

City of Dunkirk Downtown Revitalization Initiative (DRI)



Local Planning Committee (LPC) Meeting #2
June 27, 2023, 6:00 PM



**Downtown
Revitalization
Initiative**



AGENDA

LPC Meeting #2

Meeting Introduction

LPC Meeting Schedule Review

Open Call for Projects

Planning & Engagement Updates

Downtown Profile & Assessment Highlights

DRI Vision, Goals, and Strategies

Next Steps

Closing Remarks

Public Comment



ROLE CALL

Local Planning Committee

Co-chairs

- Honorable Wilfred Rosas, Mayor
- Mike Metzger, WNY Regional Economic Development Council
- Liz Cardona, Dunkirk Housing Authority
- Rebecca Ruiz, Chautauqua Center
- Nathan Aldrich, Chautauqua County Partnership for Economic Growth
- Gina Paradis, Chautauqua County Land Bank
- Dan Beckley, Advanced Production Group, LLC
- Rebecca Wurster, Chautauqua County Dept. of Planning & Development
- Thomas Panasci, Pizza Village
- Miriam Lugo-Alfaro, Dunkirk High School
- Frank Torain, Open Door Church of God in Christ
- Virginia Harper, Resident
- Ellen Luczkowiak, Dunkirk Community Chamber of Commerce
- Beth Starks, Jamestown Community College

ROLE CALL

Name

State Partners

Ben Bidell	NYS Department of State
Erin Corrado	Empire State Development
Mo Sumbundu	Empire State Development
Leonard Skroll	NYS Homes and Community Renewal

Name

City of Dunkirk

Vince DeJoy	Director of Planning and Development
EJ Hayes	Deputy Director of Planning and Development

DRI SCOPE AND SCHEDULE

Key Milestones

May-Jun 2023
LPC Kick-off
Engagement Plan
Vision, Goals, Strategies (Draft)
Issue Call for Projects

Jul 2023
Downtown Profile (Draft)
Vision, Goals, Strategies (Final)
Preliminary Project List

Aug 2022
Refine Downtown Profile
Refine List of Proposed Projects

Sep 2022
Project Profiles (Draft)
DRI Strategic Investment Plan (Draft)

Oct-Dec 2023
Finalize Project Profiles
Document Edits Complete

LPC Meeting #1

Key Milestones

- Team introductions
- Overview of the DRI program
- Familiarize the LPC with Dunkirk's DRI application
- Overview of planning process scope and timeline
- Confirmation of the DRI boundary as compact, walkable, and well-defined
- Input on the Public Engagement Plan and Open Call for Projects
- Input on stakeholders, various constituent groups, and hard-to-reach populations to engage
- Identify opportunities and challenges
- Public comment

LPC Meeting #2

Key Milestones

- Planning process and engagement updates
- Update on Open Call for Project
- Small Project Fund
- Downtown profile and assessment highlights
- Visioning exercises
- Public comment

- Planning process and engagement updates
- Finalize community vision, goals, and revitalization strategies
- Review project evaluation criteria
- Review and discuss proposed projects
- Identify projects to remove from funding consideration, as appropriate
- Review any proposed boundary amendments that may be needed to incorporate potentially transformative projects
- Public comment



Open Call for Projects

OPEN CALL OVERVIEW

Open Call for Projects

- Open Call for Projects: June 13 to July 17
- Process:
 1. Applicants submit simple project interest form by June 30 (with request for assistance as needed)
 2. Applicants submit complete DRI Project Form (with assistance from consultant as needed) by July 17
 3. Technical assistance and open office hours available throughout the Call for Projects



More details at dunkirkdri.com/#projects.

ASSISTANCE AVAILABLE

Open Call for Projects

- 18 project interest forms received to-date
- Informational meeting with simple project interest form applicants June 22
- In-person open office hours scheduled:
 - Friday July 7, 10am-2pm at the Fredonia Technology Incubator
- Ad-hoc technical assistance available upon request

NEW YORK STATE OF OPPORTUNITY | Department of State | Downtown Revitalization Initiative | NY Forward

City of Dunkirk

DRI Project Form

The City of Dunkirk has been awarded funds through the New York State Downtown Revitalization Initiative (DRI) to fund catalytic projects in the downtown to spur revitalization. The Local Planning Committee (LPC) is seeking project proposals from the public for potential projects to be included in Dunkirk's Strategic Investment Plan. Projects included in the Strategic Investment Plan will be reviewed by New York State and may receive funding from a total allocation of \$9,700,000. Project proposals must be received by:

July 17, 2023

An informational meeting and open office hours to learn more about the Open Call for Projects and eligibility requirements will be held virtually on:

June 22, 2:00 - 3:00 pm

SMALL PROJECT FUND

Eligible Activities

- Interior and exterior building renovations for commercial and mixed-use spaces
- Upper-story residential improvements
- Business assistance:
Permanent commercial machinery and equipment
- Soft costs – architectural, engineering, & environmental services, etc.
- Public Art Program

Private Match Component

- The minimum match requirement is 25% of the total project cost on a per project basis.
- Match requirements must be realized on a building-by-building basis and are calculated using the total project cost
- In-kind or volunteer services not eligible as match.

SMALL PROJECT FUND

- As project applications are received, LPC will determine:
- Recommend including Small Project Fund in the Dunkirk DRI slate of projects
 - Recommend increasing minimum match requirement (above 25%)
 - Recommend eligible project types



DRI Planning and Engagement Updates

COMMUNITY ENGAGEMENT

Outreach Activities



- Project Website
- Three (3) Public Workshops
- Public Survey
- Local Outreach Activities
- Monthly LPC Meetings (6)

LPC members are community ambassadors and critical partners to reach the public.

Pop-up Event June 8th

Engagement Updates

- Tabled at Music on the Pier, June 8th
- Shared project information and public survey
- Future pop-up events planned at:
 - Chautauqua Center Family Fun Day (August 8)
 - Dunkirk Latino Lakefront Festival (September 1)



Public Survey

Engagement Updates

- Public survey is open until July 17th
- Available in English and Spanish
- 98 responses received to-date

HELLO DUNKIRK!

\$10 million is coming to Dunkirk through the Downtown Revitalization Initiative! (DRI)

Please share your ideas in the survey here!

Find out more at DunkirkDRI.com

Public Workshop #1

Engagement Updates

- Held June 13th at the High School cafeteria, 5:30-7:30pm
- 50+ attendees
- Agenda included:
 - Overview of the DRI program
 - Identification of needs, challenges, and opportunities that impact Downtown Dunkirk's revitalization
 - Solicitation of project ideas
 - Online Engagement Activity





Highlights from Downtown Profile & Assessment

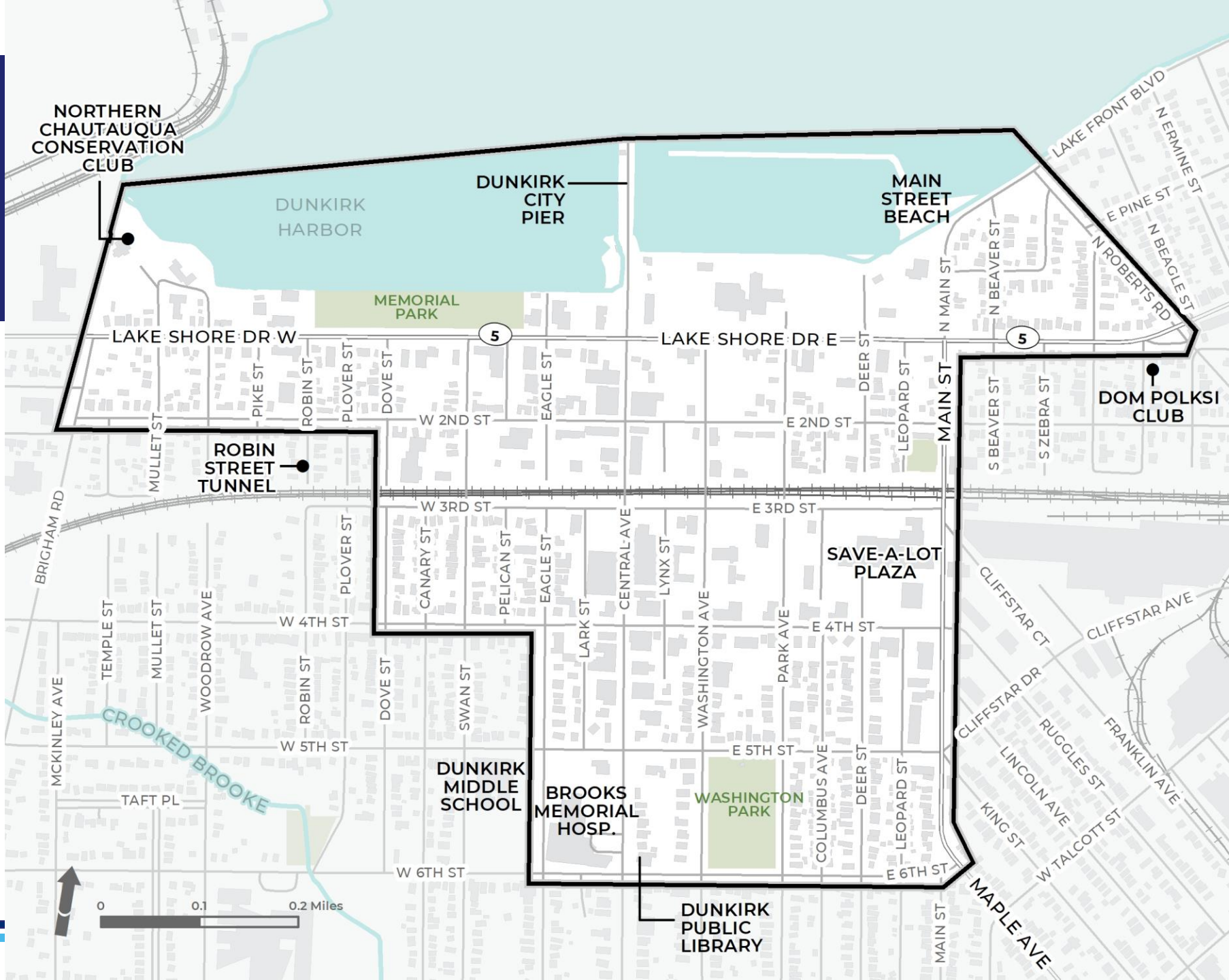
Downtown Profile and Assessment

The Downtown Profile and Assessment tells a clear and concise story of the community — where it is today, how it got there, and where it is going — and provides the logical basis for project recommendations.

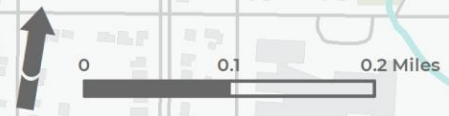
Includes the following topics:

- Description of the Study Area
- Demographic Overview (age, income, education, & more)
- Regional and historic context
- Related recent plans & investments
- Alignment with REDC strategies
- Physical Setting
 - Environmental context
 - Vacant/underutilized sites
 - Land Use and Zoning
 - Historic, cultural, & public assets
 - Infrastructure systems
- Economic Context
- Trends, opportunities, & challenges

Study Area & Boundary Description

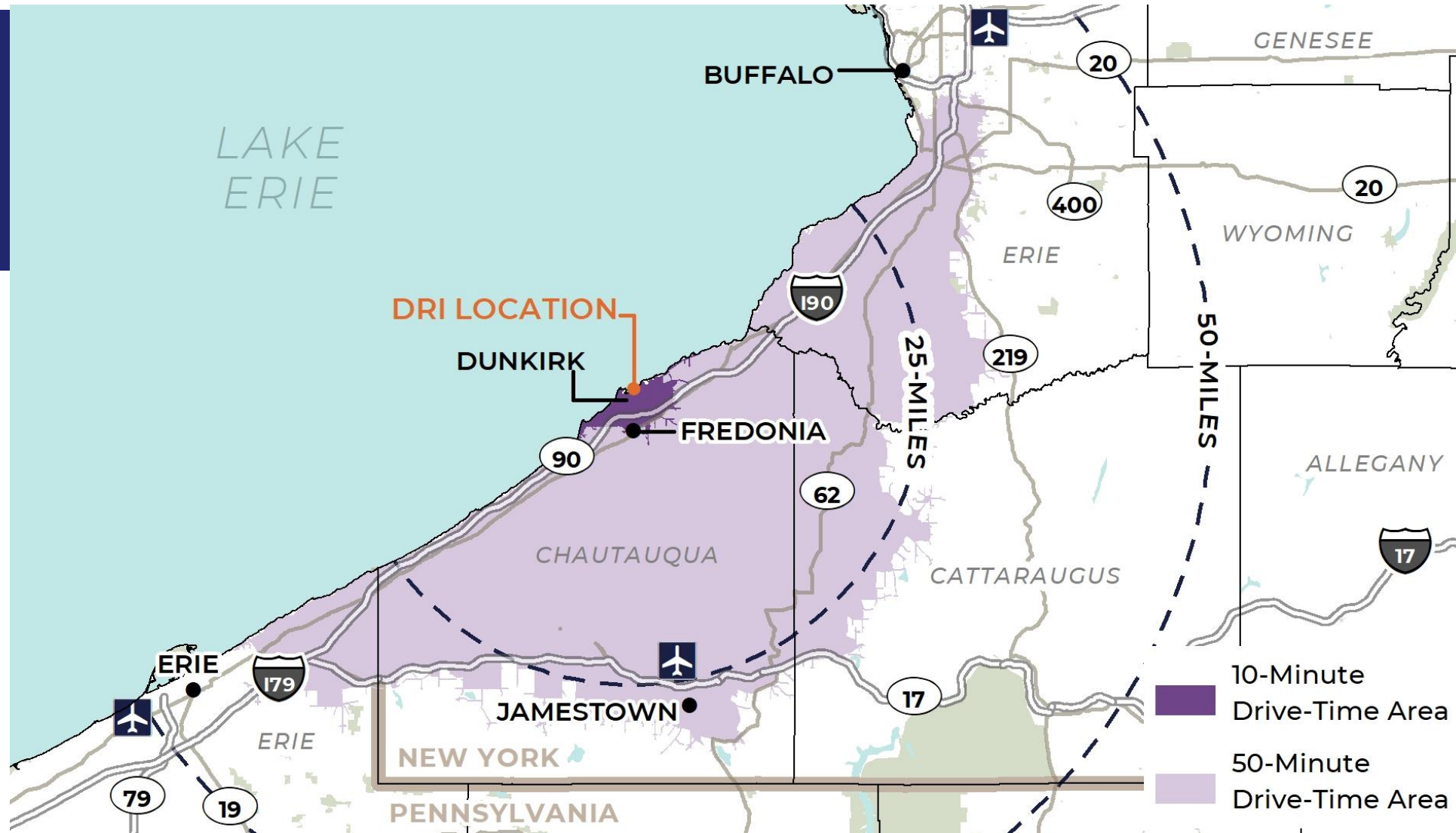


DRI Area	Acreage
DRI Over Lake Erie	61.9 acres
DRI Over Land	269.7 acres
Total	331.6 acres



Regional Context

City/Town	Distance from DRI Area
Buffalo, NY	36 miles
Fredonia, NY	3 miles
Jamestown, NY	27 miles
Erie, PA	45 miles

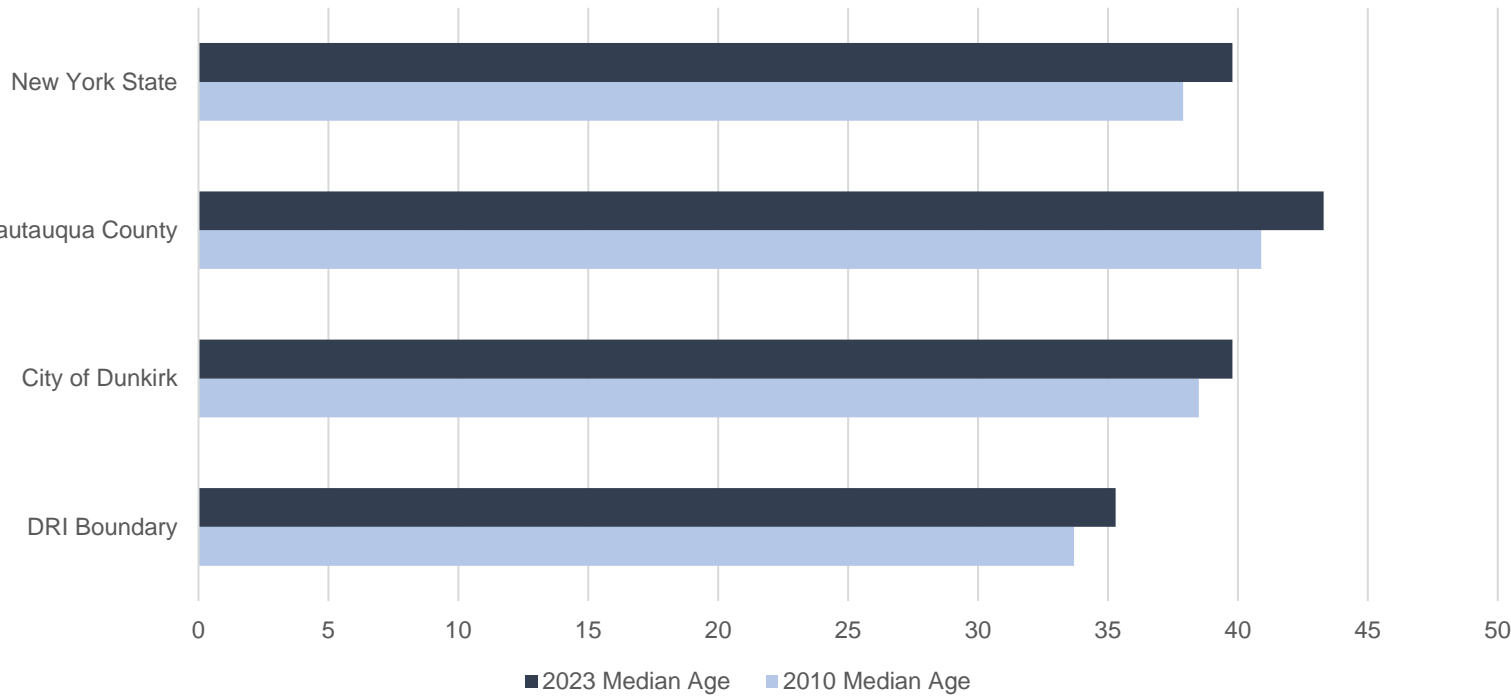


Demographic Overview: Population

Area	Square Miles	2010 Total Population	2020 Total Population	% Pop. Change
DRI Boundary	0.52	1,768	1,925	8%
City of Dunkirk	4.53	12,563	12,743	1%
Chautauqua County	1,087.22	134,879	127,632	-6%
New York State	48,421.60	19,372,340	20,195,346	4%

Demographic Overview: Median Age

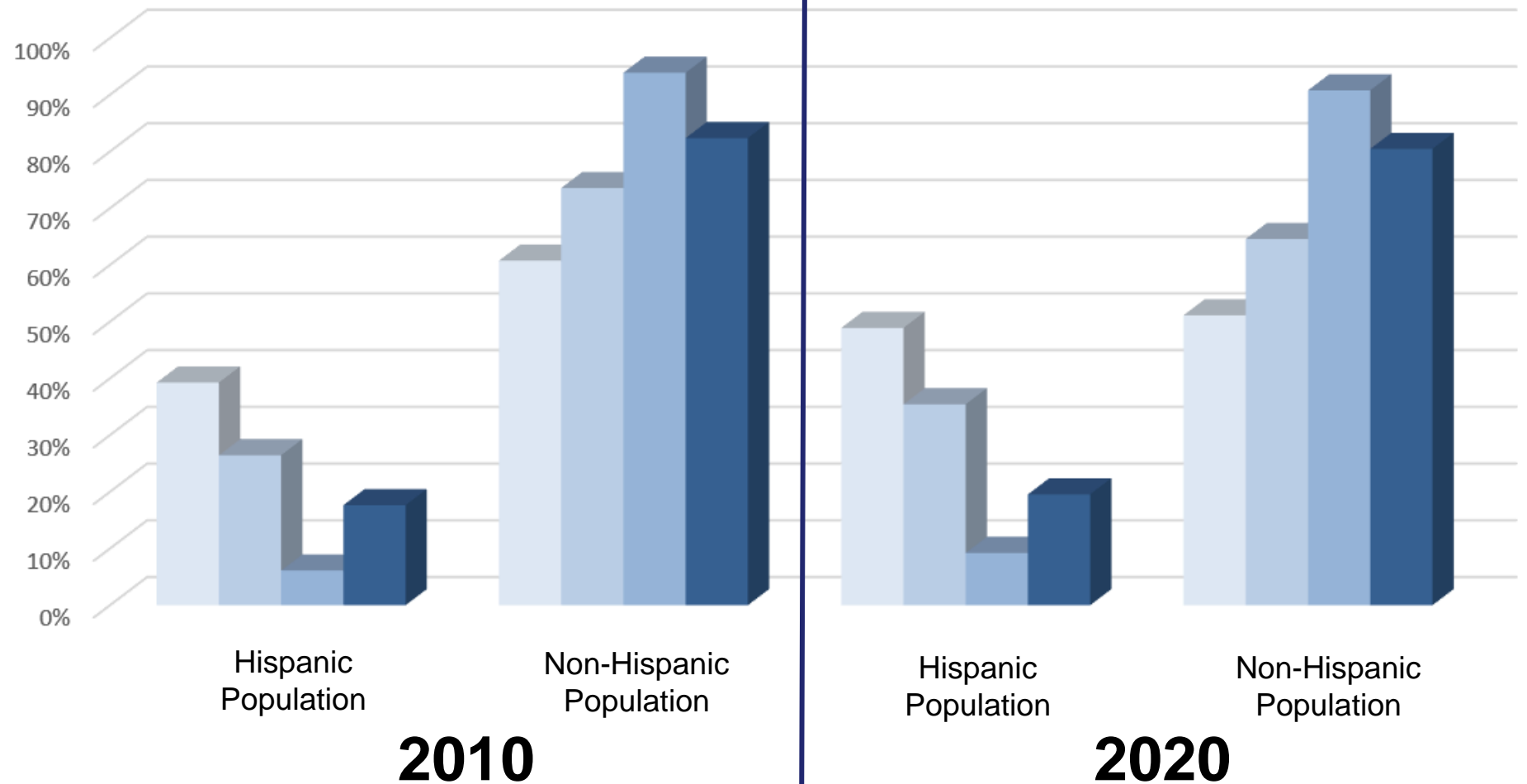
Median Age Comparisons



Area	2010 Median Age	2023 Median Age
DRI Boundary	33.7	35.3
City of Dunkirk	38.5	39.8
Chautauqua County	40.9	43.3
New York State	37.9	39.8

Demographics: Hispanic & Non-Hispanic Populations

- DRI Boundary
- City of Dunkirk
- Chautauqua County
- New York State

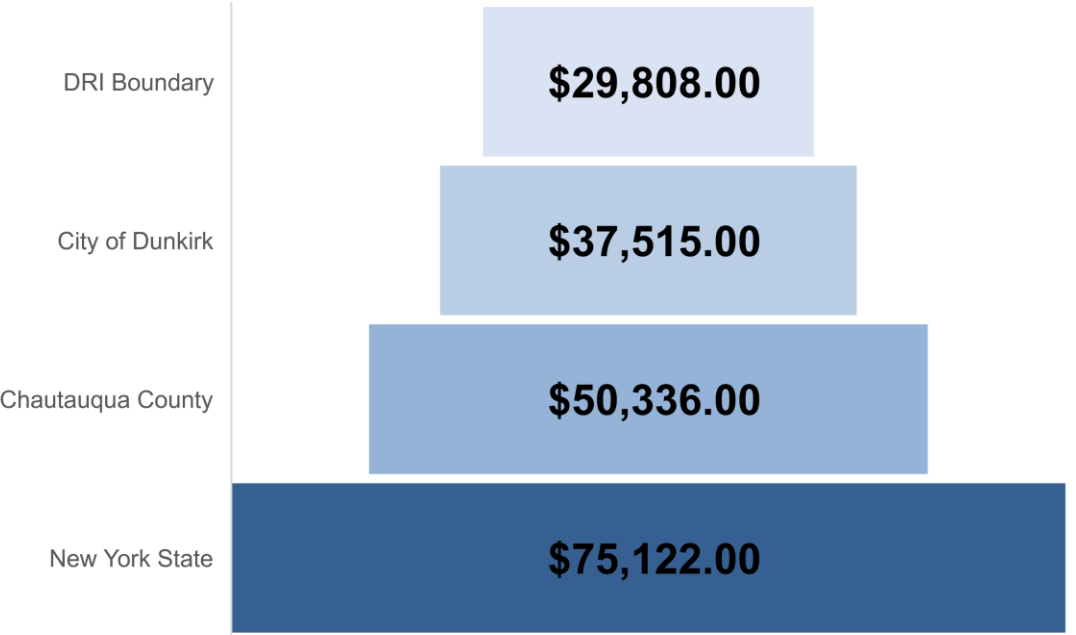


Demographics: 2020 Non-Hispanic Population Breakdown

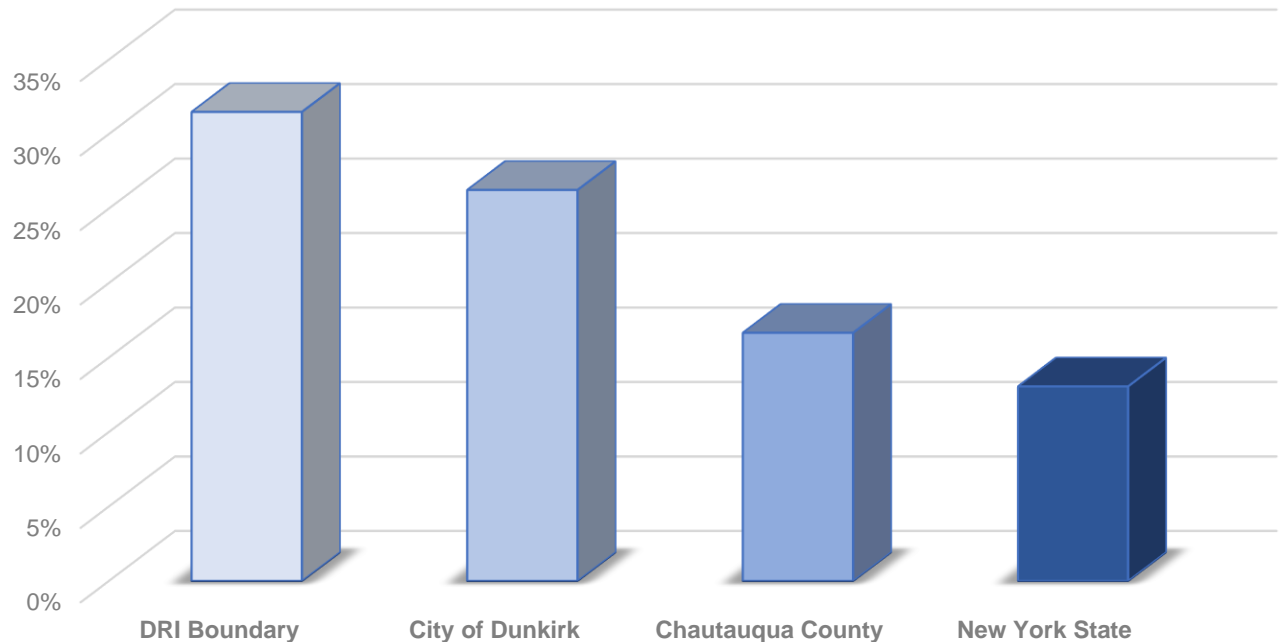
Race	DRI Area	City of Dunkirk	Chautauqua County	New York State
White	75%	85%	92%	65%
Black	17%	8%	2%	17%
American Indian	0%	1%	0%	0%
Asian	1%	1%	1%	12%
Pacific Islander	0%	0%	0%	0%
Other Race	1%	1%	0%	1%
2+ Races	6%	5%	5%	4%

Demographic Overview: Income & Poverty

2021 Medium HH Income





2021 % of Pop. with Income Below Poverty Level (ACS 5-yr)

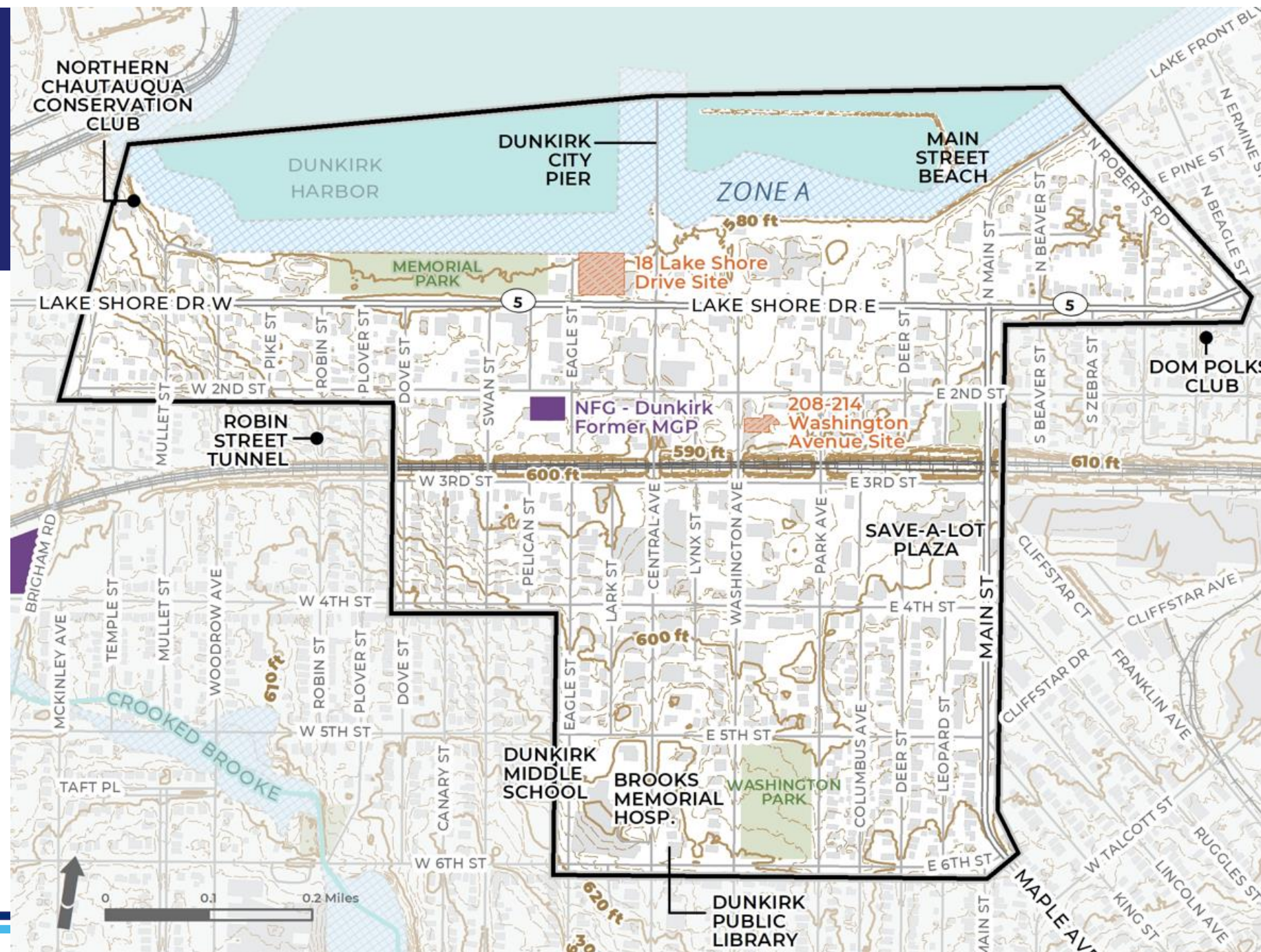


Environmental Context

-  DRI BOUNDARY
-  MAJOR ROAD
-  LOCAL ROAD
-  ELEVATION CONTOUR (10FT)

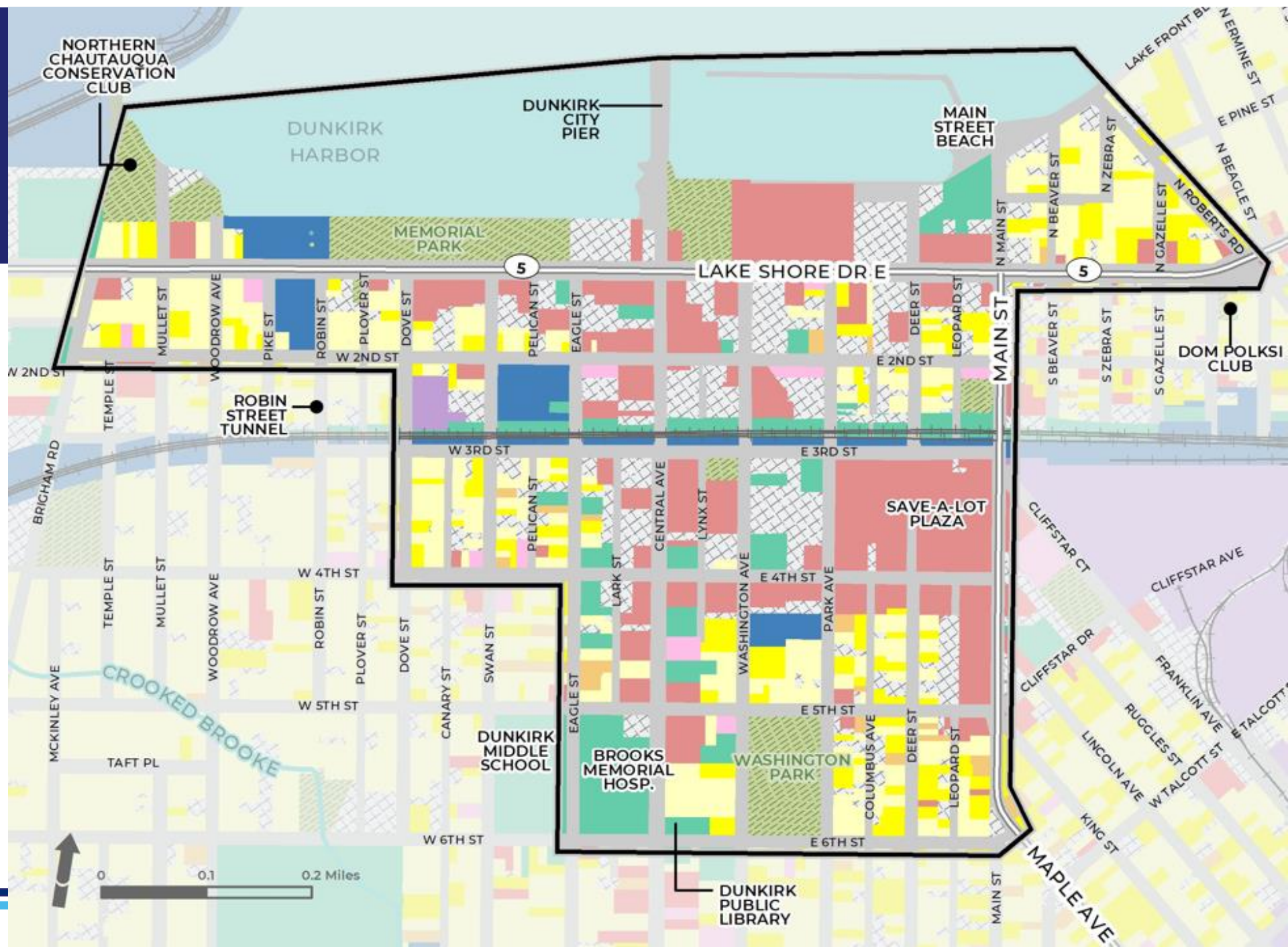
-  NYSDEC REMEDIATION SITE - BROWNFIELD CLEANUP PROGRAM
-  NYSDEC REMEDIATION SITE - STATE SUPERFUND PROGRAM

FLOOD ZONE A: AREAS SUBJECT TO INUNDATION BY THE 1-% ANNUAL-CHANCE OR 100-YEAR FLOOD EVENT ARE GENERALLY DETERMINED USING APPROX. METHODOLOGIES



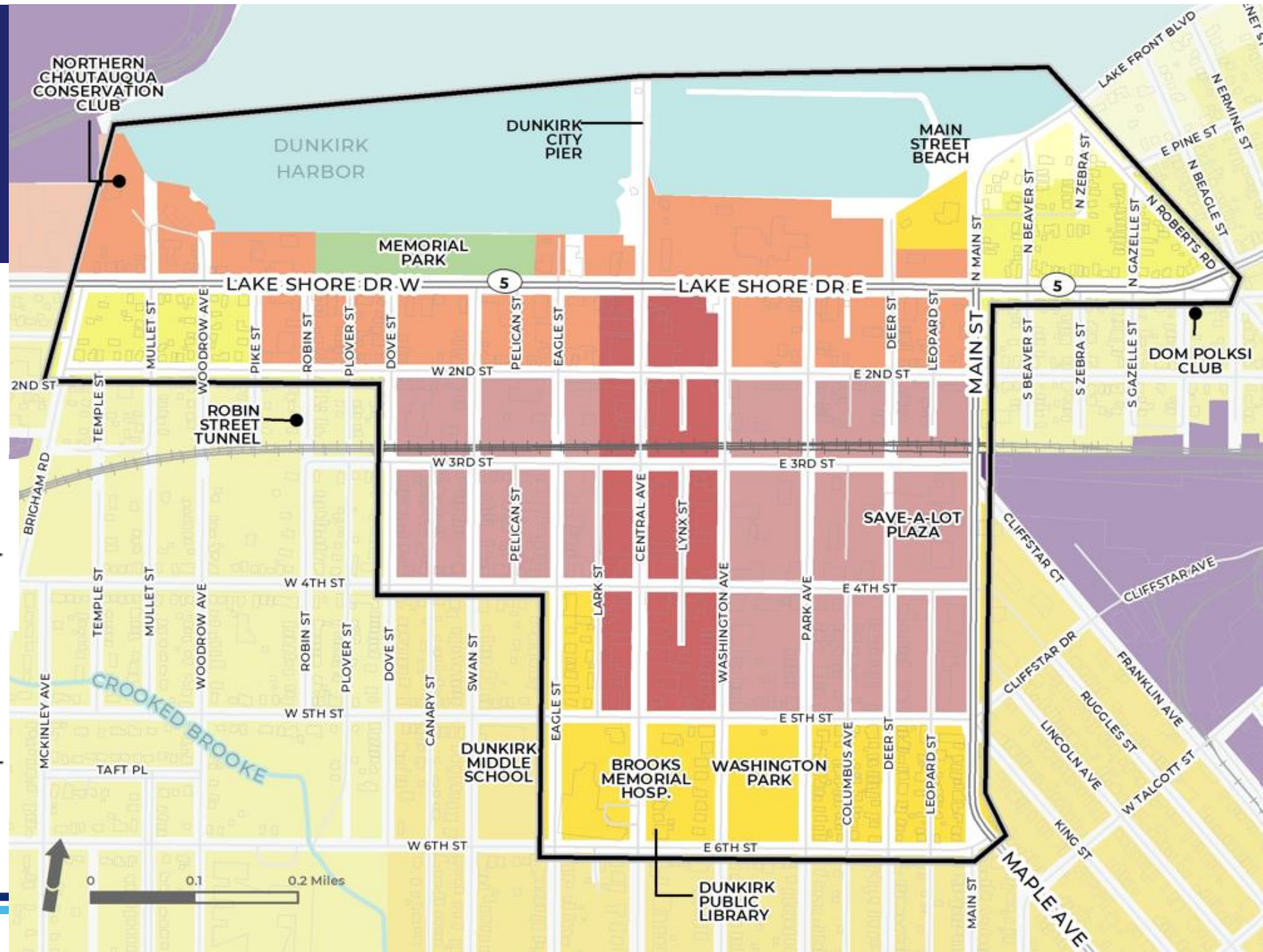
Existing Land Use

- COMMERCIAL
- COMMUNITY SERVICES
- INDUSTRIAL
- PUBLIC SERVICES
- RECREATION & ENTERTAINMENT
- RESIDENTIAL - APARTMENT
- RESIDENTIAL - SINGLE FAMILY
- RESIDENTIAL - TWO FAMILY
- RESIDENTIAL - THREE FAMILY
- TRANSPORTATION - ROAD RIGHT-OF-WAY
- VACANT LAND












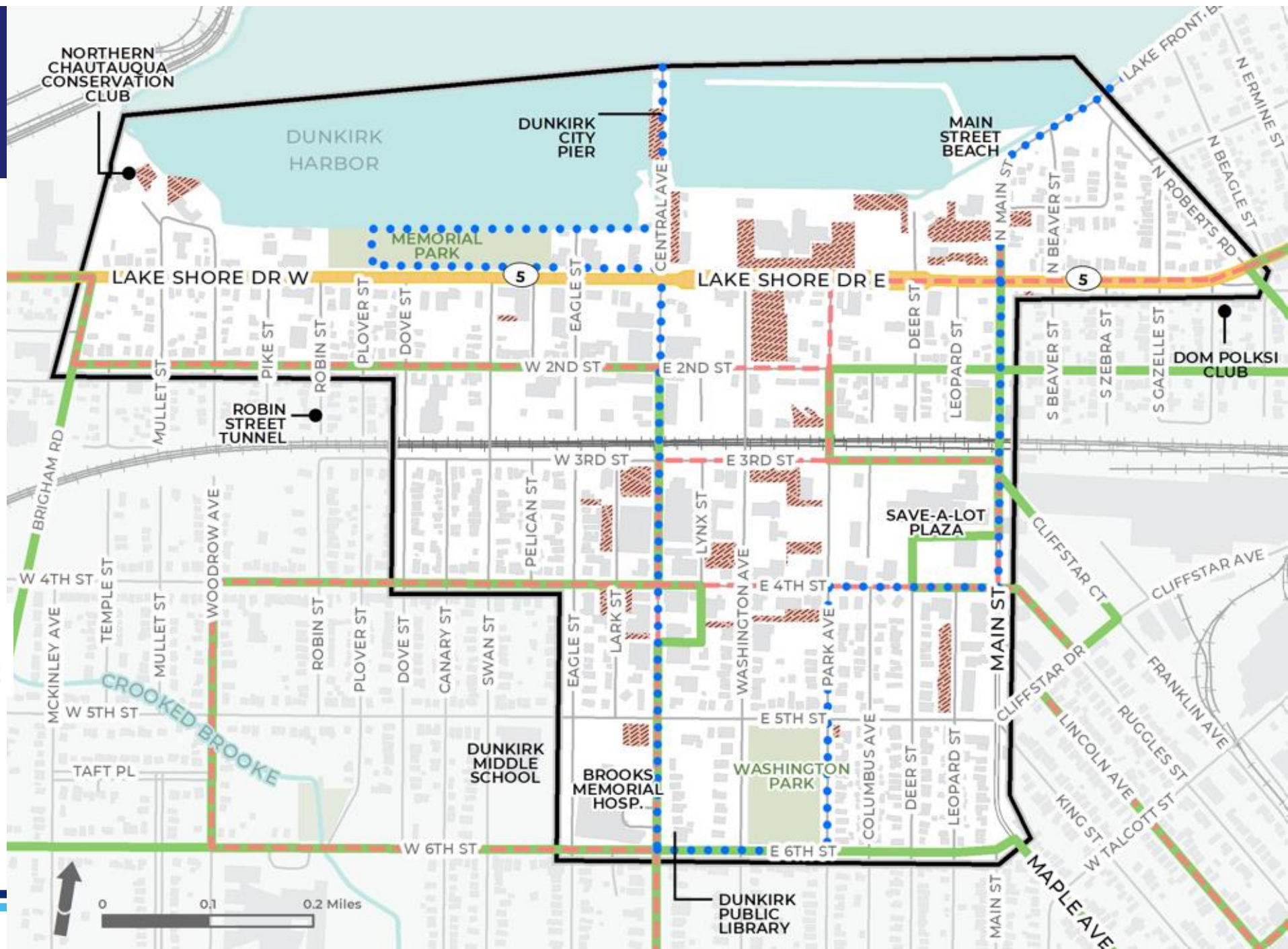
Existing Zoning

- C-1: TOURISM COMMERCIAL
- C-2: COMMUNITY BUSINESS
- CBD: CENTRAL BUSINESS DISTRICT
- M-1: LIGHT INDUSTRIAL
- M-2: GENERAL INDUSTRIAL
- O-S: OPEN SPACE
- R-1: SINGLE FAMILY RESIDENTIAL
- R-2: GENERAL RESIDENTIAL
- R-3: MULTI-FAMILY



Transportation

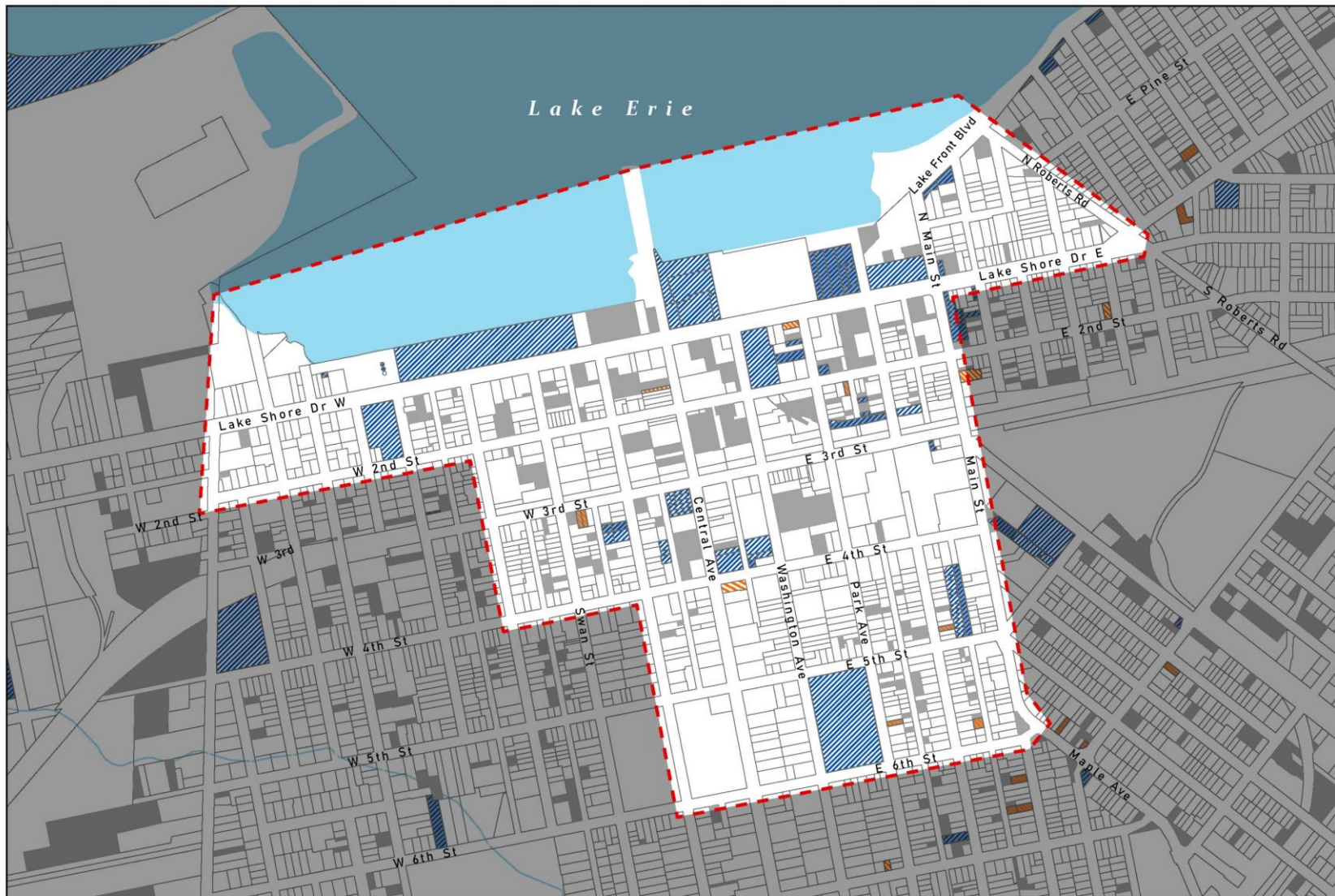
-  DRI BOUNDARY
-  MAJOR ROAD
-  LOCAL ROAD
-  RAILROAD
-  POPULAR WALKING ROUTE
-  STATE BIKE ROUTE 517
-  CITY BUS - RED ROUTE
-  CITY BUS - GREEN ROUTE
-  PARKING



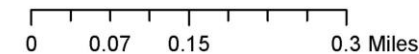
Downtown Revitalization Initiative



Vacant & Public Parcels



-  DRI Boundary
-  City Owned Parcels
-  County Land Bank Owned Parcels
-  Vacant Parcels
-  Other Parcels
-  Surface Water



Additional Topics for the Profile & Assessment

- Delineation of Potential Environmental Justice Areas and/or Disadvantaged Communities
- Recent private and public investments map
- Map of historic, cultural, and public assets
- Economic trends and opportunities

Are we missing anything to help tell the story of Downtown Dunkirk?



DRI Vision, Goals, and Strategies



Feedback from LPC Meeting #1

- **Opportunities:** Waterfront, available space, history, and diversity.
- **Challenges:** Properties in poor condition, lack of business/activities to attract people (including retail), vacancy, needed investment in harbor assets, streetscape and bike/ped needs, and housing.
- **Vision:**
 - The most-repeated vision words were:
 - Lakefront/waterfront, diversity, and recreation.
 - Overall, the vision words related to themes of:
 - Quality of life, people/community, business/commercial activity, and history/culture.

PUBLIC FEEDBACK ON VISION

What resonated:

- “Walkable”
- “Attractive”
- “Welcoming”
- “Livable”

Improvements/additions:

- Year-round destination
- What makes Dunkirk different from other lakefront communities?
- Quality of life language (employment, health, mobility)



RECOMMENDED VISION STATEMENT

Downtown Dunkirk will harness the powerful connection with Lake Erie as a wave of energy to activate the waterfront and downtown area with activities for residents and visitors. Downtown Dunkirk will be a year-round destination that is more attractive, livable, walkable, welcoming, and sustainable. The Dunkirk DRI will build on our unique diversity, history, and natural environment to provide opportunity and high quality of life for people of all ages.



PUBLIC FEEDBACK ON GOALS

What resonated:

- Attract investment... (16)
- Rehabilitation of historic buildings... (14)
- Reverse the trend of vacancies... (10)
- Embrace strong heritage and diversity...(10)

Additions/Recommendations:

- Transportation
 - Public transportation, bike/ped needs
- Sustainability/green space
- Youth focus
- Attracting seniors
- Four season/winter activities
- Culture
- Healthcare

RECOMMENDED GOALS

1. Reverse the trend of vacancies in Downtown Dunkirk.
2. Attract new investment in Downtown Dunkirk and the waterfront through commercial, educational, and entertainment opportunities that will result in increased vitality year-round, more visitors, and new residents.
3. Create a robust environment for rehabilitation of historic downtown buildings
4. Improve access and connectivity to employment, education, healthcare, other essential services, and natural areas.
5. Increase opportunities for quality affordable housing.
6. Support an inclusive community spirit that embraces Dunkirk's strong heritage, ethnic diversity, aging adults, and youth.

PUBLIC FEEDBACK ON STRATEGIES

- *Focus on uniqueness and what makes Dunkirk stand out*
- *Involve all the community in the process across age, abilities, ethnicity, etc.*
- *Rehabilitate existing/historic buildings*
- *Start with a “success story” that spurs more development*
- *Focus on projects that improve quality of life (business, jobs, entertainment, art)*
- *Focus on projects that tighten the community (community centers, event spaces)*



Activity: Finalize Vision and Goals

FINALIZE VISION AND GOALS

Vision:

Downtown Dunkirk will harness the powerful connection with Lake Erie as a wave of energy to activate the waterfront and downtown area with activities for residents and visitors.

Downtown Dunkirk will be a year-round destination that is more attractive, livable, walkable, welcoming, and sustainable. The Dunkirk DRI will build on our unique diversity, history, and natural environment to provide opportunity and high quality of life for people of all ages.

Goals:

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DEVELOPING STRATEGIES: STORYTELLING ACTIVITY

Prompt: What story would you want to tell future generations about how the Dunkirk community revitalized its Downtown?

With the goals in mind, share a brief story about how you would want Downtown Dunkirk to change. Stories will inform development of the DRI strategies.

Example: “Through the Dunkirk DRI, we **rehabilitated** vacant storefronts so now we can get hot chocolate from a **café on Central Ave** after a day of **snowshoeing** by the lake.

Strategies:

- Rehabilitate vacant storefronts into usable space
- Create more food service options downtown
- Expand winter recreation opportunities

What stories would you want to tell future generations about how the Dunkirk community revitalized its Downtown?

Recommended Goals:

- *Reverse the trend of vacancies in Downtown Dunkirk.*
- *Attract new investment in Downtown Dunkirk and the waterfront through commercial, educational, and entertainment opportunities that will result in increased vitality year-round, more visitors, and new residents.*
- *Create a robust environment for rehabilitation of historic downtown buildings*
- *Improve access and connectivity to employment, education, healthcare, other essential services, and natural areas.*
- *Increase opportunities for quality affordable housing.*
- *Support an inclusive community spirit that embraces Dunkirk's strong heritage, ethnic diversity, aging adults, and youth.*

Our Stories

- Through the DRI, Dunkirk will get back to the level of activity and vitality it has had in past, building on our rich history
- A young person would be able to say, "I have a great downtown apartment where I can walk to the waterfront, walk to work, meet up with friends, and go to a coffee shop."
- New educational resources improve access in Dunkirk to jobs and basic needs like food.
- Dunkirk will be a "natural stop" between Buffalo and Erie, PA whether by car, by boat, by bike, or by foot.



Next Steps

Next Steps

Please share with your networks!

- Promote **Public Survey** through July 17
- Promote **Open Call for Projects** through July 17
- Upcoming Meetings:
 - LPC Meeting #3 (Jul 25): Initial review of proposed projects and establish evaluation criteria
 - LPC Meeting #4 (Aug 22): Refine proposed projects
 - Public Workshop #2 (late Aug): Feedback on proposed projects

See more
info and
links at
website
DunkirkDRI
.com





Public Comment