

The First Ward Redevelopment Plan

A NYS BOA Pre-Nomination Study



Public Meeting #1 and Presentation to the First Ward Neighborhood Assembly
JULY 14, 2009

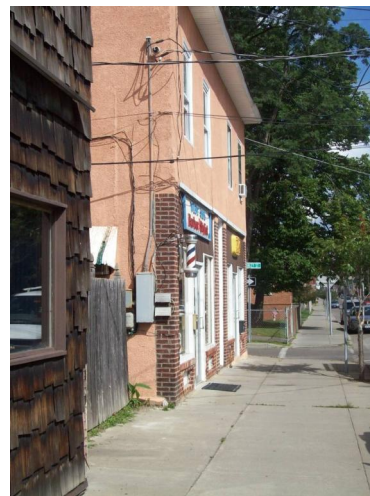
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Tonight's Agenda

- Introduction & Overview
- What is a Brownfield?
- The First Ward BOA
- 2020 Visioning Exercise
- Next Steps



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Project Partners

The Community

Steering Committee

NYSDEC

City Staff

NYSDOS

Consultant Team

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The Project Team

- The Steering Committee
- Binghamton Department of Planning, Housing, and Community Development
- NYS Department of State
- NYS Department of Environmental Conservation
- Bergmann Associates
 - ✓ *Multi-disciplinary consulting firm*
 - ✓ *BOA experience across NYS*

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What is the BOA Program?

- Administered and managed through NYS Department of State
- Provides financial and technical assistance to complete area-wide planning approaches to brownfield redevelopment and revitalization
- *Focuses on community revitalization and economic development as it relates to associated brownfields*

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The 3 Step Process

Phase 1: Pro-Nomination Study

Intended for communities that need to complete additional preliminary research about brownfield sites in their community.

Phase 2: Nomination Study

In-depth description and analysis of existing conditions, above and beyond brownfield sites. Typically includes a market and economic analysis and identifies opportunities and reuse potentials for BOA properties.

Phase 3: Implementation Strategy

Detailed strategies for achieving the vision of the BOA. Potential to complete Site Assessments, as determined necessary.

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Purpose of Pre-Nomination Study

- Conduct preliminary analysis
- Identify manageable study area boundaries
- Begin to identify and foster partnerships
- Identify preliminary opportunities for renewal, including vision for future of study area

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Project Timeline

TASKS	2009								2010	
	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB
Community Participation Plan										
Steering Committee Meetings										
Neighborhood Assembly / Public Mtgs.										
Other Outreach Efforts										
Draft Pre-Nomination Study										
Boundary Description										
Community Overview and Description										
Project Overview and Description										
Community Vision and Goals										
Preliminary Analysis of BOA										
Existing Land Use and Zoning										
Brownfield, Abandoned, Vacant Sites										
Land Ownership										
Natural Resources										
Summary of Analysis/Recommendations										
Draft Pre-Nomination Study										
Final Pre-Nomination Study										
Application for Project Advancement										
Environmental Assessment Form										



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What is the outcome of the BOA process?

- A community-based plan for revitalization of the First Ward neighborhood
- The identification of desirable future land uses within the neighborhood
- A vision for the neighborhood to help guide future economic development efforts
- Relationships and collaboration between local, state, and federal agencies, and the private sector

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What are some community benefits?

- New business growth resulting in expanded job opportunities
- Increased tax base
- Sustainable development – utilizes existing infrastructure
- Expanded recreation and open space assets – creating green linkages
- Improved quality-of-life for residents

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What is a brownfield?

“abandoned, idled, or underutilized properties where expansion or redevelopment is complicated by real or perceived environmental contamination”

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What is a brownfield?

- Former industrial properties
- Gas stations
- Waste disposal areas
- Auto dealerships and repair shops
- Locations of chemical spills
- Laundromats



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What can a brownfield become?

- Almost anything!
- Parks and Open Space
- Residential
- Commercial
- Industrial / Business Park
- Municipal



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THE FIRST WARD BOA- YOUR BOA, OUR PROJECT



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Community Involvement

- Steering Committee Meetings
 - ✓ Total of 5 meetings during planning process
- Public Meetings
 - ✓ Total of 3 meetings during planning process
 - ✓ July 2009, October 2009, February 2010
- Additional Outreach
 - ✓ Education-based sessions with local students
 - ✓ Targeted sessions with seniors

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What We Have Learned

- There are strong residential neighborhoods.
- Need to identify appropriate mix and locations for different land uses.
- Residents are interested in a sustainable approach to redevelopment.
- Residents need better access to everyday goods and services. Mobility is an issue for many in the neighborhood.
- Rental population has impact on neighborhood.
- New jobs are needed and desirable within the neighborhood.

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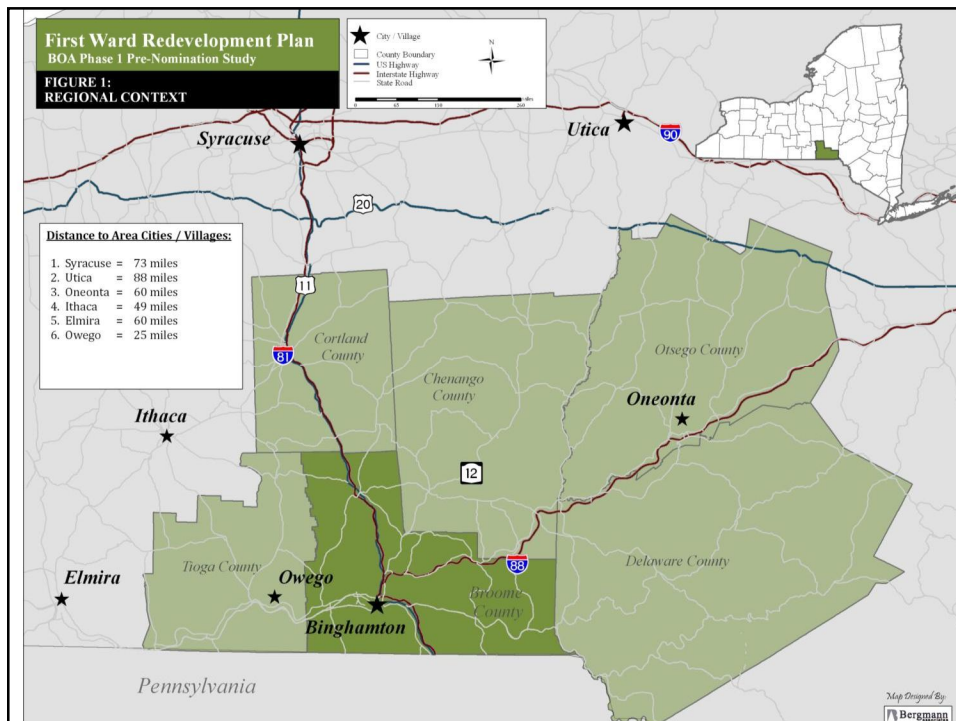
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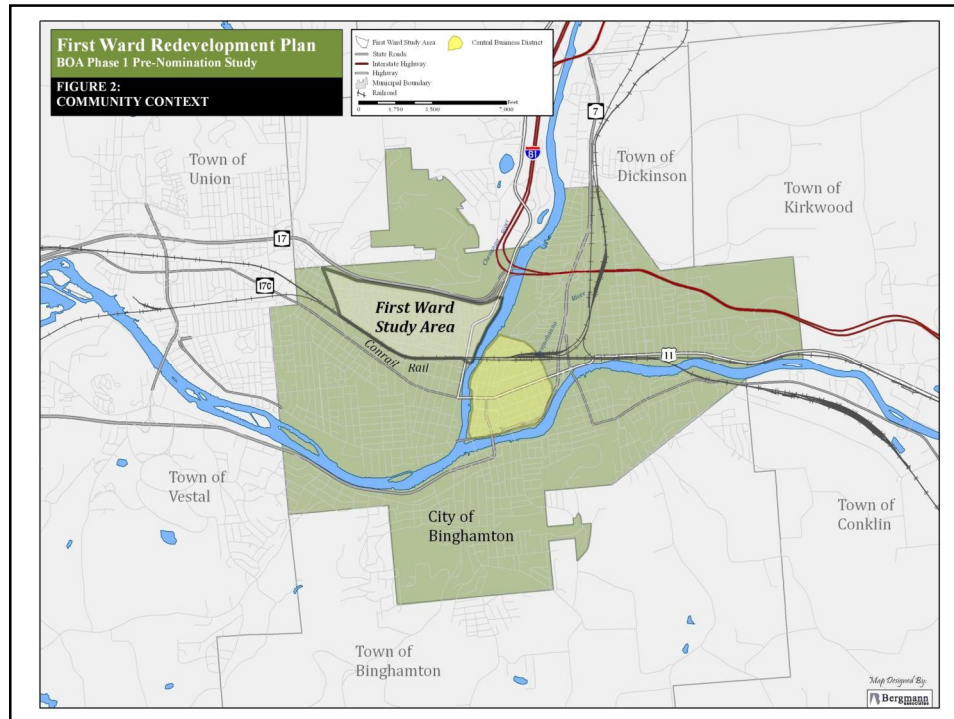


Preliminary Project Goals

- Rebuild and strengthen residential neighborhoods.
- Promote and foster business growth and development.
- Create jobs.
- Plan for sustainability.
- Think green.
- Identify opportunities for people to age in place.
- Promote owner occupancy of residential units.
- Prepare for redevelopment.

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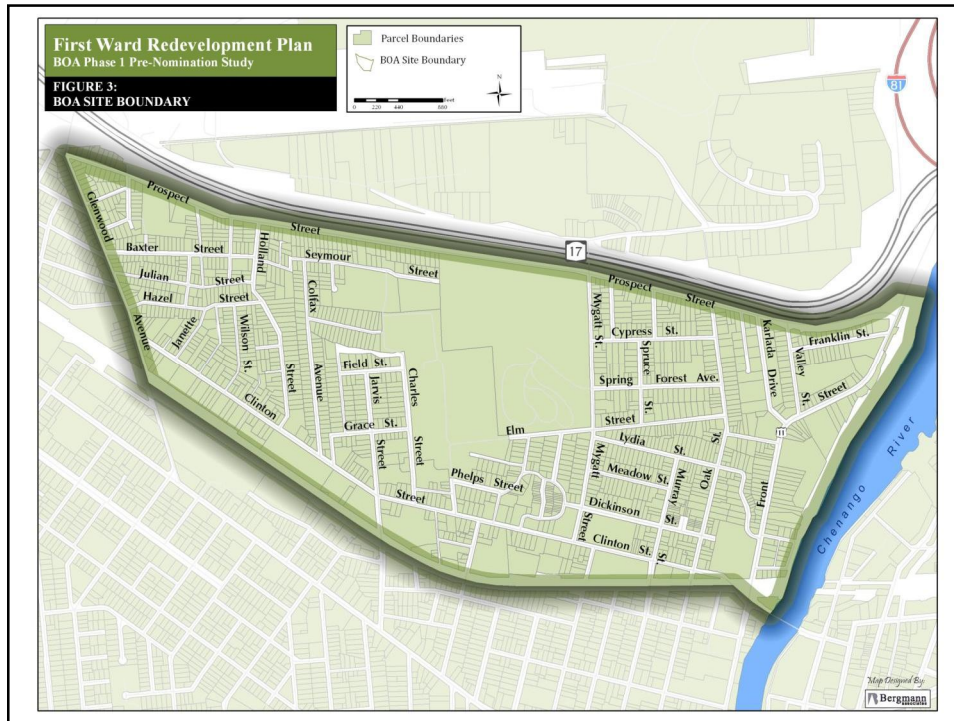
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Overview of the First Ward BOA

- Total of 472 acres
- Bounded by Route 17 to north, Chenango River to the east, Conrail rail line to the south, and Glenwood Avenue to the west
- 1,654 individual parcels
- 55 acres of vacant land, including 33 acre Anitec site

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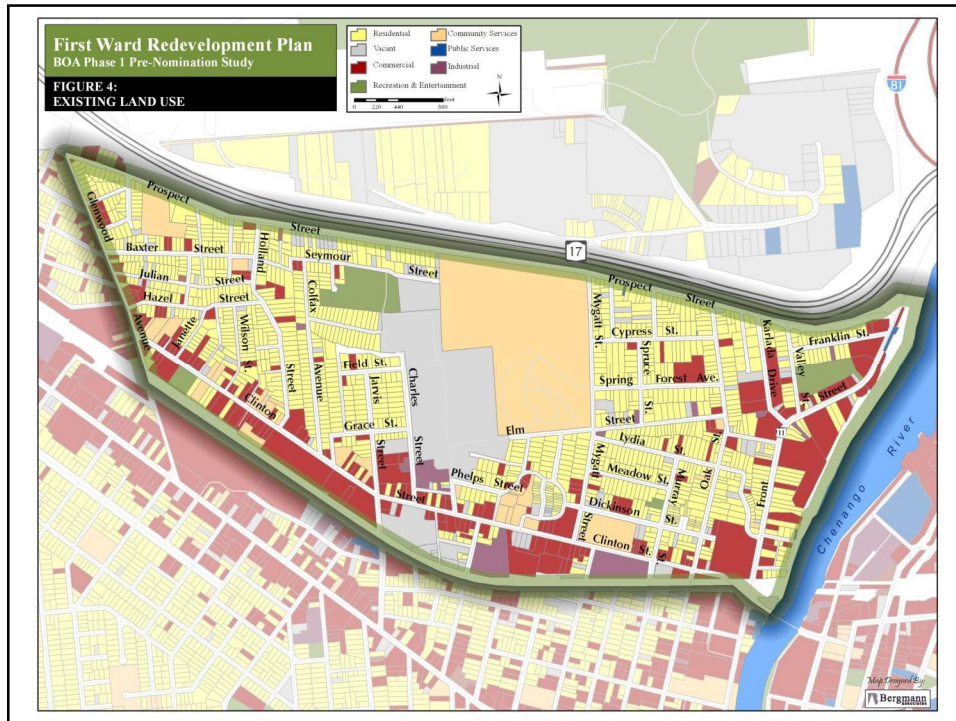
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Land Uses in the First Ward BOA

PROPERTY TYPE	PARCELS	ACREAGE	% COMPOSITION
Agricultural	0	0.0	0.0%
Residential	1,272	167.0	45.5%
Vacant Land	109	55.3	15.1%
Commercial	221	67.2	18.3%
Recreation & Entertainment	5	11.0	3.0%
Community Services	32	57.6	15.7%
Industrial	11	8.9	2.4%
Public Services	4	0.3	0.1%
Wild, Forested, Conservation Lands & Public Parks	0	0.0	0.0%
Totals	1,654	367.2	100.0%

Data Source: Brown County www.bergmannpc.com



Imagine you leave the First Ward today and
come back in 2020.....

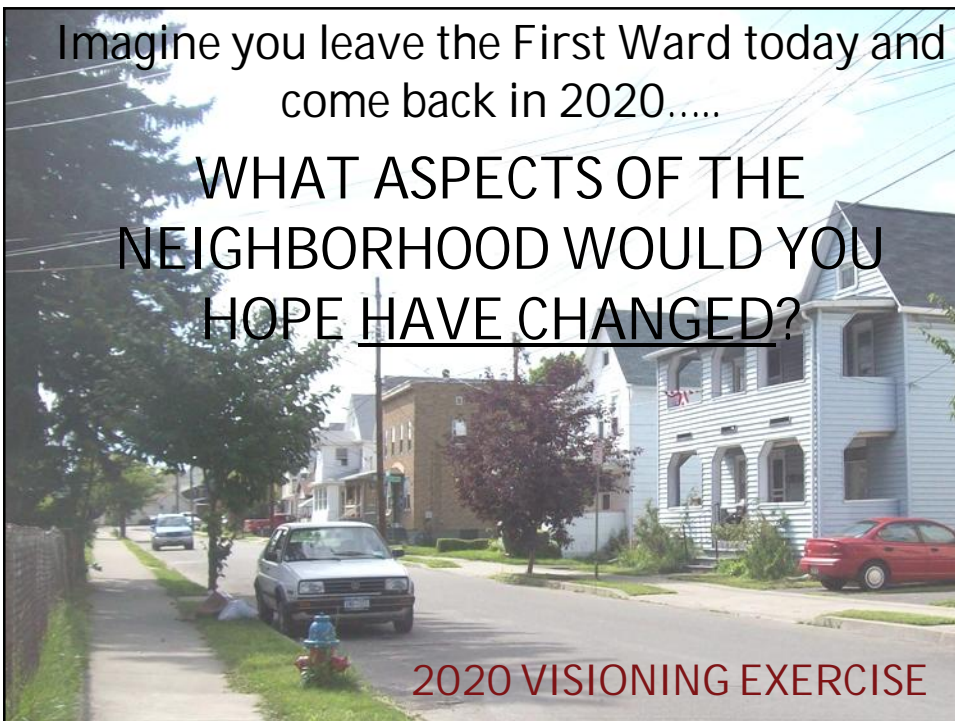
WHAT ASPECTS OF THE
NEIGHBORHOOD WOULD YOU
HOPE REMAIN THE SAME?



2020 VISIONING EXERCISE

Imagine you leave the First Ward today and
come back in 2020.....

WHAT ASPECTS OF THE
NEIGHBORHOOD WOULD YOU
HOPE HAVE CHANGED?



2020 VISIONING EXERCISE

NEXT STEPS

*The future is not completely beyond our control.
It is the work of our own hands.*

- Robert F. Kennedy

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Next Steps for the Project Team

- Draft Vision, Goals, Objectives
- Brownfield Site Analysis
- Land Use and Zoning Analysis
- Land Ownership
- Natural Resource Assessment
- Summary of Analysis / Preliminary Recommendations

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Next Steps for the Community

- Presentation of Analysis and Preliminary Recommendations – OCTOBER 2009
 - Steering Committee Meeting #3 (Date TBD)
 - Public Meeting #2 (Date TBD)
 - Additional Outreach (Date TBD)

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What can you do?

- Stay involved.
- Spread the word.
- Ask questions.
- Share your knowledge.



***Never doubt that a small group of
committed citizens can change the world;
indeed it is the only thing that ever has.***
-Margaret Mead

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For additional information please feel free to contact:

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