

Canalside Wine Emporium Project

Project submitted to:

The Niagara River Greenway Commission

Submitted by:

The City of Lockport
One Locks Plaza
Lockport, New York
Niagara County

July 21, 2009

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Project Registration Number _____

*Niagara River Greenway Commission
Consultation and Review Form*

Type of Review Required:

☒ Mandatory Consultation

☐ Voluntary Review and/or Endorsement

PROJECT SPONSOR INFORMATION

Name: City of Lockport

Mailing Address: One Locks Plaza, Lockport

State: New York Zip Code: 14094

Federal Id# 16-6002547 Charities Registration # N/A

PROJECT TYPE

Check all that apply: ☒ Environmental ☐ Cultural/Heritage ☐ Land or Water Public Access

☐ Cultural ☒ Trail ☐ Educational/Interpretive

☒ Waterfront or Land Based Development ☐ Signage

☐ Recreational ☐ Other

Project Name: Canalside Wine Emporium

Location: Lockport

Site Address: 79 Canal Street

State: New York Zip Code: 14094

Minor Civil Division(s): N/A

County: Niagara

Project Proponent Property Interest (own, lease, easement or other): Owned by City of

Lockport/Greater Lockport Development Corporation

AUTHORIZED OFFICIAL

Name: Michael W. Tucker Title: Mayor
Business Address: One Locks Plaza, Lockport
State: New York Zip Code: 14094
Telephone Number: (716) 439-6665 Cell Number: _____
Fax Number: (716) 439-6668
E-Mail Address: mayor@elockport.com

PROJECT POINT OF CONTACT

Name: William J. Evert Title: Director
Organization/Firm: Department of Community Development
Business Address: One Locks Plaza, Lockport
State: New York Zip Code: 14094
Telephone Number: (716) 439-6687 Cell Number: _____
Fax Number: (716) 439-6605
E-Mail Address: wjecdglde@hotmail.com

Project Narrative

Summary paragraph: Canalside Wine Emporium is designed as a linchpin in the tourism fabric of Niagara County. Featuring wines from all the wineries along the Niagara Wine Trail, it will serve to present and promote not only the wines but the myriad of locally produced and grown products. As a tourism center, it can facilitate visitors learning about the variety of activities and sights here in Niagara County. It will answer that age old question, "What do I do next?" Properly constructed, there will be space for events, classes and receptions. Canalside Wine Emporium will be a destination for residents and tourists; a place that focuses on the best Niagara County has to offer.

According to the NYS Canal Website "Opened in 1825, the Erie Canal was the engineering marvel of the 19th century.... The Erie Canal proved to be the key that unlocked an enormous series of social and economic changes in the young nation. The Canal spurred the first great westward movement of American settlers, gave access to the rich land and resources west of the Appalachians and made New York the preeminent commercial city in the United States."

"The effect of the Canal was immediate and dramatic and settlers poured west. The explosion of trade prophesied by Governor (DeWitt) Clinton began, spurred by freight rates from Buffalo to New York of \$10 per ton by Canal, compared with \$100 per ton by road. In 1829, there were 3,640 bushels of wheat transported down the Canal from Buffalo. By 1837, this figure had increased to 500,000 bushels, four years later it reached one million. In nine years, Canal tolls more than recouped the entire cost of construction."

"In 2001, designated as the nation's 23rd National Heritage Corridor, the New York State Canal System joined the ranks of American's most treasured historical resources. Comprised of four Canals, the Canal System is historically significant for the many contributions it has made to establish New York State as an international center of commerce and finance."

In considering the questions "Why the Canalside Wine Emporium?" and "Why do it now?" this background is significant. As our economy has moved from large manufacturing to small, from agrarian to urban, from factory to service, this venture is one step to spur further economic growth.

Canalside Wine Emporium (CWE) will be a satellite store of The Winery at Marjim Manor. According to New York State Liquor Laws, a Farm Winery is allowed up to five satellite stores. One of the criteria for approving the license at a satellite store is that it have a tourism component.

79 Canal Street is next to the Erie Canal on the newly renovated walkway. Close to both Lockport Caves and the Erie Canal Discovery Center, it is in the

heart of the area the City of Lockport is dedicating to various tourism projects. Locating the Canalside Wine Emporium in this building fulfills this purpose and is an instant draw for both tourists and residents.

Given that foundation, CWE will serve six purposes at its inception:

1. Focal Point for the Niagara Wine Trail
2. Outlet for locally produced gift and food items.
3. Tourism Center
4. Education Center
5. Event Location
6. Locally grown/produces gift baskets

A satellite store is allowed to have tastings of and sell any New York State Wine. Canalside Wine Emporium will focus on the Wineries of the Niagara Wine Trail. Currently, there are eleven wineries open. Each one has a unique style of wine. Therefore, CWE can introduce visitors to some of the offerings which will entice them to visit the wineries in person.

Following the successful Canadigua Wine and Culinary Institute model, wines will be offered in themed "flights." A flight, in the wine world, is a series of wines presented as a group. Usually 4 or 5 tastes are poured at the same time. The guest is then guided through the tasting process. For example, if the theme was "Wines that go with grilled chicken," the hostess would set out 4 glasses with 4 different wines and slices of grilled chicken. Starting with the driest wine, the guest would try the wine and pair it with the chicken. After cleansing his or her palate with a cracker, the guest would try the next wine. The process repeats until all the wines are sampled. The guest could then purchase the wine at CWE or visit the wineries on the Niagara Wine Trail.

The Niagara Wine Trail offers a "Vino Visa." This gives visitors various discounts and coupons to use at the wineries and at some of the Associate members of the Wine Trail. CWE could offer those as well. A number of Associate members are located in the primary Greenway area. They are: Artpark, White Linen Tea House, Sleep Inn Amherst, Grapevine Restaurant, Piper's Village Inn, Lower Niagara River Chamber of Commerce, Red Coach Inn, Bistro at Old Fort Inn, Bedore Tours, Busy Bee Limousine, Misty Thunder Limo, Niagara Majestic Tours, Spirit of Niagara Tours, Status Limousine, and Village Wine Tours. We also have relationships with the Aquarium of Niagara, Old Fort Niagara and Castalliani Art Museum at Niagara University.

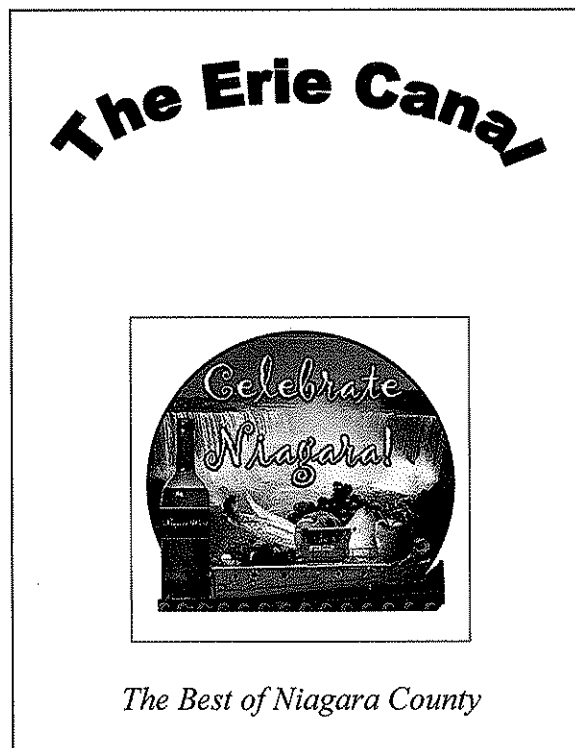
As an outlet for locally produced gift and food items, CWE would be following the guidelines in the current NYS Liquor Laws that allow the sale of tourism related items and packaged foods. A number of vendors have expressed interest in having their goods at CWE. These include:

1. Humble House Goat Milk soaps and lotions
2. Murphy's Orchards Jams and Jellies
3. Victoria's Designs Local Jewelry
4. The Red Headed Girl notecards and dolls.

5. Pasta Peddler
6. Feigl Apiary Honey
7. Wolfe Maple Products

In addition, a number of local artists would like to use CWE as a venue. Plans include rotating exhibits of 4 to 6 weeks to provide many individuals with exposure.

Third on the list is a tourism center. The Winery at Marjim Manor has the trademark on "Celebrate Niagara." Designed as a series of passport style folders, these business card size handouts have various themes. There are currently 30 areas that are being developed. For example, if someone is interested in Canal History, they would open the folder to learn about the eight or ten locations along the Erie Canal that have something to offer.



The Wine bottle will be replaced with something that reflects the theme of the folder. When the folder is opened, there is a welcome paragraph on the left and a list of location on the right. Opening the folder one more time reveals four location spots. Visitors will fill in the date, their impressions and a code. The Code could be the state number on a historical marker, a receipt for a visit to a certain location, or the signature of a person at that location.

After visiting four or more locations, the folder will be returned to Canalside with mailing information. In return, the visitor would receive a window cling and be added to the marketing database.

These folders have an endless number of possibilities. Some already under development include: The Underground Railroad, the Lockport Culinary Trail, Stained Glass Windows, activities with children, William Morgan's Route, art museums, Water rides, festivals, hiking trails and theaters.

The wine flights are the first piece to the Education component. Also planned are wine and food pairing classes, etiquette dinners and speakers relating to the various Celebrate Niagara passports.

As an event location, we will build on the components already listed. We could do private events for groups or businesses. Art openings, weddings, and receptions could also be held at CWE.

The sixth portion of the project is the gift basket function. Supporting local businesses is the core of the project. On one hand, local businesses will participate by providing their goods. On the other, businesses can have baskets created to use as clients' gifts, employee recognition or other purposes. Because the Winery at Marjim Manor is licensed to ship to 35 states, both individuals and businesses can send gifts across the country.

In determining a timeline for this project, there are a number of issues to consider. **First** of all there is the construction phase. Although the exterior renovations have been completed, the interior needs extensive work in order to be usable. At a minimum, it needs bathrooms, a heating system and equipment to function as a tasting room. Stairways to make the upstairs and basement usable spaces, air conditioning, and a kitchenette would be another phase. Finally, the furnishing to facilitate these functions would be needed.

Secondly, there is the permit and license phase. Given the multitude of uses, the Niagara County Health Department would be involved. From past experience, we know that they guide you through their processes quickly and efficiently. A Satellite store liquor license would be required as well. Current procedures are similar to applying for the original winery license. However, because 79 Canal Street was previously licensed as a liquor establishment, this location is more familiar to the State Liquor Authority. Typically, it takes 4 to 8 months to acquire a license.

The materials from the Greenway Commission ask "why is it (this project) important." This could be answered both from a practical level and from a philosophical one. On the practical level, opening a business that focuses on what is produced here in Niagara County: on what are the best places to visit,

eat, spend time; one that can have diverse segments of our business community working together can be an economic boost.

On a philosophical level, there are many issues to consider. The core of our economy has always been agriculture. From the way our school year is designed to the layout of our communities, agriculture has been the foundation of our society. Today, only one percent of our population farms. However, farmers are responsible for feeding the entire nation. Agriculture, like any other business is global. On that level, this project is important because it can provide a vital link between the agrarian and non-agrarian population. Farmers are stewards of the land. Through their efforts, we have green, open spaces. Through their efforts we have new, efficient methods that protect our environment. Through their efforts, the values of cooperation, support and involvement are promoted. Canalside Wine Emporium will emphasize on the myriad of products and services agriculture provides. Educationally, it can remind residents and visitors about the diversity of the local food supply. Likewise, it can provide the opportunity for everyone to learn about our community, its history and plethora of experiences available.

Niagara River Greenway Vision Statement

Vision

“The Niagara River Greenway is a world class corridor of places, parks and landscapes that celebrates and interprets our unique natural, cultural, recreational, scenic and heritage resources and provides access to and connections between these important resources while giving rise to economic opportunities in the region.”

Driving along the Niagara River and down Lake Ontario, you pass unique landscapes. As you see the orchards, crops, and animals throughout the county, you realize the preservation that has taken place. Land can never be replaced. Often, the next question focuses on the methods of continuing to support this green space. Farming, like any business is a challenge. In planning this project, one consideration is how to provide a link from Farm to Table. How do we encourage people to be locavores, enjoying and promoting the local agricultural products. Canalside Wine Emporium can be one of these links.

Our plans for Celebrate Niagara will promote the cultural and heritage resources. From folders on hiking trails to restaurants, from farmers markets and u-pick operations to historical societies, we can create folders limited only by our imagination. We can tap into the tourism market, and the stayaction residential market. Being along the canal, we can foster an understanding of the impact its construction had and continues to have on our economy and history.

Niagara River Greenway Commission Goals, Principles and Criteria

Principles

If each of the principles of the Greenway commission was a path, each would end at Canalside Wine Emporium.

Excellence: Why don't we let my customers speak for themselves:

Margo, Thank you again for a wonderful time at your winery yesterday!! We came in a group of 18 to the trail people and as always, saved the absolute best for last, Marjim Manor! Everyone agreed the atmosphere made it hard to leave your manor. We'll be back to visit again in October. Have a wonderful summer!
~ MB

Margo Sue,

Good morning. I drove a carload of people on the Christmas-themed wine trail event on Saturday. Your winery was the **ONLY** winery that offered anything for the designated drivers. None of the other places offered water, coffee, or cider like you did. I really appreciate that kindness and wish the other wineries were just as nice. It was a nice gesture!

Take care,

Bob Confer

Hi,

So I have to say a friend and I visited your winery this past Monday and really enjoyed everything about it; the building of course, the wine and your delightful friend and employee Debra. She gave us an interesting and informative description of the winery's past and present and a really nice tasting and we came away with a warm feeling and lots to tell our friends about your place. I just love the ghostisms.

Just wanted to give some kudos to your worker and your wine as both made the experience better than we had hoped and we'll be back (I especially would like to experience the Cranberry wine when it comes back in stock!

Take care,

MBM

A group of us recently visited your winery while taking a tour booked through Village Wine Tours. Out of the four wineries we visited, yours was at the top of our list. Your staff was fantastic and your wine outstanding. As a matter of fact, after we left your winery and visited the next one, we were disappointed that we hadn't bought more wine from your store (because yours was much better). Our driver volunteered to drive by your place again and stop so we could purchase more wine (which we did).

To summarize, we were all extremely impressed and are looking forward to a trip back to the area and visiting your winery again along with a few new ones.

Thank you for a wonderful experience

RB

Sustainability can be defined as 1. maintaining or continuing as an action or a process, 2. to supply with food, drink and other necessities of life, 3. to provide for by furnishing means or funds, 4. to support by approval, 5. to uphold and valid, just or correct, 6. to confirm or corroborate. Taken in order: CWE can foster continued growth of the Niagara Wine Trail and small businesses related to agriculture. Not only will CWE provide an outlet for Niagara Wine Wines, but it can provide an historical perspective on our agricultural community. That is necessary in order to build bridges between consumers and producers. People need to understanding their food supply and where it comes from. The opportunities for locally produced goods to be exhibited and sold in CWE gives us the means to celebrate the diversity of Niagara County. CWE can approve of innovation and foster it as a valid form of economic growth in Niagara County. Finally, it will confirm the community's belief in a strong and viable future for agriculture and its related industries.

Accessibility: The City of Lockport has created a wonderful walkway close to the canal. By having this access to the residents and tourists, the Canal Corridor can lead to many kinds of growth.

Ecological Integrity: Farmers are stewards of the land. They use science to do everything they can to preserve the land for future generations, to guard against invasive species and provide a varied and healthy food supply. With this principle in mind, everyone involved in agriculture (including everyone who eats) can be part of this important process.

Public Well-Being: Recent history reflects a negativism about our economy. We need a sense of hope and encouragement. CWE can be part of that process by introducing visitors to the variety of wine and products available.

Also, it will enable residents to share these items through gift baskets and the ability to ship them.

Connectivity: How do we maintain the connections between our communities? Sharing the bounty is only one step. By including all the wineries on the wine trail, artists, jam makers, craftspeople, and others we can work toward new cooperation.

Restoration: The City of Lockport has restored the outside of 79 Canal Street. The gazebo and brick walkway add an historic atmosphere to the entire area. Our renovations to the inside of the building will also reflect our heritage. That was part of the thought process behind the name, Emporium. The nostalgic and historic images that conjures up start us on that path.

Authenticity: We have been doing research on the Erie Canal and its history. As we've researched this location specifically, we've learned about ghost stories and other law. To truly be an Emporium, we must blend the old with the new. We must give visitors a truly welcoming experience. As you read above, that is the standard we already have set.

Celebration: The Winery at Marjim Manor produced a wine called Celebration. Its labels reflected the past and the future. With the events we have planned, opportunities for cooperation between businesses, and residents willing to support and help this venture, we can reflect that best that Niagara County has to offer.

Partnerships: We have listed the small businesses that want to participate already. We are working with tourism and business organizations. As part of this process, we strive to build on what support systems and projects already exist here. We don't want to spend our time reinventing, when working with someone is much easier.

Community Based: We have the support and input from many portions of our community.

Goals

The Goals of the Niagara Greenway Commission can be viewed with both direct and indirect impacts.

Improve Access: Residents and Tourists may not be aware of the myriad of opportunities to explore this area. CWE can build on our access to the Canal to promote visits to the other waterways in the area.

Make Connections: Connections between past and present, residents and tourists, farmer and consumer, wine and food, to name a few, are all possible. A business such as this can make connections in many creative ways.

Protect and Restore Environmental Systems: Our thrust here would be in educating people about the efforts made by our agricultural community. Their stewardship of the land is vital to our future.

Spark Revitalization and Renewal: The Lockport Cave Tour and Erie Canal Discovery Center are already functioning. CWE would be the next step as a tourism center in Lockport. Because of the dedication to Celebrate Niagara, people will be encouraged to the county. The economic cycle can be spurred to an upswing step by step.

Promote Long Term Sustainability: Getting a business started is always a challenge. In this case, the up-front costs of renovations are a stumbling block. However, once that is overcome, we are only limited by our imagination. Ever since Chevrolet came up with catch phrase "See the USA in your Chevrolet" the family vacation has become part of our fabric. We can build on that to sustain our business, to foster similar growth in other businesses. To give the topic and agricultural bend, once again we can preserve that open land so vital to our community.

Extend the Legacy of Frederick Law Olmsted

From FrederickLawOlmsted.com:

"Olmsted's main goal, no matter what he was doing was to attempt to improve American society. He had visions of vast recreational and cultural achievements in the hearts of cities. He did not see parks as just vast meadows, but rather he saw them as places of harmony; places where people would go to escape life and regain their sanity. He wanted these parks to be available to all people no matter what walk of life the person followed.

"Olmsted sought to advance a feeling of communitiveness, which is a sense of shared community and dedicated service to the community among people. His concept of the role of the landscape architect was as broad as his social and political concerns. Olmsted saw his profession as the a way to shape the American city by designing public parks and park systems to meet a wide range of recreational needs.

"Olmsted had high expectations for his design's psychology and visual effects on people. He believed that the perfect antidote to the stress and artificialness of urban life was a nice stroll through a pastoral park. He foresaw places with graceful undulating greensward and scattered growths of trees. He believed and promoted the idea that such an environment would promote a sense of tranquility. Olmsted's vision was that the sense of calmness that would come from the park by his separation of the different landscape themes and conflicting uses.

"Olmsted applied these principles of separation and subordination more consistently than any other landscape architect of his era. Subordination was accomplished in his parks where carefully constructed walks and paths would flow through landscape with gentle grades and easy curves, thus requiring the viewer's minimal attention to the process of movement. At the same time, many of the structures that Olmsted incorporated into his parks merge with their surroundings. Separation is accomplished in his park systems by designing large parks that were meant for the enjoyment of the scenery. Smaller recreational areas for other activities and where "park ways" handle the movement of pedestrians and vehicular traffic offset these large parks.

"Olmsted believed that the rural, picturesque landscape contrasted with and counteracted the confining and unhealthful conditions of the crowded urban environment and served to strengthen society by providing a place where all classes could mingle in contemplation and enjoyment of the pastoral experience. He sought to screen his "pleasure grounds" completely from the intrusions of daily life by screening them with thick plantings along their borders, separating and excluding commercial traffic, and discouraging all usage of the grounds which were not in harmony with this goal. He also strove to bring the landscape as close to as much of the urban population as possible, so that all could benefit from it."

With the information given thus far, CWE and Mr. Olmsted have a lot in common.

Celebrate History and Heritage: Celebrate Niagara would be our portion of accomplishing that goal.

Criteria

Consistency with Principles: As listed above, this project is consistent with the Niagara River Greenway principles of Excellence, Connectivity, Restoration, Partnership and Community Based.

Priority Status: The completion of this project will offer improved access to the waterfront (Erie Canal) for improved tourism related activities such as the Niagara Wine Trail. Local vendors will occupy this storefront location to take advantage of the local tourism industry alongside the Flight of Five locks and Erie Canal.

Focus Area: The location of this building on Canal Street, adjacent to the Erie Canal and Flight of Five locks, is within the Greenway boundary. Improvements to this building will produce results of the Greenway Mission and local plans.

Implementable: The proposed project can be implemented immediately. The goal is to have this storefront operation opened as soon as possible.

Economic Viability: Once the proposed project is completed, the tenant of the property will maintain the building for its intended operation.

Availability of Local Sponsor or Partner: The proposed project would involve a direct partnership between the City of Lockport and The Winery at Marjim Manor. The Winery at Marjim Manor will maintain the building as listed above. The City will maintain the landscaping area around the building, the 85 car parking lot behind the building, the street and street lighting on the Canal Street block and the newly installed gazebo park area. The gazebo itself is a performance pavilion to accommodate entertainment during the summer. It's located on the lot next to 79 Canal Street.

Ability to Match or Leverage Funds: The funds provided by the Niagara River Greenway Commission to fund the interior improvements of this project have been leveraged by other past public and private funds of \$5 million.

Consideration of Other Planning Efforts: All of the major plans for the City and its downtown have included the redevelopment of the Canal Street Block as a primary objective. These have included a 1995 UDC-funded Strategic Redevelopment Plan for the block, the City's 1998 Comprehensive Plan, a NYS Office of Community Renewal funded Downtown Revitalization Strategy in 2005, and the draft LWRP being developed under the auspices of the NYS Department of State.

Clear Benefits: The completion of this proposed project will add a tenant and jobs to 79 Canal Street that connects to the Niagara Wine Trail and tourism industry in the City of Lockport. Once the interior improvements are complete, the funds (in the form of lease payments) will circulate to the Greater Lockport Development Corporation for additional loans to tourism related businesses.

We outlined the various parts of the Niagara River Greenway Principles and how we believe they relate to this project. By focusing on a portion of our economy and what we can do to support related industry, we have a chance to move forward.

The Winery at Marjim Manor already has one satellite store. Therefore, we understand the economics behind the effort. We can build on the financial resources and marketing connections already in existence to move this project forward quickly.

As the City of Lockport moves forward with the Flight of Five, we can work with them to enhance that project.

Both in the short term and the long term, the benefits to our community, our agricultural enterprises and the economic health of our region can only move in a positive direction.

BUDGET

The budget for this project is as follows:

Planning	\$ _____
Construction	\$ <u>200,000.00</u> +
Acquisition	\$ _____
Administration	\$ _____
Operation and Maintenance/Year*	\$ _____
Total Project Cost	\$ <u>200,000.00</u>

Please see next page for previous project costs regarding the Canal Street project.

+ See attached Apex Consulting cost estimate.

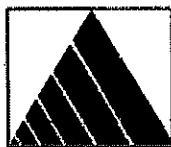
* Canalside Wine Emporium will operate and maintain the building as the tenant. In the beginning, these costs should be minimal and increase over time as needed. The City of Lockport will maintain the area surrounding the building.

Canal Street (f/k/a Richmond Avenue) Project Costs

<u>Cost</u>	<u>Source of Funds</u>	<u>Use of Funds</u>
\$1,000,000	U.S. Department of HUD Section 108 Grant	Appraisals, Acquisition, Architectural Study, Environmental Report, Legal, Model, Relocation, Roofing, Survey, Advertising, Richlock, Bero Architectural Contracts, Asbestos Survey, Sitework Phase I, misc. items.
\$ 144,455	U.S. Department of HUD 1999 CDBG Small Cities	Sitework Phase I.
\$ 487,840	NYSDEC	Environmental clean-up of site.
77,726	GLDC	
\$ 565,566		
\$ 75,685	NYSDEC	Asbestos removal and demolition.
75,685	GLDC	
\$ 151,370		
\$ 537,373	GLDC	Structural rehabilitation of 4 buildings and architectural oversight.
\$ 67,000	Senator Maziarz Member Item	Street and site improvements Phase II.
67,000	Senator Maziarz Member Item	
100,000	Senator Maziarz Member Item	
387,682	NYSDOS EPF Grant	
22,734	NYSDOS QC Grant	
200,000	CHIPS	
87,555	City bed tax	
50,300	CDBG Small Cities	
22,274	City bed tax	Architectural oversight.
47,582	GLDC	Contingency.
\$1,052,127		
\$ 659,266	GLDC	Rehabilitation of 4 buildings.
303,915	GLDC	Richlock, LLC buyout (to date)*
50,000	DHCR	Rehabilitation of Apt. at #51
\$1,013,181		
\$ 600,000	NYS Thruway Authority	New Canal wall and railing

*Does not include 4% interest to Richlock, LLC

As of September 10, 2008

**APEX CONSULTING****Survey & Engineering Services, P.C.**

102 East Avenue, Lockport, New York 14094

Office: (716) 439-0188 • Fax: (716) 439-0189

TIMOTHY W. ARLINGTON, President

July 20, 2009

Bill Evert
City of Lockport Community Development
One Locks Plaza
Lockport, NY 14094

RE: Professional Design Services Proposal for Interior Renovation of 79 Canal Street, City of Lockport for Retail Wine Emporium Store

Dear Mr. Evert:

In reference to the aforementioned project, we are please to provide you with a proposal for the preliminary design and for the final contract documents for the interior renovation of 79 Canal Street for retail wine emporium store in order to receive a building permit from the City of Lockport Building Department. The scope reflects providing preliminary floor plans for your review and preparing final construction plans, details and sections based upon comments to preliminary floor plan and elevations provided by client. The proposed scope of services and fees associated with the project are as follows:

A. Preliminary Design Services:

1. Preliminary Design

- A) Prepare preliminary floor plans for review by owner representatives and provide one set of revisions for final review before final construction documents. Services to be performed for a lump sum fee of \$2,500.00.
- B) Prepare preliminary building code review. Services to be performed for a lump sum fee of \$500.00

Preliminary Design Services to be performed for a lump sum fee of \$3,000.00.

B. Final Design and Construction Documents for Permitting:

1. Architectural Building Design Plans

- A) Prepare Final First and Second Floor Plan based upon Client.
- B) Prepare Reflected Ceiling Plan Layout with notes.
- C) Prepare both Interior and Wall Sections and Details.
- D) Prepare Main level Room Schedules, Door Schedule and H/C Restroom Details.

2. Structural Plans
 - A) Prepare detail for basement post.
3. Mechanical Design Plans
 - A) Prepare both Plumbing Supply and Waste Plans with Schedules, Notes and Details.
 - B) Prepare HVAC Plan with Equipment Schedule and Notes.
4. Electrical Design Plans and Schedules
 - A) Prepare Electrical Power Distribution Plans with Circuitry.
 - B) Prepare Electrical Lighting Plan with Circuitry and Lighting Fixture Schedule.
5. NYS Building Code Review
 - A) Prepare Final 6 page NYS Building Code Review Checklist.
 - B) Prepare NYS Energy Construction Code Calculations for general Mechanical and Electrical.

Total Final Design and Construction Documents Fee: \$13,000.00

C. Bid Documents:

1. Prepare Bid Specifications both technical and administrative required for advertisement to solicit public bids for Construction. Services to be provided for a lump sum total amount of \$4,000.00.

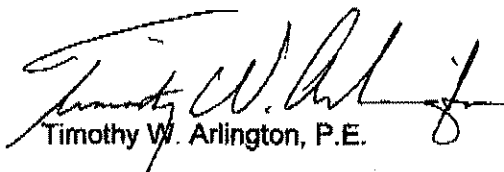
TOTAL COST FOR SERVICES:

\$20,000.00

Please advise us of any questions or comments that you may have. If none, please sign and return one (1) copy for our records so that we may initiate services.

Sincerely,

**APEX CONSULTING SURVEY &
ENGINEERING SERVICES, P.C.**


Timothy W. Arlington, P.E.

/BWB

Accepted By: _____ Date: _____

(Print Name): _____



APEX CONSULTING
Survey & Engineering Services, P.C.
102 East Avenue, Lockport, New York 14094

Office: (716) 439-0188 • Fax: (716) 439-0189

TIMOTHY W. ARLINGTON, President

July 20, 2009

Bill Evert
City of Lockport Community Development
One Locks Plaza
Lockport, NY 14094
Phone: 439-6688

RE: Estimate for Rehabilitation Work @ Vacant Building, 79 Canal Street, Lockport, NY.

Dear Mr. Evert:

In reference to the aforementioned project, we are pleased to provide you with a rough estimate for work to be completed to convert the vacant building located at 79 Canal Street into a proposed mercantile operation.

A. First Floor Renovation Costs:

1. H/C Lift (price is for lift only)	\$25,000.00
2. Structural (recommendation to replace wood posts in basement)	\$2,000.00
3. Level floor and install quarry tile (\$12/sf, installed)	\$24,000.00
4. Restroom walls (paint finish)	\$3,000.00
5. Ceilings	\$500.00
6. Doors	\$2,500.00
7. First Floor Stairs and Lift Walls (drywall finish)	\$5,000.00
8. Cabinetry and Counters (allowance)	\$10,000.00
9. Plumbing and Fixtures (including vents)	\$6,000.00

10. Electrical Power	\$15,000.00
11. Lighting (allowance)	\$5,000.00
12. First Floor HVAC	\$10,000.00

B. Second Floor Renovation Costs:

1. Second Floor HVAC	\$10,000.00
2. Floor Framing	\$4,000.00
3. Walls (stud around perimeter)	\$6,000.00
4. Insulation	\$5,000.00
5. Flooring (carpet or VCT)	\$3,000.00
6. Ceiling	\$3,000.00
7. Drywall (painted)	\$4,000.00
8. Doors	\$1,000.00
9. Lighting (2x4 troffer lighting)	\$3,000.00
10. Electrical Power	<u>\$3,000.00</u>

Total Materials and Labor: **\$150,000.00**

20% Contingency: **\$30,000.00**

Engineering Design Fee (Apex Consulting): **\$20,000.00**

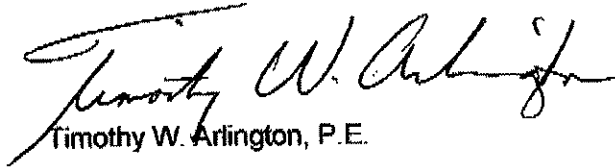
*Note: Permit Construction Documents - \$16,000.00 and additional cost for Specification Bid Package - \$4,000.00, Total - \$20,000.00.

Total Proposed: **\$200,000.00**

The above estimates are based upon Apex Consulting's professional opinion and are only preliminary based upon a general walk-through and are not based upon actual construction documents.

Sincerely,

**APEX CONSULTING SURVEY &
ENGINEERING SERVICES, P.C.**



Timothy W. Arlington, P.E.

Community and Government Support

We have support from many areas of the community. In addition to the list of vendors in the previous sections, we have letters of support from:

Michael W. Tucker, Mayor, City of Lockport
Marc Smith, Supervisor, Town of Lockport
Vizcarra Vineyards
Leonard Oakes Estate Winery
Schulze Winery and Vineyard
Eveningside Vineyards
Honeymoon Trail
Warm Lake Estate
Niagara Landing Wine Cellars
Arrowhead Springs Vineyard

Our consultants include:

Annette Riley from Annette Riley Web Design
Arnold Alt, Communications specialist. Alt's skills include press release writing and placement, publication packages.
Janet Bittner, assistant manager at Marjim Manor. She handles all the licensing and legal matters.

We have a number of people willing to do programs at Canalside Wine Emporium:

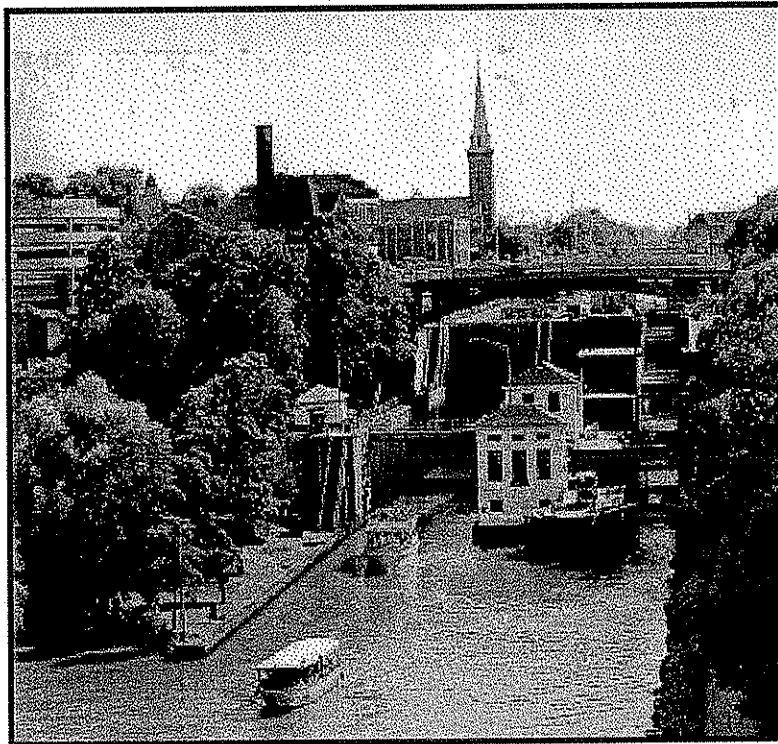
John Bourdage of Bourdage Consulting trained as a butler in England. His established programs include wine and food pairing classes and etiquette classes. With our commitment to local products, he is willing to develop programs around the wine and good in WNY.

Arnold Alt organizes theater presentations, murder mystery dinners and related activities.

Krista Beth Feltz: Graphic Designer

CITY OF LOCKPORT

COMPREHENSIVE PLAN



Prepared for:
CITY OF LOCKPORT
Niagara County, New York

Prepared by:
NUTTER Associates, Community Planners
in Association with
Trowbridge & Wolf Associates, Landscape Architects and Planners
McIntosh & McIntosh, Consulting Engineering
Inteligis Corporation, GIS Systems

May 1998

CITY OF LOCKPORT COMPREHENSIVE PLAN

II. CITY VISION AND GOALS

A. VISION STATEMENT

The City of Lockport is an historic city in a rapidly suburbanizing area. Its unique assets include:

- Attractive traditional residential neighborhoods
- Small town quality of life
- Regional employment center, including major concentrations of government, office, and manufacturing uses
- County Seat and crossroads of Niagara County
- Historic Erie Canal
- Full range of city institutions and services
- Extensive parks system
- Unique natural setting on the Niagara Escarpment
- Location in the path of growth outward from the Buffalo metropolitan area

B. COMPREHENSIVE PLAN GOALS

Residential Areas

- Preserve the residential integrity of the City's neighborhoods by limiting conversions of single-family homes to multi-family or commercial use
- Provide planning support for more aggressive and prompt enforcement of the Housing and Building Codes, zoning ordinance, and land development regulations
- Continue the City's affordable and assisted housing program
- Institute a maintenance/replacement program for mature street trees
- Identify and promote new residential development areas

Central Business District

- Bring additional business and activity to the central business district through:
 - Encouragement of Erie Canal tourism and related development
 - Redevelopment of the South Block, including providing a suitable relocation site for the Farmers Market
 - Redevelopment of the Richmond Avenue Block
 - Aesthetic improvements, including additional street trees, landscaping and street furniture in public areas, encouragement of traditional architectural styles, and design improvements to bring the Canal to public attention at the street level
- Support the efforts of the Lockport City Business Association
- Provide improvements to the City parking ramp to encourage its use

CITY OF LOCKPORT COMPREHENSIVE PLAN

because of the City's preeminence as a historic canal community on the Niagara Escarpment. Indeed, opportunities for pursuing government assistance and funding for canal development programs are excellent today. Lockport is well positioned to take further advantage of these programs and, wisely, is pursuing them aggressively.

More than most communities along the Erie Canal, Lockport's physical, economic and social development is linked to the waterway. Its unparalleled historic canal artifacts and resources, including the surviving raceway portion of the Flight of Locks, Locks 34 and 35, the race tunnel, and the Lockport Pulp Mill artifacts, present opportunity for Lockport to become one of most unique Canal heritage destinations in the country.

Already the City has taken advantage of its canalside location in developing a series of canal parks with a multi-use trail between Locks 34 and 35 and the Widewaters Marina on the waterway's south bank. In addition the Canal Corporation recently constructed the Canalway Trail between Upson Park and the Village of Medina on the north bank of the Canal. Because of this joint trail development effort, the City has a trail loop in place along both sides of the Canal east of the locks to the City limit.

The City was successful in its application to implement a Lockport Canal Heritage Park through the 1997 HUD Canal Corridor Initiative program. Three specific projects were approved as part of the Heritage Park. Their successful implementation (see below for a summary of the projects) will be a major step forward in Lockport's efforts to stimulate canalside development and increase tourism.

Lockport Canal Development Plan

The Lockport Canal Development Plan was prepared by the Canal Development Task Force, a group of local public officials, private citizens and business leaders under the leadership of the Eastern Niagara Chamber of Commerce. The Plan's objectives are adopted as Canal Tourism Development Policies for the Comprehensive Plan. They include:

- Enhance the Lockport Erie Canal sections for recreation and tourism;
- Coordinate local canal development planning with county, regional and state plans; and
- Stimulate business activity and increase employment opportunities in Lockport's Canal corridor.

The redevelopment of the Richmond Avenue Block is viewed as the most important single project within Lockport's canal corridor to stimulate economic development and job creation. The plan supports the Canal Corporation's development of the statewide Canalway Trail. The Trail complements Lockport's own significant trail development efforts during recent years and creates important linkages to regional and statewide destinations. Following is a summary of proposed Canal improvements included in the Plan:

Canal East

- The Widewaters Marina is the eastern gateway to the City for boaters. Facilities and services must be upgraded as described in the Canal Parks section.
- Trails are in place on the north and south banks of the Canal. Trail maintenance will be critical in the future.
- The Adam Street Bridge is currently open to vehicular traffic. The Exchange Street Bridge, currently closed to traffic, is scheduled for rehabilitation by NYSDOT in order to reopen it for vehicular traffic. When the bridge reopens, the Adam Street Bridge will close. Although no formal agreements have been negotiated, the City would like the Adam Street Bridge to remain open for pedestrian use only.
- Reconstruct transient docking in the Packet Park.

CITY OF LOCKPORT COMPREHENSIVE PLAN

Canal Central

- Richmond Avenue Block redevelopment, as stated above, is viewed as a critical project for the City.
- Increase opportunities for transient docking in the central area including the development of docking in Upson Park and constructing additional docking directly west of Locks 34 and 35. Existing docking at the center terminal should be expanded 100 feet(+/-) to the west. As demand warrants, docking should be developed along the proposed Canalway Trail on the historic towpath from the upper locks west to the Triway Bridge.
- Extend Canalway Trail west from locks.
- Improve fishing access.
- Improve Upson Park access, parking and park facilities.

Canal West

- Extend Canalway Trail west to City limit and beyond.
- Improvement of West Genesee Street terminal for transient boaters with docking, lighting, parking and signage/information.

The Canal Development Plan recommends that Bed and Breakfast/Hotel facilities be developed adjacent to the Canal Corridor along Niagara Street between Prospect and Church Streets and along Market Street, between Exchange and Vine Streets.

Finally the Plan recognizes the importance of visitor information, signage and programming to the success of Canal development efforts. Following are the key components outlined in the Plan:

- Operate a Visitor Information Center (currently at the Dale Association Senior Centre).
- Maintenance and upgrading of directional and interpretive signage, including Riley's Way.
- Continue operation of Canal Museum.
- Develop historic preservation and development guidelines to ensure that development in the Canal corridor is compatible with 'canal era' architecture.
- Coordinate marketing with County and adjacent jurisdictions.

Central Business District and Canal Development Projects

Note: Eight of the project descriptions include illustrative sketches (see Exhibit III). These are included to illustrate concepts and not intended as construction drawings for implementation. The technical, economic and administrative details of each concept will need careful study as each is readied for implementation.

1. Provide Design Improvements in the Big Bridge Area (see Figures 1, 2 and 3, Exhibit III)

The proposed design improvements are intended to celebrate the Big Bridge area as the ceremonial and actual center of downtown and the Lockport Canal Corridor. Three elements are proposed: Landscape improvements at the Municipal Building, the Greening of Canal Locks 34 and 35, and Design Concepts for the Big Bridge itself.

Landscape Improvements at the Municipal Building

Figure 1 illustrates a set of planting and decorative streetscape improvements designed to provide new visual interest, soften the starkness of existing concrete building walls and provide new excitement at the

CITY OF LOCKPORT COMPREHENSIVE PLAN

Richmond Avenue Redevelopment

The Richmond Avenue Block is a one and three-quarter-acre site on the edge of the Canal in the heart of downtown Lockport. It is directly north of Locks 34 and 35 and the historic five-flight locks. The parcel is critical to the overall canal revitalization strategy as outlined in both the Erie-Niagara Economic Development Strategy and recently adopted Lockport Canal Development Plan (see previous section on Canal and Tourism Planning Policies). CCI funding will be used to assist in the process of attracting new developer interest in this project, to acquire parcels on the block and to demolish dilapidated and substandard buildings. A developer for the site will be selected by the City and CCI funds will be used to provide financial incentives (low interest loans) for tenants once they are committed. The City will offer additional incentives to stimulate site development including the possible closure or modification of Richmond Avenue, development of a pedestrian promenade along the Canal, bus service, utility hookups, and annual funding for Heritage Park advertising and promotion.

8. *Support Proposed Canal Heritage Corridor Designations*

Efforts are underway at both the Federal and State level to designate the Canal System as a Heritage Corridor. Benefits of corridor designation include increased visibility and recognition of Lockport's historic canal resources, increased opportunity for funding and technical assistance, and coordinated Canal marketing and promotion efforts.

National Heritage Corridor Designation

Designation of the New York State Canal System as a National Heritage Corridor is currently being studied by the National Park Service (NPS). A National Heritage Corridor is an area that is historically, culturally, environmentally and/or visually significant and worthy of national recognition. NPS is conducting a Special Resource Study of the Canal System that will determine the historic significance of the Canal and its resources. The results of the study, expected to be completed in early 1998, will outline whether the Canal System meets NPS criteria for National Heritage Corridor designation and is the first step in pursuing such a designation.

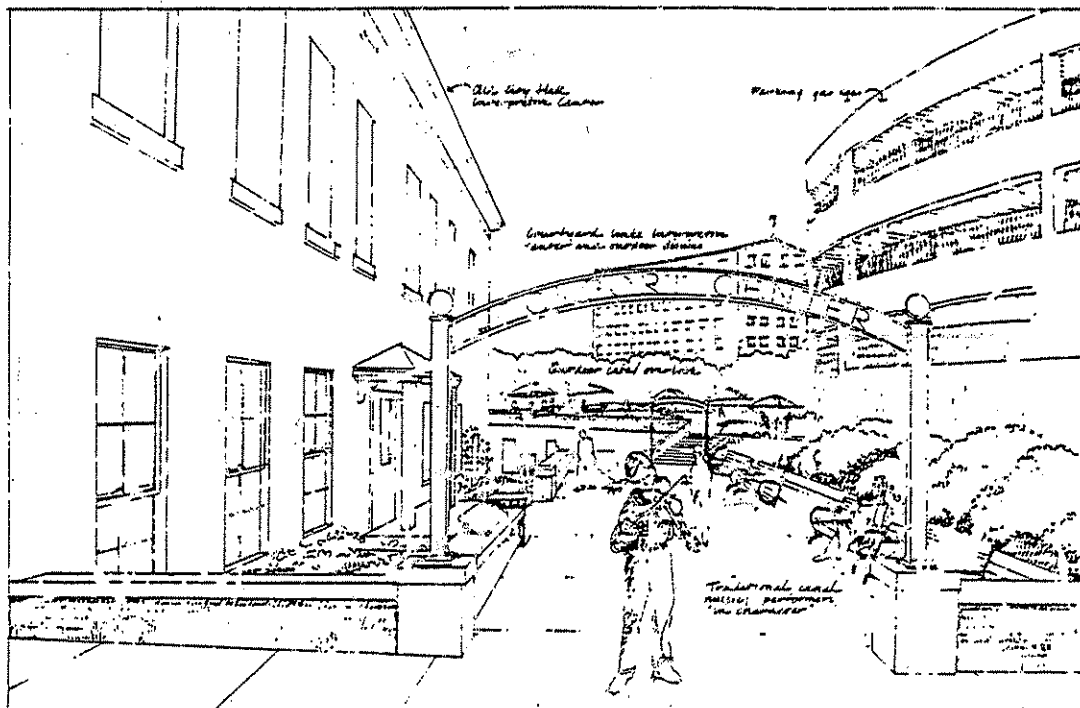
State Heritage Corridor Designation

The Western New York Canal Coalition is comprised of representatives from village, city, town and county government and from regional chambers of commerce. The purpose of the coalition is to serve as an advocacy group and to promote the development of the western region of the New York State Canal System in a manner consistent with the Regional Canal Plan and the NYS Canal Revitalization Plan. This group is advocating for the development of a state heritage corridor along the Canal in Erie, Niagara, and Orleans Counties based on the model developed by the recently-formed Mohawk Valley Heritage Corridor in the eastern part of the state.

9. *Continue to Work with Federal and State Agencies on Canal Development*

The City should continue working with the US Department of Housing and Urban Development and other involved Federal agencies on the Canal Corridor Initiative, and with the NYS Thruway Authority and Canal Corporation on State projects for Canal development. In addition to those projects discussed above, this should include:

Economic Development Strategy



Final Report

June 17, 1994

prepared by:

Trowbridge & Wolf
Landscape Architects
1345 Mecklenburg Road
Ithaca, NY 14850
607 277-1400

FXM Associates
Economic Development Planners
53 County Road, P.O. Box 660
Marlborough, MA 02739
508 758-2233

Bettigole, Andrews & Clark, Inc.
Consulting Engineers
237 Main Street, Suite 1630
Buffalo, NY 14203
716 854-1181

Prepared for: Erie and Niagara Counties

V. Lockport Heritage Park

A. Development Concept & Proposed Program

The proposed program for the Lockport Heritage Park emerged from a synthesis of the analysis of market issues and site opportunities and constraints. The Lockport Heritage Park offers a program rich in authentic Canal experiences within a park setting. Incorporating actual historic Canal artifacts into the park experience is central to creating the highly imaginable and exciting experience envisioned.

The Heritage Park extends from Transit Road east to the DOT Site with the center of programming and activity located at the proposed Interpretive Center and locks. Street, sidewalk, and park improvements will link the interpretive facility with the central business district and nearby greenspace.

Following is a summary of the proposed program and phasing.

Program Summary And Proposed Phasing For Lockport Heritage Park

Phase I

A. Access & Greenspace Improvements

- Transient Docking w/Services (Big Bridge to Transit Road: Canal Trailway combined w/dock in this section)
- Upson Park Improvements
- Gooding Street Realignment
- Gooding Canal Park

B. Richmond Block and Richmond Canal Plaza Redevelopment

Coordinate rehabilitation of Richmond Ave. block with Heritage Park development. Derelict buildings not scheduled for redevelopment at this point in time should be demolished and the site held for infill at a later date. Vacant building sites could temporarily provide surface parking in landscaped lots, or sites could be planted with grass and trees to provide temporary greenspace.

Close Richmond Ave. to through traffic and develop canalside plaza/park with seating and landscaping. Allow bus drop-off at the Senior Center and the tour boat, and service access to the Canal.

C. Relocate Tourboat to Richmond Ave. in Downtown Lockport

Construct infrastructure for tourboat:

- tourboat dock east of Big Bridge
- pump-out
- elevator from Richmond Ave. level to tourboat level
- stairs from Richmond Ave. level to tourboat level
- banners, signage, and landscaping at tourboat dock
- Convert City parking lot @ corner of Church & Niagara for Heritage Park/tourboat parking (approximately 70 spaces)

Phase II

A. Access & Greenspace Improvements

- Transient Docking - East of Locks to Upson Park
- Park Trails and Pedestrian Bridge
- New City Hall Landscape Improvements
- Pine Street Bridge Improvements
- Lighting of Historic 5-Flight Locks

B. Develop Lock Interpretive Center

Alternate #1: Old City Hall

<u>Program/Use</u>	<u>Floor</u>	<u>Area</u>	<u>Capacity</u>
Gift Shop	3	800 SF	NA
Cafe/Snack Bar	3	800 SF	65 seats
Kitchen	3	400 SF	NA
Gallery No. 1 - 2 story	3	1900 SF	NA
Offices/Storage/Archives	2	2000 SF	NA
Gallery No. 2 - 2 story	1	1900 SF	NA
Theater	1	1000 - 1250 SF	75 - 150 seats
Mechanical Rooms	1	750 - 1000 SF	NA

Outdoor Cafe on Roof Deck of Old Utility Building- Approximate size and capacity

- Seating Area	Approx. 3250 SF	200 - 250 seats
- Seasonal Kitchen	" 400 SF	
- Performance Space		

Alternate #2: Infill Site on Richmond Block

New construction. Assume program and SF requirements the same as for Old City Hall.

Potential Future Phases

- A. Rehab Old Utility Building for Additional Interpretive/Gallery Space
 - Connected to Old City Hall
 - Approximately 3,600 SF
- B. Amtrak Passenger Service Linking Lockport to Niagara Falls
 - Potential for multi-modal linkages; arrival in Lockport from Niagara Falls via Canal boat, return via rail.

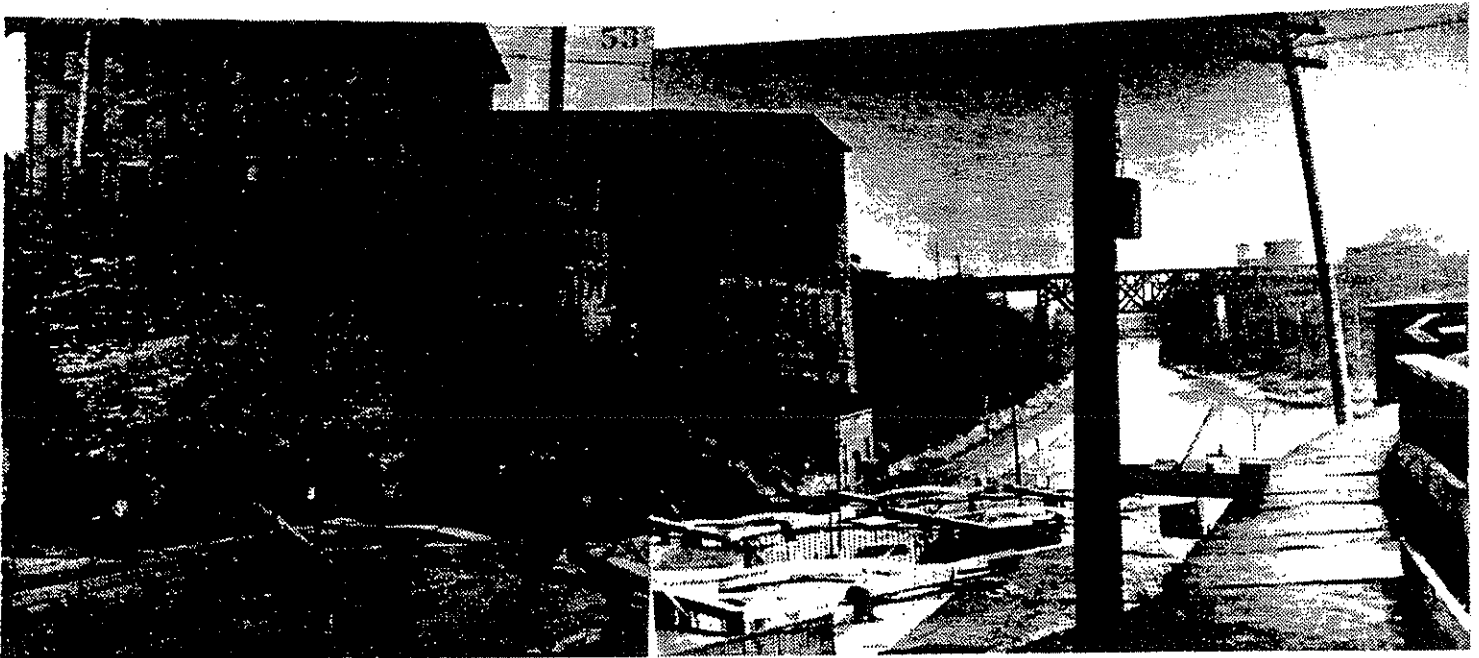
The following points summarize key issues considered in the development of the Lockport Heritage Park program.

Key Program Issues

- Access and greenspace improvements are proposed as the first priority. Trails, docking, and park improvements will provide recreational benefits to local citizens and set the stage for tourism development.
- The program is centered at the existing operating locks and historic five flight locks since these already function as a natural attraction. The deteriorated and run-down image of the area created by the adjacent Richmond Block will continue to dominate as long as the Block remains as is. If sensitively redeveloped, however, we believe that the block can effectively transform the character and set the tone for the Heritage Park.
- Pedestrian and traffic considerations are critical for the comfort and safety of visitors. A primary concern is limiting traffic on Richmond to facilitate safe pedestrian access to the tourboat and locks. In addition, the Pine Street Bridge as it intersects with Gooding and Lock Streets is unclear and unsafe in its current configuration. Realigning Gooding Street to create a safer intersection for both pedestrians and vehicles is proposed. Preliminary analysis of these traffic issues has been conducted and is included in the Appendix.
- Emphasis should be placed on uncovering and restoring authentic Canal artifacts as the basis of interpretation. Opportunities include making the historic locks operational, night lighting of the historic locks, reopening historic raceways including the cave raceway to Upson Park, and opening the old utility building behind the City Parking garage. Canal artifacts and masonry could provide a theme for site furnishings throughout the proposed redevelopment. Mechanical

artifacts stored in the Old Utility Building could potentially be used as interpretive exhibits or sculpture in Upson Park, Gooding Park, and Richmond Canal Plaza.

- Canal era architectural resources line the Canal just east of the locks. The area around the locks was a major lumbering and milling center, and remnant stone foundations and raceways can be seen among the trees that now cover the banks. Several Canal era buildings still stand. These architectural remnants add to the critical mass of artifact and help to tell the story of the era of Canal activity. Opportunities for revealing and interpreting this "industrial heritage corridor" from the Canal should be explored and made an integral part of the story.



Lockport as a Lumber Milling Center at the Turn of the Century

- Efficient lock operations will be central to the successful operation of the Heritage Park. Tour boat rides through the locks will be a primary attraction for many visitors, resulting in increased boat trips through the locks. As a result, lock operators will be depended upon to provide timely and efficient movement of boats through the locks. Extended waiting periods for locking through will be unacceptable.
- Alternative sites were evaluated and two alternative sites selected for locating the Lock Interpretive Center. They are:
 1. Rehabilitation of Old City Hall
 2. Construction of a New Facility on Richmond Avenue

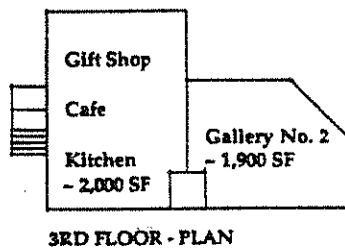
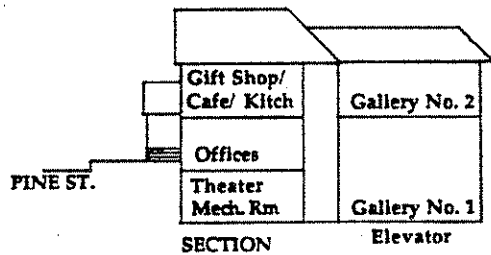
Alt. #1: Old City Hall

Old City Hall represents a tremendous opportunity for a visitor/interpretive center. The following redevelopment opportunities have been identified in Old City Hall.

- ❑ Old City Hall was originally a mill and was constructed to take advantage of the Canal location. Its' siting and construction is integral to the Canal. Historic maps and discussions with local historians indicate that a Canal raceway was located underneath the building. There may be an opportunity to reopen this raceway, allowing visitors to actually hear, feel, and see water moving through the building. This provides an opportunity for exciting authentic experiences that are difficult to recreate in new buildings. Old mill wheels, possibly from the original mill are located in the basement of the building.
- ❑ Architecturally, the building is authentically of the Canal era and functions as a landmark. The exterior has had little alteration and has retained its architectural integrity. It is listed on the National Register of Historic Places.
- ❑ An observation deck could be developed off of the North or West side of the building, most likely associated with the 3rd floor gallery/exhibit hall. Adaptive re-use of the building to an interpretive center with observation deck would require sensitive architectural treatment to ensure that the architectural integrity and historic fabric of the building is preserved and is consistent with the building's status as a National Historic Site.
- ❑ The building is located next to the City Parking Garage, which is currently under utilized, especially on weekends. The parking garage would be available at peak visitation time for the visitor center. The proximity to the parking garage simplifies access and reduces the need for constructing large new parking lots.
- ❑ A Canal overlook was constructed on the roof of the old electric plant, located behind the parking garage, at the time of the garage construction. Although it has fallen into disrepair, the overlook is ideally suited for an outdoor cafe/overlook linked to the visitor/interpretive center.
- ❑ The old electric building itself is architecturally interesting and could potentially be architecturally linked to Old City Hall, providing expanded opportunities for gallery/exhibit space.
- ❑ The Environmental Quality Bond Act of 1986 allocated 1.4 billion dollars for Parks, DEC, and Historic Preservation matching grants to qualifying municipalities and not-for-profit organizations. Another cycle of matching grants is anticipated by the Historic Preservation Grant Program later this year. To qualify, a property must be listed on the National Register of Historic Places. This program allows municipalities and not-for-profits to qualify for up to 50% matching grants to cover project costs for capital construction projects. Not-for-profits can also qualify for 50% of acquisition costs. Beginning in 1995,

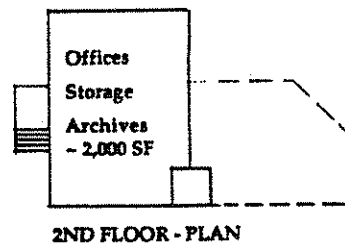
municipalities may qualify for acquisition funds. Projects may be submitted for both acquisition and capital construction cost funding. Donations can be used for the match. Because the Old City Hall is listed on the National Register of Historic Places, this project has the potential to qualify for this funding source.

The combined architectural interest of the building, potential for the creation of authentic Canal interpretive experiences integral to the building, and siting adjacent to both the Canal and the City Parking Garage make the Old City Hall an exciting opportunity for the visitor/interpretive center.



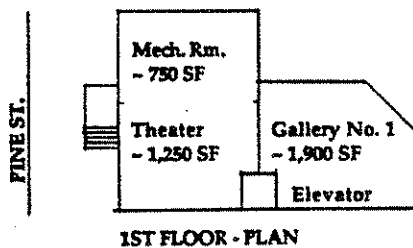
3rd Floor

An 800 SF Gift Shop will be associated with an 800 SF Cafe (adequate space to seat up to 65 people). Gallery No. 2 will have exhibits and access to a canal-view observation deck.



2nd Floor

2nd Floor will not be open to the public. Gallery No. 1 is a two story high space.



1st Floor

The first stop for visitors will be the theater. Space will allow for 75-100 person capacity. Gallery No. 1 will show large canal and hydro-related exhibits.

Old City Hall Conceptual Floor Plan Study

Alt. #2: Construct New Facility on Richmond Ave.

Construction of a new interpretive facility on the Richmond Ave. Block would offer the following opportunities:

- ❑ Construction of the interpretive facility on the Richmond Ave. block would set the tone for the character of the area, and be instrumental in spearheading redevelopment of the block.
- ❑ Site relationships and proximity between an interpretive facility on Richmond Ave., the proposed Richmond Canal Plaza, and the proposed tourboat location would allow these attractions to function as a single complex. Pedestrian movement between the interpretive facility, the Canal, and the tourboat would be simplified.
- ❑ Parking for the Richmond Ave. site is more problematic and would need to be resolved.
- ❑ Construction of a new building is potentially less cumbersome and expensive than rehabilitating a structure that is listed on the National Register of Historic Places.

Additional Programming Opportunities

- Laser light show to be shown on Canal banks would "reconstruct" image of historic buildings and Canal setting in its heyday. Laser lights would trace the actual outline of former mill and lumber buildings as they occurred along the Canal banks. The laser show would be visible from the cafe, tourboats, and observation deck. This also provides the opportunity for evening programming.
- Re-open old underground raceway to Upson Park for tours.
- Provide mule drawn cart/jitney service from parking to tourboats, visitor/interpretive center, Raceway, Upson Park.
- Canal era characters in costume performing traditional Canal music would contribute to the sense of an authentic Canal environment.

Implementation

Realization of the Lockport Heritage Park will likely require two primary implementing organizations. They are:

1. City of Lockport agency in lead role and oversight in the redevelopment effort; and
 2. A not-for-profit organization established to coordinate implementation, operation & maintenance of the Lock Interpretive Center.
-

Major functions and roles of the two implementing organizations is described below.

Oversight Organization

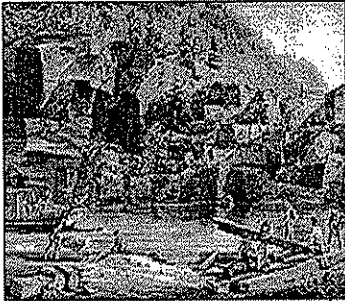
A City of Lockport agency should be designated to oversee implementation of the Lockport Heritage Park and function as a technical advisor to the Mayor and City Council on the redevelopment effort. Ideally, the Heritage Park and Richmond Block Redevelopment would be fused into a singular coordinated effort. The lead agency must incorporate broad community interests in the planning process. This is probably best accomplished through continuous input and oversight by an advisory or policy committee. Currently, several groups exist that are involved in various planning and redevelopment efforts related to the Canal and the Richmond Block. The consulting team recommends the creation of an advisory committee to work with the lead agency and the Mayor's Office on an ongoing basis as a basic public participation mechanism. The primary function of this group would be to establish overall redevelopment policy for the Heritage Park, Canal and Richmond Ave. area, and to monitor the direction of development. Representation on such a committee should include local business leaders, the Senior Citizens Center, the Eastern Niagara Chamber of Commerce, the Lockport Canalfront Development and Business Revitalization Task Force, city and county legislators, development agency heads, the Canal Corporation, and the citizen representatives.

Major functions of the Oversight Organization would include:

- Integrate the design and implementation strategy for the Lockport Heritage Park with the Richmond Ave. Block Redevelopment effort.
- Coordinate private redevelopment efforts with public infrastructure projects. This includes coordinating the development of Richmond Canal Plaza and the tourboat facility with the proposed redevelopment of the Richmond Block; coordinate phasing of public improvements with the Lock Interpretive Center development.
- Pursue sources of funding for planning and design, capital improvements, marketing and promotion, and operations of the Heritage Park.
- Develop a coordinated parking plan for the proposed Heritage Park area including City of Lockport employees, merchant, retail and industry needs, the Senior Center, the proposed tourboat, and the Lock Interpretive Center.
- Explore potential for including Lockport in State Urban Cultural Park Program.

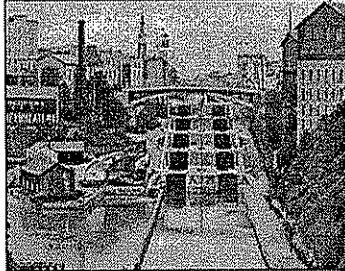
Lock Interpretive Center

A separate organizational structure should be established to coordinate implementation, operation, & maintenance of the Lock Interpretive Center. The organization should be closely allied with others involved in Canal revitalization

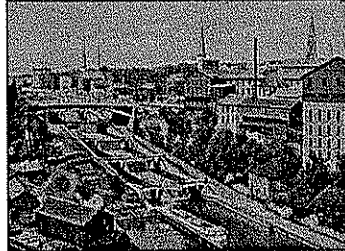


City of Lockport

Downtown Lockport Strategic Development & Marketing Plan



July 2005



camoin associates
ECONOMIC DEVELOPMENT

tourism in Niagara Falls, and provide better information about other attractions available in the region.

- In marketing Lockport, attendees felt that Lockport should be proud of its industrial heritage, and should tell its own story in the context of U.S. history and the "engineering marvel" of the Erie Canal.
- In 2005, the NTCC is planning a pilot program to test a motorcoach circuit through the County. It would travel a circuit of locations, including the City of Lockport, on a repeated basis, so visitors could board or get off at any stop, and catch a later bus. Its purpose is to make it easier for visitors to Niagara Falls to visit other attractions in the area.
- There was enthusiasm for the concept of a package ticket, analogous to the NYS Master Pass. It is popular among tourists, because it simplifies attendance fees. As an advance sale item, it helps encourage people to actually come visit Lockport attractions.
- Reliance on volunteers limits the ability to maintain momentum and keep on top of all the issues. Volunteers have done a great job with initiatives such as the Towpath Trolley, but burn-out is an issue. (The Towpath Trolley is a trolley bus that takes visitors on a narrated tour of attractions in the City of Lockport. It offers two daily scheduled tours during the summer, and specialty tours to groups by reservation.)
- Empire State Development is participating with the Province of Ontario on bi-national tourism initiatives. The current plans are to fund a needs assessment, surveying tourism operators about who is visiting the area.

Opportunity Projects

Throughout the planning process, the project team identified several key projects under consideration or currently underway in the Lockport area. It is anticipated that these projects, as they are implemented, will offer opportunities for downtown Lockport to capitalize on its canal heritage, increase visitation, and more importantly, enhance economic activity. Projects include the following:

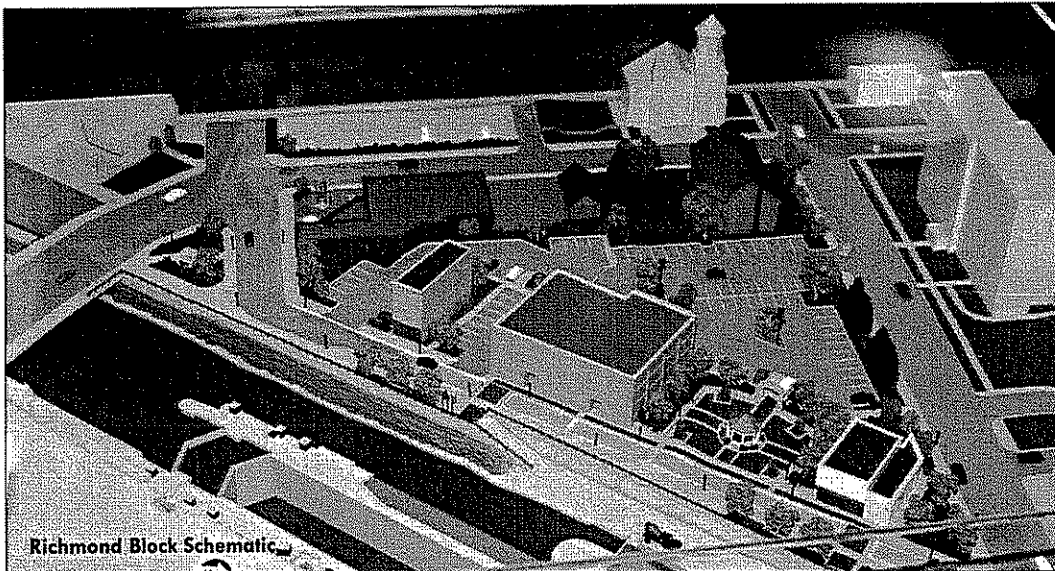
Richmond Block: The Richmond Avenue Block is a triangular site that has long been identified as a key component of the City's downtown revitalization efforts due to its strategic location. The site, which lies directly above the historic Flight of Five and the modern-day twin locks, has a colorful history of commercial and industrial use dating back to the nineteenth century.

In the mid-1990s, the Richmond Block was the subject of a redevelopment plan authored by Peter J. Smith and Company. At the time the block consisted of nine individually owned parcels that included vacant land and deteriorated structures, several of which were vacant. Building on Lockport's strengths, including its industrial and manufacturing heritage, the plan provided a series of recommendations and strategies designed to create a regional attraction drawing a broad range of visitors to Lockport. The study acknowledged that with its views of the canal, central location, and proximity to both City Hall and the locks, the Richmond Block would be a critical parcel in Lockport's redevelopment.

Between 1999 and 2002, the City of Lockport purchased the parcels that comprised the historic Richmond Avenue Block using a federal Section 108 loan. With funding secured from a variety of

New York State programs, the City subsequently completed environmental investigations, remediation, asbestos abatement, and selective building demolition on the site. The project was issued a Record of Decision by the NYS Department of Environmental Conservation, meaning that the site is environmentally clean.

Four buildings have been saved and will be redeveloped for retail and commercial use with a canal theme. The street will revert to its former name of Canal Street, and traffic will be limited. It is the City's objective to make the Richmond Block attractive and inviting to visitors. The total cost of building rehabilitation is estimated \$1.5 million, most of which is expected to be financed by the Greater Lockport Development Corporation. Site work will be completed by the NYS Department of State.



Site and street improvement plans, as well as structural and schematic plans for the four buildings, were completed in 2004. By early 2006, the site and street improvements will be completed and by late 2006, some or all of the buildings should be ready for tenants.

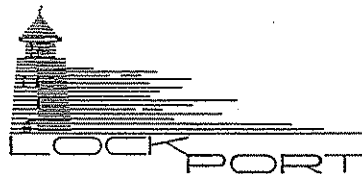
Hamilton House: Located behind the Richmond Block on Church Street, the historic Hamilton House is a former church built of canal stone that is currently being renovated for use as a museum and city visitor's center, with a target opening date of June 2005.¹⁶ The building, which is owned by First Presbyterian Church, is being leased to the City of Lockport, with the Niagara County Historical Society (NCHS) identified as a subtenant.

Hamilton House will be a satellite of the existing NCHS museum, housing a canal interpretive center with multimedia, state-of-the-art displays, interactive computers, a 20-seat theater, a gift shop, and public restrooms. The 1928 mural of the Erie Canal by A. Rafael Beck will be a focal point. A portion of the building will be used by the City as a visitor's center, providing access to information about attractions, businesses, and services in the area. Funding for the project has been provided through a variety of public and private sources, including the Grigg Lewis Foundation and Congressman Thomas Reynolds.

¹⁶ Now called the Erie Canal Discovery Center and Lockport Visitor Center, the facility opened as this report was being completed.

Greater Lockport Development Corporation
City of Lockport, NY

*Richmond Avenue
Economic Development Strategy*



Final Report

January 1995

25 January 1995

Mr. William Evert, Director
Greater Lockport Development Corporation
One Locks Plaza
Lockport, NY 14094

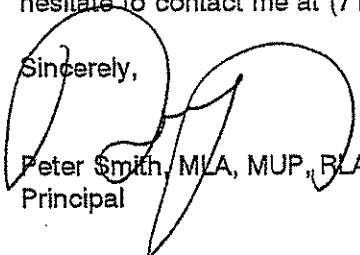
Mr. Evert:

We are very pleased to provide you with nine copies of the Executive Summary and Appendices for the Richmond Avenue Economic Development Strategy. The Richmond Avenue block is a significant area and will lead the way in the City's redevelopment. We believe this study for Richmond Avenue is an important first step for the City's overall economic revitalization.

The study focuses on Lockport's strengths: the history of the Erie Canal, an industrial and manufacturing heritage, the community spirit and the City's proximity to Niagara Falls. These strengths lead to a plan for Richmond Avenue which is adjacent to the Erie Canal and the twin locks. The site's profile make its redevelopment a natural focal point of the Central Business District. The economic development strategy focuses on diversity for the Richmond Avenue site to create an attraction for residents in Lockport to visit and utilize. The site can also act to attract regional and international visitors to the City of Lockport and its many assets.

Our team appreciates the opportunity to complete this study and has enjoyed working with the Steering Committee through the process. Should you have questions or require further information, please do not hesitate to contact me at (716)882-6250. We look forward to working with you again in the near future.

Sincerely,



Peter Smith, MLA, MUP, PLA
Principal

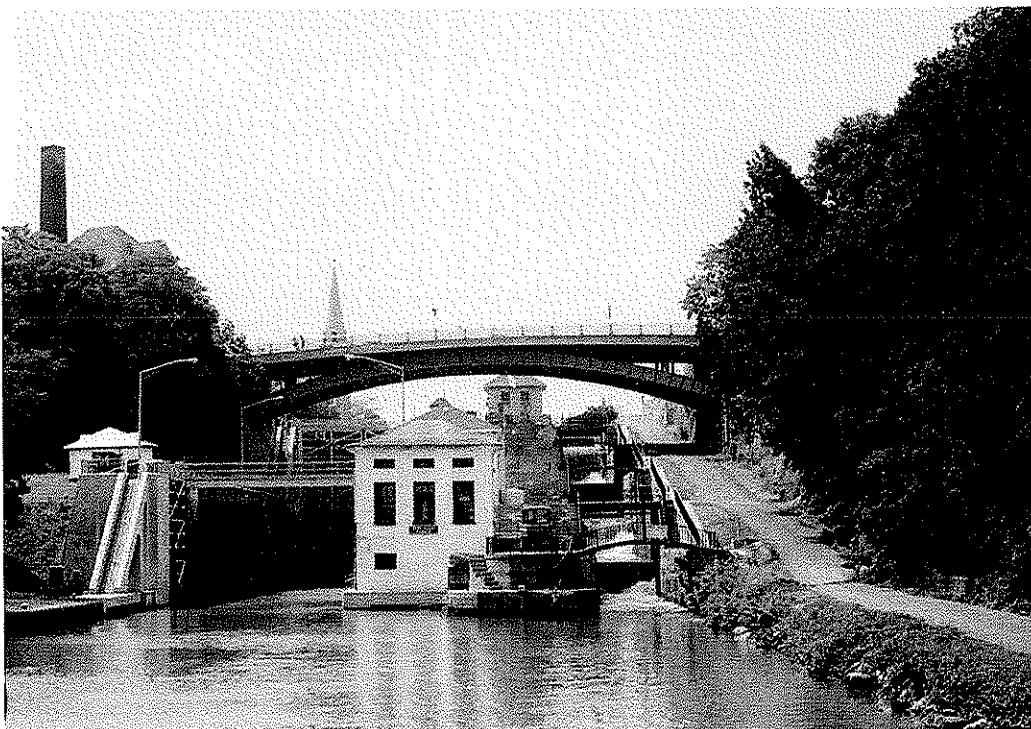
6.0 Summary

The ultimate goal of the Richmond Avenue Economic Development Strategy is to achieve diversity in all respects: land use diversity, user diversity and funding diversity. The project should allow the redevelopment of the lands adjacent to the Erie Canal to serve as an economic stimulus to the entire City. In cooperation with local, state and federal agencies, the City of Lockport can realize a vibrant, diversified neighborhood for residents and tourists. This report offers guidelines to assist the City in marketing and promoting the development of Richmond Avenue to ensure its role in the City's future is clearly defined.

Preliminary Draft

City of Lockport **Local Waterfront Revitalization Program**

August 2008



Prepared by:



**For the New York State Department of State
with funds provided under Title 11 of the Environmental Protection Fund**

initiative. Tourism uses in the City of Lockport include a number of commercial attractions, historic resources, and recreational uses, such as boating and fishing.

Many of the attractions within the City of Lockport are related to the canal or its history. Locks 34 and 35, themselves, are a tourism attraction. These operating locks, which negotiate a 50-foot change in elevation, are the only set of double locks along the Canal. The historic "Flight of Five", located adjacent to Locks 34 and 35, are a piece of living history. Built in the 1840's, they illustrate the 19th century technology employed to elevate vessels over the Niagara escarpment, using manual labor and mule-power to propel the boats. Although they are non-operational, the five historic locks are an important element of the City's and the State's heritage, and should be promoted as an attraction. For those who are unaware of their significance, they appear to be no more than an overflow facility for Locks 34 and 35. However, they are a true historic resource and tourist attraction.

There are several commercial tourism operators in Lockport. The Lockport Locks and Erie Canal Cruises offers two-hour interpreted boat cruises along the canal and through the locks. This operation is housed in a former industrial building on Market Street in the historic Lowertown area of the City. This facility also houses the Erie Canal Heritage Center in an historic stone structure formerly occupied by Western Block and Tackle. The Center has displays of artifacts, exhibits and photographs of Canal lore. Other services located at this location include a gift shop and a restaurant with banquet facilities.

Another tourism attraction directly related to the Canal is the Hydraulic Race Company/Lockport Cave and Underground Boat Ride. This attraction, located immediately adjacent to the canal and the locks, offers a tour through a man-made tunnel created to capture waterpower during the industrial era of the 1800's. The underground tour includes a boat ride through the tunnel, where there are industrial remains and the beginnings of geological cave formations.

The Erie Canal Museum, which provides exhibits on the history of the Erie Canal, is currently located at the lower level of Locks 34 and 35. Hamilton House, owned by the First Presbyterian Church, is a historic, canal-stone building located at Church and Ontario Streets, behind the Richmond Avenue (Canal Street) Block, in close proximity to the Canal and downtown. The Church received funding from the Grigg-Lewis foundation, as well as an additional federal funding for research, design and programming costs related to renovating the interior of the historic Hamilton House to accommodate the new Erie Canal Discovery Center and Visitors' Center. Related plans are to redevelop the Richmond Avenue (Canal Street) Block to focus on tourism-related uses, including the development of a public park.

Riley's Way Walking Tour is a good way for tourists to explore the City and its history. The self-directed walking tour provides informational signs directing visitors to various viewing areas. Its fourteen stops feature interpretive signage that highlights the canal, the locks, and the City's heritage.

- More locally-oriented business development will complement tourism related initiatives. Having a **vital, active downtown** will help draw additional tourism interest, and alleviate the impacts of seasonality.
- The **waterfront** in the City of Lockport **provides a theme or connecting thread** that links many of the City's attractions, but this link needs to be further developed and strengthened. Ideally, visitors should be able to easily get from one site to another, and the journey should be a pleasant experience, whether taken by car, by bike, by boat, or on foot.
- The **Canalway Trail** provides an opportunity to increase land-based tourism to the area, particularly bicycle tourists. The advantage of having a trail system that runs through the area, connecting the City with places further to the west, **needs to be treated as a tourism priority**. This will help encourage increased visitation from the Buffalo area, including day trips and long-distance bicyclists. The Erie Canalway Trail will eventually connect to the proposed bicycle path system, running the length of the Lake Erie and Lake Ontario shorelines, further increasing tourism potential. This amenity needs to be better developed, enhanced, and promoted by the State and other local agencies.
- Business development should be encouraged in the central business district. There is a need for new buildings and development to **"fill in" vacant areas of the downtown**, and make it a more inviting and pedestrian-friendly area.
- **Revitalize** the area that encompasses **old City Hall, the parking deck, the Holley Edison Building** to tie in with the Canal and other improvements in the downtown area.
- Additional tourism attractions would help increase the "critical mass" of attraction. Suggestions on the part of the public include a **satellite site of the State Museum**, focusing on the history, culture and heritage of Lockport and the Western portion of the State.
- Amenities that support a pleasant experience will help **improve tourism visitation**, and **improve local quality of life**. These include aesthetic issues, landscaping, attractive public spaces, and "streetscape" improvements, such as benches, planters, and crosswalks.
- The City's transportation network can be confusing, particularly to visitors who come to the City by car. It can be difficult to locate destinations and features, or even find the Canal. **Signage and "way-finding" systems** (creating logical traffic and directional patterns for locating sites) can help orient visitors and make it easier for visitors to find local attractions.
- There should be explicit linkages, joint promotions and cross-marketing efforts with other attractions in Niagara County. Much of this has been occurring, but **linkages and co-marketing with other attractions** could expand market bases. The City needs to create an environment where linkages can be established more easily.

(Map 11B). In particular, the former textile mill property, which is situated on the south bank of the Canal adjacent to the Tri-Way Bridge, should be redeveloped with water-enhanced commercial uses, such as an inn or restaurant. This property has a unique history as a former stone quarry that could be promoted through private investment and redevelopment.

Commercial uses should also be encouraged on the north side of the Canal in Sub-Area 2 to replace existing industrial uses that are not well suited for a location along the waterfront. In particular, the area behind the existing Reid petroleum facility, which fronts along the Canal, should be revitalized for public use. This is a good location for docking facilities and access to the Canal, along with greenspace or parkland amenities. These are features that are lacking on the west side of (above) the locks and are strongly desired by the City and the public. The long-term vision for this area includes the elimination of the oil storage facility and the potential development of this area with retail shops and offices in a manner that adjoins and complements the waterfront public uses.

The historic Hamilton House, which is owned by the First Presbyterian Church, has been recently renovated as an interactive canal museum and visitor center. This site is located in close proximity to the Richmond Avenue (Canal Street) Block, the Canal and the downtown. Restoration efforts included a satellite office for the Niagara County historical Society museum, a Canal interpretive center, a 20-person theater, gift shop and public restrooms. The Hamilton House will also serve as a small visitor's center, providing information on local attractions, businesses and services in the area.

In general, the various small, vacant properties in Sub-Area 2 should be developed with commercial or residential uses, depending on the location. In addition, the Richmond Avenue (Canal Street) and South blocks should be redeveloped with appropriate commercial or mixed commercial and residential uses (first story retail, second story office or residential). The proximity of the Richmond Avenue block to the Canal and the locks, particularly the Hamilton House and the historic Flight of Five, makes it a prime location for uses that can complement the Locks Plaza area and enhance tourism and economic activity in this area. Its linkage with the improvements to the adjacent Hamilton House provides increased opportunities for heritage tourism. The Flight of Five should also be restored and maintained as an historic resource and attraction. The potential of this resource for tourism cannot be understated. Furthermore, the Canal Museum, which is somewhat secluded between the locks and Flight of Five needs better signage and promotion as a local resource, or needs to be relocated to a more viable location, where it can better serve the public as a resource. Recently, Richmond Avenue was renamed Canal Street, which is what it was previously named, to tie in with the improved heritage tourism efforts. This further strengthens the connection between these upland uses, local resources and the Canal. The revitalization of the Richmond Avenue (Canal Street) Block will also strengthen the connection between the north and south sides of the Canal, by continuing commercial and tourism activity from Main Street, across the Canal, and highlighting the centrally located locks area.

The South Block is located along the south side of Main Street, near Pine Street and Old City Hall. This block occupies a prominent location in the downtown area and its revitalization will

greatly enhance commercial activity along Main Street, as well as the City's desire to strengthen tourism. This block should be redeveloped with structures that are of a scale and architectural style that complement the historic character and heritage of the area in an effort to recreate the aesthetic quality of the past and enhance surrounding uses.

The area situated north and east of the Richmond Avenue (Canal Street) block, along Clinton Street (just north of Caledonia Street) should be redeveloped with commercial uses that complement the revitalization of the Richmond Avenue Block and locks area. The vision for this area includes a mix of shops and small restaurants to replace the former industrial uses, bring activity back into this area and create an improved connection to the waterfront. It will also provide a transition area to Upson Park.

Industrial land uses west of Upson Park, on the south side of Clinton Street, should be cleaned up and over time incorporated into the park. Upson Park, itself, requires upgrades to improve site access (making it more visible and accessible) and parking, and to enhance the overall use of this park. Upson Park occupies a prominent location along the Canal and encompasses the Lockport Caves and Underground Boat Ride facility, which is an important tourist attraction and historic resource. Upson Park also provides direct access to the Flight of Five, another significant historic feature along the waterfront. The park provides waterfront access and excellent views of the locks. The NYS Canal Corporation maintenance yard, which is located directly east of the park, should be cleaned up and reorganized in a more efficient manner, thereby freeing up land that could be reconnected with Upson Park to enlarge and further enhance that facility. The lands east of Upson Park, along the Canal at Exchange Street, should also be revitalized with commercial uses that support tourism along the Canal and improve the vitality of this area of the waterfront.

The former Holley Edison Electric Building, which is located on the south side of the locks, behind Old City Hall, is another historic resource that should be restored for public use. The area (or peninsula of land) below this building, southeast of the locks, should be improved for passive recreational use and greenspace. This peninsula is situated at the base of the locks, and below the Electric Building, provides beautiful views of the escarpment, the adjacent Holly factory ruins (on the north side of the canal) and the locks. This area is also connected to Scalzo Park, which is located above along Market Street, via a narrow gravel road or pathway. The connection between the peninsula area, the locks and Scalzo Park should be improved to enable more safe and efficient public access between the locks area, Market Street and the southeastern area of the downtown business district. The idea is to find ways to continue and improve access to the Canal and enhance the public's ability to move around the downtown area.

The southeastern area of the downtown, east of Market Street and the Canal, includes the former Dussault Foundry site, some large vacant commercial buildings (including the former Jubilee facility) and Union Station. This area should be revitalized with light industrial and commercial uses. The area is situated near the downtown, yet is closely connected to the area known as Lowertown (below the escarpment). This is an area where the connection with central downtown and the locks needs to be strengthened. At the same time, the area

structure in the Lockport Industrial Historic District in November of 1975, when it was placed on the National Register of Historic Places. Therefore, all recommended stabilization efforts must be performed in accordance with the U.S. Department of Interior's Standards for the Treatment of Historic Properties. Efforts are currently underway by the Niagara Canal Development Task Force to fund the preservation of the Flight of Five. Thus far, a total of \$3,550,000 has been pledged from federal and state sources to fund the stabilization and restoration of this resource. These efforts must be followed through and, once restoration is complete, regular maintenance efforts must be ensured.

- *Richmond Avenue (Canal Street) Block and Gateway*

The Richmond Avenue (Canal Street) Block is being renovated and revitalized as a commercial area, with a focus on tourism related uses. This area is being redeveloped with appropriate mixed commercial and residential uses (first story retail, second story office or residential) that promote Canal-related economic activity. The proximity of this block to the Canal and the locks, particularly the Flight of Five, makes it a prime location for uses that can complement the locks and central downtown business district and enhance tourism and economic vitality in this area. Its linkage with the recent improvements to the Hamilton House and the proposed redevelopment of the Zimmie's automotive property as a public park (also part of the Richmond Avenue block – See Section IV), provides increased opportunities for heritage tourism. In partnership with private development interests, the City is ensuring that the buildings that are being preserved on this block are renovated in a manner consistent with the City's vision for this area. The revitalization of this block will strengthen efforts to improve tourism and bring business activity to other areas of the Canal and downtown, as recommended in the City's Downtown Strategic Development and Marketing Plan.

- *Richmond Block Gateway/Lockport Historic Canal Park*

The City of Lockport is presently working on developing the Lockport Historic Canal Park, which is one of three separate but integral components that are geared at revitalizing the northern side of the Canal. These include the Richmond Avenue Block (Canal Street Block – see Section V), the Hamilton House, and the 12,925 sq. ft. area developed with the Zimmie's automobile service facility, which is situated on the southwestern corner of Church Street and Richmond Avenue. The City is seeking to acquire and redevelop the Zimmie's property as the park. The Lockport Historic Canal Park will be designed as a 19th century park that incorporates stone walls, wrought iron fence and gate work, historic lighting fixtures, a period fountain and paving to make the park visitor feel as if they are walking in another time and place. The park will be maintained by the City Highways/Parks Department.

- *Holley Edison Electric Building/area behind Old City Hall*

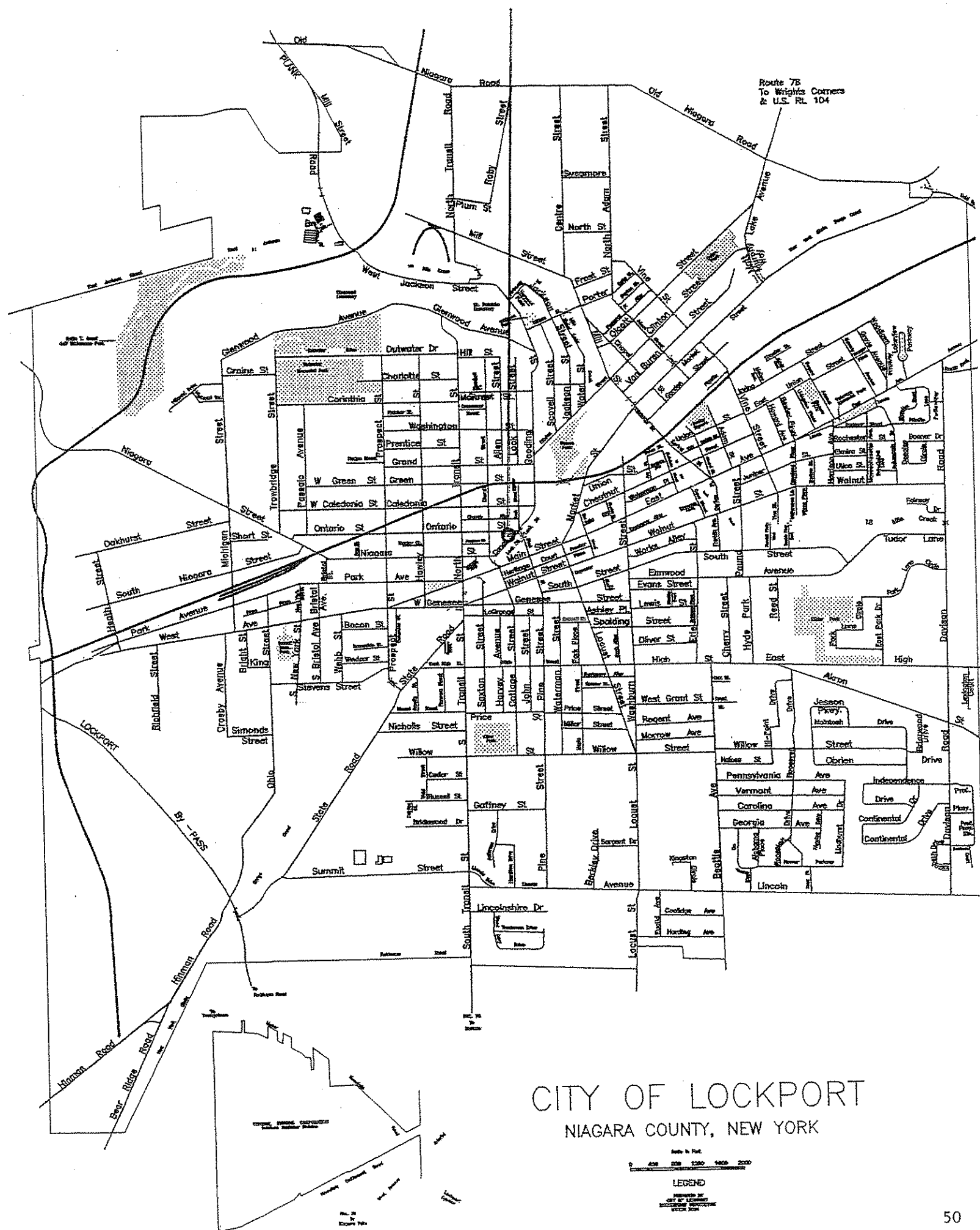
The area behind Old City Hall, including the overlook area that was constructed atop the former Electric Building, should be improved for public use. In addition, the adaptive reuse of the building itself should be examined. This area is situated directly south of the Canal, just below the locks, and offers excellent views of the locks and Upside Down

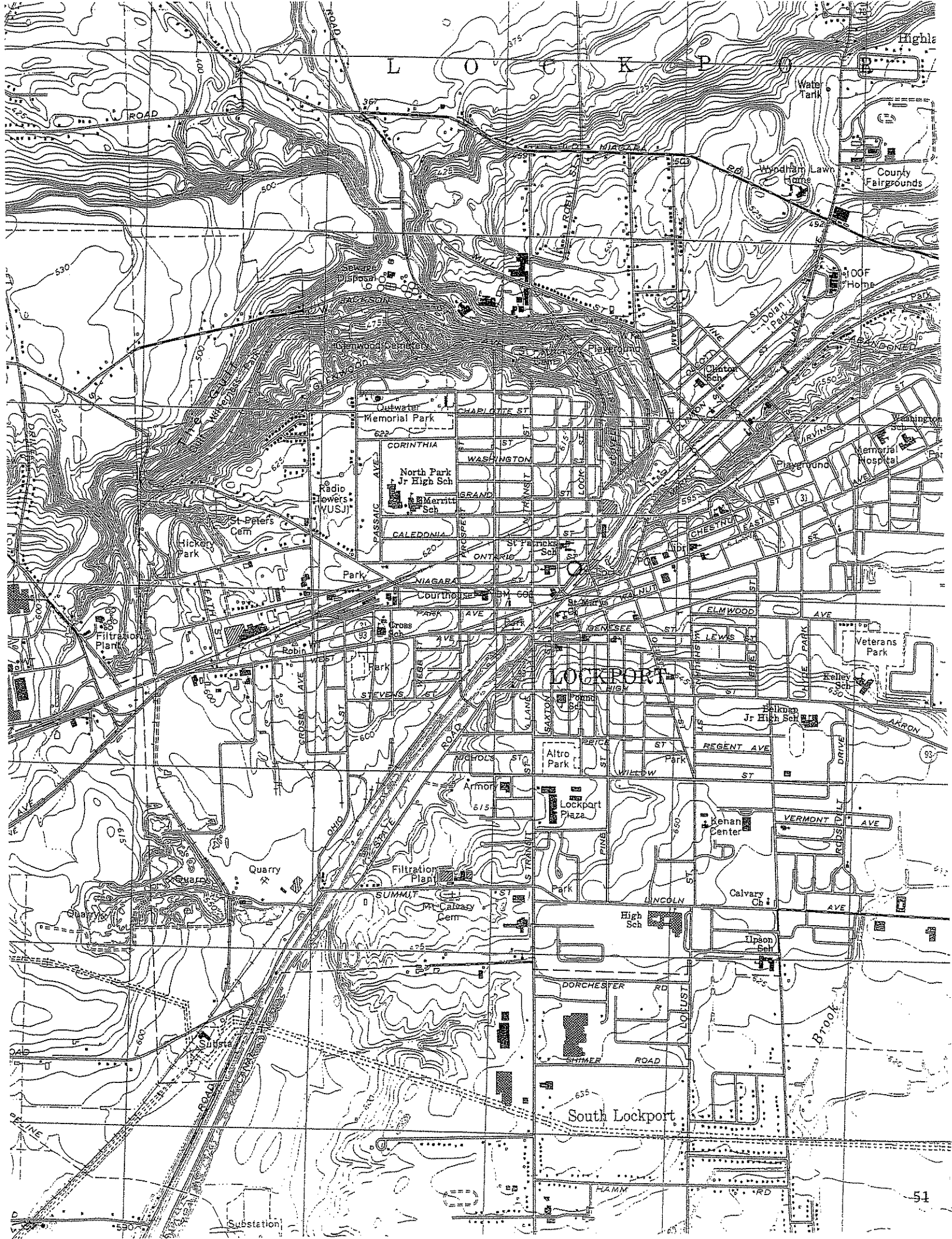
Existing Conditions/Environmental Setting/SEQR Compliance

Existing Conditions: The project site consists of a 3,000 square foot two story building located at 79 Canal Street. This building is surrounded by a 2-acre site of \$5 million worth of improvements. This building lacks a tenant and certain interior improvements to operate a business in this location. The attached maps and photographs show the site as it presently exists. Again, only interior building improvements are necessary to complete this project.

Environmental Setting: The topography of this area is flat. It's adjacent to the Erie Canal and Flight of Five locks which site below ground level as one of Lockport's tourism attractions. As part of the \$5 million project to date, the building(s) and site went through \$716,000 of environmental restoration. The NYS Department of Environmental Conservation issued a Record of Decision (ROD) in May, 2004. No wetlands, significant upland and aquatic habitats, and plant or animal species that are classified as rare, threatened, or endangered exist on the project site.

SEQR Compliance: This project consists of certain interior improvements to a building located at 79 Canal Street. According to the City of Lockport Building Inspection Department, a SEQR short form is not necessary. Only a City of Lockport building permit will be necessary for this project.







1. The first group of people who are not allowed to enter the country are those who are not citizens of the United States.



Photographs

- 1 Canal Street Prior to \$5 million Project
- 2 Canal Street After \$5 million Project
- 3 Canal Street Improvements, Canal Wall & Railing
- 4 79 Canal Street Building
- 5 79 Canal Street Building
- 6 Parking Lot Area Behind Buildings
- 7 Erie Canal and Flight of Five
- 8 Gazebo Park Area

Letters of Support

Mayor Michael W. Tucker, Niagara Majestic, Holiday Inn, Becker Farms, Vizcarra Vineyards, Warm Lake Estate, Freedom Run Winery, Schultze Vineyards & Winery, Black Willow Winery, Niagara Landing Wine Cellars and Arrowhead Spring Vineyards have submitted support letters. Please see attached. All other support letters will be sent to Mr. Rob Belue directly.

Niagara Majestic

July 20, 2009

Mr. Robert Kresse, Chair
and Board Members
Niagara River Greenway Commission

Re: Grant Funding

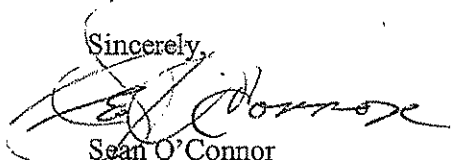
Please accept this letter of support on behalf of Ms. Margo Bittner, Operator of Marjim Manor who is seeking Greenway grant funding for the expansion and enhancement of Canalside Winery located in Lockport, New York.

As a locally owned and operated tourism and transportation company, Niagara Majestic has been able to develop a very strong and positive rapport, and a mutually beneficial working relationship with Marjim Manor as well as, with many of Niagara County's other fine wineries that has resulted in continued growth of our small tourism based business that specializes in customized tours, such as fully-narrated wine tours that we offer daily to both our domestic and international tourists that are visiting our amazing Niagara region.

We support the Canalside Wine expansion project because we feel confident that it will indeed result in increased tourist spending and generate much needed tourism revenue for our entire Niagara County community.

If you need additional information or have any questions, please do not hesitate to contact me directly at 285-2113.

Sincerely,



Sean O'Connor
Vice President
Niagara Majestic



1625 Buffalo Avenue 1A
Niagara Falls NY 14303

Website: www.niagaramajestic.com
E-mail: fallsinfo@niagaramajestic.com

716-285-2113
Fax 716-284-7759



May 18, 2009

To Whom It May Concern:

As Director of Sales & Marketing for the Holiday Inn Lockport, I support the efforts of Margo Bittner and Marjim Manor to create a locally supported tourism venue in downtown Lockport. As a community, we are all striving to encourage visitors to come to our area, and this effort is truly enhanced by Margo's tourism initiatives.

We, as a hotel, are only as successful as the efforts of all of the community to create a truly unique visitor experience. If you have any questions about my support, feel free to contact me directly.

Sincerely,

Terri McDonald
Director of Sales & Marketing
Holiday Inn Lockport
515 S. Transit Street
Lockport, NY 14094
(716) 434-6151 x305
tmcdonald@localnet.com

Becker Farms & *Vizcarra Vineyards*

3760 Quaker Road Gasport, NY 14067
www.beckerfarms.com phone (716)772-2211, fax (716)772-7429

May 18, 2009

To Whom It May Concern:

We at Becker Farms and Vizcarra Vineyards would like to express our support for the proposed "Canalside Emporium" in Lockport, New York. A store that will feature local Niagara County products will have a direct economic impact on the producers in Niagara County and show case the diversity of agricultural products that are available locally. It will be a tourist destination as well as a one stop shopping experience for local people to buy local products. We look forward to participating in this endeavor and are sure that it will enhance tourism in the eastern end of the county and the Lockport area.

Sincerely,



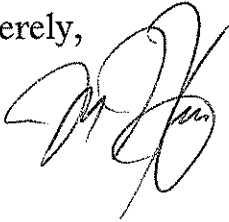
Melinda & Oscar Vizcarra
Becker Farms & Vizcarra Vineyards

May 18, 2009

To Whom It May Concern:

WARM LAKE ESTATE would like to express our support for the proposed "Canalside Emporium" in Lockport, New York. A store that will feature local Niagara County products will have a direct economic impact on the producers in Niagara County and show case the diversity of agricultural products that are available locally. It will be a tourist destination as well as a one stop shopping experience for local people to buy local products. We look forward to participating in this endeavor and are sure that it will enhance tourism in the eastern end of the county and the Lockport area.

Sincerely,

A handwritten signature in black ink, appearing to be "M. J. [unclear]", written in a cursive style.

May 18, 2009

To Whom It May Concern:

Freedom Run Winery would like to express our support for the proposed "Canalside Emporium" in Lockport, New York. A store that will feature local Niagara County products will have a direct economic impact on the producers in Niagara County and show case the diversity of agricultural products that are available locally. It will be a tourist destination as well as a one stop shopping experience for local people to buy local products. We look forward to participating in this endeavor and are sure that it will enhance tourism in the eastern end of the county and the Lockport area.

Sincerely,

L. W. Manning vp/coo

SCHULZE VINEYARDS & WINERY

2090 COOMER ROAD BURT, NY 14028

WWW.SCHULZEWINES.COM

Margo Sue Bittner
The Winery at Marjim Manor
7171 E Lake Road
Appleton, NY 14008

Schulze Vineyards & Winery fully intends to sell wine wholesale to Marjim Manor for their satellite store.

Ann Schulze

May 18, 2009

To Whom It May Concern:

Black Willow Winery would like to express our support for the proposed "Canalside Emporium" in Lockport, New York. A store that will feature local Niagara County products will have a direct economic impact on the producers in Niagara County and show case the diversity of agricultural products that are available locally. It will be a tourist destination as well as a one stop shopping experience for local people to buy local products. We look forward to participating in this endeavor and are sure that it will enhance tourism in the eastern end of the county and the Lockport area.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line that curves upwards at the end.

Niagara Landing Wine Cellars.

May 18, 2009

To Whom It May Concern:

would like to express our support for the proposed "Canalside Emporium" in Lockport, New York. A store that will feature local Niagara County products will have a direct economic impact on the producers in Niagara County and show case the diversity of agricultural products that are available locally. It will be a tourist destination as well as a one stop shopping experience for local people to buy local products. We look forward to participating in this endeavor and are sure that it will enhance tourism in the eastern end of the county and the Lockport area.

Sincerely,

Jackie Connelly



4746 TOWN LINE RD.
LOCKPORT, NY 14094 USA
[HTTP://ARROWHEADSPRINGVINEYARDS.COM](http://arrowheadspringvineyards.com)
716 434 8030

Saturday, May 16, 2009

Margo Sue Bitner
Marjim Manor
7171 E. Lake Road
Appleton, NY 14008

Margo,

We fully support your efforts to create a wine shop in Lockport. It is our understanding that a grant has been applied for to complete renovations to a historic canal side building that will house the wine shop and we support this grant application. Lockport is the geographical center of the Niagara Wine Trail and it makes sense to locate a shop in the city that focuses on local wines. This shop will enhance the tourist's experience of local wines and serve as an additional retail outlet, generating additional sales for local wineries. It is our intention to sell you our full line of wholesale wines to you for the shop.

Please let us know if there is anything we can do to assist in getting the store set up. We are very excited to see this development in Lockport.

Best Regards,

Duncan Ross

President, Arrowhead Spring Vineyards
President, Binational Tourism Alliance



FINE WINES FROM THE NIAGARA ESCARPMENT