



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

Public Meeting #2  
September 21, 2010



# Agenda



- Project Overview & Status
- Brandywine Corridor Specifics
- Preferred Development Scenario
- Public Feedback
- Next Steps





# PROJECT OVERVIEW & STATUS



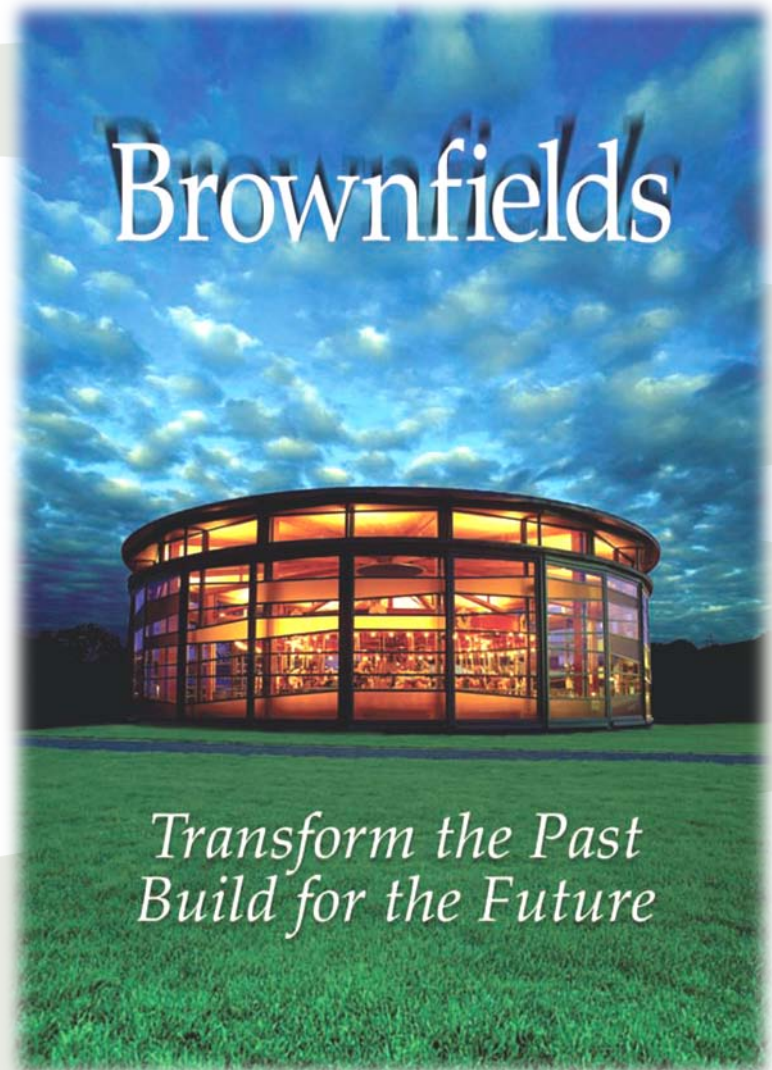
# What is a Brownfield?

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." (US EPA)

# BOA Program



- Assist communities foster redevelopment
- Return blighted land into productive areas
- Restore environmental quality

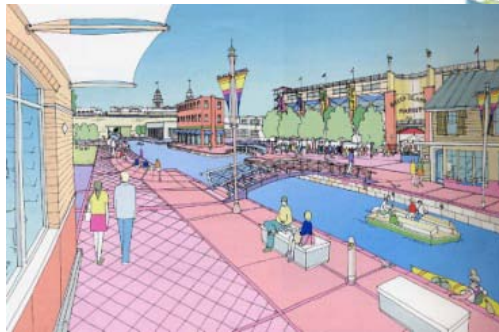






# Primary Components

- Identify where development/ cleanup efforts should be located
- Identify what projects are 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





# Project Status Update

- ✓ Stakeholder Meetings & Visioning Workshop – Completed
- ✓ Economic & Market Trends Overview – Completed
- ✓ Inventory & Analysis – Completed
- ✓ Site Profile Analysis – Completed
- ✓ Vision & Goals Statement – Completed
- Priority Matrix – In Progress
- Preliminary Land Use and Development Scenarios – In Progress
- Public Participation – Ongoing





# BRANDYWINE CORRIDOR SPECIFICS



# Project Study Area

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



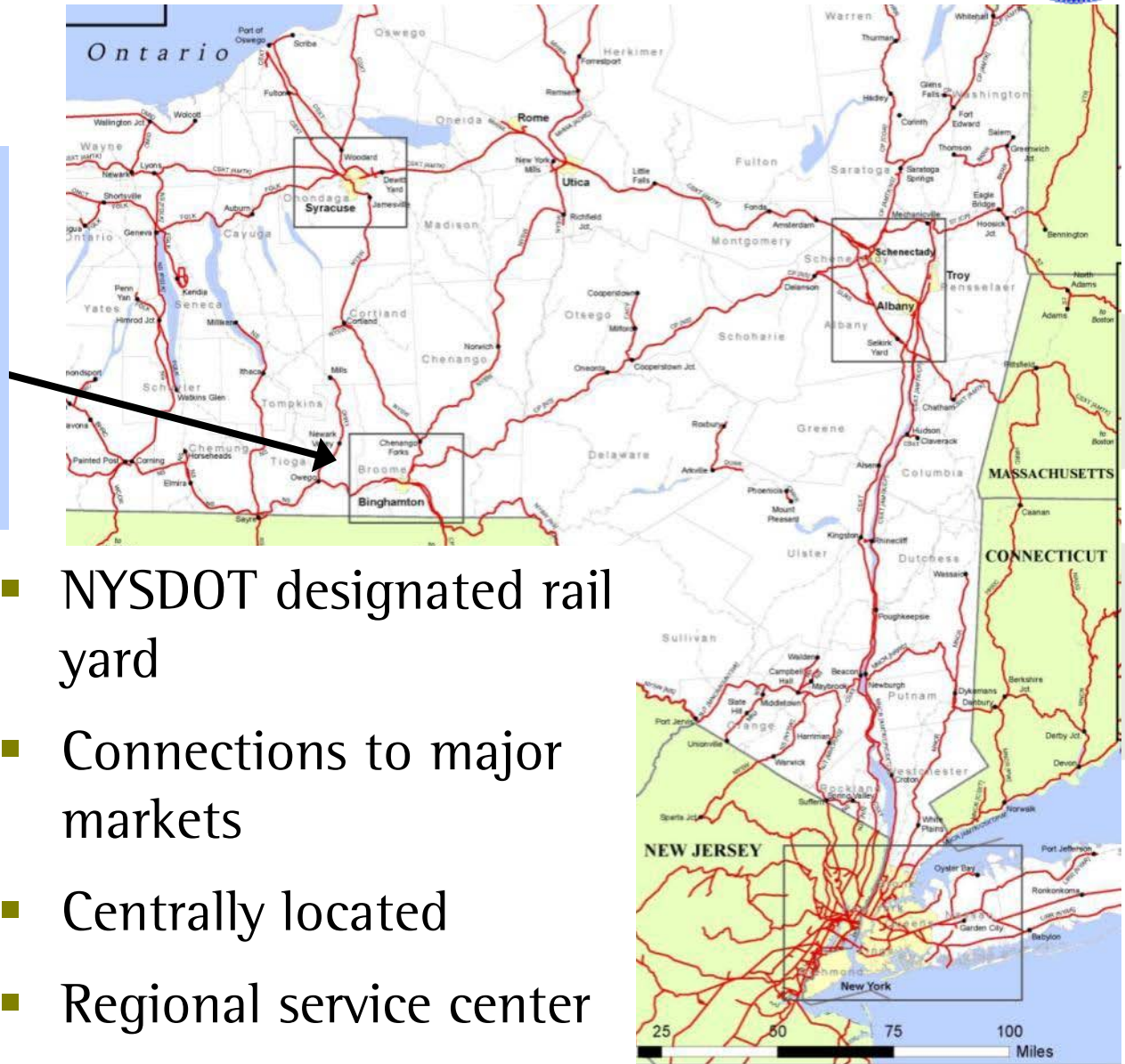
# Regional Context - Roads



Brandywine Corridor  
City of Binghamton  
Broome County



# Regional Context – Rail



- NYSDOT designated rail yard
- Connections to major markets
- Centrally located
- Regional service center

# Study Area History



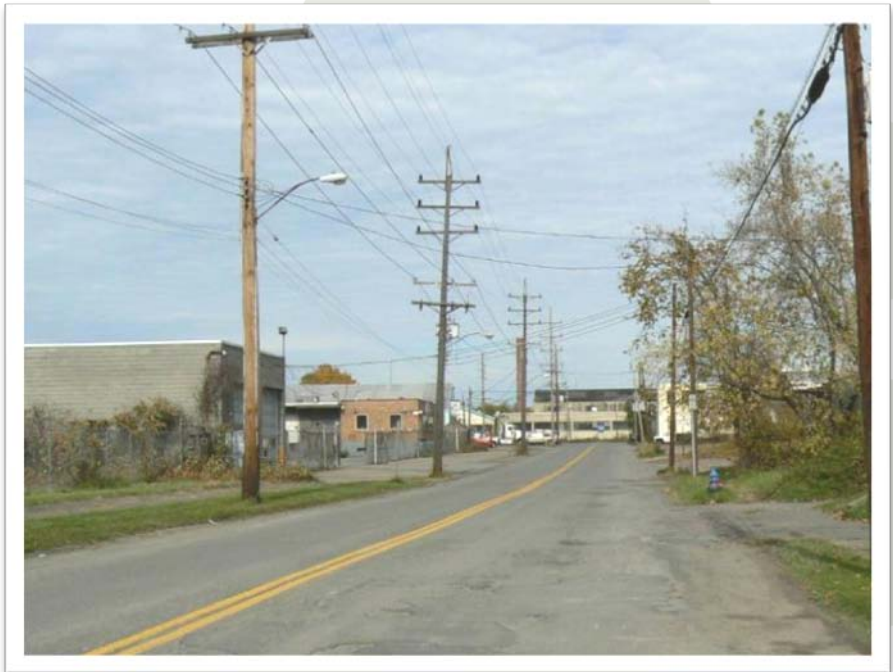
- Portions of the BOA developed as early as 1890s
  - Pa's Wood Furniture / Binghamton Chair
  - Residences along eastern border
  - EW Conklin & Son – Feed Warehouse / Agway
- Central portion of site labeled as “Marsh Lands,” which were filled with refuse (ash, cinders, bottles, etc.) likely after 1900s
- 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



# Montgomery Street





# Montgomery Street



# Northern Portion





# The Brandywine



# Draft Vision Statement



- Incorporates Information From
  - Stakeholder Interviews
  - Committee Comments/Feedback
  - Visioning Workshop
  - Market & Economic Analysis
  - Inventory Analysis





# Draft Vision Statement

The Brandywine Corridor is an **important gateway** to the City of Binghamton and Broome County that is currently characterized by an aging industrial area with many vacant or underused properties with environmental challenges.

The community seeks to promote **high quality urban design** and **quality of life** while **leveraging existing assets**, including transportation infrastructure, to **sustainably redevelop** and revitalize the area to **generate a positive impact** on the region's economy.

**Partnerships** with local, state and regional agencies as well as the private sector and educational institutions will be the key to a successful redevelopment of this corridor.



# PROPOSED DEVELOPMENT SCENARIO



# Neighborhood

- Study Area





# Neighborhood

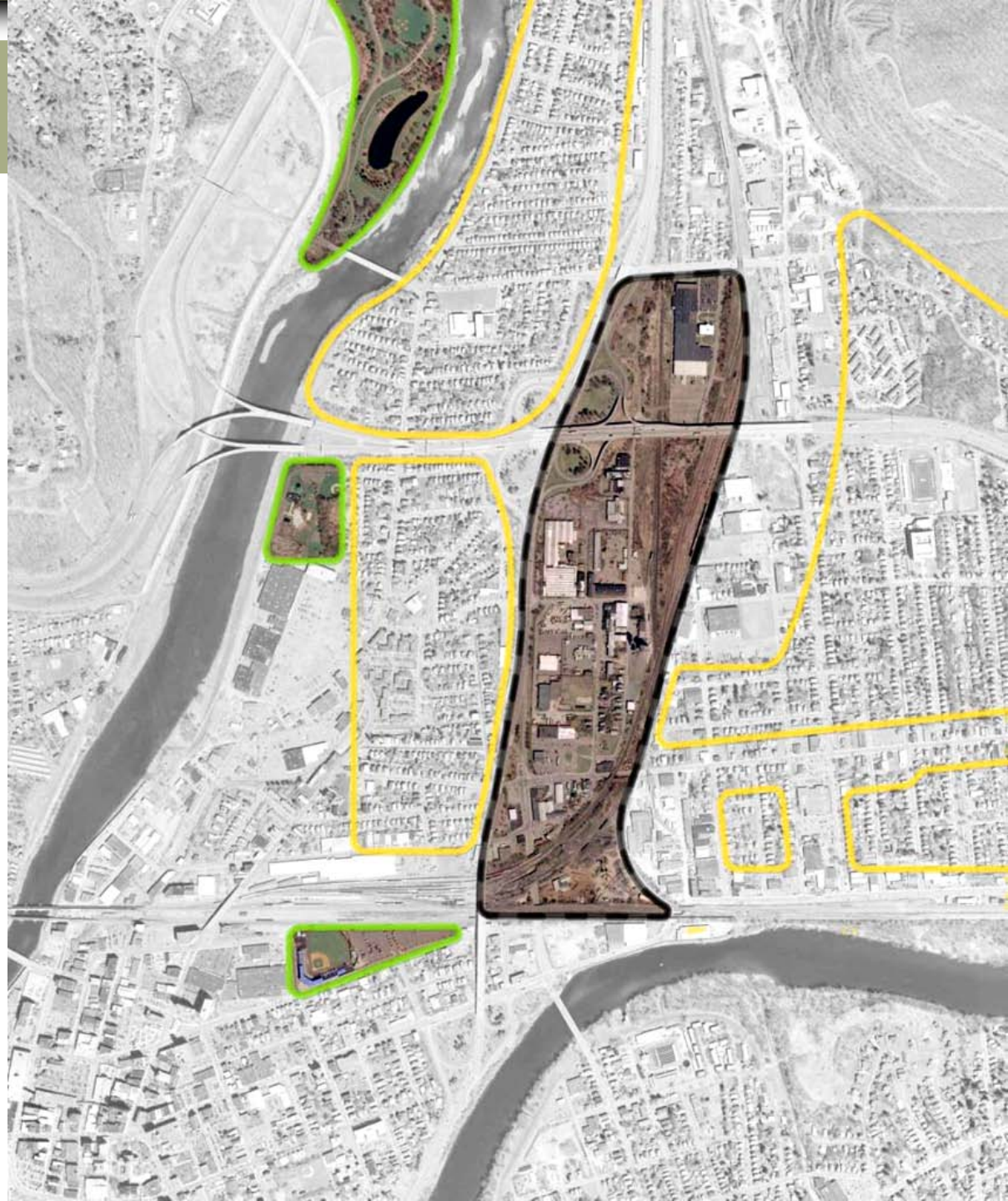
- Residential Land Uses





# Neighborhood

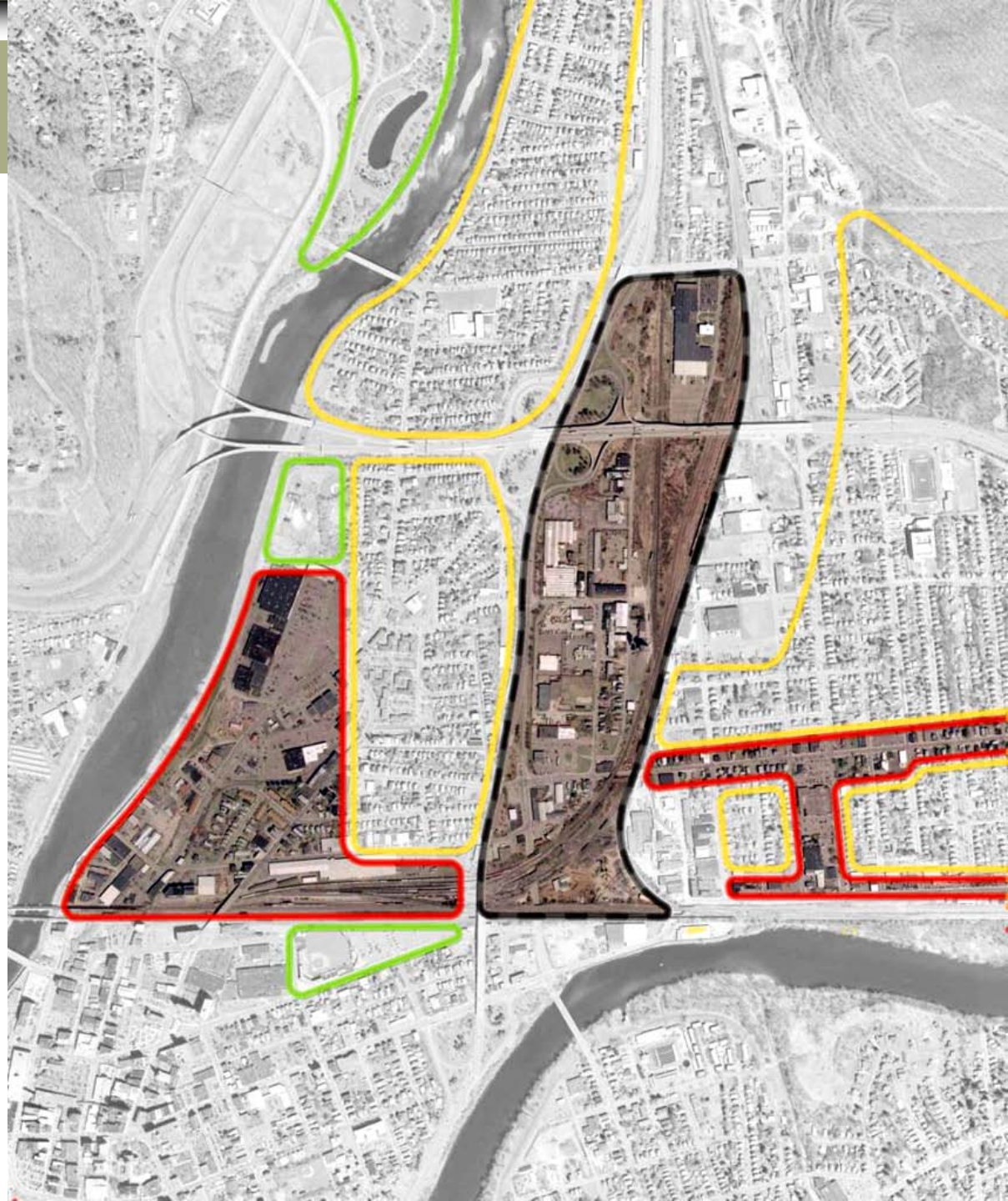
- Recreational Land Uses





# Neighborhood

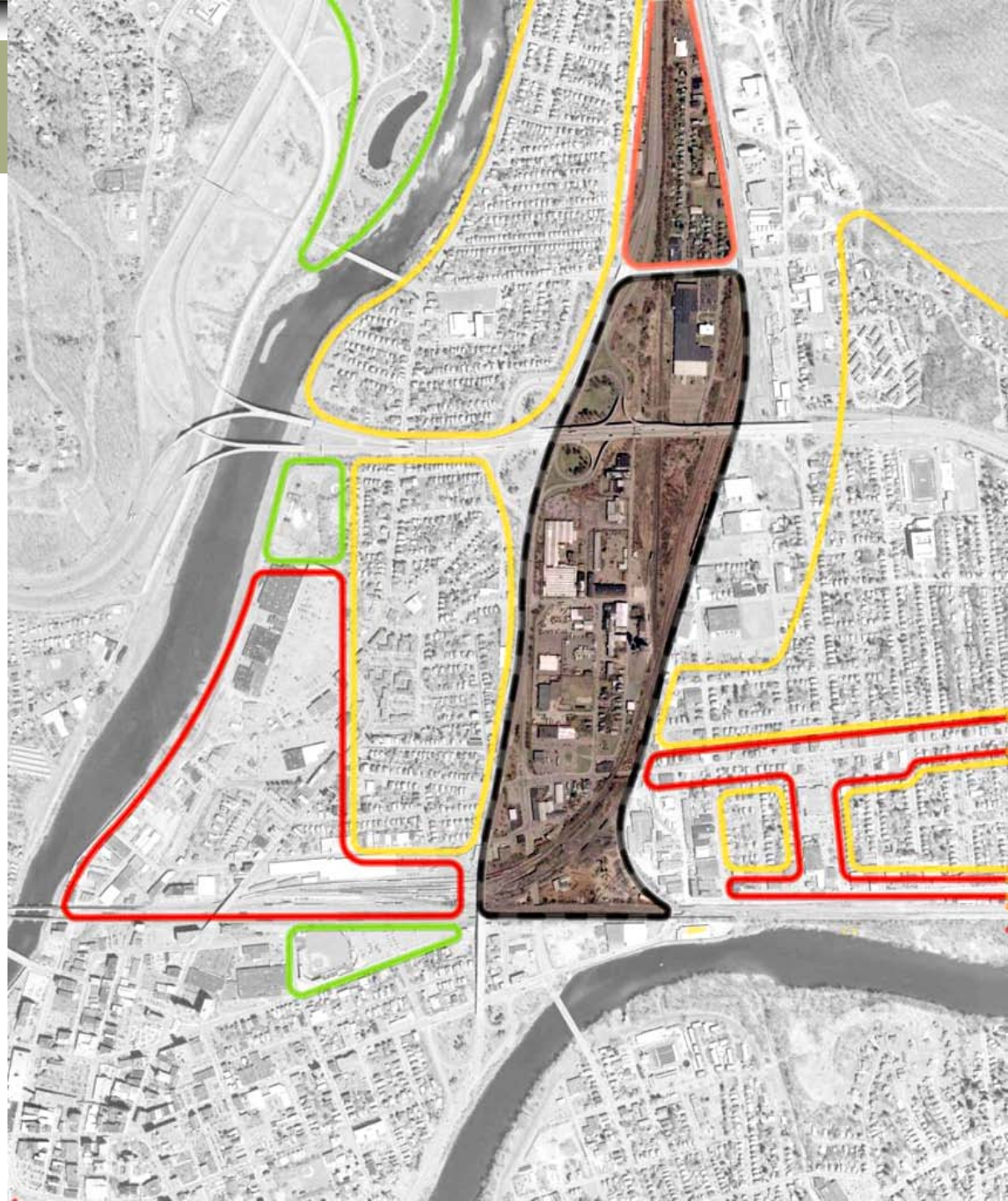
- Commercial/Retail Land Uses





# Neighborhood

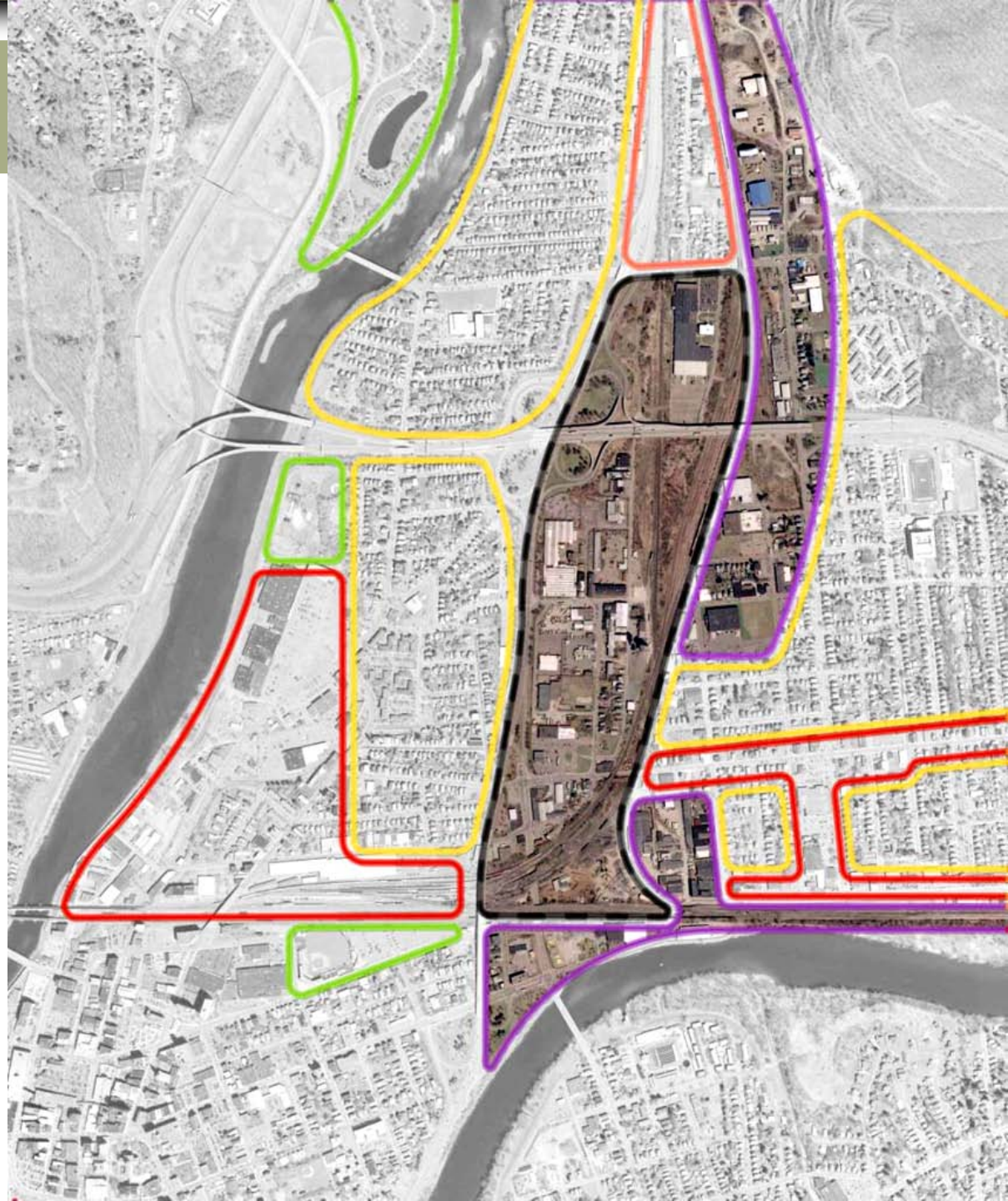
- Mixed Use Land Uses





# Neighborhood

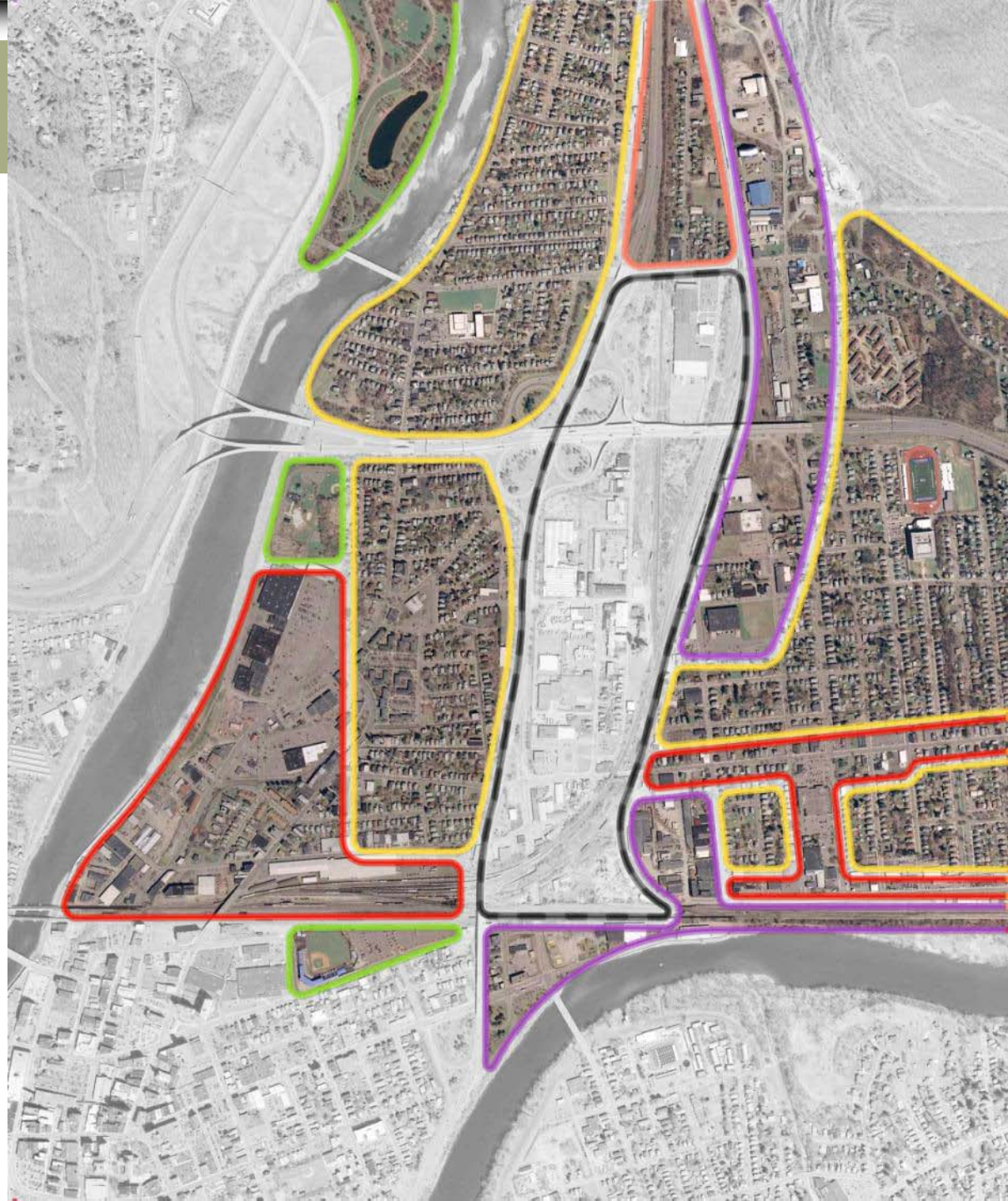
- Industrial Land Uses



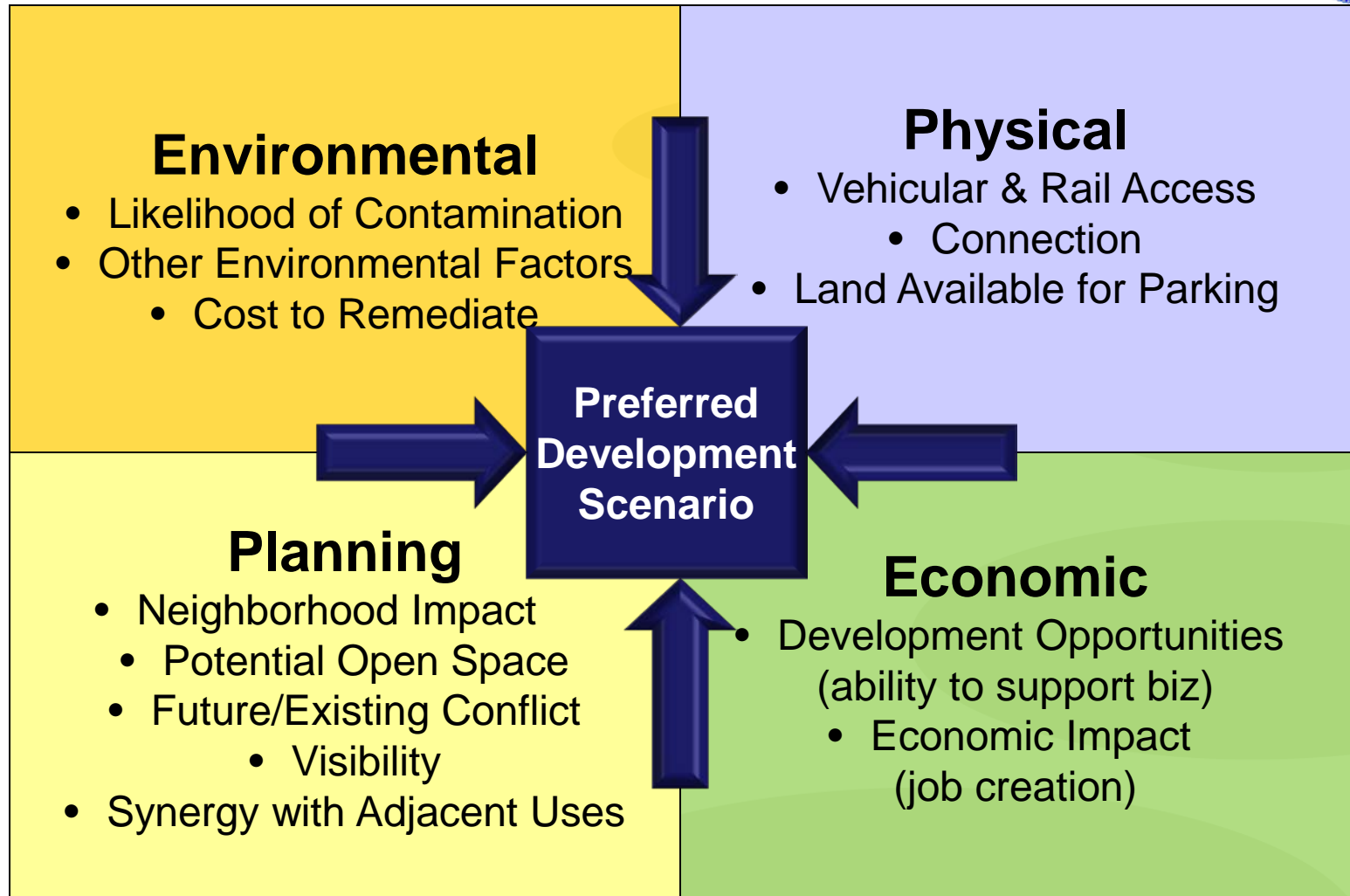


# Neighborhood

- Role of Study Area



# Matrix Evaluation

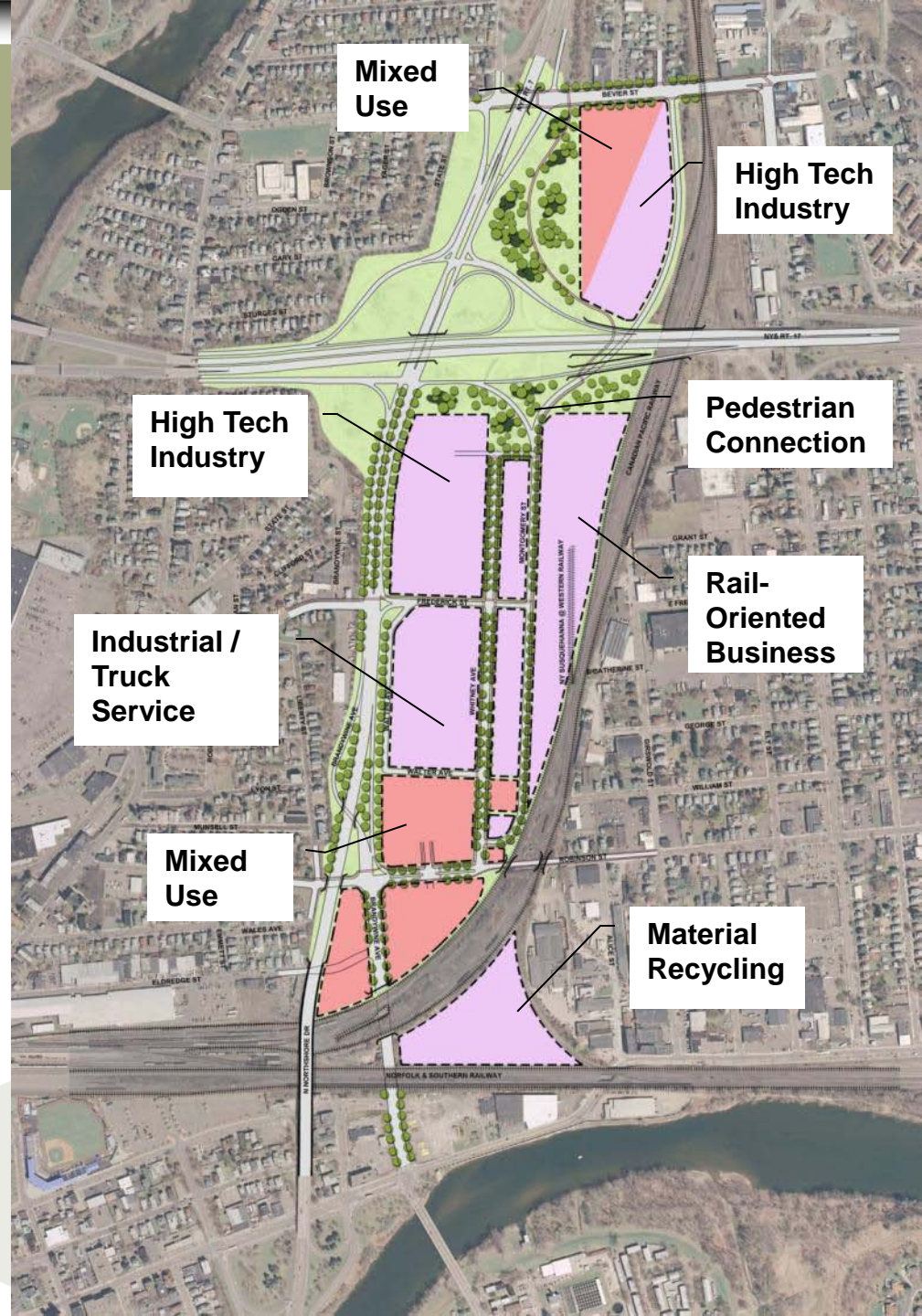




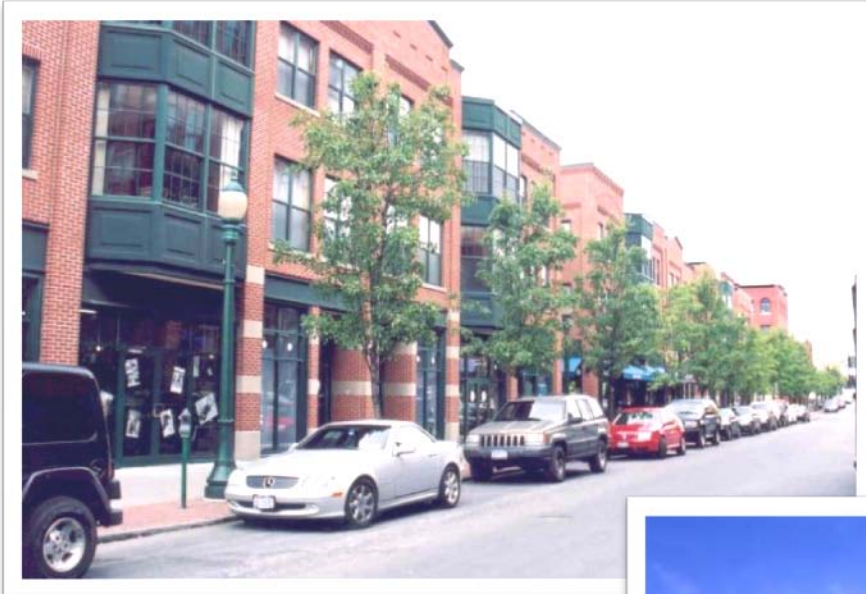
# Preferred Scenario

## Defining Characteristics:

- Retail & Residential Mixed Use along Robinson St & Bevier St
- Existing residential transferred to mixed use
- High Tech Industrial expanded
- Rail-oriented business near rail
- Additional Connections



# Mixed Use Examples





# Mixed Use Examples



Before



After



# Commercial Examples

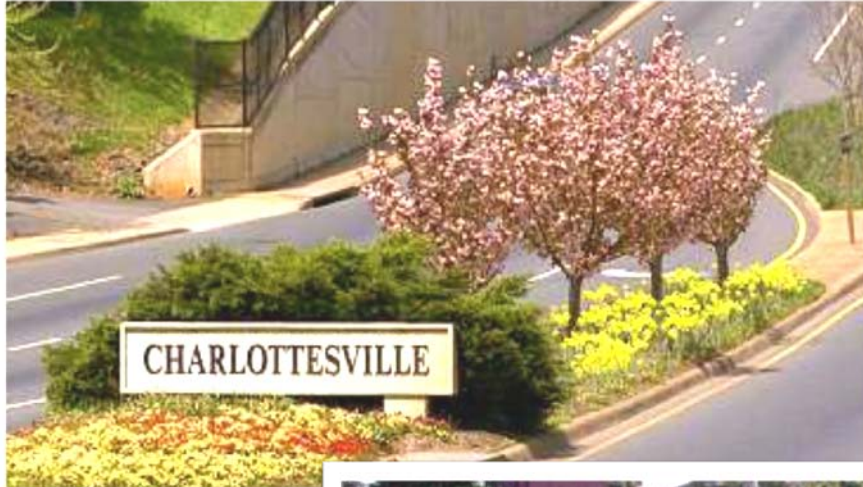


# Industrial Examples





# Gateways and Connectors

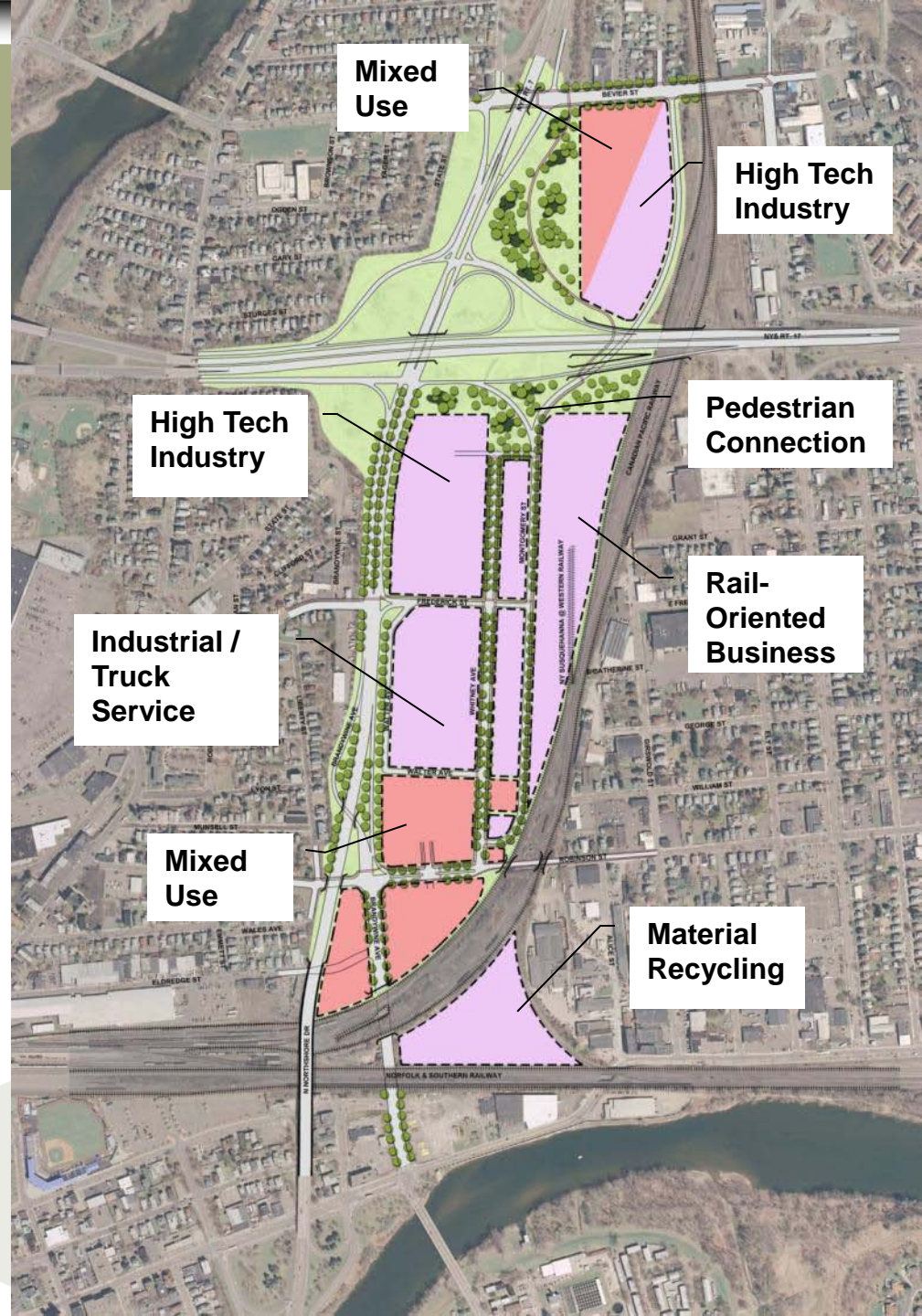




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# PUBLIC FEEDBACK

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- What are your thoughts on the Vision?
- What are your thoughts on the preferred scenario?
  - Placement of Land Uses
  - Pedestrian & Vehicular Circulation





# NEXT STEPS

# Next Steps



- Incorporate Public Feedback
- Advisory Committee Guidance
- Draft Nomination Study

