

Village of Watkins Glen

Downtown Revitalization Initiative

Potential Projects Recommended for DRI Funding

Goal 1: Downtown Living					
#	Project Name	Location	DRI Funding Request	Other Funding	Total Project Cost
1A	Revitalize 15 N Franklin with Mixed-Uses and Apartment	15 N Franklin St	\$150,000	\$150,000	\$300,000
	Potential tenants could include Seneca Lake Wine Trail and FLX Outdoor Adventure Center				
1B	Develop a New Mixed-Income Housing and Childcare Center	E 2nd St & Porter 2nd Site TBD	\$1,500,000	\$16,500,000	\$18,000,000
1C	Redevelop 109-111 N Franklin with Mixed-Uses	109-111 N Franklin St	\$2,002,687	\$11,071,176	\$13,073,863
	Includes FLX Works Co-working Facility				
1D	Building and Site Transformation—Multi-Site Project	Multiple Locations	\$2,318,643	\$2,573,638	\$4,892,279
	Renovate the CarQuest Building for Mixed-Uses	201 N Franklin St	\$200,000	\$220,000	\$420,000
	Facade Improvements of the Historic Flatiron Building	215 S Madison Ave	\$131,234	\$131,234	\$262,467
	Expand Inner Peace Floats into a Community Wellness Center	111 W 4th St	\$125,000	\$125,000	\$250,000
	Expand Production of Great Escape, Renovate Existing Apartment, and Create Arcade/Event Center	221 S Franklin St	\$246,255	\$286,000	\$532,255
	Housing and Cafe at 302 E 2nd Street	302 E 2nd St	\$250,000	\$250,000	\$500,000
	Renovate 214 N Franklin for Residential on Upper Floors	214 N Franklin St	\$600,000	\$600,000	\$1,200,000
	Expand Seneca Sunrise to Increase Production and Create Retail/Dining Area	806 N Decatur St	\$150,000	\$345,250	\$495,250
	Develop New Mixed-Use Building at 101 11th Street	101 11th St	\$616,154	\$616,154	\$1,232,307
Total for Goal 1			\$5,971,330	\$30,294,814	\$36,266,142

Goal 2: Culture and Entertainment					
#	Project Name	Location	DRI Funding Request	Other Funding	Total Project Cost
2A	Implement Master Plan for Year-Round Recreation Improvements at Clute Park	Clute Park	\$3,000,000	\$2,410,862	\$5,410,862
2B	Upgrade Watkins Glen Performing Arts Center	900 N Decatur St	\$1,000,000	\$1,000,000	\$2,000,000
2C	Redevelop Captain Bill's Port of Seneca Lake to Improve Site Plan and Enhance Views	N Franklin St	\$375,000	\$375,000	\$750,000
2D	Renovate the Former VFW Building into a Full-Service Spa and Fitness Center	30 N Franklin St	\$250,000	\$2,012,000	\$2,262,000
Total for Goal 2			\$4,625,000	\$5,797,862	\$10,422,862

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Goal 3: Economic Development					
#	Project Name	Location	DRI Funding Request	Other Funding	Total Project Cost
3A	Open a Schuyler Hospital Walk-In Clinic	TBD	\$100,000	\$300,000	\$400,000
3B	Renovate the 3rd Street Carriage House	3rd St and N Decatur St	\$350,000	\$350,000	\$700,000
3C	Create Downtown Revitalization Fund	Multiple Locations	\$600,000	\$600,000	\$1,200,000
3D	Create a Retail Bootcamp and Downtown App	Multiple Locations	\$205,000	\$80,000	\$285,000
3E	Renovate Maguire Chrysler and Adjacent Carriage House	502 N Franklin St	\$1,000,000	\$2,000,000	\$3,000,000
3F	Establish the Finger Lakes Brew Garden, a Family Restaurant and Microbrewery	TBD	TBD	TBD	TBD
Total for Goal 3			\$2,255,000	\$3,330,000	\$5,585,000

Goal 4: Quality of Life					
#	Project Name	Location	DRI Funding Request	Other Funding	Total Project Cost
4A	Improve E 4th St for Pedestrians and Cyclists, and improve connection b/w Downtown and Clute Park	E 4th St	\$750,000	\$40,000	\$790,000
4B	Install New Lighting along Franklin Street	Franklin St	\$1,500,000	\$0	\$1,500,000
4C	Install Gateway and Wayfinding Signage	Multiple Locations	\$750,000	\$0	\$750,000
4D	Update the Zoning Code to Address Short Term Rentals, Design Guidelines, Historic District, and Other Revisions	N/A	\$100,000	\$0	\$100,000
4E	Develop a Public Artwork Competition	Multiple Locations	\$200,000	\$0	\$200,000
4F	Upgrade Lafayette Park with New Equipment, Lighting and Landscaping	E 4th St at N Porter St	\$150,000	\$200,000	\$450,000
Total for Goal 4			\$3,450,000	\$240,000	\$3,690,000

Total Costs Per Goal	DRI Funding	Other Funding	Total Project Cost
Goal 1: Downtown Living	\$5,971,330	\$30,294,814	\$36,266,142
Goal 2: Culture and Entertainment	\$4,625,000	\$5,797,862	\$10,422,862
Goal 3: Economic Development	\$2,255,000	\$3,330,000	\$5,585,000
Goal 4: Quality of Life	\$3,450,000	\$240,000	\$3,690,000
Total Cost Estimate of Projects Recommended for DRI Funding	\$16,301,330	\$39,662,676	\$55,964,004