

REVITALIZE & RESTORE JAMESTOWN INITIATIVE

Comprehensive Master Dossier: The Arcade Building Project

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I. Executive Summary: The Next Anchor of Jamestown

Jamestown has successfully established itself as a national destination through the National Comedy Center. To evolve from a day-trip location into a multi-day economic driver, the city requires a secondary, complementary anchor.

This proposal outlines the creation of a world-class, technologically advanced immersive entertainment complex: **The National Scare Center & Arcade Building Ecosystem.**

With an estimated development budget of \$25 million to \$30 million, this initiative is structured to leverage a \$60M+ menu of state, federal, and private funding sources. The ultimate mission of this project goes far beyond entertainment. It is an economic engine built on the philosophy of *"How can we?"* rather than *"Why can't we?"* The goal is to build this facility with **zero local taxpayer impact**, utilizing its ongoing operational profits to directly fund youth programming, target transportation solutions, local business revitalization, and a permanent workforce pipeline.

II. The Empirical Case: Destinations Drive Revitalization

To successfully execute this vision, we must confront the economic realities of Jamestown and address the common misconception that a city must "fix its housing first" before building attractions. Data, historical precedent, and Jamestown's own municipal reports prove that housing and destination-building must run simultaneously.

The Jamestown Economic Reality

According to the Mayor's 2026 State of the City Report, Jamestown is facing declining revenues (~\$663,000 drop in 2025), the exhaustion of ARPA funds, and a shrinking taxable base. Jamestown currently has over 15 active revitalization projects. What links all of these projects is that they are entirely reliant on state/federal grants or private endowments. The reality is stark: **It is outside capital or nothing gets built.**

As of 2026, the population of Jamestown, NY, is approximately **27,212**, reflecting a continued gradual decline of -5.1% since the 2020 Census (28,673). The city, which peaked around 1930 with 45,000 residents, serves as the economic hub of Chautauqua County despite a trend of decreasing population. [World Population Review +3](#)

Key Population Data:

- **2026 Estimated Population:** 27,212
- **2020 Census:** 28,673
- **Annual Decline Rate:** -0.89%
- **Median Age:** 39.8 years [World Population Review](#)

Population Trend Highlights

- **Long-Term Trend:** The city has seen a consistent, long-term decline from its peak in the mid-20th century, a pattern common in regional Rust Belt cities.
- **Recent Trends:** Between 2000 and 2023, the population decreased by nearly 4,000 residents, dropping from over 31,000 to just under 28,000.

The "Fix Housing First" Myth

While housing is a critical baseline, research consistently shows that housing alone does not save a declining city. People need a reason to want to live somewhere. Economic activity and forward momentum are driven by destinations. Consider these proven examples:

- **Bellefontaine, Ohio:** Reversed a 70%+ downtown vacancy rate not by fixing housing first, but by creating unique retail and entertainment destinations that gave people a reason to stay.
- **Paducah, Kentucky:** Transformed a blighted neighborhood into a UNESCO Creative City by attracting artists. The housing improved organically because people wanted to be near the cultural anchor.
- **Marfa, Texas:** A dying ranching town was transformed into an internationally recognized economic hub entirely because of one cultural destination: The Chinati Foundation.
- **Biddeford, Maine:** Went from "Trashtown" to a 2022 Great American Main Street Award winner by activating its mill district, attracting \$216 million in reinvestment and dropping commercial vacancy from 20.7% to 4.5%.

The Power of the Second Anchor

The National Comedy Center is proof of concept. In its first full year (2019), city sales tax revenue hit an all-time high, and Chautauqua County lodging revenue broke records. However, a single anchor brings day-trippers. A second anchor—especially one targeting a highly dedicated, alternative demographic—

forces weekend hotel stays, doubles restaurant spend, and creates massive cross-promotion opportunities.

III. Phase 1: Assessment, Preservation & Digital Restoration

Before physical renovation begins, we must honor the history of the Arcade Building.



- **LiDAR Scanning & VR Preservation:** We will execute a millimeter-accurate 3D LiDAR scan of the entire structure to preserve its exact footprint.
- **AI & Artist Restoration:** Partnering with local Jamestown artists and utilizing advanced AI generation programs (like Meshy), we will combine historical photographs with our 3D models to create a fully navigable digital twin.
- **Exterior Rebuild & Facade Modernization:** The exterior brickwork will be meticulously restored and freshened. We will rebuild the adjacent structure along the tracks to resurrect the full historic footprint. The building will be outfitted with modern, black-framed glass windows throughout, completely removing any old awnings or foreground barricades to create a clean, imposing street presence.
- **LED Illusion Windows:** The front-facing, black-framed windows will be sealed and retrofitted with high-resolution LED panels positioned behind the glass. When off, they look like standard black windows; when activated, they act as dynamic optical illusions, serving as digital canvases for community advertising.

IV. Architectural Strategy & Commercial Ecosystem (Floor-by-Floor)

The interior will undergo an engineered gutting, replacing aging infrastructure with a highly secure steel and concrete inner superstructure featuring a centralized, high-speed commercial dumbwaiter system connecting the ground floor to the rooftop.

1. The Basement ("The Underground")

We will excavate and acoustically isolate the basement (absorbing all sound to strictly adhere to downtown noise ordinances) to create a dynamic, multi-generational venue:

- **Weekdays & Saturday Afternoons (Youth Hub):** Operates as a community center and dance hall. We will host dedicated after-school events and Wednesday/Thursday night kids' club dances.
- **Friday & Saturday Nights (Adult Nightlife):** Transitions into an exclusive, high-end nightlife and dance club, keeping weekend revenue within the city limits.
- **Sundays (Senior Recreation):** The space rolls over to host morning crafts and afternoon Bingo for the city's elderly residents.

2. The Ground Floor (The Hub)

The preserved ground floor acts as a bustling, multi-tenant revenue generator:

- **The Arcade Expansion:** Expanding into the newly built two-story structure on the left (the formerly empty lot), this massive, family-friendly arcade will host accessible gaming and weekly esports tournaments.
- **UFO Burgers (Front of House):** A highly themed, quick-service dining space. To maximize safety and reduce operational overhead, there is no commercial kitchen on this level. Orders are prepared in the centralized rooftop kitchen and instantly delivered downstairs via the dedicated commercial dumbwaiter. We serve signature "**UFO Sliders**"—gourmet burgers completely encased in a crimped, flying-saucer-shaped bun with a minimalist UFO logo seared directly into the top crust, locking in the heat, cheese, and flavor for a mess-free dining experience.



- **The Recording Studio:** A fully equipped studio on the train side, acting as a regional talent incubator for local musicians to record and distribute their work.
- **Small Business Incubator:** Dedicated retail footprints for local Jamestown entrepreneurs.

3. The Core (The National Scare Center)

The central attraction is a year-round immersive experience utilizing proprietary, Hollywood-caliber practical effects, mind-bending optical illusions, and highly detailed, unpredictable environments to drive repeat visitation.

4. The Fourth Floor (The Immersive Hotel)

Located on the train side, this boutique hotel features a strictly limited number of highly exclusive, extreme theme rooms. A central hallway rigged with advanced practical effects creates a premium, "scared all night" experience.

5. The Rooftop (Central Kitchen & Upscale Dining)

An upscale bar and restaurant offering a refined, classier atmosphere and skyline views. **Crucially, the rooftop houses the building's sole, centralized commercial kitchen.** By powering both the fine dining and the ground-floor UFO Burgers from one top-floor location, we consolidate fire suppression (Ansul) systems, drastically lower building insurance premiums, and eliminate the catastrophic risk of a ground-level kitchen fire threatening the upper hotel floors.

V. Advanced Venue Management & "Safe City" AI Security Framework

A core priority of this initiative is absolute safety. The complex will be continuously monitored and operated by an **Advanced Venue AI OS**, a state-of-the-art, proprietary centralized AI server system designed specifically for high-traffic entertainment and security management.

The Central Command Booth

The physical nerve center of the building is the Central Command Booth—an elevated, secured, glass-enclosed hub that overlooks the primary traffic arteries of the Hub and Arcade. Manned by trained safety directors, this booth houses the primary AI dashboard, giving staff real-time, 360-degree topographical heat-mapping of crowd density and flow across all five floors.

Security Waystations

Rather than relying on intimidating, traditional bouncers, the facility utilizes tech-enabled Security Waystations seamlessly integrated into the architecture. These discreet podiums serve as localized data nodes. Security personnel stationed here receive instant, silent alerts via earpiece or tablet from the centralized AI system, allowing them to intercept issues calmly and professionally before the public is ever aware.

The "Invisible Bouncer" Protocol (Automated De-escalation)

Utilizing advanced spatial and behavioral monitoring via highly calibrated camera arrays, the AI framework instantly detects aggressive posture, raised vocal decibels, or erratic movement. Before physical security even needs to intervene, the system deploys automated de-escalation tactics:

- **Environmental Shifts:** The AI can isolate the specific area of tension, automatically adjusting targeted lighting (shifting to calming hues or brightening the area to remove anonymity) and lowering localized music volume.
- **Directional Audio:** The system can broadcast precise, localized audio instructions directly to the disruptive individuals (e.g., a calm, authoritative voice requesting them to separate), breaking the tension.
- **Zero-Tolerance Flagging:** Problematic individuals are automatically logged and flagged via facial recognition. Anyone causing a disruption is barred from re-entry unless cleared by staff intervention, ensuring a flawlessly safe environment for families and children.

VI. Community Reinvestment: "How Can We" Better Jamestown

Profits from the Scare Center will be deliberately reinvested into the city's social fabric.

The Youth "Loss Leader" Investment: We accept that hosting chaperoned youth dances and after-school programs in "The Underground" will operate at a financial loss. This is a permanent, non-negotiable investment in our children, giving them a safe place to socialize, network, and grow to love their hometown.

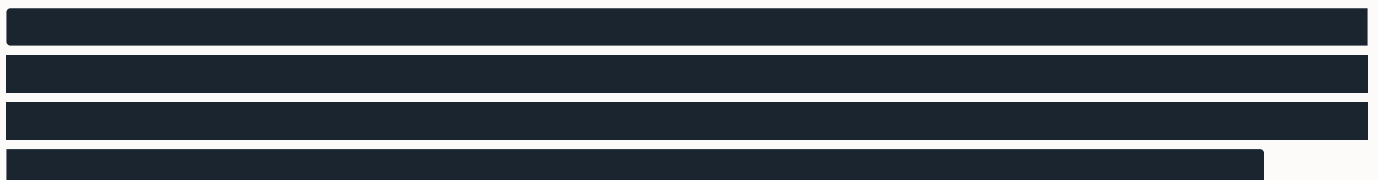
- **The EV "Safe Ride" Program:** To ensure accessibility and safety, we will manage a fleet of 2-3 electric vehicles operating autonomously (weather permitting). For a small fee, patrons within a localized radius can schedule direct, round-trip transportation exclusively to the National Scare Center or the National Comedy Center (NCC). This is not a general public taxi; it is a targeted amenity for our city's entertainment anchors. It ensures safe transit for those who struggle to secure rides, eliminates drinking and driving, and eases the burden on local police. Vehicles will be strictly monitored (fully audio/video recorded, zero-tolerance for smoking).
- **The Downtown Aesthetic Corridor Fund:** Rather than just focusing on our own footprint, we will establish an internal fund dedicated to painting downtown buildings, modernizing signage, and ensuring the city blocks connecting the NCC, the National Scare Center (NSC), and the future Riverwalk Amphitheater are kept immaculate. By keeping this corridor vibrant and fresh, we foster deep civic pride and create a visually undeniable draw for incoming tourists and new businesses.
- **Minor League Sports Revival:** Sponsoring and managing an affiliated minor league hockey team.

VII. Local Economic Execution & The Talent Pipeline

- **Hyper-Local Sourcing:** All physical restoration will mandate the use of premier local contractors (e.g., Tri-County Restoration).
- **The JCC Tech & Arts Pipeline:** We will partner with Jamestown Community College to create specialized coursework. The facility's advanced electronics and effects provide a hands-on training ground for JCC's engineering and theater students.
- **Jamestown Actors Guild:** Operating the facility requires highly trained talent. We will forge a permanent partnership with the local Actors Guild, providing year-round, paid performance work.

VIII. The Viral Launch Strategy

To guarantee national attention upon launch without an exorbitant advertising budget, the project will utilize a highly coordinated, eccentric, guerilla-style viral marketing campaign.



[DETAILS REDACTED FOR PUBLIC SECURITY]

IX. Financial Architecture: The \$60M+ Funding Assessment

We are bringing outside wealth into Chautauqua County. By cherry-picking from the exhaustive funding avenues below, we will fully meet the \$25M–\$30M project cost with **zero local tax burden**.

Funding Source	Max Potential Amount	Impact on Local Taxpayers
Federal New Markets Tax Credits (NMTC)	Up to \$10,000,000	None
Empire State Development (Market NY)	Up to \$15,000,000	None
Historic Rehabilitation Tax Credits	Est. \$10M - \$12M	None
Restore New York Communities Initiative	Up to \$10,000,000	None
Private Regional Foundations	Up to \$5,000,000	None
Federal Grants (EDA & HUD CDBG)	Up to \$4,000,000	None

X. Strategic Partnership Target: Alchemy Studios & Glenn Hetrick

To elevate this project globally, we are targeting a strategic partnership with Alchemy Studios, led by industry titan and Pennsylvania native **Glenn Hetrick**. Leveraging shared regional roots, we are offering an industry legend the canvas to leave a legacy-defining mark on his extended backyard. We will pitch an apprenticeship pipeline where our local JCC students and Actors Guild talent can train directly with his studio.

XI. The Future Vision: Phase Two

As the Scare Center drives sustained tourism, we will initiate Phase Two: acquiring the Riverwalk storage facility and converting it into the **Riverwalk Amphitheater**. Powered by our recording studio's talent pipeline, this will activate the Chadakoin River waterfront, allowing for pedestrian-only festival days and cementing Jamestown as the premier entertainment district of Western New York.

XII. Collaborative Project Goals: The "Rising Tide" Philosophy

A frequent concern regarding large-scale development is that a massive new entertainment complex will cannibalize local business. This project is explicitly designed to do the exact opposite.

- **Complement, Don't Compete:** The internal food and beverage offerings (UFO Burgers and the Rooftop lounge) are highly themed, specialized amenities designed primarily to keep tourists engaged in the district longer. They are not intended to be full-service, traditional restaurants that pull regular dining traffic away from our neighbors. We want visitors to grab a slider, experience the attractions, and then spend the rest of their evening—and their money—at local steakhouses, breweries, and retail shops downtown.
- **The Jamestown Community Portal:** To prove our commitment to lifting all boats, we will launch and manage a centralized digital ecosystem for the city. This portal will feature an interactive calendar and a live, clickable map. Local businesses, hotels, and event organizers will be able to register for free and post their daily offerings. When tourists book tickets or search for our attractions, they will be seamlessly directed to this portal to plan the rest of their trip—driving our massive foot traffic directly to the front doors of neighboring businesses.