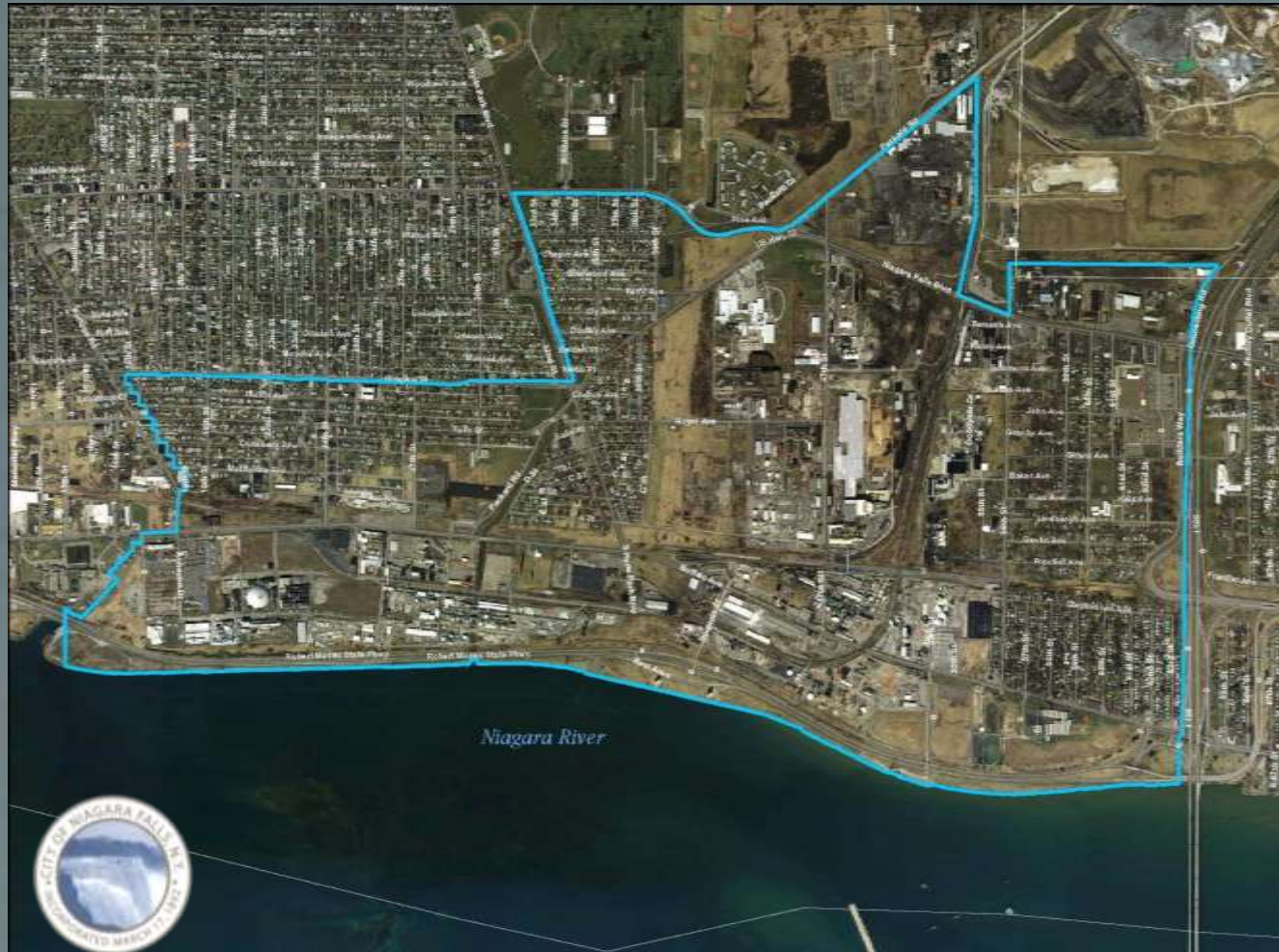


BUFFALO AVENUE INDUSTRIAL CORRIDOR

Brownfield Opportunity Area Pre-Nomination Study



COMMUNITY WORKSHOP – JULY 31, 2007



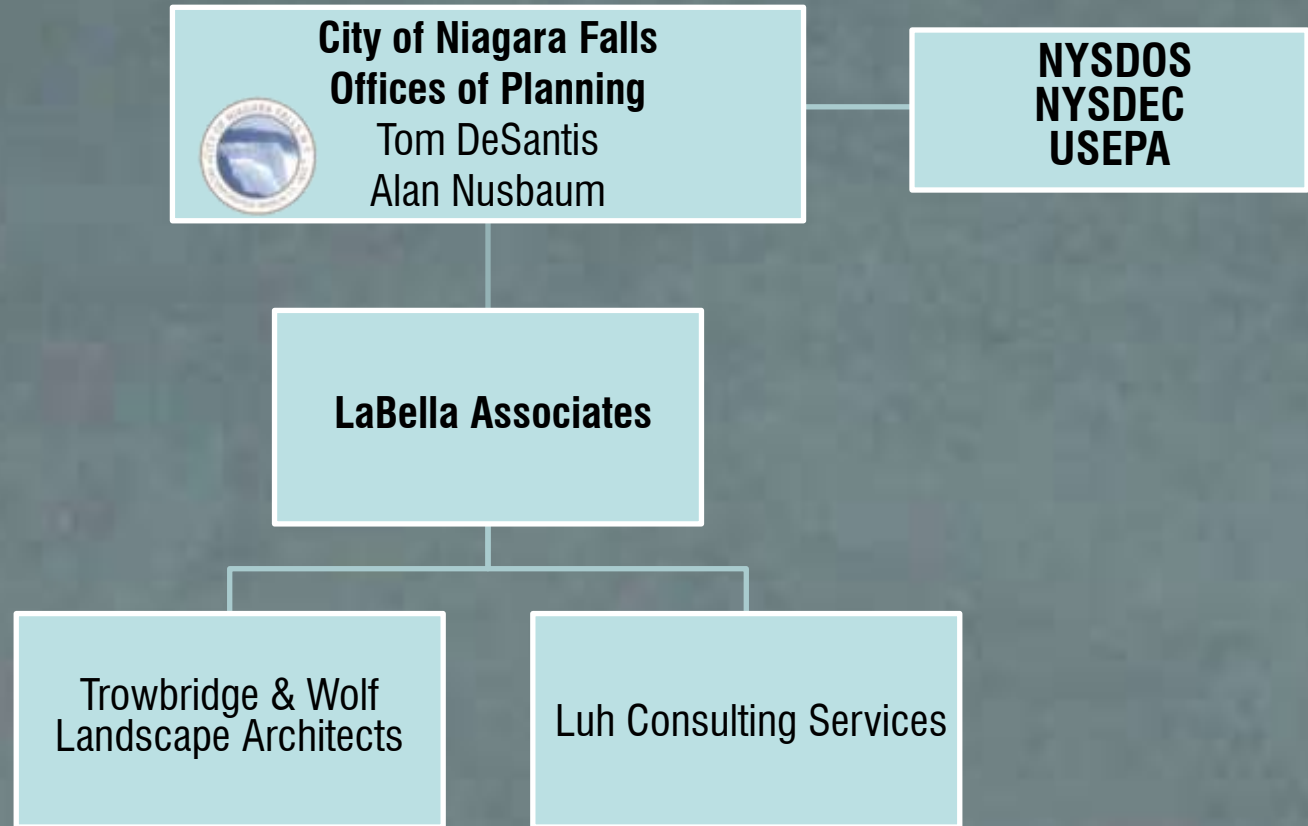
Niagara A Natural Opportunity.

AGENDA

- June 26 Meeting Review
- Core & Greenway Plan Objectives in Study Area
- Case Studies
- Workshop



PROJECT TEAM



WHAT IS A BROWNFIELD?

*A site, where the expansion, redevelopment, or reuse can be complicated by the presence or **potential** presence of a hazardous substance, pollutant or contaminant.*

Source: U.S. EPA



BROWNFIELD OPPORTUNITY AREAS

Brownfield Opportunity Area (BOA) Program

- Grant Funding
- “ The Brownfield Opportunity Area Program enables communities to put strategies in place to return dormant sites and areas back to productive use and simultaneously restore environmental quality”



BOA PROCESS

Step 1: Pre-nomination Study (*Investigation*)

State Review



Step 2: Nomination Study (*Redevelopment Assessment and Plan*)

State Review

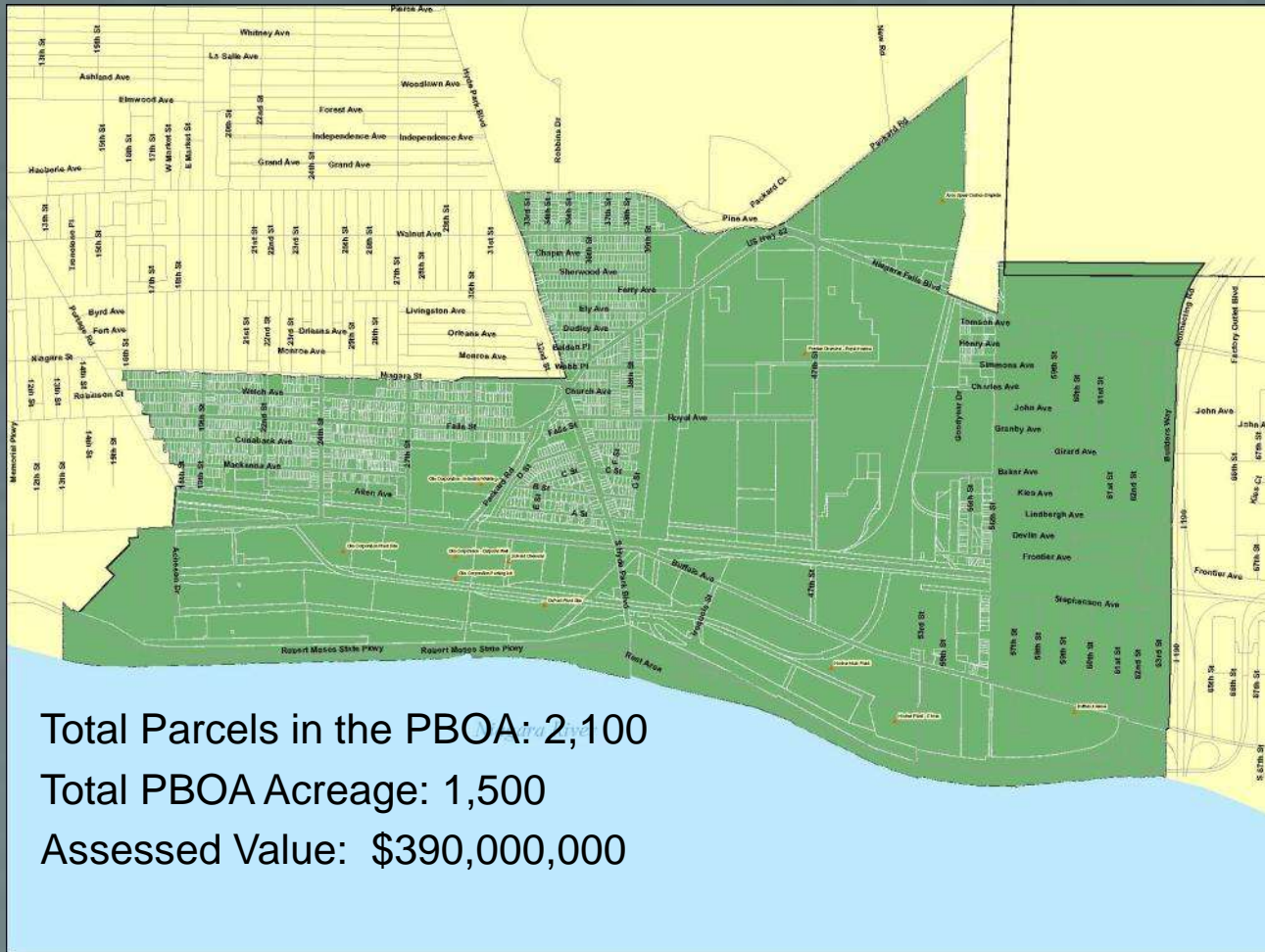


Step 3: Implementation Strategy & Site Assessments

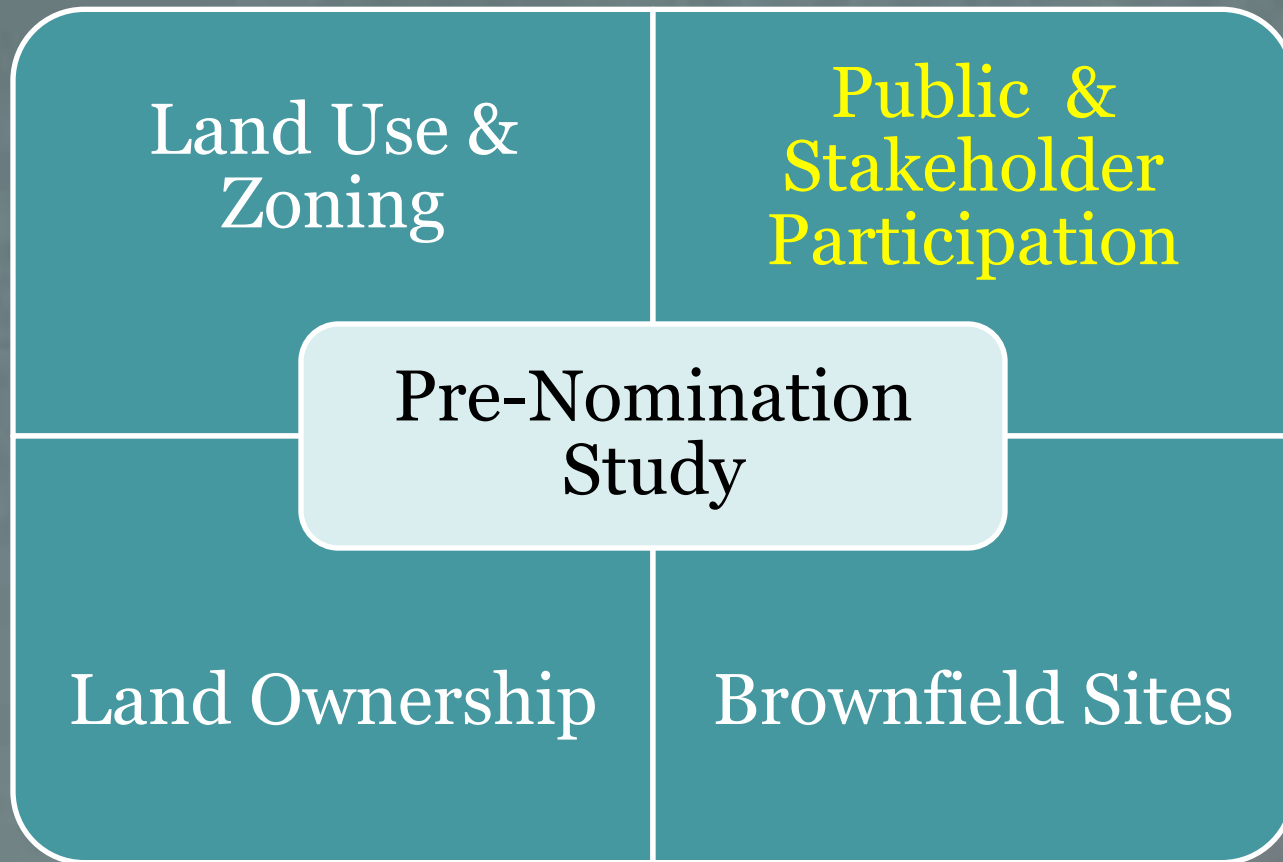
Result: Redevelopment Alternatives Defined for Community & Developers



BROWNFIELD OPPORTUNITY STUDY AREA



BUFFALO AVE. CORRIDOR PROJECT



PRE-NOMINATION STUDY OUTCOMES

- Revitalization Boundaries
- Partnerships Established
- **Community Vision**
- **Opportunities for Revitalization:**
 - Contamination
 - Developable property
- **Integration with other plans**
- Invitation to Submit for Nomination Study

Step 1: Pre-nomination Study (Investigation)

State Review

Step 2: Nomination Study (*Redevelopment Assessment and Plan*)

State Review

Step 3: Implementation Strategy (may include Site Assessments)

Result: Area ready for Redevelopment – Community and Developers



INTEGRATION WITH PLANS

Figure 25. General Citywide Strategies:
Proposed Transportation System

Niagara Falls Strategic Master Plan



INTEGRATION WITH PLANS

Figure 24. General Citywide Strategies:
Proposed Open Space System

Niagara Falls Strategic Master Plan



CASE STUDIES

SYRACUSE LAKEFRONT



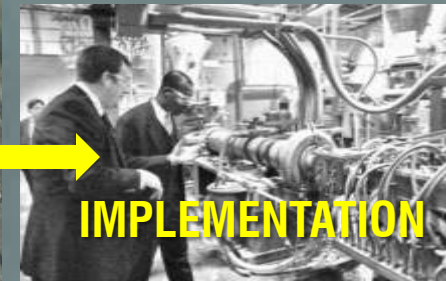
- 800 acres, 7 Districts
- Brownfield Cleanup
- \$ 625 Million invested
- Commercial, entertainment, housing
- **Incremental – since 1988**



CASE STUDIES

BUFFALO LAKESIDE COMMERCE PARK

- 113 Acres
- Former Steel Plant
- Soil Cleanup
- 2 new businesses
- Rail, highway, bridge access
- Incremental – since 2000
- PARTNERS



CASE STUDIES

PITTSBURGH SOUTHSIDE WORKS



- 110 Acres, 35 developed
- Mixed Use
- Former Steel Plant
- Soil & Foundation Cleanup
- Incremental – since 1996



WORKSHOP INSTRUCTIONS

SITE FACTORS & OPPORTUNITIES



WORKSHOP INSTRUCTIONS

ACTIONS FOR REVITALIZATION

Map

- Identify re-use and development opportunities
- Future Land Use – industrial, residential, commercial, recreational, mixed uses
- Public Improvements – landscaping, streetscape, roads
- Potential Contamination concerns

Easel Pad

- Other issues
 - SWOT – Strengths, Weaknesses, Opportunities, Threats
 - Questionnaire – group concerns



WORKSHOP INSTRUCTIONS

ACTIONS FOR REVITALIZATION

Steps

- Split area up into smaller redevelopment areas
- For each area
 - Residential – yellow – note “future” , “revitalize”
 - Commercial – red – “retail” , “office”
 - Industrial – purple
 - Mixed Use - orange
 - Recreational/Park – green – “park” , “buffer” , “trees”
 - Draw new or redesigned roads, trails, gateways (treatment)
 - Note additional contamination concerns
 - Note new activities, changes, type of development (traditional, suburban), restrictions/guidelines
- Label & Prioritize each area



WHAT'S NEXT?

REVIEW OF ALTERNATIVES PLACE, TIME TBD

- Questionnaire Results
- Review & Feedback of General
Redevelopment Concepts

WE NEED YOUR COMMENTS – PLEASE PARTICIPATE



CONTACT INFORMATION

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<http://www.labellapc.com/html/niagara.html>

THANK YOU!

