

VILLAGE OF  
**HOMER**  
BUILDING ON HISTORY

Downtown Revitalization Initiative  
Local Planning Committee Meeting 4  
Thursday, September 7th, 2023

# Introduction and Agenda

- ◆ Welcome
- ◆ Review of Roles
- ◆ Revisit Project Schedule
- ◆ Community Engagement Update
- ◆ Updated Goals & Draft Strategies
- ◆ Private, Non Profit, and Small Project Fund Projects
- ◆ Public Project Discussion
- ◆ Questions
- ◆ Public Comment
- ◆ Public Projects Site Tour!

# Code of Conduct Preamble

Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project. For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.

Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.



# Role of the LPC

- ◆ Meet at least monthly
- ◆ Confirm DRI Vision
- ◆ Brainstorm ideas
- ◆ Participate in outreach
- ◆ Review documents
  - Downtown Profile and Assessment
  - Community Participation Plan and materials
  - Project Profiles / Sheets
- ◆ Submit slate of projects
- ◆ Deliver an on-time Strategic Investment Plan to NYS DOS



# Role of the Consultant Team

- ◆ Coordinate LPC Meetings
- ◆ Lead Community Engagement
- ◆ Prepare Documents and Information
- ◆ Develop Consensus with LPC
- ◆ Develop and Analyze Projects through:
  - Planning lens
  - Architectural lens
  - Engineering lens
  - Economic Development lens
  - Cost estimating and budgeting
- ◆ Prepare DRI Strategic Investment Plan and put forward projects that will receive funding



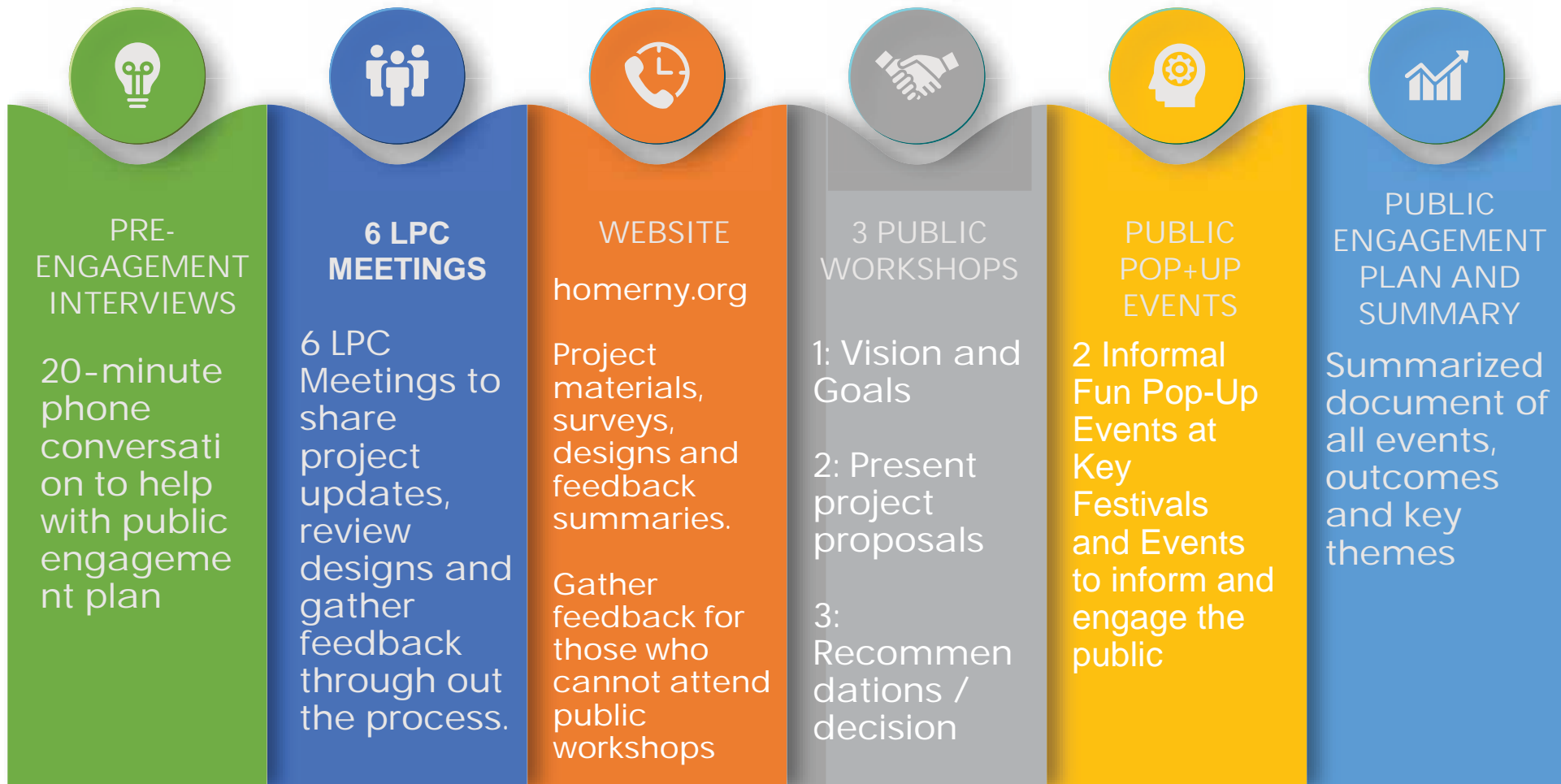
# Project Timeline

- ♦ May
  - ♦ Kick-off Meeting with Village
- ♦ June - LPC Meeting #1
  - ♦ Intro to DRI Program and Roles
  - ♦ Public Engagement Plan
  - ♦ Open Call for Projects
  - ♦ Confirm DRI Boundary
- ♦ July - LPC Meeting #2
  - ♦ Visioning Activities
  - ♦ Public Workshop #1
  - ♦ Office Hours
  - ♦ Data Collection and Analysis / Draft DTP&A
  - ♦ Working groups (if necessary)
- ♦ August - LPC Meeting #3
  - ♦ Finalize Vision, Goals & Strategies
  - ♦ Review Submitted Project List
  - ♦ Review Public Event #1
  - ♦ Plan Public Event #2
- ♦ Focus Project List
- ♦ September- LPC Meeting #4
  - ♦ Review/focus Project List
  - ♦ Refine Revitalization Strategies (if needed)
  - ♦ Additional Downtown Analyses (if needed)
  - ♦ Public Projects Site Tour
  - ♦ Private Projects Site Tour
- ♦ October - LPC Meeting #5
  - ♦ Public Workshop #2
  - ♦ Review/focus project list
- ♦ November - LPC Meeting #6
  - ♦ Review/focus Project List
  - ♦ Finalize slate of projects
  - ♦ Update Opportunities and Challenges based on Proposed Projects
- ♦ December –
  - ♦ Public Workshop #3
  - ♦ Submit Strategic Investment Plan

# LPC Tasks for Today

- ◆ Discussion of Pop Up 2 and Public Workshop 2
- ◆ Review updated Goals & new draft Strategies
- ◆ Review private projects
- ◆ Discuss private projects site tour
- ◆ Review of public projects
- ◆ Public projects site tour

# Public Engagement Review





# Pop Up 2

- ◆ Fall Fun Night
- ◆ September 27<sup>th</sup> – 5:00 – 8:00 PM
  - ◆ Pop Up for DRI will be 5:30-7:00 PM
- ◆ Festival Grounds / Community Building
- ◆ Drilling down on recreation and preferences for River Walk overlook
- ◆ Asking about amenities on potential River Walk
- ◆ Promoting Public Workshop 2

# Public Workshop 2

- ◆ October 5<sup>th</sup> – 5:00 – 7:00 PM
- ◆ Basement of Town Hall
- ◆ Presenting all projects – Public, Private, Non-Profit, and Small Project Fund
- ◆ Getting feedback from community members on favored projects
- ◆ Sponsors are more than welcome to attend



# Vision for Downtown

*“Downtown Homer is a place of connections. Its charming, walkable downtown is easy to find and hard to miss. Visitors and tourists alike will forge lasting connections with downtown Homer and its unique mix of shopping and dining destinations, open spaces, and historic and cultural resources.*

*Homer invites people from all walks of life to connect with a wide diversity of creative expression in the visual, performing, and literary arts. Through its Downtown Revitalization Initiative, downtown Homer has realized a thriving, safe and sustainable future with economic and social benefits for everyone.”*

# Updated Draft Goals

Our goals are to create a downtown that:

- 1) Is an incubator for the arts and artists
- 2) Attracts culture and heritage tourists, historians, and scholars
- 3) Connects to our waterway for recreation, relaxation and enjoyment
- 4) Is united by our sense of common purpose in preserving an inclusive smalltown character
- 5) Has a wealth of social and financial capital, nurturing our neighbors and supporting our small businesses and social enterprises
- 6) Is easy to move around in, is safe and appealing for all modes of transportation
- 7) Provide diverse and ample housing for all needs and ages



# Draft Strategies

## 1) Create an incubator for the arts and artists

- ♦ Strategy 1: Create new spaces for artists to work and exhibit their work, such as a new art gallery, co-working space, community center, or live/work lofts.
- ♦ Strategy 2: Work with the Center for the Arts to develop an arts entrepreneurship program to help artists found their own businesses.
- ♦ Strategy 3: Brand and promote Homer as a community that supports arts and artists.

# Draft Strategies

## 2) Attract culture and heritage tourists, historians, and scholars

- ♦ Strategy 1: Encourage new tourism and encourage existing tourists to extend their visits to Homer by offering educational and informational programs, guided and self-guided tours highlighting Homer's rich history and culture.
- ♦ Strategy 2: Make Homer more accessible to tourists by improving signage and highly trafficked gateways, providing more transportation options, public amenities, and lodging.
- ♦ Strategy 3: Develop niche marketing strategies for Homer's unique attractions including those aimed at Lincoln scholars and enthusiasts, architectural buffs, and those interested in specific heritage sectors such as Brockway manufacturing.

# Draft Strategies

## 3) Connect to our waterway for recreation, relaxation, and enjoyment

- ♦ Strategy 1: Develop a waterfront gathering space along the Tioughnioga River, providing safe and accessible place for people to enjoy scenic views, walk, bike, and fish.
- ♦ Strategy 2: Explore ways to better connect the Tioughnioga River to downtown for leisure activities such as picnicking, quiet enjoyment, and nature appreciation and arts.
- ♦ Strategy 3: Connect existing and proposed infrastructure to the larger Central New York region.
- ♦ Strategy 4: Promote the Tioughnioga River as a destination with family-oriented events, concerts, and festivals.

# Draft Strategies

## 4) Be united by our sense of common purpose in preserving an inclusive smalltown character

- ♦ Strategy 1: Develop a shared community brand promise/tag line based upon the vision for the future of Homer.
- ♦ Strategy 2: Take steps to preserve Homer's historic character and smalltown charm such as updates to the zoning code and adoption of design standards, providing financial incentives for historic preservation, restoring facades and buildings within Homer's Historic District.
- ♦ Strategy 3: Develop and market Homer's reputation as a community that is interested in a wide diversity of programming highlighting the community's unique heritage and culture as well as its appetite for adventurous artistic expression.



# Draft Strategies

## 5) Have a wealth of social and financial capital, nurturing and supporting our small businesses and social enterprises

- ♦ Strategy 1: Continue to support local businesses and social enterprises through grants, loans, or other forms of financial assistance.
- ♦ Strategy 2: Promote local businesses and social enterprises through marketing and advertising campaigns.
- ♦ Strategy 3: Provide classes, training, office space, and mentoring programs for entrepreneurs and small business owners.
- ♦ Strategy 4: Create a community volunteer clearinghouse to match volunteers with projects and programs they will find rewarding, that will improve and enhance downtown Homer and that will help increase community spirit and sense of belonging.

# Draft Strategies

## 6) Be easy to move around in, is safe and appealing for all modes of transportation

- ◆ Strategy 1: Improve pedestrian and bicycle infrastructure including items such as bike lanes, new sidewalks, and mid-block crossings.
- ◆ Strategy 2: Make it easier for people to park downtown with additional parking spaces, free parking lots, or shuttle services.
- ◆ Strategy 3: Make downtown more walkable and bikeable with improved lighting, shade structures, and green spaces.

# Draft Strategies

## 7) Provide diverse and ample housing for all needs and ages

- ◆ Strategy 1: Update Homer's zoning to ensure it encourages development of a diversity of housing for rent and for sale, including lofts and live/work spaces, meeting the needs of households, families and individuals.
- ◆ Strategy 2: Promote Homer as a place to live, work, and raise a family.
- ◆ Strategy 3: Promote density in new downtown residential construction to enhance affordability and to animate downtown with more activity and residents.

# NYS DRI Goals

- ◆ Create an active downtown with a strong sense of place.
- ◆ Attract new businesses that create a robust mix of shopping, entertainment and service options for residents and visitors, and that provide job opportunities for a variety of skills and salaries.
- ◆ Enhance public spaces for arts and cultural events that serve the existing members of the community but also draw in visitors from around the region.
- ◆ Build a diverse population, with residents and workers supported by complementary diverse housing and employment opportunities.
- ◆ Grow the local property tax base.
- ◆ Provide amenities that support and enhance downtown living and quality of life.
- ◆ Reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts.



# Regional Economic Development Council Goals

## ♦ Strategy 3: Cultivate an Inclusive Regional Economy

- Tactics:

3. Revitalize strategic urban spaces to remove neighborhood blight and promote homeownership.
4. Invest in the human capital pipeline through educational advancement opportunities.
5. Target geographic location of future industrial investments in communities of distress.

## ♦ Strategy 5: Continue to Grow and Invest in a Globally Competitive Ecosystem for Innovation and Entrepreneurship

- Tactics:

1. Grow neighborhoods of entrepreneurship by investing in broadband, entrepreneurship programming, and multi-use building renovations.
2. Enhance the availability of seed capital to regional entrepreneurs.
3. Target entrepreneurship assistance, capital and programming at minority-, women- and veteran-owned startups.

## ♦ Strategy 7: Build Welcoming and Connected World-Class Communities

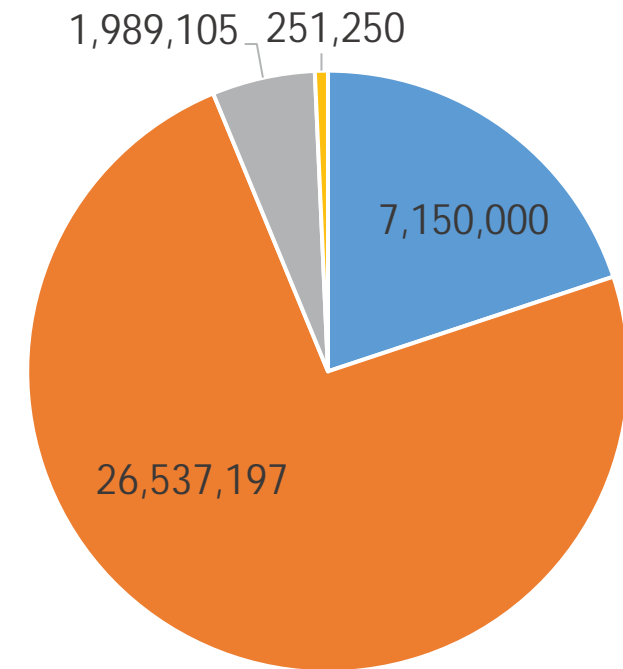
- Tactics:

1. Develop environments to make arts and cultural institutions more competitive and sustainable.
3. Catalyze adaptive reuse of historic, vacant, and underutilized properties.
4. Support anchor institution investment in urban communities.
5. Grow and support destination tourism assets.

# Submitted Projects – July

- ♦ 32 total projects
- ♦ ~35 million in requested funding
- ♦ ~ 69 million in total project costs

Project Requests Distribution

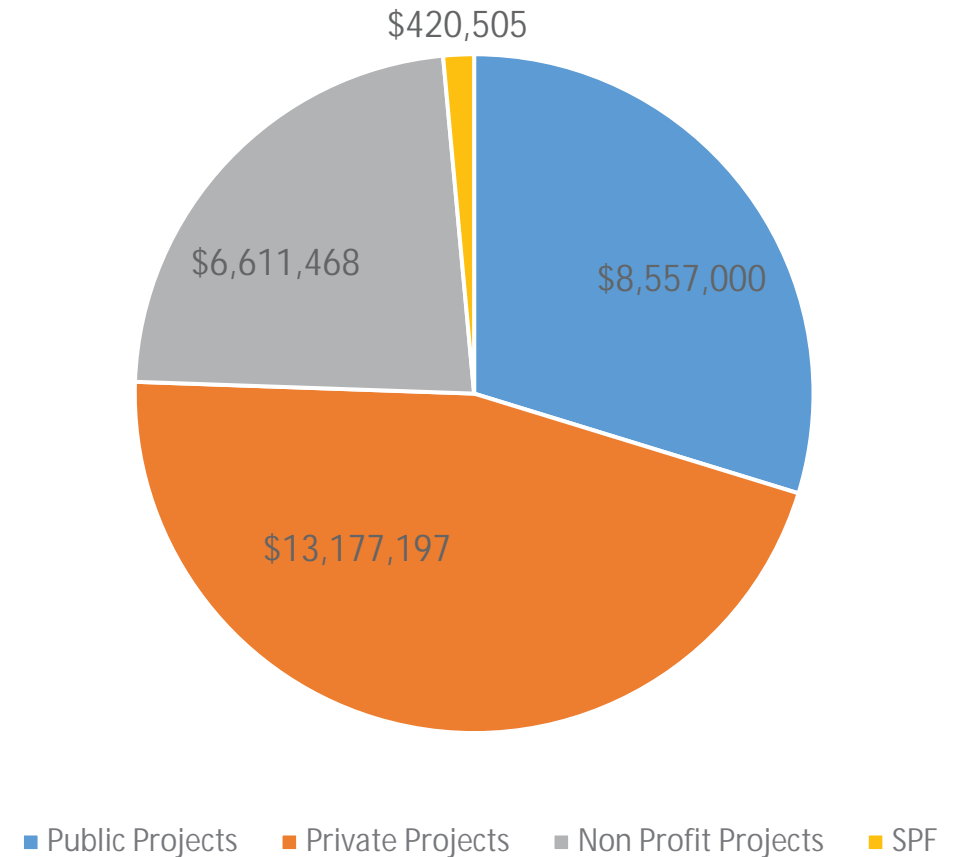


■ Public Projects ■ Private Projects ■ Non Profit Projects ■ SPF

# Submitted Projects – August

- ◆ 32 total projects
- ◆ ~28 million in requested funding
  - ◆ Down almost 7 million from July
- ◆ ~ 59 million in total project costs
- ◆ Goal is to be near ~14 million
- ◆ Total project costs and requested funding will continue to change as consultant team works with project sponsors and estimators

Project Requests Distribution



# Private Projects

*Pine Street Complete Renovation and Site Rehab - 8-12 Pine Street.* The project will include renovation of 4,500 square feet (3 existing units) with plans of an addition totaling 4,500 sq. feet which will house 4 new units (7 units total).

- ♦ Sponsor – Paul Armiedo, Armiedo Property Management LLC
  - Total Project Cost - \$1,189,263
  - Requested DRI Amount - \$475,705 (40%)
  - Other funding sources – Private Equity





# Private Projects

*Wellness Spa – 9 North Main Street.* The project will include the redevelopment of a deteriorating structure into a 3,000 sq ft. Wellness Spa. The structure is located on North Main Street - a highly trafficked corridor by pedestrians and vehicles and within close proximity to Town Hall. The project would connect directly to the proposed boutique hotel and update a highly visible property.

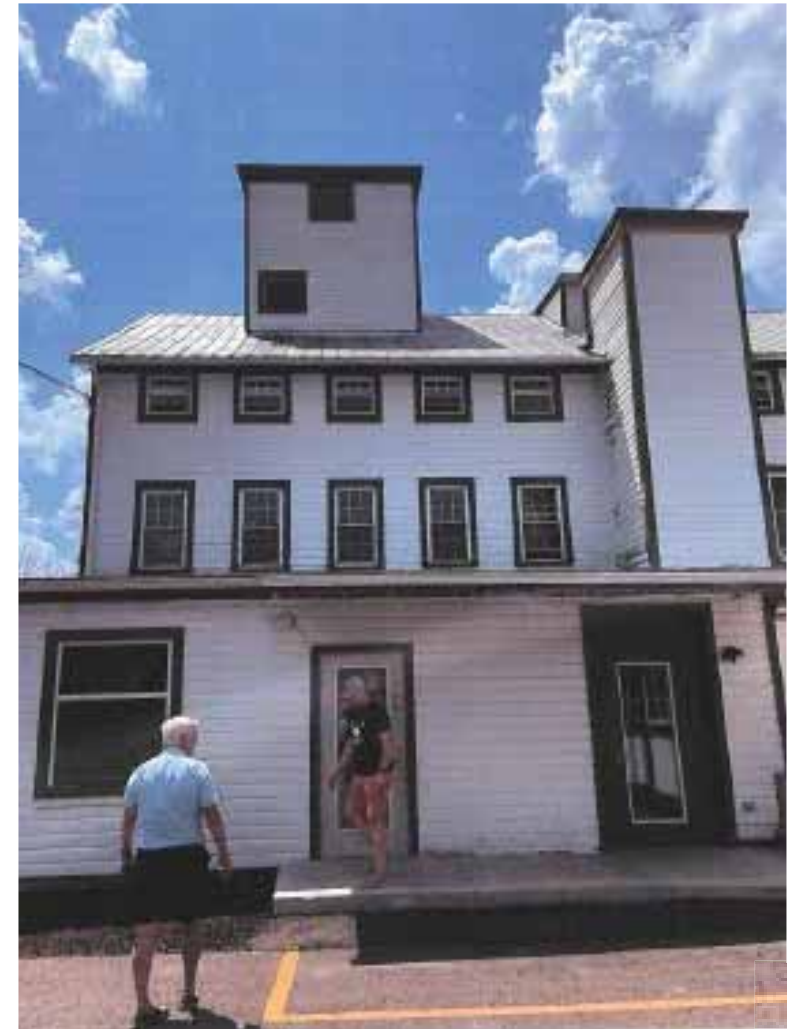
Sponsor – DM3 of Cortland LLC

- Total Project Cost - \$3,385,000
- Requested DRI Amount - \$1,000,000 (30%)
- Other funding sources – Private Equity & Bank Financing



# Private Projects

- ◆ *Water Street Apartments – 11 Water Street.* Redevelopment of existing 7,000 sq ft building into multi-unit market rate apartments (7-8 new units).
- ◆ Sponsor – DM3 of Cortland LLC
  - Total Project Cost - \$3,680,000
  - Requested DRI Amount - \$1,472,000 (40%)
  - Other funding sources – Private Equity & Bank Financing



# Private Projects

## *Boutique Hotel – 11 North Main Street.*

Redevelopment of existing property into a 12,000 sq ft, 34-room boutique hotel. Planned to be attached to 3,000 sq ft spa at 9 North Main Street.

Sponsor – DM3 of Cortland LLC

- Total Project Cost - \$11,120,000
- Requested DRI Amount - \$4,488,000 (40%)
- Other funding sources – Private Equity & Bank Financing



# Private Projects

*Brockway Lofts – 41 James Street.* Adaptive Reuse of a 30,000 sq ft building into a three-story market-rate apartment complex with 41 loft style apartments. The Brockway Square Development would also host a potential co-working space, community center, and year-round farmers market on a four-acre property.

Sponsor – Jamie Yaman, Yaman Development Group

- Total Project Cost - \$12,000,000
- Requested DRI Amount - \$3,600,000- (30%)
- Other funding sources – Private Equity, Bank Financing, National Grid





# Private Projects

## *Route 90 Renovation – 52 Cayuga Street.*

Renovation of 2-story home and additional 2-story building totaling 6,000 sq ft. The project will include interior updates as well as exterior updating (new siding, paving, lighting, landscaping). The project plans to convert three of the units to ADA compliant apartments.

Sponsor – Paul Armiedo, Armiedo Property Management LLC

- Total Project Cost - \$771,248
- Requested DRI Amount - \$308,499 (40%)
- Other funding sources – Private Equity





# Private Projects

*A-Frame Renovation – 93 Clinton Street.* Updates that will provide 7 newly renovated apartments. Exterior renovations include ramp construction, window and door enhancements, landscaping, lighting, and paving. The existing A-frame (7,200 square feet) will convert to two ground floor apartments, and two first floor apartments (ADA compliant). Two additional second floor apartments will be constructed as well. A new addition (3,000 square ft.) would extend the rear of the property to accommodate three additional units.

Sponsor – Paul Armiedo, Armiedo Property Management LLC

- Total Project Cost - \$1,441,683
- Requested DRI Amount - \$576,673 (40%)
- Other funding sources – Private Equity



# Private Projects

## *Circus House Restoration – 161 South Main Street.*

The project will renovate and restore the historic "Circus House", a 4,600 sq ft historic building on the banks of the Tioughnioga River. The project includes a new office space on the first floor and two apartments on the second floor. The apartments will be affordable to households earning under 90% of the County median income.

Sponsor – Kimberly Cawley

- Total Project Cost - \$1,432,000
- Requested DRI Amount - \$560,000 (39%)
- Other funding sources – Historic Tax Credits / Private Equity / Bank financing



# Private Projects

## *Classy Canna – 8 North Main Street.*

Renovation existing residential structure to create an ADA accessible storefront that will offer the sale of local artisan wares, pottery, specialty gifts, glassware, and herbal remedies. Renovations include an ADA entrance, window replacements, new doors & security system, ADA bathroom, new parking lot with EV charging stations, and removal of a barn to provide access to green space.

Sponsors – Kailey Ruoff and Stephanie Koslowski, Classy Canna LLC

- Total Project Cost - \$275,800
- Requested DRI Amount - \$110,320 (40%)
- Other funding sources – Bank financing





# Private Projects

## *The Train Station– 11 Wall Street.*

Redevelopment of the first ever train station in homer, a two-story 3,350 sq ft building, into retail, office space, and apartments. The project includes installation of new windows, elevator, deck, porch, conductors view window, and corbels. Project would host new café / bookstore (Book & Brew – SPF)

Sponsors – Kevin & Deborah Williams

- Total Project Cost - \$725,000
- Requested DRI Amount - \$290,000 (40%)
- Other funding sources – Unknown
- Items of Note – in collaboration with 11 Wall Street Book & Brew



# Private Projects

*Village Market Interior Restoration - 7 South Main Street.* Project will include approximately 3,600 sq ft of interior renovation for retail space including new wooden finish floors, adapted ceilings, rewiring and plumbing, traditional lights, sprinkler system, back of store façade, and brick repair.

Sponsors – Kevin & Debbie Williams, Village Food Market

- Total Project Cost - \$290,000
- Requested DRI Amount - \$116,000 (40%)
- Other funding sources – Unknown





# Private Projects

## *Senior Housing – 7 Pine Street.*

Renovation of former industrial space into six senior housing units. Upgrades to building sprinkler system and façade.

- Sponsors – Bruce, Tyler, and Samantha Crandall
- Total Project Cost - \$450,000
- Requested DRI Amount - \$180,000
- Other funding sources – Unknown
- Items of Note – project total / request may increase



# Non Profit Projects

## *Elizabeth Brewster House – 41 North Main Street.*

New three-story addition to the Elizabeth Brewster House with 16 private living quarters and a new common space to provide housing to Village of Homer senior residents and their families. Renovations on existing building for elevator and connecting all buildings will be included.

Sponsors – Michael Kilmer and Richard OShea, Elizabeth Brewster House

- Total Project Cost - \$9,187,000
- Requested DRI Amount - \$3,200,000 (34%)
- Other funding sources – Future residents & Bank Financing



# Non Profit Projects

*American Legion ADA Improvements / Building Enhancements- 63 South Main Street.* The project will consist of constructing a new handicap entrance with elevator as well as the rehabilitation of two toilet facilities for handicap use. It will also include the installation of new doors with handicap operators, split-system air conditioning and, repairs to the existing main entrance

Sponsors – Francis Ritter, Brenda Macintosh-Clark, Paul Powers - American Legion NY Burns-McCauliffe Post 465, Inc.

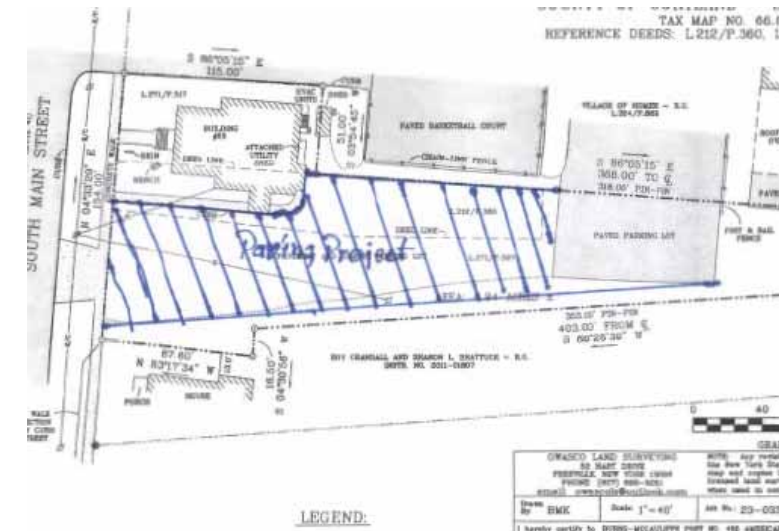
- Total Project Cost - \$220,000
- Requested DRI Amount - \$220,000 (100%)
- Other funding sources – Unknown



# Non Profit / Small Project Fund Projects

*American Legion Parking Lot Rehabilitation - 63 South Main Street.* The project will consist of a parking lot rehabilitation and upgrades including drainage, paving, and landscaping providing additional 100 +/- parking places that will connect the municipal parking lot directly next to the Homer Festival Grounds and community building.

Sponsors – Francis Ritter, Brenda Macintosh-Clark, Paul Powers - The American Legion NY Burns-McCauliffe Post 465, Inc.



- Total Project Cost - \$189,530
- Requested DRI Amount - \$189,530 (100%)
- Other funding sources – Unknown
- Items of Note – Small Project Fund\*

# Non Profit Projects

*HomerWorks- 41 James Street.* Renovation of 2,500 sq ft space on the first floor of Brockway Square development, building out a customized coworking space as an entrepreneurial and learning hub for all of Cortland County. DRI funds will be used for interior office buildout and technology updates (WiFi / keycard access).

Sponsor – Liz Arnold, HomerWorks

- Total Project Cost - \$439,575
- Requested DRI Amount - \$404,575 (92%)
- Other funding sources – Grants, Yaman Real Estate, Bridge Loan
- Items of Note – dependent on and in collaboration with Brockway Lofts at 41 James Street



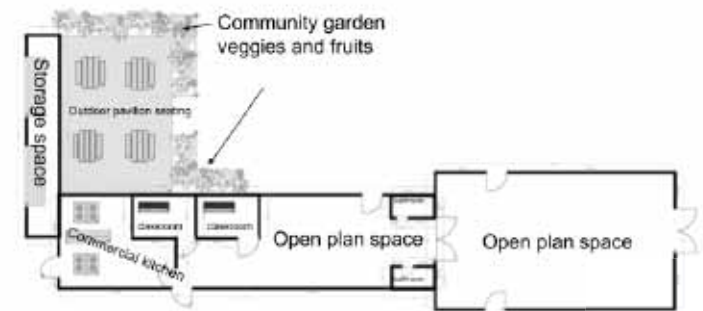


# Non Profit Projects

*Year-Round Farmers Market and Commercial Kitchen - 41 James Street.* Renovation of 4,600 sq ft into a 20-C commercial kitchen and multi-use space for year-round Farmers Market. Project will include construction of kitchen, new bathrooms, and new roll-up garage doors for market vendors to load and unload. Will include Community Center that is operated by Cortland Collective Impact Initiatives

Sponsors – Jackie Leaf, Kate Downes – Seven Valleys Health Coalition

- Total Project Cost - \$952,500
- Requested DRI Amount - \$822,500 (86%)
- Other funding sources – Grants, Yaman Real Estate,
- Items of Note – dependent on and in collaboration with Brockway Lofts at 41 James Street



# Non Profit Projects

## *Renovation & Repurposing of the Little White Church - 9 Central Park Place.*

Stage one of four stages to redevelop and restore the Little White Church located on Homer's Village Green. Stage one includes: excavation and replacements of foundation walls, demolition and replacement of link structure and roof, pouring of basement floor, replacement of sill plates, removal and restoration of stained glass and Palladian windows, asbestos abatements, realignment of chapel and community hall, installation of new steps, replacement of siding as necessary.

Sponsors – Joseph Cortese, Ty Marshal, Linda Dickerson Hartsock, Center for the Arts

- Total Project Cost - \$2,474,867
- Requested DRI Amount - \$1,169,393 (47%)
- Other funding sources – EPF grants, Capital Campaign, Sen. Gillibrand FY 24 Discretionary Spending, Bank Financing

# Small Project Fund Projects

*Apartment Renovations and Weatherization*  
- *31 Clinton Street*. Replacement of flooring, kitchen/bath fixtures, replacement of all windows, installation and additional insulation, replacement of hot water heater for 3-unit apartment building. Paving of driveway and re-siding of garage.

Sponsors – Armideo Brothers, Paul & Dante Armideo

- Total Project Cost - \$65,000
- Requested DRI Amount - \$48,750 (75%)
- Other funding sources – Private Equity
- Small Project Fund\*



# Small Project Fund Projects

*Apartment Renovations and Weatherization – 17-19 Cayuga Street.* Project will include painting of exterior and updates to siding and trim, repairs to and repainting of upper unit balcony and porch, interior renovations including a new kitchen, new bathroom, replacement of windows in three apartments (28 total), installation of high efficiency furnace and water heater upgrades, and addressing of roof repairs.

Sponsor – Dante Armideo

- Total Project Cost - \$50,300
- Requested DRI Amount - \$37,725 (75%)
- Other funding sources – Private Equity
- Small Project Fund\*





# Small Project Fund Projects

*Interior and Exterior Improvements – 15 South Main Street (Lucky Kitchen)* Exterior renovations including a new roof, painting, and exterior façade. Interior renovations (1,600 sq ft) on the first floor include replacement of flooring, replacement of front doors (2), and interior painting. The second-floor apartment updates will include a new kitchen, bathroom, and replacements of windows.

Sponsor – Dante Armideo

- Total Project Cost - \$102,000
- Requested DRI Amount - \$76,500 (75%)
- Other funding sources – Private Equity
- Small Project Fund\*





# Small Project Fund Projects

- ♦ MoJoe's Book & Brew – 11 Wall Street. Bookstore/retail/cafe business serving beer, wine, and cider. Slated to entire first floor (1600 sq ft) and part of the second floor (300-500 sq ft).
  - Sponsors – Molly Lane, Kevin Williams, Joseph Cortese
  - Total Project Cost - \$197,000
  - Requested DRI Amount - \$68,000 (35%)
  - Other funding sources – Private Equity
  - Small Project Fund\*
  - Items of Note – in collaboration with 11 Wall Street Train Station Project



# Private Project Site Tour

- ◆ September 27<sup>th</sup>
- ◆ Meeting at Homer Festival Grounds
- ◆ Will give Private Sponsors the opportunity to present their project and answer any questions the LPC may have
- ◆ Only Private or Non-Profit Large Projects
  - ◆ Does not include Small Project Fund Projects due to time restrictions

# Public Projects

- ◆ Downtown Gateway Improvements – ~\$950,000
  - Cayuga Street at 281 & North and South Main Street Gateways
- ◆ Downtown Marketing and Signage Plan - \$250,000
  - Would allow the Village to hire Consultant to create a branding identity for the downtown area followed by the design and implementation of signage
- ◆ Building Renovation Program (Small Project Fund) - ~\$500,000
  - currently demonstrating just over \$400,000 in requests
- ◆ Public Art Program (murals, sculptures) – TBD
  - Can be rolled into Small Project Fund. \*Need specific projects for this
- ◆ Lincoln Statue - \$500,000
  - Monument with two life-size statues of Stoddard and Carpenter with four explanatory plaques to be mounted to show Homer's rich history in association with Abraham Lincoln.
- ◆ Water Street Bridge - \$300,000
- ◆ Police Station Relocation - \$957,000

# Public Projects

- ◆ Streetscape Improvements and Pedestrian Enhancements - \$3.8-6.3 million
  - Pine Street & Wall Street
  - Main Street
- ◆ Homer Festival Grounds - \$1,250,000
- ◆ River Walk Overlook - \$500,000

# Streetscape Improvements – N. Main St.

## ◆ What is a streetscape?



③ Things beneath the roadway: water, sewer, electric, utilities



# Streetscape Improvements – N. Main St.

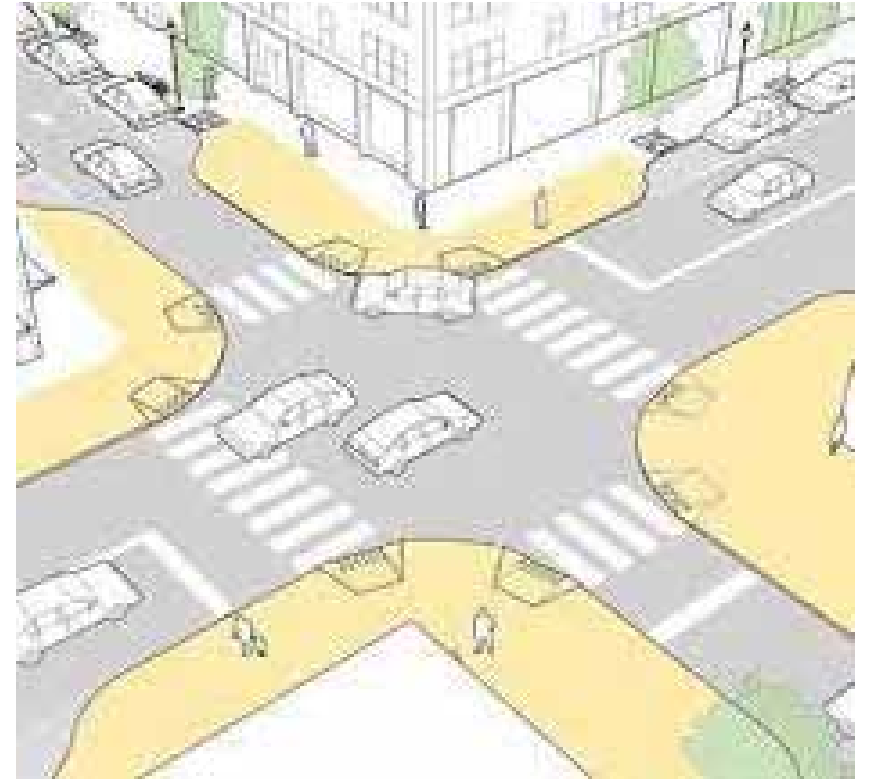
## ◆ Best Practices for Traffic Calming & Pedestrian Safety

- Narrow the actual or “perceived” roadway
  - Road diet
  - Dedicated parking lanes
  - Bump-outs at corners or mid-block crossings
  - Street trees
  - Street furniture
- Reduce the crossing distance, improve sight
- Marked crosswalks
- Pedestrian signals

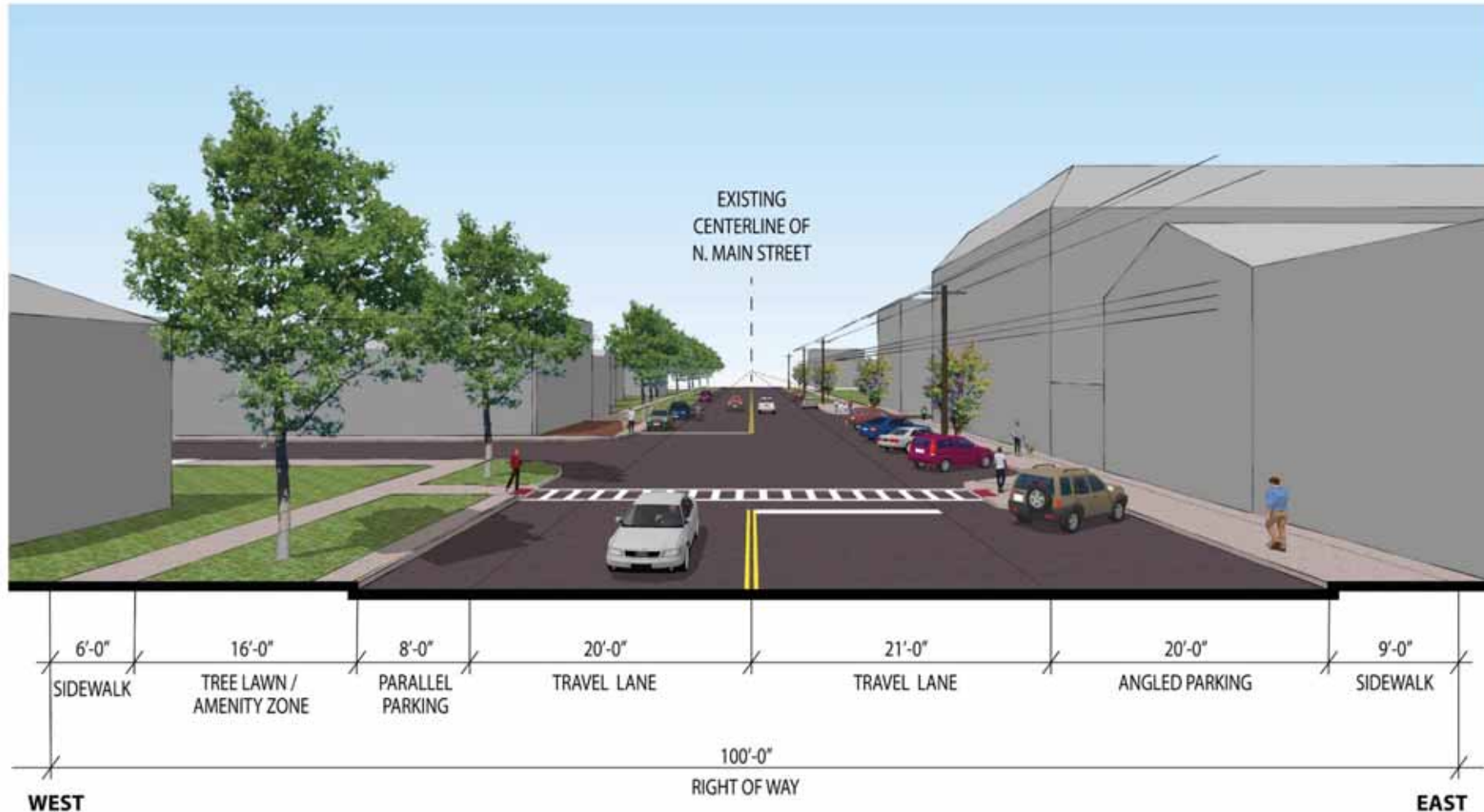
# Streetscape Improvements – N. Main St.

## ◆ Benefits of Bump-Outs

- Improve pedestrian safety by
  - Reducing the crossing distance
  - Making pedestrians more visible to oncoming vehicles
- Clearly define driving lanes and parking lanes
- Provide areas for street furniture, bus stops and unique design details
- Guide traffic flow at intersections by channeling vehicles into one lane



# Streetscape Improvements – N. Main St.



EXISTING CROSS-SECTION  
North Main Street | Homer, NY

# Streetscape Improvements – N. Main St.

## ◆ Potential Streetscape Improvements

- Additional marked pedestrian crossings
  - recommended approx. 200' spacing
- Bump-outs to reduce pedestrian crossing distance
- Pedestrian amenities / site furniture
- Additional angled on-street parking
- Bike lanes or sharrows

# Streetscape Improvements – N. Main St.

## ◆ Existing Crossings





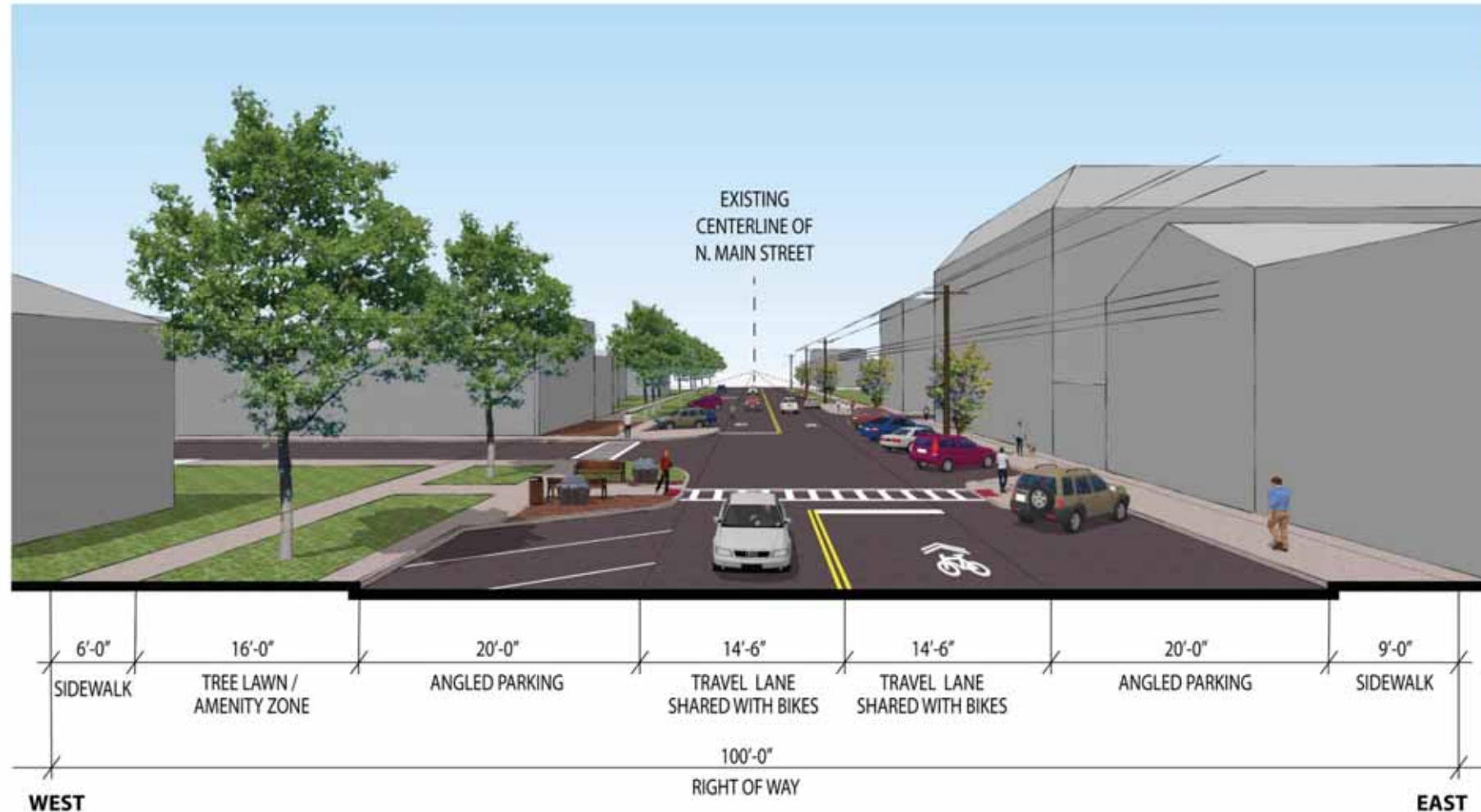
# Streetscape Improvements – N. Main St.

## ◆ Additional Crossings & Bump-outs

- Bump-outs on W side reduce crossing distance by 19' & define on-street parking



# Streetscape Improvements – N. Main St.



PROPOSED CROSS-SECTION WITH BUMP-OUTS & ANGLED PARKING ON WEST SIDE  
North Main Street | Homer, NY

# Site Walk & Discussion

## ◆ Site Walk Agenda

- Walk along Main, Pine & Wall streets to discuss potential improvements
- Discuss location for Lincoln Men monument
- Walk through Festival Grounds to discuss improvements
  - “green” the existing parking lot & improve pedestrian circulation
  - river overlook / terrace for community building
  - addition of public restrooms
  - other upgrades to community building?
  - other recreation improvements?



*The proposed Homer's Lincoln Men monument honors three men from Homer with connections to the life and legacy of Abraham Lincoln (Carpenter, Stoddard & DeVoe) and provides an opportunity for heritage tourism.*

# Next Steps and Discussion

- ◆ Review Downtown Profile and Assessment
- ◆ Finalize Strategies
- ◆ LPC Private Project Site Tour (September 27<sup>th</sup>)
- ◆ Pop Up 2 (September 27<sup>th</sup>)
- ◆ Public Comment