

## **Section V -Techniques for Local Implementation of the Program**

### **A. Local Laws Necessary to Implement the LWRP**

#### **1. Zoning Regulations**

A special “Waterfront District” was adopted as an amendment to the City’s Zoning Regulations by resolution of the Common Council on 3<sup>rd</sup> August 2010 to implement provisions of the LWRP. The district permits a mixture of residential, commercial, light industrial uses, and waterfront related uses subject to Planning Board approval that discourages and prevents the siting of inappropriate, non-water related uses within the district. Site plan review provisions are also incorporated in the district. See Appendix C for the full text of the district.

#### **2. LWRP Consistency Law**

The LWRP Consistency Law requires that actions undertaken funded or permitted by the City are consistent with the LWRP and serve to implement the Waterfront Policies outlined in Section III. See Appendix A for the full text of this local law.

### **B. Other Public and Private Actions Necessary to Implement the LWRP**

The following actions are needed to implement the projects and provisions of this LWRP:

#### **1. City of Little Falls/Little Falls Urban Renewal Agency**

##### **Canal Place**

The City, through the Urban Renewal Agency (URA), will take a lead role in efforts to redevelop Canal Place buildings. The URA will market the availability of low interest loan funds for use in the improvement of other Canal Place buildings and the financing of economic development projects by businesses located in the Canal Place area.

The URA will also oversee the design and construction of South Ann Street improvements. These improvements will enhance the linkage between Canal Place and the Central Business District. The URA will work with the Mohawk Heritage Corridor Commission in the development and implementation of a comprehensive signage program that would directly benefit the Canal Place area and entire Waterfront Revitalization Area.

The URA will continue to research and plan for the undergrounding or relocation of unsightly overhead utility lines in the area, and the development of a pedestrian overpass from Route 5 to Canal Place as a long term solution to the difficult access.

Other actions to be taken by the City and/or the Urban Renewal Agency with respect to Canal Place revitalization projects include the pursuit of funds to develop trails in the area and enhance Sterziner Park.

### **South Side**

The City and Urban Renewal Agency will take actions to enhance the planned Canal Harbor development, including the implementation of plans to provide parking adjacent to the Terminal site and to upgrade Southern Avenue.

The City will also attempt to improve South Side housing conditions, and improve the overall quality of life in the area.

In concert with the Herkimer County Industrial Development Agency, the City will also seriously investigate the feasibility of developing a business park on Route 167 just outside the Waterfront Revitalization Area.

### **Loomis and Moss Islands**

The Benton's Landing Improvement Project is one of the most important revitalization projects impacting the Canal and WRA. The City, through the URA, will acquire a deteriorated, vacant structure adjacent to Benton's Landing, demolish the building, clean-up the site, and expand the park and dock facilities at this critical location. The City will also seek to acquire the gas utility site on the eastern end of the island, and to facilitate the appropriate redevelopment of that site.

The City will market the availability of low interest loan funds to help finance the redevelopment of deteriorated buildings on Mohawk Street adjacent to Benton's Landing, and the gas utility site as well.

Other actions to be taken by the City and URA include the pursuit of funds to plan and implement trail development projects on both islands, parking improvements adjacent to Benton's Landing, and Whitewater Park development. The City will also pursue a public/ private partnership to facilitate the development of Loomis Island.

### **Central Business District**

The City and URA have recently completed streetscape improvements to Main Street. These improvements include sidewalk, lighting, brick accent pavers, and street furniture installation. These improvements need to be continued in other areas of the CBD.

The City and URA will also continue to encourage and support the upgrading of Shopper's Square.

Canal Corridor Initiative funds will be used to upgrade the north side of Main Street, including the sidewalk canopy structure.

The City will also finalize development plans for the vacant, deteriorated former gas station property adjacent to City Hall, and develop housing rehabilitation projects needed in the East Main Street/Albany Street area.

### **Riverside Industrial Park**

The purchase of vacant land owned by LaSalle Industries will be pursued in earnest in the years ahead.

Marketing the RLF and Business Loan Fund will be a City/URA priority to create jobs, support public improvement projects, and strengthen the City's business and industrial base.

### **River Road Area**

The City will continue to improve the Sewage Treatment Plant and to expand the capacity of the plant.

## **2. New York State**

### **Canal Place**

New York State support is needed for all projects proposed for the Canal Place area. With regard to the Mohawk Mill, the State should consider this site as a possible Canal Interpretive Center or museum that would function as a tourism and educational resource. It should be noted that this mill would be an ideal location for the "National Education Center" contemplated by the National Park Service as referenced in other parts of this LWRP.

Most importantly, the State needs to finalize Route 167 Bridge reconstruction plans that are favorable to Canal Place revitalization and pedestrian access needs.

State assistance, both technical and financial, will be needed to develop a pedestrian overpass at South Ann Street and to improve the South Ann Street Bridge.

State input and/or assistance from the NYS Canal Corporation and NYS Department of Transportation will be needed in the development and implementation of a comprehensive signage program. This input will help the City locate and possibly consolidate signs that direct, inform and interpret Canal and other heritage tourism resources.

### **South Side**

New York State development of a Canal Harbor at the Canal Terminal site is critical to the revitalization of the Little Falls waterfront. Future phases of Canal Harbor development, including the provision of direct access to the harbor from Route 167 and the upgrade of Southern Avenue, will require State cooperation and assistance.

As part of the Route 167 Bridge reconstruction project, the State will undertake improvements that impact the Canalway Trail. The City supports the concept of extending the Canalway Trail along the water's edge from the bridge to the Canal Terminal as a waterfront promenade.

State assistance is also needed to improve or replace the Danube Street Bridge.

### **Loomis and Moss Islands**

The State can contribute significantly to the Benton's Landing Improvement Project by constructing transient docks at Benton's Landing as part of, or in support of, the Canal Harbor development project.

Through various State funding programs, the State can also participate in trail development projects, Whitewater Park development, Lock 17 improvements, and the public/private development of Loomis Island.

### **Central Business District**

New York State completed a highway enhancement project along South Ann Street (Route 169) from Main Street to Route 5. Additional State assistance is needed to complete improvements to Route 169 north of Main Street.

Of critical importance to the CBD is the need for the State to complete Route 167 Bridge improvements in a timely manner in accordance with a design that most effectively links the north and south sides of the City with regard to both vehicles and pedestrians, and provides access to Canal Place and the City waterfront.

### **Riverside Industrial Park**

State assistance could be utilized to improve the Mohawk River Park and the historic lock at the entranceway to the Industrial Park.

## **3. Private Actions**

Private sector involvement is critical to the implementation of building reuse and redevelopment projects in Canal Place, and economic development projects throughout the WRA. While the City and URA can provide financing incentives and supporting public improvements, the private sector must complete actual redevelopment efforts, develop new businesses, and create employment opportunities as part of the Local Waterfront Revitalization Program.

The private sector, including the Niagara Mohawk Power Corporation, CSX Transportation, Bell Atlantic, and Little Falls Hydroelectric Associates, must also work in concert with the City in the areas of power delivery, undergrounding and improving utility lines, and maintaining and expanding public waterfront access. The Little Falls Lumber Company needs to work cooperatively with the City and New York State in the effort to revitalize the South Side Canal Harbor Area and upgrade Southern Avenue.

Continued involvement and participation in the revitalization process is needed by the Canal Place Development Association, which has long spearheaded revitalization efforts in the area.

### **C. Management Structure Necessary to Implement the LWRP**

The City of Little Falls designated the Little Falls Planning Board to oversee the preparation of the Local Waterfront Revitalization Program. The Planning Board will, in the future, review proposed actions within the waterfront area to insure their consistency with the LWRP.

Day-to-day work and oversight needed actions will be delegated to the Little Falls Urban Renewal Agency, which includes a full time Director and Administrative Assistant. Other City departments, including the Department of Public Works, will also participate in LWRP implementation efforts, including compliance with the State Environmental Quality Review Act (SEQRA).

The Planning Board shall be responsible for determining whether or not an action is consistent with the LWRP. In the event there is disagreement with the Planning Board, the City Council shall render the consistency determination. An LWRP Consistency Law more fully sets forth the local review process (see Appendix A).

With regard to State actions within the Little Falls Waterfront, such actions will be reviewed in accordance with guidelines established by the New York Department of State (see Appendix B).

### **D. Financial Resources Necessary to Implement the LWRP**

The use of Federal, State and local funds, as well as private funds, will be needed to implement the LWRP. These funds may be described as follows:

#### **1. Federal Funds**

The U. S. Department of Housing and Urban Development (HUD) provided Canal Corridor Initiative funds to the City to complete several of the high priority projects identified in this LWRP. A total of \$900,000 in grants provided funding for the Benton's Landing and Canal Heritage Corridor Improvement Projects; Canal Place/CBD Linkage Improvements; Main Street Enhancements; first phase trail and riverfront access improvements; and planning funds for Canal Harbor Enhancement activities.

The Small Cities program income will be used to initiate development of the proposed Whitewater Park, provide funds for program administration, and augment Canal Corridor Initiative funding where necessary and appropriate.

Canal Corridor Initiative/Section 108 Loan funds totaling \$2.2 million will be used to finance business development and expansion projects undertaken by the private sector throughout the WRA, including the Mill and Industrial Building Redevelopment and Mohawk Street Building Redevelopment projects. Program income and HUD/Small Cities funds will also be used for these types of projects.

With regard to the Mohawk Mill Building Redevelopment Project, funds from the National Parks Service would be needed if this building were selected as the site for a "National Education Center" as part of any plan to create an Erie Canal National Heritage Area.

The Small Cities Community development funds will be needed to undertake housing rehabilitation projects in the WRA that will support overall revitalization efforts. A projected \$1.2 million will be needed for this activity at a minimum. The Small Cities funds are also needed to help capitalize a fund to be used to improve the north side of Main Street, and to assist in the redevelopment of Shopper's Square.

Federal funds through the U. S. Department of Commerce, Economic Development Administration could be used to help develop the Route 167 Business Park. Funds are needed to extend utility lines to the 27 acre park and provide road access to the site. EDA funds might also be used to purchase unused, privately owned land in the Riverside Industrial Park.

## **2. State Funds**

New York State funds are needed to complete projects that are critical components of the LWRP. State funds have been committed to the Canal Harbor Development Project and the Route 167 Bridge Reconstruction Project, although the final amounts associated with these commitments have not been determined.

State funds through the Office of Parks, Recreation and Historic Preservation, Canal Corporation, Department of Transportation and/or the Department of State are needed to complete supporting recreation, waterfront access, and historic preservation projects identified in this LWRP, including, but not necessarily limited to: trail development; Sterziner Park Enhancements; Canal Harbor Enhancements; extension of the NYS Canalway Trail as a waterfront promenade; completion of Canal Place/CBD Linkage Improvements (including Route 5/CSX overpass); extension of utilities and access to the proposed Route 167 Business Park; Lock 17 Lock Park Improvements; Columbus Park Improvements (or restoration following bridge reconstruction); waterfront parking; East Main Street Park Development; improvement of the Mohawk River Park; and restoration of the historic 1797 Lock. These projects represent a total investment of between \$3 and 4 million as presently envisioned.

## **3. Local Funds**

Local funds are needed to match Federal and State funds and/or otherwise complete improvement projects which are not federally or State assisted. Projects most appropriate for local funding include smaller scale park and recreation improvements, including trail development projects that can utilize in-kind services; street improvement projects that can be incorporated into capital improvement programs; and the purchase of industrial park lands.

Assistance available through Herkimer County and the Herkimer County Industrial Development Agency are also needed as part of the waterfront revitalization effort. Tax abatement incentives and financing assistance (including but not necessarily limited to: industrial revenue bond financing, sales tax abatement, and payment in lieu of taxes authority) can help facilitate growth and revitalization within the WRA.