

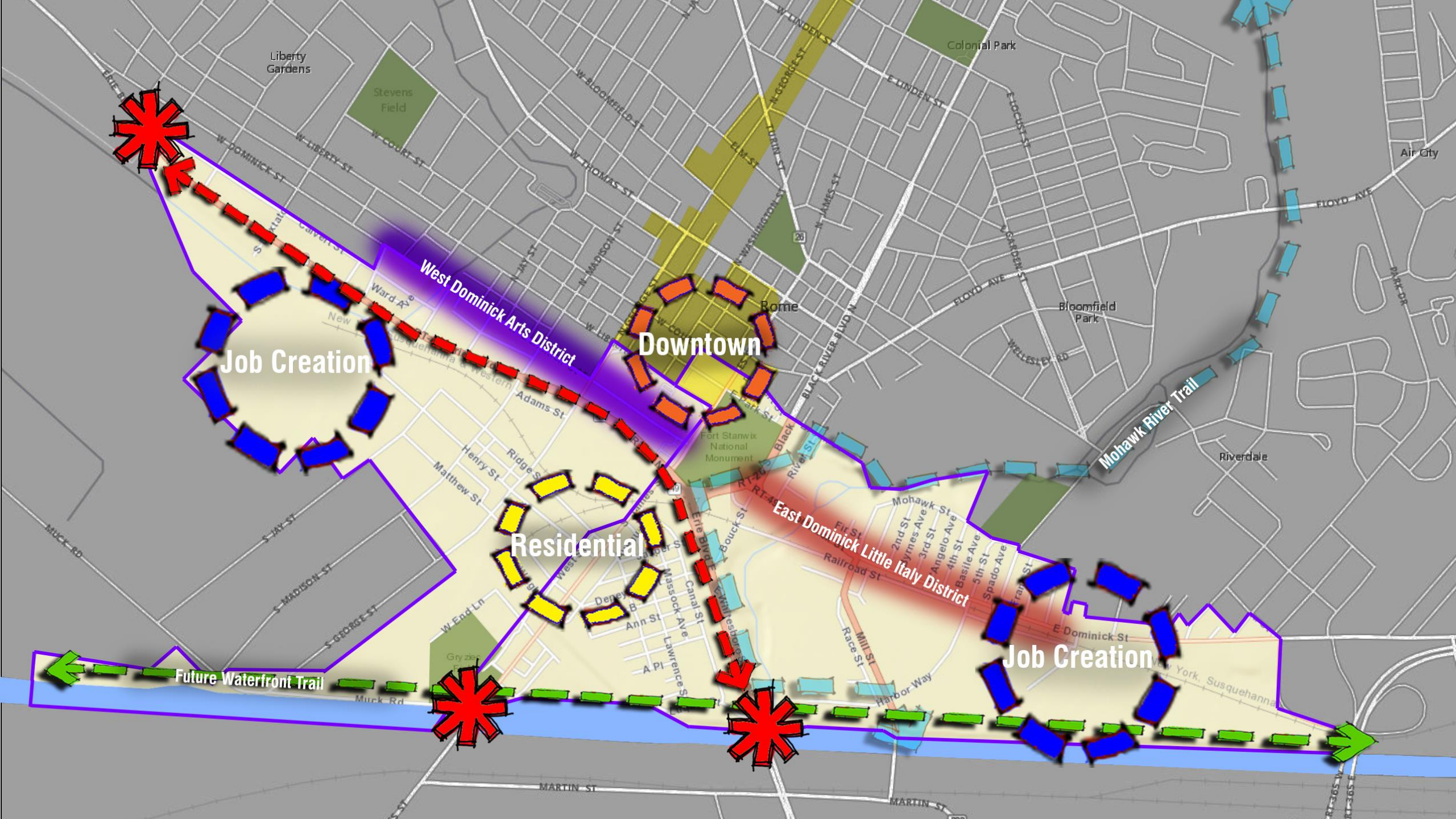


ROME RISING

Enhancing Downtown and the Waterfront

ROME
the copper city

9.29.16



An aerial map of Rome, New York, showing urban development and parks. The map includes labels for various locations: VETERANS MEMORIAL PARK AND ARCH, GANSEVOORT PARK, FORT STANWIX, MOHAWK RIVER, PINTI FIELD, GRZYEC PARK, BELLAMY HARBOR PARK, and several streets including Depoyster Street, Ann Street, and East Broadway. The map also shows a grid of streets and various building footprints.

Many exciting projects are
completed or underway.....

.....with others positioning to
transform Rome in the years to come



Commercial Corridors

East Dominick Street – *From Grey to Green*



\$350,000
DOT Transportation
Alternatives Grant



East Dominick Street – *From Grey to Green*



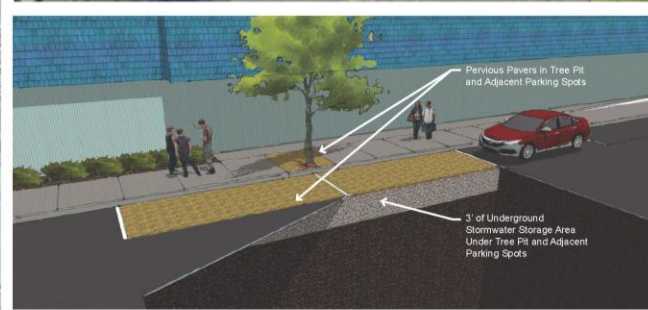
East Dominick Street – *From Grey to Green*



West Dominick Street SmartWalk



Location Map



Permeable Paver Tree Pit and Parking Stalls



Rain Garden Art

Erie Boulevard Complete Streets

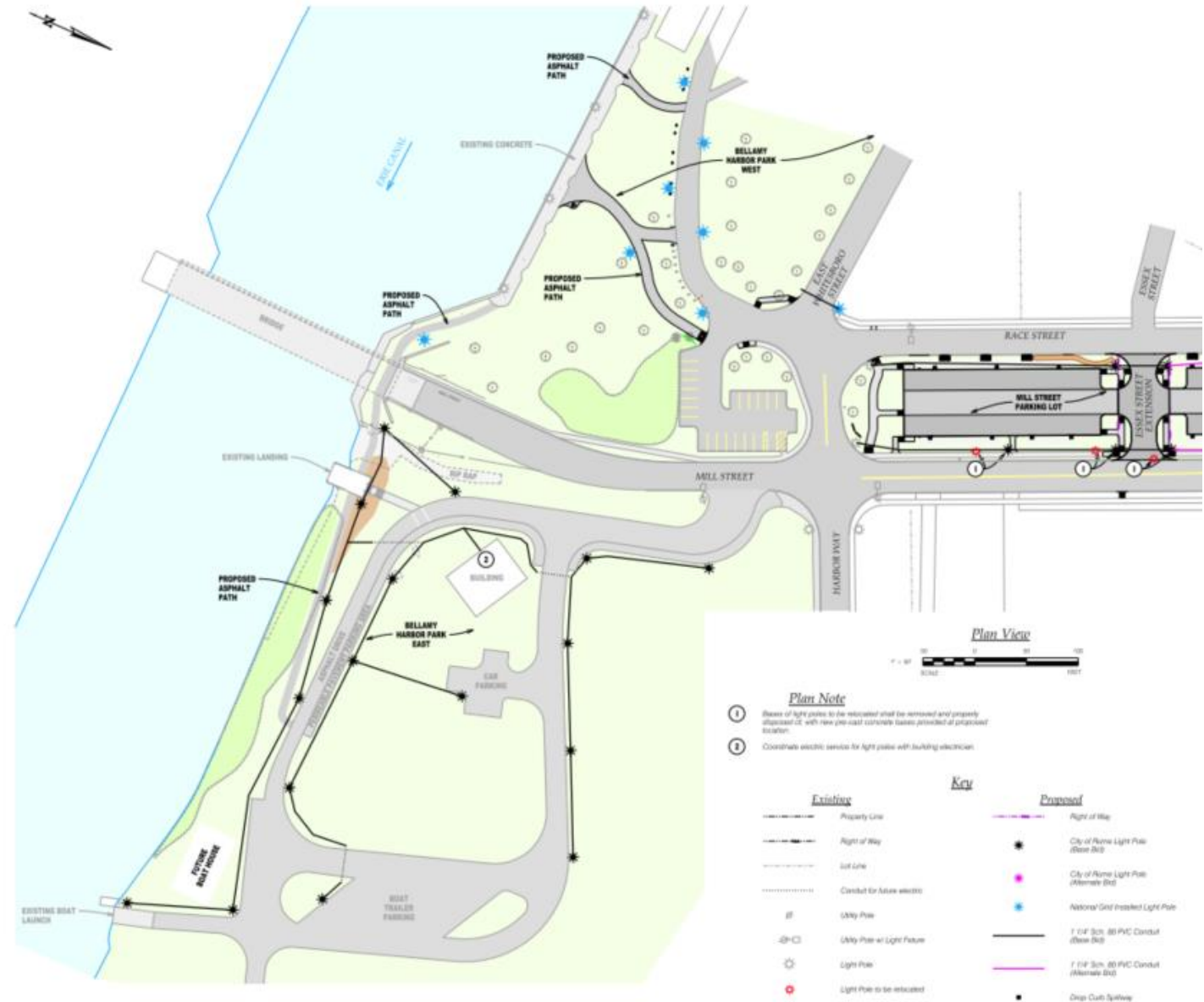




Waterfront Improvements

Creating A Cohesive Waterfront Destination

Over one million dollars of grant funding and investment in last five years



Race to the Harbor

\$450,000 EFC Grant

Connectivity & Green Infrastructure



Legend

- | | |
|--|---|
| 1. Proposed Intersection Pedestrian Enhancements | 12. Proposed Walkways |
| 2. Proposed Gateway Features | 13. Existing Dock |
| 3. Improved Parking Lot with Green Infrastructure Elements | 14. Proposed Dock Extension |
| 4. Proposed Picnic Pavilion (Phase 2) | 15. Existing Kayak Dock |
| 5. Proposed Retaining Wall | 16. Existing Beach |
| 6. Terminal Building Enhancements | 17. Proposed Vehicular Turnaround and Kayak Drop-Off Zone |
| 7. Deck Space for Kayak and Ice Cream Vendors | 18. Expanded Park Parking |
| 8. Pedestrian Walkway with Limited Vehicular Access for Service Vehicles | 19. Proposed Adult Swings |
| 9. Proposed Boardwalk Extension to Bridge Abutment | 20. Proposed Amphitheater (Phase 2) |
| 10. Proposed Pavilion with Restrooms (Phase 1) | 21. Existing Navigation Center |
| 11. Proposed Trees | |

Navigation Center



\$394,000 in 2014 from NYS DOS

\$125,000 in 2016 from NYS Canal Corp

Connecting Investment to the Water

\$20,000,000
in Private Investment

- Former Dewitt Clinton school
- DePaul Properties
- 60 units
- 3 story building



The background image shows an industrial scene. A long, low building with a dark roof and several windows is visible. To the left, a tall, narrow brick chimney rises into the sky. The foreground is somewhat obscured by a semi-transparent grey band where the text is located. The overall tone is muted and industrial.

Strategic Redevelopment Opportunities

Rome Turney



Redevelopment Scenarios

- 1) **New Build:** Mixed-use
 - 110 high-end apartments
 - 5,500 SF retail/commercial
- 2) **New Build:** 3 Commercial Buildings
 - 2 Restaurants (6,500 SF each)
 - 1 Retail building (14,000 SF)
- 3) **New Build:** Industrial/Flex
 - 90,000 SF
- 4) **Adaptive Reuse:** Mixed-use
 - 90 high-end apartments
 - 4,500 SF retail/commercial

\$200,000 from EPA in 2015 | \$500,000 in RESTORE funds in 2017

George Street Parking Garage

Opportunity Available!

Efforts Underway through the BOA Program:

- Parking Analysis to identify need – today and projected
- Demolition cost estimate
- Site prep / funding options
- Market Analysis to identify end uses
- Site Specific Pro Forma



Rod Mill Site



3.4 Acres Available

Market Analysis

- 4,000 SF Restaurant
- 10,000 SF Industrial





Strategic Planning & Regulatory Initiatives

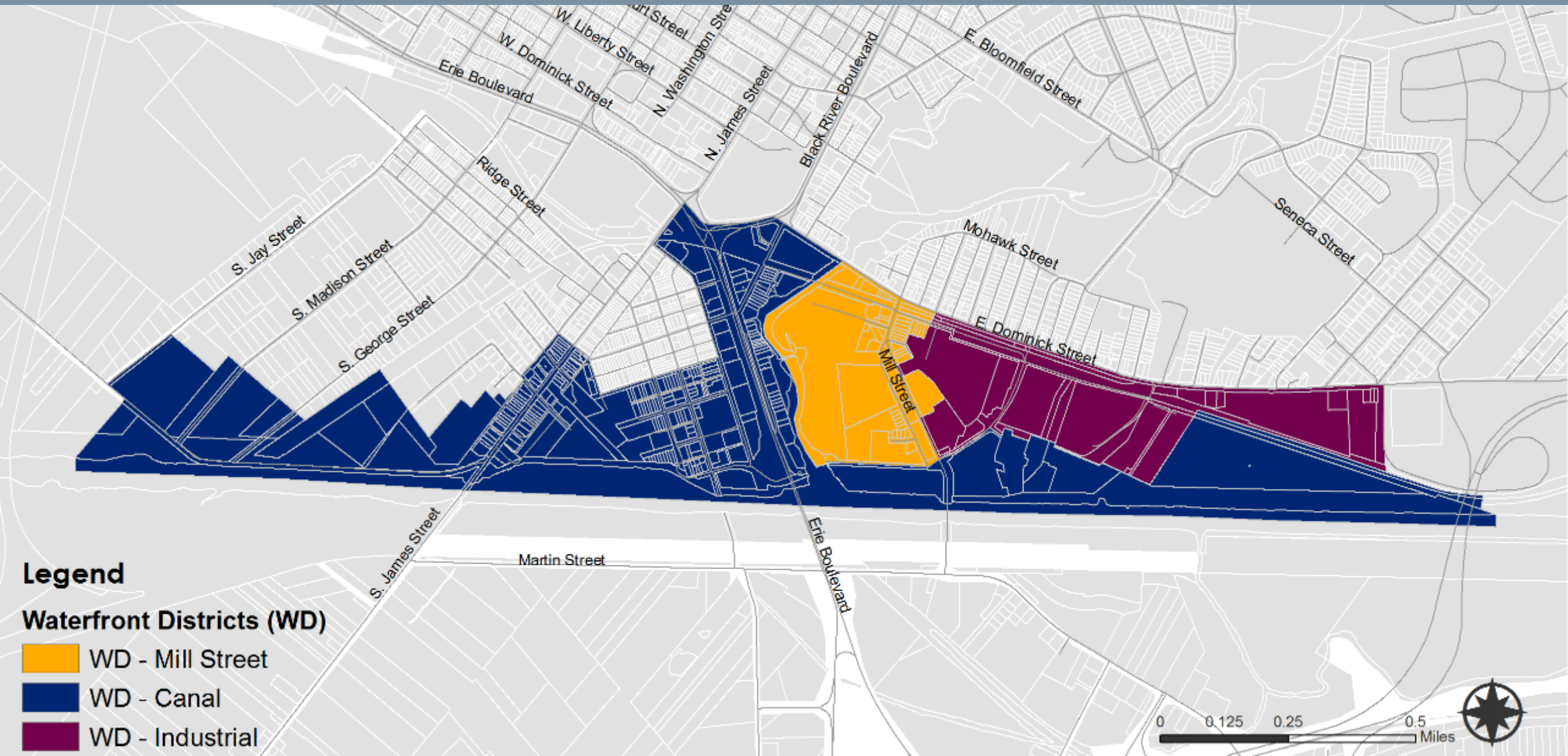


Form Based Code

What is a form-based code?

- Regulates the form of land uses, rather than the use itself
- Strong focus on design and performance
- Often used to preserve or promote a certain development pattern
- Provides flexibility
- Developers have clear set of expectations
- Clearly delineates accepted versus not accepted

where is the waterfront district?



sample requirements

Transparency



Landscaping



Signage



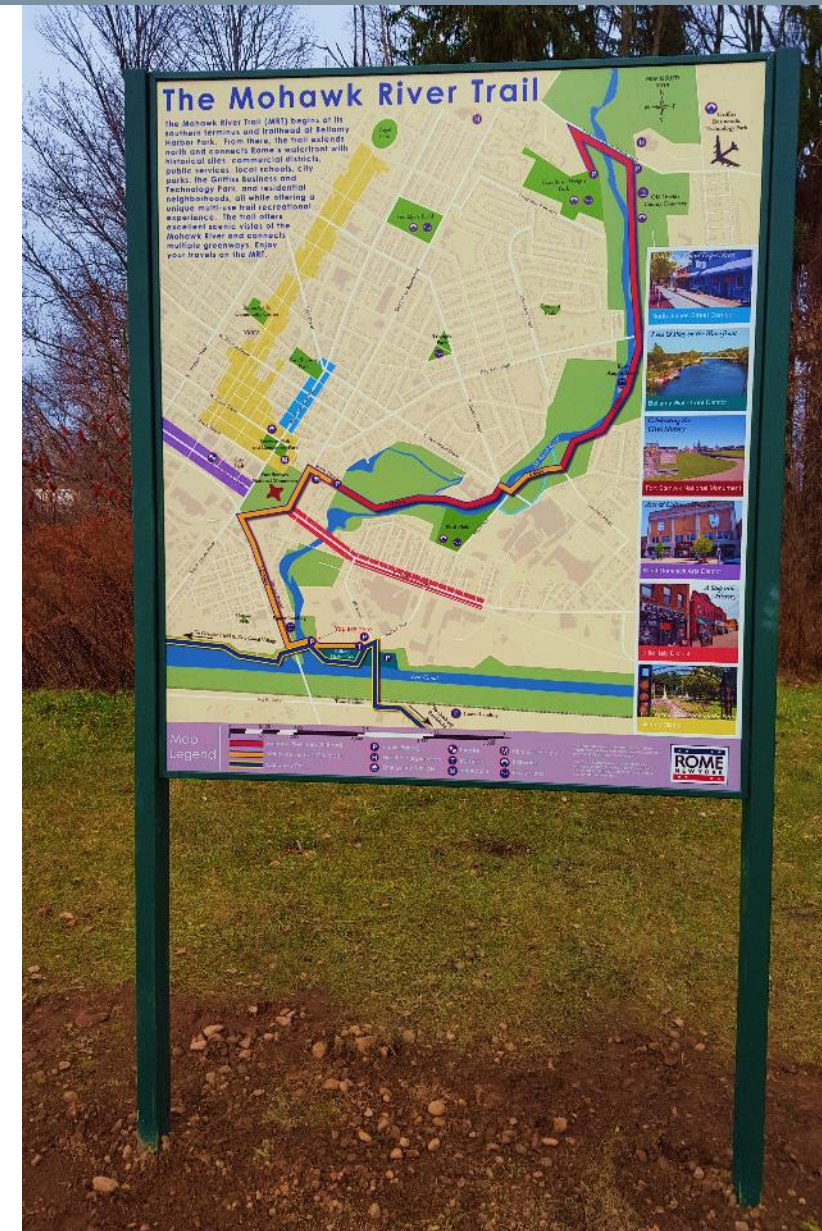


Wayfinding Plan

Wayfinding Study and Sign Design

WORK IN PROGRESS

- Inventory & Existing Conditions Analysis
- Best Practices
- Circulation Analysis and Location Recommendations
- Sign Design & Messaging
- Implementation Master Plan
- Cost Estimates



DOWNTOWN & WATERFRONT SIGNS

LEGEND



INTENDED SIGN VIEWER

Indicates the **percentage** of signs intended for the vehicular or pedestrian viewer.



100%



0%



SIGN TYPE

Indicates the **percentage** of signs that are informational or wayfinding.



100%



0%

Informational Signs identify current location and do not provide information to navigate beyond that location, this includes: historic/interpretive, gateway identifiers, destination identifiers, and parking.



100%



0%

Wayfinding Signs provide information to navigate beyond current location and may identify current location, this includes: directional signs, trail markers, and maps.



SIGN CONDITION

Indicates the **percentage** of signs that are in excellent, good, and poor condition.



Excellent Condition

Sign information is legible, materials are in new or like-new condition.



Good Condition

Sign information is legible, materials indicate normal wear and weathering.



Poor Condition

Sign information may not be legible or materials are in disrepair. Need replacement or repair.

SYSTEM

#

NUMBER



VIEWER



TYPE



CONDITION

16%

Historic Site Sign

5



VIEWER



TYPE



CONDITION

16%

Mohawk River Trail

5



VIEWER



TYPE



CONDITION

13%

Erie Canalway Trail

4



VIEWER



TYPE



CONDITION

13%

Train Station Directional Sign

4



VIEWER



TYPE



CONDITION

9%

City Gateway Sign

3



VIEWER



TYPE



CONDITION

9%

Scenic Byway

3



VIEWER



TYPE



CONDITION

6%

Parking

2



VIEWER



TYPE



CONDITION

3%

Capitol Theatre Directional Sign

1



VIEWER



TYPE



CONDITION

3%

MVCC Directional Sign

1



VIEWER



TYPE



CONDITION

3%

State Park Directional Sign

1



VIEWER



TYPE



CONDITION

3%

Fort Stanwix National Monument Sign

1



VIEWER



TYPE



CONDITION

3%

Hospital

1



VIEWER



TYPE



CONDITION

3%

Park Sign

1



VIEWER



TYPE



CONDITION

TOTAL
QUANTITY

32
SIGNS



9

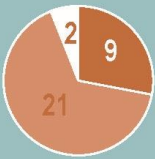
23



7



25



21

9

2



Housing Analysis

Snapshot of existing housing stock / conditions

Assessment of existing challenges

Strategies and programs to overcome challenges

Sample Analysis



EXCELLENT

Recently built in new condition

Structure & grounds well maintained

GOOD

Limited wear and tear evident

Structure appears to be safe and is not an eyesore

FAIR

Evident wear and tear

Structure and property in need of improvements, though does not appear to be unsafe

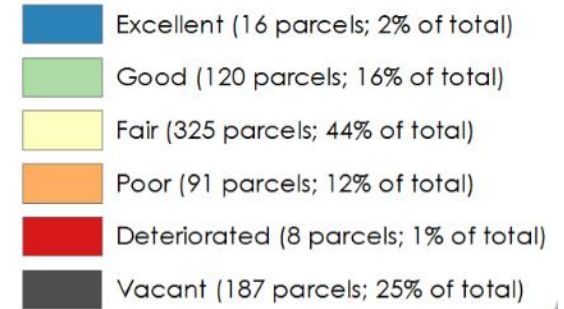
POOR

Significant surface wear is noticeable.

Paint is blistered and windows, steps, etc. may need to be replaced

DETERIORATED

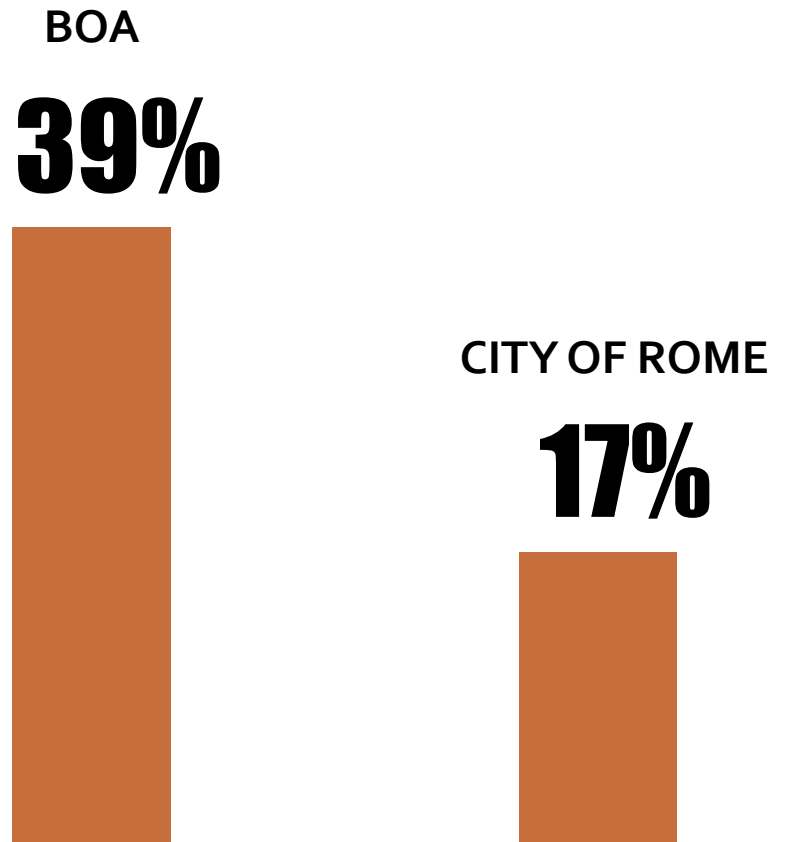
More than 2 substantial defects such as a sagging roof, missing materials, crumbling stairs, sagging porch & boarded windows



Key Findings

- High proportion of renter-occupied units & cost burdened households
- Vacant property
- Aging housing stock and maintenance needs
- Deteriorated conditions
- Future Housing Demand
 - *multi-family housing for 55+*
 - *young professionals*

Homes Valued at \$50,000 or less



housing strategies

- **Pursue HOME Investment Partnerships**
- **Encourage Small-Scale Residential Infill**
- **Expand and Build Upon Existing Code Enforcement Activities**
- **Pursue Strategic Land Acquisition**
- **Explore Alternative uses for Vacant Lots**
- **Leverage City's RFP Process**



THANK YOU

ROME
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