

Goal B: Build a complete downtown neighborhood which includes housing for all demographics, retail shopping, job availability, access to everyday goods and services, and attractive public spaces

- Invest in downtown destinations for residents, workers, and visitors, and to attract new businesses and residents
- Create strong gateways, wayfinding and complete streets to strengthen connections between destinations and amenities and to make the downtown inviting and accessible to all
- Enact the two-way Main Street conversion to allow for better circulation in the downtown especially for those not familiar with the city, and enhance access to Main Street businesses
- Promote the adaptive reuse of under-utilized buildings in the downtown for mixed use development including market rate housing
- Establish programs to grow small business, and downtown retail
- Create an identity that will appeal to current and future generations



Priority Projects that help meet Goal B:

B-1	<p><u>Create a Building, Business, and Alternative Energy Loan/Grant Fund to Assist Building Owners and Business Startups</u></p> <p>The fund will assist with smaller-scale capital improvements/renovations in the designated downtown area. Such projects may include sign and façade improvements, building renovation, upper story housing, working capital, equipment, interior commercial and residential improvements, etc. The fund may underwrite a portion of start-up costs for new businesses identified as critical to a vibrant and vital downtown. The fund may also fund projects that reduce the city’s environmental footprint and/or encourage energy generation from renewable sources in the downtown.</p>	DRI Request \$600,000
B-2	<p><u>Establish the SUNY Cortland Institute of Applied Geospatial and Drone Technology</u></p> <p>This project will establish the Institute for Geospatial and Drone Technology in downtown Cortland. It will be a resource for entrepreneurs, startup companies, Central New York and the Cortland community, including local municipalities, emergency services, non-profit organizations, and schools.</p>	DRI Request \$100,000
B-3	<p><u>Renovate 13-15 Central Avenue to Create New Office Space</u></p> <p>This project will develop 3,000 sf of Office/retail on the first floor and 6,000 sf of office space on the upper floors. Currently the upper floors are unoccupied and in need of major renovation in order for them to be usable for any purpose.</p>	DRI Request \$325,000
B-4	<p><u>Create New Apartments at 73 Main Street</u></p> <p>This project will redevelop 4,000 sf of Office/retail on floors 1 and 2, and create two housing units on floor 3. The first and second floors are currently being used as office space by a tenant that will be vacating the space in 2018 and the 3rd floor is unusable in its current condition.</p>	DRI Request \$220,000

B-5	<u>Renovate 37-39 Port Watson Street Mixed Use Building and Create New Apartments</u> This project will create 4 residential units in the rear of property, with the bottom 2 units fully ADA compliant. The project will also rebuild the façade of the building and improve the side alley to be an attractive well-lit walkway with plantings.	DRI Request \$300,000
B-6	<u>Preserve and Restore SUNY Cortland Alumni Carriage House</u> The Lynne Parks '68 SUNY Cortland Alumni House, including its Carriage House, is one of the city's most iconic locations. This project will renovate the SUNY Alumni Carriage House and create lodging space for visitors to the area, a multi-purpose meeting space, new restrooms and a kitchenette.	DRI Request \$100,000
B-7	<u>Renovate the Façade at BRIX</u> This project would allow for the installation of floor-to-ceiling glass doors at BRIX to provide a connection between the interior and exterior seating areas. The new design will give the business an atmosphere that would increase business during slower times and would enable BRIX to hire additional employees.	DRI Request \$50,000
B-8	<u>Redevelop and Stabilize Harold (Keator) Block Mixed Use Building</u> Six (6) existing residential units will be converted into nine (9) high-quality 2-bedroom units and targeted specifically to young professionals with higher disposable income. The project includes structural repairs that will allow for apartment creation and energy efficient replacements of the retail window.	DRI Request \$297,100
B-9	<u>Create New Apartments at 29 Central Avenue</u> This project will redevelop 2,000 sf of office/retail on the first floor and (4) 2 bedroom and (2) 1 bedroom housing units on the upper floors. The entire building is currently unoccupied. The 1st and 2nd floors were most recently used as office space. The 3rd floor is unusable in its current condition.	DRI Request \$85,000
B-10	<u>Renovate Fiorentini Block for Mixed Use Retail and Residential Development</u> This project will include a new water line to be installed from the Street into the building, to comply with the Cortland City Fire Code and install sprinklers throughout the entire building to allow apartments to be built on the upper floors. All windows on the second and third floors will be replaced as they are old single-pane windows and in poor condition. This project also includes restoration of the historical facade on the top of the building facing the Main Street.	DRI Request \$80,000
B-11	<u>Renovate 83-85 Main Street for Mixed Use Development</u> This project is a mixed-use redevelopment project of a chronically vacant, deteriorating historical building, which is a critical anchor on Main Street. Built in 1891, the upper floors of this building have been vacant since the early 1940's and are in dire need of repair. This project will create upscale, luxury, market rate, loft style apartments on the 2nd, 3rd, and 4th floors of the building, creating a total of nine (9) new apartments.	DRI Request \$500,000
B-12	<u>Complete the Creation of the Cortland Business Innovation Center</u> The project will serve Cortland County's nearly 49,000 residents and increase visitation from the I-81 corridor. The facility will provide a physical space for the ideation and commercialization of concepts into viable businesses with retail spaces for four businesses on the first floor, eight co-working and startup offices on the second floor and one entrepreneur in residency on the third floor.	DRI Request \$484,000