



Geneva Local Development Corporation Geneva Industrial Development Agency

Geneva City Council
47 Castle Street
Geneva, NY 14456

Re: City of Geneva Proposed Zoning Revision

Dear Geneva City Councilors:

As organizations focused on economic development in the City of Geneva, the Industrial Development Agency and Local Development Corporation would like to offer a series of recommendations related to the proposed Zoning Code revision that the Council will be considering in the coming months. As you know, the City of Geneva does not have an abundance of land available for new development. Given this, we believe that the new Zoning Code can be used as a tool to anticipate and prepare for future development and redevelopment opportunities. A map of the proposed changes is attached to this letter, which essentially amount to the following:

- Creating a Medium Density Residential area within the industrial area in the northern part of the City to create the opportunity for future apartment and workforce housing.
- Creating additional Mixed-Use Hospitality zoning on and near the lakefront, while maintaining appropriate setbacks from the lake and ample greenspace.
- Amending the former OEO site and parking lot to Central Business – 5 Story to ensure viability of future commercial development.

In addition to the above changes, we urge you to consider the following:

- 1) Re-establishing a connection between the sixth ward and the lakefront. We understand a walking bridge is likely prohibitively expensive, but we believe it is worth exploring if other crossing solutions may be viable.
- 2) Planning for and creating opportunity for small business development in the Mixed Residential and Neighborhood Business areas along and around Exchange St. and Middle St. While changes to the proposed zoning may not be necessary here, we see opportunity for development in these areas.
- 3) Integrating additional recreational opportunities on and near the lake to support visitation and retail.

While our boards have voted affirmatively to support these suggestions, we as the Board Chairs are happy to discuss them with you should you have any questions or concerns. We appreciate your thoughtful consideration of this matter, and look forward to continued partnership with the City of Geneva.

Sincerely,

Anne Nenneau
Geneva Industrial Development Agency

David Linger
Geneva Local Development Corporation