

Watkins Glen DRI: Potential Projects

Note: This document is not final. Judgement about individual projects is preliminary for review and discussion by the LPC

GOAL 1 - Downtown Living						
Potential Projects to Recommend for DRI Funding						
		Location	Project Type	DRI Funding	Other Funding	Total Project Cost
1A	Revitalize 15 N Franklin with Mixed-Uses and Apartments	15 N Franklin St	Rehabilitation	\$275,000	\$0	\$275,000
1B	Develop a New Mixed-Income Housing and Childcare Center	E 2nd and Porter and a second site TBD	New Development	\$1,500,000	\$16,500,000	\$18,000,000
1C	Building and Site Transformation--Multi-Site	Multiple Locations		\$2,318,642	\$2,573,637	\$4,892,279
	Lake View 302 East 2nd St		New Development	\$250,000	\$250,000	\$500,000
	Renovate the CarQuest Building with Mixed-Uses		Rehabilitation	\$200,000	\$220,000	\$420,000
	215 S Madison--Flatiron Building		Rehabilitation	\$131,234	\$131,234	\$262,467
	Renovate 214 N Franklin Street		Rehabilitation	\$600,000	\$600,000	\$1,200,000
	Sweet Expansions		Rehabilitation	\$246,255	\$286,000	\$532,255
	Inner Peace Floats		Rehabilitation	\$125,000	\$125,000	\$250,000
	101 11th Street		New Development	\$616,154	\$616,154	\$1,232,307
	Seneca Sunrise		Rehabilitation	\$150,000	\$345,250	\$495,250
1D	Redevelop 109-111 N Franklin with Mixed-Uses	109-111 N Franklin St	New Development and/or Rehabilitation	TBD	TBD	TBD
Total for Goal 1				\$4,093,642	\$19,073,637	\$23,167,279

GOAL 2 - Culture and Entertainment						
Potential Projects to Recommend for DRI Funding						
			Project Type	DRI Funding	Other Funding	Total Project Cost
2A	Implement Master Plan for Year-Round Recreation Improvements at Clute Park	Clute Park	Public Improvement	\$2,500,000	\$2,410,862	\$4,910,862
2B	Upgrade Watkins Glen Performing Arts Center	900 N Decatur St	Rehabilitation	\$1,000,000	\$1,000,000	\$2,000,000
2C	Redevelop Captain Bill's Port of Seneca Lake Cruise Terminal to Improve Site Plan and Enhance Views	N Franklin St	New Development	\$375,000	\$375,000	\$750,000
2D	Renovate the Former VFW Building into a Full Service Spa and Fitness Center	30 N Franklin St	New Development or Rehabilitation	\$250,000	\$2,012,000	\$2,262,000
2E	Create a Seneca Lake Wine Trail Cultural Center and Event Space	TBD	New Development or Rehabilitation	TBD	TBD	TBD
2F	Establish the FLX Outdoor Adventure and Discovery Center for Recreational Activities	TBD	New Development or Rehabilitation	TBD	TBD	TBD
Total for Goal 2				\$4,125,000	\$5,797,862	\$9,922,862

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GOAL 3 - Economic Development						
Potential Projects to Recommend for DRI Funding						
			Project Type	DRI Funding	Other Funding	Total Project Cost
3A	Create FLX Works Downtown Co-Working Space	TBD	Rehabilitation	TBD	TBD	TBD
3B	Open a Schuyler Hospital Walk-In Clinic	TBD	Rehabilitation	\$100,000	\$300,000	\$400,000
3C	Renovate Third Street Carriage House	3rd St and N Decatur St	Rehabilitation	\$350,000	\$350,000	\$700,000
3D	Create Downtown Revitalization Fund	Multiple Locations	Rehabilitation	\$600,000	\$600,000	\$1,200,000
	Façade Improvement Program					
	Retail Bootcamp					
	Upper Floor Residential Conversion Program					
3E	Establish the Finger Lakes Brew Garden, a Family Restaurant and Microbrewery	TBD	Rehabilitation	\$450,000	\$255,000	\$705,000
3F	Renovate Maguire Chrysler and Adjacent Carriage House		Rehabilitation	\$2,023,550	\$2,023,550	\$4,047,100
Total for Goal 3				\$1,500,000	\$1,505,000	\$3,005,000

GOAL 4 - Quality of Life						
Potential Projects to Recommend for DRI Funding						
			Project Type	DRI Funding	Other Funding	Total Project Cost
4A	Improve E 4th St for Pedestrians and Cyclists, Improving Connectivity between Downtown, Clute Park, and the Waterfront	E 4th St	Public Improvement	\$750,000	\$40,000	\$790,000
4B	Install New Lighting along Franklin Street in Coordination with NYS Department of Transportation Improvements	Franklin St	Public Improvement	\$1,500,000	\$0	\$1,500,000
4C	Install Gateway and Wayfinding Signage	Multiple Locations	Public Improvement	\$750,000	\$0	\$750,000
4D	Update Zoning Code to Address STRs, Update Design Guidelines, Consider Historic District, Other Revisions	N/A	Public Improvement	\$100,000	\$0	\$100,000
4E	Develop a Public Artwork Competition	Multiple Locations	Public Improvement	\$200,000	\$0	\$200,000
4F	Upgrade Lafayette Park with New Equipment, Lighting and Landscaping in Coordination with Private Donations	Lafayette Park	Public Improvement	\$150,000	\$200,000	\$350,000
Total for Goal 4				\$3,450,000	\$240,000	\$3,690,000

Total Costs per Goal

	DRI Funding	Other Funding	Total Project Cost
Goal 1: Downtown Living	\$4,093,642	\$19,073,637	\$23,167,279
Goal 2: Culture and Entertainment	\$4,125,000	\$5,797,862	\$9,922,862
Goal 3: Economic Development	\$1,500,000	\$1,505,000	\$3,005,000
Goal 4: Quality of Life	\$3,450,000	\$240,000	\$3,690,000
Total Cost Estimate for Projects Recommended for DRI Funding		\$13,168,642	\$26,616,499