

Brownfield Opportunity Area: Predevelopment Activities

Brownfield Opportunity Area Predevelopment activities should advance the goals and priorities for revitalization and redevelopment of a State-designated BOA. Activities may be site-specific and/or area-wide within the BOA, as long as the product of an activity advances revitalization of some aspect of the BOA directly and/or indirectly. The list below is not all inclusive of predevelopment activities the State can fund.

Analyses, plans and studies that leading to the furtherment of catalytic redevelopment or area improvement within the State-designated BOA, including:

- **Development of design, engineering, and/or construction plans and specifications**
 - Streetscape enhancement or reconstruction plans
 - Building construction plans
 - Engineering plans for roads and utilities
 - Site plans (landscaping, lighting, grading and drainage, utilities, etc.)
 - Park, playground and/or recreational facilities
 - Bid documents
 - Geotechnical studies
 - Decarbonization plans
- **Environmental analyses and studies**
 - SEQR and/or NEPA preparation, including Environmental Impact Statements
 - NYS Brownfield Cleanup Program application preparation
 - Air and water quality studies
 - Wetland delineations
 - Open space plans
 - Natural resource inventories
- **Building conditions studies**
 - Asbestos, lead, radon or other testing related to redevelopment of existing structures
 - Structural studies
 - Energy modeling or audits
 - Green building retrofit feasibility studies
 - ADA compliance feasibility studies
- **Infrastructure analyses**



- Infrastructure and utility studies (age, location, capacity, etc.) and improvement plans
- Transportation feasibility studies or plans
- Parking studies
- Parks and recreation infrastructure studies
- Lighting plans
- **Renewable energy feasibility studies**
 - Solar, wind, geothermal and/or battery storage siting plans

Professional services to advance redevelopment consistent with the BOA Plan within the State-designated BOA, including:

- **Development and implementation of marketing strategies**
 - Developer request for proposals (RFP)
 - Marketing and community branding to attract developers
 - Developer forums
- **Zoning and regulatory updates**
 - Architectural design guidelines
 - Historic preservation guidelines
 - Renewable energy ordinances
 - Overlay district regulations
 - National Register of Historic Places listing nominations
 - Parking regulations
 - Nonconforming use analyses
 - Area-wide zoning updates
 - Form-based codes
- **Legal and financial services**
 - Development of project proformas
 - Title searches
 - Land trust establishment
 - Easements
- **Real estate services**
 - Development of property fact sheets
 - Industry-specific market studies
 - Property and right-of-way surveys
- **Public outreach**
 - Community engagement activities
 - Design charettes
 - Development of community benefit agreements



Sample Awarded BOA Predevelopment Projects

Bethlehem Steel Shoreline Enhancement, Erie County Industrial Development Agency (ECIDA): The ECIDA developed a plan for enhancing the Shoreline Trail within the City of Lackawanna First Ward BOA adjacent to the former Bethlehem Steel site and connecting the City of Lackawanna and City of Buffalo.

- Prepare a topographic survey
- Conduct public engagement
- Develop and prioritize concepts for interpretive elements along the trail
- Prepare final construction plans
- Establish standards for signage, benches, fencing and landscaping

Brownfield Marketing Project, Dunkirk: The City of Dunkirk developed and implemented a plan to market and redevelop brownfield sites located within the City of Dunkirk BOA.

- Create a Brownfields Marketing and Master Redevelopment Plan that includes a community overview, real estate market assessment, inventory of key sites, strategies for redevelopment, marketing plan and process for identifying and selecting developers
- Develop an Expression of Interest Package to solicit proposals from developers
- Hold a Developers Forum and Site Tour to market redevelopment opportunities

Sunset Park Green Reindustrialization Studies, Pratt Institute: Pratt Institute and UPROSE will complete BOA pre-development activities in the form of area-wide economic studies needed to advance the goal of the “green reindustrialization” of the BOA.

- Create a Supply Chain Financial Feasibility Analysis to specifically look at retrofitting buildings, manufacturing and installing green and photovoltaic roofs, and any other green roof industries.
- Perform an Off-Shore Wind (OSW) Landscape Analysis to identify secondary economic development opportunities deriving from the primary investment in OSW assembly and maintenance facility at South Brooklyn Marine Terminal, a BOA strategic site.
- Develop a Real Estate and Contextual Analysis to provide current information on the status of strategic sites to include a typology of industrial buildings addressing the suitability of these sites for attracting industries analyzed in the Supply Chain and OSW industry analyses.

Bradhurst BOA Predevelopment Activities, Harlem Congregations for Community

Improvement: Update market research on the BOA area to account for changes due to COVID-19.

- Concept designs, massing, zoning, renderings, and reuse recommendations for strategic sites
- Develop preliminary financial pro-formas for strategic sites
- Develop marketing materials for each strategic site to attract public and/or private partnerships and funding

Muck Road Empire State Canalway Trail Extension Planning & Design, Rome: The City of Rome will complete planning and design for the extension of the Empire State/Canalway Trail along Muck Road through the public right-of-way and State-owned lands fronting the Barge Canal. Project tasks include designing stormwater collection and treatment facilities, designing a recreational facility, and incorporating complete streets principles into the trail design.

Connectivity, Wayfinding & Resiliency Project, North Hempstead Community

Development Agency (CDA): The Town of North Hempstead CDA will complete predevelopment activities to create an accessible, connected, and resilient community.

- Development of a connectivity plan to connect targeted brownfields to community assets/facilities
- A wayfinding system to help navigate the BOA area
- An infrastructure study of overhead utility lines to address resiliency.

Three Rivers Pre-Development Project, Clay: The Town of Clay will survey and assess the redevelopment of the historic Three Rivers Point BOA area.

- Archeological and topographic surveys, feasibility studies, and sewer and septic design
- Site Design and Waterfront Access Plan

North End Open Space and Connectivity Strategy, Geneva: The City of Geneva will study feasibility and develop schematic designs for greater connectivity that reduces the North End's severe segmentation and isolation from the downtown and the waterfront caused by rail and highway infrastructure within the North End BOA.

Greenwich BOA Predevelopment Activities, Greenwich: The Town of Greenwich, jointly with the Village of Greenwich, will address zoning and regulatory inconsistencies to align

with the goals established in the BOA Plan, and focus on infrastructure improvements to encourage both new development and redevelopment of strategic sites.

- Conduct regulatory and zoning code updates to incentivize land uses consistent with the vision identified in the BOA Plan including design guidelines to preserve the historic community character and updating parking requirements to encourage mixed-use and multifamily development.
- Develop a plan to support the establishment of a Town Water District to promote commercial and residential development.
- Develop an engineer's report and supporting documents addressing the proposed extension of sewer services to a strategic site to promote redevelopment.

Philmont Rising Predevelopment, Philmont: The Village of Philmont will undertake pre-development activities, within the Summit Lake and Its Watercourse BOA.

- Undertake Design Development plans, site analyses, and/or market studies for four subareas, dependent on the proposed vision identified in the BOA Plan.
- Conduct a Cultural Resource Analysis and make recommendations regarding the historical integrity, preservation needs, and potential designation of a historic district.
- Undertake a zoning and property analysis and recommend zoning updates and local laws to support the development of identified strategic sites.
- Develop and Implement a Marketing Strategy for the BOA area to build broad public and private interest and investment into the redevelopment of the identified strategic sites.

Multi-Modal Connectivity Master Plan, Cohoes: The City of Cohoes designed multimodal streetscape plans for Cohoes Boulevard, the primary route between the downtown and waterfront areas and located within the Cohoes Boulevard BOA.

- Prepare survey, geotechnical and schematic designs, existing condition assessment, site prep and removal plans, site layouts, signage and striping recommendations, utility plans, grading, drainage and landscape plans necessary to implement the project.