



# VISIONING WORKSHOP

**Brownfield Opportunity Area  
Nomination Study  
Brandywine Corridor  
Broome County, NY  
November 2009**



# Agenda



- Introductions
- BOA Program
- Brandywine Corridor Info
- Key Questions Exercise
- Summary and Next Steps





# WHAT IS A BROWNFIELD?

# U.S. EPA Defines Brownfields as...

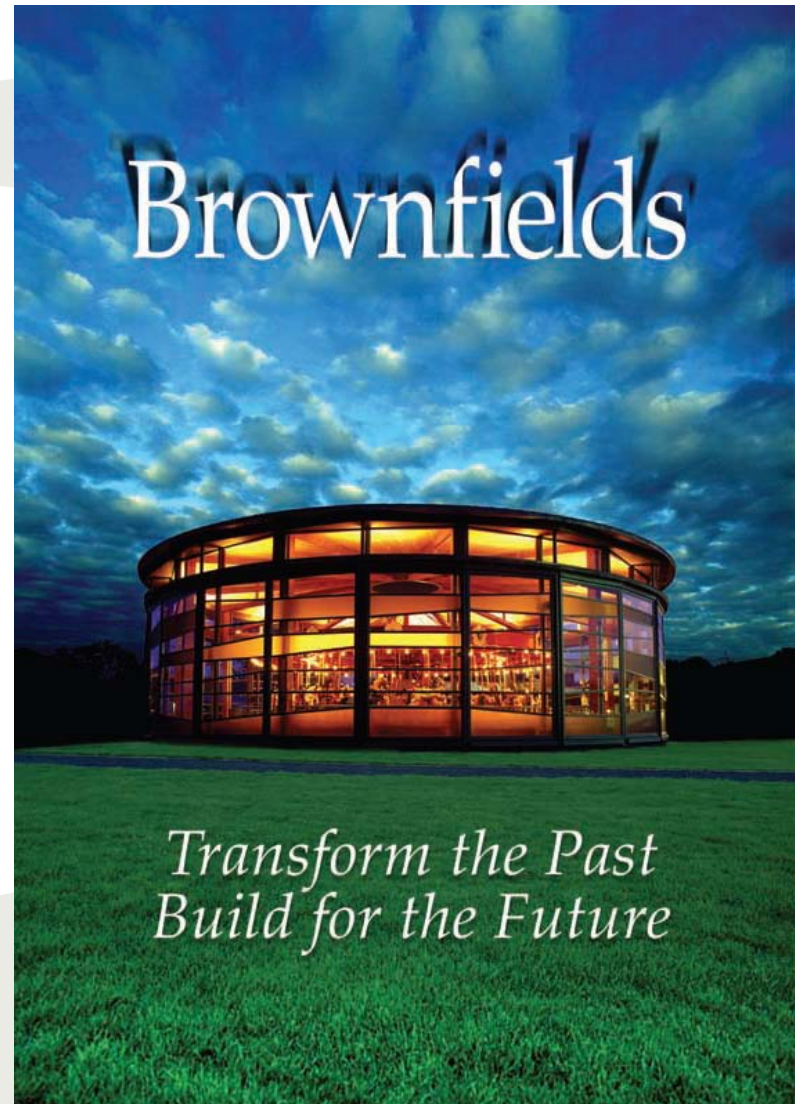


Brownfields are "abandoned, idled or under-used industrial and commercial sites where expansion or redevelopment is complicated by real or perceived environmental contamination that can add cost, time or uncertainty to a redevelopment project."

# NYS Brownfield Opportunity Area (BOA)



The Brownfield Opportunity Areas (BOA) Program is designed to assist communities foster redevelopment and return dormant and blighted land into productive and catalytic areas while restoring environmental quality.





# BOA Program Benefits

- Financial Assistance
  - Site Assessments
  - Additional Funding
- Improving Property Values
- Marketing to Solicit Investors and Developers
- Facilitating the Development Process
- Establishes a Vision for Revitalization
- Remediation for Catalytic Sites
- Defines Future Uses and Benefits
- Improves Environmental Quality
- Fosters Partnerships with State and Federal Agencies



# Primary Components

- Identify where development/ cleanup efforts should be located
- Identify what kind of projects will be most viable for this Market



# Project Partners

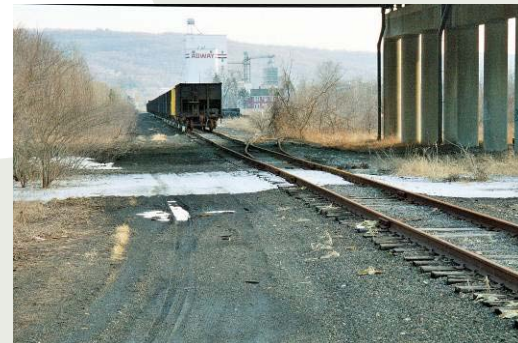


*“The Brandywine Corridor must be our priority. It is our most visible “Gateway” and right now it isn’t very inviting.”*

Executive Fiala, Broome County

*“...I look forward to working with the County in carrying this effort forward, and to making our community safer, healthier, and more economically viable.”*

Mayor Ryan, City of Binghamton







# THE BRANDYWINE STUDY AREA



# Brandywine BOA Specifics

- 107 total tax parcels, totaling 89 acres
- Total area is 100+ acres
- Bounded by rail lines and major roadways
- Combination of the Brandywine Brook and wetland, filled in over time, vulnerable to major flooding events
- Centrally located in region with good access to all points n, s, e, and w



# Study Area Boundary



- Bevier Street to the North
- Brandywine Ave to the West
- Railroad Tracks to the East and South



# Regional Setting





## BOA History

- Portions of the BOA developed as early as 1890s or Turn of the Century
  - Pa's Wood Furniture / Binghamton Chair
  - Residences along eastern border
  - EW Conklin & Son – Feed Warehouse / Agway
- Central portion of site labeled as “Marsh Lands,” which were filled with refuse (ash, cinders, bottles, etc.) likely after 1900s
- 1930s – 1960s development of central portion for commercial / industrial uses
  - The Texas Co (bulk fuel terminal)
  - Links Aviation Plant (Stowe)
  - NYS DOT Public Works
  - US Naval Training Facility
  - Coca Cola Bottling
  - Truck / Auto Repair (Cook's, Others)

# Robinson Street



# Whitney Avenue



# Northern Portion of Study Area





# Agway and Montgomery Street



# Montgomery Street Neighborhood



# The Brandywine





# Zoning and Land Use

- Zoning Classifications:
  - Heavy Industrial (I-3) on majority of study area
    - I-3, Heavy Industrial District. The intent of the I-3, Heavy Industrial District is to designate those area which are suitable for heavy industrial uses.
    - Goal is to preserve industrial land by restricting incompatible uses
    - Allows wide variety of commercial, retail, industrial and service business types
  - Residential Multi Unit (R-3) in two small areas
    - Allows variety of residential uses, as well as daycare, B&Bs, community facilities and other public and service uses.
  - Wide variety of land uses currently exist within the “Heavy Industrial” Zone
    - Primarily commercial and residential



# Land Use Patterns

- Surrounding area consists of residential neighborhoods, industrial/transportation areas, and commercial nodes
  - Robinson Street emerging as a commercial center for the east side of Binghamton
  - Close proximity to downtown and Chenango and Susquehanna Rivers
- Site is self contained; surrounding areas by highways and railroad tracks
- Current Land Uses:
  - Industrial Uses
  - Commercial Retail and Service Businesses
  - Small enclave of residential housing





# Major Landowners

- Universal Instruments Corp. – 15.58 acres
- Nelson Holdings, Ltd. – 10.87 acres
- Binghamton Local – 7.83 acres
- New York State – 7.77 acres
- Robinson Plaza Realty – 3.56
- All remaining parcels less than 3 acres





# WORKSHOP EXERCISES

# Key Questions Exercise



- Groups of 10
- Elect “Team Recorder” to take notes on flipcharts
- Project Facilitator leads questions and keeps track of time
- 45 Minutes
- Regroup at the end to share results



# Question 1



- **What is the BOA area to you?**
  - As you think about this, consider these components:
    - Parks
    - Schools
    - Robinson Street
    - Brandywine Ave
    - Downtown
  - Site Breakdown:
    - Retail
    - Neighborhood
    - Commercial Development on Robinson
    - Industrial
    - Railroad

# Question 2



- What should happen on this site?
  - Dreams and desires
  - Assume no obstacles exist

# Question 3



- How can Brandywine Avenue be improved as a “front door” to Binghamton?

# Questions 4 & 5

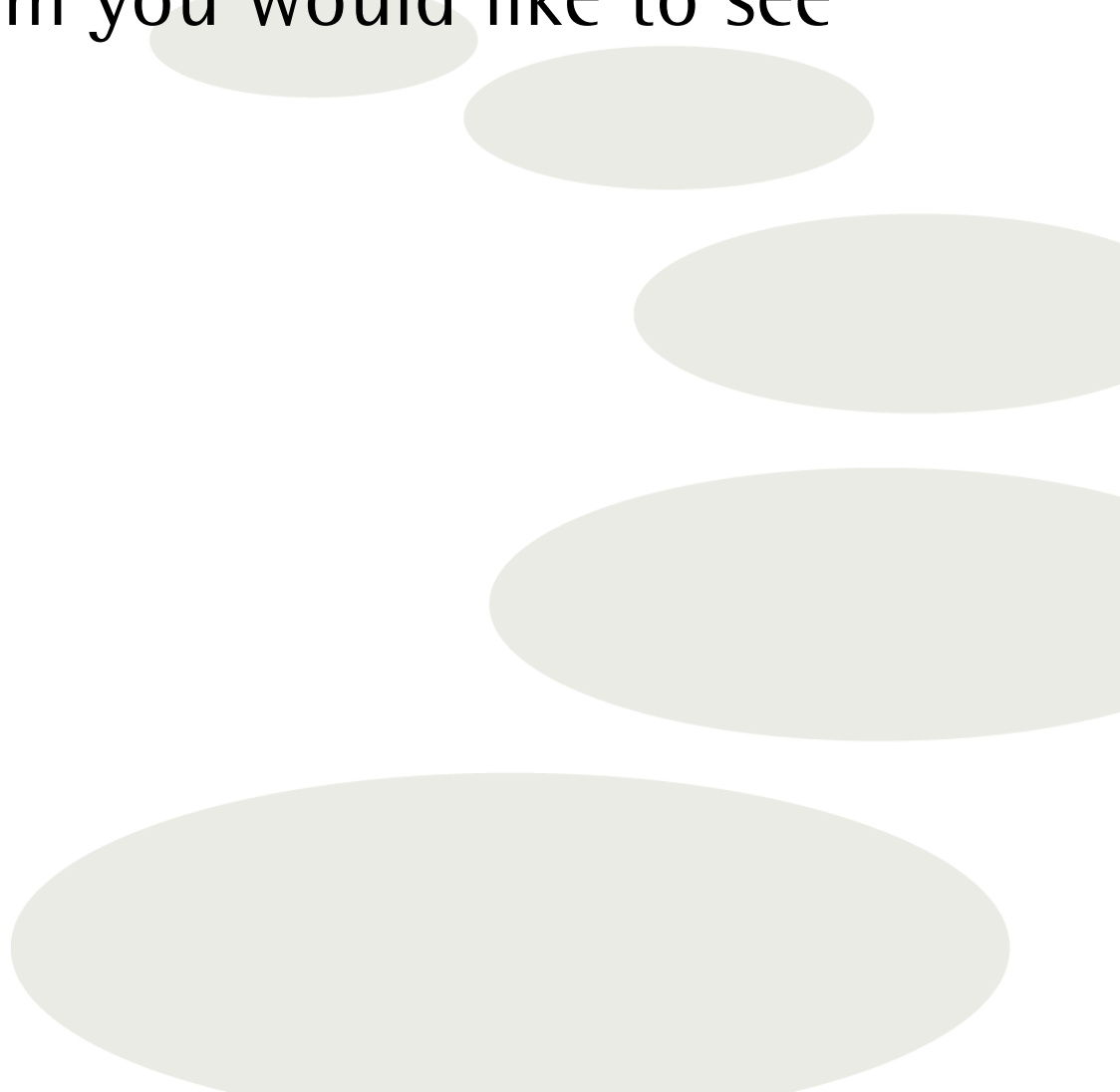


- Should accommodations be made on Brandywine Avenue for pedestrian and bike paths?
- If these facilities were developed on Frederick Street, Robinson Street, and Brandywine Avenue, would you use them?

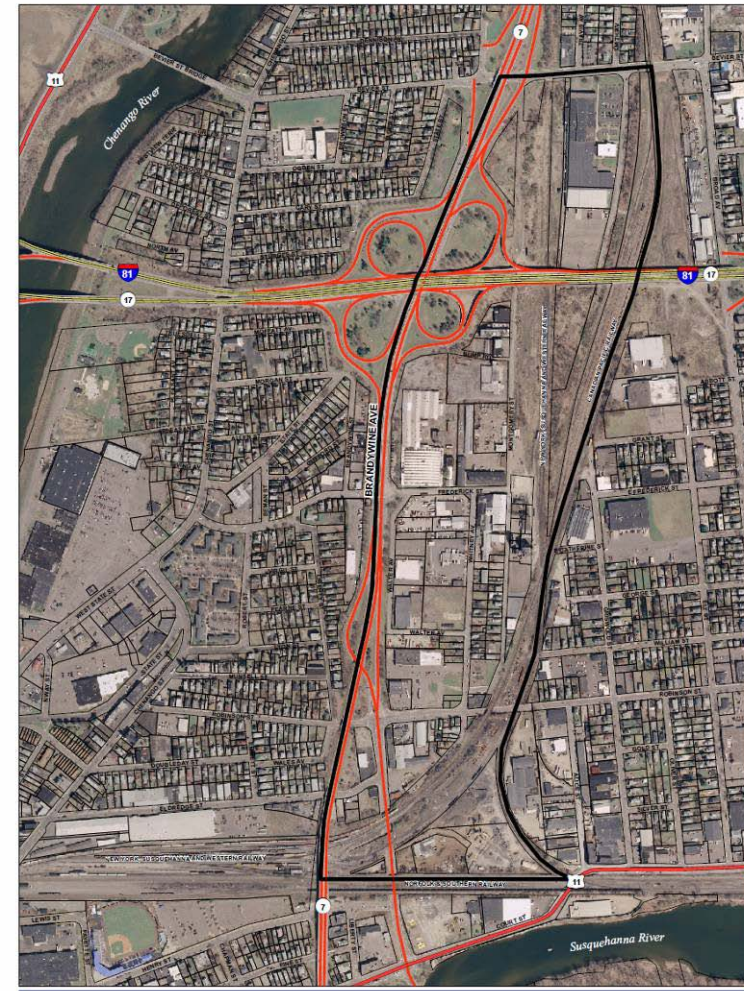
# Question 6



- What is the one item you would like to see in this area?

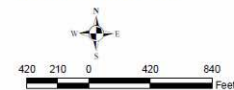


# Key Questions Exercise



- Legend
- Study Area
  - Tax Parcels
  - Interstate
  - US Route
  - State Route

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# Mapping Your Thoughts



- Use maps and markers to illustrate ideas
- Elect one person to draw, or everyone can draw
- Jot down notes on sides of map if needed
- Regroup at the end to share results

# Initial Thoughts & Project Direction



- Transportation infrastructure should be fully taken advantage of
- Jobs and employment opportunities a high priority for on-site land uses
- Retail and residential uses should be maintained in already established areas, strengthening existing neighborhoods and shopping districts
- Improvements can be made to improve look and feel, establish better connections to downtown, and provide additional facilities for pedestrians and cyclists





# Results and Next Steps

- Results will be combined and analyzed
- Maps will be reviewed for common features and ideas
- Next Steps
  - Public and Steering Committee input will be used to create a VISION and GOALS for the Brandywine BOA
  - Steering Committee will continue to guide the project
  - A report will be created, including recommendations and implementation strategy
  - Public Meeting held to review the results of the study and take additional comments and suggestions
  - Report will be finalized & implementation will begin (Phase III)