

# NORTHLAND BELTLINE BROWNFIELD OPPORTUNITY AREA

Public Workshop #1  
November 20, 2024



Mayor Christopher P. Scanlon

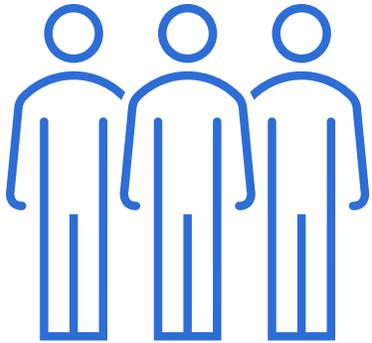


# AGENDA

1. Welcome + Introductions
2. Overview of the BOA Program
3. The Northland Beltline BOA
  - Boundary
  - Overview of Scope
  - Engaging with the Community
  - Initial Key Findings
4. Next Steps
5. Workshop: Share Your Ideas!

# **WELCOME + INTRODUCTIONS**

# PROJECT TEAM



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

# **BUDC / CITY OF BUFFALO**

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## **BUDC Project Manager**

Angelo Rhodes

## **BUDC Executive Vice President**

Rebecca Gandour

## **BUDC Engagement Support**

Sandy White

## **City of Buffalo**

Michael Godfrey, AICP

Crystal Middleton, MUP

Nkosi Alleyne, MUP

## **Project Role**

- Advise on project direction, opportunities, and public engagement
- Identifies key stakeholders
- Supports and participates in community events
- Reviews all draft and final deliverables
- Grant Administration

# STEERING COMMITTEE

## Project Role

- Confirms vision
- Share local perspectives and understanding
- Informs recommendations and land use planning
- Reviews and provides feedback on project deliverables
- Assist with promoting public meetings



**Members  
represent  
various local  
interests and  
organizations.**

# CONSULTANT TEAM



- Project management
- Existing conditions analysis
- Community engagement
- Master plan alternatives
- Implementation strategy
- Designation process



- Brownfield analysis
- Environmental site recommendations



- Evaluate strategic sites
- Recommendations and Actions
- Implementation Strategy

# **OVERVIEW OF THE BOA PROGRAM**

# 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.



# THE BOA PLANNING PROCESS

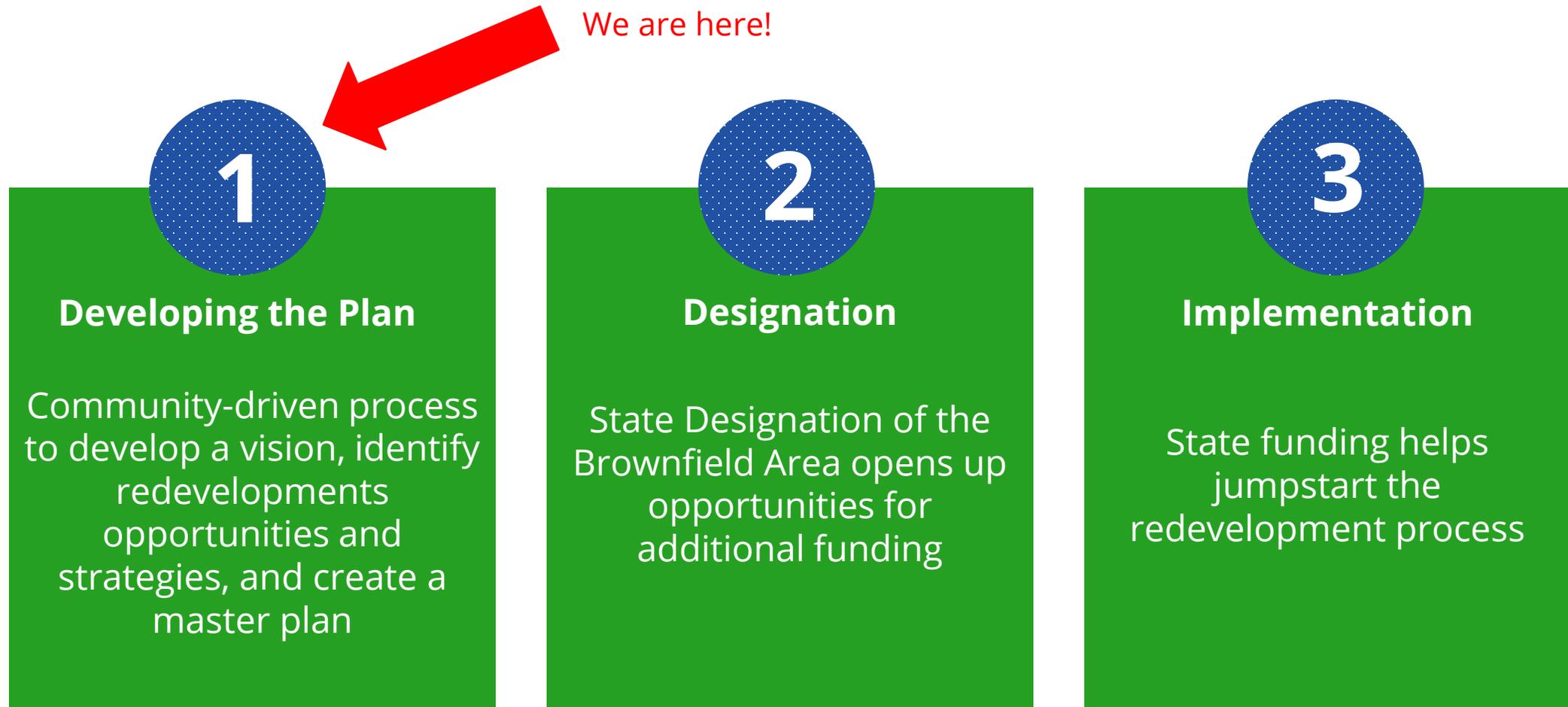
The NYS DOS Brownfield Opportunity Area (BOA) Program:

- Is a neighborhood-based planning approach.
- Assesses and evaluates opportunities associated with brownfield, vacant and underutilized sites.
- Facilitates the transition of unproductive properties into productive uses - creating jobs, housing or community amenities.

## **WHAT IS A BROWNFIELD?**

Brownfields are real property that is abandoned, unused or underused due to known or suspected contamination that complicates redevelopment.

# A THREE-STEP PROCESS



# **BENEFITS OF A BOA**

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## **UNLOCK POTENTIAL**

Identifies strategies for business attraction and investment



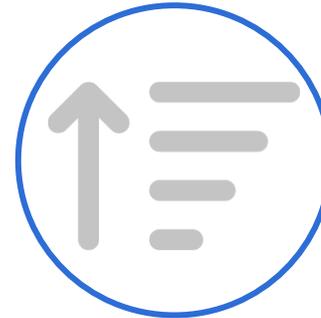
## **PLAN TOGETHER**

Support from NYS DOS + DEC helps connect the community to resources from other agencies + funding sources



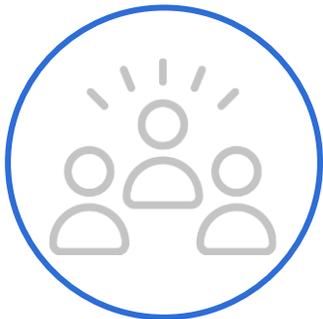
## **PREDICTABILITY**

Adds predictability to site clean-up and redevelopment



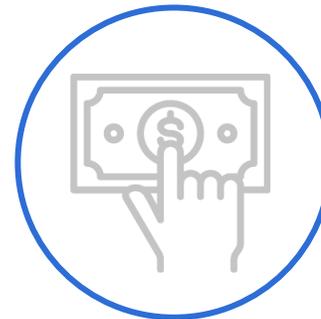
## **PRIORITY + PREFERENCE**

Designated BOAs receive priority + preference from the state funding programs



## **BUILD CONSENSUS**

Ensures future plans reflect vision of the community



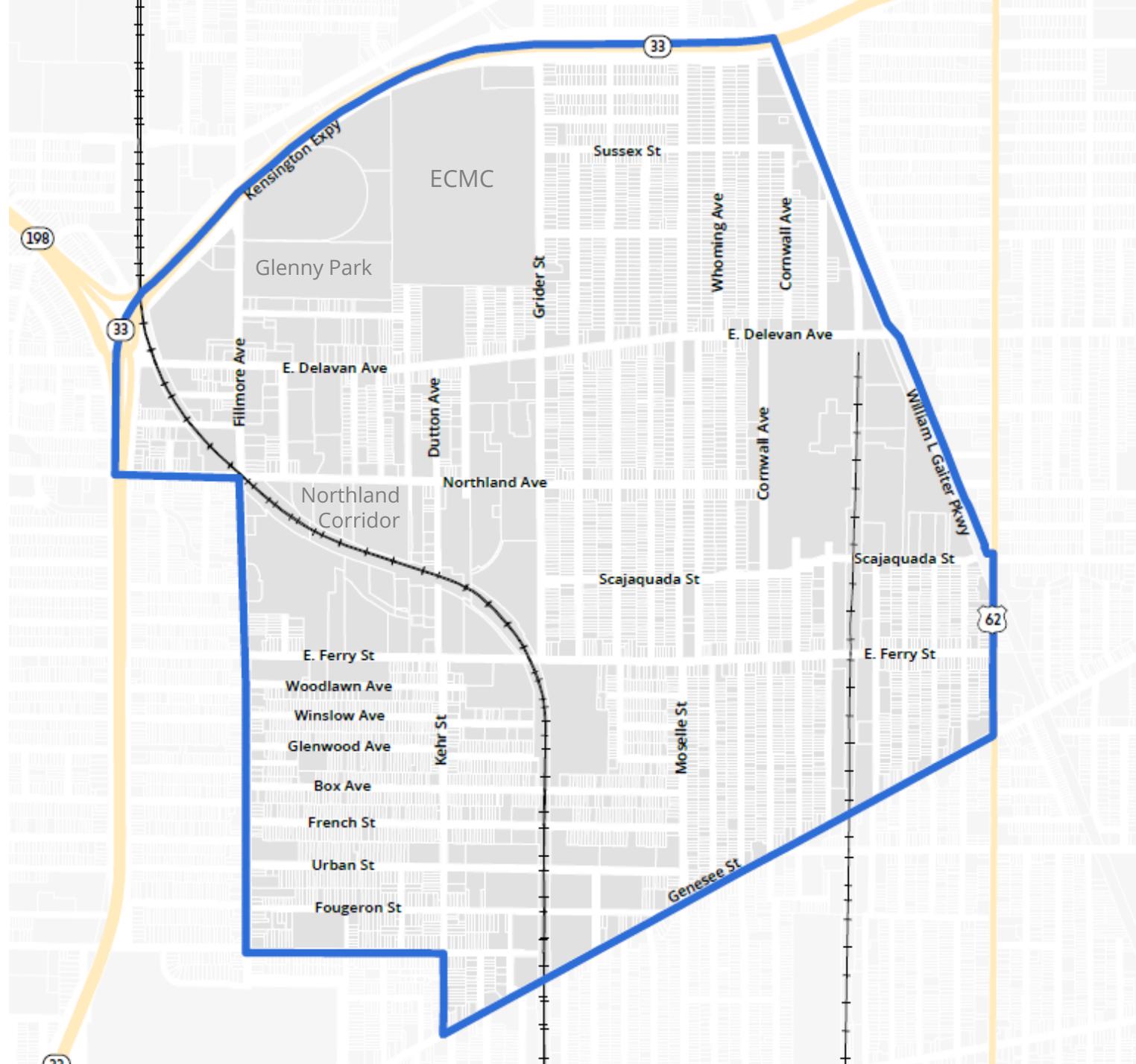
## **TAX CREDITS**

Development projects may be eligible for tax credits

# **THE NORTHLAND BELTLINE BOA**

# BOA STUDY AREA

- ✓ 4,762 parcels
- ✓ 2,125 acres



# ELEMENTS

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*building on the efforts begun in 2020*



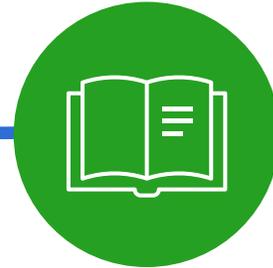
**Inventory +  
Analysis**



**Master Plan +  
Site Specific  
Strategies**



**Implementation  
Strategy**



**Compile BOA  
Document**



**Application for  
Designation**



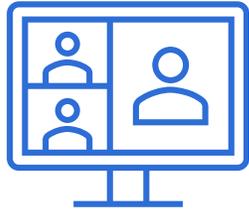
**Community Engagement**



# ENGAGEMENT

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*will occur over course of planning process*



- Steering Committee Meetings
- Stakeholder Meetings
- Public Workshops (**tonight is the first of two!**)

# VISIONING

## 2020 Vision.

Create a **vibrant mixed-use employment district** focusing on **workforce training** and **advanced manufacturing** that will revitalize the Delevan/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.

# VISIONING



Are there key ideas / themes you feel are missing from the 2020 vision statement?

**SHARE YOUR THOUGHTS & IDEAS  
DURING THE WORKSHOP THIS  
EVENING!**

# INVENTORY & ANALYSIS

- Land Use and Zoning
- Brownfield, Abandoned & Vacant Sites
- Land Ownership Pattern
- Parks and Open Space
- Building Inventory
- Historic Resources
- Transportation Systems
- Infrastructure
- Environmental Features



**WE ARE  
HERE!**



**An analysis of existing assets, opportunities, and challenges will serve as the basis for the identification of strategic redevelopment opportunities.**

# SOCIO-ECONOMIC CHARACTERISTICS



**28%**



**33.9**



**2.5**

AVERAGE  
HOUSEHOLD  
SIZE

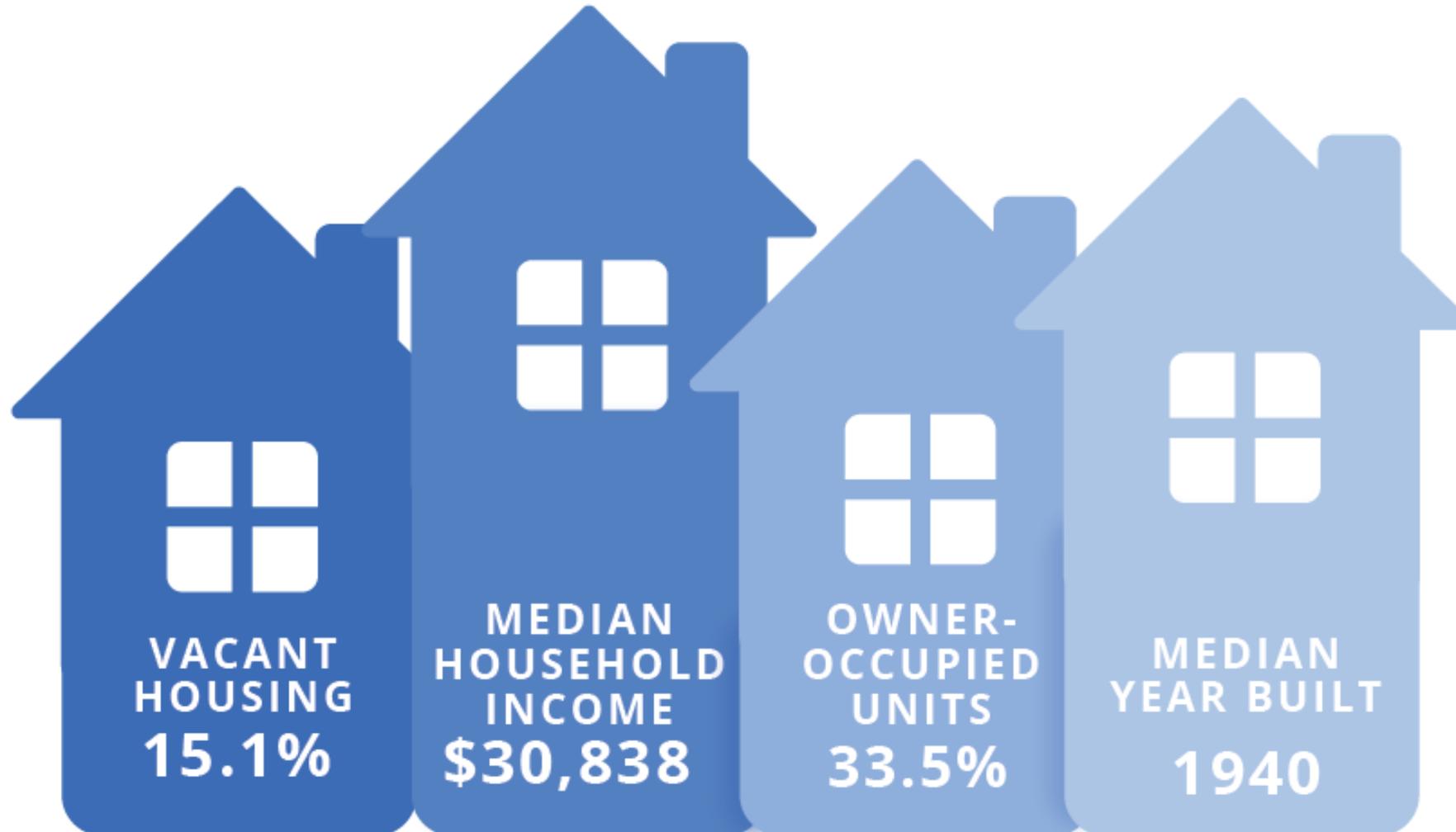
**18.6%**

UNEMPLOYMENT  
RATE

**11.5%**

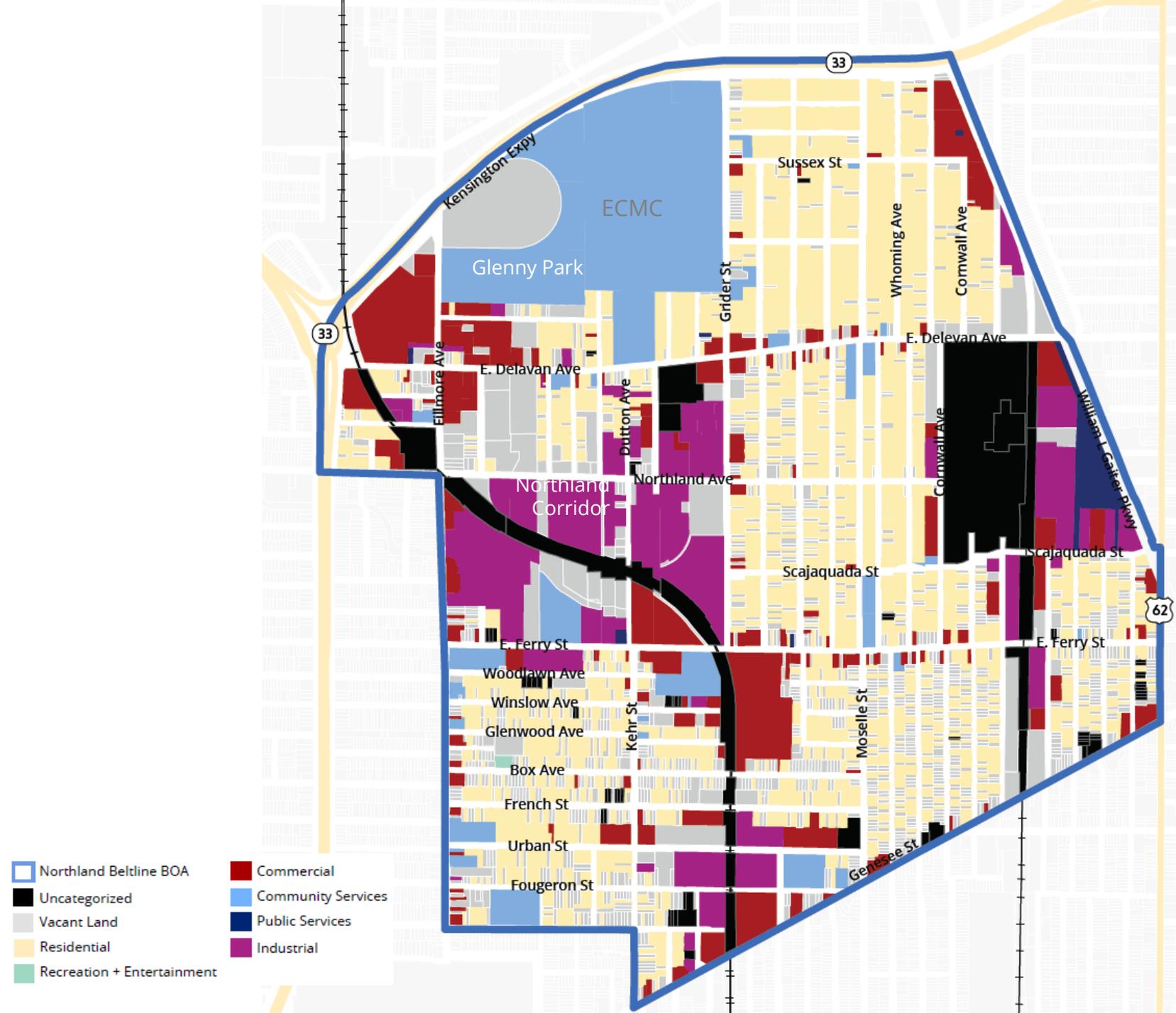
BACHELOR'S/  
GRAD/PROF  
DEGREE

# SOCIO-ECONOMIC CHARACTERISTICS



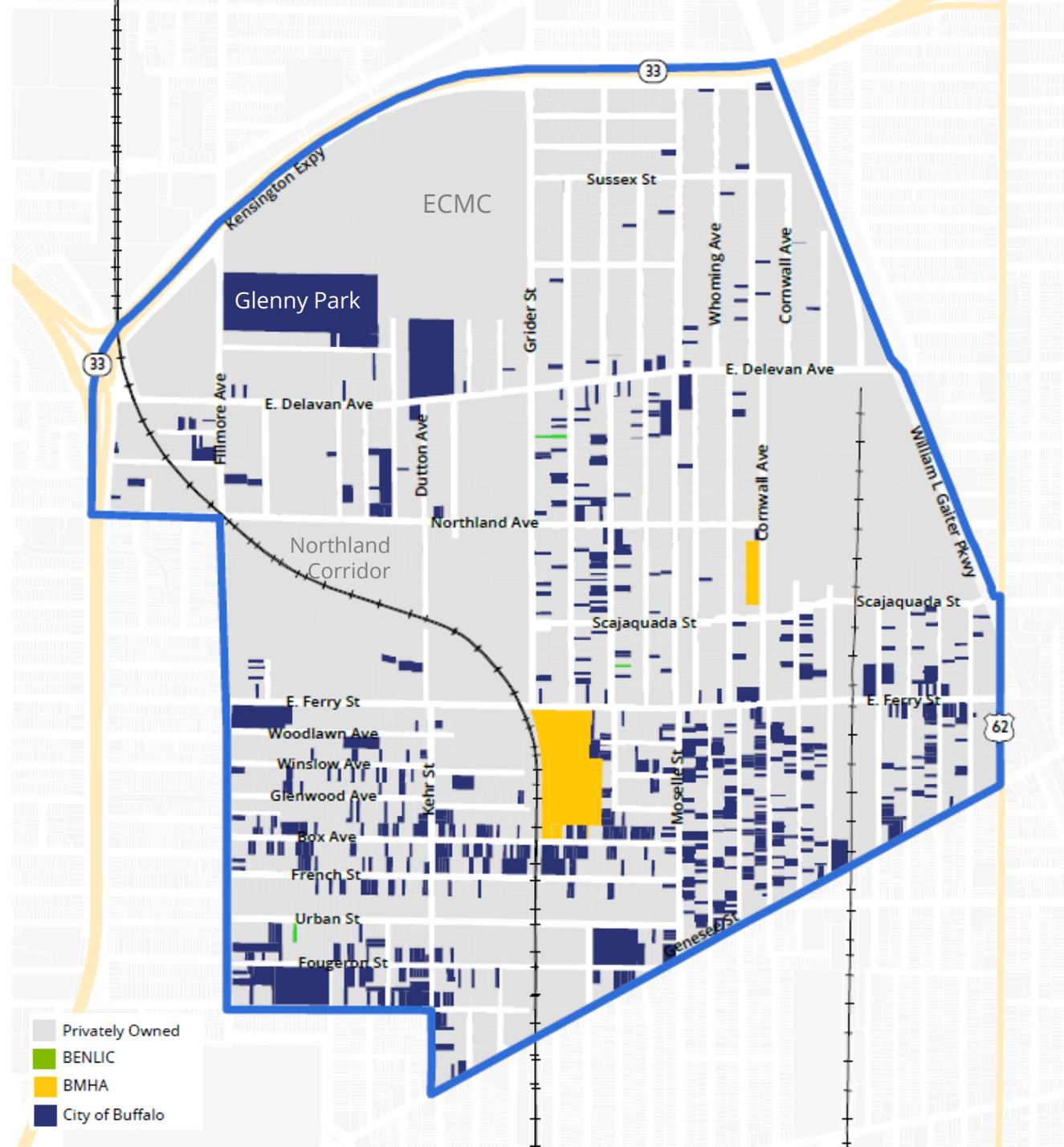
# LAND USE

- 32% Residential
- 23% Vacant
- 11% Industrial
- 11% Commercial



# OWNERSHIP

- Significant amount of publicly owned land
- Opportunities for strategic infill in residential neighborhoods (as many of the sites are also vacant)
- Site assembly opportunities



# PARKLAND

There are only 3 parks in BOA boundary, but surrounding parklands indicate adequate access within a 10-mile walking distance from most residential units.

**During the workshop, share your feedback on whether there is enough available park space and what amenities are desired.**



# STRATEGIC SITES

Visual representations of:

- Redevelopment Alternatives
- Public Space Enhancements
- Streetscape Improvements



Representative Plan View Graphic



# IMPLEMENTATION STRATEGY

- Potential funding sources
- Cost estimates
- Lead entity
- Partners
- Timeframe

Project	Phasing*	Potential Timeline	Estimated Cost	Lead / Partners	Potential Funding
Strategic Sites 1 + 2 <b>Light Industrial Corridor</b> • Adaptive reuse and/or demolition of existing Xerox Buildings 300 and 205 with potential to add approximately 400,000 sf of new Light Industrial flex/office space.	<b>Building Assessment</b>	3 - 5 years	TBD	<b>Lead:</b> Xerox Corporation / Private Buyer  <b>Partners:</b> Town and Village of Webster, ESD	-Private Investment -Town of Webster -Village of Webster -ESD
	<b>Schematic Design</b>	4 - 10 years	TBD		
	<b>Design Development / Construction Documents</b>	5 - 12 years	TBD		
	Construction	8 - 15 years	TBD		
Strategic Site 3 <b>Industrial Campus Development</b> • Demolition of existing buildings and development of 100,000-300,000 sf of small scale flex / Incubator space and approximately 150,000 sf of office space. In addition, clear and create a shovel-ready site for future development on the east side of the site.	<b>Schematic Design</b>	5 - 8 years	TBD	<b>Lead:</b> Xerox Corporation / Private Buyer  <b>Partners:</b> Town and Village of Webster, ESD	-Private Investment -Town of Webster -Village of Webster -ESD
	<b>Design Development / Construction Documents</b>	8 - 10 years	TBD		
	Demolition	10-12 years	TBD		
	Construction	12 - 15 years	TBD		

Example implementation matrix



# APPLICATION FOR DESIGNATION

- Letter of request
- Public notice and Presentation of supporting documentation
- Complete BOA nomination
- Digital Map of the area proposed for BOA designation



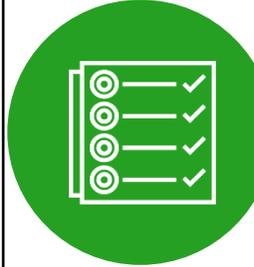
# **SCHEDULE + NEXT STEPS**



**Inventory +  
Analysis / Visioning**



**Master Plan + Site Specific  
Strategies**



**Implementation  
Strategy**



**Compile BOA  
Document**

**Application for  
Designation**



**We Are  
Here**



**Sept**

**Oct**

**Nov**

**Dec**

**Jan**

**Feb**

**WORKSHOP:  
SHARE YOUR IDEAS**

# INTERACTIVE STATIONS

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**Please visit each of the boards and share your feedback with our team!**



Tell us about any key redevelopment sites or opportunities for improvements.

**Use this map to share any other ideas you have for the BOA!**

*Key sites you would like to see redeveloped, problematic intersections, opportunities for new public spaces, etc.*



**Any thoughts and Ideas are welcome!**

# STREETSCAPE AMENITIES

Which of the following enhancements would make you feel more comfortable walking or biking within the Northland Beltline BOA?

Place a sticker next to the enhancements that you would like to see introduced to the streetscape.



Lighting



Improved crosswalks



More benches



Street trees



Improved quality of sidewalks



Improved bike infrastructure  
(bike lanes, buffer striping, etc.)



Bus stop seating or shelters

**Other:**  
Please share other enhancements that would make you feel more comfortable walking or biking within the BOA study area.



More midblock crosswalks



Accessibility for people with mobility challenges



Bike amenities  
(bike racks, bike shelters, repair stations, etc.)

# PUBLIC ART AND CULTURAL ELEMENTS

What types of public art and/or cultural elements would you like to see throughout the Northland Beltline BOA?

Place a sticker next to your top three choices.



Murals



Interactive Installations



Performance space



Sculptures



Street furniture art



Community gardens



Mosaics



Street and sidewalk art



History related  
(signage on history of the neighborhood, etc.)

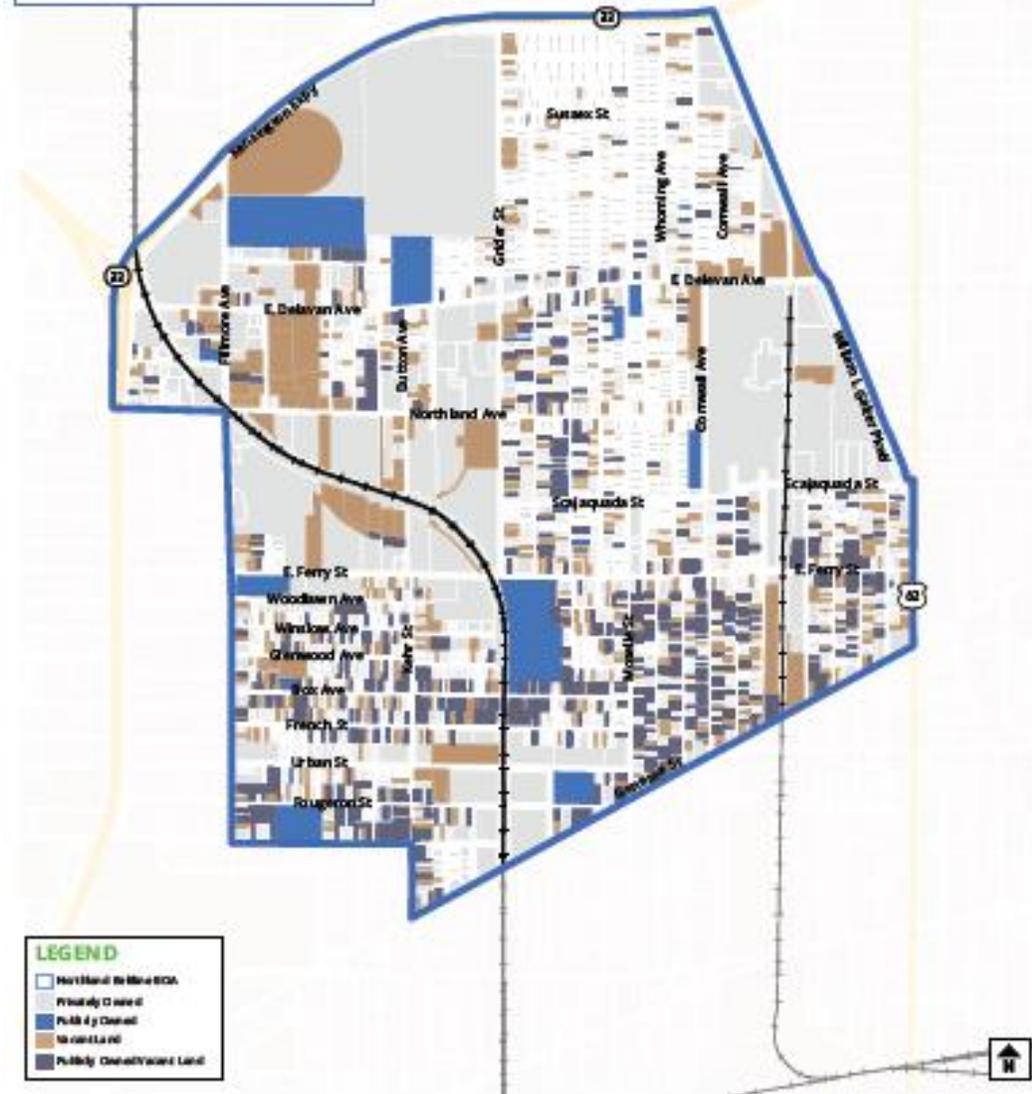
Other:  
Please share your ideas for other types of art or cultural elements you would like to see that are not listed.



Share your ideas about future uses on vacant sites.

## Vacant Land

- There are approximately 380 acres of vacant land within the BOA.
- A large concentration of vacant land is within residential neighborhoods.
- Approximately 9% of the vacant land area is publicly owned.





Tell us about parks and recreation needs in the BOA.

## Parks + Open Space



PLACE A STICKER TO SHOW WHERE YOU'D LIKE TO SEE NEW PARK SPACES!

# PARKS AND OPEN SPACE AMENITIES

What types of park features and open space amenities would you like to see within the Northland Beltline BOA?

Place a sticker next to your top three choices.



Walking +  
Biking Trails



Playgrounds



Community  
Event Space



Water  
Features



Workout  
Equipment



Community  
gardens



Picnic  
Areas



Areas for  
BBQ



Sports Fields +  
Courts

**Other:**  
Please share your ideas for other types of amenities or improvements you would like to see that are not listed.

Blank space for providing additional ideas for park amenities.

**THANK YOU!**