



NORTHLAND BELTLINE BROWNFIELD OPPORTUNITY AREA

**Public Workshop #2
March 5, 2025**

AGENDA

1. Welcome
2. Recap of the BOA Program
3. Project Status
4. The Northland Beltline BOA:
Preliminary Recommendations
5. Discussion & Feedback
6. Next Steps



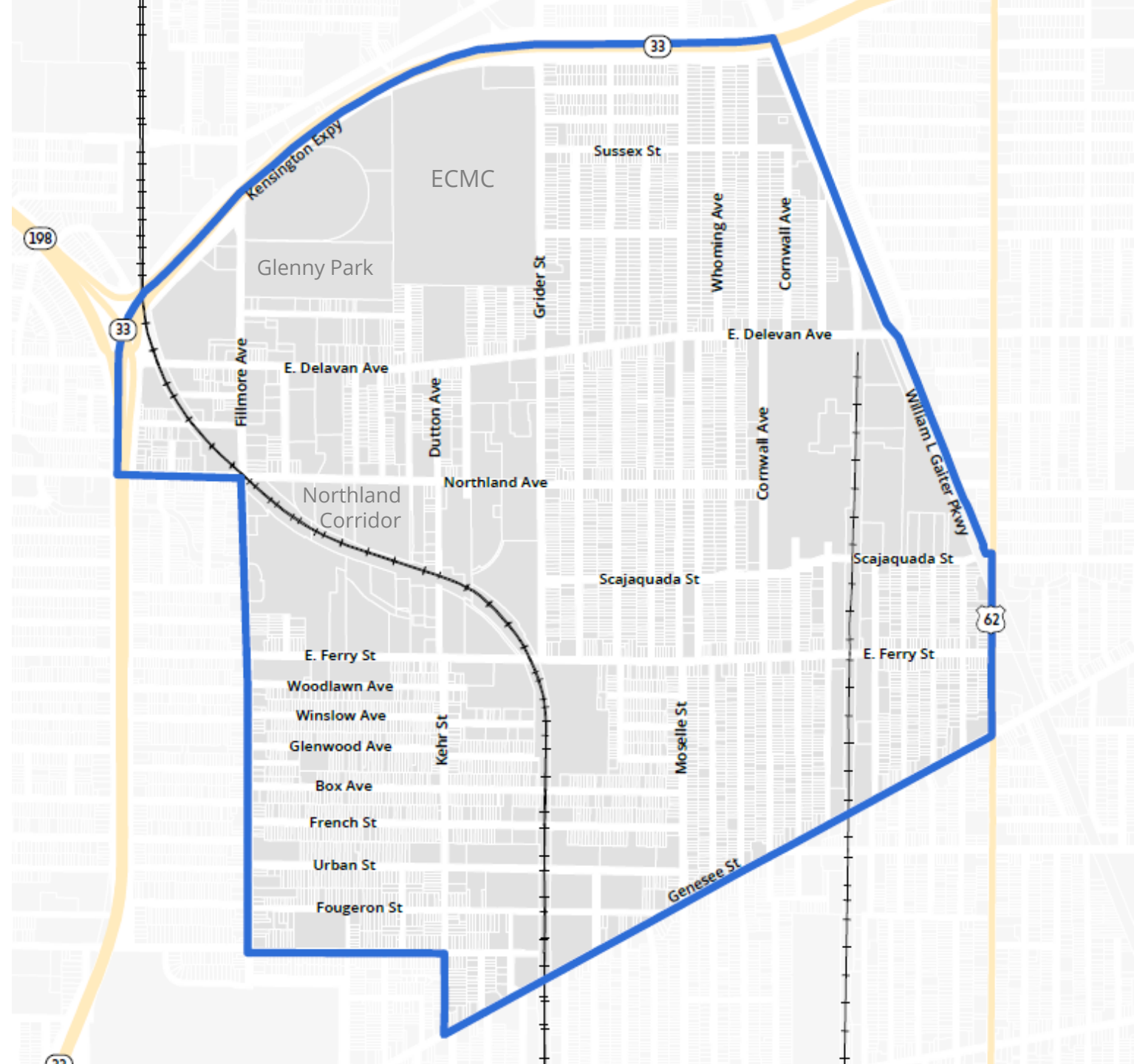
WELCOME

RECAP OF THE BOA PROGRAM

BOA STUDY AREA

✓ 4,762 parcels

✓ 2,125 acres



WHAT IS A BOA?

A BOA is a specified area with a cluster of brownfields, usually in areas historically underinvested, that forms the basis of the BOA community planning process.



ELEMENTS

building on the efforts begun in 2020



**Inventory +
Analysis**



**Master Plan +
Site Specific
Strategies**



**Implementation
Strategy**



**Compile BOA
Document**



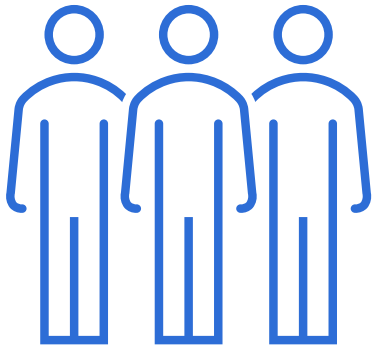
**Application for
Designation**



Community Engagement



PROJECT TEAM

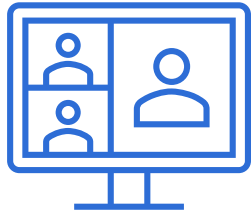


- NYS Department of State
- Buffalo Urban Development Corporation
- City of Buffalo
- BOA Steering Committee (you!)
- Consultant Team
- Community Members

PROJECT STATUS

ENGAGEMENT ACTIVITIES

have helped inform the planning process



Steering Committee Meetings

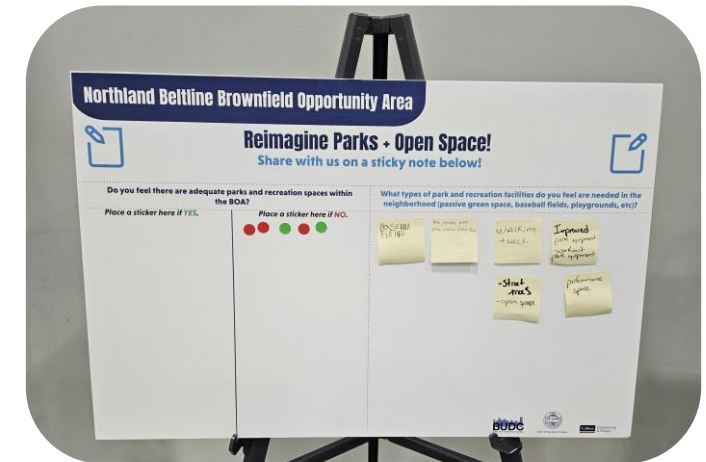
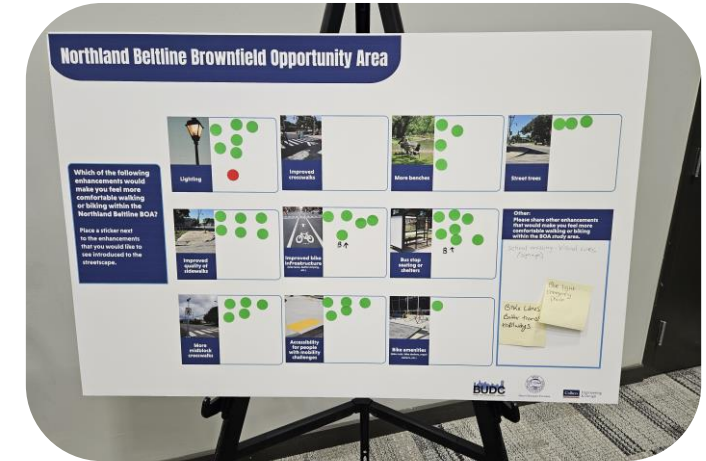


Stakeholder Meetings



Public Workshops

November 20, 2024



PUBLIC WORKSHOP: KEY THEMES

- **Development & Land Use:** Strong interest in housing options, green spaces, and mixed-use development.
- **Infrastructure & Public Amenities:** Priorities include improved lighting, bus stops, sidewalks, parks, and public art.
- **Economic Growth & Ownership:** Emphasis on increased homeownership, local business development, and entrepreneur support.
- **Environmental & Health Concerns:** Seek more information on contamination risks, if any, remediation efforts, and potential health impacts.
- **Traffic & Safety:** Concerns about speeding and pedestrian safety, especially near parks and community assets.

STAKEHOLDER MEETINGS

- Northland Workforce Training Center
- Mount Olive Baptist Church
- Viridi
- Clean Air Coalition
- Belmont Housing
- CB Emmanuel
- Bellwether Advisors
- Northland Consultants



STAKEHOLDER MEETINGS: KEY THEMES

- **Local Economic Development:** Creating local small-scale developer opportunities and workforce development programs for residents.
- **Affordable Housing and Development:** Emphasis on multifamily and townhouse projects with community facilities.
- **Sustainability and Energy:** Future development of microgrid and solar energy projects. Concerns about potential public health impacts.
- **Transportation Access:** Focus on improving public transportation access and multimodal connectivity.
- **Community Needs:** Need for more support uses like daycare, coffee shops, housing, and stronger connections between developments/businesses.

2020 VISION STATEMENT

Create a vibrant mixed-use employment district focusing on workforce training and advanced manufacturing that will revitalize the Delavan/Grider neighborhood and impact the entire East Side. The district will provide education and employment opportunities in addition to implementing practical and aesthetic improvements. The revitalization of this district will benefit not only to the East Side residents, but the greater City of Buffalo.



UPDATED VISION STATEMENT

Create a vibrant, sustainable mixed-use neighborhood that leverages investments in **workforce training and advanced manufacturing to promote environmental stewardship, quality of life, and economic stability.** The Delavan-Grider neighborhood will provide residents access to **education and employment opportunities, affordable housing options, parks and open spaces, and multi-modal transportation alternatives,** while addressing remaining environmental constraints. This revitalization will foster an inclusive and resilient community that benefits not only East Side residents, but the broader City of Buffalo.

BROWNFIELD VS. BROWNFIELD SITE

BROWNFIELD

A **brownfield** is a property where redevelopment or reuse is complicated by actual or potential contamination. These sites often have industrial or commercial histories and require remediation to support economic and community revitalization.

BROWNFIELD SITE

A **brownfield site**, as defined by NYS law, is a property where contaminants exceed state cleanup standards based on future use. In BOA plans, sites with unconfirmed contamination above thresholds are labeled “suspected brownfield sites.” The term “brownfields” may refer to both confirmed and suspected sites.

BROWNFIELD SITE CLASSIFICATIONS

*** ONLY A PLANNING LEVEL ANALYSIS COMPLETED TO DATE**

Sites with higher levels of potential environmental concern relative to possible Brownfield Site designation

Sites currently listed as NYSDEC Inactive Hazardous Waste Sites that were not listed during the previous BOA (3), EPA CERLIS Sites (1) and PBS/CBS/Spill Sites with multiple spills, spills to groundwater, materials other than petroleum (including RCRA generators) and/or indications of remaining USTs and/or no cleanup known to have occurred.

Sites with lower levels of potential environmental concern relative to possible Brownfield Site designation

Sites that apparently have only petroleum-related contamination, have closed spills and/or spills that are being managed with NYSDEC involvement (based on desktop review)

BROWNFIELD ANALYSIS: POTENTIAL BROWNFIELDS



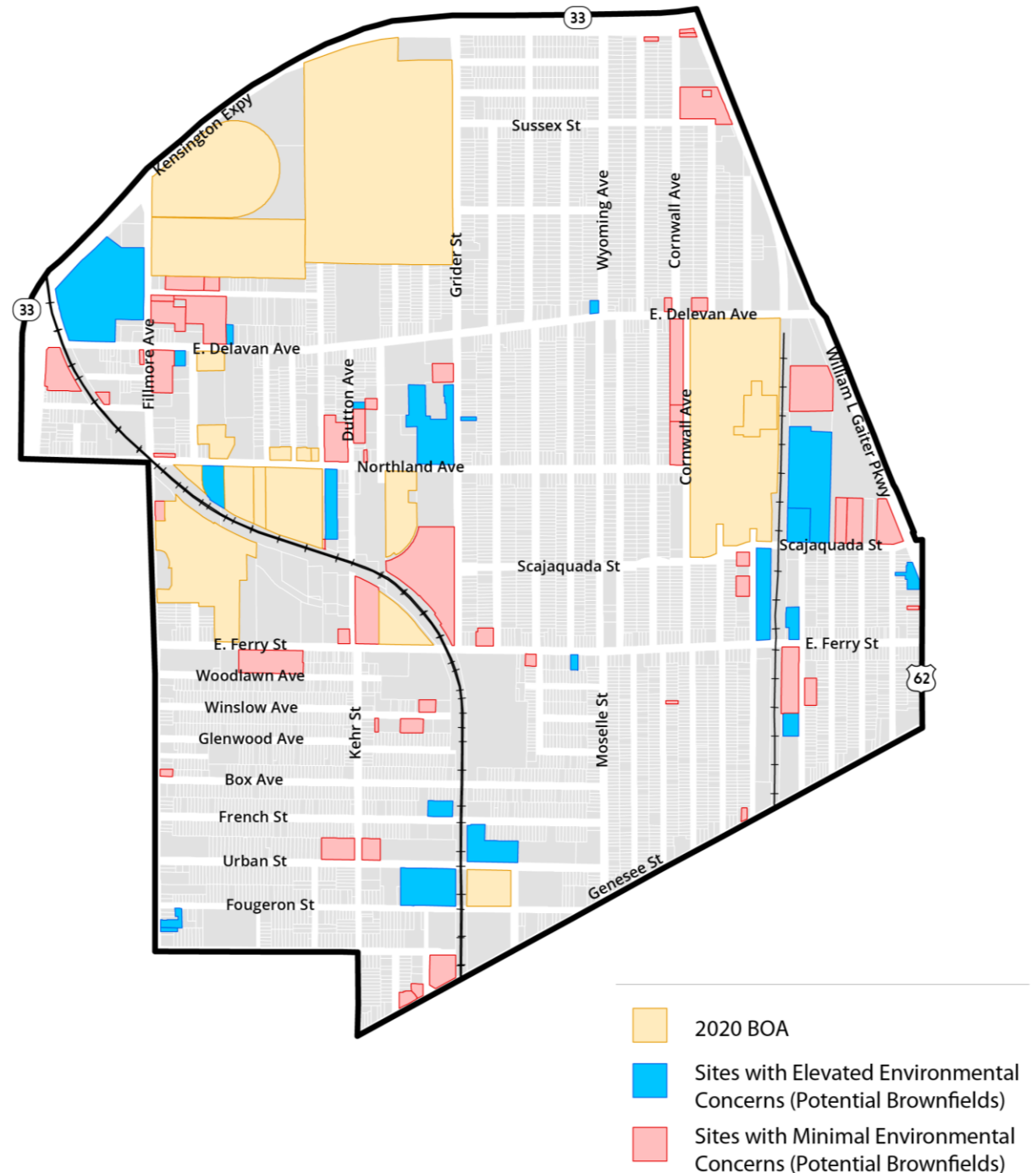
17 sites identified in
2020 BOA



21 sites with elevated
environmental concern



52 sites with minimal
environmental concern



NORTHLAND BELTLINE BOA: PRELIMINARY RECOMMENDATIONS

An aerial photograph of a city neighborhood, showing a mix of residential houses, commercial buildings, and parking lots. The image is overlaid with a semi-transparent blue filter. In the center, there is a white rectangular box containing the title text.

SITE SPECIFIC REDEVELOPMENT STRATEGIES

STRATEGIC SITE IDENTIFICATION

Site Selection Considerations:

- ✓ **Location**
- ✓ **Ownership status**
- ✓ **Readiness for redevelopment**
- ✓ **Potential to spur additional investment**
- ✓ **Potential to improve quality of life**
- ✓ **Community support**
- ✓ **Historic significant**

What is a Strategic Site?

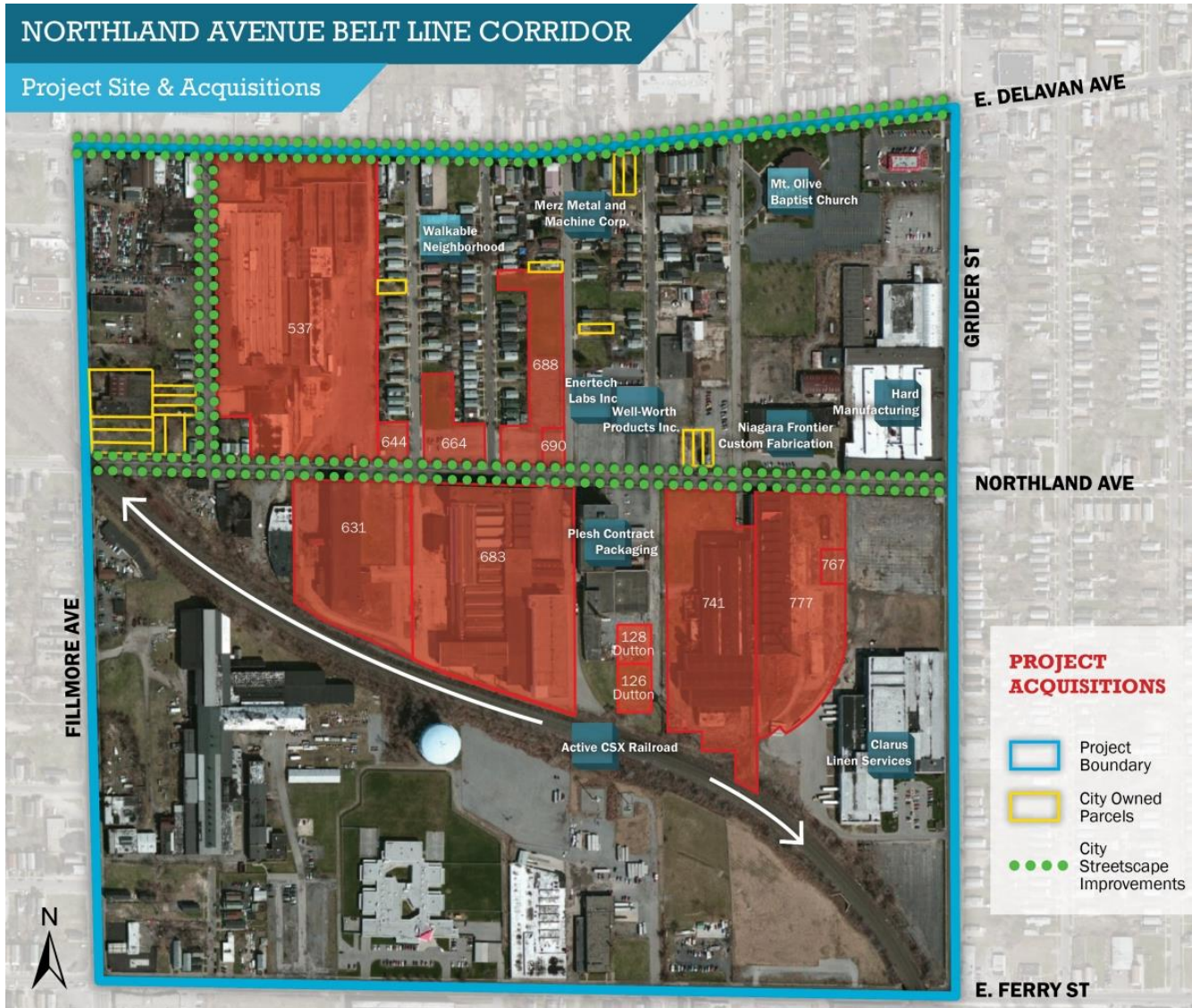


Properties which, once redeveloped, are most likely to spur area-wide investment & revitalization. May include public spaces which contribute to quality of life improvements.

What are Benefits of Strategic Sites?

- Access to additional BOA funding
- Priority and preference for other CFA funding
- Tax incentives when coupled with state cleanup programs

STRATEGIC SITE IDENTIFICATION



2020 Plan Strategic Sites

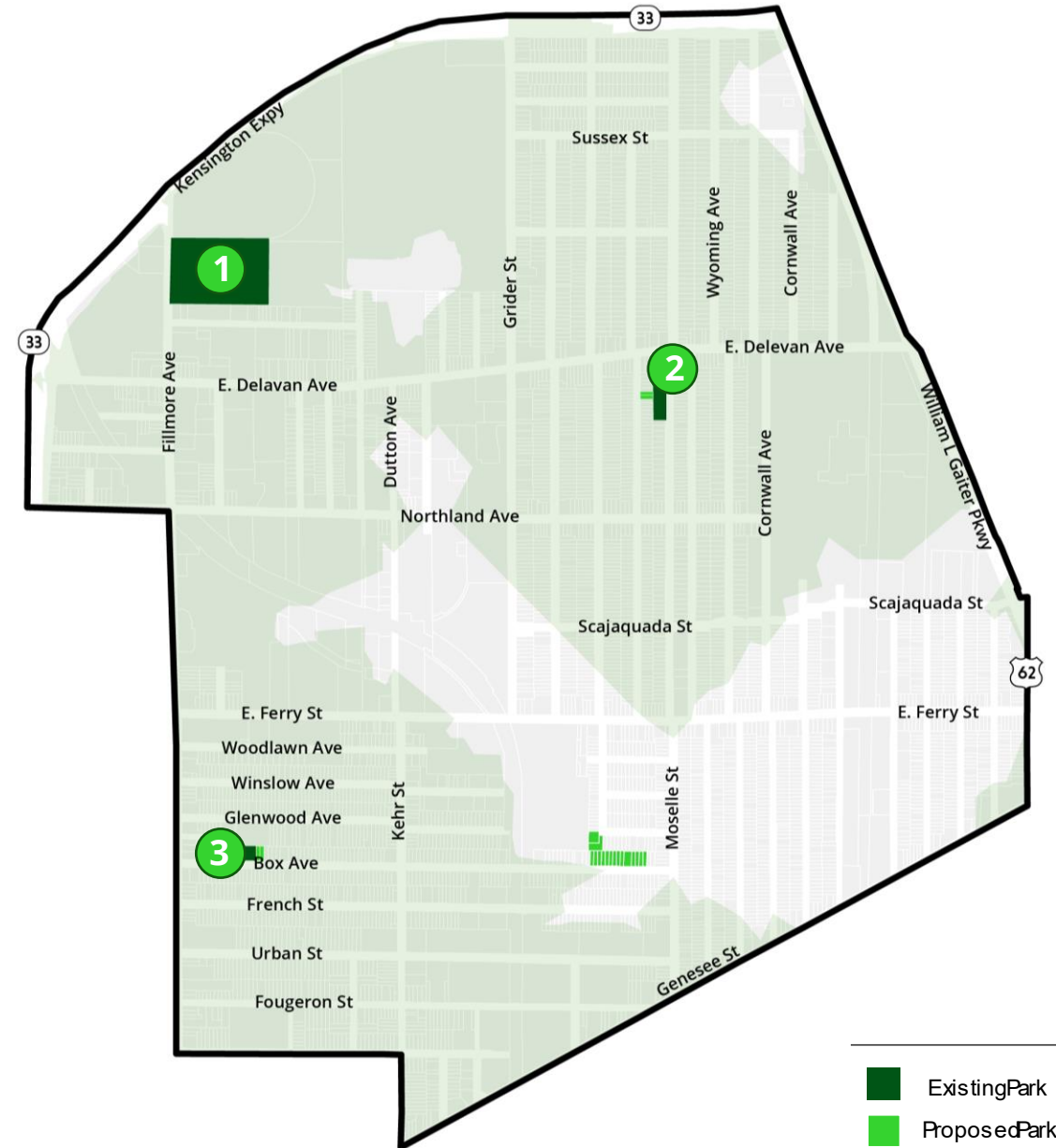
- 683 Northland Avenue
- 537 East Delavan
- 631 Northland Avenue
- 741 Northland Avenue
- ECMC/Kensington Heights
- Glenny Park
- 1001 E Delavan (American Axle)
- 356 Fougeron (Wonder Bread)
- Public School #62

STRATEGIC SITES ANALYSIS: PARKS + OPEN SPACE

1 Glenny Park

2 Moselle Park

3 Box Ave Park



STRATEGIC SITES ANALYSIS: OWNERSHIP + VACANCY



22.5% (or 833 parcels)
is publicly owned



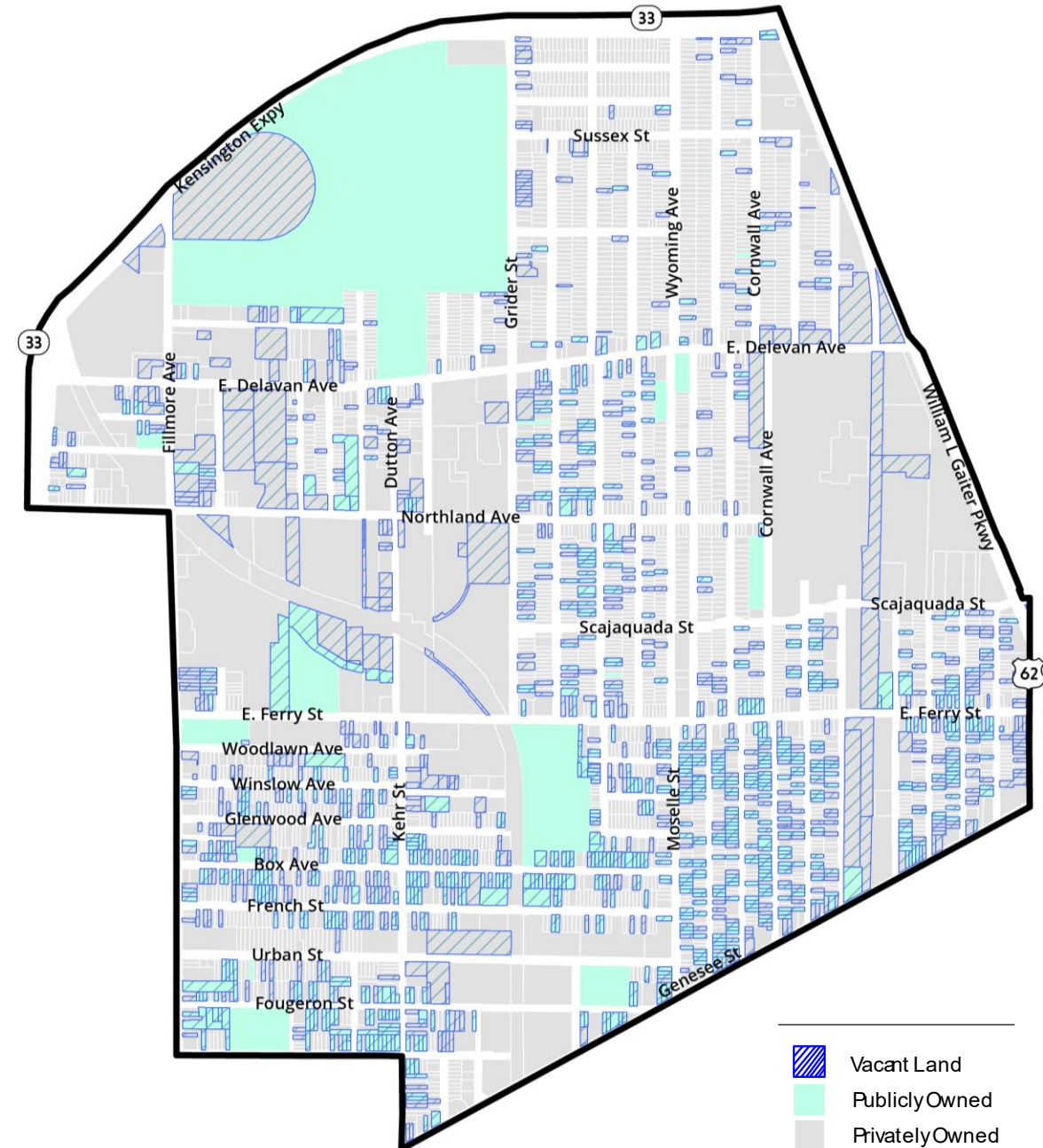
77.5% (or 3,929 parcels)
is privately owned



23.6% (or 1,468 parcels)
is vacant land



9.2% (or 814 parcels) is
publicly owned + vacant



STRATEGIC SITES ANALYSIS: PROJECTS AND INITIATIVES

Buffalo Billion & the Northland Corridor Redevelopment Project

Both initiatives aim to rejuvenate Buffalo's economy by investing in infrastructure, workforce development, and business growth, particularly focusing on historically underserved areas like the East Side.



A SUCCESS STORY: Northland Workforce Training Center

- Trains diverse talent for advanced manufacturing and energy sectors.
- Repurposed the former Niagara Machine and Tool Works complex.
- Anchors Northland Corridor redevelopment, boosting community growth.

STRATEGIC REDEVELOPMENT SITES



21 sites identified



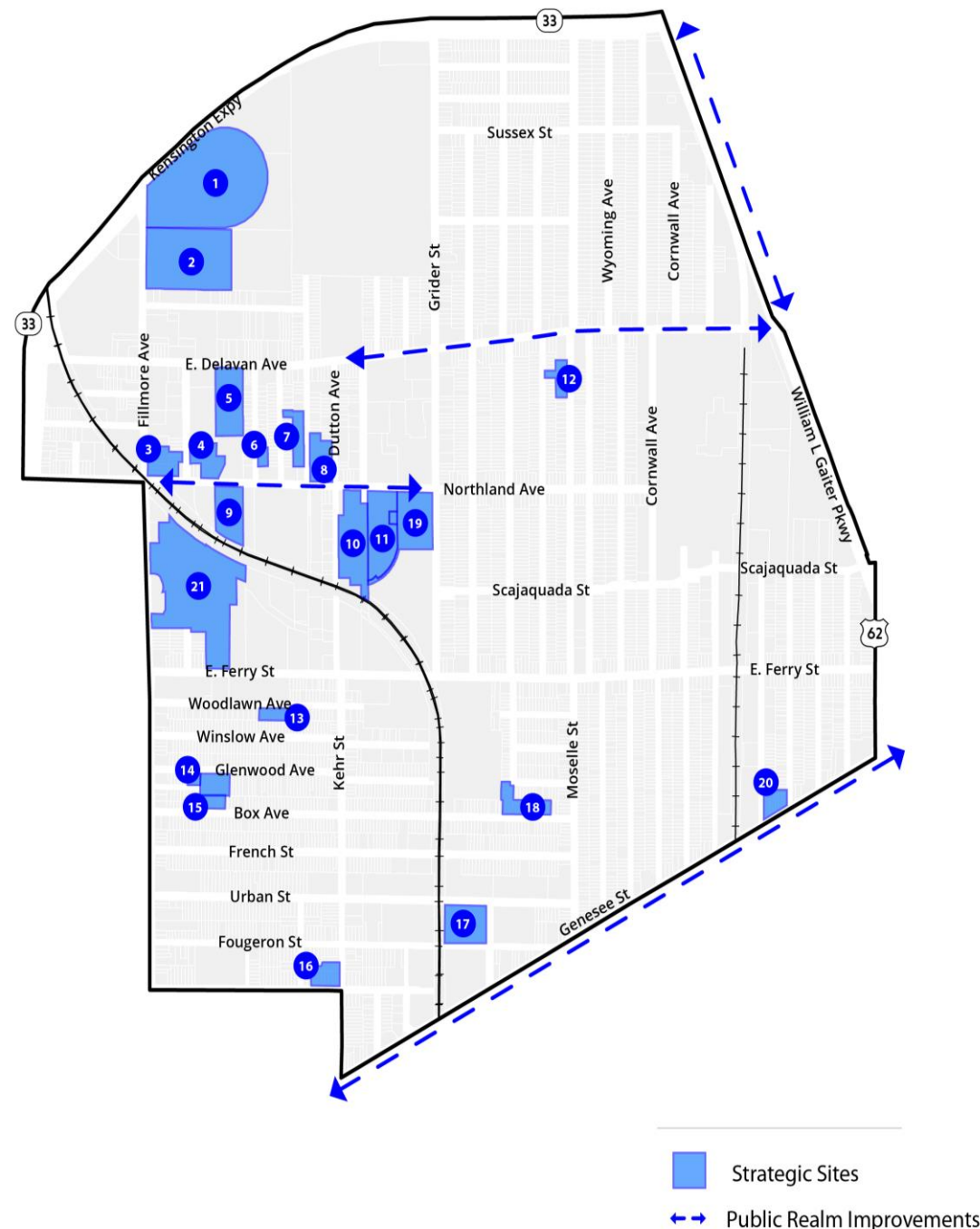
Targeted vacant + underutilized parcels



Built on recent investments



Brownfield redevelopment potential



An aerial photograph of a city, likely Detroit, showing a mix of residential and commercial buildings. A large blue rectangular overlay covers the center of the image, and within it is a white rectangular frame. The title text is centered within this white frame.

NORTHLAND CORRIDOR STRATEGIC SITES

NORTHLAND CORRIDOR STRATEGIC SITES



Four (4) sites associated with Northland Corridor Phase 3 and Phase 4 investment

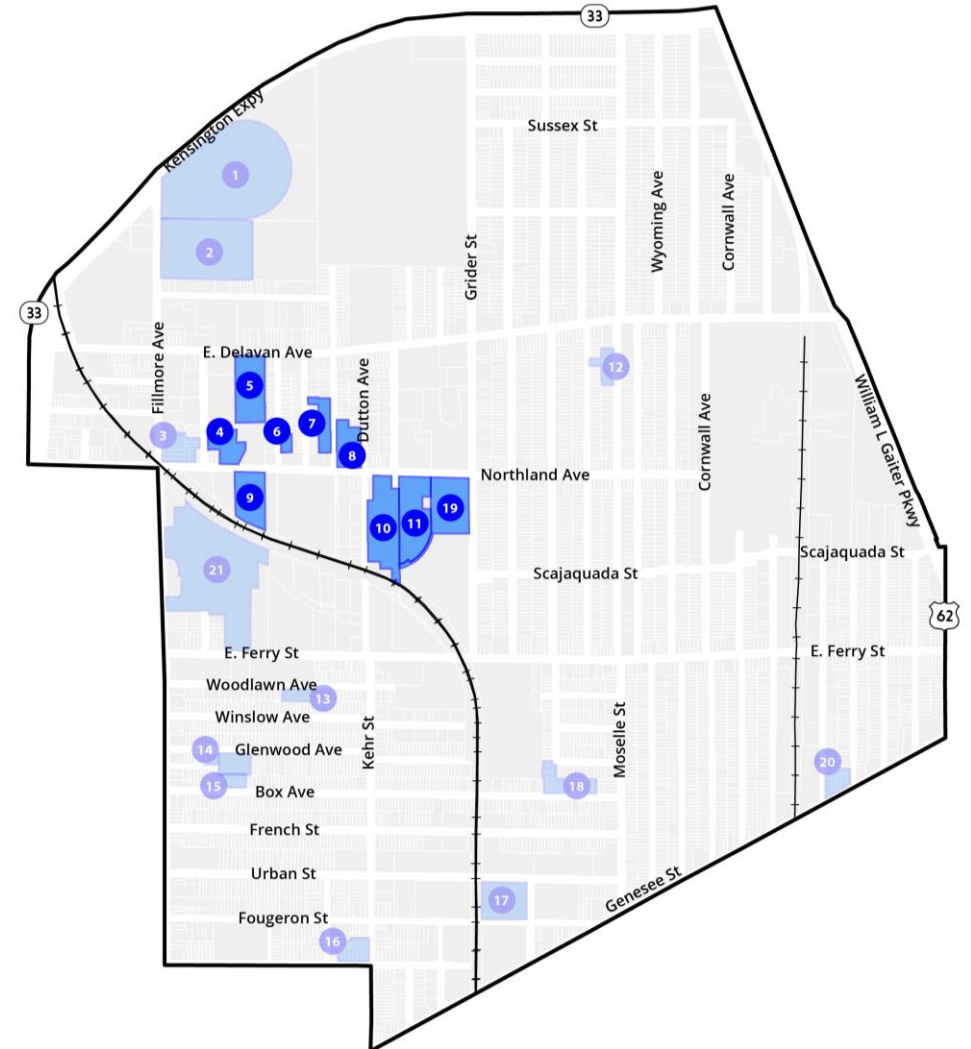


Two (2) sites provide opportunity for infill housing



Three (3) sites provide opportunity for new industrial/commercial development

9 Strategic Sites



Northland Corridor Revitalization: Phase 3



612 Northland Avenue



541 E Delavan Avenue



714 Northland Avenue

Northland Corridor Revitalization: Phase 4

631 Northland Avenue

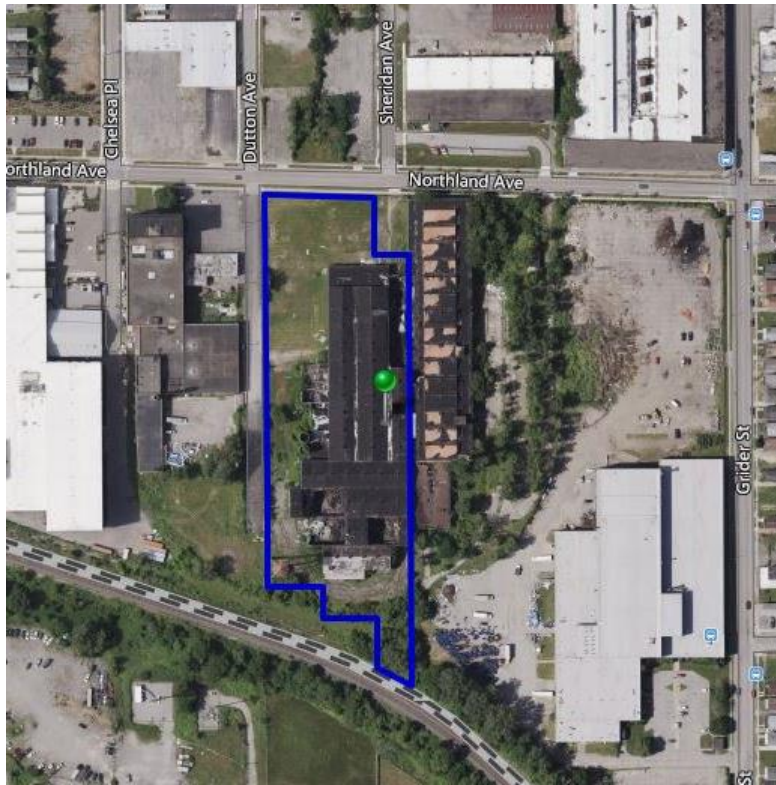


Infill Housing Opportunities

- Longview Avenue
- Chelsea Place



Commercial/Industrial Redevelopment Opportunities



741 Northland Avenue



777 Northland Avenue



Corner of Northland & Grider

An aerial photograph of a city, likely Chicago, with a blue overlay. A large, semi-transparent blue rectangle is centered on the image, containing the text "COMMUNITY SPACES STRATEGIC SITES" in white, bold, sans-serif capital letters. The background shows a dense urban landscape with various buildings, streets, and green spaces. The text is the primary focus, set against the blue background within the rectangle.

COMMUNITY SPACES STRATEGIC SITES

COMMUNITY SPACES STRATEGIC SITES



**Future Enhancements at
Glenny Park**

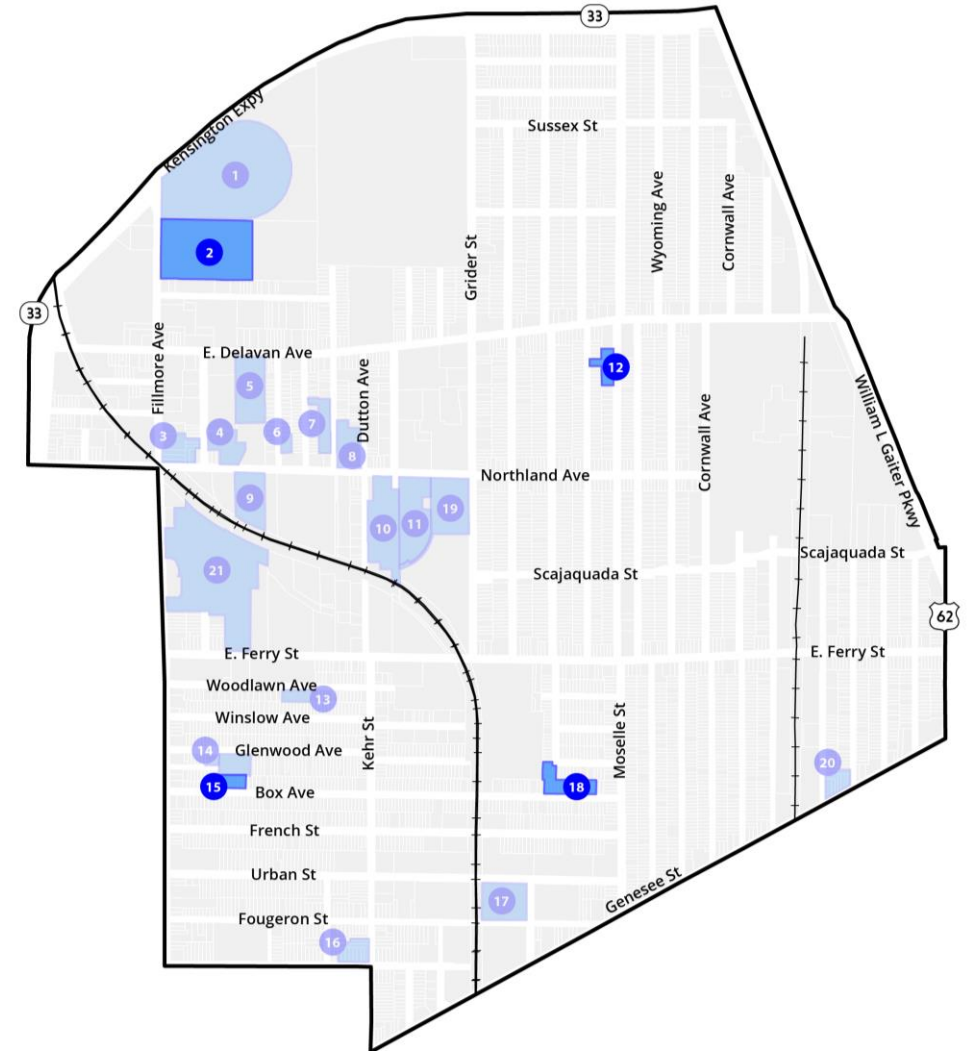


**Expansion and Investment
at Moselle Street and Box
Avenue Parks**



**New, Potential Future Park
Space**

4 Strategic Sites



Glenny Park: Future Park Investment

Existing, 16-acre park
(owned and maintained by
City of Buffalo)

Proposed park
enhancements designed in
2019, **no funding in place**

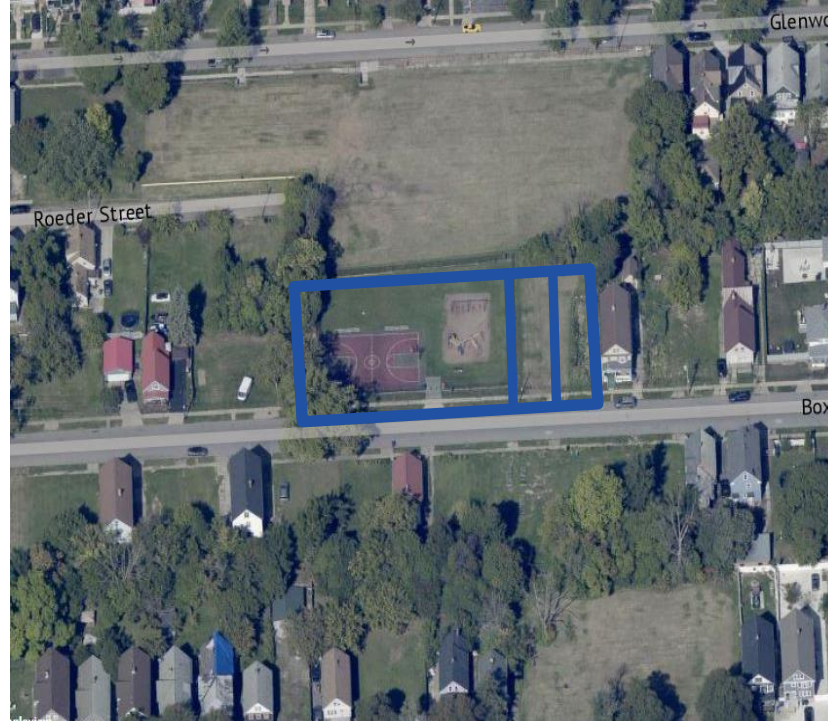
Proposed enhancements
included more fields, ADA
compliant fitness area, new
pavilion, walking trail, parking



Park Expansion and Investment: Box Avenue Park and Moselle St Park



Moselle Street Park



Box Avenue Park

Moselle Street Park

- New playground installation in 2025

Box Avenue Park

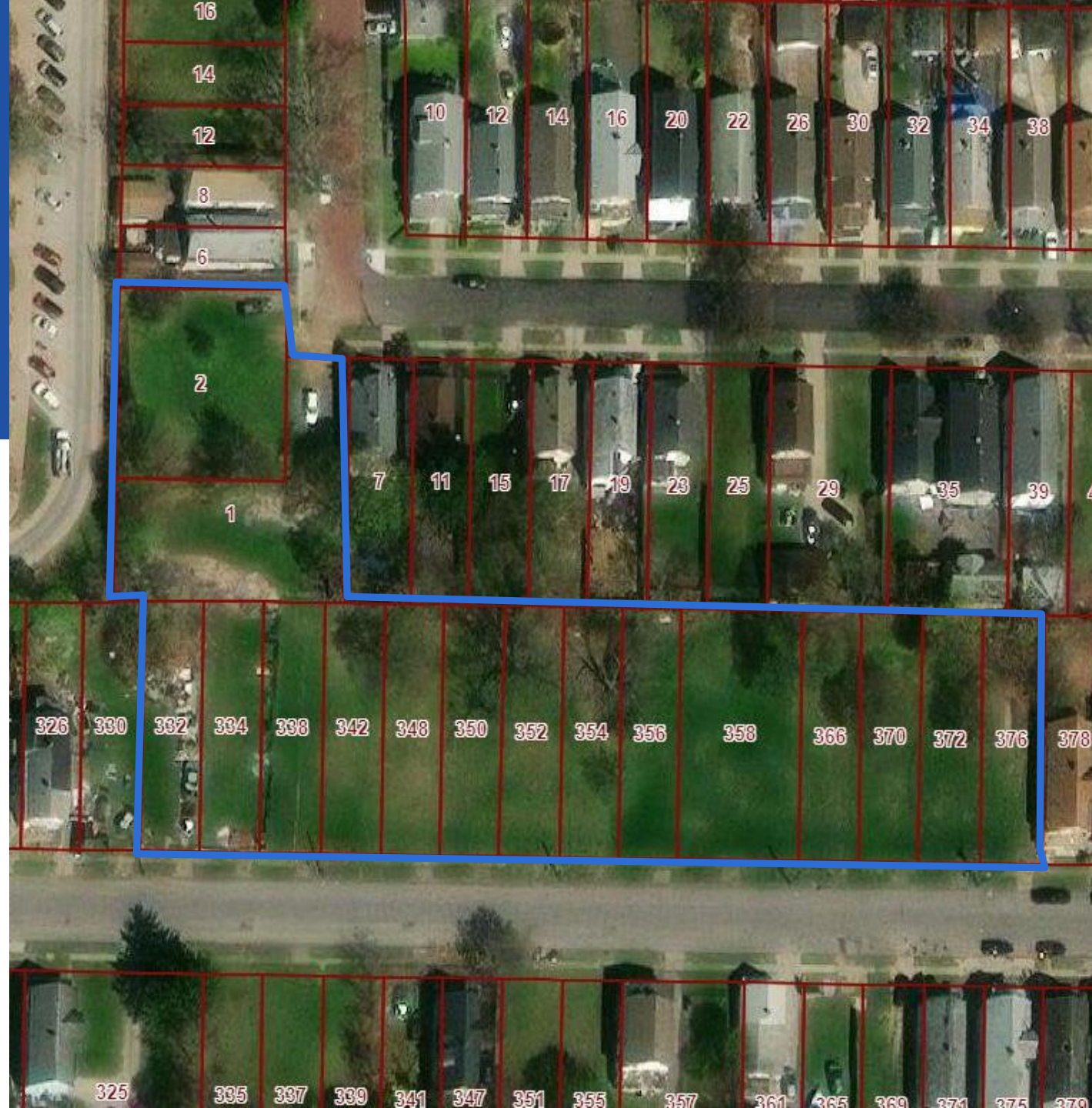
- Adjacent City owned lots allow for future park expansion, based on programming needs

Future Park Space: Filling A Gap in Park Access

14 City-owned vacant parcels along
Box Avenue

Total area of 1.26 acres

Opportunity for future park
development, pending additional
study



An aerial photograph of a city, likely Chicago, with a blue overlay. A white rectangular box is centered on the image, containing the text "COMMERCIAL/MIXED USE REDEVELOPMENT STRATEGIC SITES" in white, bold, sans-serif capital letters. The background shows a dense urban landscape with various buildings, streets, and greenery.

COMMERCIAL/MIXED USE REDEVELOPMENT STRATEGIC SITES

COMMERCIAL/MIXED USE STRATEGIC SITES



**Commercial Development
opportunity associated with
land assembly**

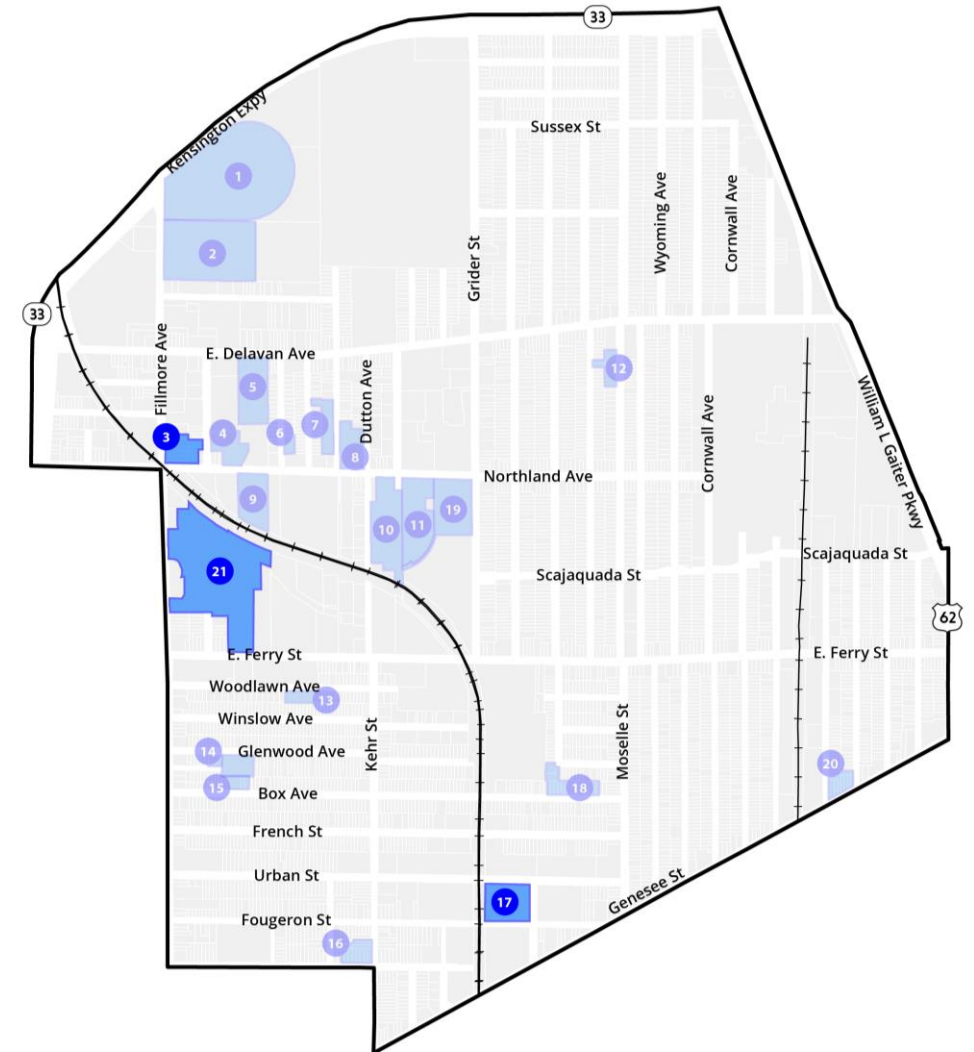


**Former Wonder Bread
complex redevelopment**



**Opportunity for
Environmental Clean Up
and Reuse**

3 Strategic Sites



Commercial/Mixed Use Redevelopment Potential



Fillmore & Northland Ave
Site Assembly / Commercial



356 Fougerson St – Wonder Bread
Mixed Use Potential



750 East Ferry Street
Industrial/Commercial

An aerial photograph of a city, likely Chicago, is shown with a semi-transparent blue overlay. In the center, a white rectangular box contains the text "HOUSING OPPORTUNITY STRATEGIC SITES" in white, bold, sans-serif capital letters. The background shows a dense urban landscape with various buildings, streets, and greenery. The text is centered within the white box.

HOUSING OPPORTUNITY STRATEGIC SITES

HOUSING OPPORTUNITY STRATEGIC SITES

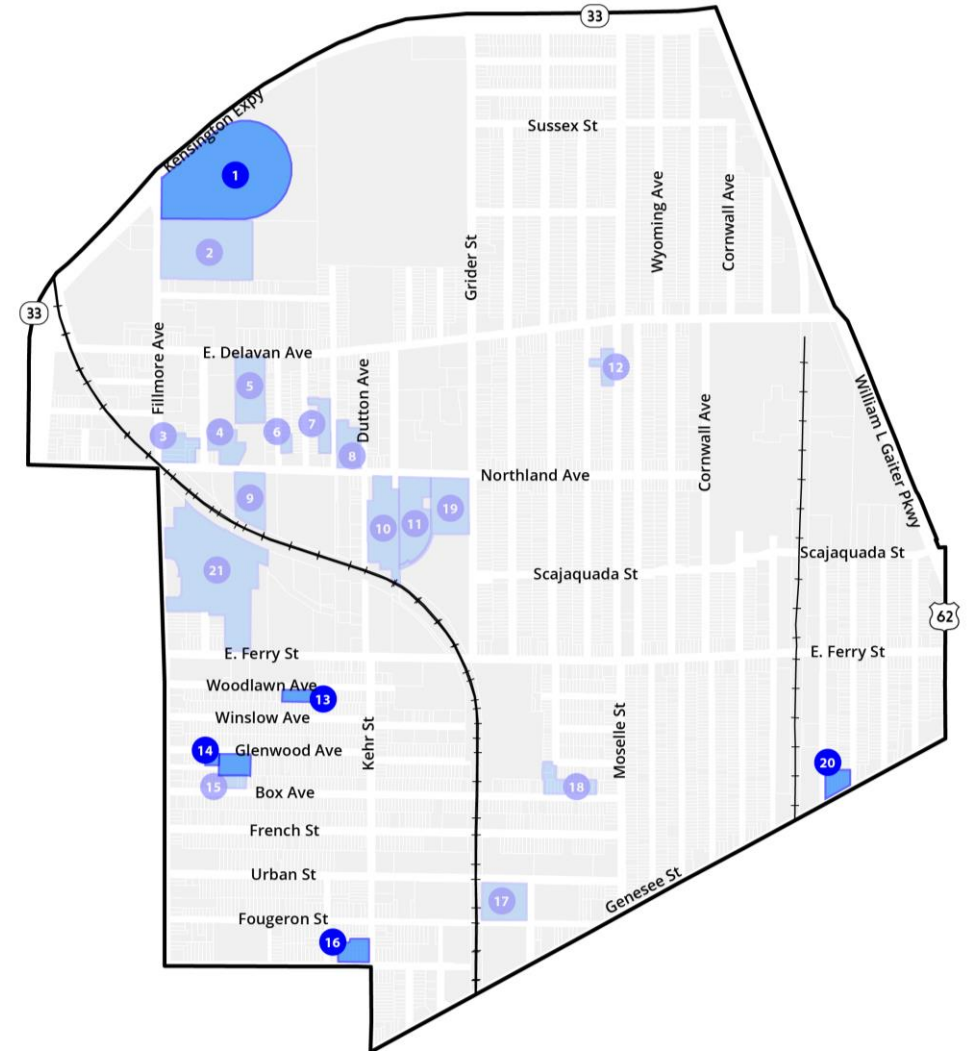


**Proposed housing
development adjacent
to ECMC**



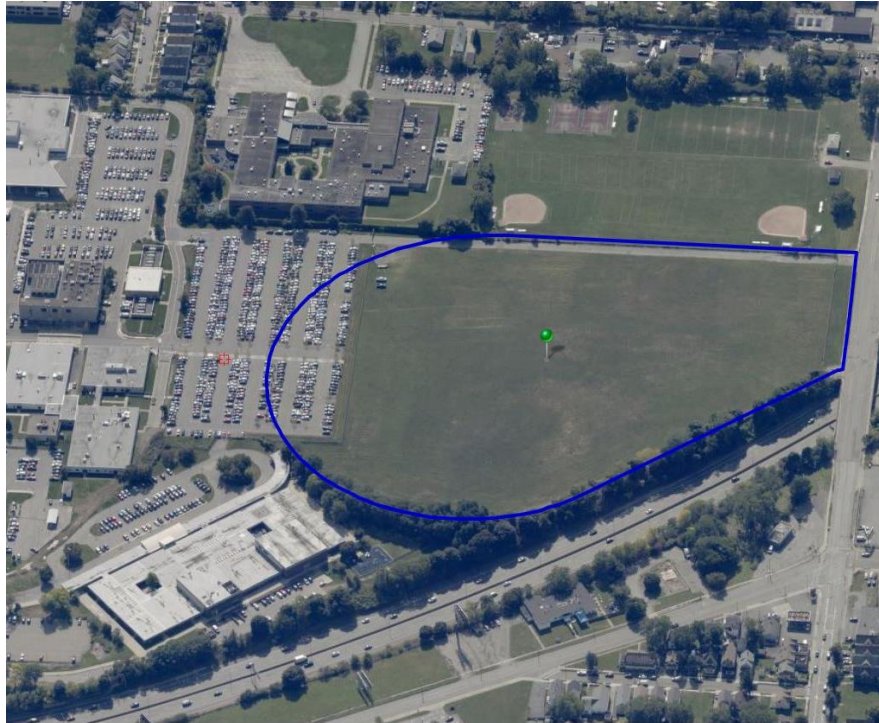
**Land assembly to
facilitate higher density
housing projects**

5 Strategic Sites



Housing / Mixed Use Development Potential

1827 Fillmore Avenue



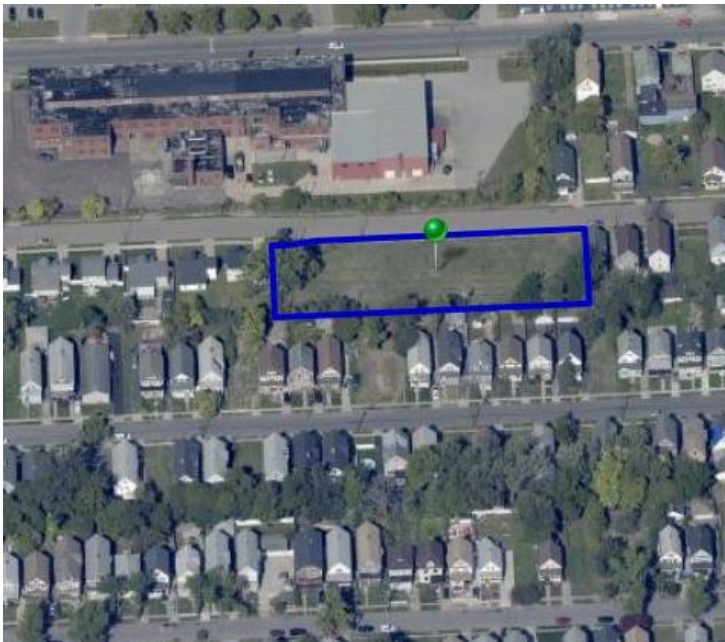
Existing Site



Redevelopment Vision

Infill Housing Opportunities

→
The Opportunity!



795 Woodlawn Avenue
0.78 acre, City owned



739-741 Glenwood Avenue
Privately owned



Genesee and Leslie Streets
13 parcels

Infill Housing Opportunity



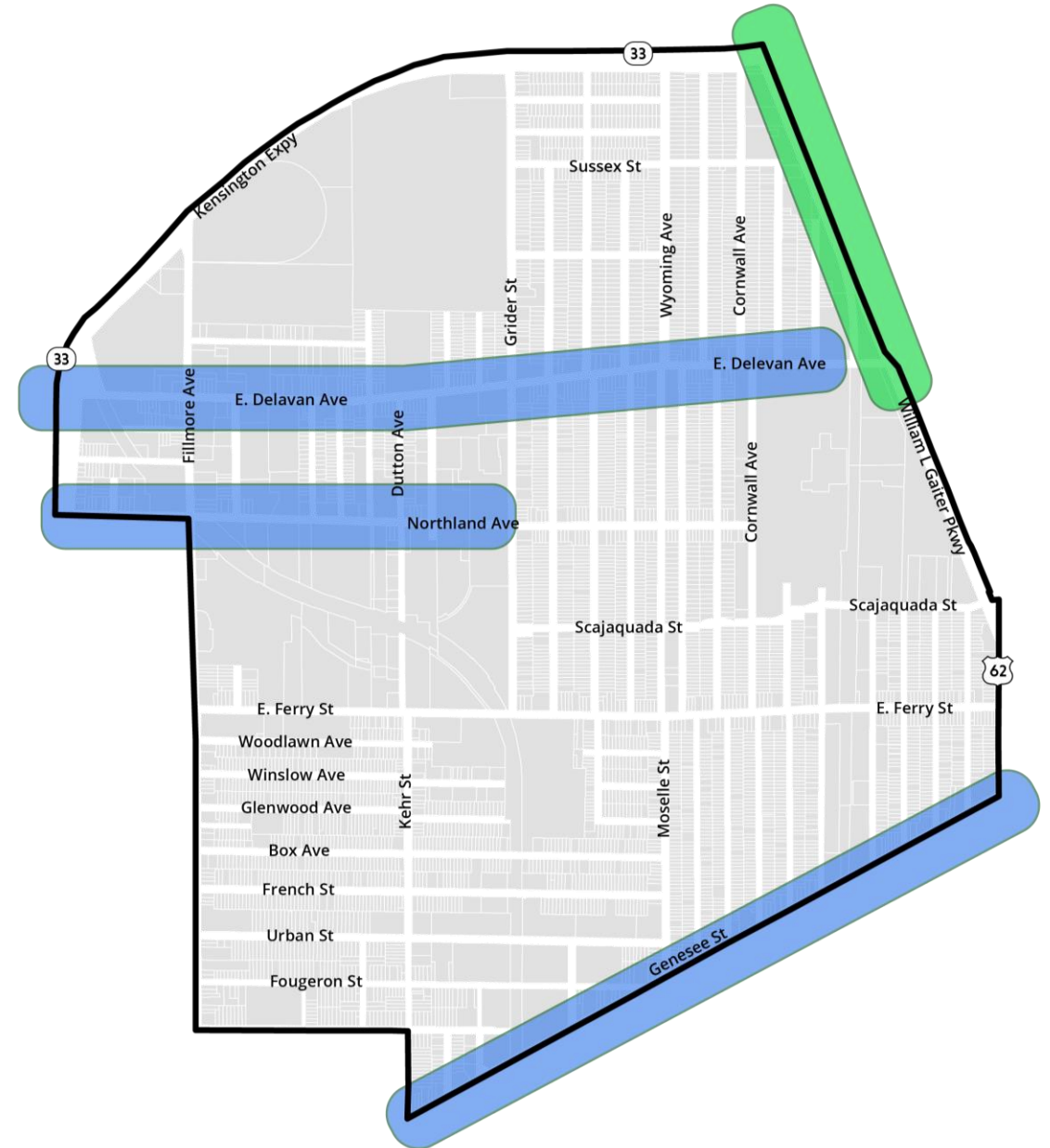
**The
Opportunity!**

NW corner of Northampton/Kehr St
11 City owned vacant parcels



BUILDING ON EXISTING INVESTMENTS: STRATEGIC CORRIDORS

- **William L. Gaiter Pkwy**
 - Expand and enhance the existing greenway to improve connectivity and recreation
- **East Delavan Avenue**
 - Opportunity to support small businesses, enhance walkability, and integrate residential development
- **Northland Avenue**
 - Leverage recent investments with additional placemaking efforts to strengthen identity and vibrancy
- **Genesee Street**
 - Prime corridor for larger scale mixed-use infill development to activate the streetscape



STRATEGIC SITES DISCUSSION

Did we miss any key sites?

Do you think any of the identified sites should not be on the list?

An aerial photograph of a city, likely Chicago, with a blue overlay. A large, semi-transparent blue rectangle is centered on the image, containing the text "AREA-WIDE RECOMMENDATIONS" in white, bold, sans-serif capital letters. The background shows a dense urban landscape with various buildings, streets, and greenery. The text is the primary focus, set against the blue background.

AREA-WIDE RECOMMENDATIONS

RECOMMENDATIONS AND ACTIONS: AREA-WIDE REVITALIZATION NEEDS + OPPORTUNITIES

Area-Wide Revitalization Needs + Opportunities

- Public Health
- Vacant Lot Strategies
- Fill the Housing Gap
- Connectivity and Accessibility
- Neighborhood Placemaking

UNDERSTANDING PUBLIC HEALTH NEEDS



Brownfields



Food Access



Education



Access to Parks



Air Quality



VACANT LOTS & HOUSING: ADDRESSING HISTORIC CHALLENGES

The high concentration of vacant lots in the Northland Beltline area is the result of decades of economic shifts and continued disinvestment.

- Industrial Boom and Decline
- Urban Renewal and Highway Construction
- Discriminatory Lending Practices
- Age of Housing Stock
- Disinvestment & Health Hazards
- High Concentration of Demolitions

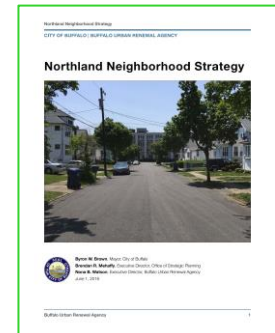
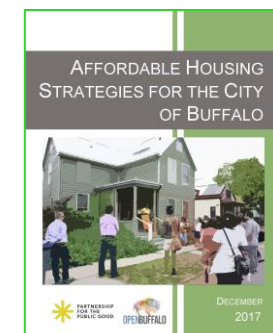
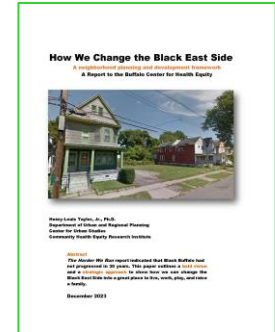
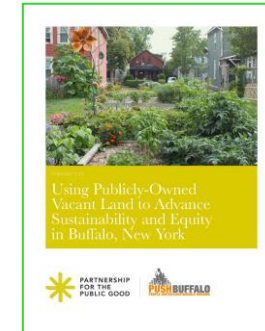
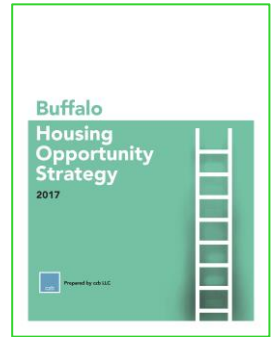


East Ferry Street Intersection at Bailey Avenue, 1938. Source: WNY Heritage.

VACANT LOTS & HOUSING: COLLABORATION FOR POSITIVE CHANGE

A variety of organizations have been working to address vacant lots and housing opportunities in the area for a shared effort for community benefit.

Within this context, the City of Buffalo's strategy for addressing vacancy includes the goal of reactivating city owned lots in targeted areas where vacant lots are dense, including the Genesee-Moselle neighborhood.



VACANT LOTS & HOUSING: EXISTING PROGRAMS

There are a variety of existing programs available that can be utilized in the Northland Beltline BOA.

Searchable City of Buffalo Owned Inventory

- Side Lot Program
- Commercial Properties
- Commercial Vacant Land
- Infill Housing
- Residential Properties

Housing Resources

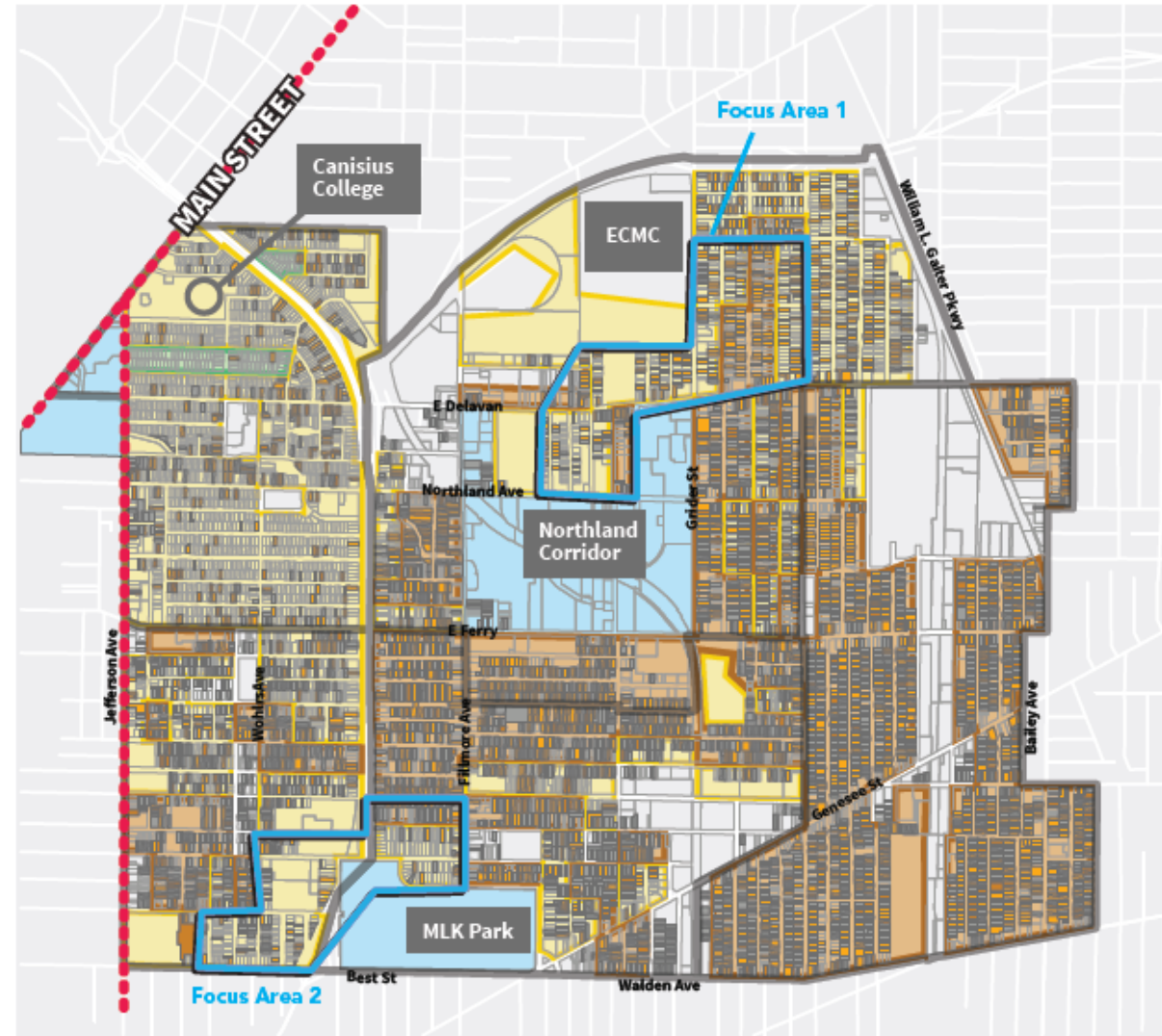
- City of Buffalo Lead Grant Program
- Emergency Loan Assistance Program
- Roof Program
- Owner Occupied Home Repair Program
- Target Focus Area Program
- Down Payment/Closing Cost Assistance Program
- 50/50 Program

HOUSING MARKET CONDITIONS:

2017 HOUSING OPPORTUNITY STRATEGY

Identified as low demand and lowest demand markets, the Buffalo Housing Opportunity Strategy suggests the following as part of a principled and strategic intervention in this area:

“Select areas of focus that include or are adjacent to key assets. Place a particular emphasis on preventing further decline on blocks that are mostly stable but are threatened by several distressed properties.”



Area Assets
Key Corridors

Block-level Field
Survey Average

- Good (<2.5)
- Average (2.5-3.49)
- Distressed (>3.5)

Distressed Properties

- Field Survey = 4
- Field Survey = 5
- Residential Vacant Lot

VACANT LOT RECOMMENDATIONS

* PENDING FURTHER REVIEW & DISCUSSION WITH CITY AND KEY STAKEHOLDERS

- 1 Promote and Enhance Existing Programs, such as the City's Side Lot Program and Infill Housing Program
- 2 Promote and Enhance Existing Community Garden Programs Operated by Other Local Entities
- 3 Consider New Programs to Fill Gaps in Existing Programs
- 4 Prioritize Programs that Facilitate Integration of Housing Infill

RECOMMENDATIONS FOR HOUSING POLICY

* PENDING FURTHER REVIEW & DISCUSSION WITH CITY AND KEY STAKEHOLDERS

- 1 Support and promote programs and policies that help homeowners and renters with housing costs, maintenance, and stability.
- 2 Prioritize rehabilitation over demolition.
- 3 Offer transparent below-market rate sale of vacant and/or underutilized lots to non-profit developers committed to long-term housing affordability.

RECOMMENDATIONS FOR HOUSING POLICY

* PENDING FURTHER REVIEW & DISCUSSION WITH CITY AND KEY STAKEHOLDERS

4

Explore a Community Land Trust or other options (limited equity cooperatives, housing trust funds, etc.) to ensure permanently affordable homeownership and rental opportunities.

5

Combine housing with other amenities in commercial corridors, such as daycares, access to food options, and other critical neighborhood services.

The map displays the Northland area in Erie, PA, with a grid of streets. Major roads include Kensington Expy (Route 33) and Fillmore Ave (Route 62). Local streets shown include Sussex St, Grider St, Wyoming Ave, Cornwall Ave, E. Delevan Ave, Northland Ave, Scajaquada St, E. Ferry St, Woodlawn Ave, Winslow Ave, Glenwood Ave, Box Ave, French St, Urban St, Fougerson St, Dutton Ave, Kehr St, Moselle St, and Genesee St. Two circular inset photos provide street-level views: the top-right inset shows a residential street with a sidewalk and a green arrow pointing to a location on Cornwall Ave; the bottom-left inset shows a street intersection with a 'Fillmore Ave' sign and a green arrow pointing to a location on Fillmore Ave.

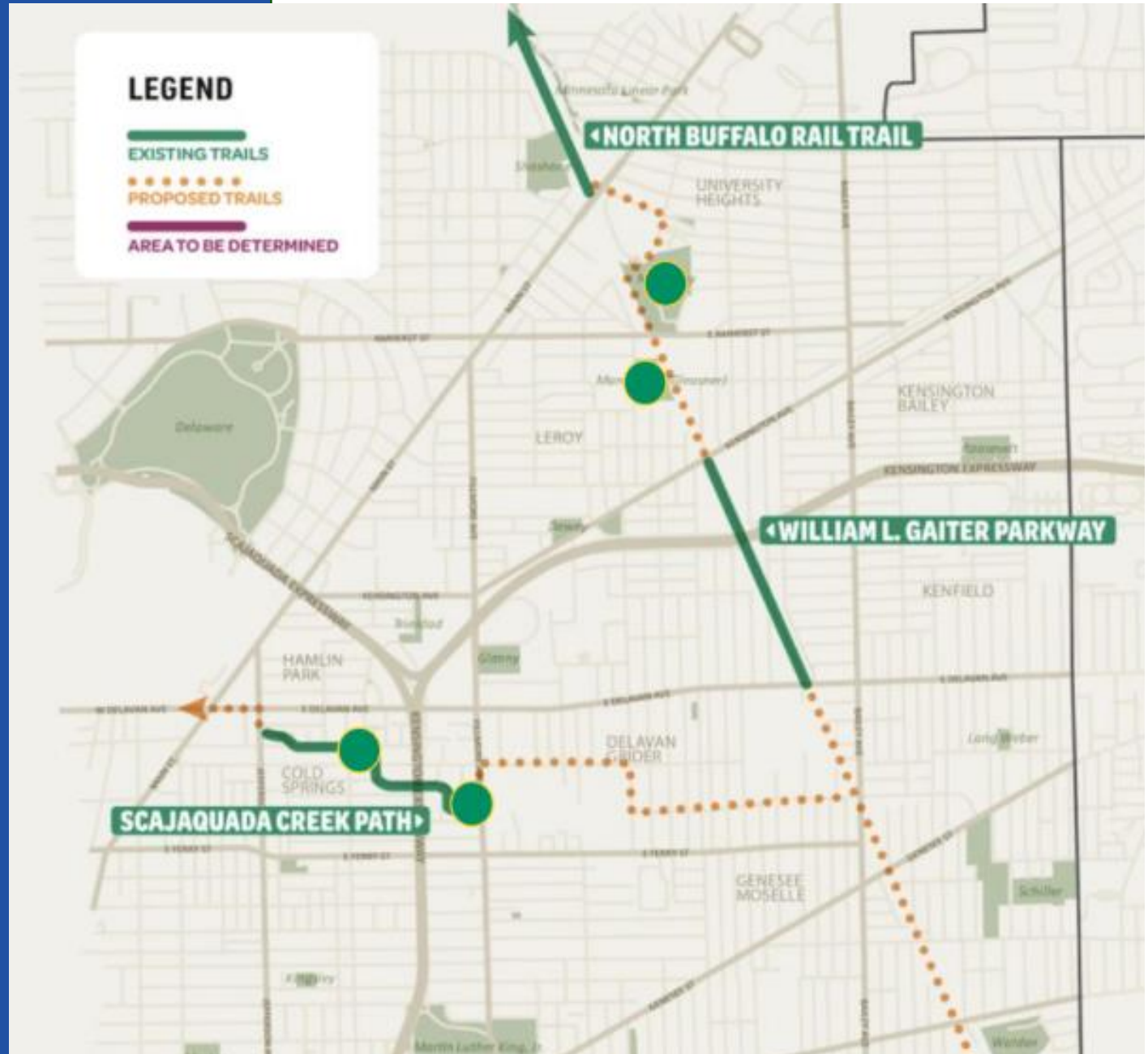
- Limited bike infrastructure
- Connectivity gaps for non-vehicular transportation

- Limited bike infrastructure
- Connectivity gaps for non-vehicular transportation



BUILD ON EXISTING INVESTMENTS

East Side Trails Initiative
Currently in Design Phase



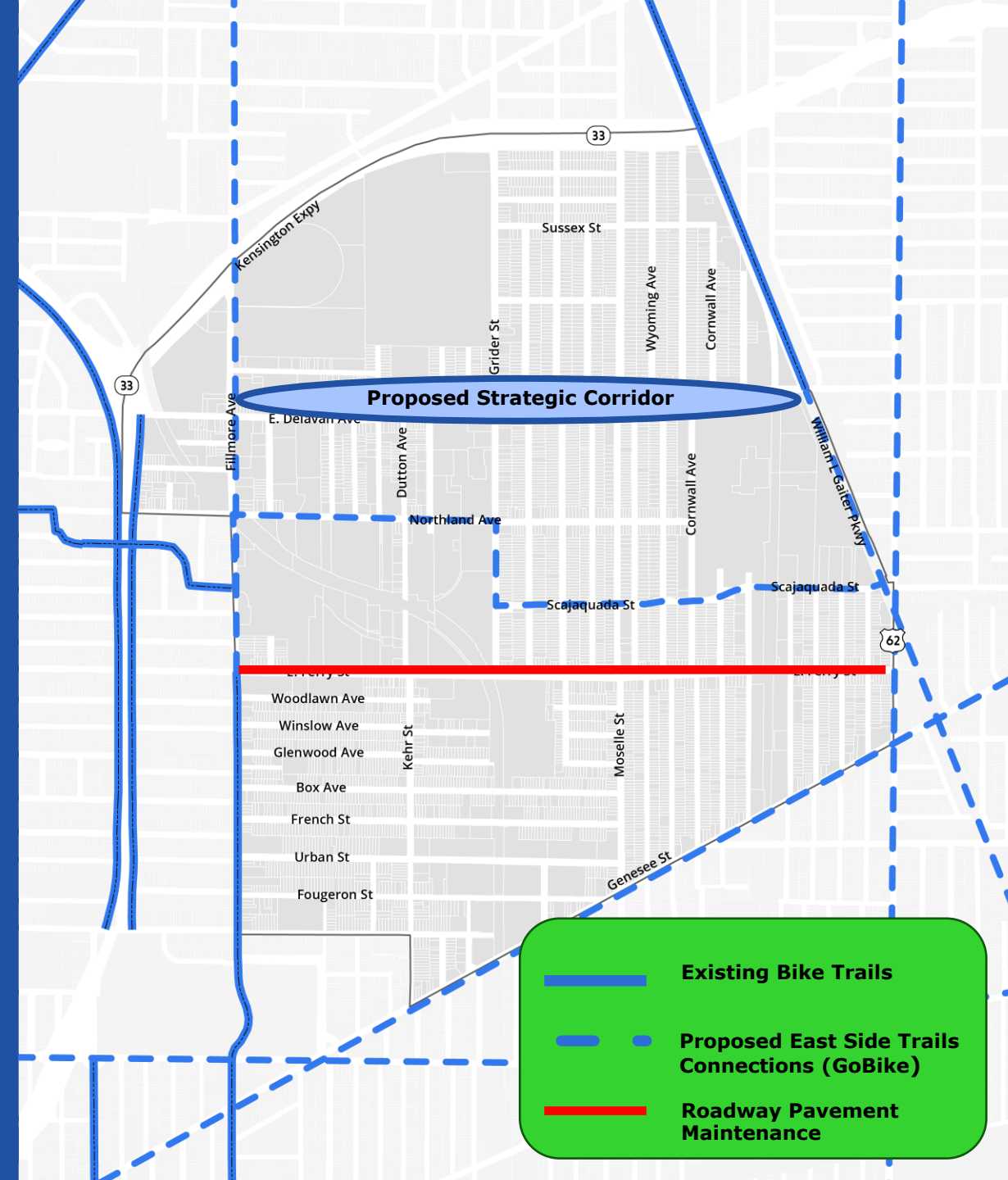
FILLING THE GAPS: NEW OPPORTUNITIES, LEVERAGING INVESTMENT

Addressing connectivity gaps:

- Introducing east-west bike lanes on Northland Avenue and Scajaquada Streets will link residents to N/S routes such William L. Gaiter Parkway and the Scajaquada Trail, creating a cohesive network

Economic Benefits:

- Improved bike connectivity can stimulate local businesses by increasing foot traffic and fostering a vibrant, accessible community atmosphere



PLACEMAKING

Each of the corridors provide distinct opportunities for incorporating streetscape and placemaking elements



PLACEMAKING STRATEGIES: STREETSCAPE AMENITIES



PLACEMAKING STRATEGIES: ROADWAY ENHANCEMENTS



PLACEMAKING STRATEGIES: GATEWAY TREATMENTS



PLACEMAKING OPPORTUNITIES: GATEWAYS



WORKFORCE DEVELOPMENT

1

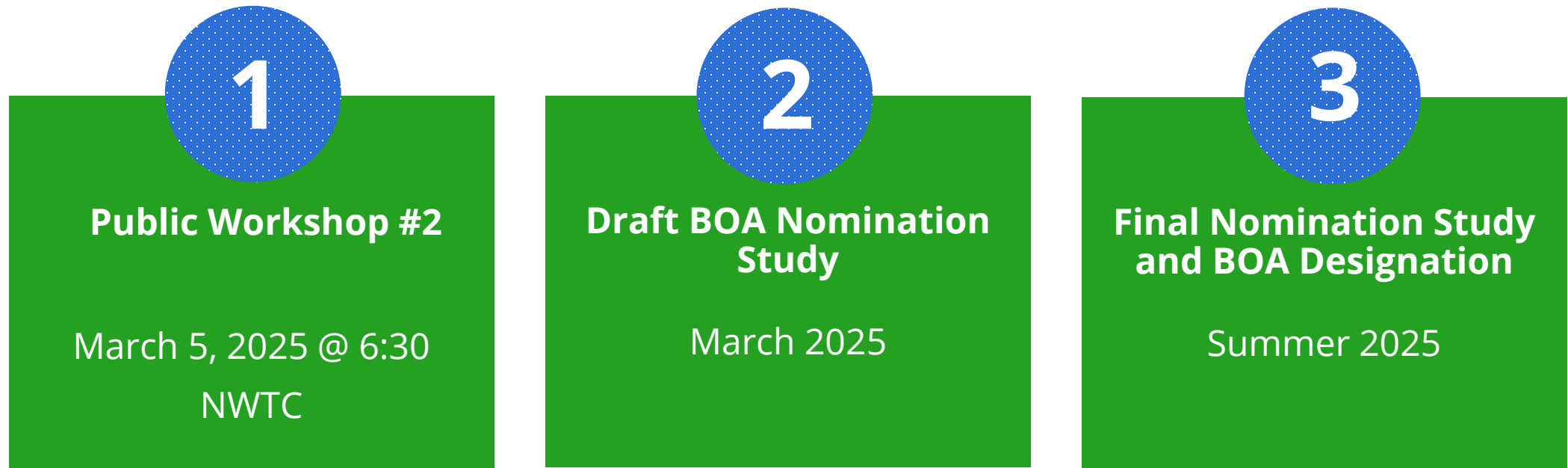
Continue to support and promote workforce development programs at the Northland Workforce Training Center.

2

Continue to support and promote GreenForce.

NEXT STEPS

NEXT STEPS



**Projects within the BOA study area may be eligible to apply for Step 3
Predevelopment Funding during the 2025 Consolidated Funding
Application round.**