BUFFALO AVENUE INDUSTRIAL CORRIDOR
PROPOSED BROWNFIELD OPPORTUNITY AREA

Total Parcels in the PBOA: 3,000
Total PBOA Acreage: 1,800
Assessed Value: $450,000,000

The Brownfield Scores are a preliminary estimate of the level of urgency in redeveloping a given site.

Brownfield Scorecard Criteria:
- Environmental Record (up to 3 pts)
- Environmental Perception (up to 5 pts)
- Visibility from Roads (up to 3 pts)
- Gateway Location (up to 5 pts)
- Critical Node (up to 5 pts)
- Historic Potential (up to 3 pts)
CONCEPTUAL PLAN

1. Adams Plant
   - NY State Parks acquisition of the Adam's Plant parcel.
   - Extend Acheson Drive to the water with new light industrial and commercial development.
   - Strengthen the public “face” along Buffalo Avenue including both historic and new buildings.

2. Water Intakes Development
   - Round-about creates a formal gateway to the city and allows for signage, interpretation, and pedestrian friendly connections to water.
   - Hyde Park Blvd extends to waterfront with mixed use development on both sides.
   - Improve public “face” along Buffalo Avenue

4. Gateway Community & New Park
   - Connect existing LaSalle street network to the River
   - Develop state of the art green building community
   - Create one of the only Riverside residential communities in the City

5. Packard Road and Niagara Falls Boulevard Intersection
   - Create commercial development along the high-traffic Niagara Falls Boulevard Corridor
   - Implement zoning changes with Design Criteria requiring appropriate setbacks from the roadway and landscaping.

3. LaSalle Expressway Extension
   - LaSalle Expressway provides a direct route to downtown
   - Existing residential areas remain undisturbed and well buffered.
   - Improve public “face” of heavy industry along LaSalle Expressway

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The City of Niagara Falls has received a Brownfield Opportunity Area (BOA) grant from the New York State Department of State to conduct a Step 1: Pre-nomination Study of the Buffalo Avenue Industrial Corridor. The study is helping the community and the City make a preliminary analysis of the conditions, issues and opportunities for redevelopment that exist in this corridor. The BOA program is different from other programs in that it focuses on community-wide revitalization rather than working on individual problem sites.

The Buffalo Avenue Industrial Corridor extends east to west from the Grand Island Bridge to downtown Niagara Falls along Buffalo Avenue and Niagara Street. It occupies approximately 1,800 acres of land, including numerous potentially contaminated and industrial sites, as well as commercial and residential land. Many sites are derelict or are underutilized and generally perceived as an impediment to revitalization within the neighborhoods and to new business development elsewhere in the Corridor.

The study is identifying contaminated or potentially contaminated sites, quantifying areas of economic distress, and areas with strategic potential for redevelopment or revitalization. The findings of the Step 1 study, will shape the subsequent Step 2: Nomination Study, in which an in-depth study of the properties and market will be conducted, and final recommendations for action will be made to the community as a whole. Step 3 is the final stage of planning and will involve choosing which strategies will be implemented in the short or long term. The final plan will be reviewed by New York State's Commissioner of Environmental Conservation and the Secretary of State. Once the nomination is accepted, the Buffalo Avenue Industrial Corridor BOA gives the City a competitive advantage for additional cleanup and redevelopment assistance.

During the course of the Step 1 portion of this BOA, the City has established partnerships with community organizations and has formed a Citizen’s Steering Committee that is actively participating in the creation of an area-wide remediation and redevelopment plan.

CONTACTS:

For questions about the proposed Buffalo Avenue Industrial Corridor BOA, you may call Alan Nusbaum at (716) 286-4462 or Alan.Nusbaum@niagarafallsny.gov.

For questions about this grant program you may call the New York State Department of State at (518) 474-6000.

Keep informed about the project by checking in at the Project Website: