



# Brownfield Opportunity Area Nomination Study Brandywine Corridor Broome County, NY

Advisory Committee Meeting  
October 22, 2009



## Agenda

- Boundary Finalization
- Update on Workshop logistics
- Presentation of Preliminary Inventory Findings
- Stakeholder Meeting Results
- Schedule and Next Steps



## Study Area Boundary



- Considered adding adjacent areas but determined it is best to keep current boundary



## Visioning Workshop



- Thursday, November 12<sup>th</sup> 6-9pm @ Theodore Roosevelt School
- Community Notification Process:
  - Broome County to send e-mail blast and postcard mailing
  - Flyer posted at major public places and distributed by volunteers
  - Press releases to local media
  - Assistance from Northside Neighborhood Association





## PRELIMINARY INVENTORY FINDINGS

## Inventory Components



- Community and Regional Setting
- Existing Land Use Patterns
- Existing Zoning and other Laws
- Land Ownership Patterns & Major Land Owners
- Building Inventory
- Infrastructure and Transportation Systems
- Historic or Archaeological Significant Sites
- Natural Resources & Environmental Features
- Brownfield, Abandoned & Vacant Sites Analysis

## Community and Regional Setting



New York State

↓  
Southern Tier

↓  
Broome County

↓  
Greater Binghamton Area

↓  
City of Binghamton

↓  
North Side Neighborhood/4<sup>th</sup> Ward

↓  
**Brandywine BOA**

## Binghamton City Profile



- County Seat of Broome County
- Civic and cultural center of the region
- As of 2000 Census:
  - Population in city– 47,380
  - Median household income - \$25,665
- Population of Metro area ~252,000 (Broome and Tioga Counties)
- Major employment sectors:
  - Technology, defense, education, health care

# Regional Setting



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# Regional Setting



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## Brandywine's Role in Previous Studies



- BC Plan-
  - Place high priority on land recycling rather than greenfield development
  - Revive urban centers and avoid costly sprawl-type development
  - Readiness Matrices show the quality of the area for economic development and growth
  - Brandywine ideal for Broome County's target industries:
    - Computer Equipment and Electronics
    - Communication Services
    - Food Processing
    - Biotechnology
    - Health Services

## Brandywine's Role in Previous Studies



- Commission on Sustainable Development and Smart Growth Report
  - Balancing economic development, environmental security and social equity
  - Encourage infill development, mix of uses and walkability
  - View Brownfields as an asset rather than a liability, especially for their role in redeveloping already urban areas
- Binghamton Comprehensive Plan
  - Strengthen area neighborhoods and provide new employment
  - Rebuild Fundamental Assets and Respond to Changing Demographics

## Brandywine's Role in Previous Studies



- Broome County EMC Brownfield Ranking Report
  - Ranked Brownfields by 3 categories
    - Environmental & Health Factors
    - Legal & Financial
    - Land Use and Zoning
  - Phillips Foundry and DOT Building
    - Both sites identified for redevelopment in the BC Plan and highly ranked here for redevelopment also
    - Located in Key Gateway areas
    - Do not have blighting influence on neighborhood

## 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
- Current and historical uses mainly commercial, light and heavy industrial
- Centrally located in region with good access to all points n, s, e, and w



## 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



## 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





## 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



## Infrastructure Systems



- Water
  - Water mains healthy and contain sufficient capacity for current and potential future uses, subject to additional study
- Sewer
  - Separate sanitary and storm sewer infrastructure
  - Some sanitary sewers could be quite old and need to be assessed prior to significant increases in usage
- Stormwater
  - Adequate storm sewer capacity anticipated for new development
- Parking
  - Plenty of on site and on street parking capacity exists

## Transportation Systems



- Highway/Regional Roadways
  - Interstate 81, US 11 and other State and County highways make the site highly accessible for regional travel and transport of goods.
- Internal roadways
  - Frederick Street intersection with Brandywine creates difficulty for access to the area, but easy egress to highway
- Transit
  - Site served locally by BC Transit Route 28, close proximity to 'BC Junction', with 11 routes converging

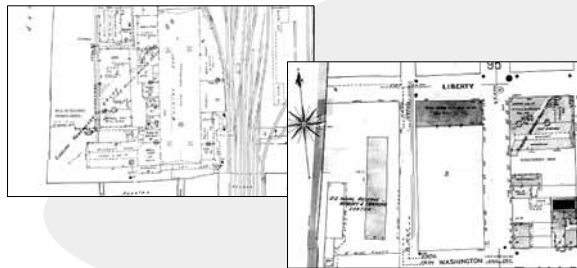


## Brownfield, Abandoned & Vacant Sites Analysis



### ■ Environmental Investigation Process:

- Interviewed several stakeholders
- Obtained and reviewed Sanborn Fire Insurance Maps and relevant newspaper articles
- Obtained previous environmental reports from one stakeholder and more are available
- Freedom of Information Law Request to submitted to NYSDEC



## Brownfield, Abandoned & Vacant Sites Analysis



### 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)



## Brownfield, Abandoned & Vacant Sites Analysis



### Potential Environmental Concerns:

- Several Phase I Environmental Site Assessments and some Subsurface Investigations / remedial actions completed
- Several petroleum releases historically reported to NYSDEC (Spill files FOILed)
- Several properties with unqualified environmental concerns



## PRELIMINARY STAKEHOLDER MEETING RESULTS

## Stakeholder Meetings Preliminary Results



### Site Strengths and Weaknesses:

- Entranceway to Binghamton
- Location near highways and rail make the site highly desirable as inter-modal hub, distribution center
- Existing businesses bring traffic to the area
- Current traffic patterns make access difficult
- Environmental and geotechnical issues may make redevelopment a bit of a challenge



## Stakeholder Meetings Preliminary Results



### Current business function:

- Secure tenants doing well in shopping plaza
- Cook Brothers healthy and planning for expansion
- Bowling alley, Agway facility operational

### Complementary new businesses:

- Warehousing, trucking, distribution
- High-tech businesses taking advantage of skilled workforce
- Light industry or manufacturing



## Stakeholder Meetings Preliminary Results



### Transportation Issues

- Concern about ingress and egress to the site for trucks
- New uses should take advantage of the railroad and close proximity of interstate highways
- Property owners need better understanding of impacts of DOT road reconfiguration
- No left hand turn on Brandywine is a problem
- Better signage required to guide people to the area
- Tractor trailers parking overnight at Robinson Street Plaza

## Stakeholder Meetings Preliminary Results



### Recommendations

- Incorporate both sides of Brandywine in order to improve gateway into the city
- Enhance vehicle access to the site, potentially add a new entranceway
- Take advantage of high-tech momentum in the area, particularly at BU and BCC, skilled workforce
- Maintain industrial character of the area, utilizing the assets of the property
- Greenway connecting to the water, especially along Brandywine

## Schedule and Next Steps



- **Next Steps**
  - Continue Environmental Review
    - Obtain previous reports from Stakeholders and NYSDEC and review
    - Obtain historical aerial photographs
    - Put together site profiles by parcel
- **Visioning Workshop**
  - November 12, 6-9pm @ Theodore Roosevelt School
  - SPREAD THE WORD!!!
- **Next Committee Meeting**
  - Preliminary Market Analysis findings
  - Results of Public Workshop