

BUFFALO AVENUE INDUSTRIAL CORRIDOR

Brownfield Opportunity Area Pre-Nomination Study



June 26, 2007



AGENDA

- Brownfield Issues
- Brownfield Opportunity Area Program
- Project Outcome
- Community Participation



PROJECT TEAM

City of Niagara Falls
 Offices of Planning
 Tom DeSantis
 Alan Nusbaum

LaBella Associates

Trowbridge & Wolf
 Landscape Architects

Luh Consulting
 Services



WHAT IS A BROWNFIELD?

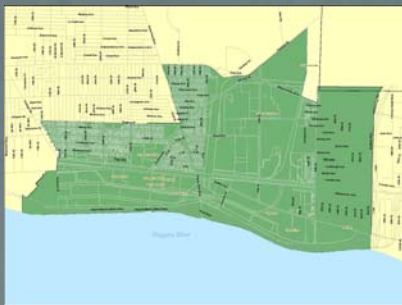
*A site, where the expansion, redevelopment, or reuse can be complicated by the presence or **potential** presence of a hazardous substance, pollutant or contaminant.*

Source: U.S. EPA

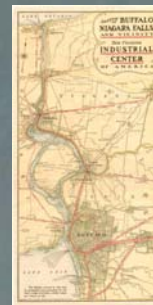
450,000 Brownfields Across US



BROWNFIELD STUDY AREA



BROWNFIELDS - THE PROBLEM



- Loss of Manufacturing Employers
- Changing Economy
- Redevelopment hindered by Legacy & Perception
- Environmental Regulations



BROWNFIELDS - THE OPPORTUNITY

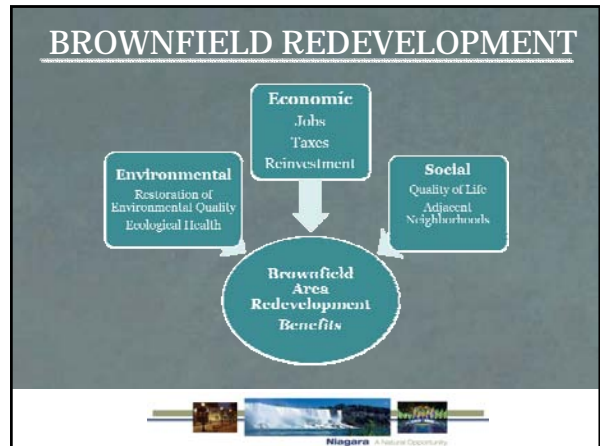
San Antonio River Walk
San Antonio, Texas

Washington Landing
Pittsburgh, Pennsylvania

Potomac River
Washington D.C.

Yorktown River Landing
Yorktown, Virginia

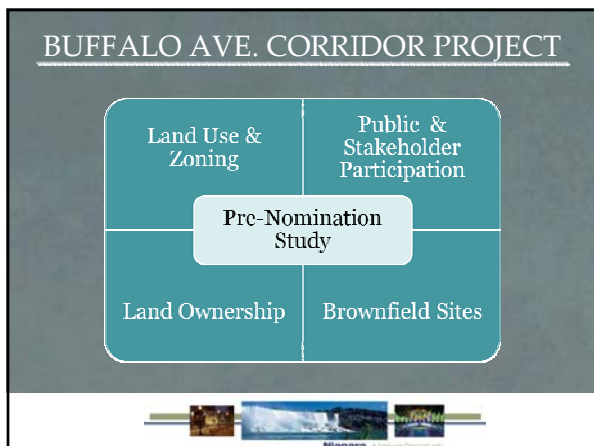
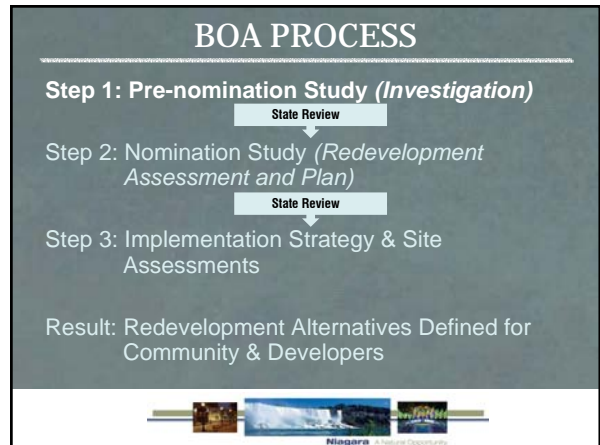
Charles River
Boston, Massachusetts



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”

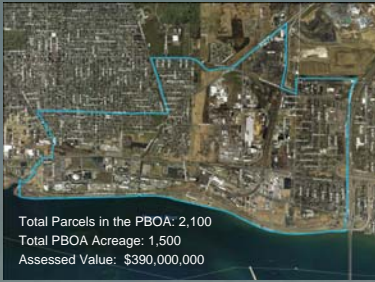


PRE-NOMINATION STUDY AREA

Strategic Location

PRE-NOMINATION STUDY AREA

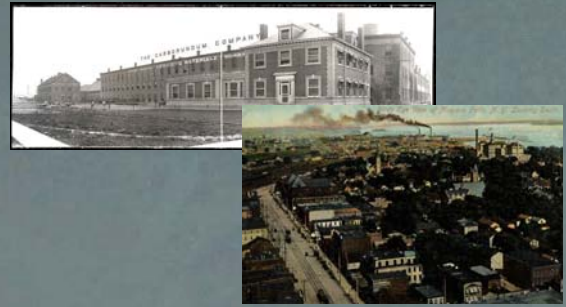
Aerial



Total Parcels in the PBOA: 2,100
Total PBOA Acreage: 1,500
Assessed Value: \$390,000,000



HISTORY



STUDY AREA PHOTOS



PRE-NOMINATION STUDY OUTCOMES

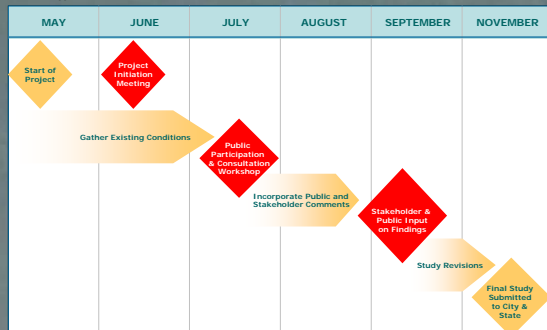
- Revitalization Boundaries
- Partnerships Established
- Community Vision
- Opportunities for Revitalization:
 - Brownfields
 - Developable property
 - Integration with other plans
- Invitation to Submit for Nomination Study

Step 1: Preliminary Study (Completed)
Step 2: Marketing Study (Redevelopment Assessment and Plan)
Step 3: Implementation Strategy (Long-Term Vision Assessment)
Final: Submit Study to Redevelopment Commission and City



SCHEDULE

2007



WHAT'S NEXT?

COMMUNITY WORKSHOP
JULY 25
PLACE, TIME TBD

- Community & Stakeholder Preferences for Redevelopment
- Concerns with Redevelopment
- Neighborhood Participation

WE NEED YOUR COMMENTS – PLEASE PARTICIPATE



CONTACT INFORMATION

IF YOU HAVE COMMENTS OR QUESTIONS:

Mr. Thomas J. DeSantis, Senior Planner
Phone: 716-286-4477
Email: thomas.desantis@niagarafallsny.gov
Mr. Alan Nusbaum, Environmental Assistant
Phone: 716-286-4462
Email: alan.nusbaum@niagarafallsny.gov

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

THANK YOU!

