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# **North Chenango River Corridor BOA**

## **Steering Committee #4**

**September 26, 2013**

### **Proposed Agenda**

1. Project Overview and Summary
  2. Review revised (redline) Vision Statement
  3. Review Suggested Proposals and Recommendations
  4. Discussion of Proposed Public Meeting Format
  5. Next Steps
-

# North Chenango River Community Vision and Goals

*The City of Binghamton, as part of its public outreach component, conducted a visioning session where participants were asked to provide input on the vision of the North Chenango River corridor BOA. The full extent of the comments from the first public workshop are contained in Appendix \_\_ of this report.*

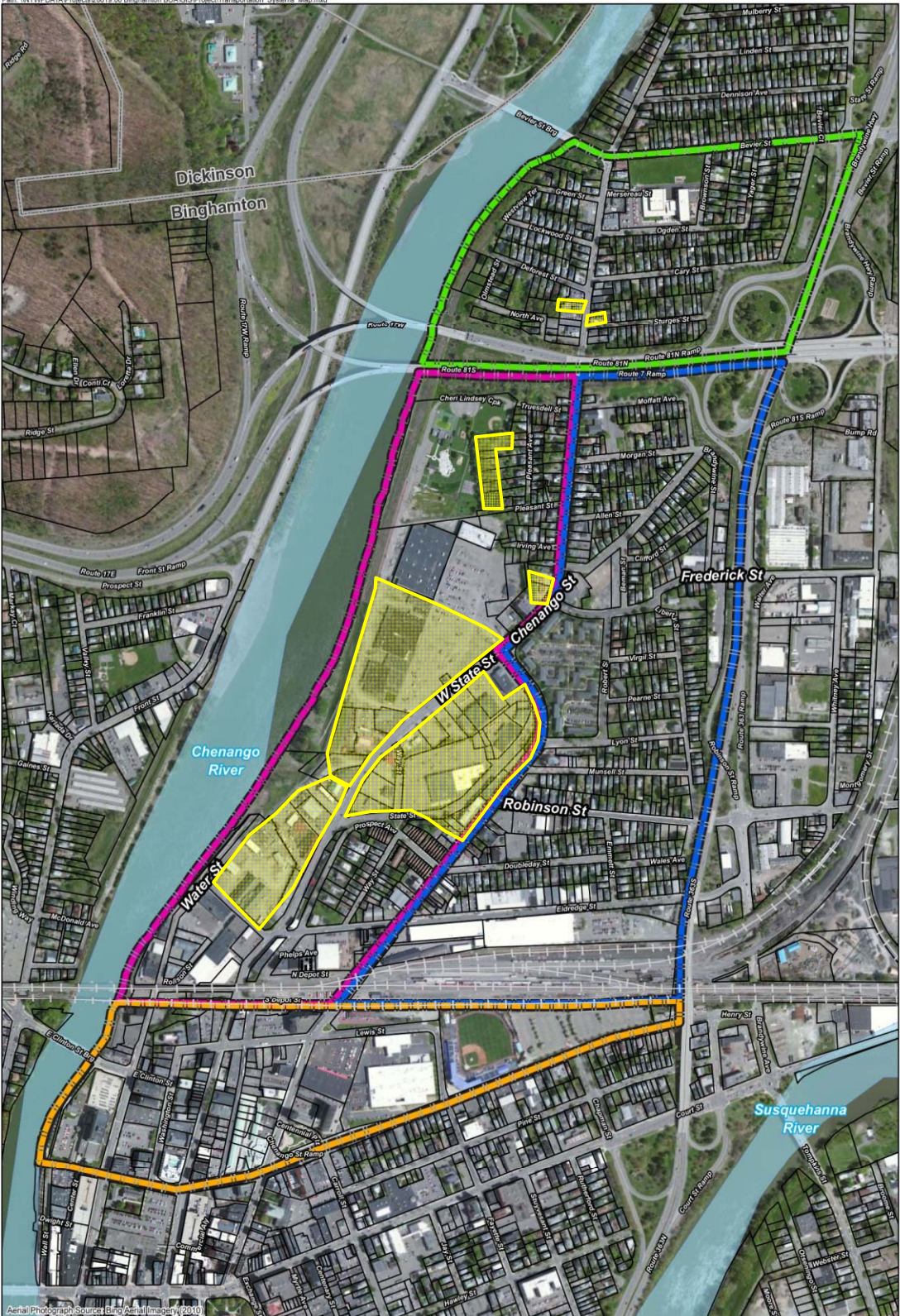
*In the next ten years The North Chenango River Corridor area will become a more attractive, walkable and welcoming gateway to the City of Binghamton with vibrant neighborhoods and with stronger linkages to the rest of the City of Binghamton. While the core of the neighborhood has an existing merchant and restaurant base, it has started to become a more ~~will be an~~ active and appealing commercial destination that both serves the needs of the nearby residents and attracts visitors and economic activity from the Greater Binghamton region. New development will highlight and complement the area's unique historic, natural and cultural resources and contribute to a more pedestrian-friendly environment. Building on the existing commercial core in the Study Area, the City will continue to pursue ~~Opportunities~~ for enhancing the ~~City's~~ tax base and employment that are compatible and supportive of the City's economy ~~will be pursued~~. The surrounding residential areas will be well-maintained and new infill development that is consistent with the established character and scale of these neighborhoods will support a diverse population and array of housing opportunities. Improved connections amongst the residential neighborhoods, a revitalized core, the Chenango River, and park/recreation facilities will encourage physical activity and contribute to a coherent sense of place.*

The following implementation goals were also identified:









- Work with and engage the owners of Binghamton Plaza site to address issues of access and property reinvestment that would benefit all affected stakeholders.
- A priority should be established to address vacant, deteriorating or derelict properties commercial and residential properties within the study area which provide an uninviting appearance and discourage investment.
- Identify redevelopment opportunities that address market and community needs such as housing and grocery store.
- Facilitate residential development that attracts mixed-income populations such as empty-nesters and students, to enhance the socioeconomic diversity of the area while retaining and maintaining the existing housing stock for low income residents.
- Identify ways of enhancing access, particularly for pedestrians and bicyclists, to balance of the city.
- The Study Area played an important role in the development of many commercial and industrial innovations. The promotion of an Innovation Zone as a marketing concept should be pursued to attract business incubator type businesses and as a regional tourist destination.



# North Chenango River Corridor Brownfield Opportunity Area *Strategic Sites (Proposed)*



## Legend

- Brownfield Opportunity Areas**
-  BOA Core Area (131.11 Acres)
  -  BOA Subarea 1 (134.45 Acres)
  -  BOA Subarea 2 (73.80 Acres)
  -  BOA Subarea 3 (68.46 Acres)
-  Railroad
  -  Municipal Boundary
  -  Assessor Parcel Boundary
  -  Open Water

Aerial Photograph Source: Bing/Aerial/Imagery (2010)





# North Chenango River Corridor Brownfield Opportunity Area *Suggested Proposals and Recommendations*

## Connectivity and Streetscape

Current roadway improvements





Incorporate “Complete Streets”  
concepts consistent with City Code

-  Existing Riverwalk Trail
-  Potential Location of Trail Extension

### Legend


#### Brownfield Opportunity Areas




-  BOA Core Area (131.11 Acres)
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 Railroad


 Municipal Boundary

 Assessor Parcel Boundary

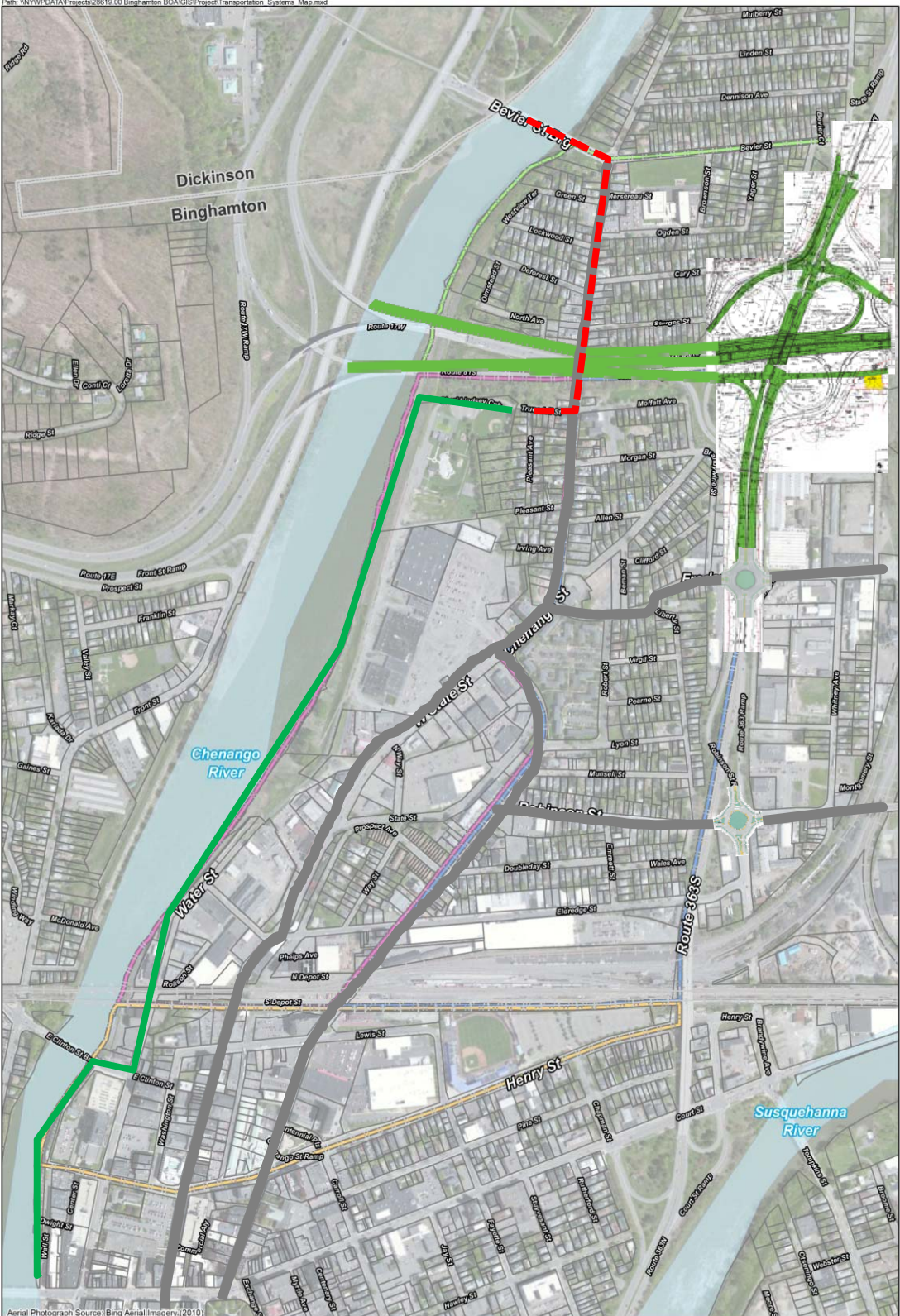
 Open Water

 Incorporate “Complete Streets”  
concepts consistent with City Code

 Vacant land under common ownership  
presents possible opportunity for  
recreation expansion

 Proposed Conceptual Redevelopment  
Plan (Aggressive)

 Healthy Homes Initiative  
(approximate location)



Aerial Photograph Source: Bing Aerial Imagery (2010)





# North Chenango River Corridor Brownfield Opportunity Area

## *Suggested Proposals and Recommendations*













### Connectivity and Streetscape

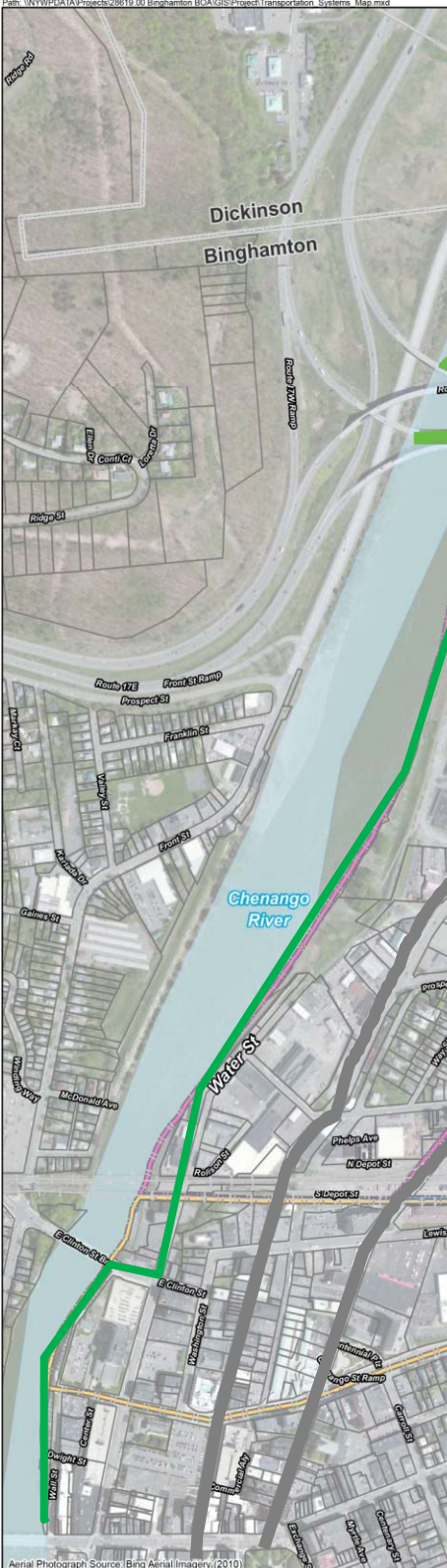
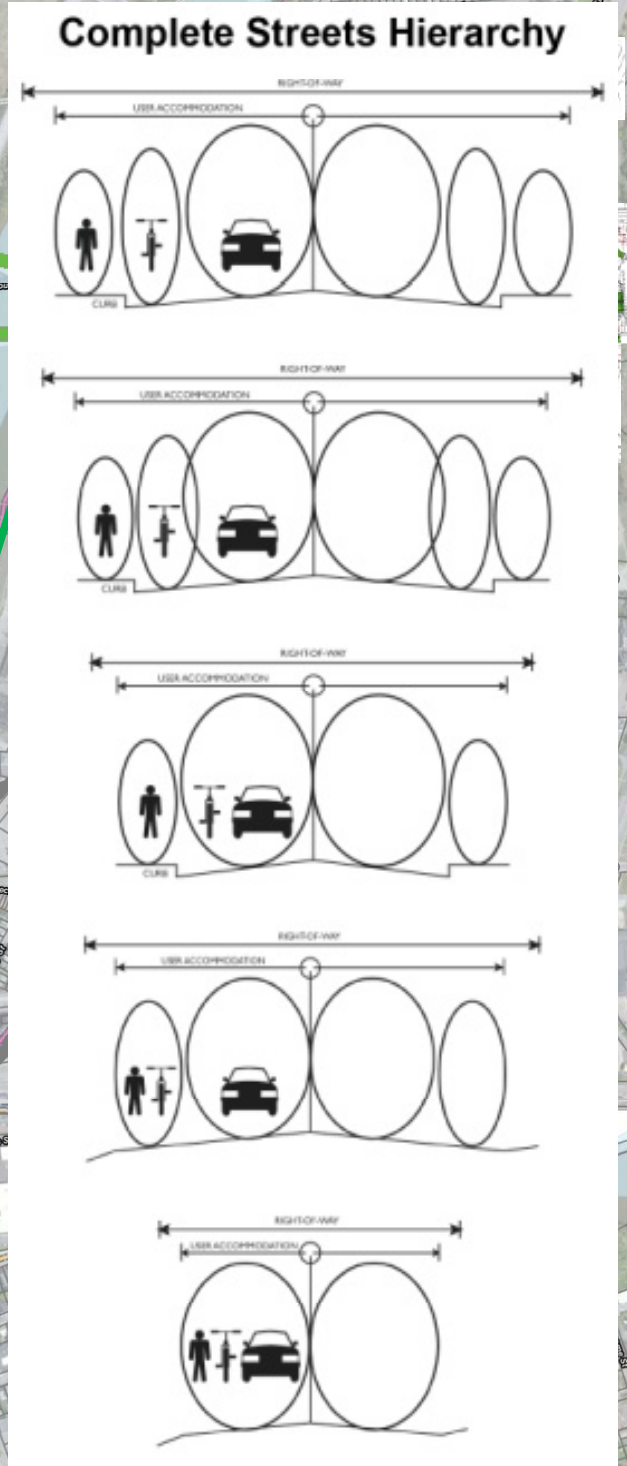
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### Legend

#### Brownfield Opportunity Areas

- |   |  |   |   |
|---|--|---|---|
|  | BOA Core Area (131.11 Acres)   |  | Railroad  |
|  | BOA Subarea 1 (134.45 Acres)   |  | Municipal Boundary  |
|  | BOA Subarea 2 (73.80 Acres)  |  | Assessor Parcel Boundary  |
|  | BOA Subarea 3 (68.46 Acres)  |  | Open Water  |
|  | Incorporate “Complete Streets”<br>concepts consistent with City Code |  | Vacant land under common ownership<br>presents possible opportunity for<br>recreation expansion |
|  | Proposed Conceptual Redevelopment<br>Plan (Aggressive)               |  | Healthy Homes Initiative<br>(approximate location)  |

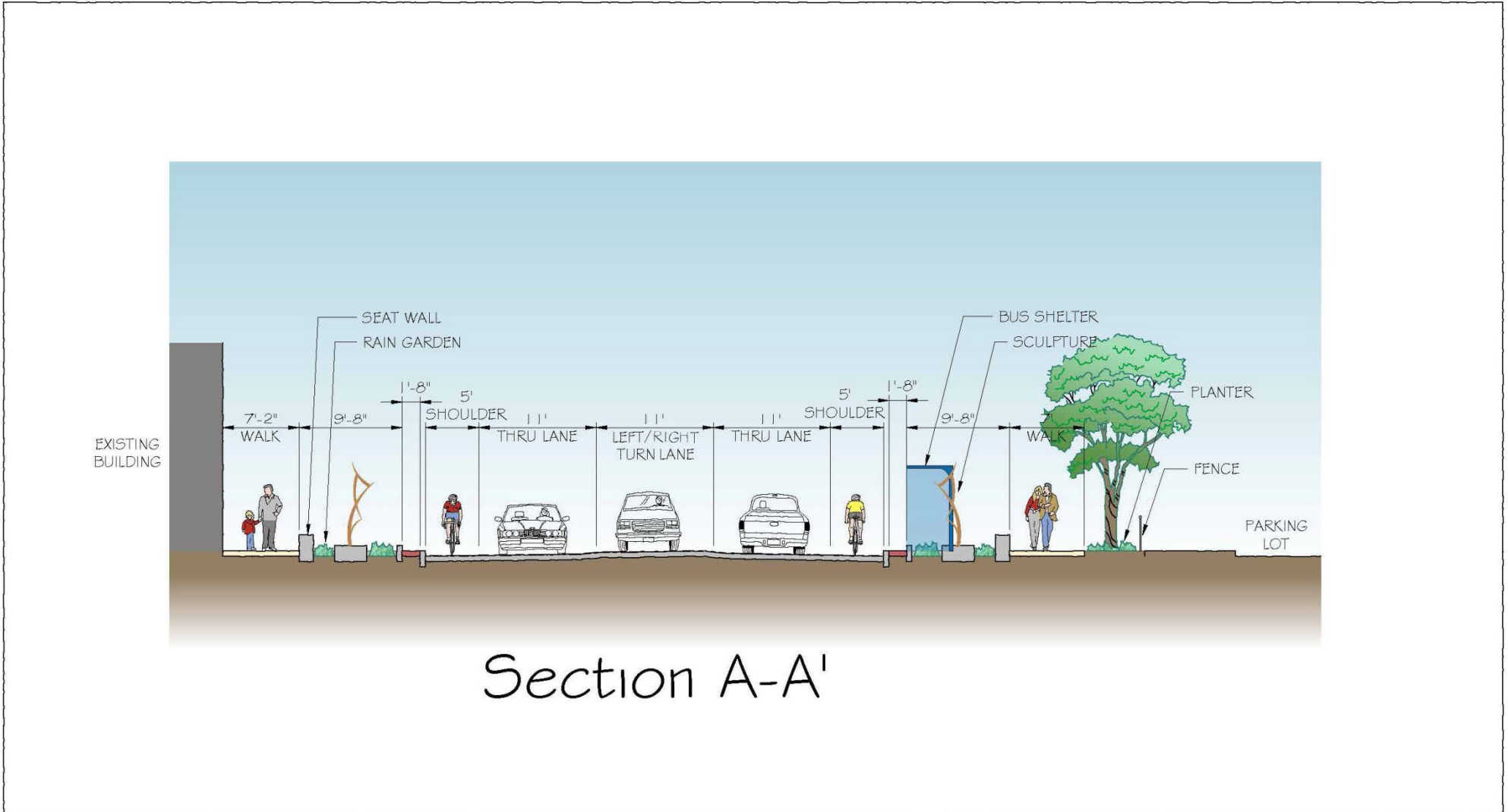


Aerial Photograph Source: Bing Aerial Imagery (2010)



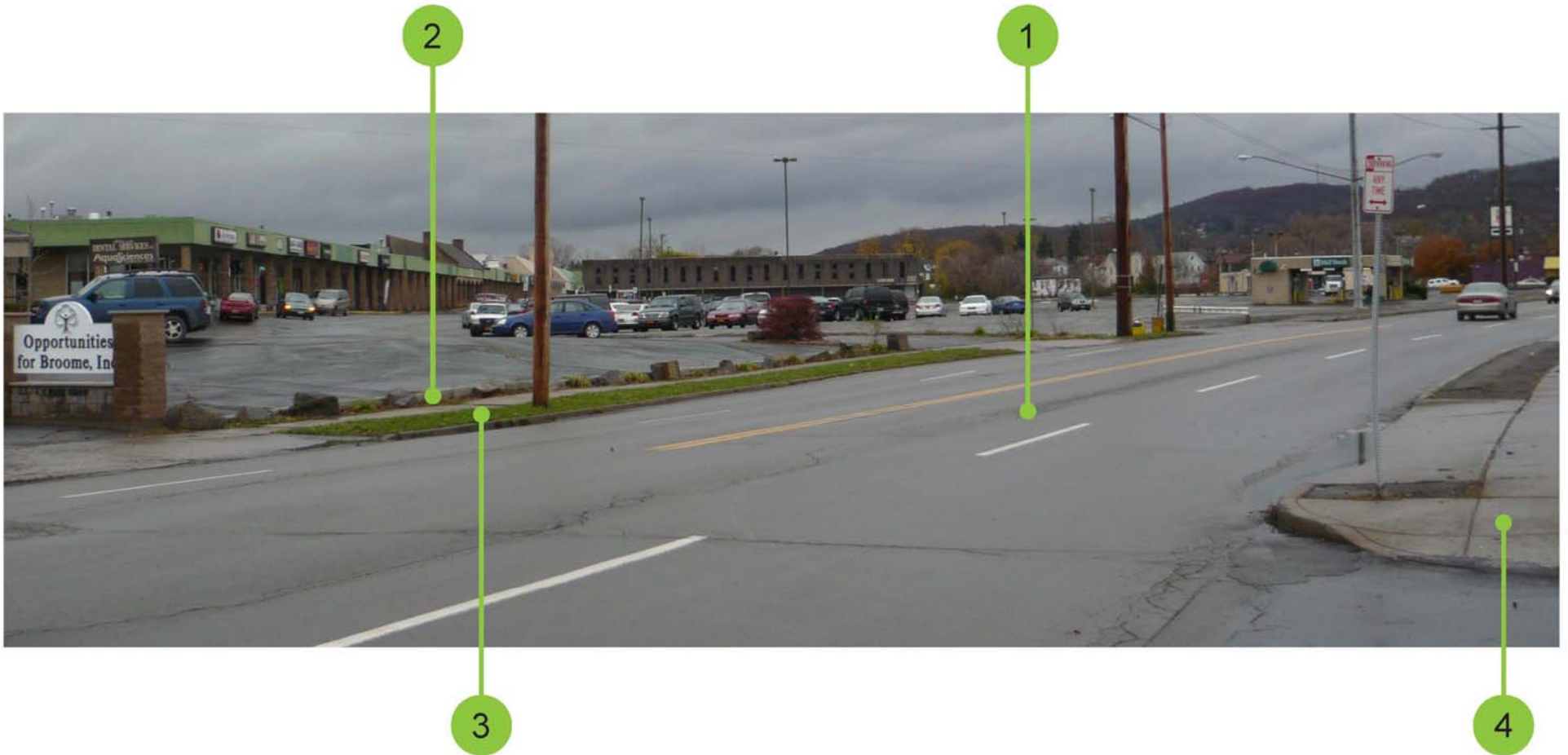
# North Chenango River Corridor Brownfield Opportunity Area

*Suggested Proposals and*



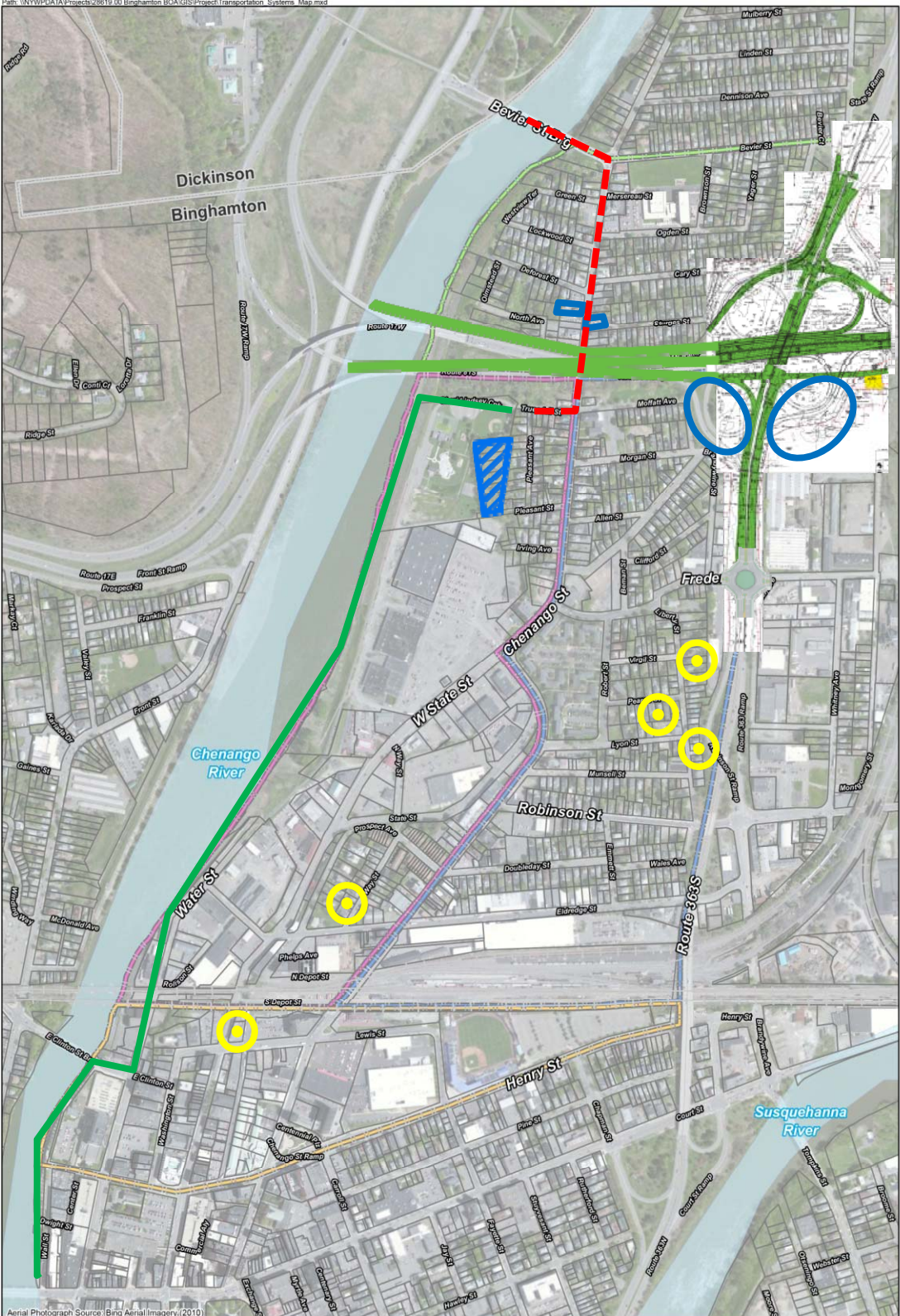
-  BOA Subarea 3 (68.46 Acres)
-  Open Water
-  Incorporate "Complete Streets" concepts consistent with City Code
-  Vacant land under common ownership presents possible opportunity for recreation expansion
-  Proposed Conceptual Redevelopment Plan (Aggressive)
-  Healthy Homes Initiative (approximate location)





1. Introduce elements to clearly define zones for pedestrian, bicycle, vehicular and public transit along major corridors.
2. Use landscaping to contribute to the area character, pedestrian comfort, healthy living and a balanced ecosystem.
3. Integrate green infrastructure for stormwater management, a “green community” aesthetic in a visible and educational way.
4. Increase walkability and bicycle accommodations to enhance sense of community, reduce isolation, provide ease to access to jobs and retail, reduce dependence on fossil fuel.





# North Chenango River Corridor Brownfield Opportunity Area

*Suggested Proposals and  
Recommendations*












## Land Use and Strategic Development

Concentrated Code enforcement and  
targeted reinvestment

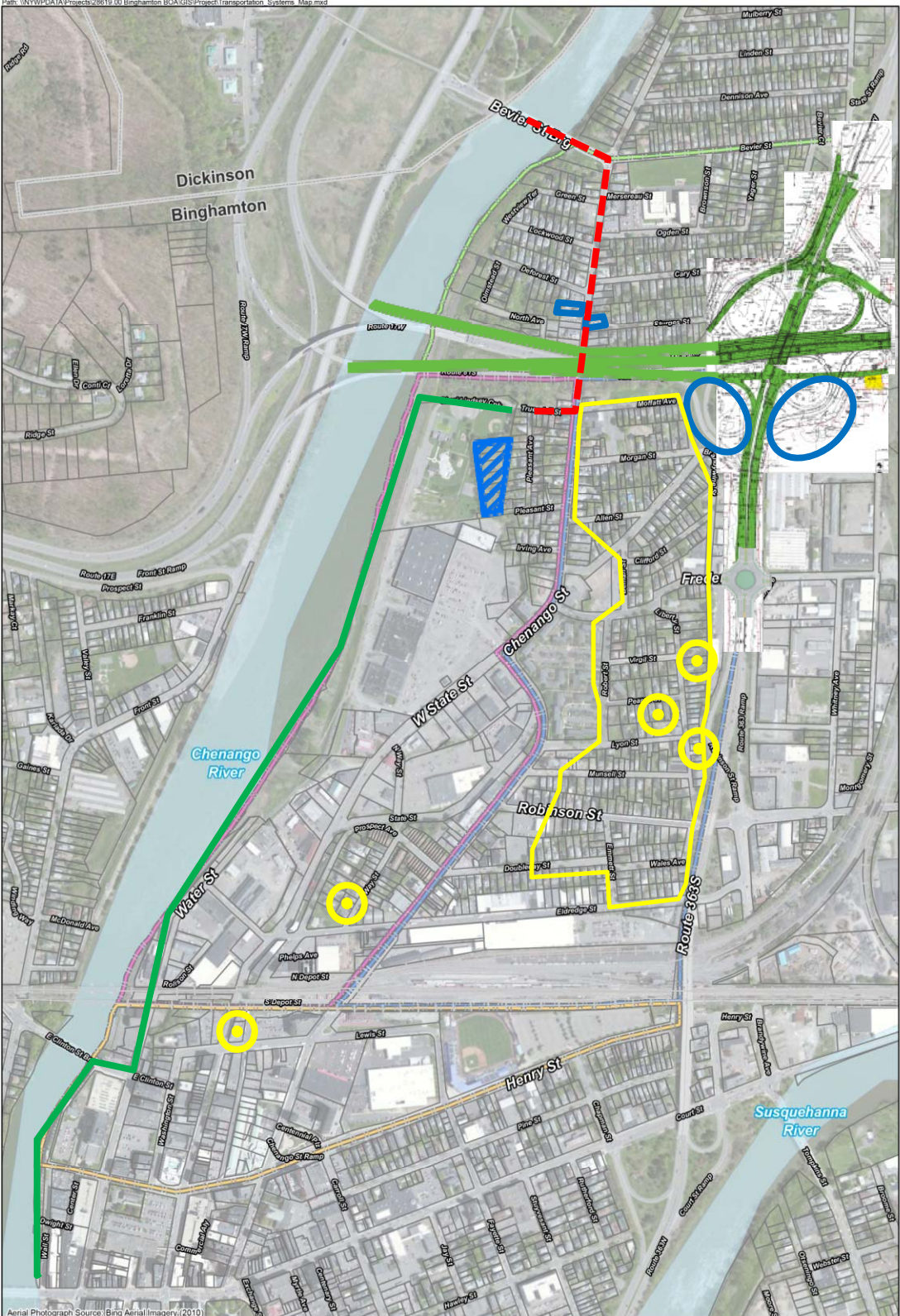
New configuration at 17/81 interchange  
opens up some limited development  
opportunities

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(approximate location)
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Plan (Aggressive)
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# North Chenango River Corridor Brownfield Opportunity Area

## *Suggested Proposals and Recommendations*













### Land Use and Strategic Development

Concentrated Code enforcement and targeted reinvestment

Stable residential neighborhood but with signs of disinvestment (abandoned buildings). City ownership of abandoned buildings creates a strain on limited municipal resources. Need to evaluate how to better connect the neighborhood with the balance of the City.

### Legend

#### Brownfield Opportunity Areas

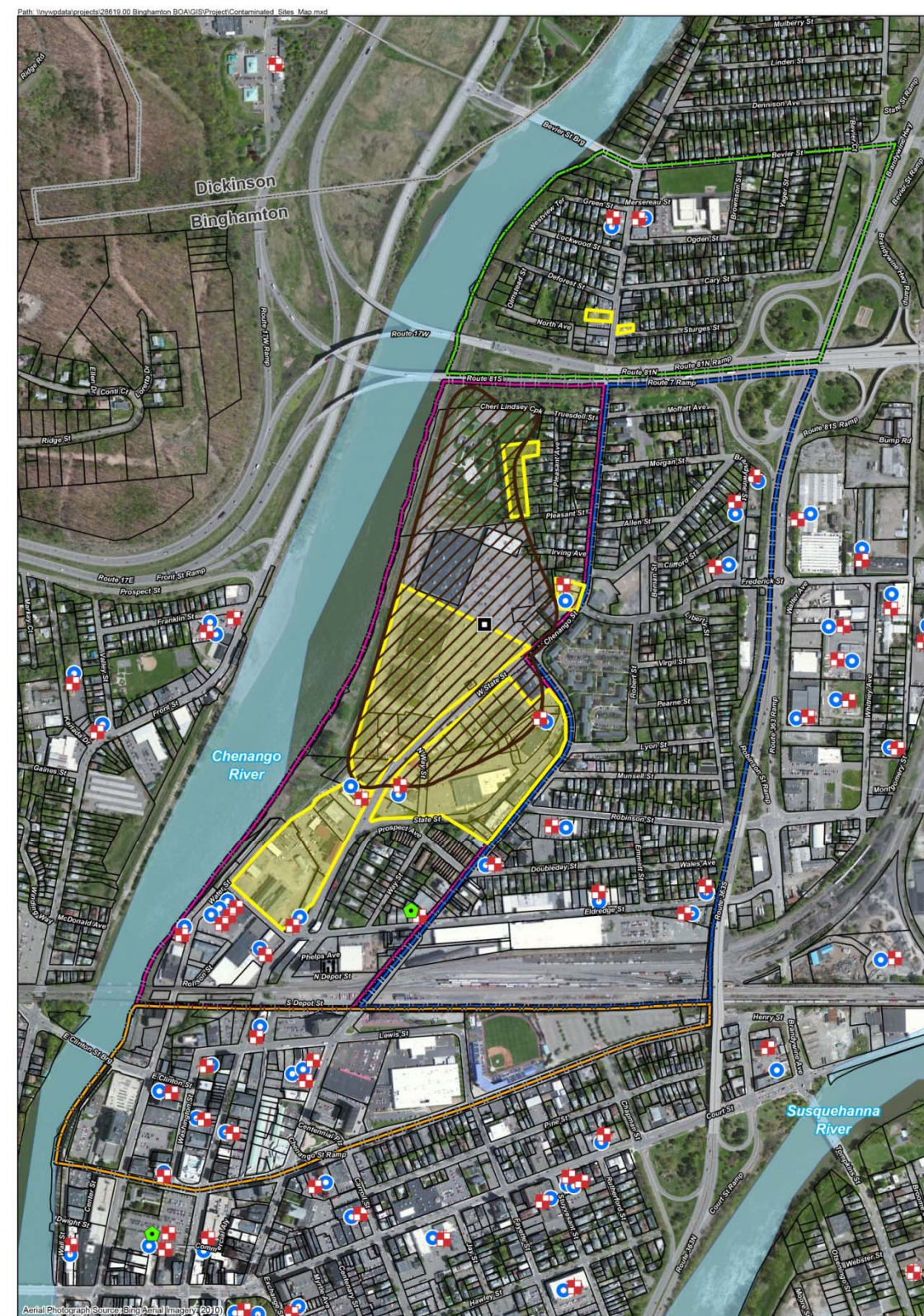
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# North Chenango River Corridor Brownfield Opportunity Area













## *Suggested Proposals and Recommendations*

### Land Use and Strategic Development

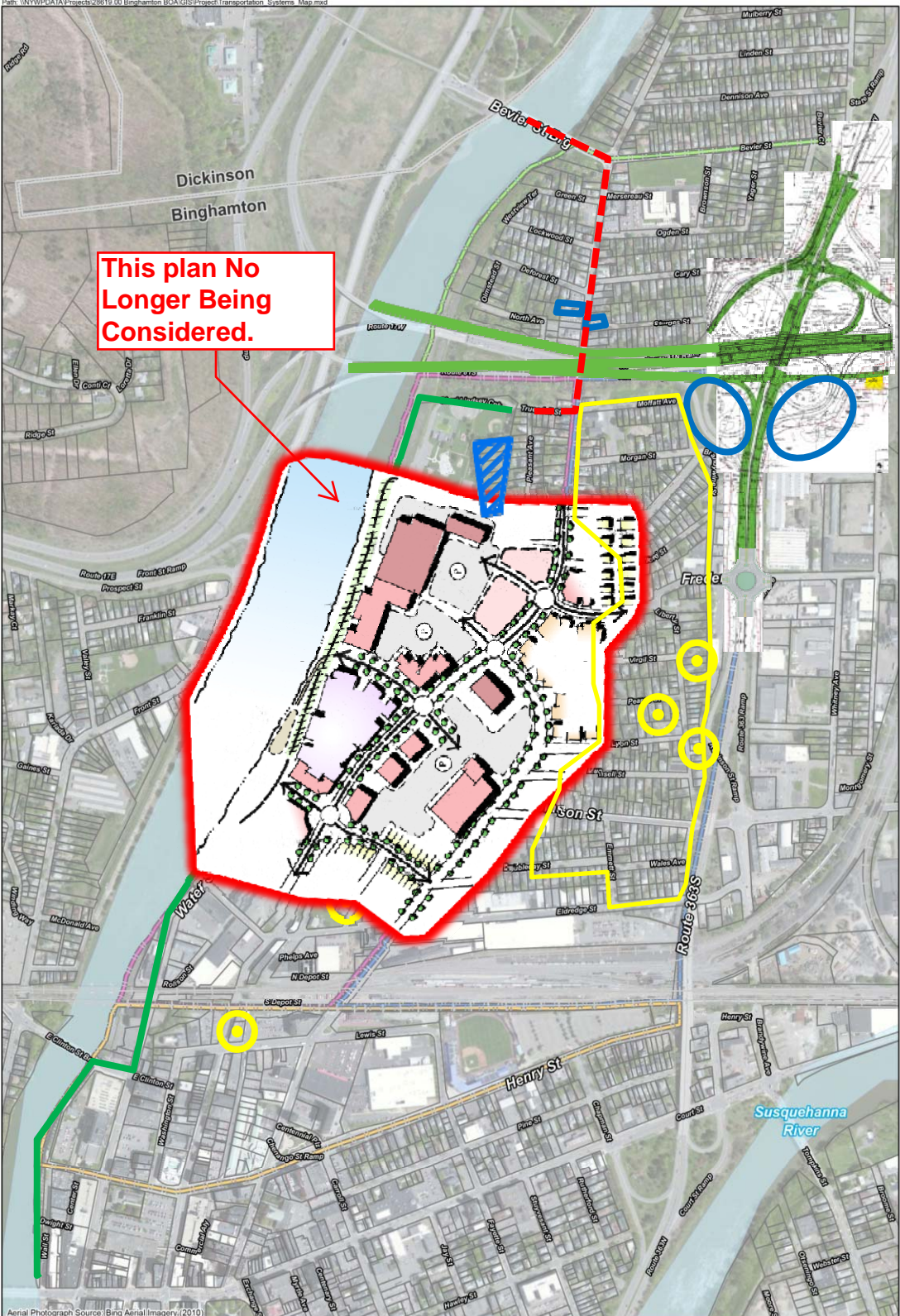


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This plan No Longer Being Considered.

# North Chenango River Corridor Brownfield Opportunity Area

## *Suggested Proposals and Recommendations*













### Land Use and Strategic Development

Concentrated Code enforcement and targeted reinvestment

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# North Chenango River Corridor Brownfield Opportunity Area *Land Planning Framework*

## GOALS:

-TARGET MULTIPLE INITIATIVES TO  
CREATE A COHESIVE DISTRICT

A. MAKE CHENANGO A COMPLETE  
STREET

B. ENHANCE RIVERFRONT  
AMENITIES

C. ESTABLISH GATEWAY  
INTERSECTIONS AT DISTRICT  
BOUNDARIES AND CENTER

D. IMPROVE RIVERFRONT ACCESS  
- FROM NEIGHBORHOOD  
- WITHIN DISTRICT  
- TO WATERFRONT

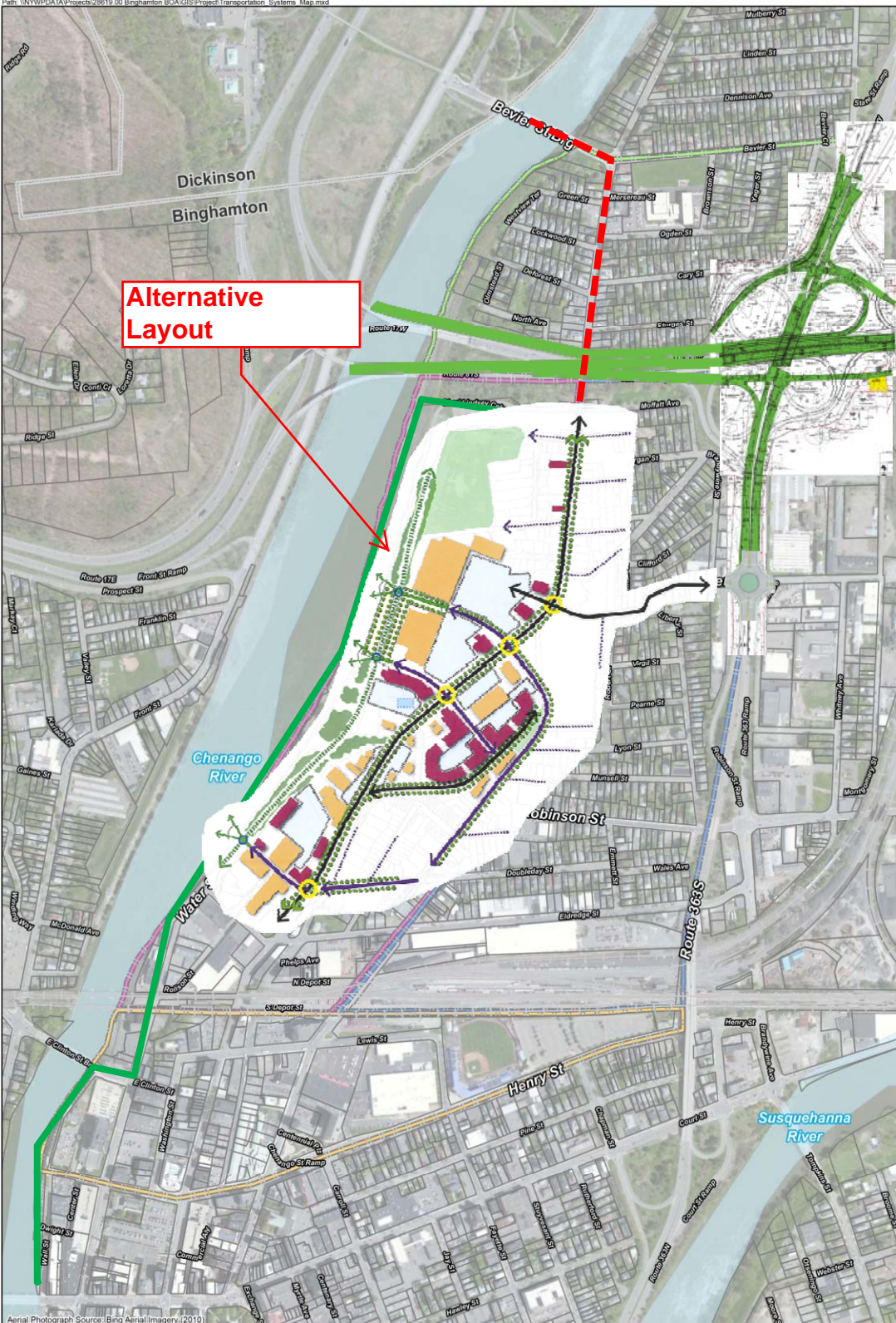
E. EXPLORE REDEVELOPMENT  
POTENTIAL BY PARCEL  
CONSOLIDATION

F. REINFORCE THE CHARACTER OF  
CHENANGO/W. STATE STREET  
THROUGH INFILL DEVELOPMENT  
AT THE STREET EDGE.

G. DEVELOP PROGRAMS  
(INCENTIVES, GUIDELINES, ETC.)  
TO STRENGTHEN EXISTING  
PROPERTIES (LANDSCAPE,  
FACADE, PARKING, ETC.)

H. ENCOURAGE STRATEGIC INFILL  
TO COMPLEMENT STREET  
NETWORK.

**Alternative  
Layout**





# North Chenango River Corridor Brownfield Opportunity Area *Land Planning Framework*

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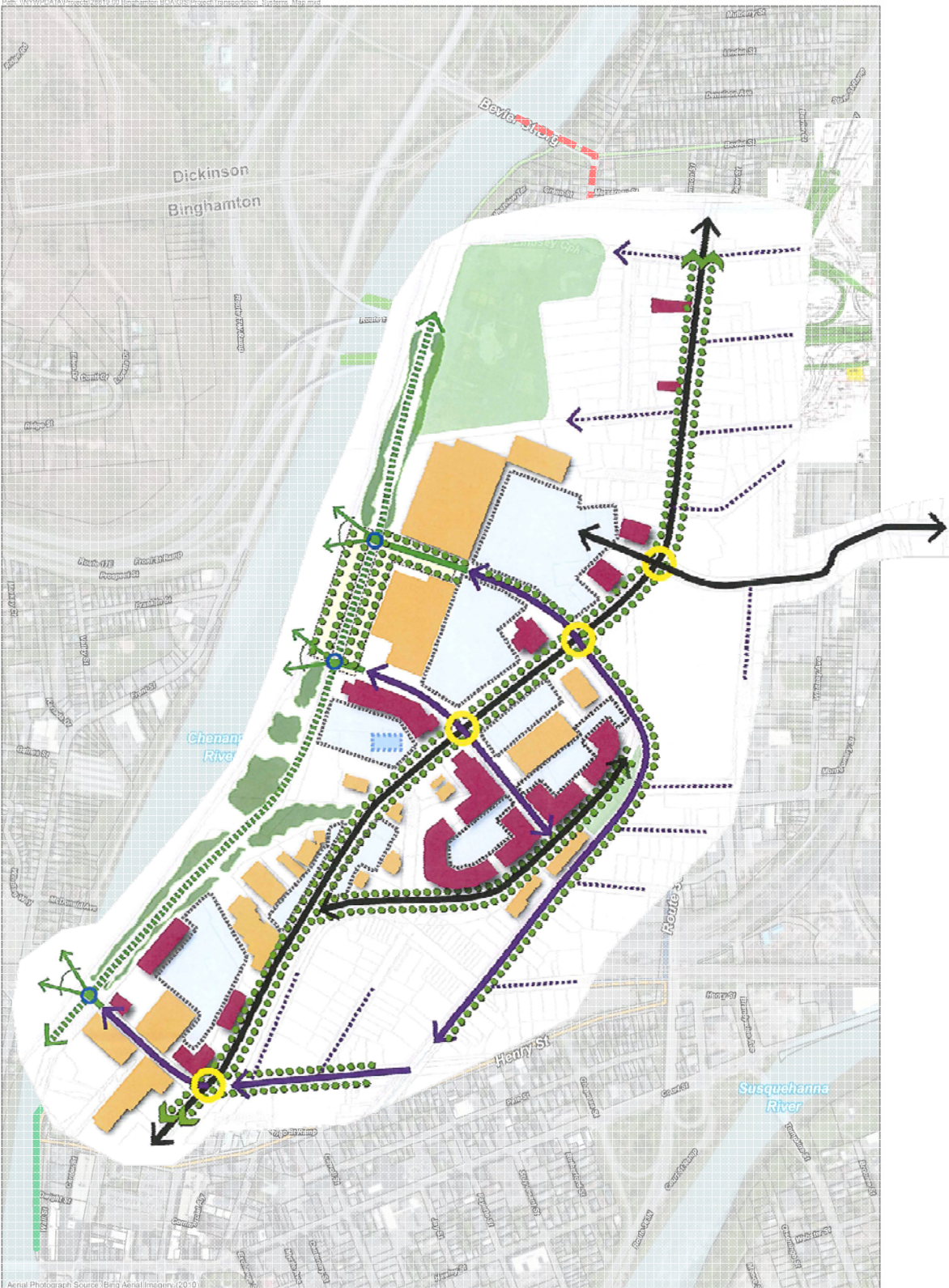
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TO COMPLEMENT STREET  
NETWORK.





# North Chenango River Corridor Brownfield Opportunity Area *Land Planning Framework*

**Alternative Layout  
2 with additional  
consolidation and  
redevelopment.**

## GOALS:

-TARGET MULTIPLE INITIATIVES TO  
CREATE A COHESIVE DISTRICT

A. MAKE CHENANGO A COMPLETE  
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H. ENCOURAGE STRATEGIC INFILL  
TO COMPLEMENT STREET  
NETWORK.





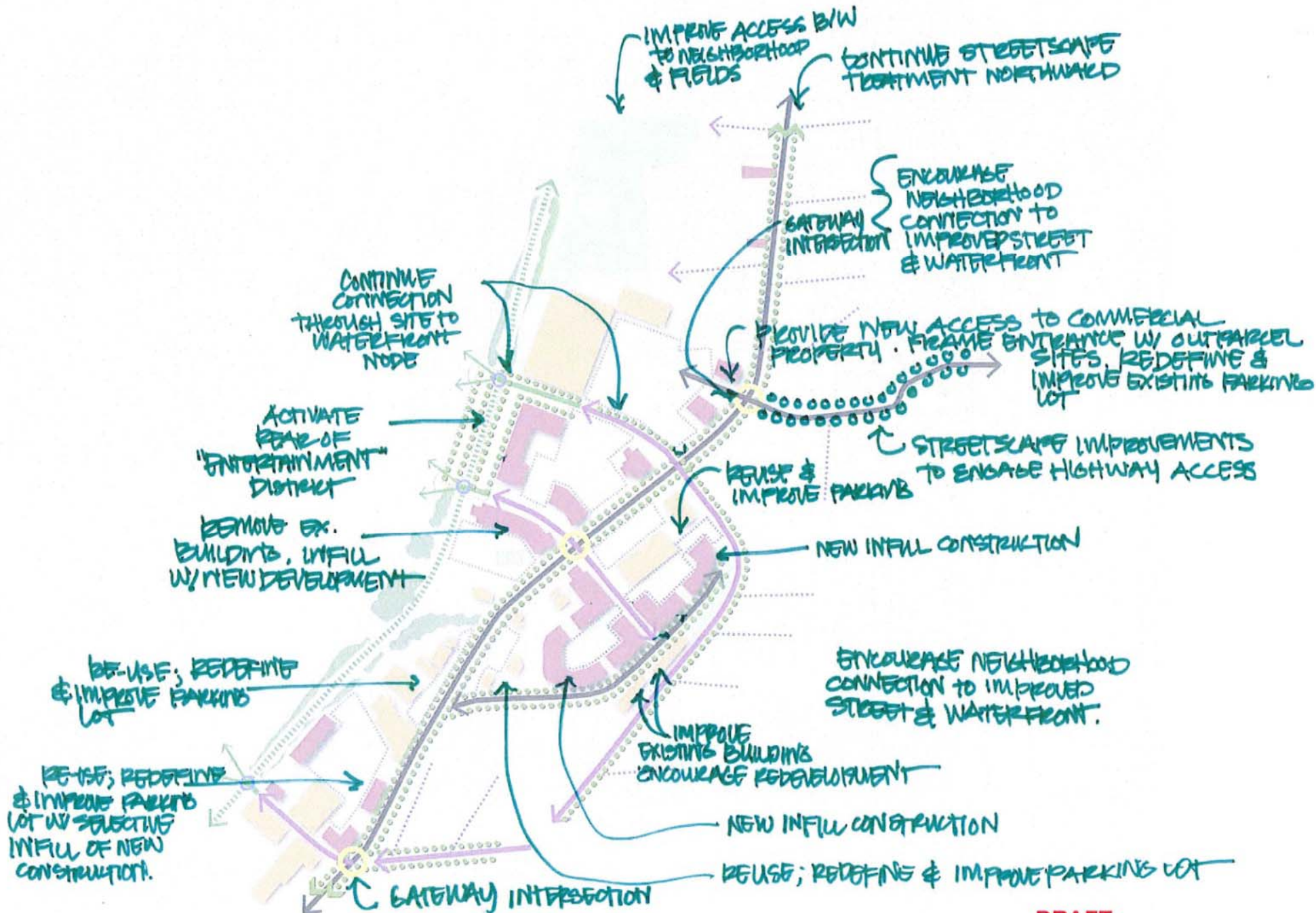


# North Chenango River Corridor

## Brownfield Opportunity Area

### Land Planning Framework

Planning Notes



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# North Chenango River Corridor

## Brownfield Opportunity Area

### Land Planning Framework

Preliminary Square Footage calculations.

- \* ⑥ DEMO EXISTING, NEW CONSTRUCTION FORM BASED, MARKET DRIVEN POSSIBLE HOUSING USE  
AC: 212,000 SF  
NEW SF: 90,000 SF 2-story: 180,000 SF  
FAR: .42 FAR: .85
- ⑦ RETAIN EXISTING, IMPROVE PARKING, REMOVE N. WAY ST.  
AC: 115,000 SF  
EX SF: 14,500 SF  
FAR: .12
- ⑧ RETAIN EXISTING, IMPROVE PARKING, RE-USE, RENOVATE BLDGS. FOR NEW USE.  
AC: 172,000 SF  
EX SF: 60,000 SF  
FAR: .36
- ⑨ RETAIN, RENOVATE, REPURPOSE EXISTING, IMPROVE PARKING, INFILL W/ ADDITIONAL SF  
AC: 235,000 SF  
EX SF: 30,000 SF  
NEW SF: 40,000 SF  
TOTAL SF: 70,000 SF  
FAR: .3
- ⑩ RETAIN EXISTING, IMPROVE PARKING, EXPAND PARK
- ⑪ NEW CONSTRUCTION OF MCDONALDS TO REMAIN



- ① REVISE EXISTING COMMERCIAL STOPPING CENTER (2) NEW OUT PARKERS W/ NEW ENTRANCE  
AC: 572,700 SF  
NEW CONSTRUCTION: 17,100 SF  
EX. CONSTRUCTION: 153,300 SF  
TOTAL SF: 170,400 SF  
FAR: .3
- ② DEMO EXISTING, NEW CONST. ENTERTAINMENT DISTRICT  
AC: 120,000 SF  
NEW CONSTRUCTION: 128,500 SF  
FAR: .3
- \* ③ DEMO EXISTING, NEW CONST. FORM BASED, MARKET DRIVEN  
AC: 140,000 SF  
NEW SF: 36,500 SF 2-story: 73m  
FAR: .26 FAR: .52
- ④ RETAIN EXISTING, IMPROVE PARKING  
AC: 145,000 SF  
EX SF: 46,000 SF  
FAR: .31
- \* ⑤ DEMO EXISTING, NEW CONSTRUCTION FORM BASED, MARKET DRIVEN  
AC: 111,000 SF  
NEW SF: 40,000 SF 2-story: 80,000 SF  
FAR: .36 FAR: .72

\* COULD BE DEVELOPED AS MULTIPLE PHASED JOINTED DEVELOPMENT



# North Chenango River Corridor Brownfield Opportunity Area *Land Planning Framework*

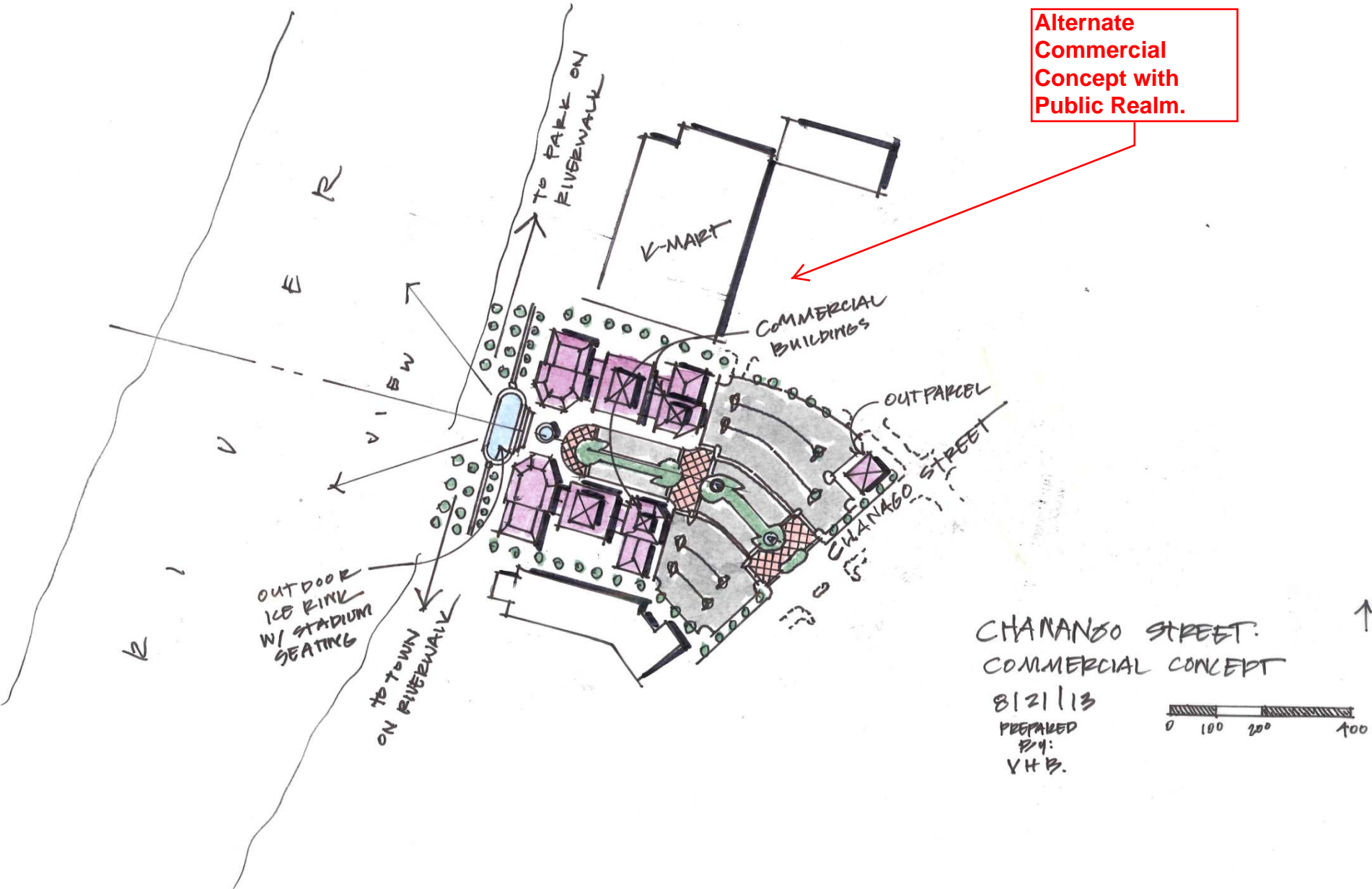
**BUILDING FOOTPRINT  
SQUARE FOOTAGES:**

- A. 8,500 SF
- B. 8,500 SF
- C. 12,00 SF
- D. 46,500 SF
- E. 16,500 SF
- F. 36,500 SF
- G. 20,000 SF
- H. 20,000 SF
- I. 22,000 SF
- J. 30,000 SF
- K. 38,000 SF
- L. 9,500 SF
- M. 15,000 SF
- N. 4,500 SF
- O. 11,000 SF



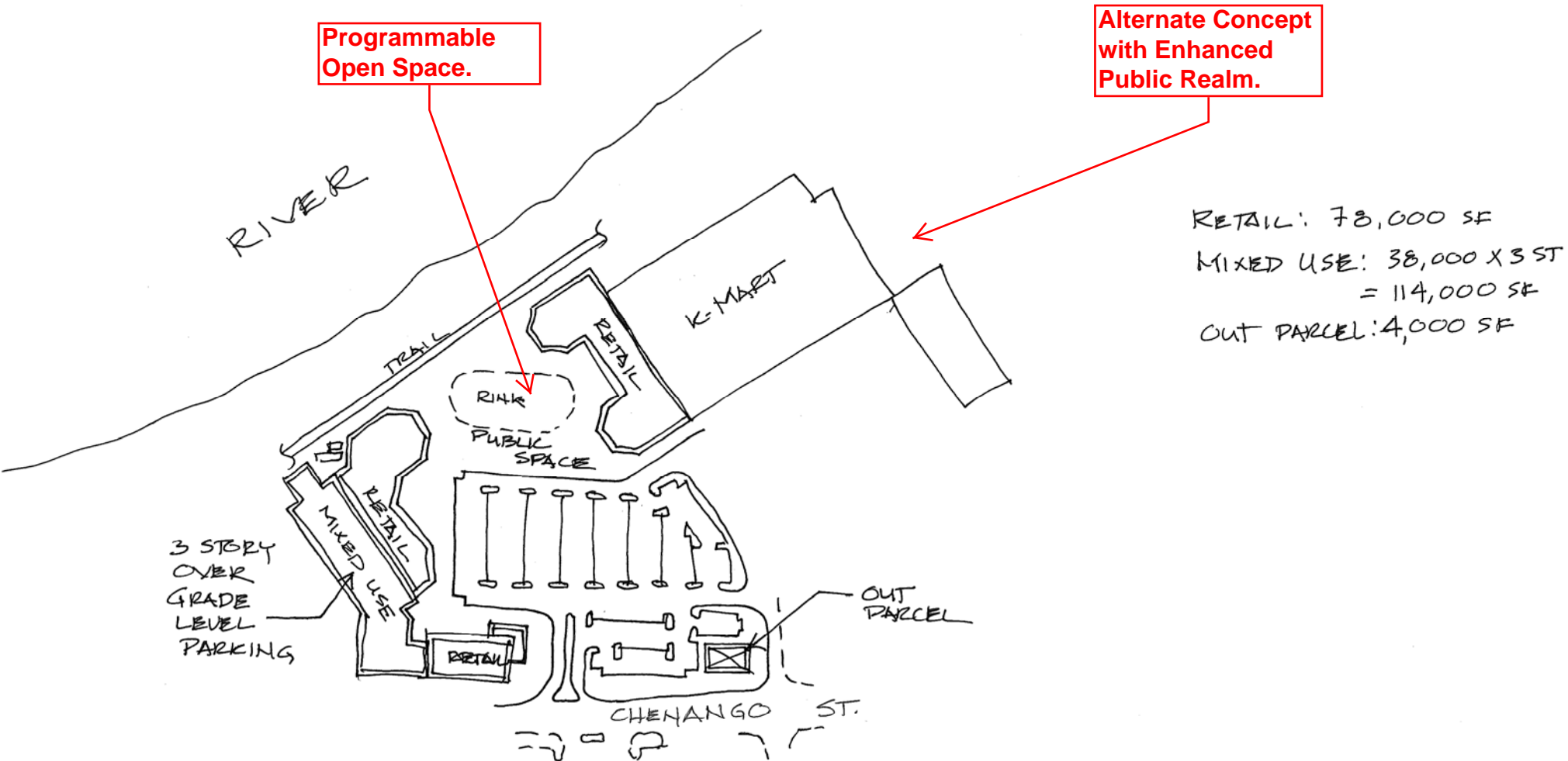


# North Chenango River Corridor Brownfield Opportunity Area Land Planning Framework





# North Chenango River Corridor Brownfield Opportunity Area Land Planning Framework



Programmable  
Open Space.

Alternate Concept  
with Enhanced  
Public Realm.

RETAIL: 78,000 SF  
MIXED USE: 38,000 X 3 ST  
= 114,000 SF  
OUT PARCEL: 4,000 SF

CHENANGO STREET  
PUBLIC SPACE CONCEPT  
9/17/13 1" = 200'  
MWJ/VHB



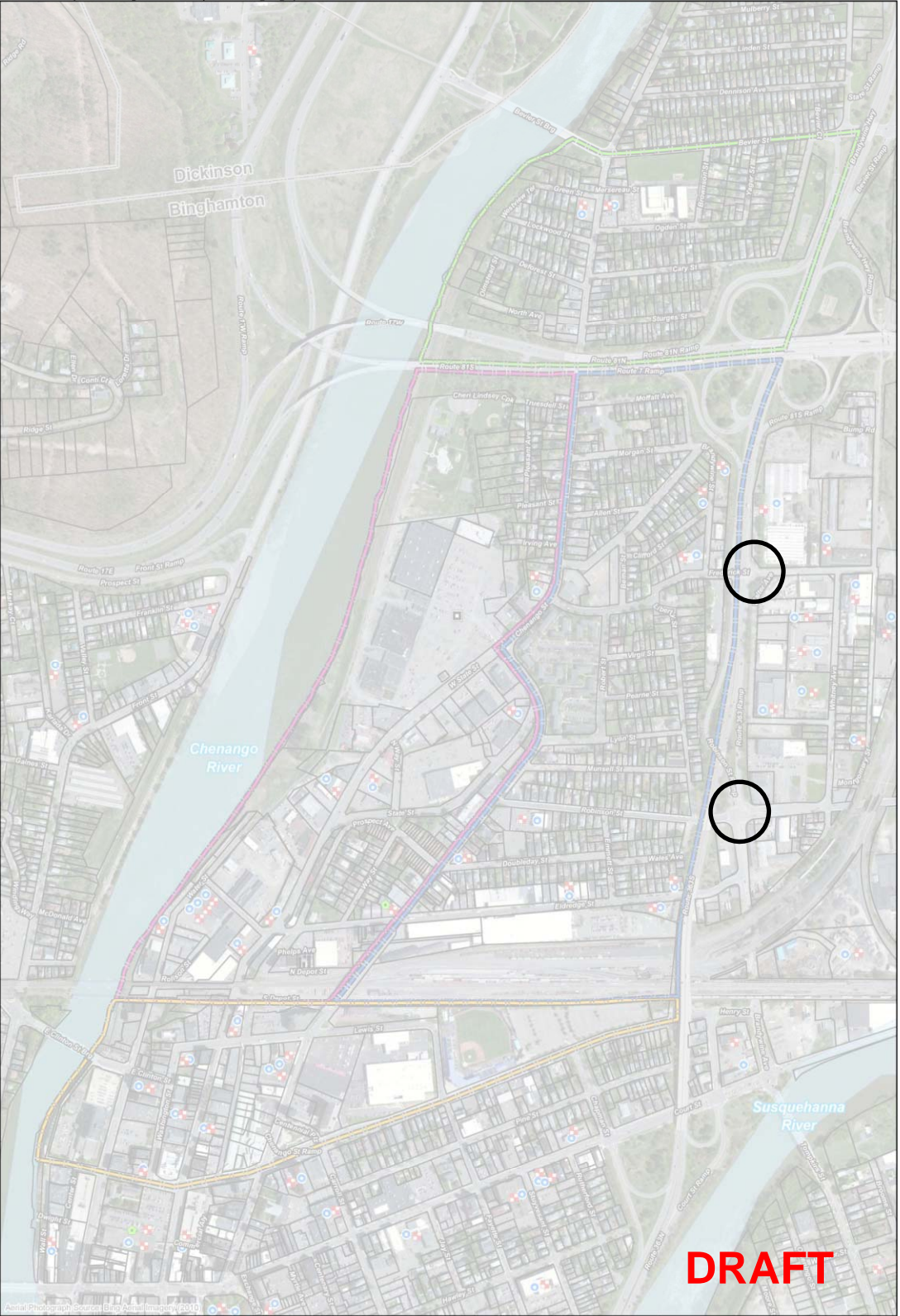
End of Presentation.

Balance of Slides are Support  
Material or were Presented as  
Part of First Public Meeting.














# North Chenango River Corridor Brownfield Opportunity Area *Preliminary Issues and Opportunities* *Connectivity and Streetscape*

Critical gateways linking study area with neighboring Brandywine BOA.



## Legend

-  Existing Riverwalk Trail
-  Potential Location of Trail Extension

- |   |                                  |   |                                     |
|---|----------------------------------|---|-------------------------------------|
|  | Brownfield Cleanup Program Site  |  | <b>Brownfield Opportunity Areas</b> |
|  | Chemical Bulk Storage Sites      |   | BOA Core Area (131.11 Acres)        |
|  | Major Oil Storage Facility Sites |   | BOA Subarea 1 (134.45 Acres)        |
|  | NYDEC Contaminated Sites         |   | BOA Subarea 2 (73.80 Acres)         |
|  | Petroleum Bulk Storage Sites     |   | BOA Subarea 3 (68.46 Acres)         |
|   |                                  |  | Assessor Parcel Boundary            |
|   |                                  |  | Municipal Boundary                  |
|   |                                  |  | Open Water                          |

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# North Chenango River Corridor Brownfield Opportunity Area *Preliminary Issues and Opportunities Connectivity and Streetscape*








Critical gateways linking study area with neighboring Brandywine BOA.

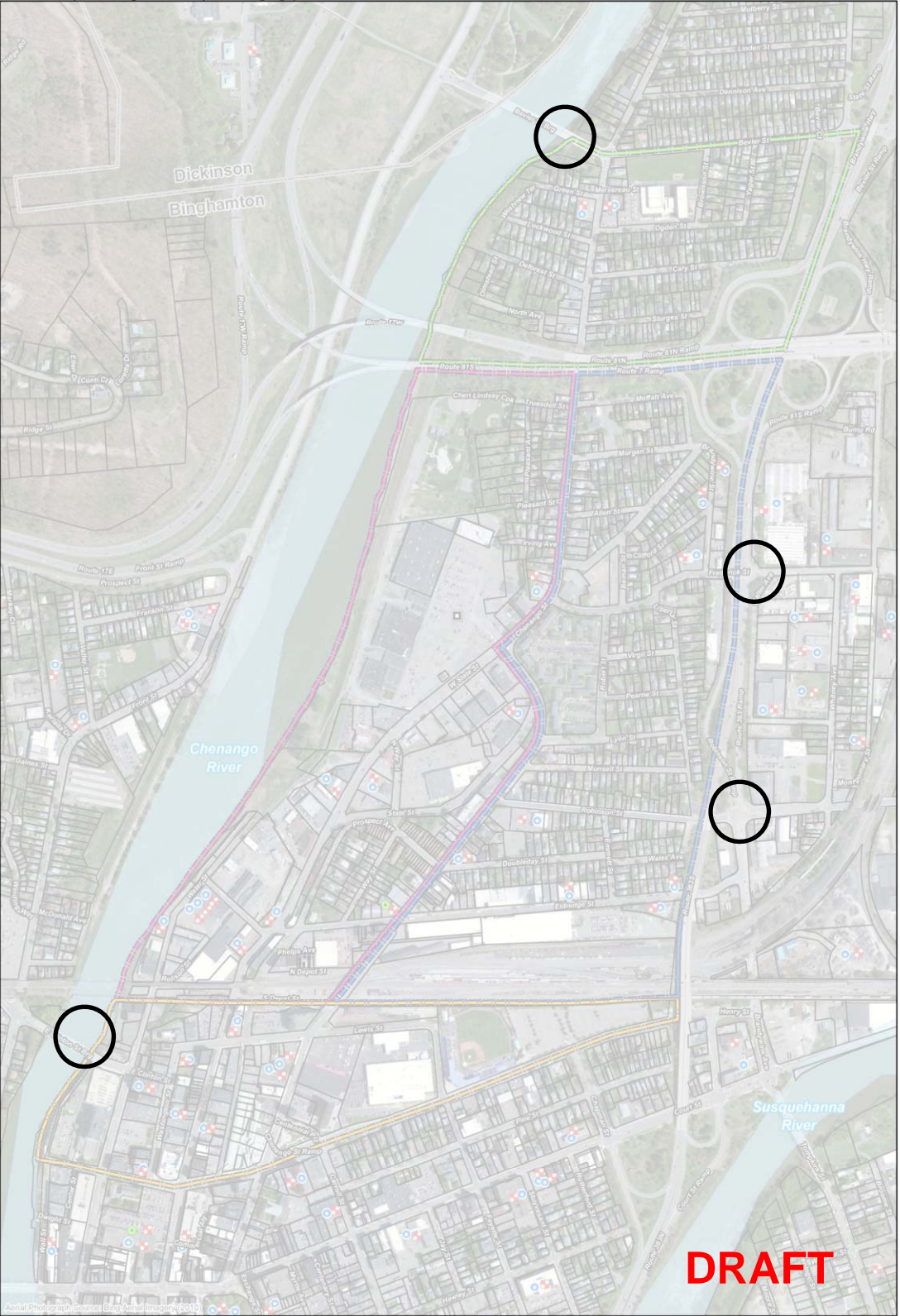
Other critical gateways identified.

## Legend

-  Existing Riverwalk Trail
-  Potential Location of Trail Extension

-  Brownfield Cleanup Program Site
-  Chemical Bulk Storage Sites
-  Major Oil Storage Facility Sites
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# North Chenango River Corridor Brownfield Opportunity Area

## *Preliminary Issues and Opportunities*



### *Connectivity and Streetscape*






Critical gateways linking study area with neighboring Brandywine BOA.








Other critical gateways identified.

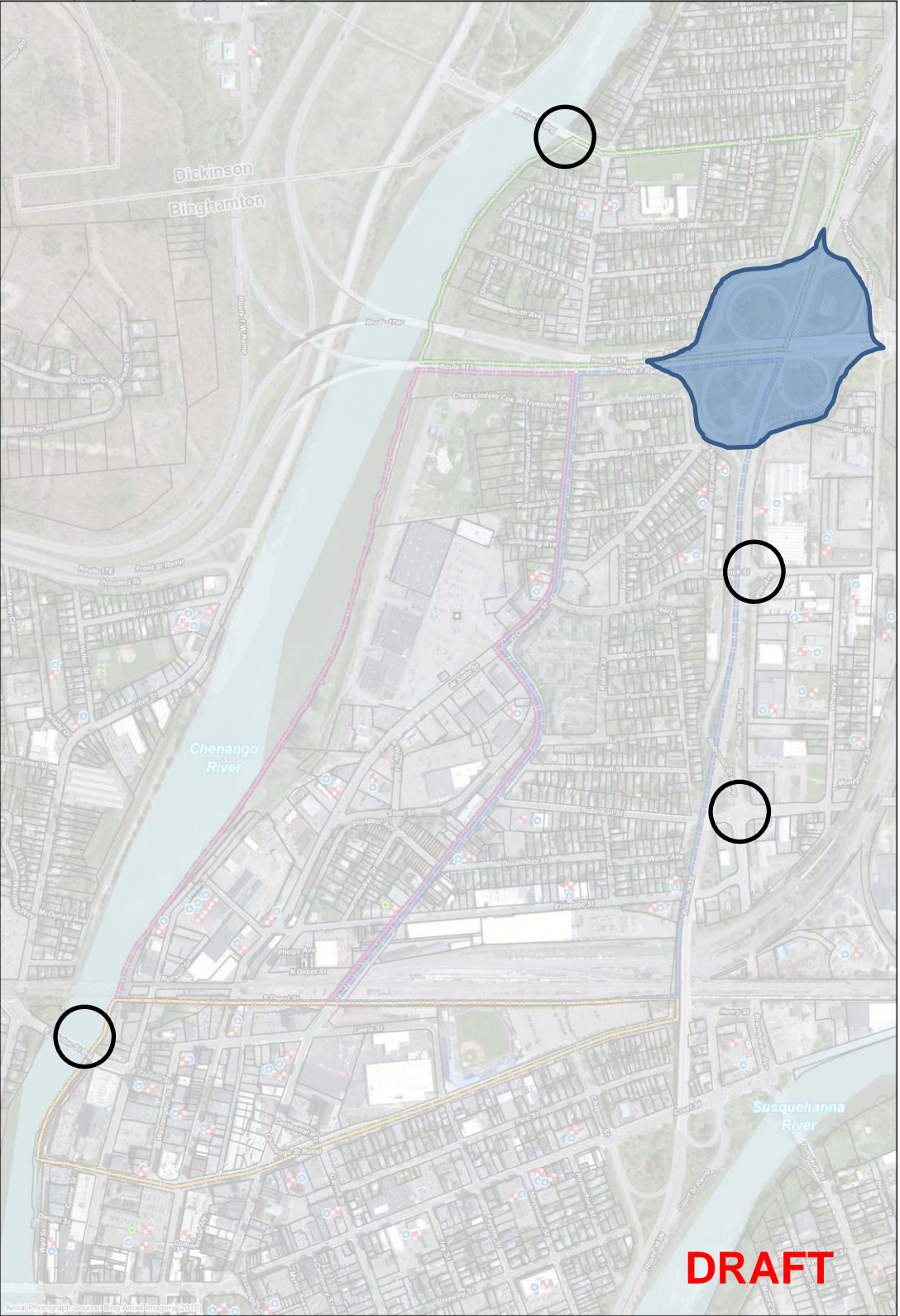
Excellent access to the regional highway network.

### **Legend**

-  Existing Riverwalk Trail
-  Potential Location of Trail Extension

-  Brownfield Cleanup Program Site
-  Chemical Bulk Storage Sites
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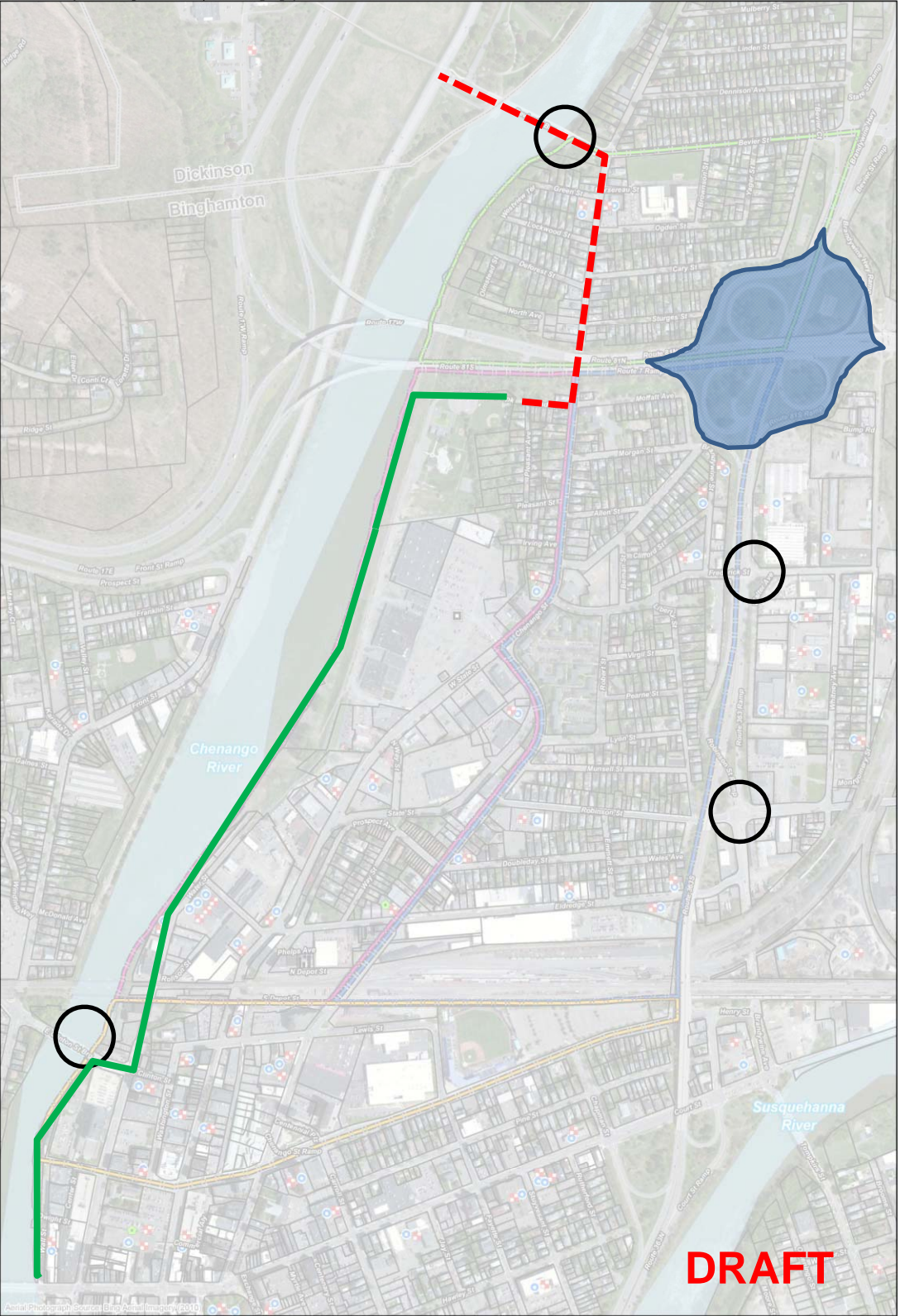


# North Chenango River Corridor Brownfield Opportunity Area

## *Preliminary Issues and Opportunities*

### *Connectivity and Streetscape*

The City's recently constructed Riverwalk Trail is an important amenity pedestrians/bicyclists which connects the study area to downtown. Future connections to the north need to be explored.



### **Legend**

- Existing Riverwalk Trail
- - - Potential Location of Trail Extension

- Brownfield Cleanup Program Site
- Chemical Bulk Storage Sites
- Major Oil Storage Facility Sites
- NYDEC Contaminated Sites
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# North Chenango River Corridor Brownfield Opportunity Area








## *Preliminary Issues and Opportunities* *Connectivity and Streetscape*

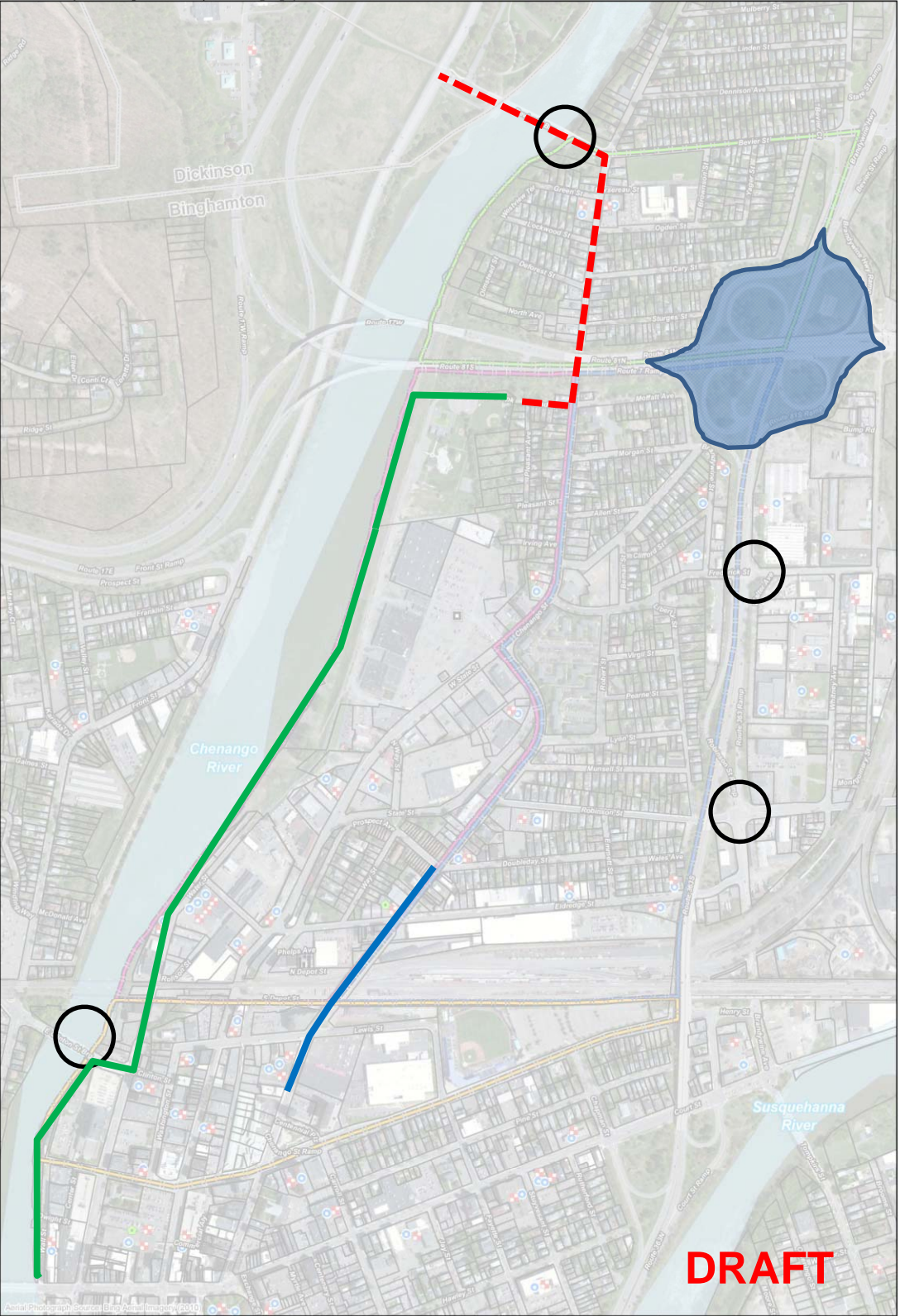
Long isolated pedestrian connection along  
Chenango Street.

### **Legend**

-  Existing Riverwalk Trail
-  Potential Location of Trail Extension

-  Brownfield Cleanup Program Site
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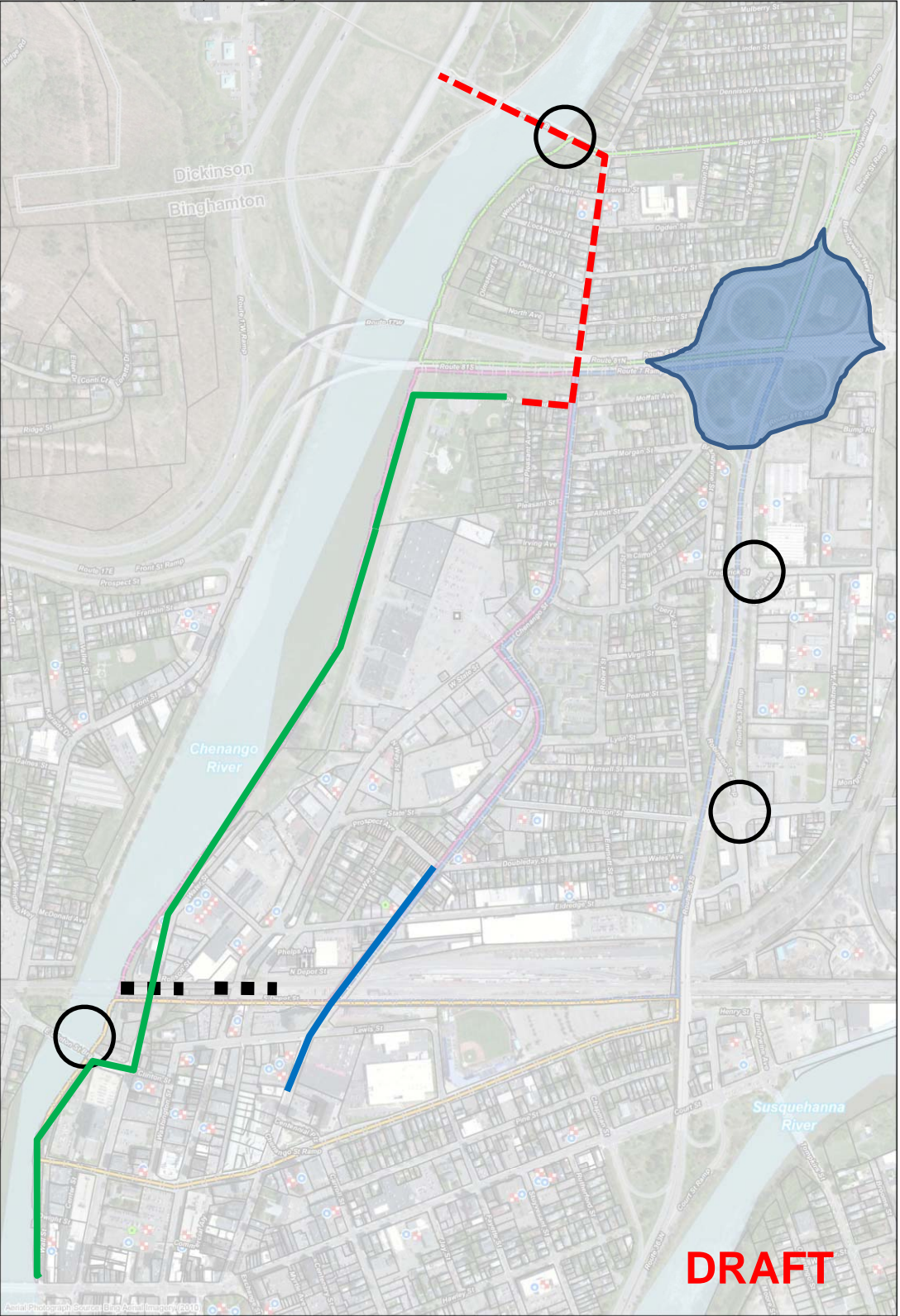


# North Chenango River Corridor Brownfield Opportunity Area



## *Preliminary Issues and Opportunities*






### *Connectivity and Streetscape*








Deteriorated conditions and low road way overhead present potential safety issues and circulation limitations.



### **Legend**

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# River Corridor Opportunity Area and Opportunities for Redevelopment

is undergoing  
ing a positive sign  
unity.



## Extension

- Field Opportunity Areas
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Petroleum Bulk Storage Sites

Open Water












# North Chenango River Corridor Brownfield Opportunity Area








## *Preliminary Issues and Opportunities*

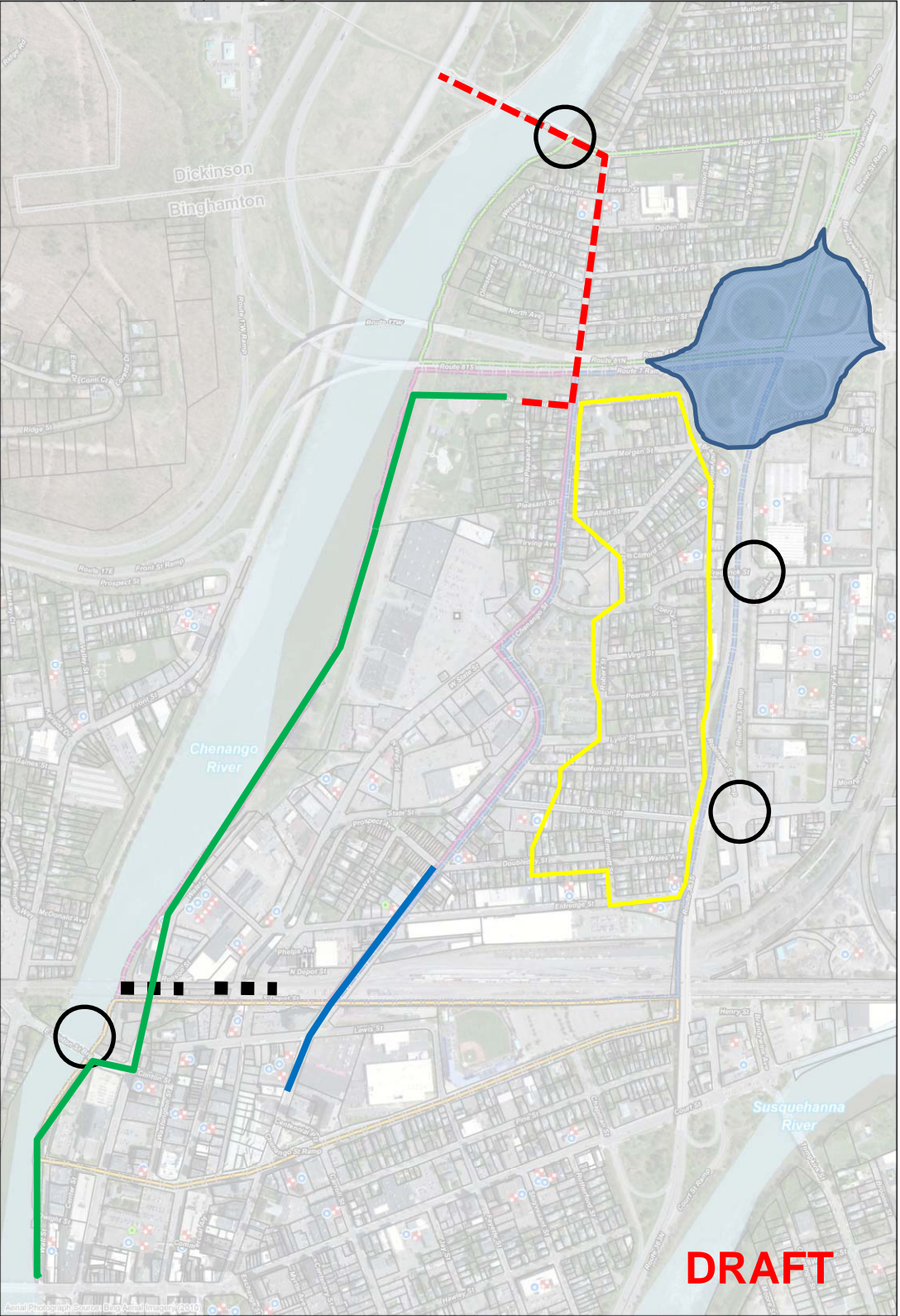
Stable residential neighborhood but with signs of disinvestment (abandoned buildings). City ownership of abandoned buildings creates a strain on limited municipal resources. Need to evaluate how to better connect the neighborhood with the balance of the City.

### Legend

-  Existing Riverwalk Trail
-  Potential Location of Trail Extension

-  Brownfield Cleanup Program Site
-  Chemical Bulk Storage Sites
-  Major Oil Storage Facility Sites
-  NYDEC Contaminated Sites
-  Petroleum Bulk Storage Sites

- Brownfield Opportunity Areas**
-  BOA Core Area (131.11 Acres)
  -  BOA Subarea 1 (134.45 Acres)
  -  BOA Subarea 2 (73.80 Acres)
  -  BOA Subarea 3 (68.46 Acres)
  -  Assessor Parcel Boundary
  -  Municipal Boundary
  -  Open Water



**DRAFT**









# North Chenango River Corridor Brownfield Opportunity Area








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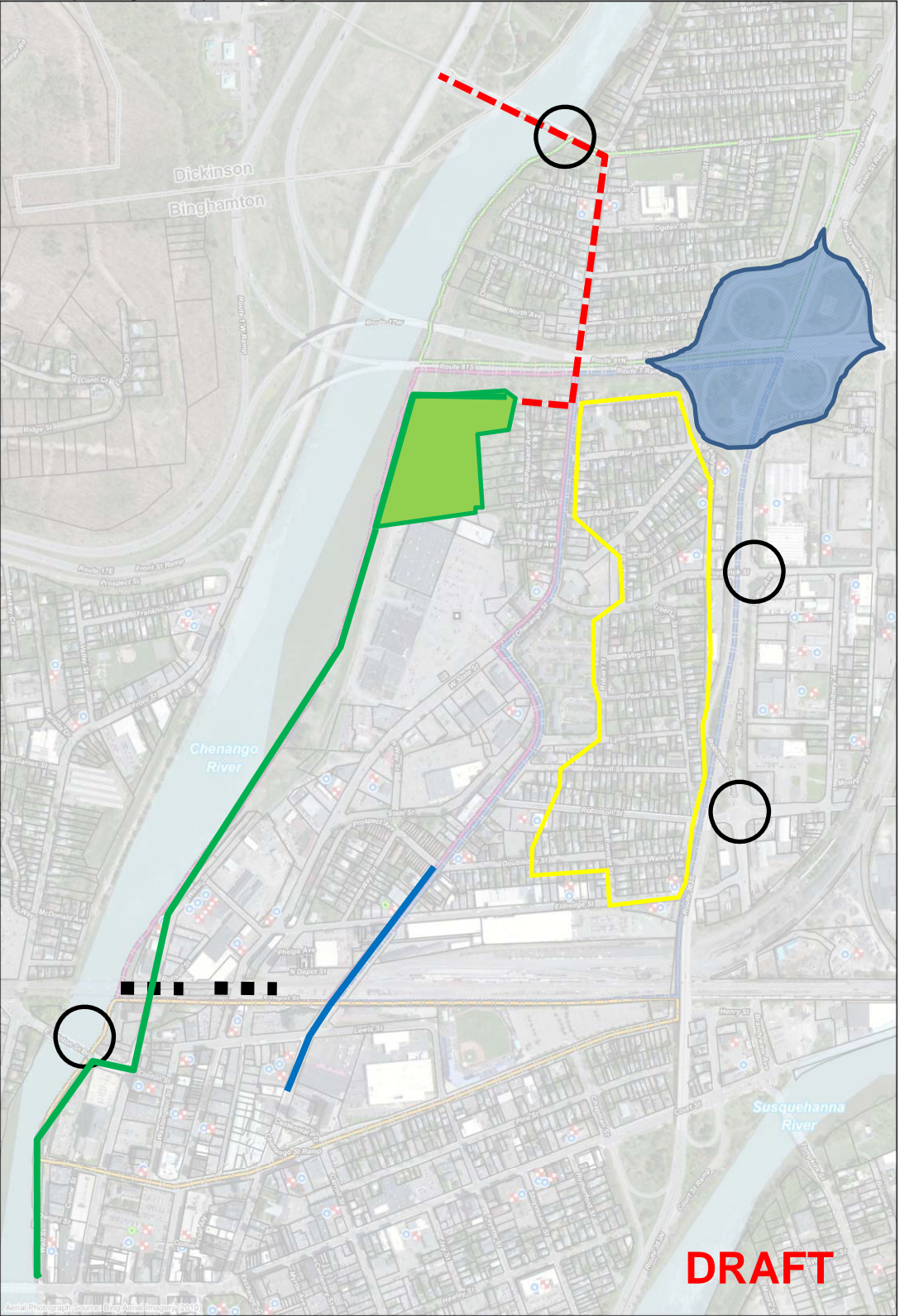
Portions of Cheri Lindsey Park have subsidence issues related to prior filling events. Need for full size field and other opportunities for the neighborhood.

### **Legend**

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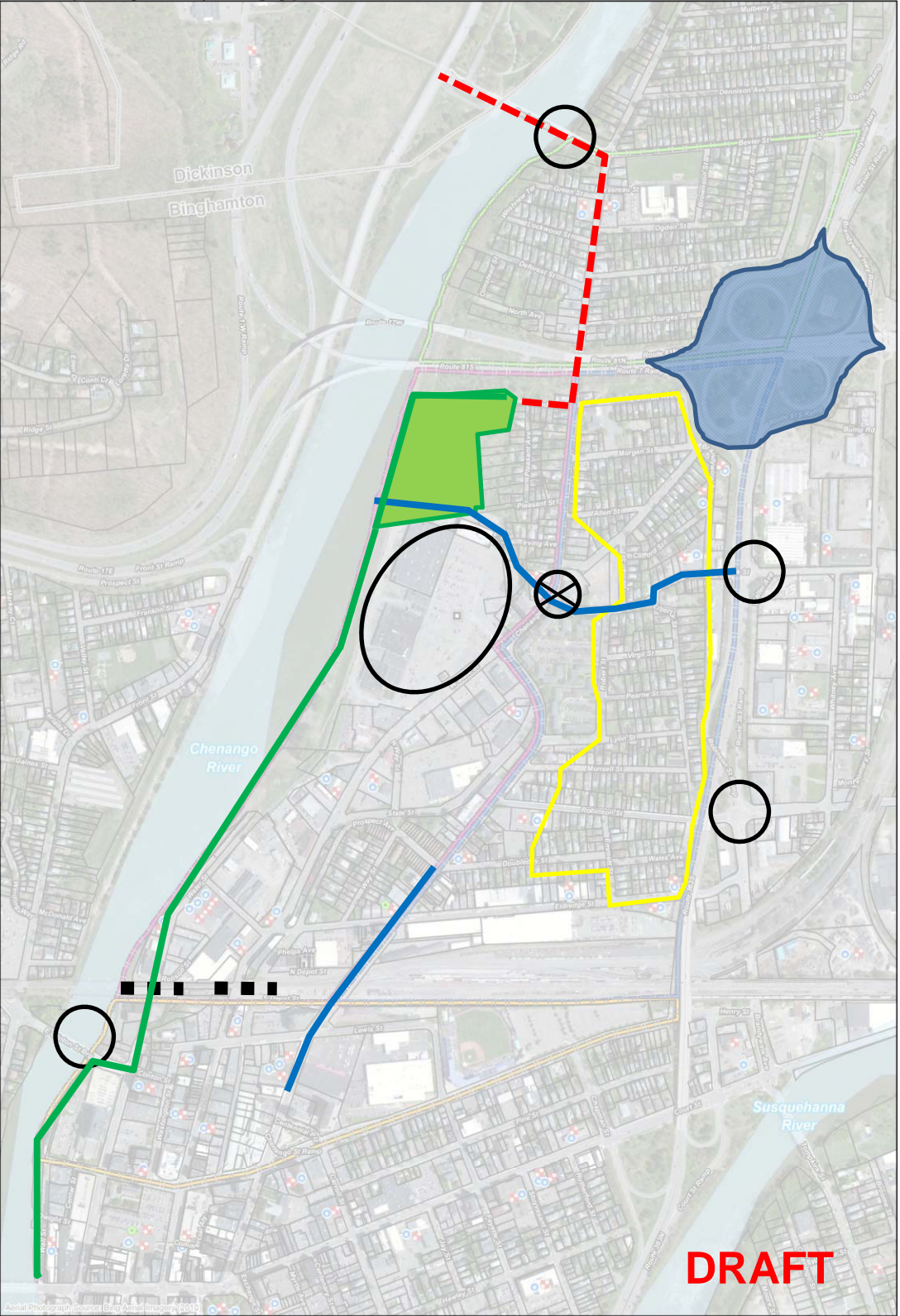
Major underutilized property; access one of key elements for revitalization. Former Eddie Howard Property is a key element for improving access to the Binghamton Plaza property. Includes creation of four-way intersection at Chenango Street/Frederick Street. Potential exists to enhance access to Cheri Lindsey Park as well.

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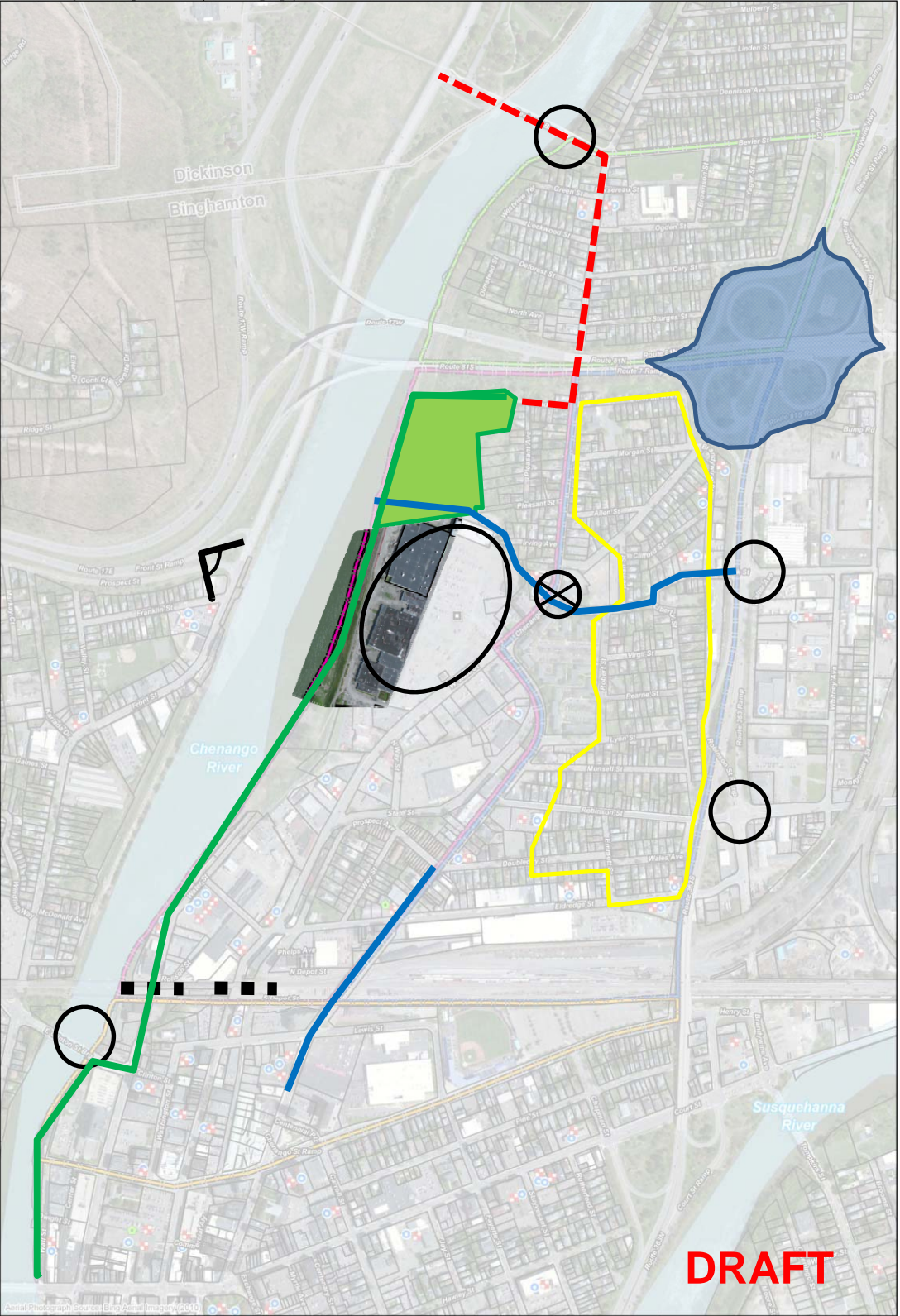
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# North Chenango River Corridor Brownfield Opportunity Area






## *Preliminary Issues and Opportunities*








Existing Chenango River waterfront is high visibility but low use. Potential reuse should take advantage of revitalized Binghamton Plaza and provide another destination along the Riverwalk.



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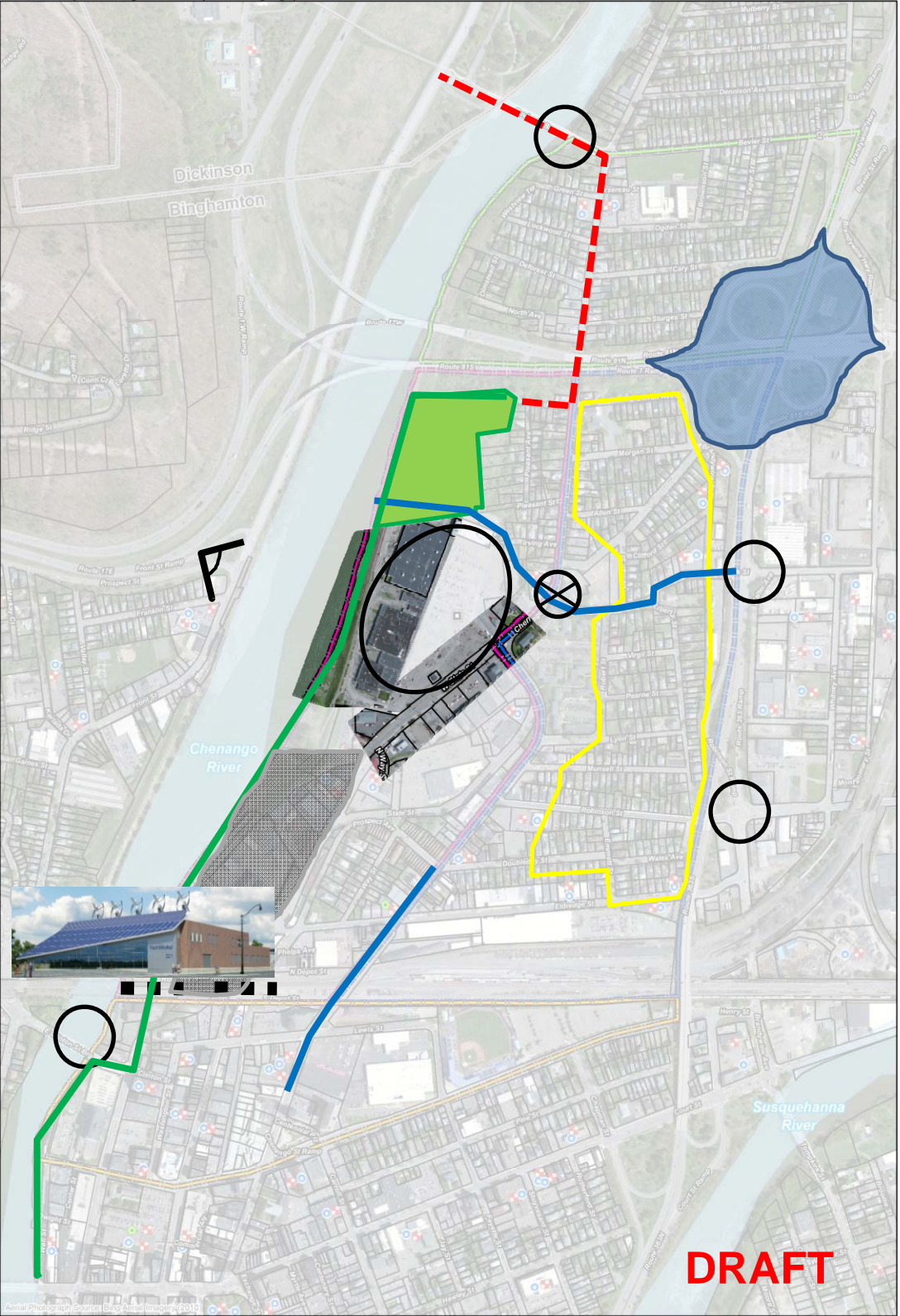
**DRAFT**





# North Chenango River Corridor Brownfield Opportunity Area

## *Preliminary Issues and Opportunities*








Given existing building conditions and location, potential to create innovation and incubation industry area, building off of the areas historic precedent with innovation and commerce.



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-  Potential Location of Trail Extension

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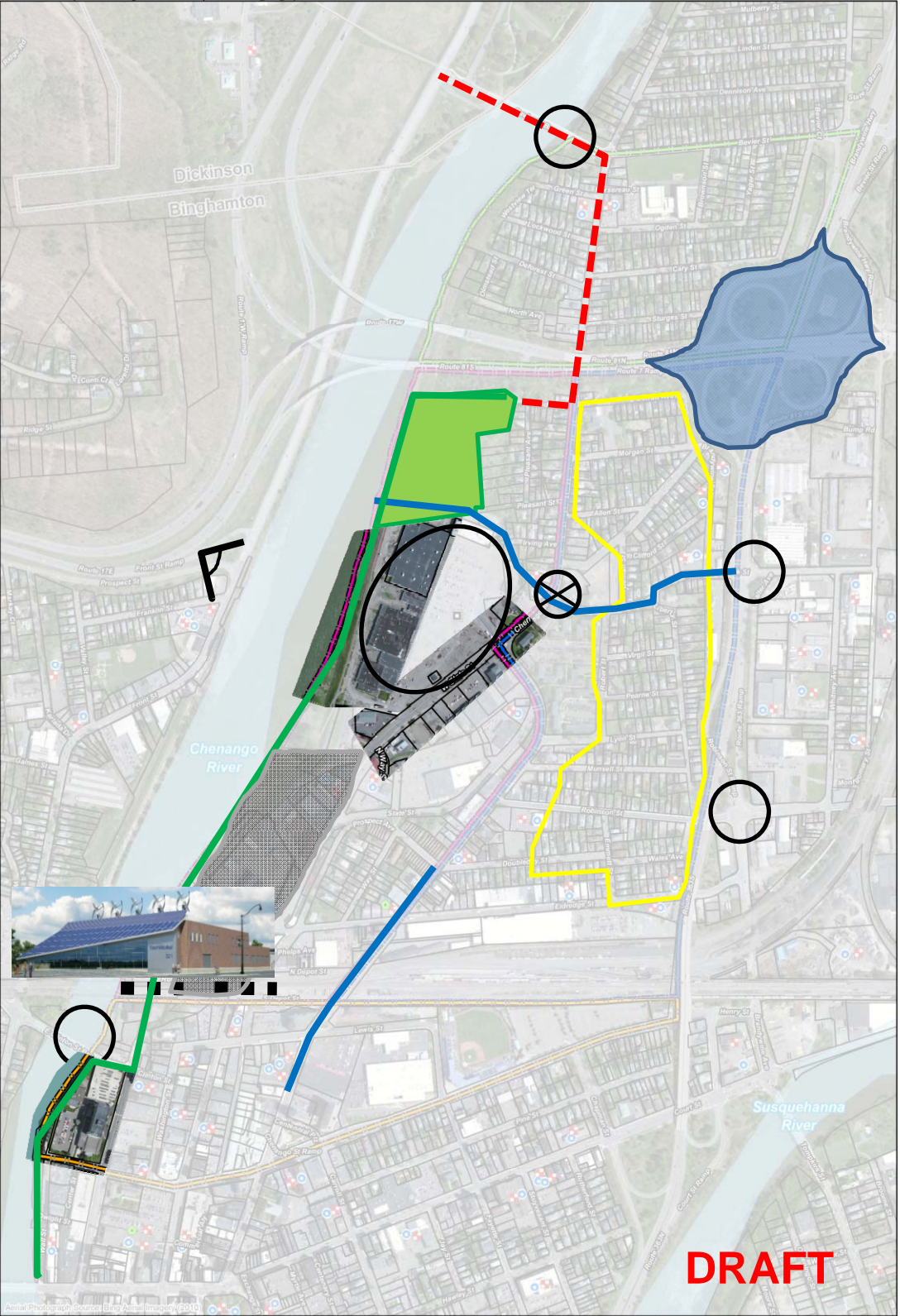
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# North Chenango River Corridor Brownfield Opportunity Area

## *Preliminary Issues and Opportunities Land use and Strategic Redevelopment*

Binghamton Riverwalk Hotel is undergoing extensive renovations providing a positive sign of reinvestment in the community.



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### Legend

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- Potential Location of Trail Extension

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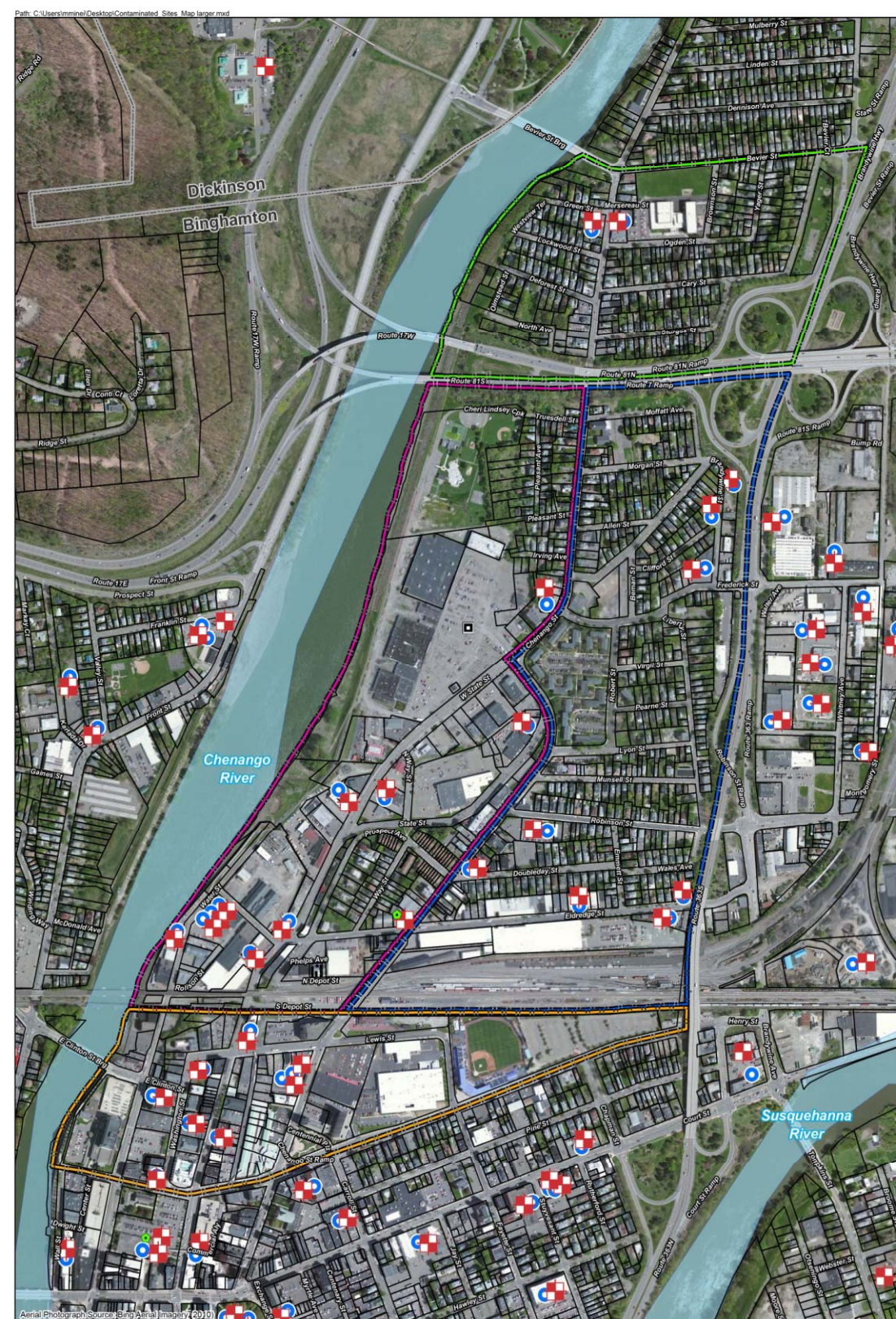
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  - Municipal Boundary
  - Open Water















# North Chenango River Corridor Brownfield Opportunity Area *Contaminated Sites*

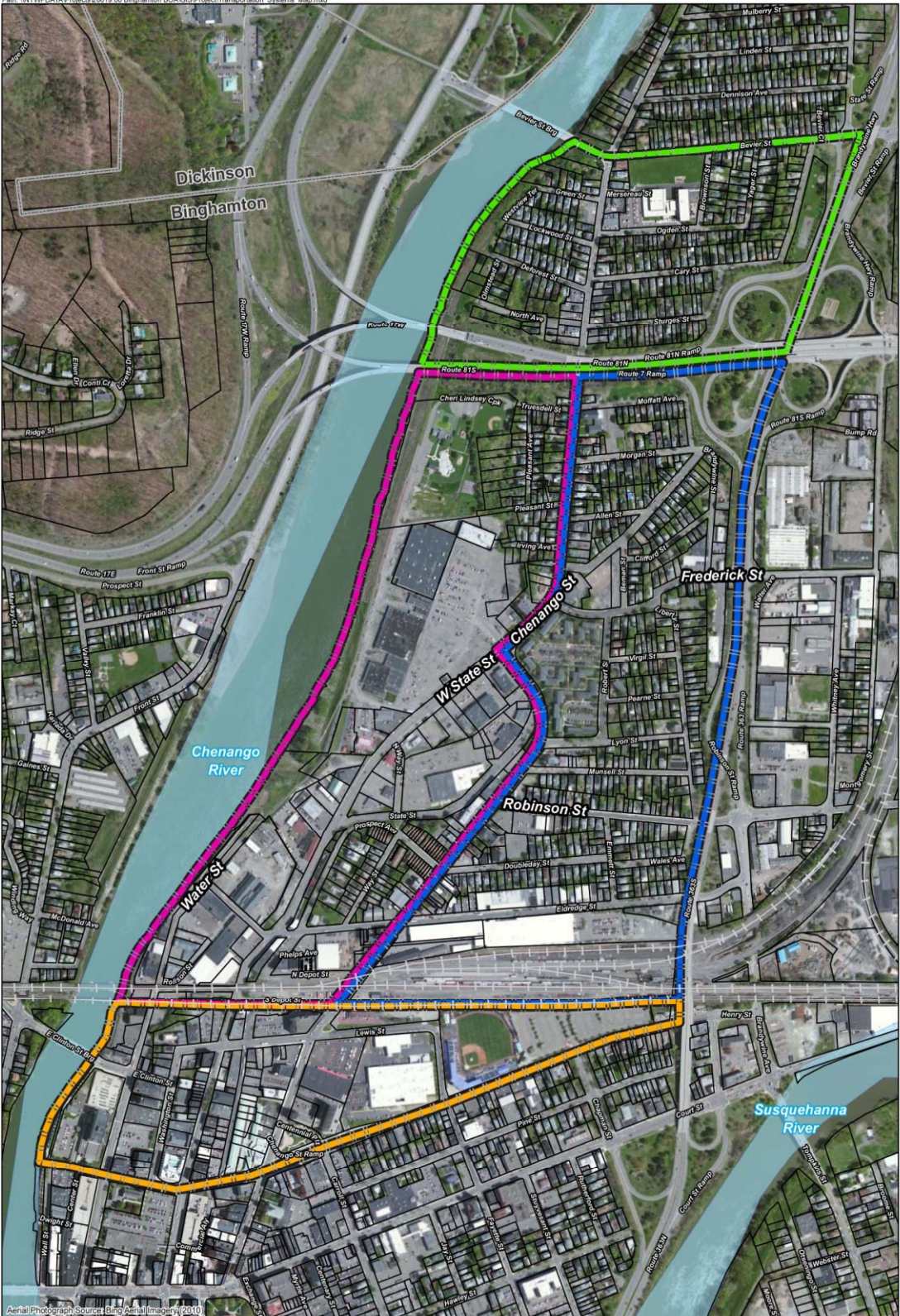


## Legend

-  Brownfield Cleanup Program Site
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  -  Major Oil Storage Facility Sites
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  -  Petroleum Bulk Storage Sites
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# North Chenango River Corridor Brownfield Opportunity Area *Aerial*



## Legend

### Brownfield Opportunity Areas

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-  Railroad
-  Municipal Boundary
-  Assessor Parcel Boundary
-  Open Water



# Complete Streets



## Community Benefits

*Help Families.*

*Create Jobs.*

*Save Money.*

*Reduce Traffic.*

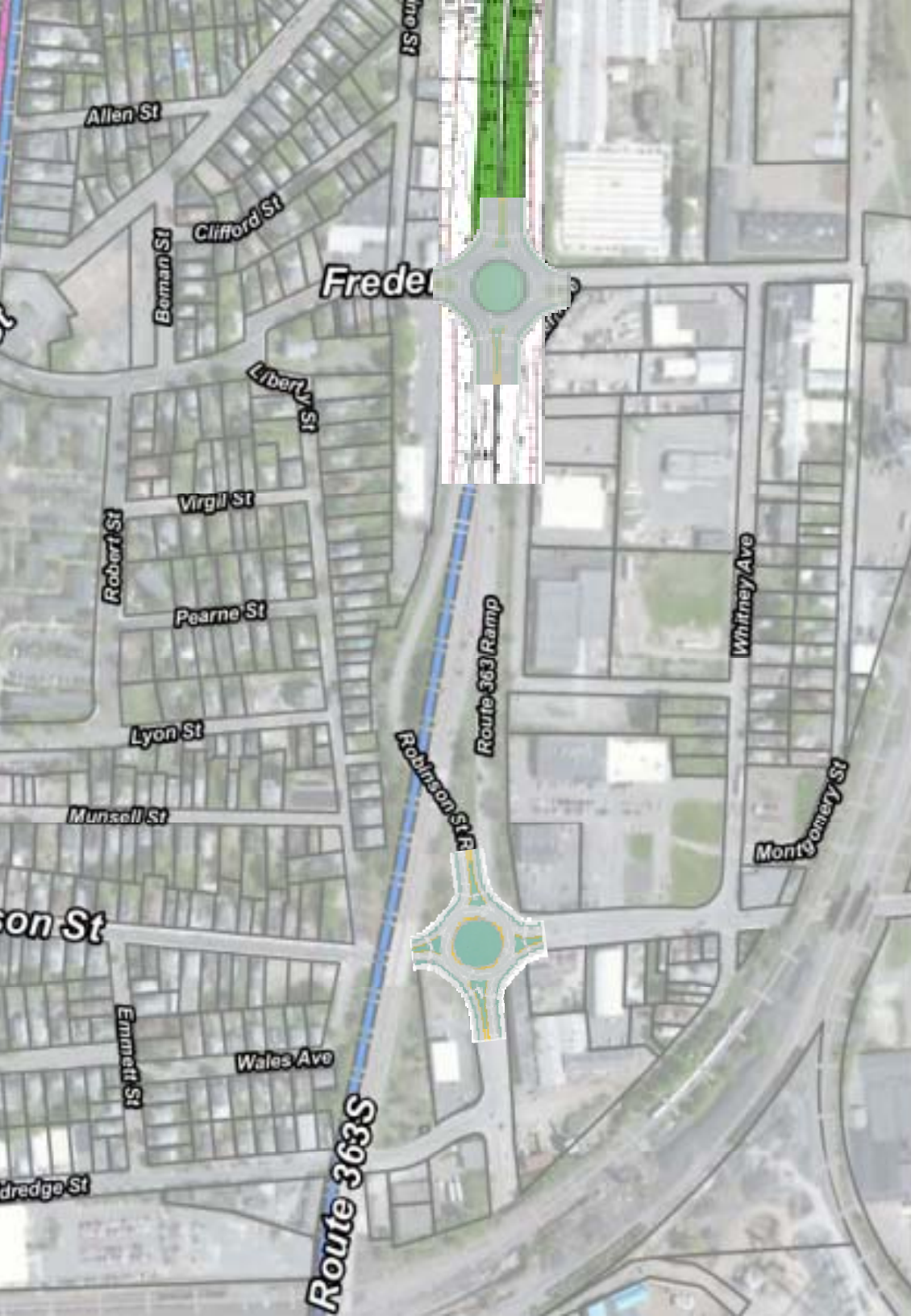
*Get People Moving.*

*Help the Environment.*

*Reduce isolation and  
increase community  
involvement.*



# North Chenango River Corridor Brownfield Opportunity Area *Land Planning Framework*



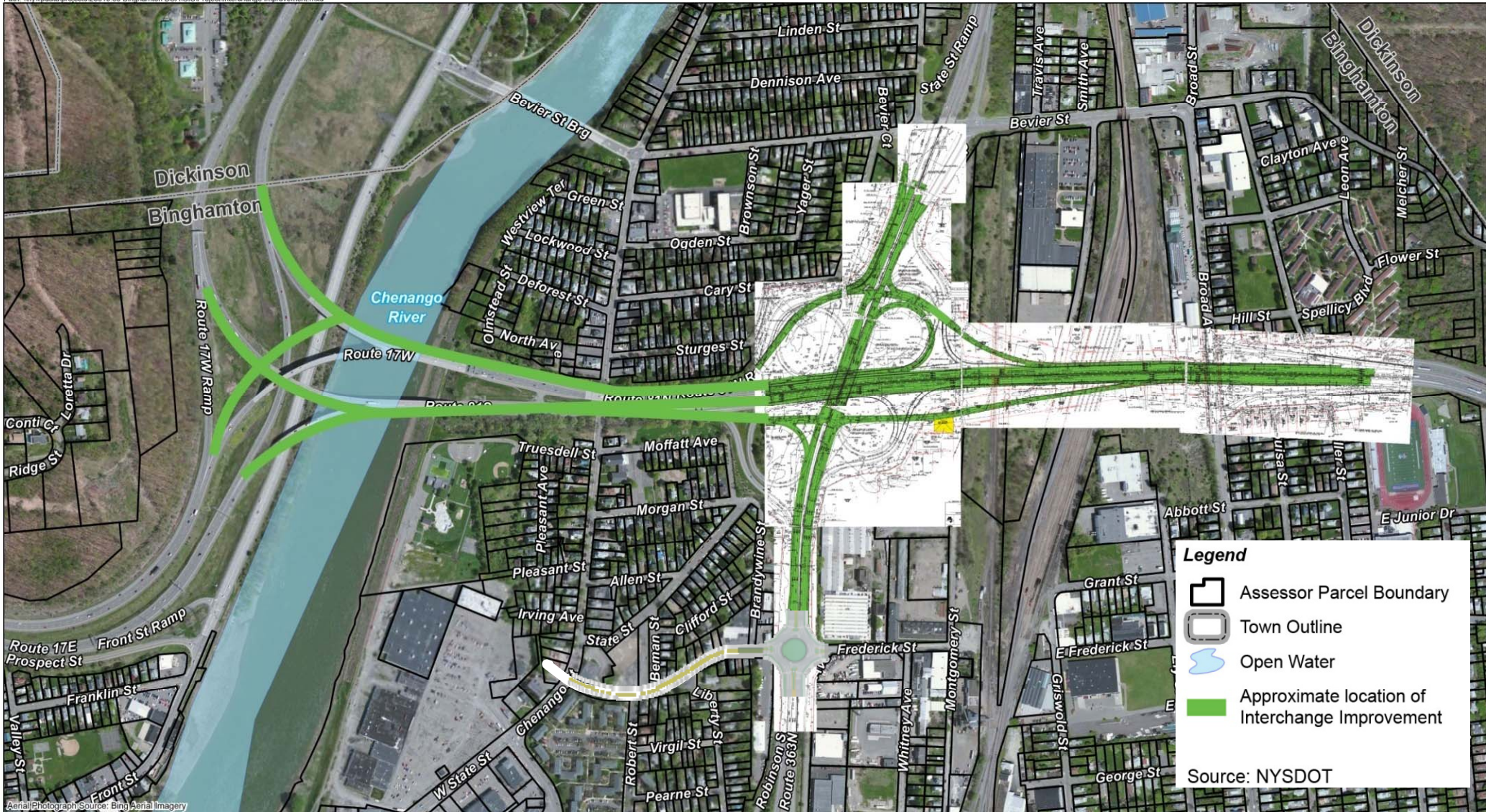


# North Chenango River Corridor Brownfield Opportunity Area

## Routes 17/81 Interchange Improvements

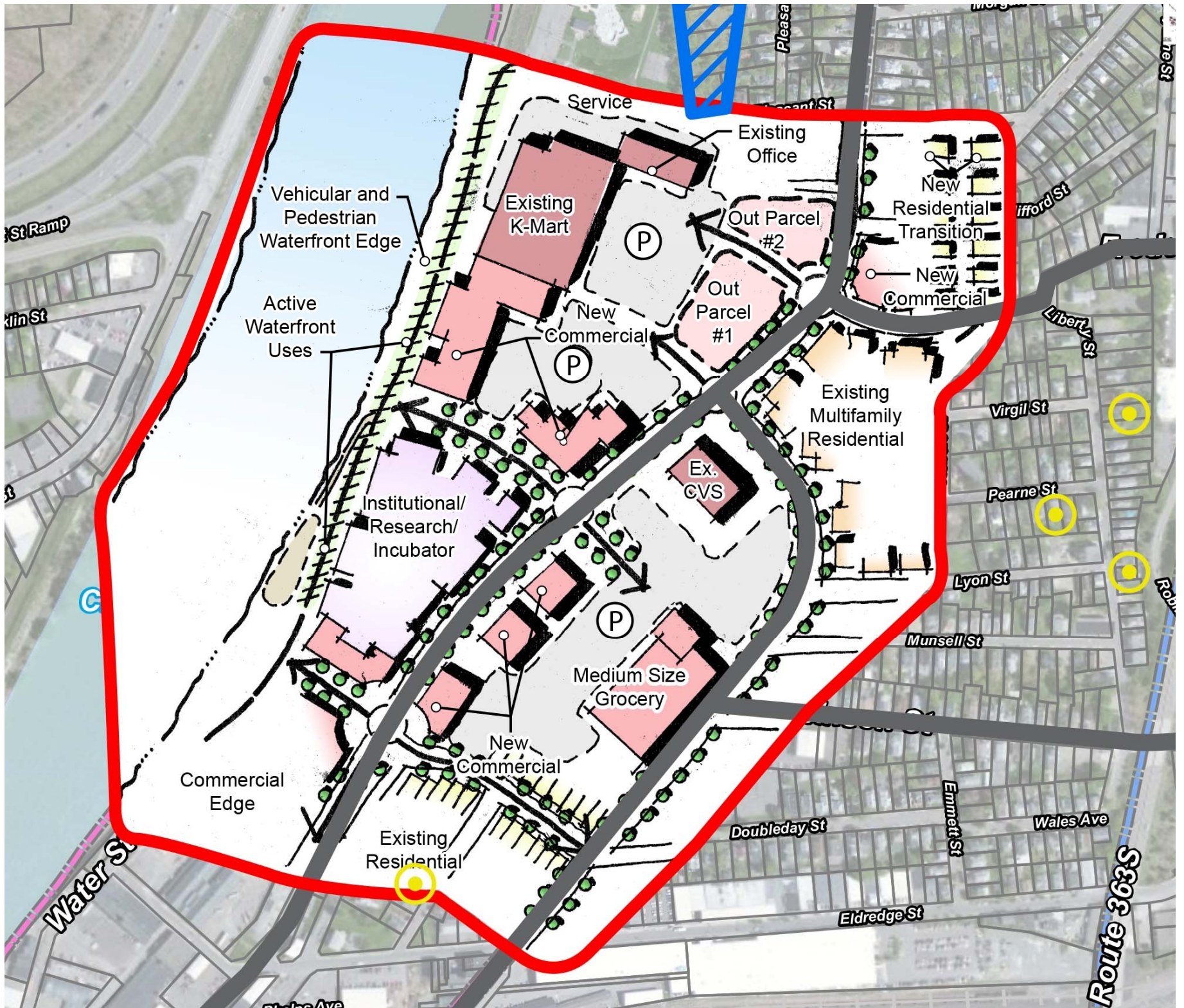
Approximate Location

Path: \\nywpdata\projects\28619.00\Binghamton\BOA\GIS\Project\Interchange Improvement.mxd



Aerial Photograph Source: Bing Aerial Imagery





Vehicular and Pedestrian Waterfront Edge

Active Waterfront Uses

Commercial Edge

Service

Existing K-Mart

New Commercial

Institutional/ Research/ Incubator

Medium Size Grocery

Existing Residential

Existing Office

Out Parcel #2

Out Parcel #1

Ex. CVS

Existing Multifamily Residential

New Residential Transition

New Commercial

Virgil St

Pearne St

Lyon St

Munsell St

Doubleday St

Emmett St

Wales Ave

Eldredge St

Route 363S

St Ramp

kin St

Pleasa

asant St

ne St

ifford St

Libert St

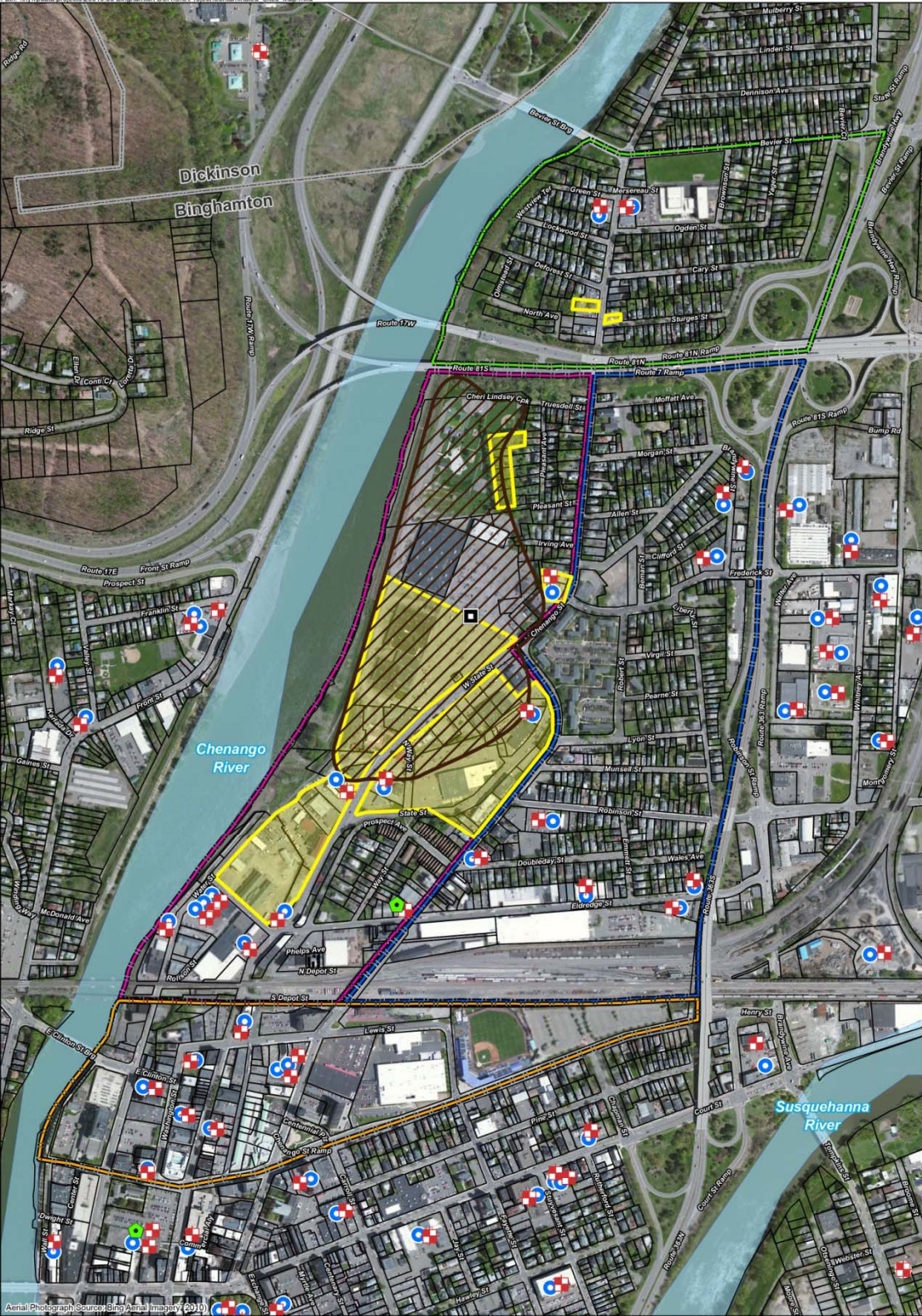
Rob

Water St















ave



# North Chenango River Corridor Brownfield Opportunity Area *Development Constraints*



## Legend

-  Brownfield Cleanup Program Site
  -  Chemical Bulk Storage Sites
  -  Major Oil Storage Facility Sites
  -  NYDEC Contaminated Sites
  -  Petroleum Bulk Storage Sites
  -  Strategic Sites
  -  Approximate Area of Former Landfill
- Brownfield Opportunity Areas**
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  -  Open Water