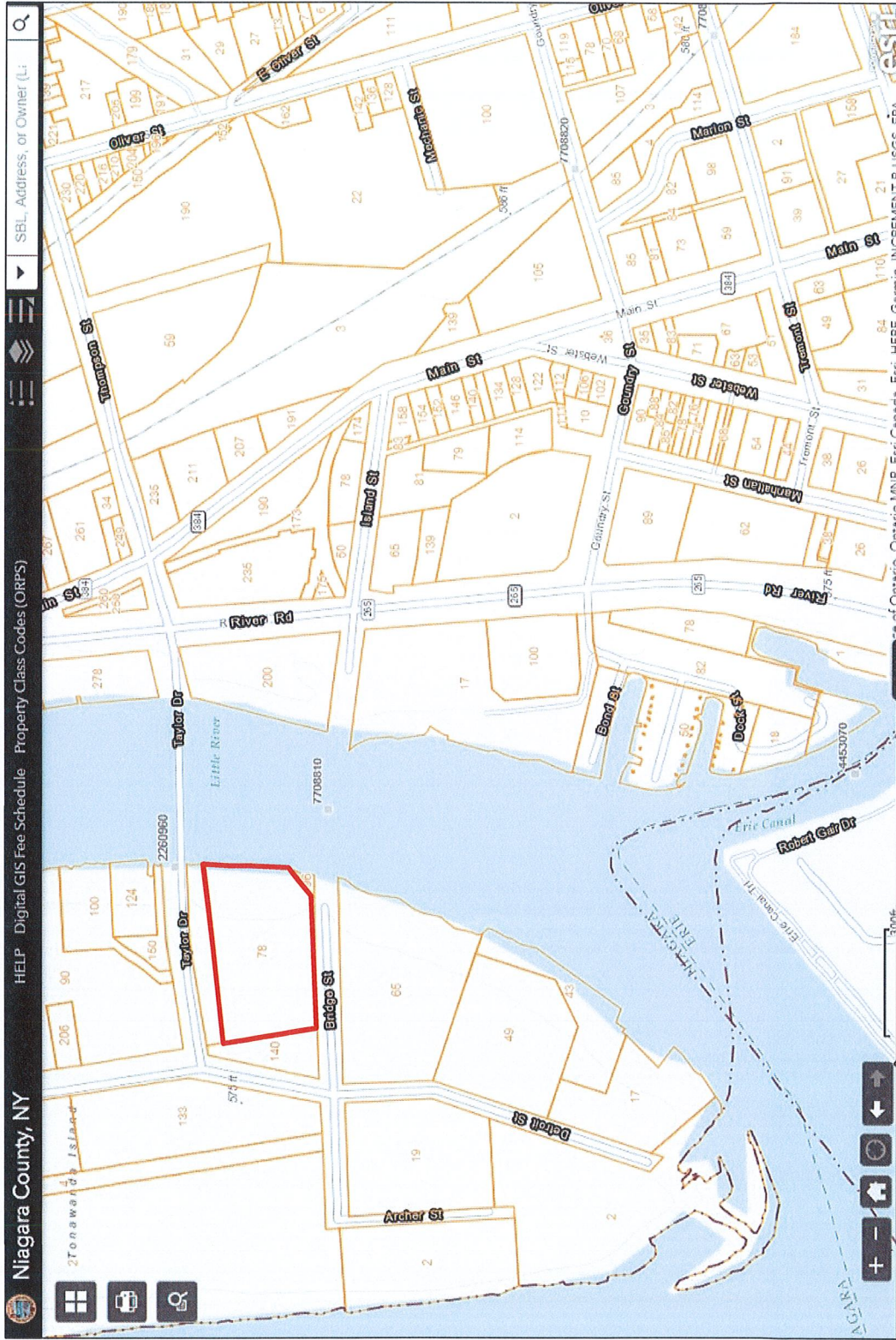
Signature Title Type or Print Name Above

Signature Title Type or Print Name Above

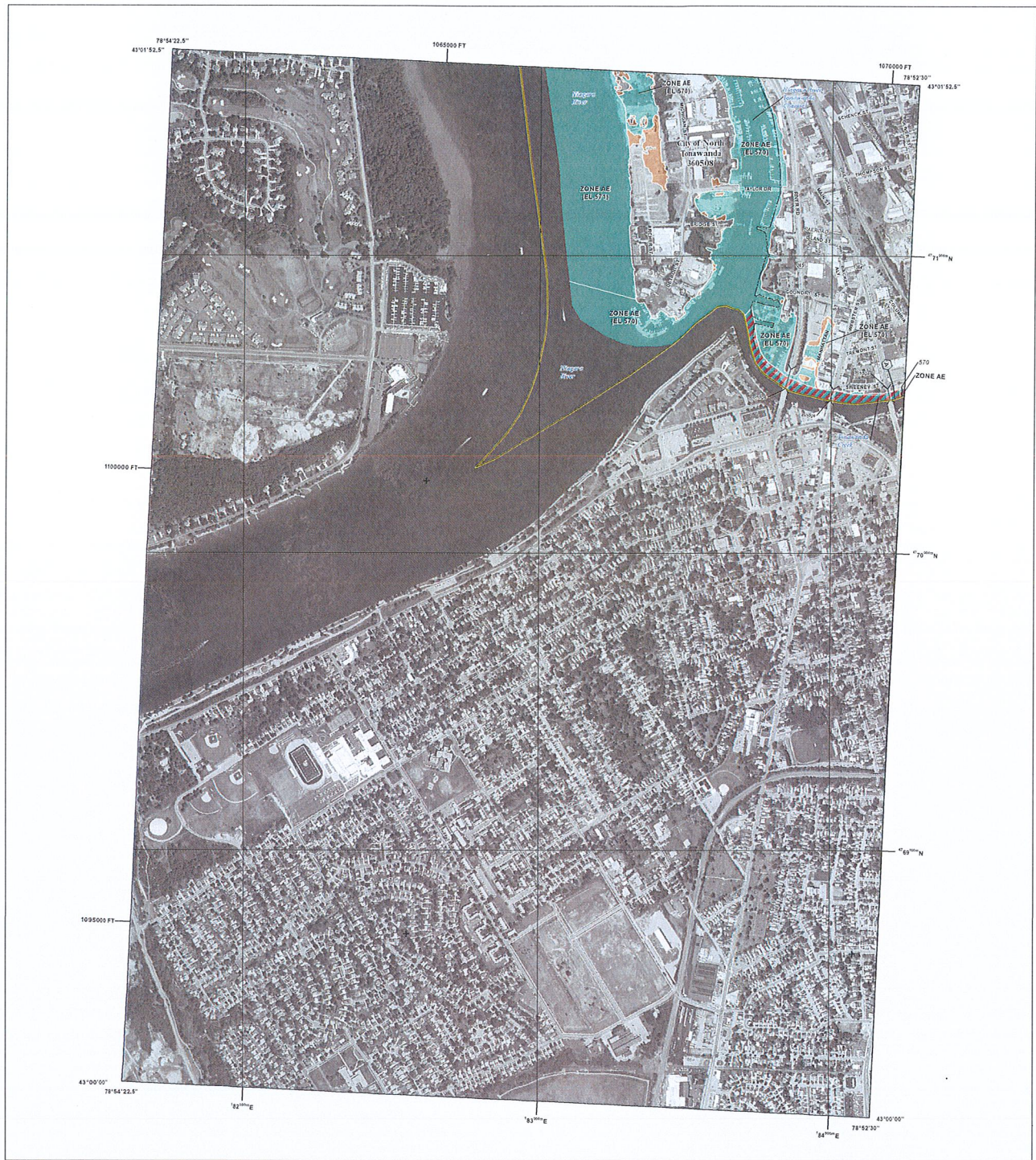
ATTACHMENT C



- 78 Bridge Street highlighted in red



- 78 Bridge Street highlighted in red



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
 DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

	Without Base Flood Elevation (BFE) Zones A, AE, AH, VE, AR
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes, Zone X
	Area with Flood Risk due to Levee Zone D
	Area of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), a public product associated with this FIRM, including historic versions, the current map data for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP), to general please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-366-2627) or visit the FEMA Flood Map Service Center website at <http://floodmaps.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

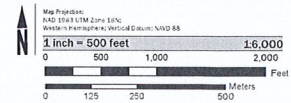
Communities desiring land use adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM block. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map data refer to the Flood Insurance Study Report for this jurisdiction.

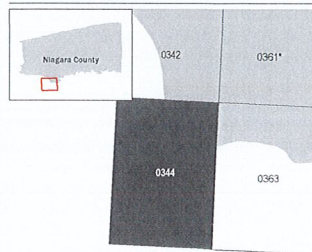
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-368-4629.

Benchmark information shown on this FIRM provided by the US Census Bureau (2011) and the USGS (NAD 83).

SCALE



PANEL LOCATOR



*PANEL NOT PRINTED

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
NIAGARA COUNTY, NEW YORK
(8.14-10-0000)

Panel 344 of 430

Panel Contains:
 COMMUNITY NUMBER PANEL SUFFIX
 NORTH TONAWANDA, 36063 0344 F
 CITY OF

REVISED PRELIMINARY
4/5/2019

VERSION NUMBER
 2.3.3.5
 MAP NUMBER
 36063C0344F
 MAP REVISED

ATTACHMENT D

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

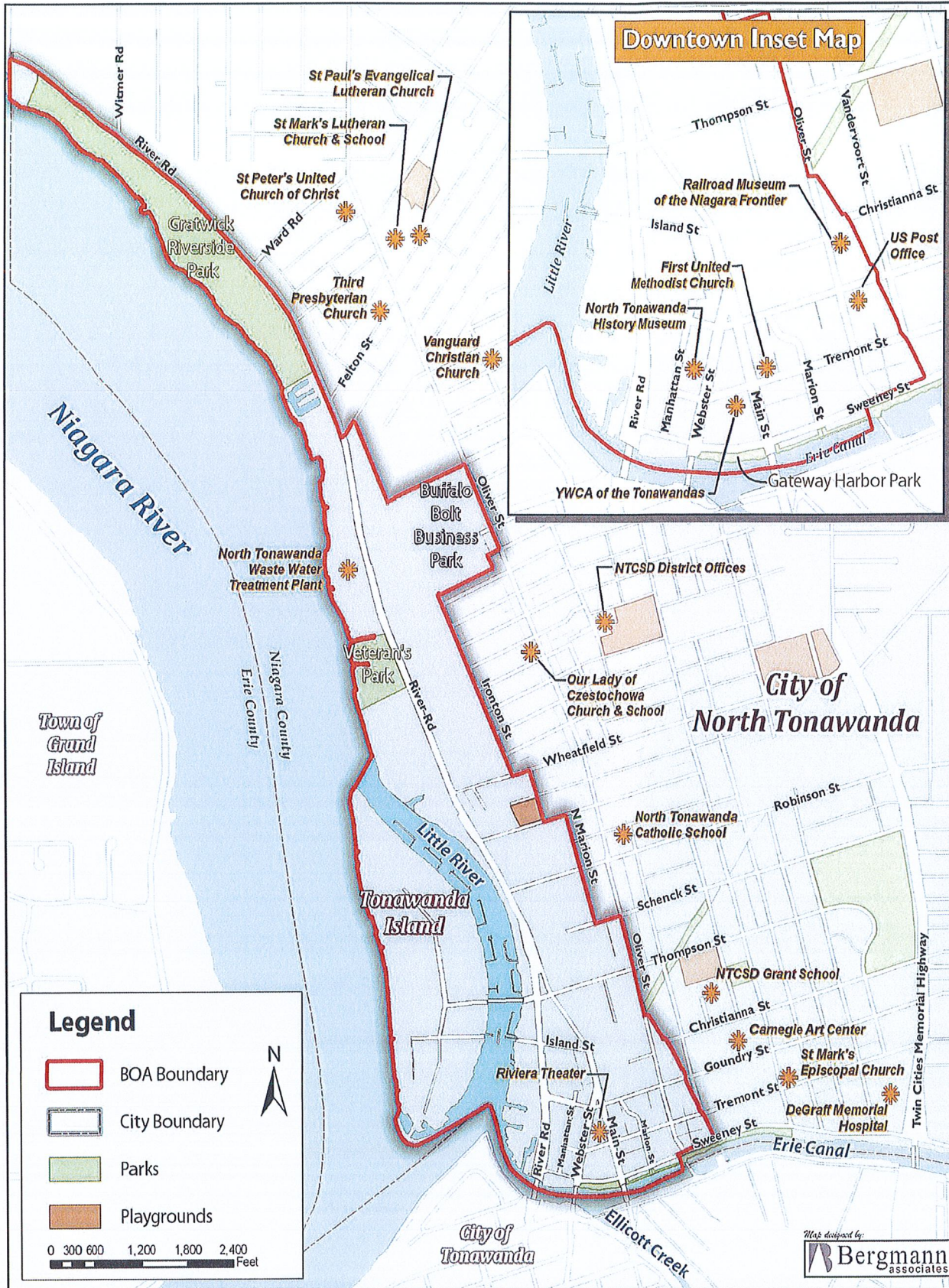
Sponsored by the City of North Tonawanda, the project is also referred to as the “Tonawanda Island Brownfield Opportunity Area (BOA) Step 3 Implementation Strategy” and was completed through the Brownfield Opportunity Area Program, which is funded and overseen by the New York State Department of State (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.

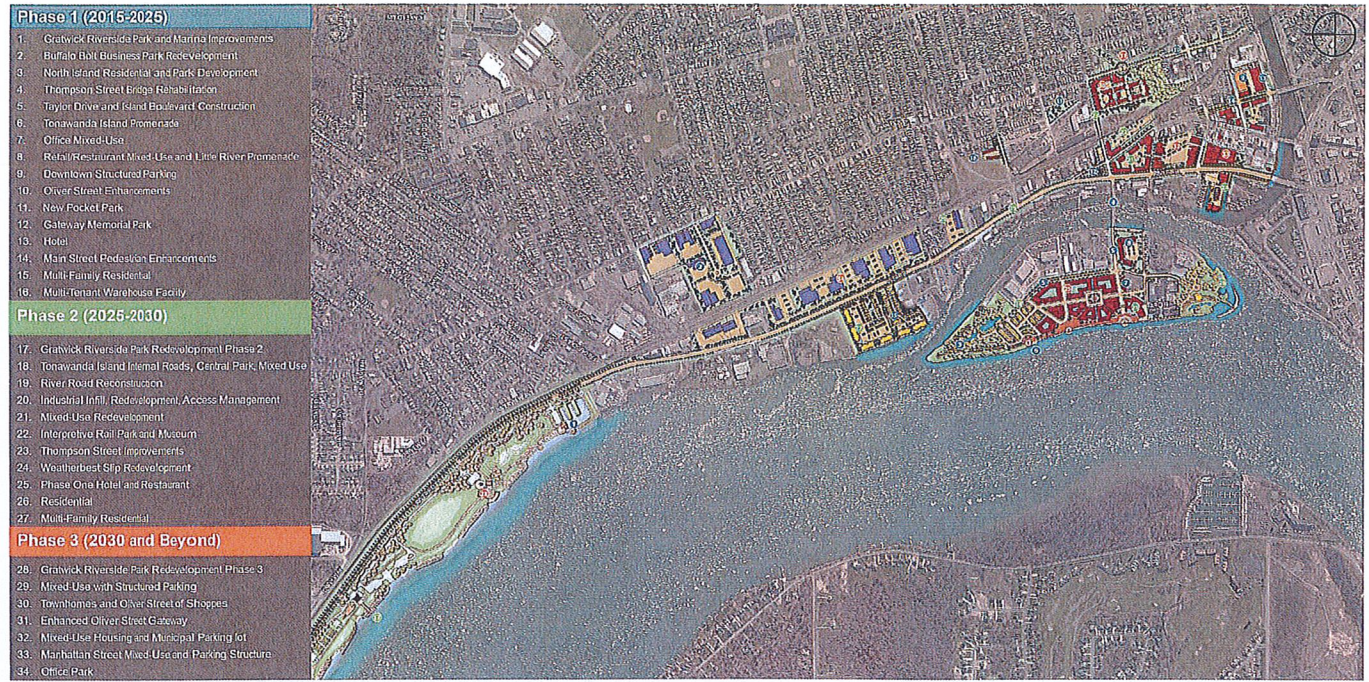
NT Momentum Master Plan

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 reflects 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.

Map 2 BOA Master Plan



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.

ATTACHMENT E



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.