



Village of Lancaster NY Forward

2nd LPC Meeting | June 22, 2023



NEW YORK
STATE OF
OPPORTUNITY.

NY Forward



Agenda

- I. Meeting Introductions
- II. LPC Meeting Review
- III. Open Call for Projects
- IV. Public Workshop #1
- V. Additional Community Engagement
- VI. Downtown Profile & Assessment
- VII. Next Steps
- VIII. Public Comment
- IX. Co-Chair Closing Remarks

LPC Meeting Review

Meeting 1



Meeting 2



Meeting 3

- Introductions
- Process Overview
- LPC Feedback:
 - Vision Statement
 - Study Area
 - Public Engagement

- Public Engagement
 - Update
 - LPC Feedback
- Preliminary Downtown Profile Findings

- Finalize Vision, Goals, & Strategies
- Review project evaluation criteria
- Review proposed projects

Open Call for Projects

- Open Call for Projects launched on 5/31
- Press release and direct stakeholder outreach
- 6/5 virtual information session
- Targeted outreach
- Projects submitted to-date
- Open Call will remain open until 7/14
- Reminder press releases and social media in coming weeks

How to Submit Your Project



Village of Lancaster

DRI/NYF Project Form

The Village of Lancaster has been awarded funds through the New York State NY Forward (NYF) program to fund catalytic projects in the downtown to spur revitalization. The Local Planning Committee (LPC) is seeking project proposals from the public for potential projects to be included in the Lancaster Strategic Investment Plan. Projects included in the Strategic Investment Plan will be reviewed by New York State and may receive funding from a total allocation of \$4.5 million. Project proposals must be received by:

5PM on July 14, 2023

An informational meeting to learn more about the Open Call for Projects and eligibility requirements will be held virtually on:

6PM-7PM on Monday, June 5, 2023

[Register Here](#)

Review of Small Project Fund Program Requirements

- Small Project Fund is optional; LPC must recommend creating the Fund in the SIP
- Demand for the Fund must be documented, i.e. small projects submitted during the Open Call
- Small projects should do their best to complete the Project Form with assistance from LaBella
- LPC will determine which projects to recommend for NYF funding directly and which ones to apply through the Small Project Fund
- Village, CDC, or experienced nonprofit could be the project sponsor
- Consultant must be procured to assist in administering the Fund
- Maximum Small Project Fund amount is \$300,000
- Minimum match requirement is 25%
- Reimbursement based

Review of Small Project Fund Program Requirements

- Eligible Activities:
 - Interior and exterior building renovations for commercial and mixed-use spaces
 - Business assistance: permanent commercial machinery and equipment
 - Soft costs (e.g., architecture and engineering fees)
 - Public art program
- Ineligible activities: Acquisition, deferred maintenance or general repairs, working capital, landscaping, parking lot improvements, improvements to municipally owned and operated buildings; participant, participant's family or participant's staff labor, etc
- LPC can make suggestions or recommendations for fund parameters (e.g., type of eligible activities, minimum and maximum grant amounts, higher minimum match, affordable vs. market rate)

Public Workshop #1 | Initial Feedback - Vision

Vision Statement Feedback:

- Generally positive
- Varying opinions about “affordable housing”
- Need for more parks and playgrounds

One Word to Describe Lancaster:

- Positives: “Quaint,” “Memorable,” “Cozy”
- Changing: “Evolving,” “Rebirth,” “Growing”
- Negatives: “Small,” “Limited,” “Inaccessible”

Lancaster in 5 to 10 Years:

- Community and inclusivity
- Maintain historic charm while fostering development
- A destination for locals and visitors
- Bridge the past and the future

Public Workshop #1 | Initial Feedback – Goals & Strategies

How to make Lancaster more equitable, resilient, & sustainable:

- Community engagement
- Cultural activities
- ADA access improvements
- Diversify housing
- Encourage MWBEs
- Invest in existing structures
- Diversify retail offerings
- More EV chargers

How to improve health & wellness?

- Pedestrian & bike infrastructure
- Mental & physical health services
- Recreational opportunities
- Healthy food options

Public Workshop #1 | Initial Feedback – Goals & Strategies

How to encourage walking, biking & alternative transportation?

- Pedestrian & bike infrastructure
- Safety enhancements
- More community events
- Develop incentives

What types of activities would you like to see in downtown Lancaster?

- Live music, music festivals & events
- Outdoor activities
- School partnership events
- Festivals and markets

Public Workshop #1 | Initial Feedback – Project Ideas

- Repair historic buildings and landmarks
- New construction that fits in with the historic character
- Walking and bike paths
- Improved parking
- Roadway changes
- Streetscape improvements
- Accessibility improvements
- Increased green spaces
- Expand & diversify retail & restaurants
- Affordable housing



Additional Community Engagement

Recent Local Engagement Activities

- June 12th Presentation to High school students
- June 16th Sip & Shop event
- June 16th Lancaster Opera House outreach & program insert
- Week of June 19th: Survey will be made accessible to elementary school students



Preliminary List of Stakeholder Organizations

Who are we missing?

- Lancaster VOICE;
- Depew-Lancaster Boys and Girl's Club;
- Lancaster Beautification Committee;
- Lancaster Central School District;
- Lancaster Opera House;
- Lancaster Area Chamber of Commerce;
- Village Staff;
- Lancaster Senior Center;
- Lancaster Youth Bureau;
- Lancaster Library; and
- Belmont Housing Resources for WNY

Survey Update

- Targeted questions for resident, youth, and visitors
- Over 580 responses to-date!
- Please keep sharing!



Help impact the future of the Village of Lancaster!

The Village of Lancaster was selected as a Round 1 NY Forward community and will be identifying a series of transformational projects that will be awarded a share of \$4.5 million in grant funding from New York State. Alongside this, the NY Forward Local Planning Committee is launching a public survey to capture invaluable input that will inform the desired community improvements. We ask that you spare a few minutes to complete the survey!



**Scan Here to
take the survey.**

For more information about the Village of Lancaster NY Forward, visit: LancasterNYForward.com



Downtown Profile & Assessment

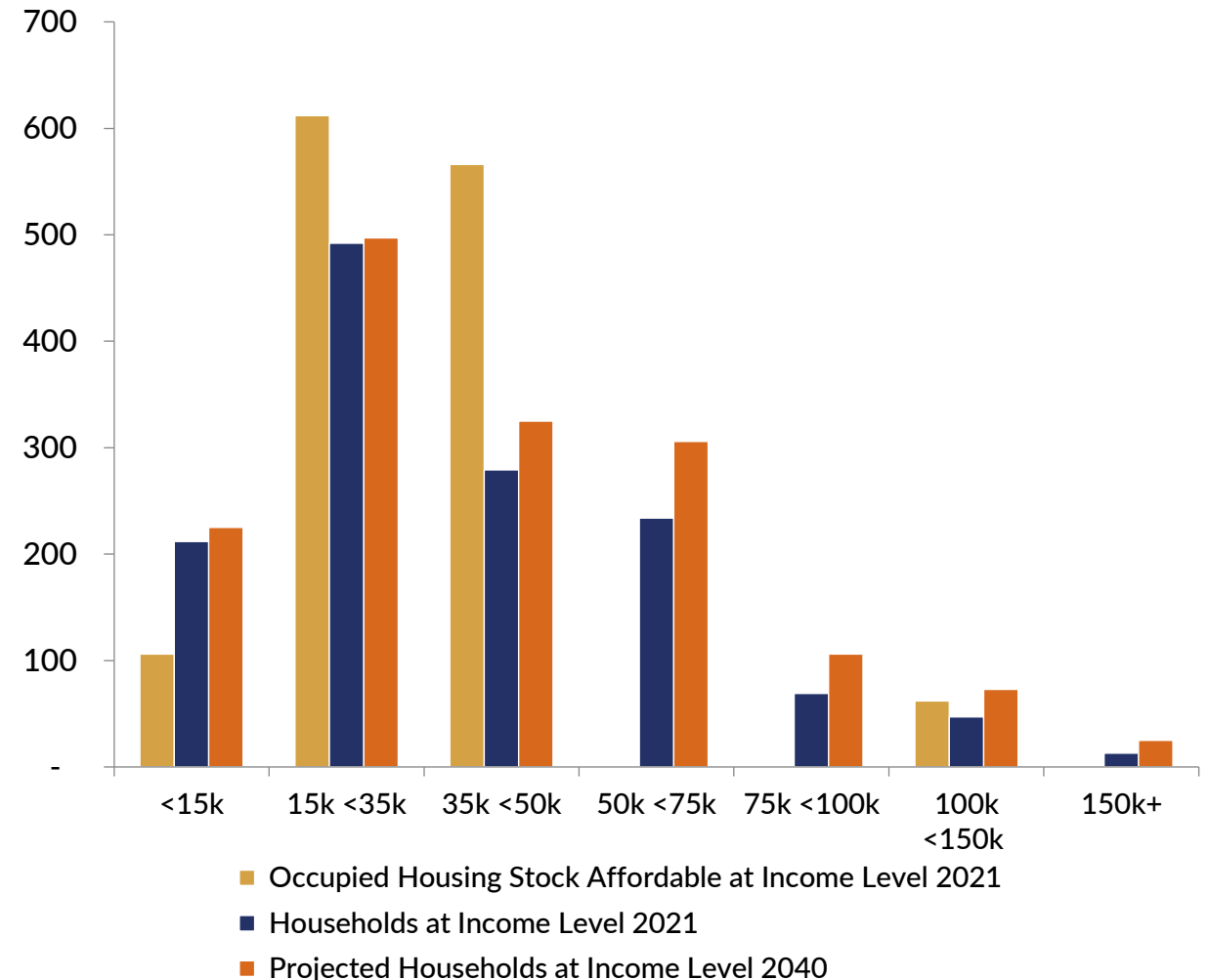
Preliminary Market Analysis Findings

Projected Housing Demand

- Based on our analysis by 2040 there will be a demand for 624 new housing units in the Village
 - Demand for 380 new renter-occupied units
 - Demand for 173 owner-occupied units.
- Projected demand for multiple housing types (e.g., single-family homes, townhomes, and multi-family)

Preliminary Market Analysis Findings

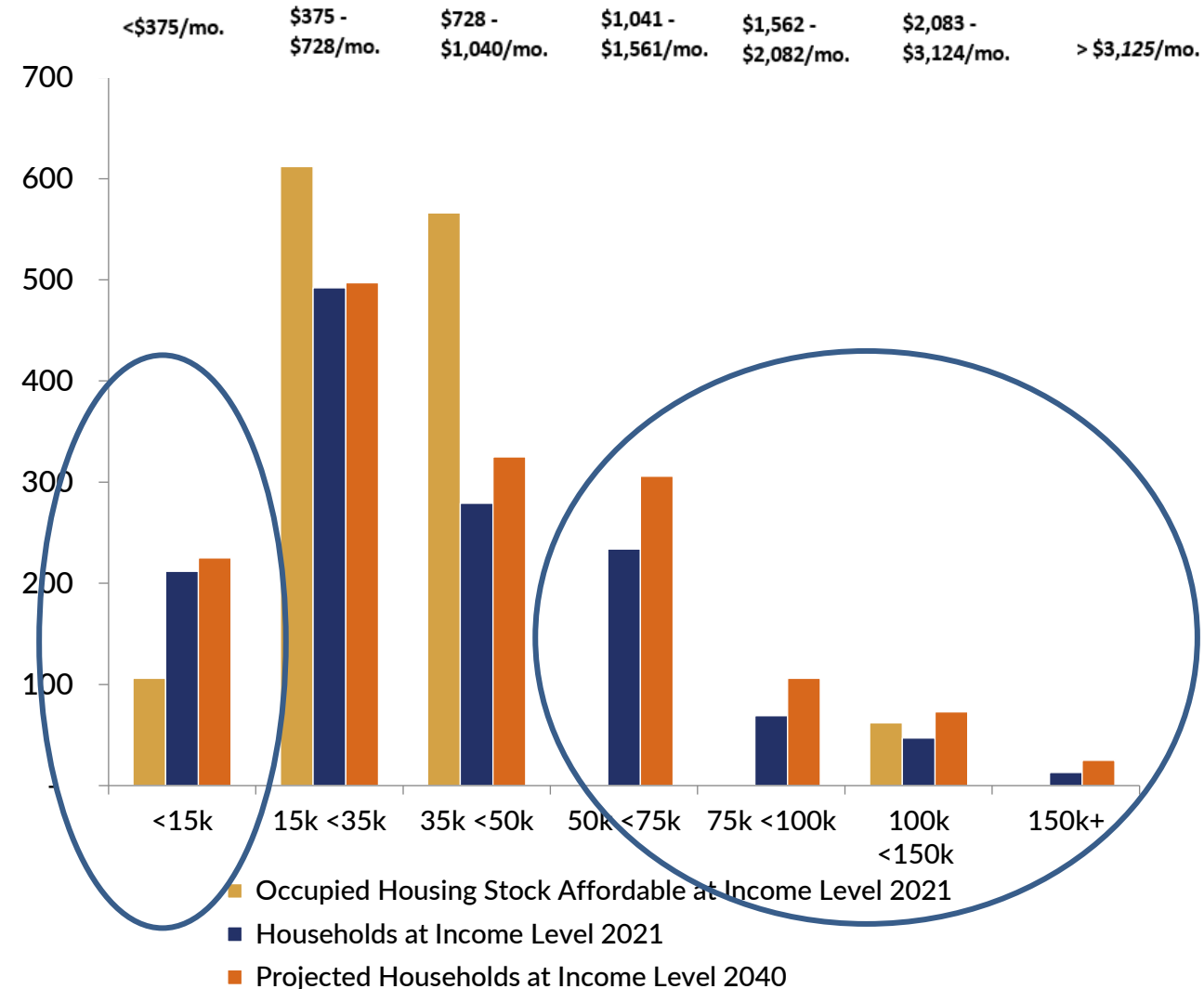
- Let's start by walking through the charts:
 - Yellow bars are housing units
 - Blue bars are current households
 - Orange bars are future households
- **When there is a discrepancy between the yellow and the other bars, that means there is a mismatch between supply and demand**



Preliminary Market Analysis Findings

Renter-Occupied Housing:

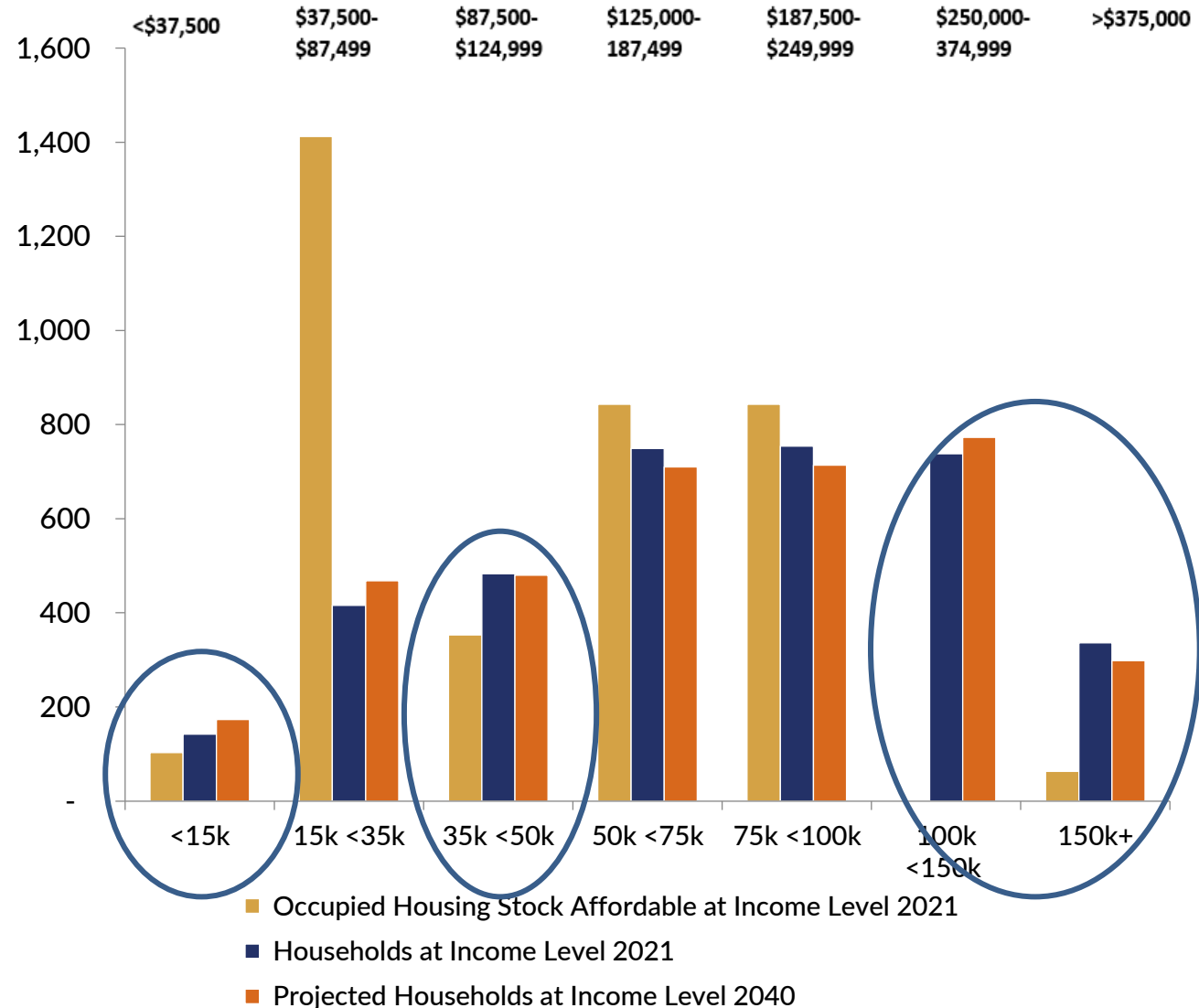
- Rental housing demand is highest for those earning between \$15K and \$35K
- There is not enough rental housing affordable to very low-income households (making below \$15K) and mid- to higher income ranges (above \$50K).



Preliminary Market Analysis Findings

Owner-Occupied Housing:

- Demand is highest for those making between \$50K and \$150K
- There is a mismatch between housing prices and income, meaning some households are paying *more* than they should be, and some are paying *less*

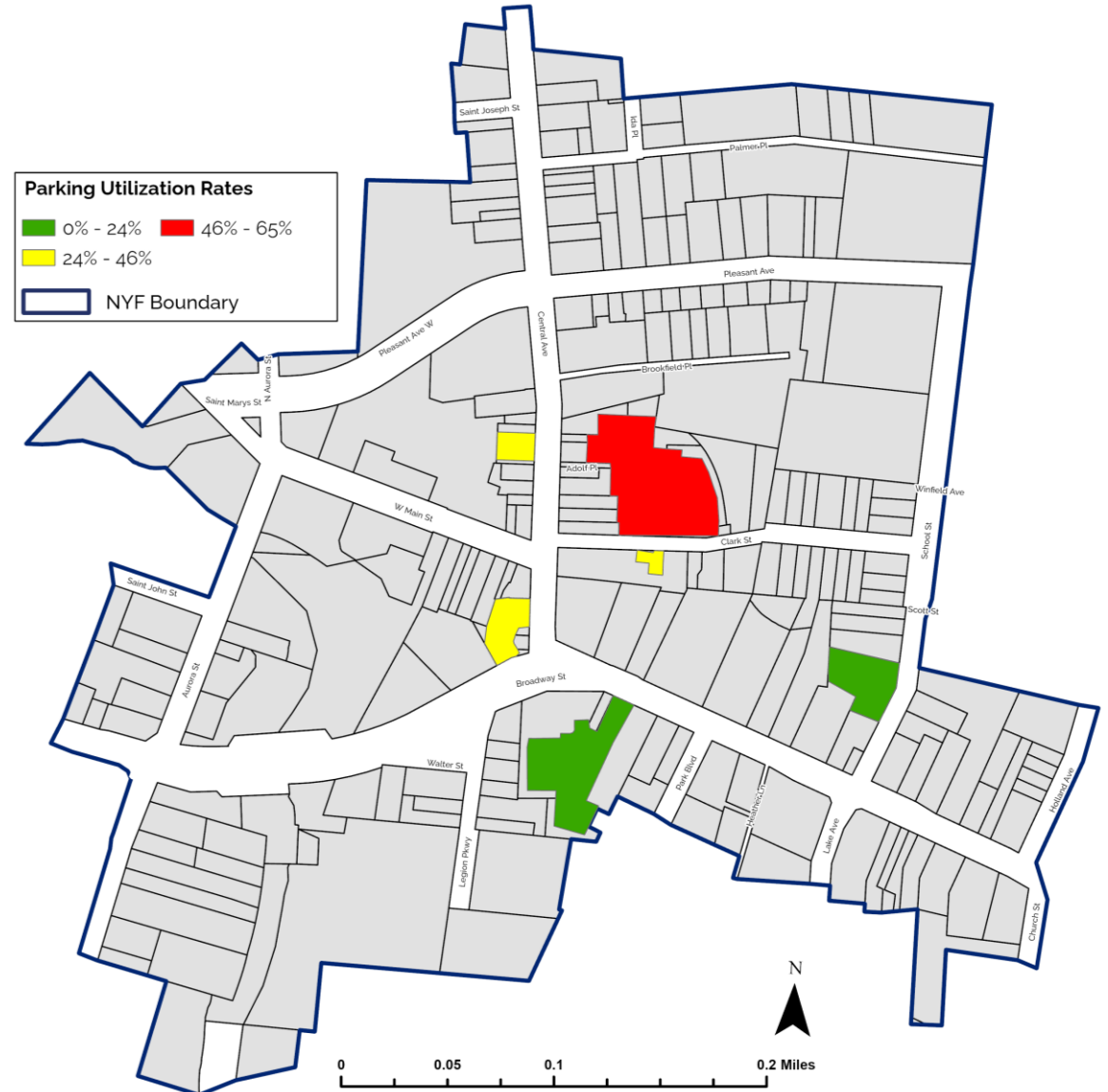


Preliminary Market Analysis Findings

Restaurant & Retail:

- **The Village's retail attracts locals and visitors alike**
 - 2021 retail sales (supply) totaled \$135.7M, compared to a resident consumer demand of \$105.5M
- **Village residents leave the Village for restaurants**
 - 2021 "food & beverage" sales totaled \$4.9M, compared to a resident demand of \$13.1M
- **There are market opportunities!**
 - Up to **63,116 - 126,232** square feet of new retail space.
 - Up to **11,340** square feet of new food and beverage space.

Preliminary Parking Analysis Findings



Preliminary Parking Analysis Findings

	On-Street	Off-Street	Combined
Capacity	319	252	571
Handicap Parking	0	17	17
Overnight Utilization	9%	13%	11%
Midday Utilization	15%	47%	29%
Evening Event Utilization	32%	59%	44%
Average Surplus	248	96	344

On-Street Parking

- Parking along Central and W Main St is well utilized
- Parking on side streets is underutilized
- ZERO on-street handicap parking

Off-Street Parking

- Parking lots along Central Ave are the most utilized
- Village Hall Parking Lot, extremely underutilized at all times
- Clark St Lot showed a deficit of available parking for the Evening count
- Parking stalls were unclear in some lots
- Off-street parking signage is clear for Central Ave parking lots, not as clear for other lots
- Opp. for shared service agreements w/ larger private lots for event nights

Next Steps

- Before next LPC Meeting:
 - Open Call for Projects & Public Survey open until July 14
 - Stakeholder engagement
 - Project sponsor meetings/assistance
- LPC Meeting #3 on Tuesday, July 18th at 6 PM
 - Finalize Vision, Goals, & Strategies
 - Review project evaluation criteria
 - Review proposed projects
- Next Public Workshop/Review of Projects to be scheduled for August



Public Comments
