

City of Binghamton  
FIRST WARD BOA REDEVELOPMENT PLAN

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MEETING MINUTES

Public Meeting #3  
February 15, 2010 at Boys and Girls Club

1. Open House

As attendees arrived at the meeting they were asked to sign-in and identify on a map where they lived, whether in the First Ward or in a surrounding community. They were directed to visit each of the stations that had been set up and to comment on proposed projects, recommendations, and next steps in the process. Approximately 35 people were in attendance at the meeting.

Results of this are tabulated below.

2. Overview and Question & Answer Period

Although no presentation was formally planned, it became evident that meeting attendees were looking for the opportunity to learn more about the program and to ask questions related to the planning process.

Caroline Quidort, AICP opened the question period with a brief introduction.

Kimberly Baptiste, AICP provided a summary of the BOA program and opened the floor to questions and answers. The public had a variety of questions which were fielded by representatives from the City and Bergmann Associates. Questions ranged from site specific inquiries to broader questions about the long-term benefits of the program. Key issues noted in the discussion were the low levels of owner occupancy in the neighborhood, the presence of sites on Clinton Street that are in various states of disrepair, and the lack of maintenance of some residential neighborhoods. Kimberly urged all attendees to document comments on the station boards and to contact the City or Bergmann Associates with any further comments or questions.

3. Tabulated Results

*Where do you live?*

Twenty-four attendees participated in this exercise. Approximately 2/3 lived in the First Ward, with others living in Johnson City, the north side of Binghamton, the south side of Binghamton, and the west side of Binghamton. Two attendees live in the First Ward but to the west of the current study area. It was noted that the current boundary excludes a portion of the "First Ward" neighborhood and a recommendation will be added to the Pre-Nomination Study to expand the current boundary.

### *Proposed Projects*

Participants were asked to mark up a map of the study area with projects they would like to see implemented in the First Ward. Comments from this are summarized below:

- Retail on Glenwood
- Impacts to First Ward from Wal-Mart
- Need child drop-off, pick-up area in front of school
- Street pavement and curb improvements on Jarvis and Grace Streets
- Improve gateways under railroad
- Traffic concerns on Jarvis, Field, and in Charles Street Business Park associated with trucks
- Ramp from I-86
- Bus stops on Front Street
- New park space south of study area
- Expand First Ward Park to the east with playfields and a pavilion – may also be a place for a farmers market
- Traffic to Charles Street
- Possible road from Charles Street Business Park to Prospect Street
- Why does Elm Street still dead end at Charles Street Business Park?
- Park south of Charles Street Business Park on vacant land
- Industrial on south side of Clinton Street
- Road spur off Front Street before rail underpasses
- Riverwalk along Chenango River
- Enhance Valley Street park
- Gateway entrance at north end of Front Street

### *Recommendations*

#### Quality of Life

Recommendations on the Quality of Life board were consistent with the recommendations in section 2.6 of the Pre-Nomination Study. All respondents were in agreement with all recommendations presented under this category. One “not sure” vote was marked for the following recommendation – “Adopt housing initiatives to preserve the historic housing stock and encourage ownership, owner occupancy, and reinvestment in the neighborhood.”

Comments generated on this board are listed below:

- Capitalize on Seniors Center as a neighborhood center
- Redesign First Ward park before it's too late
- Capitalize on ethnic diversity
- Work with First Ward Action Council on a Master Plan – City could initiate a housing management forum
- Major problem is absentee landlords
- We must find a way to increase owner occupancy

- Incentivize workers at Charles Street Business Park to live in neighborhood
- Expand Neighborhood Assembly dream with City initiatives
- Have a police beat
- Enforce drug laws
- Neighborhood Community Program
- Bicycle and walking path Master Plan
- Install bike racks along Clinton Street

### Sustainability

Recommendations on the Sustainability board were consistent with the recommendations in section 2.6 of the Pre-Nomination Study. The majority of respondents were in agreement with all recommendations presented under this category, although each recommendation also had one “not sure” vote. There was one “disagree” vote for the following recommendation – “Continue to advocate for the development and implementation of a smart grid and smaller point-of-origin energy sources to increase viability of cogeneration plant within the First Ward.”

Comments generated on this board are listed below:

- Bike lanes or bike friendly roadways
- Build a new swimming pool
- Bike and walk paths / bridges
- Landscaping on corridors
- Potted plants, hanging baskets, and flags on corridors
- More trees on corridors
- Bigger trees on corridors
- Flowers on corridors
- Adapt Comp Plan recommendations as needed
- Farmers market across from St. Michaels
- Farmers market at lot across from mental health clinic
- Is there a long-term strategy to own and operate the co-gen plant?

### Economic Revitalization

Recommendations on the Economic Revitalization board were consistent with the recommendations in section 2.6 of the Pre-Nomination Study. The majority of respondents were in agreement with all recommendations presented under this category, although each recommendation also received one “disagree” vote.

Comments generated on this board are listed below:

- Build covered bus shelters

- Need ice cream parlor
- Need bakery
- Focus on small, ethnically diverse businesses
- Some homes on Front Street need to be cleaned up
- Would compete with Downtown Plan – Attempt to develop light industry in specific areas, supported by energy generated at power plant on Charles Street
- Need trees, hanging baskets, flags and potted plants on Clinton and Front Streets
- Demolition and reconstruction – most buildings are beyond repair
- Lets bring business to the riverfront (like places in Europe)
- Need to consider floodwalls and their impact on useful development
- Need to improve zoning code to put teeth into enforcement that allows area to foster and maintain value
- Most of First Ward except Charles Street and south of Clinton should be residential
- Demolish block by block
- Rebuild new homes with larger lot sizes
- Clinton Street is a gateway to our great city

#### Business Development and Job Creation

Recommendations on the Business Development and Job Creation board were consistent with the recommendations in section 2.6 of the Pre-Nomination Study. The majority of respondents were in agreement with all recommendations presented under this category, although each recommendation also received one “not sure” vote. There were no “disagree” votes.

Comments generated on this board are listed below:

- Need small businesses to respond to demand generated by new businesses in Charles Street Business Park
- Need turn off for busses on Clinton Street
- Utilize cogeneration plant for municipal energy
- Keep trucks off Field Street and Jarvis Street
- Heavy trucks on city streets – over load weight – how will they get here