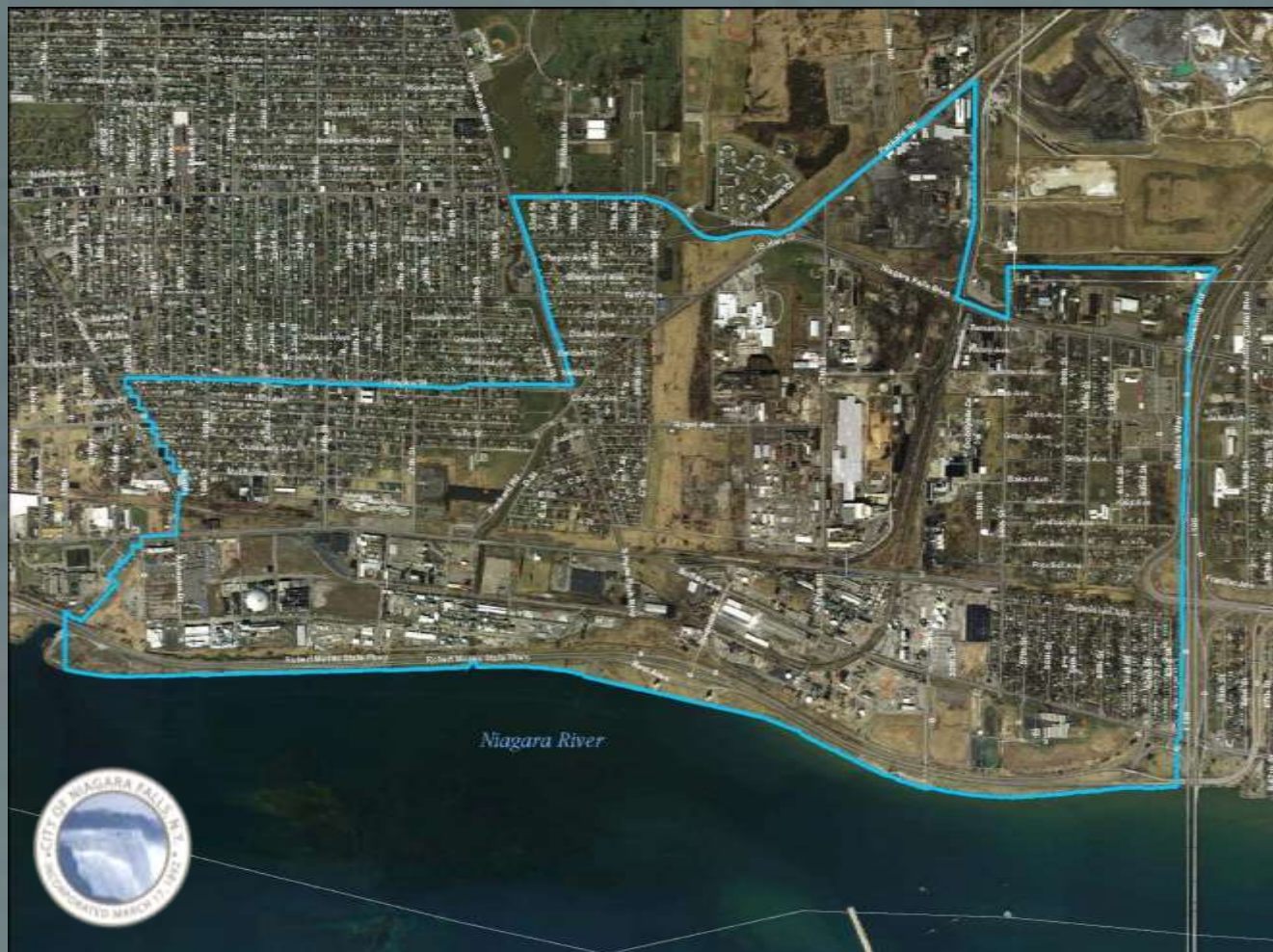


# BUFFALO AVENUE INDUSTRIAL CORRIDOR

## Brownfield Opportunity Area Pre-Nomination Study



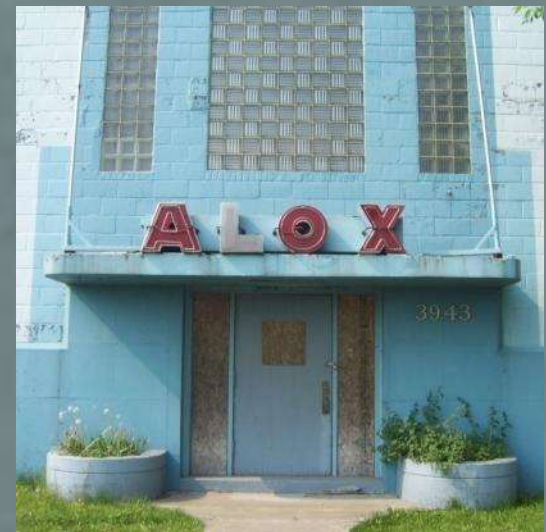
June 26, 2007



**Niagara** A Natural Opportunity.

# AGENDA

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



# PROJECT TEAM

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**City of Niagara Falls  
Offices of Planning**

Tom DeSantis  
Alan Nusbaum

**LaBella Associates**

**Trowbridge & Wolf  
Landscape Architects**

**Luh Consulting Services**





# WHAT IS A BROWNFIELD?

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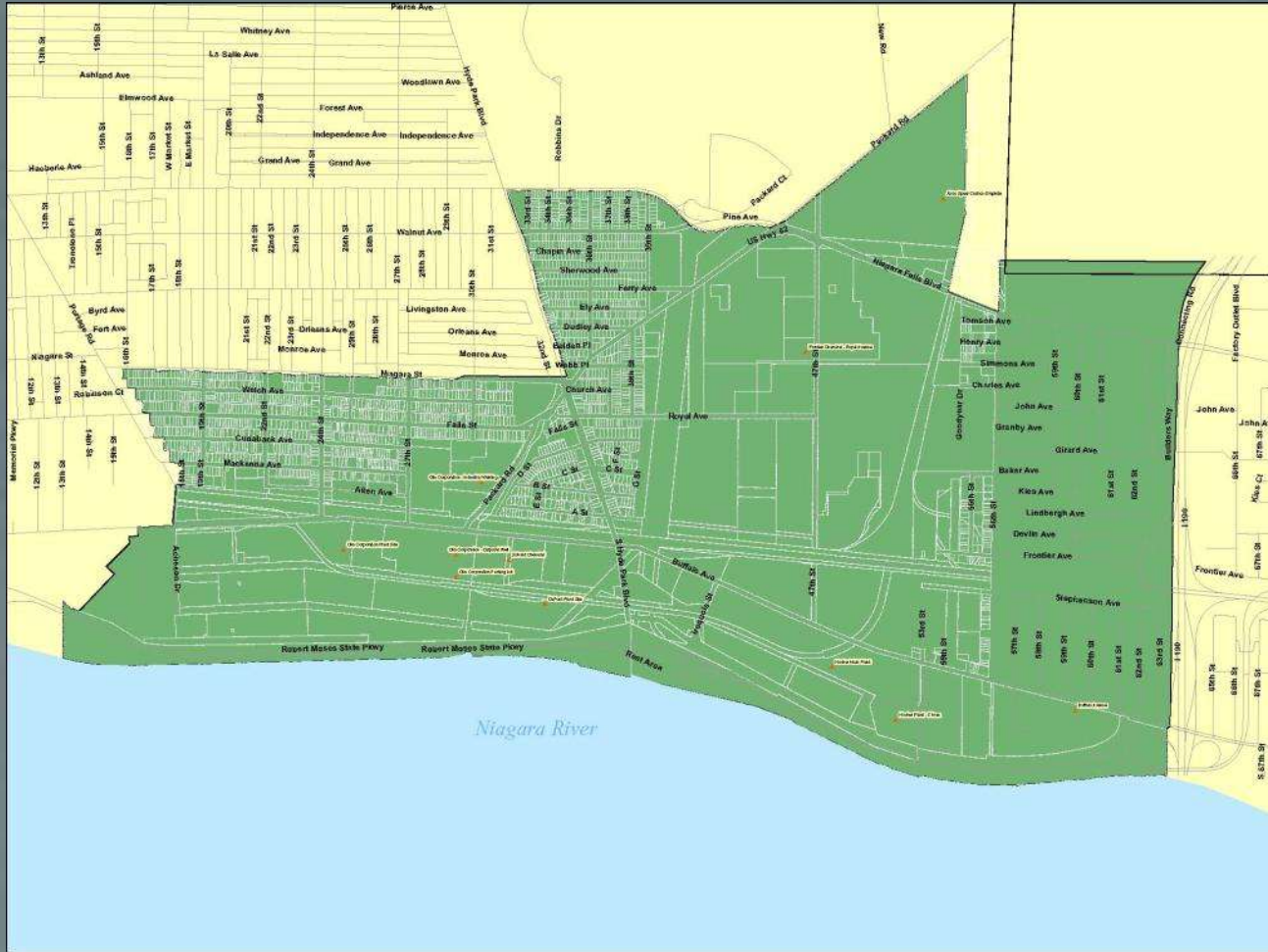
*A site, where the expansion, redevelopment, or reuse can be complicated by the presence or **potential** presence of a hazardous substance, pollutant or contaminant.*

*Source: U.S. EPA*

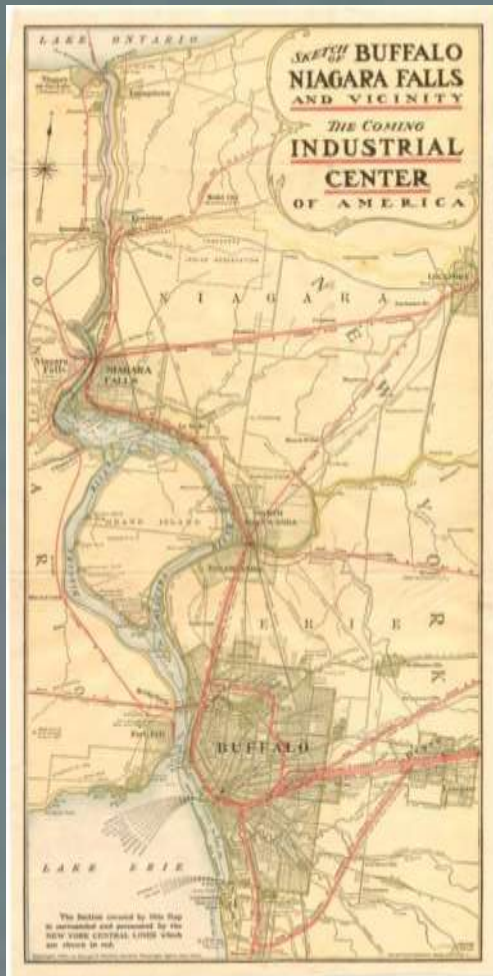
*450,000 Brownfields Across US*



# 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.*



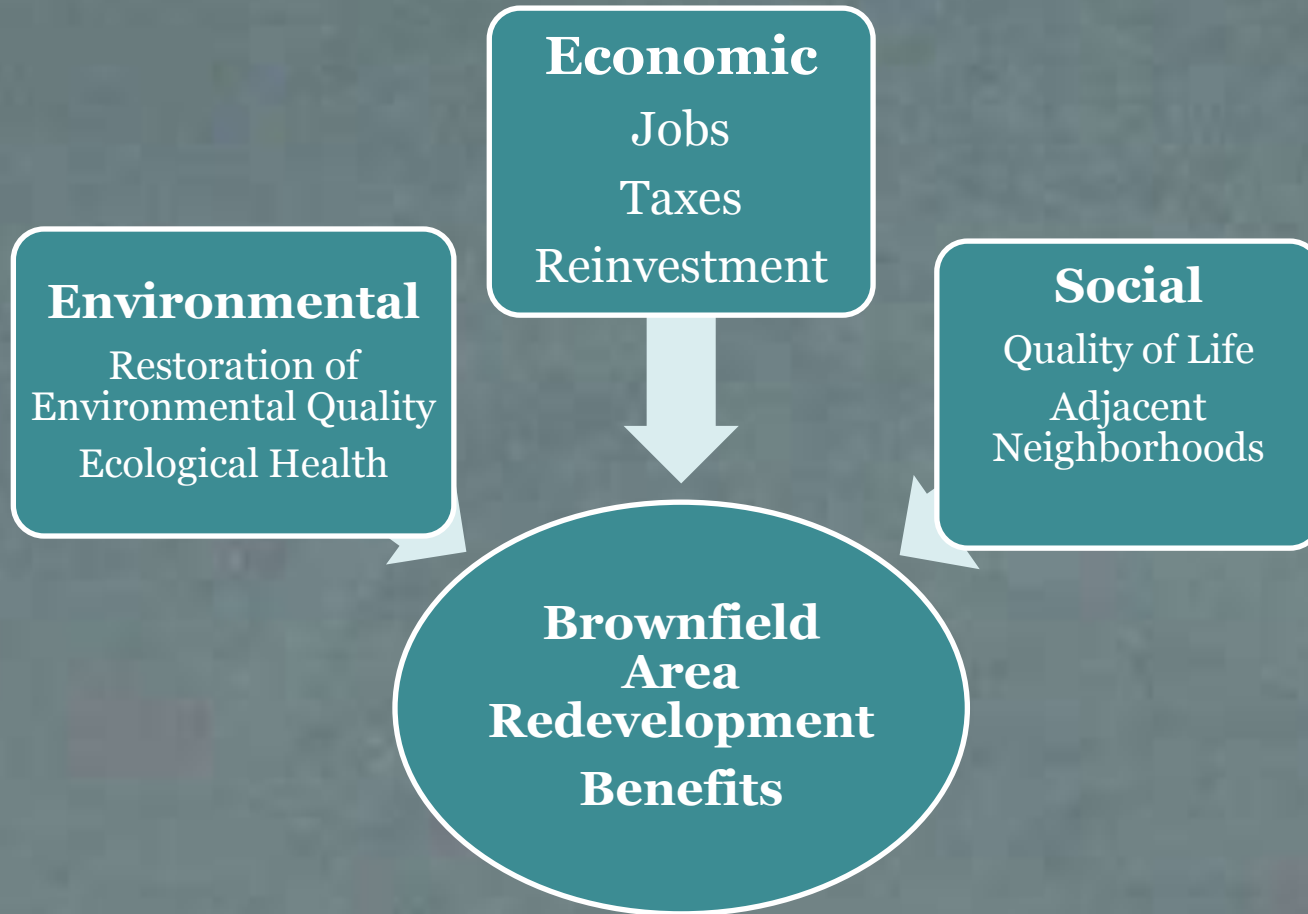
*Yorktown River Landing  
Yorktown, Virginia*



*Charles River  
Boston, Massachusetts*



# BROWNFIELD REDEVELOPMENT





# 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

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

**State Review**



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

**State Review**

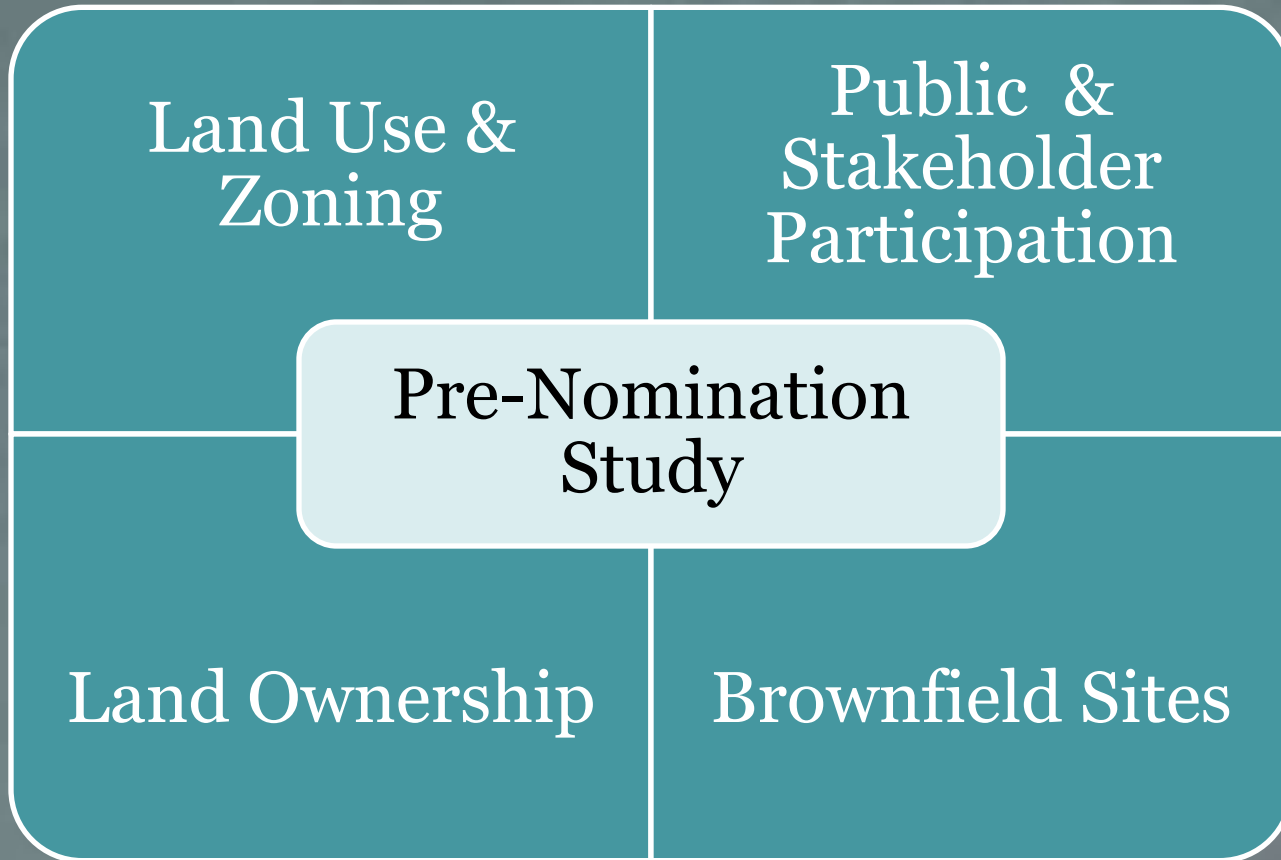


**Step 3: Implementation Strategy & Site Assessments**

**Result: Redevelopment Alternatives Defined for Community & Developers**



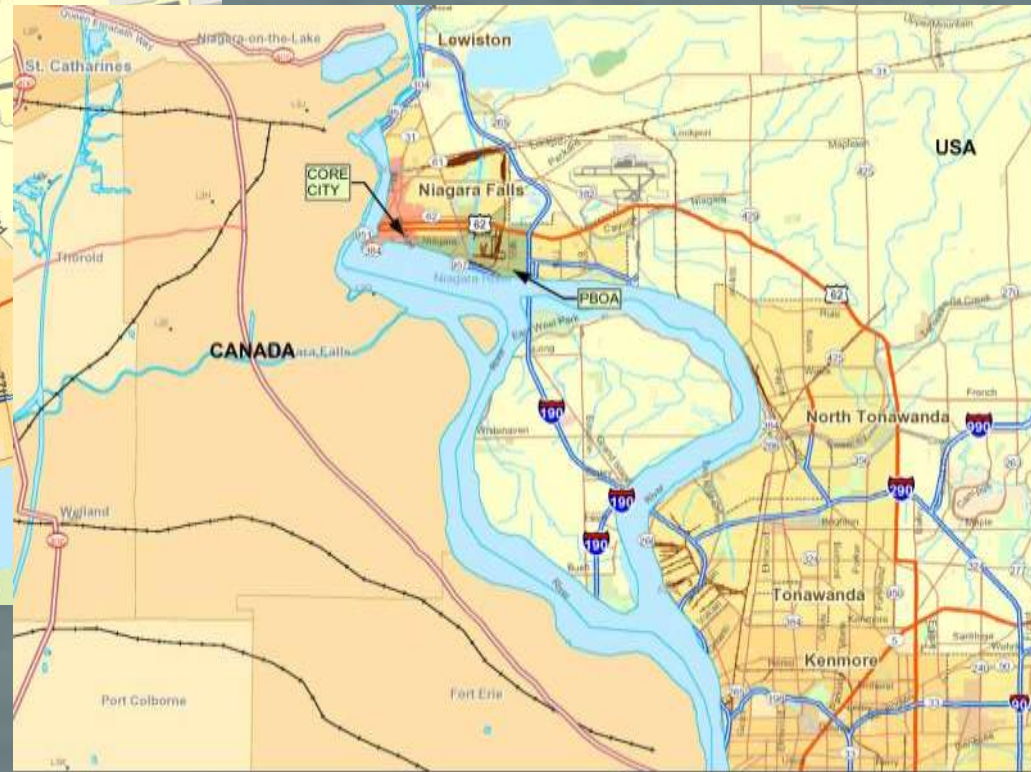
# BUFFALO AVE. CORRIDOR PROJECT





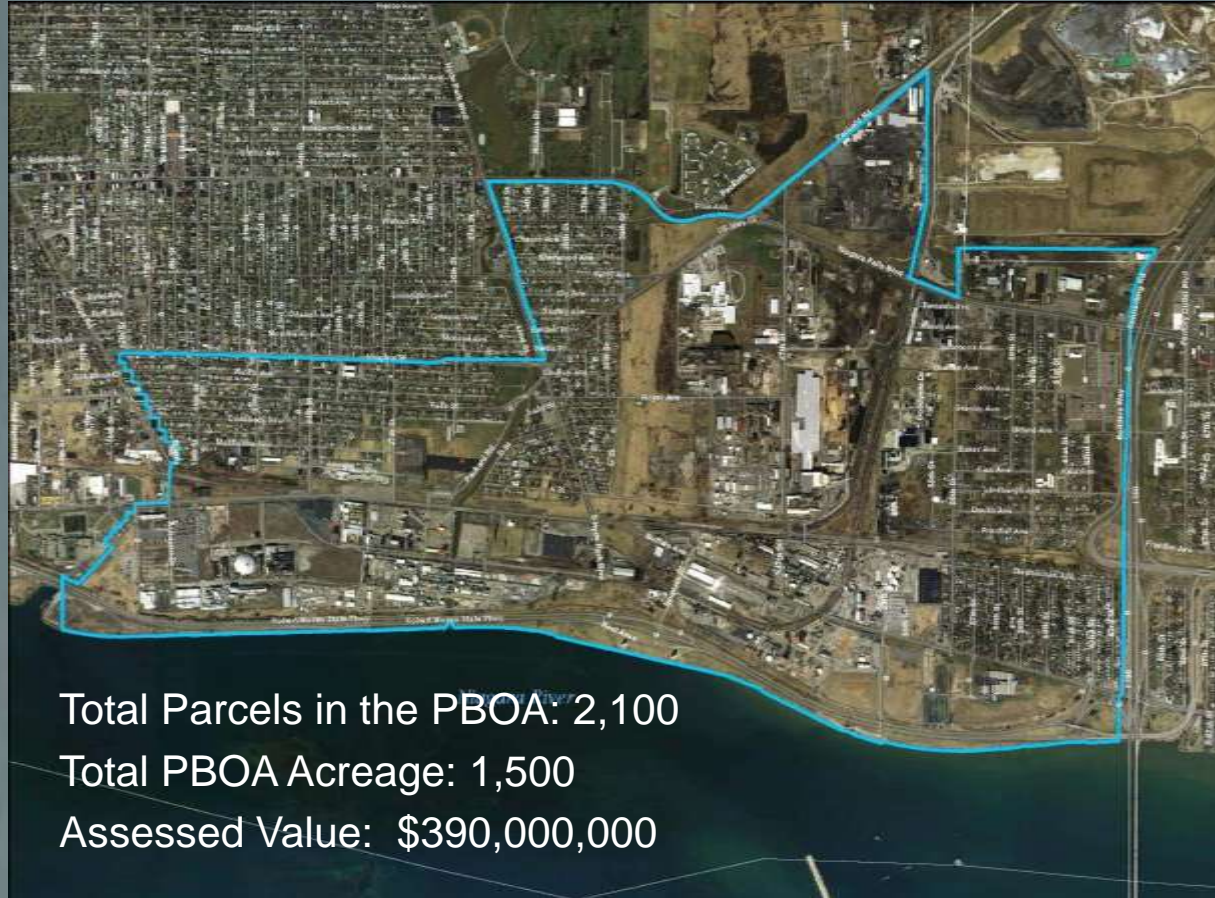
# PRE-NOMINATION STUDY AREA

## *Strategic Location*



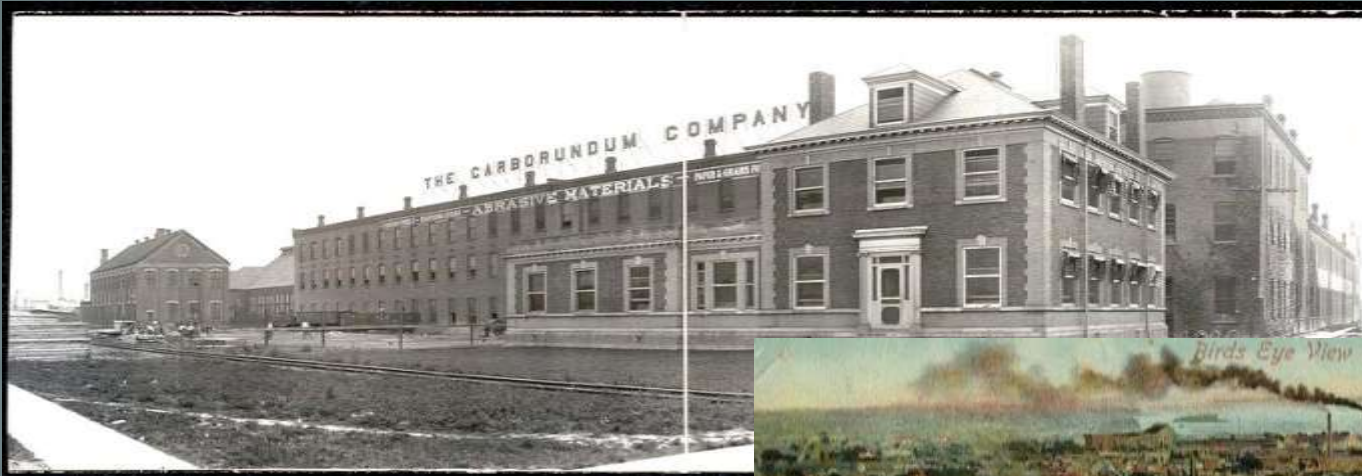
# PRE-NOMINATION STUDY AREA

## *Aerial*





# 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: Pre-nomination Study (Investigation)

State Review

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

State Review

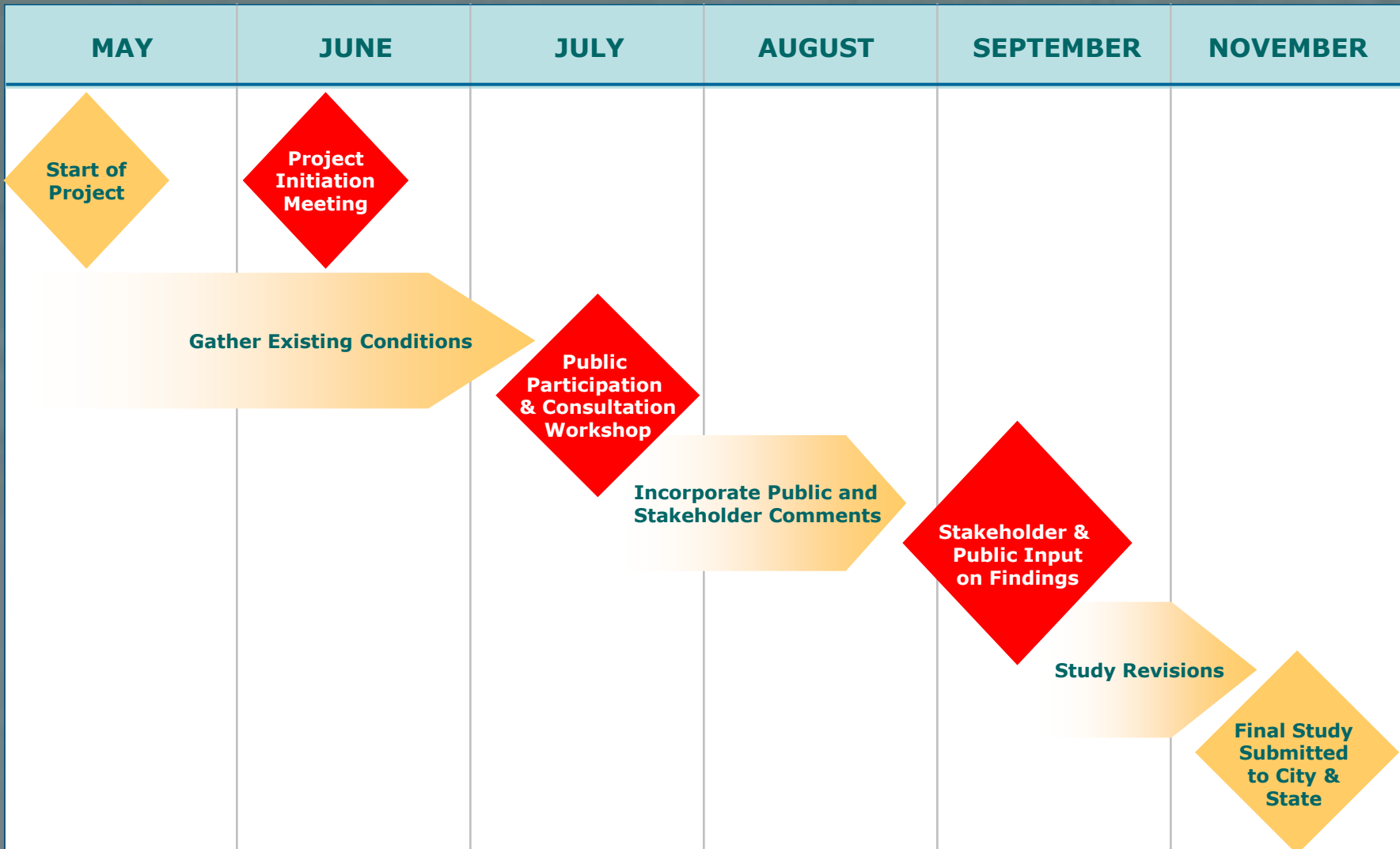
Step 3: Implementation Strategy (may include Site Assessments)

Result: Area ready for Redevelopment – Community and Developers



# SCHEDULE

2007





# WHAT'S NEXT?

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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

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IF YOU HAVE COMMENTS OR QUESTIONS:

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

THANK YOU!

