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ACTION PLAN

BLUEPRINT  
BINGHAMTON

# ACTION PLAN

## 06

### WHAT DOES IMPLEMENTATION ENTAIL?

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Blueprint Binghamton: Forward Together is a citizen-driven plan for the future of the City of Binghamton that will guide decision-making in the City over the next 10 years. The planning process invited everyone with a stake in the future of the City and thousands of people contributed their time and their ideas to the Plan. Now that the planning process is complete, carrying the energy and commitment of these stakeholders into the action phase is crucial to the successful implementation of the strategies described in this Plan.

While the City will take the lead in championing this Plan, committed residents and community partners who rallied around the ideas they care

most about will provide the strongest push to implementation. The strategies in this Plan run the gamut from large-scale opportunities requiring significant funding and regional coordination to neighborhood-level improvements that may be accomplished mainly with the time, energy and coordination of neighbors.

This Plan is only the start of an ongoing partnership between the City and its citizens to move forward in realizing the vision of Blueprint Binghamton. Each of these seven recommendation areas will require partnerships between the City and different community partners to move the strategies forward. While some partnerships already exist and may be strengthened and

expanded, others may need to be developed. Community partners include regional organizations, community groups, nonprofits, hospitals, educational institutions (such as the school district, university, colleges and vocational schools), the business community, arts groups, developers, realtors, the media, and residents.

Finally, each and every citizen can help support the Plan's implementation and the City by getting involved in the issues they care most about, by taking pride in their City and spreading that pride to everyone they know, by supporting their neighbors and local businesses, and by staying up-to-date with the Plan's implementation.

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## ACTION PLANS

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The following Action Plans are designed to help the City keep track of the goals and strategies in each of the seven recommendation areas and the components of their implementation. The Action Plans are set up as matrices and identify for each strategy the area within the City that the strategy applies to, the involved parties that will partner to implement it, the time frame of implementation, and potential funding sources.



# ECONOMIC DEVELOPMENT: A PLAN FOR A CITY THAT PROSPERS

RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>GOAL 1: IMPROVE THE IMAGE OF THE CITY AS AN EXCELLENT PLACE TO DO BUSINESS</b>				
<b>1.1</b> Position Binghamton as a leader in the region	Citywide	Mayor's Office; Binghamton Economic Development Office (BEDO); Southern Tier Regional Economic Development Council (STREDC); Broome County Industrial Development Authority (BCIDA); Greater Binghamton Chamber of Commerce	Within 1 Year	New York State Consolidated Funding Application (NYS CFA); BEDO /BLDC Marketing Budgets;
<b>1.2</b> Develop professional branding strategy	Citywide	Mayor's Office; BEDO; Binghamton Student Design Agency	Within 1 Year	BEDO Marketing Budget
<b>1.3</b> Restructure economic development office to help businesses navigate the system	Citywide	Mayor's Office; BEDO	Within 1 Year	Not Applicable
<b>1.4</b> Seek "shovel ready" designation for Charles Street Business Park	Charles Street Business Park	Planning, Housing & Community Development (PHCD); BEDO; BCIDA	Within 1 Year	First Ward Brownfield Opportunity Area (FW BOA) funds; NYS CFA; Southern Tier Infrastructure Fund for Shovel Ready Sites
<b>GOAL 2: LEVERAGE RAIL AND BRANDYWINE BOA FOR JOB GROWTH</b>				
<b>2.1</b> Create an industrial preservation area within the Brandywine industrial corridor	Brandywine BOA	PHCD, BEDO	TBD*	Not Applicable
<b>2.2</b> Focus site acquisition efforts on the Brandywine BOA	Brandywine BOA	Broome County Land Bank; BC IDA; Binghamton Local Development Corporation (BLDC);	Within 1 year	Broome County Land Bank, Office of Attorney General Community Revitalization Initiative Funds, EPA Assessment and Cleanup Grants, BC IDA, REDC, BLDC
<b>2.3</b> Obtain "shovel ready" certification for sites in Brandywine industrial corridor	Brandywine BOA	BC Planning; BCIDA	Within 1 year	Existing BOA funds; Southern Tier Infrastructure Fund for Shovel Ready Sites
<b>2.4</b> Leverage freight rail to attract businesses in the distribution cluster and intermodal businesses	Citywide	BC Planning; PHCD; BEDO; BCIDA	Continued effort	No or limited cost; existing BOA funds for marketing
<b>2.5</b> Use tools such as BOAs and I/I credits for redevelopment	Citywide; BOAs	PHCD; BEDO; BC Planning; BC IDA	Within 1 year	EPA Assessment and Cleanup Funds; existing BOA funds; BC Brownfield Cleanup Fund
<b>2.6</b> Support the development of targeted workforce development training programs to prepare Binghamton residents for jobs created	Citywide	Broome-Tioga Workforce NY; NYS DOL; Southern Tier Economic Partnership (STEP); BEDO	Within 1 year	Not Applicable

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RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>GOAL 3: LEVERAGE THE VALUE OF LOCAL ANCHOR INSTITUTIONS FOR ECONOMIC DEVELOPMENT</b>				
<b>3.1</b> Support the implementation of the Binghamton University Technology Incubator and position the City to offer space for incubator “grown-ups” and ancillary businesses supporting the incubator	Citywide	Binghamton University; BEDO; Mayor’s Office; PHCD; BC Land Bank	Within 3 years	Not Applicable
<b>3.2</b> Develop an Innovation District to promote Binghamton as a cultural and creative hub	Downtown Binghamton	Binghamton University; SUNY Broome; BEDO; Mayor’s Office; Arts Council; Broome County; Villages of Endicott and Johnson City	Within 3 years	Not Applicable
<b>3.3</b> Promote entrepreneurship through the development of JumpStart Binghamton and the Entrepreneurial Ecosystem	Citywide	Binghamton University; SUNY Broome; BEDO; Mayor’s Office; Small Business Administration	Within 3 years	Venture capitalists and investors; SBIR/STTR grants
<b>3.4</b> Challenge anchor institutions to purchase 20% of procured goods and services from local businesses	Citywide with an emphasis on Binghamton University, SUNY Broome, UHS, City of Binghamton, Broome County	BEDO	Within 1 year	Not Applicable
<b>3.5</b> Work with area health care providers to develop senior housing in Binghamton that offers a continuum of care	Citywide	BEDO; PHCD; area health care providers and private investors	Within 3 years	BLDC loans
<b>GOAL 4: CREATE A MIXED-USE DOWNTOWN THAT IS A REGIONAL DESTINATION</b>				
<b>4.1</b> Improve coordination amongst Downtown stakeholders to build on the successes and momentum in Downtown Binghamton	Downtown Binghamton	BEDO; BLDC; Local Businesses; Binghamton City Council; Mayors Office; Existing business associations (GWSA and DBBA)	Within 3 years	Business Community; property tax increment fund; BLDC loan
<b>4.2</b> Set up business district cleaning efforts and pair with anti-litter campaign	Central City Business District	BEDO; Binghamton University Enactus; Business Owners	Within 3 years	Not Applicable
<b>4.3</b> Enhance retail options downtown	Downtown Binghamton	BLDC; BEDO; business community	Within 3 years	Economic Development Administration Grant; CFA- Main Street Grant in 2015; BLDC Loans ; BEDO Marketing Budget for Retail Recruitment

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## ECONOMIC DEVELOPMENT

RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>4.4</b> Promote more activities downtown to encourage commuters to stay after work	Downtown Binghamton	Mayor's Office; BEDO; DBBA; GWSA	Within 1 year/ continued effort	BEDO; BLDC; Mayors Community Arts Budget
<b>4.5</b> Create an aesthetically appealing and cohesive visual identity for downtown	Downtown Binghamton	BEDO; Private Sector; PHCD;	Continued effort	Existing efforts through new proposed zoning
<b>4.6</b> Improve the gateways to downtown and the city	Gateways	Mayor's Office; Engineering; Public Works; BEDO; PHCD; NYSDOT regional representative	Continued effort	EDA Grant; NYS CFA for lighting, signage and other improvements; public/private fundraiser to improve Court St Bridge Gateway
<b>GOAL 5: ENCOURAGE LOCAL ENTREPRENEURIAL ACTIVITY AND HELP SMALL BUSINESSES THRIVE</b>				
<b>5.1</b> Embrace the idea of pop up shops and retail incubators to encourage entrepreneurial activity	Citywide with an emphasis on commercial corridors	BEDO; Local retailers, entrepreneurs, students (BU, SUNY Broome), property owners; TechWorks	Within 1 year	Not Applicable
<b>5.2</b> Support and grow the Buy Local Campaign	Citywide	BEDO; Binghamton Regional Sustainability Coalition (BRSC)	Expand current effort	BEDO Marketing Budget
<b>5.3</b> Streamline the regulatory process for small, independent retailers	Citywide	Mayor's Office; BEDO; PHCD	Continued effort	Not Applicable
<b>GOAL 6: CREATE STRONG NEIGHBORHOOD COMMERCIAL HUBS</b>				
<b>6.1</b> Allow the preservation of neighborhood commercial development to give residents the option to shop and eat in their neighborhoods	Citywide	PHCD; BEDO; City Council	Continued effort	Not Applicable
<b>6.2</b> Proactively guide the redevelopment of key areas such as Binghamton Plaza and Chenango Street	Binghamton Plaza and other key sites to be identified	BEDO; Mayors Office	Continued effort	NYS CFA; Direct Assistance to Businesses Southern Tier Community Revitalization Program (loans); existing BOA funds

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RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>6.3</b> Consider broader application of new zoning to encourage mixed-use development	Main & Court Corridor; other key commercial corridors as identified	PHCD; BEDO; City Council	Upon adoption of new zoning for Main & Court Corridor; within 3-5 years for other commercial corridors	Existing Community Challenge Planning Grant (CCPG); existing BOA funding
<b>6.4</b> Cultivate, brand, and market distinct retail corridors in different neighborhoods	Key commercial corridors to be identified	BEDO; PHCD	Within 3-5 years	BOA funds
<b>GOAL 7: FOSTER THE LOCAL ARTS</b>				
<b>7.1</b> Create a volunteer public art commission to foster the local arts	Citywide	City Council; BEDO; PHCD	Continued effort	Not Applicable
<b>7.2</b> Encourage visible and large-scale public art to promote the local arts and downtown revitalization	Citywide with a focus on urban center	Public Arts Commission; BEDO; Commission on Architecture and Urban Development (CAUD); PHCD	Within 1 year	National Endowment for the Arts - Our Town Grant Program
<b>7.3</b> Create temporary galleries in local businesses	Citywide	BEDO; local artists; business owners	Within 1 year	Not Applicable
<b>7.4</b> Use temporary arts and events to enliven vacant commercial spaces	Citywide	BEDO; local artists; property owners	Within 1 year	Not Applicable
<b>7.5</b> Sponsor an artist storefront/artist in residency space	Citywide	BEDO; local artists; property owners	Within 1 year	Not Applicable
<b>7.6</b> Participate in local and regional efforts to boost tourism and heritage tourism	Citywide	BEDO; Greater Binghamton Chamber of Commerce; Broome County; Center for Technology and Innovation (TechWorks!); Private and nonprofit tourism stakeholders;	Continued effort	Chamber of Commerce; I Love NY; Market NY

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# HOUSING: A PLAN FOR THOSE AT HOME IN THE CITY

RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>GOAL 1: PRESERVE THE EXISTING HOUSING STOCK</b>				
<b>1.1</b> Identify target areas for neighborhood stabilization and housing revitalization that builds on strengths	Citywide with focus on WSNP area, First Ward, North Side, East Side south of Robinson Street, South Side West near the hospital and commercial areas, and South Side East.	PHCD	Within 3 years	New York State Affordable Housing Corporation (AHC), Community Development Block Grant (CDBG), Housing and Community Renewal Urban Initiatives Program (HCR UI)
<b>1.2</b> Encourage historic preservation to maintain neighborhood character	Citywide, especially designated historic districts	PHCD	Continued effort	Office of Parks, Recreation & Historic Preservation Grants, Historic Preservation & New Market Tax Credits
<b>1.3</b> Work with the Binghamton Housing Authority, private developers/owners, and community development corporations to preserve and expand quality affordable rental housing	Citywide	PHCD; BHA; Community Housing Development Organizations (CHDOs); private developers	Continued effort	Low Income Housing Tax Credits (LIHTC), AHC, HCR UI
<b>1.4</b> Assist residents in need (low-income, seniors) with maintenance and repairs	Citywide, with a focus on the <b>STABILIZE</b> and <b>RENEW</b> areas identified in plan	PHCD; Quaranta Housing Services; Habitat for Humanity	Continued effort	LIHTC, Neighborhood Stabilization Program (NSP)
<b>1.5</b> Partner with local nonprofit organizations to explore mechanisms that assist elderly homeowners seeking to age in place in their homes	Citywide	PHCD; City Council; non-profit community land trust organization	5-10 years	HOME funds, HCR UI
<b>1.6</b> Consider working with one or more FHA-approved lending institutions to define the parameters of a Binghamton housing acquisition and rehabilitation program using FHA 203(k) mortgage insurance for loans	Citywide	PHCD; Binghamton Homeownership Academy (BHOA); Local lenders	Within 3 years	Not Applicable
<b>1.7</b> Develop "Fix to Own" program for City-owned properties to transition to owner-occupied properties	Citywide	PHCD; BHOA	Continued effort	NSP, Restore NY

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RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>GOAL 2: EXPAND HOUSING CHOICE IN BINGHAMTON</b>				
<b>2.1</b> Identify potential sites for new housing development (for-sale, for-rent, senior)	Citywide	PHCD; BEDO; BC Land Bank	Continued effort	Not Applicable
<b>2.2</b> Work with Broome County Land Bank to assemble redevelopment sites for new for sale housing units	Citywide, with a focus on the <b>STABILIZE</b> and <b>RENEW</b> areas identified in plan	PHCD; BC Land Bank	Within 5 years	HCR UI
<b>2.3</b> Require energy efficiency, green building practices, and universal design principles in publicly-funded projects	Citywide	PHCD; Housing; Engineering	Within 3-5 years	Not Applicable
<b>2.4</b> Develop new market-rate rental housing for general occupancy	Citywide, especially North Chenango and First Ward BOAs	PHCD; CHDOs; other private developers	5-10 years	AHC; NSP; LIHTC
<b>2.5</b> Develop affordable housing and mixed income developments adjacent to services and transportation	Citywide (near public transportation)	PHCD; BHA; CHDOs	Continued effort	LIHTC; Restore NY; HOME

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# HOUSING

RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>GOAL 3: MANAGE THE QUALITY OF RENTAL AND STUDENT HOUSING</b>				
<b>3.1</b> Devise a new Urban Village/Mixed Use zoning classification to legalize and better regulate rental housing while also managing externalities	See proposed land use map	PHCD	TBD*	Not Applicable
<b>3.2</b> Identify opportunity sites and incentives for new student housing development	Urban Village and commercial zoning districts	PHCD; BEDO	Within 1 year	New York Main Street Program; New Market Tax Credits
<b>3.3</b> Strengthen code enforcement and follow up to improve rental properties	Citywide	Building, Construction, Zoning & Code Enforcement	Continued effort	Not Applicable
<b>3.4</b> Work with the Binghamton Housing Authority to ensure that properties leased to families with Housing Choice vouchers have been inspected and are in compliance	Citywide	PHCD; Building, Construction, Zoning & Code Enforcement; BHA	Continued effort	Not Applicable
<b>3.5</b> Encourage landlords to improve the quality of their properties	Citywide	PHCD; Building, Construction, Zoning & Code Enforcement; Broome County Landlords Association	Continued effort	NYSERDA; CDBG
<b>3.6</b> Develop incentives for conversion of obsolete rental housing to owner-occupied (multi-family/single-family) housing	Citywide	PHCD; BHOA; CHDOs; Other private developers	Continued effort	Restore New York; AHC; NSP

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RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>GOAL 4: REVITALIZE DOWNTOWN WITH A MIX OF HOUSING OPTIONS</b>				
<b>4.1</b> Encourage historic preservation and reuse to provide unique, attractive housing options	Downtown	PHCD; BEDO; BC Land Bank	Continued effort	Office of Parks; Recreation & Historic Preservation Grants; Historic Preservation & New Market Tax Credits
<b>4.2</b> Encourage market rate housing with a variety of unit plans for residents seeking downtown amenities	Downtown	BEDO	Continued effort	New York Main Street Program, New Market Tax Credits
<b>4.3</b> Develop moderate-income senior housing near amenities	Downtown	BC Land Bank; BEDO	5-10 years	BC Land Bank; CDBG
<b>4.4</b> Consider parking maximums or lower parking minimums for new housing construction Downtown	Downtown	PHCD	TBD	Not Applicable
<b>4.5</b> Apply for a Choice Neighborhood Initiative Planning Grant for Woodburn Court II	Downtown	PHCD; BHA; Woodburn Court II	5-10 years	Choice Neighborhood Grant
<b>GOAL 5: MARKET BINGHAMTON HOUSING TO ATTRACT DIVERSE RESIDENTS</b>				
<b>5.1</b> Develop branding strategy for different target populations and neighborhoods	Citywide	PHCD; BEDO; BHOA	Within 1 year	BEDO marketing funds
<b>5.2</b> Work with institutions to offer employee incentives to live in Binghamton	Citywide	PHCD; BHOA; Binghamton City School District; major City employers	Within 3 years	AHC
<b>5.3</b> Expand Binghamton Homeownership Academy (BHOA) services and partnerships	Citywide	PHCD; BHOA	Continued effort	CDBG; Private funding

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# TRANSPORTATION: A PLAN FOR A CITY THAT WALKS, BIKES, RIDES TRANSIT... AND DRIVES TOO

RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>GOAL 1: UPGRADE AND MAINTAIN TRANSPORTATION INFRASTRUCTURE</b>				
<b>1.1</b> Expand and regularly update a citywide roadway infrastructure plan	Citywide	Engineering Department; Department of Public Works (DPW); PHCD; BMTS	Within 3 years	Economic Development Assistance Program (EDAP), Transportation Alternative Program (TAP)
<b>1.2</b> Work with private rail companies to improve rail infrastructure	Citywide	PHCD, Engineering, BMTS, Rail companies, NYSDOT	5-10 years	Railroad Rehabilitation & Improvement Financing (RRIF) Program; Transportation Investment Generating Economic Recovery (TIGER); Highway Safety Improvement Program (HSIP)
<b>1.3</b> Develop guidelines and standards to integrate green infrastructure in street rehabilitation projects	Focus on projects in FEMA special hazard areas and LWRP areas	PHCD; Engineering; DPW	Within 3 years	EPF; LWRP
<b>1.4</b> Reduce City costs by removing excessive infrastructure where possible	Citywide	Engineering; DPW; PHCD, BMTS	Within 5 years	EPF LWRP; federal transportation grant funds, including TIGER grants
<b>1.5</b> Convert most one-way streets to two-ways	Citywide (with emphasis on Downtown)	Engineering; DPW	Within 5 years	Not Applicable
<b>1.6</b> Continue to pursue outside funding sources	Citywide	PHCD	Continued effort	Federal transportation grant funds; Regional Economic Development Council (REDC) funds through CFA
<b>GOAL 2: ADDRESS PARKING &amp; MAINTENANCE ISSUES</b>				
<b>2.1</b> Undertake a comprehensive Downtown parking study	Downtown	BMTS; Mayor's Office; PHCD	Within 1 year	BMTS, City
<b>2.2</b> Develop a Parking Improvement District in Downtown, and utilize a portion of revenue from parking for Downtown improvements for pedestrians and bicyclists	C-2 Downtown Business District	PHCD & BEDO create district boundaries. City creates a PID commission to develop programs and policy to administer funds. Commission would submit annual budget and plan to Council/Mayor.	Within 3 years	Self-funded - Private sector dollars for bicycle and pedestrian infrastructure via donations

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RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>2.3</b> Introduce shared parking arrangements or residential permit parking in neighborhoods with student housing zones	Commercial districts and Urban Village Overlay zone	Police Department	Within 3 years	Not Applicable
<b>2.4</b> Create a parking credit system to encourage development	Citywide	PHCD	Within 3 years	Not Applicable
<b>2.5</b> Incentivize green infrastructure within surface parking lots	Citywide	PHCD; Engineering	Continued effort	Foundations; NYS CFA Green Innovation Grant; Federal Wildlife Fund; EPA Clean Water Act Nonpoint Source Grant Program; EPA Clean Water State Revolving Fund; City of Binghamton Green Infrastructure 50/50 Fund
<b>GOAL 3: PROMOTE ALTERNATIVE MODES OF TRANSPORTATION</b>				
<b>3.1</b> Improve transportation connections between Binghamton University and Downtown	Downtown	PHCD; Engineering; NYSDOT; Binghamton University (OCCT); BC Transit; BMTS; Town of Vestal	5-10 years	TAP & Highway Safety Improvement Program (HSIP) funds
<b>3.2</b> Improve the public transportation experience	Citywide	BC Transit; BMTS; PHCD; OCCT	Continued effort	Statewide Mass Transportation Operating Assistance; Clean Fuels Grant Program (new buses) STREDC funds through CFA
<b>3.3</b> Promote and encourage car share, car pooling, and transportation demand management	Citywide	PHCD; OCCT; BMTS (Greenride)	Continued effort	Not Applicable
<b>3.4</b> Incentivize EV Charger Stations with new development, and install at key locations in each neighborhood	Citywide	PHCD; Building Code; DPW	Within 5 years	Foundations; NYSERDA; Department of Energy (DOE); federal and state tax incentives
<b>3.5</b> Develop complete streets hierarchy for street design	Citywide	PHCD; Engineering; BMTS; NYSDOT	Within 3 years	Not Applicable
<b>3.6</b> Develop crosswalk policy	Citywide	Engineering; DPW	Within 1 year	Not Applicable
<b>3.7</b> Amend the City Code to require consideration of complete streets infrastructure for all City ROW projects including mill and pave projects	Citywide	PHCD; City Council	TBD*	Not Applicable
<b>3.8</b> Mark all New York State bike routes in the City with either dedicated lanes or sharrows by 2016	Citywide	PHCD; BMTS; NYSDOT	Within 3 years	TAP; Highway Safety Improvement Program (HSIP)
<b>3.9</b> Develop a citywide bike network	Citywide	PHCD; BMTS; Engineering; DPW; NYSDOT	Within 5 years	TAP; BMTS

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# TRANSPORTATION

RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>3.10</b> Consider a small bike share program	Citywide	PHCD; BMTS	Within 5 years	Community foundations; private sector donations (NYC program is sponsored by Citi Bank)
<b>3.11</b> Add more bike parking	Commercial zoning districts	PHCD; DPW	Within 3 years	TAP
<b>3.12</b> Build a bicycling community	Citywide	Fresh Cycles; Southern Tier Bike Club; other non-profits	Continued effort	Not Applicable
<b>3.13</b> Hold regular Bike the Drive events	Northshore Drive possibly Rt. 434 Eastbound direction	Parks & Recreation; BMTS; NYSDOT	Continued effort	Public/private donations. Marketing cost offset by registration fees.
<b>GOAL 4: IMPROVE THE PEDESTRIAN EXPERIENCE ON CITY STREETS</b>				
<b>4.1</b> Reclaim underutilized asphalt space on wide streets and intersections	Pilot to be implemented in C-2 District	PHCD; Parks & Recreation, DPW; BMTS; NYSDOT	Within 3-5 years	Not Applicable
<b>4.2</b> Develop a list of streets in need of a "Road Diet"	Citywide	PHCD; Engineering; BMTS; DPW; NYSDOT	Within 1 year	Not Applicable
<b>4.3</b> Make the bridges distinctive through lighting and highlighting architectural detail	Citywide	CAUD; PHCD; DPW; NYSDOT	Within 3 years	I LOVE NY Fund; NYSDOT; EPF LWRP; CDBG; NYSERDA
<b>4.4</b> Encourage more pedestrian activity	Citywide	PHCD; BC PED; BMTS; DPW (installation of signage); NYSDOT	Within 3 years	TAP; HSIP
<b>4.5</b> Address the needs of Binghamton City School District students who walk or take the bus to school	Citywide	Binghamton School District; Broome County Health Department; BMTS; NYSDOT	Continued effort	TAP; HSIP
<b>4.6</b> Limit truck traffic downtown	Downtown	Engineering; DPW; NYSDOT; BMTS	Within 3 years	Not Applicable
<b>4.7</b> Enforce sidewalk shoveling	Citywide	Code Enforcement	Continued effort	Not Applicable

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# INFRASTRUCTURE: A PLAN FOR WHERE THE RIVERS MEET THE CITY

RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>GOAL 1: REDUCE THE IMPACT OF FLOODING AND PROTECT BINGHAMTON NEIGHBORHOODS AND BUSINESSES</b>				
<b>1.1</b> Implement the City's established priority projects in the County's 2013 Multi-Jurisdictional Hazard Mitigation Plan	City-wide, specific focus on flood prone areas	Engineering; DPW; PHCD; Code Enforcement	Within 5 years	FEMA and SEMA flood mitigation grant programs; CDBG-DR
<b>1.2</b> Complete CRS application to make property owners eligible for reduced insurance rates	City-wide	PHCD; DPW; Building Construction	Within 1-3 years	NYS CFA (EPF program); FW BOA funds
<b>1.3</b> Partner with Broome County in the New York Rising Community Reconstruction Program planning efforts to ensure consistency across plans	City-wide	Engineering; Broome County, Flood Task Force	Within 1 year	New York Rising Community Reconstruction Program
<b>1.4</b> Help residents reduce the impact of flooding on their homes and comply with new floodplain standards to reduce flood insurance costs	Flood prone areas	Building Construction; Engineering	Continued Effort	FEMA and SEMA flood mitigation grant programs
<b>1.5</b> Proactively manage land in the floodplain to reduce blight and implement flood mitigation measures	New A Flood Zones (100 year flood plain)	City Council; PHCD; Building Construction; Broome County, Flood Task Force	Within 1-3 years	FEMA and SEMA flood mitigation grant programs; NYS CFA Green Innovation Grant
<b>1.6</b> Participate in regional cooperation efforts for riverine flooding	City-wide	Engineering; Building Construction; Broome County, Flood Task Force	Continued Effort	FEMA and SEMA flood mitigation grant programs; NYS CFA Green Innovation Grant
<b>GOAL 2: IMPROVE STORMWATER MANAGEMENT AND RIVER WATER QUALITY</b>				
<b>2.1</b> Enforce and enhance Urban Runoff Reduction Plan (URRP) requirements	City-wide	Engineering; Building Construction	Continued Effort	Foundations; FEMA; SEMA; NYS CFA Green Innovation Grant; NYS Water Quality Improvement Project funds; General Funds
<b>2.2</b> Create a landscape/stormwater offset banking system	City-wide	PHCD	Within 1-3 years	Not Applicable

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# INFRASTRUCTURE

RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>2.3</b> Implement stormwater management practices for green mitigation and runoff/flash flood control	City-wide	Engineering; Building Construction	Within 1-3 years	Foundations; FEMA; SEMA; NYS CFA Green Innovation Grant; NYS Water Quality Improvement Project funds;
<b>2.4</b> Integrate stormwater management into parks, especially riverfront parks and trails	City-wide	Engineering; Parks	Begin within 1 year; complete within 10 years	NYS CFA Green Innovation Grant; NYS Water Quality Improvement Project funds
<b>2.5</b> Continue to make sewer system improvements	City-wide	Engineering	Continued Effort	NYS Water Quality Improvement Project funds (CFA)
<b>2.6</b> Evaluate the use of trenchless rehab alternatives to rehabilitate sewers	City-wide	Engineering	Within 3 years	NYS Water Quality Improvement Project funds (CFA); Local Initiatives Support Corporation; FEMA
<b>2.7</b> Develop public education and awareness campaign for stormwater and sewer overflows to encourage individual action and responsibility	City-wide	Engineering; PHCD with Broome Tioga Stormwater Coalition	Continued effort	NYS Water Quality Improvement Project funds
<b>GOAL 3: CONSERVE WATER/ENERGY RESOURCES AND REDUCE OPERATING COSTS</b>				
<b>3.1</b> Make the City a model of resource conservation and efficiency, and use public projects to raise public awareness	City Hall facilities, vehicles	Mayor's Office; DPW; Parks; Engineering	Within 1-5 years	NYSERDA; NY Green Bank; Foundations; NYS CFA
<b>3.2</b> Establish Energy and Climate Action Task Force to mobilize the community to help meet ECAP goals	City-wide	PHCD	Within 1 year	Not Applicable
<b>3.3</b> Incentivize low impact development practices	City-wide	PHCD; Engineering	Within 1 year	Foundations; NYS CFA Green Innovation Grant
<b>3.4</b> Invest in wireless meter system for all water uses, allowing the City to monitor where water is being used, and correct areas of water loss	City-wide	Engineering	Within 5 years	NYS CFA Green Innovation Grant; NYSERDA; NY Green Bank

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RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>3.5</b> Update water model to assist in detecting areas of concern within the system to target funding	City-wide	Engineering	Within 1-3 years	NYS CFA Green Innovation Grant
<b>3.6</b> Continue to upgrade and replace pipe	City-wide	Engineering	Continued Effort	NYS Water Quality Improvement Project funds (CFA)
<b>3.7</b> Upgrade water treatment plant to increase energy efficiency	Water Treatment Plant	Engineering; DPW	Submit application within 1 year	New York State Renewable Portfolio Standard (RPS); NYS Water Quality Improvement Project funds; NYSEDA; NY Green Bank
<b>3.8</b> Replace all streetlights with energy efficient bulbs and fixtures by 2020	City-wide	DPW	Within 5 years	NYS CFA Green Innovation Grant; General Funds; NYSEDA Energy Efficiency Program for Municipalities; NY Green Bank
<b>3.9</b> Enforce City standards for public right of way	City-wide	Engineering	Continued Effort	Foundations; Sidewalk Assistance program
<b>3.10</b> Openly coordinate/communicate between departments and utilities on any major projects to reduce redundancies	City-wide	Engineering; Public Works; NYSEG	First meeting within 1 year	Not Applicable
<b>3.11</b> Continue to build a database that tracks assets, investments, and schedules maintenance	City-wide	All City Departments	Within 1-2 years	Not Applicable

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# ENVIRONMENT & OPEN SPACE: A PLAN FOR PRESERVATION AND PLAY

RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>GOAL 1: REDUCE WASTE</b>				
<b>1.1</b> Increase household recycling through incentive programs	Citywide	DPW; PHCD	Within 3-5 years	Foundation grants; recycling purchaser
<b>1.2</b> Add recycling containers to public trash receptacles in business districts, at public facilities, and at public events	Citywide with emphasis on Downtown	DPW; Parks & Recreation	Continued effort	Public Works; NY DEC Municipal Waste Reduction and Recycling Program (MWR&R)
<b>1.3</b> Launch a city compost program	Citywide	DPW; PHCD	Within 3-5 years	Foundation grants; NYS DEC Municipal Waste Reduction and Recycling Program (MWR&R)
<b>1.4</b> Adopt a construction and demolition recycling ordinance	Citywide	PHCD; DPW; City Council	Within 3-5 years	Not Applicable
<b>GOAL 2: INCREASE TREE COVER TO IMPROVE AIR QUALITY AND THE PUBLIC REALM</b>				
<b>2.1</b> Expand the tree inventory database, and add to the tree inventory with size-appropriate species in under-planted areas	Citywide with emphasis on under-planted neighborhoods	Parks & Recreation; PHCD; Shade Tree Commission	Continued effort	NYS DEC Community Forestry Program; Community Development Block Grant (CDBG) funds; NYS CFA - Green Innovation Grant Program
<b>2.2</b> Continue to support efforts by Shade Tree Commission as a key partner for parks and recreation	Citywide	Parks & Recreation; PHCD; Shade Tree Commission	Continued effort	Not Applicable
<b>2.3</b> Enlist the community in tree planting efforts through education	Citywide	Parks & Recreation; PHCD; Shade Tree Commission, Citizen Pruners	Continued effort	Little or no cost; existing NYS DEC Community Forestry grants

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RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>GOAL 3: IMPROVE CONNECTIONS BETWEEN THE CITY AND ITS NATURAL ASSETS</b>				
<b>3.1</b> Improve existing Riverwalk	Riverwalk	Engineering; Parks & Recreation; DPW; PHCD	Continued effort	NYS CFA - Recreational Trails Program; CDBG funds; TAP; LWRP
<b>3.2</b> Extend the Riverwalk trail north to Otsiningo Park and east/west along both banks of the Susquehanna River	Riverwalk/ Susquehanna River	Engineering; Parks & Recreation	Continued effort	NYS CFA - Recreational Trails Program; TAP; LWRP
<b>3.3</b> Reactivate the rivers with water-based recreation	Citywide	Engineering; DPW; Parks & Recreation; PHCD	Within 5 years	LWRP
<b>3.4</b> Acquire easements along entire waterfront and require easements as a condition for future waterfront redevelopment	Waterfront	PHCD, Building, Corporation Counsel	Within 3-5 years	LWRP; FEMA Hazard Mitigation Assistance
<b>GOAL 4: MAINTAIN PARKS AND PLAY SPACE IN EVERY NEIGHBORHOOD TO BRING RESIDENTS TOGETHER</b>				
<b>4.1</b> Improve access, visibility, active recreation at targeted parks	Citywide - priority parks to be identified	Parks & Recreation	Continued effort	CDBG funds; NYS CFA - EPF Municipal Grant Program; NC BOA
<b>4.2</b> Formalize and provide technical assistance to "Friends of Parks" groups to maintain and program neighborhood parks	Citywide	Parks & Recreation; PHCD neighborhood assemblies	Within 1 year	No cost - enhance DYOP project
<b>4.3</b> Expand community service maintenance program to supplement parks and landscape maintenance	Citywide	Parks & Recreation	Within 1 year	Not Applicable
<b>4.4</b> Continue to expand business partnerships for landscape maintenance in business districts	Citywide with emphasis on business districts	BEDO; Parks & Recreation; PHCD	Within 1 year	Not Applicable

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# LAND USE & ZONING: A PLAN FOR THE LAND

RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>GOAL 1: UPDATE MAPS, CODES AND PROCEDURES</b>				
<b>1.1</b> Update the Land Use Map	Citywide	City Council; PHCD	Adoption with Comprehensive Plan	Existing Community Challenge Planning Grant (CCPG) funds
<b>1.2</b> Rewrite the zoning code to ensure that appropriate zoning supports the future Land Use Map	Citywide	City Council; PHCD	TBD*	Not Applicable
<b>1.3</b> Incorporate a Special Purpose classification for key sites	Charles St. Business Park, Binghamton Plaza, Greater Binghamton Health Center, Brandywine, Susquehanna Riverfront Downtown, flood prone portions of Court Street	City Council; PHCD	TBD*	Not Applicable
<b>1.4</b> Study current land uses allowed by the Zoning Code and examine ways to simplify the Code	Citywide	City Council; PHCD	TBD*	Not Applicable
<b>1.5</b> Update subdivision regulations	Citywide	City Council; PHCD	TBD*	Not Applicable
<b>1.6</b> Consider new zoning for Court Street - Main Street Corridor	Court Street - Main Street Corridor	City Council; PHCD	TBD*	Existing CCPG funds
<b>1.7</b> Facilitate transparency in the development review and permitting process	Citywide	Building Construction PHCD; Finance; City Council	Within 1 year	Included in 2014 General Fund Budget
<b>1.8</b> Actively encourage that development projects meet comprehensive plan goals and strategies	Citywide	Planning Commission; Zoning Board of Appeals; CAUD	Upon adoption of Comp Plan	Not Applicable

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RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>GOAL 2: ALLOW GREATER HOUSING CHOICE AND PROTECT THE LIVABILITY OF BINGHAMTON'S NEIGHBORHOODS</b>				
<b>2.1</b> Convert the Urban Village District Overlay into a zoning category, and expand its application	See proposed UVD on land use map	City Council; PHCD; in partnership with WSNP and WSNA	TBD*	Not Applicable
<b>2.2</b> Encourage floor plans in multi-family developments that are suitable for a variety of end users	Citywide	Planning Commission	Upon adoption of Comp Plan	Not Applicable
<b>2.3</b> Create a new, low density zoning classification for environmentally sensitive areas	See proposed Estate Residential District on proposed land use map	City Council; PHCD	TBD*	Little to no cost to enact Code changes
<b>2.4</b> Permit home-based businesses as a conditional use in R1 and R2 zones	Residential Zones	City Council; PHCD	TBD*	Not Applicable
<b>2.5</b> Allow the development of parking facilities in the Urban Village District	See proposed UVD on land use map	City Council; PHCD	TBD*	Not Applicable
<b>2.6</b> Allow new senior living facilities in R2 and R3 zones and along commercial corridors	R2 and R3 zones and along commercial corridors	City Council; PHCD	TBD*	Not Applicable
<b>2.7</b> Enable higher density housing along Main Street west of Downtown	along Main Street west of Downtown	City Council; PHCD	TBD*	Not Applicable
<b>2.8</b> Allow for and manage urban agriculture as an interim use prior to redevelopment	Citywide	City Council; PHCD; in partnership with Cornell Cooperative Extension, Broome County Planning and Economic Development and Broome County Land Bank	TBD*	Not Applicable

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# LAND USE & ZONING

RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>GOAL 3: ENCOURAGE NEW COMMERCIAL USES DOWNTOWN AND ALONG TRADITIONAL COMMERCIAL CORRIDORS</b>				
<b>3.1</b> Change mix of uses permitted within the Urban Business Park (UBP) zoning classification	UBP Zone; Charles Street Business Park	City Council; PHCD; in partnership with the IDA	TBD*	Not Applicable
<b>3.2</b> Consider rezoning underutilized portions of commercial corridors	Portions of commercial corridors, such as along Robinson Street, Conklin Avenue, portions of the south side of Upper Court Street	City Council; PHCD	TBD*	Not Applicable
<b>3.3</b> Explore parking maximums or lower parking minimums for Downtown development	Downtown	City Council and PHCD in partnership with Downtown businesses and property owners and BMTS.	Pending outcome of Downtown Parking Study	Not Applicable
<b>3.4</b> Update the sign ordinance	Citywide	City Council and PHCD in partnership with representatives for Sign	Mar-14	Not Applicable

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RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>GOAL 4: EXPAND OPPORTUNITIES FOR NEW INDUSTRIAL DEVELOPMENT</b>				
<b>4.1</b> Identify and code an Industrial Preservation Area within the Brandywine industrial Corridor	Brandywine Industrial Corridor	City Council, PHCD in partnership with Broome County	TBD*	Not Applicable
<b>4.2</b> Buffer industrial areas from residential communities	Industrial Zoning Districts	City Council; PHCD	TBD*	Not Applicable
<b>4.3</b> Re-zone to allow small-scale production and a mix of uses in targeted areas	See Land Use map	City Council; PHCD	TBD*	Not Applicable
<b>GOAL 5: PROTECT BINGHAMTON'S HISTORIC CHARACTER AND ENCOURAGE DESIGN EXCELLENCE</b>				
<b>5.1</b> Establish a threshold for design review for large projects to provide a streamlined review process and ensure good design	Citywide	City Council; CAUD; Planning Commission; PHCD	TBD*	Not Applicable
<b>5.2</b> Evaluate current landscape requirements and develop clear standards for all project types	Citywide	City Council; PHCD	TBD*	Not Applicable

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# COMMUNITY BUILDING: A PLAN FOR NEIGHBORS AND NEIGHBORHOODS

RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>GOAL 1: EXPAND THE CIVIL INFRASTRUCTURE OF THE CITY</b>				
<b>1.1</b> Explore the creation of a Binghamton Neighborhood Development Corporation	Citywide	PHCD; BEDO; Building Construction	Within 5 years	CDBG; HOME; public and private investors
<b>1.2</b> Form Community Action Teams that meet quarterly to bring together City departments and health / service providers to discuss the issues and solutions required in each neighborhood	Citywide	Mayor's Office; BPD; Planning; Code Enforcement; Corp. Counsel; BC Health Department; neighborhood assemblies	Within 3 years	Little to no cost to form/organize action teams; HUD Choice Neighborhoods grant for project implementation
<b>1.3</b> Encourage issue-based groups to continue the work of the Community Discussions	Citywide	PHCD; BEDO; LCA; BC Planning; BC Health Department; local private sector professionals	Within 1 year	Not Applicable
<b>1.4</b> Cultivate pride through branding and improvements at the neighborhood and block level	Citywide	Mayor's Office; PHCD; BEDO; Building Construction	Within 3 years	HUD Choice Neighborhoods grant; CDBG
<b>1.5</b> Develop media and communication plan to keep the community engaged and updated	Citywide	Mayor's Office; BEDO	Within 1 year	New York State Civic Engagement Table; Public Policy and Education Fund of New York; BEDO marketing funds
<b>1.6</b> Incorporate Blueprint Binghamton in the development of the 2015-2020 Consolidated Plan	Citywide	PHCD	Within 1 year	Not Applicable

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RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>GOAL 2: MAINTAIN A CONTINUUM OF CARE FOR RESIDENTS AND FAMILIES IN NEED</b>				
<b>2.1</b> Strengthen and support development of supportive housing for developmental disabilities, mental health and substance addiction recovery with access to transportation and service providers	Citywide	PHCD; local CHDOs; Binghamton Housing Authority; BC Mental Health Department; area health care providers	Within 3 years	U.S. Department of Health and Human Services Administration on Aging; HOME; CDBG; General Funds; AHC
<b>2.2</b> Support community development initiatives to improve access to preventive care and chronic disease management for high-utilizing patients	Citywide	PHCD; BC Department of Health; area health care providers	Within 3 years	CDBG; NY Preventive Health and Health Services Block Grant
<b>2.3</b> Ensure seniors have access to services and information	Citywide	PHCD; First Ward Senior Center; Broome County Office of Aging; Broome Mobility Project; Sen. Gillibrand; National Council on Aging (NCOA)	Within 1-3 years	U.S. Department of Health and Human Services Administration on Aging
<b>GOAL 3: INTEGRATE RESIDENT HEALTH INTO NEIGHBORHOOD PLANNING AND REINVESTMENT</b>				
<b>3.1</b> Encourage partnerships between the community development and health sectors to foster healthier neighborhoods	Citywide	PHCD; Healthy Lifestyles Coalition; BC Department of Health; local medical providers	Within 1-3 years	Not Applicable
<b>3.2</b> Ensure each neighborhood has access to healthy, fresh food	Citywide	PHCD; BEDO; Healthy Lifestyles Coalition; BRSC	Within 5-7 years	NY Healthy Food/Healthy Communities Fund; USDA Value Added Producer Grant; Healthy Neighborhoods Preventive Health Cornerstones grant; Local Initiatives Support Corporation
<b>3.3</b> Encourage community gardening and urban agriculture in each neighborhood	Citywide	PHCD; BEDO; VINES; Healthy Lifestyles Coalition; BC Cornell Cooperative Extension (CCE)	Within 1-3 years	Not Applicable
<b>3.4</b> Promote tobacco and smoke free living through better protections for nonsmokers and youth	Citywide	City Council; PHCD; Broome County Department of Health; BC CCE; American Cancer Society	Within 1-3 years	Health Systems for a Tobacco-Free New York
<b>3.5</b> Promote healthy and active living through education programs and activities to make the healthy choice the easy choice	Citywide	PHCD; Broome County Department of Health; Healthy Lifestyles Coalition	Within 1-3 years	CDBG; NY Preventive Health and Health Services Block Grant; Local Initiatives Support Corporation

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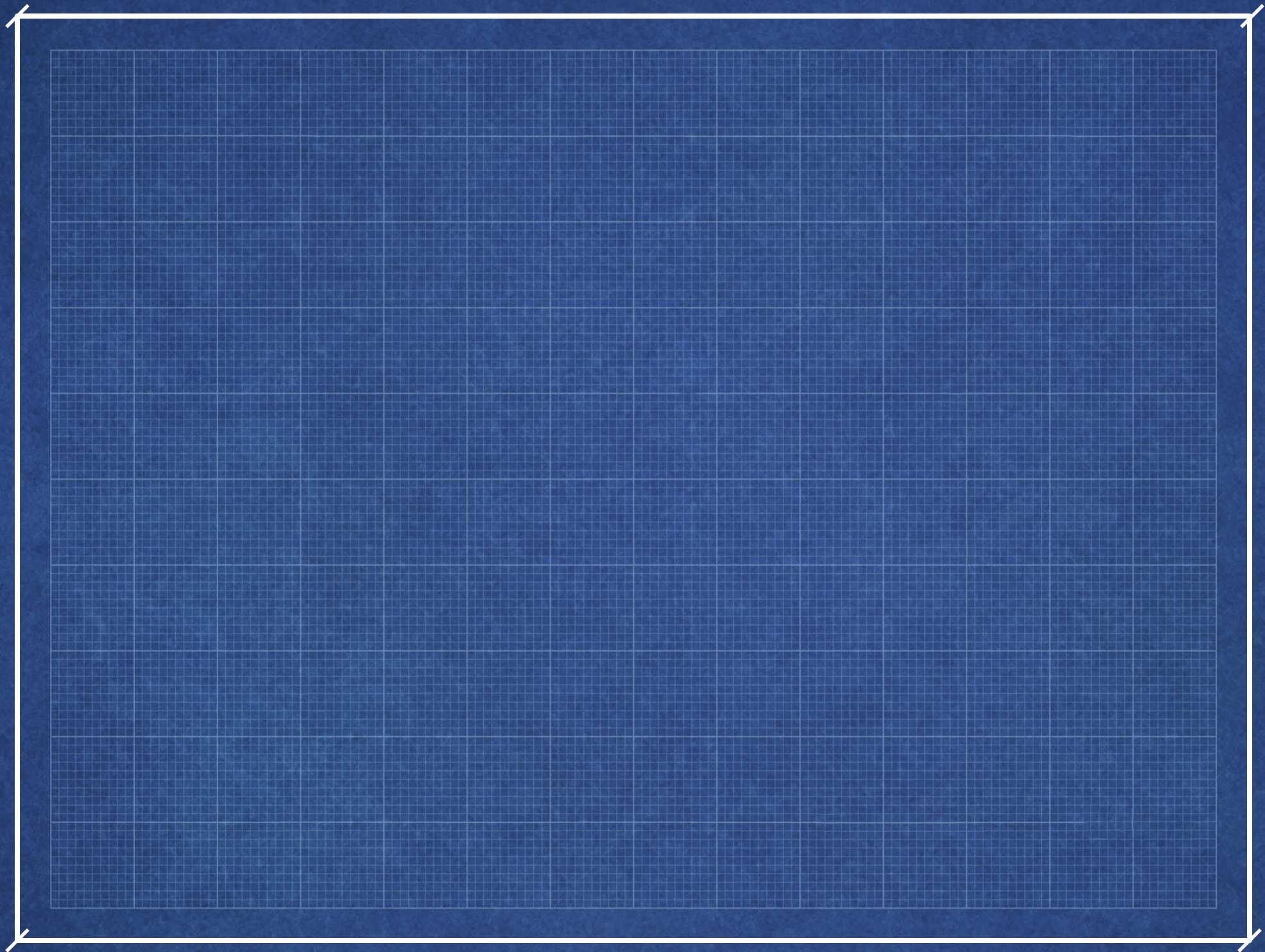
## COMMUNITY BUILDING

RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>GOAL 4: ACTIVELY ENGAGE YOUTH IN CITY INITIATIVES</b>				
<b>4.1</b> Support Youth Success Initiative as key youth services liaison and provider	Citywide	Mayor's Office; youth service providers; Binghamton School District	Within 1 year	Pew Charitable Trusts; H.M. Jackson Foundation; James Irvine Foundation; Carnegie Corporation of New York; Posse Civic Engagement Program
<b>4.2</b> Coordinate with non-profit youth organizations to maintain an inventory of programming and address gaps	Citywide	Mayor's Office; youth service providers; PHCD	Within 1-3 years	Pew Charitable Trusts; H.M. Jackson Foundation; James Irvine Foundation; Carnegie Corporation of New York; CDBG
<b>4.3</b> Formalize partnerships between the School District, the City, and area institutions of higher education	Citywide	Mayor's Office; BU; SUNY Broome; Binghamton School District	Within 1 year	Not Applicable
<b>4.4</b> Invite the youth voice to be heard by the City	Citywide	Mayor's Office; City Council	Within 1-3 years	Not Applicable
<b>4.5</b> Work with BCSD to transform schools into hubs of neighborhood activity and pride	Citywide	Youth service providers; neighborhood assemblies; Binghamton School District; PHCD	Within 3 years	Kids In Need Foundation Teacher Grants program; the Wallace Foundation (multiple grant programs); Local Initiatives Support Corporation
<b>4.6</b> Improve awareness of and access to cultural institutions such as Roberson Museum, Discovery Center and Zoo at Ross Park, TechWorks! and the Bundy Museum	Citywide	Youth service providers; Department of Parks & Recreation; PHCD; Binghamton School District; Ross Park; Roberson; Bundy Museum; TechWorks!	Within 3 years	Pew Charitable Trusts; H.M. Jackson Foundation; James Irvine Foundation; Carnegie Corporation of New York
<b>4.7</b> Formalize partnership with BOCES vocational programs to complete small neighborhood improvement projects	Citywide	Youth service providers; Department of Parks & Recreation ; Engineering; BOCES	Within 3-5 years	Pew Charitable Trusts; H.M. Jackson Foundation; James Irvine Foundation; Carnegie Corporation of New York
<b>4.8</b> Crowdfund youth pilot projects (one per neighborhood) and offer seed grants to implement	Citywide	Department of Parks & Recreation; youth service providers; PHCD; BEDO	Within 5 years	Pew Charitable Trusts; H.M. Jackson Foundation; James Irvine Foundation; Carnegie Corporation of New York

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RECOMMENDATION	IMPLEMENTATION AREA	INVOLVED PARTIES	TIME FRAME	FUNDING SOURCES
<b>GOAL 5: ENSURE SAFE NEIGHBORHOODS FOR ALL RESIDENTS</b>				
<b>5.1</b> Initiate quality of life action plans for each community	Citywide	PHCD; BPD; Community Action Teams	Within 1-3 years	HUD Choice Neighborhoods grant; New York State Civic Engagement Table; Public Policy and Education Fund of New York ; Local Initiatives Support Corporation; CDBG
<b>5.2</b> Educate residents on code enforcement	Citywide	Code Enforcement; PHCD; BEDO	Within 1 year	HUD Choice Neighborhoods grant; New York State Civic Engagement Table; Public Policy and Education Fund of New York
<b>5.3</b> Initiate a "Dumpster Day" program for large, bulky items; electronics recycling; clothing drive	Citywide	Public Works; Waste Management; Universal Recycling Technologies; Eco International ; local charity organizations	Within 1-2 years	NYS DEC Municipal Waste Reduction and Recycling Program (MWR&R)
<b>5.4</b> Launch citywide Clean Streets campaign	Citywide	Mayor's Office; Public Works; Parks	Within 1-3 years	CDBG; Doe Fund Ready, Willing, and Able program
<b>5.5</b> Strengthen community resiliency to crime and drugs with community policing	Citywide	Mayor's Office; BPD; Community Action Teams	Within 3 years	U.S. Department of Justice Office of Community Oriented Policing Services
<b>5.6</b> Create rotating schedule for Youth/Police Field Day in each neighborhood	Citywide	BPD; youth service providers	Within 1 year	Not Applicable
<b>5.7</b> Train community leaders in Crime Prevention through Environmental Design	Citywide	BPD; PHCD; Parks; BC Planning	Within 3 years	National Crime Prevention Council; Public Grants & Training Initiatives organization; Local Initiatives Support Corporation
<b>5.8</b> Improve neighborhood lighting for visibility and safety	Citywide	BPD; PHCD; Parks; Public Works	Within 5-7 years	National Crime Prevention Council; Public Grants & Training Initiatives organization; Local Initiatives Support Corporation; NYSEG; NYSERDA

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# APPENDIX

BLUEPRINT  
BINGHAMTON

# ADDITIONAL ACKNOWLEDGEMENTS

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## INTERVIEW & FOCUS GROUP PARTICIPANTS

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**B**LUEPRINT BINGHAMTON is very thankful for the thousands of community stakeholders who made time to help shape this Plan for our City. While a full list of everyone who dropped by the Project Design Studio or shared a comment online is impossible to produce, please know that your thoughtful comments and good ideas touch every page of the Plan. If you look closely, you may hear your own voice or see your own face on the pages of this book.

The lists below document all who gave generously of their time and expertise in an interview, focus group, or design charrette.

### THANK YOU, BINGHAMTON!

#### AFFORDABLE HOUSING

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**BINE RODRIGUEZ**, Binghamton Housing Authority  
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**SHARON CHESNA**, Mothers & Babies Perinatal Network for South Central NY  
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**SHARON FISCHER**, Broome County Health Department  
**ERIK JENSEN**, WSKG, Livable Communities Alliance  
**YVONNE JOHNSTON**, Binghamton University School of Nursing  
**KEITH LEAHEY**, Mental Health Association  
**AMELIA LODOLCE**, Healthy Lifestyles Coalition, United Way of Broome County  
**LINDA PHELPS**, Mothers & Babies Perinatal Network for South Central NY  
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**GARETH SANSOM**, YMCA  
**ALAN WILMARTH**, UHS

#### ECONOMIC DEVELOPMENT

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**DAVE CURRIE**, Binghamton Rising (BALLE)  
**DICK D'ATTILIO**, Broome County Industrial Development Authority  
**FRANK EVANGELISTI**, Broome County Department of Planning & Economic Development  
**NICOLE HOWARD**, Gorgeous Washington Street Association  
**RON SALL**, Downtown Binghamton Business Association

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**HOUSING DEVELOPERS & BROKERS**

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**MARC NEWMAN**, Newman Development Group  
**JEFF SMETANA**, Newman Development Group  
**ALAN WEISSMAN**, Alfred Weissman Real Estate  
**ALFRED WEISSMAN**, Alfred Weissman Real Estate  
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**MARK YONATY**, Greater Binghamton Development

**LANDLORDS & ASSOCIATIONS**

**REBECCA GENNETT**, local developer/landlord  
**TOBEY KELLAM**, local developer/landlord  
**SHIRLEY WOODRUFF**, Landlords Association of Broome County

**LIVABLE COMMUNITIES ALLIANCE**

**CLAUDIA EDWARDS**, Broome County Health Department  
**FRANK EVANGELISTI**, Broome County Department of Planning & Economic Development  
**ERIK JENSEN**, WSKG Public Broadcasting  
**J. ZACHARY MCKENNA**, New York State Department of Transportation  
**PAUL NELSON**, Town of Union Planning  
**CYNDI PADDICK**, Binghamton Metropolitan Transportation Study

**MAIN & COURT STREETS FORM-BASED CODE**

**JOHN BURNS**, RealtyUSA  
**MARIO DIFULVIO**, Horizons Federal Credit Union  
**MICHAEL HAAS**, Haas Landscape Architects  
**BRIAN KRADJIAN**, Kradjian Properties  
**RUTH LEVY**, Commission on Architecture and Urban Development  
**SUSAN LU**, Red House Restaurant/Asia Food Store  
**ANDY SHUMAN**, Binghamton Fluorescent

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**NEIGHBORHOOD GROUPS**

**MICHAEL HAAS**, South Side West Neighborhood Assembly

**FISKE HANSON**, South Side West Neighborhood Assembly

**ALYCIA HARRIS**, West Side Neighborhood Project

**CAROL HAWLEY**, South Side West Neighborhood Assembly

**MAX JONES**, Safe Streets

**JANET ONNENGA**, First Ward Neighborhood Assembly

**ART OSPELT**, Safe Streets

**MARYLOU RUTKOWSKI**, First Ward Neighborhood Assembly

**AMY SHAPIRO**, West Side Neighborhood Association

**BOB SLOCUM**, Safe Streets

**MARY WEBSTER**, Safe Streets

**PLANNING FOR SENIORS**

**DEE DEE CAMP**, Aging Futures Project, Broome County Office of Aging

**SHELLI CORDISCO**, Action for Older Persons

**KRIS DEVENTE**, Riverside Towers Cooperative

**TONY FIALA**, SEPP Management Co.

**RON HIRST**, BC Transit

**CAROLYN JAUSSE**, Broome County Office of the Aging

**DEB KERINS**, Catholic Charities Retired Senior Volunteer Program

**JUSTIN ROBERTS**, Opportunities for Broome

**TERRY RYAN**, First Ward Senior Center

**DAVE TANENHAUS**, Binghamton Housing Authority

**BARB TRAVIS**, Broome County CASA



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**PLANNING, ZONING & DESIGN**

**SUSAN APPE**, Zoning Board of Appeals

**MARK BOWERS**, Planning Commission

**NICHOLAS CORCORAN**, Planning Commission

**MICHAEL HAAS**, Commission on Architecture & Urban Design

**JEFF SMITH**, Commission on Architecture & Urban Design

**ZACHARY STAFF**, Planning Commission

**LORA ZIER**, Ex-Officio Commission on Architecture & Urban Design

**RESIDENTIAL PROPERTY MANAGERS & REAL ESTATE AGENTS**

**CHARLIE ACKERMAN**, RealtyUSA

**KATHY BERLINGERI**, ReRent Property Management

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**SCOTT LAUFFER**, Sierra Club

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**MICHELLE BLEICHERT**, Water Street Brewing

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**MARION MARTINEZ**, Binghamton City School District Superintendent

**TERI RENNIA**, City Council President, 3rd District, City of Binghamton Youth Bureau Board

**MARK WARD**, Binghamton High School Middle Years Program, City of Binghamton Youth Bureau Board

**LEA WEBB**, City Council, 4th District

**KEVIN WRIGHT**, Binghamton University, City of Binghamton Youth Bureau Board

**TONIA THOMPSON**, Binghamton City School District Assistant Superintendent

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**BLUEPRINT  
BINGHAMTON**  
FORWARD TOGETHER

# Main/Court Street Corridor

## CHARRETTE REPORT

Binghamton, New York



**DECEMBER 13, 2013**



## **MAIN/COURT STREET CORRIDOR CHARRETTE**

OCTOBER 18 – 24, 2013

### **PROJECT LEAD**

INTERFACE STUDIO, PHILADELPHIA

### **CHARRETTE TEAM**

CODE STUDIO, AUSTIN

THIRD COAST DESIGN STUDIO, NASHVILLE

URBAN ADVANTAGE, BERKELEY

### **CHARRETTE SUPPORT**

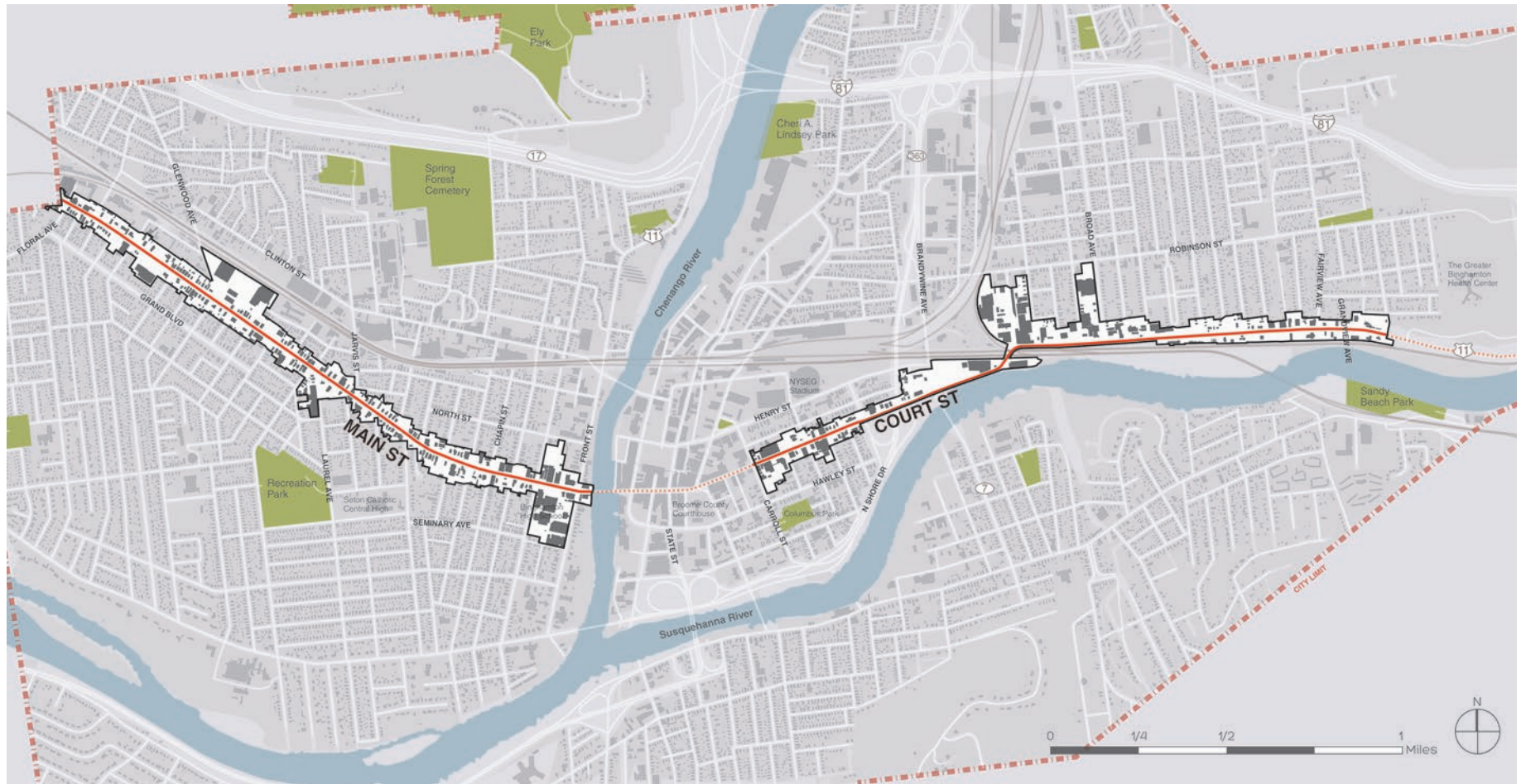
SAM SCHWARTZ ENGINEERING, CHICAGO

SHUMAKER ENGINEERING, BINGHAMTON

CODE FOR AMERICA, STREETMIX.NET

# Contents

<b>INTRODUCTION</b>	<b>1</b>	<b>MAIN STREET</b>	<b>15</b>
Background . . . . .	1	Main at Matthews . . . . .	16
What is a Form-Based Code? . . . . .	2	Main at Schiller . . . . .	17
<b>PUBLIC OUTREACH</b>	<b>5</b>	<b>DOWNTOWN EXPANSION</b>	<b>22</b>
The Charrette . . . . .	5	Main at Murray . . . . .	23
Driving & Walking Tour . . . . .	7	<b>INDUSTRIAL</b>	<b>26</b>
Hands-On Design Session . . . . .	8	Alice Street . . . . .	27
Open Design Studio . . . . .	10	<b>COMMERCIAL CORRIDOR</b>	<b>30</b>
Mid-Week Open House . . . . .	11	Flood Map Changes . . . . .	31
Closing Presentation . . . . .	12	Upper Court Street . . . . .	32
<b>FUTURE CHARACTER</b>	<b>13</b>		
Complete Streets . . . . .	13		
Character Areas . . . . .	13		
Character Area Map . . . . .	14		



AS PART OF BLUEPRINT BINGHAMTON, NEW ZONING WILL BE PREPARED FOR THE MAIN/COURT STREET CORRIDOR, NOT INCLUDING DOWNTOWN.



# INTRODUCTION

## BACKGROUND

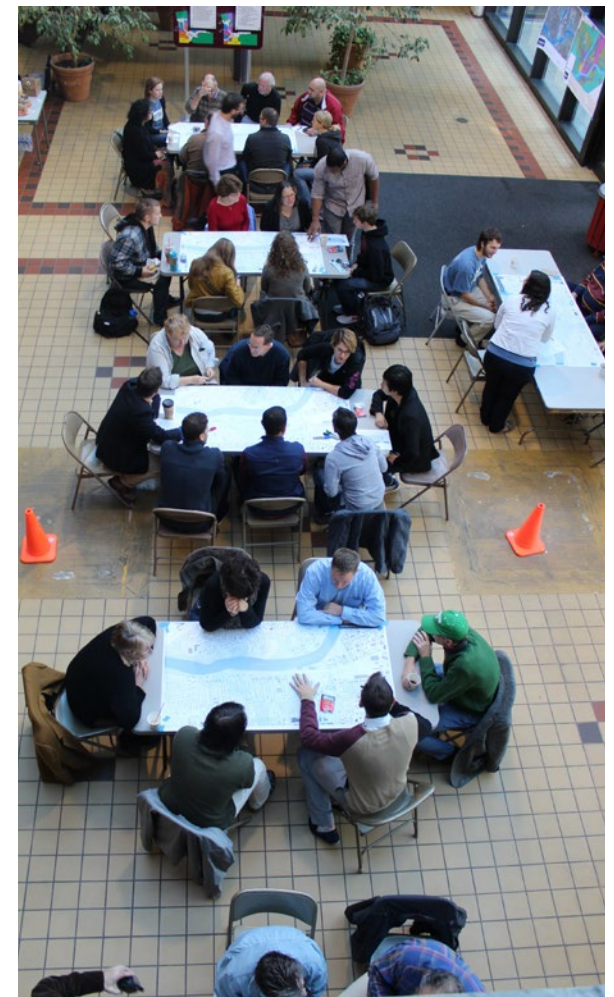
The City of Binghamton is in the process of updating its Comprehensive Plan. *Blueprint Binghamton: Forward Together*, will guide the growth and development of the City over the next 10 years.

As part of the *Blueprint Binghamton* effort, new zoning recommendations for Main Street and Court Street are being prepared. The study area runs from the city limits on the east to the city limits on the west and excludes Downtown. These new zoning recommendations will focus on enhancing Main and Court streets into more pedestrian- and bike-friendly environments, with the goal of attracting new businesses and enhancing opportunities for existing businesses.

To quickly engage the community in expressing their ideas and desired outcomes, a public participation charrette was held. A charrette is a series of public workshops held on-site over a short period of time and includes a variety of stakeholders and participants. Charrettes offer a very effective way to focus citizen participation. The hands-on

nature of a charrette, the opportunity to interact with differing perspectives and the short feedback loops allow issues to be identified and resolved early on in the planning process. As participants see their ideas incorporated, they recognize their concerns are being addressed and take ownership in the plan. Participants often see their desires for their community are remarkably similar to those of other residents. In addition, a charrette provides an educational opportunity for all attendees. By spending a week in Binghamton, hearing from local residents and business owners and exploring and getting a feel for the City, the consultant team was able to generate a clearer understanding of the community over a very short period of time.

This report is intended to document the charrette and refine the vision and illustrative material prepared during the week. Following public reconfirmation of this report, new zoning recommendations, in the shape of a form-based code, will be prepared.



## WHAT IS A FORM-BASED CODE?

A form-based code is a type of zoning code that places the primary emphasis on the physical form of buildings and site development with the end goal of producing a predictable built environment or specific type of place. This sets a form-based code apart from conventional zoning, which focuses on regulating land uses and density, whose physical outcomes in terms of what a development will look like are difficult to predict.

Form-based codes are being used in a variety of settings, from large scale mixed-use developments, to small scale infill redevelopment on parcels under multiple ownership, to complex downtowns. Under all scenarios, form-based coding is a particularly effective tool for promoting mixed use and pedestrian-friendly development and can also help improve the predictability of desired outcomes for the built environment. A form-based code, produced through a public process and in conjunction with a physical plan, can help ensure development that is inherently more pedestrian- and bicycle-friendly, and where appropriate can encourage mixed use and compact building design. Form-based codes are a way to translate the ideals of a plan into regulatory language to create the physical place envisioned by a community.

### FORM-BASED CODE ELEMENTS:



**REGULATING PLAN.**  
A plan or map of the zoning districts designating the locations where different standards apply.



**ILLUSTRATION OF ZONING DISTRICTS.**  
A drawing and intent statement that defines and illustrates the main characteristics of each district.



**PUBLIC SPACE STANDARDS.**  
Specifications of public elements such as sidewalks, travel lanes, on-street parking, street trees, street furniture, etc.



**BUILDING FORM STANDARDS.**  
Regulations controlling the configuration, features, and functions of buildings that define and shape the public realm.



**ADMINISTRATION.**  
A clearly defined application and project review process.

### HEIGHT



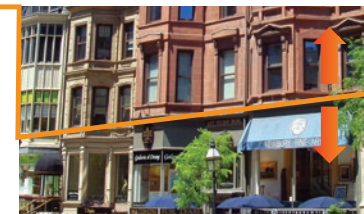
### FORM



### SITING



### USE



FORM-BASED CODES ADDRESS BUILDING MASS, BUILDING PLACEMENT ON LOTS, THE FORM AND CREATION OF STREETS AND OTHER PUBLIC SPACES, HEIGHTS, WINDOW AND DOORS—DETAILS THAT ALL DIRECTLY AFFECT THE WAY A BUILDING AND STREET FUNCTION—TO ENCOURAGE (OR DISCOURAGE) PEDESTRIAN ACTIVITY. THE STANDARDS IN A FORM-BASED CODES ARE ALSO PRESENTED IN A HIGHLY GRAPHIC FASHION.

Form-based codes address building mass, building placement on lots, the form and creation of streets and other public spaces, heights, windows and doors—details that directly affect the way a building and street function—to encourage (or discourage) pedestrian activity. They also direct the location and design of parking and the design of the public spaces. In short, form-based codes address public spaces that conventional zoning ignores. Rather than relying on use and density prescriptions, form-based codes are proactive in specifically describing the form of the desired built environment. The standards in form-based codes are also presented in a highly graphic fashion. New zoning for the Main/Court Street Corridor, in the shape of a form-based code, will have the following benefits:

**>>Promote positive community involvement in the preparation and implementation of new zoning.**

The genesis of the focus on the Main/Court Street Corridor was in part a desire to encourage community involvement in the implementation of new zoning within the context of the Comprehensive Plan update processes. As part of this effort, residents of Binghamton will have been directly involved in the preparation of new zoning through the generation of ideas for the future of the

Corridor. Therefore, new zoning for Main Street and Court Street directly reflects the community’s desire and outcomes for the future of “their” Corridor.

**>>More effectively accommodate the variety in character that exists along the Corridor today.**

The Main/Court Street Corridor is currently zoned almost entirely C-1 (Service Commercial). Upper Court Street and Main Street are treated exactly the same from a zoning perspective even though they are very different in character. Zoning for the Corridor should be more responsive to the differences and should strive to provide the appropriate tools to effectively accommodate future development patterns along each roadway.

**>>Provide improved clarity and predictability in the outcome of future development along the Corridor.**

A wide spectrum of development patterns are permitted under current C-1 rules, ranging from a single-story, large format retailer like a grocery store set back on the site to a 5-story residential building pulled right up to the street. While these development patterns are compatible in a well planned project, the district remains unpredictable



MORE PREDICTABLE AND PRESCRIPTIVE ZONING STANDARDS ARE NEEDED FOR THE CORRIDOR. UNDER C-1, EITHER ONE OF THE ABOVE WALGREENS IS ACHIEVABLE, BUT FROM A WALKABILITY PERSPECTIVE THEY ARE VERY DIFFERENT.

to neighbors and even to the City itself. Also, in many communities, a preference for location of development up to the street versus set back is a characteristic of different districts. Downtown and other pedestrian-oriented places such as Main Street would typically require buildings pulled up to the street. Narrowing the potential outcomes to a predictable range is needed both to help neighbors understand what is coming, as well as help the development community understand the City's future expectations for Corridor.

**>>Provide streamlined approval using enhanced standards that promote mixed use and walkability, and reduce the burden of on-site parking.**

In today's economic climate, developers are looking for clear, predictable and objective standards that do not require discretionary, subjective approvals. Discretionary approvals can be time-consuming, unpredictable and can increase the cost of development. It is not unusual for a community to include prescriptive pedestrian-oriented standards that can be approved administratively, such as build-to lines (replacing minimum front setbacks), parking location requirements and street facade activation provisions. The current zoning along the Corridor does little in terms of requiring pedestrian-oriented improvements.

Also, current on-site parking requirements are inhibiting for both new and existing development. New zoning should rethink the current parking requirements and make it easier to reuse existing buildings.

**>>Provide an easy to use, more self explanatory set of zoning requirements.**

Zoning regulations should be understandable and easy to use. They don't have to read like a novel, but they do need to be presented so that people can intuitively find the information they need. The trend today is to move away from zoning regulations written primarily for lawyers and toward

codes that are written for the general public and design professionals. New zoning for the Corridor should be heavily illustrated to help "broadcast" the City's intent to developers and neighbors. The inclusion of color, photographs, graphics, illustrations, tables, running headers and footers, and automated paragraph numbering are standard code drafting best practices.

**G. Mixed Use 1 (MU-1, MU-2)**

**PURPOSE & INTENT**

The Mixed Use District accommodates retail, office, service, hotel, and residential uses, and is most often multi-use with the combined within the same building. The purpose is to create a dynamic urban environment in which uses reinforce each other and generate an attractive walkable neighborhood.

Located in central Collegeville, the Mixed Use District allows the highest density within the Collegeville Area Form District. Redevelopment is encouraged and encouraged with the recognition of designational local landmarks, and the intent is to accommodate the majority of additional development within these districts.

The Mixed Use District regulations have been designed to encourage exceptional urban design and high-quality construction. The Mixed Use 1 district permits buildings of up to 9 stories and 75 feet in height while the Mixed Use 2 district allows buildings of up to 6 stories and 60 feet in height. Building setbacks exceed other requirements. While it may be desirable to design a building with a greater number of stories within the maximum allowed height in feet, the intent of the district regulation is to meet both requirements. The additional building height in feet has been allowed for the purpose of providing adequate space for mechanicals and accommodating high-quality design features and finishes.

The objective of both Mixed Use Districts is to create an urban form that gives priority to pedestrians and encourages year-round commercial activity at the street level. Regional form elements, such as a maximum distance between stories and a maximum height of blank wall, activate the street level of buildings to engage pedestrians through the high-contrast scenes of Collegeville. In addition, form within the regulations has been recognized as a means adequate space to provide wider sidewalks, and a safer pedestrian environment. A signal 15-foot clearance or additional setback or corner lot within the Mixed Use 2 District will allow greater visibility and natural light at busy intersections.

**(1) Mixed Use 1 (MU-1)**

**LOT CRITERIA**

LOT SIZE	
1. Area, min	5,000 sq ft
2. One-family or two-family dwelling	5,000 sq ft
3. Multiple dwelling and other uses	5,000 sq ft
4. Width at street line, min	30'
5. One-family or two-family dwelling	30'
6. Multiple dwelling and other uses	40'

**LOT COVERAGE**

1. Net coverage by buildings, min	75%
2. Green space, min	10%

**MIN OFF-STREET PARKING**

None	
------	--

**SITING**

**PRINCIPAL BUILDING**

1. Front setback, min	5'
2. Side setback, min	5'
3. Height (front/rear), min	5'
4. Height (street/rear), min	4'
5. All other structures	5'

**ACCESSORY STRUCTURE**

1. One-family or two-family dwelling	10'
2. Multiple dwelling and other uses	5'

**PARKING LOCATION**

- 1. Parking setback from street facade, min
- 2. Located on underground parking must be wrapped by overhead on street-facing facade (except for commercial) and may not be visible from public street.

**HEIGHT**

**PRINCIPAL BUILDING**

1. Front setback, min	5/70
2. Side setback, min	5/50

**ACCESSORY STRUCTURE**

Height (street/rear), min	2/20'
---------------------------	-------

**BLANK HEIGHT (PRINCIPAL BUILDING)**

1. Residential	10'
2. Commercial	12'
3. Other (except those in Block), min	10'

**ROOF**

1. Pitched or flat roof	Allowed
-------------------------	---------

**ACTIVATION**

**STREET FACADE**

1. Facade length, min	75'
2. Length of blank wall, min	117'

**DOORS AND ENTRIES**

- 1. Distance between functioning doors facing street, min
- 2. Commercial entries must be functioning and visible during business hours.

**PORCH, STOOP OR RECESSED ENTRY**

- 1. Porch, stoop, awning or recessed entry required for each storefront entry.

ZONING REGULATIONS SHOULD BE UNDERSTANDABLE AND EASY TO USE. NEW ZONING FOR THE CORRIDOR SHOULD BE HEAVILY ILLUSTRATED TO "BROADCAST" THE CITY'S INTENT TO DEVELOPERS AND NEIGHBORS.

# PUBLIC OUTREACH

A variety of outreach methods were used to inform the community about the charrette events, including flyers, emails and news articles and features. In addition, social networking tools were used to get the word out. *Blueprint Binghamton* has a Facebook page ([www.facebook.com/BlueprintBinghamton](http://www.facebook.com/BlueprintBinghamton)), a Twitter page ([www.twitter.com/BlueprintBing](http://www.twitter.com/BlueprintBing)) and a project website ([www.blueprintbinghamton.com](http://www.blueprintbinghamton.com)). In addition, the Facebook page was updated continuously throughout the charrette week with photos, ideas and initial concepts.

Approximately 6 weeks before the charrette, a preliminary site visit was held. The purpose of the visit was to meet with the *Blueprint Binghamton* Steering Committee and City staff and participate at the Project Design Studio event during First Friday Art Walk. During this trip an introductory presentation on form-based codes was given to the City Council. The visit also provided an opportunity to tour the study area and take photographs.

## THE CHARRETTE

Starting Friday, October 18 and running through Thursday, October 24, a temporary design studio was set up in Downtown at the former First National Bank. During the week, the following public events were held:

### Hands-On Design

Saturday, October 19, 9:00am-noon @ the Metrocenter Atrium

### Open Design Studio

Sunday, October 20 through Wednesday, October 23, 9:00am-8:00pm @ the former First National Bank (the Project Design Studio)

### Mid-Week Open House

Tuesday, October 22, 6:00pm-8:00pm @ the former First National Bank (the Project Design Studio)

### Final Presentation

Thursday, October 24, 6:00pm-8:00pm @ the Black Box Theater, Binghamton High School

The charrette was well received and community members and participants were pleased to have a forum to help plan and design the future of the Main/Court Street Corridor.

The hands-on design session was a great success. About 50 people participating in the session helped develop ideas and provide local knowledge for the charrette team to work with throughout the week. During the week, the design studio was open to the public, allowing anybody to stop by at any time to check on the work as it progressed and offer additional input. For the mid-week open house, approximately 40 people dropped in to see how ideas were developing and to chat with members of the charrette team. For the final presentation, approximately 45 people came out to see the culmination of the week's work.

**BLUEPRINT BINGHAMTON**  
FORWARD TOGETHER

brings a **SPECIAL 3-PART EVENT:**

- FORM-BASED CODE\*
- DESIGN CHARRETTE\*\*

for **COURT & MAIN**

**SAT, OCT 19, 9AM - NOON: PUBLIC WORKSHOP**  
**TUES, OCT 22, 6PM - 8PM: OPEN HOUSE**  
**THURS, OCT 24, 6PM - 8PM: FINAL PRESENTATION**

**JOIN US:** AT THE PROJECT DESIGN STUDIO TO HELP GUIDE ZONING, DEVELOPMENT & DESIGN DECISIONS FOR COURT & MAIN STREET

**\* SAY WHAT?**  
**WHAT kind of code?**  
**FORM-BASED CODE:** an alternative to conventional zoning coming soon to Court & Main

**\*\* Design WHAT?**  
**CHARRETTE:** an intensive, hands-on design process in which designers collaborate [with YOU] No experience necessary!

**MARK YOUR CALENDARS FOR THE OCTOBER DESIGN CHARRETTE FOR COURT & MAIN!**

**WHAT IS A DESIGN CHARRETTE?**  
 Charrette Versus Public Workshop

1 is multiple-day collaborative design and planning workshop held on-site and inclusive of affected stakeholders.

2 is a single-day public workshop held on-site and inclusive of affected stakeholders.

**WHY DO WE NEED YOUR HELP?**  
 We're launching our Form-Based Code planning process for the Main Street-Court Street Corridor. We'd like to see what you think and we need your ideas for how to guide zoning & development on these two important streets.

**CALENDAR OF CHARRETTE EVENTS**

<p><b>1 PUBLIC WORKSHOP</b>          Saturday, October 19          9:00 am to noon</p> <p>A hands-on charrette focused on development and zoning led by Code Studio.</p>	<p><b>2 OPEN HOUSE</b>          Tuesday, October 22          6:00 - 8:00 pm</p> <p>An informal meeting and chance for you to view and comment on the work-in-progress as the FISC begins to emerge.</p>	<p><b>3 FINAL PRESENTATION</b>          Thursday, October 24          6:00 pm</p> <p>A formal presentation by Code Studio documenting the collaborative community process and the outcomes of the design charrette for the Main Street - Court Street Form-Based Code.</p>
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**ALL EVENTS WILL TAKE PLACE AT THE PROJECT DESIGN STUDIO (43 COURT STREET)**  
 FOR MORE INFORMATION: [WWW.BLUEPRINTBINGHAMTON.COM](http://WWW.BLUEPRINTBINGHAMTON.COM)

Facebook post: "SEE YOU ALL TONIGHT AT THE BLACK BOX THEATER IN THE BINGHAMTON HIGH SCHOOL!"

Facebook post: "Tuesday Night Open House (17 photos) About our next night, open-house..."

Facebook post: "Form-Based Code Charrette (17 photos) Form-Based Code Charrette (17 photos) Thursday, October 22 at 6:00pm at 43 Court Street, Binghamton, NY 16802."

Facebook post: "Next steps in what can be achieved on Court & Main Street - 43 Court Street Street, Court & Main Street 6:00 - 8:00 pm."

Facebook post: "PART 2: join us tonight in the former bank building at 43 Court Street for part two of the design charrette. Review the work in..."

**BLUEPRINT BINGHAMTON**  
FORWARD TOGETHER

HOME | ABOUT | THE PLAN | NEWS | EVENTS | OPPORTUNITIES | GET INVOLVED | CONTACT

**BLUEPRINT BINGHAMTON IS A CITIZEN-DRIVEN EFFORT TO PLAN FOR BINGHAMTON'S FUTURE AND MOVE OUR CITY FORWARD TOGETHER.**

**LATEST NEWS**  
**FALL 2013**  
 Bring your ideas to our week-long charrette on how to guide zoning and development for the Main Street-Court Street Corridor.

**REACHING OUT TO BINGHAMTON'S YOUTH**  
 Binghamton children and teenagers share their opinions on where they live, work, learn and play, and their vision for the future.

**UPCOMING EVENTS!**  
 STAY TUNED for more BLUEPRINT BINGHAMTON events in the New Year!

**SIGN UP**  
**COMMUNITY DISCUSSIONS**  
**WHAT A SUCCESS!**  
 Many thanks to the 442 PEOPLE who attended the 1st round of discussions - and to all of the BINGAMTONians who are looking for a topic that we might bring to a future discussion series!

CITY OF BINGHAMTON | DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT | 30 WASHINGTON ST., BINGHAMTON, NY 16802 | 607.733.7800

A VARIETY OF OUTREACH METHODS WERE USED TO INFORM PEOPLE ABOUT THE CHARRETTE INCLUDING FLYERS, EMAILS AND NEWS ARTICLES AND FEATURES. IN ADDITION, A VARIETY OF SOCIAL NETWORKING TOOLS WERE USED TO GET THE WORD OUT.

## DRIVING & WALKING TOUR

The charrette team, Code Studio from Austin and Third Coast Design Studio from Nashville, arrived a day early to tour the project area. On Friday afternoon they set out to explore the almost 5-mile Main/Court Street Corridor. They drove from end to end, taking in the look and feel of the street and identifying aspects of the Corridor that work and aspects that need improvement. To get a closer look, the charrette team got out on foot to walk and take pictures of certain portions of the Corridor. The Corridor made a lasting impression; some of the things that stood out included:

- » The striking difference in character between Upper Court Street (very auto-oriented) and Main Street (more pedestrian-oriented);
- » The fabulous building fabric that still exists along certain portions of the Corridor;
- » The lack of street trees and greenery along the Corridor, and the number of landscaping planting strips that have been paved over;
- » The high-level of pedestrian activity and the number of buses serving the Corridor was very encouraging; and
- » The large number of people riding bikes along the Corridor, especially along Main Street, even without formal bike facilities such as marked or protected bike lanes.



THE CHARRETTE TEAM ARRIVED EARLY TO TOUR THE PROJECT AREA, TAKE PHOTOS AND TO GET A GENERAL FEEL FOR THE PLACE.

## HANDS-ON DESIGN SESSION

On Saturday morning, approximately 50 people gathered at the Metrocenter Atrium to roll up their sleeves and serve as “planners” for the day.

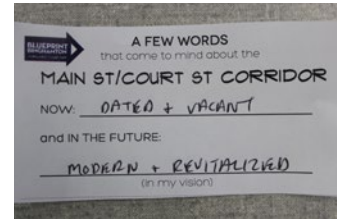
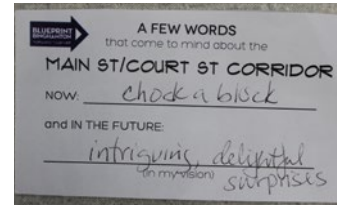
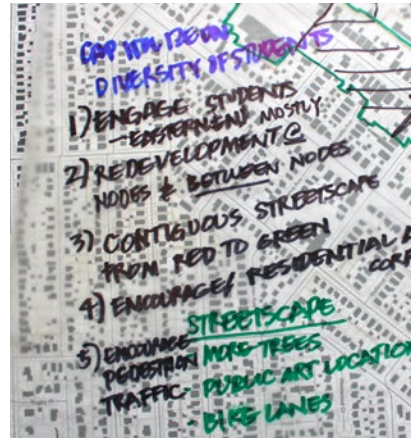
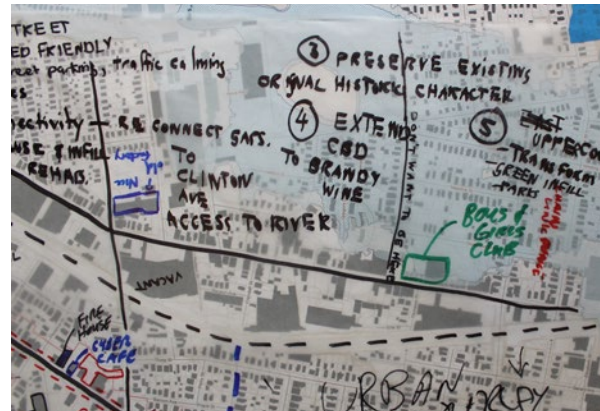
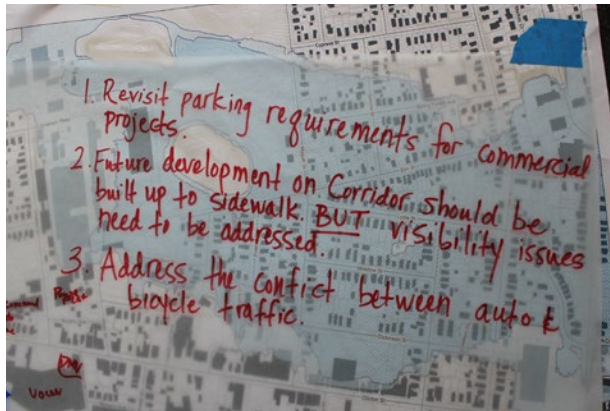
The City’s Director of Planning welcomed the gathering and thanked everyone for their participation and attendance. Lee Einsweiler from Code Studio outlined the charrette process, highlighting the community’s role in the effort. Lee explained the project goals and discussed the key elements of any potential new zoning for the Main/Court Street Corridor. He also stressed the importance of continuous public involvement throughout the week.

Following the introductory presentation, participants divided into 6 smaller groups, with about 8 or 9 people in each group. Each group gathered around a table with a facilitator and worked on a set of maps that included on the west, Main Street and on the east, Court Street. Each table drew diagrams and sketches to convey the character of the Corridor today and to describe what they would like to see in the future.



THE CHARRETTE BEGAN ON SATURDAY MORNING WHERE APPROXIMATELY 50 PEOPLE GATHERED AT THE METROCENTER ATRIUM TO ROLL UP THEIR SLEEVES AND PLAY “PLANNERS” FOR THE DAY.





TO CONCLUDE THE HANDS-ON SESSION, PARTICIPANTS PRESENTED SOME OF THEIR BIG IDEAS TO THE LARGER GROUP.

To conclude the session, each group selected a spokesperson who presented their table's "big ideas" to the larger audience. The presentations allowed participants to see common interests emerge. Some of the big ideas discussed during the session included:

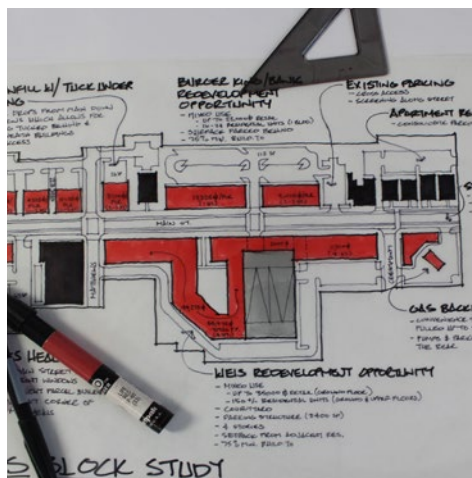
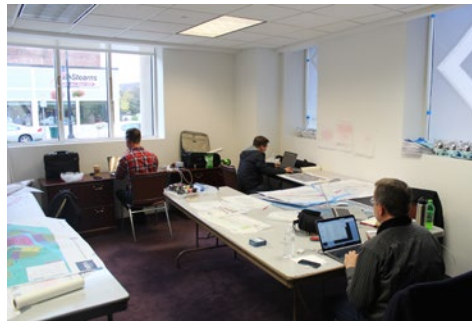
- » Make the Corridor more pedestrian-friendly, on-street parking, cross-walks, street trees, more bus shelters, repair sidewalks, improved lighting, reduce sign clutter, and add public art.
- » Need more green space – parks, street trees, community gardens, landscaping.
- » Improve bike infrastructure, buffered or protected bike lanes, slow traffic down.
- » Identify different areas along the Corridor, any new zoning should address the differences.
- » Preserve the existing character and historic fabric on Main, promote compatible infill, make it easier to reuse existing buildings, unified streetscape needed.
- » Transform Upper Court, humanize, think about a road diet with a boulevard, connect to Robinson and the river, opportunity for "green" stormwater improvements.
- » Need to rethink parking its preventing existing buildings from getting reused.

## OPEN DESIGN STUDIO

A temporary design studio was set up at the former First National Bank for the duration of the charrette. The design studio served as an on-site working space where team members could analyze information, refine ideas and test conceptual zoning scenarios. Working on-site throughout the week gave the team easy access to the study area. The team was able to observe day-to-day activity, visit local businesses and generally experience everyday life in Binghamton.

The studio was open to the public each day, offering community members the flexibility to stop in when they were available to see how the work was progressing and to bring in new ideas for the team to consider.

During the week, members of the charrette team met with stakeholders to gather specific information, ask questions and test the applicability of proposed concepts. Stakeholder involvement included business owners, design professionals, NYSEG representatives, City staff and members of the Shade Tree Commission. On the Monday evening of the charrette, a brief presentation on the work completed to date and potential benefits of form-based coding was held with the City Council.



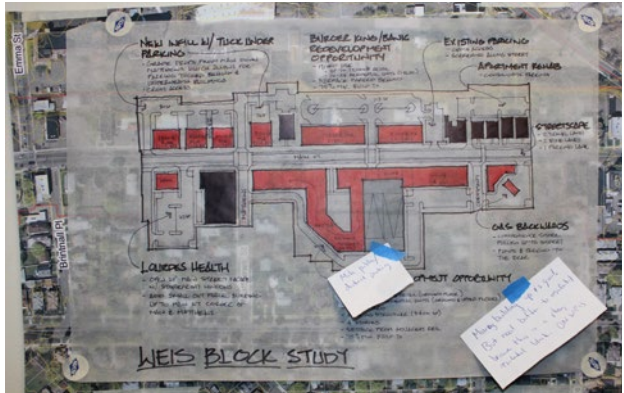
A TEMPORARY DESIGN STUDIO WAS SET UP AT THE FORMER FIRST NATIONAL BANK IN DOWNTOWN FOR THE DURATION OF THE CHARRETTE. THE STUDIO WAS OPEN TO THE PUBLIC EACH DAY.

## MID-WEEK OPEN HOUSE

On Tuesday evening, residents were invited to an open house at the design studio. Preliminary designs and drawings were pinned up around the room. The purpose of the open house was to receive feedback on initial ideas. No formal presentation was given -- participants could stop in any time between 6 and 8 pm to tour the studio, meet with members of the charrette team, ask questions and offer additional ideas. Approximately 40 community members stopped through the open house.

Some of the specific comments received included:

- » Excellent work.
- » Consider impervious surface requirements for development on Upper Court.
- » Require all surface parking lots over a certain size to be landscaped with impervious surfaces.
- » Weis site - moving buildings up towards the street is good but need to provide an adequate buffer to the residential behind.
- » Require hedges to screen surface parking lots from the street.



THE TUESDAY EVENING OPEN HOUSE GAVE RESIDENTS AN OPPORTUNITY TO PROVIDE INITIAL FEEDBACK ON PRELIMINARY CONCEPTS AND DESIGNS FOR THE CORRIDOR.

## CLOSING PRESENTATION

On Thursday evening, about 45 community members gathered at the Black Box Theater at Binghamton High School to see what the charrette team had been working on all week. The City's Director of Planning opened the meeting by welcoming everybody and thanking them for their support and continued input throughout the week. He then introduced Lee Einsweiler, who began the formal presentation by introducing and thanking all charrette participants for their effort. Lee provided a summary of the week's events, which included proposed zoning concepts. The presentation included photographs and illustrative drawings to help people gain a better understanding of the proposed recommendations. Lee concluded the presentation by reminding attendees that the work presented was a draft and that community members must continue to offer input on the concepts and ideas. Everyone was encouraged to continue to send in comments and to fill out an exit survey. After the presentation, participants were able to review the draft concepts on display outside of the theater and offer further suggestions. Some of the specific comments received included:

» Responding to the reality of flooding is very important. Things have to change.

- » Require developers to do more than the lowest common denominator.
- » Why no discussion of transit-oriented development? Not so much parking is needed.
- » Try to work closely with the University - using the student population as future residents.
- » Loved the Alice Street study. The area is a little scary. The concept shown was great and I would love the concept to become a reality.
- » I have enjoyed the opportunity to learn. I will definitely stay connected to the project and if there is a way for the community to help in some way to pursue the goals I would love to assist.
- » What about zoning with regards to the NYSEG utility poles?
- » Encourage the use of green technologies.
- » Make it easier for sidewalk cafes.
- » Massing study at Weis, too much height and bulk.
- » Housing stock is aging - good affordable housing needs to be prioritized.
- » Form-based code is a business-friendly way to improve the aesthetics of the Corridor.
- » Great stuff, great event.



ABOUT 45 PEOPLE ATTENDED THE CLOSING PRESENTATION THURSDAY EVENING.

# FUTURE CHARACTER

## COMPLETE STREETS

The Main/Court Street Corridor is the commercial spine for the City -- the primary connection between the east and west ends of the City. Corridor users include pedestrians, cyclists, bus riders and motorists. While the Corridor attracts this great diversity of users, the current infrastructure is limited and in many sections cannot accommodate all of the types of users in a safe and efficient manner. Accommodating such a variety of users is challenging, but some elements are essential in order to ensure safety and accessibility.

Main Street generates a significant amount of bike traffic. However, without dedicated bike lanes it is not safe or comfortable. Main Street is also well served by buses, and more sheltered bus stops with seating areas should be provided. All bus stops should be easily identifiable and provide a comfortable and safe environment for riders to wait.

Pedestrians should have accessible sidewalks and shade from street trees, with well marked crosswalks at regular intervals. A complete and connected sidewalk system for the entire Corridor must be a priority for the City, including the planting of street trees and the restoration of planting strips that have been paved over.

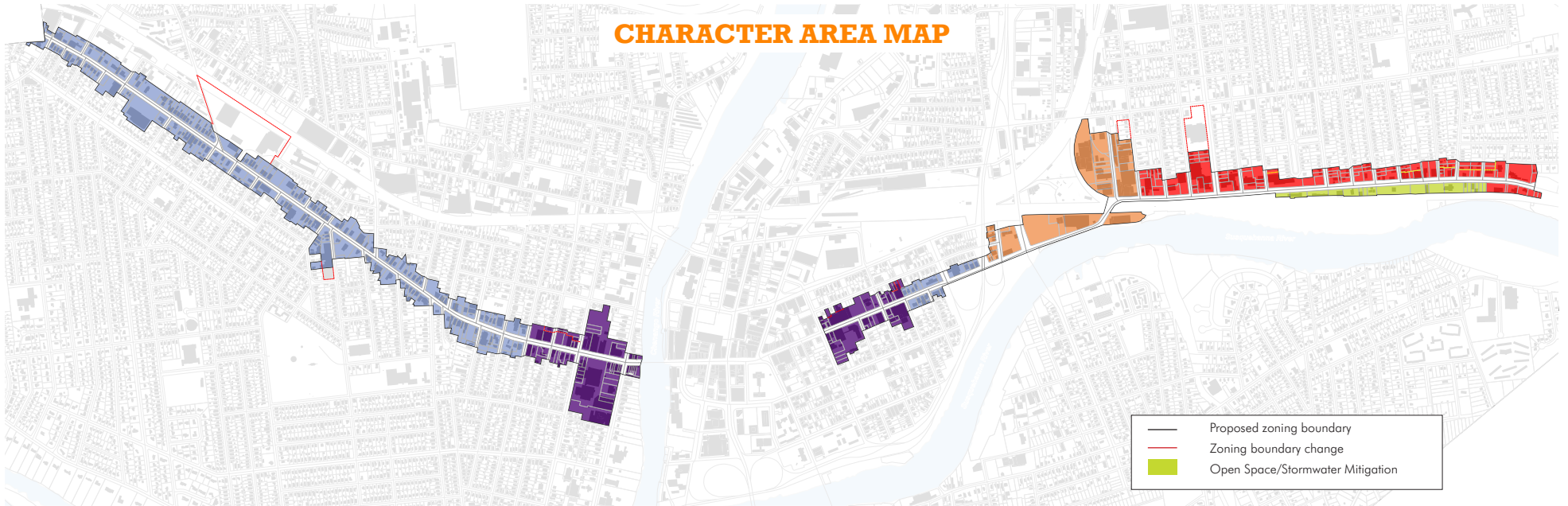
## CHARACTER AREAS

During the charrette week, a future character map for the Corridor was prepared. The future character map identifies proposed new zoning districts. The character area map defines areas along the Corridor where differences in current or proposed character exist, either in terms of land use, building height, building setbacks, parking or the proposed configuration of the street.

The following pages describe each character area. Incorporated within each character area are a mix of block studies, precedent images, computer visualizations, sketchup modeling and street dimensions.

The block studies test the application of each character area and show how proposed zoning recommendations might actually build out. It is important to note that the individual buildings shown are less important than implementation of the character and form recommendations associated with each block study. They present one way an area may redevelop over time, but many options are possible. In preparing each block study, assumptions about future parking demand were made. Parking ratios used vary based on the specific use mix, but about 5 spaces per 1,000 square feet of gross floor area for retail and restaurants was the ratio used. A ratio of 2 parking spaces plus visitor parking was used for each residential unit.

## CHARACTER AREA MAP



	Main Street	Downtown Transition	Industrial	Commercial Corridor
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<b>Building Type</b>	Shopfront, Office, Residential, Civic	Shopfront, Civic	Industrial, Live-work, Residential	Shopfront, Office, Residential, Civic
<b>Preferred Use</b>	Mixed Use	Mixed Use	Manufacturing, Artisan, Residential	Single-Story Commercial
<b>Height</b>	1 to 4 Stories	1 to 5 Stories	1 to 4 Stories	1 to 3 Stories
<b>Building Placement</b>	75% Built to the Street	90% Built to the Street	75% Built to the Street	Flexible, Set Back
<b>Parking Location</b>	To the Side or Rear	To the Rear	To the Side or Rear	Front, Side or Rear
<b>Parking Ratio</b>	Existing Building: No Parking Required New Building: First 2,500 sf exempt then 50% of Required Parking	No Parking Required	Existing Building: No Parking Required New Building: First 2,500 sf exempt then 50% of Required Parking	All Uses 100% Required
<b>Streetscape</b>	Tree Wells (Expanded Sidewalk)	Tree Wells (Expanded Sidewalk)	Tree Lawn	Tree Lawn

# MAIN STREET Character Area



<b>Building Type</b>	Shopfront, Office, Residential, Civic
<b>Preferred Use</b>	Mixed Use
<b>Height</b>	1 to 4 Stories
<b>Building Placement</b>	75% Built to the Street
<b>Parking Location</b>	To the Side or Rear
<b>Parking Ratio</b>	Existing Building: No Parking Required New Building: First 2,500 sf exempt then 50% of Required Parking
<b>Streetscape</b>	Tree Wells (Expanded Sidewalk)



## MAIN AT MATTHEWS



- A Lourdes Health**
  - » Small single-story commercial added at corner of Main and Matthews screens surface parking lot
  - » Center for Family Health building - storefront windows added along Main Street.
- B New Infill with Tuck Under Parking**
  - » 2-story mixed use fronts Main Street.
  - » Grade drops from Main down Matthews, allows for parking tucked behind and underneath buildings that front Main.
- C Weis Redevelopment**
  - » 4-story mixed use with up to 35,000 SF of ground floor retail and 150 residential units (ground and upper floors).
  - » Includes central courtyard and structured parking.
  - » Landscape and height transition to neighborhood.
- D Burger King/Bank Redevelopment**
  - » 2-story mixed use fronts Main Street with parking behind replaces Burger King and bank.
  - » Up to 22,000 SF ground floor retail with 16 to 24 residential units above one of the buildings).
- E Existing Parking Lot**
  - » Provides cross-access to adjacent development, screening provided along Main.
- F Apartment Rehab**
  - » Existing apartments rehabbed with parking consolidated to the rear.
- G Gas Backwards**
  - » Convenience store pulled up to street.
  - » Gas pumps and parking to rear of building.

EXISTING BUILDING
  NEW BUILDING
  SURFACE PARKING
  STRUCTURED PARKING



## MAIN AT SCHILLER



- A 2-Story Mixed Use**
  - » 2-story mixed use fronts Main Street with parking to rear, replaces car dealer.
- B Single-Story Retail**
  - » Single-story retail fills in surface parking lot, continues existing development pattern, parking moved to rear.
- C Auto-Zone Redevelopment**
  - » 4-story mixed use fronts Main Street
  - » 2-story residential fronts Charlotte Street
  - » 4-story residential fronts Hamilton Street
  - » Utilizes city-owned property.
  - » All surface parked, with parking under buildings fronting Main Street.
- D Aaron's Redevelopment**
  - » 2-story mixed use fronts Main Street with parking to rear.
  - » Cross-access to rear, enhances connectivity across multiple parcels and reduces traffic on Main.
- E Asian Market Site**
  - » Grade drops from Main down Hamilton.
  - » Allows for parking tucked underneath, 1 to 2 stories of residential above retail fronts Main.

EXISTING BUILDING
  NEW BUILDING
  SURFACE PARKING

**PRECEDENT IMAGES: MAIN AND MATHEWS**



THE CURRENT WEIS SITE AS IT LOOKS TODAY.



THE PERIMETER OF SURFACE PARKING LOTS SHOULD BE SCREENED.



AN EXAMPLE OF AN INTERNAL COURTYARD.



AN EXAMPLE OF A 4-STORY MIXED USE BUILDING THAT COULD FRONT MAIN, REPLACING THE SURFACE PARKING LOT THAT EXISTS TODAY.



GAS BACKWARDS. CONVENIENCE STORE PULLED UP TO THE STREET WITH CANOPY TO THE REAR.



A VARIETY OF BUILDING FORMS AND SCALES COULD EXIST COMFORTABLY ALONG MAIN STREET.



**PRECEDENT IMAGES: MAIN AT SCHILLER**



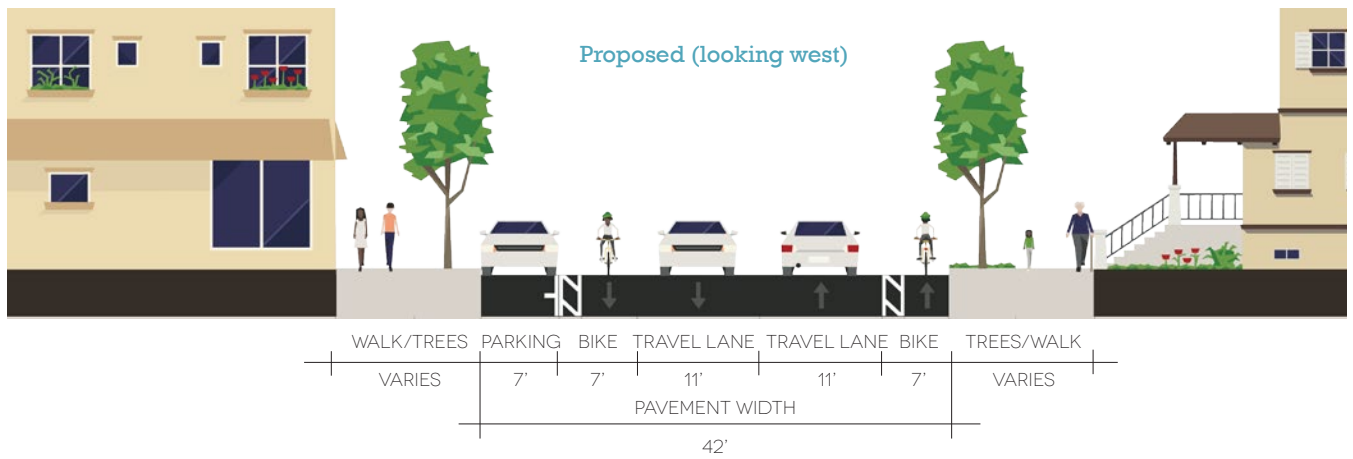
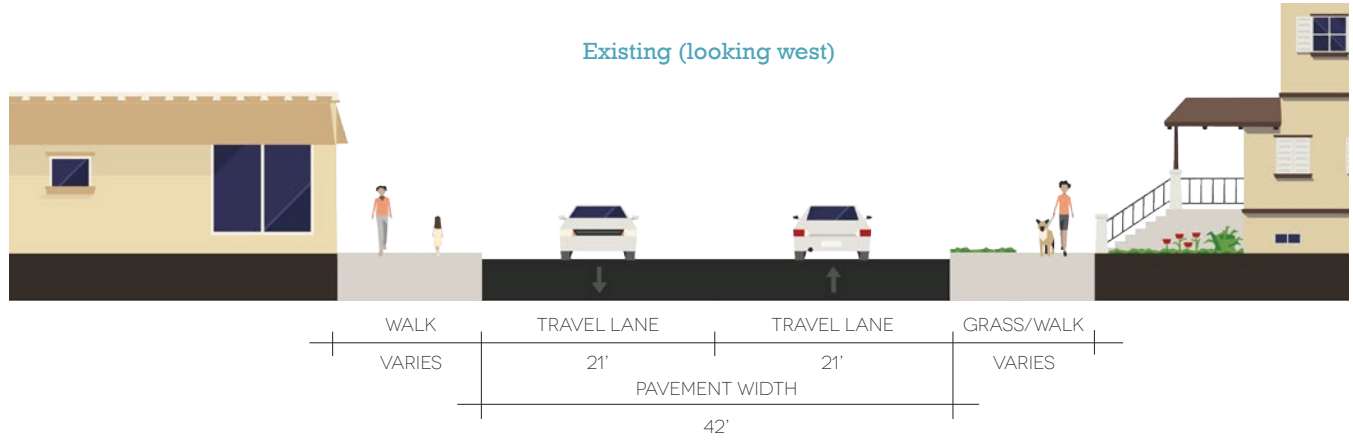
ALONG MAIN STREET, BUILDINGS SHOULD BE PULLED UP TO THE STREET WITH SURFACE PARKING TO THE REAR. FROM A 4-STORY MIXED USE BUILDING TO A SINGLE-STORY COMMERCIAL BUILDING, A VARIETY OF BUILDING FORMS AND SCALES CAN BE ACCOMMODATED. THE GOAL IS TO ENLIVEN THE STREET WITH ACTIVE AND ENGAGING USES.

## MASSING STUDY: MAIN AND MATTHEWS



- A Parking Structure**
  - » Structured parking hidden from the street and screened by building.
- B Courtyard**
  - » Internal courtyard provides focal point for the development.
- C Neighborhood Transition**
  - » Height and landscape transition provided to the neighborhood.
- D Mixed Use Building**
  - » 4-story mixed use fronts Main Street.
- E Main Street Activation**
  - » Storefront windows added to existing building along Main Street.
- F Surface Parking Lot**
  - » Small single-story commercial added in parking lot.

**CROSS-SECTION: MAIN STREET**



# DOWNTOWN EXPANSION Character Area



Building Type	Shopfront, Civic
Preferred Use	Mixed Use
Height	1 to 5 Stories
Building Placement	90% Built to the Street
Parking Location	To the Rear
Parking Ratio	No Parking Required
Streetscape	Tree Wells (Expanded Sidewalk)



## MAIN AT MURRAY



- A CVS Redevelopment**
  - » 2-story mixed use with surface parking behind.
  - » Up to 11,000 SF of ground floor retail with residential above.
- B Gas Station Redevelopment**
  - » Single-story retail with surface parking behind.
  - » Up to 11,500 SF of ground floor retail, includes mid-building pedestrian connection.
- C Cross-Access**
  - » Zoning boundary expanded to the north to create connected rear access across multiple properties.
  - » Adds parking and allows for taller buildings.
- D Family Dollar Redevelopment**
  - » 2-story mixed use with surface parking behind.
  - » Up to 12,000 SF of ground floor retail with 14 residential units above.

Based on the size of parcels and the expense of structured parking, it is unlikely that many 2+ story mixed use buildings will be built. However, zoning should not be the limiting factor. A developer may be able to consolidate parcels or sloped sites may make structured parking economically viable. Recommended maximum building heights have therefore been intentionally set higher (5 stories) than would likely be achieved based on current economic and physical constraints.

## MAIN AND MURRAY: PHOTO-VISUALIZATION

The series of images below show how Main Street could be transformed over time.



AS A RESULT OF THE PUBLIC INVESTMENT IN THE STREET, THE PRIVATE MARKET RESPONDS WITH SHOPS AND RESTAURANTS THAT ACTIVATE AND ENLIVEN THE STREET. BUILDINGS ARE PULLED UP TO THE STREET WITH SURFACE PARKING TO THE REAR.



**EXISTING CONDITIONS.** MAIN AND MURRAY LOOKING WEST.



**OPTION 1.** ON-STREET PARKING, BUFFERED BIKE LANE AND STREET TREES ARE ADDED.



**OPTION 2.** TO HELP CAPTURE AND CLEAN STORMWATER, ON-STREET PARKING INCLUDES PERVIOUS PAVING AND TREE WELLS INCORPORATE VEGETATED BIO-SWALES.



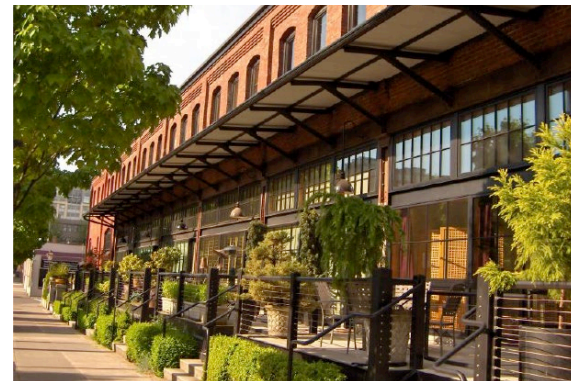
## CROSS-SECTION: MAIN STREET



# INDUSTRIAL Character Area



<b>Building Type</b>	Industrial, Live-work, Residential
<b>Preferred Use</b>	Manufacturing, Artisan, Residential
<b>Height</b>	1 to 4 Stories
<b>Building Placement</b>	75% Built to the Street
<b>Parking Location</b>	To the Side or Rear
<b>Parking Ratio</b>	Existing Building: No Parking Required New Building: First 2,500 sf exempt then 50% of Required Parking
<b>Streetscape</b>	Tree Lawn



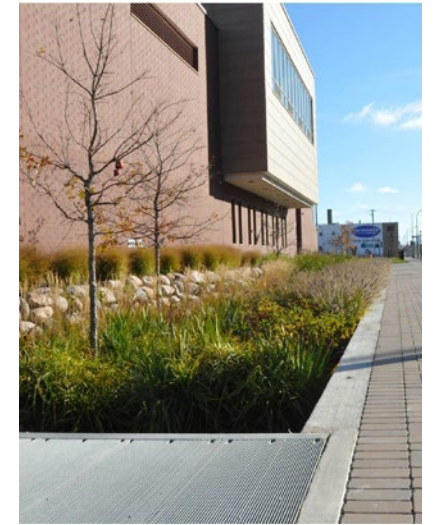
## ALICE STREET



■ EXISTING BUILDING   ■ NEW BUILDING   ■ SURFACE PARKING

- A Mixed Use Infill**
  - » 2- to 3- story mixed use with surface parking behind.
  - » Up to 21,000 SF of ground level artisan or industrial space with residential or office above.
- B Live/Work Units**
  - » Artist or light industrial live-work space.
- C Stormwater Retention**
  - » Take advantage of space in front of and between buildings to create usable public space that could also capture and clean stormwater run-off (rain garden, bio-swale)
- D Adaptive Reuse**
  - » Reuse existing building for artisan or industrial space.
- E Additions**
  - » Increase usable building area.
  - » Improve blank facades.

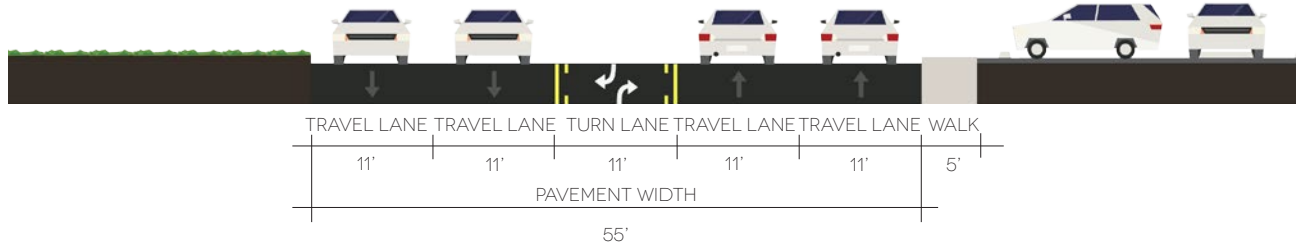
## PRECEDENT IMAGES: ALICE STREET



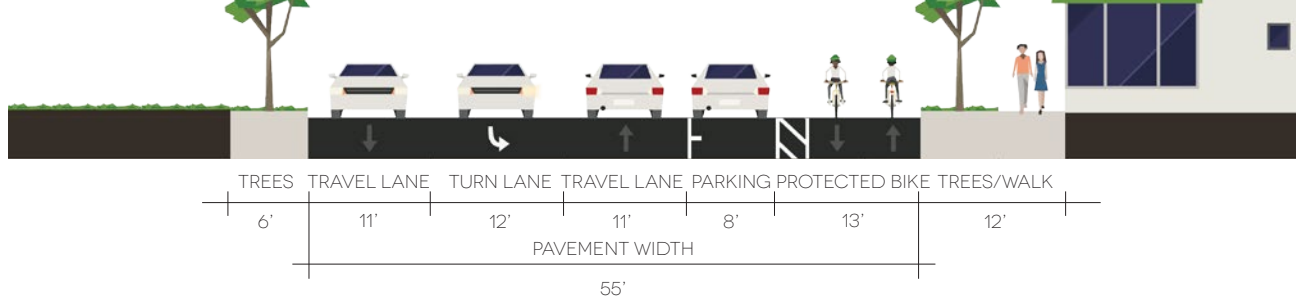
IN THE FUTURE, ALICE STREET COULD SERVE AS A KEY VEHICULAR AND PEDESTRIAN CONNECTION TO THE RIVER AND COURT STREET FROM ROBINSON. THE IMAGES ABOVE SHOW HOW ALICE COULD BE RECONFIGURED TO ACCOMMODATE CARS AND PEDESTRIANS IN THE SAME PHYSICAL SPACE. TO HELP IMPROVE STORMWATER MANAGEMENT IN THE AREA, IMPROVEMENTS TO ALICE STREET SHOULD INCORPORATE PERVIOUS PAVING, RAIN GARDENS AND VEGETATED BIO-SWALES.

## CROSS-SECTION: COURT STREET

Existing (looking west)



Proposed (looking west)



# COMMERCIAL CORRIDOR Character Area



Building Type	Shopfront, General, Residential, Civic
Preferred Use	Single Story Commercial
Height	3 Stories
Building Placement	Flexible, Set Back
Parking Location	Front, Side or Rear
Parking Ratio	All Uses 100% Required
Streetscape	Tree Lawn



## FLOOD MAP CHANGES

In September 2011, Tropical Storm Lee brought catastrophic flooding to the Court Street area. For the second time in five years, a 100-year flood event inundated the homes and businesses closest to the Susquehanna River. An updated Flood Insurance Rate Map has been proposed by the Federal Emergency Management Agency and is illustrated to the right.

Most of Upper Court Street is 'under-water' in the 100-year flood zone. As new zoning is developed, planning for the future form of the area provides an opportunity to develop standards for elevated buildings and structures that would be more easily flood-proofed, as well as standards that help mitigate stormwater run-off.



TO HELP REDUCE DAMAGE WHEN FLOODING OCCURS, BUILDINGS CAN BE ELEVATED.



COMMERCIAL BUILDINGS CAN BE FLOOD-PROOFED.



CURRENT 100-YEAR AND 500-YEAR FLOODPLAINS.



EXTENT OF DAMAGE FROM THE 2011 FLOODING.



PROPOSED 100-YEAR AND 500-YEAR FLOODPLAINS.

## UPPER COURT STREET



### **A Commercial Redevelopment**

- » Single-story commercial with limited parking between the building and the street.
- » Landscaping provided along street edge to screening parking.
- » Vehicular access limited along Court Street, consolidated access provided off side streets.

### **B Enhanced Commercial Strip**

- » Single-story commercial with limited parking between the building and the street.
- » Drive-thru located to the side
- » Additional parking and service behind buildings.

### **C Court Street**

- » 4 Lanes with stormwater median, trees and a multi-use path (bikes and pedestrians).

### **D Open Space**

- » Due to the potential for continued flood damage, over time open space replaces buildings.
- » The open space provides a natural way to manage stormwater.

### **E Pedestrian Connection**

- » New pedestrian connection extends over the railroad to provide access to the riverfront.
- » Connection extends under the existing rail bridge crossing the river to continue access to the west.



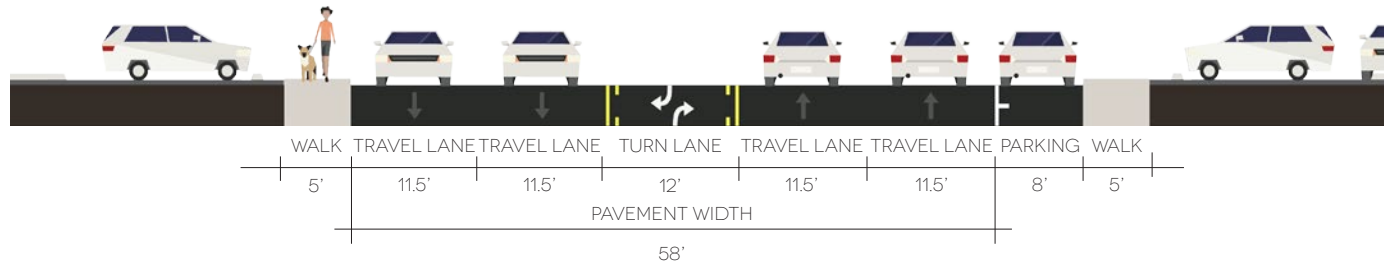
**PRECEDENT IMAGES: UPPER COURT STREET**



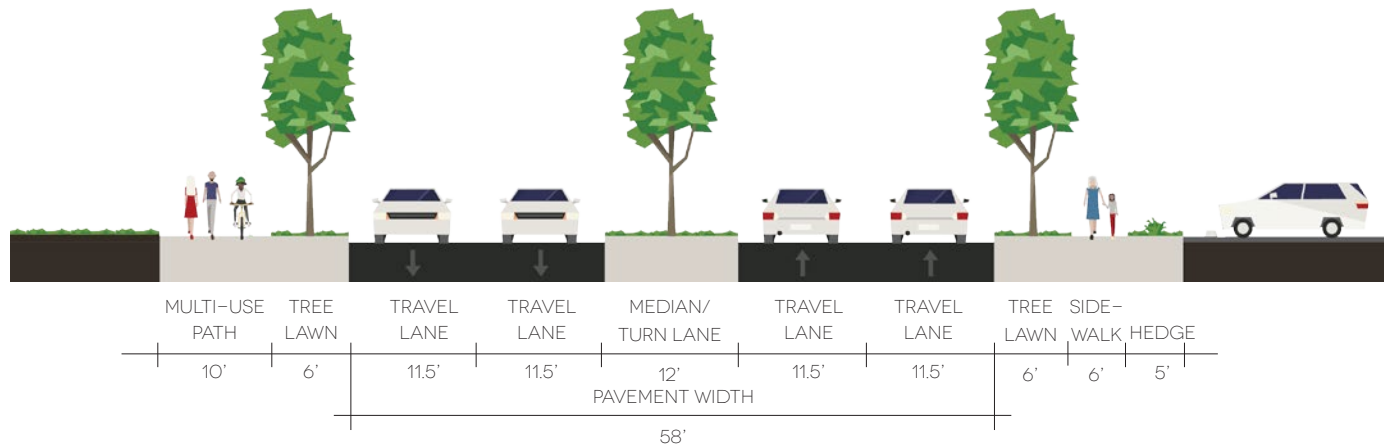
IMPROVEMENTS TO THE UPPER COURT STREET AREA SHOULD FOCUS ON PRESERVING AND RE-CREATING NATURAL LANDSCAPE FEATURES AND MINIMIZING IMPERVIOUS AREA TO CREATE FUNCTIONAL AND APPEALING SITE DRAINAGE THAT IMPROVES STORMWATER MANAGEMENT. THERE ARE MANY PRACTICES THAT COULD BE USED SUCH AS VEGETATED BIO-SWALES, RAIN GARDENS, VEGETATED ROOFTOPS, RAIN BARRELS, AND PERMEABLE PAVEMENT.

## CROSS-SECTION: UPPER COURT STREET

Existing (looking west)



Proposed (looking west)



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