



## Update: First Baptist Church Redevelopment Planning

Batavia Community Development Committee | November 30, 2009



## Downtown Urban Design Principles

- ▶ Complement architectural style and historic use of stone
- ▶ Reinforce relationship with the river
- ▶ Utilize natural topography, maximize river views
- ▶ Promote mixed-use pedestrian-oriented development
- ▶ Create a secondary pedestrian circulation system
- ▶ Provide plazas, terraces, and other usable open spaces



## First Baptist Church Block



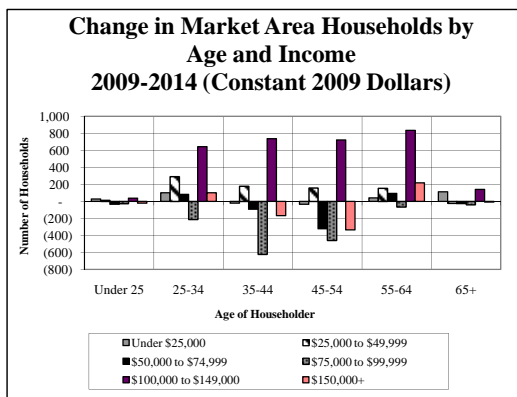
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## Market Fundamentals

- ▶ Downtown residential market supported primarily by empty-nesters
- ▶ Impact of baby boomers retiring
- ▶ Market recovery linked to general economy, financial system recovery
- ▶ Demographics drive the development program



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## Opportunities & Constraints

Historic buildings to be retained



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## Opportunities & Constraints

Site slopes up in three directions



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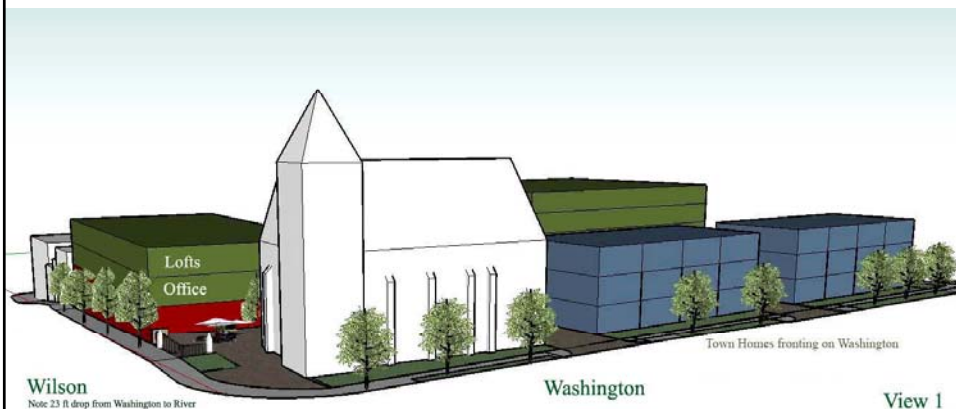
# Revised Concept Plan

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## Wilson/Washington View



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## Wilson/Washington View

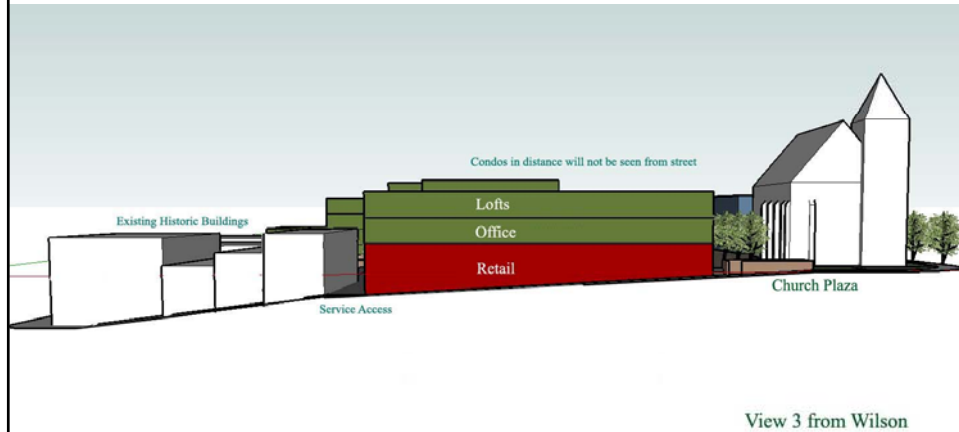


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## Wilson View



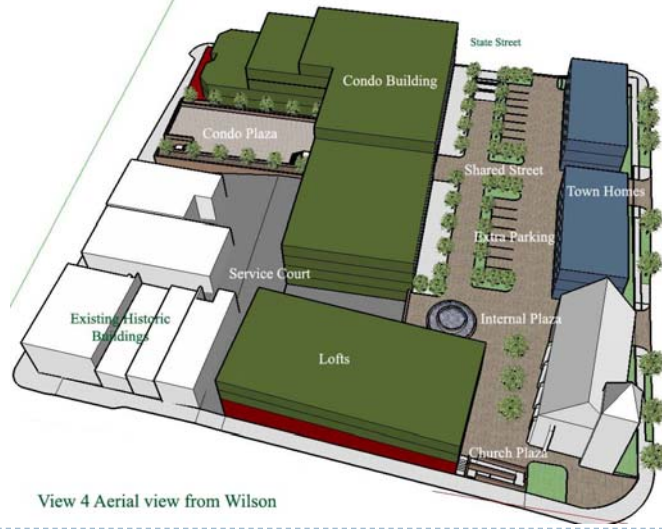
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## Aerial View from Wilson



View 4 Aerial view from Wilson

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## Wilson/River View



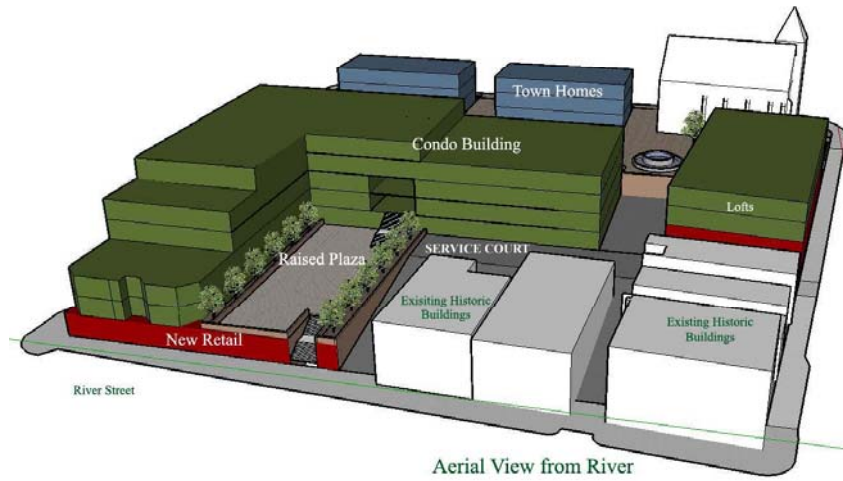
View 5 from Wilson and River

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## River View



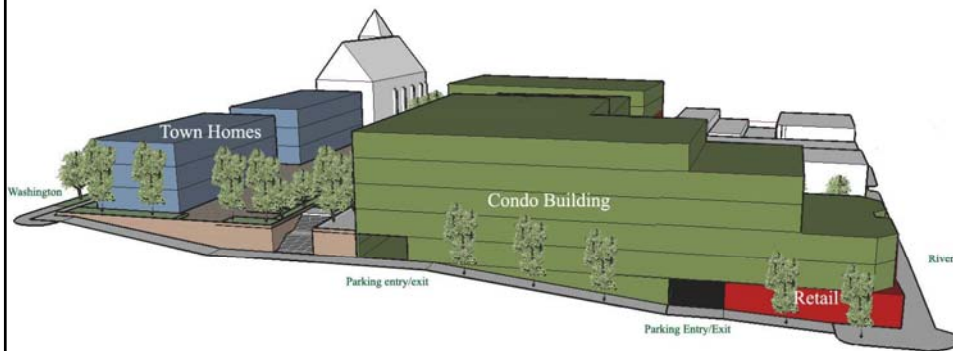
Aerial View from River

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## State View



Please note that there is a drop of 26ft. from Washington to River

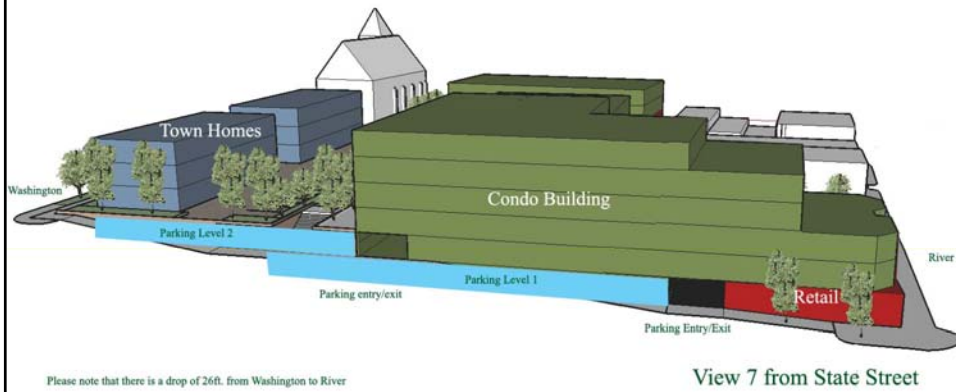
View 7 from State Street

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## State View with Parking

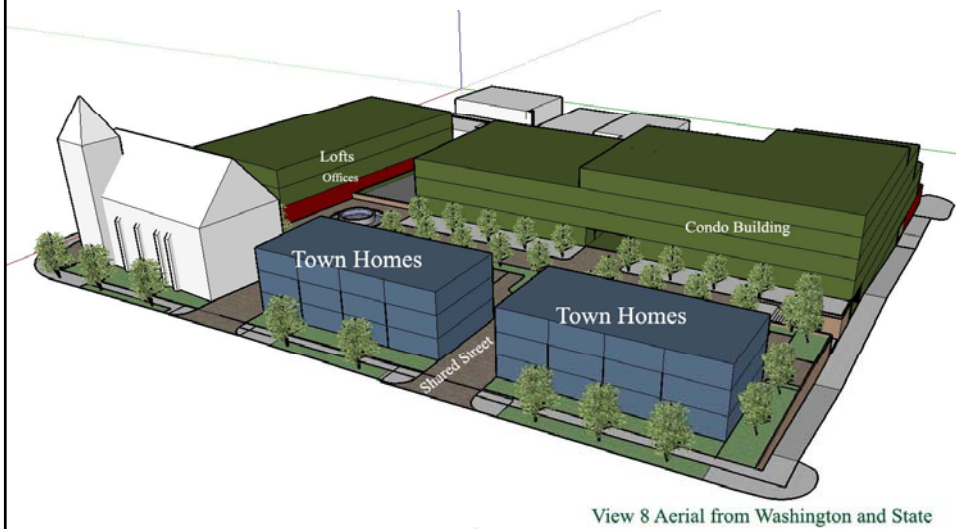


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## Washington/State View



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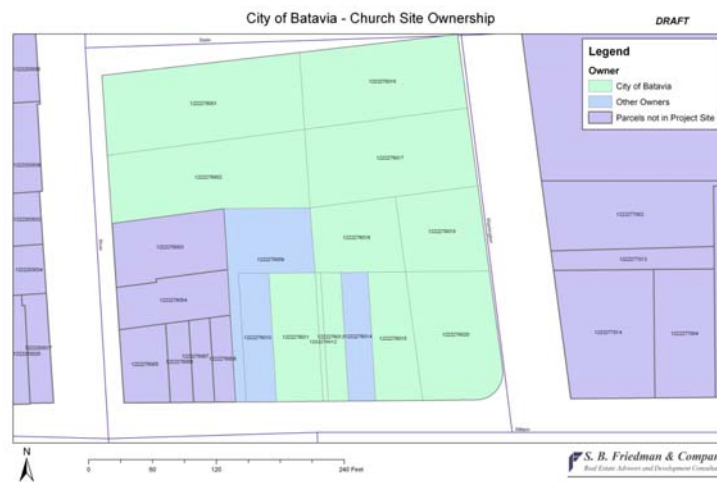
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## Development Strategy Issues

- ▶ Land Ownership
- ▶ Credit Environment (esp. for Mixed-Use Projects)
- ▶ Market Timing & Developer Mindset
- ▶ Lead Time to a Deal/Groundbreaking
  - ▶ PPPs take time
  - ▶ Seek to begin construction early in the next economic cycle

## Land Ownership



## Next Steps

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- ▶ Prepare developer RFQ/P – **early 2010**
- ▶ Determine RFQ/P release date

