

HIGHLAND COMMUNITY BROWNFIELD OPPORTUNITY AREA

NOMINATION DOCUMENT

REVISED MARCH 2010

Prepared for:



Prepared by:





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The Highland Community Brownfield Opportunity Study Area

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Introducing the Highland Community Area BOA Nomination Document

This Nomination Document is the product of the Step 2 Brownfield Opportunity Area (BOA) Program for the Highland Community Area. The City of Niagara Falls, through their involvement in the BOA Program and the development of this document, has embarked on a journey to transform approximately 560 acres - of which more than 275 is brownfield land - into a more prosperous, economically diverse, socially strong, high quality, safe destination for new employment, residential and community uses.

The Highland Community Area BOA represents a unique opportunity for the community and the City to work together to capitalize on core strengths, mitigate environmental and market challenges, and capture projected local and regional growth industries to transform the BOA study area. Through the BOA Program, the City and their community partners have identified a series of opportunities to restore environmental quality while regenerating dormant areas back into productive use or to create conditions for future regeneration.

Prepared between November 2007 and July 2009, the Nomination Document provides an in-depth description and analysis of the Highland Community Brownfield Opportunity Area site. Included as part of this description is an economic and market trends analysis of existing conditions, opportunities, and reuse potential for properties located in the proposed Brownfield Opportunity Area. The Nomination Document concludes with a description of key findings and recommendations to advance redevelopment of strategic sites to revitalize the Highland Community Area.

This first chapter introduces the Nomination Document, providing a summary of the BOA program, an identification of the Highland BOA Community Area lead sponsors, specification and brief description of the study area and summary of the agreed Community Vision, Goals and Objectives.

1.1 The BOA Opportunity

Through the BOA Program, brownfield - and more importantly - community renewal is Highland's immediate opportunity. This opportunity is a process of economic diversification, community building and longer term renewal for the BOA study area.

The BOA program provides the resources to plan for the revitalization of several brownfield sites and vacant and underutilized properties, enabling the community and the City to realize a vision of community regeneration and the development of implementation strategies to return brownfield sites to productive or beneficial uses.

The City of Niagara Falls was awarded a significant grant through the New York State Department of State (NYS DOS) and the New York State Department of Environmental Conservation (NYS DEC). The BOA grant provides municipalities and community-based organizations with the resources to plan for the revitalization of brownfield sites and vacant and underutilized properties. The intent of this grant is to establish a Brownfield Opportunity Area (BOA) for the Highland Community Area to begin the planning process necessary to fully understand the environmental conditions across the area. As defined by the United States Environmental Protection Agency (EPA), brownfields are *abandoned, idled or underutilized industrial or commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination*.

Completion of the BOA allows the City of Niagara Falls to build a multi-level partnership with the Highland community, the City regional planning and development agencies and state agencies.

The BOA Program is comprised of three steps:

Step 1: The Pre-Nomination Study involves the selection of the area in need of cleanup and redevelopment, and includes basic information about the BOA and the brownfield sites contained within it. Additionally, a preliminary vision for redevelopment of the study area is developed through implementation of a community-based visioning process.

Step 2: The second step of the BOA program is the *Nomination* phase. This involves a continuation of the data acquisition and public consultation process, as well as completion of an in-depth analysis of the BOA, including a market and economic analysis. Step 2 results in a Nomination Document and supporting revitalization plan / Master Plan. Completion of Step 2 allows the State and the City to make informed decisions on land use planning based on up-to-date market and environmental research. Critically, it also unlocks the opportunity to access funding for further analysis and site assessments in Step 3 of the program.

Step 3: The third and final step of the BOA program is the *Implementation Strategy*. Successful completion of the BOA program unlocks valuable state and federal funding opportunities to support site remediation, including preference under the New York State Department of Environmental Conservation Environmental Restoration and Environmental Protection Fund programs. Funding can also be accessed through the State Brownfield Program and Empire Zone & Renewal Tax Credits, amongst others.

1.2 Lead Project Sponsors

The City of Niagara Falls, acting as lead agency pursuant to the State Environmental Quality Review Act (SEQRA) and its implementing regulations (6 NYCRR Part 617), has prepared this Nomination Document for the adoption and implementation of the BOA Plan.

The BOA Plan was prepared in accordance with the guidelines established by the New York State Department of State (NYSDOS) and the New York State Department of Environmental Conservation (NYSDEC) for the Nomination Study (Step 2) phase of the BOA Program. NYDOS and NYDEC were joint State agency leads for the Highland BOA project, overseeing and providing guidance to the City of Niagara Falls and their appointed study team.

The Highland Community Revitalization Committee (HCRC) is a co-sponsor of this initiative.

1.3 Project Overview and Description

1.3.1 The Site Context

The City in the Region

The City of Niagara Falls is the second largest center in the Buffalo-Niagara region. A former industrial power, the city is now the center for tourism in the region. Home to one of the world's most famous natural wonders – Niagara Falls – the city is known around the world and attracts approximately 8 million visitors every year (*source: NY State Office of Parks, Recreation & Historic Preservation, 2009*).

Manufacturing is another important economic driver for Niagara Falls and the region. However, like many other cities in the north-east, the City of Niagara Falls now finds itself in a state of transition due to national and global economic restructuring and the persistent slow decline of the region's large-scale manufacturing industries.

While other national trends drove the redistribution of population, it is primarily the loss of industry and related employment opportunities that restructured the labor force at both the city and regional level. Residents relocating to other urban centres in search of work has fueled population decline across the region over the past 40 years. Population loss has been particularly high for Niagara Falls, which witnessed almost a 50% drop in its population since the early 1950s.

Although the city and the region have faced economic challenges over the past decades, there are several strengths that the city should capitalize on to help it reshape its future. Most notably, due to its address on the shores of the Niagara River - which defines the Canada-US border - Niagara Falls is well positioned to benefit from its locational advantages offered by its border location and centrality to the larger bi-national Buffalo / Toronto Region.

These advantages can be summarized as follows:

Part of a Growing & Economically Strong Region:

- Strategically located, Buffalo Niagara is within 500 miles of 55 percent of the United States population and 62 percent of the Canadian population:
 - NYC is 420 miles from Niagara Falls
 - Toronto is 90 miles from Niagara Falls
 - Boston is 475 miles from Niagara Falls
 - Chicago is 500 miles from Niagara Falls
 - Detroit is 250 miles from Niagara Falls
- Part of the Rochester - Buffalo – Toronto market area, containing North America’s 5th largest market with 22 million people and \$530-billion in economic activity (*source: R. Florida, as quoted in the Globe & Mail, Oct 2007*).
- Adjacency to the Greater Golden Horseshoe in Canada - with a population of 8.1 million the third fastest growing urban region on the continent stretching from Niagara Falls (Ontario) to Peterborough (Ontario).
- Being at the center of this international market gives Niagara businesses a logistical advantage while providing convenient access to a host of professionals with expertise in international business.
- Regional growth sectors in education and health services, professional and business services and financial services.
- The Buffalo-Niagara region attracts more than 22 million visitors annually (*source: Buffalo Niagara Enterprise, 2009*).

Part of a Bi-National Market Area:

- Major trading gateway - with three bi-national bridges, an international airport, an international rail bridge and strong highway access.

- Buffalo Niagara’s geography places it in the center of a key international market which facilitates \$81 billion in annual trade between Canada and the United States, representing 31 percent of the total trade conducted between the world’s largest two trading partners (*source: Buffalo Niagara Enterprise, 2009*).
- In close proximity to two major US/Canada truck bridge crossings including the Lewiston-Queenston Bridge and the Peace Bridge. Passenger vehicle crossing is also available at the Peace Bridge and the Lewiston-Queenston Bridge, as well as the Rainbow Bridge. The Whirlpool Bridge, located less than a quarter of a mile from the BOA, is a passenger bridge reserved for subscribers to NEXUS.
- Strategically located, at the center of a major international market - more than 9 million people reside within 125 miles of Buffalo/Niagara Region.

Additional details of the Niagara Buffalo Region are presented at Section 3.1.1 and 3.1.2. Figure 1.1 illustrates the location of the Highland BOA in relation to the Region.

The Highland BOA in the City

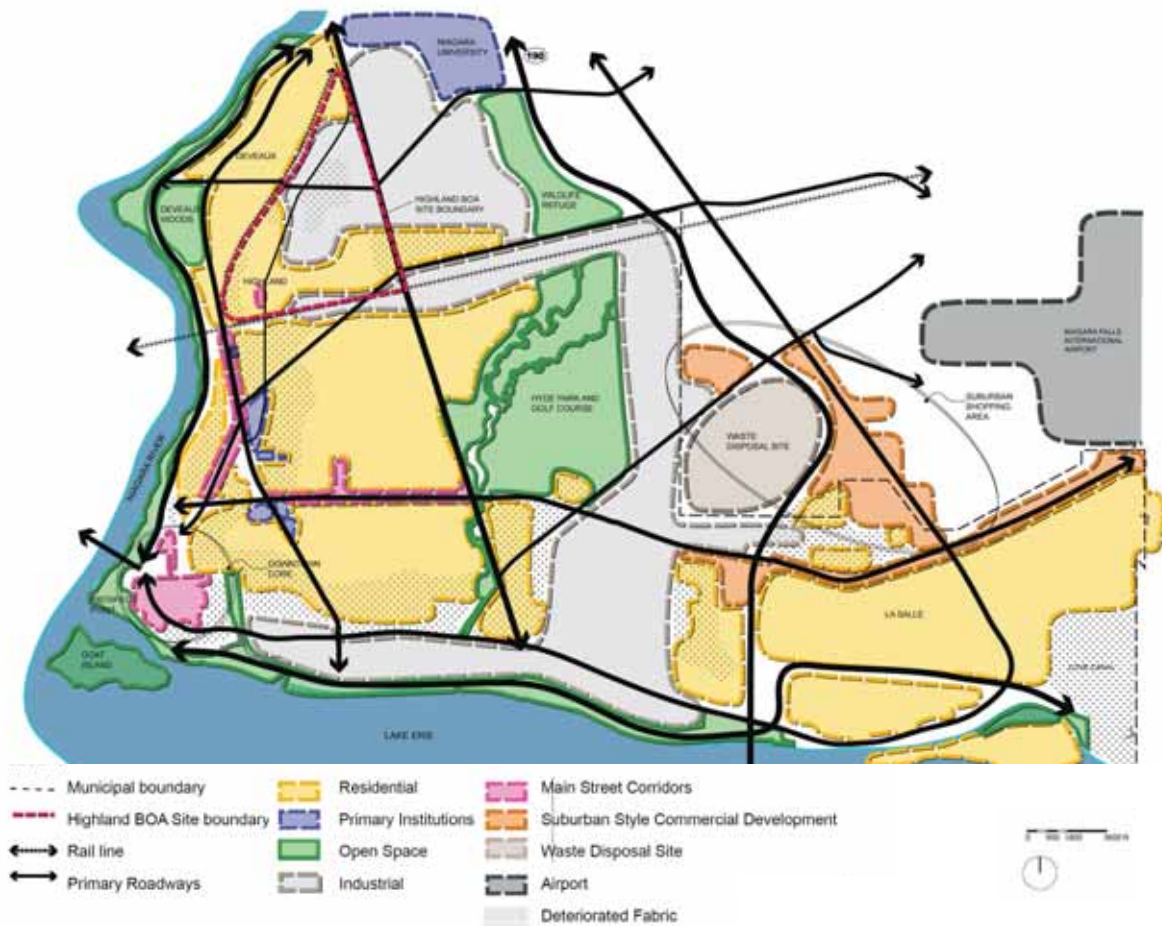
Formerly considered to be one of the most important industrial zones in Niagara Falls, the Highland Community Area BOA site is located in the north west portion of the city. The triangular site is positioned between the City line to the east, the established neighborhood of DeVeaux to the west and an active rail corridor to the south. Although still considered to be an industrial area within the city, the study area is also home to almost 2,700 residents, mainly clustered on the southern portion of the site.

The geographic positioning of BOA site allows it to function as an important regional gateway into the City of Niagara Falls - both from the Town of

Figure 1.1: The BOA site in a bi-national and regional context



Figure 1.2: Highland BOA Study Area within the context of the City of Niagara Falls



Niagara (I-190) and the Town of Lewiston (Route 61). The area also functions as an international gateway due to the location of the city's main passenger rail station as well as its close proximity to the Whirlpool Bridge and Queenston / Lewiston Bridge. Figure 1.2 illustrates the location of the Highland BOA within the context of the city.

The Highland area supports an industrial legacy and is recognized as one of three heavy industry zones in Niagara Falls. As a consequence of this strong industrial identity, almost half of the study area's 560 acres is considered to be 'brownfield'. Within the BOA study area, there are 380 brownfield parcels, covering more than 275 acres of land.

The absence of lower environmental standards during the first half of the 20th century have meant that many of these sites are contaminated to some degree (by today's standards) and in need of rehabilitation before they can be reused. The BOA grant provides the resources to plan for the revitalization of brownfield sites and vacant and underutilized properties, enabling the City to realize a vision for brownfield redevelopment and begin the processes necessary to return brownfield sites to productive uses.

Although no longer operating at capacity, the Highland area has retained its industrial and manufacturing focus and in recent years has been successful in retaining, expanding and/or attracting several new businesses to the Highland area. This growth has focused on distribution and light manufacturing, helping to shift the focus of the area away from heavy industry. Some of the more high profile and important local businesses located on site include:

- ParMed Pharmaceuticals
- Braun Horticulture

- Standard Auto Wreckers
- TecMotive
- Triebacher-Sclefmettel

Augmenting the above, it was recently announced that Globe Metallurgics and SantaRosa Holdings will be expanding their presence in Highland. Idle since 2003, Globe officials announced in May 2008 plans to make an initial investment of \$20 million as part of a multi-year project to bring an existing plant back to life. Globe Specialty Metals long-term plan for the facility calls for an investment of \$60 million by 2011 and includes projections for up to 500 employees. Santa Rosa Holdings Inc. plans to renovate 13 acres at 1501 College Avenue for related industries, with initial employment up to 75 new positions.

In addition to manufacturing, the area has also benefited from the development of important new public amenities to better the Highland community. Most notable has been the highly successful Doris Jones Family Resource Center, which opened in 1991 as a response to a growing community need for educational, recreational and self-sufficiency programming. This award-winning facility supports a 226-seat theater, banquet hall, gymnasium, locker room, multi-purpose rooms, commercial kitchen, library, and computer training lab. The Resource Building also is home to the Mount St. Mary's Neighborhood Health Center, a universal pre-kindergarten class and the Niagara Falls Alternative School.

Clearly, Highland has many strengths to build on, including an active and informed community, thriving neighborhood support services, recent housing renewal, new employment opportunities and an abundance of land available for redevelopment.

However, despite these strengths, 40 years of industrial and manufacturing decline has had significant social and economic affects on the city and the region as a whole. The affect on Highland has been particularly sever and there are a number of challenges specific to Highland that need to be addressed as part of the revitalization efforts:

Isolation: The community is physically separated from other communities by two active rail lines along its southern and western edge. A highway (Route 61) acts a significant barrier along its eastern boundary.

Image: There is a high level of vacant land with more than 30% of sites vacant or abandoned

(approximately 200 acres). This, coupled with existinance of heavy industry creates a challenging environment across the northern portions of the site and along its main routes. In addition, despite years of transition away from heavy industry, the area’s strong industrial legacy continues to stigmatize the Highland community. The proximity of industry to residential without a seperation zone detracts from the quality of the neighborhood.

Environmental Uncertainty: Across the study area, only a small number of sites have a fully understood environmental history. In most locations, environmental conditions are uncertain.



The award-winning Doris Jones Family Resource Centre and St. Mary's Neighborhood Health Centre

Land Ownership: Ownership is complex and fragmented, with few large parcels controlled by a single interest. In addition, many parcels are irregularly shaped and difficult to segment or subdivide. This presents challenges for large-scale redevelopment.

Land Use Conflict: The close proximity of residential creates challenges for any potential new industrial uses. The scale of industrial lands overwhelms the residential community creating a difficult relationship between the two.

Social Issues: A spectrum of social issues specific to the Highland community need to be recognized and addressed, where viable:

- Significant population decline of 24% between 1990 and 2007.
- An aging population and flight of young people from the community.
- Highest level of poverty in City.
- Low levels of educational attainment.
- Limited growth in household income.
- Some of the lowest house values in the city.
- Real and perceived crime.

Many of these Highland specific issues are presented in more detail in Section 3.1.2 as well as at Appendix 5.

The Highland Community: A Rich History

The Highland Avenue black community emerged during the Second Great Migration of African Americans from the South to the North. Between 1940 and 1970, lured by the jobs in the World War II defense industries and the post-war economic boom, millions of African Americans moved from the Southern to Midwestern, Northeastern, and Western cities. World War I and the Immigration Act of 1924 effectively ended the flow of European immigrants to the emerging industrial centers in the Midwest and Northeast, causing a shortage of workers in the factories. Filled with dreams and hopes of a better life, black workers answered the call for factory workers north of the Mason-Dixon Line.

The residents of Highland were among the millions of blacks moving into the Midwest and Northeastern cities. Labor agents from local plants, such as Union Carbide, Carbon Corporation, Hooker Chemical and others enticed southern blacks to Niagara Falls. The influx of blacks into the city during the late 1930s and 1940s caused Highland to emerge as the center of Black Niagara Falls. The location of the city's industrial heartland in the North end combined with the building of the Hyde Park Village (1943) and Center Court Public Housing (1944) to spawn the emergence of the Highland Avenue black community. Hyde Park was meant to be temporary housing for African Americans and therefore it was not as attractive and well built as its counterpart, Center Court. By 1947, according to historian Michael Boston, about 61 percent of Black Niagara Falls lived in the Highland Avenue community. Throughout the sixties and seventies, the majority of black migrants to Niagara Falls settled in the Highland Avenue community.

The Highland Community was built to house the workers who were expected to seek employment in nearby factories. Thus, the residential areas were literally built around the industrial core and the Conrail tracks, which formed the eastern boundary, with industrial lands forming the core of the neighborhood. After the Highland population peaked in 1970, industrial disinvestment in Niagara Falls created declining employment, decreasing population, poverty, abandoned factories and blight.

1.3.2 The Area's Potential

Although Highland faces many challenging conditions, the community remains strong and determined to help usher in a more positive future. This positive attitude is reflected in how the community cares for its homes, parks, streets and community facilities. The community of Highland remains active with strong sense of community pride.

In addition to the strong community, below is a summary of other opportunities that offer significant potential to improve the quality of life within the Highland Community BOA Area:

- Good regional and international linkages.
- A gateway location when entering Niagara Falls from the north or east.
- Very well served by underutilized infrastructure with opportunities for growth (water, sewer, power, roads and rail).
- Access to major open space resources, including state parks.
- Proximity to Niagara River and Main Street
- Valuable road frontage (particularly along Hyde Park Boulevard).
- New housing and improved open spaces are being delivered through the Unity Park and Center Court / Hope VI developments.
- Numerous churches make Highland a focus for faith in the city.
- Access to State funding programs to stimulate investment.
- Established and thriving community support centers, such as:
 - Neighborhood Block Clubs
 - Doris Jones Family Resource Center
 - Weed & Seed
 - Religious Institutions

In addition to the above, it is important to note that the area is currently benefiting from a number of new and planned initiatives being brought forward by City of Niagara Falls and its partners. Key initiatives being delivered locally include:

- Housing & Community Amenity Initiatives:
 - Center Court / Hope VI redevelopment
 - Doris Jones Family Resource Center / St. Mary's Health Center expansion
 - Customhouse renovation
 - Underground Rail Road Interpretive Center
 - DeVeaux Woods & Whirlpool Park improvements
- Business Development Initiatives:
 - Globe Metallurgical expansion plans
 - Santa Rosa development plans for 1501 College
 - Canrom / Niagara Science Museum / Photovoltaics Research Center
- Remediation Initiatives:
 - Tract II / PowerCity Warehouse sites
 - 3801/3807 Highland Avenue
 - 1501 College Avenue
 - Globe Specialty Metals
- Infrastructure Initiatives:
 - Robert Moses Parkway reconfiguration
 - Amtrak Station relocation and redevelopment
 - Bridge rebuild / Lewiston Road
 - Lockport Street overgrade railroad bridge reconstruction
 - Lewiston Road undergrade railroad bridge replacement

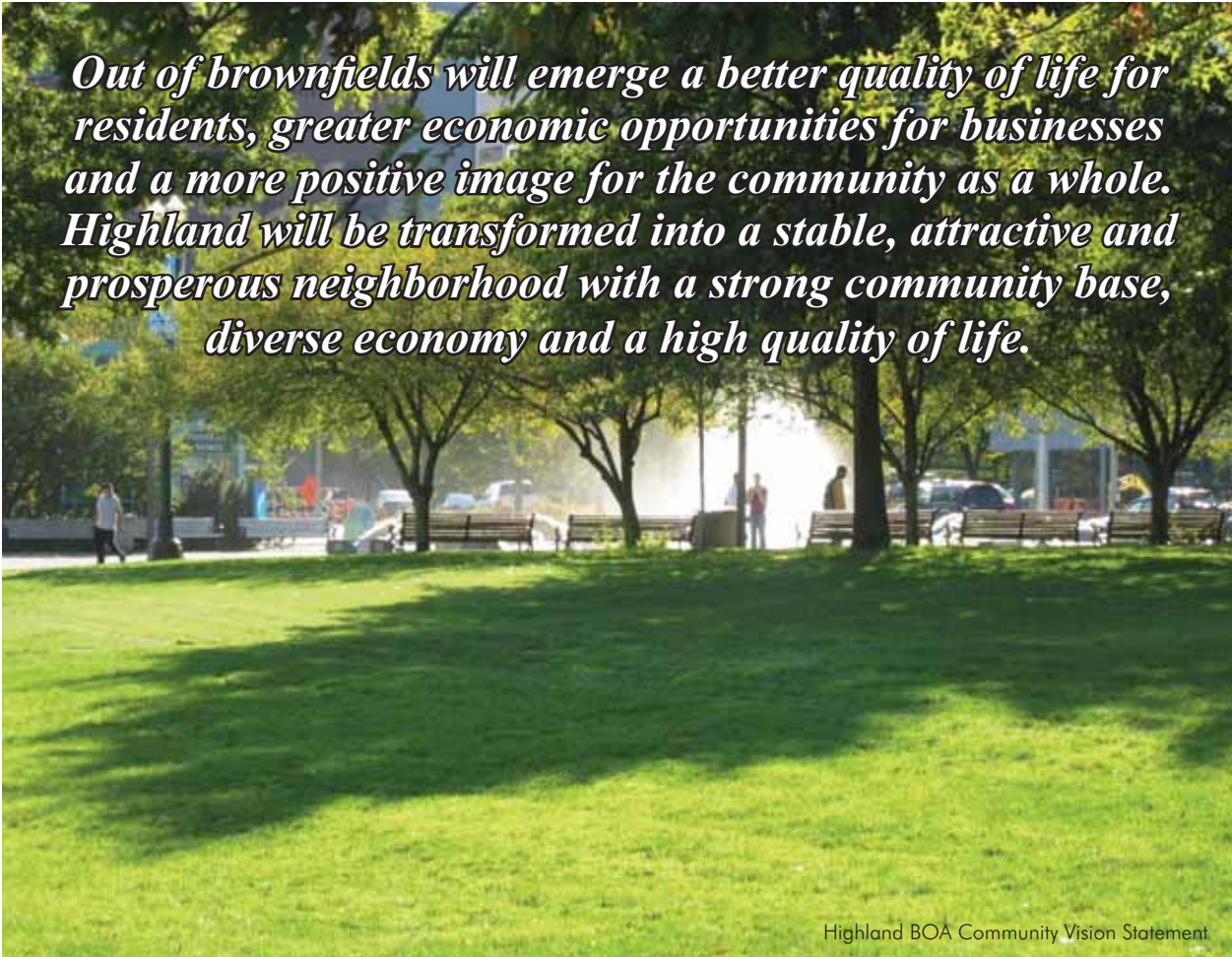
1.4 Community Vision, Goals & Objectives

Many stakeholders and community members were involved in the development of the Highland BOA Nomination Document, including local businesses, the development industry, land owners, universities and colleges, arts and cultural interests, the police, health providers, faith leaders, community interest groups, individual residents, and City staff, just to name a few.

During interactions the focus was on listening, seeking input, informing, and offering examples of how the components of the Highland BOA Nomination Document could meet a diversity of needs and generate excitement and consensus around a shared vision for the future.

The Highland Community Vision statement captures the issues and priorities of residents and stakeholders and is rooted in an understanding of the regional and local context, the community's land-use structure, environmental setting, and local and regional market conditions.

This section outlines what we learned through our discussions with stakeholder and community representatives. The Community Vision Statement presented below captures the essence of what we heard. A summary of the Open Houses and Steering Committee sessions used to inform the development of the Community Vision, of which summaries are available as supporting documents.



Out of brownfields will emerge a better quality of life for residents, greater economic opportunities for businesses and a more positive image for the community as a whole. Highland will be transformed into a stable, attractive and prosperous neighborhood with a strong community base, diverse economy and a high quality of life.

Highland BOA Community Vision Statement

The Community Vision Statement can be expanded as follows:

The Highland community is ambitious. It recognizes its existing challenges, but is committed to creating a community to be proud of – a place that people want to live and work in as well as visit. The business and residential communities of Highland will utilize brownfield opportunities to transform the image, quality of life and economic base across the Highland BOA.

Over the coming years, the Highland BOA Community Area will be transformed into a desirable destination for new employment and residential living in Niagara Falls. Businesses and residents will be attracted to the area for its unique ‘green’ manufacturing brand and proud residential neighborhood. Businesses locating in Highland will continue to enjoy some of the country’s best access to bi-national markets and infrastructure investment.

Highland Avenue and a new Technology & Business Park will be the centerpieces of a renewed Highland and a symbol of an optimistic future. Highland Avenue will remain the strong heart for the community, while the new business park and related ‘Central Boulevard’ will be the showpieces for a higher value, more diversified employment base.

Continuing to act as an important employment center in Niagara Falls, Highland will retain and expand its existing employment base. The areas north of College Avenue will remain a destination for manufacturing striving to attract additional industries focused on ‘green manufacturing’. Opportunities for on-site intensification will be pursued. The newly refurbished and expanded Globe Metallurgical plant will act as a model of intensification for manufacturing uses. Both Hyde Park Boulevard and Highland Avenue (north of College Ave) will become high quality, easily accessibility, high-visibility locations for new businesses.

At the forefront of the transformation, a new research and development opportunity will be focused on the Canrom site, containing the new Niagara Science Museum and Photovoltaic Research Center. With time and support, these unique local assets will serve as a catalyst for an expanded cluster of photovoltaic research and product development.

Highland Avenue will be celebrated as the ‘main street’ for the Highland community – a place where people are drawn to for its shops, businesses and special events. New opportunities for businesses and local shopping will bring life back to the street. Currently vacant or underutilized buildings along Highland Avenue will be reclaimed with new uses that bring a more confident face to the street and contribute more positively to the community.

At the heart of the community, an expanded Doris Jones Family Resource Center will continue to function as a critical support resource. As the anchor for the community hub, the Resource Center will be complemented by the expanded St. Mary’s Health Center as well as a new dedicated multi-purpose training and education center. A new gathering space – Doris Jones Plaza – will tie all the community facilities together and create a beautiful setting for community activity fronting onto Highland Avenue in the center of the community hub. This community cluster will act the ‘bricks and mortar’ community centerpiece for the renewed Highland.

The Highland Community BOA represents a unique opportunity for the community and the City to work together to capitalize on core strengths, mitigate environmental and market challenges and capture projected local and regional growth industries to transform the BOA study area into a focus for economic growth and community renewal.

1.4.1 Community Goals & Objectives

For years, the residents of Highland have sought to eliminate the brownfields in their community and turn their community into a great place to live, work, play and raise families. They want the BOA project to help them realize this long standing ambition.

Brownfield remediation, to be beneficial to the community, must create employment opportunities and holistic neighborhood development in an environmental setting free from pollution and environmental degradation. This was the primary goal identified by the community.

Over the course of preparing the Nomination Document, seven additional community goals were expressed by Highland residents:

Listen: Allow resident's to play a pivotal role in the Highland BOA planning process. Listen, learn and build trust. Highland residents and stakeholders want to act as the engine that drives the BOA process through all its stages.

Be Locally Responsive: The place-based plan must be relevant to the conditions facing the Highland Community. Allow Highland to retain its unique identity, while also allowing it to be more fully integrated as part of the City of Niagara Falls. Strive to bring back Highland's proud past and create a modern Highland which residents and businesses are proud to call home

Build an Economic Base and Create Local Opportunities: Develop clean industry hub based upon emerging strengths of the Highland area and improve the quality of life for residents.

Build Skills and Facilitate Access to Jobs, Education and Training: Brownfield regeneration needs to produce quality jobs and related training opportunities for the people who live in the community. The City and private sector needs to work with community to build local employment and improve access to relevant training.

Improve the Neighborhood: Create a place our children are proud of: Clean up and redevelop Brownfields to positively improve the perception of Highland.

Residents want the regeneration of brownfields to drive the community development process. Residents viewed neighborhood development in terms of place-based development with a focus on: (1) the regeneration of the Highland Avenue as a commercial corridor; (2) extensive landscaping and streetscaping, along with the creation of more open space, bike paths, parks and recreational space for youth; and, (3) a holistic concept of neighborhood development.

Environmental protection: Residents favored green development and want better mitigation for industries that cause of pollution and impact the health of their day to day lives.

Make it Happen: Establish a Highland community based economic development corporation.

1.4.2 Pre-existing Studies

The Highland BOA Study was not completed in isolation. The Vision, community goals and project priorities build on previous work undertaken within Highland, as well as at the broader City-level. The Highland BOA Vision is complementary to each of the consulted studies and works to positively reinforce the goals and objectives of much of this previous work. Key studies consulted include:

- Main Street Business District Revitalization Study (2001)
- City of Niagara Falls Strategic Master Plan (2004) / Comprehensive Plan for the City of Niagara Falls (2008)
- Highland Area Redevelopment Plan (1998)
- Achieving the Niagara Falls' Greenway Vision (2006) / Niagara River Greenway Plan (2007)

A summary of the goals and objectives of each study is provided below.

Niagara Falls Strategic Master Plan / Comprehensive Plan for City of Niagara Falls

The Strategic Master Plan represents the City's program for renewal and sets out a city-wide plan for urban revitalization as well as the long-term renewal of the regional economy. The Strategic Plan placed equal emphasis on the development of educational and cultural resources and amenities, as it did on the stabilization and renewal of inner city residential neighborhoods, tourism and employment development, and the support and strengthening of regional economic sectors.



Seven city-wide strategies were presented to inspire renewal:

1. Build on core assets of Niagara Falls, including the city's role as the tourism destination; the Niagara River and its riverfront setting including the Falls and the Gorge; regional health care facilities and other institutions, including the Memorial Medical Center, Niagara Arts and Cultural Center, Niagara University and Niagara Community College; the city's collection of heritage buildings, neighborhoods and traditional commercial districts; and existing industrial activities.
2. Develop the riverfront, its recreational, development and cultural potential.
3. Create green streetscape connections that link the riverfront amenities to the city, its neighborhoods and main streets.
4. Prioritize residential development and revitalize inner city neighborhoods to make living in the Core City more attractive.
5. Plan to become a more compact, attractive and manageable city.
6. Commit to sustained small-scale incremental change, design excellence, and authentic place making.
7. Carefully target 'catalyst projects' to ignite renewal efforts, these include creating a Cultural District ; creating a downtown Festival Square and creating a downtown entertainment/theater center on Niagara Street.

The Strategic Plan advocated that by stabilizing and revitalizing neighborhoods, retiring derelict housing and industrial uses, holding land in reserve, developing interim land uses, and increasing the amount of green space within the city, it will be possible for Niagara Falls to become a more attractive and manageable city that is better able to meet the needs of its current residents and effectively plan for future growth. Niagara Falls should be developed as a much denser, more compact city, with an identifiable core surrounded by thriving neighborhoods and commercial precincts that are attractive to and supported by residents, as well as visitors.

In 2008, the Strategic Master Plan was modified slightly to include a broader approach to city-wide policy areas across 9 urban policy areas. Upon modification, the Strategic Master Plan was formally adopted by the City of Niagara Falls as their Comprehensive Plan.

“Achieving” Niagara Falls’ Greenway Vision / Niagara River Greenway Plan (2006)

The “Achieving” Niagara Falls Greenway Vision was completed in the summer of 2006 by the City of Niagara Falls to outline its specific priorities for the regional Niagara River Greenway Plan. The plan presents 5 waterfront goals to guide the regeneration of Niagara Falls waterfront:

1. Achieve the most naturally beautiful, environmentally healthy, and publicly accessible waterfront possible for the citizens of Niagara.
2. Maintain power generation and existing industrial uses at appropriate locations along the waterfront.
3. Celebrate & promote the unique natural & cultural heritage of Niagara to enhance the waterfront as a tourist destination and to grow the economy.

4. Improve the connection between downtown and the Niagara Reservation through high-quality urban and landscape design.
5. Make sure all actions serve the interests of the people of Niagara Falls as well as those of the region, the State, the nation, Canadian neighbors, and visitors from around the world.

In support of these goals, the plan includes a series of recommendations, many of which consolidate concepts developed over the last 20 years in various City and regional plans. Key recommendations included:

- Install a waterfront trail system (and associated amenities) to extend from one city line to the other and connect Niagara Falls to the region.
- Reconfigure the Robert Moses Parkway to reconnect downtown and adjacent commercial districts and neighborhoods to the waterfront access and improve environmental quality.
- Implement a comprehensive waterfront naturalization program for upper river, park, and gorge;
- Plan for the future of Niagara Falls’ “green structure.”
- Brownfield regeneration and new green structures: reutilize and redevelop contaminated industrial sites, including naturalizing or landscaping sites that require long term renewal.
- Develop a comprehensive celebration and interpretation of Niagara Falls’ natural and cultural heritage.
- Develop select natural and cultural heritage themes generally—begin a program of research and interpretation to develop the means to tell Niagara’s stories.
- Develop select natural and cultural heritage sites.

The Niagara River Greenway Plan was developed in response to anticipated grant funding that would be available once the relicensing of the New York Power Authority’s Niagara Power Project was completed.

The Niagara River Greenway Plan was a means to create connections between the various constituents, organizations and municipalities that comprise the Niagara River Greenway by establishing a unified vision and a set of agreed principles for the Niagara River Greenway.

The Plan identified assets and resources that make up the Greenway and discussed several high priority “Implementation Concepts,” which describe system-wide approaches and strategies for Greenway development. Potential funding sources, partner-ships and linkages were also identified. The plan recommended the completion of a comprehensive linear park system stretching along the Niagara River from Lake Ontario to Lake Erie, linking all existing parks, trails, urban areas, cultural sites and transportation networks.

Main Street Business District Revitalization Study (2001)

The Main Street Business District Revitalization Study identified ways to tie Main Street to the natural assets and attractions of the region. The approach for the revitalization study incorporated not only the linear Main Street corridor, but also the surrounding contextual area, extending from the Lewiston Road/McKoon intersection on the north to the Rainbow Bridge/State Parks area on the south.

The primary goals of the Main Street Business District Revitalization Study were to achieve:

- increased commercial development;
- new economic opportunities;
- incorporate history and celebrate architecture;

- ensure cultural diversity;
- enhance quality of life; and
- improve the surrounding areas.

To realize the above goals, the Master Plan specifically highlights 30 initiatives integral to the overall enhancement of the Main Street corridor. These initiatives included a number of traffic calming measures, gateways and linkages at strategic locations, new community parks and passive recreational opportunities, street landscaping, a transportation inter-modal center and enhanced visitor attractions. The Plan also included design guidelines for key sites.

Highland Area Redevelopment Plan (1998)

The Highland Area Redevelopment Plan presented a well thought out redevelopment plan for the Highland area. The Plan sought to create a redevelopment framework through a series of improvements to the street network, rail system, pedestrian environments, open spaces areas and gateways. Although not part of a wider State or County initiative, the study was used by the City as a community building initiative to bring people together and agree a plan for improving their community.

It should be noted that although the economic and industrial conditions are different today than 10 years ago when the Highland Area Redevelopment Plan was prepared, many of the community goals originally identified remain relevant today – particularly around the importance of job creation, access to training, and improving the image of Highland.

The Highland Area Redevelopment Plan established a series of guiding principles:

- Maximize land north of Beech Avenue for redevelopment efforts targeting employment opportunities
- Allow the market to determine land configurations
- Minimize disruption to existing businesses
- Provide a clean, green campus-like setting
- Maintain access from the redevelopment area to major transportation corridors
- Maximize use of existing infrastructure
- Protect the availability of rail service
- Simplify internal circulation within Highland
- Establish gateways
- Buffer businesses and neighborhoods from each other
- Link business areas to adjacent neighborhoods

Reflecting the common community goals upon which both this Nomination Document and Highland Area Redevelopment Plan were built, several of the guiding principles and related Master Plan project ideas have been brought forward for incorporation into this more up to date plan.





NIAGARA FALLS

1.5 BOA Boundary Description and Justification

1.5.1 The Highland BOA Boundary

The Highland Community Area BOA boundary retains previously agreed study area boundaries for the area - including the boundary established for the 1998 Highland Area Redevelopment Plan as well for as the City's New York State Economic Development Zone.

As represented in the BOA Boundary Map (Figure 1.3), the 560 acre site is triangular in shape and bound on its west and south sides by active rail lines. The eastern edge is bound by Hyde Park Boulevard, which also defines the Town of Niagara / City of Niagara Falls boundary. The geographic location of the BOA allows it to take advantage of its close proximity to the interstate highway system, the international border with Canada and the Niagara River.

There are only four entryways to the BOA from surrounding areas. The main access roads into the study area include Witmer Road (Route 31), Hyde Park Boulevard (Route 61), Main Street (Route 104), Lockport Road, and 11th Street/Highland Avenue. BOA roads serve as a regional gateway to the City from the NYS I-190 (Town of Niagara) and from Route 61-Hyde Park Boulevard (Town of Lewiston). The study area is connected to the Main Street area and Robert Moses Parkway/Riverfront at Depot. The main connection into the DeVeaux community is at the College Avenue/Highland Avenue intersection. The closest regional highway to the BOA is New York State Interstate Highway 190 (I-190). The nearest interchange with the I-190 is located 1.25 miles east of the BOA at Witmer Road.

Internal to the site, major streets include Highland Avenue, running north-south and College Avenue, running east-west. Beech Street and Center Avenue, both of which run east-west, act as important secondary streets serving the residential portion of the site.

Land uses across the site are generally split between residential uses and industrial uses. Highland Avenue supports some small clusters of mixed use (small scale retail, community services, residential, open space, limited commercial) at Centre Avenue and at College Avenue. Surrounding the study area is a mix of residential uses (to the north, east and south within the City of Niagara Falls) and industrial areas (to the west within the Town of Niagara). Additional Land Use details are provided at Section 3.2.1.

1.5.2 Boundary Justification

The Highland BOA study boundary was justified for several reasons. The distinctive triangular shape formed by the road and rail boundaries is very recognizable as the Highland area of Niagara Falls and has been identified as such in previous studies and the City's own mapping. The western edge, Hyde Park Boulevard is clearly delineated by the City line. The southern and western edges are well defined by active rail corridors. Beyond the rail corridors are established residential neighborhoods with minimal known brownfield areas. In contrast, multiple brownfields are present within the defined study area.

Well served by the rail corridors and in close proximity to a major power source and international borders, the Highland area was considered as one of the city's most important industrial zones. Due to historic land uses, almost half of the site (275 acres) is considered to be brownfield. The proximity of residential lands to existing and former industrial sites raises environmental concerns that need to be addressed more fully. The vast majority of land included within the BOA would either benefit from remediation, redevelopment or additional understanding of environmental conditions.

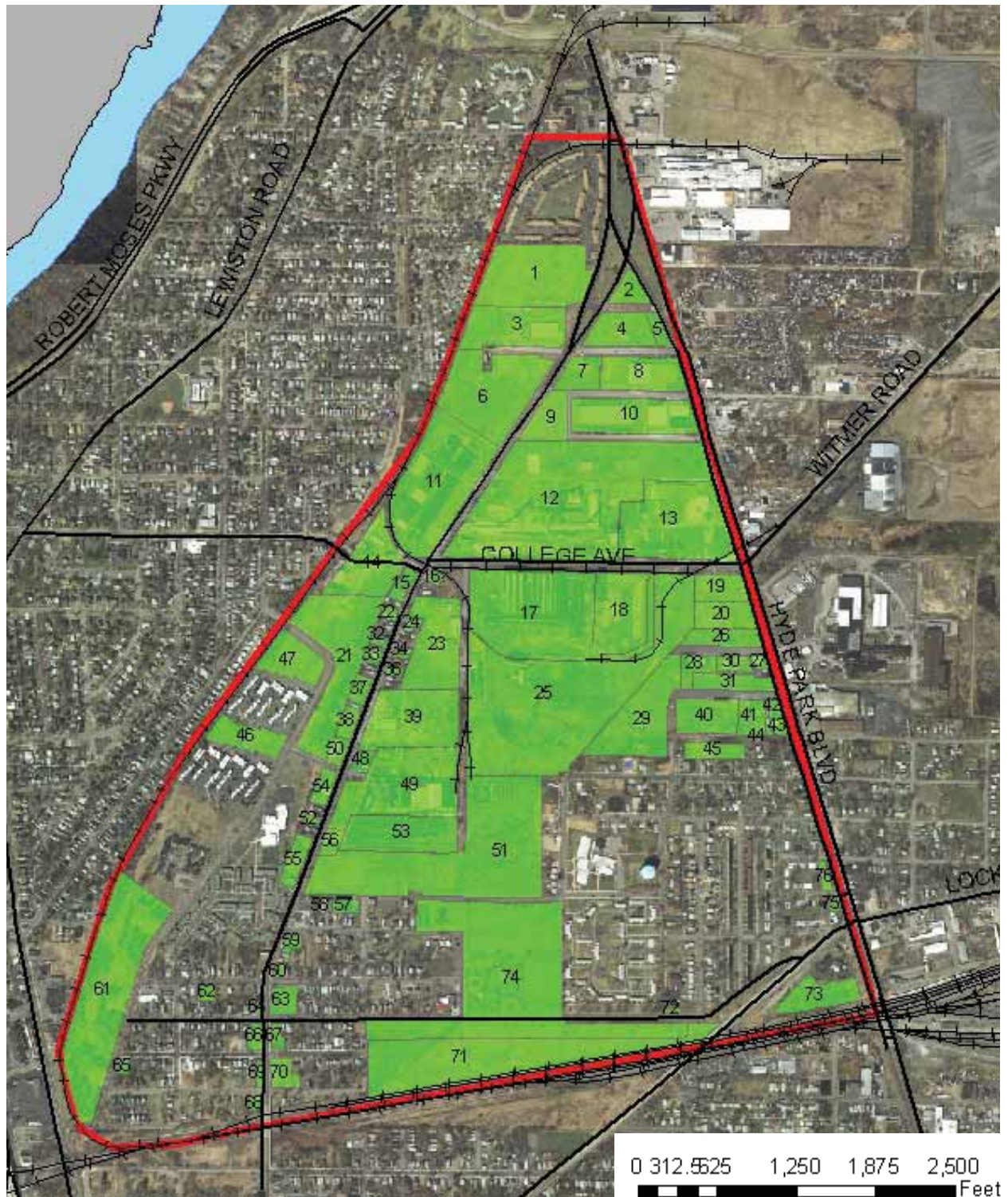
As a recognized district within the City, the site benefits from the presence of an established and active neighborhood that can build partnerships with local, regional and state agencies to establish a community based revitalization plan and implementation strategy to achieve brownfield redevelopment. As a current employment

destination, once remediated, the significant brownfield sites contained within the study area have the potential to generate economic development and significantly contribute to the overall economic development in Niagara Falls.

Figure 1.3: The Highland Community BOA Study Boundary



Figure 1.4: The 76 identified brownfield sites contained within the Highland Community BOA Study Area





2

Working with the Highland Community

A highly collaborative approach was undertaken for the Highland Brownfield Opportunity Area project. This collaborative process was introduced early in the project to provide a solid foundation from which to build community and stakeholder aspirations and ensure an effective means to inform and engage the community in the development of the Nomination Document.

This section provides an overview of the tools used to engage stakeholders and the wider community in the BOA process, summarizing the public participation plan, consultation methods used and partners engaged. The section concludes with a review of key messages and community priorities learned throughout the consultation process.

2.1 Public Participation Plan

A Community Participation Plan was developed for the Highland BOA project to outline engagement procedures and ensure that residents, businesses, land owners, politicians and special interest groups were included and incorporated into the project process.

Over the life span of the project, a number of different opportunities were used to engage key stakeholders and the general public, including:

- i. 5 Public Open House Events
- ii. 4 Steering Committee Meetings
- iii. A series of one-on-one interviews (approximately 50 interviews)
- iv. B.O.A. Mini-Course for residents, comprised of six separate course days
- v. 3 Community Workshops
- vi. Development of Community Participation Sub-Community & Community Recruits
- vii. Creation of a Community & Stakeholder Contact Database
- viii. On-going Community Leaders Meetings

A summary of each event is provided below. Additional details can be found at Appendix 1.

i. Public Open House Events

At each phase of the project, the team hosted an open house event for the general public. These events were opportunities for the public and stakeholders to review information, speak to City staff and the consultant team, and provide their views and suggestions on the Highland Community Area BOA project. At each open house, a PowerPoint Presentation was given to allow information to be shared and to help focus discussions. In addition, a series of highly

illustrated Information Panels were displayed, when necessary. The 5 Open House sessions were structured as follows:

Public Open House #1: Information Session

In this first of five public forums, the community was introduced to the project team and invited to learn about the objectives of the study and BOA Program. The project team stressed the importance of the community's active participation in this study and invited all interested parties to join the Steering Committee and to participate in the BOA Mini-Course.

Public Open House #2: Setting the Stage

Setting the Stage identified the goals and objectives of Brownfield redevelopment in the Highland Area. It linked the relationship of community regeneration and Brownfield redevelopment. The Open House was also used to capture broad ideas and interests of residents and stakeholders.

Public Open House #3: Directions for the Future

At the third Open House, the consultant team took the community through a summary of the completed Comprehensive Analysis, Findings and Recommendations, including: market potential, recommendations for BOA reuse and development and, future and interim land use. This Open House was used to confirm findings and, more importantly, form the basis of a community vision that is reflected in this Nomination Document.

Public Open House #4: Options

The Land Use and Development Opportunity Scenarios and the evaluation criteria were presented by the consultant team to solicit public input on the scenarios, refine evaluation criteria, and discuss the relevance and merit of the scenarios against the stated community vision goals and objectives. The outcome of this meeting was the identification of a preferred land use and master plan concept.

Public Open House #5: Master Plan Concept

This final open house was structured as a formal conclusion to the BOA study and provided an opportunity to review the entire BOA process as well as to present in detail the preferred Master Plan Concept and remediation strategy to the public. Final thoughts and public comments were then incorporated into the Nomination Document and supporting Master Plan.

ii. Steering Committee Meetings

A cross section of representatives from City and County departments, local businesses, land owners, residents, community groups and public agencies were invited to participate in the Highland Community Area BOA Steering Committee. The intent was for the project team to draw upon the steering committee's diverse knowledge and expertise to vet important ideas and approaches. However, after four of the six scheduled Steering Committee, the Committee was amalgamated into the Open House consultation process. This was done due poor attendance at Steering Committee sessions, as well as a duplication of participants attending both the Open Houses and the Steering Committee. In total, four dedicated Steering Committee Meetings across the earlier developmental phases of the work program.

Steering Committee Meeting #1:

The goal of this first steering committee meeting is to introduce the intent, goals and objectives of the Step 2 Highland Area BOA, outline key steps in the Scope of Work, and discuss elements of the Community Participation Plan and Techniques to Engage Stakeholders & Enlist Partners. Committee members were provided with relevant time lines, meeting dates, opportunities for educational assistance, and ongoing technical assistance to ensure full, informed and on-going commitment by members.

Steering Committee Meeting #1b

Once the project was formally launched the consultant team presented a second opportunity to expand membership of the project's Steering Committee to ensure representation from interested parties, including land owners, business owners and community leaders.

Steering Committee Meeting #2

The team presented to the steering committee with a preliminary description of the project boundary and key elements of the draft analysis for discussion and feedback. The intent and structure of the second open house was also presented for consideration.

Steering Committee Meeting #3

The consultant team will presented a summary of the Comprehensive Analysis, Findings and Recommendations, including: market potential, recommendations for BOA reuse and development and, future and interim land use. Feedback from these committee meetings will inform subsequent work and discussions with potential partners.

iii. Interviews and Targeted Consultation Sessions

To ensure a meaningful consultative process over the course of the entire project, the project team members interviewed almost 50 key stakeholders - individually and in small groups - over the course of three full days. This occurred early in the process to help the team identify key issues to address in later stages of the work plan. Interviews were used to help to engage key stakeholders (community leaders, senior management, conservation authorities, major employers, the development community, educational institutes and community leaders) and generate excitement around the process. Summaries of the interviews are presented at Appendix 2.

iv. Brownfield Mini-Course

To participate fully in the nomination study, a common knowledge base and language must exist between residents, the City and the project team. This enables residents to generate their own ideas about brownfield and community redevelopment within the context of the program goals and objectives to achieve realistic directions to guide change. To achieve this, a six-week mini-course on brownfield redevelopment was conducted. The weekly 2 hour courses provided interested parties with an overview of the BOA Program and the nomination study, an introduction to brownfield redevelopment, knowledge of the best practices in brownfield reclamation and insight into the specific issues of brownfields in the Highland community.

Over the six weeks, 38 residents participated, 16 of which received their BOA Certificate for completing all six sessions.

v. Community Workshops

As part of the series of planned Open Houses, a number of workshops were undertaken in an effort to involve the community in a 'hand on' fashion directly in the project. Dedicated workshop elements were incorporated into three of the five Open House sessions.

vi. Development of Community Participation Sub-Community and Community Recruits

A Community Participation Sub-Community was formed as part of the Steering Committee. This sub-committee was composed of steering committee members to develop and implement an ongoing strategy that was aimed at generating and maintaining local interest through the dissemination of project informational via flyers, posters, bulk mailing, and community bulletin boards.

Community leaders, including ministers and organizational heads, comprised the sub-committee and helped to 'get the word out' to notify community members of meeting dates and times.

As part of this approach, community members were hired and tasked with helping to connect the project team to the local community. They were also used for literature drops and targeting clusters of homeowners to inform residents of project meetings. Training was provided through the BOA Mini-Course, so that they were able to answer questions raised by neighborhood residents.

vii. Community Leaders Meetings

Throughout the process, the CENTER undertook a series of informal meetings with Highland community leaders, including ministers and community organization representatives, to gain their assistance in promoting the project and increasing participation.

THE FUTURE OF HIGHLAND



Highland Community Area BOA
Brownfield Opportunity Area | Step 2 Nomination

2.2 Consultation Methods and Techniques

The community participation process employed numerous outreach methods to ensure robust public and private engagement throughout the course of preparing the Nomination Document. This section summarizes the key consultation methods used to inspire involvement.

i. A Dedicated Project Website

The project website acted as a vehicle for public outreach by regularly disseminating BOA and project information. This site was linked to the City's site, and allowed for regular posting of project materials, description of the project area, goals and objectives of the BOA Program, upcoming meeting dates, downloadable reports and concept images as well as other general brown field reference material available through an E-Library. Additionally, the web site gave residents the opportunity to record their suggestions and ideas on the project.

<http://shapehighlandsfuture.com>

ii. Local Community Recruits

Community Recruits, organized by the CENTER, provided an 'on-the-ground' contact for residents and other stakeholders interested in finding out more information on the Highland BOA program. Recruits were responsible for sign-posting residents to other information sources such as the project web-site, the project information centre and the project team.

iii. Project Information Centre & Repository

The repository was a one-stop information shop for all information relevant to the Nomination Study and general information on brownfield redevelopment. The Project Information Centre was housed on site at the ATTAIN Lab (Advanced Technology Training and Information Networking) in the Doris W. Jones Family Resource Centre. An online version of the document repository was also be set up to facilitate access to information for those with internet access.



iv. Community & Stakeholder Contact List

To keep the community and other stakeholders up to date on consultation events and the progress of the study, the team developed and continually updated multiple contact lists with the names, addresses, telephone numbers, and e-mail addresses of key groups, including:

- Community members
- Private landowners and the business community
- Local, county, state, and federal representatives
- Elected officials
- Non-governmental organizations
- Steering committee

v. Project Flyers

The team created a series of one-page promotional flyers that were delivered door-to-door as well as mailed to stakeholders that live outside the community. The flyers provided details of all dates for upcoming public events, gave contact information for team members and directed residents to the project web-site for the latest project updates.

vi. Panels, Presentations and Website Materials

One of the most effective tools for conveying concepts, ideas, issues was the use of our graphic and illustrative panels. All graphic materials used were multi-purpose and coordinated to a consistent style and format. They were easily adapted for a variety of audiences and mediums, including: panels, integrated text and graphic displays; PowerPoint presentations; and, website materials.

Recipients of the Brownfield Mini-Course Certificate



2.3 Techniques to Enlist Partners

Our approach to enlisting project partners was to utilize all components of the participation and consultation program to build momentum in the project process and engage with public and private sector partners (land owners, business owners, etc.). This approach emphasized communication, so as to boost understanding about the Highland Community Area BOA and cultivate support for the BOA objectives from government, private-sector and not-for-profit organizations. This section summarizes the key techniques used to enlist partners.

i. Interviews & Small Group Sessions

To ensure a meaningful consultative process over the course of the entire project, the project team interviewed approximately 50 key stakeholders over a three day period. Key stakeholders were represented by the following interest groups:

- Political & Department Representatives from the City of Niagara Falls
- Land Owners
- Manufacturing Operators
- Local Business Owners
- Local Developers/Brokers
- County/Regional Economic Development interests
- Police & Justice
- Educational Partners
- Housing
- Community Development & Not-for-Profit organizations
- Local Community & Resource Centres
- Community Groups & Block Clubs
- Faith Groups
- Individual Community Members

ii. Community Leaders Meetings

To gain their assistance in promoting the project and to increase local participation, the CENTER undertook a series of meetings with various Highland community leaders, including ministers and organizational heads.

iii. Establishment of Community Recruits

The CENTER recruited local residents to assist with literature drops and targeting clusters of homeowners to inform them of project meetings and working sessions. To ensure that recruits were able to answer questions raised by neighborhood residents, training was through the Brownfield Redevelopment & BOA Mini-Course.

iv. Project Steering Committee

The City of Niagara Falls was tasked with establishing a project Steering Committee. The study team provided support in the way of recommendations for members, training materials and content for the sessions. The Committee was launched twice and members were targeted with invitation letters from the City as well as a wider open-door policy for any interested members.



2.4 Range of Project Partners

As part of the engagement process for the Highland Community Area BOA, the following types of stakeholders and project partners were consulted about the plan:

Community Partners:

- Faith Leaders
- Block Club Presidents & Members
- Individual Residents
- Community Development Advocates
- Active Community Volunteers / Not for Profit

City Partners:

- The Mayor
- City Administrator
- City Councillors
- Economic Development Department
- Engineering Department
- Building/Inspections Department
- Public Works/Neighborhood Services Department

State/County Legislators:

- Niagara County Legislature
- NYS Senate
- NYS Assembly
- NYS Senate

Private Sector Partners:

- Land Owners
- Manufacturing Operators
- Local Business Owners
- Local Developers/Brokers

County/Regional Economic Development:

- County Economic Development Department
- The Regional Institute, University at Buffalo
- Niagara Falls Empire Zone
- Urban Renewal Agency
- NFC Development Corp
- USA Niagara
- Police & Justice
- Niagara Falls Police Department
- Niagara Falls Fire Department
- Educational Partners
- Niagara Falls Alternative School
- Local Vocational training partners
- Community Education Center
- Henry Kalfus School
- Niagara University
- Niagara Falls Board of Education
- Niagara Falls Housing Authority
- Community Development & Not-for-Profit organizations

2.5 Priorities from the Community

This section summarizes key messages that the study team heard from stakeholders and the wider Highland community via interviews, open houses, steering committee meetings and other consultation events and engagement activities. These priorities informed the direction of the Nomination Document and supporting Master Plan. Community priorities included:

Be Inclusive & Genuine.

- Residents want to actively play a meaningful role in the Highland BOA planning process.
- Listening, learning and building trust is critical for a successful plan.

Build Economic Base and Create Local Opportunities: Develop clean industry hub based upon emerging strengths of the Highland area.

- The reopening of Globe Metallurgical provides an opportunity to develop more businesses and jobs around solar manufacturing.
- Solar photovoltaics is an important growth sector to nurture at the local level (including modules, system components, and installation).
- The community needs green and sustainable development guidelines for business development.
- Training opportunities should be linked to job creation.

Set a Plan in Place that is responsive & relevant: Prepare a placed-based redevelopment strategy.

- Any redevelopment plan must be placed-based and locally relevant to the conditions facing the Highland Community.
- Develop projects and programs that have clear neighborhood level impacts.

- Targets public and private investments to benefit and improve the quality of life within the community.
- Link community development to city and regional activities.
- Recognizes the dual nature of economic development to serve the needs of the people in the immediate community along with city and regional business interests.

Clean up and redevelop Brownfields: Develop a plan to improve the design, image and attractiveness of the community.

- Physically redesign the industrial area development patterns to be more compatible with residential areas.
- Make improvements in neighborhood infrastructure, sidewalks, buildings and public spaces.
- Change street networks to increase the accessibility and decrease isolation of area.
- Re-landscape existing green areas.

Build Skills: Use locally based ATTAIN Lab for Jobs and Workforce Development

- Ensure community has access to computers.
- Use ATTAIN lab as an electronic resource center for skills development, signposting to training information and links to job opportunities.
- Collaborate with other city & regional workforce programs

Foster Positive Identity and Capture Tourism Market: Build on heritage of the area to create a unique attraction for Niagara Falls.

- Transform brownfields to positively improve the perception of Highland and improve the quality of life for its residents.

- The Whirlpool Bridge crossing is a historic site and part of the “Underground Railroad” network. The City proposed, and the US Government has established a National Heritage Area, which Highland is a part of. The State of New York has also created an Underground Railroad cultural district in the city, which will become a new attraction and over time could generate revenues to support the revitalization of Highland.
- Highland Avenue itself is a traditional commercial corridor for the community and should remain a focus for the neighborhood.





3

Analysis

3.1 Understanding the Regional Context

To produce a viable long-term plan for any community, it is important to first understand the physical, market and policy environments that influence the area. Gaining an understanding of these wider conditions and the impact they have had on the local area – must be the starting point for preparing responsive recommendations for how an area can evolve.

This section provides a summary of current conditions, key challenges and emerging opportunities facing the broader Niagara Falls-Buffalo region. The latter portion of this section presents a more localized and in-depth analysis of the current physical and market conditions specific to the Highland Community Area BOA.

3.1.1 Regional Opportunities

Niagara Falls has an important role to play in the success of the region. The Erie/Niagara Framework Plan, a joint initiative involving Erie and Niagara Counties, emphasizes the need for an urban-centered strategy for revitalization, and that regional success will depend upon the health of the region's two largest centers - Niagara Falls and the City of Buffalo.

These cities require unique yet complementary roles. Given market and financial prospects in the Western New York area, Buffalo is best positioned to act as the business and financial center, while Niagara Falls should be nurtured as the leader in tourism, recreation and modern manufacturing.

While the region faces undeniable economic challenges, there are a number of important opportunities that the region can capitalize on to help spur a sustainable economic resurgence. This section summarizes the main opportunities available to Niagara Falls and the region to help build a stronger economic future.

Opportunity 1:

A Strategic Location Nationally & Regionally

The City of Niagara Falls is the seat of Niagara County, part of the Western New York Region. Bordered on three sides by water, the Niagara River to the west, Lake Ontario to the north, and Lake Erie to the south, the 523 square miles Niagara County is located in the north-west corner of New York State on the international boundary between the United States and Canada.

This privileged bi-national location generates exceptional opportunities around international trade and distribution across the US-Canada Border. Although not growing as a city, Niagara Falls geographic location allows it to benefit from growth occurring in Canada and to capture the economic, social and cultural benefits arising from the movement of people, goods and services across the United States/Canada border. Driven by international trade demands, truck freight traffic in the County is expected to double between 2004 and 2035 from 161.9 million tons to 339.6 million tons with the with the largest percentage gain for truck freight, at 166 percent, is projected from international traffic passing through the region (mainly to and from Canada).

In addition to the international trade and distribution opportunities available to the region, it is also well positioned to capitalize on proximity to significant national markets for locally produced goods and services. The region sits within 500 miles of 55% of the US population (including major urban centers such as Washington D.C., New York City, Philadelphia and Detroit) and 62% of Canada's population (including Canada's largest conurbation, the Greater Toronto Golden Horseshoe). As part of the wider 3,700 square miles area stretching from Toronto to Buffalo to Rochester, Niagara Falls is part of North America's fifth largest market, supported by 22 million people and generating \$530 billion in economic activity (*source: The Creative Class Group, 2007*).

Key strategic location advantages of the Niagara Region include:

- Major markets are in very close proximity - more than 9 million people reside within 125 miles of border between Buffalo, Niagara Falls and Fort Erie, Ontario.
- Well connected and serviced by infrastructure (interstate highway system, rail, ports, bridges, airports).

- Access to North America's fifth largest market.
- Home to eight international ports of entry (4 auto, 3 rail, 1 water), facilitating \$81 billion in trade annually between Canada and the US.
- Continued growth in bi-national trade, particularly truck freight (*source: New York State Department of Transportation, 2005*).

Opportunity 2:

Part of a Growing Region

Home to 1.17 million people, the Buffalo Niagara MSA is the second largest Metropolitan Area in the State. Since 1970, however, the population of the MSA has declined by more than 13 per cent. Although currently not growing in population, the MSA benefits from its geographic positioning within the context of a rapidly growing region (driven in large part by population growth occurring north of the border). The population of the bi-national region is expected to reach approximately 12.7 million by 2031, representing an increase of 37%. While the greatest growth will be within Canada, Western New York is expected to reverse its decades-long decline and expand its population by 4.7%.

Key strategic advantages of the Niagara Region include:

- Buffalo Niagara's geography places it in the center of a key international market.
- Proximity to the Greater Toronto Golden Horseshoe – one of North America's largest urban regions, attracting approximately 110,000 new residents a year to the region (*source: Neptis Foundation, 2006*).
- Between 2001 and 2006 jobs across Erie and Niagara Counties grew by 2% combined (nearly 9,400 jobs).
- At the regional level, there has been growth in education and health services, professional and business services and financial services.

Opportunity 3:

Extensive Transportation Infrastructure Investment able to facilitate Growth in International Trade

Today, Niagara Falls is already an important hub in the regional trading gateway and home to six international ports of entry. The City is part of a wider regional trading gateway between the US and Canada that supports over \$80 billion in annual trade, representing almost a third of the total trade between world's largest trading partners. Critical to continuing the success of Niagara Falls as a destination and hub for bi-national trade, is maintaining the significant investment already made to the infrastructure necessary to facilitate trade between Canada and the United States. This infrastructure includes:

- Cross Border Transit: Four international bridges serving the region
- Connections into interstate highway system
- International Rail Stations and bi-national rail corridors for both freight and passengers
- International Airports in both Buffalo and Niagara Falls. In Niagara Falls, the Niagara Frontier Transportation Authority has completed a \$29.7 million improvement project, featuring a state-of-the-art terminal.

Opportunity 4:

A World Class Attraction

Few cities in the world are as well known as Niagara Falls. This is in large part due to the city's location perched on the edge of one of the world's most recognized natural wonders – the Niagara Falls. Carved by the waters of the Niagara River and formed over the past 12,000 years, Niagara Falls is the second largest waterfall in the world. Straddling the Canadian-United States International border, the Falls are considered to be one of the United States top ten tourist destinations, attracting more than 8 million visitors annually.

Recognizing the importance of tourism to the local economy, significant resources have been spent trying to expand the Niagara Falls brand beyond just the Falls themselves, including recent investment in the Seneca Niagara Casino, refurbishment of the Crowne Plaza Hotel, the planned Niagara Experience Center and the newly opened Snow Park. Other local assets that the Niagara Falls region can build upon include:

- The Niagara Escarpment
- Niagara Falls State Park
- Niagara River & Greenway
- Niagara Wine Country & Trail
- The Seaway Trail
- The Erie Canal
- Niagara Gorge & Trails
- Devil's Hole State Park
- Whirlpool State Park
- Fort George

The Canadian side of the Falls has also invested heavily in tourism with at least 42 major tourism development projects completed between 1998 and 2002. These targeted efforts have achieved impressive results, with the total number of visitors to the region (same-day and overnight) increasing by 32% between 1996 through 2002.

Opportunity 5:

Presence of Existing Industrial Infrastructure

Due to the region's long industrial legacy, the area is well established as a centre for manufacturing. As a result of its strong industrial past, the region benefits from the availability of significant industrial infrastructure, including electrical power, water, waste water and gas supply, allowing it to meet service demands for a wide variety of industrial interests.

3.1.2 Regional Challenges

Many of the region's challenges to future economic resurgence lie in its prolonged period of decline as a manufacturing destination. Economic decline creates many real and perceived challenges, including on-going population decline, housing market issues, urban decay, excessive and obsolete infrastructure and complex social issues, such as low income, poor health and low skills attainment, among others.

Challenge 1: Limited Employment Opportunities

Due in large part to the region's privileged geographic location, access to large markets and abundance of what was once affordable energy, the City of Niagara Falls and the County had one of the strongest manufacturing and industrial legacies in the United States. Today, with almost 1 in 5 County jobs coming from the manufacturing sector, manufacturing still represents a significantly greater employer than the national or state average.

Over recent years, however, there has been a shift in employment. Between 1970 and 1990, total employment in the region's manufacturing sector fell from 170,000 to 90,000, representing a decrease of almost 50 per cent. Such significant employment losses without the internal capacity to diversify into other employment sectors has had widespread impacts on the region and, in particular, on the cities that comprise it.

Erosion in the quality of life; loss of population; physical deterioration of neighborhoods; over built infrastructure and high demand for social services (and lack of a robust tax base and regional revenue sharing to pay for these support services) makes the region – including the City of Niagara Falls - unattractive to residential, business and development interests.

In line with the wider regional focus on manufacturing, the City of Niagara Falls has for decades relied almost exclusively on one employment sector – heavy industry – with very little in the way of economic or employment diversification. As a consequence of the City's lack of diversification, when large industrial employers closed, local workers were left competing for fewer available jobs. When workers could not find work, they would often leave the region to pursue new opportunities elsewhere. This, coupled with employment shifts, further aggravated the city's continual population decline.

In light of the fact that further decline in manufacturing is expected at both the local and the regional level, efforts have in recent years been made to diversify their economic base. At the local level, Niagara Falls has tried to expand its employment base through a renewed focus on tourism and hospitality. New attractions, such as the Niagara Falls Snow Park (a year round artificial snow-themed attraction featuring tubing, skating rink and a snowzone play area) as well as recent investment in downtown hotels and restaurants has helped improve the image of the downtown and expand its tourism offer. This strategy has encouraged growth in other related sectors such as heritage and nature-based tourism, professional services, arts, culture and entertainment. Improvements in tourism infrastructure also bring improvements to the physical condition of Niagara Falls.

*Challenge 2:
Continued Erosion of Population Base*

Although Niagara Falls remains the County's largest city, the city has experienced a significant population decline. Between 1960 and 2000 the city's population shrunk from 102,394 to 55,593 residents. At the County level, decline has also occurred, although at a much slower rate. In 1960, the County supported a peak population of 242,269. In 2007, the population count was 214,845 residents.

Much of this population decline in the city and wider region has been accredited to the steady decline of the traditional economic base. As manufacturing and industries have closed, relocated or restructured, residents have been forced to relocate elsewhere in search of employment. Not surprisingly, the majority of those who have left Niagara Falls have been families with young children. Other consequence of population decline includes supporting a disproportional number of elderly / aging populations and the flight of young people.

Physically, the City of Niagara Falls' land base includes a significant amount of land intended for large industrial operations. With a 45% decline in population and a significantly reduced industrial base, the City of Niagara Falls is now 'oversized', with an excess of infrastructure and developed land in relation to actual use and municipal tax return. Despite the reduced tax base due to population and business losses, the municipality continues to be responsible for maintaining and repairing the same amount of infrastructure once necessary to support a larger population.

The Highland BOA has suffered significant population loss - losing almost one quarter of its population base in the two decades.

*Challenge 3:
Weak Housing Market & Unstable Neighborhoods*

The growth of Niagara Falls and its neighborhoods occurred largely in response to the city's pre-war economic and industrial expansion. However, over the past 40 years with the contraction of the local and regional economy, population growth has reversed and the region as well as the City of Niagara Falls now faces population decline.

This population decline - at both a regional level with residents relocating to other cities, as well as at a local level, with residents relocating to more suburban settings - has resulted in a significant oversupply of housing in the central city. The oversupply of this older residential stock and a continuing decrease in family size, together with population out-migration have meant that the overall housing market is depressed and prices have remained flat.

The population decline and resulting over-supply of increasingly obsolete housing stock has also resulted in a city-wide residential vacancy rate between 13% and 18%. Due to the oversupply of obsolete older housing, and the built-out nature of most parts of the city, construction of new market-rate housing units has been non-existent because cost of new production is greater than existing prices.

In the Highland BOA, the 31% residential vacancy rate far exceeds the city's average (source: US Census Bureau, 2007). Within the current oversupplied market, there is little incentive for the repair and upgrading of units and many homes are abandoned or in need of repair, updating or replacement.

Challenge 4:

High level of need: Health / Education / Poverty

Loss of employment opportunities across the region, coupled with ongoing population decline has had significant consequences on the level of support demanded within many communities across the region. Communities with the highest needs tend to be those areas that have witnessed the greatest decline in population and have supported only limited access to employment, training and educational opportunities.

Areas of greatest population decline suffer further when local schools close, houses are left vacant, the neighborhood deteriorates and community support services are no longer able to meet the extreme demands placed on them.

Population loss and a high concentration of poverty contribute to lower tax bases and greater demands for social services, undercutting a city's overall fiscal and social health. Municipalities with lower property values or less commercial development have less tax capacity—a smaller pool of tax dollars with which to pay the bills for municipal services. And the bills are often higher, because these communities must pay for services not needed in newer or more affluent communities, like demolition of vacant buildings, repair of aging infrastructure, and support services for its population base.

Although there is a high level of social support required across much of the city, the need in Highland is particularly acute. High stress circumstances specific to Highland include:

- **Generally, a high demand for all types of social support services across the BOA area.**
- **Strong perceptions of poor health.**

- **Low levels of educational attainment:**
 - BOA residents are less likely to have graduated high school than residents in other areas of the MSA or New York State.
 - Less than 10 percent of adults have an Associate's degree or higher.
- **Low household income: In Highland, household income area approximately half the State's average.**
 - While growth in average household income within the BOA has exceeded inflation slightly since 1990, it has lagged behind household income growth in Niagara Falls, Niagara County, the MSA, and New York State.
 - Average household income in the BOA has declined since 2000.
- **Low level of home ownership: Although identified as "affordable", home ownership within the Highland BOA it is less attainable than elsewhere in the region, due largely to low household incomes.**



3.2 Understanding the Local Context: The Land Base

This section provides a detailed analysis of the land base. The land base is the physical conditions found across the Highland BOA study area. The purpose of the land base analysis is to better understand the environmental conditions of the area, identify barriers and opportunities to redevelopment, clarify the regulatory framework governing the site, and identify assets and opportunities that can leverage further private and public investment in the BOA.

3.2.1 Existing Land Use and Zoning

Zoning

The Highland BOA site has mixed zoning designation including residential, open space and employment designations. Residential designations allow for multi-family, doubles and singles situated primarily towards the southern portion as well as the extreme northern tip of the site. Employment uses, including industrial and business park designations are concentrated towards the center of the site. The western edge of Highland Avenue between College Ave and Beech Avenue supports a general commercial designation, highlighting its role as a neighborhood retail and commercial focus. There are no local designated Historic Districts in the BOA area.

As reflected in Figure 3.1, there are nine zoning designations included across the study area. These include:

Residential:

R1-D: Detached Single

High Density: This sub-district is intended primarily for development in the form of single-family detached dwellings with a maximum density of eleven units per acre and a maximum building height of 35 feet.

R2-B: Doubles

High Density: This sub-district is intended primarily for residential development in the form of one- and two-family dwellings with a maximum density of twenty-two units per acre and a maximum building height of 35 feet.

R3-A: Multi-Family

Low density suburban style townhouse and apartment developments, typically providing a significant percentage as landscaped areas. Maximum building height of 45 feet is permitted.

R3-B: Multi-Family

Urban: This sub-district is intended primarily for more urban-style developments or combination of residential building types, orientated to the street. Maximum building height of 45 feet is permitted.

Industrial Districts:

Note that screening and buffers of between 10 and 30 feet are required for any lot or use in any industrial or commercial district that abuts a residential district or open space district.

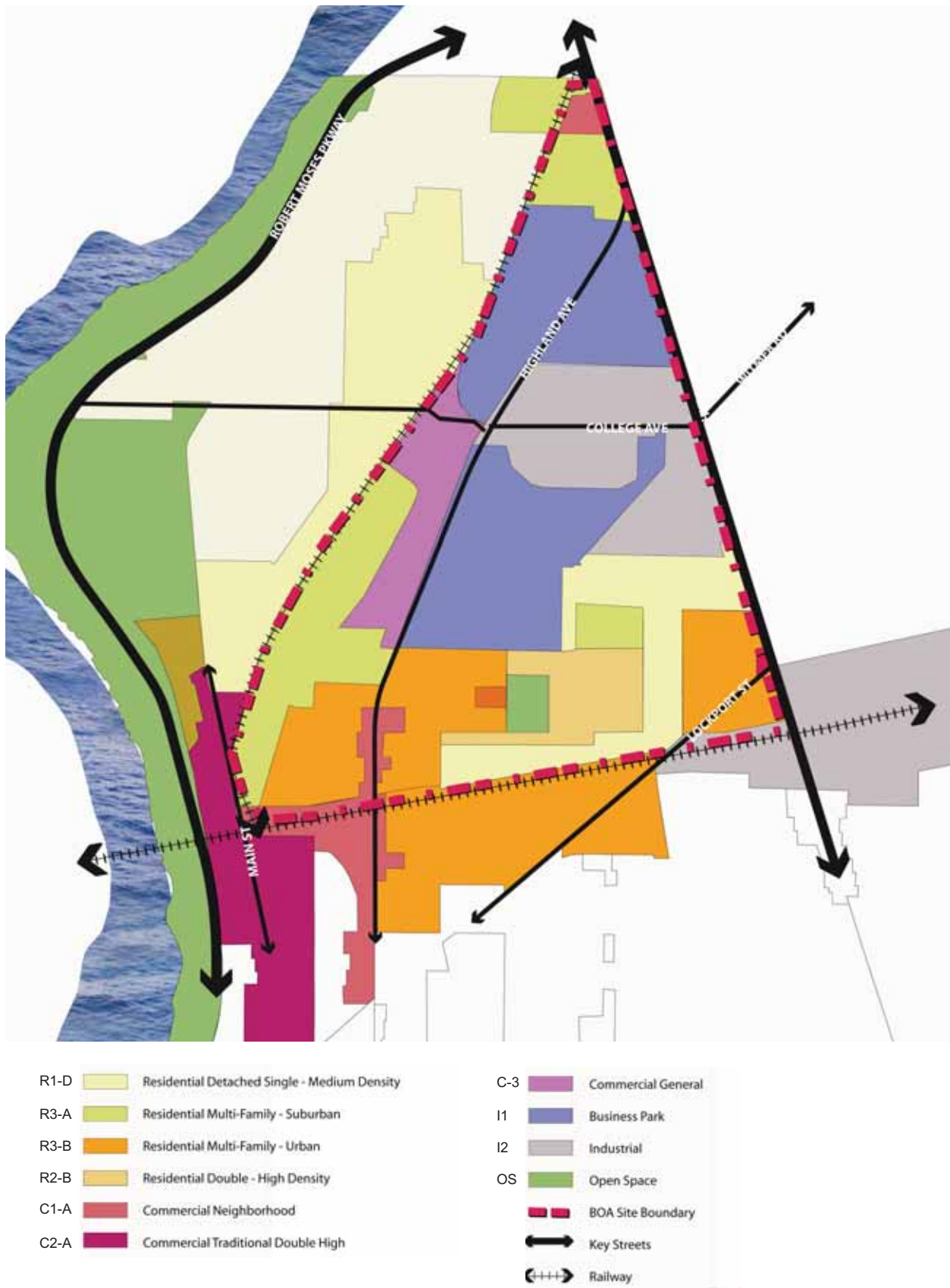
I1: Business Park

Characterized by those businesses that generate low levels of pollution and noise and low to moderate levels of truck traffic and by those uses which are generally perceived as being inoffensive. Permitted uses include commercial activities in addition to light-industrial and accessory retail uses. Extensive landscaping is desired to generate a prestige image for the area. Maximum height permitted is 60 feet with a maximum lot coverage of 50% and a minimum landscaped area of 30%.

I2: Industrial

Permits a full range of industrial uses. Other permitted uses include office and storage yards. There are no maximum heights, lot coverage landscaped area requirements.

Figure 3.1: Current Zoning Classifications



Commercial District:

C1-A: Neighborhood

Allows a range of residential and limited small-scale retail and service uses. The businesses allowed in this district are intended to provide convenience services primarily to the immediate surrounding neighborhood. Development should be pedestrian-oriented, with building setbacks in conformity with the established street character. Parking and outside storage areas are intended to be hidden from the street and/or placed to the rear of structures. Maximum building height permitted is 35 feet.

C3: General:

With the intention to service regional markets, this designation allows for a more intense and large scale combination of residential, commercial business and mixed use. Limited light industry is also permitted. Landscaping is required. Maximum building height permitted is 65 feet.

Within proximity to the BOA site, there is a large area of single-family residential (R1-A) to the west in DeVeaux, traditional commercial (C3) to the south-west along Main Street, multi-family residential (R3-B) to the south and industrial (I2) to the south-east along the rail corridor.

Land Use

Historically, the Highland Community BOA has contained one of Niagara Falls' largest and most established industrial districts. Today, land uses within the BOA remain dominated by industrial uses (manufacturing and processing), underutilized commercial (e.g. storage and parking), and vacant sites. Across the BOA site, approximately 200 acres of land is vacant and/or abandoned.

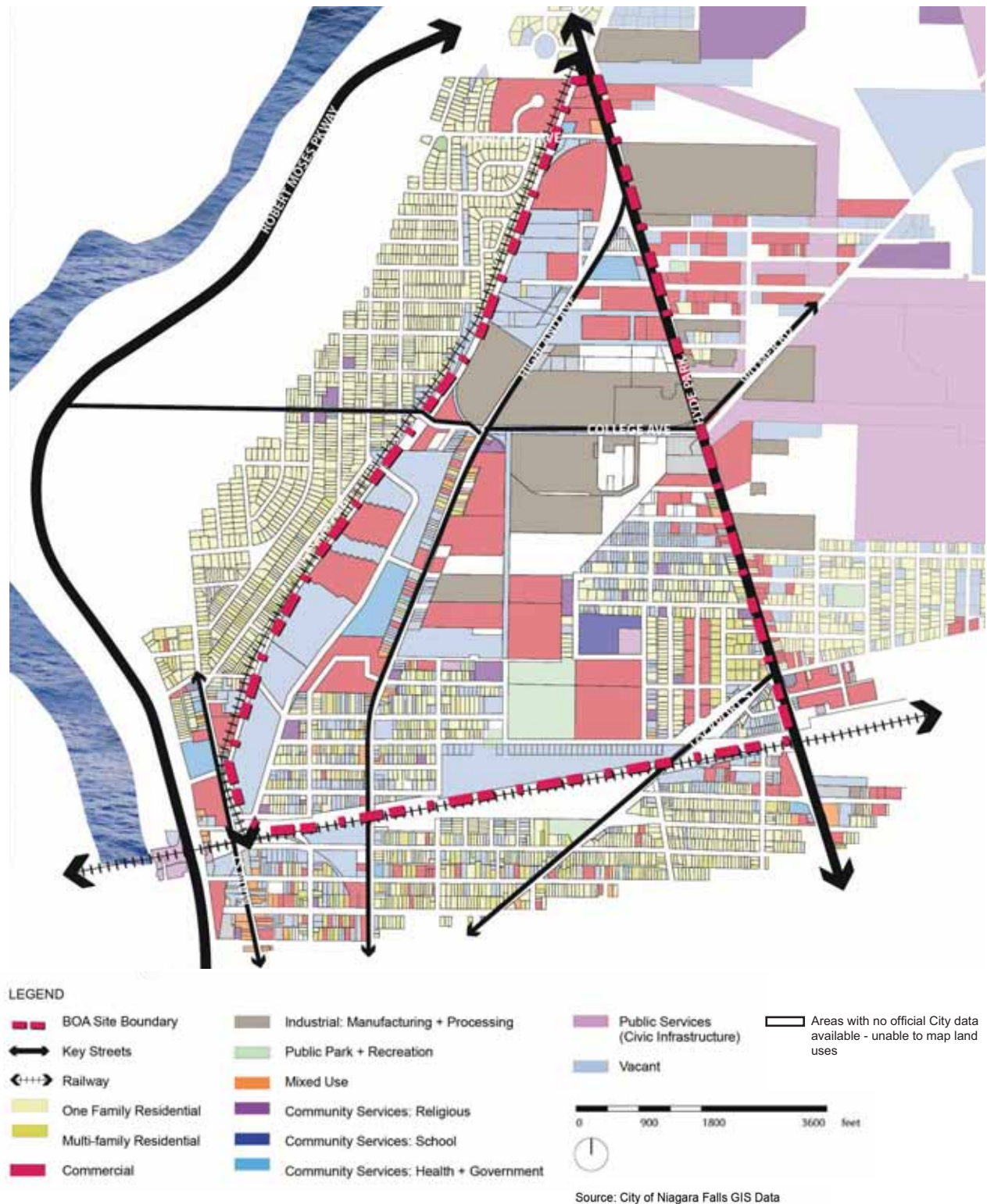
The primary employment area is clustered around College Avenue as well as along Highland Avenue and Hyde Park Boulevard north of College Avenue. The site's industrial heart is surrounded by residential uses on three sides with little transition between industrial land uses and the residential districts of Highland. The residential area is located towards the south of the Highland BOA study area, located primarily between Beech Avenue and the rail corridor. A small residential enclave, Monteagle Ridge Estates, is situated at the northernmost tip of the study area. To the west lies the DeVeaux neighborhood, comprised mainly of single family residential uses with some limited multi-family residential uses.

With a focus on small scale local businesses and community support services, Highland Avenue runs north-south through the site and functions as the neighborhoods primary retail streets. Hyde Park Boulevard also operates as an important commercial corridor, lined on both sides by retail and business uses that attract users from further afield.

The Highland BOA area benefits from a large central recreational space (D'Amelio Park), containing playing fields and a children's play area (with swimming pool, baseball diamond and basketball courts). In total, almost 10 acres of formal park space is located across the BOA site. This space is supplemented by additional informal open spaces which the local community has transformed into community parks and gardens.

Figure 3.2 summarizes the scale of each existing land use within the BOA.

Figure 3.2: Existing Land Uses



3.2.2 Economic Development Designations

The BOA is supported by a number of important State and Federal economic development programs, including New York State Environmental Zone / Brownfield Clean Up Program, New York State Empire Zone and the Federal Renewal Community Area.

New York State Environmental Zone / Brownfield Clean Up Program

As part of the Brownfield Cleanup Program, the site is designated an Environmental Zone (En-Zone) by the Empire State Development Corporation. The Brownfield Cleanup Program is managed by the Department of Environmental Conservation (DEC).

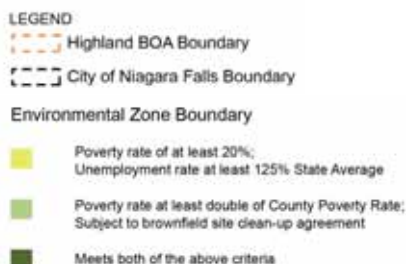
Based on poverty rates by census tracts, the designation provides enhanced tax credits for remediation and redevelopment of this area and provides tax credits of up to 22% of total costs for remediation and redevelopment of brownfield sites in designated areas.

New York State Empire Zone

The Empire Zone is a valuable tool and asset for attracting new economic opportunities. Businesses located within these zones can apply for state sales tax exemption, real property tax credits, and business credits for increasing employment in a designated area. Incentives fall into four major categories:

- tax incentives.
- discounted utility rates.
- financial assistance, such as low-interest loans available through local, state and federal programs such as the Statewide Zone Capital Corporation.
- Job training offered to a business which locates within the Empire Zone. Wages can be subsidized during the training period, or a company can receive state funds to help defray the cost of sending employees to training programs.

Figure 3.3: Brownfield Clean-up Program Coverage



Federal Renewal Community Area

The Renewal Community initiative involves partnership amongst federal, state, and local governments. The designation encourages businesses to locate or expand operations while hiring residents from the renewal community. The incentives to businesses located in this area include:

- Wage credits up to \$1,500 for every employee hired from the renewal community area;
- Increased Section 179 deductions – up to \$35,000 in additional expensing;
- Commercial revitalization deductions up to \$12 million per RC annually; and
- Zero-percent capital gains tax rate on qualifying assets held for more than 5 years.



Figure 3.4: New York State Empire Zone Coverage



Figure 3.5: Federal Renewal Community Area Coverage

3.2.3 Brownfield, Abandoned and Vacant Sites

A key aspect of the BOA planning process is the identification of strategic sites for which the successful redevelopment will catalyze revitalization of the entire study area. To begin to evaluate a property's potential to act as that catalyst for revitalization, all underutilized and brownfield sites within a study area must be identified and inventoried. The following sections describe the methodology utilized during this study for identifying properties as underutilized and brownfield sites.

3.2.3.1 Vacant, Abandoned & Underutilized Sites

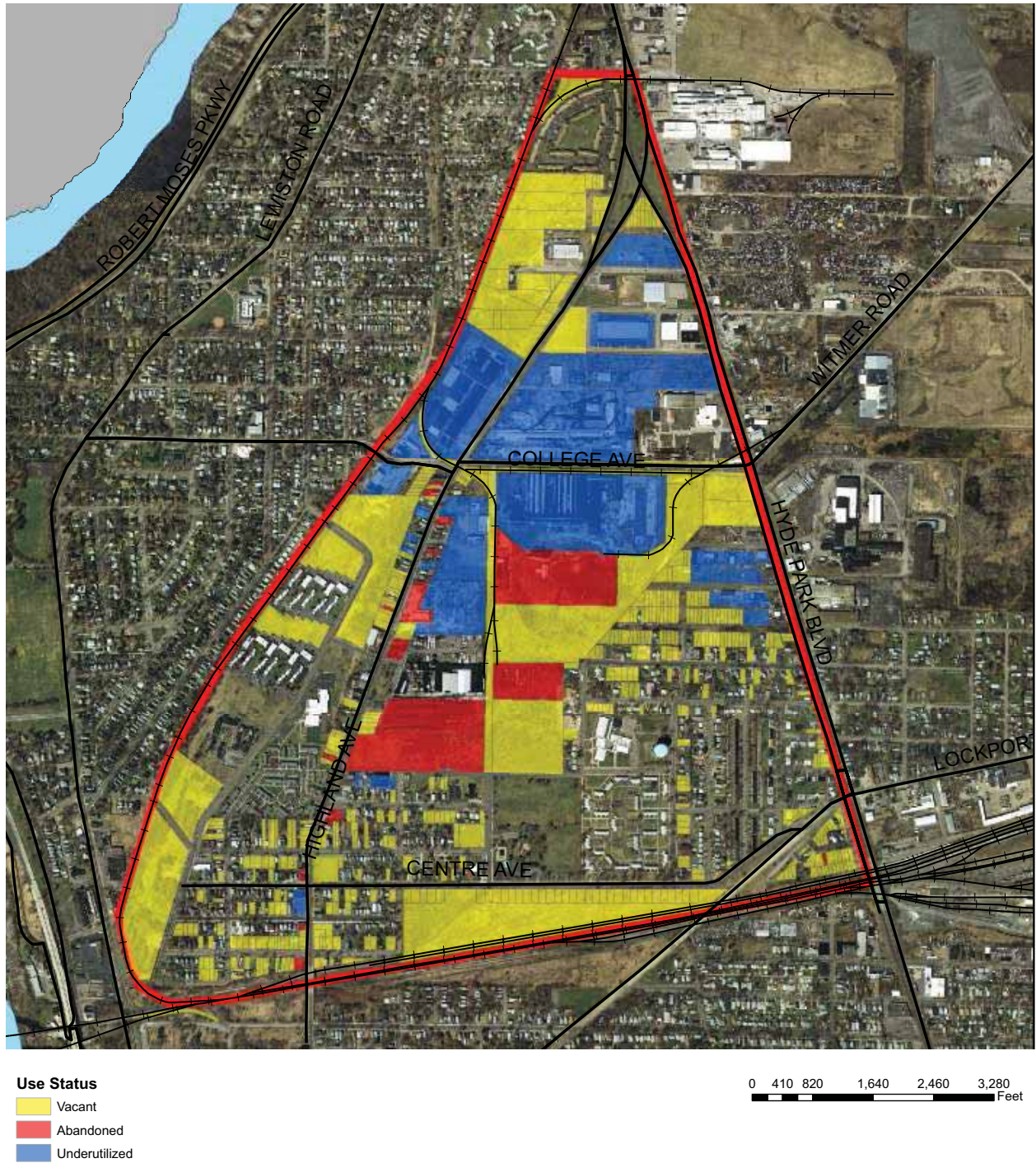
Sites that are shown on Figure 3.6 as 'Vacant, Abandoned or Underutilized Sites' were selected using the City's property class codes in the existing GIS database as well as field reconnaissance. These sites were divided as follows:

- *Vacant* – Any property that is vacant, has no apparent current use, and does not contain structures. This designation is based on real property class codes of 300 to 399 and field reconnaissance.
- *Abandoned* – Any property that is vacant, has no apparent current use, and contains structures. This designation is based on real property class codes of 300 to 399 and field reconnaissance.
- *Underutilized* – Any property that is currently used, but the use is considered to be less than the property's highest potential. For example, an automotive junk yard situated along an active retail corridor is considered to be underutilized. This designation is subjective and is based primarily upon field reconnaissance.

In total, the Highland BOA Study Area currently supports just over 280 acres of 'Vacant, Abandoned or Underutilized sites'. These underutilized sites present significant opportunities for redevelopment and are comprised of:

	Number of Parcels	Number of Acres
Vacant Sites	481	154
Abandoned Sites	24	47
Underutilized Sites	60	81
Total	565	282

Figure 3.6: Vacant, Abandoned and Underutilized Sites



3.2.3.2 Brownfield Sites

New York State Environmental Conservation Law defines a brownfield site as “...*any real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant.*” Like most cities in Western New York, the historical use of properties throughout the City of Niagara Falls for industrial purposes, including the Highland area, has left a legacy of properties with the stigma of contamination.

In total, almost half of the Highland Community Area BOA could be considered as brownfield. This quantum includes all vacant, underutilized and active industrial and commercial sites and selected residential parcels (only those residential parcels previously identified as brownfield).

It is important to note that due to the nature of industrial and commercial activities, the potential exists for a release of contaminants to the environment, which may complicate the redevelopment of properties. As such, all commercial and industrial properties are included as part of this analysis. The use of these properties range from active industrial and commercial properties to inactive sites which have been vacant and abandoned for some time.

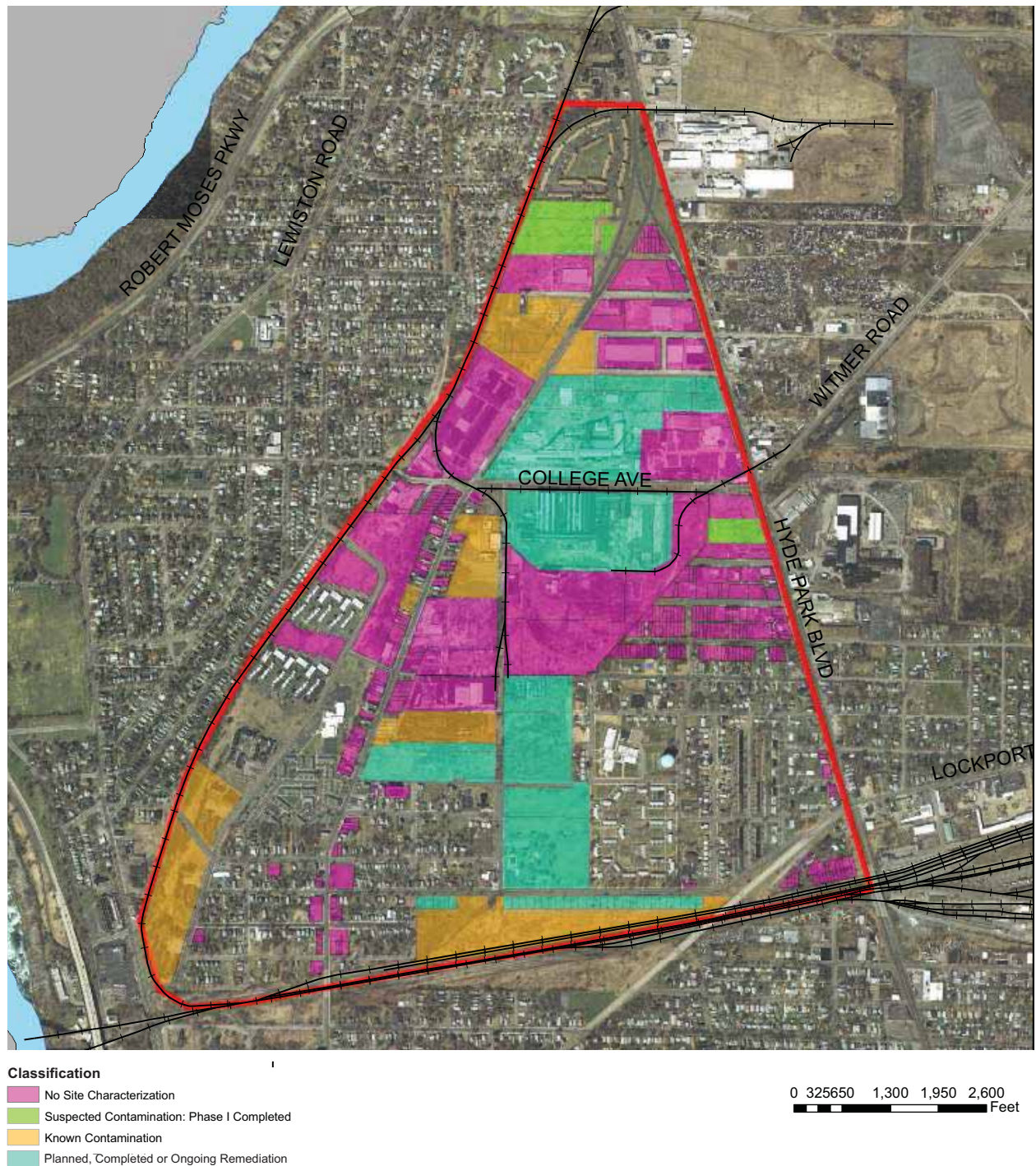
Residential properties are included when the property has been identified as a brownfield site in previous inventories, has been shown to contain contamination, or has been previously used for commercial or industrial purposes. For purposes of this study, unless information exists that specifically identifies the sites as potential brownfields all other residential properties have been excluded from the list of brownfield sites.

Brownfield sites were identified using the City’s and Niagara County’s existing brownfield inventories, property class codes, state and federal records, historical maps and aerial photographs, and field reconnaissance. For each brownfield site a detailed descriptive site profile has been prepared and is presented in Appendix 3.

A number of the brownfield sites listed below have been the subject of environmental site assessments, investigations, and/or remedial actions. Figure 3.7 summarizes the level of environmental investigation and remediation performed to date at the brownfield sites in the study area. These levels of assessment include:

- *Remediation Completed, Planned or Ongoing:* Properties at which contamination has been encountered and remediation is either being planned or is underway.
- *Known Contamination:* Properties with known contamination has been the subject of sampling that has identified the actual presence of contamination on the site that may require remediation.
- *Suspected Contamination:* Phase I Environmental Site Assessment (ESA) Completed.
- *Properties for which a Phase I ESAs have been completed.* Phase I ESAs entail the evaluation of the current conditions, historic usage, and regulatory status of sites to determine if the potential for a release of contamination exists. Phase I ESAs do not include the collection of samples, so additional work (viz., Phase II ESA) would be required at sites with potential environmental concerns to confirm or deny the presence of contamination.

Figure 3.7: Brownfield Site Location and Classification Plan



- *No Site Characterization*: Properties for which no environmental assessments, investigation, or remedial actions have occurred. These properties are considered to be brownfields due to current or historical usage that may have compromised the properties' environmental integrity. Active industrial and commercial sites are included because ownership and/or operations on these sites may change over time, and the potential presence of contamination could complicate that reuse. Assessment activities would be required to confirm or deny the presence of contamination of sites without existing site characterization information.

For each of the brownfields located within the BOA and illustrated in Figure 3.7, a summary has been prepared which identifies general property information such as current use, site size, current zoning, parcel ownership and site history. This summary is located in Appendix 3. This data was compiled from readily available public records, interview with people familiar with the land use history of the site, field observations and aerial or regular site photographs, existing or historical records and reports and existing remedial investigations, studies and reports.

For all brownfields, the following table summarizes the number of parcels and number of acres for properties which fall into the categories below:

	Number of Parcels	Number of Acres
Remediation Completed, Planned or Ongoing	59	77
Known Contamination	25	58
Suspected Contamination: Phase I ESA Completed	12	9
No Site Characterization	284	133
Totals	380	277

Summary of Brownfield Sites

The following is a summary of brownfield sites in the Highland BOA with Remediation Completed, Planned or Ongoing; Known Contamination; or Suspected Contamination (Phase I ESA Completed). A recommended approach to remediation is presented in Chapter 6 as part of the 'Implementation'.

Brownfields with Completed, Planned or Ongoing Remediation:

1. Niagara Vest
1501 College Avenue
(Parcel 130.18-2-3.211)



The property at 1501 College Avenue is located on the south side of College Avenue between Highland Avenue and Hyde Park Boulevard. The property is directly across College Avenue from the US Vanadium Site, west of the Hazorb Site, north of the UCAR Carbon Site and east of Niagara Mohawk right-of-way. The property includes 13.5 acres and 24 structures totaling 291,541 square feet.

The property was used for heavy industrial manufacturing from at least 1910 to the mid-1980s and comprised a portion of the larger former Union Carbide manufacturing complex. Union Carbide also historically operated under the name of the National Carbon Company. The property was used for the manufacturing of coal-based carbon products that were used by alloy reduction smelters. Products that were manufactured at the property included specialty machined graphite, carbon liners, cathode blocks, and furnacing electrodes.

A Site Investigation/Remedial Alternatives Report (SI/RAR) for the Hazorb Site, completed in March 2001, identified elevated concentrations of semi-volatile organic compounds (SVOCs) in soil/fill, sediment and debris piles were present above current NYSDEC restricted-industrial soil cleanup objectives. Due to the property's close association and similar historic operations with the Hazorb Site, it was concluded that similar contaminants are likely present at the subject property.

In June of 2007, the USEPA performed sampling for asbestos containing materials (ACMs) and PCBs related to previously conducted removal action completed at the Hazorb site in 2003. The results indicated the presence of ACMs and PCBs within soil and asbestos siding/roofing materials in excess of NYSDEC restricted-industrial objectives.

A Phase I ESA completed in August 2007 identified evidence of illegal dumping across the property: various debris piles, automobile parts, abandoned automobiles, abandoned tanker trucks, drums of unknown liquid and solid contents, sacks of unknown granular or solid materials, aboveground storage tanks (ASTs), and household debris are located throughout the interior and exterior of the property. Suspected contaminants are petroleum, SVOCs, metals, and PCBs.

Currently, the property is zoned M-2 Heavy Industrial and contains an abandoned industrial building that is in poor condition. Niagara Vest Inc. currently owns the property, while the City of Niagara Falls currently has temporary incidence of ownership to perform a Remedial Investigation at the property.

Santarosa Holdings Inc. intends to purchase, remediate, and redevelop the property. The site has been admitted into the New York State Brownfields Cleanup Program (BCP). Along with the BCP application, Santarosa submitted a Remedial Investigation Work Plan to investigate areas/media of environmental concern on the property. Alternative Resources Management, an affiliate of Santarosa Holdings, plans to move and expand his current tire recycling business to the site, potentially creating 50 to 75 new jobs.

2. Hazorb Site

1731-1903 College Avenue

(Parcels 130.18-2-3.22, 130.18-2-15, 130.18-2-16, 130.18.2-17)



The properties located at 1731-1903 College Avenue comprise approximately 5.22 acres. The site is made up of four parcels located along the south side of College Avenue, west of Hyde Park Boulevard. The Hazorb site is bound by the Niagara Vest Site on the south and west, and the UCAR Carbon Site on the east. The properties were once occupied by buildings that have since been demolished.

The property consists of numerous debris piles consisting of brick, corrugated metal roofing and other metal parts, wood, concrete block and slabs, tires, soil, glass, rock, rebar and miscellaneous materials.

The property was first occupied in 1910 by National Carbon Company and was part of a larger facility that manufactured silicon carbide electrodes. The property was sold to Niagara Vest in 1986, and manufacturing continued on the property. The Hazorb facility manufactured specialty machined graphite, carbon liners, cathode blocks, and electrodes for furnacing.

A Site Investigation/Remedial Alternatives Report (SI/RAR) was completed for the City of Niagara Falls in March of 2001. Soil samples showed presence of various SVOCs at levels that exceed NYSDEC soil cleanup objectives. Also, mercury was detected in one sample which exceeded NYSDEC recommended levels. Samples of debris piles indicated the presence of SVOCs as well as mercury and arsenic at elevated concentrations. The report recommended the following remedial measures: removal and disposal of debris/waste products, capping of exposed surface areas, deed restrictions limiting future use to industrial/commercial purposes and development of guidelines/restrictions for potential future construction activities which may disturb subsurface contaminated soil/fill materials.

The current owner is Santarosa Holdings Inc. The property is currently zoned M-2 Heavy industrial and is vacant. Concrete slab foundations from former buildings cover most of the property. Railroad tracks are present along the northern edge of the property. Santarosa intends to remediate this property (along with Niagara Vest) and to redevelop the property for tire recycling.

3. Globe Metallurgical Inc.
3801 Highland Avenue
(16 Parcels)



The Globe Metallurgical site includes properties with Highland Avenue, College Avenue, Massachusetts Avenue, Maple Avenue, and Hyde Park Boulevard addresses. The site is located at the corner of Highland Avenue and College Avenue and includes most properties north to Maple Avenue and east to Hyde Park Boulevard. The site is bounded by Maple Avenue to the north, College Avenue to the south, Hyde Park Boulevard to the east and Highland Avenue to the west. The Niagara Vest and Hazorb sites are located directly south across College Avenue from the site. To the west across Highland Avenue from the Globe site is the Chisholm Ryder site. The Globe site includes 16 parcels totaling 24.01 acres. The site also includes 24 structures spread through about half of the properties totaling 238,829 square feet.

Historically, the site was owned by the US Vanadium Company (from the early 1900s to the mid-1960s); Arico Inc. (mid 1960s to late 1970s); SKS Alloys Inc. (late 1970s to early 1990s) and Globe Metallurgical Inc. (early 1990s to present). Over this time period, operations occurring at this facility included the manufacture of silicon metal and alloys containing silicon metal.

There is very little environmental history information available about the site. The site is listed on the CERCLIS database as a No Further Remedial Action Planned Site. A preliminary assessment in 1987 and site inspection in 1988 revealed that the site was of low priority.

The current owner of the properties is Globe Metallurgical Inc and the properties are zoned M-2 Heavy Industrial. The property has applied for the NYSDEC BCP and investigations are currently taking place on the properties. Globe plans to reopen in the near future to manufacturer metallurgical -grade silicon for use in solar panels. The reopening of the Globe Plant will create 500 new jobs.

4. Tract II

3001 and 3079 Highland Avenue
(Parcels 144.06-2-25, 144.06-2-26, 144.06-2-27, 144.06-2-2)



The Tract II site is located at the corner of Highland Avenue and Beech Avenue. The site lies north of Beech Avenue and east of Highland Avenue. The property adjacent to the north and east is the Power City Warehouse Site with Highland Avenue and Beech Avenue bordering the site to the west and south, respectively. The site includes three parcels which total approximately 20 acres. The majority of the site buildings were demolished in 1992 and the site has remained inactive since that time. The remaining buildings include a raised concrete foundation located in the central portion of the property, and a dilapidated cinder block building in the northeast portion of the property. The site is located in a mixed use area, with residential and commercial land uses to the south and east, vacant commercial sites to the west, and both active and inactive industrial to the north.

The Carter Crume Co., Ltd., the American Sales Book Co., Ltd. and Moore Business Forms, Inc., produced business forms at the site in one of the largest manufacturing operations of its kind in the world from the early 1900s to the time the plant closed in 1971. The site remained idle thereafter, and eventually deteriorated from abandonment and fires.

The western portion of the site includes the foundations of former industrial buildings and an underground parking garage.

A Site Investigation/Remedial Alternatives Report (SI/RAR) was completed in 2000. This investigation revealed the presence of SVOCs, metals, and to a lesser degree pesticides in surface and subsurface soil/fill. Groundwater on the site was found to have only minor exceedances of the water quality standards. Lastly, asbestos-containing materials (ACMs) were identified within the underground parking garage.

A Record of Decision (ROD) was issued in March 2003 that calls for a detailed soil-sampling program to be conducted to identify the limits of excavations. The underground parking garage will be evaluated to determine whether it is structurally sound. Planned remediation includes excavation and off-site disposal of contaminated soils, sediments and other wastes; removal and off-site disposal of ACM; site restoration include grading; topsoil placement and seeding of excavated and/or filled areas, development of a soils management plan; and imposition of a deed restriction. The estimated cost of total site remediation is \$3.04 million. A pre-design investigation is planned for November 2008 to further characterize contamination at the site. This investigation may result in changes to the ROD. A Conceptual Design Plan will likely be issued by NYSDEC in Winter/Spring 2009.

The property is currently owned by the City of Niagara Falls and is zoned M-2 Heavy Industrial. The NYSDEC has selected a remedy that will allow for commercial/industrial reuse of the site.

5. Center Court Development Centre Avenue (34 Parcels)



The Center Court properties are located on the south side of Centre Avenue from the Lockport Street Bridge to 13th Street. The site is bounded by the 1329 Centre Avenue site and a railroad right-of-way to the south, Centre Avenue to the north, the Lockport Street Bridge to the east, and 13th street to the west. D'Amelio Park and residential properties are located across Centre Avenue from the site. Residential properties are also situated across 13th Street to the west of the site. The site includes 34 parcels totaling 20.55 acres.

The properties have been the subject of multiple assessments/investigations during 2006 and 2007 including: a Phase I ESA; a geotechnical investigation; a Phase I ESA update; and a Phase II ESA.

The Phase I ESAs indicated that the majority of the properties were utilized as a rail yard from the early 1900s to the mid-1970s and the northwest portion of the properties have been used as neighborhood gardens from at least the mid-1960s. The geotechnical investigation identified fill materials consisting of coarse and fine sand, silty-clay and clayey-silt containing variable amounts of sand, gravel, silt, wood, glass, and cinders from 3 to 12 feet below ground surface across a majority of the properties.

As a result of the Phase I ESA and geotechnical investigation, a limited Phase II ESA was completed. The analytical results of the surface and subsurface soil samples collected during this investigation revealed the presence of SVOCs, mostly polycyclic aromatic hydrocarbons (PAHs) and metals. However, only results in a few samples slightly exceeded the Residential Use Soil Cleanup Objectives listed in 6NYCRR Part 375-6.8(b). Planned remediation for this site involves covering the site with two feet of clean fill.

The properties are all vacant residential parcels that are owned by the City of Niagara Falls. The parcels are zoned R-1 and Center Court Development is building apartment buildings on these properties.

Brownfields with Known Contamination:

6. Standard Ceramics/Canrom
3625 Highland Avenue
(Parcel 130.18-2-14)



The property at 3625 Highland Avenue is located south of the intersection of Highland Avenue and College Avenue. The site includes a 5.53-acre parcel with three buildings totaling 37,488 square feet. The site has frontage along Highland Avenue, with access from the rear portion of the site via a stub road, New Jersey Avenue. The site is also accessible on the northern side via a service road from College Avenue. The property has rail access and is fenced, with gates at all entrances. Adjacent properties include The House of God Church to the north, a Niagara Mohawk right-of-way to the east, the 3411 Highland Site to the south, and a mix of commercial and residential properties to the west. The buildings are located on the northeast corner of the parcel with the southern half being a deteriorated paved parking lot. The remainder of the northern half of the property is grass covered.

A Phase I and Phase II ESA were completed on the property in 1998 under the City of Niagara Falls EPA Pilot Grant. The assessments revealed minimal contamination under a parking lot and asbestos in two dilapidated buildings. Standard ceramics renovated the site in 1998 and manufactured silicon carbide.

The property is currently owned by Nicholas P Dalaco and is zoned M-2 Heavy industrial. Canrom Photovoltaic reportedly uses a portion of the property; therefore, potential future use of the site could include expansion of operations.

7. 1329 Centre Avenue
Parcel (144.10-2-1)



The 1329 Centre Avenue site is located on the south side of Centre Avenue from the Lockport Street Bridge to 13th Street. The site is bounded by a railroad right-of-way to the south, Centre Avenue to the north, Lockport Street Bridge to the east, and 13th street to the west. The site includes one parcel totaling 15.6 acres with no structures.

The property has been the subject of multiple assessments/investigations during 2006 and 2007 including a Phase I ESA; a geotechnical investigation; a Phase I ESA update and a Phase II ESA. The Phase I ESAs indicated that the majority of the properties were utilized as a rail yard from the early 1900s to the mid-1970s and the northwest portion of the site was used as neighborhood gardens from at least the mid-1960s. The geotechnical investigation identified fill materials from three to 12 feet below ground surface across all a majority of the properties.

As a result of the Phase I ESA and geotechnical investigation, a limited Phase II ESA was completed. The analytical results of the surface and subsurface soil samples collected during this investigation revealed the presence of SVOCs and metals. However, results in only a few samples slightly exceeded the Residential Use Soil Cleanup Objectives.

The property is an unused vacant residential parcel that is zoned R-1 and owned by the City of Niagara Falls.

8. Power City Warehouse
3123 Highland Avenue
(Parcel 144.06-2-27)



The Power City Warehouse Site is located near the corner of Highland Avenue and Beech Avenue. Adjacent properties include a manufacturing property owned by Tulip Corporation to the north and the Tract II site to the east and south. Between the site and Highland Avenue are several City-owned vacant lots. The site includes a 13-acre parcel with 11 structures in poor condition, totaling 254,321 square feet.

The property was historically used from at least the early 1900s to the 1970s to manufacture hard rubber battery cases, fill batteries with sulfuric acid and charge batteries. These operations ceased in the mid-1970s, and the site was then used for various purposes including an automotive body shop and warehouse space for the Power City Distribution and DHL Distribution Center.

A Site Investigation was completed in 2000 that revealed the presence of SVOCs, as well as lead, pesticides, and PCBs in surface soil/fill. A sediment sample collected inside the warehouse building indicated the presence of SVOCs, lead, and PCBs. In addition, asbestos-containing materials and lead painted surfaces were identified within the warehouse building. Groundwater was not sampled during this investigation.

The property is currently owned by the City of Niagara Falls. The City is currently planning to complete a structural survey on the building to determine if the building is structurally sound. The site is situated in an area of commercial, industrial and residential properties and is zoned M-2 Heavy Industrial.

9. Chisholm Ryder Landfill
Highland Ave
(14 Parcels)



The Chisolm Ryder site is located along Highland Avenue, north of College Avenue, near the intersection of Highland Avenue and Maple Avenue. The site includes 14 parcels, which total 8.35 acres. This area consists of a mixture of commercial, industrial, and residential land. A railroad right-of-way forms the western boundaries of the property, beyond which are industrial and residential properties.

The Chisholm-Ryder Company manufactured food harvesting and processing equipment from the mid-1880s to the mid-1980s. Their operations included machining, metal fabrication, machinery assembly, parts degreasing, parts painting and metal plating. The subject properties were used as a landfill for the Chisholm-Ryder Company. A Phase I ESA completed in 1986 indicated that Chisholm-Ryder historically owned a 20-acre parcel north of the plant site. The northern portion of the 20-acre property was used for wartime housing and is discussed in this report as Highland Avenue Site A. The southernmost portion of this property was operated as a landfill from the mid-1940s to the late 1950s. The subject property is this former landfill. Reportedly, combustible plant refuse, sludges from vapor degreasing and plating operations, boiler ash, coolant fluids and paint filters were disposed of in the landfill. In addition, spent solvents and sawdust floor sweepings used as an absorbent for small spills were potentially interred in this landfill. Additionally, fill, construction and demolition debris from the New York Power Authority power tunnels project were disposed of at this landfill and form the existing cover.

A Phase II ESA was completed in 1989 and focused on the landfill property. The Phase II ESA identified the presence of heavy metals and volatile organics in the groundwater. No soil, sediment, or surface water samples were collected during this investigation. One waste sample was collected and analyzed and did not indicate the presence of hazardous waste. Additional investigations of the subject property and/or the landfill property have not been performed to date.

The properties are currently vacant grass covered lots that are zoned C-3 Heavy Commercial and are owned by Dalana Reality Inc.

10. Maryland/Maple Site
4119 Highland Avenue
(Parcel 130.15-1-5.111)



The Maryland/Maple site is 1.29 acres in size and is part of an 8.3-acre parcel. An asphalt company formerly occupied the property, and all equipment from the former company has been removed. The property is located along Highland Avenue between Maryland and Maple Avenues.

A SI/RAR was completed on the property in 1998 using money from an EPA Brownfield Assessment Grant. The work included 23 test pits and the collection and analyses of a limited number (six) of soil samples. The work identified fill across the site that contained PAHs and chromium at slightly elevated concentrations. PAHs are formed during the combustion process and are often present in soils in urban environments. The maximum chromium concentration was above soil cleanup objective for unrestricted uses but below the soil cleanup objectives for restricted-residential. Alternatives evaluated in the 1998 report included institutional controls, partial excavation and off site disposal of fill, and placing a clean soil, asphalt, or concrete cover over the fill. No estimated costs for the remediation were identified.

The property is currently vacant and has road access from Maryland Avenue, Maple Avenue, and Highland Avenue.

*Brownfields with Suspected Contamination:
Phase I ESA Completed*

11. Mid-Highland Cluster
3416-3502 Highland Avenue
(Parcels 130.79-2-17, 130.17-2-18, 130.79-2-19, 130.79-2-20, 130.79-2-21)



The properties at 3416-3502 Highland Avenue are located on the west side of Highland Avenue between College Avenue and Beech Avenue. The properties are directly across Highland Avenue from the 3411 Highland Avenue Site. The adjacent properties include residential properties to the north and south, and Highland Avenue and vacant land to the east and west, respectively. The site includes five parcels, with no structure, totaling 0.57 acres. The property was previously used for commercial and residential purposes.

A Phase I ESA was completed for this property under an EPA Brownfield Pilot Grant in December 1999, and a Phase II ESA was completed in October 2000. During advancement of seven test pits, fill was encountered from surface to depths up to seven feet below grade. Additionally, PAHs, chromium, mercury, and zinc, were detected at concentrations above the unrestricted use soil cleanup guidelines but below the restricted-residential soil cleanup objectives.

The properties are currently vacant land, zoned C-3 commercial and owned by the City of Niagara Falls.

12. Site A Highland Avenue
1524–1525 Pennsylvania Avenue & 1530
Delaware
(11 parcels)



Highland Avenue Site A is located on the west side of Highland Avenue, between Lafayette and James Avenues. The property is bounded to north by the Monteagle Ridge Estates apartment complex, to the south by Tecmotiv, a company that manufactures and reservices engines for the military, and a vacant lot used to store fill consisting of asphalt, brick stone, and soil. Adjoining the subject property to the west is a railroad right-of-way, and residential properties, and to the east is Highland Avenue. The property is approximately 6.3 acres in size and consists of adjoining parcels with no structures.

The property was first developed in the 1940s as the Hyde Park Village, a war housing project, which was demolished in the early 1950s. This housing project was followed by a mobile home park which occupied the subject property until the late 1950s. Since the demolition of the trailer park, the subject property has remained vacant land. Additionally, historical property cards indicated the property was owned by Chisholm Ryder Co. Inc. from at least 1981 until 1989.

A Phase I ESA in 2001 revealed that groundwater contamination has been documented in the bedrock units at the property, which reportedly migrated from the Hyde Park Landfill. Additionally, there is the potential for contamination on the property in connection with a history of illegal and/or indiscriminate waste disposal on undeveloped and industrial properties in the vicinity of the subject property coupled with the former ownership of the subject property by a proximal manufacturing facility.

The properties are owned by Armand Cerrone. The parcels that comprise the property are currently vacant and undeveloped, and are covered by overgrown grass, shrubs, and trees. The parcels comprising the property are zoned C-3 Heavy Commercial.

13. Site B 3622 Hyde Park Blvd
3622 Hyde Park Boulevard
(Parcel 130.19-1-5)



The Site B property is located near the corner of Hyde Park Boulevard and College Avenue. The site encompasses approximately 2 acres with no structures. Land use surrounding the property is characterized as a mixture of industrial, and commercial. The subject property is bounded to north by a vacant undeveloped parcel and to the south by a self-serve car wash and a producer of wooden dowels. Adjoining the property to the west is a vacant undeveloped parcel and a vacant industrial complex. The property is bounded to the east by Hyde Park Boulevard, beyond which lies a polyethylene recycling facility and a piping supply warehouse.

With the exception of a residential structure developed on the southwestern portion of the property, which was visible on aerial photographs from the early 1940s, there is no indication of development on the property. Ground disturbances of an unknown nature were visible on the subject property in aerial photographs from the early to mid-1960s. Lastly, General Abrasives Division (Dresser Industries), which operated an industrial facility immediately northwest of the property, used Site B as a parking lot.

A Phase I ESA completed in 2001 revealed the potential to encounter contamination on the property in connection with the history of illegal and/or indiscriminate dumping on undeveloped and industrial properties near the property coupled with the former ownership by, and proximity to, an industrial facility. Additionally, there is the potential for migration of groundwater contamination onto the property from the Carborundum Company Site, located less than 0.2 miles to the southeast of the property.

A work plan was developed in accordance with the U.S. EPA Region 2 Brownfields Project Planning Guidance (December 2002) and provides a detailed discussion of the approach to be employed to conduct Phase II Environmental Site Investigations (Site Investigations) at Site B. The USEPA approved the Work Plan in the spring of 2004. However, the Site Investigations were put on hold until issues with the City's USEPA grant could be addressed.

The property is currently owned by Armand Cerrone and is currently undeveloped and covered by low-lying grass, shrubs, and trees. The property is currently zoned C-3 Heavy Commercial use.

14. UDC 9th Street
0 9th Street
(Parcels 144.05-1-29, 144.05-1-30)



The UDC 9th Street Site consists of two parcels totaling 13.38 acres of vacant residential property. The site is bounded by residential properties to the north and east with a railroad right-of-way to the west. The property was formerly occupied by apartment buildings which have been bulldozed. Historically, the site was used as a rail yard for the Lehigh Valley Railroad as early as 1897. The site is currently vacant and covered in a mix of brush and gravel. Garden Avenue separates the two parcels, and the site can be accessed from 9th street.

A Phase I ESA was reportedly completed on this property in February 2000, but no information is available in regards to the findings of this report. The site is currently vacant and owned by Norstar Holding LLC.

3.2.3.3 Brownfields: Key Findings

Throughout the BOA study area, there is little to no environmental information known about a large number of sites (sites with ‘No Site Characterization’).

Generally, for those relatively few sites where environmental conditions are known, levels of contamination are generally low with only a few identified ‘hot spots’. Where contaminants have been identified, contaminants are non-mobile, so off-site migration is not expected. For those sites which are considered of strategic importance (refer to Section 6.7) but have no environmental information available, the BOA program will help fill information gaps through an Environmental Assessment undertaken in Step 3 of the BOA program.

Due to the limited number of sites with characterization, an evaluation of the level and extent of contamination throughout the entire BOA is not possible. However, the following general conclusions can be drawn:

- Contaminants identified on site are limited to those commonly found in most urban environments.
- Identified contaminants typically do not move, so off-site migration is not expected.
- Contamination of ground water sources is not a major concern.
- For metals and SVOCs, remediation often consists of covering the site with a clean soil cover, asphalt, concrete, or a new building to remove the exposure pathways. Remediation may require land use restrictions and/or annual monitoring.



3.2.4 Land Ownership

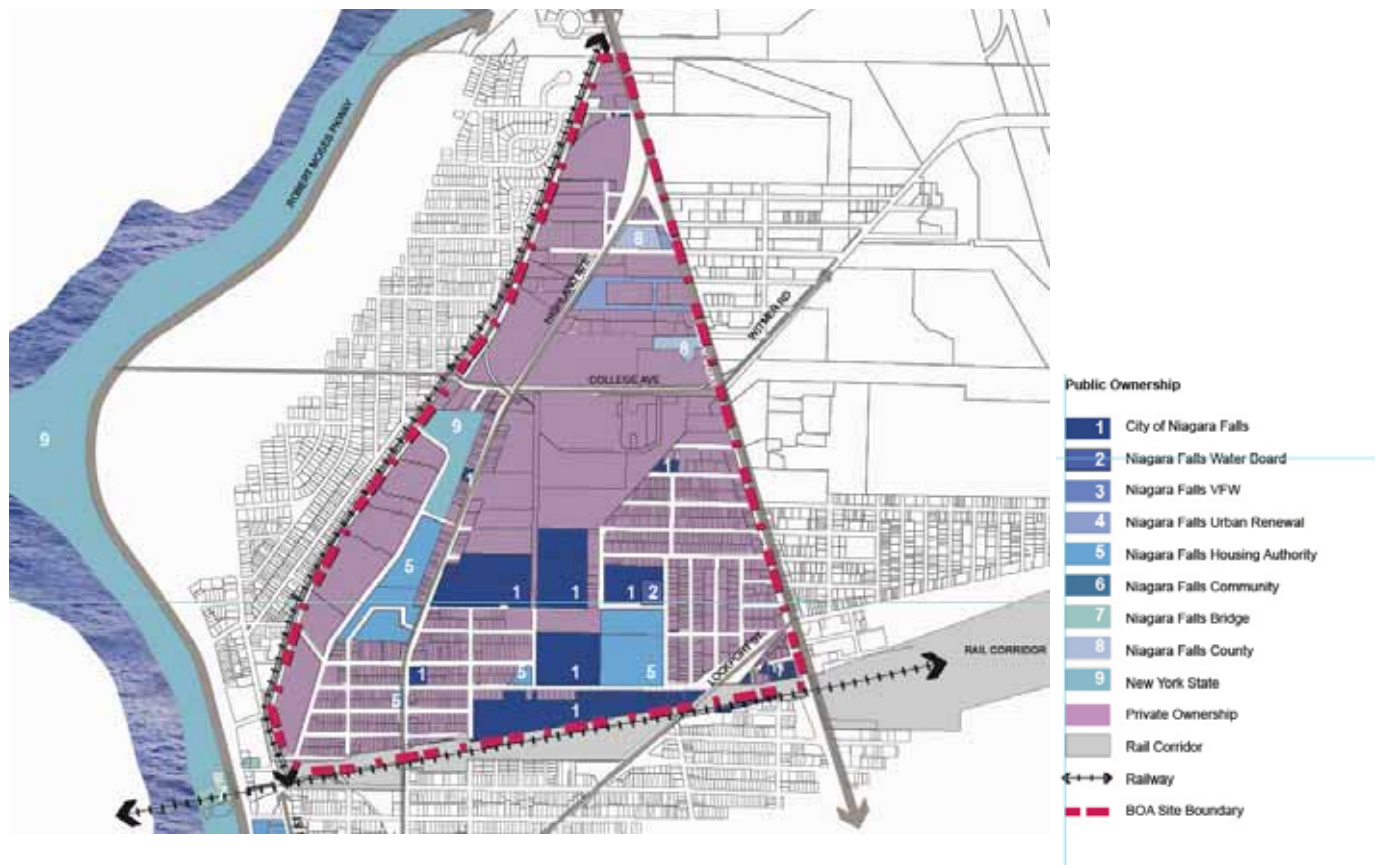
Contained within the Highland BOA study area, there are approximately 1082 parcels. Of these, approximately 58% are under private ownership (318 acres), while the remaining 21% is held in public ownership (117 acres). An additional 21% of the land is committed to road/rights-of-way.

At almost 117 acres, the public land ownership represents a significant asset available to the City and County, amongst other public agencies to help drive change across the Highland BOA. As depicted in Figure 3.8, publicly-owned land within the BOA, is held by the following interests:

- City of Niagara Falls: 148 parcels / 67.24 acres
- Niagara County: 2 parcels / 4.72 acres
- New York State: 5 parcels / 5.69 acres
- Niagara Falls Water Board: 1 parcel / 1.48 acre
- Niagara Falls VFW: 2 parcels / 0.26 acres
- Niagara Falls Urban Renewal: 2 parcels / 5.57 acres
- Niagara Falls Housing: 16 parcels / 30.67 acres
- Niagara Falls Community: 1 parcel / 0.8 acre
- Niagara Falls Bridge: 5 parcels / 2.43 acres (outside of site boundary on Whirlpool Street and Bath Avenue.)

These public bodies will be important partners in the development and implementation of catalyst projects on publicly held sites across the BOA.

Figure 3.8: Land Ownership



3.2.5 Parks and Open Space

The Highland Community BOA Area contains only one formally recognized municipal park, D'Amelio Park. The 9.6 acre park contains a children's play area, a wading pool, a swimming pool, a baseball diamond, basketball courts and a bandshell.

Immediately north of the municipal park is a large recreation field that is owned by the Niagara Falls Housing Authority. Although not formally identified as a municipal park, this 3 acre open space is used by the community as an extension of D'Amelio Park.

Both D'Amelio Park and the adjacent recreation field are currently being reconsidered as part of the Center Court/Hope VI redevelopment project (led by the Niagara Falls Housing Authority). Once the Center Court/Hope VI project is realized, the park will be reconfigured and new amenities provided. In addition, through the BOA process, additional park space is being considered to augment the existing provision.

Although only one municipal park serves the Highland community, the community has claimed many other informal open spaces as parks. Notable informal park spaces include the community gardens at Centre Avenue and 13th Street, the playing fields at the Henry J Kalfas Elementary School, and the open space at the north-east corner of Highland Avenue and Centre Avenue.

Beyond the BOA boundary, the wider area is well served by State parks and City managed open spaces. However, poor connections from within Highland limits their use by BOA residents. Important parks and open spaces located in close proximity to the established community:

- DeVeaux Woods State Park
- Whirlpool State Park
- Devil's Hole State Park
- Niagara River Greenway Corridor
- Hyde Park

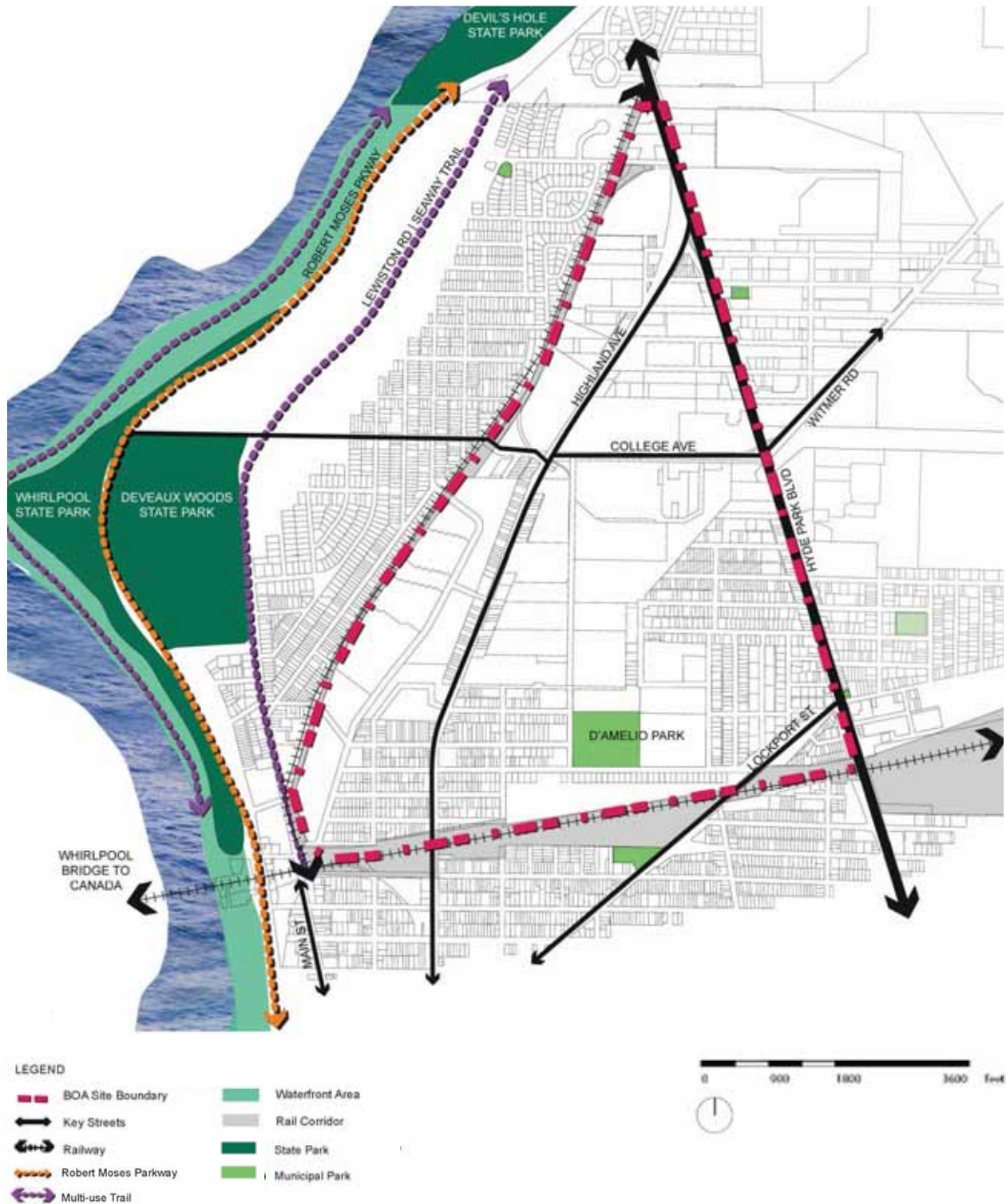
3.2.6 Building Inventory

The compendium of site profiles in Appendix 3 include a detailed building profile for each underutilized, vacant or unoccupied site that has a significant structure on site. Where known, the building profiles include name, building size, building condition, original use and current use.

3.2.7 Historic or Archeologically Significant Areas

There are no local designated Historic Districts in the BOA area. Consultation with the New York State Office of parks, Recreation & Historic Preservation (NYOPRHP) revealed the project site does not fall within an area identified as being culturally and/or architecturally significant. NYOPRHP identified that the study area itself does not contain any sites on the national register list.

Figure 3.9: Formal Parks and Open Space



3.2.8 Transportation Systems

The BOA is located in close proximity to major regional transportation systems, as shown on Figure 3.10. The area lies at the intersection of an international transportation hub well served by rail and roadway infrastructure. The regional transportation system includes the Niagara Falls International Airport, the Buffalo-Niagara International Airport, as well as regional highways in both Canada and the United States. The Niagara Falls International Airport is located approximately five miles from the BOA and currently accommodates a variety of military and private uses, including the United States Air Force, National Guard, and Army Reserve. With the third longest runway in the State of New York, the airport can accommodate large aircraft that others cannot, making it ideal for military uses and long-haul international flights. The Buffalo Niagara International Airport is approximately 20 miles from the BOA, in the Town of Cheektowaga, New York.

3.2.8.1 Roads & Bridges

Region and City-Wide Road Network

The existing transportation system in City was originally built for a city twice the current size of Niagara Falls. This system is becoming a substantial burden in terms of maintenance and operation costs. In addition, there are many instances where particular components of the system have negatively affected the urban fabric or communities surrounding them, dividing the city where divisions are not necessary or desirable.

Important routes within the City of Niagara Falls include the I-190, Route 104, Route 31, Route 62, the Robert Moses Parkway, and the LaSalle Expressway. The closest regional highway to the BOA is New York State Interstate Highway 190

(I-190). The nearest interchange with the I-190 is located approximately 1.25 miles east of the BOA at Witmer Road.

The main transportation system within the BOA is comprised of surface roads consisting of primarily of local roads located throughout the BOA and principle and minor arterial roads located along the northern, eastern, and western boundaries of the BOA. The main access roads into the study area include Witmer Road (Route 31), Hyde Park Boulevard (Route 61), Main Street (Route 104), Lockport Road, and 11th Street/Highland Avenue. These thoroughfares as shown on Figure 3.11.

Road Conditions

The Greater Buffalo Niagara Regional Transportation Council (GBNRTC) rates the main thoroughfares through the BOA as being in good to excellent condition. College Avenue between Highland Avenue and Hyde Park Boulevard is rated in fair condition. While local roads are not rated by GBNRTC, they are generally in fair to poor condition. Although Highland Avenue was repaired in 2009 and is in very good condition.

The GBNRTC also provided 2006 data for traffic counts. Average annual daily traffic (AADT) counts indicate that traffic within the BOA is relatively low. Hyde Park Boulevard is well travelled; however, much of the traffic along Hyde Park Boulevard does not travel into the BOA. The largest traffic flow is on College Avenue, which connects DeVeaux Woods to the I-90, Hyde Park Boulevard and points east.

Redevelopment at Globe and former Union Carbide sites will increase traffic within the BOA to some degree; however, based upon current conditions, there is more than adequate capacity to handle the increased traffic. Because of this excess capacity, additional redevelopment in the BOA can be supported by the road network.

This map illustrates the Niagara River region, highlighting the City of Niagara Falls, the City of Tonawanda, and the City of Buffalo. The Niagara River flows through the center, with Grand Island situated in the middle. The Peace Bridge connects Buffalo, New York, to Niagara Falls, Ontario. Major roads, including I-190, I-290, and I-19, are shown in red. The map also depicts the Niagara Falls International Airport and the Buffalo Niagara International Airport. A legend in the top right corner defines symbols for boundaries, cities, water, and transportation. A scale bar at the bottom left indicates distances up to 32,000 feet.

[illegible]

Access and Entryway

There are four primary entryways to the BOA from surrounding areas. The BOA roads serve as a regional gateway to the City from the NYS I-190 (Town of Niagara) and from Route 61-Hyde Park Boulevard (Town of Lewiston). However, due to the worn, industrial appearance that much of the BOA conveys as well as the lack of connection between the adjoining neighborhoods, much of the traffic does not enter the Highland Area. At the more local level, Highland is connected to the Main Street area and Robert Moses Parkway/Riverfront at Depot Drive. The main connection into the DeVeaux community is at the College Avenue/Highland Avenue intersection.

All entryways into Highland tend to be poorly marked and have low visibility. The main connection between Highland and DeVeaux is along College Avenue, which travels under the railroad tracks just east of the BOA. The connection between the Highland neighborhood and Main Street is awkward due to poor access and railroad tracks. Rail tracks along the southern boundary of the BOA also hamper access to the Highland neighborhood from the south.

Internal Connectivity

A street hierarchy exists within Highland BOA study area. This network is comprised of:

1. Primary Routes that connect into wider regional road systems: College Avenue, Hyde Park Avenue, Highland Avenue
2. Secondary Routes that link through Highland: Beech Ave., 9th Street, Center Ave.
3. Local Routes that link community destinations within Highland: Neighborhood Streets (Calumet Ave. extension), Service Roads

Access within the BOA is also hampered by several awkward intersections, in particular, the intersection of College Avenue and Highland

Avenue, and the intersection of Highland Avenue and Hyde Park Boulevard. Improvements to these intersections would improve the transportation system.

Several properties within the BOA are affected by poor road access. Several stub roads (i.e., New Jersey, Connecticut, Virginia, etc) exist along both Hyde Park Boulevard and Highland Avenue, with large, vacant brownfields in between the two portions of road. These roads could be connected to allow for subdivision of the large parcels in the center of the BOA.

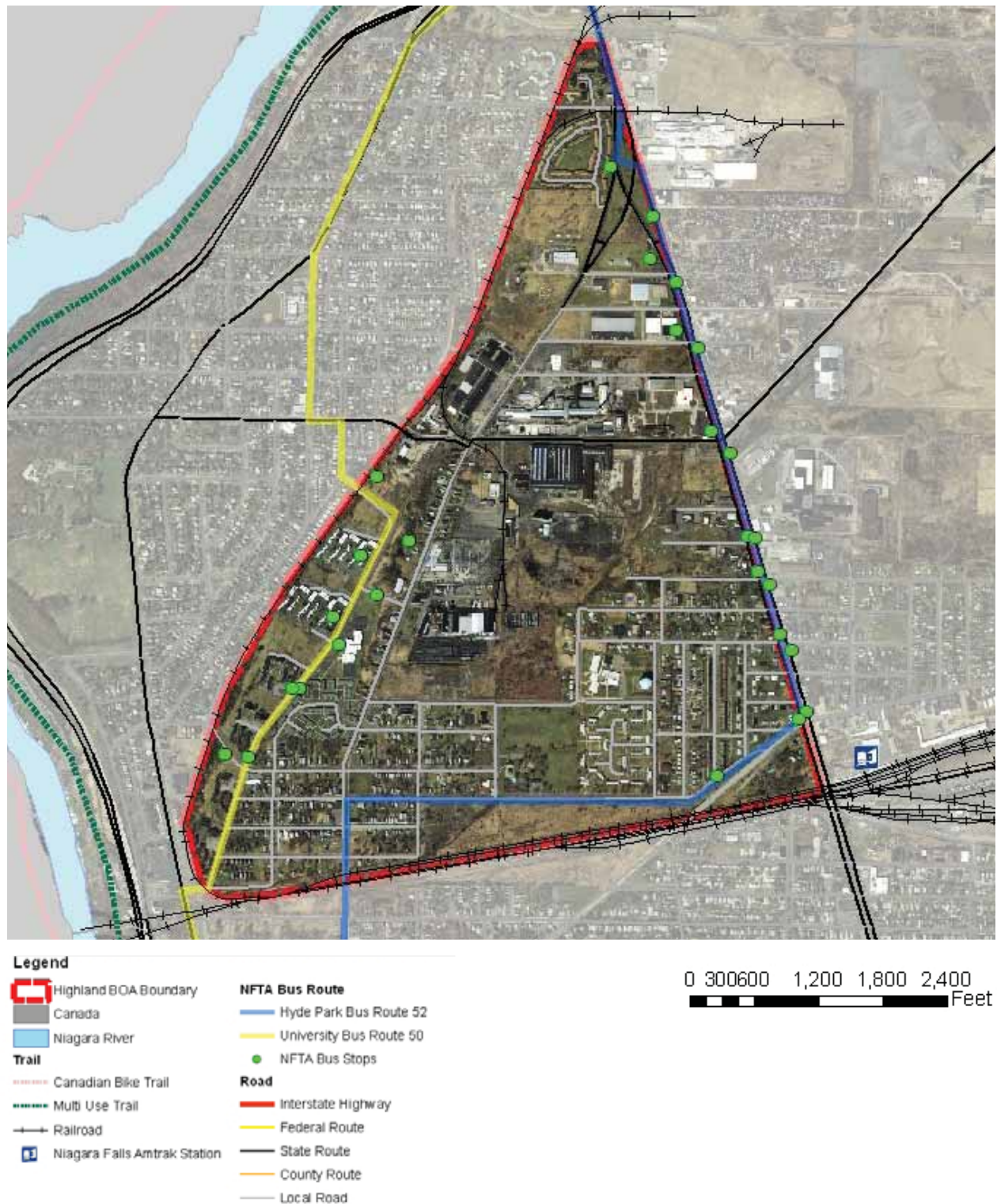
Introducing improved road access through the BOA is critical for bringing formal land-locked industrial sites back into productive use. There is also a need to strengthen connections externally to surrounding neighborhoods, Main Street area and Downtown.

Bridges

The BOA is also in close proximity to two major US/Canada truck bridge crossings including the Lewiston-Queenston Bridge, located approximately two miles north of the BOA in the Town of Lewiston NY and the Peace Bridge located approximately 15 miles south of the BOA within the City of Buffalo, New York. Passenger vehicle international crossing is also available at the Peace Bridge and the Lewiston-Queenston Bridge, as well as the Rainbow Bridge, located approximately two miles south of the BOA within the City of Niagara Falls. The Whirlpool Bridge, located less than 0.5 mile from the BOA, is a passenger bridge reserved for subscribers to NEXUS, a program designed to expedite border clearance for low-risk, pre-approved travelers between Canada and the United States.

Adjacent to the study area, the Lockport Street Bridge has been closed since 2003, but is currently being refurbished. Once completed, this bridge will connect Lockport Road into Main Street.

Figure 3.12: Roads and Routes



3.2.8.2 Public Transportation

Public transportation within and immediately adjacent to the study area is comprised of Metro buses operated by the Niagara Frontier Transportation Authority (NFTA). Two NFTA-Metro bus routes travel through the BOA study area: Route 52 and Route 50.

Route 52 travels from the southwestern portion of the BOA, along Centre Avenue and north along Hyde Park Boulevard, operating Monday thru Saturday. An average of 251 passengers ride on Route 50 on a typical weekday.

Route 50 travels from the southwest corner of the BOA along 9th Street. Route 50 operates 7 days a week. An average of 470 passengers ride on Route 50 on a typical weekday.

3.2.8.3 Rail

Passenger rail service is available from the Niagara Falls Amtrak Station, located just outside the BOA study area currently at the corner of 27th Street and Lockport Road (approximately 0.2 miles from the southeastern corner of the BOA). The station is serviced by six trains daily, which provide service to Toronto, Buffalo, Rochester, Syracuse, Albany, and New York City. In 2007, Amtrak reported 22,047 passengers boarding and arriving at the Niagara Falls Station, equating to 60 passengers a day.

The planned City of Niagara Falls International Railway Station/Intermodal Transportation Center Project will relocate the Amtrak passenger station and establish border inspection facilities within a consolidated railroad intermodal facility. The facility will be located adjacent to the Whirlpool Bridge, across Main Street from the BOA.

The project includes rehabilitation of the US Customhouse, which is listed on the National Register of Historic Places, to be used by the Department of Homeland Security Customs and Border Protection operations, with heritage interpretation public use on the first floor. A 14,800-square-foot, two-story building is planned for construction to house the Amtrak passenger station. The project includes construction of a dedicated passenger rail siding just north of the existing CSX tracks. The two existing railroad bridges will be demolished and a new replacement bridge will be built.

The project is projected to occur in three phases:

- Phase I: Historic Preservation & Restoration Customhouse Structure is projected for 2009 construction.
- Phase 2: Railway-Railway Infrastructure Improvements is projected for 2010.
- Phase 3: Station Building Construction and Site Improvements is projected for 2011 construction.

Commercial rail service is available immediately south of the BOA via CSX mainline tracks running east-west. Currently all CSX traffic is local. CSX also operates the Niagara Falls yard, immediately east of the BOA. Additionally, an industrial rail spur runs north-south along the eastern boundary of the BOA. This spur is currently used by several industrial businesses located within the BOA. There are plans to reactivate freight lines running along College Avenue in the center of the BOA, in conjunction with redevelopment at Globe and Santa Rosa.

Figure 3.13: Highland Bus Routes



Figure 3.14: Highland Area Rail



3.2.9 Infrastructure & Utilities

Adequate public utilities for power, public water supply and sanitary sewer are available across the BOA study area. Each are detailed below.

3.2.9.1 Water and Sewer

The BOA is serviced by public water and sewer systems. The Niagara Falls Water Board (NFWB) services both residential properties and businesses throughout the City of Niagara Falls and some outlying areas. These systems were designed for heavy industrial users, many of which no longer operate in the area. This system was also built to accommodate a much larger population, and the associated land base including a significant amount of employment/commercial land intended for large industrial operations. With the continuing decline of both residential and industrial bases, the City's infrastructure is now 'oversized', with an excess of infrastructure and developed land in relation to actual use and municipal tax return.

The City is serviced by a combined sanitary and storm sewer system. A limited network of separate storm sewer lines is located in portions of the BOA. Mr. Mike DeSantis at the City Niagara Falls Engineering Department indicated that there are no proposed sewer improvements in the BOA. Mr. DeSantis also indicated storm sewers within BOA are in adequate condition and there are no planned improvements. Figure 3.15 depicts both the combined sewer system and separate storm water system lines within the BOA.

The Niagara Falls Water Board (NFWB) operates two facilities. The Michael O'Laughlin Water Treatment Plant is designed to treat 48 million gallons per day (mgd) and currently operates at an average of 30.9 mgd. The Gorge Pumping Station is designed to treat 19.5 mgd and typically operates about 11 mgd.

As these numbers show, the NFWB has unallocated treatment capacity and this agency has indicated that it would welcome the opportunity to provide treatment services that could assist with enhancing feasibility of remediating and redeveloping brownfield or former industrial sites.

3.2.9.2 Gas and Electric

Natural gas services within the City are provided by National Fuel Gas. Within the BOA, main gas lines run along the length of Hyde Park Boulevard, College Avenue between Hyde Park Boulevard and Highland Avenue, Highland Avenue between Beech Ave and the railroad and Centre Avenue between Highland Avenue and 15th Street. National Fuel has no significant planned projects within the BOA project area. The only project of note is the Center Court/Hope VI ongoing project, which will include the installation of residential utility piping within the development. Additionally, pipeline maintenance projects are planned for 22nd Street south of Calumet Avenue and Calumet Avenue between Highland Avenue and 13th Street, in conjunction with Center Court Development.

As with the wastewater and drinking water utilities, natural gas and electric utilities were constructed to serve a larger city with a substantial industrial base with the decline in population and industrial activity, excess capacity exists for both natural gas and electric service.

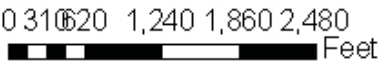
National Grid provides electric service within the City of Niagara Falls and the BOA. National Grid's Brownfield Redevelopment Assistance Program provides grants to fund utility related infrastructure improvements, demolition, and other costs that are necessary to progress the redevelopment of a brownfield site or abandoned building. Additionally, low-cost hydropower may be available for businesses within the BOA.

Figure 3.15: Infrastructure and Utilities



Legend

- Highland BOA Boundary
- Canada
- Sewer Lines**
 - STORM
 - COMBINED
 - MANHOLE



3.2.10 Natural Resources and Environmental Features

Natural resources and environmental features within the BOA are limited. This is likely due to the fact that a majority of the BOA has been developed for more than 100 years. However, the Niagara River, as well as numerous state parks associated with this river, is located less than one mile from the BOA. A summary of the topographic; geologic; hydrologic; hydrogeologic; and ecological resources is provided in the following subsections.

3.2.10.1 Topography

The BOA is located in the Erie-Ontario lake plain province which has minimal topographic relief and generally slopes to the northwest towards the Niagara River. The BOA has an average elevation of 600 feet above mean sea level based upon USGS topographic mapping of the area. There are several points where topography changes due to railroad overpasses and underpasses. These topography changes contribute to the disconnection of the BOA with the rest of the City.

3.2.10.2 Surface Waters and Wetlands

As depicted on Figure 3.17 there are no surface waters, tributaries, or wetland areas located within or immediately adjacent to the BOA. Also, a Flood Insurance Rate Map of the area indicates that the BOA and adjacent areas are not within the boundaries of the 100-year and/or 500-year flood zones. The closest surface water is the Niagara River, which is located less than 1,000 feet west of the southwest corner of the BOA.

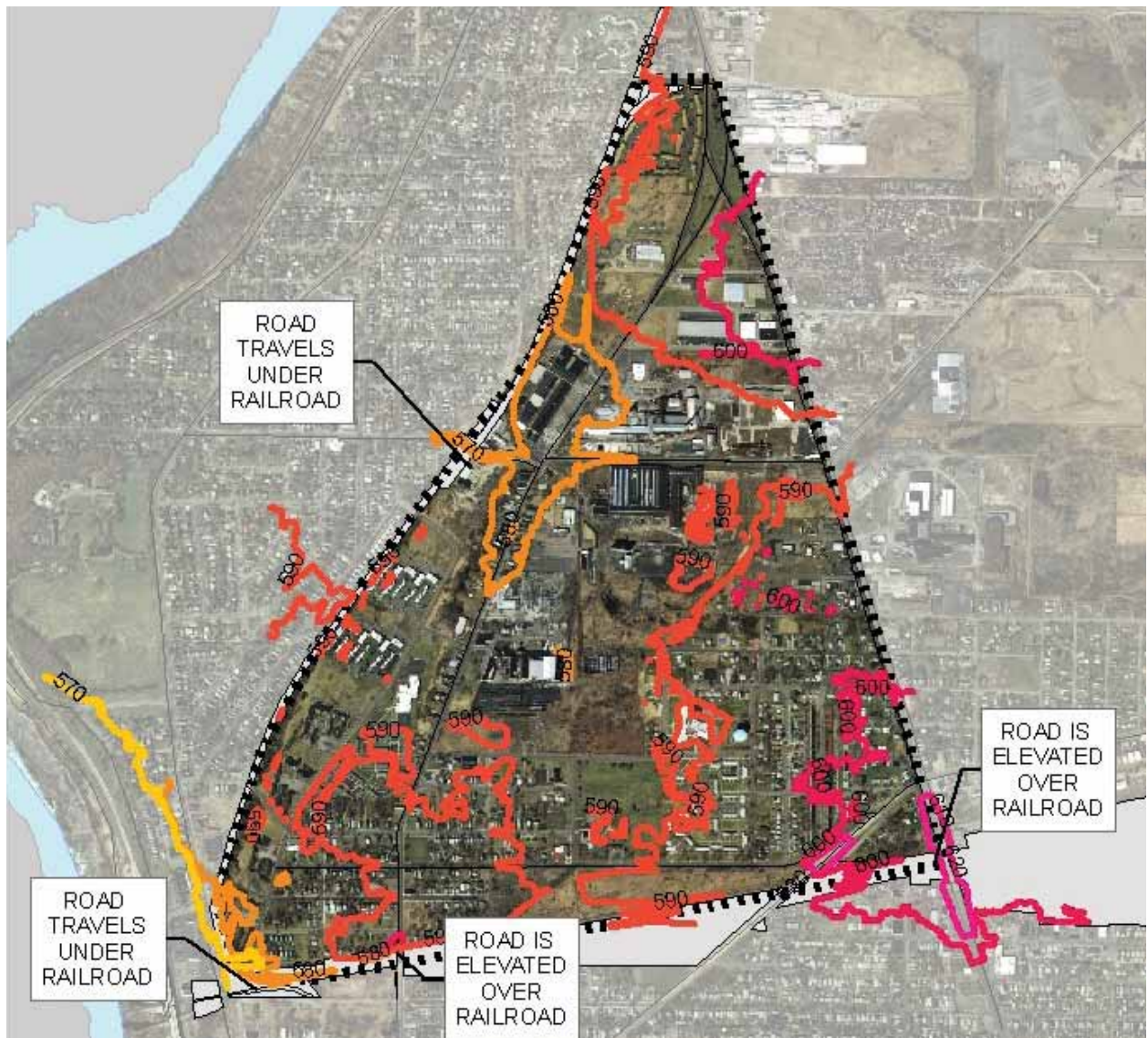
All waters of the state are provided a class and standard designation by the NYSDEC based on existing or expected best usage of each water or waterway segment. The Niagara River is designated Class A-S by the NYSDEC. The best

usages of Class A-S waters are as a source of water supply for drinking, culinary or food processing purposes; primary and secondary contact recreation; and fishing. The waters shall be suitable for fish, shellfish, and wildlife propagation and survival. Additionally, this classification may be given to those international boundary waters that, if subjected to approved treatment equal to coagulation, sedimentation, filtration and disinfection with additional treatment, if necessary, to reduce naturally present impurities, meet or will meet New York State Department of Health drinking water standards and are or will be considered safe and satisfactory for drinking water purposes.

3.2.10.3 Groundwater

Based upon NYSDEC and USEPA mapping of the area, the BOA is not situated over a primary or sole source aquifer. However, according to the USGS map Potential Yields of Wells in Unconsolidated Aquifers in Upstate New York-Niagara Sheet, the BOA is situated over a principle aquifer. NYSDEC defines a principal aquifer as an aquifer known to be highly productive or whose geology suggests an abundant and high quality potential water supply, but which are not intensively used as sources of water supply by major municipal systems at the present time. This aquifer underlies the majority of the BOA. Previous subsurface investigations within the BOA determined that the uppermost groundwater bearing zone within the BOA is typically identified within the bedrock, but has been sporadically encountered in soils just above the bedrock. The upper 18 feet of bedrock is the most permeable zone and groundwater flow direction within the bedrock generally flows to the south and southwest towards the Niagara River.

Figure 3.16: Topography



Legend

- Highland BOA Boundary
- Canada
- Niagara River
- Rail Corridor
- Roads

ELEVATION

- 570 ft
- 580 ft
- 590 ft
- 600 ft
- 610 ft

0 300 600 1,200 1,800 2,400 Feet

Previous environmental investigations of the Highland Site A, the Tract II Site and the Chisholm Ryder Site that are located within the BOA have identified contaminated groundwater, which was identified in the bedrock below these sites. The detected contaminants consisted primarily of organics that were detected at low concentrations. However, the BOA is served by public water and, therefore, exposure to contaminated groundwater via drinking water is not expected. Additionally, there are no known users of groundwater for drinking water or industrial purposes within the BOA.

3.2.8.4 Ecological Resources

Given the fact the BOA is highly urbanized and surface water is not present within the BOA, fishery resources do not exist, and wildlife resources are very limited. While some vacant and underutilized properties provide natural habitat within the BOA, historical development has eliminated many if not all of the indigenous plant species in these areas. The non-indigenous plant species have also minimized the habitat value to wildlife in these areas. Additionally, any wildlife species within the BOA are those that are likely adaptable to human activity, based on the disturbed nature of the landscape and the relatively small and isolated habitat areas within the BOA.

No threatened or endangered plant or wildlife species were identified on or immediately adjacent to the BOA by the US Department of the Interior, Fish and Wildlife Service or the NYSDEC. Correspondence with these agencies is included in Appendix 4.

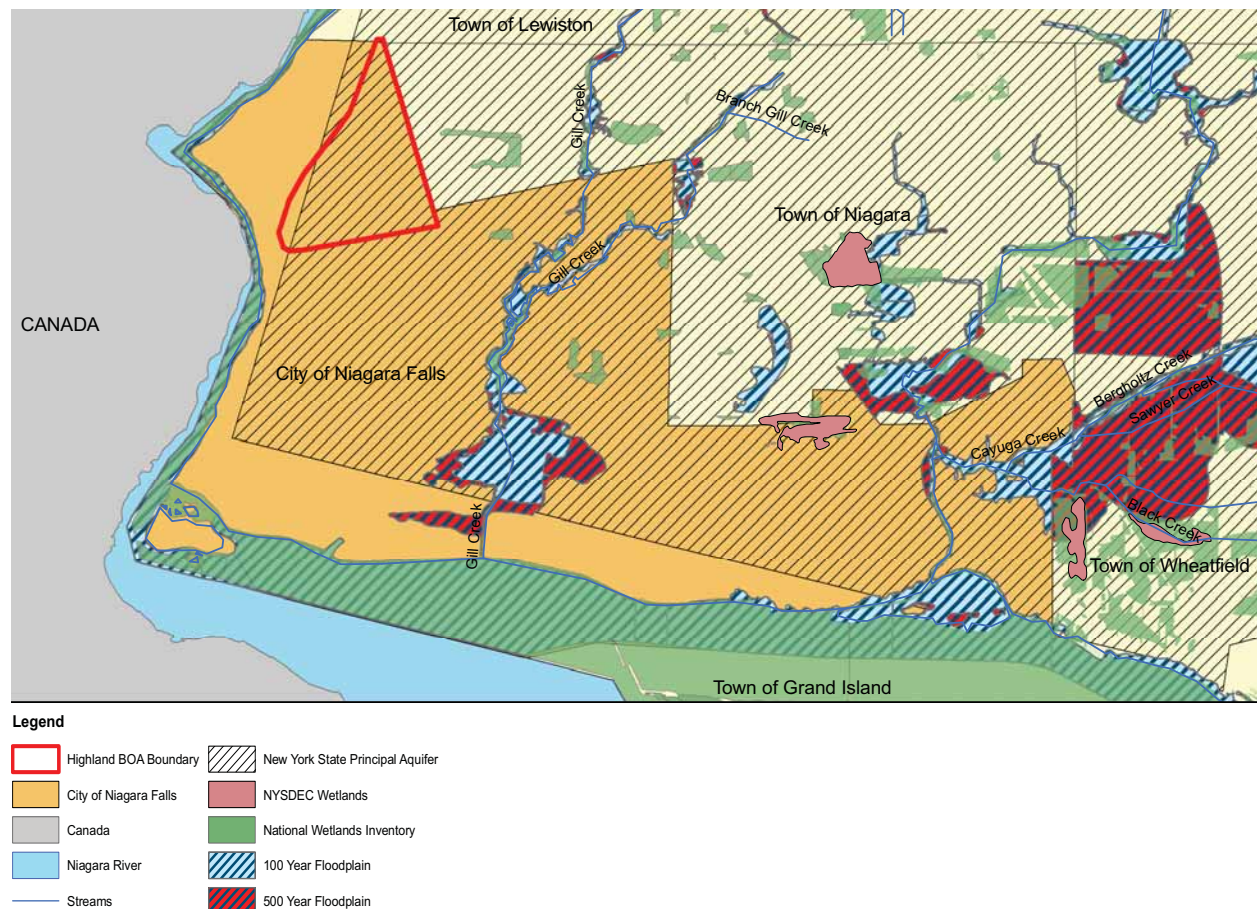
3.2.8.5 Surficial Geology and Bedrock

The Soil Survey of Niagara County indicates that BOA is not within a surveyed area. However, based on its location within the City of Niagara Falls, the BOA and surrounding areas would likely be classified as Urban Land. Urban Land is defined an area in which a large portion of the soil surface is covered by asphalt, concrete, buildings, or other impervious structures. The Surficial Geologic Map of New York, Niagara Sheet, depicts the BOA as being underlain by glacial till deposits with variable texture that may consist of clay, silt-clay, or boulder clay.

Previous subsurface investigations conducted within the BOA indicated that the depth to bedrock within the BOA ranges from 4.5 to 23.5 feet. According to the Geologic Map of New York, Niagara Section, the uppermost bedrock formation beneath the BOA consists of upper Silurian Period dolostone, limestone, and local bioherms from the Lockport Group with a thickness ranging from 150 to 200 feet. The bedrock is generally flat lying, with a slight dip to the south of approximately 30 feet per mile.

Bedrock and soil conditions are generally good for building construction.

Figure 3.17: Surface and Groundwater



3.3 Land Base Analysis: Conclusions

This section summarizes key conclusions from the land base analysis:

Vacant, Abandoned & Underutilized Sites:

- The Highland BOA Study Area currently supports approximately 280 acres of ‘vacant, abandoned or underutilized sites’. These underutilized sites present significant opportunities for redevelopment.

Brownfields:

- Throughout the BOA study area, there is little to no environmental information known about a large number of sites (133 acres / 284 parcels with “No Site Characterization”).
- Due to the limited number of sites with characterization, an evaluation of the level and extent of contamination throughout the entire BOA is not possible. However, the following general conclusions can be drawn:
- Contaminants identified on site are limited to those commonly found in most urban environments.
- Identified contaminants typically do not move, so off-site migration is not expected.
- Contamination of ground water sources is not a major concern.
- For metals and SVOCs, remediation often consists of covering the site with a clean soil cover, asphalt, concrete, or a new building to remove the exposure pathways. Remediation may require land use restrictions and/or annual monitoring.

Land Ownership:

- Contained within the Highland BOA study area, there are approximately 1082 parcels. Of these, approximately 58% are under private ownership (318 acres) held by nine different interests, while the remaining 21% is held in public ownership (117 acres). An additional 21% of the land is committed to road / rights-of-way.

- Public-private partnerships, including not-for-profits, will be important in the development and implementation of catalyst projects within the BOA.

Parks & Open Space:

- D’Amelio Park is the only formally designated municipal park in the Highland BOA. Immediately north of the formal park space is a large recreation field that is owned by the Niagara Falls Housing Authority. This is used by the community as an extension of D’Amelio Park. However, this area will be reduced through the HOPE VI redevelopment.
- The community has claimed many other informal open spaces to function as recreation spaces. Notable informal park spaces include the community gardens at Centre Avenue and 13th Street and the open space at the north-east corner of Highland Avenue and Centre Avenue.
- Beyond the BOA boundary, the wider area is well served by State and City managed open spaces. However, poor accessibility from within Highland limits their use by BOA residents.

Historic or Archeologically Significant Areas:

- There are no local designated Historic Districts or properties in the Highland BOA area.

Transportation Systems:

- A well developed regional transportation network exists in close proximity to the Highland Community which includes interstate highways, four international bridges, two international airports, a regional bus network, and both passenger and freight railroad service.
- Spare capacity exists across network to support redevelopment

- The current transportation system limits connectivity between the Highland Community and surrounding neighborhoods and communities.
- Primary roads are in good condition and the road network will support additional traffic which will arise as a result of redevelopment.
- There are four primary entryways to Highland, however, all tend to be poorly marked and have low visibility. Gateways offer opportunities for creating positive first impressions.
- Entrances to the Highland Community are hampered by awkward intersections as well as railroad bridges and underpasses which decrease connection to the rest of City and surrounding communities.
- Several awkward intersections, including the corner of Highland Avenue and College Avenue and the corner of Highland Avenue and Hyde Park Boulevard, exist.
- The higher traffic volumes along Hyde Park Boulevard may support additional commercial development.
- Opportunities exist to increase connectivity by enhancing gateways into Highland Community, opening up large tracts in center of BOA with new roads, and modifying intersections.
- Need to strengthen connections both internally and externally to surrounding neighborhoods, Main Street area and Downtown.

Infrastructure & Utilities:

- Adequate public utilities for power, public water supply and sanitary sewer are available across the BOA study area.
- Excess capacity exists allowing for new development and / or redevelopment.
- Natural Gas:
 - Serviced by National Fuel
 - Main lines run along Hyde Park Blvd,

College Ave (between Hyde Park Blvd and Highland Ave), Highland Ave (between Beech Ave and the railroad) and Center Ave (between Highland Ave and 15th Street)

- Excess capacity exists
- Electricity:
 - Serviced by National Grid
 - Low cost hydroelectric power may be available
- Sewer & Water:
 - Serviced by the Niagara Falls Water Board
 - Excess capacity exists and services poses no constraints to development
 - Groundwater is not used for drinking water
 - The NFWB owns two treatment plants: the Michael C. O’Laughlin Water Treatment Plant, which treats and delivers an average of 16.3 million gallons per day (mgd) of safe, clean drinking water; and a physical-chemical activated carbon wastewater treatment plant that treats and discharges an average of 33.4 million gallons per day to the lower Niagara River.

Natural Resources:

- Natural resources and environmental features within the BOA are limited.
- No detailed soil survey exists, entire BOA is classified as Urban Land.
- BOA is underlain by glacial till deposits with variable texture that may consist of clay or silt-clay.
- Uppermost bedrock formation beneath the BOA consists of upper Silurian Period dolostone, limestone, and local bioherms from the Lockport Group. Depth to bedrock ranges from 4.5 to 23.5 feet.
- Soils and bedrock conditions are conducive to development.

3.4 Economic & Market Trends

The purpose of the Economic and Market Trends Analysis is to provide market-based recommendations on potential economic drivers and future land uses within the Highland Community BOA Study Area. The analysis, in conjunction with the land base analysis, will set realistic assumptions with regard to the evolution of land uses within the BOA, identify the area's redevelopment potential, establish which sites should be targeted for redevelopment and propose appropriate timing for redevelopment.

To help us understand the current economic challenges and opportunities in Highland, Niagara Falls and the region, an up-to-date market assessment was undertaken that described and analyzed the socio-economic conditions and market trends affecting the BOA as well as the wider region, including: population and household growth; household characteristics (income and age); labor force and employment growth (by sector); and, commercial and housing market data. Wherever data was available, this section presents information at both the regional level (County or Buffalo-Niagara MSA) as well as the local level (City and BOA).

When combined with the inventory and analysis previously presented, this section works to justify the range of recommended future land uses across the Highland Community BOA. The objective of the Nomination Document is to set the stage for all potential higher value uses, with lower value uses as more interim steps that can easily evolve when market conditions ripen.

3.4.1 Socio-Economic Conditions

Below is a summary of the socio-economic analysis undertaken for the Highland Community Area BOA, considering the following:

- population and demographics;
- economy;
- employment profile (public and private);
- educational attainment;
- income and earnings;
- market trends (residential, retail, office, industrial); and
- land use opportunities.

The complete analysis is included as part of the Economic and Market Trends Analysis, presented at Appendix 5.

3.4.1.1 Population & Demographics

The population of the Buffalo-Niagara Metropolitan Statistical Area has been in decline for the past several decades. The region's urban areas have experienced particularly sharp decline. The populations of the City of Niagara Falls and the Highland Community BOA have declined at a faster rate than Niagara County and the MSA. Between 1990 and 2007, the population decline in the City of Niagara Falls was more than double that observed at the County-wide level. Within the city, neighborhoods closest to industrial zones have suffered the greatest population loss, particularly compared with outlying, suburban towns in Niagara and Erie County. Since 1990, the Highland neighborhood has lost nearly one quarter of its population. Presented in Figure 3.18, in 2007 the population of the Highland BOA Study Area was approximately 2,700 residents.

Figure 3.18: Population Trends, 1990-2007

	1990	2000	2007	1990 - 2007	
				Change	Percent
Highland BOA	3,527	2,784	2,687	-840	-23.8%
City of Niagara Falls	61,840	55,593	53,681	-8,159	-13.2%
Niagara County	220,756	219,846	217,711	-3,045	-1.4%
Buffalo MSA	1,189,288	1,170,111	1,152,143	-37,145	-3.1%
New York State	17,990,455	18,976,457	19,581,872	1,591,417	8.8%

Source: ESRI; US Census Bureau; Economics Research Associates

In 2000, the ethnic mix of the City of Niagara Falls was 76% White, 19% African American, 2% Native American, 0.7% Asian, 0.05% Pacific Islander, 0.7% from other races, and 2% from two or more races. Hispanic or Latino of any race was 2.00% of the population. As presented in Figure 3.19, the population the Highland BOA is strongly represented by African American, representing more than 85% of the local population, followed by 10% White and 5% for all other profiled groups combined.

Figure 3.19: Racial Profile, 2007

Location	White	American		Asian	Pacific Islander	Other	Two or More Races
		Black	Indian				
BOA	10.0%	85.5%	0.8%	0.3%	0.1%	1.2%	2.1%
Niagara Falls	73.4%	20.8%	1.7%	0.9%	0.1%	0.7%	2.4%
Niagara County	89.4%	6.9%	1.0%	0.7%	0.0%	0.5%	1.5%
Buffalo MSA	81.7%	12.9%	0.7%	1.7%	0.0%	1.4%	1.6%
New York State	65.5%	16.4%	0.4%	6.6%	0.1%	7.5%	3.6%

Source: US Census Bureau; ESRI; Economics Research Associates

Niagara Falls' population is spread out with 24.7% under the age of 18, 8.6% from 18 to 24, 27.7% from 25 to 44, 20.5% from 45 to 64, and 18.6% who were 65 years of age or older. The median age is 38 years. The BOA study area generally supports a younger population than the State, with greater representation from those under 30 years of age, coupled with a smaller percentage of population over the age of 60. For every 100 females there were 87.9 males. For every 100 females age 18 and over, there were 83.0 males.

3.4.1.2 *Economy*

Locally, the economy of Niagara Falls has historically been heavily reliant on the hydro-electric power generated by the Falls. As a readily available source of power, hydro electricity was inexpensive and abundant and led to a boom in industry along the shores close to the falls. Factories demanding large quantities of electricity to operate - such as chemical and steel plants - were drawn to Niagara Falls.

By the latter half of the 20th century, however, the industrial boom was in decline. Cheap power was no longer enough to keep manufacturing in the city, as Niagara Falls tried unsuccessfully to compete with other less expensive manufacturing destinations. A decline in manufacturing has in large part led to a decline in job opportunities and wages, this in turn fueled a decline in population as people were no longer being attracted to the city for work.

Both Niagara Falls and the wider Buffalo Niagara region has historically depended on industries that have experienced significant job losses in recent years and will likely experience only limited job growth in the near, mid, and long term future. The region's shift away from manufacturing employment is reflective in part on the global movement of manufacturing jobs to lower cost locations, either out of the country or to lower cost areas within the country. The key finding here is that Niagara Falls is experiencing part of what can be considered a national or global restructuring of the labor force and economy.

Today, although the County and regional economy has several sectors in decline, several sectors have also shown signs of growth, as represented in Figure 3.21. For example, Professional & Business Services and Financial Activities experienced strong growth both at the County

and the Niagara-Buffalo MSA level, compared to the State. This demonstrates the area's existing and growing competitive advantage within this economic niche, and the opportunity it presents to be an economic driver for the region in the future. It should be noted, however, that locally within the City of Niagara Falls, these specific regional growth sectors are under-represented.

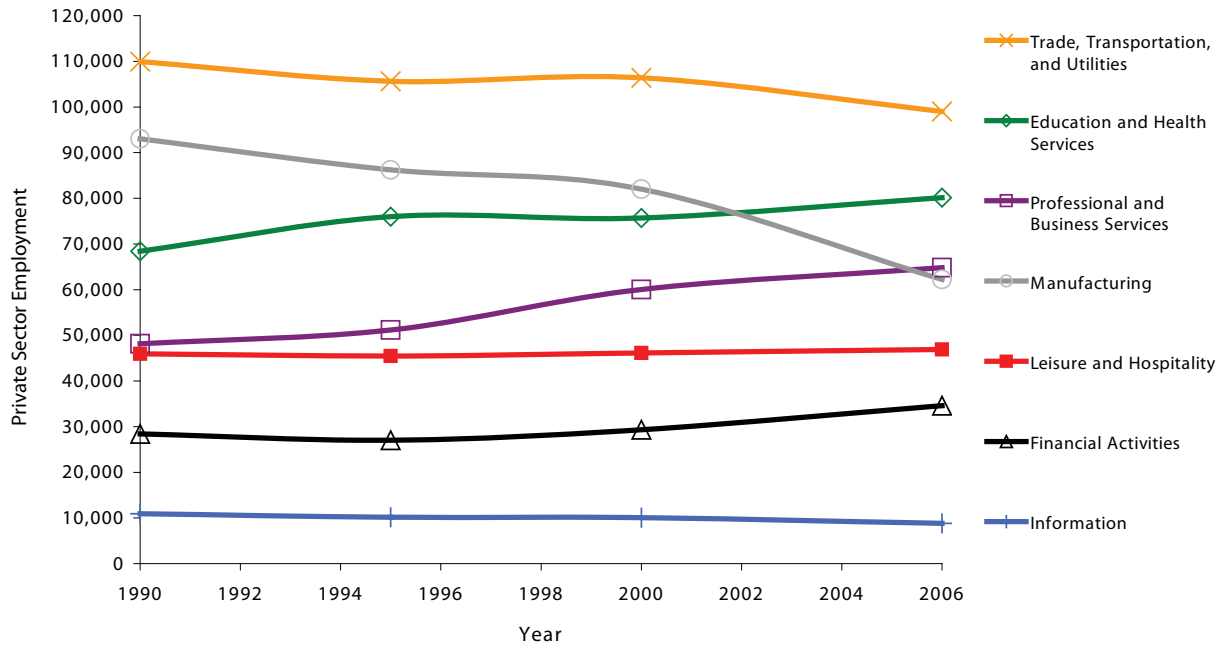
Manufacturing remains a critical sector for the Region and the County, with current employment concentrated in the more traditional sector of Manufacturing as well as Trade & Transportation. At the local level, manufacturing is even more important for Niagara Falls, and represents a significantly greater share of employment in the County compared to the State and the country.

In recent decades, progress has been made to attract a new era of prosperity to the City of Niagara Falls (and the rest of Niagara County). A new future is seen in culture, tourism and the service sector, and higher value uses, such as health care, food services and advanced manufacturing are creating new opportunities at both the local and regional level. This move away from the city's industrial past to embrace a more contemporary economy has led the city to reinvent itself in recent years. One of the brightest opportunities today is for Niagara Falls is to pursue clean manufacturing opportunities that will generate new jobs, research and development opportunities and associated incubator businesses.

There is a need to continue the City's focus on nurturing emerging sectors to drive long-term growth while simultaneously identifying existing markets that will continue to expand, including such sectors as Leisure & Hospitality; Education & Health Services; and Green & Advanced Manufacturing.

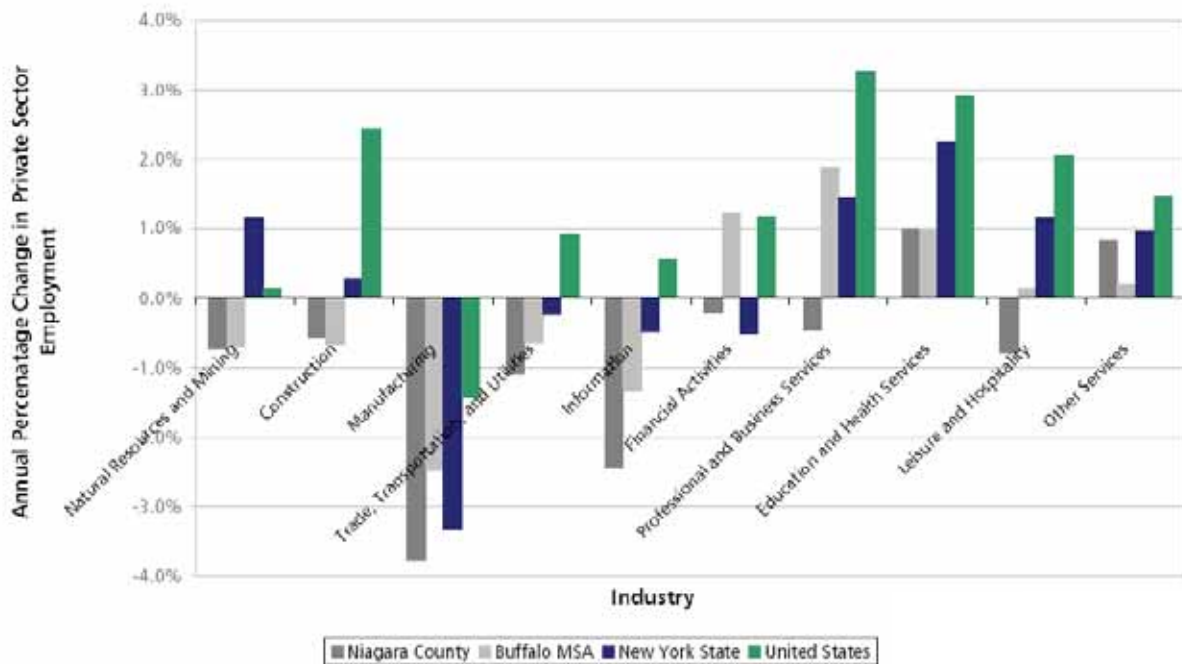
Additional details of the current economic trends and opportunities are provided at Section 3.5.

Figure 3.20: Buffalo Niagara MSA Employment Trends, 1990-2005



Source: Bureau of Labor Statistics, Quarterly Census of Earnings and Wages; Economics Research Associates

Figure 3.21: Annual Change in Employment, 1990-2006



Source: Bureau of Labor Statistics, Quarterly Census of Earnings and Wages; Economics Research Associates

3.4.1.3 Employment

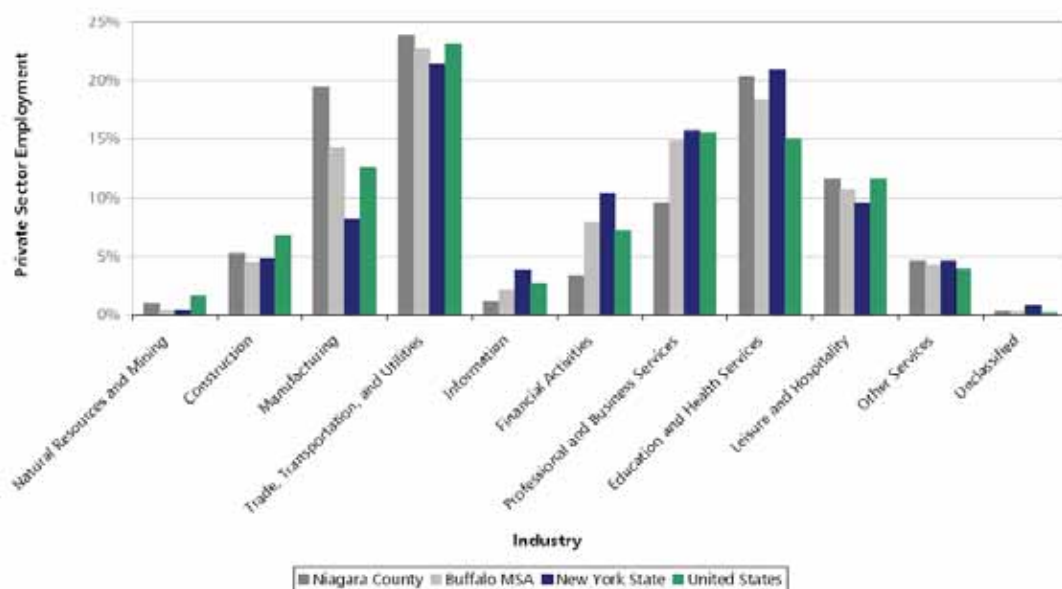
The Buffalo-Niagara MSA has experienced stagnant job growth since 1990, although there have been dips and gains in total employment during that period. From 1990 to 1993, the region lost approximately 21,000 jobs, but from 1993 to 2000, the region gained back approximately 32,000 jobs – a net job gain during the 1990s of approximately 11,000 jobs. However, since 2000, job growth has once again declined, losing all of the jobs it had gained in the 1990s.

The regional economic picture is not characterized by outright decline, but more critically, by major shifts in the employment base. The manufacturing sector in the Buffalo Niagara MSA lost 30,000 jobs since 1990. Manufacturing declined from the second-largest to the fourth-largest employer in the region as firms closed, moved out of the region, or adopted modern manufacturing techniques that reduce their labor requirements. Other staple sectors, including Trade, Transportation & Utilities as well as Tourism also lost employment (refer to Figure 3.20 on previous page).

Although faced with decline in recent decades, the Trade, Transportation, and Utilities industry has retained its dominance at the MSA level (refer to Figure 3.22 below). This sector is the most significant employer in the Buffalo-Niagara MSA and has been buoyed by increased demand for customs services, water transportation, and transportation related to tourism and sightseeing. While employment in this industry has declined since 1990, the contraction has occurred at a slower rate than in the manufacturing industry.

In contrast, Professional and Business Services and Education and Health Services, have enjoyed fairly steady employment growth since 1990. Demand for back office activities, including administrative and support services, credit intermediation, and insurance carriers has driven the expansion in Professional and Business Services and financial activities. Surprisingly, Professional & Business Services supports greater employment levels than Manufacturing at the regional level. Growth in this industry is attributable to demand for midlevel occupations in ambulatory health services, nursing, and residential care facilities.

Figure 3.22: Private Sector Employment, 2006



This strong representation of Professional & Business Services and Education & Healthcare services at the regional level highlights that outside the County higher value employment uses enjoy greater representation, allowing job creation opportunities to be stronger

Today, at the County level, employment is currently concentrated in the Trade, Transportation, and Utilities industry, followed by Education & Health Services and Manufacturing (refer to Figure 3.22). In fact, despite job losses, manufacturing employment still represents a greater share of total employment in Niagara County than in the MSA, New York State, and the nation.

In comparison, office jobs in financial activities and professional/business services are a significantly lesser share of employment in Niagara County than in the MSA, New York State, and the nation.

As presented in Figure 3.23, future projections undertaken by Moody's Economy.com anticipates that Niagara County will add approximately 4,000 jobs through 2015, representing a compound annual growth rate of 0.6 percent. Growth is expected to be driven by the education and health services, leisure and hospitality, professional services, and retail and wholesale trade industries. Manufacturing employment is projected to continue to decline through 2015.

Figure 3.23: Niagara County Employment Projections, 2007-2015

Industry	2007	2008	2009	2010	2011	2012	2013	2014	2015	Net Change	Annualized Growth
Natural Resources and Mining	571	526	529	533	538	540	540	538	536	-35	-0.8%
Construction	2,947	2,538	2,205	2,185	2,139	2,093	2,060	2,037	2,019	-929	-4.6%
Manufacturing	11,131	10,777	10,588	10,539	10,500	10,416	10,300	10,193	10,095	-1,036	-1.2%
Wholesale Trade	1,644	1,621	1,627	1,645	1,673	1,694	1,709	1,725	1,743	99	0.7%
Retail Trade	9,743	9,777	9,784	9,921	10,042	10,110	10,180	10,262	10,327	585	0.7%
Trade, Warehousing and Utilities	3,338	3,376	3,336	3,317	3,299	3,255	3,207	3,166	3,124	-214	-0.8%
Information	628	624	620	610	601	598	599	602	606	-21	-0.4%
Financial Activities	1,842	1,798	1,754	1,767	1,778	1,783	1,791	1,803	1,814	-28	-0.2%
Professional & Business Services	6,008	6,077	6,046	6,147	6,211	6,253	6,321	6,412	6,507	499	1.0%
Education & Health Services	12,671	12,783	13,101	13,562	13,972	14,317	14,615	14,935	15,276	2,605	2.4%
Leisure & Hospitality	7,073	7,298	7,342	7,547	7,753	7,914	8,061	8,203	8,332	1,259	2.1%
Government	16,354	16,638	16,789	16,906	16,895	16,915	16,921	16,940	16,983	629	0.5%
Other	1,554	1,556	1,548	1,540	1,533	1,527	1,522	1,519	1,518	-36	-0.3%
Total Non-Farm Employment	77,316	77,235	77,165	78,197	78,974	79,493	79,927	80,446	80,997	3,681	0.6%

Source: Economy.com, Economics Research Associates

3.4.1.4 Educational Attainment

Potentially due to the city's historic reliance of industrial employment – jobs which did not require a formal education – educational attainment levels across the City of Niagara Falls are significantly lower than both the State's and the MSA's average. In Niagara Falls, only 12.5% of adults over the age of 25 hold a Bachelor's Degree or higher, compared to 27.4% across the State and 23.2% across the MSA. High school completions are also lower at 76.6%, compared to 79.1% at the State level and 83.3% at the MSA.

As presented by Figure 3.24, within the Highland Community BOA residents are considerably less likely to have graduated high school or attended college than residents in other areas of the MSA or New York State. One-third of adults lack a high school diploma and less than ten percent have earned an Associates degree or higher.

Figure 3.24: Attainment, Adults 25 and Older, 2007

	Doctorate Degree	Professional Degree or Higher	Master's Degree or Higher	Bachelor's Degree or Higher	Associate's Degree or Higher	High School Graduate or Higher
Highland BOA	0.0%	0.0%	1.2%	2.9%	8.2%	67.7%
City of Niagara Falls	0.3%	1.0%	4.8%	12.5%	21.1%	76.6%
Niagara County	0.4%	1.4%	6.7%	17.4%	27.6%	83.3%
Buffalo MSA	0.9%	2.7%	9.5%	23.2%	32.8%	83.0%
New York State	1.1%	3.8%	11.8%	27.4%	34.5%	79.1%

Source: ESRI; US Census Bureau; Economics Research Associates

3.4.1.5 Earnings

Although average household earnings in the City of Niagara Falls have increased by almost 75% since 1990, this increase has lagged behind earnings growth at all other comparator areas and is more than 10% less than both the State average and the Buffalo Niagara MSA average. Lower earnings may be tied to lower levels of educational attainment and more limited access to employment opportunities.

In the Highland Community BOA, with the loss of relatively high-paying manufacturing jobs and few new employment opportunities, average household incomes are even lower and have grown at a slower rate than elsewhere in city, the MSA or New York State.

In 2007, the average income in the BOA was \$26,700. This is significantly lower than the City, County, or MSA average earnings and reflects a 10% decline household income levels measured seven years earlier in 2000.

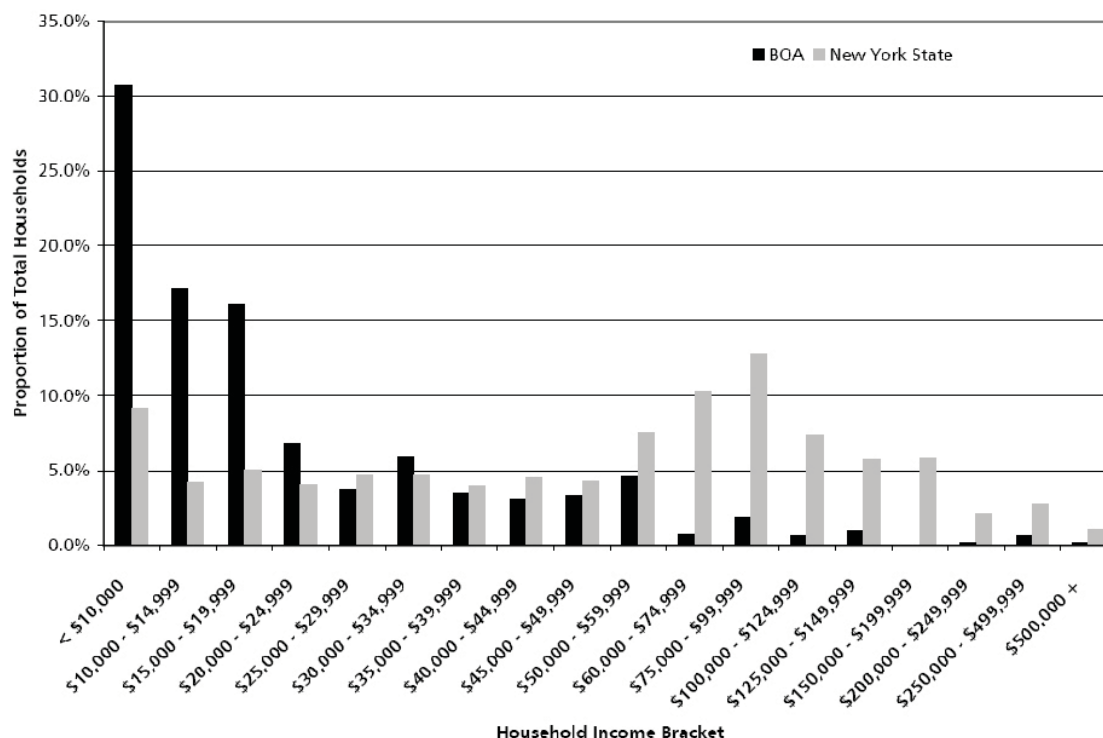
Figure 3.25: Average Household Income, 1997-2007

	1990	2000	2007	1990 - 2007	
				Change	Percent
Highland BOA	\$15,900	\$29,000	\$26,700	\$10,800	67.9%
City of Niagara Falls	\$25,700	\$36,200	\$44,900	\$19,200	74.7%
Niagara County	\$32,800	\$47,600	\$60,200	\$27,400	83.5%
Buffalo MSA	\$34,200	\$49,500	\$63,700	\$29,500	86.3%
New York State	\$44,100	\$61,900	\$82,500	\$38,400	87.1%

Source: ESRI; US Census Bureau; Economics Research Associates

Overall, as reflected in Figure 3.26, when compared to the State average, the BOA area supports a much higher percentage of lower household income (less than \$20,000) and a smaller percentage of higher household income levels (more than \$60,000).

Figure 3.26: Household Income Distribution



3.4.2 Market Trends

Below is a summary of the market trends affecting the Highland BOA Study Area, including a review of residential, retail, commercial office and industrial market trends. A complete analysis is included at Appendix 5.

3.4.2.1 The Residential Market

Supply

There has been little market-rate residential construction activity in Niagara Falls in recent years. According to the building permit data from the US Department of Housing and Urban Development (HUD) presented in Figure 3.27, the City of Niagara Falls has issued only 137 residential building permits between 1998 and 2007. Approximately 59 percent of this residential construction activity reflects the Center Court/ HOPE VI subsidized housing renewal projects currently underway in the BOA study area. The absence of new market-rate construction in the city is largely attributable to the high cost of new construction compared with the availability and market value of existing residential units.

For the Hope VI project, the City received a \$20 million HUD grant to demolish and redevelop Center Court, a severely distressed, 134-unit public housing complex located in the Highland Community BOA. The Niagara Falls Housing Authority (NFHA) will build 106 townhouse affordable rental units, 30 affordable homeownership units and 12 market-rate homeownership units. A new community center at Center Court will also be built that will offer computer access and a library. First Phase Construction of 115 units began in 2009. Phase II will include the demolition of existing Center Court Housing.

Although only minimal housing is being constructed in the City of Niagara Falls, within the a broader context the Buffalo-Niagara MSA continues to add housing to its inventory – from 2000 to 2006, approximately 18,000 new housing units were permitted in the region, and according to a 2005 report by HUD, the housing inventory in the Buffalo-Niagara Falls MSA has increased by an average of nearly 1,600 units each year from 2000 to 2005. This increase in areas outside the city risks creating a persistent oversupply of housing for the region.

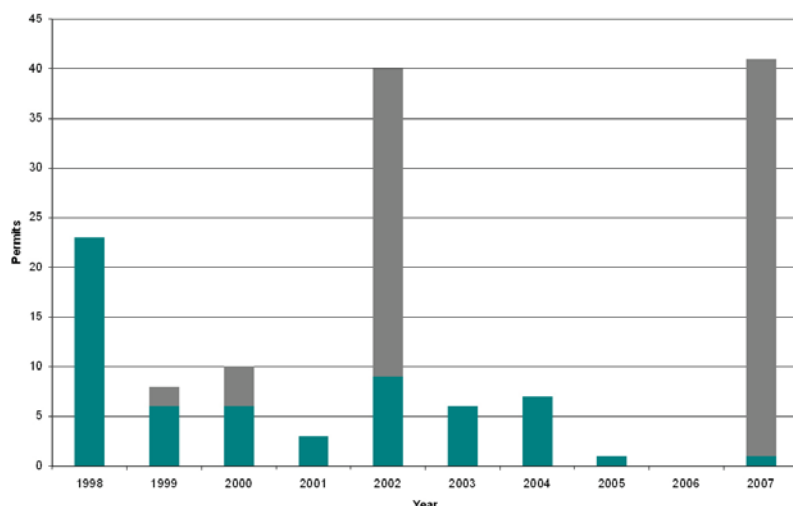


Figure 3.27:
Residential Building Permits in the City of
Niagara Falls, 1998-2007

Source: US Department of Housing and
Urban Development; Economics Research
Associates

■ Single Family ■ Multi Family

Value

As a result of employment and population decline and overbuilt conditions, weak demand for residential real estate has led to stagnating home values throughout the Buffalo-Niagara MSA. The same conditions have also impacted Niagara Falls where population loss has led to low market values and an oversupply of housing.

Within the Highland Community BOA, house prices are amongst the lowest in the city.

Approximately 78 percent of owner-occupied housing units in the BOA and 50 percent of units in Niagara Falls are valued at less than \$100,000. Home values in the Highland neighborhood stand in sharp contrast to those reported for the nearby DeVeaux neighborhood to the west, which includes some of the City's highest value properties. The lower than average house values may be reflective of the proximity to heavy industrial uses, stigma over potential contamination issues, presence of dilapidated housing stock and a general over-supply of housing across the city and the region.

The availability of homes in the market reduces home values and makes introducing new residential development projects challenging. **Because the cost of new construction exceeds achievable market prices in the Highland neighborhood, new residential development projects require considerable public subsidies.** For example, the per-unit development cost at the Center Court HOPE VI project is approximately \$257,000, well above the market-supportable level. Housing restoration programs may be an effective approach to providing additional affordable housing in the Highland Community BOA without incurring significant funding shortfalls.

One of the consequences of low housing value is a higher than average vacancy rate. Vacancy rates in the Highland Community BOA now exceed 30 percent and is significantly higher than rates in Niagara Falls, Niagara County, and the MSA. Vacancy rates are driven up as owners abandon their property once they realize that on-going maintenance or rehabilitation will not provide the return needed to make the renovation viable. Housing abandonment also occurs when property taxes owed exceed the value of the home or resale value nets less than what the property was originally purchased for.



Examples of recent Housing Authority residential developments in the Highland Community Area BOA.

Housing Mix & Tenure

Home ownership rates in the Highland BOA area are significantly lower than levels across the County, MSA or State. This is due both to the concentration of public housing units in the area as well as low household incomes, which limits opportunities for owner occupancy.

Within the Highland BOA, there is strong representation of rental housing. At 51.8%, this representation is approximately one-third higher than the City average of 32.6% and more than double the County average of 24.5%. In contrast with rental, Owner Occupied Housing has a very low representation in Highland BOA area with only 17.1%. This is approximately one third of the States average (51%) and almost one quarter of the County average (65%).

Figure 3.28: Housing Tenure by Area, 2007

	Housing Units	Owner-Occupied Units	Rental Units	Vacant Units ¹
BOA	1,584	17.1%	51.8%	31.1%
Niagara Falls	28,399	49.9%	32.6%	17.4%
Niagara County	98,435	64.6%	24.5%	10.8%
Buffalo MSA	522,388	62.0%	27.8%	10.3%
New York State	7,970,869	50.8%	40.6%	8.7%

Source: US Census Bureau; ESRI; Economics Research Associates

¹ Vacant units include second homes.

Residential Market Potential

Until market values increase across the city, the likelihood of developing private market housing in the Highland BOA is limited.

The more immediate opportunity is for the Center Court renewal initiative. However, with little indication of a market reversal, there is little opportunity for new market residential development in the BOA in the short and medium terms.

Ongoing revitalization and community development within the Highland neighborhood will improve the feasibility of real estate projects in the BOA. Continued public investment in housing renewal, coupled with code enforcement, will improve the Highland neighborhood's high vacancy rates, encourage homeowners and landlords to reinvest in their properties, and stabilize neighborhood conditions to support new investment.

3.4.2.2 The Retail Market

Most of the occupied retail space in Niagara County is located in suburban, auto-oriented malls and power centers. Niagara Falls' retail centers are clustered along the City's peripheral ring roads or in strip mall formats. Anchor tenants are typically large-format, value-oriented retailers such as Wal-Mart, Target, Dollar Tree, Family Dollar, or supermarkets like Save-A-Lot, Tops, or Aldi. As compared with the more recently developed suburban shopping centers, older-generation shopping centers including traditional retail locations on Main Street, Highland Avenue, and at Summit Mall have high vacancy rates.

The Highland Community BOA includes several limited-service restaurants and a Wilson Farms convenience store. The BOA lacks neighborhood retail convenience offerings such as a full-service grocery, pharmacy, and financial institution. **The current analysis of household expenditure potential indicates that the BOA could likely support a value-oriented convenience retail center in the future. Development of such a retail center would likely occur after new investment and job growth in the BOA create momentum for neighborhood revitalization.** Achievable retail rents must increase to the point at which new construction is financially feasible for developers. Current rents are unlikely to support the cost of new construction without significant public subsidies.

In order for a retail development project in the BOA to be successful, it would need to capture a share of the currently unmet expenditure potential, including spending by daytime employees, near by students, commuters and visitors.



Examples of the current retail offer in the Highland Community BOA.

Retail Market Potential

The retail market analysis completed for this study shows that Niagara Falls' northern neighborhoods are underserved by convenience retailers and that existing unmet expenditure potential could support new retail development, particularly a value-oriented grocery store.

The retail demand analysis estimates the unmet expenditure potential of households in the trade areas (i.e., dollars available to be spent on the retail categories anywhere in the convenience and comparison goods trade areas). Figure 3.29 presents the aggregate unmet household expenditure potential in each of the retail categories analyzed, highlighting the opportunity for additional convenience retail.

Figure 3.29: Unmet Household Expenditure Potential within Highland BOA catchment area, 2007

Retail Category	Expenditure Potential	Less Existing Sales	Unmet Expenditure Potential
Convenience Retail¹			
Food and Beverage Stores (incl. supermarkets)	\$ 17,581,680	\$ 2,389,807	\$ 15,191,873
Health and Personal Care Stores	6,396,087	25,409	6,370,678
<u>Foodservice and Drinking Places¹</u>	<u>11,457,433</u>	<u>5,487,731</u>	<u>5,969,702</u>
Total Convenience Retail	\$ 35,435,200	\$ 7,902,947	\$ 27,532,253
Comparison Retail²			
Furniture and Home Furnishings Stores	\$ 52,854,362	\$ 7,996,182	\$ 44,858,180
Electronics and Appliance Stores	46,674,341	12,270,250	34,404,091
Building Material, Garden Equip Stores	230,248,759	76,372,570	153,876,189
Clothing and Clothing Accessories Stores	89,443,567	109,411,168	(19,967,601)
Sporting Goods, Hobby, Music Stores	36,730,320	16,599,893	20,130,427
General Merchandise Stores	242,221,864	172,655,087	69,566,777
<u>Miscellaneous Store Retailers</u>	<u>54,983,320</u>	<u>55,926,215</u>	<u>(942,895)</u>
Total Comparison Goods	\$ 753,156,533	\$ 451,231,365	\$ 301,925,168
Total	\$ 788,591,733	\$ 459,134,312	\$ 329,457,421

Source: Claritas, Inc.; Economics Research Associates

¹ Includes resident households within one mile of the BOA area.

² Includes resident households within 10 miles of the BOA area.

As shown, this data indicates that there is over \$27 million in unmet convenience-goods expenditure potential, including nearly \$6 million in unmet expenditure potential at foodservice and drinking places and over \$300 million in comparison-goods retail expenditure potential. Some of this unmet demand could potentially be accommodated within the Highland BOA Study Area.

If a new retail development is undertaken in Highland, it will most likely take the form of a neighborhood shopping center, defined by the Urban Land Institute as a small center primarily tenanted by convenience retailers. According to the Urban Land Institute's *Dollars and Cents of Shopping Centers 2006*, the median size of a neighborhood shopping center in the eastern United States is approximately 72,000 square feet with median sales per square foot of \$350. Based on this sales figure, the convenience retail trade area's \$27.5 million in unmet expenditure potential for convenience goods could support up to 80,000 square feet of new convenience retail anywhere in the trade area. Neighborhood centers are most commonly anchored by small supermarkets; the average size of a supermarket in a neighborhood center is 38,500 square feet. Other tenants typically include hair and nail salons, full-service and take-out restaurants, dry cleaners, drug store, and medical or dental offices.

In addition to local residents, the neighborhood shopping center would be further supported by employees who work in the trade areas and possibly by students from Niagara University. However, it should be noted that while there is unmet demand for comparison goods, the BOA's distance from the I-190 corridor makes the area less attractive to national comparison goods retailers. To successfully recruit retailers to the BOA, retail development should occur after new investment and job growth stimulate revitalization in the area.

Based on local demand and level of existing retail supply, over the next five to ten years the Highland Community BOA could potentially support a new neighborhood shopping center.

In general, anchor tenants choosing to locate in the Highland Community BOA will determine specific development requirements, which vary greatly, and the overall scale of development opportunities.

3.4.2.3 The Office Market

Traditional office-using industries such as professional and business services and financial activities have historically been less important than manufacturing to Niagara County's economy. The Niagara County office market is dominated by small, single-user, build-to-suit properties located in suburban office parks. According to the CoStar Group, there are no Class A office spaces in City of Niagara Falls.

The Niagara County office market has experienced little growth in recent years (Figure 3.30) with only two office buildings, totaling 73,000 square feet, being added to the market since the beginning of 2007. As of the end of second quarter 2008, the county-wide vacancy rate had risen to 16.7 percent, after two quarters of negative net absorption. Firms are vacating office space at a faster rate than they are occupying office space. However, lease rates, which currently average \$9.85 per square foot per year in Niagara County, have been rising over the same period.

Office properties in Niagara County are located primarily in build-to-suit lots in campus-style office parks and tend to be smaller than comparable office properties in Erie County. No recently constructed building in the County has been larger than 44,000 square feet and the average size of a newly constructed office property in Niagara County is approximately 25,000 square feet. In contrast, recent projects in Erie County include Geico's 250,000 square foot call center and Citigroup's 150,000 square foot expansion.

Across Niagara County, it is estimated that there will be demand for approximately 400,000 to 500,000 square feet of office space to 2015. More than half of this demand is expected to come from the health and social assistance industry. To estimate future demand for office space this analysis combined the employment projections from Moody's Economy.com with estimates of the office usage by industry from a study commissioned by the National Association of Realtors. Based on industry standards, it was assumed that each office-using employee required 250 square feet of space on average.

The best opportunity for office development is to closely associate any new build with existing or emerging manufacturing uses or potentially a research and development use. Demand from industrial firms in Niagara County seeking to include office or flexible commercial space as part of larger industrial complexes might be satisfied within the BOA. Office or light industrial uses would be an appropriate buffer between industrial and residential areas.

Based on local demand and the provision of existing office supply, over the next five to ten years the Highland Community BOA could support build-to-suit office buildings.

	2007 1Q	2007 2Q	2007 3Q	2007 4Q	2008 1Q	2008 2Q
Inventory						
Buildings	79	79	81	81	81	81
Square Feet	1,236,171	1,236,171	1,309,171	1,309,171	1,309,171	1,309,171
Vacancy						
Square Feet	150,037	142,518	161,844	160,959	160,959	218,238
Vacancy Rate	12.1%	11.5%	12.4%	12.3%	12.3%	16.7%
Net Absorption	(36,035)	7,519	53,674	885	(37,865)	(19,414)
Average Lease Rate	\$9.07/fs	\$9.26/fs	\$9.25/fs	\$9.25/fs	\$9.85/fs	\$9.85/fs

Source: CoStar Group; Economics Research Associates

Figure 3.30:
Niagara County Office Market History

3.4.2.4 The Industrial/Flex Market

The industrial/flex market is Niagara County's largest commercial real estate sector, based on total square footage. This reflects the historical importance of manufacturing and transportation in the regional economy. However, as employment in these industries has declined, vacancy rates in the county-wide industrial/flex market have generally trended upward while lease rates have trended downward. Several quarters of negative net absorption have now resulted in an increasing county-wide vacancy rate, which currently stands at 11 percent.

Industrial/Flex Market Potential

Industrial and flex users tend to cluster in areas with similar industrial properties. These industrial clusters are most often found at the urban fringe, removed from both downtowns and office clusters. Although the Highland Community BOA includes one of the largest and most visible industrial cluster in Niagara County, given the lack of new construction and the availability of existing space there is not likely to be significant demand for new industrial/flex space. However, new users with specific space requirements may choose to occupy built-to-suit spaces that meets their needs exactly. This type of need could potentially be met in the BOA.

Although trends analysis in manufacturing employment suggest minimal potential for new industrial/flex development, some emerging sectors hold promise for new industrial development projects (see Section 3.5). The recent reopening of the Globe Metallurgical plant for the production of metallurgical and solar-grade silicon may encourage an end-user manufacturer to locate within the BOA. The land use needs of solar component manufacturers vary widely depending on the specific products they manufacture and their business development stage. Manufacturers of large components for solar

power plants, such as Solar World and SunPower, have retrofitted existing plants for their new production facilities. Manufacturers of specialized photovoltaic products, such as small-scale power and lighting systems, typically occupy spaces that range from 25,000 to 100,000 square feet. Startups like Silicon Valley Solar require small incubator spaces for pilot production. Figure 3.31 presents data concerning the space requirements of a number of solar technology facilities around the United States.

Based on local demand and the under provision of existing industrial/flex supply, over the next five to ten years the Highland Community BOA could support an additional provision of light industrial / advanced manufacturing uses. This manufacturing expansion could be accommodated through on site intensification of existing industries (specific build-to-suit developments that complement industrial operations) or through the creation a new technology and business park, or a combination of both. It is anticipated that new buildings could be constructed in the range 15,000 to 500,000 square feet.

Figure 3.31: Size of Silicon Component Manufacturers

Company	Location	Size (SF)	Notes
Solar World	Hillsboro, OR	480,000	Largest US solar cell manufacturer; leased existing property
Evergreen Solar	Marlborough, MA	450,000	Solar panel manufacturer; under construction on former army base
SunPower	Richmond, CA	175,000	Solar panel manufacturer; leased existing property
DayStar	Newark, CA	140,000	Thin film manufacturer; leased existing property
Solaicx	Portland, OR	136,000	Silicon wafer manufacturer; leased existing property
XSunX	Wood Village, OR	90,000	Thin film solar module manufacturer; leased existing property
Suniva	Norcross, GA	60,000	Solar cell plant; new construction in technology park
SunWize	Kingston, NY	30,000	Solar electric modules; new construction w/ office, distribution
Blue Square Energy	North East, MD	24,000	Startup solar cell manufacturer; leased property w/ office, distribution
Silicon Valley Solar	Sunnyvale, CA	15,000	Solar module startup; leased headquarters and pilot production

Source: Economics Research Associates

3.4.3 Market Trends & Opportunities: Conclusions

This section summarizes key conclusions undertaken for the economic and market trends analysis:

Residential Market Summary

- Population loss has led to an oversupply of housing and low market values across the city and the region.
- There is little to no new market-rate housing being built in the city due
- Within the Highland Community BOA, house prices are amongst the lowest in the city:
 - presence of heavy industrial uses
 - risk of environmental contamination
 - dilapidated housing stock in some locations
- Because the cost of new construction exceeds achievable market prices in the Highland neighborhood, new residential development projects require considerable public subsidies.

Retail Market Summary

- Most retail space in Niagara County is located in suburban, auto-oriented malls, and power centers.
- Older shopping destinations, including Main Street and Pine Street in Niagara Falls, and Summit Mall have high vacancy rates.
- The Highland neighborhood lacks any significant retail presence beyond several take-out food stores and a Wilson Farms convenience store.
- Niagara Falls' northern neighborhoods, including Highland, are underserved by convenience retailers, and that existing unmet expenditure potential could support new retail development, particularly a value-oriented grocery store.

- Based on local demand and the under provision of existing retail supply, over the next five to ten years the Highland Community BOA could potentially support a new neighborhood shopping center. Rents are unlikely to support the cost of new construction without subsidies.
- Development of such a retail center would likely occur after new investment and job growth in the BOA create momentum for neighborhood revitalization.

Office/Industrial Summary

- Moderately weak market performance in traditional office and industrial markets:
 - Overall negative absorption in recent quarters
 - Low lease rates
- ERA estimates that there will be demand for approximately 400,000 to 500,000 square feet of office space in Niagara County between 2007 and 2015, with more than half coming from the health and social assistance industry. It is expected that a portion of this demand could be captured by the BOA, if it is competitively positioned for new development.
- Based on local demand and the provision of existing office supply, over the next five to ten years the Highland Community BOA could support build-to-suit office buildings.
- Based on projected growth, there also exists some potential for new build-to-suit office space. New industrial/flex spaces could also be in build-to-suit developments.
- Provision of light industrial/ advanced manufacturing could be accommodated in the new technology and business park and/ or through on-site intensification of existing businesses. New buildings could be constructed in the range of 15,000 to 500,00 square feet.

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DANGER

HIGH VOLTAGE WITHIN
KEEP OUT
ACCESS RESTRICTED TO
AUTHORIZED PERSONNEL ONLY



SOUTH



Hyde Park Blvd

Highland Ave



3.5 Emerging Land Use Opportunities for Highland

To identify opportunities for economic development in the Highland Community BOA, current economic trends were examined in an effort to identify the specific sectors that have the potential to drive economic growth. This section presents those findings in two subsections:

- New Growth Sectors
- Reinforcing Existing Growth Sectors

To substantiate the positive trends, a series of case studies identifying specific companies in new emerging growth sectors and traditional industries were compiled and are presented at Appendix 6.

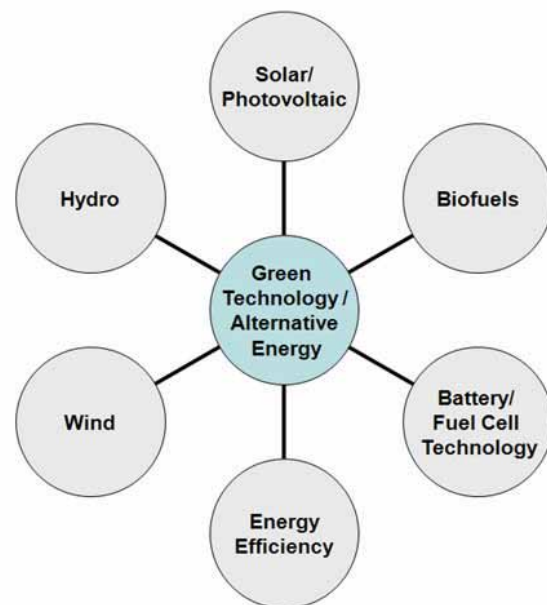
3.5.1 New Growth Sectors

Based upon the analysis of regional economic trends and future opportunities, and the competitive positioning of the BOA within this regional context, a number of market opportunities have been identified. It is found that new opportunities for economic growth will likely be driven by firms related to alternative energy and the green technology. Despite the relative infancy of the green technology sector, many firms are already locating in the Buffalo-Niagara MSA. This is clearly a unique regional strength that the Highland BOA should strive to build on.

Alternative Energy and Green Technology

Green technology and alternative energy firms across the country have attracted unprecedented levels of interest from venture capital firms in recent years and exist in a numerous distinct sectors. New green projects employ a broad range of technologies (presented below), including hydro power, wind power, fuel cells, as well as emerging technologies utilizing photovoltaics and biowaste, all of which are becoming increasingly feasible due to technological advances and the growing global demand for new sources of energy.

The Buffalo-Niagara MSA has already secured significant investments in a variety of new green technology projects and green technology investments would appear to offer the greatest potential for economic development within the Highland Community BOA. Within the BOA study area, recent business plans by Globe Metallurgical Inc. and the Santarosa Group provide new opportunities for additional investments in manufacturing facilities. These are detailed below. Existing industrial sites around the Globe and Santarosa properties should be planned for complementary industrial uses. Depending on land availability and market interest, these opportunities might include a solar panel manufacturer near the Globe site or light manufacturing near Santarosa.



A spectrum of opportunities related to green technologies

Summary case studies of new opportunities in green technologies emerging within the Highland BOA and which further economic development benefit could be spun-off include:

- *Globe Metallurgical*

Globe Metallurgical Inc. plans to reopen a silicon manufacturing plant located within the Highland Community BOA and retool it to produce silicon for the burgeoning solar power market. Globe expects to spend \$20 million to upgrade two existing furnaces to produce metallurgical-grade silicon and \$40 million for a new 100,000 square foot facility to produce solar-grade silicon.

The project will utilize up to \$38 million in public incentives, including a low-cost power allocation from the New York Power Authority, Empire Zone benefits, property tax abatement, and mortgage/construction sales tax waivers. In return for the subsidy package, the Empire State Development Corporation (ESDC) negotiated an agreement with Globe to sell 25 percent of its silicon to New York State firms. Globe also plans to sell several byproducts of its production process, including dross and captured gases, which have commercial applications in other industries.

In total, the project is expected to generate 500 jobs with an average annual salary of \$50,000.

- *The Santarosa Group*

The Santarosa Group and its subsidiary, Innovative Waste Recovery, outgrew their existing Niagara Falls facility and chose to relocate to College Avenue, within Highland Community BOA. The site, an abandoned manufacturing complex south of Globe Metallurgical, will allow for the long-term expansion of their existing business, including tire-derived fuel and crumb rubber, and for the development of new products.

Santarosa's plans call for a comprehensive, \$9 million renovation of an existing 273,000 square foot manufacturing facility, including cleanup of the surrounding landscape, upgrades to an existing 7,500 square foot office building, and an 8,000 square foot addition for warehousing and distribution. The company may continue to expand in the southern portion of the site or lease it to other industrial users that will leverage the power generated by the company's tire-derived fuel.

The project will utilize Empire Zone benefits and New York State environmental remediation tax credits and has negotiated a \$1 million, ten-year PILOT agreement with the city.

It is anticipated that the company will relocate approximately 76 jobs with an average annual salary of \$48,000 to the BOA.

- *Canrom Photovoltaics Inc. /
Photovoltaic Research Center*

Canrom is a locally based firm and world leader in developing and producing photovoltaic cells and modules. Canrom is at the forefront of many new technologies and applications, in addition to manufacturing silicon single crystal solar cells of the highest quality.

From 1990 to 1999, Canrom operated in Hamilton, Ontario as a manufacturer of wafered silicon solar cells and modules. In 1999, the company moved to Niagara Falls, New York, to advance its novel CdTe-based solar-cell technology. With support from NYSERDA, Canrom has advanced rapidly towards achieving production of reliable and economical CdTe-based thin-film modules.



Canrom Campus

Sharing the same building as CANROM, the Photovoltaic Research Center of Niagara Falls (PVRC) is a non-accredited research institution aspiring to become a major USA laboratory dedicated to the advancement of photovoltaics and dissemination of solar energy technologies. A new addition to this unique research cluster is the Niagara Science Museum, an unique cultural institution whose mission is to collect, restore, display and demonstrate old outstanding science instruments and, in the process, educate and entertain.

Mr. Nick Dalacu operates all three spaces and has been a long standing champion for locally based research and development initiatives in the Highland community.



3.5.2 Existing Sectoral Strengths

Based upon the analysis of regional economic trends and future opportunities, and the competitive positioning of the BOA within this regional context, a number of existing market opportunities have been identified that the Highland BOA can position itself to attract and grow. These traditional industries are either expanding within or relocating to the region. Sectors of growing importance in the County include:

- i. Manufacturing
- ii. Transportation Services
- iii. Health Care & Social Assistance
- iv. Tourism, Culture, Recreation & Hospitality
- v. Professional & Business Services

i. Manufacturing

In 1990, the manufacturing industry was the second largest employer in the Buffalo-Niagara MSA. However, by 2006, this sector had fallen to third behind “Education & Health Service” and “Business Services”. Nevertheless, the manufacturing industry remains an important source of employment for the region.

Despite the general decline in the city’s manufacturing sector, several unique Niagara Falls-based manufacturing firms are expanding their operations. Each of the manufacturing firms expanding in the region has utilized low-cost power allocations from NYPA, indicating that inexpensive electric power is a significant incentive for attracting industrial firms.

The sectors listed below have generated both long-term and recent job growth in the MSA. The job creation in these sectors indicates potential opportunities for further future economic development – both within the region and potentially more locally:

- High tech manufacturing
- Computer and electronic product manufacturing
- Fabrication of metal products
- Wood product manufacturing

ii. Transportation Services

The trade, transportation and utilities industry is Niagara County’s largest employment sector. In recent years, the region has seen growth in a number of sub-sectors related to transportation services, likely attributable to the expansion of Niagara Falls International Airport and the Foreign Trade Zone. Customs brokers and international logistics firms have taken space in small office buildings proximate to the Airport. For example, Great Lakes Customs Brokerage and PriorityBiz Distribution both occupying built-to-suit properties in Witmer Industrial Estates.

The sectors listed below have generated both long-term and recent job growth in the MSA. The job creation in these sectors indicates potential opportunities for further future economic development – both within the region and potentially more locally:

- Support Activities for Transportation
- Water Transportation
- Scenic and Sightseeing Transportation

iii. Health Care, Education & Social Assistance

Health Care is projected to be Niagara County’s fastest-growing sector through 2015, with considerable demand for nursing services and residential care facilities. The growth in demand for health care has generated demand for new office space, as exhibited by the United Health expansion in Tonawanda, which added 100 customer service positions and 30 nurse positions.

The sectors listed below have generated both long-term and recent job growth in the MSA. The job creation in these sectors indicates potential opportunities for further future economic development – both within the region and potentially more locally:

- Ambulatory Health Care Services
- Nursing and Residential Care Facilities
- Educational Services

iv. Tourism, Culture, Recreation & Hospitality

The City of Niagara Falls is also promoting tourism as an important growth sector. The City's Strategic Master Plan / Comprehensive Plan calls for redevelopment of the Robert Moses State Parkway to provide improved access to the riverfront and improve the city's major gateways. The city also has plans to renovate the historic Customhouse near the Whirlpool Bridge into a museum commemorating Niagara Falls' role in the Underground Railroad. This effort would be coupled with the relocation of the city's international rail station closer to the Whirlpool Bridge, just outside the BOA study area.

A local subsidiary of ESDC, the USA Niagara Development Corporation promotes economic development through the revitalization of the Niagara Falls tourism industry. In addition to the opening of the Seneca Niagara Casino and plans for the multi-million dollar Niagara Experience Center, USA Niagara has incentivized several new hotel projects near the Falls. InterContinental Hotels has completed a \$34 million acquisition and renovation of the Crowne Plaza Hotel. The project was eligible for up to \$6 million in State funding. Also, Ellicott Development has almost finished \$10 million redevelopment of the 20-story United Office Building into a mixed-use building with a boutique hotel, office space for USA Niagara, and loft-style rental apartments. USA

Niagara also recently provided \$6.3 million in tax incentives for Amidee Capital Group to renovate the historic Hotel Niagara. USA Niagara was also responsible for realizing the \$18.8 million Conference Center development - a 116,000 square foot exhibition and meeting facility located in the heart of downtown Niagara Falls. Most recently, the \$5.2 million 120,000-square-foot 'Snow Park' opened on the edge of downtown.

Adjacent to the Highland BOA, improved access to Niagara's waterway system, renovation of the Customhouse, development of the underground railway museum and the relocation of the Amtrak station may create opportunities for a cultural cluster at the Depot entrance to Highland. If a cluster of cultural uses develops in this location, Highland Avenue could potentially accommodate new tourist-serving retail or restaurants supported by increased visitation to the area.

Hospitality and tourism is an increasingly important sector to both Niagara Falls and the wider region. Highland needs to capitalize more strongly on the opportunities offered by this growing industry. Recent job growth in the tourism sector indicates potential opportunities for further future economic development – both within the region and potentially more locally for such services as:

- Food Services
- Drinking establishments
- Cultural centers
- Guest accommodation
- Amusement, Gambling & Recreation Industries
- Museums, Historic Sites & Similar Institutions

v. Professional & Business Services

Several large professional services, administrative support, and insurance firms have relocated back-office operations to the Buffalo-Niagara MSA. Among the firms to move to the region recently, the three most significant employers are Citigroup, Bank of America Mortgage and Geico. All three firms have located staff in built-to-suit Class A office buildings in Amherst's Crosspoint Business Park. The MSA successfully competed with other areas, both regionally and nationally, to attract these companies, primarily by offering generous economic incentive packages. Such companies are drawn to the region by the relatively low land values, motivated workforce, and affordable cost of living.

Citigroup recently built a 156,000-square-foot office building adjacent to its existing back-office facility in the CrossPoint Business Park. The expansion allows the company to add an additional 300 jobs to its workforce in Amherst. The expansion project received \$1.5 million from ESDC as a job creation bonus and \$13 million in Empire Zone tax credits. Geico built a 250,000-square-foot regional customer service center in CrossPoint Business Park. When fully occupied, the headquarters will employ 2,500 workers in a variety of customer service positions. The project received Empire Zone incentives and State legislative assistance.

The sectors listed below have generated both long-term and recent job growth in the MSA. The job creation in these sectors indicates potential opportunities for further future economic development – both within the region and potentially more locally:

- Administrative and Support Services
- Professional, Scientific and Technical Services
- Management of Companies and Enterprises
- Credit Intermediation and Related Activities



Bar/Restaurant
Industrial Heritage Museum
Center of Excellence
Interactive Centre
R+D?

"Firehall"

Small Scale
Commercial

Car-led: Urban character

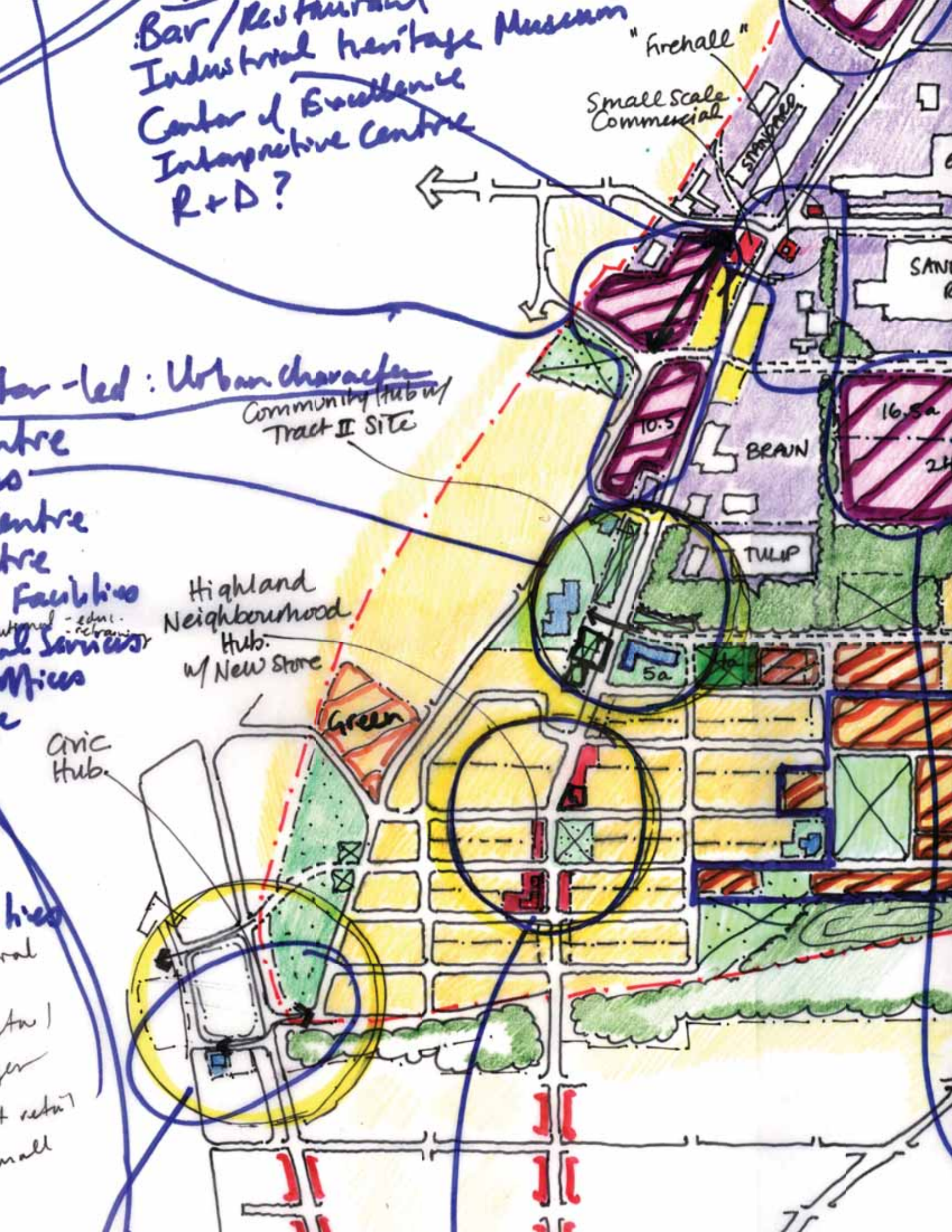
Community Hub w/
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4

From Analysis to Master Plan

Throughout the extensive research, analysis and community engagement undertaken, several key elements have emerged and informed the development of the Highland BOA Master Plan. These included:

- The Market Analysis, and in particular an examination of projections for appropriate market sectors, potential land uses and timing of development;
- The Master Plan Principles, articulated by the community, to help guide future economic development decision-making within the BOA. These high level ambitions were created throughout the Nomination Document consultation process;
- Feedback collected on two Master Plan Options illustrating potential long term development scenarios. Comments from members of the public and steering committee were instrumental in informing the final agreed Master Plan; and
- Evaluation of Master Plan Options, undertaken at the public open houses and community working sessions.

4.1 Revisiting the Market Analysis

An in-depth market analysis was performed to understand the site within its local, regional, national and bi-national context and to establish a theory for change based on an understanding of Highland's potential. Market analysis was previously summarized in Section 3.4.2 and presented in full at Appendix 5.

Although the BOA has a rich industrial legacy, a series of market projections indicate that for the site to reach its full potential it should strive to move beyond these traditional uses and cater to a broader range of activities. To achieve this, the

Master Plan seeks to diversify the land use mix by focusing on a range of realistic market sectors that can be captured by the City and/or region and to successfully locate within the BOA.

Based on market projections of viable uses in the short, mid and long term (Figure 4.1), the Master Plan establishes a framework for phasing change, strategically positioning new uses to take advantage of the existing assets of the area and creating opportunities to strengthen the local community through economic growth, environmental enhancement and place-making.

Figure 4.1: Market Projections - A Timeline for the Introduction of New Uses

Short Term	Mid Term	Long Term
Warehousing / Light Industry / Advanced Manufacturing	Green Industries/Technologies	Technology & Business Park
Innovation Cluster	Inubators	Research Campus
Expansion of Existing Community Services	New Community Facilities	
Small-Scale Main Street Office	Build to Suit Office / Industrial Flex	Signature Office
Industrial Services		Professional Business Services
	Main Street Retail	Sub-regional Retail
	Subsidized Housing	Market Housing
D'Amelio Park replacement	Improvements to Existing Parks and Open Spaces	Creation of additional new parks and open spaces
Streetscape Improvement along Highland Avenue	General Streetscape Improvement	

4.2 Master Plan Principles

To guide the transformation of Highland's brownfields, a series six of over-arching principles were established in partnership with the local community and the project Steering Committee. Ambitions captured within the principles shaped the development of the Highland Master Plan.

The Highland BOA Principles were drawn from the messages heard around revitalization ambitions, land use potential, design quality, phasing and implementation directions. Agreed Principles include:

1. Build a healthy Highland Community from the ground up – fully understand environmental, economic and social issues affecting the community.

- Utilize the BOA project and other incentives to address environmental and economic priorities of the community.
- Leverage existing assets as a catalyst for change and utilize brownfields to transform Highland economically & environmentally. Use transformed brownfields as a focus for new businesses, building skills and job generation.

2. Diversify and expand Highland's economic base, while supporting existing viable businesses and industries to create new opportunities for businesses of all scales.

- Target businesses and industries that can help create a green economic brand for Highland.
- Plan for long term growth and change – short term activities should not preclude long term goals.

3. Strengthen and diversify skill set of residents and workers to allow them to access new opportunities.

- Empower residents by linking them to training, education and employment opportunities.

4. Transform negative perceptions of the area and generate a positive image for Highland through targeted place making efforts.

- Improve the community image and quality of life for residents through investment in parks, streets and community facilities.
- Reduce isolation and knit the Highland community back into the wider area by improving internal and external connections.
- Respect and promote the unique cultural heritage of the Highland Community.

5. Reinvigorate Highland as a place where people can work, shop, play, learn and live seven days a week.

- Continue to strengthen residential neighborhoods. Develop a plan to improve the design, image and attractiveness of the community.
- Continue to pursue housing renewal to improve the quality of life in Highland.
- Create quality physical settings for new commercial, community and residential investment.

6. Success cannot occur in isolation: Embed Highland more deeply within the City of Niagara Falls to capture mutually beneficial opportunities.

- Build genuine and influential partnerships between the Highland community, the State, the County and the City.
- Highland is part of the wider city - the entire community must work together and with the City to capture opportunities at the local and regional level.
- Connect the revitalization of Highland with core city developments, especially along Main Street.
- Charge the public sector with taking a lead on directing and implementing catalytic projects on publicly held sites across Highland.

4.3 Master Plan Options

As part of the community visioning process and as an outcome of the background review and analysis phase, two Master Plan Options were created. The two options were designed to reflect the agreed Master Plan Principles and respond to findings from the analysis undertaken. Each option demonstrated an achievable long-term redevelopment scenario over a 25 year planning horizon.

The intent was to illustrate to the general public and stakeholders what the BOA could potentially become in the fullness of time assuming various degrees of economic and land use diversification. Options were presented as “Option 1 - Modest Diversification” representing an increase in the current diversity of uses and “Option 2 -Greatest Diversification” which represented a more substantial shift in land use and development patterns.

Taken together, the options offered:

- a range of built form and density;
- an alternative mix of commercial, residential, institutional, industrial and recreational uses;
- alternative street and block patterns based upon various degrees of diversification/intensification;
- a mix of development parcels;
- varying degrees of open space enhancement; and,
- a series of mobility networks ranging from a highly connected street pattern with a range of mobility options to a less connected network with more traditional patterns of movement.

Refined with the help of the client and continually assessed against the agreed Master Plan Principles, the two scenarios were presented to members of the public for input and discussion. Following feedback, a preferred scenario was created. This agreed scenario became the Draft Final Master Plan and represented a combination of approaches and elements drawn from the two scenarios.

Highlights of the two Options are summarized below followed by a brief explanation of the evaluation undertaken.

4.3.1 Option A: Modest Diversification

Option A placed an emphasis on retaining Highland as a focus for employment while also undertaking efforts to enhance the image of the area as a place to live and work. Through significant greening efforts, open space creation and streetscape projects, this option presents a more naturalized, less urban vision for Highland. Within this option, there is less intense development – both of residential uses as well as employment uses. An emphasis was placed on strengthening existing manufacturing and warehousing employment uses, with a more limited focus on introducing higher value employment to sites along Highland Avenue and Hyde Park Boulevard. Highland Avenue continues to be recognized as an important main street for reinvestment.

This option retains Highland as an area that supports two physically separated and distinct identities - an employment destination and a residential community.

Key features of Option A include:

- 320 acres of employment lands
- a new east-west street to unlock trapped development parcels
- 40 acres of new parks
- Streetscape and gateway treatments primarily focused to Highland
- Buffering of rail corridors and industrial uses at the neighborhood interface with generous green spaces, creating a more naturalized environment.
- Potential for long-term transit connections along the rail corridor to Main Street
- Moderately expanded community facilities

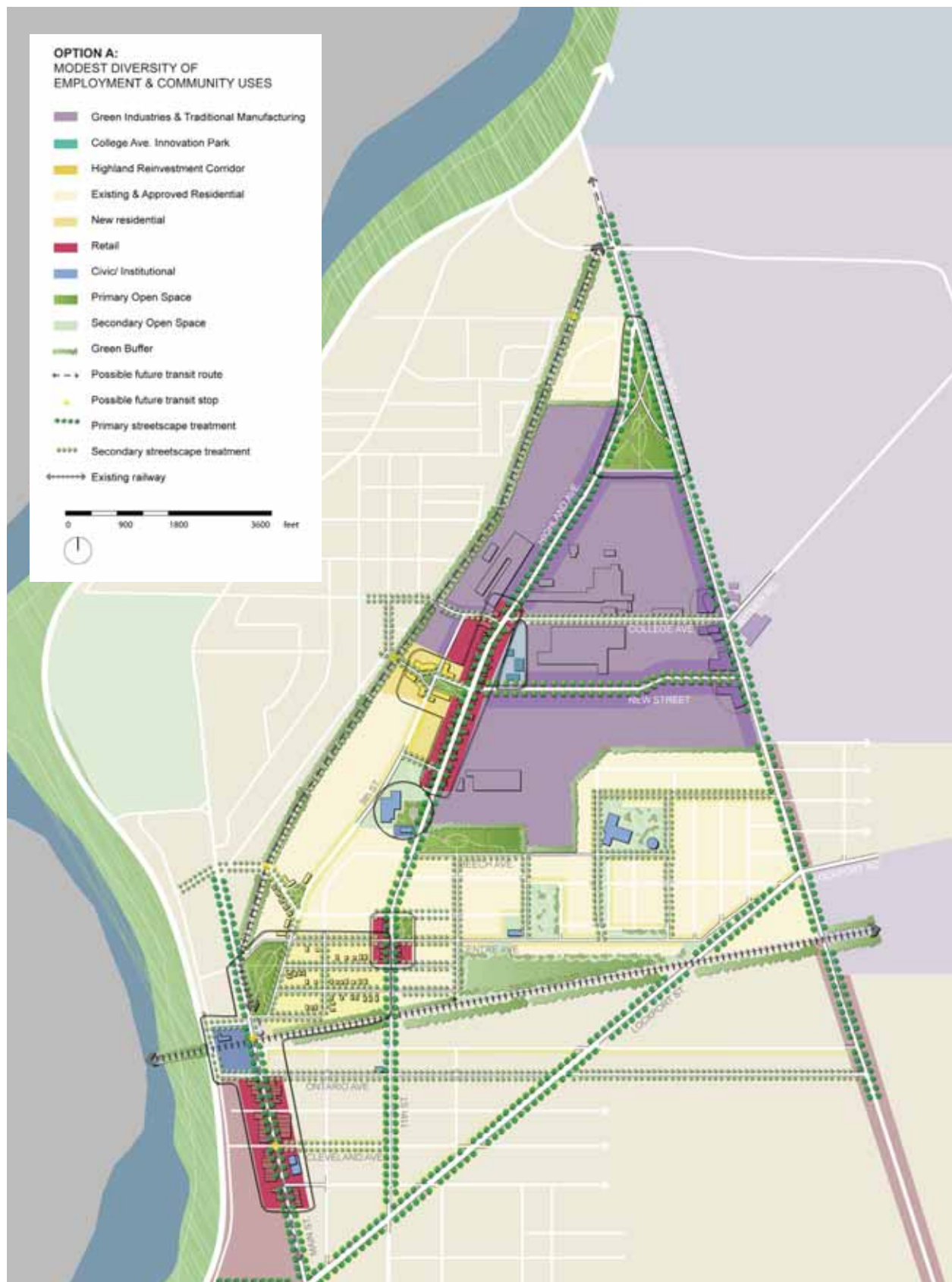


Figure 4.2: Option A: Modest Diversity

4.3.2 Option B: Greatest Diversification

Option B contained many of the same concepts as the first option, however, it is more ambitious and seeks to create a much more diversified range of higher value uses that can better capture economic and community benefits over the longer term. This option promotes a bolder, more ambitious vision for the area that expands available employment lands, undertakes new infrastructure projects able to support new development, expands the residential offer of the established Highland community and creates an integrated transition zone between residential and employment uses.

An important ambition of this concept is to integrate the two distinct zones that currently dissect the Highland BOA (the employment area and the residential area). This is to be achieved through the introduction of a transition zone able to accommodate a mix of uses and building typologies. This transition zone took the form of a Technology & Business Park intended to generate higher employment densities, more jobs, and provides greater long-term economic diversification and resiliency. Physically, the building typology and open space character as part of the Business Park assists with the transition from the large scale industrial uses to the smaller scale residential neighborhood.

Key features of Option B include:

- Almost 400 acres of employment lands
- 133 acres of Technology & Business Park creating a range of new employment opportunities
- Up to 700 new residents
- Investment in new Green Boulevard as a focus for clean industrial development
- Streetscape and gateway treatments primarily focused to Highland as in Option A
- Potential for long-term transit connections along Highland corridor to Main Street (vs. rail corridor in Option A)
- Significant expansion of community facilities over the longer term
- Expanded street network connecting employment opportunities with the established residential areas
- 30 acres parks and open spaces

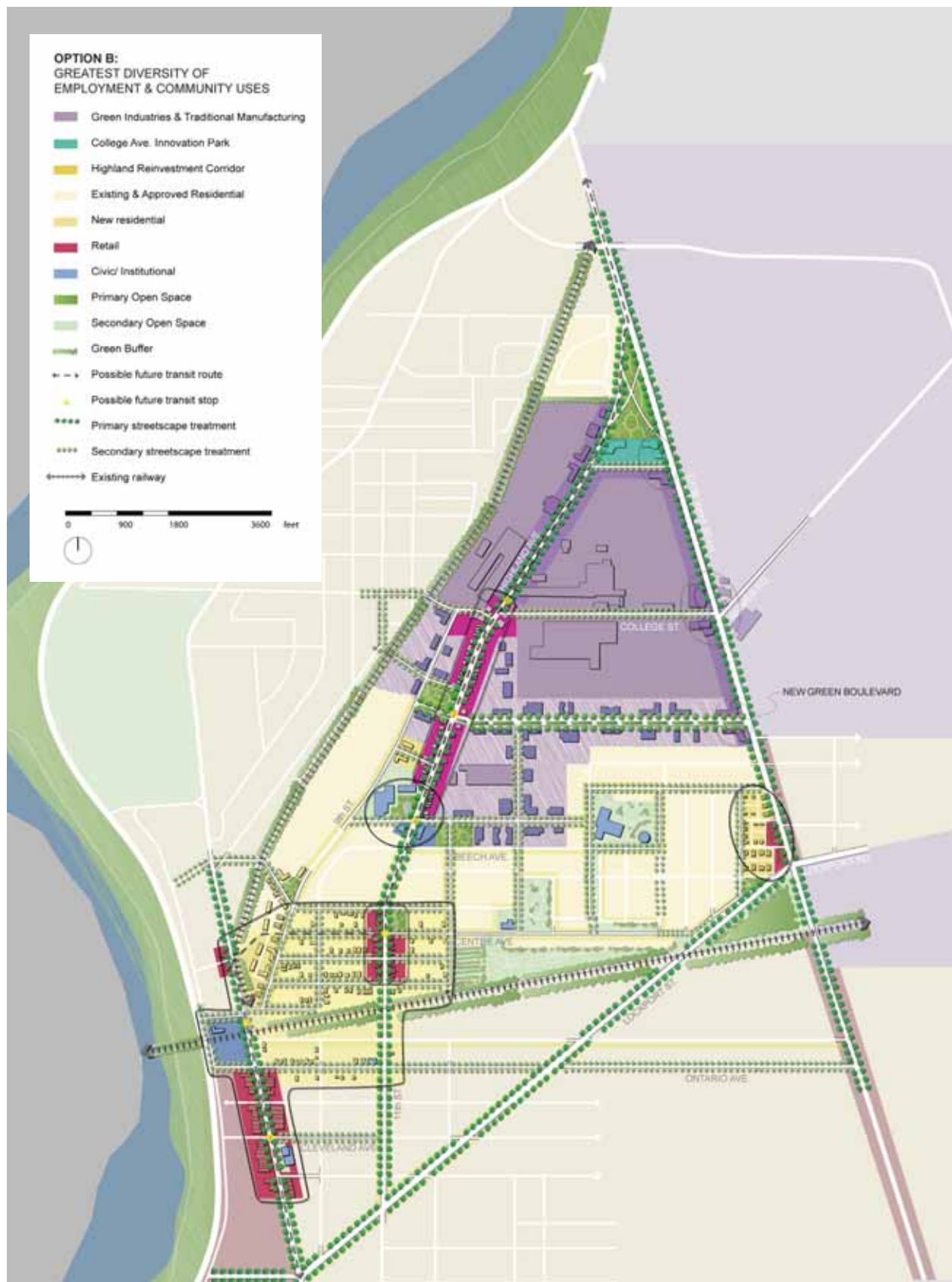


Figure 4.3: Option B: Greatest Diversity

4.4 Evaluation of Master Plan Options

The evaluation of the Master Plan Options, included both a qualitative and a quantitative review. The qualitative evaluation consisted of measuring each option against the Master Plan Principles to assess how each contributed. A classification system of ‘some support’, ‘moderate support’ and ‘high support’ was used. The quantitative evaluation was a high-level assessment of how well the options satisfied factors significant to the City, such as number of new residents, jobs created and related spectrum of salaries.

Through the discussion generated as part of the evaluation, it was noted that there was almost unanimous agreement on a number of Master Plan ambitions, including:

- There is a need for Highland to build better relationships with the City so it can contribute more to the success of Niagara Falls and also benefit more directly from City initiatives already underway.
- Highland should focus on attracting innovative green industries, technologies and practices .
- Diversification of the economy in a necessity. A greater a range of employment types, job opportunities and training for the local population needs to be included, including: green industries, advanced manufacturing, business parks and services, tourism/recreation and mixed use.
- Industrial uses need to look better – both the building and the landscaping.
- Highland Avenue must act as the focus for the community. There was support for Highland as a vibrant, mixed use corridor with residential, retail, commercial uses and business services.
- We should work to create physical conditions that are attractive to higher value uses, such as office and research & development.
- Respect & emphasize the important cultural history of Highland.
- Revitalize and strengthen the existing residential community by setting aside land for community services, amenities and new residential use.
- Greening and linking recreation opportunities across the BOA will help improve the image of the community.
- Tourism opportunities should not be forgotten in Highland. There are opportunities to promote the unique heritage of the Highland community and capitalize on the redevelopment of the Customhouse, proposed Underground Railway Museum and on-going Main Street renewal.

Differing opinions were generally limited to:

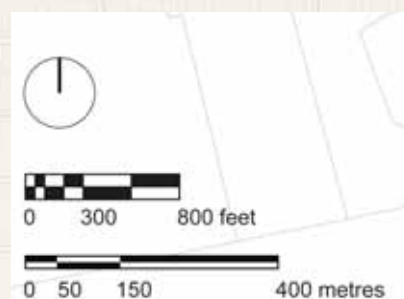
- Some people felt tourism based opportunities should drive the plan and be directed to Highland. Others felt the priority was for new jobs creation prior to focusing on tourism and image.
- Some people felt that a new east-west street from Hyde Park Boulevard to Highland Avenue and 9th Street would function as a by-pass to DeVeaux. Others felt that the street would deliver employees and residents to a central location on Highland Avenue to support community renewal.

The outcome of the Master Plan Option Evaluation was that Option B was identified as the plan best able to bring forward the agreed principles as well as the highest number of new jobs and residents. This was primarily due to the fact that Option B was comprised of a greater land use diversity and anticipated higher value non-residential and residential uses. Option B also helped to resolve uncertainty concerning economic diversification by permitting a greater range of land uses which could be developed as the market permits than did Option A.

How each option supports our agreed principles.

Qualitative Analysis		
Criteria	Option A	Option B
Build a healthy Highland Community from the ground up – better understand environmental, economic and social issues affecting the community	✓✓✓	✓✓✓
Diversify and expand Highland's economic base.	✓✓	✓✓✓
Strengthen and diversify skill set of residents and workers to allow them to access new opportunities.	✓	✓✓
Foster a positive Image for Highland.	✓✓	✓✓✓
Make Highland a fully serviced community where people can work, shop, play, learn and live.	✓✓	✓✓✓
Foster Partnerships and Embed Highland more deeply within the City of Niagara Falls	✓✓	✓✓✓

Figure 4.4: Summary of Qualitative Analysis undertaken as part of Option Evaluation



5

The Highland Community BOA Master Plan

The Highland Community BOA Master Plan establishes a framework for the transformation of the BOA into a higher value employment area complemented by a mix of new uses, a strengthened neighborhood and significant new open spaces. The Master Plan represents the culmination of the analysis and consultation undertaken to complete the Nomination Document.

This section presents the Master Plan in detail, organized around the following sections:

- *Land Use:* Identifies the location and range of land uses recommended within the BOA.
- *The detailed Master Plan:* Illustrates the long-range potential of the Highland BOA.
- *Precinct Areas:* Presents smaller areas within the BOA, each with a distinct character, definable role and bundle of recommended projects.
- *Master Plan Benefits:* A summary of the main economic, environmental and community benefits that will be delivered through the realization of the Master Plan vision.

It is important to note that the Master Plan presented in this section is illustrative and intended to demonstrate the future opportunity for Highland based on economic and environmental research undertaken and community aspirations articulated during the process of crafting the Step 2 BOA Nomination Document.

The ambition of the Master Plan is to create opportunities to attract a range of new employment uses to the area. The specific size and form of such uses will be determined in large part by market forces and opportunities as they come forward.

Land Use Plan

- Manufacturing and Industrial**
- Traditional Manufacturing; Green Industries; Advanced Manufacturing; Light Industry; Warehouse / Logistics
- Advanced Industry / Business Services**
- Green Industries; Business Services; Small-scale commercial; Live / Work; Ancillary Retail
- Innovation / R & D**
- Research & Development; Institutional; Educational; Advanced Manufacturing
- Mixed Use**
- Small-scale Commercial; Retail; Residential; Live / Work; Light Industry / Advanced Manufacturing
- Tourism / Cultural**
- Civic / Institutional**
- Existing & Approved Residential**
- Single and multi-family residential
- New Residential**
- Single and multi-family residential
- Primary Park / Open Space**
- Secondary Park / Open Space**












5.1 Land Use

The Highland BOA Master Plan is designed to achieve a broad mix of land uses, as illustrated in Figure 5.1. Attracting new businesses, residents, services and activities will create a vibrant and sustainable community with benefits extending far beyond the boundaries of the BOA. Consequently, the land uses accommodated in the Master Plan include a range of employment types, housing in new and existing neighborhoods, commercial and retail business, as well as parks and recreational opportunities.

In total six general land uses are proposed across the BOA study area, including:

1. Mixed Use
 - Commercial Mixed Use
 - Residential Mixed Use
2. Employment
 - Manufacturing / Industrial
 - Advanced Manufacturing
 - Business Services
 - Incubators
 - Innovation / Research & Development
 - Commercial / Office
 - Retail
3. Civic / Institutional
4. Cultural / Tourism
5. Housing
 - Existing Neighborhood
 - New Residential (Single & Multi-Family)
6. Parks & Open Space
 - Primary Open Spaces
 - Secondary Open Spaces
 - Landscape Buffer

Figure 5.1: BOA Land Areas and Estimated Jobs by Land Use Type

Key	Land Use	Land Area ¹ (acres)	FSI Assumption	Estimated GFA (sq ft) ³	Potential Jobs ²
	Manufacturing / Industrial	120	0.2 – 0.4	1,000,000	700 – 1000
	Clean Industry / Advanced Manufacturing / Business Services	80	0.4 – 0.75	1,350,000	3350 – 5000
	Innovation / R & D	8	0.3 – 0.5	100,000	100 – 150
	Highland Ave. Mixed Use	12	0.5	350,000	700 – 1000
	Civic / Institutional	12	0.5 – 0.75	250,000	150- 250
	Cultural / Tourism ⁴	5 (off site)	0.5	Off site	Off site
	Main St. Mixed Use ⁴	15+ (off site)	0.5	Off site	Off site
	Existing Neighborhood	230	N/A	N/A	N/A
	New Residential	30	0.5	1000-1,500 per unit	450 – 675 new residents

¹ Approximate figures which include streets within the BOA

² All numbers used are estimates and based on full build out of Master Plan Vision. Job calculations based on industry standards for gross square feet of work space required per employee by type of land use.

³ GFA is an estimate based on typical FSI coverage identified. FSI is size of building footprint divided by total parcel area.

⁴ Acreage not included in Total amount, as these land uses are outside of the BOA study boundary

The intent of the land use plan is to allow for flexibility to accommodate a spectrum of uses appropriate to each of the primary land use areas. As presented above, employment uses have generally been retained within the center and north of the BOA site, as well as along key corridors. Residential uses are retained primarily to the south of the site, and parks and open spaces are evenly dispersed across the site.

Within the employment area in the center of the BOA, manufacturing and industrial use are located on either side of College Avenue, and bound on the west by the rail corridor and to the east by Hyde Park Boulevard. Clean industry and business services are located on either side of the new Central Boulevard, allowing for not only a higher-value employment use within the BOA, but also creating a transition between larger-scale employment use to the north and residential use to the south of this area. The introduction of landscape buffers helps to address the transition in land use between employment and residential areas.

Existing residential use has been protected and enhanced with several areas identified for new single and additional multi-family residential use.

To address the previous lack of provision of parks and open space within the BOA, a number of new parks and open space areas have been proposed, in several instances, formally designating sites that were already being utilized as recreational space by the community

Highland Avenue is strengthened by permitting two Mixed Use hubs along the street, the primary one running south of College Avenue to the new Doris Jones Avenue to service both the employment and residential areas with opportunities for live / work, light industry / advanced manufacturing, commercial, retail and residential use, and a secondary hub located within the residential neighborhood, envisioned for smaller-scale retail , commercial, and potential live / work use.

The main Civic / Institutional uses are clustered around an expanded Doris Jones Family Resource Center, as well as on a portion of the Tract II site, at the existing HJK Magnet School, and off-site along Main Street where the Public Safety Complex and restored Customhouse are located. To allow for a future hospitality cluster, a Tourism / Cultural use is proposed for sites north of the Customhouse.



5.1.1 Land Use Types

Genuinely sustainable communities require a broad range of services and amenities within close proximity. To accommodate this goal, the Land Use and Master Plan retain and expand the mix of uses currently present within the Highland BOA study area. This allows the Plan to operate within the established land use pattern of the community. The following section provides a detailed description of land use type accommodated in the Master Plan and a selection of precedent images to illustrate potential built form for each land use type.

Employment



Industry & Warehousing

Industrial and warehousing uses are concentrated in the Highland Green Industrial Park on the north side of College Avenue extending to James Avenue. The Highland Green Industrial Park contains many important existing employers, including Globe Metallurgical Inc., ParMed, Treibacher and Standard Auto, amongst others.

Industrial uses are comprised of either Warehouse and Distribution or Green Industry/Advanced Manufacturing. To take advantage of the rail corridor, it is envisioned that new Warehouse and Distribution use will locate on land west of Highland Avenue. There may be other potential locations for rail dependent uses, particularly if a new rail spur(s) were to be added to the site, as proposed.

The Master Plan allocates 120 acres of land for industrial uses, comprised of the following mix:

Green Industry/Advanced Manufacturing

- Located near infrastructure necessary for business operations, including rail lines and streets accessible to large trucks and near existing industrial uses
- Large format single or two storey buildings with a small office component
- Typically a 30,000 to 300,000 square foot floor plate
- Supported by surface parking with a parking ratio of one space per employee
- Low Employment Density: 1 job per 1000 square feet / approximately 9 jobs per acre



Traditional Manufacturing

- Includes heavy, traditional and automated / advanced manufacturing
- Located near infrastructure necessary for business operations, including rail lines and streets accessible to large trucks
- Multi-modal infrastructure attracts new business
- Typically single tenanted buildings
- Typically 50,000-300,000 sq. ft. footprint
- Should not be located near residential (unless mitigated)
- Low Employment Density: 1 job per 1000 square feet / approximately 9 jobs per acre



Light Industry

- Focus on manufacturing, although is less capital intensive than traditional heavy industry
- Manufactures consumer-oriented items of relatively high value, such as clothes, shoes, furniture and household items
- May be located near residential areas
- 50,000-300,000 sq. ft. building footprint
- Typically single storey buildings
- Low Employment Density: 1 job per 1000 square feet / approximately 9 jobs per acre



Warehouse and Distribution

- Storage and distribution of goods focused on regional and super-regional trade
- Located near infrastructure necessary for business operations, including rail lines and streets accessible for large trucks
- Large format single or two storey warehouses and trucking facilities;
- Typically a 30,000 to 900,000 square foot floor plate; and
- Supported by surface parking with a parking ratio of one space per employee
- Very Low Employment Density: 1 job per 1500 square feet / approximately 6 jobs per acre.



Business Park

Comprised of approximately 80 acres of new employment uses, the Central Boulevard Technology & Business Park is the main business address for higher value uses within the Highland BOA. The Park is made possible through the introduction of a new east-west street, Central Boulevard, that unlocks previously land-locked parcels, opening up the Highland BOA for clean industries, business services, advanced manufacturing / green industries and office uses.

Key Characteristics:

- High visibility location
- Well landscaped environment
- Single use or multi-tenanted, with office, back office, call Centers, business services and smaller-scale industrial uses
- Typically a 6,500 to 50,000 square foot floor plate
- Supported by surface or structured parking with a parking ratio of one space per employee
- High Employment Density: 1 job per 250 square feet / approximately 70 jobs per acre



Research and Development

At the forefront of the transformation, a new research and development opportunities are accommodated within the Master Plan. The Master Plan allocates 8 acres of land for dedicated research and development purposes. Research and Development activities have been identified on two sites within the BOA: immediately south of the proposed Highland Gateway Park, and at the current Canrom site, south of College Avenue and east of Highland Avenue. With on-going support, these unique local assets will put Highland on the map for photovoltaic research and product development.

Key Characteristics:

- Focused on attracting innovation-led companies which can build the BOA brand in terms of green industries
- Includes a range of building types from pure office space to multifunctional buildings that combine office space with labs, storage, incubator space and occasionally light industrial space.
- Includes such uses as:
 - Science and research labs
 - Incubator space
 - Training facilities
 - Center for Excellence
 - Office space
 - Manufacturing / Production areas



Business Services

Business Services provide support services to local and regional manufacturing and commercial businesses. They are small independent or branch businesses serving larger employers and include such services as engineering, design, printing, retail, IT services, etc.

Although business services are flexible in scale to be accommodated in any location within the Master Plan, the intention is to focus these services within the Business Park as well as along the revitalized house forms on Highland Avenue, south of College Avenue.

Key Characteristics:

- Free-standing office and light industrial or and office space
- May contain some form of commercial/retail
- May operate as Live-Work
- Two to three storeys in height
- Typically a 5,000 to 10,000 square foot floor plate
- Supported by surface parking with a parking ratio of one space per employee
- High Employment Density: 1 job per 200-250 square feet / approximately 70 jobs per acre
- a parking ratio of one space per employee
- High Employment Density: 1 job per 250 square feet / approximately 70 jobs per acre



Commercial and Retail

Commercial and retail uses are concentrated in several mixed use areas in the BOA: on Highland Avenue, between College Avenue and the proposed Doris Jones Avenue; in the Highland Village Center, between Garden Avenue and Fairfield Avenue; and, on the east side of Hyde Park Boulevard, between Tennessee Avenue and Lockport Road. The Plan allocates 12 acres of land for commercial and retail uses.

Key Characteristics:

- Typically retail at grade with office or residential above or may be in a one to two storey stand alone building
- May be small-scale enterprises located in vertical mixed use buildings with a residential component
- New build or retrofit of existing structure
- Typically 1,000 to 15,000 square foot floor plate
- Supported by on street or surface parking to the rear
- For larger scale buildings (such as a grocery store), large surface parking area is required
- Moderate Employment Density: 1 job per 500-750 square feet / approximately 12 jobs per acre

Residential



New Residential Communities

In the longer term, new housing could be accommodated within the Highland BOA. The Master Plan allocates up to 30 acres for new residential communities. As the market dictates, the majority of new residential units are proposed for the blocks surrounding the new 'Midtown Park', west of Highland Avenue, south of College Avenue. This residential development has been sited to interface with and extend the existing Cornerstone residential development, as well as to benefit from their proximity to the new park, and Highland Mixed Use Corridor. New residential is also proposed along the Robert Moses Parkway, south of Ontario Avenue.

Key characteristics:

- Located in multi-unit buildings up to four to five storeys, on the upper floors of three to four storey vertical mixed use buildings, or in stacked townhouse or freehold townhouse units;
- Variety of house sizes and types to provide increased housing choice and diversity to meet changing lifestyle/demographic needs
- Multi-unit buildings are supported by surface parking to the rear, with a parking ratio of 1 space per unit. Townhouses are typically supported by surface parking to the rear.

Existing Neighborhoods

The existing Highland residential area will be protected and strengthened through a program of targeted housing infill and residential restoration. 230 acres of land has been classified as Existing Neighborhood. No significant residential demolitions are proposed. Residential uses within existing neighborhoods will be comprised of smaller-scale site-specific infill and restoration development.

This form of repair and infill is proposed primarily in the Legacy District, west of 13th Street, between Garden Avenue and Grove Avenue, as well as at Hyde Park Corner between Hyde Park Avenue and 23rd Street, and between Tennessee Avenue and Elm Court. Some selective infill may also occur within the rest of the existing Highland neighborhood.



Live / Work

Live / Work units are officially designated dwellings in which the occupant conducts a home-based business or enterprise. These are often small scale 2 or 3 storey buildings with a flexible floor plan that allows for a workshop, retail or studio space augmented by a residential area. Live / Work can accommodate a range of uses from light industrial and workshop to office to residential. Buildings can be retrofitted older industrial structures or new built flexible buildings. Due to their incongruous character, Live / Work can be fully integrated with residential neighborhoods.

Parks, Open Spaces and Landscape Buffers



Almost 70 acres of land is reserved for parks, open space and landscape buffer areas. These support a range of active and passive uses and be linked by an interconnected network of pathways and an extended and enhanced street network.

Parks and Open Spaces

- Act as multi-use recreational spaces for active and/or passive recreation
- Key parks include Highland Gateway Park, Highland Park, Doris Jones Plaza, Beech Avenue Park, Highland Community Gardens and Legacy Park
- Other parks are located throughout the BOA as key points of focus for new employment and residential developments.
- Parks may be used for temporary events, such as farmer's market, concerts, village parties, etc.
- Should contain some elements of public art

Landscape Buffers

- Primarily naturalized landscape to act as a buffer between employment and residential uses, as well as located along the rail corridors
- Provide excellent opportunities for an expanded trail system
- Capable of supporting the natural functions of the area and depending on width (varies)
- May accommodate a range of local flora and fauna
- 8 acres of land within the BOA is allocated to Landscaped Buffers

Infrastructure

In total, approximately 20% of the BOA site (117 acres) is allocated to infrastructure uses, comprised of rail lands, existing and new road network and land reserved for future potential transit infrastructure.

Rail

The rail corridor remains along the west and south border of the BOA site. Smaller spur lines run through several areas on the site and a new rail spur(s) is proposed in the master plan in order to service existing and new industries, as may be required. The Master Plan accommodates opportunities to landscape along rail corridor (refer to Landscaped Buffer above).

Road

Proposed new roads include:

- Central Boulevard (from 9th Street to Hyde Park Avenue)
- Doris Jones Avenue (from 9th Street terminating at the HJK Magnet School)
- Extension of 15th Street to Central Boulevard
- Extension of 17th Street to Central Boulevard
- Extension of 9th Street to Highland Avenue (north of Central Boulevard)

The proposed improved roads include:

- Primary streetscape treatment on Highland Avenue, Central Boulevard and Hyde Park Boulevard
- Secondary streetscape treatment on College Avenue, James Avenue, Doris Jones Avenue, and several other local streets in the residential neighborhood
- Termination of Centre Avenue at 23rd Street to simplify the street configuration and to allow for the new open space

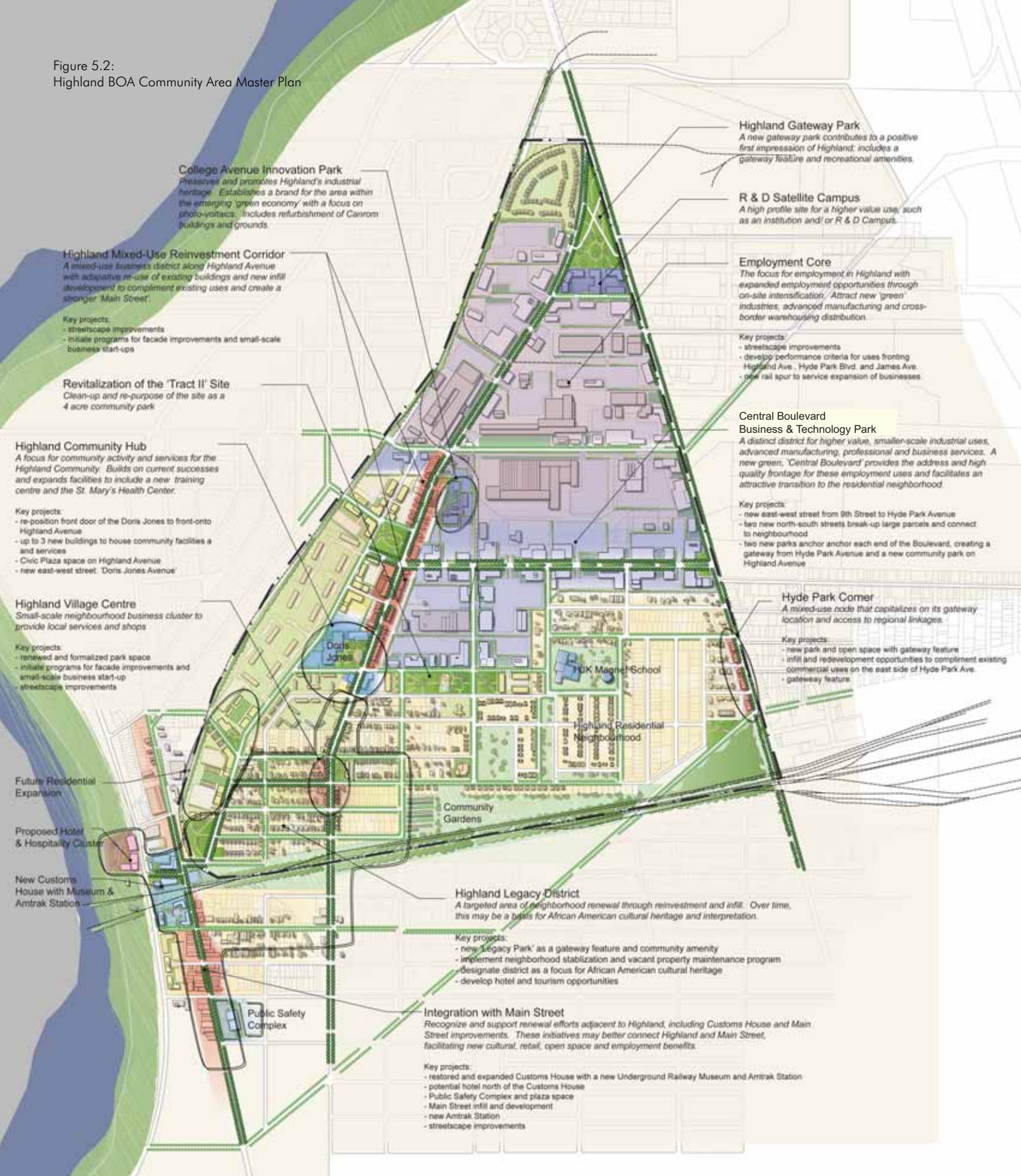


Transit

In the longer term, the Master Plan accommodates the introduction of a bus or rail rapid transit link that can service Highland as part of a Downtown – North End/Niagara University route. A potential on-street transit route may run along Highland Avenue, west on Centre Avenue, south on 9th Street, west on Depot Avenue, and south on Main Street. Alternatively, the route could run alongside the rail corridor and then align and connect with the rail corridor by the restored Customhouse, before routing towards downtown.

Further study is required in regards to a future transit right-of-way and relationship with the Highland BOA master plan.

Figure 5.2:
Highland BOA Community Area Master Plan



5.2 The Master Plan

The Master Plan proposes a diversity of higher value uses that can capture economic and community benefits and bring greater long-term economic resiliency to the Highland BOA.

The long-term economic success of the BOA will depend upon a variety of redevelopment strategies that leverage near-term opportunities while positioning the BOA for more sustainable long-term growth. The Master Plan allows Highland to continue to act as an important employment Center in Niagara Falls, nurturing and retaining existing industries, while also striving to create the physical and political conditions necessary to attract other complementary employment uses to the area, such as industrial services, professional services, research & development, incubators, back office and clean industrial/advanced manufacturing.

For the BOA to contribute to the economic growth of the city and regional, the Master Plan anticipates that appropriate growth industries, particularly within the emerging green industries, R & D and advanced manufacturing sectors, be targeted as a priority by public sector partners. Long term successes will be strengthened by early efforts to co-locate and strategically phase uses to achieve the greatest land use synergies and create an identifiable brand for the Highland BOA. Several important operations are already located in the BOA, including Globe Metallurgical, Santa Rosa Holdings, ParMed, Standard Auto Wreckers and Treibacher Schleifmittel Inc., who are in future may be able to attract complementary uses on adjacent sites.

To bring about sustainable social change, the existing community needs to be revitalized and strengthened. The Masterplan aims to build a healthy residential neighborhood by stabilizing the housing stock though targeted residential repair program of infill and site specific rehabilitation. Over the longer term, there may be opportunities to introduce new mixed tenure or market rate housing. In the more immediate term, publicly

supported housing renewal should continue along with on-going support for community based services, including training, health care, education, employment, retail and cultural activities.

As a focus for the community, the Master Plan celebrates Highland Avenue as the neighborhood's main street and place for shops, businesses, special events and community uses. Along a renewed Highland Avenue, the centerpiece for the community will be a cluster of new community facilities anchored by an expanded Doris Jones Center, a new public plaza fronting Highland Avenue and the large Beech Street Community Park.

An important objective of the Master Plan is to create a more holistic Highland, where the segregation of employment and residential uses is less defined and more integrated than it is today. The Master Plan works to amalgamate the two districts (employment and residential) through the introduction of a transition zone able to accommodate a mix of uses and building typologies. This new district, identified as the Central Boulevard Technology & Business Park, provides a more gradual transition from large scale industrial uses to the smaller scale residential neighborhood.

Over time, as the BOA transitions from an underutilized industrial and residential area into a competitive regional employment center and stable community, higher value commercial, residential and tourism uses may be introduced.

***Note:** The Master Plan presented is illustrative. The specific size, form and positioning of new uses as presented in the Master Plan is conceptual. Specific building footprints and exact locations will be determined in large part by market forces and the needs of tenants as opportunities come forward.*

Organizational Structure

Presented below are a series of design concepts that provide the structure for the Highland BOA Master Plan. These structuring design concepts work together to create the framework within which the detailed Master Plan was developed.

An important objective of the Master Plan is to introduce a more responsive and adaptable urban structure to the Highland BOA. Structuring elements include a connected open space system, an expanded street network, a series of well defined gateways and entryways and a trio of community hubs to service the community, local business and visitors. The structuring systems work to improve connections to and within the site, normalize the road network, increase access to formally landlocked development parcels and allow for the evolution of land uses over time.

An Expanded & Connected Open Space System

The BOA Master Plan expands and improves existing open space assets to create a desirable setting for new investment, provide support for a range a range of recreational activities and enhance Highland's image as a residential and business destination. Presented in Figure 5.3, important open spaces include:

- Highland Gateway Park – a new gateway park contributes to a positive first impression of Highland from the north. Includes a gateway feature and recreational amenities.
- Two new parks to anchor either end of the Central Boulevard at Hyde Park Avenue and Highland Avenue.
- Beech Street Community Park on the remediated Tract II Site.
- A series of new neighborhood parks, including a formalized Highland Community Gardens, south of Centre Avenue.

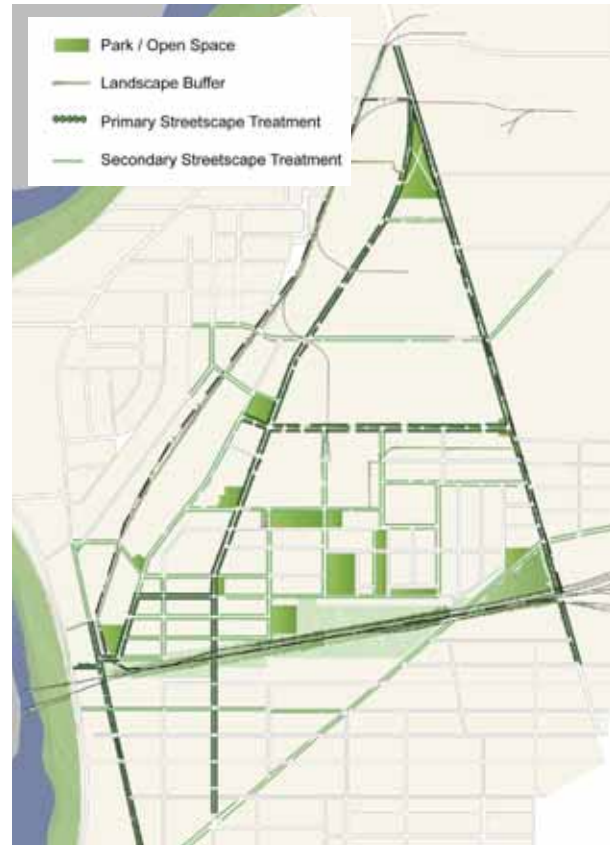


Figure 5.3: Open Space Structure Plan

- The creation of an expanded network of multi-use pedestrian and cycle paths through public open spaces.
- Naturalized landscape corridors to act as buffers between employment and residential uses, as well as along rail corridors.
- Improved streetscapes, with primary streetscape treatments along Highland Avenue, Hyde Park Avenue, the Central Boulevard, and west along Centre Avenue to 9th Street and Main Street.

A Logical Movement & Road Hierarchy

Currently, the area's street hierarchy is comprised of primary routes (College Avenue, Hyde Park Boulevard and Highland Avenue) that connect through the site into regional road systems. Secondary routes, including 9th Street and Centre Avenue, provide links through the community. However, the core of the BOA area remains generally under serviced by roads. This existing street pattern needs to be augmented with new streets to improve access and connectivity to and through the site and generate new opportunities for future development.

One of the most important pieces of the Master Plan is the new Central Boulevard. This east-west street will provides access to previously land-locked parcels and act as a direct connection from Hyde Park Boulevard to Highland Avenue. As development moves forward in this area, several new north-south streets are proposed to provide greater connection between the employment area and the residential area. This introduces a finer street grid to facilitate movement and break the pattern of large industrial parcels. The new block pattern can better accommodate more flexible, marketable and generally smaller scale parcels that help to provide a more suitable transition between residential and industrial uses.

Proposed modifications to Highland's street network include:

- Provision of new east-west street south of College Avenue to provide access to land locked parcels and break up the large industrial parcels to create new investment opportunities.
- Provision of new north-south streets south of the Central Boulevard to access to land locked parcels, create more marketable development parcels and provide frontage for new employment uses.



Figure 5.4: Road Hierarchy

- Creating finer grained street pattern in residential areas south of employment zone.
- Connecting communities by providing improved linkages to Deveau and Main Street area.

Raising the Profile of Highland: Gateways, Entryways & Access

Gateways define specific entrypoints and are generally located at key intersections. Gateway treatments are important to alert drivers and pedestrians that they are entering a part of the city with a defined character and positive identity. Gateways do not necessarily need to be grand statements, but can be defined through such features as landscaping, paving types, public art, lighting installations, signage and architecture.

At present, access points into Highland tend to be poorly marked. To address this, the Master Plan identifies a series of gateway opportunity sites at selected locations to help create a positive identity and first impression of Highland. Presented in Figure 5.5, eight gateway sites have been identified by the masterplan for improvements and include:

- Highland Gateway Park at the northern tip of the BOA at the County line, where College Avenue meets Whitmore Road at Hyde Park Boulevard.
- The rail underpass into DeVeaux along College Avenue.
- Regional entryway to the City from Lockport at Hyde Park Boulevard.
- The Depot Drive access point from Main Street.
- Hyde Park / Central Boulevard intersection.
- Where 11th Street meets Highland Avenue.
- Garden Avenue connecting into DeVeaux (Monteagle Street).



Figure 5.5: Gateway Opportunity Sites

A Continued Focus for the Community: Reinforcing Community Hubs

Recognizing that several community hubs already exist within the Highland community, the Master Plan strives to augment these important existing community hubs by expanding provision and creating more defined connections between these local destinations. Four community hubs punctuate Highland Avenue, Hyde Park and Main Street, each acting as an area for investment and a renewed focus for business, community or small-scale commercial activities.

Community Hubs reinforced and augmented by the Master Plan include:

1. Highland Community Hub

- A cluster of new and expanded community facilities and amenities centered around the existing Doris Jones Family Resource Center.
- The fully remediated Tract II site provides opportunities for new community park and additional community or civic facilities.

2. Highland Village Center

- Offers an expanded and enhanced Village Center around the intersection of Highland Avenue and Centre Avenue. Builds on existing commercial and community uses.
- Provides a community-based entry experience into Highland Avenue from 11th Street.
- Small-scale, mixed-use cluster serving very local needs.

3. Hyde Park Corner

- Capitalizes on a gateway location with access to regional linkages and the recent bridge repair.
- Promotes concept of a ‘double sided’ commercial street, with new infill development proposed on east site of Hyde Park

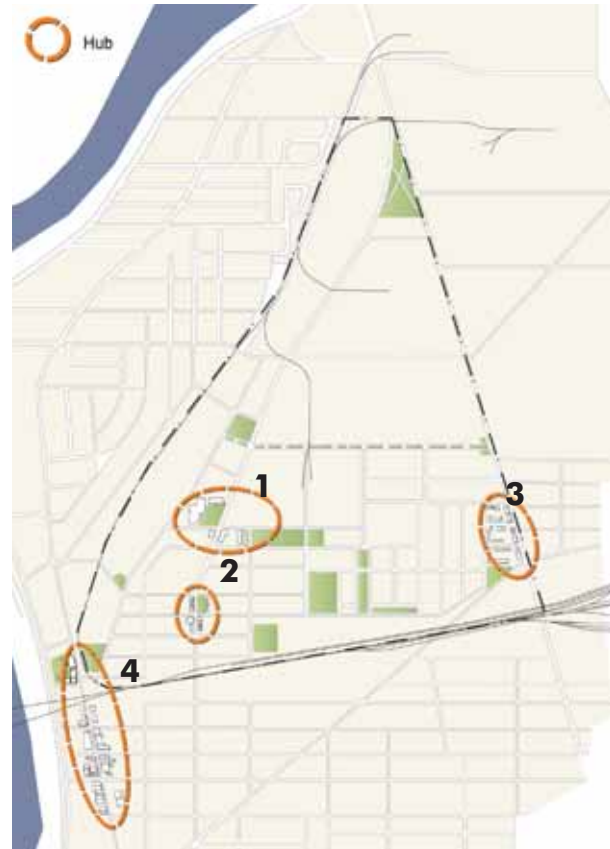


Figure 5.6: Community Hubs

to mirror existing commercial development on the west side.

4. Main Street Gateway

- Connects two ‘main streets’ (Highland and Main St.) providing linkages to culture, retail, open space and regional transit opportunities.
- Builds on Main Street developments including restoration of the Customhouse and Underground Railway Museum, Amtrak Station relocation, Public Safety Complex and infill opportunities.
- Longer term opportunity for new residential development and tourism cluster.

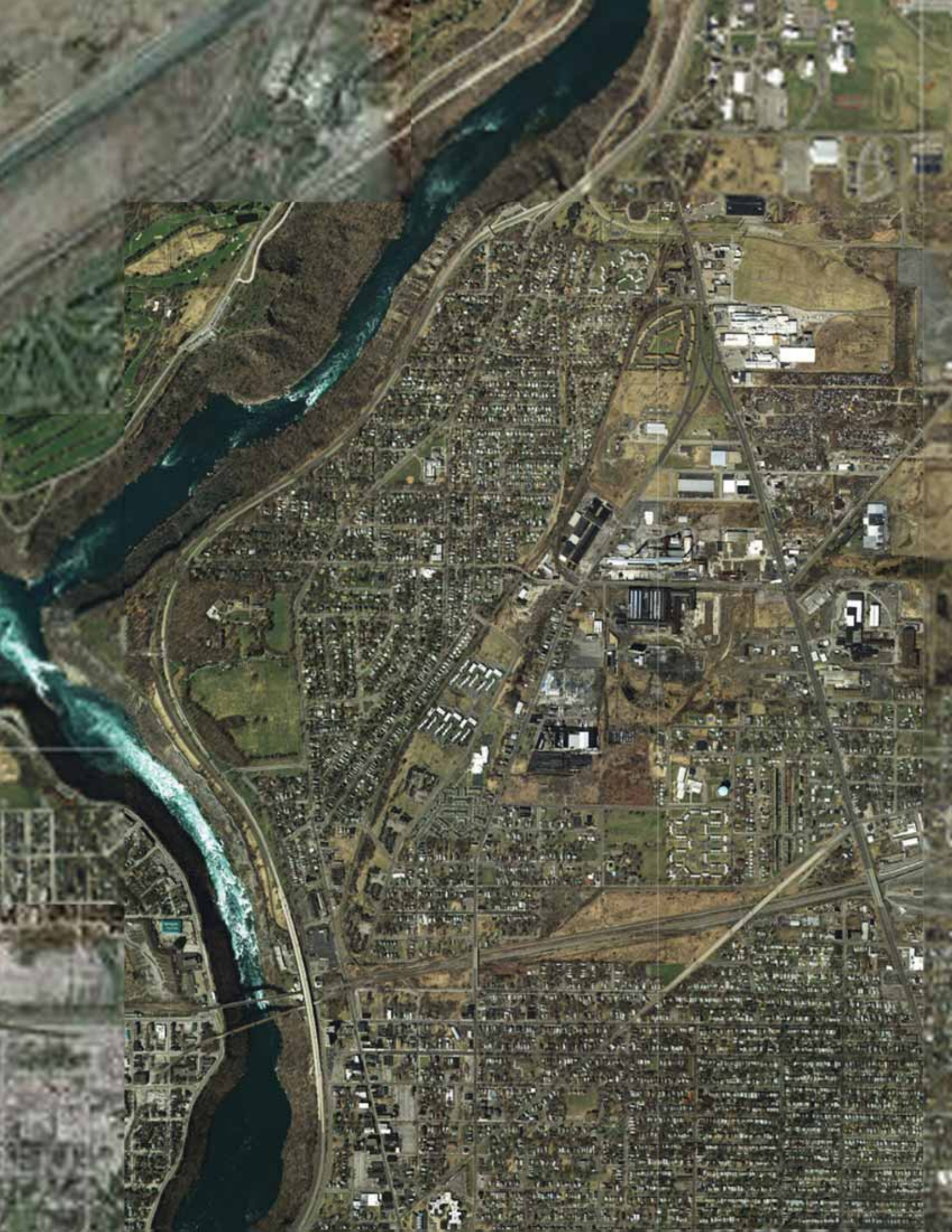
*Directing Change:
Recognizing Opportunity Areas*

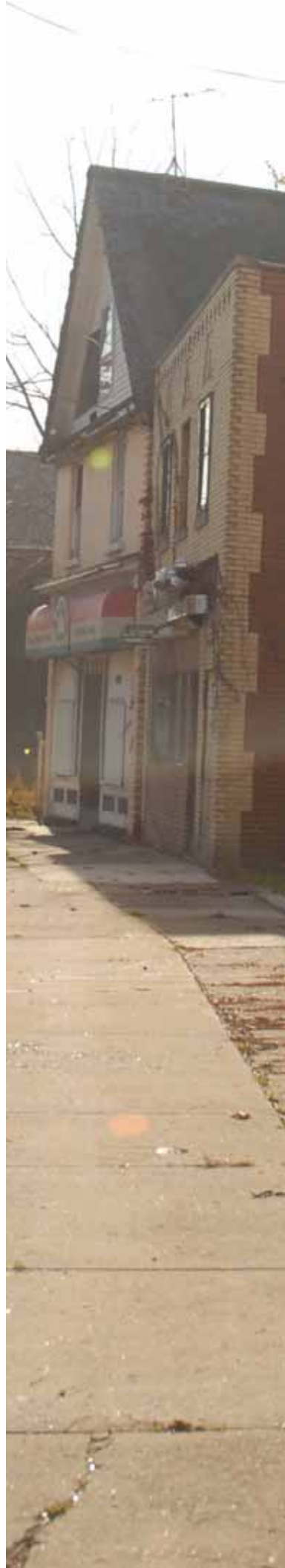
Many established areas, such as the residential neighborhoods, will not undergo drastic change, but will be protected and strengthened, while other areas will change more dramatically.. Areas of change will be focused on those sites which are currently underutilized, vacant or derelict. Such sites are considered to be ‘Opportunity Areas’ and are presented in Figure 5.7.

Although potentially longer term, many of these sites are of a significant scale to act as development catalysts for Highland. Once fully realized these redevelopment sites will provide new employment, community and recreational opportunities for the business and residential communities of Highland.



Figure 5.7: Opportunity Areas





5.3 Precinct Areas

As the strategy for the Highland BOA evolved, smaller sub-areas emerged, each with distinct qualities, assets and potential. To respond to these place-specific opportunities, the BOA has been divided into five Precinct Areas (Figure 5.8), each with a logical collection of land parcels and a unique development emphasis. Although the precincts are distinct in character, the land uses proposed are complementary and compatibility between adjacent uses has been carefully considered. Precincts include:

1. Highland Green Industrial Park: Protecting, nurturing and improving Highland's existing employment base.
2. Central Boulevard Technology & Business Park: An advanced manufacturing / clean industry and business service District
3. Highland Revitalization Corridor: A mixed-use destination and commercial spine
4. The Highland Neighborhood: Protecting & strengthening the existing residential neighborhood
5. Main Street / Customhouse North: connecting Highland to the downtown

The tables included in each section summarizes the role of each precinct, the range of recommended land uses, a selection of place-specific performance criteria / development controls (refer to Section 6.4 for additional details on Performance Criteria) and a bundle of proposed initiatives to be undertaken for the revitalization of each precinct. Precedent images and an illustration of the precinct's potential build-out over the long term (depicting the location and configuration of buildings, open spaces and infrastructure), are also provided.



Figure 5.8: The 5 Precinct Areas

Precinct 1: Highland Green Industrial Park

In order for the BOA to be an engine for economic growth, the Master Plan anticipates that appropriate growth sectors, particularly within the emerging green industries, R & D and advanced manufacturing, will be targeted as a priority by public sector partners. Long term successes across the BOA will be strengthened by early efforts to co-locate and strategically phase uses to achieve the greatest land use synergies and create an identifiable brand for the Highland BOA.

The Master Plan transforms Highland's existing employment core into a more strongly branded Green Industrial Park. The intention for this area is to attract new 'green' industries, advanced manufacturing and additional cross-border warehousing distribution uses.

The Green Industrial Park will flank either side of College Avenue, west to the rail line and north to James Avenue. This employment core is conveniently located in close proximity to essential infrastructure, namely the rail corridor to the west, and to regional connections off of Hyde Park Avenue to the east. These important infrastructure assets will be retained to service existing and new industries. If viable, a new rail spur is proposed to allow for the intensification of employment uses north of College Avenue. Mid to large format employment uses are envisaged for this area and may include light industrial, advanced manufacturing / green technology, warehousing, covered storage and industrial services.

Highland Green Industrial Park is envisioned as a place for employment growth – both through the expansion of existing businesses as well as through the introduction of new industrial uses. Within an enhanced setting, existing employment uses will be encouraged to intensify on-site, particularly in high profile locations such along Hyde Park Boulevard, sections of Highland Avenue and along the new Central Boulevard. It is important to note that all existing viable businesses are retained and nurtured.



Figure 5.9: Highland Green Industrial Park Precinct



Landscape buffer between employment and residential uses

HIGHLAND GATEWAY PARK

Prestige site suitable for **higher value uses** (R & D or Institution)

New rail spur to service existing and new industries

Performance criteria established along Highland Ave., Hyde Park Blvd., and James Ave. and park frontage to create higher quality environment and more positive impression of Highland.

Streetscape treatment along Highland Ave. and Hyde Park Blvd.

Encourage **on-site intensification**

Secondary **streetscape treatment** along College Avenue



Support and encourage intensification of manufacturing and industrial uses on site.



Public art as a gateway feature



Higher value Institutional / R & D Campus



Opportunities for community recreation in Gateway Park

Highland Green Industrial Park

<p>Role</p> <p>An attractive employment destination for new 'green' industries, advanced manufacturing and cross-border warehousing distribution with higher value uses set adjacent to Highland Avenue, Hyde Park Boulevard and James Avenue.</p> <p>Existing industry would be retained, nurtured and encouraged to intensify on site if possible.</p>	
<p>Recommended Land Uses</p>	<ul style="list-style-type: none"> • Green industries • Manufacturing • Warehousing and Distribution • R & D • Parks and Open Space • Institution/ Education
<p>Performance Criteria Considerations</p>	<p>Highland Avenue, Hyde Park Boulevard and James Avenue</p> <ul style="list-style-type: none"> • Maximum building setback standards to encourage consistent street frontage • Range of criteria to create interesting and active buildings with entrances on the street
	<p>General</p> <ul style="list-style-type: none"> • Greatest complexity of criteria to encourage high quality development • Minimum building heights and density • Maximum ground floor area • Mandatory setback • Surface parking to the rear • High quality park land • Open space programming • Specific design criteria for development adjacent to open spaces
<p>Initiatives</p>	<p>Priority</p> <ul style="list-style-type: none"> • Develop draft zoning and policy amendments as necessary • Acquire land for Gateway Park • Undertake Phase 1 Assessment for Gateway Park • Design and implementation of primary streetscape treatment on Highland Avenue and Hyde Park Ave. • Design and implementation of secondary streetscape treatment on College Ave. • Feasibility study, design and construction of new rail spur(s) to support industry • Develop and implement marketing strategy for build-to-suit/ R & D campus
	<p>General</p> <ul style="list-style-type: none"> • Develop branding, management and marketing strategy as a Regional Green Industry Destination • Undertake assessment and installation of required utilities • Design and construct local roads

**G
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Precinct 2: Central Boulevard Technology & Business Park

Located south of College Avenue, the most important new employment area in the BOA is the proposed Central Boulevard Technology & Business Park. This 80 acre district provides accommodation for higher value, smaller-scale advanced manufacturing (focused on green technologies), innovation, light industrial and business services. The types of employment uses envisaged for the Central Boulevard Technology & Business Park will create a new market for Niagara Falls and help to diversify the city's employment base.

Significant investment in public realm will be required to create the type of environment demanded by these higher value users. In response to this requirement, a new, generously-landscaped green Central Boulevard provides the main address and high-quality frontage for new employment uses. An expanded street network south of the Central Boulevard opens up new investment opportunities within the BOA and creates significant frontage for new development. The new structure and finer grained parcelization can better accommodate a range of business typologies, including large scale industrial operations as well as more contemporary smaller scale light industrial and office uses. The Central Boulevard is anchored at either end by new park spaces which provide a positive entrance experience from both Hyde Park Boulevard and Highland Avenue. Fronting onto these park spaces are signature employment sites identified for clean industrial uses, industrial/flex or office use.

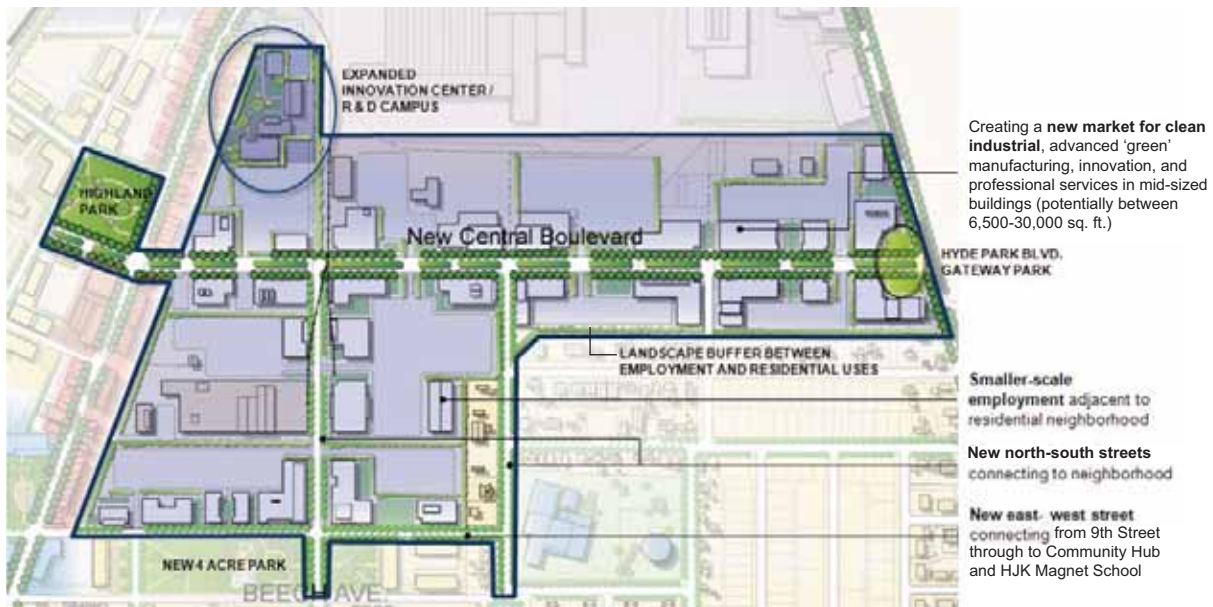
The Central Boulevard offers a more attractive and subtle transition between the traditional manufacturing area north of College Avenue and the established residential neighborhood. South of the boulevard, smaller scale uses are envisioned in closer proximity to the established residential area. Potential users include industrial services, live/work, small format clean light industrial, workshop & studio spaces, R&D / innovation / incubator space and professional services. Such types of employment uses typically offer significantly higher salaries and generate greater economic diversity (and, thus, economic resiliency) for the BOA's and the city's economy.

To the north of the Employment Core, Highland Gateway Park will act not only as a recreational amenity for the wider community, but also as a high quality green setting for a signature development north of James Avenue (ideally for a build-to-suit, higher value use such as an R & D facility or institutional use). To further enhance the image of the area, streetscape treatments along Highland Avenue and Hyde Park Boulevard with a set of performance criteria, will ensure that each parcel is redeveloped in a consistent and high-quality manner.

At the existing Canrom Photovoltaics Inc. site, a central piece of the new employment district, is an expanded Innovation Cluster. The proposed College Avenue Innovation Park will build on the Canrom facilities and include research & development (focused on photovoltaic technology), the recently opened Niagara Science Museum, a Center of Excellence, an Innovation Center and related office space for professional services. This unique cluster of historically significant buildings will be rehabilitated as a showpiece for Niagara Falls' industrial community and provide the opportunity to promote the strong industrial heritage of Highland. Development of such a campus will promote the BOA brand as a Center for green technologies and innovation, and showcase the area's industrial legacy.



Figure 5.10: Central Boulevard Technology & Business Park Precinct



A new address for prestige industry and business services



Planted median within Central Boulevard



Signage to create a brand



Quality, pedestrian-scale setting



Higher value employment



Support and restore Highland's industrial built heritage



Office and Business Services

Central Boulevard Prestige Business Park

Role

A unique employment area within Niagara Falls, with high employment densities, higher salary jobs and signature employment. The Technology & Business Park would support revitalization of Highland Avenue, and through its form and function serve as an appropriate transition between employment and residential use.

Recommended Land Uses

- Clean Industrial
- Business Services
- Office
- Industrial (Advanced Manufacturing; Green Industries)
- Parks and Open Space
- Research and Development
- Incubator spaces

Performance Criteria Considerations

Central Boulevard

- Maximum building setback standards to encourage consistent street frontage
- Range of criteria to create interesting and active buildings with entrances on the street

General

- Greatest complexity of criteria to encourage high quality development
- Minimum building heights and density
- Maximum ground floor area
- Mandatory setback
- Surface parking to the rear
- High quality park and open space setting at 2 anchor parks (Park at Hyde Park Boulevard and Midtown Park on Highland Avenue)
- Specific design criteria for development adjacent to open spaces

Initiatives

Priority

- Establish appropriate partnerships to fund/ coordinate/ assemble land for design and construction of Central Boulevard
- Acquisition of land for 2 parks that anchor Central Boulevard
- Phase 1 Assessment as necessary for Highland Park parcels
- Design and construction of 2 anchor parks
- Support restoration of Canrom site and development of an Innovation Cluster
- Promote College Avenue Innovation Park brand

A photograph of a red brick building's entrance. Above the door is a wide, light-colored stone lintel with the company name carved into it. The door is dark and set within a stone archway. Above the lintel is a row of three windows with white frames. The brickwork is a mix of red and dark tones.

NATIONAL CARBON CO. INC

Precinct 3: Highland Revitalization Corridor

The Highland Revitalization Corridor is a mixed-use commercial spine where existing buildings, such as the former firehall, will be renewed and adaptively re-used for a variety of commercial/business uses. Current vacant parcels will be filled with appropriately scaled, mixed-use commercial or multi-family residential developments. Infill development will fully repair the street edge and ultimately create a strengthened business destination for Highland. Consistent with the market findings, there is potential for a mid-sized food store (15,000 to 35,000 square foot) to be located in Highland. A potential location is proposed on Highland Avenue, just south of the new Midtown Park, with parking to the rear.

To improve the image of the area and emphasize the ‘main street’ function of Highland Avenue, streetscape treatments will be implemented along the length this important street. Treatments include a continuous sidewalks, street tree planting, street furniture (benches, planters, waste bins, transit shelters, etc.), lighting and signage. Performance criteria, along with a façade improvement program will also be developed for the length of Highland Avenue to ensure a consistent street edge and character.

Centrally located on Highland Avenue, a cluster of new and expanded facilities – including an new St. Mary’s Health Center, an expanded Doris Jones Center and a proposed multi-function Education & Training Center – will continue to provide the Highland community with a range of support services and create a strong anchor for further community development.

Central to the community facilities cluster, a public plaza is proposed to front directly onto Highland Avenue and link into the Doris Jones Family Resource Center. This plaza space will effectively re-position the front door of Doris Jones onto Highland Avenue – creating a higher profile and more accessible entry to this important amenity. In addition to the proposed St. Mary’s Health Center expansion, several other new community buildings are proposed for this location.

These new community buildings may house a mix of the following services:

- Health services
- Training Center
- Institutional Uses
- Job Center
- Community Meeting facilities
- Café
- Municipal Services & Offices
- Library
- Child Care services
- Health Care offices
- Commercial Offices
- Small scale retail

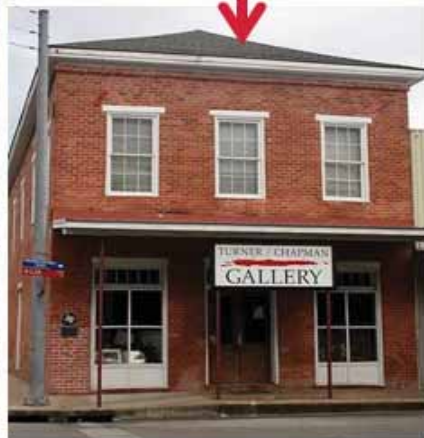
A new east-west street, Doris Jones Avenue, connects the existing isolated residential development on 9th Street more directly with Highland Avenue and through to the community facilities cluster, the proposed Beech Avenue Community Park (on the former Tract II site), the HJK Magnet School and the Center Court / Hope VI / D’Amelio Park redevelopment.



Figure 5.11: Highland Revitalization Corridor Precinct



- Prestige Industry infill fronting College Avenue
- **Streetscape treatment** along Highland Avenue including paving, street furniture, signage and lighting
- New **multi-family residential development** adjacent to new Midtown Park
- New community **'Highland Park'** on Highland Avenue
- **'Central Boulevard'** extending from Hyde Park Boulevard to 9th Avenue
- Potential location for **new grocery store**
- **Infill commercial and multi-family residential** development to fill vacant sites along Highland Avenue
- Location for **new community facility buildings** potentially housing St. Mary's Health Clinic, a Training Facility, Social Services and/or Civic Uses.
- **Doris Jones Plaza** fronting Highland Avenue and acting as a new 'front door' for community cluster
- **New 4 acre park** potentially fronted by live / work or multi-family residential building



Adaptive re-use of existing buildings with a focus on attracting business services; new development to compliment the scale & character of a traditional mixed use 'main street'. Facade improvement programs and business start up initiatives are required.

Highland Park

A central community park in the heart of Highland, with active and passive recreation opportunities.



New green spaces and formalized parks provide the setting for a range of active and passive recreational activities.



Open spaces should be flexible and multi-purpose



Locally relevant public art should be incorporated in local park

Highland Community Hub

An expanded, centrally located group of community facilities clustered around the Doris Jones Family Resource Center.



A new public plaza, situated between Doris Jones and Highland Ave. will help create a higher profile front door for the Resource Centre.



Expansion of community facilities



Temporary concert / special event space



New community resources / facilities to serve the community

Highland Revitalization Corridor

Role	
A mixed use destination and commercial spine, with emphasis on attracting business services to be located within renewed, existing structures and new infill to create a distinct streetscape and gathering place for Highland. Includes ‘Highland Park’ – a major multi-use community park on Highland Avenue with opportunities for active and passive recreation.	
Permitted Land Uses	<ul style="list-style-type: none"> • Mixed-use • Commercial • Residential • Retail • Institutional • Parks and Open Space • Office • Business Services • Civic • Community
Performance Criteria Considerations	Highland Avenue <ul style="list-style-type: none"> • Maximum building setback standards to encourage consistent street frontage • Range of criteria to create interesting and animated buildings with entrances on the street • To be facilitated through a façade improvement program, identify specific criteria such as building material, signage, lighting, etc.
	General <ul style="list-style-type: none"> • Criteria to encourage high quality development • Minimum building heights and density • Maximum ground floor area • Surface parking to the rear • Specific design criteria for development adjacent to open spaces
Initiatives	Priority <ul style="list-style-type: none"> • Streetscape design and implementation on Highland Avenue • Feasibility study, design and construction for expansion of Doris Jones Family Resource Center • Acquisition of parcels for Doris Jones plaza on Highland Avenue • Phase 1 Assessment of several parcels necessary for Doris Jones Plaza • Design and construction of Doris Jones plaza • Design and construction of east-west street: ‘Doris Jones Avenue’ • Feasibility study, design and construction of new Community Education & Training Center • Phase 1 Assessment of parcels necessary for implementation of ‘Midtown Park’ on Highland Avenue
	General <ul style="list-style-type: none"> • Undertake assessment and installation of required utilities



Precinct 4: The Highland Neighborhood

The Master Plan respects the existing residential neighborhood and carefully seeks opportunities for renewal and infill, enhanced open spaces and improved street connections. Existing residential housing will be protected wherever possible and stabilized through targeted repair (a mix of infill and site specific rehabilitation). This may be facilitated through housing improvement grants, streetscape and public realm improvements. In terms of additional new residential development (based on market projections), it is expected that publicly subsidized housing will need to continue, with longer-term opportunities for market-rate housing. As dictated by market conditions, longer term future residential expansion is proposed for sites west of 9th Street, south of the Cornerstone development.

Three small-scale neighborhood commercial clusters are proposed in locations along Highland Avenue and Hyde Park Boulevard. Highland Village Center will anchor the south-end of Highland Avenue at Centre Avenue and provide a community-focused entrance experience to the precinct. This hub sits adjacent to the a renewed park – Highland Village Green – and expands the existing shopping and community services already operating in this location. Small-business start-up programs, streetscape enhancements and park improvements are all required.

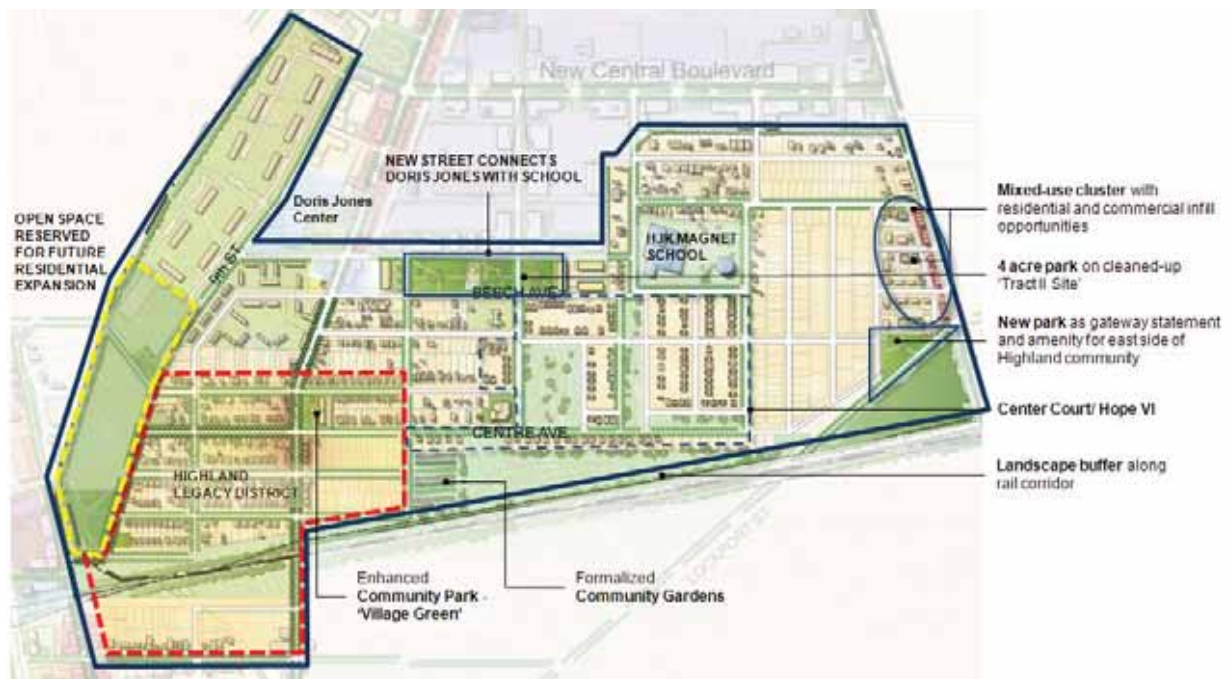
Capitalizing on its gateway location and proximity to regional linkages and acting as the southern entrance from the County into Niagara Falls and the Highland BOA, Hyde Park Corner is the second mixed-use community hub proposed. Hyde Park Corner presents opportunities for commercial and residential infill to complement the existing commercial uses on the east-side of Hyde Park Avenue. The higher profile location of this cluster allows it to potentially meet a more regional demand. As part of this proposal, the Plan simplifies the existing road alignment to eliminating the ‘jog’ of Centre Avenue into Duane Avenue and provides a more direct access from Lockport Street to Centre Avenue.

West of Highland Avenue and south of Garden Avenue, a Highland Legacy Community is proposed. A Legacy Community celebrates African American cultural heritage, through interpretive programming, architectural restoration, commemorative signage, plaques, interpretive walk(s)/ tour(s) and public art programs. While a unique district on its own right, the Legacy Community will work to effectively connect two main street areas (Highland Avenue and Main Street). With the area’s close proximity to the restored Customhouse and proposed Underground Railway Museum, the Legacy Community is well positioned to capture the emerging tourism potential and draw it into the heart of Highland (refer to Precinct 5 below for additional details). A major new open space, Legacy Park, is also presented as part of this renewed residential district.

Streetscape improvements are proposed along main routes to improve the image of the area. The character of the area will be further enhanced through the introduction of new community park spaces, including the formalization of the Highland Community Gardens.



Figure 5.12: The Highland Neighborhood Precinct



An strengthened residential community with enhanced open spaces, improved connections between destinations and targeted neighborhood repair. Housing grants, streetscape and public realm improvements are required.



Built form envisioned for Highland Village Center: A small-scale cluster of shops to serve the local community.



Residential renewal and infill via housing improvement grants, streetscape and public realm improvements.



Highland Legacy Community: A focus for African American cultural heritage and interpretation.



Amenities to service the existing and new residential neighborhood.

Hyde Park Corner

This mixed use cluster of shops and services capitalizes on its gateway location and access to regional linkages.



Example of mixed-use with commercial on the ground floor.



Signage should announce arrival into Highland and Niagara Falls.

Neighborhood Parks and Open Spaces

Provision of additional community amenities and recreational space to service the existing and new residents of Highland



New open spaces can provide active and pasive recreational opportunities, including community gardens, play facilities and small parks (left middle; left bottom; above)

The Highland Neighborhood

Role	
<p>The Highland residential neighborhood presents opportunities for some infill, enhanced open spaces and improved connections. Two small-scale, neighborhood business clusters are proposed to provide community amenities/ shops. Designation of an area within the residential neighborhood as an African American Legacy Community, presents opportunities for restored residential properties for heritage interpretation / interpretive walk(s) and/ or public art, with linkages to the Underground Railway Museum and proposed Legacy Park.</p>	
Recommended Land Uses	<ul style="list-style-type: none"> • Residential • Parks & open space • Retail • Commercial • Institutional • Community • Live / Work
Performance Criteria Considerations	<p>Highland Avenue</p> <ul style="list-style-type: none"> • Maximum building setback standards to encourage consistent street frontage • Range of criteria to create interesting and animated buildings with entrances on the street • To be facilitated through a façade improvement program, identify specific criteria such as building material, signage, lighting, etc.
	<p>General</p> <ul style="list-style-type: none"> • Criteria to encourage high quality development • Minimum building heights and density • Maximum ground floor area • Surface parking to the rear • Specific design criteria for development adjacent to open spaces
Initiatives	<p>Priority</p> <ul style="list-style-type: none"> • Formalize, design and implement a renewed Highland Village Park • Establish Legacy / Heritage District • Design and construction of Legacy Park, west of 9th Street • Establish vacant property management program • Phase 1 Assessment for Highland Community Gardens • Formalize and enhance Highland Community Gardens • Phase 1 Assessment of parcels required for Hyde Park Gateway Park (at Lockport Road) • Design and construction of Hyde Park Gateway Park • Design and implementation of streetscape improvements along Highland Avenue and Hyde Park Avenue • Acquisition of parcels north of Legacy Park for short-term open space and future residential expansion

Precinct 5: Main Street North / Customhouse

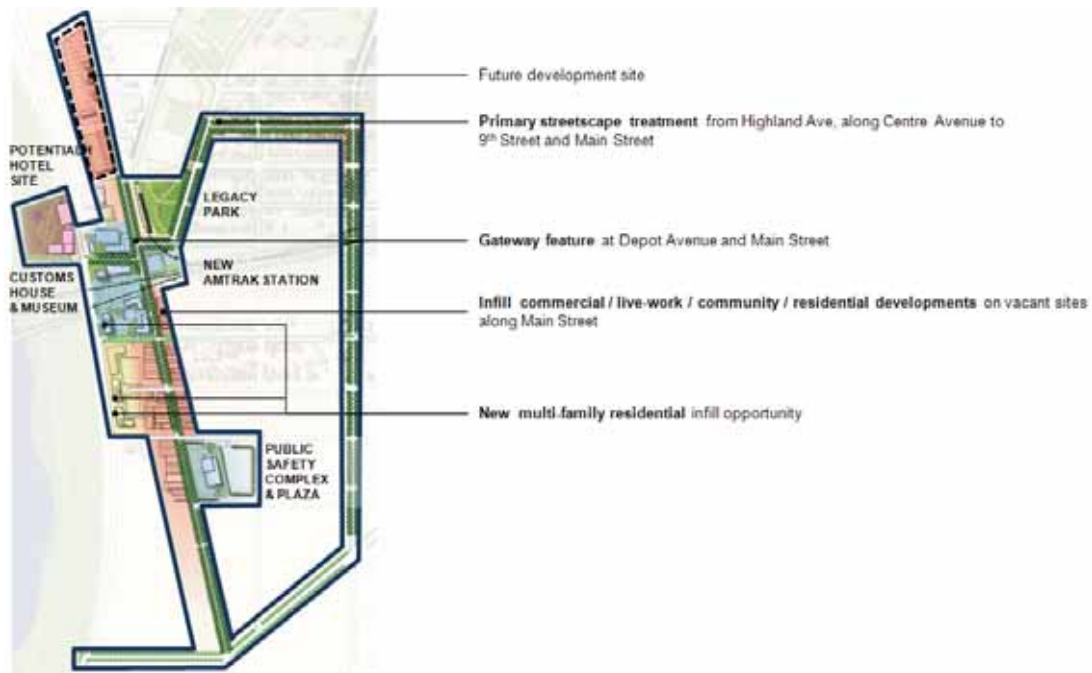
Although outside the Highland BOA boundary, the redevelopment of Main Street, the restoration of the Customhouse, the Underground Railway Museum and the Amtrak Station relocation are important opportunities that the Highland community can benefit from. The Master Plan recognizes and supports these important renewal efforts adjacent to the study area and realizes the benefits they can bring to the district as a whole. For example, once completed, the Amtrak Station relocation to the Customhouse will potentially bring over 50,000 people annually to Highland's front door, creating new commercial and tourism opportunities for the local area.

To help draw economic benefits from the regeneration of the wider Main Street area into Highland, the Master Plan proposes some key projects that focus on strengthening connections to Main Street and the downtown/waterfront area. A gateway art project is proposed at the Depot rail underpass as well as public realm improvements (streetscape treatments west of Centre Avenue, along 9th Street and Depot Avenue to Main Street) and a new green open space, Legacy Park, to create a more positive first impression of the Highland community when arriving from Main Street. The Master Plan also proposes a feasibility study for a hotel in the vicinity of the Customhouse. A future development site is earmarked for the parcels to the north of the proposed hotel site, west of Main Street. To the south along Main Street, the Master Plan illustrates potential for infill commercial / live-work / residential / hotel developments on vacant sites with the new Public Safety Complex as the southern anchor to such development.

Improved connections between Highland and Main Street will facilitate cultural, retail, open space and transit connections. The Master Plan also recognizes an opportunity for a future transit route(s) through the site, either on the street, along Highland Avenue making its way south on Main Street, or along the rail corridor south to Main Street and beyond.



Figure 5.13: The Main Street North / Customhouse Precinct



The Highland BOA will benefit from City initiatives currently underway on Highland's doorstep. The Main Street North area connects two centers of activity - Highland Avenue with Main Street to provide better access to cultural, retail, community and transit services.



The Customhouse is scheduled for a major refurbishment to allow for a new Amtrak Rail Station and proposed Underground Rail Museum.



Over time, the Amtrak Station relocation to the Customhouse and Underground Railway Museum will bring over 50,000 people per year & economic opportunity to Main Street, in which the Highland Community can participate

Main Street North / Customhouse

Role Although outside of the BOA study boundary, the development of Main Street and the restoration of the Customhouse are recognized as being integral to the future development of Highland. The plan recognizes and supports renewal efforts adjacent to Highland; regeneration will bring mutual spin-off benefits to the whole district.	
Recommended Land Uses	<ul style="list-style-type: none"> • Commercial / Retail • Mixed Use • Civic • Institutional • Park • Residential • Hospitality / Tourism • Cultural • Live / Work
Performance Criteria Considerations	Main Street <ul style="list-style-type: none"> • Maximum building setback standards to encourage consistent street frontage • Range of criteria to create interesting and animated buildings with entrances on the street • To be facilitated through a façade improvement program, identify specific criteria such as building material, signage, lighting, etc.
	General <ul style="list-style-type: none"> • Criteria to encourage high quality development • Minimum building heights and density • Maximum ground floor area • Surface parking to the rear
Initiatives	Priority <ul style="list-style-type: none"> • Design and implementation of streetscape treatment from Centre Avenue, along 9th Street to Main Street • Design and installation of Gateway / Public Art feature in Legacy Park or at Depot Avenue • Acquisition of site for Legacy Park • Phase 1 Assessment for Legacy Park • Design and Construction of Legacy Park • Support restoration of Customhouse with new Amtrak Station and Underground Railway Museum, including design and construction of pedestrian linkages between sites • Feasibility study for Hotel north of Customhouse



5.4 Phased Delivery of BOA Master Plan

Both the Nomination Document and the Master Plan are ambitious and propose substantial investment and intervention across the Highland BOA over the next 20 years. The sequencing of public sector initiatives, whether an investment in infrastructure, enhancement of the public realm or construction of a building will be a complex and intensively managed process. The estimated timing of completion of public sector initiatives are positioned within one of three phases, from current on-going projects to long term proposals. These are supplemented by a small number of initiatives that have no specific timing and could occur independently at any time.

Initiatives are positioned as they would most likely occur based on available market data. However, clearly the City will need to determine final implementation schedule of all project recommendations, in conjunction with partnership agreements and the City's capital budget process. More detailed implementation plans for each initiative will be detailed as part of Step 3 of the Nomination Study process.

The suggested phasing of the initiatives across the BOA are presented in the tables below. For each initiative presented as part of the Master Plan, a series of supporting – or enabling – activities will be required for the initiative to get off the ground. In many cases, a number of complementary enabling actions will be required. The table to the right defines seven types of enabling actions.



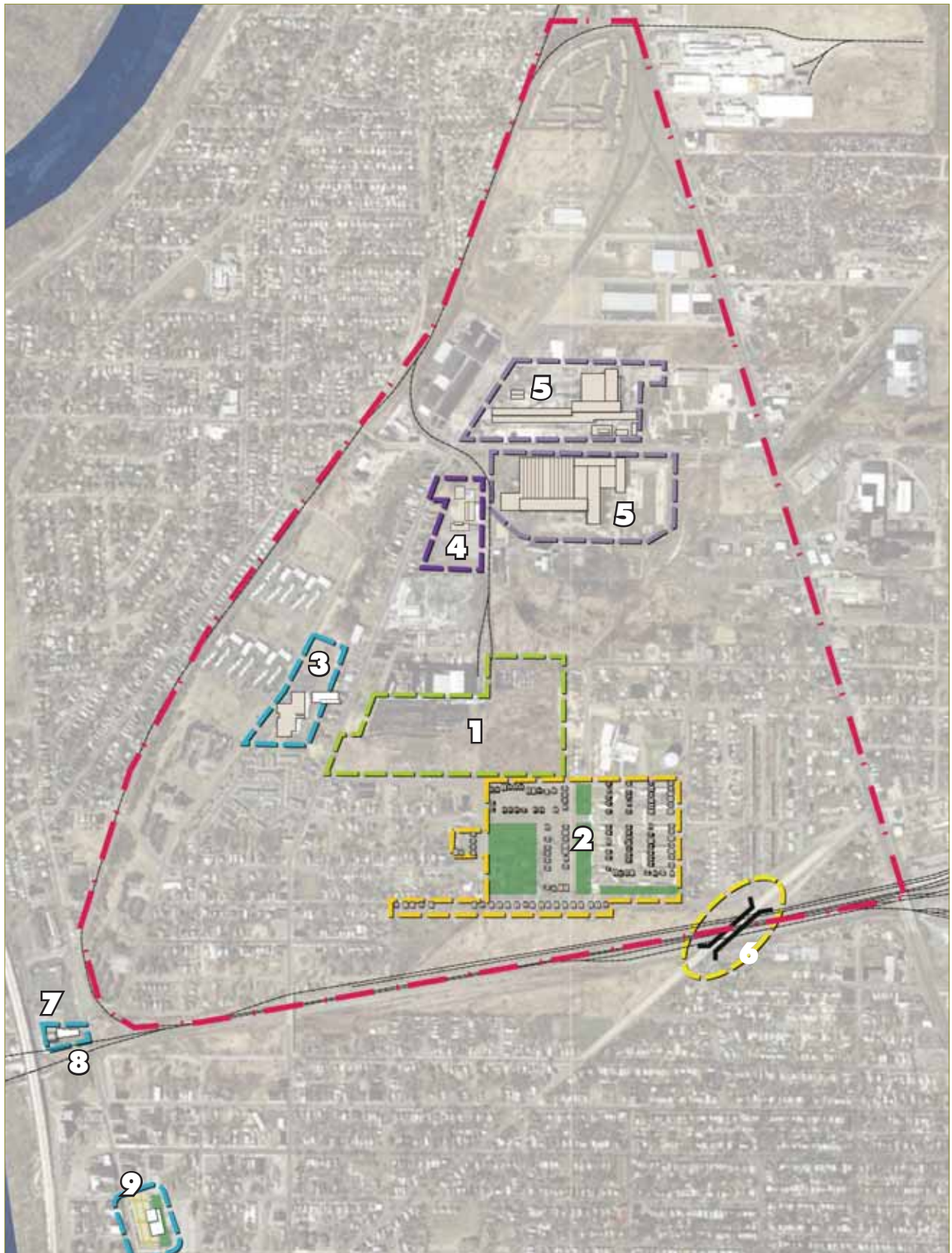
Enabling Actions	Description
Partnerships	Working with individuals, agencies, businesses, landowners, politicians, other municipalities and residents to bring forward projects and initiatives. Partnerships may result in establishing joint venture projects, securing funding sources, identify project champions, avoid duplication of project goals, etc.
Scoping/Feasibility Studies	Determine the scope or dimension of a project including its funding, size, timing, execution and management.
Management	Further BOA objectives through the on-going administration of City owned assets or projects, by the City or an agent, including the sale, lease, acquisition and preservation of land, project management and the marketing of these assets for economic, recreational and cultural purposes.
Detailed Master Planning	For major new public realm or development opportunity. Determines the design and development parameters of a project including funding, uses, building location, built form, infrastructure design, street layout and the public realm.
Performance Criteria	<p>Guidelines used to support and reinforce the agreed Vision for Highland and to clearly establish design expectations. Performance Criteria will be used to guide development and character, rather than restrictive land use designations, including:</p> <ul style="list-style-type: none"> • Built form guidelines: minimum height, minimum density, maximum footprint, maximum setbacks • Site development guidelines: parking location and configuration, landscape guidelines • Green development guidelines: site preparation, building efficiency, landscaping, servicing, parking etc. • Road design guidelines: streetscaping, minimum pedestrian right of way, maximum width, on-street parking • Parking guidelines: for streets, above and below grade structures, surface lots and on-site locations
Planning and Regulatory Changes	If necessary, revise the Comprehensive Plan, Zoning and other planning framework documents with regulatory controls, such as performance criteria and new land use permissions, to achieve the agreed long term goals for the Highland BOA.
Installation / Build	Implement initiatives and engineer and build infrastructure, such as roads, streetscaping and servicing, as part of an ongoing BOA capital works program, to support continued development

Phase 0: Current and Approved Initiatives

The list of current and approved initiatives presented below highlights investments that are occurring both within the study area boundaries as well as within the wider vicinity of the BOA. While not all of the activities have commenced, funding for these improvements has been approved. Many of these, such as the restoration of the Customhouse and improvements along Main Street, represent significant public expenditures, are located directly on the edge of the BOA and will inevitably contribute to the successful revitalization of the area as a whole.

Summary of Current and Approved Initiatives

Initiatives	Enabling Actions						
	Partnerships	Scoping/ Feasibility Study	Management	Detailed Master Planning	Performance Criteria	Planning and Regulatory Changes	Installation/ Build
Within the BOA: Existing Initiatives							
1. Tract II/ Power City Warehouse Remediation	x		x	x			
2. Center Court/ Hope VI Redevelopment	x		x	x			x
3. St.. Mary's Health Center expansion	x	x	x	x	x		x
4. Niagara Science Museum	x	x					
5. New employment opportunities (Globe and Santa Rosa)	x						x
Beyond BOA Boundary: Existing Initiatives							
6. Bridge rebuild/ Lewiston Road reconstruction							x
7. Customhouse restoration and Underground Railway Museum	x		x	x			x
8. Amtrak Station relocation	x		x	x			
9. Public Safety Complex	x		x	x			x



Phase 1: The First Five Years

Repairing the Highland community is a priority that must be realized sooner rather than later. As such, the Master Plan presented highlights the more immediate opportunities for revitalizing the area and maps out the major initiatives that could be realized by the City over the next five years (see table below). Proposed public sector initiatives will support private development identified as shorter term prospects in the market projections.

Actions within this phase focus on creating the setting for new employment uses and enhancing Highland's image. Improving the image of the area is important for building confidence in the area and sending a positive message that Highland is in transition. Planning, coordination and preliminary studies focusing on specific longer-term projects will also be undertaken in the early years.

Projects identified in the early stage are considered to be catalytic interventions that have the capacity of bringing significant spin-off benefit to the Highland Community Area BOA. The primary public investment is targeted towards completion of the physical infrastructure necessary to allow the future development of the Technology and Business Park. This will require the formation of partnerships and land assembly prior the design, funding and construction period. The two parks which anchor the boulevard, at Hyde Park Avenue and 'Highland Park' on Highland Avenue, are also included within this phase as a significant community benefit. Other community focused initiatives recommended in this phase, include support of the St. Mary's Health Center expansion and the proposed civic plaza at the Doris Jones Family Resource Center fronting Highland Avenue.

A program of rehabilitation for small-scale businesses is also encouraged, with the proposed establishment of business start-up and grant programs to help instigate local business development. Highland Avenue may begin to redevelop with small-scale commercial and Business Service uses, supported through streetscape enhancements and established improvement programs.

Successfully implemented, these projects will bring attention to the Highland revitalization efforts, building momentum as projects are realized and leveraging further public and private sector investments. Critically, early project successes also establish an environment of confidence and set the standards of quality for future initiatives.



Initiatives 0-5 Years	Enabling Actions						
	Partnerships	Scoping / Feasibility Study	Management	Detailed Master Planning	Performance Criteria	Planning and Regulatory Changes	Installation & Build
EMPLOYMENT INITIATIVES							
1. Construction of Business & Technology Park and Industrial/Energy Park Infrastructure							
Continue remediation of priority sites	x		x				x
Begin process of site acquisition for development of Business Park and expansion of Industrial / Energy Park	x		x				
Continue environmental review and undertake Phase 1 EA for parcels with no site characterization	x	x					
Site Assembly: Undertake partnerships / land assembly to facilitate development of Central Boulevard	x	x	x			x	
Undertake detailed utility audit (energy, water, sewer)							
Design, funding and construction of Central Boulevard	x		x	x	x		x
Design and begin construction of incubator building in Business Park.	x	x	x	x			x
2. Construction of two parks anchoring Central Boulevard (Park at Hyde Park Blvd. and 'Midtown Park' at Highland Ave.)							
Due to no site characterization, undertake Phase 1 Environmental Assessment	x	x					
Site Assembly: Undertake partnerships / land assembly to facilitate development of park at Hyde Park Boulevard	x	x				x	
Design, funding and construction of two anchor parks			x	x	x	x	x
3. Marketing and Branding of Highland Employment Areas							
Prepare Branding & Marketing Plan for Prestige Business Park	x						x
Prepare Marketing Strategy to attract Green Industries		x					
Build partnerships with delivery agencies and sector leaders.	x						
4. Develop performance criteria for uses fronting Highland Ave, Hyde Park Ave, James Ave. & Central Blvd.					x		
5. Establish business start-up, rehabilitation and support grants for local business	x				x		x

Initiatives: 0-5 Years	Enabling Actions						
	Partnerships	Scoping / Feasibility Study	Management	Detailed Master Planning	Performance Criteria	Planning and Regulatory Changes	Installation & Build
COMMUNITY DEVELOPMENT INITIATIVES							
6. Tract II / PowerCity / Doris Jones Cluster							
Clean up of Tract II / Power City Warehouse site	x		x	x			
Develop Beech Avenue Park	x		x	x		x	x
Undertake feasibility study for proposed multi-use Business/Office & Job Training Center fronting Highland Ave	x	x	x				
Undertake detailed design study for St. Mary's expansion and development of Doris Jones Plaza (including EA work)	x	x	x	x			
7. Formalization of existing open spaces as parks					x	x	
Formal designation of Community Gardens	x	x	x			x	x
Formalize and upgrade existing Highland Village Park, including Phase 1 EA due to no site characterization	x	x	x		x		x
8. Targeted Neighborhood Repair							
Streetscape improvements along Highland Avenue				x	x		x
Initiate Highland façade improvement program	x				x		x
Undertake preliminary engineering for neighborhood road infrastructure (9th Street connection to Highland Ave.)	x		x	x	x		
Establish grant structure for housing ownership / rehabilitation	x		x				
Develop a Vacant Properties Management Program as part of city-wide initiative	x		x		x		
Prepare in-fill guidelines for neighborhood area (residential), including Highland Avenue (commercial)	x		x		x		



Phase 2: Five Years and Beyond

The second phase focuses on creating a stable residential and business destination for Highland. Following the first 5 years of implementation the City and its partners will be prepared to begin construction of a number of projects that were previously in the planning and scoping phase. In this second phase, residential, commercial and retail development in mixed use buildings can continue along Highland Avenue and Hyde Park Avenue.

New investment is expected to fill a majority of the employment areas including the Central Boulevard Technology Business Park and Green Industrial Park. A Research and Development campus with incubator space and/ or build-to-suit office is encouraged to develop north of James Avenue, along with an expansion of the Canrom facilities south of College Avenue.

Initiatives: 5 +Years	Enabling Actions						
	Partnerships	Scoping / Feasibility Study	Management	Detailed Master Planning	Performance Criteria	Planning and Regulatory Changes	Installation & Build
EMPLOYMENT INITIATIVES							
1. Expand Innovation / R&D Clusters							
Refurbishment of buildings and grounds of Canrom . Potentially to include new incubator building in vicinity.	x			x		x	x
Phase 1 Assessment of build-to-suit complex (north of James Avenue) due to no site characterization	x	x	x				
Establish partnerships to complete build-to-suit complex	x	x	x				
2. Expansion of Prestige Business Park							
Construct new street connections south into neighborhood from Business Park, in conjunction with new development			x	x			x
Undertake Phase 1 Environmental Assessments, as required	x	x	x				
3. Branding & Image							
Undertake signage and landscape improvements at entry points: Hyde Park Corner, Depot & DeVeaux underpasses	x			x	x		x
Undertake streetscape improvements along College Avenue and Hyde Park Avenue	x			x	x		x
Undertake streetscape improvements along 9 th Street, west of Centre Avenue and Main Street	x			x	x		x

COMMUNITY DEVELOPMENT INITIATIVES							
4. Create additional Community Parks							
Development of “Highland Gateway Park” (north of James Ave.) including Phase 1 EA due to no site characterization	x	x	x	x		x	x
Development of “Legacy Park”, in conjunction with future residential development	x	x	x	x			x
Establish relocation program for homes in SE corner of Highland community area (to be naturalized)			x			x	
Phase 1 Assessment of SE corner site (to be naturalized) due to no site characterization	x	x					
Undertake enhancement / naturalization of SE corner site			x	x		x	x
Development of “Highland Park”, including EA, remediation, design & construction. Acquisition required for parcels along Highland Ave.	x	x	x	x		x	x
5. Doris Jones Cluster							
Execute findings from feasibility study for multi-use Business/Office & Job Training Center fronting Highland.	x		x	x	x	x	x
Execute findings from detailed design study for construction of Doris Jones Plaza	x		x	x	x	x	x
6. Ongoing Neighborhood Repair							
Initiate construction on multi-use facility fronting Highland Avenue.	x		x	x	x		x
Prepare in-fill guidelines for neighborhood area (residential), including Highland Avenue (commercial)				x	x		
Establish grant structure for housing ownership / rehabilitation	x		x				
Initiate a Vacant Properties Management Program	x		x				
Undertake streetscape improvements between Highland Avenue and Main Street, along Center and 9 th Street	x		x	x			x
Market and develop site for food retailer, including market study, identify site, market site, EA, negotiations with retailer.	x	x					
Phase 1 Assessment, remediation and construction of residential sites adjacent to Highland Park.		x	x	x		x	x
Construction of 9th Street connection to Highland Ave.		x	x	x			x
7. Build Tourism and Cultural Opportunities							
Support locally based tourism and culture initiatives as they come forward with in the community	x	x	x	x			x
BEYOND BOA BOUNDARY							
8. Support for Main Street							
Undertake feasibility study for hospitality / tourism cluster at Customs House		x					
Continue to promote business development, mixed use infill and streetscape improvements	x	x		x			x
Strengthen connections between Main Street and Highland through improved public transit services.	x	x	x				

Additional Projects: Flexible Time Frame

Certain projects, including private-sector driven initiatives (such as private housing) and federally or state financed public sector initiatives (such as transit or infrastructure) are not tied to the phasing program and can be completed whenever financing is secured. Projects with flexible timing include:

1. New market rate residential infill across Highland
2. Highland-based ‘Legacy Community Cultural Resource Center’ on Highland Avenue as attraction for area. Connected to Underground Railway and Customhouse.

3. Dedicated BRT / LRT transit options.
 - a. Undertake feasibility study for dedicated transit route through site
 - b. Design, funding & construction of agreed transit option

Although flexible in their timing, planning for each project should be a community building endeavor. Strengthening existing institutions, preparing neighborhoods for new investment and seeking better transit connections should be an on-going effort.

	Enabling Actions						
Initiatives No fixed timing	Partnerships	Scoping/ Feasibility Study	Management	Detailed Master Planning	Performance Criteria	Planning and Regulatory Changes	Installation/ Build
Within the BOA							
New market-rate infill across Highland	x	x		x			x
Legacy Community Cultural Center on Highland Avenue	x	x	x	x			x
Within and Beyond the BOA Boundary							
Transit initiatives	x	x	x	x	x		x



5.5 Master Plan Benefits: Economic, Environment & Community

The redevelopment of the Highland Community Area BOA in accordance with the Master Plan will result in a number of economic, environmental and community benefits for Highland, the surrounding neighborhoods and the City as a whole. These include:

1. Creating a more sustainable Highland
2. Potential for improved transit
3. New job and residential growth in the city
4. Supporting the City's employment land base
5. Increasing the City's residential and commercial tax base
6. Capital investment in parks and open spaces
7. Capital investment in buildings

A More Sustainable Highland

The City of Niagara Falls and the State of New York are committed to building economically, environmentally and socially sustainable communities. Development on the Highland BOA will allow the municipality to showcase this commitment. Physically, all elements of the study area will incorporate a sustainable approach to their development. Adding significant uses within the BOA, including higher density employment and mixed use communities, will result in a more efficient use of land. The City is also exploring investment in transit, encouraging those working on and visiting the BOA to travel by transit rather than by car.

As it develops, the BOA will set a new precedent for Niagara Falls with respect to planning and design, encouraging development of:

- development that promote increased density and greater mix of uses;

- complete streets that accommodate pedestrians, cyclists, motorists and transit, supplemented by bike and pedestrian trails through public open spaces;.
- quality open spaces that service the local community and create naturalized settings for flora and fauna;
- job training opportunities are encouraged though partnerships between the City and local employers; and
- advancing social sustainability through employment creation, training and education, access to services and improved housing, amongst others.

Potential for Improved Transit

The City desires that some of the travel demand to and through the area be satisfied through transit usage. By adding a significant new employment population to the area, opportunities to improve the level and type of transit service to the BOA and through the community may be available. Once the BOA is fully developed with employment and residential units there may be sufficient transit demand to justify construction of bus rapid transit linking Highland more directly with downtown. This initiative requires further study.

Supporting Employment & Residential Growth

Once fully developed, thousands of people will work and live in the BOA. Much of the employment in the BOA is anticipated to create high quality jobs in business, research and 'green' industry, providing good work opportunities for residents in the area. Spin-off commercial development in the surrounding area, resulting from the new employees, will generate additional employment.

Finally, employees who wish to live close to their place of employment may be encouraged to move to adjacent neighborhoods or the residential neighborhood in the BOA. This will result in potential new residential construction and additional clients for existing businesses.

Supporting the City's Employment Land Base

Currently, there is approximately 120 acres of active employment land in the BOA. The Master Plan proposes 220 acres of employment land use, increasing the employment land use offer by 100 acres. Within this, the Master Plan converts 166 acres of inactive and/or vacant lands into productive employment uses.

Given that much of the land in and surrounding the BOA is residential, the BOA redevelopment will help to maintain a healthy ratio of employment to residential uses.

Increasing the City's Residential and Commercial Tax Base

Redevelopment of the BOA will increase property tax revenue with each new building and generate spin-off residential and commercial activity in the area. This will help to increase the health of commercial uses in the surrounding neighborhood and enhance assessment values which will generate additional revenue for the City. If the Master Plan did not plan for higher value uses and they were to locate elsewhere, possibly outside of the City of Niagara Falls, much of this tax revenue would accrue to other municipalities.

Capital Investment in Parks & Open Space

Significant new open space is planned for the BOA, with approximately 70 acres reserved for places for active and passive recreation, including new parkland, formalized park spaces, improved facilities (D'Amelio Park / Center Court / Hope VI) and naturalized landscaped buffers. Several 'gateway' parks are planned for the site, including Highland Gateway Park, Legacy Park, Midtown Park and Beech Street Community Park. Capital investment will also be made to enhance and formalize existing open spaces, including the parkette at Highland Avenue, between Garden Avenue and Centre Avenue, the formalization of the Highland Community Gardens and D'Amelio Park as part of the Hope VI redevelopment.

Capital Investment in Buildings

While many of the anticipated improvements will focus on new infrastructure and enrichment of the public realm, the Master Plan contemplates construction of several new buildings, financed at least in part by the public sector. These include, amongst others:

- St. Mary's Health Center expansion.
- Multi-use Employment Training, Skills Upgrading & Continuing Education Center.
- Additional new stand alone mixed-use community building that may include meeting spaces and satellite Municipal / County services.



6

Implementation

The Highland BOA area faces many social, economic and environmental challenges. However, these challenges can be addressed. They will take time and creative effort to resolve - there is no 'quick fix' to the complex range of issues present within the local community or the wider city and region. Through the BOA program, brownfield renewal is the immediate opportunity. This opportunity needs to be captured as soon as possible if Highland and the City of Niagara Falls are to begin the process of longer term renewal, economic diversification and community building. This section presents recommendations for how the Highland BOA can move forward – both into Step 3 of the Brownfield Opportunity Area Program as well as independently through realization of the Master Plan.

The Master Plan presented in Section 5.0 is one of the important creative tools available to help direct positive change over the coming years. The Plan identifies an appropriate range of uses and identifies a series of long term and shorter term strategic moves to inspire positive change.

Realizing the Vision for Highland will require a long term commitment, entailing both private and public sector interventions. To help shape future implementation opportunities, this section identifies a series of projects and related actions needed to be undertaken if the vision is to be realized.

To help the City and its partners best realize the community vision and BOA environmental remediation opportunities, this section presents a series of implementation tasks bundled within the following actions:

- **leveraging the BOA opportunity;**
- **establish the necessary delivery & regulatory;**
- **strengthen community benefit; and**
- **position Highland for economic development opportunities.**

The recommended tasks presented in this section will serve as the basis for the detailed Implementation Strategy, to be developed as Step 3 of the Brownfield Opportunity Area Program.

6.1 Leveraging the BOA Opportunity

Outlined below are a number of implementation actions that, when combined, will help the City of Niagara Falls, its BOA partners and the community of Highland to advance the BOA program to maximize their opportunities for environmental and community renewal. Implementation actions include:

6.1.1 Apply for Step 3 of the Brownfield Opportunity Area Program

The City of Niagara Falls should apply for enrollment into the third step of the BOA program upon acceptance of this Step 2 study.

Step 3 will focus on strategic planning to achieve the successful redevelopment of the area, particularly of high-priority sites. Although the Highland BOA Master Plan proposes a series of initiatives, preliminary phasing and a list of strategic sites, the actual implementation details and determination of which sites will be assessed will occur in Step 3. Additional funding to conduct site assessments will be available through Step 3 and should be used to evaluate the environmental conditions of strategic brownfield sites and to determine the remedial effort necessary, if any, to place those sites back into productive use.

Successful completion of the BOA program will unlock valuable state and federal funding opportunities to support site remediation, including preference under the New York State Department of Environmental Conservation Environmental Restoration and Environmental Protection Fund programs. It will also allow the City of Niagara Falls to build upon relationships with regional planning and development agencies and with state and local governmental agencies.

6.1.2 Work with Land Owners to Commence Site Assessments

The City will need to initiate discussions with private landowners soon to encourage the assessment and remediation of privately owned sites as part of Step 3. This is particularly true for those identified as Priority Strategic Sites (as recommended in Section 6.1.5), which are for site assessment and potentially remediation depending upon the outcome of the assessment.

6.1.3 Undertake Site Assessment & Remediation

The primary objective of conducting a BOA site assessment is to provide sufficient information regarding contamination to assist in making an informed decision about the strategic site's potential for redevelopment and revitalization. In order to be eligible for a site assessment, the State must determine that additional environmental information regarding contamination of the site is necessary to determine a technically and economically viable land use.

A key aspect of the BOA planning process is the identification of sites for which the successful redevelopment will catalyze revitalization of the entire study area. To begin to evaluate a property's potential to act as that catalyst for revitalization, all underutilized and brownfield sites within a study area were identified and inventoried. Below is a summary of that process.

Site Assessments

Within the 560 acre BOA there are approximately 1080 parcels. Approximately 700 of these, on approximately 163 acres include residential, parks, rail corridors, rights-of-way and public services/utilities and are not considered to be appropriate candidates for site assessments under the BOA program. The remaining approximately 380 parcels on approximately 397 acres, include vacant and under utilized land and industrial and commercial uses. Brownfield, abandoned and vacant sites within these areas became the primary focus for site assessment prioritization consistent with the goals and objectives of the BOA program.

As part of the site assessment process, an desk-top analysis of individual parcels comprising the vacant and under utilized land and industrial and commercial uses was undertaken to determine whether:

- a) sites with known contamination, no site characterization, or sites categorized as brownfields should be assessed under Step 3 of the BOA program;
- b) sites that have been adequately assessed require remediation under a State or Federal program to accommodate the potential contemplated use; and,
- c) sites that have been remediated can accommodate the identified contemplated uses. A total of 380 parcels/parcel clusters are recommended for site assessments under the Step 3 BOA program and 14 parcels/parcel clusters are recommended for remediation (i.e., sites that have already been adequately assessed and are awaiting remediation).

Under Step 3 of the BOA Program, site assessment funding is available on a competitive basis for those sites identified as ‘strategic sites’. Remediation activities are not eligible for funding under the BOA Program but may be eligible for funding and tax incentives.

Prepare Remediation Strategy

The primary focus of the Assessment and Remediation Strategy is to identify specific parcels that are eligible for site assessment funding under the BOA program and sites that require remediation which may be eligible for funding and/or incentives under other State or Federal programs (see Section 6.6.4 below for list of potential funding programs).

Remediation activities are not eligible for funding under the BOA Program but may be eligible for funding and tax incentives. A site assessment is a Phase II ESA and is conducted in accordance with ASTM E1903-97 (2002), the industry standard. If an ASTM Phase I ESA was not performed on the strategic site under Step 2, it can be included as a task under the Phase II ESA. In most instances, a combined Phase I/II ESA would be recommended.

Based on the guidance provided under the BOA program, while Phase II ESAs are typically not sufficient for selecting a remedy, a Phase II ESA is sufficient for land use planning purposes and can be completed in a short period of time. The level of assessment required will depend on the environmental information currently available for the site and the proposed land use for the site.

The following provides a summary of the recommended remediation strategies for the 14 sites identified across the BOA that have already benefited from some form of environmental testing. Following completion of the land base inventory and analysis and compilation of the site profiles detailing relevant brownfield, abandoned and vacant sites in the BOA, a series of 'next steps' were identified to bring forward those sites which had already benefited from an environmental assessment. For these 14 sites, the following section summarizes what is required to spur redevelopment opportunities in accordance with the BOA Master Plan.

Note:

Other than those parcels identified in Figure 6.1, no other parcels in the BOA are formally identified as brownfield sites. This is due to a lack of available environmental information.

To allow any of those parcels which have not been identified in Figure 6.1 to be explored as potential brownfield sites, it is recommended that these sites be identified as 'Strategic Sites' (refer to Figure 6.2). Once identified as a 'Strategic Site', further environmental testing can be undertaken as part of a site assessment occurring in Step 3 of the BOA program.

For all other remaining parcels in the BOA which have been identified as potential brownfields have no environmental information available. These sites are listed at Appendix 9. Consequently, to allow those sites with no characterization to be permitted to move into the Step 3 BOA program - where further funding is available to collect additional environmental information on site - it is recommended that these sites be identified as Strategic Sites. As a Strategic Site, environmental site assessment may be undertaken under Step 3 of the BOA program.

Figure 6.1 presents a locational plan for all confirmed brownfield sites identified in the Highland Community BOA study area. Following the locational plan is a description of each brownfield's outline remediation plan.

- Suspected Contamination: Phase I Completed
- Known Contamination
- Planned Remediation

Figure 6.1: Locational Plan of Confirmed Brownfield Areas



A. Maryland/Maple Site

The projected land use for the site is Manufacturing and Employment. A Site Investigation/Remedial Alternatives Report (SI/RAR) was completed on the site in 1998 which identified semi-volatile organic compounds (SVOCs) and chromium at elevated concentrations in fill materials. However, based on these concentrations and the New York State Department of Environmental Conservation's (NYSDEC's) Industrial Use Soil Cleanup Objectives (SCOs), which were adopted following the completion of the investigation in 1998, the site may be used for industrial purposes with no additional remediation required.

B. Tract II Site

The projected land use for the site is Manufacturing and Employment in the northern portion of the site, Residential in the eastern portion, Primary Park on the central portion and Civic/Residential in the western portion. The 2003 Record of Decision (ROD) requires the implementation of the following remedial activities prior to redevelopment:

- A detailed soil sampling program to clearly identify the limits of excavations
- A structural assessment of the parking garage
- Excavation and off-site disposal of contaminated soils, sediments, and other wastes
- Asbestos abatement
- Development of a soils management plan
- Imposition of deed restrictions
- Site restoration activities including grading, topsoil placement and seeding of excavated and/or filled areas

The detailed sampling program was completed in the Spring of 2009 and found elevated concentrations of lead and other metals in the eastern portion of the site. At the time of

preparing this document, additional sampling was being completed and a Site Characterization Report prepared. Following issuance of the report, a ROD amendment with an Explanation of Significant Differences (ESD) from the previous ROD will be prepared. The revised planned remedy for the site includes the removal of the hazardous materials and installation of a clean soil cover. This remedy would allow for industrial and recreational use of the site, but would likely not facilitate the use of the site for residential purposes.

C. Power City Warehouse

The projected land use for the site is Manufacturing and Employment. A Site Investigation completed on the site identified SVOCs, lead, pesticides, and polychlorinated biphenyls (PCBs) in surface soil/fill and SVOCs, lead, PCBs and asbestos containing materials (ACMs) within building. The next steps for redevelopment of this site include an evaluation of the adequacy of the investigation program relative to the proposed reuse followed by the identification and evaluation of potential remedial alternatives that would facilitate industrial reuse of the site.

D. Standard Ceramics

The planned future use of this site is Innovation / Research and Development. The site was the subject of a limited Phase II ESA in 1996, and of a Phase I ESA and Phase II ESA in 1998. Elevated concentrations of SVOCs and chromium were detected in soil and sediments, and asbestos and PCBs were found in the buildings. Renovation of the buildings and cleanup of the site were reportedly completed in 1999. This information suggests that additional remediation and building rehabilitation may not be necessary to redevelop the site. A review of previous characterization and remediation activities to evaluate the adequacy of the environmental work should be completed prior to redevelopment.

E. Chisolm Ryder Landfill

The projected land use for the site is Manufacturing and Employment. A Phase I ESA was completed for the site in 1986 and a limited Phase II ESA was completed for only the landfill portion of the site in 1989. Elevated concentrations of metals were identified in groundwater samples collected on-site. To facilitate redevelopment, a comprehensive Phase II ESA should be completed to characterize the entire property, including additional sampling of the landfill. Based on the proposed reuse, the analytical results can be compared to industrial SCOs. A geotechnical evaluation of the landfill should also be completed to determine what types of structures or associated facilities can be constructed upon the landfill.

F. Site A Highland Avenue

The projected land use for the site is Manufacturing and Employment. A Phase I Environmental Site Assessment (ESA) was completed which identified the potential for groundwater contamination and a history of waste disposal on site. A Phase II ESA should be completed to characterize the site and determine whether or not contamination exists. Analytical results can be compared to industrial soil cleanup objectives (SCOs), based on the proposed reuse.

G. Globe

The projected land use for the site is Manufacturing and Employment. The suspected or known contaminants on site include SVOCs, metals, and PCBs in soil and sediment. A Brownfield Cleanup Program (BCP) application has been completed for the property, and cleanup and redevelopment of the site would confer significant tax benefits to the property owner under this program.

H. Niagara Vest

The projected land use for the site is Manufacturing and Employment. A Phase I ESA identified evidence of dumping, above ground storage tanks, and drums of unknown liquid. Additionally, the potential for SVOC, metals and PCB contamination exists on the site, based on the former operations at the site. Currently, a Remedial Investigation (RI) is planned to be completed on this site under the BCP. Based on the results of the RI, an evaluation of alternatives for remediation that would allow redevelopment of the site for industrial purposes should be completed. The performance of remediation, if any, would confer significant tax benefits relative to the redevelopment of the site.

I. Hazorb Site

The projected land use for the site is Manufacturing and Employment. An SI/RAR was completed on the site which identified elevated concentrations of SVOCs, mercury and arsenic contamination in the soil. To redevelop the site, the next step for this property is to complete the proposed remediation, which includes:

- Removal and disposal of debris/waste products
- Capping of exposed surface areas
- Imposition of deed restrictions limiting future use to industrial/commercial purposes
- Development of a Site Management Plan that includes guidelines/restrictions for potential future invasive activities at the site

J. Site B Hyde Park Boulevard

The projected land use for the site is Manufacturing and Employment. A Phase I ESA completed for the site identified the potential for contamination in fill materials placed on the site. A Phase II ESA should be completed to characterize the site and determine whether or not contamination exists. Analytical results can be compared to industrial SCOs. Analytical results below the SCOs would indicate that the site could be redeveloped with the implementation of remedial actions, while results above the SCOs would indicate the need for remediation, which might include removal or capping of the impacted material.

K. Mid-Highland Cluster

The planned future use of this site is a Primary Park. A Phase II ESA was completed for the site which identified fill containing SVOCs and metals at slightly elevated concentrations. Although the concentrations of contaminants were above the unrestricted SCOs, the values were below the restricted-residential SCOs. No further action is likely to be necessary for this site, as sites meeting restricted-residential SCOs are appropriate for active recreation uses.

L. UDC 9th Street

The future use planned for the site is Residential on the northern portion and Primary Park on the southern portion. A Phase II ESA was completed for the site which identified arsenic and chromium contamination in soil and sediment. Acetone was also detected in the groundwater. Additional investigation should be completed on the site to further characterize and delineate contamination. Following the investigation, identification and evaluation of potential alternatives that would facilitate redevelopment of the site for residential/park usage should take place.

M. 1329 Center Ave

The future use planned for this site is Secondary Park. Previous environmental assessments identified an ash fill material on the site that contained slightly elevated concentrations of SVOCs and metals. Additional investigation may be necessary to characterize and confirm the previous findings. If the new findings are consistent with previous results, a clean cover can be placed over the site to facilitate redevelopment as a park.

N. Center Court Development

The future use planned for the site is Residential and Primary Park. Previous environmental assessments identified an ash fill material on the site that contained slightly elevated concentrations of SVOCs and metals. Remediation of the site is ongoing and involves covering the site with two feet of clean fill. Following completion of the remediation and redevelopment, a Site Management Plan will be prepared to describe methods for future invasive activities at the site.

Site Assessment & Investigation Activities and Associated Cost Estimates

The costs associated with environmental assessments and investigations vary significantly, and are based on the former uses of the site and level and extent of contamination present. The following briefly describes potential assessment and investigation activities that could be implemented at the brownfield sites within the study area:

- *Phase I Environmental Site assessment (ESA)* – A Phase I ESA includes the review of existing records, interviews with those with knowledge of the site, and a site visit to determine if the potential for releases of contamination to the environment exist. No sampling or other invasive work is completed during the performance of a Phase I ESA. Depending on the size and complexity of the brownfield site, Phase I ESAs generally cost between \$2,000 and \$10,000.
- *Phase II ESAs* – Phase II ESAs are conducted when potential environmental concerns are identified during Phase I ESAs. These activities focus on particular areas of concern, and are implemented to determine whether contamination is present or absent at the site. Phase II ESA activities can include surface and subsurface soil sampling; soil boring advancement; monitoring well installation; groundwater sampling; and asbestos surveys. Costs associated with Phase II ESAs vary widely, and are directly proportional to the number and extent of potential environmental concerns identified during the Phase I ESA. These costs can range from as little as \$5000 to more than \$50,000.

- *Site Investigations* – Site Investigations are conducted at sites with known contamination to fully characterize the magnitude of the contamination, and also delineate the extent of each contaminant source. The information obtained during a Site Investigation is often used to prepare detailed plans for the remediation of an impacted site. Although the activities completed under a Site Investigation are similar to those under a Phase II ESA, they are typically much more extensive and therefore more costly. As with Phase II ESAs, the costs are directly related to the number and extent of environmental concerns, and Site Investigation costs range from \$25,000 to more than \$200,000.

Pursue Funding Opportunities

While the BOA program will provide financial assistance to undertake the assessment of strategic sites, funding for the remediation of these sites and for redevelopment initiatives, including infrastructure improvements, building construction and public realm enhancements, will need to be sought from other sources. There are many potential agencies, such as the Environmental Restoration Program, the Brownfield Clean-up program, the Department of Transportation and the New York Power Authority, that may offer support or incentives for public or private led projects. These agencies should be approached now to determine the level of assistance they can realistically offer.

NYS Environmental Restoration Program (ERP):

The ERP provides 90% funding to municipalities to address problematic brownfield sites within their community and 100% of off-site eligible costs for site investigation and remediation activities. Eligible activities include the performance of remedial investigations to characterize and delineate contaminants present of brownfield sites, as well as evaluations of remedial alternatives to address those contaminants. The program also supports remediation activities that will foster successful redevelopment of sites. Although currently unfunded, recent discussions have indicated that a possibility exists for resumption of the program via new funding.

USEPA Brownfield Program:

USEPA's Brownfields Program provides direct funding for brownfields assessment, cleanup, revolving loans, and environmental job training. To facilitate the leveraging of public resources, USEPA's Brownfields Program collaborates with other USEPA programs, other federal partners, and state agencies to identify and make available resources that can be used for brownfields

activities. In addition to direct brownfields funding, USEPA also provides technical information on brownfields financing matters.

The Brownfield Cleanup Program (BCP):

BCP is a New York State program that can be utilized for both remediation and redevelopment activities within the BOA. The BCP legislation, which was amended in 2008, provides tax credits in return for the cleanup and redevelopment of BCP sites. Key elements of the amended BCP legislation include:

- Site Preparation Credit and On-site Groundwater Remediation Credits. Eligible costs include remediation, demolition, excavation, fencing, security, and other capital account costs to make the site usable for redevelopment, excluding site acquisition costs. Eligible costs may be claimed for up to five years after the issuance of a Certificate of Completion. Projects accepted into the BCP after June 23, 2008 may qualify for credits ranging from 22-50%, whereas projects accepted prior to June 23, 2008 may qualify for credits ranging from 10-22%.
- Tangible Property Credit Component ("Redevelopment Credit"). Eligible costs include buildings and improvements (including structural components of buildings) that are placed into service within 10 years after a Certificate of Completion is issued. Projects accepted into the BCP after June 23, 2008 may qualify for credits ranging from 10-24%, whereas projects accepted prior to June 23, 2008 may qualify for credits ranging from 10-22%. For sites accepted into the BCP after June 23, 2008, the legislation increases the tangible property credits by the following:
 - 2% for sites in a designated BOA where redevelopment conforms to the goals and priorities of the BOA

- 2% if the cleanup meets Track 1 (unrestricted) cleanup standards
- 8% if at least 50% of the site is located in an En-Zone
- Tangible Property Credit Cap. For sites accepted into the BCP after June 23, 2008, the applicable tangible property tax cap is based on allowable land uses as outlined in the Certificate of Completion and calculated as follows:
 - Non-manufacturing projects: \$35 million or three times (3x) the site preparation and on-site groundwater remediation costs, whichever is less.
 - Manufacturing projects: \$45 million or six times (6x) the site preparation and on-site groundwater remediation costs, whichever is less.

NYS Empire Zone:

The Niagara Falls Empire Zone (NFEZ) aims to foster business and industrial development in the City of Niagara Falls via technical support and assistance to firms seeking to expand into or relocate to the City; assistance to established companies relative to job creation and expansion; development of funding sources for potential economic development projects ; and working with other public team members such as the Niagara County Industrial Development Agency (www.ncida.org) and the Empire State Development Corporation (www.state.ny.us).

NYS Restore-NY:

The Restore-NY Program is designed to encourage economic development and neighborhood growth by providing municipalities with financial assistance for revitalization of commercial and residential properties. The program provides funding to demolish, deconstruct, rehabilitate and/or reconstruct vacant, abandoned, condemned and surplus properties. Additionally, funds can be used for site development needs related to the project including, but not limited to water, sewer and parking.

6.1.4 Identify Strategic Sites

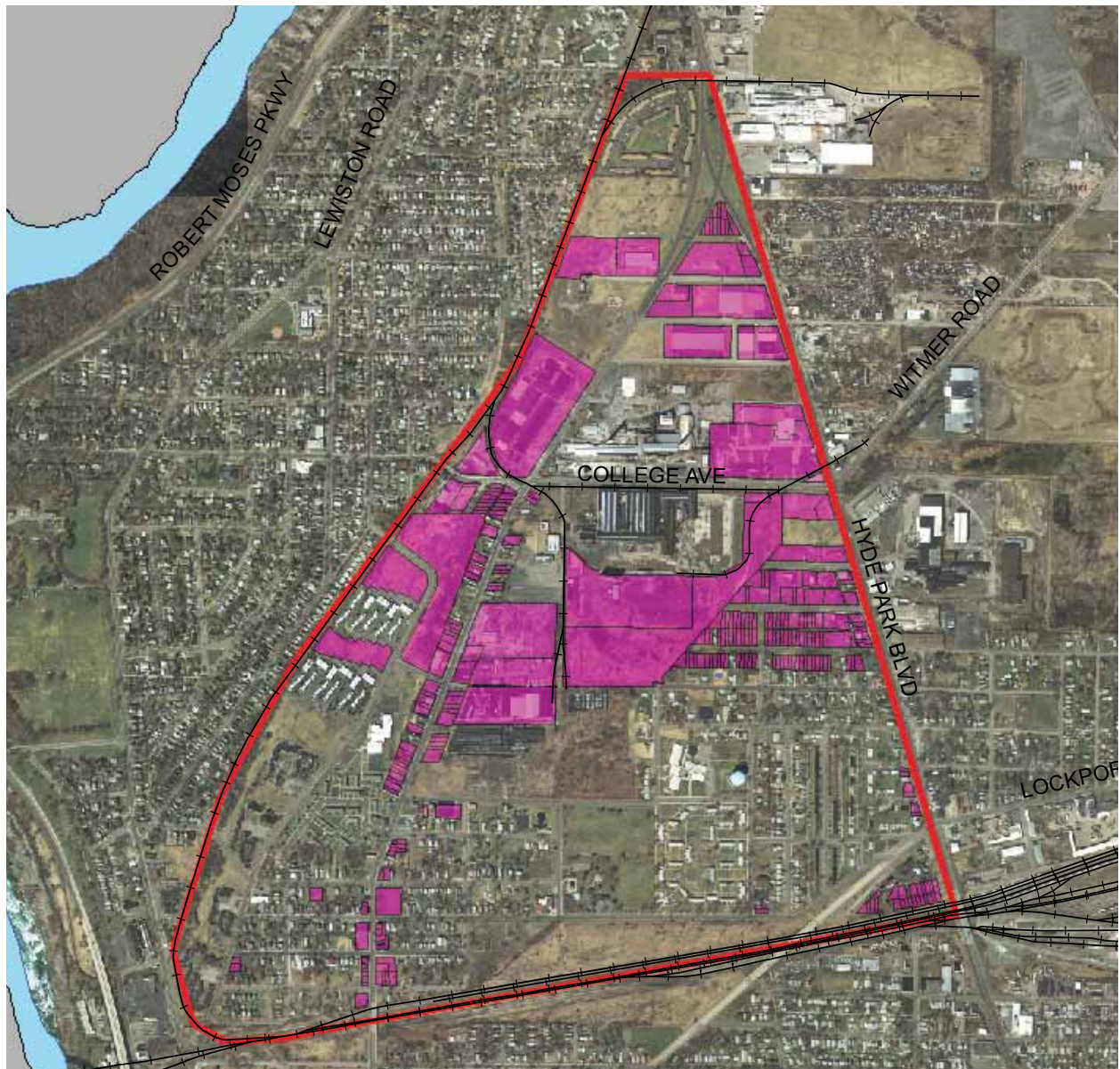
To allow those sites with no characterization to be permitted to move into the Step 3 BOA program it is recommended that these sites be identified as ‘Strategic Sites’. Under Step 3 of the BOA Program, site assessment funding is available for strategic sites on a competitive basis.

Strategic Sites are identified as parcels that are in need of remediation (under other State or Federal programs) or may require a Phase II Environmental Site Assessment (ESA) under the BOA program. Sites are identified as ‘Strategic’ due to their:

- Importance to the community and revitalization effort
- Location
- Ownership and willingness of owner to allow access
- Size of parcel and capacity for redevelopment
- Opportunity for spin-off benefits
- Potential to improve quality of life
- Potential to accommodate new public amenities
- Community support for proposed project site and willingness to see improvement in that location
- Adequacy of infrastructure (utilities and transportation) servicing the site
-

As presented overleaf in Figure 6.2, across the Highland BOA a total of 285 parcels, bundled across 62 sites and covering approximately 133 acres, have been identified as strategic sites for which site assessments are recommended. Additional details of the sites for which environmental assessments are recommended are detailed at Appendix 9.

Figure 6.2: Highland BOA Strategic Sites



Legend

- Highland BOA Boundary
- Strategic Sites
- Canada
- Niagara River

0 320 640 1,280 1,920 2,560
 Feet

Comprehensive List of Strategic Sites by Address

#	Name	Address	Property Code	Acres	Activity
2	Highland and Hyde Park Site	Pennsylvania Ave, Hyde Park Blvd, Delaware Ave	330 & 340	1.06	Vacant
3	Techmotive	James Avenue	330 & 449	4.9	Active/ Light Ind.
4	Fire Training Center	James Avenue	662	2.5	Active/ Fire Training
5	Airport Auto Sales	Hyde Park Blvd.	433 & 350	0.65	Active/ Automotive
7	Techmotive R&D	Highland Ave, James Ave	340 & 449	1.64	Active/ Industrial
8	Parmed	Hyde Park, Maryland Ave	449	3.4	Active/ Industrial
10	Maryland Business Park	Hyde Park, Maple Ave	449	4.86	Active/ Light Industrial
11	Standard Auto Wreckers	Highland Avenue	710	10.9	Active/ Industrial
14	Treibacher Schleifmittel	Hyde Park Blvd..	710	9.48	Active/ Industrial
14	Lehigh Cluster	College Avenue, Lehigh Ct	449	3.14	Vacant; Active/ Industrial
15	Upper Highland Cluster	Highland Avenue	482, 330, 481, 422	0.64	Abandoned; Vacant
16	Fire Hall	Highland Avenue	449, 330	0.19	Abandoned
19	College and Hyde Park	College Avenue, Hyde Park Blvd..	438	1.81	Vacant
21	9th Street Vacant lot	9th Street	311	14.35	Vacant
22	BLP Bonds	Highland Ave	449	0.24	Active/ Warehouse
24	Wrotniak Restaurant	Highland Ave	482	0.19	Abandoned
25	UCAR Carbon	College Ave, Highland Ave	340	25.43	Vacant; Abandoned
26	Rainbow Car Wash	Hyde Park Blvd..	436	1.64	Active/ Automotive
27	Warehouse- Hyde Park	Hyde Park Blvd..	330, 433	0.27	Active/ Automotive; Warehouse
28	Reilly and Reilly	New Jersey Ave	449	1	Active/ Warehouse
29	20th Street Cluster	Rhode Island Ave, Connecticut Ave, New Jersey Ave	330, 340	4.47	Vacant
30	Niagara Painting	New Jersey Ave	433, 340	0.73	Active/ Warehouse
31	Henry Sloma and Associates	Connecticut Ave, High Park Blvd..	340, 433, 484	1.56	Vacant; Active/Office
32	NP Industries	Highland Avenue	484	0.17	Active/ Light Ind.
33	Ulrich's Auto	Highland Avenue	433, 330	0.28	Active/ Automotive; Vacant
34	Garage-3577 Highland	Highland Avenue	439	0.09	Active/ Automotive
35	Curlye's Laundromat	Highland Avenue	482	0.09	Abandoned
36	Canrom Photovoltaics	Highland Avenue	438, 484	0.18	Active/Office
38	Gene's Service and Vacant Cluster	Highland Avenue	330, 439, 438	0.65	Vacant; Abandoned
39	3411 Highland Avenue	Highland Avenue	449, 340	6.35	Abandoned; Vacant
40	Connecticut Ave	Connecticut Ave, Rhode Island Ave	330, 449	2.41	Vacant; Active/Waterhouse

#	Name	Address	Property Code	Acres	Activity
41	Naughton Painting	Connecticut Ave, Rhode Island Ave	449, 330	1.07	Active/ Warehouse
42	Auto Solutions	Hyde Park Blvd..	433, 438	0.29	Active/ Automotive
43	Western Auto	Hyde Park Blvd..	433, 330	0.3	Active/ Automotive
44	Frontier Rubber	Rhode Island Ave	449	0.15	Active/ Light Ind.
45	Rhode Island Cluster	Rhode Island Ave	330	1.36	Vacant
46	Applewalk Vacant Lots A	9th Street	311	2.31	Vacant
47	Applewalk Vacant Lots B	9th Street	311	2.7	Vacant
48	Falls Steel Erectors	Highland Avenue	449	0.5	Abandoned
49	Tulip Corp	Highland Avenue	330, 710, 340	9	Active/Industrial
50	Braun Horticulture	Highland Avenue	449	0.57	Active/ Warehouse
52	3120 Highland Avenue	Highland Avenue	330	0.16	Vacant
54	Sander's Auto / Elk's Lodge	Highland Avenue	433, 438, 330	0.73	Active/ Automotive & Elk's Lodge
55	Highland / Beech Cluster	Highland Avenue	330, 482, 425	1.05	Vacant, Abandoned; Active/Bar
56	Vacant Lots in Front of Power City	Highland Avenue	330, 438	0.64	Vacant
57	JP Metal Fabrication	Beech Avenue	449	0.45	Active/ Industrial
58	Car Wash/Auto Service	Beech Avenue	433	0.06	Active/ Automotive
59	Highland and Calumet Avenue	Highland Avenue	482, 330	0.31	Abandoned
60	Highland and Garden Lot	Garden Avenue	311	0.21	Vacant
62	Slarsky & Boff Scrapyard	Garden Avenue	311	0.23	Vacant
63	Highland Avenue Park	Highland Avenue	330	0.91	Active/Park
64	Highland Deli	Highland Avenue	330	0.14	Abandoned
65	Fairfield and 9th Street	9th Street	330	0.17	Vacant
66	Renaissance Place	Highland Avenue	485	0.45	Active/ Retail
67	Richardson's/ Barbershop Block	Highland Avenue	481, 330	0.35	Active/Barbershop, Automotive, Restaurant; Vacant
68	Hill's Restaurant	Highland Avenue	422	0.22	Abandoned
69	Annie L. Price Recreation Center	Highland Avenue	483, 330	0.2	Abandoned; Vacant
70	Lower Highland Avenue Cluster	Highland Ave, Grove Ave	330, 311	0.72	Vacant
72	Mini Mart- Centre Ave	20th Street	484	0.08	Active/ Minimart
73	Duane Ave Cluster	Duane Ave, Centre Ave, Lockport St.	330, 210,	2.02	Vacant; Abandoned
75	Hyde Park Minimart	Hyde Park Blvd..	484, 330	0.14	Active/ Minimart
76	Hyde Park b/w Birch & Michael	Hyde Park Blvd..	330, 438	0.29	Vacant

6.1.5 Prioritize Strategic Sites

Although all the sites listed in the above table and presented in Figure 6.2 are in need of environmental assessments, a number of areas sites should be advanced as a priority into the Step 3 BOA Program.

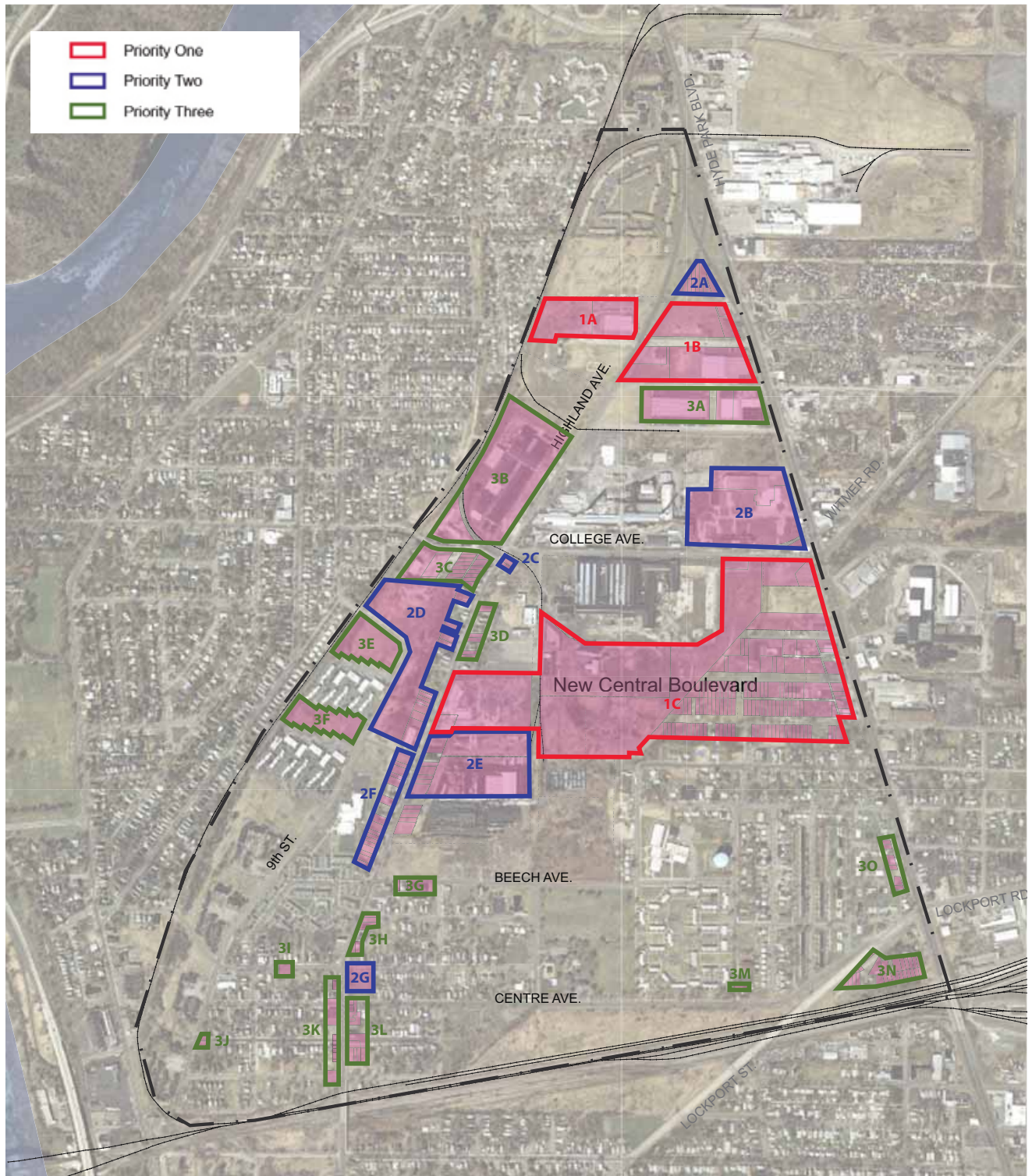
Of the numerous brownfield, abandoned and vacant sites identified during the inventory and analysis phase, a total of 60 acres have been identified as priority strategic sites that require more immediate attention. These sites can be categorized by priority status as:

- Group 1 - First Priority: 3 sites containing 21 parcels
- Group 2 - Second Priority: 7 sites containing 14 parcels
- Group 3 - Future Priority: All remaining Strategic Sites

Priority Strategic Sites are identified as such due to their importance in facilitating positive environmental, economic and social change in the BOA. The early remediation of these parcels is necessary to deliver the longer-term ambitions presented in the BOA Master Plan. Priority Strategic Sites are the catalytic sites in the BOA able to deliver significant economic and social benefit to the Highland Community as well as to the wider City.



Figure 6.3: Priority Strategic Sites



Comprehensive List of Priority Strategic Sites by Grouping (Group 1 = First Priority; Group 2 = Second Priority; Group 3 = Future Priority)

Priority Ranking	Name	Acres	Activity
Group 1-A	Techmotive R&D	1.64	Active - Industrial
Group 1-B	Fire Training Center	2.5	Active - Fire Training
Group 1-C	Airport Auto Sales	0.65	Active - Automotive
	Parmed	3.4	Active - Industrial
	Maryland Business Park	4.86	Active - Light Ind.
	College and Hyde Park	1.81	Vacant
	Rainbow Car Wash	1.64	Active - Automotive
	UCAR Carbon	25.43	Vacant; Abandoned
	Warehouse- Hyde Park	0.27	Active - Automotive, Warehouse
	Reilly and Reilly	1	Active - Warehouse
	20th Street Cluster	4.47	Vacant
	Niagara Painting	0.73	Active - Warehouse
	Henry Sloma and Associates	1.56	Vacant; Active/Office
	3411 Highland Avenue	6.35	Abandoned; Vacant
	Connecticut Warehouse	2.41	Vacant; Active - Warehouse
	Naughton Painting	1.07	Active - Warehouse
	Auto Solutions	0.29	Active - Automotive
	Western Auto	0.3	Active - Automotive
	Frontier Rubber	0.15	Active - Light Ind.
	Rhode Island Cluster	1.36	Vacant
	Falls Steel Erectors	0.5	Abandoned
Group 2-A	Highland and Hyde Park Site	1.06	Vacant
Group 2-B	Treibacher Schleifmittel	9.48	Active - Industrial
Group 2-C	Fire Hall	0.19	Abandoned
Group 2-D	9th Street Vacant lot	14.35	Vacant
	BLP Bonds	0.24	Active - Warehouse
	NP Industries	0.17	Active - Light Ind.
	Ulrich's Auto	0.28	Active - Automotive; Vacant
	Gene's Service and Vacant Cluster	0.65	Vacant; Abandoned
	Braun Horticulture	0.57	Active - Warehouse

Group 2-E	Tulip Corp	9	Active - Industrial
Group 2-F	3120 Highland Avenue	0.16	Vacant
	Sander's Auto / Elk's Lodge	0.73	Active - Automotive, Elk's Lodge
	Highland / Beech Cluster	1.05	Vacant; Abandoned; Active/Bar
Group 2-G	Highland Avenue Park	0.91	Active/Park
Group 3-A	Maryland Business Park	4.86	Active - Light Ind.
Group 3-B	Standard Auto Wreckers	10.9	Active - Industrial
Group 3-C	Lehigh Cluster	3.14	Vacant; Active - Light Ind.
	Upper Highland Cluster	0.64	Abandoned; Vacant
Group 3-D	Wrotniak Restaurant	0.19	Abandoned
	Garage-3577 Highland	0.09	Active - Automotive
	Canrom Photovoltaics	0.18	Active/Office
Group 3-E	Applewalk Vacant Lots B	2.7	Vacant
Group 3-F	Applewalk Vacant Lots A	2.31	Vacant
Group 3-G	JP Metal Fabrication	0.45	Active - Industrial
	Car Wash/Auto Service	0.06	Active - Automotive
Group 3-H	Highland and Calumet Avenue	0.31	Abandoned
	Highland and Garden Lot	0.21	Vacant
Group 3-I	Slarsky & Boff Scrapyard	0.23	Vacant
Group 3-J	Fairfield and 9th Street	0.17	Vacant
Group 3-K	Highland Deli	0.14	Abandoned
	Renaissance Place	0.45	Active - Retail
	Hill's Restaurant	0.22	Abandoned
	Annie L. Price Recreation Center	0.2	Abandoned; Vacant
Group 3-L	Richardson's/ Barbershop Block	0.35	Active - Restaurant, Automotive, Barbershop; Vacant
	Lower Highland Avenue Cluster	0.72	Vacant
Group 3-M	Mini Mart- Centre Avenue	0.08	Active/ Minimart
Group 3-N	Duane Avenue Cluster	2.02	Abandoned; Vacant
Group 3-O	Hyde Park Minimart	0.14	Active - Minimart
	Hyde Park b/w Birch & Michael	0.29	Vacant

6.1.6 Complete State Environmental Quality Review Act (SEQRA)

In New York State, most projects or activities proposed by a state agency or unit of local government require an environmental assessment as prescribed by 6 NYCRR Part 617 State Environmental Quality Review Act (SEQRA). The SEQRA process requires agencies to consider the environmental, social, and economic impacts that may occur as the result of a project.

The State Environmental Quality Review Act was enacted to facilitate the consideration of environmental effects when a state or local public agency plans a particular project, such as the construction of a new road or the adoption of a new land use plan. SEQRA requires that agencies balance potential environmental impacts with social and economic factors during the decision-making process, and facilitates public participation through a consistent review and comment process.

One outcome of a successful BOA study is the adoption of a comprehensive land use plan for the redevelopment of an area with a high concentration of brownfield sites. For a municipality to legally adopt the redevelopment plan, SEQRA must be followed. To that end, the requirements for documents prepared under the BOA Program are specifically designed to meet the requirements of SEQRA.

The Nomination Document and Implementation Strategy, prepared under Steps 2 and 3 of the program, respectively, collectively form a Generic Environmental Impact Statement (GEIS) that establishes the framework for future, site-specific actions. This redevelopment plan (the GEIS) describes a range of possible redevelopment activities within the study area, and evaluates potential environmental impacts and appropriate mitigation measures. Because the plan (the GEIS) has been reviewed and approved, any future actions that conform to the GEIS have already been pre-approved with respect to SEQRA and can therefore be implemented without additional SEQRA reviews. This results in sites that are development-ready, thus expediting the redevelopment of sites within the study area.

The following table illustrates the relationship between a GEIS and the two BOA Program documents:

Relationship of GEIS and BOA Program Documents					
GEIS Section	1. Description of Proposed Action	2. Public Participation and Hearings	3. Description of the Environmental Setting	4. Impacts, Mitigation, and Alternatives	5. Consistency Review, References, and Conditions
Corresponding BOA Document and Section	Nomination Document			Implementation Strategy	
	1. Description of Project and Boundary	2. Community Participation	3. Analysis of the BOA	1. Implementation Strategy	2. Compliance with SEQR

For this project, an Environmental Assessment Form was prepared and is included in Appendix 4. In accordance with the BOA Program guidance, the EAF is not yet complete but will be completed under Step 3 of the program when more detailed information is available with respect to future redevelopment plans for the area. Appendix 4 also includes SEQRA related correspondence with United State Fish and Wildlife, New York State Natural Heritage Program, and New York State Office of Parks, Recreation and Historic Preservation.

Because the plan (the GEIS) has been reviewed and approved, any future actions that conform to the GEIS have already been pre-approved with respect to SEQRA and can therefore be implemented without additional SEQRA reviews. This results in sites that are development-ready, thus expediting the redevelopment of sites within the study area.

Preparation of the Draft GEIS has many advantages for streamlining the redevelopment process for strategic brownfield sites, including:

- Sets forth the specific conditions or criteria under which future actions will be undertaken or approved. Thus, no further SEQRA compliance is required when specific brownfield redevelopment projects are proposed. This could significantly streamline and reduce the time that may be required to complete redevelopment projects.
- The preparation of a GEIS is an eligible activity under the BOA Program. The BOA Program is one of the only funding sources available for preparation of environmental impact statements and SEQRA compliance.

- By preparing a GEIS the applicant will be in a strong position to avoid potential criticism for having not analyzed potential environmental impacts associated with BOA planning activities.
- By preparing a thorough GEIS the applicant may learn of important information discovered during the GEIS preparation process that will benefit the brownfield redevelopment process.

In accordance with the BOA Program guidance, the EAF is not yet complete but will be completed under Step 3 of the program when more detailed information is available with respect to future redevelopment plans for the area. The BOA Program is structured such that the outcomes from Step 2 and Step 3 projects, the Nomination Study and the Implementation Strategy, when combined, meet the requirements for a Generic Environmental Impact Statement (GEIS). Specifically, the relationship between these BOA documents and the corresponding GEIS sections are presented in the table below.

GEIS Requirements	Corresponding BOA Requirements
Description of Proposed Action	Step 2 – Description of Project and BOA Boundary
Description of Environmental Setting	Step 2 – Analysis of the BOA
Public Participation and Hearings	Steps 2 and 3 – Public Participation
Impacts, Mitigation, Alternatives	Step 3 – Implementation Strategy
Consistency, GEIS References, and Conditions	Step 3 – Compliance with SEQR

6.2 Establish Supporting Delivery & Regulatory Framework

6.2.1 Endorse the Master Plan

Before significant change can take place in Highland, the preliminary step will be for the City of Niagara Falls to endorse the community vision and BOA Master Plan presented through formal or informal adoption.

6.2.2 Update Land Use & Zoning

As shown on Figure 3.2, the Existing Land Use map and Figure 3.1, Existing Zoning Classifications, and based on Section 3, the land use plan reflects the historic land use pattern, with two primary uses: large scale industrial and small scale residential, with little transition between the two uses. Land uses do not blend with adjacent uses due to physical barriers (e.g. Topography, rail lines, and major roads).

There is now an opportunity to redefine the land use and regulatory framework as an outcome of the study process. The Land Use Plan in Figure 5.1 illustrates the anticipated changes to the land use (and related zoning allowance). Many established areas, such as the residential neighborhood, will not undergo drastic change, but will be protected and strengthened. Some areas will change more dramatically in order to support a diverse range of land uses. These opportunity areas generally encompass the employment area, vacant and/ or under utilized sites, Highland Avenue and Main Street.

The zoning should be revised to ensure that it corresponds with the actual and anticipated land uses, including proposed park and open spaces, employment uses, and the re-positioning of vacant and under utilized sites. Zoning will need

to enable the proposed mixed use, research and development and business areas, particularly in the Central Boulevard Technology & Business Park and along Highland Avenue and Hyde Park Boulevard.

Specific revisions to the existing Zoning and Land Use for the Highland Community BOA include:

- South of College Avenue, the Master Plan proposes a larger area dedicated to **Business Park** uses, extending the area to meet Hyde Park Boulevard. This expanded zone creates transition to the neighborhood and avoids the land use conflict between allowing Industrial uses beside Single Detached Residential uses, as currently allowed in the Zoning Ordinance
- The Master Plan identifies up to ten dedicated **Park and Open Space** areas. The current zoning identifies only one Open Space area for the entire Highland community. It is recommended that additional Park and Open Spaces be formally designated/zoned, as per the Master Plan.
- The Zoning Ordinance identifies the southern portion of Highland Avenue from Garden Avenue as a **Commercial Neighborhood**. The Master Plan recommends retaining this classification, but focusing it more closely between Garden and Fairfield Avenue. This will help direct commercial uses to a more specific location along Highland, creating a stronger neighborhood commercial cluster.
- North of Garden Avenue, Highland Avenue is currently zoned as General Commercial to the west and Business Park to the east. To highlight the importance of Highland

Avenue as the area's primary thoroughfare and community service center, the Master Plan recommends a single **Mixed Use** classification for both sides of the street between College Avenue and Beech Avenue. This will accommodate flexibility, but also help to realize the single, coherent plan for the street.

- Currently there are no specific areas designated for specialized and/or higher value uses in Highland. The Master Plan creates two specific targeted areas to direct higher value uses towards, identified as “**Innovation / R&D**”. Uses could include signature office, research & development or institutional.
- The recently adopted City of Niagara Falls Zoning Ordinance reflects the same residential classification as the Master Plan does across the established **residential** area. This permits a mix of single family and multi-family units.

6.2.3 Identify Delivery Mechanism

The implementation of a complex and long term plan required a highly collaborative approach for managing the future of Highland. An organizational structure will need to be put in place that is capable of facilitating and delivering the Highland Community BOA Master Plan and coordinating the BOA Step 3.

Given the ambitions of the BOA plan, the City would benefit from the establishment of a dedicated Highland BOA Development Corporation or some other delivery vehicle to be tasked with coordinating initiatives, making applications and managing reports and analyses. This could also be coordinated by a full time City staff member.

The specific delivery structure should be explored in Step 3 of the BOA program, but groundwork will need to be started early.

6.2.4 Use the Master Plan to Guide Decision-Making in the BOA

The Highland Community Area BOA Master Plan provides clear direction for decisions about land use, growth and investment priorities. The Master Plan should be referenced as the core framework to guide change within and in the vicinity of the BOA and should be formally recognized within Niagara Falls' planning and regulatory framework.

Using the Master Plan and supporting Land Use Plan as a guide for how the Highland BOA area should be built out over the coming years. Developments in adjacent areas should work to complement and not compete with the emerging economic sectors that will be fostered in the Highland area. Similarly, the suitability of private development proposals and public infrastructure investment should be based on their consistency with the land use, built form and other directives presented in the Highland BOA Master Plan.

6.2.5 Be Flexible

To help facilitate diversity of land uses and better attract the growth sectors identified above, future land use planning must be flexible to accommodate as many opportunities as possible, yet still provide certainty about what the community can expect in the future.

6.2.6 Develop Performance Criteria

The Master Plan prioritizes good urban design through the proposed development of performance criteria to foster a desirable sense of place, ease land use restrictions and establish a more compact form of development, attractive streets, an improved public realm and green linkages.

Performance Criteria are recommended to control how the development of buildings, roads and open spaces throughout the BOA will occur. Different criteria should be developed for different areas, depending upon the desired character of the area.

More stringent criteria should be implemented where quality design is integral to branding and place-making, such as in high profile locations or higher value employment areas. It is recommended that Performance Criteria be applied to the length of Highland Avenue, Hyde Park Boulevard, James Avenue, and the new 'Central Boulevard'. Examples of performance criteria are presented in the table below.

Type of Criteria	Description of Elements to be Regulated
Land Use	<ul style="list-style-type: none">• Permitted range of land uses• Restricted and prohibited land uses (non-conforming uses, outdoor storage and recycling, metal yards, big box stores, heavy industry, drive through restaurants)• Requirements for commercial uses and specific uses at grade in certain locations• Restrictions on retail and commercial gross floor area
Built Form	<ul style="list-style-type: none">• Minimum and maximum density• Minimum and maximum building heights• Building massing, envelopes, orientation and setbacks• Green development guidelines
General Architectural Features	<ul style="list-style-type: none">• Materials• Glazing• Lighting• Signage• Canopies
Parking and Loading	<ul style="list-style-type: none">• Standards per land use• Where permitted (above and below grade structures, and on surface lots located behind or to the side of a building)• Where prohibited (in front of a building between the building façade and a public or private street)• Shared access encouraged• Green parking standards
Landscaping	<ul style="list-style-type: none">• Location• Permitted and restricted vegetation• Green maintenance standards
Public Realm	<ul style="list-style-type: none">• Streetscape• Parks• Private Open Spaces
Road Design	<ul style="list-style-type: none">• Right-of-way• Function and performance for streets, laneways and private roads• Prohibited road closures• Permitted and prohibited street parking

6.3 Strengthen Community Benefit

6.3.1 Prioritize Projects & Spending

While the full redevelopment of the BOA may occur over decades, focusing resources to specific areas and actions will make the best use of initial investments.

Public funds will not finance the redevelopment of the BOA but will ultimately attract the private development that will transform the area. Early projects will need to leverage public money and set the standard for remediation and redevelopment. Additional waves of investment will then follow that will be dependent on City and State resources.

Early priority projects should, therefore, not only benefit the existing Highland community but also act as magnets for private sector interest, such as the installation of infrastructure to allow private lands to be developed or improvements to the public realm to create an attractive setting for new residential and commercial development.

Early public sector led projects will also include program and land management, including conducting site assessments and acquiring land, overseeing feasibility and detailed design studies and identifying infrastructure capacity for proposed uses.

The City will need to continue to identify specific projects for early financing, such as the already identified Green Industry Park.

6.3.2 Continue Efforts to Revitalize and Strengthen the Existing Community:

- Continue to support publicly-supported housing renewal.
- Set aside land for community services based on economic trends, including retail, health care, job training centers, and cultural attractions, as identified in the Master Plan.
- Establish business start-up, rehabilitation and support grants for local business.
- Initiate Highland façade improvement program.
- Formalization of existing community open spaces as City Parks, including Highland Community Gardens and the Village Green.
- Liaise with St. Mary's to assist with detailed design work of health centre expansion. Should be considered in conjunction with design of proposed Doris Jones Plaza.
- Prepare In-fill Guidelines for neighborhood area, including Highland Avenue.
- Develop a Vacant Properties Management Plan as part of city-wide initiative.

6.3.3 Create and Promote 'Green Economy' Job Training Opportunities

The City's should continue to build relations with the recently formed Niagara Greenspace Consortium (NGC) whose goal is to create and deliver workforce development programs for high value tech employment needs. For Highland, the intention is to focus training on "green collar" jobs. Providing early support to NGC will allow training programs to commence during Phase 1 assessment process and the remediation process, creating a locally-based qualified workforce for future green industries. Funding is currently being sought from the New York Power Authority as part of the recent proposal for the creation of a Niagara Falls Green & Renewable Energy Park.

6.4 Position Highland for Economic Development Opportunities

6.4.1 Promote the Nomination Document and BOA Master Plan

Due to the financial commitment necessary to realize many aspects of the Master Plan, it will be important to continue to build public and State support for the Master Plan to successfully seek funding and investment for the most ambitious plans. The Plan should be promoted not just within Niagara Falls, but also at the County and Buffalo-Niagara regional level.

Promoting the BOA Step 2 Nomination Document and supporting Master Plan will not only promote the ambitions of the City and the community, but also help to formalize partnership opportunities with interested external partners (such as County representatives, State departments and other public agencies, and, critically, land owners and private sector partners). Success in the BOA will depend upon the collaboration and coordination of many people and agencies, including state and regional departments, educational institutions, the City, private sector investors and the local community.

6.4.2 Pursue Identified Market Opportunities

As identified through economic analysis completed for this study (see Appendix 5) In the Highland BOA, new opportunities for economic growth are overwhelmingly driven by firms related to alternative energy and the green technology. The City should work with the County and the Region to create a market niche and build a brand that focuses on green technologies.

New green projects employ a broad range of technologies, including hydro power, wind power, fuel cells, as well as emerging technologies utilizing photovoltaics and biowaste, all of which could be accommodated within the BOA.

Industrial:

Based on demand identified by market analysis, and the under provision of existing industrial/flex supply, over the next five to ten years the Highland Community BOA could support an additional provision of light industrial / advanced manufacturing uses. This manufacturing expansion could be accommodated through on site intensification of existing industries (specific build-to-suit developments that complement industrial operations) or through the creation a new technology and business park, or a combination of both. It is anticipated that new buildings could be constructed in the range 15,000 to 500,000 square feet.

Within the BOA study area, recent business plans by Globe Metallurgical Inc. and the Santarosa Group provide new opportunities for additional investments in manufacturing facilities. These are detailed below. Existing industrial sites around the Globe and Santarosa properties should be planned for complementary industrial uses. Depending on land availability and market interest, these opportunities might include a solar panel manufacturer near the Globe site or light manufacturing near Santarosa.

Office:

Based on local demand and the provision of existing office supply, over the next five to ten years the Highland Community BOA could support new build-to-suit office buildings between 40,000 and 250,000 square feet.

The best opportunity for office development is to closely associate any new build with existing or emerging manufacturing uses or potentially a research and development use.

Retail:

As identified, based on local demand and the under provision of existing retail supply, the Highland Community BOA could potentially support a neighborhood shopping center of up to 80,000 square feet. Much of this space would be for a new food store.

Although demand is present, it is unlikely that rents would support the cost of new construction without subsidies. This would have to be a partnership between the retailer and a public agency / municipality.

Residential:

Until market values increases across the city, the likelihood of developing private market housing in the Highland BOA is limited. Efforts to introduce in-fill subsidized housing should be explored. In addition, the City should work to expand or improve a grant system for housing repair.

6.4.3 Agree Strategy for Land Assembly

Many of the proposed initiatives will require land assembly if they are to be realized. The City and its partners should agree a strategy to undertake land assembly on required sites. Discussions with land owners may be required early.

6.4.4 Undertake Studies to Inspire Investment:

- Undertake preliminary **engineering work**, including a utility audit, to facilitate new employment uses with a priority focus on the Business & Technology Park.

- Undertake **Feasibility Study** for the proposed multi-use Business/Office & Job Training Center fronting Highland Avenue.
- Prepare a **Branding & Marketing Plan** for Technology & Business Park.

6.4.5 Promote Economic Advantages Specific to the City and the BOA:

- Proximity to large population centers in Northern US & Canada.
- Large parcels of land available for redevelopment.
- Existing toolbox of incentives available to development partners, including: low-cost power and environmental remediation credits; New Markets tax credits; Empire Zone benefits; and, NYSERDA Renewable, Clean Energy, and Energy Efficient Product Manufacturing incentive program.
- Well-known, established industrial brands/firms.
- An emerging hub of Green Technology.
- A strong infrastructure and transportation/utility rights of way.
- Ongoing neighborhood revitalization efforts.
- Low cost of living.

6.4.6 Build Partnerships to Expand Markets

Work with the community, County and Region to create a market niche and build a new brand that focuses on alternative energy and green technology. Continue to build a strong partnership with members of the recently formed Niagara Greenspace Consortium (NGC). The NGC is a not-for-profit, tax-exempt corporation founded with a mission to restore environmentally compromised properties adjacent to the Niagara River and its watersheds.

In conjunction with the City of Niagara Falls, The NGC has recently submitted a funding request to NYPA for the development of the Niagara Falls Green & Renewable Energy Park. In total, almost \$13.7million of NYPA funding has been sought for remediation, construction of supporting infrastructure, management and marketing of the park and locally based job training. It is anticipated that this investment will leverage a total public and private sector investment of \$26.1m within the Highland BOA.

6.4.7 Use Publicly Controlled Lands as Catalyst for Revitalization

Pursuant to Figure 3.8: Land Ownership, while the majority of land is under private ownership (approximately 58%), there are significant public land assets available (21% of site by 9 public bodies. This percentage excludes land committed to road/rights of way). Coordination between the multiple public bodies, including the State, County and Municipality, will be important, as partners move forward in the development and implementation of catalyst projects. Key sites under public control that will be critical for the implementation of the Community Vision and Master Plan are presented below.

Site	Owner	Strategy
Tract II Site	City of Niagara Falls	<ul style="list-style-type: none"> Part of the land should remain public and be used for a mix of uses, including a civic building (e.g. training facility, meeting space, etc.) and a 4-acre community park. Part of the land should be sold and developed as part of the Central Boulevard Technology & Business Park. Part of the land should be sold and developed as either live-work or multi-family residential development.
Doris Jones Site 3001 9th Street	NF Housing Authority	<ul style="list-style-type: none"> This land should remain publicly owned. Plans for site intensification already include the St.. Mary's Health Center expansion. Further site intensification may include residential development on the northern section of the parcel, creation of the civic plaza fronting Highland Avenue and an additional community facility to the south.
2530 9th Street	NYS Urban Development (ESD)	<ul style="list-style-type: none"> A portion of the site to be developed as part of Highland Park, fronting Highland Avenue and an anchor to the Central Boulevard. The balance of the site may be sold and developed for residential development fronting the new Highland Park.
1746 James Avenue	Niagara County	<ul style="list-style-type: none"> To be sold and developed as a build-to-suit complex for office, institutional and/ or R&D use, adjacent to the new Gateway Park.

Site	Owner	Strategy
1329 Centre Avenue	City of Niagara Falls	<ul style="list-style-type: none"> • This land should remain publicly owned. • Formalization and enhancement of Community Gardens on western portion of parcel.
Hope VI Site	NF Housing Authority	<ul style="list-style-type: none"> • This land should remain publicly owned. • Will be redeveloped as part of Center Court / Hope VI plan.
Properties south of Lockport St. and on Duane Ave & Center	Mainly owned by City	<ul style="list-style-type: none"> • This land should remain publicly owned. • The City should pursue acquisition of adjacent properties (south of Lockport Street) in order to naturalize the site/ create an open space gateway for Highland.
1501 Centre Avenue / D'Amelio Park	City of Niagara Falls	<ul style="list-style-type: none"> • This land should remain publicly owned. Existing park site to be incorporated into Center Court / Hope VI redevelopment.
2715 Highland Avenue - north east corner of Highland & Center Ave.	City of Niagara Falls	<ul style="list-style-type: none"> • A portion of the land should remain publicly owned and enhanced as a • 'Village Green' • The remaining portion of the site may be sold and developed as a multi-family residential development fronting the Village Green.
Sites north of Customhouse	Multiple owners	<ul style="list-style-type: none"> • This land may be sold and developed as part of a hotel site / tourism cluster to compliment the Customhouse restoration/ Amtrak Station relocation.

APPENDIX 1

PUBLIC PARTICIPATION PLAN

PREPARED BY URBAN
STRATEGIES, INC

Community Participation Plan & Techniques to Enlist Partners

The purpose of this memo is twofold: First, it provides a summary description of the Community Participation Plan, identifying public outreach methods and techniques that will be used to advise the community about the study; and second, it identifies the proposed Techniques to Enlist Partners as part of the BOA process over the life of the project.

I. COMMUNITY PARTICIPATION PLAN & COMMUNICATION TOOLS

Community Participation Plan

A Community Participation Plan is the principle way that the public(s) provides strategic advice to the project team concerning project development, process and project outcomes. The Participation Plan outlines engagement procedures that ensure residents, businesses, land owners, politicians and special interest groups are included and incorporated into the project process.

A number of different opportunities are proposed to engage key stakeholders and the general public, including:

- i. 5 Public Open House Events
- ii. 6 Steering Committee Meetings
- iii. A series of one-on-one interviews (40 to 50 interviews)
- iv. B.O.A. Mini-Course comprised of six separate course days
- v. 3 Community Workshops
- vi. Development of Community Participation Sub-Community & Community Recruits
- vii. Community & Stakeholder Contact List
- viii. On-going Community Leaders Meetings

Additional details of each are provided below.

i. Public Open House Events

At each phase of the project, the team will host an open house event for the general public. The public open house events are walk-about opportunities for the public and stakeholders to review information, speak to City staff and the consultant team, and provide their views and suggestions on the Highland Community Area BOA project.

At each open house, a PowerPoint Presentation will be given to allow information to be shared and to help focus discussions. In addition, a series of highly illustrated Information Panels will be displayed. All graphic materials produced by the consultant team are multi-purpose documents coordinated to a consistent style and format, and easily adapted for a variety of audiences and mediums, including integrated text and graphic display panels, PowerPoint presentations and website materials.

The 5 planned Open House sessions will be structured as follows:

Public Open House #1: Information Session

In this first of five public forums, the community will be introduced to the project team and invited to learn about the objectives of the study and BOA Program. The project team will stress the importance of the community's active participation in this study and invite all interested parties to join the Steering Committee as well as become a participant in the BOA Mini-Course. This open house will also provide attendees an opportunity to ask questions and raise issues.

Public Open House #2: Setting the Stage

Setting the Stage aims to flesh out, at this very early stage in the process, the goals and objectives of Brownfield redevelopment in the Highland Area. It attempts to link the relationship of community regeneration and Brownfield redevelopment. The Open House will generate a community vision statement that captures the broad ideas and interests of residents and stakeholders within the local context.

Public Open House #3: Directions for the Future

Collectively, the consultant team will take the community through a summary of the Comprehensive Analysis, Findings and Recommendations, including: market potential, recommendations for BOA reuse and development and, future and interim land use. This Open House is intended confirm findings to date and form the basis of a community visioning exercise for the purpose of ensuring that local ideas and expectations are aligned with local opportunities and constraints. The goal of the visioning exercise is to solicit input on the primary directions for the design of Land Use and Development Scenarios.

Public Open House #4: Options

The Land Use and Development Opportunity Scenarios and the evaluation criteria will be presented by the consultant team. The intent of this Open House is to solicit public input on the scenarios, refine the evaluation criteria, and to discuss the relevance and merit of the scenarios against the stated community vision goals and objectives. The outcome of this meeting will be the identification of a preferred scenario or set of preferred development characteristics.

Public Open House #5: Master Plan Concept

This final open house will be structured as a more formal conclusion to the BOA study and provide an opportunity to present the Master Plan Concept and remediation strategy to the public. The team will incorporate final thoughts and comments into the Nomination Document.

ii. Steering Committee Meetings

The Highland Community Area BOA Steering Committee will be comprised of a cross section of representatives from across City and County departments, local businesses, land owners, residents, community groups and public agencies. The project team will draw upon the steering committee's diverse knowledge and expertise at critical junctures to discuss key elements of the planning process and to vet important ideas and approaches prior to Open Houses and other public events.

In total, there are 6 Steering Committee Meetings scheduled across the work program. Additional details are provided below.

iii. Stakeholder Interviews & Targeted Consultation Sessions

In order to ensure a meaningful consultative process over the course of the entire project, the project team members will interview key stakeholders - individually and in small groups - over the course of three full days. This will occur early in the process to help the team identify key issues to address in later stages of the work plan.

Stakeholders will be solicited for their perspective on various issues, and they will be invited to provide input into the community vision, goals and objectives. In some cases, it may be beneficial to have focused round table discussion on themes rather than one-to-one sessions.

These early interviews will help to engage key stakeholders (community leaders, senior management, conservation authorities, major employers, the development community, educational institutes and community leaders) from an early stage and generate excitement around the process.

We anticipate completing between 40 and 50 one-on-one interviews over the course of the study.

iv. Mini-Course on Brownfield Redevelopment & the BOA Initiative

To participate fully in the nomination study, a common knowledge base and language must exist between residents, the City and the project team. This will enable residents to generate their own ideas about brownfield and community redevelopment within the context of the program goals and objectives to achieve realistic directions to guide change. To achieve this goal, a six-week mini-course on brownfield redevelopment will be conducted. The courses will be set up as seminars and held weekly for two hours. The course will provide interested parties with an overview of the BOA Program and the nomination study, an introduction to brownfield redevelopment, knowledge of the best practices in brownfield reclamation and insight into the specific issues of brownfields in the Highland community.

The mini-course will be held at a central location (the Doris Jones Family Resource Centre).

v. Community Workshops

As part of the series of planned Open Houses, a number of workshops will be undertaken to involve the community in the project, identify common issues and concerns and explore ideas for the future of the community. Workshop elements are proposed to occur in conjunction with the following Open Houses:

- Open House #2: SWOT Analysis
- Open House #3: Community Visioning
- Open House #4: Land Use & Development Opportunities Scenarios

vi. Development of Community Participation Sub-Community & Community Recruits

The CENTER at the University of Buffalo will take the lead in developing a Community Participation Sub-Community as part of the Steering Committee. This sub-committee will be composed of steering committee members to develop and implement an ongoing strategy aimed at generating and maintaining local interest through the dissemination of project informational via flyers, posters, bulk mailing, and community bulletin boards. Community leaders, including ministers and organizational heads, will be recruited to assist in 'getting the word out' as well as telephone banks will be set up to notify community members of meeting dates and times.

As part of this approach, community members will be hired and tasked with helping to connect the project team to the local community. In addition they will be responsible for assisting in literature drops and going door to door to inform residents of project meetings, for raising awareness of the BOA project, and for getting people involved. Training will be provided through the BOA Mini-Course, so that they will be best able to answer questions raised by neighborhood residents.

vii. Community & Stakeholder Contact Lists

Through the course of the Nomination process, we expect to be interacting with several different audiences; thus, in order to effectively communicate with each group we will develop and continually update multiple contact lists with the names, addresses, telephone numbers, and e-mail addresses of key groups, including:

- Community members
- Private landowners and the business community
- Local, county, state, and federal representatives
- Elected officials
- Non-governmental organizations
- Steering committee

In consultation with the City of Niagara Falls and USI, CUS will prepare, update, and maintain each contact list that includes the names, addresses, telephone numbers, and e-mail addresses of individuals and organizations with a stake in the Highland Area BOA program to be used to on a regular basis to keep contacts informed of consultation events and plan progress.

viii. Community Leaders Meetings

Throughout the process, the CENTER at the University of Buffalo will be undertaking informal meetings with Highland community leaders, including ministers and organizational heads, to gain their assistance in promoting the project and increasing participation.

Communication Tools

The Community Participation Plan will employ numerous outreach methods to ensure robust public and private participation throughout the course of preparing the Nomination Document. Key to developing a successful communication strategy is knowing your audience; designing and producing easily accessible materials (e.g. design panels, Bulletins); ensuring that these materials are readily available (e.g. website, libraries); and, providing multiple opportunities for feedback and comments (e.g. website, contact numbers).

Communication Tools to be utilized by the Highland Community Area BOA Community Participation Plan include:

- i. A dedicated project web site
- ii. Local Community Recruits
- iii. Project Information Centre
- iv. Community & Stakeholder Contact List
- v. Community Newsletters
- vi. Production of Illustrated Materials

i. A Dedicated Project Website

The project website will act as a vehicle for public outreach by regularly disseminating BOA and project information. This site will be linked to the City's site, and will allow for a regular posting of: project materials, description of the project area, goals and objectives of the BOA Program, upcoming meeting

dates, downloadable reports and concept images, and other items to be determined in conjunction with the City of Niagara Falls and through the creation of the Community Participation Plan.

ii. Local Community Recruits

Community Recruits will provide an 'on-the-ground' contact for residents and other stakeholders interested in finding out more information on the Highland BOA program. Recruits will sign-post residents to other information sources such as the project web-site, the project information centre and the project team.

iii. Project Information Centre & Information Repository

The repository will contain all information relevant to the nomination study and general information on brownfield redevelopment. The Project Information Centre is to be housed on site at the Doris Jones Family Resource Centre.

An online version of the document repository will also be set up to facilitate access to information for those with internet access. On-line access will also be secured through the computer lab at the Doris Jones Resource Centre.

iv. Community & Stakeholder Contact Lists

A series of contact lists will be developed and continually update to ensure the local community and other key stakeholders are kept up to date on the BOA project. Project updates will be circulated on a regular basis to keep contacts informed of consultation events and plan progress.

v. Community Newsletters

The project team will work to create a series of one-page (front and back) newsletters that will be delivered door-to-door to neighborhood residents and mailed to stakeholders that live outside the community.

The Community Newsletter will provide an up-to-date summary of the BOA study, along with dates for future public events and key contact information. It will summarize progress, outline issues, celebrate victories, and highlight important milestones.

Following all public open house events, the project bulletin will provide a summary of the evening's events and a synthesis of feedback received. To the extent possible, we will retain the words and ideas in their original form, so that participants can 'see' their input in the document.

vi. Production of Illustrated Panels, PowerPoint Presentations & Website Materials

One of the most effective tools for conveying concepts, ideas, issues is the use of our graphic and illustrative techniques, allowing the community to readily understand the mandate of the Highland Community Area BOA, demonstrate the land use and development scenarios, and their potential to revitalize the study area and the surrounding context.

All of our graphic materials are multi-purpose documents coordinated to a consistent style and format, and easily adapted for a variety of audiences and mediums, including: panels, integrated text and graphic displays; PowerPoint presentations; and, website materials.

II. TECHNIQUES TO ENLIST PARTNERS

This section describes the consultation methods and techniques used to inform project partners about the project's status and progress and to enlist their assistance in the process.

Our approach to enlist partners is to utilize all components of the participation and consultation program in order to build momentum in the project process and engage potential public and private sector partners (land owners, business owners, etc.) who may have a role in implementing the plan. The approach emphasizes communication, so as to boost understanding about the Highland Community Area BOA and cultivate support for the BOA objectives from government, private-sector and not-for-profit organizations. This will be achieved through all components of the Consultation and Participation Plan, with an emphasis on the following events:

- i. Interviews & Small Group Sessions
- ii. Community Leaders Meetings
- iii. Community Recruits
- iv. Project Steering Committee & Community Participation Sub-Committee

i. Interviews & Small Group Sessions

To ensure a meaningful consultative process over the course of the entire project, USI and other team members will interview key stakeholders - both individually and in small groups. Stakeholders will be solicited for their perspective on various issues, and they will be invited to provide input into the community vision, goals and objectives.

The intent of the interviews is to:

- Clarify the opportunities presented to the Highland area through the BOA programme and the funding available;
- Record views on the Highland Area BOA initiative, including policy and development concerns as well as any other issues and opportunities you feel are important we address;
- Discussion of any unique attributes the study area has which may influence future developments or decision making;
- Identification of potential improvement projects and/or initiatives which would benefit the area and the related local business and residential community; and,
- Discover private sector initiatives for potential redevelopment / investment in the area.
- Discuss public sector initiatives which might make the area more attractive as a development location.
- Outline next steps in the process, including additional opportunities for participation and consultation.

ii. Community Leaders Meetings

The CENTER at the University of Buffalo will undertake meetings with Highland community leaders, including ministers and organizational heads, to gain their assistance in promoting the project and increasing participation. This will also identify those active community organizations that could potentially contribute to renewal.

iii. Establishment of Community Recruits

The CUS will recruit and hire local residents who will be responsible for linking the project team to residents, assisting in literature drops and going door to door to inform residents of town meetings, for raising awareness of the BOA project, and for getting people involved. These new recruits will be provided with training through the Brownfield Redevelopment & BOA Mini-Course, so that they will be best able to answer questions raised by neighborhood residents and direct potential partners to the study team.

iv. Project Steering Committee & Community Participation Sub-Committee

The CUS and USI will work with the Highland Community Revitalization Committee, the Niagara Improvement Association, the community, and the City of Niagara Falls to establish a steering committee that will oversee the Step 2 of the Nomination Study. Key partners will be identified through these meetings and contacted by the project team to discuss future possibilities for involvement. Steering Committee Meetings include:

- *Steering Committee Meeting #1:*
The goal of this first steering committee meeting is to introduce the intent, goals and objectives of the Step 2 Highland Area BOA, outline key steps in the Scope of Work, and discuss elements of the Community Participation Plan and Techniques to Engage Stakeholders & Enlist Partners. Committee members will be provided with relevant time lines, meeting dates, opportunities for educational assistance, and ongoing technical assistance to ensure full, informed and on-going commitment by members.
- *Steering Committee Meeting #1b*
Once the project has been formally launched the consultant team will present a second opportunity to expand membership of the project's Steering Committee to ensure representation from interested parties, including land owners, business owners and community leaders.
- *Steering Committee Meeting #2*
The consultant team will present to the steering committee a preliminary description of the project boundary and key elements of the draft analysis for discussion and feedback. The intent and structure of the second open house will also be presented for consideration by committee members.
- *Steering Committee Meeting #3*
The consultant team will present a summary of the Comprehensive Analysis, Findings and Recommendations, including: market potential, recommendations for BOA reuse and development and, future and interim land use. Feedback from these committee meetings will inform subsequent work and discussions with potential partners.
- *Steering Committee Meeting #4*
The consultant team will host a Steering Committee working session. This daylong event will concentrate on reviewing and evaluating the Land Use and Development Scenarios and comparing them against the community's vision, goals and objectives, and development feasibility. Minor revisions will be suggested for incorporation prior to public review.

- *Steering Committee Meeting #5*

The Master Plan Concept and remediation strategy will be presented for review and feedback. Revisions will be incorporated prior to public review.

Partners

As part of the engagement process for the Highland Community Area BOA, it is intended that the following stakeholders and project partners be consulted about the plan over the life of the project:

City Representatives including:

- The Mayor
- City Administrator
- City Councillors
- Economic Development Department
- Engineering Department
- Building/Inspections Department
- Public Works/Neighborhood Services Department

State/County Legislators:

- Niagara County Legislature
- NYS Senate
- NYS Assembly
- NYS Senate

Private Sector Partners:

- Land Owners
- Manufacturing Operators
- Local Business Owners
- Local Developers/Brokers

County/Regional Economic Development interests:

- County Economic Development Department
- The Regional Institute, University at Buffalo
- Niagara Falls Empire Zone
- Urban Renewal Agency
- NFC Development Corp
- USA Niagara

Police & Justice

- Niagara Falls Police Department
- Niagara Falls Fire Department

Educational Partners

- Niagara Falls Alternative School
- Local Vocational training partners
- Community Education Center

- Henry Kalfus School
- Niagara University
- Niagara University
- Niagara Falls Board of Education

Housing

- Niagara Falls Housing Authority

Community Development & Not-for-Profit organizations

Local Community & Resource Centres

Community Groups & Block Clubs

Faith Groups

Individual Community Members

APPENDIX 2

SUMMARY OF KEY MESSAGES

PREPARED BY URBAN
STRATEGIES, INC

A Summary of Key Messages Stakeholder Interviews: January 22-23, 2008

The purpose of this memo is provide a high level review of key messages provided through a series of one-on-one interviews undertaken with key stakeholders. Interviews were undertaken in January 2008 as part of the Phase 1 work for the Highland Community Area BOA project.

Over a two-day period, almost 40 individuals were interviewed representing with a range of stakeholders, including local residents, land owners, business owners, industrialists, County representatives, City representatives, development interests and faith groups, amongst others.

The key objectives of the Stakeholder Interviews were as follows:

- To clarify the opportunities presented to the Highland area through the BOA programme and the funding available;
- To record Stakeholder views on the Highland Area BOA initiative, including policy and development concerns as well as any other issues and opportunities you feel are important we address;
- To discuss any unique attributes the study area has which may influence future developments or decision making;
- To identify potential improvement projects and/or initiatives which would benefit the area and the related local business and residential community; and,
- To outline next steps in the process, including additional opportunities for participation and consultation.

Detailed interview summaries and questions posed are provided as appendices to this memo.

A Summary of Key Messages

CHALLENGES

- * The Brownfield Opportunity Area requires a comprehensive clean-up effort to provide shovel-ready sites able to accommodate a range of new uses and economic development opportunities.
- * The extent of potential contamination in the BOA is unknown and more information is required regarding the necessary steps for redevelopment.
- * A number of vacant, derelict sites in the area create a negative impression of the community.
- * The negative connotations associated with the Highland area are a major barrier to introducing change to the wider area.
- * To reduce isolation of area, improved pedestrian and vehicular access and connectivity with adjacent areas – including the DeVaux Neighborhood, Niagara River & Parkway, Main Street and Niagara University – are required.

ASSETS & OPPORTUNITIES

- * Highland has a rich past; opportunities for building on Highland's unique cultural heritage should be pursued.
- * The cultural and physical heritage of the Highland area generates unique tourism opportunities that should be explored more fully.
- * While traditional manufacturing use is on the decline in the Highland area, new forms of industry, such as green technologies/industries, may be viable and present opportunities for new investment & employment.
- * Links with nearby Niagara University as well as local colleges should be much stronger.
- * Highland is well-situated in terms of its proximity to Canada and regional connectivity (accessible by rail, road, plane). This strong locational advantage should be used to attract investment opportunities.

LAND USE & ACCESSIBILITY

- * Large parcels of land are available for re-use and development.
- * Establish an attractive commercial centre that service local residents as well as capture visitors / tourists.
- * Existence of existing industries is not viewed as problematic, but regenerated brownfield sites need to be made more attractive with screening of industries.
- * Additional efforts need to be made to market and promote the Highland Brownfield sites if they are to be regionally competitive as a destination for investment.
- * For new residential developments, a balance of housing types, in terms of scale, tenure and/or price-points, needs to be pursued.
- * Ambition should be to create “people-places” for the community.
- * Additional commercial and retail uses are greatly desired by local residents.

ACTION & IMPLEMENTATION

- * Local employment is a priority for local residents.
- * Highland’s local residents are motivated to instigate change.
- * Any future plans for the area requires a comprehensive, long-term vision that articulates viable projects is necessary to facilitate a vibrant community to live, work and recreate.
- * Investing in Highland’s future requires action at the broader socio-economic level, including provision of accessible education, training and housing.
- * The City, County and State need to demonstrate co-ordinated efforts, commitment and follow-up, in order to build trust, confidence and an active partnership with the Highland Community.
- * To champion change in the area, leaders are required both within the community as well as the local political arena. They must work together towards shared economic and social goals.
- * There is significant local support for this project and residents and stakeholders are optimistic that State and the City will work to bring about positive change to the Highland Area.



APPENDIX A: INTERVIEW QUESTIONS

Questions for Community Members & Community Organizations

1. Name, Role/Title and interest in this project
2. Have industrial lands/brownfield's had any impact on you / your community?
3. What would you like to see for the future of this area and its community?
4. What are the areas greatest strengths/assets (top 3) that can be capitalized on to bring about change and what are its biggest challenges (top 3) that can hinder revitalization?
5. Are there specific local issues that we need to be aware of that could hinder brownfield redevelopment in the Highland Area (political, environmental, social)?
6. What type of uses and services are absent from your area that you would like to see introduced in the longer term?
7. What specific improvement projects and/or brownfield re-uses do you think are most important for the area?

Questions for Land Owners / Brownfields

1. Name, Role/Title and interest in this project
2. Do you have any plans for reuse of your site? If so, what?
3. If not, are you willing to sell your property?
4. What are the areas greatest strengths/assets (top 3) that can help bring in change and what are its biggest local challenges (top 3) that can hinder revitalization?
5. What would you like to see for the future of this area and its community?
6. What are the biggest barriers to revitalization that need to be addressed?

Questions for Business Owners & Industrialists

1. Name, Role/Title and interest in this project
2. Have existing industrial lands/brownfield's had any impact on your business? What?
3. Are there problems with the current transportation system and/or infrastructure (water, sewer, power, etc.), and if so, any suggestions to eliminate these issues?
4. Has your business taken advantage of local business incentives? If so, which?
5. Is future growth anticipated in this location? If yes, is land required? What types of jobs and how many will be added?
6. Do you hire locally? If so, what percentage? Do you provide training?
7. What type of uses and services are absent from this area that could better help your business? (Are there inter-related businesses that might co-locate nearby to increase economic efficiency?)
8. What makes this area a good area for business? What could make it a better area for business? What are your biggest barriers to business growth?
9. What would you like to see for the future of this area and its community?

Questions for City / State / Federal Departments

1. Name, Role/Title and interest in this project
2. What would you like to see for the future of this area and its community?
3. Are there specific local issues that you know of that we should be aware of that could hinder brownfield redevelopment in the Highland Area (political, environmental, social)?
4. What role should the city and State play in brownfield redevelopment?
5. Who are the other important public and private partners needed for successfully redeveloping Brownfields?
6. Under BOA and state Brownfield regulations, are there special considerations that should be applied to the Highland Community because of its economic distress?
7. What specific improvement projects and/or brownfield re-uses do you think are most important for the area?
8. How can Brownfield redevelopment in the Highland Community best be linked with other city projects and regional revitalization priorities?

Questions for Economic Development / Urban Renewal Departments & Agencies

1. Name, Role/Title and interest in this project
2. What have been the overarching regional economic trends that have defined the Niagara Falls area economy in recent years?
3. What type of new industries have located and/or expanded in Niagara Falls in recent years?
4. Are there specific industries that are working (or have worked) with Niagara-area economic development agencies that might locate in the Niagara Falls area in the future?
5. What are the industries/industry clusters that have been most influencing change in the Niagara Falls region? What are the competitive advantages of locating in Niagara Falls for these industries?
6. Which economic development incentives have been most successful in attracting economic development to the Niagara Falls region (e.g., empire zone, foreign trade zone, etc.)?
7. Have recent projects relied on public-private development partnerships? If yes, what types of deals have been done? What are the economic development programs that have been most successful?
8. What are the areas greatest strengths/assets (top 3) that can help bring in change and what are its biggest local challenges (top 3) that can hinder revitalization?
9. What specific improvement projects and/or brownfield re-uses do you think are most important for the area?
10. What would you like to see for the future of this area and its community?

Questions for Developers & Brokers

1. Name, Role/Title and interest in this project
2. What do you think are the main development / redevelopment opportunities for this area?
3. What are examples of successful/unsuccessful development projects that have been undertaken in Niagara Falls and Niagara County in recent years? What made these projects work/fail?
4. What are the local development trends?
5. What areas of Niagara Falls are ripe for development/redevelopment? What types of real estate products are in demand? Where will new development likely occur in the future?
6. Have any development projects been undertaken locally in brownfield areas? (Examples?)
7. What are the greatest strengths, weaknesses, opportunities, and constraints in the Niagara Falls Brownfield Opportunity Areas?
8. Are there specific local issues that you know of that we should be aware of that could hinder brownfield redevelopment in the Highland Area (political, environmental, social)?



APPENDIX B: LIST OF STAKEHOLDER GROUPS

Key Stakeholders were represented by the following interest groups:

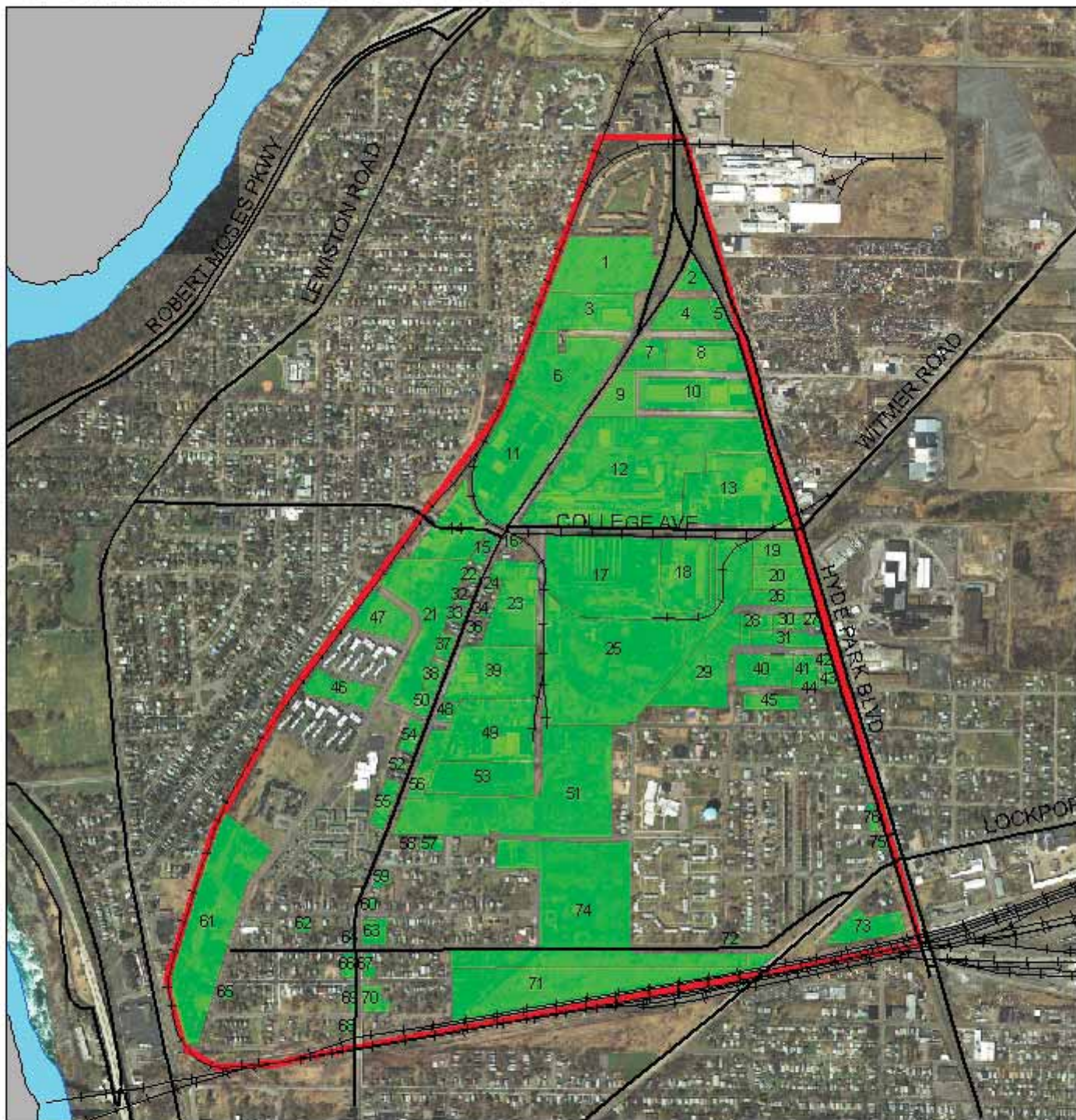
- Political & Department Representatives from the City of Niagara Falls
- Land Owners
- Manufacturing Operators
- Local Business Owners
- Local Developers/Brokers
- County/Regional Economic Development interests
- Police & Justice
- Educational Partners
- Housing
- Community Development & Not-for-Profit organizations
- Local Community & Resource Centres
- Community Groups & Block Clubs
- Faith Groups
- Individual Community Members

APPENDIX 3

TVGA SITE PROFILES

PREPARED BY TVGA

Brownfield Site Locations



Note: Site Numbers correspond with numbers found on Highland BOA Brownfield Site Summary table.

Legend

- Highland BOA Boundary
- Canada
- Niagara River
- Brownfield Site

0 312.5 625 1,250 1,875 2,500 Feet



TVGA
CONSULTANTS

Highland Community Area BOA
Brownfield Opportunity Area | Step 2 Nomination Document

SITE CHARACTERISTICS

Number of structure on site:
0

Condition of structures:
N/A

Square footage of structures:
0

Coordinates:
-79.040396/43.127791

Zoning:
C-3: Heavy Commercial District

Property Class Code:
330—Vacant Commercial
340—Vacant Industrial

Site Located in Special Zoning Districts?
DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone

Owner:
Sevenson Capital Corp

Site is publicly owned?
No

Owner address:
2749 Lockport Street
Niagara Falls NY 14305

Site tax delinquent?
Unknown

Site size:
1.06 acres

Current assessment:
\$15,500

Previous land use:
Industrial and Commercial

Surrounding land use:
Industrial

Adjacent public road:
Hyde Park Boulevard and Highland Avenue

Nearest highway:
I-190 approximately 1.5 miles away

PROPERTY DESCRIPTION

The properties located at the intersection of Highland Avenue and Hyde Park Boulevard include 14 parcels totaling 1.06 acres. The site is triangular in shape and is covered in brush and trees. The site has poor road access due to the configuration of the intersection of Hyde Park Boulevard and Highland Avenue and the closure of Delaware Avenue, which forms the southern boundary of the site.

ENVIRONMENTAL HISTORY

(Previous Assessments)

No Historical Environmental Information is available at this time.

CURRENT USE OF SITE

The site is currently unused vacant lots owned by Sevenson Capital Corp.

ADJACENT BUSINESS DEVELOPMENT

S—Fire Training Center (Site 4) and Airport Auto Sales (Site 5)

KNOWN DEVELOPMENT INTEREST

Unknown

POTENTIAL FUTURE USES

Highland and Hyde Park Site

SITE NUMBER: 2

ADDRESS: 1726—1750 Delaware Avenue
1735—1743 Pennsylvania Avenue
4408 Hyde Park Boulevard

SBL NUMBER: 14 Parcels



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SITE CHARACTERISTICS

Number of structure on site:
3

Condition of structures:
Unknown

Square footage of structures:
29,865

Coordinates:
-79.040490/43.125470

Zoning:
C-3: Heavy Commercial District
M-1: Light Industrial District

Property Class Code:
449—Storage/Warehouse
350—Commercial Vacant
340—Industrial Vacant

Site Located in Special Zoning Districts?
NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone

Owner:
Cerrone Amand
Bryk Henry W

Site is publicly owned?
No

Owner address:
Multiple

Site tax delinquent?
Unknown

Site size:
6.54 acres

Current assessment:
\$447,800

Previous land use:
Unknown

Surrounding land use:
Industrial and Manufacturing

Adjacent public road:
Highland Avenue, James Avenue

Nearest highway:
I-190 approximately 1.5 miles away

CURRENT USE OF SITE

The property is currently active and owned by Amand Cerrone and Henry Bryk. The parcel is zoned C-1 and has no site characterization.

ADJACENT BUSINESS DEVELOPMENT

N—Highland Site A (Site 1) and Fire Training Center (Site 4)
E—ParMed (Site 8)
S—Chisholm Ryder Landfill (Site 6) and Maryland/Maple Site (Site 9)

KNOWN DEVELOPMENT INTEREST

Unknown

POTENTIAL FUTURE USES



Techmotiv Inc.

SITE NUMBER: 3 & 7

ADDRESS: 1500, 1526, 1703 James Avenue
4201 Highland Avenue

SBL NUMBER: 130.14-2-19, 130.14-2-17, 130.15-1-3, 130.15-1-22




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SITE CHARACTERISTICS	
Number of structure on site:	2
Condition of structures:	Unknown
Square footage of structures:	2,788
Coordinates:	-79.039380/43.126520
Zoning:	M-1: Light Industrial District
Property Class Code:	662—Police, Fire
Site Located in Special Zoning Districts?	DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone
Owner:	Niagara County NY
Site is publicly owned?	No
Owner address:	59 Park Avenue Lockport NY 14094
Site tax delinquent?	Unknown
Site size:	2.5 acres
Current assessment:	\$46,200
Previous land use:	Unknown
Surrounding land use:	Industrial and Manufacturing
Adjacent public road:	Highland Avenue, James Avenue
Nearest highway:	I-190 approximately 1.5 miles away

PROPERTY DESCRIPTION	The site is located at the intersection of Highland Avenue and James Avenue. The parcel consists of approximately 2.5 acres with two structures totaling 2,788 square feet.
ENVIRONMENTAL HISTORY (Previous Assessments)	No Historical Environmental Information is available at this time.

CURRENT USE OF SITE	The property is currently owned by the County of Niagara. The parcel is zoned M-1 and is used as a fire training center.
ADJACENT BUSINESS DEVELOPMENT	N—Highland and Hyde Park Site (Site 2) E—Airport Auto Sales (Site 5) S—Technomotiv (Site 7) and ParMed (Site 8) W—Technomotiv (Site 3)
KNOWN DEVELOPMENT INTEREST	Unknown
POTENTIAL FUTURE USES	



Fire Training Center

SITE NUMBER: 4
ADDRESS: 1746 James Avenue
SBL NUMBER: 130.15-1-1,



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Unknown	
Square footage of structures: 1,833	
Coordinates: -79.037829/43.126123	
Zoning: M-1: Light Industrial District	
Property Class Code: 433—Auto Body 350—Commercial Vacant	
Site Located in Special Zoning Districts? DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Hagerman John C Niagara Falls Urban Renewal	
Site is publicly owned? No	
Owner address: Multiple	
Site tax delinquent? Unknown	
Site size: .65 acres	
Current assessment: \$39,200	
Previous land use: Unknown	
Surrounding land use: Industrial and Manufacturing	
Adjacent public road: Highland Avenue, James Avenue	
Nearest highway: I-190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	
The Airport Auto site consists of two parcels which total 0.65 acres. The site is located on Hyde Park Boulevard, between James Avenue and the former right-of-way for Delaware Avenue. Airport Auto, an automotive repair shop, operates on this site.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
The property is currently active and owned by John Hagerman and used as an auto repair shop. The parcel is zoned M-1 and has no site characterization.	

ADJACENT BUSINESS DEVELOPMENT	
N—Highland and Hyde Park Site (Site 2) S—ParMed (Site 8) W—Fire Training Center (Site 4)	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	



Airport Auto Sales

SITE NUMBER: 5

ADDRESS: 4306, 4322 Hyde Park Boulevard

SBL NUMBER: 130.15-1-24, 130.15-1-2



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SITE CHARACTERISTICS	
Number of structure on site: 0	
Condition of structures: N/A	
Square footage of structures: N/A	
Coordinates: -79.044490 / 43.123450	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 330-Vacant Commercial	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone,	
Owner: Armand Cerrone	
Site is publicly owned? No	
Owner address: 4625 Wilmer Road Niagara Falls, NY 14305	
Site is tax delinquent? No	
Site size: 8.35 acres	
Current assessment: \$574,800	
Previous land use: Manufacturing	
Surrounding land use: Industrial and Residential across the railroad RoW to the west	
Adjacent public road: Highland Avenue, James Avenue	
Nearest highway: I-190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	
The property located along Highland Avenue, north of College Avenue, includes approximately 8.35 acres. The property is located on the west side of Highland Avenue and consists of 14 parcels. This area consists of a mixture of commercial, industrial and residential land. A former railroad right-of-way forms the western boundaries of the property, beyond which are industrial and residential properties respectively. North of the property are several vacant parcels that were historically operated as a landfill by the Chisholm-Ryder Company. The property is bound to the east by Highland Avenue beyond which are commercial and industrial properties. The property can be accessed by James Ave., which is off of Highland Ave.	
The Chisholm-Ryder Company manufactured food harvesting and processing equipment from the mid 1880s to the mid 1980s. Their operations included machining, metal fabrication, machinery assembly, parts degreasing, parts painting and metal plating. This property consisted of the landfill for the Chisholm-Ryder Company.	


ENVIRONMENTAL HISTORY (Previous Assessments)	
The property is listed in the Federal CERCLIS database, but is not listed on the National Priorities list. The EPA ID for the property is NYD002106656.	
Phase I—1986— Indicated that Chisholm-Ryder historically owned a 20-acre parcel north of the plant site, two acres of which were operated as a landfill from the mid-1940s to the late 1950s. Reportedly combustible plant refuse was burned an disposed of in the landfill along with sludge's for vapor degreasing and plating operations, boiler ash, coolant fluids and paint filters. Also, potentially disposed of in this landfill were spent solvents and sawdust floor sweepings used as an absorbent for small spills. Additionally, fill, construction and demolition debris from the New York Power Authority power tunnels project were disposed of at this landfill and form the existing cover.	
Phase II—1989— Focused on the landfill property and identified the presence of heavy metals in the groundwater. No soil, sediment or surface water samples were collected during this investigation. One waste sample was collected and analyzed for TCLP and pH which did not indicate the presence of hazardous waste. Additional investigations of the subject property and/or the landfill property have not been performed to date.	

CURRENT USE OF SITE	
The property is currently vacant and is zoned C-3-Heavy Commercial. Dalana Reality Inc. currently owns the property.	

ADJACENT BUSINESS DEVELOPMENT	
N—Technomotiv (Site 3) E—Technomotiv (Site 7), and Maryland/Maple Site (Site 9) S—Standard Auto Wreckers (Site 11)	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	



Chisholm Ryder Landfill

SITE NUMBER: 6

ADDRESS: 4110, 4114, 4202, 4214, 4226 Highland Ave
1501, 1515, 1521, 1522, 1540 Maryland Ave
1501, 1535, 1549, 1553 James Ave.

SBL NUMBER: 130.14-2-34, 130.14-2-33, 130.14-2-32, 130.14-2-31, 130.14-2-30, 130.14-2-29, 130.14-2-28, 130.14-2-27.1, 130.14-2-27.2, 130.14-2-26, 130.14-2-24, 130.14-2-23,



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SITE CHARACTERISTICS	
Number of structure on site: 3	
Condition of structures: Unknown	
Square footage of structures: 56,873	
Coordinates: -79.038250/ 43.125180	
Zoning: M-1: Light Industrial District	
Property Class Code: 449—Storage/Warehouse	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: ParMed Pharmaceuticals	
Site is publicly owned? No	
Owner address: 4220 Hyde Park Boulevard Niagara Falls, NY 14305	
Site tax delinquent? Unknown	
Site size: 3.5 acres	
Current assessment: \$1,075,500	
Previous land use: Unknown	
Surrounding land use: Industrial: Technomotiv, Globe Chisholm Ryder landfill	
Adjacent public road: Hyde Park Boulevard, James Avenue	
Nearest highway: I-190 less than 1 mile away	

PROPERTY DESCRIPTION	
The property at 4220 Hyde Park Boulevard is located on the southwest corner of the intersection of Hyde Park Blvd and James Avenue. The property consists of 3.5 acres with three structures totaling 56,873 square feet. The property is currently operated as light industry.	
ENVIRONMENTAL HISTORY (Previous Assessments)	
No historical environmental information is available at this time.	

CURRENT USE OF SITE	
The property is currently active and used for light industry by ParMed Pharmaceuticals.	
ADJACENT BUSINESS DEVELOPMENT	
N—Fire Training Center (Site 4) and Airport Auto Sales (Site 5) S—Maryland Business Park (Site 10) W—Technomotiv (Site 7)	
KNOWN DEVELOPMENT INTEREST	
Unknown	
POTENTIAL FUTURE USES	



ParMed

SITE NUMBER: 8
ADDRESS: 4220 Hyde Park Boulevard
SBL NUMBER: 130.15-1-4.1



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SITE CHARACTERISTICS	
Number of structure on site: 0	
Condition of structures: N/A	
Square footage of structures: 0	
Coordinates: -79.040396/43.127791	
Zoning: M-1: Light Industrial District	
Property Class Code: 350—Urban Renewal	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Niagara Falls Urban Renewal	
Site is publicly owned? Yes	
Owner address: 745 Main Street City Hall Niagara Falls NY 14302	
Site tax delinquent? No	
Site size: 1.58 acres	
Current assessment: \$101,000	
Previous land use: Industrial	
Surrounding land use: Industrial to the north, south and east, Chisholm Ryder to the west	
Adjacent public road: Highland, Maple, Maryland Avenues and 17th Street	
Nearest highway: I-190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	The properties located between Maple and Maryland Avenues on Highland Avenue includes 1.58 acres with no structures. The site is surrounded by Industrial properties including the Globe Site and the Chisholm Ryder landfill. An asphalt company formerly occupied the property, and all equipment from the former company has been removed.
ENVIRONMENTAL HISTORY (Previous Assessments)	A SIRAR was completed on the property in 1998 using money from an EPA Brownfield Assessment Grant. The work included 23 test pits and the collection and analyses of a limited number (six) of soil samples. The work identified fill across the site that contained polynuclear aromatic hydrocarbons (PAHs) and chromium at slightly elevated concentrations. PAHs are formed during the combustion process and are often present in soils in urban environments. The maximum chromium concentration was above the NYSDEC's soil cleanup objective (SCO) for unrestricted uses but below the SCO for restricted-residential. Alternatives evaluated in the 1998 report included institutional controls, partial excavation and off site disposal of fill, and placing a clean soil, asphalt, or concrete cover over the fill. No estimated costs for the remediation were identified.

CURRENT USE OF SITE	The site is currently an unused vacant lot owned by Niagara Falls Urban Renewal.
ADJACENT BUSINESS DEVELOPMENT	N—Technotiv (Site 7) E—Maryland Business Park (Site 10) S—Globe (Site 12) W—Chisholm Ryder Landfill (Site 6)
KNOWN DEVELOPMENT INTEREST	Unknown
POTENTIAL FUTURE USES	



Maryland/Maple Site

SITE NUMBER: 9
ADDRESS: 4101 Highland Avenue
SBL NUMBER: 130.15-1-5.111





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SITE CHARACTERISTICS	
Number of structure on site: 4	
Condition of structures: Unknown	
Square footage of structures: 91,635	
Coordinates: -79.037829/43.126123	
Zoning: M-1: Light Industrial District	
Property Class Code: 449—Storage/Warehouse	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: GMA Properties LLC Oliver Norman C & Barbara A	
Site is publicly owned? No	
Owner address: Multiple	
Site tax delinquent? Unknown	
Site size: 4.86 acres	
Current assessment: \$1,395,000	
Previous land use: Unknown	
Surrounding land use: Industrial and Manufacturing	
Adjacent public road: Hyde Park Boulevard, Maryland Avenue, Maple Avenue, 17th Street, 19th Street	
Nearest highway: I-190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	<p>This site consists of three parcels which total 4.86 acres. The parcel along Hyde Park is the location of Flame Control Coatings, LLC a manufacturer of fire retardant, flame retardant and high performance industrial heat resistant coatings. The Maryland Avenue parcel consists of an industrial warehouse complex which is 50,000 square feet in size. The building has 16 units, each with its own loading dock and has 75% occupancy.</p>
ENVIRONMENTAL HISTORY (Previous Assessments)	<p>No Historical Environmental Information is available at this time.</p>

CURRENT USE OF SITE	<p>The property is currently active and is used as light industry. The parcels are zoned M-1 and have no site characterization.</p>
ADJACENT BUSINESS DEVELOPMENT	<p>N—ParMed (Site 8) and Techmotiv (Site 7) S—Globe (Site 12) W—Maryland/Maple Site (Site 9)</p>
KNOWN DEVELOPMENT INTEREST	<p>Unknown</p>
POTENTIAL FUTURE USES	



Maryland Business Park

SITE NUMBER: 10

ADDRESS: 1701 Maryland Avenue
4120 Hyde Park Boulevard
1910 Maple Avenue

SBL NUMBER: 130.15-1-5.12, 130.15-1-5.2,
130.15-1-5.112



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SITE CHARACTERISTICS	
Number of structure on site: 11	
Condition of structures: Unknown	
Square footage of structures: 181,254	
Coordinates: -79.04490/43.123450	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 710—Manufacturing	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Dalana Realty Inc	
Site is publicly owned? No	
Owner address: 1216 Sewells Road Scarborough Ontario	
Site tax delinquent? Unknown	
Site size: 10.9 acres	
Current assessment: \$574,800	
Previous land use: Unknown	
Surrounding land use: Chisholm Ryder Landfill to the north, Globe to the east, Industrial properties to the south, railroad ROW to the west	
Adjacent public road: College Avenue, Highland Avenue	
Nearest highway: I-190 approximately 1.5 miles away	


PROPERTY DESCRIPTION	
The Standard Auto Wreckers site is located on the northeast corner of College Avenue and Highland Avenue. The site is 10.9 acres in size and has railroad access. Standard Auto Wreckers, an automobile dismantling and recycling facility operates at this site.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
The property is currently active and is used for industrial purposes. The parcel is zoned C-3 and has no site characterization.	

ADJACENT BUSINESS DEVELOPMENT	
N—Chisholm Ryder Landfill (Site 6) E—Globe (Site 12) S—Lehigh Cluster (Site 14)	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	
	

Standard Auto Wreckers


SITE NUMBER: 11
ADDRESS: 3800 Highland Avenue
SBL NUMBER: 130.14-2-42



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SITE CHARACTERISTICS	
Number of structure on site: 25	
Condition of structures: Varies	
Square footage of structures: 238,829	
Coordinates: -79.041480 / 43.122720	
Zoning: M-2: Heavy Industrial District	
Property Class Code: 710– Manufacturing	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Globe Metallurgical Inc.	
Site is publicly owned? No	
Owner address: PO BOX 157 Beverly OH 45715-0157	
Site is tax delinquent? No	
Site size: 39.91 acres	
Current assessment: \$818,400	
Previous land use: Manufacturing	
Surrounding land use: Industrial	
Adjacent public road: Highland Avenue, College Avenue, Massachusetts Avenue, and Maple Avenue	
Nearest highway: I – 190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	
The property located at 3801 Highland Avenue consists of approximately 16 acres. The site is bound to the west and south by Highland Avenue and College Avenue respectively. On the west side of Highland Avenue opposite the site is the Chisholm Ryder site and on the south side of College Avenue opposite the site is the Niagara Vest site. The site can be accessed from Massachusetts Avenue or College Avenue.	
Historically the site was owned by the US Vanadium Company (from the early 1900s to the mid 1960s); Arco Inc. (mid 1960s to late 1970s); SKS Alloys Inc. (late 1970s to early 1990s) and Globe Metallurgical Inc. (early 1990s to present). Over this time period operations occurring at this facility included the manufacture of silicon metal and alloys containing silicon metal. The plant was closed in 2003.	
ENVIRONMENTAL HISTORY (Previous Assessments)	
The site is listed on the CERCLIS database as a No Further Remedial Action Planned Site. A preliminary assessment in 1987 and site inspection in 1988 revealed that the site was of low priority.	
A Brownfield Cleanup Program (BCP) Application has been completed for this property. Contamination is due to 100 years of industrial use. Metals and PAHs have been found in soils, as well as drums of unknown materials, USTs and ASTs.	

CURRENT USE OF SITE	
The site is currently under utilized and is zoned M-2 Heavy Industrial.	
ADJACENT BUSINESS DEVELOPMENT	N—Maryland/Maple Site (Site 9) and Maryland Business Park (Site 10) E—Treibacher Schleifmittel (Site 13) S—Niagara Vest (Site 17) W—Standard Auto Wreckers (Site 11)
KNOWN DEVELOPMENT INTEREST	Scheduled to reopen and begin manufacturing of premium-grade silicon products.
POTENTIAL FUTURE USES	
	

Globe

SITE NAME: US Vanadium / Globe

ADDRESS: 3801-3807 Highland Avenue

SBL NUMBER: 130.14-2-35, 130.14-2-36, 130.14-2-37, 130.14-2-38, 130.14-2-39, 130.14-2-40, 130.14-2-41, 130.15-1-6, 130.15-1-7, 130.15-1-8, 130.15-1-11, 130.15-1-12, 130.15-1-13, 130.15-1-15, 130.15-1-16, 130.15-1-17



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Unknown	
Square footage of structures: 175,365	
Coordinates: -79.038070/43.122460	
Zoning: M-2: Heavy Industrial District	
Property Class Code: 710—Manufacturing	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Niagara County I D A Treibacher Schleifmittel	
Site is publicly owned? No	
Owner address: Multiple	
Site tax delinquent? Unknown	
Site size: 9.48 acres	
Current assessment: \$838,200	
Previous land use: Unknown	
Surrounding land use: Industrial, Manufacturing	
Adjacent public road: College Avenue, Hyde Park Boulevard	
Nearest highway: I-190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	
The Treibacher Schleifmittel site is located on the northeastern corner of College Avenue and Hyde Park Boulevard. The site is 9.48 acres in size, has rail access and is adjacent to the Globe facility. Treibacher Schleifmittel is a manufacturer of abrasive products.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
The property is currently active and is used for industrial purposes. The parcels are zoned C-3 and have no site characterization.	

ADJACENT BUSINESS DEVELOPMENT	
N—Globe (Site 12) S—Hazorb (Site 18) UCAR Carbon (Site 25), College and Hyde Park (Site 19) W—Globe (Site 12)	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	



Treibacher Schleifmittel

SITE NUMBER: 13

ADDRESS: 3938, 3940 Hyde Park Boulevard

SBL NUMBER: 130.15-1-9, 130.15-1-10



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SITE CHARACTERISTICS

Number of structure on site:

1

Condition of structures:

Unknown

Square footage of structures:

175,365

Coordinates:

-79.038070/43.122460

Zoning:

C-3: Heavy Commercial District

Property Class Code:

710—Manufacturing

Site Located in Special Zoning Districts?

NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone

Owner:

Brundage John A

Site is publicly owned?

No

Owner address:

1401 College Avenue
Niagara Falls, NY 14305

Site tax delinquent?

Unknown

Site size:

3.14 acres

Current assessment:

\$218,200

Previous land use:

Unknown

Surrounding land use:

Industrial, Commercial, Vacant Residential

Adjacent public road:

College Avenue, Lehigh Ct.

Nearest highway:

I-190 approximately 1.5 miles away

PROPERTY DESCRIPTION

The Lehigh Cluster site consists of 12 parcels which total 3.14 acres. The site consists of property on both sides of College Avenue. J.A. Brundage The Drain Doctors operates a facility at 1400 College Avenue and uses the portion of the site along Lehigh Court for storage and parking. Cleanwater Environmental Services operates at 1351 College Avenue.

ENVIRONMENTAL HISTORY

(Previous Assessments)

No Historical Environmental Information is available at this time.

CURRENT USE OF SITE

The property is mostly vacant properties with two parcels being active as light industry. The parcels are zoned C-3 and have no site characterization.

ADJACENT BUSINESS DEVELOPMENT

N—Standard Auto Wreckers (Site 11)
E—Upper Highland Cluster (Site 15)
S—9th Street Northern Parcel (Site 21)

KNOWN DEVELOPMENT INTEREST

Unknown

POTENTIAL FUTURE USES

Lehigh Cluster

SITE NUMBER: 14

ADDRESS: 3701, 3702, 3703, 3707, 3708, 3711, 3713, 3715, 3723, 3727 Lehigh Ct
1351, 1400 College Avenue

SBL NUMBER: 12 parcels



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SITE CHARACTERISTICS	
Number of structure on site: 7	
Condition of structures: Unknown	
Square footage of structures: 17,677	
Coordinates: -79.045450/43.121360	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 710—Manufacturing	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilization Business Zone	
Owner: Multiple	
Site is publicly owned? No	
Owner address: Multiple	
Site tax delinquent? Unknown	
Site size: .64 acres	
Current assessment: \$67,500	
Previous land use: Unknown	
Surrounding land use: Industrial, Commercial, Vacant Residential	
Adjacent public road: College Avenue, Highland Avenue	
Nearest highway: I-190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	
The Upper Highland Cluster consists of 7 parcels which total 0.64 acres. Several abandoned buildings are currently located on these properties: 3716 Highland Avenue is the former location of the Highland Bar and Grill, 3718 Highland Avenue and 3716 Highland Avenue are former commercial buildings, and 3700 Highland Avenue is the former location of Alice's Place Restaurant. The remaining lots are vacant.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
The site is vacant or abandoned properties that are zoned C-3 and have no site characterization.	

ADJACENT BUSINESS DEVELOPMENT	
N—Standard Auto Wreckers (Site 11) E—Fire Hall (Site 16), Standard Ceramics (Site 23) S—BLP Bonds (Site 22) W—Lehigh Cluster (Site 14)	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	



Upper Highland Cluster

SITE NUMBER: 15

ADDRESS: 3702, 3632, 3712, 3718, 3716, 3700, 3710 Highland Avenue

SBL NUMBER: 7 parcels



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SITE CHARACTERISTICS

Number of structure on site:

1

Condition of structures:

Unknown

Square footage of structures:

4,240

Coordinates:

-79.044747/43.121518

Zoning:

C-3: Heavy Commercial District

Property Class Code:

449—Storage/Warehouse

Site Located in Special Zoning Districts?

NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone

Owner:

Ashley Eddie L

Site is publicly owned?

No

Owner address:

1652 Michigan Avenue
Niagara Falls NY 14305

Site tax delinquent?

Unknown

Site size:

.19 acres

Current assessment:

\$29,200

Previous land use:

Fire Hall

Surrounding land use:

Industrial

Adjacent public road:

Highland and College Avenues

Nearest highway:

I-190 approximately 1.5 miles away

PROPERTY DESCRIPTION

The properties located at the intersection of Highland Avenue and College Avenue includes 0.19 acres with one structure with 4,240 square feet. The building was formerly used as a fire hall.

ENVIRONMENTAL HISTORY

(Previous Assessments)

No Historical Environmental Information is available at this time.

CURRENT USE OF SITE

The site is currently unused lots occupied by an abandoned building owned by Ashley Eddie.

ADJACENT BUSINESS DEVELOPMENT

N—Globe (Site 12)
E—Niagara Vest (Site 17)
S—Standard Ceramics (Site 23)
W—Upper Highland Cluster (Site 15)

KNOWN DEVELOPMENT INTEREST

Unknown

POTENTIAL FUTURE USES

Fire Hall

SITE NUMBER: 16

ADDRESS: 3719, 3721 Highland Avenue

SBL NUMBER: 130.18-2-10, 130.18-2-11



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SITE CHARACTERISTICS

Number of structure on site:
24

Condition of structures:
Poor

Square footage of structures:
291,541

Coordinates:
-79.041430 / 43.120880

Zoning:
M-2: Heavy Industrial District

Property Class Code:
710—Manufacturing

Site Located in Special Zoning Districts?
NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone

Owner:
Santarosa Holdings Inc

Site is publicly owned?
No

Owner address:
4870 Packard Road
Niagara Falls NY 14304-1510

Site is tax delinquent?
Yes (City)

Site size:
13.50 acres

Current assessment:
\$242,400

Previous land use:
Manufacturing

Surrounding land use:
Manufacturing, Vacant Industrial

Adjacent public road:
College Avenue

Nearest highway:
I-190 approximately 1.5 miles away

PROPERTY DESCRIPTION

The property at 1501 College Avenue includes approximately 13 acres. The property is bound by College Avenue to the north and a private gated access road along the western property border beyond which are a mixture of commercial and industrial properties. Additionally, the adjacent properties to the south and east consist of vacant industrial properties. The property can be accessed from College Avenue.

The property was used for heavy industrial manufacturing from at least 1910 to the mid 1980's and was a portion of the larger former Union Carbide Co. manufacturing complex, also historically operated under the name of the National Carbon Company. The property was historically used for the manufacturing of coal-based carbon products that were used by alloy reduction smelters. Products that were manufactured at the property included: specialty machined graphite, carbon liners, cathode blocks, and, furnacing electrodes.

ENVIRONMENTAL HISTORY

(Previous Assessments)

March 2001—Site Investigation/Remedial Alternatives Report (SI/RAR) for the Hazorb Site, located immediately east adjacent to the property—identified elevated concentrations of semi-volatile organic compounds (SVOCs) in soil/fill, sediment and debris piles were present above current NYSDDEC Part 375 restricted-industrial soil cleanup objectives (SCOs). Based on the similar historic operations at the Hazorb site and the subject property it was concluded that, similar contaminants are present at the subject property.

June 2007—the USEPA performed sampling for asbestos containing materials (ACMs) and PCBs related to previously conducted removal action completed at the Hazorb site in 2003. The results indicated the presence of ACMs and PCBs within soil and asbestos siding/roofing materials in excess of NYSDDEC Part 375 restricted-industrial SCOs.

August 2007—Phase I—identified evidence of illegal dumping across the property; various debris piles, automobile parts, abandoned automobiles, abandoned tanker trucks, drums of unknown liquid and solid contents, sacks of unknown granular or solid materials, aboveground storage tanks (ASTs), and household debris are located throughout the interior and exterior of the property. Suspected contaminants are petroleum, SVOCs, metals, and PCBs.

CURRENT USE OF SITE

The property is currently an abandoned industrial site zoned M-2 Heavy Industrial that is generally in poor condition and disrepair.

The property is currently owned by Niagara Vest Inc., while the City of Niagara Falls currently has temporary incidence of ownership to perform a Remedial Investigation at the property.

Santarosa Holdings Inc. intends on purchasing, remediating and redeveloping the property. The site has been admitted into the New York State Brownfields Cleanup Program (BCP). Along with the BCP application Santarosa submitted a Remedial Investigation Work Plan to investigate areas/media of environmental concern the property and following the investigation Santarosa intends to remediate the property.

ADJACENT BUSINESS DEVELOPMENT

N—Globe (Site 12)
E—Hazorb (Site 18)
S—UCAR Carbon (Site 25)
W—Standard Ceramics (Site 23)

KNOWN DEVELOPMENT INTEREST

Alternative Resources Management, an affiliate of Santarosa Holdings, plans to move and expand his current tire recycling business to the site potentially creating 50 new jobs.

POTENTIAL FUTURE USES

Niagara Vest

SITE NUMBER: 17

ADDRESS: 1501 College Avenue

SBL NUMBER: 130.18-2-3.211



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SITE CHARACTERISTICS

Number of structure on site:
0

Condition of structures:
N/A

Square footage of structures:
N/A

Coordinates:
-79.041430 / 43.120880

Zoning:
M-2: Heavy Industrial District

Property Class Code:
340— Vacant Industrial

Site Located in Special Zoning Districts?
NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, Historically Underutilized Business Zone

Owner:
Santarosa Holdings Inc

Site is publicly owned?
No

Owner address:
4870 Packard Road
Niagara Falls NY 14304

Site is tax delinquent?
No

Site size:
5.22 acres

Current assessment:
\$183,200

Previous land use:
Manufacturing

Surrounding land use:
Manufacturing, Vacant Industrial

Adjacent public road:
College Avenue

Nearest highway:
I-190 approximately 1.5 miles away

PROPERTY DESCRIPTION

The properties located at 1731-1903 College Avenue comprise approximately 5.22 acres. The site is made up of 4 parcels located along the south side of College Avenue, west of Hyde Park Boulevard. The property is accessed from College Avenue.

The property was first occupied in 1910 by National Carbon Company and was part of a larger facility which manufactured silicon carbide electrodes. The property was sold to Niagara Vest in 1986 and manufacturing continued on the property. The Hazorb facility manufactured specialty machined graphite, carbon liners, cathode blocks, and electrodes for furnacing. The property was formerly occupied by a series of buildings, most of which have been demolished.

ENVIRONMENTAL HISTORY

(Previous Assessments)

A Site Investigation Remedial Actions Report (S/I RAR) was completed for the City of Niagara Falls in March of 2001. Soil samples showed presence of various SVOCs and PAHs at levels that exceed NYSDEC soil cleanup objectives. Also, mercury was detected in one sample which exceeded NYSDEC recommended levels. Samples of debris piles showed the presence of SVOCs as well as mercury and arsenic. The report recommended the following remedial measures: removal and disposal of debris/waste products, capping of exposed surface areas, deed restrictions limiting future use to industrial/commercial purposes and development of guidelines/restrictions for potential future construction activities which may disturb subsurface contaminated soil/fill materials.

CURRENT USE OF SITE

The property is currently zoned M-2 and is vacant. Concrete slab foundations from former buildings cover most of the property. Railroad tracks are present along the northern edge of the property. Only a portion of the westernmost building is still standing. The property consists of numerous debris piles consisting of brick, corrugated metal roofing and other metal parts, wood, concrete block and slabs, tires, soil, glass, rock, rebar and miscellaneous materials.

ADJACENT BUSINESS DEVELOPMENT

N—Globe (Site 12), Treibacher Schleifmittel (Site 13)
E—UCAR Carbon (Site 25)
S—UCAR Carbon (Site 25)
W—Niagara Vest (Site 17)

KNOWN DEVELOPMENT INTEREST

Alternative Resources Management, an affiliate of Santarosa Holdings, plans to move and expand his current fire recycling business to the site potentially creating 50 new jobs

POTENTIAL FUTURE USES



Hazorb Site

SITE NUMBER: 18

ADDRESS: 1731-1903 College Avenue

SBL NUMBER: 130.18-2-3.022, 130.18-2-15, 130.18-2-16, 130.18-2-17



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SITE CHARACTERISTICS	
Number of structure on site:	0
Condition of structures:	N/A
Square footage of structures:	N/A
Coordinates:	-79.0368701/ 43.121400 (College Ave) -79.0361601/ 43.121260 (Hyde Park Blvd)
Zoning:	C-3: Heavy Commercial District
Property Class Code:	438- Parking Lot
Site Located in Special Zoning Districts?	NY'S Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone
Owner:	Treibacher Schleifmittel
Site is publicly owned?	No
Owner address:	PO BOX 1438 Niagara Falls NY 14302
Site is tax delinquent?	No
Site size:	1.81 acres
Current assessment:	\$50,300
Previous land use:	Parking lot
Surrounding land use:	Vacant industrial, Treibacher to the north across College Avenue, Highland Site B to the south, UCAR to the west.
Adjacent public road:	College Avenue and Hyde Park Boulevard
Nearest highway:	I- 190 approximately 1.5 miles away

PROPERTY DESCRIPTION	
The property at 1701 College Avenue and 3800 Hyde Park Boulevard includes two parcels totaling 1.81 acres. The property is bound by College Avenue and Hyde Park Boulevard to the north and east respectively. Vacant industrial properties are adjacent to the south and west. The property can be accessed from College Avenue. The property is partially covered with an unkempt parking lot.	
ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental information is available at this time.	

CURRENT USE OF SITE	
The site is currently an unused vacant lot owned by Treibacher Schleifmittel and is zoned C-3.	
ADJACENT BUSINESS DEVELOPMENT	N—Treibacher Schleifmittel (Site 13) S—Site B Hyde Park Blvd. (Site 20) W—UCAR Carbon (Site 25)
KNOWN DEVELOPMENT INTEREST	Unknown
POTENTIAL FUTURE USES	
	

College and Hyde Park

SITE NUMBER: 19

ADDRESS: 1701 College Avenue
3800 Hyde Park Boulevard

SBL NUMBER: 130.19-1-3
130.19-1-4






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SITE CHARACTERISTICS	
Number of structure on site: 0	
Condition of structures: N/A	
Square footage of structures: N/A	
Coordinates: -79.036530 / 43.120820	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 438— Parking Lot	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Armand Cerrone	
Site is publicly owned? No	
Owner address: 4625 Wilmer Rd Niagara Falls NY 14305-1218	
Site is tax delinquent? No	
Site size: 2 acres	
Current assessment: \$30,500	
Previous land use: Packing Lot	
Surrounding land use: Industrial, Commercial	
Adjacent public road: Hyde Park Boulevard	
Nearest highway: I-190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	<p>The property at 3622 Hyde Park Boulevard encompasses approximately 2 acres. Land use in the vicinity of the property is characterized as a mixture of industrial, and commercial. The subject property is bounded to north by a vacant undeveloped parcel, to the south by a self-serve car wash, and a producer of wooden dowels. Adjoining the property to the west is a vacant undeveloped parcel, and a vacant industrial complex. The property is bounded to the east by Hyde Park Boulevard, beyond which lies a low density polyethylene recycling facility and a piping supply warehouse. The property can be accessed from Hyde Park Boulevard.</p> <p>With the exception of a residential structure developed on the southwestern portion of the property, which was visible on aerial photographs from the early 1940s, there is no indication of development on the property. Ground disturbances of an unknown nature were visible on the subject property in aerial photographs from the early to mid-1960's. Lastly the property was formerly owned by General Abrasives Division (Dresser Industries), which operated an industrial facility immediately to the northwest of the property and reportedly used the property as a parking lot.</p>
ENVIRONMENTAL HISTORY (Previous Assessments)	<p>Phase I—2001—revealed the potential to encounter contamination on the property in connection with the history of illegal and/or indiscriminate dumping, on undeveloped and industrial properties in the vicinity of the property coupled with the former ownership by, and proximity to, an industrial facility. Additionally, there is the potential for migration of groundwater contamination onto the property from the Carborundum Company Site, which is a NYSDEC Class 2 Inactive Hazardous Waste Site located less than 0.2 miles to the southeast of the property.</p> <p>Phase II—August 2003— A work plan was developed in accordance with the U.S. EPA Region 2 <i>Brownfields Project Planning Guidance (December 2002)</i> and provides a detailed discussion of the approach to be employed to conduct Phase II Environmental Site Investigations (Site Investigations) at Site B. The USEPA approved the Work Plan in the spring of 2004. However, the Site Investigations were put on hold until issues with the City's USEPA grant could be addressed.</p>

CURRENT USE OF SITE	<p>The property is currently owned by Armand Cerrone and is currently undeveloped and covered by low lying grass, shrubs and trees. The property is currently zoned C-3 Heavy Commercial use.</p>
ADJACENT BUSINESS DEVELOPMENT	<p>N—College and Hyde Park Site (Site 19) S—Rainbow Car Wash (Site 26) W—UCAR Carbon (Site 25)</p>
KNOWN DEVELOPMENT INTEREST	<p>Unknown</p>
POTENTIAL FUTURE USES	



**Site B Hyde Park
Boulevard**

SITE NUMBER: 20

ADDRESS: 3622 Hyde Park Boulevard

SBL NUMBER: 130.19-1-5



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SITE CHARACTERISTICS	
Number of structure on site:	0
Condition of structures:	N/A
Square footage of structures:	N/A
Coordinates:	-79.047310/ 43.120040
Zoning:	C-3: Heavy Commercial District
Property Class Code:	311— Vacant Residential
Site Located in Special Zoning Districts?	DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone
Owner:	NYS Urban Development
Site is publicly owned?	No
Owner address:	1515 Broadway New York NY 10036
Site is tax delinquent?	Unknown
Site size:	14.35 acres
Current assessment:	\$143,500
Previous land use:	Railroad
Surrounding land use:	Commercial, Residential, railroad right-of-way.
Adjacent public road:	9th Street and Lane Street
Nearest highway:	I-190 approximately 1.5 miles away

PROPERTY DESCRIPTION	
The property at 2530 9th Street consists of 14.35 acres of vacant field. There is a paved path that runs across the property connecting 9th Street to College Avenue. The curb on the 9th Street side is not cut and the road from College Avenue is blocked making access difficult. The parcel was formerly railroad property. The site is surrounded by commercial properties to the north, residential properties to the east, the Niagara Falls Housing Authority to the south and a railroad RoW to the west.	

ENVIRONMENTAL HISTORY	
(Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
The site is currently unused vacant land owned by NYS Urban Development and is zoned R-2	

ADJACENT BUSINESS DEVELOPMENT	
N—Lehigh Cluster (Site 14) E—BLP Bonds (Site 22), NP Industries (Site 32), Ulrich's Auto (Site 33), Mid-Highland Cluster (Site 37), Gene's Service (Site 38), Braun Horticulture (Site 50) S—Niagara Falls Housing Authority W—Appelwalk (Site 46, 47), railroad right-of-way	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	



9th Street

Northern Parcel

SITE NUMBER: 21

ADDRESS: 2530 9th Street

SBL NUMBER: 130.18-1-1



Highland Community Area BOA

Brownfield Opportunity Area | Step 2 Nomination Document

This document was prepared for the City of Niagara Falls, the New York State Office of Economic Development, and the Niagara County Center for Economic Development. It is intended to provide information to the community and the public regarding the Brownfield Opportunity Area and the nomination process. The information provided is for informational purposes only and does not constitute a guarantee or warranty of any kind. The information is provided as a result of the General Municipal Law, Article 18-C, Section 907-e. This form was modified from the Niagara County Center for Economic Development Brownfields Inventory Form.

SITE CHARACTERISTICS

Number of structure on site:
1

Condition of structures:
Unknown

Square footage of structures:
4,900

Coordinates:
-79.045579/ 43.120517

Zoning:
C-3: Heavy Commercial District

Property Class Code:
449—Storage/Warehouse

Site Located in Special Zoning Districts?
NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone.

Owner:
Kenneth Smith

Site is publicly owned?
No

Owner address:
3780 McKoon Avenue
Niagara Falls, NY 14305

Site tax delinquent?
Unknown

Site size:
.24 acres

Current assessment:
\$40,200

Previous land use:
Unknown

Surrounding land use:
Commercial and Residential

Adjacent public road:
Highland Avenue

Nearest highway:
I-190 less than 1 mile away

CURRENT USE OF SITE

The site is currently zoned owned by Kenneth Smith and operated as a warehouse.

ADJACENT BUSINESS DEVELOPMENT

N—Upper Highland Cluster (Site 15)
E—Wrotniak Restaurant (Site 24)
S—NP Industries (Site 32)
W—9th Street Northern Parcel (Site 21)

KNOWN DEVELOPMENT INTEREST

Unknown

POTENTIAL FUTURE USES

BLP Bonds

SITE NUMBER: 22

ADDRESS: 3616 Highland Avenue

SBL NUMBER: 130.71-2-21



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SITE CHARACTERISTICS	
Number of structure on site: 3	
Condition of structures: Average	
Square footage of structures: 37,488	
Coordinates: -79.044350/ 43.120210	
Zoning: M-2: Heavy Industrial District	
Property Class Code: 464— Office Building	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Nicholas P Dalaco	
Site is publicly owned? No	
Owner address: 108 Aikman Avenue Niagara Falls NY 14305	
Site is tax delinquent? Yes (County and City)	
Site size: 5.53 acres	
Current assessment: \$65,000	
Previous land use: Manufacturing	
Surrounding land use: Industrial, Commercial, Residential	
Adjacent public road: Highland Avenue, New Jersey Avenue	
Nearest highway: I— 190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	
The property at 3625 Highland Avenue includes approximately 5.5 acres. The site contains 3 structures in fair condition totaling 37,488 square feet. The property is bound by a church to the north, the 3411 Highland Site to the south, a RoW maintained by the Niagara Mohawk Corporation to the east, and a mix of commercial and residential properties to the west. The property can be accessed by New Jersey Avenue off of Highland Avenue. The site was the former location of Niagara Falls Linen Co. where linen weavers and bleachers were used in the manufacturing process. The property was then occupied by Union Carbide Corporation (formerly National Carbide Co.), which manufactured carbon electrodes. The subject parcel was part of a larger manufacturing facility, Union Carbide's National Plant, which was to the east of the site. The plants manufactured coal-based carbon products which were used by alloy reduction smelters. The National Plant was sold to Niagara Vest in 1986, but was subdivided in 1987. The subject parcel has been vacant since 1985.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
A Phase I ESA indicated that the subject property had been used for industrial purposes for at least 49 years and is set in the midst of known, former hazardous waste disposal sites. A Phase II ESA was conducted in 1996 and no analyzers exceeded regulatory limits. However only three test borings were advanced at the site. The City of Niagara Falls, under the EPA Brownfield Pilot Grant, completed a Phase I ESA and a Phase II ESA in July of 1998. PAHs and chromium were detected in soil/sediments and asbestos and PCBs were found within the buildings. Renovation of the building and cleanup were completed in 1999 by Standard Ceramics, a manufacturer of silicon carbide used in rings, seals and switches.	

CURRENT USE OF SITE	
Standard Ceramics sold the site in 2002, and the site currently owned by Nicholas P Dalaco. The property is currently vacant and tax delinquent. Three buildings remain on site: an office of 7,200 square feet, a cafeteria/locker of 19,200 square feet and a data processing building of 9,600 square feet. The remaining portion of the site consists of an asphalt paved parking lot to the south, a paved access road to the east, and concrete walks and a grassy area to the west and north.	

ADJACENT BUSINESS DEVELOPMENT	
N—Fire Hall Site (Site 16), Church E—Right-of-way for Niagara Mohawk, Niagara Vest (Site 17), UCAR Carbon (Site 25) S—3411 Highland Ave. (Site 39) W—Wrotniak Restaurant (Site 24), Garage at 3577 Highland (Site 34), Canrom Photovoltaics (Site 36), Residential properties.	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	



Standard Ceramics

SITE NUMBER: 23
ADDRESS: 3625 Highland Avenue
SBL NUMBER: 130.18-2-14



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Average	
Square footage of structures: 4,290	
Coordinates: -79.045100 / 43.120590	
Zoning: C-3; Heavy Commercial District	
Property Class Code: 482-Detached Row Building	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Robert Gamble	
Site is publicly owned? No	
Owner address: 816 Crest Avenue Gadsden AL 35901-2248	
Site tax delinquent? Unknown	
Site size: 0.19 acres	
Current assessment: \$34,500	
Previous land use: Restaurant / Residential	
Surrounding land use: Residential, Commercial, Industrial	
Adjacent public road: Highland Avenue	
Nearest highway: I-190 approximately 1.5 miles away	

PROPERTY DESCRIPTION
The site of the former Wroblewski Restaurant is 0.19 acres in size. The property contains an abandoned, two story brick building. The property is south and east of the Standard Ceramics Site.

No historical environmental information is available at this time.

The site is currently an unused parcel with an abandoned structure owned by Robert Gamble.

N.E.—Standard Ceramics (Site 23)
S—Residential properties, Garage at 3577 Highland (Site 34), Canrom Photovoltaics (Site 36)
W—Residential properties, BLP Bonds (Site 22)

SITE CHARACTERISTICS	
Number of structure on site:	0
Condition of structures:	N/A
Square footage of structures:	N/A
Coordinates:	-79.038400/ 43.120430
Zoning:	M-2: Heavy Industrial District
Property Class Code:	340—Industrial Vacant
Site Located in Special Zoning Districts?	NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone
Owner:	Industrial Properties LLC
Site is publicly owned?	No
Owner address:	2293 Saunders Settlement Road Sanborn NY 14132
Site is tax delinquent?	No
Site size:	25.1 acres
Current assessment:	\$77,000
Previous land use:	Industrial
Surrounding land use:	Niagara Vest and Hazorb site to the north, Standard Ceramics and 3411 Highland Avenue sites to the west, Fontana Rose site to the south, Vacant industrial properties to the east.
Adjacent public road:	College Avenue
Nearest highway:	I- 190 approximately 1.5 miles

PROPERTY DESCRIPTION	<p>The property at 2201 College Avenue includes two parcels totaling 25.1 acres. The property is bound by the Niagara Vest and Hazorb Sites to the north, Standard Ceramics and 3411 Highland Avenue sites to the west, vacant industrial properties to the east, and the Fontana Rose site to the south. The site has minimal access from College Avenue.</p> <p>This property was used for heavy industrial purposes from at least 1910 to the mid 1980s. This property was part of a larger industrial complex that was originally developed by the National Carbon Company, Inc, the predecessor of the Union Carbide and Carbon Corporation. Union Carbide manufactured coal-based carbon products that were used by allow reduction smelters. Waste products reportedly included carbonaceous waste and dust, fire brick, and raw materials.</p>
ENVIRONMENTAL HISTORY (Previous Assessments)	<p>To the City's knowledge, previous environmental assessments and/or investigation reports are not available for this site. Confirmed contamination has been investigated at both the Niagara Vest and Hazorb sites, which were originally part of the larger UCAR property. Additionally, UCAR Carbon Co was a listed large quantity generator of hazardous waste and a Treatment, Storage and Disposal Facility (TSDF) under RCRA. The facility was also listed on the PCB Activity Database System (PADS) as a PCB generator, storage facility, transporter or permitted disposer. Consequently, hazardous wastes and/or PCBs may have been generated and/or stored on the site, and past releases of these materials may have occurred.</p> <p>A site investigation, however, is necessary to confirm or deny the presence of contamination, as well as to define the magnitude and extend of any contamination encountered.</p>

CURRENT USE OF SITE	<p>The site is currently unused and vacant. The properties are owned by Industrial Properties LLC and are zoned M-2.</p>
ADJACENT BUSINESS DEVELOPMENT	<p>N—Niagara Vest (Site 17), Hazorb (Site 18) E—20th Street Cluster (Site 29) S—Tract II (Site 51) W—Standard Ceramics (Site 23), 3411 Highland Avenue (Site 39)</p>
KNOWN DEVELOPMENT INTEREST	<p>Unknown</p>
POTENTIAL FUTURE USES	



UCAR Carbon Site

SITE NUMBER: 25
ADDRESS: 2201 College Ave
3620 Highland Ave
SBL NUMBER: 130.19-1-2.1
130.18-1-3.1



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SITE CHARACTERISTICS	
Number of structure on site: 2	
Condition of structures: Unknown	
Square footage of structures: 5,411	
Coordinates: -79.036560/43.120330	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 436—Self-Service Car Wash	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Niagara Power Wash	
Site is publicly owned? No	
Owner address: 3602 Hyde Park Boulevard Niagara Falls NY 14305	
Site tax delinquent? Unknown	
Site size: 1.64 acres	
Current assessment: \$107,000	
Previous land use: Unknown	
Surrounding land use: Vacant Industrial	
Adjacent public road: Hyde Park Boulevard, New Jersey Avenue, Vermont Avenue	
Nearest highway: I-190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	
The property located at the intersection of Hyde Park Blvd. and New Jersey Avenue includes 1.64 acres with two structure consisting of 5,411 square feet.	


ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
The site is currently owned by Niagara Power Wash and is operated as a self-service car wash.	

ADJACENT BUSINESS DEVELOPMENT	
N—Site B Hyde Park (Site 20) S—Hyde Park Warehouse (Site 27), Reilly and Reilly (Site 28), Niagara Painting (Site 30) W—UCAR Carbon (Site 25)	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	



Rainbow Car Wash

SITE NUMBER: 26
ADDRESS: 3602 Hyde Park Boulevard
SBL NUMBER: 130.19-1-6





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SITE CHARACTERISTICS

Number of structure on site:
1

Condition of structures:
Unknown

Square footage of structures:
3,996

Coordinates:
-79.035510/ 43.119750

Zoning:
C-3: Heavy Commercial District

Property Class Code:
433—Auto Body

Site Located in Special Zoning Districts?
NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone

Owner:
Anthony Mascaro
James Moretti

Site is publicly owned?
No

Owner address:
Multiple

Site tax delinquent?
Unknown

Site size:
.27 acres

Current assessment:
\$67,500

Previous land use:
Unknown

Surrounding land use:
Industrial, Vacant Industrial

Adjacent public road:
Hyde Park Boulevard, New Jersey Avenue

Nearest highway:
I-190 less than 1 mile away

PROPERTY DESCRIPTION

The properties at 3520-3524 Hyde Park Boulevard consist of .27 acres with one structure of 3,996 square feet. The properties are currently operated as an auto repair shop and a storage warehouse.

ENVIRONMENTAL HISTORY

(Previous Assessments)

No historical environmental information is available at this time.

CURRENT USE OF SITE

The properties are currently owned by Anthony Mascaro and James Moretti and are used as warehouses.

ADJACENT BUSINESS DEVELOPMENT

N—Rainbow Painting (Site 26)
S—Henry Sloma and Associates (Site 31)
W—Niagara Painting (Site 30)

KNOWN DEVELOPMENT INTEREST

Unknown

POTENTIAL FUTURE USES

Hyde Park Warehouse

SITE NUMBER: 27

ADDRESS: 3520, 3524 Hyde Park Boulevard

SBL NUMBER: 130.19-1-8, 130.19-1-7



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Unknown	
Square footage of structures: 18,500	
Coordinates: -79.035510/ 43.119750	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 449—Storage/Warehouse	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Zone	
Owner: Reilly and Reilly	
Site is publicly owned? No	
Owner address: 1955 New Jersey Avenue Niagara Falls, NY 14305	
Site tax delinquent? Unknown	
Site size: 1 acre	
Current assessment: \$82,800	
Previous land use: Unknown	
Surrounding land use: Industrial, Vacant Industrial	
Adjacent public road: New Jersey Avenue, Connecticut Avenue	
Nearest highway: I-190 less than 1 mile away	

PROPERTY DESCRIPTION	
The property at 1955 New Jersey Avenue consists of a one acre parcel with one structure of 18,500 square feet. The property is currently operated as a storage warehouse.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No historical environmental information is available at this time.	

CURRENT USE OF SITE	
The property is currently owned by Reilly and Reilly and is operated as a warehouse.	

ADJACENT BUSINESS DEVELOPMENT	
N—Rainbow Car Wash (Site 26) E—Niagara Painting (Site 30) S—Henry Sloma and Associates (Site 31) W—20th Street Cluster (Site 29)	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	

Reilly and Reilly Warehouse

SITE NUMBER: 28
ADDRESS: 1955 New Jersey Avenue
SBL NUMBER: 130.19-1-20



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SITE CHARACTERISTICS	
Number of structure on site: 0	
Condition of structures: N/A	
Square footage of structures: N/A	
Coordinates: -79.036470 / 43.118100	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 330—Vacant Commercial and 340—Vacant Industrial	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Multiple	
Site is publicly owned? 4 parcels are owned by City of Niagara Falls	
Owner address: Multiple	
Site is tax delinquent? Unknown	
Site size: 4.47 acres	
Current assessment: \$48,400	
Previous land use: Residential	
Surrounding land use: Vacant, Commercial	
Adjacent public road: Rhode Island Connecticut, New Jersey Ave- nues and 20th Street	
Nearest highway: I-190 approximately 1.25 miles away	

PROPERTY DESCRIPTION	ENVIRONMENTAL HISTORY (Previous Assessments)
This site consists of 44 parcels located along Rhode Island, Connecticut and New Jersey Avenues. These parcels total 4.47 acres which are currently vacant. The properties were formerly used for residential houses which have since been demolished. The properties are covered with varying amounts of fill. Road access to many of the parcels is limited. The properties are directly east of the UCAR Carbon Site.	No historical or environmental information is available at this time.

CURRENT USE OF SITE	ADJACENT BUSINESS DEVELOPMENT	KNOWN DEVELOPMENT INTEREST	POTENTIAL FUTURE USES
The site is currently all vacant properties zoned C-3	N,W—UCAR Carbon (Site 25) E—Connecticut Warehouse (Site 40), Reilly and Reilly Warehouse (Site 28) S—Residential	Unknown	

Site Profile

SITE NAME: 20th Street Cluster
ADDRESS: 1711—1772 Rhode Island Avenue
1901—1956 Connecticut Avenue
1901, 1903, 1905 New Jersey Ave
SBL NUMBER: 44 parcels



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Unknown	
Square footage of structures: 2,400	
Coordinates: -79.036630/43.119830	
Zoning: C-3 Heavy Commercial District	
Property Class Code: 433—Auto Body 340—Vacant Industrial	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Kenneth W. Zortman	
Site is publicly owned? No	
Owner address: 4536 Liberty Avenue Niagara Falls NY 14305	
Site tax delinquent? Unknown	
Site size: .73 acres	
Current assessment: \$34,800	
Previous land use: Unknown	
Surrounding land use: Industrial, Manufacturing	
Adjacent public road: College Avenue, Hyde Park Boulevard	
Nearest highway: I-190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	
The Niagara Painting site is located on the New Jersey Avenue near Hyde Park Boulevard. The site consists of two parcels totaling .73 acres. The site has one structure of 2,400 square feet.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
The property is currently active and is used as a warehouse. The parcels are zoned C-3 and have no site characterization.	

ADJACENT BUSINESS DEVELOPMENT	
N—Rainbow Car Wash (Site 26) E—Hyde Park Warehouse (Site 27) S—Henry Sloma and Associates (Site 31) W—Reilly and Reilly Warehouse (Site 28)	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	

Niagara Painting

SITE NUMBER: 30

ADDRESS: 2001, 2011 New Jersey Avenue

SBL NUMBER: 130.19-1-21.1, 130.19-1-22

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SITE CHARACTERISTICS	
Number of structure on site: 3	
Condition of structures: Unknown	
Square footage of structures: 4,571	
Coordinates: -79.037190/43.119470	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 484—One Story Small Commercial 433—Auto Body 340—Vacant Industrial	
Site Located in Special Zoning Districts? NY'S Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Henry Sloma	
Site is publicly owned? No	
Owner address: 3506 Hyde Park Blvd Niagara Falls, NY 14305	
Site tax delinquent? Unknown	
Site size: 1.56 acre	
Current assessment: \$107,200	
Previous land use: Unknown	
Surrounding land use: Industrial	
Adjacent public road: Hyde Park Boulevard, Connecticut Avenue	
Nearest highway: I-190 less than 1 mile away	

PROPERTY DESCRIPTION	
The site is located at the corner of Connecticut Avenue and Hyde Park Boulevard. The properties consist of six parcels with 1.56 acres. There are three structures on the site with a total square footage of 4,571.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No historical environmental information is available at this time.	

CURRENT USE OF SITE	
The site is currently vacant except for the parcel on Hyde Park Blvd. and the parcel on Connecticut Ave. closest to Hyde Park, that are operated as office buildings.	

ADJACENT BUSINESS DEVELOPMENT	
N—Reilly and Reilly Warehouse (Site 28), Niagara Painting (Site 30), Hyde Park Warehouse (Site 27) S—Connecticut Warehouse (Site 40), Naughton Painting (Site 41), Auto Solutions (Site 42) W—20th Street Cluster (Site 29)	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	

Henry Sloma and Associates

SITE NUMBER: 31

ADDRESS: 2010, 2024, 2026, 2032, 2058 Connecticut Avenue
3506-10 Hyde Park Boulevard

SBL NUMBER: 130.19-1-16.2, 130.19-1-15, 130.19-1-14, 130.19-1-13.1, 130.19-1-12, 130.19-1-11



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Average	
Square footage of structures: 2,160	
Coordinates: -79.046040/ 43.120230	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 484— One Story Small Commercial	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Louis J Leo	
Site is publicly owned? No	
Owner address: 556 15th Street Niagara Falls NY 14301	
Site is tax delinquent? No	
Site size: .17 acres	
Current assessment: \$22,200	
Previous land use: Commercial	
Surrounding land use: Residential to the north and south, vacant residential to the west, and Highland Ave to the east	
Adjacent public road: Highland Avenue	
Nearest highway: I- 190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	
	The property at 3530 Highland Avenue includes approximately .17 acres. The property contains one structure in average condition with a square footage totaling 2,160. The property is bound by residential properties to the north and south. Highland Avenue and a vacant residential property border the property to the east and west respectively. The property is accessed from Highland Avenue.

ENVIRONMENTAL HISTORY (Previous Assessments)	
	No Historical Environmental Information is available at this time.

CURRENT USE OF SITE	
	The site is currently underutilized and owned by Louis J Leo.

ADJACENT BUSINESS DEVELOPMENT	
	N—BLP Bonds (Site 22) E—Garage at 3577 Highland (Site 34) S—Ulrich's Auto (Site 33) W—9th Street Northern Parcel (Site 21)

KNOWN DEVELOPMENT INTEREST	
	Unknown

POTENTIAL FUTURE USES	



NP Industries

SITE NUMBER: 32
ADDRESS: 3530 Highland Avenue
SBL NUMBER: 130.79-2-1



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Unknown	
Square footage of structures: 1,400	
Coordinates: -79.046220/43.119880	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 433—Auto Body 330—Vacant Commercial	
Site Located in Special Zoning Districts? NY'S Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Keith Ulrich Barney Estelle	
Site is publicly owned? No	
Owner address: Multiple	
Site tax delinquent? Unknown	
Site size: .28 acres	
Current assessment: \$24,200	
Previous land use: Unknown	
Surrounding land use: Residential, Commercial, Vacant	
Adjacent public road: Highland Avenue	
Nearest highway: I- 190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	
	The site located at 3522 Highland Avenue consists of two parcels totaling .28 acres with one structure of 1,400 square feet.

ENVIRONMENTAL HISTORY (Previous Assessments)	
	No Historical Environmental Information is available at this time.,

CURRENT USE OF SITE	
	The 3522 Highland Avenue property is currently active as a automotive shop and the neighboring 3516 Highland Avenue property is vacant.

ADJACENT BUSINESS DEVELOPMENT	
	N—NP Industries (Site 32) E—Garage at 3577 Highland (Site 34), Canrom Photovoltaics (Site 36) S—Mid-Highland Cluster (Site 37) W—9th Street Northern Parcel (Site 21)

KNOWN DEVELOPMENT INTEREST	
	Unknown

POTENTIAL FUTURE USES	



Ulrich's Auto

SITE NUMBER: 33

ADDRESS: 3522, 3516 Highland Avenue

SBL NUMBER: 130.79-2-25, 130.79-2-24



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Average	
Square footage of structures: 700	
Coordinates: -79.045400/ 43.120040	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 439- Small Garage	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: James & Irene Love	
Site is publicly owned? No	
Owner address: 2060 Virginia Avenue Niagara Falls NY 14305	
Site is tax delinquent? No	
Site size: .09 acres	
Current assessment: \$2,100	
Previous land use: Automotive	
Surrounding land use: Commercial and Residential.	
Adjacent public road: Highland Avenue	
Nearest highway: I-190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	<p>The property at 3577 Highland Avenue includes approximately 0.09 acres. The property contains one structure of unknown condition with a total square footage of 700. The property is bound by Highland Avenue to the west, the Standard Ceramics Site to the east, and residential properties to the north and south. The property can be accessed from Highland Avenue.</p>
ENVIRONMENTAL HISTORY (Previous Assessments)	<p>No Historical Environmental Information is available at this time.</p>

CURRENT USE OF SITE	<p>The property is currently used as a automobile service station.</p>
ADJACENT BUSINESS DEVELOPMENT	<p>N—Wrohiak Restaurant (Site24) E—Standard Ceramics (Site 23) S—Curlie's Laundromat (Site 35), Canrom Photobvdtals (Site 36) W—NP Industries (Site 32), Ulrich's Auto (Site 33)</p>
KNOWN DEVELOPMENT INTEREST	<p>Unknown</p>
POTENTIAL FUTURE USES	



Garage at 3577 Highland

SITE NUMBER: 34

ADDRESS: 3577 Highland Avenue

SBL NUMBER: 130.79-2-2

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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Average	
Square footage of structures: 3,550	
Coordinates: -79.045400 / 43.119930	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 482- Detached Row Building	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Hughes Investments	
Site is publicly owned? No	
Owner address: Las Vegas, NV 89124	
Site tax delinquent? Unknown	
Site size: 0.09 acres	
Current assessment: \$13,400	
Previous land use: Laundromat, residential	
Surrounding land use: Vacant, industrial	
Adjacent public road: Highland Avenue, New Jersey Avenue	
Nearest highway: I-190 less than 1.5 miles away	

PROPERTY DESCRIPTION	
The Curlie's Laundromat site is located near the corner of Highland Avenue and New Jersey Avenue. The property is 0.09 acres in size and is abandoned.	


ENVIRONMENTAL HISTORY (Previous Assessments)	
No historical environmental information is available at this time.	

CURRENT USE OF SITE	
The site is currently vacant with an abandoned building. The property is owned by Hughes Investment and is zoned C-3.	

ADJACENT BUSINESS DEVELOPMENT	
N—Garage at 3577 Highland (Site 34) E—Standard Ceramics (Site 23) S—Canrom Photovoltaics (Site 36) W—NP Industries (Site 32), Ulrich's Auto (Site 33)	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	



Curlie's Laundromat

SITE NUMBER: 35

ADDRESS: 3575 Highland Avenue

SBL NUMBER: 130.79-2-3



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Average	
Square footage of structures: 1,138	
Coordinates: -79.045540/ 43.119690	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 484— One Story Small Commercial	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Canrom Photovoltaics Inc.	
Site is publicly owned? No	
Owner address: 108 Aikman Ave	
Site is tax delinquent? Yes (County and City)	
Site size: .18 acres	
Current assessment: \$19,900	
Previous land use: Commercial	
Surrounding land use: Residential to the north and west, a parking lot to the south, the Standard Ceramics site to the east.	
Adjacent public road: Highland Avenue	
Nearest highway: I- 190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	
The properties at 3515 and 3509 Highland Avenue includes two parcels of approximately .18 acres. The property contains one structure of average condition with a total of 1,138 square feet. The property is bound by Highland Avenue to the west, with residential property adjacent to the north. A parking lot lies to the south and the Standard Ceramics site is located east of the property. The property can be accessed from Highland Avenue.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
The property is currently under utilized and owned by Canrom Photovoltaics Inc. The site is zoned C-3 Commercial.	

ADJACENT BUSINESS DEVELOPMENT	
N—Curlie's Laundromat (Site 35) E—Standard Ceramics (Site 23) S—3411 Highland Ave. (Site 39) W—NP Industries (Site 33)	

KNOWN DEVELOPMENT INTEREST	

POTENTIAL FUTURE USES	



Canrom Photovoltaics

SITE NUMBER: 36
ADDRESS: 3515, 3509 Highland Avenue
SBL NUMBER: 130.79-2-5, 130.79-2-6





Highland Community Area BOA

Brownfield Opportunity Area | Step 2 Nomination Document

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SITE CHARACTERISTICS

Number of structure on site:
0

Condition of structures:
N/A

Square footage of structures:
N/A

Coordinates:
-79.046550/ 43.119270

Zoning:
C-3: Heavy Commercial District

Property Class Code:
330—Vacant Commercial

Site Located in Special Zoning Districts?
NYS Empire Zone, DEC Environmental:
Zone, HUD Renewal Community Area, SBA
Historically Underutilized Business Zone

Owner:
City of Niagara Falls and Dominic Diriso

Site is publicly owned?
Yes—3416, 3418, 3420 Highland Avenue

Owner address:
Multiple

Site is tax delinquent?
No

Site size:
0.57 acres

Current assessment:
\$9,100

Previous land use:
Commercial, Residential

Surrounding land use:
Residential, Vacant residential

Adjacent public road:
Highland Avenue

Nearest highway:
I-190 approximately 1.5 miles away

PROPERTY DESCRIPTION

The property at 3416-3502 Highland Avenue consists of five parcels which total 0.57 acres in size. Previous structures, which have since been demolished, included a scrap metal yard, a residence and a restaurant/residence. The property is bound by residential properties to the north and south, and Highland Avenue and vacant land to the east and west respectively. The properties' only adjacent road is Highland Avenue but there is no curb cut for the site.

ENVIRONMENTAL HISTORY

(Previous Assessments)

A Phase I ESA was completed for this property under an EPA Brownfield Pilot Grant in December 1999, and a Phase II ESA was completed in October of 2000. During advancement of seven test pits, fill was encountered at the surface to depths up to seven feet below grade. Similar to the Maryland/Maple Site, PAHs and chromium, as well as mercury and zinc, were detected at concentrations above the unrestricted use soil cleanup guidelines but below the restricted-residential SCOs.

CURRENT USE OF SITE

The properties are zoned C-3, with some owned by the City of Niagara Falls and all are currently vacant.

ADJACENT BUSINESS DEVELOPMENT

N—Ulrich's Auto (Site 33)
E—3411 Highland Avenue (Site 39)
S—Gene's Service (Site 38)
W—9th Street Northern Parcel (Site 21)

KNOWN DEVELOPMENT INTEREST

POTENTIAL FUTURE USES

Mid-Highland Cluster

SITE NUMBER: 37

ADDRESS: 3416, 3418, 3420, 3434, 3502 Highland Avenue

SBL NUMBER: 130.79-2-17, 130.79-2-18, 130.79-2-19, 130.79-2-20, 130.79-2-21



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Poor	
Square footage of structures: 945	
Coordinates: -79.046810/ 43.118720	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 439—Small Garage 330—Vacant	
Site Located in Special Zoning Districts? NY'S Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Multiple	
Site is publicly owned? No	
Owner address: Multiple	
Site is tax delinquent? Yes (County and City)	
Site size: .65 acres	
Current assessment: \$11,200	
Previous land use: Auto Garage	
Surrounding land use: Vacant residential, and commercial	
Adjacent public road: Highland Avenue	
Nearest highway: I- 190 approximately 1.5 miles away	


PROPERTY DESCRIPTION	
The Gene's Service Cluster includes 6 parcels totaling approximately .65 acres. The property contains one structure in poor condition with a total of 945 square feet. The property is bound by vacant properties to the north, south, and west. Highland Avenue borders the property to the east with the 3411 Highland Avenue Site located further east. The property's only adjacent road is Highland Avenue which has no curb cut for this site creating no access point.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
The property is currently vacant and abandoned lots which are zoned C-3.	

ADJACENT BUSINESS DEVELOPMENT	
N—Mid-Highland Cluster (Site 37) E—3411 Highland Avenue (Site 39) S—Braun Horticulture (Site 50) W—9th Street Northern Parcel (Site 21)	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	
	

Gene's Service Cluster

SITE NUMBER: 38

ADDRESS: 3318, 3330, 3402, 3404, 3408, 3410 Highland Avenue

SBL NUMBER: 130.79-2-10, 130.79-2-11, 130.79-2-12, 130.79-2-13, 130.79-2-14, 130.79-2-15







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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Poor	
Square footage of structures: 30,124	
Coordinates: -79.044980/ 43.118840	
Zoning: M-2: Heavy Industrial District	
Property Class Code: 449—Storage/Warehouse 340—Vacant	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Braun Horticulture Inc	
Site is publicly owned? No	
Owner address: Bridge Sta Niagara Falls NY 14305	
Site is tax delinquent? No	
Site size: 6.35 acres	
Current assessment: \$129,900	
Previous land use: Storage	
Surrounding land use: The Standard Ceramics site to the north, The UCAR site to the east, Vacant industrial properties to the south. A mix of residential and commercial across Highland Avenue to the west.	
Adjacent public road: Highland Avenue	
Nearest highway: I— 190 approximately 1.5 mile away	

PROPERTY DESCRIPTION	
The property at 3411 Highland Avenue includes approximately 6.35 acres. The property contains one structure in poor condition with a total of 30,124 square feet. The property is bound by the Standard Ceramics and UCAR sites to the north and east respectively, vacant industrial properties to the south and a mix of residential and commercial properties to the west across Highland Avenue. The property can be accessed from Highland Avenue.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
The parking lot of the site is currently used for storage while the building is condemned and unused. The property is owned by Braun Horticulture Inc. and is zoned M-2.	

ADJACENT BUSINESS DEVELOPMENT	
N—Standard Ceramics (Site 23) E—UCAR Carbon (Site 25) S—Tulip Corp. (Site 49) W—Mid-Highland Cluster (Site 37), Gene's Service Cluster (Site 38)	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	



3411 Highland Avenue

SITE NUMBER: 39
ADDRESS: 3411, 3325 Highland Avenue
SBL NUMBER: 130.18-2-7, 130.18-2-6



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Average	
Square footage of structures: 5,738	
Coordinates: -79.036470 / 43.118100	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 330-Vacant Commercial and 340—Vacant Industrial	
Site Located in Special Zoning Districts? DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underuti- lized Business Zone	
Owner: Brian Patronski	
Site is publicly owned? No	
Owner address: 2424 Niagara Street Niagara Falls NY 14303	
Site is tax delinquent? Unknown	
Site size: 2.41 acres	
Current assessment: \$22,200	
Previous land use: Residential	
Surrounding land use: Vacant, Commercial	
Adjacent public road: Connecticut and Rhode Island Avenues and 20th Street	
Nearest highway: I-190 approximately 1.25 miles away	

PROPERTY DESCRIPTION	
This site consists of 27 parcels located along Rhode Connecticut Avenue. These parcels total 2.41 acres. The property contains one warehouse structure, located at 2025 Connecticut Avenue.	


ENVIRONMENTAL HISTORY (Previous Assessments)	
No historical or environmental information is avail- able at this time.	

CURRENT USE OF SITE	
The site currently consists of 27 parcels, six used as storage or warehousing and the rest vacant. The properties are owned by Bran Patronski and are zoned C-3.	

ADJACENT BUSINESS DEVELOPMENT	
N—Henry Sloma and Associates (Site 31) E—Naughton Painting (Site 41) S—Rhode Island Cluster (Site 45) W—20th Street Cluster (Site 29)	

KNOWN DEVELOPMENT INTEREST	

POTENTIAL FUTURE USES	



Connecticut Warehouse

SITE NUMBER: 40

ADDRESS: 2000—2028 Rhode Island Avenue
2001—2039 Connecticut Avenue

SBL NUMBER: 27 parcels



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Average	
Square footage of structures: 2,960	
Coordinates: -79.035760 / 43.118960	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 449- Warehouse	
Site Located in Special Zoning Districts? DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Naughton Painting	
Site is publicly owned? No	
Owner address: PO Box 465 Lewiston NY 14092	
Site tax delinquent? Unknown	
Site size: 1.07 acres	
Current assessment: \$33,500	
Previous land use: Unknown	
Surrounding land use: Industrial	
Adjacent public road: Connecticut Avenue, Rhode Island Avenue	
Nearest highway: I-190 less than 1 miles away	

PROPERTY DESCRIPTION	
The Naughton Painting site consists of two parcels which total 1.07 acres in size. Naughton Painting, a painting/paper hanging contractor, currently operates on this site.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No historical environmental information is available at this time.	

CURRENT USE OF SITE	
The site is currently owned by Naughton Painting and is operated as a warehouse.	

ADJACENT BUSINESS DEVELOPMENT	
N—Henry Sloma and Associates (Site 31) E—Auto Solutions (Site 42), Western Auto (Site 43), Frontier Rubber (Site 44) S—Rhode Island Cluster (Site 45) W—20th Street Cluster (Site 29)	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	



Naughton Painting

SITE NUMBER: 41

ADDRESS: 2041-2059 Connecticut Ave and 2030 Rhode Island Avenue

SBL NUMBER: 130.81-2-13, 130.81-2-30



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Average	
Square footage of structures: 1,596	
Coordinates: -79.035200 / 43.119010	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 433-Auto Body	
Site Located in Special Zoning Districts? DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Jack Johnson	
Site is publicly owned? No	
Owner address: 1080 Ridge Road Lewiston NY 14092-9704	
Site tax delinquent? Unknown	
Site size: 0.29 acres	
Current assessment: \$31,100	
Previous land use: Automotive	
Surrounding land use: Commercial, Vacant	
Adjacent public road: Hyde Park Boulevard, Connecticut Avenue	
Nearest highway: I-190 less than one mile away	

PROPERTY DESCRIPTION	
The Auto Solutions site consists of three parcels which total 0.29 acres in size. The property is located on the southeast corner of Hyde Park Boulevard and Connecticut Avenue. Auto Solutions, an automobile repair shop, currently operates on this site.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No historical environmental information is available at this time.	

CURRENT USE OF SITE	
The site is currently owned by Jack Johnson and is used as an automotive repair shop.	

ADJACENT BUSINESS DEVELOPMENT	
N—Henry Sloma and Associates (Site 31) S—Western Auto (Site 43) W—Naughton Painting (Site 41)	

KNOWN DEVELOPMENT INTEREST	

POTENTIAL FUTURE USES	



Auto Solutions

SITE NUMBER: 42
ADDRESS: 3416-3424 Hyde Park Boulevard
SBL NUMBER: 130.81-2-17, 130.81-2-18, 130.81-2-19



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SITE CHARACTERISTICS	
Number of structure on site: 3	
Condition of structures: Average	
Square footage of structures: 4,212	
Coordinates: -79.035050 / 43.118660	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 433– Auto Body 330– Vacant Commercial	
Site Located in Special Zoning Districts? DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Multiple	
Site is publicly owned? No	
Owner address: Multiple	
Site tax delinquent? Unknown	
Site size: 0.3 acres	
Current assessment: \$75,200	
Previous land use: Automotive	
Surrounding land use: Commercial, Vacant, Industrial	
Adjacent public road: Rhode Island Avenue, Hyde Park Boulevard	
Nearest highway: I-190 less than 1 mile away	

PROPERTY DESCRIPTION	
The Western Auto site consists of three parcels which total 0.3 acres. The site is located at the corner of Hyde Park Boulevard and Rhode Island Avenue. Western Auto and Transmissions currently operates on this property.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No historical environmental information is available at this time.	

CURRENT USE OF SITE	
The site is currently active as an automotive shop.	

ADJACENT BUSINESS DEVELOPMENT	
N—Auto Solutions (Site 42) S—Rhode Island Cluster (Site 45) W—Frontier Rubber (Site 44)	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	



Western Automotive

SITE NUMBER: 43

ADDRESS: 3402-3416 Hyde Park Boulevard

SBL NUMBER: 130.81-2-21, 130.81-2-22, 130.81-2-20



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Average	
Square footage of structures: 1,840	
Coordinates: -79.035310 / 43.118550	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 449-Warehouse	
Site Located in Special Zoning Districts? DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: John and Rose Hubbard	
Site is publicly owned? No	
Owner address: 2218 Rhode Island Ave Niagara Falls NY 14305	
Site tax delinquent? Unknown	
Site size: 0.09	
Current assessment: \$22,100	
Previous land use: Manufacturing	
Surrounding land use: Commercial, vacant, residential	
Adjacent public road: Rhode Island Avenue	
Nearest highway: I-190 approximately 1 mile away	

PROPERTY DESCRIPTION	<p>The Frontier Rubber site is 0.15 acres in size and is located near the intersection of Hyde Park Boulevard and Rhode Island Avenue. Frontier Rubber Company, a manufacturer of custom molded rubber products, has operated on this site since the 1940s.</p>
ENVIRONMENTAL HISTORY (Previous Assessments)	<p>No historical environmental information is available at this time</p>

CURRENT USE OF SITE	<p>The site is currently owned by John and Rose Hubbard and is used for light industrial purposes.</p>
ADJACENT BUSINESS DEVELOPMENT	<p>N,W—Naughton Painting (Site 41) E—Western Auto (Site 43) S—Rhode Island Cluster (Site 45)</p>
KNOWN DEVELOPMENT INTEREST	<p>Unknown</p>
POTENTIAL FUTURE USES	



Frontier Rubber

SITE NAME: 44
ADDRESS: 2218 Rhode Island Avenue
SBL NUMBER: 130.81-2-23

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SITE CHARACTERISTICS	
Number of structure on site: 0	
Condition of structures: N/A	
Square footage of structures: N/A	
Coordinates: -79.036470 / 43.118100	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 330—Vacant Commercial and 340—Vacant Industrial	
Site Located in Special Zoning Districts? DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underuti- lized Business Zone	
Owner: Multiple	
Site is publicly owned? 11 parcels are owned by City of Niagara Falls	
Owner address: Multiple	
Site is tax delinquent? Four parcels are delinquent	
Site size: 1.36 acres	
Current assessment: \$16,900	
Previous land use: Residential	
Surrounding land use: Vacant, Commercial	
Adjacent public road: Rhode Island Avenue and 20th Street	
Nearest highway: I-190 approximately 1.25 miles away	

PROPERTY DESCRIPTION	
This site consists of 18 parcels located along Rhode Connecticut Avenue. These parcels total 1.36 acres which are currently vacant. The properties were formerly used for residential houses which have since been demolished. The properties are covered with varying amounts of fill.	
ENVIRONMENTAL HISTORY (Previous Assessments)	
No historical or environmental information is available at this time.	

CURRENT USE OF SITE	
The properties are all currently vacant parcels along the south side of Rhode Island Avenue.	
ADJACENT BUSINESS DEVELOPMENT	N—Frontier Rubber (Site 44), Naughton Painting (Site 41), Connecticut Warehouse (Site 40) S—Residential W—20th Street Cluster (Site 29)
KNOWN DEVELOPMENT INTEREST	Unknown
POTENTIAL FUTURE USES	



Rhode Island Cluster

SITE NUMBER: 45
ADDRESS: 2005—2217 Rhode Island Avenue
SBL NUMBER: 18 parcels

SITE CHARACTERISTICS

Number of structure on site:
0

Condition of structures:
N/A

Square footage of structures:
N/A

Coordinates:
Unknown

Zoning:
R-3: Multi-Family Residential District

Property Class Code:
311— Vacant Residential

Site Located in Special Zoning Districts?
DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone

Owner:
New York State Urban Development

Site is publicly owned?
No

Owner address:
1515 Broadway
New York, NY 10036

Site tax delinquent?
Unknown

Site size:
5.01 acres

Current assessment:
\$50,100

Previous land use:
Residential, Rail yard

Surrounding land use:
Residential, Vacant, Railroad

Adjacent public road:
9th Street

Nearest highway:
I-190 is approximately 1.5 miles away

PROPERTY DESCRIPTION

The properties at 3100 and 3500 9th Street consist of parcels of 2.31 and 2.7 acres respectively. The property at 3500 9th Street parcel consists of a vacant grassy lot and the property at 3100 9th Street consists of a small parking area and a grassy lot. The properties were formerly part of a rail yard.

ENVIRONMENTAL HISTORY

(Previous Assessments)

No historical environmental information is available at this time.

CURRENT USE OF SITE

The site is currently vacant with portions of site used for parking.

ADJACENT BUSINESS DEVELOPMENT

N.E.—9th Street Northern Parcel (Site 21)
S—Residential
W—Railroad

KNOWN DEVELOPMENT INTEREST

Unknown

POTENTIAL FUTURE USES



Applewalk Vacant Lots

SITE NUMBER: 46, 47

ADDRESS: 3100 and 3500 9th Street

SBL NUMBER: 130.18-1-4 and 130.18-1-5



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SITE CHARACTERISTICS

Number of structure on site:

1

Condition of structures:

Average

Square footage of structures:

11,768

Coordinates:

-79.046470/ 43.117840

Zoning:

M-2: Heavy Industrial District

Property Class Code:

449- Storage/Warehouse

Site Located in Special Zoning Districts?

NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone

Owner:

Kenneth A Duncan

Site is publicly owned?

No

Owner address:

420 Irving Dr
Lewiston NY 14092

Site is tax delinquent?

No

Site size:

.5 acres

Current assessment:

\$66,300

Previous land use:

Storage

Surrounding land use:

Vacant Industrial, the 3411 site to the north, Tulip Corp. to the south and east

Adjacent public road:

Highland Avenue

Nearest highway:

I- 190 approximately 1.5 miles away

CURRENT USE OF SITE

The site is currently a vacant parcel owned by Kenneth A Duncan and is zoned M-2.

ADJACENT BUSINESS DEVELOPMENT

N—3411 Highland Avenue (Site 39)
E,S—Tulip Corp. (Site 49)
W—Braun Horticulture (Site 50)

KNOWN DEVELOPMENT INTEREST

Unknown

POTENTIAL FUTURE USES

Falls Steel Erectors

SITE NUMBER: 48

ADDRESS: 3303 Highland Avenue

SBL NUMBER: 130.18-2-5



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Average	
Square footage of structures: 129,116	
Coordinates: -79.045190 / 43.117190	
Zoning: M-2: Heavy Industrial District	
Property Class Code: 710-Manufacturing	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Tulip Corporation	
Site is publicly owned? No	
Owner address: 714 E. Keefe Ave Milwaukee WI 53212-1615	
Site tax delinquent? Unknown	
Site size: 9 acres	
Current assessment: \$492,500	
Previous land use: Manufacturing	
Surrounding land use: Industrial, Commercial	
Adjacent public road: Highland Avenue	
Nearest highway: I-190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	
The Tulip Corporation site consists of eight parcels which total 23.24 acres. The site is directly north of the Power City Warehouse site and west of the UCAR Carbon site. The Tulip Corporation, an injection molding company, operates on this site.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No historical environmental information is available at this time.	

CURRENT USE OF SITE	
The site is currently used for Industrial purposes as an injection molding company.	

ADJACENT BUSINESS DEVELOPMENT	
N—3411 Highland Avenue (Site 39) E—UCAR Carbon (Site 25), Tract II (Site 51) S—Power City Warehouse (Site 53) W—Sander's Auto/Elk's Lodge (Site 54)	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	

Tulip Corporation

SITE NUMBER: 49

ADDRESS: 3125-3301 Highland Avenue

SBL NUMBER: 144.23-1-7, 144.23-1-6, 144.23-1-4, 144.23-1-3, 144.06-2-1, 144.23-1-2, 130.18-2-4



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SITE CHARACTERISTICS

Number of structure on site:
1

Condition of structures:
Unknown

Square footage of structures:
7,500

Coordinates:
-79.047140/43.118030

Zoning:
C-3: Heavy Commercial District

Property Class Code:
449—Storage/Warehouse

Site Located in Special Zoning Districts?
NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone

Owner:
Braun Horticulture

Site is publicly owned?
No

Owner address:
3302 Highland Avenue
Niagara Falls, NY 14305

Site tax delinquent?
Unknown

Site size:
.57 acres

Current assessment:
\$467,500

Previous land use:
Unknown

Surrounding land use:
Vacant residential to the north and west, Tullip Corp and 3411 Highland Sites to the east, An auto repair shop to the south

Adjacent public road:
Highland Avenue and Profit Lane

Nearest highway:
I-190 approximately 1.5 miles away

PROPERTY DESCRIPTION

The Braun Horticulture site consists of one parcel which is 0.57 acres in size. Braun Horticulture manufactures wire baskets and planters for plants. The company has a nursery, located in Ontario, Canada. This site is the warehouse for their garden products division. The property contains a large warehouse and is fenced.

ENVIRONMENTAL HISTORY

(Previous Assessments)

No Historical Environmental Information is available at this time.

CURRENT USE OF SITE

The site is currently active used as a warehouse and is owned by Braun Horticulture.

ADJACENT BUSINESS DEVELOPMENT

N—Gene's Service (Site 38)
E—Falls Steel Erectors (Site 48)
S—Sander's Auto/Eik's Lodge (Site 54)
W—9th Street Northern Parcel (Site 21)

KNOWN DEVELOPMENT INTEREST

Unknown

POTENTIAL FUTURE USES



Braun Horticulture

SITE NAME: 50

ADDRESS: 3302 Highland Avenue

SBL NUMBER: 130.79-2-9



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SITE CHARACTERISTICS

Number of structure on site:
1

Condition of structures:
Poor

Square footage of structures:
37,900

Coordinates:
-79.042530 / 43.117170

Zoning:
M-2: Heavy Industrial District

Property Class Code:
340—Vacant Industrial

Site Located in Special Zoning Districts?
NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone

Owner:
City of Niagara Falls

Site is publicly owned?
Yes

Owner address:
745 Main Street
Niagara Falls NY 14301

Site is tax delinquent?
No

Site size:
11.5 acres

Current assessment:
\$66,500

Previous land use:
Manufacturing

Surrounding land use:
Industrial, Vacant

Adjacent public road:
Highland Ave, Beech Ave

Nearest highway:
I-190 approximately 1.5 miles away

PROPERTY DESCRIPTION

The properties located at 3001, 3079, and 3201 consist of approximately 14.31 acres. The property is located immediately east of Highland Avenue and immediately north of Beach Avenue. It is designated under the NYSDEC Brownfield Program as Site No. B - 00022 - 9. The property is located in a mixed residential, commercial and industrial area of the city. To the north of the site lies the Tulp Corporation, an active manufacturing facility, and the Power City Warehouse Building, an abandoned factory directly adjacent to the Tract II site. Residential neighborhoods, mixed with small commercial areas, are generally located south, east and west of the site. The site can be accessed from Beech Avenue. The Carter Crume Co., Ltd., and subsequently the American Sales Book Co., Ltd. and Moore Business Forms, Inc., produced business forms at the site in one of the largest manufacturing operations of its kind in the world from the early 1900s to the time the plant closed in 1971. The site remained idle thereafter, and eventually deteriorated from abandonment and fires. The site includes the foundations of former industrial buildings and an underground parking garage.

ENVIRONMENTAL HISTORY

A Site Investigation/Remedial Alternatives Report (S/I/RAR) was completed through the NYS ERP in 2000 for the whole Tract II Site. This investigation revealed that for the western portion of the site the presence of SVOCs, consisting primarily of polycyclic aromatic hydrocarbons (PAHs), metals, primarily lead, mercury, arsenic and chromium and to a lesser degree pesticides in surface and shallow (i.e. 0.5' to 2') subsurface soil/fill. Concentrations, particularly for metals, are generally much greater in the eastern portion of the site than in the western portion. Sediments collected from a sump in the underground parking garage impacted with PCBs, SVOCs, and metals. Groundwater on the site was found to have only minor exceedances of the water quality standards. Lastly, asbestos-containing materials (ACMs) were identified within the underground parking garage.

A Record of Decision (ROD) was issued in March 2003 that calls for a detailed soil sampling program to be conducted to clearly identify the limits of excavations and the underground parking garage will be evaluated to determine whether it is structurally sound. Excavation and off-site disposal of contaminated soils, removal and off-site disposal of sediments, removal and off-site disposal of ACM and other wastes from the parking garage, disposal of general refuse dumped about the site, site restoration include grading, topsoil placement and seeding of excavated and/or filled areas, development of a soils management plan and imposition of a deed restriction.

CURRENT USE OF SITE

The parcels comprising this property are owned by City of Niagara Falls. Each are zoned M-2-Heavy Industrial.

The plant buildings associated with this site were demolished. The underground parking garage and various building foundations are all that remain on the western portion of the site. A dilapidated building remains on the northeast portion of the site.

ADJACENT BUSINESS DEVELOPMENT

N—UCAR Carbon (Site 25)
E—Residential
S—Center Court (Site 74)
W—Highland / Beech Cluster (Site 55)

KNOWN DEVELOPMENT INTEREST

Unknown

POTENTIAL FUTURE USES

The NYSDEC has selected the remedy which will allow for commercial/industrial reuse of the site.

Tract II

SITE NUMBER: 51

ADDRESS: 3001, 3079, 3201 Highland Ave

SBL NUMBER: 144.06-2-25, 144.06-2-26, 144.06-2-2



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SITE CHARACTERISTICS	
Number of structure on site:	0
Condition of structures:	N/A
Square footage of structures:	N/A
Coordinates:	-79.047840/43.116630
Zoning:	C-3: Heavy Commercial District
Property Class Code:	330—Vacant Commercial
Site Located in Special Zoning Districts?	NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone
Owner:	Taylor Omar
Site is publicly owned?	No
Owner address:	32 S. Bedford Avenue Islandia, NY 11749
Site tax delinquent?	Unknown
Site size:	.16 acres
Current assessment:	\$2,500
Previous land use:	Unknown
Surrounding land use:	Residential, Industrial, Commercial
Adjacent public road:	Highland Avenue
Nearest highway:	I-190 approximately 1.5 miles away

PROPERTY DESCRIPTION	
The property at 3120 Highland Avenue consists of a vacant lot which is 0.16 acres in size. The property is bordered by residential properties to the north and south, Highland Avenue to the east, and Niagara Housing to the west.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
The site is currently vacant and owned by Taylor Omar.	

ADJACENT BUSINESS DEVELOPMENT	
N—Sander's Auto/Elk's Lodge (Site 54) E—Tulip Corp. (Site 49) S—Highland and Beech Cluster (Site 55) W—Niagara Housing Authority	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	

3120 Highland Avenue

SITE NUMBER: 52
ADDRESS: 3120 Highland Avenue
SBL NUMBER: 144.23-1-46



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SITE CHARACTERISTICS	
Number of structure on site:	11
Condition of structures:	Poor
Square footage of structures:	254,321
Coordinates:	-79.043380 / 43.116100
Zoning:	M-2: Heavy Industrial District
Property Class Code:	449—Storage Warehouse
Site Located in Special Zoning Districts?	NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone
Owner:	City of Niagara Falls
Site is publicly owned?	Yes
Owner address:	745 Main Street Niagara Falls, NY 14301-1703
Site is tax delinquent?	Yes (City)
Site size:	13.00 acres
Current assessment:	\$61,000
Previous land use:	Manufacturing
Surrounding land use:	Manufacturing property and the Fontana Rose Site to the north, A church and residential properties to the east, Tract II Site to the South, vacant properties to the west.
Adjacent public road:	Beech Avenue, Carolina Avenue, Tennessee Avenue,
Nearest highway:	I-90 approximately 2.0 miles away

PROPERTY DESCRIPTION	ENVIRONMENTAL HISTORY (Previous Assessments)
<p>The property at 3123 Highland Avenue includes approximately 13 acres. The property is bound on the south and west by vacant undeveloped industrial properties. Adjoining the property the east is a RoW maintained by the Niagara Mohawk Corporation and adjoining the property to the north is plastics manufacturer. The property contains 11 structures in poor condition totaling 254,321 square feet. The property can be accessed by Carolina Avenue that is off of Highland Avenue.</p> <p>The property was historically used for the manufacturing of lead-acid batteries from at least the early 1900s to the 1960s at which point the facility was used to manufacture hard rubber battery cases, fill batteries with sulfuric acid and charge batteries. These operations ceased in the mid-1970s and the site was used for various purposes including an automotive body shop and warehouse space for the Power City Distribution and HDL Distribution Center.</p>	<p>A Site Investigation was completed in 2000. This investigation revealed the presence of SVOCs, consisting primarily of polycyclic aromatic hydrocarbons (PAHs), and well as lead, pesticides, and PCBs in surface soil/fill. A sediment sample collected inside the warehouse building indicated the presence of SVOCs, lead, and PCBs. Also, asbestos-containing materials (ACMs) and lead painted surfaces were identified within the warehouse building. Groundwater was not sampled during this investigation.</p>

CURRENT USE OF SITE	ADJACENT BUSINESS DEVELOPMENT	KNOWN DEVELOPMENT INTEREST	POTENTIAL FUTURE USES
<p>The property is currently occupied by a warehouse that is currently vacant. The property is situated in an area of commercial, industrial and residential uses. The site is owned by the City of Niagara Falls and is zoned M-2 – Heavy Industrial.</p>	<p>N—Tulip Corp. (Site 49) E,S—Tract II (Site 51) W—Vacant Lots in Front of Power City (Site 56)</p>	<p>Unknown</p>	

Power City Warehouse


SITE NUMBER: 53
ADDRESS: 3123 Highland Avenue
SBL NUMBER: 144.06-2-27



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SITE CHARACTERISTICS	
Number of structure on site: 2	
Condition of structures: Average	
Square footage of structures: 1,581 and 3332 square feet	
Coordinates: -79.047400 / 43.117510	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 433—Automotive 438—Parking Lot 433—Auto Body 330—Vacant Commercial	
Site Located in Special Zoning Districts? NY'S Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Multiple	
Site is publicly owned? No	
Owner address: Multiple	
Site tax delinquent? Unknown	
Site size: 0.73	
Current assessment: \$30,900	
Previous land use: Automotive	
Surrounding land use: Commercial, Residential	
Adjacent public road: Highland Avenue and Profit Lane	
Nearest highway: I-190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	
<p>The Sander's Auto / Elk's Lodge site consists of 5 parcels which total 0.73 acres. Sander's Auto, an automobile repair shop, currently operates on the northern portion of this site. The southern portion of this site is the location of the Elk's Lodge.</p>	
ENVIRONMENTAL HISTORY	
<p>(Previous Assessments)</p> <p>No historical environmental information is available at this time.</p>	

CURRENT USE OF SITE	
<p>The site is currently active, used as an automotive shop and the Elk's Lodge.</p>	
ADJACENT BUSINESS DEVELOPMENT	
<p>N—Braun Horticulture (Site 50) E—Tulip Corp. (Site 49) S—3120 Highland Ave. (Site 52) W—Niagara Housing Authority</p>	
KNOWN DEVELOPMENT INTEREST	
<p>Unknown</p>	
POTENTIAL FUTURE USES	
	

Sander's Auto / Elk's Lodge

SITE NUMBER: 54

ADDRESS: 3204-3214 Highland Avenue

SBL NUMBER:144.23-1-51, 144.23-1-52, 144.23-1-1, 144.23-1-49, 144.23-1-50



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SITE CHARACTERISTICS

Number of structure on site:
2

Condition of structures:
Average

Square footage of structures:
2,856 and 1,706

Coordinates:
-79.048470 / 43.115450

Zoning:
C-3: Heavy Commercial District

Property Class Code:
330-Vacant Commercial
425-Bar
482-Detached Row Building

Site Located in Special Zoning Districts?
NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone

Owner:
Multiple Owners

Site is publicly owned?
No

Owner address:
Multiple

Site tax delinquent?
Unknown

Site size:
1.05 acres

Current assessment:
\$38,300

Previous land use:
Bar / Liquor Store

Surrounding land use:
Commercial, Residential, Industrial

Adjacent public road:
Highland Avenue

Nearest highway:
I-190 approximately 1.5 miles away

PROPERTY DESCRIPTION

The property along Highland Avenue opposite the intersection of Highland Avenue and Beech Avenue consists of 8 parcels which total 1.05 acres. Two abandoned buildings are located on this site: a former Liquor Store located at 3006 Highland Avenue and a former bar, Max's Lounge, located at 3030 Highland Avenue. The remainder of the site consists of vacant lots.

ENVIRONMENTAL HISTORY

(Previous Assessments)

No historical environmental information is available at this time.

CURRENT USE OF SITE

The 3030, 3102 Highland Parcels are currently active and used as a bar. The remaining parcels are vacant.

ADJACENT BUSINESS DEVELOPMENT

N—3120 Highland Avenue (Site 52)
E—Tract II (Site 51)
S—Residential
W—Niagara Housing Authority

KNOWN DEVELOPMENT INTEREST

POTENTIAL FUTURE USES

Highland and Beech Cluster

SITE NUMBER: 55

ADDRESS: 2932, 3006, 3010, 3014, 3016, 3018, 3022, 3026, 3030, 3102 Highland Avenue

SBL NUMBER: 144.23-1-33, 144.23-1-34, 144.23-1-35, 144.23-1-36, 144.23-1-37, 144.23-1-38, 144.23-1-39, 144.23-1-40, 144.23-1-41, 144.23-1-42



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SITE CHARACTERISTICS	
Number of structure on site: 0	
Condition of structures: N/A	
Square footage of structures: N/A	
Coordinates: -79.047280/43.116250	
Zoning: M-2: Heavy Industrial District	
Property Class Code: 330—Vacant Residential	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: City of Niagara Falls	
Site is publicly owned? Yes	
Owner address: 745 Main Street Niagara Falls, NY 14301	
Site tax delinquent? Unknown	
Site size: .64 acres	
Current assessment: \$9,300	
Previous land use: Unknown	
Surrounding land use: Power City Site to the east, Tract II site to the south, residential and vacant residential to the west	
Adjacent public road: Highland Avenue	
Nearest highway: I-190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	
These properties are located along Highland Avenue, between the road and the Power City Warehouse site. The properties consist of four parcels which total 0.64 acres. The parcels are owned by the City of Niagara Falls, and consist of vacant, grass-covered lots.	


ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
The properties are currently vacant unused lots owned by the City of Niagara Falls.	

ADJACENT BUSINESS DEVELOPMENT	
N—Tulip Corp. (Site 49) E—Power City Warehouse (Site 53) S—Tract II (Site 51) W—Highland and Beech Cluster (Site 55)	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	



Vacant Lots in Front of Power City

SITE NUMBER: 56

ADDRESS: 3103, 3109, 3115, 3121, Highland Avenue

SBL NUMBER: 144.23-1-11, 144.23-1-10, 144.23-1-9, 144.23-1-8



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Unknown	
Square footage of structures: 16,068	
Coordinates: -79.046890/43.114910	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 449-Storage/Warehouse	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Joseph Torre	
Site is publicly owned? No	
Owner address: 8716 Pershing Avenue Niagara Falls, NY 14304	
Site tax delinquent? Unknown	
Site size: .45 acres	
Current assessment: \$40,000	
Previous land use: Unknown	
Surrounding land use: Commercial properties with Tract II site to the north	
Adjacent public road: Beech Avenue and 13th Street	
Nearest highway: I-190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	
The JP Metal Fabrication site is located at the corner of Beech Avenue and 13 th Street. The site is 0.45 acres in size. J.P. Metal Fabrication currently operates a warehouse on this property.	


ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
The site is currently active with the property being used as a warehouse.	

ADJACENT BUSINESS DEVELOPMENT	
N—Tract II (Site 51) E S—Residential W—Car Wash / Auto Service (Site 58)	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	



JP Metal Fabrication

SITE NUMBER: 57
ADDRESS: 1225 Beech Avenue
SBL NUMBER: 144.23-1-21



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Unknown	
Square footage of structures: 1,404	
Coordinates: -79.047530/43.114930	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 433—Auto Body	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Arthur & Annie Searight	
Site is publicly owned? No	
Owner address: 2664 Fairway Drive Niagara Falls, NY 14305	
Site tax delinquent? Unknown	
Site size: .06 acres	
Current assessment: \$15,200	
Previous land use: Unknown	
Surrounding land use: Residential and Vacant Industrial	
Adjacent public road: Beech Avenue	
Nearest highway: I-190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	
The property at 1217 Beech Avenue is 0.06 acres in size. The site is located near the corner of Beech and Highland Avenue, across Beech Avenue from the Tract II site. An automobile service station / hand wash shop currently operates on this property.	


ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
The site is currently actively used as a car wash / automobile service shop and is owned by Arthur and Annie Searight.	

ADJACENT BUSINESS DEVELOPMENT	
N—Tract II (Site 51) E—JP Metal Fabrication (Site 57) S,W—Residential	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	



Car Wash/Auto Service on Beech

SITE NUMBER: 58
ADDRESS: 1217 Beech Avenue
SBL NUMBER: 144.23-1-18



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SITE CHARACTERISTICS

Number of structure on site:
2

Condition of structures:
Average

Square footage of structures:
2,962 and 2,472

Coordinates:
-79.048280 / 43.114300

Zoning:
R-3: Multi-Family Residential District

Property Class Code:
330— Vacant Commercial

Site Located in Special Zoning Districts?
NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone

Owner:
Multiple

Site is publicly owned?
No

Owner address:
Multiple

Site tax delinquent?
Unknown

Site size:
0.31 acres

Current assessment:
\$33,200

Previous land use:
Business incubator, retail

Surrounding land use:
Residential

Adjacent public road:
Highland Avenue and Calumet Avenue

Nearest highway:
I-190 approximately 1.5 miles away

PROPERTY DESCRIPTION

The properties located at the corner of Highland Avenue and Calumet Avenue consists of three parcels which total 0.31 acres. The parcel at 2811 Highland Avenue is the former site of King's Delicatessen. The remaining two parcels are the former location of the Highland Avenue Business Incubator. Two abandoned buildings remain on this site.

ENVIRONMENTAL HISTORY

(Previous Assessments)

No historical environmental information is available at this time.

CURRENT USE OF SITE

The site is currently vacant and the structures are abandoned.

ADJACENT BUSINESS DEVELOPMENT

N.E.W—Residential
S—Highland and Garden (Site 60)

KNOWN DEVELOPMENT INTEREST

Unknown

POTENTIAL FUTURE USES

Highland and Calumet

SITE NUMBER: 59

ADDRESS: 2811, 2815, 2819 Highland Avenue

SBL NUMBER: 144.31-2-3, 144.31-2-2, 144.31-2-1



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SITE CHARACTERISTICS	
Number of structure on site:	0
Condition of structures:	N/A
Square footage of structures:	N/A
Coordinates:	-79.047280/43.116250
Zoning:	R-3: Multi-Family Residential District
Property Class Code:	311—Vacant Residential
Site Located in Special Zoning Districts?	NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone
Owner:	Lily of The Valley Missionary
Site is publicly owned?	No
Owner address:	2412 10th Street Niagara Falls, NY 14305
Site tax delinquent?	Unknown
Site size:	.21 acres
Current assessment:	\$3,100
Previous land use:	Unknown
Surrounding land use:	Residential and Commercial properties and Highland Park site to the south
Adjacent public road:	Highland Avenue, Garden Avenue
Nearest highway:	I-190 approximately 1.5 miles away

PROPERTY DESCRIPTION	
The property at the corner of Highland Avenue and Garden Avenue consists of two parcels which total 0.21 acres. The property is currently a vacant grassy lot.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
The properties are currently vacant unused lots owned by the City of Niagara Falls.	

ADJACENT BUSINESS DEVELOPMENT	
N—Highland and Calumet (Site 59) E,W—Residential S—Highland Avenue Park (Site 63)	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	



Highland and Garden Avenue

SITE NUMBER: 60

ADDRESS: 1100, 1106 Garden Avenue

SBL NUMBER: 144.31-2-60, 144.23-2-61



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SITE CHARACTERISTICS	
Number of structure on site: 0	
Condition of structures: N/A	
Square footage of structures: N/A	
Coordinates: Unknown	
Zoning: R-3: Multi-Family Residential District	
Property Class Code: 311— Vacant Residential	
Site Located in Special Zoning Districts? DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Norstar Unity Holding LLC.	
Site is publicly owned? No	
Owner address: 200 S Division Street Buffalo NY 14204	
Site is tax delinquent? Unknown	
Site size: 13.38 acres	
Current assessment: \$133,800	
Previous land use: Residential section 8 housing, Rail yard	
Surrounding land use: Railroad to the south and west, Residential to the north and east	
Adjacent public road: 9th Avenue and Depot Avenue	
Nearest highway: I-190 approximately 1.5 mile away	

PROPERTY DESCRIPTION	
The property at 0 9th Street consists of two parcels totaling 13.38 acres of vacant residential property. Residential buildings were previously located on the site but have been demolished. The site was previously the location of the Lehigh Valley Railroad yard as early as 1897. The site is left with a field of overgrown gravel. The two parcels are separated by Garden Avenue. The site can be accessed from 9th street.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
A Phase I ESA and a Phase II ESA were completed in February of 2000 under the City's EPA Brownfields Pilot Grant. Arsenic and chromium contamination were reportedly found in soil and sediment samples. Acetone was reportedly found in groundwater samples.	

CURRENT USE OF SITE	
The site is currently unused vacant land owned by Norstar Holding LLC. The properties are zoned R-3.	

ADJACENT BUSINESS DEVELOPMENT	
N.E.—Residential S.W.—Railroad	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	



UDC 9th Street

SITE NUMBER: 61
ADDRESS: 0 9th Street
SBL NUMBER: 144.05-1-29, 144.05-1-30



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SITE CHARACTERISTICS	
Number of structure on site:	0
Condition of structures:	N/A
Square footage of structures:	N/A
Coordinates:	-79.050630/ 43.113160
Zoning:	R-3: Multi-Family Residential District
Property Class Code:	311- Vacant Residential
Site Located in Special Zoning Districts?	DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone
Owner:	City of Niagara Falls
Site is publicly owned?	Yes
Owner address:	745 Main Street Niagara Falls NY 14301
Site is tax delinquent?	No
Site size:	.23 acres
Current assessment:	\$1,700
Previous land use:	Scrap yard
Surrounding land use:	Residential and vacant residential
Adjacent public road:	Garden Avenue
Nearest highway:	I-190 approximately 1.5 miles away

PROPERTY DESCRIPTION	
The property at 1031 Garden Avenue consists of .23 acres with no structures. The parcel is partially paved with the rest grass covered. The property is fenced with trees on the southern portion. The site is surrounded by residential and vacant residential properties on all sides. The site was previously Sklarsky and Boff Scrap Iron and Metal Co. scrap yard from as early as 1897 to as late as 1955 but any debris has been cleared. There is no curb cut for this property so access is poor but the only road that provides frontage is Garden Avenue.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
The property is currently an unused vacant parcel owned by the City of Niagara Falls, and is zoned R-3 -Residential.	

ADJACENT BUSINESS DEVELOPMENT	
No surrounding business	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	



Slarsky & Boff

Scrap Yard

SITE NUMBER: 62

ADDRESS: 1031 Garden Avenue

SBL NUMBER: 144.31-1-49



Highland Community Area BOA

Brownfield Opportunity Area | Step 2 Nomination Document

The document was prepared for the City of Niagara Falls, the New York State Department of Economic Development, and the Niagara County Center for Conservation, with funds provided as a result of the General Municipal Law, Article 18-C, Section 907-e. This form was modified from the Niagara County Center for Economic Development Brownfields Inventory Form.

SITE CHARACTERISTICS	
Number of structure on site: 0	
Condition of structures: N/A	
Square footage of structures: N/A	
Coordinates: -79.048570/43.113030	
Zoning: C-3: Heavy Commercial District	
Property Class Code: 330—Vacant Commercial	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: City of Niagara Falls	
Site is publicly owned? Yes	
Owner address: 745 Main Street Niagara Falls, NY 14301	
Site tax delinquent? Unknown	
Site size: .91 acres	
Current assessment: \$14,000	
Previous land use: Unknown	
Surrounding land use: Residential and Commercial properties	
Adjacent public road: Highland Avenue, Centre Avenue, Garden Avenue	
Nearest highway: I-190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	
The property at 2715 Highland Avenue is located between Centre Avenue and Garden Avenue and consists of .91 acres. The property is vacant land used as a park.	
ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
The site is currently vacant green space that is owned by the City of Niagara Falls.	
ADJACENT BUSINESS DEVELOPMENT	
N—Highland and Calumet (Site 59) E—Residential S—Richardson's/Barbershop Block (Site 67) W—Highland Deli (Site 64)	
KNOWN DEVELOPMENT INTEREST	
Unknown	
POTENTIAL FUTURE USES	



Highland Avenue Park

SITE NAME: 63

ADDRESS: 2715 Highland Avenue

SBL NUMBER: 144.31-2-55

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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Unknown	
Square footage of structures: 3,854	
Coordinates: -79.049240/43.112980	
Zoning: C-1: Neighborhood Commercial District	
Property Class Code: 330—Vacant Commercial	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Gary K. Colvin Terry Burch	
Site is publicly owned? No	
Owner address: Multiple	
Site is Tax Delinquent? Unknown	
Site size: .14 acres	
Current assessment: \$16,800	
Previous land use: Unknown	
Surrounding land use: Residential, Commercial properties and a park to the east	
Adjacent public road: Highland Avenue, Centre Avenue	
Nearest highway: I-190 approximately 1.5 miles away	

CURRENT USE OF SITE
The site is currently vacant with no site characterization.
ADJACENT BUSINESS DEVELOPMENT
N.W—Residential E—Highland Avenue Park (Site 63) S—Renaissance Place (Site 66)
KNOWN DEVELOPMENT INTEREST
Unknown
POTENTIAL FUTURE USES

PROPERTY DESCRIPTION
The Highland Deli site is located on the northwest corner of Highland Avenue and Centre Avenue. The site consists of two parcels which total 0.14 acres. The 2706 Highland Avenue parcel is the former location of the Highland Deli and contains an abandoned structure. The 2710 Highland Avenue property is a vacant lot.
ENVIRONMENTAL HISTORY (Previous Assessments)
No Historical Environmental Information is available at this time.

Highland Deli

SITE NUMBER: 64
ADDRESS: 2706, 2710 Highland Avenue
SBL NUMBER: 144.31-1-31, 144.31-1-30



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SITE CHARACTERISTICS	
Number of structure on site: 0	
Condition of structures: N/A	
Square footage of structures: N/A	
Coordinates: -79.052940/43.111750	
Zoning: R-3: Multi-Family Residential District	
Property Class Code: 330—Vacant Commercial	
Site Located in Special Zoning Districts? DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Church of the Pure in Heart	
Site is publicly owned? No	
Owner address: 381 Spruce Avenue Niagara Falls, NY 14301	
Site is Tax Delinquent? Unknown	
Site size: .17 acres	
Current assessment: \$2,400	
Previous land use: Unknown	
Surrounding land use: Residential and Vacant Residential	
Adjacent public road: 9th Street, Fairfield Avenue	
Nearest highway: I-190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	
The property at the corner of Fairfield Avenue and 9 th Street consists of two parcels which total 0.17 acres in size. The property is currently vacant and fenced.	
ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
The properties are currently vacant and owned by The Church of the Pure in Heart.	
ADJACENT BUSINESS DEVELOPMENT	
N.E.S—Residential W—UDC 9th Street (Site 61)	
KNOWN DEVELOPMENT INTEREST	
Unknown	
POTENTIAL FUTURE USES	
	

Fairfield and 9th Street

SITE NUMBER: 65

ADDRESS: 2513, 2519 9th Street

SBL NUMBER: 144.38-1-2, 144.38-1-1






SITE CHARACTERISTICS

Number of structure on site:

1

Condition of structures:

Unknown

Square footage of structures:

6,575

Coordinates:

-79.049350/43.112290

Zoning:

C-1: Neighborhood Commercial District

Property Class Code:

485—One Story Commercial

Site Located in Special Zoning Districts?

NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone

Owner:

Niagara Falls Housing Authority

Site is publicly owned?

No

Owner address:

1328 Centre Avenue
Niagara Falls, NY 14305

Site is tax delinquent?

Unknown

Site size:

.45 acres

Current assessment:

\$98,000

Previous land use:

Unknown

Surrounding land use:

Residential and Commercial

Adjacent public road:

Highland Avenue, Centre Avenue, Fairfield Avenue

Nearest highway:

I-190 approximately 1.5 miles away

CURRENT USE OF SITE

The site is currently active and used for commercial purposes.

ADJACENT BUSINESS DEVELOPMENT

N—Highland Deli (Site 64)
E—Richardson's / Barbershop Block (Site 67)
S—Annie L. Price Recreation Center (Site 69)
W—Residential

KNOWN DEVELOPMENT INTEREST

Unknown

POTENTIAL FUTURE USES

Renaissance Place

SITE NAME: 66

ADDRESS: 2616 Highland Avenue

SBL NUMBER: 144.31-3-15




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SITE CHARACTERISTICS	
Number of structure on site: 2	
Condition of structures: Unknown	
Square footage of structures: 9,516	
Coordinates: -79.048630/43.112130	
Zoning: R-3: Multi-Family Residential District C-1: Neighborhood Commercial District	
Property Class Code: 481—Attached Row-Type Commercial 330—Vacant Commercial	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Multiple	
Site is publicly owned? Yes (2)	
Owner address: Multiple	
Site is tax delinquent? Unknown	
Site size: .35 acres	
Current assessment: \$35,600	
Previous land use: Unknown	
Surrounding land use: Residential and Commercial	
Adjacent public road: Highland Avenue, Centre Avenue, Fairfield Avenue	
Nearest highway: I-190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	
The properties at 2605—2619 Highland Avenue are located on Highland Avenue between Centre Avenue and Fairfield Avenue. The site consists of 5 parcels with .35 total acres and 2 structures with 9,516 square feet. The properties are currently operated as an active restaurant, barbershop, and automotive repair shop.	
ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
Active Restaurant, Barbershop, and automotive repair shop.	
ADJACENT BUSINESS DEVELOPMENT	
N—Highland Avenue Park (Site 63) E—Residential S—Lower Highland Cluster (Site 70) W—Renaissance Place (Site 66)	
KNOWN DEVELOPMENT INTEREST	
Unknown	
POTENTIAL FUTURE USES	
	

Richardson's /
Barbershop Block

SITE NAME: 67

ADDRESS: 2605, 2607, 2609, 2611, 2619 Highland Avenue

SBL NUMBER: 144.31-4-55, 144.31-4-56, 144.31-4-3, 144.31-4-2, 144.31-4-1



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Average	
Square footage of structures: 1,140	
Coordinates: -79.049340/ 43.110920	
Zoning: C-1: Neighborhood Commercial District	
Property Class Code: 422- Diners and Luncheonettes	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: James & Brenda Hamilton	
Site is publicly owned? No	
Owner address: 1879 Michigan Avenue Niagara Falls NY 14305	
Site is tax delinquent? Unknown	
Site size: .22 acres	
Current assessment: \$15,800	
Previous land use: Diner	
Surrounding land use: Vacant residential to the north and the west, Vacant commercial to the east, and a rail- road ROW to the south	
Adjacent public road: Highland Avenue and Garden Avenue	
Nearest highway: I-190 Approximately 1.5 miles away	

PROPERTY DESCRIPTION	
The property located at 2450 Highland Avenue consist of .22 acres of vacant commercial land. The site includes on structure in average condition with 1,140 square feet. The site was previously used as a diner but has been boarded up. The property is surrounded by vacant residential and commercial properties as well as a railroad right-of-way to the south. The property has access from both Highland Avenue and Garden Avenue.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
The site is currently unused vacant land zoned C-1 Commercial. The parcel is owned by James & Brenda Hamilton	

ADJACENT BUSINESS DEVELOPMENT	
N—Annie L. Price Recreation Center (Site 69) E,S—Railroad W—Residential	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	



Hill's Restaurant

SITE NAME: 68
ADDRESS: 2450 Highland Avenue
SBL NUMBER: 144.39-1-16



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Average	
Square footage of structures: 2,352	
Coordinates: -7.049230 / 43.111770	
Zoning: C-1: Neighborhood Commercial District	
Property Class Code: 483—Converted Residence 330— Vacant Commercial	
Site Located in Special Zoning Districts? NY'S Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Multiple	
Site is publicly owned? No	
Owner address: Multiple	
Site is tax delinquent? Unknown	
Site size: .1 acres	
Current assessment: \$35,700	
Previous land use: Child care center and unknown	
Surrounding land use: Commercial, residential, vacant	
Adjacent public road: Highland Avenue, Grove Avenue, Fairfield Avenue	
Nearest highway: I-190 approximately 1.5 miles away	

PROPERTY DESCRIPTION	<p>The properties on Highland Avenue between Fairfield and Grove Avenues consist of 6 parcels which total 0.22 acres. The site contains one building, the former Annie L. Price Recreation Center, located at 2518-20 Highland Avenue. The remained of the site consists of vacant grass covered lots.</p>
ENVIRONMENTAL HISTORY (Previous Assessments)	<p>No historical environmental information is available at this time.</p>

CURRENT USE OF SITE	<p>The site is currently vacant and has no site characterization.</p>
ADJACENT BUSINESS DEVELOPMENT	<p>N—Renaissance Place (Site 66) E—Lower Highland Cluster (Site 70) S—Hill's Restaurant (Site 68) W—Residential</p>
KNOWN DEVELOPMENT INTEREST	<p>Unknown</p>
POTENTIAL FUTURE USES	

Annie L. Price Recreation Center

SITE NUMBER: 69
ADDRESS: 2518-20 Highland Avenue and 1055 Fairfield Avenue
SBL NUMBER: 144.31-3-37, 144.31-3-36



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SITE CHARACTERISTICS	
Number of structure on site: 0	
Condition of structures: N/A	
Square footage of structures: N/A	
Coordinates: -79.048630/ 43.112130	
Zoning: C-1: Neighborhood Commercial District R-3: Multi-Family Residential District	
Property Class Code: 330—Vacant Commercial (Highland Ave.) 311—Vacant Residential (Grove Ave.)	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: City of Niagara Falls	
Site is publicly owned? Yes	
Owner address: 745 Main Street Niagara Falls NY 14301	
Site is tax delinquent? No	
Site size: 0.72 acres	
Current assessment: \$10,300	
Previous land use: Residential and Commercial	
Surrounding land use: Residential to the north and east, vacant residential to the south, Commercial properties to the west.	
Adjacent public road: Highland Avenue, Grove Avenue, Fairfield Avenue	
Nearest highway: I- 190 approximately 1.5 miles	

PROPERTY DESCRIPTION	<p>The properties located at the corner of Highland and Fairfield Avenue and Highland and Grove Avenue include 7 parcels totaling 0.72 acres. The properties are bound by residential properties to the north and east, and commercial properties and vacant land to the west and south respectively. The properties were used for housing as early as 1897 and a paint and varnish shop until after 1955. The site can be accessed from Fairfield Avenue.</p>
ENVIRONMENTAL HISTORY (Previous Assessments)	<p>No Historical Environmental Information is available at this time.</p>

CURRENT USE OF SITE	<p>The properties are zoned C-1 and R-3. All of the parcels are owned by the City of Niagara Falls and are currently vacant.</p>
ADJACENT BUSINESS DEVELOPMENT	<p>N—Richardson's/Barbershop Block (Site 67) W—Annie L. Price Recreation Center (Site 69)</p>
KNOWN DEVELOPMENT INTEREST	<p>Unknown</p>
POTENTIAL FUTURE USES	
	

Lower Highland Cluster

SITE NUMBER: 70

ADDRESS: 2515, 2525 Highland Avenue and 1104, 1108, 1110, 1114 Grove Avenue

SBL NUMBERS: 144.31-4-53, 144.31-4-54, 144.31-4-52, 144.31-4-51, 144.31-4-50, 144.31-4-49,



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SITE CHARACTERISTICS	
Number of structure on site:	0
Condition of structures:	N/A
Square footage of structures:	N/A
Coordinates:	-79.04260/ 43.111960
Zoning:	R-1: One Family Residential District
Property Class Code:	311- Vacant Residential
Site Located in Special Zoning Districts?	DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone
Owner:	City of Niagara Falls NY
Site is publicly owned?	Yes
Owner address:	745 Main Street Niagara Falls NY 14301
Site is tax delinquent?	Yes
Site size:	15.6 acres
Current assessment:	\$156,000
Previous land use:	Rail yard
Surrounding land use:	A park is located across Centre Avenue to the north, a railroad ROW to the south, Lockport Street Bridge to the east, 13th street and residential properties to the west.
Adjacent public road:	Centre Avenue
Nearest highway:	I- 190 approximately 1.5 miles away

PROPERTY DESCRIPTION	ENVIRONMENTAL HISTORY (Previous Assessments)
<p>The property at 1329 Centre Avenue includes approximately 20 acres of vacant residential property. The site is bound by a railroad ROW to the south, Centre Avenue to the north, the Lockport Street Bridge to the east, and 13th street to the west. The properties can be accessed from Centre Avenue.</p> <p>The property was utilized as a rail yard from the early 1900s to the mid-1970s and the northwest portion of the properties (i.e. the portion immediately adjacent to Centre Avenue from 13th to 15th Street were likely used as neighborhood gardens from at least the mid-1960s.</p>	<p>The property has been the subject of multiple assessments/investigations during 2006 and 2007 including a Phase I ESA; a geotechnical investigation; a Phase I ESA update and a Phase II ESA. The geotechnical investigation identified that fill materials consisting of coarse and fine sand, silty-clay and clayey-silt containing variable amounts of sand, gravel, silt, wood, glass, and cinders from 3 to 12 feet below ground surface across all a majority of the properties. As a result of the Phase I ESA and geotechnical investigation, a limited Phase II ESA was completed. The analytical results of the surface and subsurface soil samples collected during this investigation revealed the presence of SVOCs, mostly polycyclic aromatic hydrocarbons (PAHs) and metals. However, only a results in a few samples slightly exceeded the Residential Use Soil Cleanup Objectives listed in 6NYCRR Part 375-6.8(b).</p>

CURRENT USE OF SITE	ADJACENT BUSINESS DEVELOPMENT	KNOWN DEVELOPMENT INTEREST	POTENTIAL FUTURE USES
<p>The property is a unused vacant residential parcel that is owned by the City of Niagara Falls. The parcel is zoned R-1.</p>	<p>The properties immediately south of Centre Avenue and adjacent to the site are currently in the process of being developed as subsidized housing by the City of Niagara Falls. Potential futures uses of the remaining properties have not yet been determined.</p>	<p>Unknown</p>	
			

1329 Centre Avenue

SITE NAME: 71
ADDRESS: 1329 Centre Avenue
SBL NUMBER: 144.10-2-1



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Unknown	
Square footage of structures: 1,408	
Coordinates: -79.037890/ 43.112130	
Zoning: R-3: Multi-Family Residential District	
Property Class Code: 484—One Story Small Commercial	
Site Located in Special Zoning Districts? DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Johnny Lee Mulkey	
Site is publicly owned? No	
Owner address: 1158 Meadow LN Grand Island, NY 14072	
Site tax delinquent? Unknown	
Site size: 0.09 acres	
Current assessment: \$24,600	
Previous land use: Unknown	
Surrounding land use: Residential	
Adjacent public road: Centre Avenue, 20th Street	
Nearest highway: I-190 less than 1 mile away	

PROPERTY DESCRIPTION	
The property at 2703 20th Street is located at the corner of Highland Avenue and 20th Street. The property is .08 acres with one structure of 1,408 square feet. The property is currently operated as a mini mart.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No historical environmental information is available at this time.	

CURRENT USE OF SITE	
The site is currently active with no site characterization.	

ADJACENT BUSINESS DEVELOPMENT	
N.E.W.—Residential S—Centre Court (Site 74), 1329 Centre Avenue (Site 71)	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	

Mini Mart on
Centre Avenue

SITE NAME: 72
ADDRESS: 2703 20th Street
SBL NUMBER: 144.07-2-10



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SITE CHARACTERISTICS	
Number of structure on site: 1 (46 Duane Ave.)	
Condition of structures: Poor (46 Duane Ave.)	
Square footage of structures: 840 (46 Duane Ave.)	
Coordinates: -79.033700/ 43.113310	
Zoning: R-3: Multi-Family Residential District	
Property Class Code: 330—Vacant Commercial 210—Single Family Residential (46 Duane Ave. only)	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Multiple Owners	
Site is publicly owned? Yes (20 of 31 parcels)	
Owner address: Multiple Owners	
Site is tax delinquent? Yes 46 Duane Avenue (County and City) 2220 Center Avenue (County)	
Site size: 2.02 acres	
Current assessment: \$40,000	
Previous land use: Commercial, Residential	
Surrounding land use: Commercial, Residential	
Adjacent public road: Lockport Street	
Nearest highway: I-190 approximately 1.5 miles	

PROPERTY DESCRIPTION	
The properties located around Duane Avenue and Center Avenue include 31 parcels totaling 2.02 acres. The properties are bound by Duane Avenue (an unimproved road) to the north and Lockport Street to the west beyond which are commercial and residential properties. The properties are bound to the east is Hyde Park Avenue beyond which are commercial properties, and a CSX railroad right-of-way to the south. The site has poor access from Duane Avenue which is off of Lockport Street.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No Historical Environmental Information is available at this time.	

CURRENT USE OF SITE	
The properties are zoned R-3, 20 of the parcels are owned by the City of Niagara Falls and are currently vacant. The remaining four parcels are privately owned and are also zoned R-3. Only the 46 Duane Avenue parcel is developed with a single family home, the remaining parcels are vacant.	

ADJACENT BUSINESS DEVELOPMENT	
Mixture of commercial and residential to the north and west, CSX railroad right-of-way to the south, Commercial properties to the east.	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	



Duane Avenue Cluster

SITE NUMBER: 73
ADDRESS: 44 - 52, 952 Duane Ave
2148 - 2440 Center Ave
2731—2743 Lockport Street
SBL NUMBERS: 31 parcels



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SITE CHARACTERISTICS

Number of structure on site:
0

Condition of structures:
N/A

Square footage of structures:
N/A

Coordinates:
-79.040960 / 43.112460

Zoning:
R-3: Multi-Family Residential District

Property Class Code:
311—Vacant Residential

Site Located in Special Zoning Districts?
DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Zone

Owner:
City of Niagara Falls

Site is publicly owned?
No

Owner address:
745 Main Street
Niagara Falls, NY 14301

Site tax delinquent?
Unknown

Site size:
3.75 acres

Current assessment:
\$56,900

Previous land use:
Rail Yard

Surrounding land use:
Commercial and Residential

Adjacent public road:
Centre Avenue, 20th Street

Nearest highway:
I-190 less than 1 mile away

PROPERTY DESCRIPTION

The Centre Court properties are located on the south side of Centre Avenue from the Lockport Street Bridge to 13th Street. The site is bounded by the 1329 Centre Avenue site and a railroad right-of-way to the south, Centre Avenue to the north, the Lockport Street Bridge to the east, and 13th street to the west. D'Amelio Park and residential properties are located across Centre Avenue from the site. Residential properties are also situated across 13th Street to the west of the site. The site includes 34 parcels totaling 20.55 acres.

ENVIRONMENTAL HISTORY

(Previous Assessments)

The properties have been the subject of multiple assessments/investigations during 2006 and 2007 including: a Phase I ESA; a geotechnical investigation; a Phase I ESA update; and a Phase II ESA. The Phase I ESAs indicated that the majority of the properties were utilized as a rail yard from the early 1900s to the mid-1970s and the northwest portion of the properties have been used as neighborhood gardens from at least the mid-1960s. The geotechnical investigation identified fill materials consisting of coarse and fine sand, silty-clay and clayey-silt containing variable amounts of sand, gravel, silt, wood, glass, and cinders from 3 to 12 feet below ground surface across a majority of the properties.

As a result of the Phase I ESA and geotechnical investigation, a limited Phase II ESA was completed. The analytical results of the surface and subsurface soil samples collected during this investigation revealed the presence of SVOCs, mostly polycyclic aromatic hydrocarbons (PAHs) and metals. However, only results in a few samples slightly exceeded the Residential Use Soil Cleanup Objectives listed in the 6NYCRR Part 375-6.8(b). Planned remediation for this site involves covering the site with two feet of clean fill

CURRENT USE OF SITE

The properties are all vacant residential parcels that are owned by the City of Niagara Falls. The parcels are zoned R-1 and Centre Court Development is building apartment buildings on these properties.

ADJACENT BUSINESS DEVELOPMENT

N—Power City Warehouse (Site 51)
E,W—Residential
S—1329 Centre Avenue (Site 71)

KNOWN DEVELOPMENT INTEREST

Currently being developed as residential.

POTENTIAL FUTURE USES

Centre Court Development

SITE NAME: 74

ADDRESS: Centre Avenue

SBL NUMBER: 34 parcels



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SITE CHARACTERISTICS	
Number of structure on site: 1	
Condition of structures: Unknown	
Square footage of structures: 1,627	
Coordinates: -79.033530/ 43.115040	
Zoning: C-1: Neighborhood Commercial District	
Property Class Code: 484—One Story Small Commercial	
Site Located in Special Zoning Districts? NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone	
Owner: Eman Dyoke	
Site is publicly owned? No	
Owner address: 1427 Ferry Avenue Niagara Falls, NY 14301	
Site tax delinquent? Unknown	
Site size: .14 acres	
Current assessment: \$44,200	
Previous land use: Unknown	
Surrounding land use: Commercial and Residential	
Adjacent public road: Hyde Park Boulevard, Michael Ct	
Nearest highway: I-190 less than 1 mile away	

PROPERTY DESCRIPTION	
The properties at 2906-2910 Hyde Park Boulevard are located at the corner of Hyde Park Blvd. and Michael Ct. The properties consist of two parcels totaling .14 acres with one structure of 1,627 square feet.	

ENVIRONMENTAL HISTORY (Previous Assessments)	
No historical environmental information is available at this time.	

CURRENT USE OF SITE	
The site is currently active and has no site characterization.	

ADJACENT BUSINESS DEVELOPMENT	
N—Hyde Park b/w Birch & Michael E.S.W—Residential	

KNOWN DEVELOPMENT INTEREST	
Unknown	

POTENTIAL FUTURE USES	

Hyde Park Mini Mart

SITE NAME: 75
ADDRESS: 2906, 2910 Hyde Park Boulevard
SBL NUMBER: 144.26-1-23, 144.26-1-22



This document was prepared for the City of Niagara Falls, the New York State Department of Environmental Conservation, and the Niagara County Department of Conservation, with funds provided as a result of the General Municipal Law, Article 18-C, Section 907-e. This form was modified from the Niagara County Center for Economic Development Brownfields Inventory Form.

SITE CHARACTERISTICS

Number of structure on site:
0

Condition of structures:
N/A

Square footage of structures:
N/A

Coordinates:
-79.033720 / 43.115450

Zoning:
R-3: Multi-Family Residential District

Property Class Code:
330- Vacant Commercial

Site Located in Special Zoning Districts?
NYS Empire Zone, DEC Environmental Zone, HUD Renewal Community Area, SBA Historically Underutilized Business Zone

Owner:
Multiple

Site is publicly owned?
No

Owner address:
Multiple

Site tax delinquent?
Unknown

Site size:
0.29 acres

Current assessment:
\$25,500

Previous land use:
Unknown

Surrounding land use:
Commercial, residential

Adjacent public road:
Hyde Park Boulevard, Birch Avenue, Michael Avenue

Nearest highway:
I-190 less than 1 mile away

PROPERTY DESCRIPTION

The property along Hyde Park Boulevard between Birch Avenue and Michael Avenue consists of 4 parcels which total 0.29 acres. The properties consist of vacant, grass-covered lots.

ENVIRONMENTAL HISTORY
(Previous Assessments)

No historical environmental information is available at this time.

CURRENT USE OF SITE

The site is currently vacant and has no site characterization.

ADJACENT BUSINESS DEVELOPMENT

N.E.W—Residential
S—Hyde Park Mini Mart (Site 75)

KNOWN DEVELOPMENT INTEREST

Unknown

POTENTIAL FUTURE USES

Hyde Park between Birch and Michael

SITE NAME: 76

ADDRESS: 3002—3018 Hyde Park Boulevard

SBL NUMBER: 144.26-1-13, 144.26-1-14, 144.26-1-10, 144.263-1-11



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APPENDIX 4

CORRESPONDENCE
REGARDING
ECOLOGICAL
RESOURCES WITH US
DEPARTMENT OF THE
INTERIOR, FISH AND
WILDLIFE SERVICE AND
NYSDEC

PREPARED BY TVGA

**617.20
Appendix A**

State Environmental Quality Review

FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, and comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as a potentially large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE-- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:

☒ Part 1

☐ Part 2

☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ **A.** The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- ☐ **B.** Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been, required and therefore **a CONDITIONED negative declaration will be prepared.***
- ☐ **C.** The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Highland Redevelopment BOA
Name of Action

City of Niagara Falls, NY
Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

PART 1- PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION Highland Redevelopment BOA		
LOCATION OF ACTION (Include Street Address, Municipality, and County) The Highland Redevelopment Area generally bound by Hyde Park Boulevard to the east, an inactive railroad right-of-way to the west, an active railroad right of way to the south and the Power Authority Service Drive to the north		
NAME OF APPLICANT/SPONSOR City of Niagara Falls		BUSINESS TELEPHONE
ADDRESS 745 Main Street		
CITY/PO Niagara Falls / P.O. Box 69	STATE NY	ZIP CODE 14302-0069
NAME OF OWNER (If different) Various owners		BUSINESS TELEPHONE
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION The preparation and intended adoption of a Brownfield Opportunity Area (BOA) for the Highland Redevelopment Area. The BOA Plan will be prepared under the guidelines established by the NYS Department of State and Department of Environmental Conservation, through Step 2, Nomination and Step3, Implementation Strategy and Remediation Strategy of the BOA grant program. The purpose of the BOA plan will be to provide an in-depth and through description and analysis of existing conditions, opportunities, and reuse potential for properties located in the BOA with an emphasis on the identification and reuse potential of strategic sites that are catalysts for revitalization. The plan will be developed in accordance with the March 2, 2006 Nomination Work Plan with guidance from the Project Steering Committee comprised of state and local government officials, community residents, groups and organizations and local and regional planning entities.		

Please Complete Each Question- Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☒ Urban ☒ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Other: _____

2. Total acreage of project area: _____ acres.

APPROXIMATE ACREAGE

	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth, or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	_____ acres	_____ acres
Other (Indicate type) _____	_____ acres	_____ acres

3. What is the predominant soil type(s) on project site? Urban Land
 a. Soil drainage: ☐ Well drained _____ % of site ☐ Moderately well drained _____ % of site
☐ Poorly drained _____ % of site
 b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No
 a. What is depth to bedrock? _____ (in feet)

5. Approximate percentage of proposed project site with slopes: ☒ 0-10% 100% ☐ 10-15% %
☐ 15% or greater %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☐ No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☐ No
8. What is the depth of the water table?: > 10 (in feet)
9. Is site located over a primary, principal, or sole source aquifer? ☒ Yes ☐ No
10. Do hunting, fishing, or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
☐ Yes ☒ No According to _____
Identify each species: _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
☐ Yes ☒ No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
☐ Yes ☒ No If yes, explain _____
14. Does the present site include scenic views known to be important to the community?
☐ Yes ☒ No
15. Streams within or contiguous to project area: The Niagara River is located approximately 1,000 feet west of the southwest portion of the BOA
a. Name of Stream and name of River to which it is tributary _____
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name NA b. Size (In acres) _____
17. Is the site served by existing public utilities? ☒ Yes ☐ No
a. If Yes, does sufficient capacity exist to allow connection? (TBD) ☐ Yes ☐ No
b. If Yes, will improvements be necessary to allow connection? (TBD) ☐ Yes ☐ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☒ Yes ☐ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)

- a. Total contiguous acreage owned or controlled by project sponsor _____ acres.
b. Project acreage to be developed: TBD acres initially; _____ acres ultimately.
c. Project acreage to remain undeveloped TBD acres.
d. Length of project, in miles: NA (If appropriate)
e. If the project is an expansion, indicate percent of expansion proposed TBD %;
f. Number of off-street parking spaces existing _____; proposed TBD
g. Maximum vehicular trips generated per hour TBD (upon completion of project)?
h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	_____	_____	_____	_____
Ultimately	_____	_____	_____	_____

i. Dimensions (in feet) of largest proposed structure TBD height; TBD width; TBD length.
j. Linear feet of frontage along a public thoroughfare project will occupy is? TBD

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? TBD tons/cubic yards
3. Will disturbed areas be reclaimed? ☒ Yes ☐ No ☐ N/A
 a. If yes, for what intended purpose is the site being reclaimed? _____
 b. Will topsoil be stockpiled for reclamation? ☐ Yes ☒ No
 c. Will upper subsoil be stockpiled for reclamation? ☐ Yes ☒ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? _____ acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
☐ Yes ☒ No
6. If single phase project: Anticipated period of construction NA months, (including demolition).
7. If multi-phased:
 a. Total number of phases anticipated: TBD (number).
 b. Anticipated date of commencement phase 1 March month _____ year, (including demolition)
 c. Approximate completion date of final phase Nov. month _____ year.
 d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No
8. Will blasting occur during construction? ☐ Yes ☒ No
9. Number of jobs generated: during construction TBD; after project is complete _____.
10. Number of jobs eliminated by this project: TBD
11. Will project require relocation of any projects or facilities? ☐ Yes ☐ No If yes, explain _____
12. Is surface liquid waste disposal involved? ☐ Yes ☒ No
 a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
 b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No
 Explain _____
15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☒ No
16. Will the project generate solid waste? ☒ Yes ☐ No
 a. If yes, what is the amount per month TBD tons
 b. If yes, will an existing solid waste facility be used? ☐ Yes ☐ No
 c. If yes, give name: _____ location _____
 d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No
 e. If yes, explain _____
17. Will the project involve the disposal of solid waste? ☒ Yes ☐ No
 a. If yes, what is the anticipated rate of disposal?: TBD tons/month.
 b. If yes, what is the anticipated site life?: _____ years.
18. Will project use herbicides or pesticides? ☐ Yes ☒ No
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No
21. Will project result in an increase in energy use? ☒ Yes ☐ No
 If yes, indicate type(s) Depending on the type of redevelopment alternatives chosen, the project may result in an increase of electricity, natural gas and/or fuel oil for new buildings constructed in the BOA
22. If water supply is from wells, indicate pumping capacity NA gallons/minute.
23. Total anticipated water usage per day TBD gallons/day.
24. Does project involve Local, State, or Federal funding? ☒ Yes ☐ No
 If yes, explain: Preparation of the BOA plan is being undertaken by a grant from New York State (90%) with a 10% local match. It is possible that federal funds will be used for potential investigative/remedial efforts within the BOA.

25. Approvals Required:

			Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Approval and adoption of Plan	
City, <u>Town</u> , Village Planning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	TBD	
City, Town Zoning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	TBD	
City, County Health Department	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	TBD	
Other Local Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
Other Regional Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
State Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Approval and adoption of Plan	
Federal Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No
If Yes, indicate decision required:
☐ zoning amendment ☐ zoning variance ☐ special use permit ☐ subdivision ☐ site plan
☐ new/ revision of master plan ☐ resource management plan ☐ other _____
2. What is the zoning classification(s) of the site? _____
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
TBD
4. What is the proposed zoning of the site? TBD
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No
7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
Predominant land uses are residential followed by commercial. Existing zoning in the area consists of Commercial (C-1 and C-3); Manufacturing (M-1 and M-2); and Residential (R-1 and R-3).
8. Is the proposed action compatible with adjoining/surrounding land uses within 1/4 mile? ☒ Yes ☐ No
9. If the proposed action is the subdivision of land, how many lots are proposed? TBD
a. What is the minimum lot size proposed? TBD
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?
☒ Yes ☐ No
a. If yes, is existing capacity sufficient to handle projected demand? (TBD) ☐ Yes ☐ No
12. Will the proposed action result in the generation of traffic significantly above present levels? (TBD) ☐ Yes ☐ No
a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/ Sponsor Name _____ Date _____

Signature _____ Title _____

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

Part 2- PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- The **Examples** provided are to assist the reviewer by showing types of impacts and, wherever possible, the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site, other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term, and cumulative effects.

Instructions (Read Carefully)

- Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- Maybe** answers should be considered as **Yes** answers.
- If answering **Yes** to a question then check the appropriate column (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** column in column 3. A **No** response indicates that such a reduction is not possible. This must be explained Part 3.

IMPACT ON LAND

1. Will the proposed action result in a physical change to the project site?
☐ NO ☐ YES

Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tones of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts: _____

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) ☒ NO ☐ YES

- Specific land forms: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON WATER

3. Will proposed action affect any water body designated as protected?
(Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)
☒ NO ☐ YES

Examples that would apply to column 2

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.
- Other impacts: _____

4. Will proposed action affect any non-protected existing or new body of water?
☒ NO ☐ YES

Examples that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than 10 acre increase or decrease.
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: _____

5. Will Proposed Action affect surface or groundwater quality or quantity?
☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other impacts: _____

6. Will proposed action alter drainage flow or patterns, or surface water runoff?
☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action would change flood water flows.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

- Proposed Action may cause substantial erosion.
- Proposed Action is incompatible with existing drainage patterns.
- Proposed Action will allow development in a designated floodway.
- Other impacts: _____

IMPACT ON AIR

7. Will proposed action affect air quality? ☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will induce 1,000 or more vehicle trips in any given hour.
- Proposed Action will result in the incineration of more than 1 ton of refuse per hour.
- Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.
- Proposed action will allow an increase in the amount of land committed to industrial use.
- Proposed Action will allow an increase in the density of industrial development within existing industrial areas.
- Other impacts:

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species? ☒ NO ☐ YES

Examples that would apply to column 2

- Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.
- Removal of any portion of a critical or significant wildlife habitat.
- Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.
- Other impacts:

9. Will Proposed Action substantially affect non-threatened or non-endangered species? ☒ NO ☐ YES

Examples that would apply to column 2

- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.
- Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will the Proposed Action affect agricultural land resources? ☒ NO ☐ YES

Examples that would apply to column 2

- The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g)? ☒ NO ☐ YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- Proposed Action to locate within the CEA?
- Proposed Action will result in a reduction in the quantity of the resource?
- Proposed Action will result in a reduction in the quality of the resource?
- Proposed Action will impact the use, function or enjoyment of the resource?
- Other impacts: _____

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems? ☐ NO ☐ YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: _____

IMPACT ON ENERGY

16. Will Proposed Action affect the community's source of fuel or energy supply? ☒ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: _____

NOISE AND ODOR IMPACTS

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? ☐ NO ☐ YES

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: _____

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IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?

☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, ect.)
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: _____

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community?

☐ NO ☒ YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed Action will conflict with officially adopted plans or goals.
- Proposed Action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, ect.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: _____

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20. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?

☐ NO ☐ YES

If any action in Part 2 is identified as a potential large impact or if you cannot determine the magnitude of impact, proceed to Part 3

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, Albany, New York 12233-4757
Phone: (518) 402-8935 • FAX: (518) 402-8925



August 8, 2008

James Manzella
T V G A Consultants
1000 Maple Road
Elma, NY 14059

Dear Mr. Manzella:


In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to an Environmental Assessment for the proposed Highland Re-development Brownfield Opportunity Area, site as indicated on the map you provided, located in the City of Niagara Falls, Niagara County.

We have no records of known occurrences of rare or state-listed animals or plants, significant natural communities, or other significant habitats, on or in the immediate vicinity of your site.

The absence of data does not necessarily mean that rare or state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain any information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. For these reasons, we cannot provide a definitive statement on the presence or absence of rare or state-listed species, or of significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental assessment.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities and other significant habitats maintained in the Natural Heritage Data bases. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, at the enclosed address.

Sincerely,

Tara Seoane, Information Services
NY Natural Heritage Program

Enc.

cc: Reg. 9, Wildlife Mgr.

**United States Department of the Interior****FISH AND WILDLIFE SERVICE**

New York Field Office

3817 Luker Road

Cortland, NY 13043

Phone: (607) 753-9334 Fax: (607) 753-9699

<http://www.fws.gov/northeast/nyfo>Project Number: 80653To: James ManzellaDate: Jul 29, 2008Regarding: Highland Avenue Redevelopment Area Brownfield Opportunity AreaTown/County: City of Niagara / Niagara County

We have received your request for information regarding occurrences of Federally-listed threatened and endangered species within the vicinity of the above-referenced project/property. Due to increasing workload and reduction of staff, we are no longer able to reply to endangered species list requests in a timely manner. In an effort to streamline project reviews, we are shifting the majority of species list requests to our website at <http://www.fws.gov/northeast/nyfo/es/section7.htm>. Please go to our website and print the appropriate portions of our county list of endangered, threatened, proposed, and candidate species, and the official list request response. Step-by-step instructions are found on our website.

As a reminder, Section 9 of the Endangered Species Act (ESA) (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) prohibits unauthorized taking* of listed species and applies to Federal and non-Federal activities. Additionally, endangered species and their habitats are protected by Section 7(a)(2) of the ESA, which requires Federal agencies, in consultation with the U.S. Fish and Wildlife Service (Service), to ensure that any action it authorizes, funds, or carries out is not likely to jeopardize the continued existence of listed species or result in the destruction or adverse modification of critical habitat. An assessment of the potential direct, indirect, and cumulative impacts is required for all Federal actions that may affect listed species. For projects not authorized, funded, or carried out by a Federal agency, consultation with the Service pursuant to Section 7(a)(2) of the ESA is not required. However, no person is authorized to "take"* any listed species without appropriate authorizations from the Service. Therefore, we provide technical assistance to individuals and agencies to assist with project planning to avoid the potential for "take," or when appropriate, to provide assistance with their application for an incidental take permit pursuant to Section 10(a)(1)(B) of the ESA.

Project construction or implementation should not commence until all requirements of the ESA have been fulfilled. If you have any questions or require further assistance regarding threatened or endangered species, please contact the Endangered Species Program at (607) 753-9334. Please refer to the above document control number in any future correspondence.

Endangered Species Biologist: Sandra Doran *Sandra Doran*

*Under the Act and regulations, it is illegal for any person subject to the jurisdiction of the United States to take (includes harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect; or to attempt any of these), import or export, ship in interstate or foreign commerce in the course of commercial activity, or sell or offer for sale in interstate or foreign commerce any endangered fish or wildlife species and most threatened fish and wildlife species. It is also illegal to possess, sell, deliver, carry, transport, or ship any such wildlife that has been taken illegally. "Harm" includes any act which actually kills or injures fish or wildlife, and case law has clarified that such acts may include significant habitat modification or degradation that significantly impairs essential behavioral patterns of fish or wildlife.

2007.0235.00
July 22, 2008

New York State Office of Parks,
Recreation and Historic Preservation
Historic Preservation Field Service Bureau
Peebles Island, PO Box 189
Waterford, NY 12188-0189

Attn: Ms. Ruth Pierpont

Re: Highland Redevelopment Area Brownfield Opportunity Area
City of Niagara, Niagara County, New York, 14305

Dear Ms. Pierpont,

The City of Niagara Falls was awarded a Step 2 (Nomination) Brownfield Opportunity Area (BOA) grant for the Highland Redevelopment Area by the New York State Department of State (NYSDOS) and the New York State Department of Environmental Conservation (NYSDEC). The intent of this grant is provide an in-depth and thorough description and analysis of existing conditions, opportunities and reuse potential for properties located within the BOA with emphasis on the identification and reuse potential of strategic sites that are catalysts for revitalization.

Consultation of the NYSHPO web site revealed the southwest portion of the BOA falls within an area identified as being archeologically sensitive. Additionally, while no sites within the BOA are listed on or recommended for listing on the New York State or National Register of Historic Places the web site revealed two sites listed on the National Register of Historic Places located outside the BOA. These sites included the following:

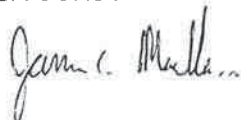
Site ID	Property	Address
90NR01964	Deveaux School Historic District	2900 Lewiston Road
90NR01962	U.S. Customhouse	2245 Whirlpool Street

On behalf of the City of Niagara Falls, enclosed is the Project Review Cover Form and associated information necessary complete the historical evaluation for the above referenced project. Attached is a site location map (Figure 1) which depicts the boundaries of the BOA and Figure 2 which is an aerial view of BOA. This information is being requested to assist in the completion of the 617.20 - Appendix A, State Environmental Quality Review (SEQR) Full Environmental Assessment Form.

Should you have any questions please call our office (716-655-8842) at your convenience.

Very truly yours,

TVGA CONSULTANTS



James C. Manzella
Project Scientist

Enc.

Member

ACEC New York

American Council of Engineering Companies of New York

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New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Pebbles Island Resource Center, PO Box 189, Waterford, NY 12188-0189 (Mail)
Delaware Avenue, Cohoes 12047 (Delivery)

(518) 237-8643

PROJECT REVIEW COVER FORM

Rev. 5-05

Please complete this form and attach it to the top of **any and all information submitted to this office for review.**
Accurate and complete forms will assist this office in the timely processing and response to your request.

This information relates to a previously submitted project.

PROJECT NUMBER _____ PR _____

COUNTY _____

☐

If you have checked this box and noted the previous Project Review (PR) number assigned by this office you do not need to continue unless any of the required information below has changed.

2. This is a new project.

☒

If you have checked this box you will need to complete ALL of the following information.

Project Name Highland Redevelopment Area Brownfield Opportunity Area

Location City of Niagara Falls, NY - Highland Avenue Area
You MUST include street number, street name and/or County, State or Interstate route number if applicable

City/Town/Village City of Niagara Falls
List the correct municipality in which your project is being undertaken. If in a hamlet you must also provide the name of the town.

County Niagara
If your undertaking covers multiple communities/counties please attach a list defining all municipalities/counties included.

TYPE OF REVIEW REQUIRED/REQUESTED (Please answer both questions)

A. Does this action involve a permit approval or funding, now or ultimately from any other governmental agency?

☐ No ☒ Yes

If Yes, list agency name(s) and permit(s)/approval(s)

Agency involved

NYSDEC

NYSDOCS

Type of permit/approval

Review of Study Info (ie Nomination Study)

Review of Study Info (ie Nomination Study)

State Federal

☒ ☐

☒ ☐

☐ ☐

B. Have you consulted the NYSHPO web site at ****<http://nysparks.state.ny.us>** to determine the preliminary presence or absence of previously identified cultural resources within or adjacent to the project area? If yes:

☒ Yes ☐ No

Was the project site wholly or partially included within an identified archeologically sensitive area?

☒ Yes ☐ No

Does the project site involve or is it substantially contiguous to a property listed or recommended for listing in the NY State or National Registers of Historic Places?

☐ Yes ☒ No

CONTACT PERSON FOR PROJECT

Name James C. Manzella Title Project Scientist

Firm/Agency TVGA Consultants

Address 1000 Maple Rd. City Elma STATE NY Zip 14059

Phone (716) 655-8842 Fax (716) 655-0937 E-Mail jmanzella@tvga-con

**<http://nysparks.state.ny.us> then select HISTORIC PRESERVATION then select On Line Resources

The Historic Preservation Review Process in New York State

In order to insure that historic preservation is carefully considered in publicly-funded or permitted undertakings*, there are laws at each level of government that require projects to be reviewed for their potential impact/effect on historic properties. At the federal level, Section 106 of the National Historic Preservation Act of 1966 (NHPA) directs the review of federally funded, licensed or permitted projects. At the state level, Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law of 1980 performs a comparable function. Local environmental review for municipalities is carried out under the State Environmental Quality Review Act (SEQRA) of 1978.

regulations on line at:

<http://nysparks.state.ny.us> then select **HISTORIC PRESERVATION** then select **Environmental Review**

Project review is conducted in two stages. First, the Field Services Bureau assesses affected properties to determine whether or not they are listed or eligible for listing in the New York State or National Registers of Historic Places. If so, it is deemed "historic" and worthy of protection and the second stage of review is undertaken. The project is reviewed to evaluate its impact on the properties significant materials and character. Where adverse effects are identified, alternatives are explored to avoid, or reduce project impacts; where this is unsuccessful, mitigation measures are developed and formal agreement documents are prepared stipulating these measures.

ALL PROJECTS SUBMITTED FOR REVIEW SHOULD INCLUDE THE FOLLOWING MATERIAL(S).

☒ Project Description

Attach a full description of the nature and extent of the work to be undertaken as part of this project. Relevant portions of the project applications or environmental statements may be submitted.

☒ Maps Locating Project

Include a map locating the project in the community. The map must clearly show street and road names surrounding the project area as well as the location of all portions of the project. Appropriate maps include tax maps, Sanborn Insurance maps, and/or USGS quadrangle maps.

☐ Photographs

Photographs may be black and white prints, color prints, or color laser/photo copies; standard (black and white) photocopies are NOT acceptable.

-If the project involves rehabilitation, include photographs of the building(s) involved. Label each exterior view to a site map and label all interior views.

-If the project involves new construction, include photographs of the surrounding area looking out from the project site. Include photographs of any buildings (more than 50 years old) that are located on the project property or on adjoining property.

NOTE: Projects submissions will not be accepted via facsimile or e-mail.

***Undertaking** is defined as an agency's purchase, lease or sale of a property, assistance through grants, loans or guarantees, issuing of licenses, permits or approvals, and work performed pursuant to delegation or mandate.

2007.0235.00
July 22, 2008

Information Services
New York State Natural Heritage Program
625 Broadway, 5th Floor
Albany, NY 12233-4757

Re: Highland Redevelopment Area Brownfield Opportunity Area
City of Niagara, Niagara County, New York, 14305

Dear Ladies/Gentlemen:

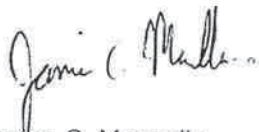
The City of Niagara Falls was awarded a Step 2 (Nomination) Brownfield Opportunity Area (BOA) grant for the Highland Redevelopment Area by the New York State Department of State (NYS DOS) and the New York State Department of Environmental Conservation (NYS DEC). The intent of this grant is provide an in-depth and thorough description and analysis of existing conditions, opportunities and reuse potential for properties located within the BOA with emphasis on the identification and reuse potential of strategic sites that are catalysts for revitalization.

On behalf of the City of Niagara Falls, we respectfully request that your office review your database and provide our firm with a written response regarding the presence of rare or state-listed animal or plant species, or natural communities or other significant habitats, on or in the immediate vicinity of the BOA that may be negatively impacted by these actions. Attached is a site location map (Figure 1) that defines the boundaries of the BOA. This information is being requested to assist in the completion of the 617.20 - Appendix A, State Environmental Quality Review (SEQR) Full Environmental Assessment Form. The project area is identified on the enclosed USGS Topographic Map for your review.

Should you have any questions please call our office (716-655-8842) at your convenience.

Very truly yours,

TVGA CONSULTANTS



James C. Manzella
Project Scientist

Enc.

Member

ACEC New York

American Council of Engineering Companies of New York

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2007.0235.00
July 22, 2008

United States Department of the Interior
Fish and Wildlife Service
3817 Luker Road
Cortland, NY 13045

Attn: David A. Stilwell
Field Supervisor

Re: Highland Redevelopment Area Brownfield Opportunity Area
City of Niagara, Niagara County, New York, 14305

Dear Mr. Stilwell,

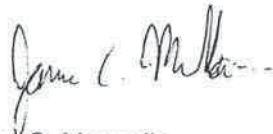
The City of Niagara Falls was awarded a Step 2 (Nomination) Brownfield Opportunity Area (BOA) grant for the Highland Redevelopment Area by the New York State Department of State (NYSDOS) and the New York State Department of Environmental Conservation (NYSDEC). The intent of this grant is provide an in-depth and thorough description and analysis of existing conditions, opportunities and reuse potential for properties located within the BOA with emphasis on the identification and reuse potential of strategic sites that are catalysts for revitalization.

On behalf of the City of Niagara Falls, we respectfully request that your office review your database and provide our firm with a written response regarding the presence of federally-listed or proposed endangered or threatened species on or in the immediate vicinity of the sites that may be negatively impacted by this action. Attached is a site location map (Figure 1) that defines the boundaries of the BOA. This information is being requested to assist in the completion of the 617.20 - Appendix A, State Environmental Quality Review (SEQR) Full Environmental Assessment Form. The project area is identified on the enclosed USGS Topographic Map for your review.

Should you have any questions please call our office (716-655-8842) at your convenience.

Very truly yours,

TVGA CONSULTANTS



James C. Manzella
Project Scientist

Enc.

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Member

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American Council of Engineering Companies of New York

APPENDIX 5

MARKET ASSESSMENT

PREPARED BY ERA



Economics Research Associates

Final Report

**Highland Community BOA
Market Overview and
Economic Development Study**

Prepared for

**Urban Strategies, Inc.
Toronto, ON**

Submitted by

Economics Research Associates

January 23, 2008

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General & Limiting Conditions

Every reasonable effort has been made to ensure that the data contained in this report are accurate as of the date of this study; however, factors exist that are outside the control of Economics Research Associates and that may affect the estimates and/or projections noted herein. This study is based on estimates, assumptions and other information developed by Economics Research Associates from its independent research effort, general knowledge of the industry, and information provided by and consultations with the client and the client's representatives. No responsibility is assumed for inaccuracies in reporting by the client, the client's agent and representatives, or any other data source used in preparing or presenting this study.

This report is based on information that was current as of August 2008 and Economics Research Associates has not undertaken any update of its research effort since such date.

Because future events and circumstances, many of which are not known as of the date of this study, may affect the estimates contained therein, no warranty or representation is made by Economics Research Associates that any of the projected values or results contained in this study will actually be achieved.

Possession of this study does not carry with it the right of publication thereof or to use the name of "Economics Research Associates" in any manner without first obtaining the prior written consent of Economics Research Associates. No abstracting, excerpting or summarization of this study may be made without first obtaining the prior written consent of Economics Research Associates. This report is not to be used in conjunction with any public or private offering of securities, debt, equity, or other similar purpose where it may be relied upon to any degree by any person other than the client, nor is any third party entitled to rely upon this report, without first obtaining the prior written consent of Economics Research Associates. This study may not be used for purposes other than that for which it is prepared or for which prior written consent has first been obtained from Economics Research Associates.

This study is qualified in its entirety by, and should be considered in light of, these limitations, conditions and considerations.

I. Introduction

The City of Niagara Falls retained Economics Research Associates to conduct a market overview and economic development study as part of the Highland Community Brownfield Opportunity Area (BOA) Step 2 Nomination Study. Through the New York State BOA Program, the City of Niagara Falls is planning for redevelopment of underutilized, vacant and environmentally-impaired sites located on the north side of the City, in the Highland neighborhood. The New York State BOA Program seeks to establish community-based revitalization plans and implementation strategies to achieve brownfield redevelopment in a proactive and systematic way. The Step 2 Nomination Study provides an in-depth and thorough description and analysis, including analysis of economic and market trends, existing conditions, opportunities, and reuse potential for properties located in the proposed BOA. The goal of the Nomination Study is to identify the reuse potential of strategic brownfield sites that would be catalysts for revitalization.

This market overview and economic development study analyzes the real estate market fundamentals for residential, retail, office and industrial/flex uses within the BOA. Due to the challenging economic climate in Niagara Falls, historical data fail to characterize the potential for economic growth. To identify new opportunities for economic development, this analysis examines positive economic trends in specific industry sub-sectors and provides a case study analysis to identify and qualitatively assess emerging business trends within Niagara Falls and the region. As part of the analysis, ERA evaluates the market potential for new opportunities within the BOA.

The Highland Community BOA contains one of Niagara Falls' oldest and largest industrial districts. The area includes a mix of manufacturers along Highland Avenue and Hyde Park Boulevard. Over the years, the district has grown organically into a mixed-use neighborhood with a variety of land uses. Residential and retail districts developed around the large, heavy industrial plants that were at one time among the City's largest employers. After the Highland neighborhood's two largest manufacturing plants closed, economic activity in the neighborhood began to decline, residents began leaving in search of jobs, and both residential and commercial properties fell into disrepair. Additionally, as a result of heavy industrial uses, many parcels suffer from environmental contamination. The cost of environmental remediation has discouraged new investment in the neighborhood.

Recommendations for Highland Community BOA Redevelopment

- Green technology investments offer the greatest potential for economic development within the Highland Community BOA. Recent business plans by Globe Metallurgical Inc. and the Santarosa Group provide new opportunities for additional investments in manufacturing facilities. Existing industrial sites around the Globe and Santarosa properties should be planned for complementary industrial uses. Depending on land availability and market interest, these opportunities might include a solar panel manufacturer near the Globe site or light manufacturing near Santarosa.
- Recent development activity in the Buffalo-Niagara Metropolitan Statistical Area indicates some demand for new commercial office space in the region. Demand from industrial firms in Niagara County seeking to include office or flexible commercial space as part of larger industrial complexes might be satisfied within the Highland Community BOA. Office or light industrial uses could provide a buffer between industrial and residential areas within the Highland Community BOA.
- Ongoing revitalization and community development within the Highland neighborhood will improve the feasibility of real estate projects in the BOA. Publicly-supported housing renewal through the federal HOPE VI program promises to replace the neighborhood's severely distressed Center Court housing complex with rental and for-sale units, including several market rate properties. Continued public investment in housing renewal, coupled with code enforcement, will improve the Highland neighborhood's high vacancy rates, encourage homeowners and landlords to reinvest in their properties, and stabilize neighborhood conditions to support new investment.
- The Highland Community BOA would also benefit from community services for residents and employees, such as convenience retail offerings, health care clinics, and job training centers. These recommendations are supported by regional economic trends which exhibit employment growth in the trade, health care, and education sectors. A retail center might be market-supportable in the long term but would likely require upfront site remediation for marketing as a shovel-ready site and additional public incentives for development.
- Improved access to the City's waterfront and relocation of the Amtrak station to the Whirlpool Bridge site may create opportunities for cultural attractions. For example, an Underground Railroad museum has been proposed for the historic Customs House. If a museum is developed at the southwest corner of the BOA, the Highland Avenue corridor might accommodate new tourist-serving retail or restaurants supported by increased visitation to the area.

- Based on market potential and comparable developments, over the next five to ten years the Highland Community BOA could support a neighborhood shopping center of 80,000 square feet, an office park that accommodates build-to-suit buildings between 40,000 and 250,000 square feet, and a light industrial park that accommodates facilities ranging from 15,000 to 500,000 square feet. In general, anchor tenants choosing to locate in the Highland Community BOA will determine specific development requirements, which vary greatly, and the overall scale of development opportunities.

Figure 1: Recommendations for Highland Community BOA Redevelopment

Category	Short Term (3-5 Yrs.)	Mid Term (5-7 Yrs.)	Long Term (7-10 Yrs.)
Highland Avenue BOA	<ul style="list-style-type: none"> • Identify key sites for all potential uses • Complete BOA program • Coordinate comprehensive marketing effort with local, regional and state entities • Create job training center 	<ul style="list-style-type: none"> • Support developers seeking brownfield cleanup funds for BOA sites • Remediate sites for shovel-ready marketing and development 	<ul style="list-style-type: none"> • Continue to remediate sites for shovel-ready marketing and development
Industrial/Office	<ul style="list-style-type: none"> • Maintain existing heavy industrial sites • Identify/market to complementary businesses (e.g., alternative energy industries) 	<ul style="list-style-type: none"> • Market to developers/attract businesses with shovel-ready sites • Develop sites on a build-to-suit basis 	<ul style="list-style-type: none"> • Develop sites on a build-to-suit basis
Retail	<ul style="list-style-type: none"> • Explore potential for/establish business improvement district 	<ul style="list-style-type: none"> • Market to developers/retailers with shovel-ready sites 	<ul style="list-style-type: none"> • Develop sites on a market-supportable basis
Residential	<ul style="list-style-type: none"> • Support housing revitalization initiatives 	<ul style="list-style-type: none"> • Support housing revitalization initiatives • Reassess potential for market-rate housing 	<ul style="list-style-type: none"> • Support housing revitalization initiatives • Market opportunities for market-rate housing projects
Tourism	<ul style="list-style-type: none"> • Study feasibility of Underground Railroad museum at Customs House 	<ul style="list-style-type: none"> • Develop Underground Railroad museum 	<ul style="list-style-type: none"> • Development additional tourist-supported uses (retail/restaurants)

II. Existing Conditions and Trends

Demographics and Economy

Population in the Buffalo-Niagara Metropolitan Statistical Area (MSA) has fallen in recent decades. Further, household incomes have failed to keep pace with other regions of New York State. This economic decline is largely attributable to plant closures and downsizing throughout the region's manufacturing sector.

Population

The population of the Buffalo-Niagara MSA has declined since 1990, with the region's urban areas in particular experiencing sharp declines. The populations of the City of Niagara Falls and the Highland Community BOA have declined at a faster rate than Niagara County and the MSA. The population decline in the City was more than double that observed County-wide between 1990 and 2007. In general, neighborhoods closest to now inactive industrial zones have suffered the greatest population loss, particularly compared with outlying, suburban towns in Niagara and Erie County that have been less affected. The Highland neighborhood has lost nearly 24 percent of its population since 1990, primarily due to the contraction of economic activity in the region.

Figure 2: Population Trends, 1990–2007

	1990	2000	2007	1990 - 2007	
				Change	Percent
Highland BOA	3,527	2,784	2,687	-840	-23.8%
City of Niagara Falls	61,840	55,593	53,681	-8,159	-13.2%
Niagara County	220,756	219,846	217,711	-3,045	-1.4%
Buffalo MSA	1,189,288	1,170,111	1,152,143	-37,145	-3.1%
New York State	17,990,455	18,976,457	19,581,872	1,591,417	8.8%

Source: ESRI; US Census Bureau; Economics Research Associates

Household Incomes

With the loss of relatively high-paying manufacturing jobs and few new employment opportunities, average household incomes in the Highland Community BOA are lower and have grown at a slower rate than elsewhere in the MSA and New York State. Average income in the Highland Community BOA in 2007 was \$26,700, which is significantly lower than the City, County, or MSA and reflects declines from 2000.

Figure 3: Average Household Income Trends, 1990–2007

	1990	2000	2007	1990 - 2007	
				Change	Percent
Highland BOA	\$15,900	\$29,000	\$26,700	\$10,800	67.9%
City of Niagara Falls	\$25,700	\$36,200	\$44,900	\$19,200	74.7%
Niagara County	\$32,800	\$47,600	\$60,200	\$27,400	83.5%
Buffalo MSA	\$34,200	\$49,500	\$63,700	\$29,500	86.3%
New York State	\$44,100	\$61,900	\$82,500	\$38,400	87.1%

Source: ESRI; US Census Bureau; Economics Research Associates

Educational Attainment

Residents within the Highland Community BOA are considerably less likely to have graduated high school or attended college than residents in other areas of the MSA or New York State. One-third of adults lack a high school diploma and less than ten percent have earned an Associates degree or higher.

Figure 4: Educational Attainment, Adults 25 and Older, 2007

	Doctorate Degree	Professional Degree or Higher	Master's Degree or Higher	Bachelor's Degree or Higher	Associate's Degree or Higher	High School Graduate or Higher
Highland BOA	0.0%	0.0%	1.2%	2.9%	8.2%	67.7%
City of Niagara Falls	0.3%	1.0%	4.8%	12.5%	21.1%	76.6%
Niagara County	0.4%	1.4%	6.7%	17.4%	27.6%	83.3%
Buffalo MSA	0.9%	2.7%	9.5%	23.2%	32.8%	83.0%
New York State	1.1%	3.8%	11.8%	27.4%	34.5%	79.1%

Source: ESRI; US Census Bureau; Economics Research Associates

Employment

Employment in Niagara County is currently concentrated in the trade, transportation, and utilities industry, followed by manufacturing. The County has lost about ten percent of its employment base since 1990, with the majority job losses attributable to plant closures and downsizing in the manufacturing sector. However, despite job losses, manufacturing employment still represents a greater share of total employment in Niagara County than in the MSA, New York State, and the nation. In comparison, office jobs in financial activities and professional/business services are a significantly lesser share of employment in Niagara County than in the MSA, New York State, and the nation.

Job creation has been somewhat stronger in the Buffalo-Niagara MSA as a whole than in Niagara County. The MSA experienced significant employment gains in professional and business services and education and health services during the 1990s. However, job losses in the MSA since 2000 have canceled that employment growth. Since 1990, the MSA has lost 30,000 manufacturing jobs. Manufacturing declined from the second-largest to the fourth-largest employer in the region as firms closed, moved out of the region, or adopted modern manufacturing techniques that reduce their labor requirements.

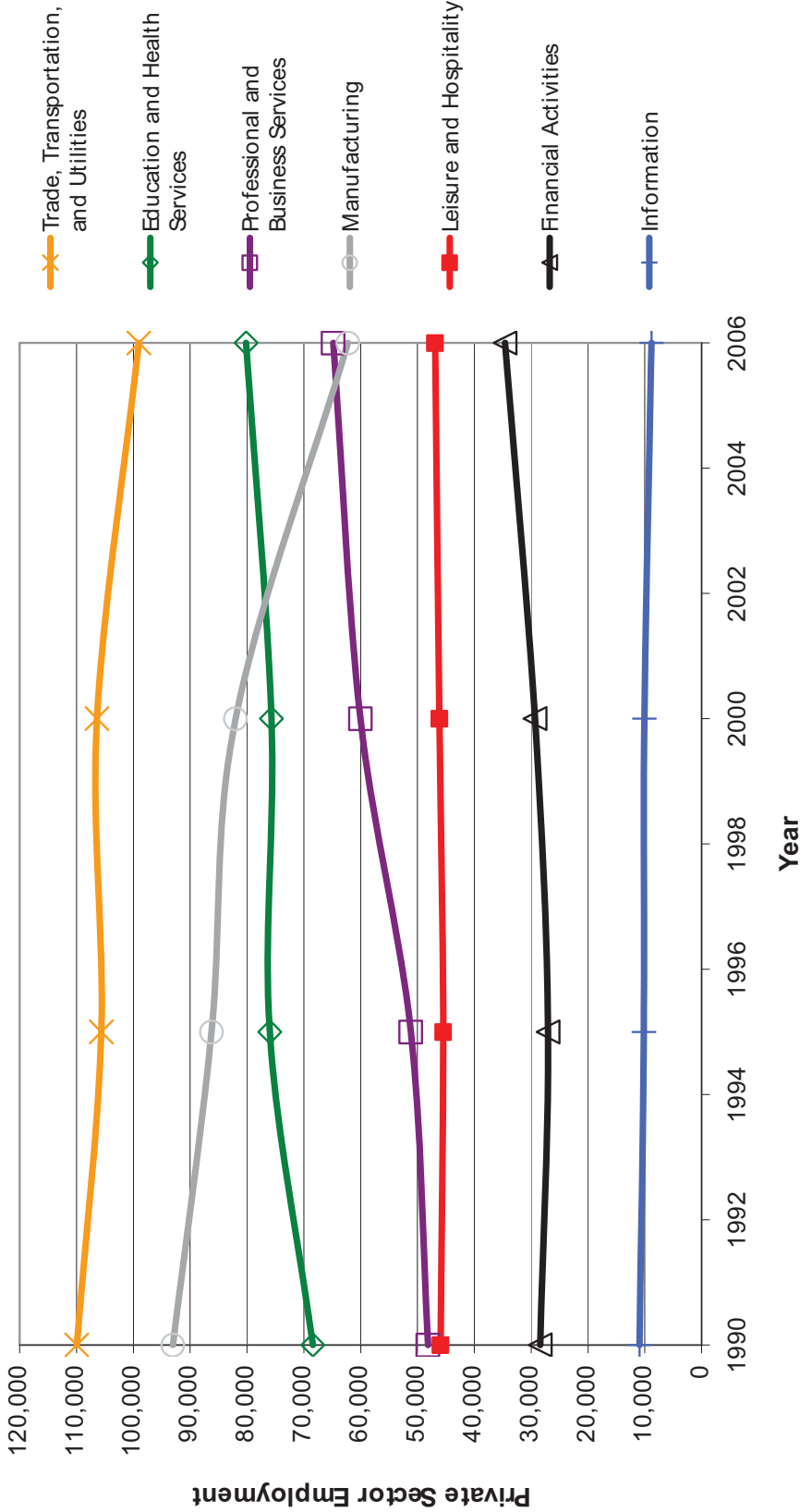
The trade, transportation, and utilities industry is the most significant employer in the Buffalo-Niagara MSA and has been buoyed by increased demand for customs services, water transportation, and transportation related to tourism and sightseeing. While employment in this industry has declined since 1990, the contraction has occurred at a slower rate than in the manufacturing industry.

Education and Health Services, also a major employer in the Buffalo-Niagara MSA, has enjoyed fairly steady employment growth since 1990. Growth in this industry is attributable to demand for midlevel occupations in ambulatory health services, nursing, and residential care facilities.

Professional and business services and financial activities have experienced significant employment growth in the Buffalo-Niagara MSA since 1990. Demand for back office activities, including administrative and support services, credit intermediation, and insurance carriers has driven the expansion in professional and business services and financial activities.

Figure 5, Figure 6, and Figure 7 present employment trends 1990 through 2006, including a comparison of growth rates and wages.

Figure 5: Buffalo-Niagara MSA Private-Sector Employment Trends, 1990-2006



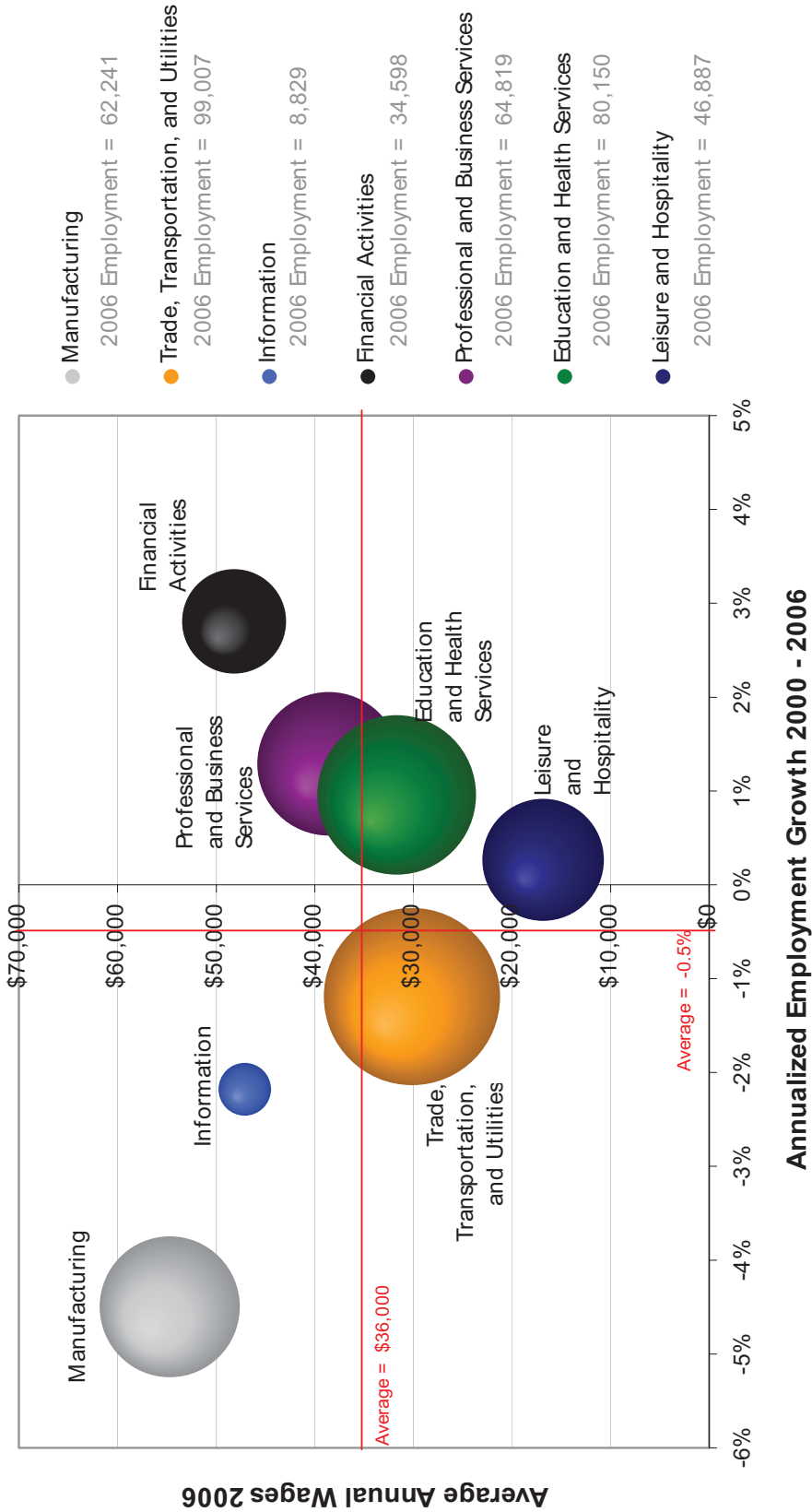
Source: Bureau of Labor Statistics, Quarterly Census of Earnings and Wages; Economics Research Associates

Figure 6: Buffalo–Niagara MSA Employment Trends, 1990–2006

	Employment				Employment Growth	
	1990	1995	2000	2006	2000-2006	
					Cumulative	Annualized
<i>Total Employment</i>	531,409	523,389	537,707	525,595	-1.1%	-0.1%
<i>Total Government Employment</i>	85,473	82,865	86,266	88,809	3.9%	0.2%
<i>Total Private Employment</i>	445,936	440,525	451,441	436,785	-2.1%	-0.1%
Private Sector Breakdown by Industry Group						
Natural Resources and Mining	1,784	1,805	1,889	1,593	-10.7%	-0.7%
Construction	21,564	18,976	20,074	19,356	-10.2%	-0.7%
Manufacturing	93,006	86,230	82,034	62,241	-33.1%	-2.5%
Trade, Transportation, and Utilities	109,934	105,651	106,391	99,007	-9.9%	-0.7%
Information	10,922	10,132	10,076	8,829	-19.2%	-1.3%
Financial Activities	28,404	27,003	29,300	34,598	21.8%	1.2%
Professional and Business Services	48,127	51,182	60,022	64,819	34.7%	1.9%
Education and Health Services	68,418	75,953	75,693	80,150	17.1%	1.0%
Leisure and Hospitality	45,927	45,452	46,142	46,887	2.1%	0.1%
Other Services	17,645	17,999	19,498	18,226	3.3%	0.2%
Unclassified	0	0	0	1,080	-	-

Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages; Economics Research Associates

Figure 7: Buffalo–Niagara MSA Private–Sector Employment Trends and Wages, 2000–2006



Source: Bureau of Labor Statistics, Quarterly Census of Earnings and Wages; Economics Research Associates

Existing Conditions and Trends Summary

- Pronounced population decline in the Highland BOA since 1990
- Additional population losses in Niagara Falls, Niagara County, and the Buffalo-Niagara Metropolitan Statistical Area (MSA)
- Minimal household income growth in the BOA since 1990
- Recent declines in BOA household income
- BOA and City growth lags behind the MSA and New York State
- Lower rates of educational attainment in BOA
- Niagara County's employment base has declined 10 percent since 1990
- Job losses in the MSA since 2000 have cancelled earlier gains during the 1990s
- Niagara County jobs are concentrated in the trade, transportation, and utilities and manufacturing industries
- Niagara County manufacturing employment is a significantly greater share of total employment compared with the MSA, State, and US
- Office jobs in financial activities and professional/business services are a significantly lesser share of employment in Niagara County than the MSA, State, and US

III. Real Estate Market Overview

The ERA real estate market overview examines the market fundamentals for real estate development in Niagara County. The analysis endeavors to identify the market potential for residential, retail, office, and industrial/flex uses in the Highland Community BOA and identifies the principal demand drivers, recent historical market performance, and the demand outlook for each potential use type.

Residential Market Overview

As a result of employment and population declines, weak demand for residential real estate has led to stagnating home values throughout the Buffalo-Niagara MSA. There is little new construction, particularly in urban areas such as Niagara Falls. Housing prices in the Highland Community BOA are among the lowest in the city, reflective of the low household incomes, as well as the presence of heavy industrial uses, contamination, and a dilapidated housing stock. Vacancy rates in the Highland Community BOA exceed 30 percent and are significantly higher than rates in Niagara Falls, Niagara County, and the MSA. Home ownership rates in the BOA are significantly below other areas, both due to low household incomes and a concentration of public housing units.

Figure 8: Housing Tenure by Area, 2007

	Housing Units	Owner-Occupied Units	Rental Units	Vacant Units ¹
BOA	1,584	17.1%	51.8%	31.1%
Niagara Falls	28,399	49.9%	32.6%	17.4%
Niagara County	98,435	64.6%	24.5%	10.8%
Buffalo MSA	522,388	62.0%	27.8%	10.3%
New York State	7,970,869	50.8%	40.6%	8.7%

Source: US Census Bureau; ESRI; Economics Research Associates

¹ Vacant units include second homes.

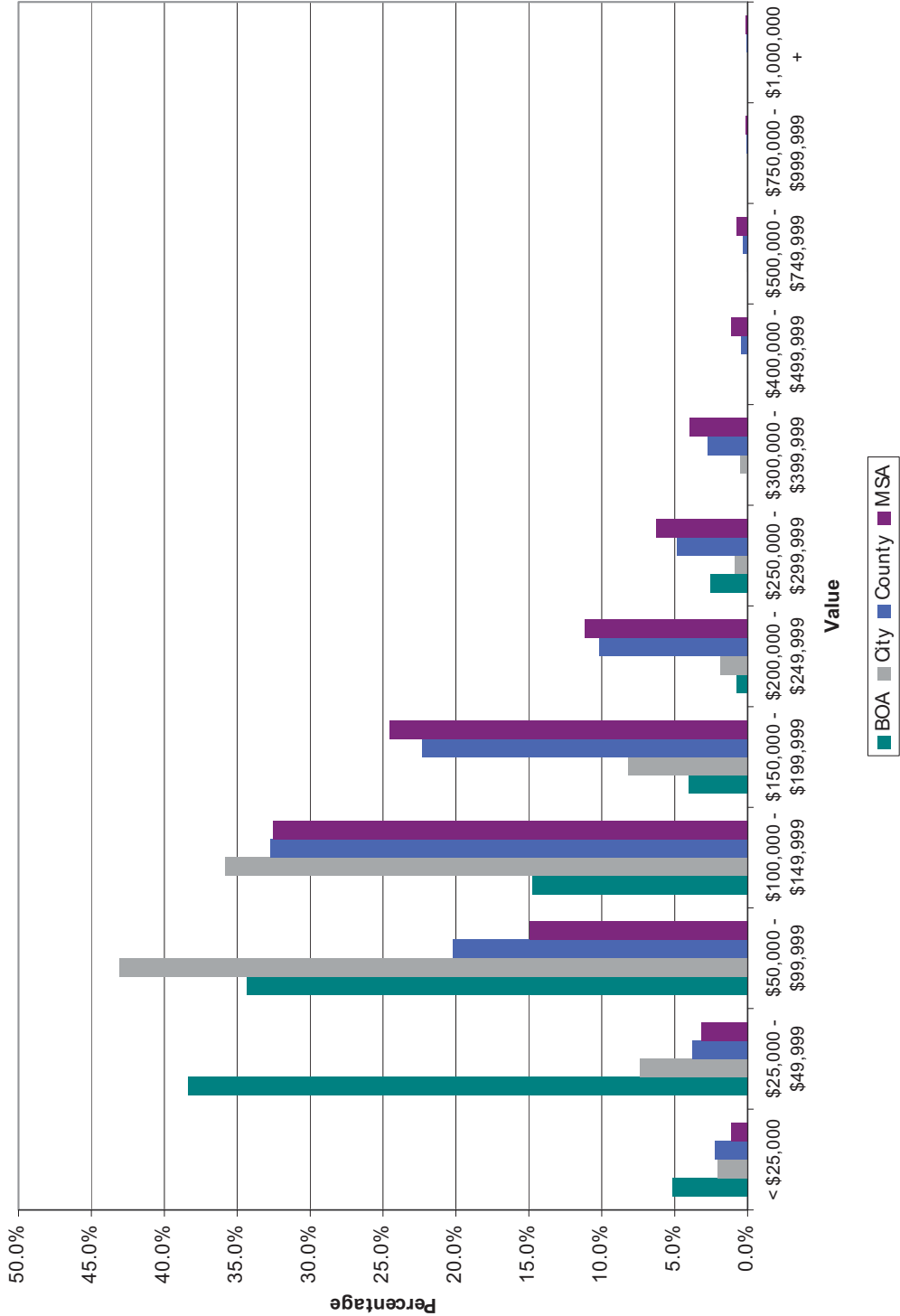
The block groups that comprise the Highland Community BOA exhibit low housing values relative to most other neighborhoods in the City of Niagara Falls. In particular, home values in the Highland neighborhood stand in sharp contrast to those reported for the nearby DeVeaux neighborhood to the west, which includes some of the City's highest value properties. Approximately 78 percent of owner-occupied housing units in the BOA and 50 percent of units in Niagara Falls are valued at less than \$100,000.

Figure 9: Median Owner-Occupied Home Values, City of Niagara Falls, 2007



Source: ESRI Business Analyst; Economics Research Associates

Figure 10: Distribution of Owner-Occupied Housing Units by Market Value, 2007



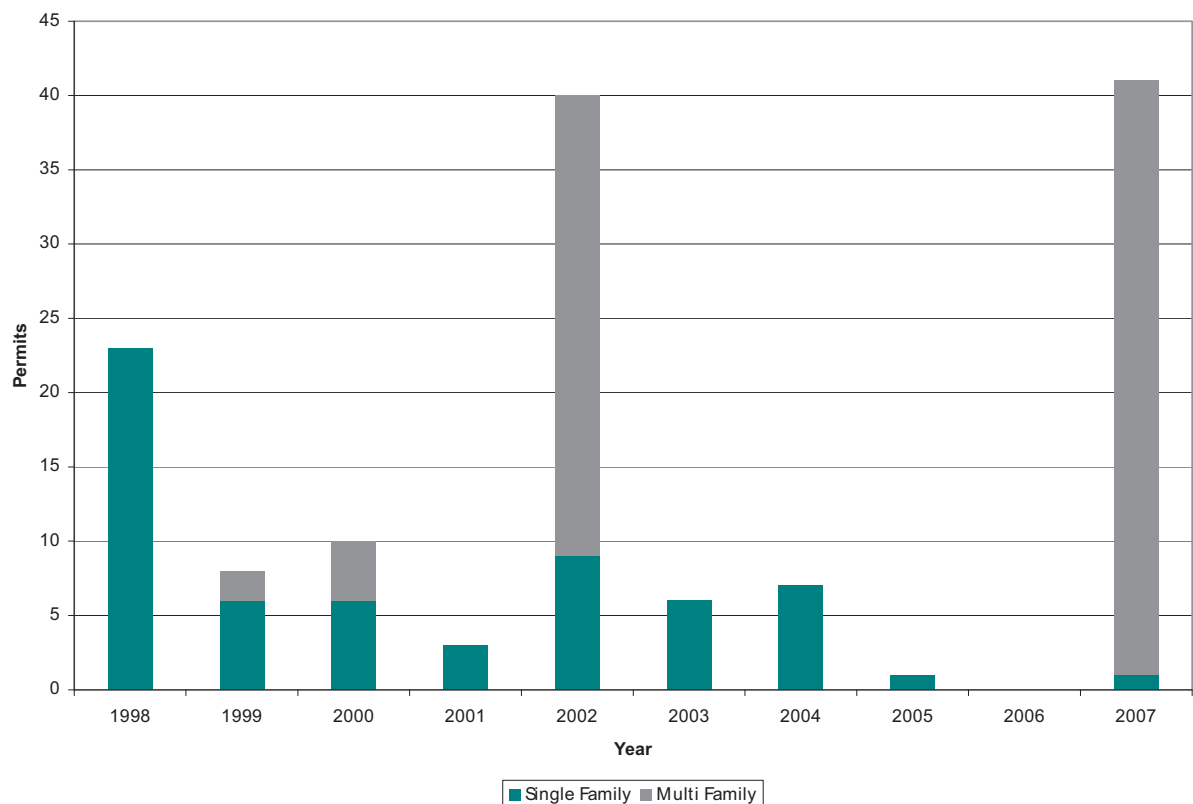
Source: ESRI Business Analyst; Economics Research Associates

Building Permits and Construction Activity

There has been little market-rate residential construction activity in Niagara Falls in recent years. According to the building permit data from the US Department of Housing and Urban Development (HUD) presented in Figure 11, the City of Niagara Falls has issued 137 residential building permits since 1998. Approximately 59 percent of this residential construction activity reflects HOPE VI subsidized housing renewal projects. The rareness of new market-rate construction in the City is largely attributable to the high cost of new construction compared with the availability and market value of existing residential units.

Recently, the City received a \$20 million HUD grant to demolish and redevelop Center Court, a severely distressed, 134-unit public housing complex located in the Highland Community BOA. In its place, the \$72 million project will create 282 units, including 134 units of public housing, 106 affordable rental units, 30 affordable homeownership units, and 12 market rate ownership units.

Figure 11: Residential Building Permits in the City of Niagara Falls, 1998–2007



Source: US Department of Housing and Urban Development; Economics Research Associates

Residential Market Potential

The Highland neighborhood currently has a residential vacancy rate over 30 percent. The availability of homes in the market reduces home values and makes new residential development projects challenging. Because the cost of new construction exceeds achievable market prices in the Highland neighborhood, new residential development projects require considerable public subsidies. For example, the per-unit development cost at the Center Court HOPE VI project is approximately \$257,000, well above the market-supportable level. Housing restoration programs may be an effective approach to providing additional affordable housing in the Highland Community BOA without incurring significant funding shortfalls.

Residential Market Summary

- Population loss has led to an oversupply of housing and low market values
- High home values are not supported in the Highland BOA:
 - Dominated by heavy industrial uses
 - Presence of environmental contamination
 - Dilapidated housing stock
- There is little to no new market-rate housing being built in the City:
 - Cost of new production greater than current market prices

Retail Market Overview

Most of the occupied retail space in Niagara County is located in suburban, auto-oriented malls and power centers. Niagara Falls' retail centers are clustered along the City's peripheral ring roads or in strip mall formats. Anchor tenants are typically large-format, value-oriented retailers such as Wal-Mart, Target, Dollar Tree, Family Dollar, or supermarkets like Save-A-Lot, Tops, or Aldi. As compared with the more recently developed suburban shopping centers, older-generation shopping centers including traditional retail locations on Main Street, Highland Avenue, and at Summit Mall have high vacancy rates.

The Highland Community BOA includes several limited-service restaurants and a Wilson Farms convenience store. The Highland Community BOA lacks neighborhood retail convenience offerings such as a full-service grocery, pharmacy, and financial institution. ERA's analysis of household expenditure potential indicates that the BOA could likely support a value-oriented convenience retail center in the future. Development of such a retail center would likely occur after new investment and job growth in the BOA create momentum for neighborhood revitalization. Achievable retail rents must increase to the point at which new construction is financially feasible for developers. Current rents are unlikely to support the cost of new construction without significant public subsidies.

Retail Trade Areas

The ERA retail analysis identifies two key trade areas that comprise the core group of consumers that would generate demand for retail goods and services in the Highland Community BOA. The extent of each trade area is based on the potential scale of retail offerings and the competitive landscape. Specifically, the analysis considers the following factors to determine the extent of the trade areas:

- Number of households required to support retail development
- Amount of time consumers are willing to travel for specific retail offerings
- Transportation routes in the local and regional area
- The competitive landscape, including the type and location of existing retail establishments available to consumers

The retail analysis defines a Convenience Goods Trade Area and a Comparison Goods Trade Area. The Convenience Goods Trade Area includes households most likely to shop within the Highland Community BOA for day-to-day consumer goods. The Comparison Goods Trade Area reflects a

larger region and includes households that would shop for purchases that involve comparing prices among a variety of stores.

Convenience Goods Trade Area

Households living closest to the Highland Community BOA are most likely to make convenience retail purchases in the area. Convenience retail, typically found in neighborhood shopping centers, relies on households making frequent trips to purchase goods for day-to-day consumption. This distinction applies to food and beverage stores (supermarkets, convenience stores, specialty food, and liquor stores), health and personal care stores, and food service and drinking places.

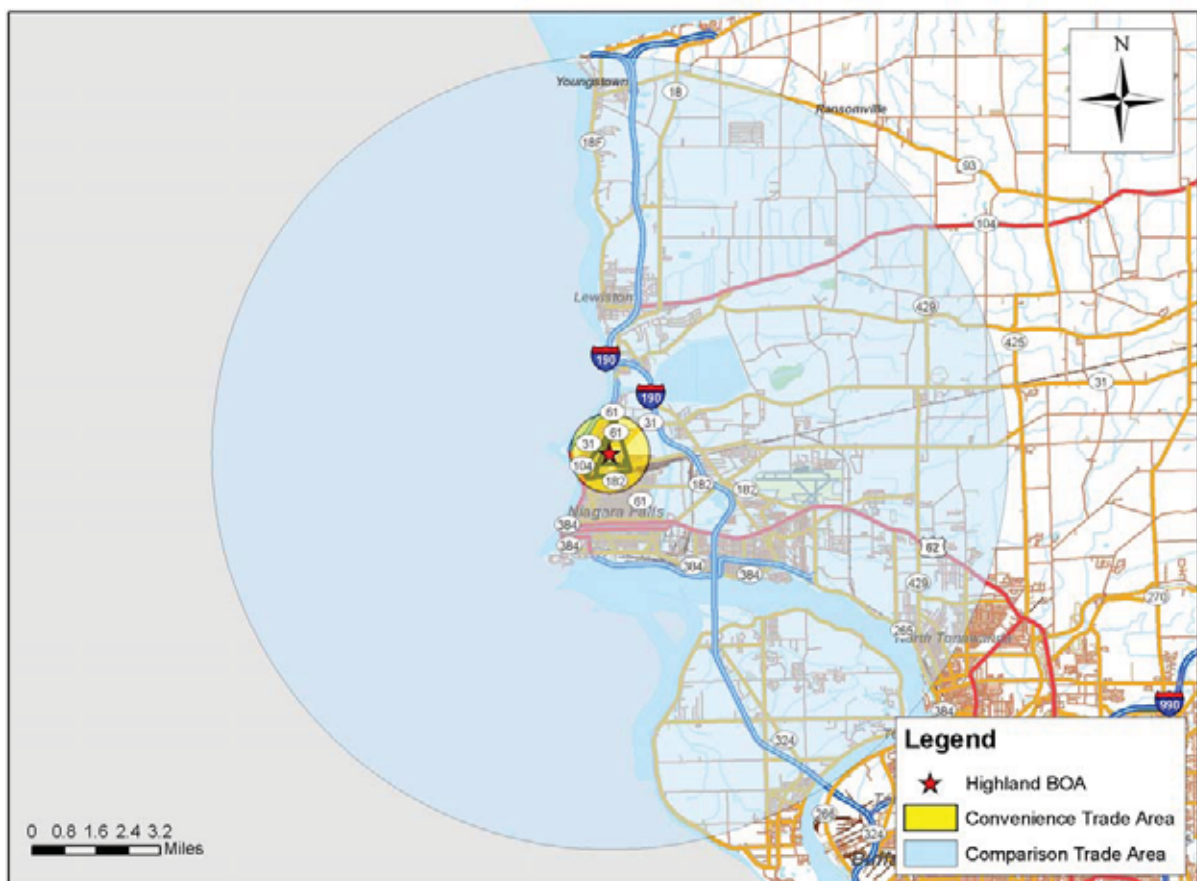
Comparison Goods Retail Trade Area

The Comparison Goods Retail Trade Area is significantly larger than the Convenience Goods Trade Area. Consumers are willing to travel longer distances to make purchases which require a comparison of products and prices at a variety of stores. Comparison Goods retail includes furniture and home furnishings stores; electronics and appliance stores; building material and garden equipment stores; clothing and clothing accessories stores; sporting goods, hobby, book, and music stores; and general merchandise stores.

Retail Trade Area Definition

The trade areas analyzed as part of the retail market study, which include only US households, are depicted in Figure 12. The Convenience Goods Trade Area consists of all households residing within one mile of the Highland Community BOA. The Comparison Goods Trade Area encompasses all households residing within 10 miles of the BOA.

Figure 12: Retail Trade Areas



Source: Economics Research Associates

Note: Retail trade areas include only US households.

Unmet Retail Demand

The retail demand analysis estimates the unmet expenditure potential of households in the trade areas (i.e., dollars available to be spent on the retail categories anywhere in the convenience and comparison goods trade areas). ERA relies on 2007 data concerning retail spending potential and existing retail sales to calculate the unmet expenditure potential of households within the trade areas. Figure 13 presents the aggregate unmet household expenditure potential in each of the retail categories analyzed. As shown, these data indicate there is over \$27 million in unmet convenience-goods expenditure potential, including nearly \$6 million in unmet expenditure potential at foodservice and drinking places, and over \$300 million in comparison-goods retail expenditure potential.

In order for a retail development project in the BOA to be successful, it would need to capture a share of the currently unmet expenditure potential, including spending by daytime employees, students, and visitors.

Figure 13: Unmet Household Expenditure Potential, 2007

Retail Category	Expenditure Potential	Less Existing Sales	Unmet Expenditure Potential
Convenience Retail ¹			
Food and Beverage Stores (incl. supermarkets)	\$ 17,581,680	\$ 2,389,807	\$ 15,191,873
Health and Personal Care Stores	6,396,087	25,409	6,370,678
Foodservice and Drinking Places ¹	11,457,433	5,487,731	5,969,702
Total Convenience Retail	\$ 35,435,200	\$ 7,902,947	\$ 27,532,253
Comparison Retail ²			
Furniture and Home Furnishings Stores	\$ 52,854,362	\$ 7,996,182	\$ 44,858,180
Electronics and Appliance Stores	46,674,341	12,270,250	34,404,091
Building Material, Garden Equip Stores	230,248,759	76,372,570	153,876,189
Clothing and Clothing Accessories Stores	89,443,567	109,411,168	(19,967,601)
Sporting Goods, Hobby, Music Stores	36,730,320	16,599,893	20,130,427
General Merchandise Stores	242,221,864	172,655,087	69,566,777
Miscellaneous Store Retailers	54,983,320	55,926,215	(942,895)
Total Comparison Goods	\$ 753,156,533	\$ 451,231,365	\$ 301,925,168
Total	\$ 788,591,733	\$ 459,134,312	\$ 329,457,421

Source: Claritas, Inc.; Economics Research Associates

¹ Includes resident households within one mile of the BOA area.

² Includes resident households within 10 miles of the BOA area.

Competitive Landscape for Food Stores

Residents living in the Highland and DeVeaux neighborhoods must travel at least one mile for supermarket shopping. Two supermarkets, Tops and Save-A-Lot, are located in downtown Niagara Falls, while other supermarkets are located on Niagara Falls Boulevard or the I-190 corridor. The market competition is dominated by value-oriented grocers, including Walmart, Save-A-Lot, and Aldi.

Figure 14: Existing Supermarkets



Source: Economics Research Associates

Retail Market Potential

The ERA retail market analysis shows that Niagara Falls' northern neighborhoods are underserved by convenience retailers, and that existing unmet expenditure potential could support new retail development, particularly a value-oriented grocery store.

A new retail development in Highland will most likely take the form of a neighborhood shopping center, which the Urban Land Institute defines as a small center primarily tenanted by convenience retailers. According to the Urban Land Institute's *Dollars and Cents of Shopping Centers 2006*, the median size of a neighborhood shopping center in the eastern United States is 71,644 square feet with median sales per square foot of \$348.64. Based on this sales figure, the convenience retail trade area's \$27.5 million in unmet expenditure potential for convenience goods could support up to 78,970 square feet of new convenience retail anywhere in the trade area.

Neighborhood centers are most commonly anchored by small supermarkets; the average size of a supermarket in a neighborhood center is 38,472 square feet. Other tenants typically include hair and nail salons, full-service and take-out restaurants, dry cleaners, drug store, and medical or dental offices.

In addition to local residents, the neighborhood shopping center would be further supported by employees who work in the trade areas and possibly by students from Niagara University. However, it should be noted that while there is unmet demand for comparison goods, the BOA's distance from the I-190 corridor makes the area less attractive to national comparison goods retailers. To successfully recruit retailers to the BOA, retail development should occur after new investment and job growth stimulate revitalization in the area.

Retail Market Summary

- Most retail space in Niagara County is located in suburban, auto-oriented malls, and power centers
- Retail centers in Niagara Falls are anchored by large-format, value-oriented retailers such as Wal-Mart, Target, Dollar Tree, Family Dollar or supermarkets
- Older shopping destinations, including Main Street and Pine Street in Niagara Falls, and Summit Mall have high vacancy rates
- The Highland neighborhood lacks any significant retail presence beyond several take-out food stores and a Wilson Farms convenience store
- BOA could likely support value-oriented convenience retail, though rents are unlikely to support the cost of new construction without subsidies

Office Market Overview

Traditional office-using industries such as professional and business services and financial activities have historically been less important than manufacturing to Niagara County's economy. These industries still make up a smaller share of Niagara County's employment base than in the Buffalo-Niagara MSA, New York, and the nation. The Niagara County office market is dominated by small, single-user, build-to-suit properties located in suburban office parks. According to the CoStar Group, there are no Class A office spaces in City of Niagara Falls.

Office Market History

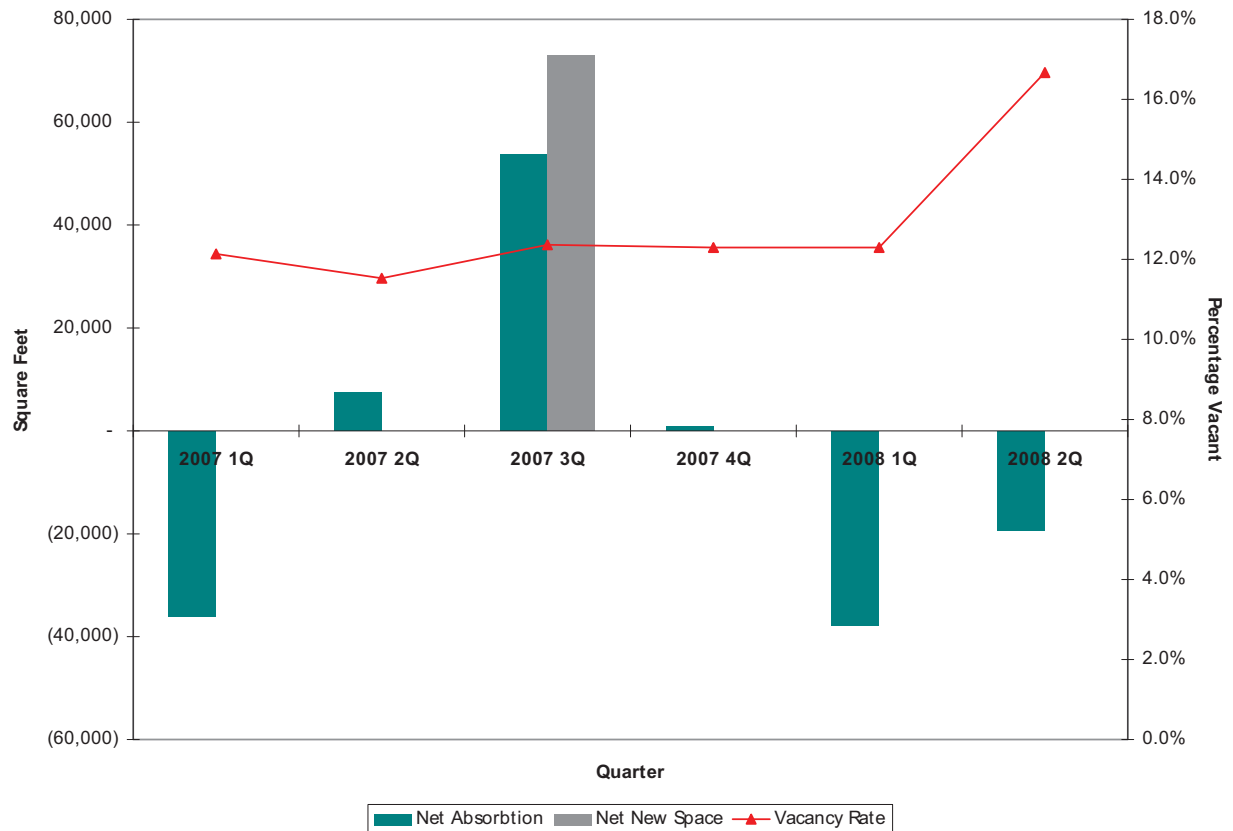
The Niagara County office market has experienced little growth in recent years. Only two office buildings, totaling 73,000 square feet, have been added to the market since the beginning of 2007. As of the end of second quarter 2008, the county-wide vacancy rate had risen to 16.7 percent, after two quarters of negative net absorption. Firms are vacating office space at a faster rate than they are occupying office space. However, lease rates, which currently average \$9.85 per square foot per year in Niagara County, have been rising over the same period.

Figure 15: Niagara County Office Market History

	2007 1Q	2007 2Q	2007 3Q	2007 4Q	2008 1Q	2008 2Q
Inventory						
Buildings	79	79	81	81	81	81
Square Feet	1,236,171	1,236,171	1,309,171	1,309,171	1,309,171	1,309,171
Vacancy						
Square Feet	150,037	142,518	161,844	160,959	160,959	218,238
Vacancy Rate	12.1%	11.5%	12.4%	12.3%	12.3%	16.7%
Net Absorption	(36,035)	7,519	53,674	885	(37,865)	(19,414)
Average Lease Rate	\$9.07/fs	\$9.26/fs	\$9.25/fs	\$9.25/fs	\$9.85/fs	\$9.85/fs

Source: CoStar Group; Economics Research Associates

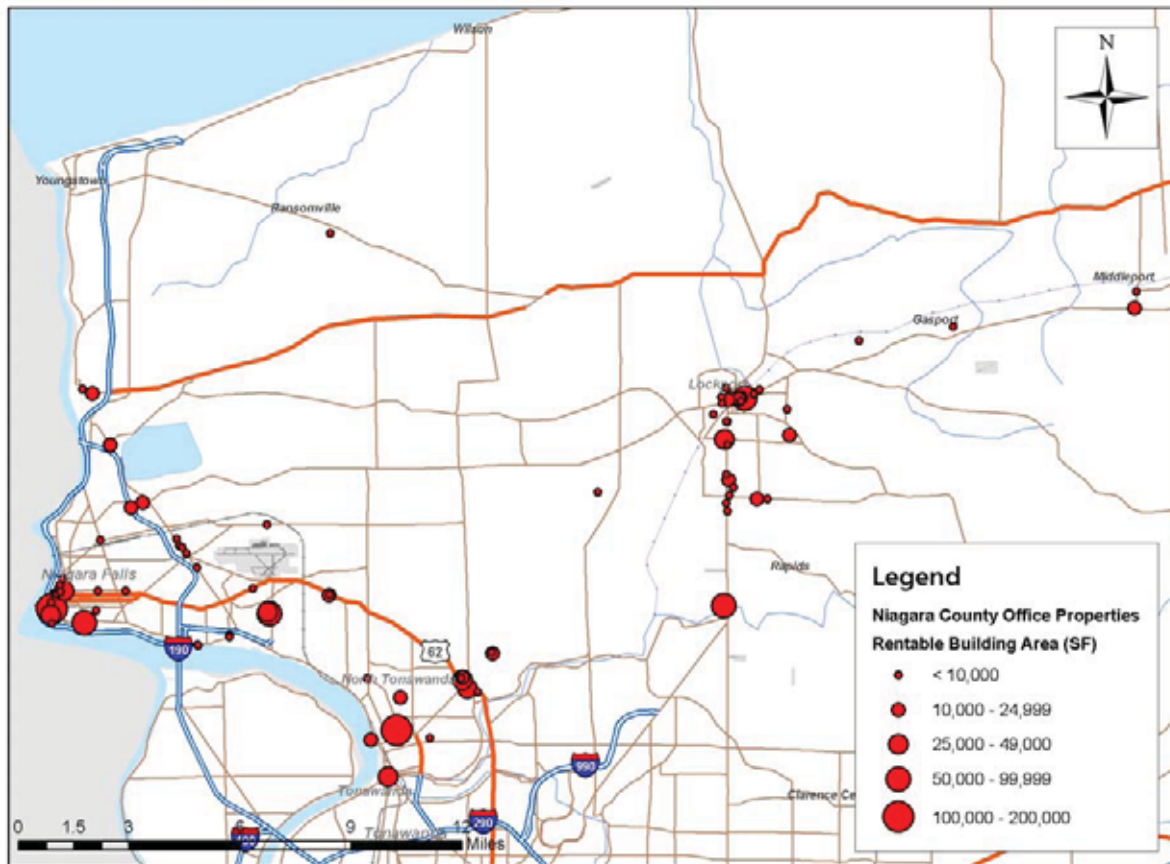
Figure 16: Niagara County Office Market Indicators



Source: CoStar Group; Economics Research Associates

Niagara County office properties are typically located in downtowns areas, such as in Niagara Falls or Lockport, or in suburban office parks. Most office-using firms prefer to locate around comparable properties and land uses, as shown in Figure 17.

Figure 17: Niagara County Office Properties



Source: CoStar Group; Economics Research Associates

Employment Projections

Moody's Economy.com projects that Niagara County will add approximately 4,000 jobs through 2015, representing a compound annual growth rate of 0.6 percent. Growth is expected to be driven by the education and health services, leisure and hospitality, professional services, and retail and wholesale trade industries. Manufacturing employment is projected to continue to decline through 2015.

Figure 18: Niagara County Employment Projections, 2007-2015

Industry	2007	2008	2009	2010	2011	2012	2013	2014	2015	Net Change	Annualized Growth
Natural Resources and Mining	571	526	529	533	538	540	540	538	536	-35	-0.8%
Construction	2,947	2,538	2,205	2,185	2,139	2,093	2,060	2,037	2,019	-929	-4.6%
Manufacturing	11,131	10,777	10,588	10,539	10,500	10,416	10,300	10,193	10,095	-1,036	-1.2%
Wholesale Trade	1,644	1,621	1,627	1,645	1,673	1,694	1,709	1,725	1,743	99	0.7%
Retail Trade	9,743	9,777	9,784	9,921	10,042	10,110	10,180	10,262	10,327	585	0.7%
Trade, Warehousing and Utilities	3,338	3,376	3,336	3,317	3,299	3,255	3,207	3,166	3,124	-214	-0.8%
Information	628	624	620	610	601	598	599	602	606	-21	-0.4%
Financial Activities	1,842	1,798	1,754	1,767	1,778	1,783	1,791	1,803	1,814	-28	-0.2%
Professional & Business Services	6,008	6,077	6,046	6,147	6,211	6,253	6,321	6,412	6,507	499	1.0%
Education & Health Services	12,671	12,783	13,101	13,562	13,972	14,317	14,615	14,935	15,276	2,605	2.4%
Leisure & Hospitality	7,073	7,298	7,342	7,547	7,753	7,914	8,061	8,203	8,332	1,259	2.1%
Government	16,354	16,638	16,789	16,906	16,895	16,915	16,921	16,940	16,983	629	0.5%
Other	1,554	1,556	1,548	1,540	1,533	1,527	1,522	1,519	1,518	-36	-0.3%
Total Non-Farm Employment	77,316	77,235	77,165	78,197	78,974	79,493	79,927	80,446	80,997	3,681	0.6%

Source: Economy.com; Economics Research Associates



Office Market Potential

To estimate future demand for office space in Niagara County, ERA identified employment growth in the County that is likely to generate demand for new office space between 2007 and 2015. The analysis combines the employment projections from Moody's Economy.com with estimates of the office usage by industry from a study commissioned by the National Association of Realtors. Based on industry standards, ERA assumes that each office-using employee requires 250 square feet of space on average.

ERA estimates that there will be demand for approximately 400,000 to 500,000 square feet of office space in Niagara County between 2007 and 2015, with more than half coming from the health and social assistance industry. It is expected that a portion of this demand could be captured by the BOA, if it is competitively positioned for new development.

Figure 19: Projected Future Demand for Office Space in Niagara County, 2015

Industry	Net New Employment	Percentage Occupying Office	Net New Office Workers	Future Demand (SF)	
				Conservative ²	Optimistic ³
Agriculture	-40	27.3%	-11	-2,762	0
Mining	9	28.7%	3	678	678
Utilities	32	48.7%	16	3,927	3,927
Construction	-519	19.5%	-101	-25,308	0
Manufacturing	-682	29.8%	-203	-50,836	0
Wholesale Trade	122	56.7%	69	17,236	17,236
Retail Trade	550	23.0%	127	31,652	31,652
Transportation/Warehousing	-284	26.0%	-74	-18,470	0
Information	-17	69.3%	-12	-2,993	0
Finance Insurance	10	96.3%	9	2,301	2,301
Real Estate	7	45.7%	3	771	771
Professional Services	139	89.1%	124	30,991	30,991
Management	-31	83.8%	-26	-6,509	0
Administrative & Support	322	35.2%	113	28,305	28,305
Educational Services	293	56.7%	166	41,562	41,562
Health and Social Assistance	2,200	48.0%	1,056	263,993	263,993
Arts, Entertainment, Rec	106	17.1%	18	4,546	4,546
Accommodation and Food Services	928	7.4%	69	17,168	17,168
Other Services	233	40.1%	93	23,329	23,329
Government	345	44.1%	152	38,053	38,053
Self Employment	n/a	42.8%	n/a	n/a	n/a
Total	3,722	42.7%	1,591	397,634	504,511

Source: Economy.com; National Association of Realtors; Economics Research Associates

¹ National Association of Realtors, "Who are Your Future Tenants? Office Employment in the United States 2004-2014" (2007)

² Assumes 250 SF per employee, net of job losses.

³ Assumes 250 SF per employee, including only newly created positions.

Office properties in Niagara County are located primarily in build-to-suit lots in campus-style office parks and tend to be smaller than comparable office properties in Erie County. The average size of a newly constructed office property in Niagara County is 25,000 square feet. As shown in Figure 20, no recently constructed building in the County has been larger than 44,000 square feet. In contrast, recent projects in Erie County include Geico's 250,000 square foot call center and Citigroup's 150,000 square foot expansion.

Figure 20: Recently Constructed Niagara County Office Properties

Building	Town	Size (SF)	Class	Year Built
459 South Transit Rd	Lockport	44,000	B	2002
3829 Forest Pky	Wheatfield	42,000	A	2007
3949 Forest Pky	Wheatfield	31,000	A	2007
57 Davison Ct	Lockport	24,568	B	1998
1 Columbia Drive	Niagara Falls	18,000	B	2005
624 River Rd	North Tonawanda	17,745	B	1999
3780 Commerce	Wheatfield	11,016	A	2002
26 Davison Ct	Lockport	7,200	B	1996

Source: CoStar Group; Economics Research Associates

Industrial/Flex Market Overview

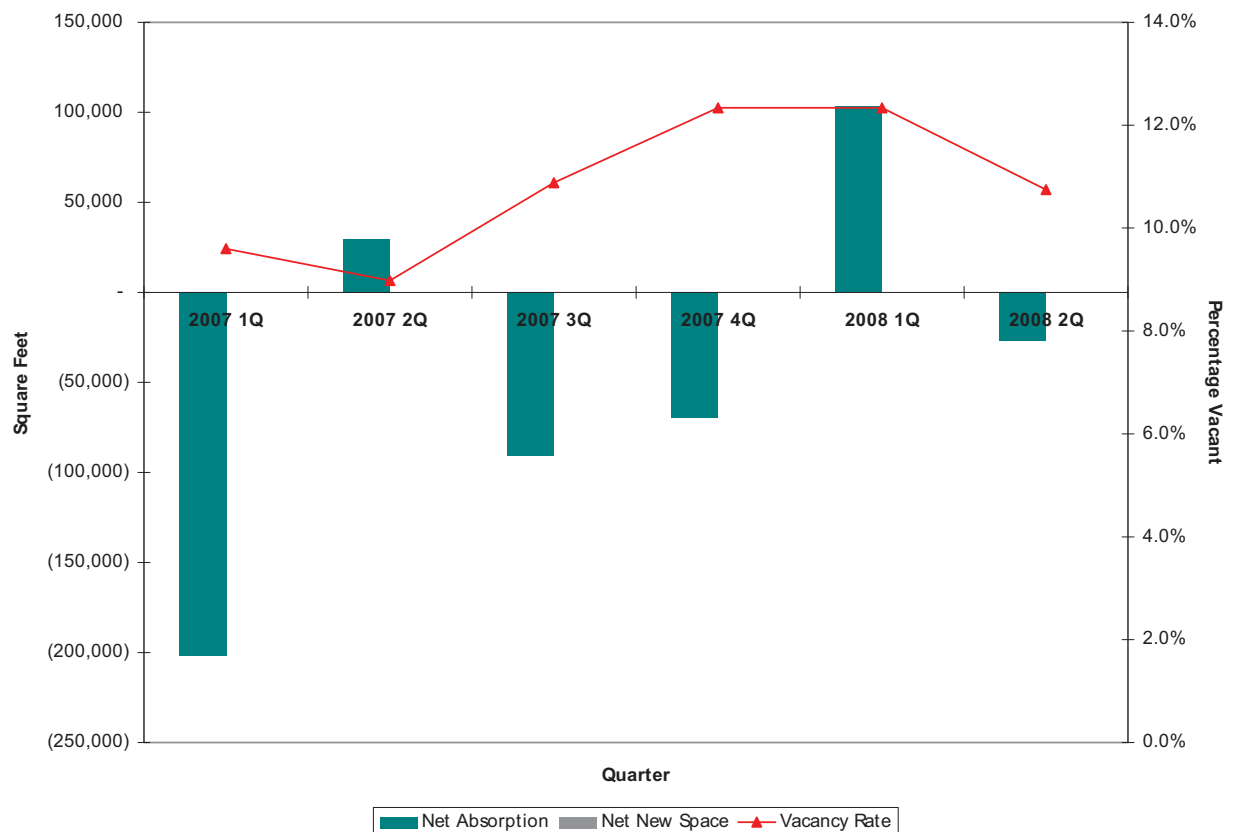
The industrial/flex market is Niagara County's largest commercial real estate sector, based on total square footage. This reflects the historical importance of manufacturing and transportation in the regional economy. However, as employment in these industries has declined, vacancy rates in the county-wide industrial/flex market have generally trended upward while lease rates have trended downward. As shown in Figure 21, several quarters of negative net absorption have resulted in an increasing county-wide vacancy rate, which currently stands at 11 percent. Given the lack of new construction and the availability of space, there is not likely to be significant demand for new industrial/flex space. However, new users with specific space requirements might choose to occupy built-to-suit space that exactly meets their needs.

Figure 21: Niagara County Industrial/Flex Market History

	2007 1Q	2007 2Q	2007 3Q	2007 4Q	2008 1Q	2008 2Q
Inventory						
Buildings	87	87	87	87	87	87
Square Feet	4,789,948	4,789,948	4,789,948	4,789,948	4,789,948	4,789,948
Vacancy						
Square Feet	459,763	430,150	521,247	590,869	590,869	514,707
Vacancy Rate	9.6%	9.0%	10.9%	12.3%	12.3%	10.7%
Net Absorption	(201,821)	29,613	(91,097)	(69,622)	103,191	(27,029)
Average Lease Rate	\$5.22/nnn	\$4.98/nnn	\$4.98/nnn	\$5.37/nnn	\$5.23/nnn	\$5.04/nnn

Source: CoStar Group; Economics Research Associates

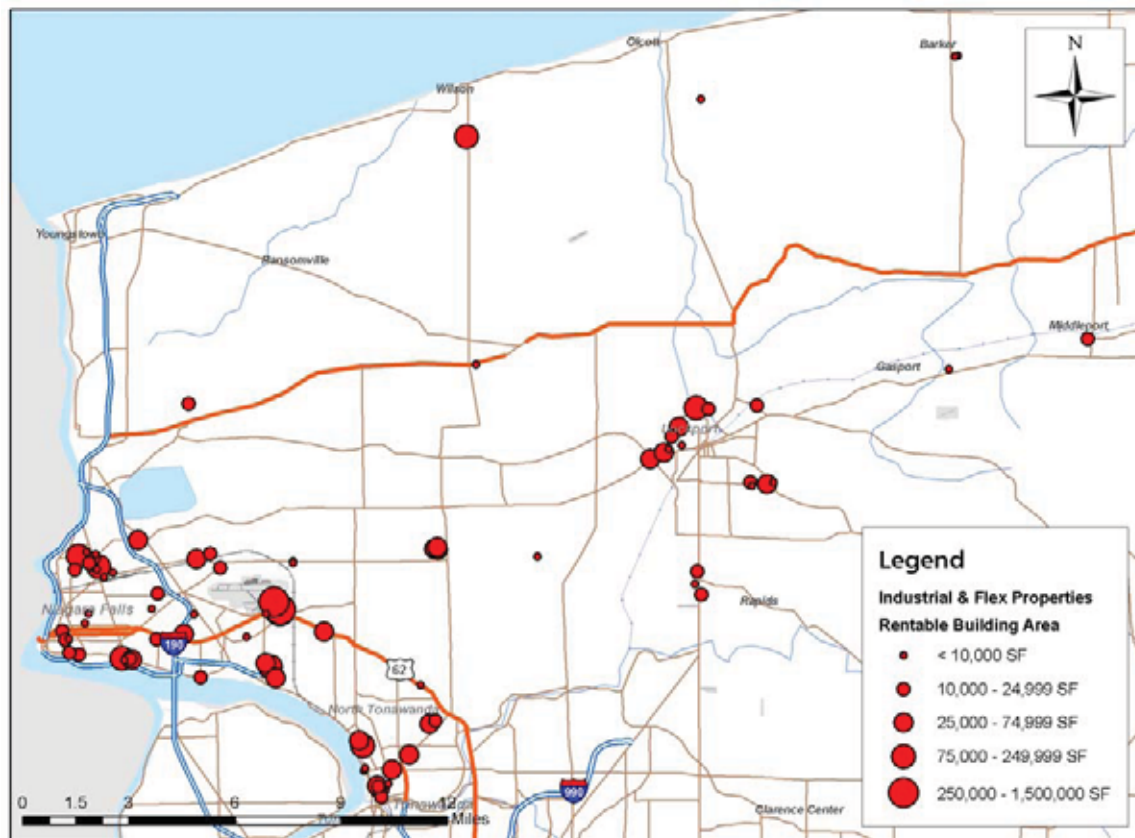
Figure 22: Niagara County Industrial/Flex Market Indicators



Source: CoStar Group; Economics Research Associates

Industrial and flex users tend to cluster in areas with similar industrial properties, as shown in Figure 23. These industrial clusters are most often found at the urban fringe, removed from both downtowns and office clusters. The Highland Community BOA includes one of the largest and most visible industrial clusters in Niagara County.

Figure 23: Niagara County Industrial/Flex Properties



Source: CoStar Group; Economics Research Associates

Industrial/Flex Market Potential

Trends in manufacturing employment suggest minimal potential for new industrial/flex development. However, some emerging sectors discussed in subsequent sections of this report hold promise for new industrial development projects. There may be opportunities for specific build-to-suit developments that complement industrial operations in the Highland Community BOA.

The recent reopening of the Globe Metallurgical plant for the production of metallurgical and solar-grade silicon may encourage an end-user manufacturer to locate within the BOA. The land use needs of solar component manufacturers vary widely depending on the specific products they manufacture and their business development stage. Manufacturers of large components for solar power plants, such as Solar World and SunPower, have retrofitted existing plants for their new production facilities. Manufacturers of specialized photovoltaic products, such as small-scale power and lighting systems, typically occupy spaces that range from 25,000 to 100,000 square feet. Startups like Silicon Valley Solar require small incubator spaces for pilot production. Figure 24 presents data concerning the space requirements of a number of solar technology facilities around the United States.

Figure 24: Silicon Component Manufacturers

Company	Location	Size (SF)	Notes
Solar World	Hillsboro, OR	480,000	Largest US solar cell manufacturer; leased existing property
Evergreen Solar	Marlborough, MA	450,000	Solar panel manufacturer; under construction on former army base
SunPower	Richmond, CA	175,000	Solar panel manufacturer; leased existing prpoerty
DayStar	Newark, CA	140,000	Thin film manufacturer; leased existing property
Solaicx	Portland, OR	136,000	Silicon wafer manufacturer; leased existing property
XSunX	Wood Village, OR	90,000	Thin film solar module manufacturer; leased existing property
Suniva	Norcross, GA	60,000	Solar cell plant; new construction in technology park
SunWize	Kingston, NY	30,000	Solar electric modules; new construction w/ office, distribution
Blue Square Energy	North East, MD	24,000	Startup solar cell manufacturer; leased property w/ office, distribution
Silicon Valley Solar	Sunnyvale, CA	15,000	Solar module startup; leased headquarters and pilot production

Source: Economics Research Associates

Office/Industrial Summary

- Moderately weak market performance in traditional office and industrial markets:
 - Overall negative absorption in recent quarters
 - Low lease rates
- Based on projected growth, there exists some potential for new build-to-suit office space and medical/health care offices
- Potential for new industrial/flex spaces also in build-to-suit development

IV. Opportunities for Growth

To identify opportunities for economic development in the Highland Community BOA, ERA examines economic trends to identify the specific industry sectors that have the potential to drive economic growth. To substantiate the positive trends, ERA provides case studies that identify specific companies in new emerging growth sectors and traditional industries. The analysis is divided into two sections:

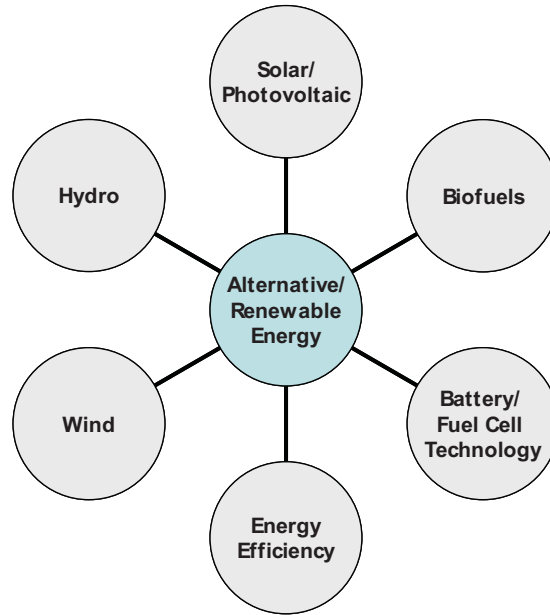
- New Growth Sectors
- Existing Growth Sectors

ERA finds that new opportunities for economic growth are overwhelmingly driven by firms related to alternative energy and the emerging green economy. Despite the relative instability and infancy of the green technology sector, many firms are already locating in the Buffalo-Niagara MSA. ERA also identifies firms in traditional industries that are expanding or locating in the region.

Alternative Energy and Green Technology

Green technology and renewable energy firms across the country have attracted unprecedented levels of interest from venture capital firms in recent years and exist in a numerous distinct sectors. As shown in Figure 25, new green projects employ technologies including hydro power, wind power, and fuel cells, as well as emerging technologies utilizing photovoltaics and biowaste, all of which are becoming increasingly feasible due to technological advances and the growing global demand for new sources of energy. It is important to note that the Buffalo-Niagara MSA has already secured significant investments in a variety of new green technology projects.

Figure 25: Alternative Energy Sectors



Source: Economics Research Associates

Capital Investment in Alternative Energy/Green Technology

Venture capital (VC) firms invested \$3.4 billion in emerging US renewable energy companies in 2007, a 50 percent increase over 2006, according to Greentech Media's *Venture Power Report*. As shown in Figure 26, solar power technology received the largest share of funding, followed closely by biofuels.

Figure 26: Venture Capital Investment in US Companies, 2007

Category	Funding	Percentage
Solar	\$1,050,000,000	30.9%
Biofuels	\$796,200,000	23.4%
Battery Technology	\$433,900,000	12.8%
Energy Efficiency	\$419,100,000	12.3%
Wind/Tidal/Geothermal	\$201,200,000	5.9%
Other Renewables	\$497,500,000	14.6%
Total	\$3,397,900,000	100.0%

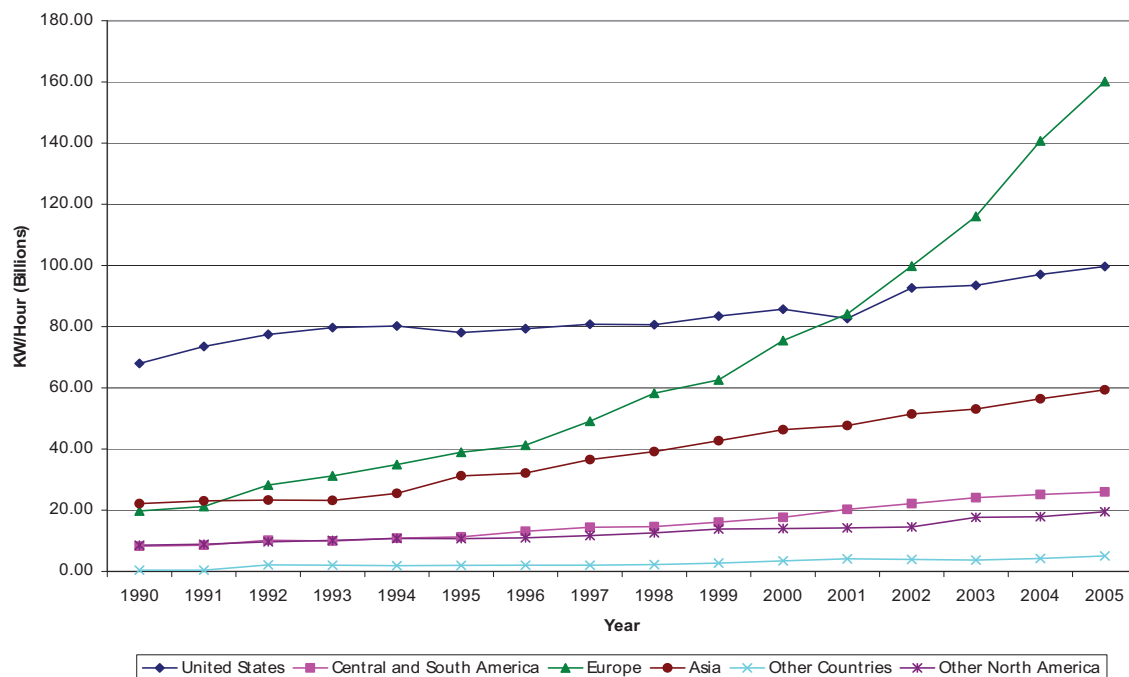
Source: Greentech Media; Economics Research Associates

According to PricewaterhouseCoopers, US companies involved in alternative energy, recycling, power supply, and conservation attracted over \$1.75 billion in venture capital financing through the second quarter of 2008. The two largest VC investments this year were made in OptiSolar, Inc. (\$135 million) and BrightSource Energy (\$115 million), two California-based companies involved in solar manufacturing and power generation. PricewaterhouseCoopers found that investments related to renewable energy and sustainable technologies overtook biotechnology as the second-largest sector of VC funding in 2008.

Global Trends in Renewable Electricity

Despite recent private sector investments in renewable energy companies, the United States continues to lag behind the European Union both in terms of overall energy generated from renewable sources and the annual growth rate of renewable power generation and consumption. EU member states offer integrated regulations and incentives combined to provide a safe and stable investment climate for renewable energy production.

Figure 27: World Net Renewable Electric Power Consumption, 1990–2005



Source: Energy Information Administration, *International Energy Annual 2005*; Economics Research Associates

Though policies vary by country, renewable energy plans use a combination of policy mechanisms to increase the production of renewable energy, including:

- Feed-in tariffs
- Renewable/quota obligations
- Fiscal incentives, e.g., tax exemptions and subsidies
- Tender schemes
- Energy efficiency
- Long-term policy support and target setting

Successful national programs in Germany, Spain, and elsewhere share the common traits of aggressive, targeted, long-term government interventions designed to increase each country's share of energy production from renewable sources. Similar government interventions in the United States may dramatically increase the potential for industries related to renewable energy.

New Growth Sectors – Case Studies

Globe Metallurgical, Niagara Falls

Globe Metallurgical Inc. plans to reopen a silicon manufacturing plant located within the Highland Community BOA and retool it to produce silicon for the burgeoning solar power market. Globe expects to spend \$20 million to upgrade two existing furnaces to produce metallurgical-grade silicon and \$40 million for a new 100,000 square foot facility to produce solar-grade silicon.

The project will utilize up to \$38 million in public incentives, including a low-cost power allocation from the New York Power Authority, Empire Zone benefits, property tax abatement, and mortgage/construction sales tax waivers. In return for the subsidy package, the Empire State Development Corporation (ESDC) negotiated an agreement with Globe to sell 25 percent of its silicon to New York State firms. Globe also plans to sell several byproducts of its production process, including dross and captured gases, which have commercial applications in other industries. In total, the project is expected to generate 500 jobs with an average annual salary of \$50,000.

Santarosa Group, Niagara Falls

The Santarosa Group and its subsidiary, Innovative Waste Recovery, outgrew their existing Niagara Falls facility and chose to relocate to College Avenue, within Highland Community BOA. The site, an abandoned manufacturing complex south of Globe Metallurgical, will allow for the long-term expansion of their existing business, including tire-derived fuel and crumb rubber, and for the development of new products.

Santarosa's plans call for a comprehensive, \$9 million renovation of an existing 273,000 square foot manufacturing facility, including cleanup of the surrounding landscape, upgrades to an existing 7,500 square foot office building, and an 8,000 square foot addition for warehousing and distribution. The company may continue to expand in the southern portion of the site or lease it to other industrial users that will leverage the power generated by the company's tire-derived fuel.

The project will utilize Empire Zone benefits and New York State environmental remediation tax credits and has negotiated a \$1 million, ten-year PILOT agreement with the city. It is anticipated

that the company will relocate approximately 76 jobs with an average annual salary of \$48,000 to the BOA.

RiverWright, Buffalo

RiverWright is an ethanol plant proposed for the Buffalo waterfront. The company was attracted to Buffalo by the unique aspects of its site, which include lake freight access, proximity to the Buckeye fuel terminal, and several existing grain elevators. The existing infrastructure greatly reduces RiverWright's transportation costs by allowing barges to bring corn directly to the ethanol plant, and to transport its processed ethanol directly to the fuel terminal. The project also took advantage of the availability of large parcels of low-cost, industrial brownfield land, existing transportation and utility rights of way, and the Buffalo River Improvement Corporation for water cooling.

The \$200 million project is expected to create 65 jobs. RiverWright estimates that its project will require \$15 million in public funds. Infrastructure improvements made by RiverWright may allow for additional industrial tenants to locate near the site, and the company's research into new biofuels may generate additional spin-off businesses.

Northern Ethanol, Niagara Falls

Northern Ethanol, a Toronto-based energy firm, plans to develop 3 ethanol plants in Southern Ontario and Western New York, including one on a 77-acre brownfield site in Niagara Falls formerly owned by Praxair. The \$245 million project will include a 108 million gallon ethanol production facility and associated offices, laboratory and warehouse spaces.

The firm was attracted by incentives including a 9,000 kW allocation of low-cost power from NYPA, environmental remediation tax credits, and Empire Zone benefits. Northern Ethanol expects to create an estimated 105 new jobs.

Steel Winds, Lackawanna

BQ Energy of Pawling, NY and First Wind of Newton, MA installed eight, 2.5 mw wind turbines at the former Bethlehem Steel plant on the Lake Erie waterfront. The company is currently seeking approval to build additional 19 turbines at estimated cost of \$4.5 million per turbine.

The wind farm was sited to capture lake winds and use existing infrastructure, including power lines and road/water freight capacity. The project, however, is small relative to greenfield wind

farms, such as the \$210 million, 67 turbine Noble Bliss Wind Park in Eagle, NY. At full build-out, the Steel Winds project could support up to 50 jobs.

Existing Growth Sectors – Case Studies

Manufacturing

Despite the general decline in the city's manufacturing sector, several unique Niagara Falls-based manufacturing firms are expanding their operations. Each of the manufacturing firms expanding in the region has utilized low-cost power allocations from NYPA, indicating that inexpensive electric power is a significant incentive for attracting industrial firms.

St-Gobain Advanced Ceramics, Niagara Falls

St-Gobain manufactures ceramic products, including components that are used in armor produced for the US military. The company received 700 kW of low-cost power to add 14 jobs to its existing 178-person workforce.

Ceres Crystal Industries, Niagara Falls

Ceres, which manufactures zirconia crystal for the jewelry industry, plans to double its existing workforce from 50 to 100 and add 21,000 square feet to its Niagara Falls plant.

Ashland Advanced Materials, Niagara Falls

Ashland is reopening a former SGL Carbon plant and creating 50 jobs in carbon manufacturing. The company received allocation of 3,500 kW of low-cost power and EZ tax credits

Energy

Lackawanna Clean Energy, Lackawanna

A Lackawanna-based energy startup has proposed to convert a portion of the former Bethlehem Steel into a gasification plant. LCE is proposing to remediate the plant's existing coke furnace and construct a new plant to convert petroleum coke into natural gas, a process known as gasification. To date, the project has not received its necessary permits, and doubts remain as to the viability of the gasification technology at the project's proposed scale.

Health Care and Social Assistance

Health Care is projected to be Niagara County's fastest-growing sector through 2015, with considerable demand for nursing services and residential care facilities. The growth in demand for

health care has generated demand for new office space, as exhibited by the United Health expansion in Tonawanda, which added 100 customer service positions and 30 nurse positions.

Tourism, Culture, Recreation and Hospitality

A local subsidiary of ESDC, the USA Niagara Development Corporation promotes economic development through the revitalization of the Niagara Falls tourism industry. In addition to the opening of the Seneca Niagara Casino and plans for the multi-million dollar Niagara Experience Center, USA Niagara has incentivized several new hotel projects near the Falls.

InterContinental Hotels has completed a \$34 million acquisition and renovation of the Crowne Plaza Hotel. The project is eligible for up to \$6 million in State funding. Also, Ellicott Development is completing a \$10 million redevelopment of the 20-story United Office Building into a mixed-use building with a boutique hotel, office space for USA Niagara, and loft-style rental apartments. USA Niagara also recently provided \$6.3 million in tax incentives for Amidee Capital Group to renovate the historic Hotel Niagara.

The City of Niagara Falls is also promoting tourism in the region. The City's master plan calls for redevelopment of the Robert Moses State Parkway to provide improved access to the riverfront and improve the City's major gateways. The City also hopes to renovate the historic Customs House near the Whirlpool Bridge into a museum commemorating Niagara Falls' role in the Underground Railroad. This effort would be coupled with the proposed relocation of the City's Amtrak station to the site near Whirlpool Bridge.

Professional Services

Several large professional services, administrative support, and insurance firms have relocated back-office operations to the Buffalo-Niagara MSA. Among the firms to move to the region recently, the three most significant employers are Citigroup, Bank of America Mortgage, and Geico. All three firms have located staff in built-to-suit Class A office buildings in Amherst's Crosspoint Business Park. The MSA successfully competed with other areas, both regionally and nationally, to attract these companies, primarily by offering generous economic incentive packages. Such companies are drawn to the region by the relatively low land values, motivated workforce, and affordable cost of living.

Citigroup recently built a 156,000-square-foot office building adjacent to its existing back-office facility in the CrossPoint Business Park. The expansion allows the company to add an additional

300 jobs to its workforce in Amherst. The expansion project received \$1.5 million from ESDC as a job creation bonus and \$13 million in Empire Zone tax credits.

Geico built a 250,000-square-foot regional customer service center in CrossPoint Business Park. When fully occupied, the headquarters will employ 2,500 workers in a variety of customer service positions. The project received Empire Zone incentives and State legislative assistance.

Transportation Services

The trade, transportation and utilities industry is Niagara County's largest employment sector. In recent years, the region has seen growth in a number of sub-sectors related to transportation services, likely attributable to the expansion of Niagara Falls International Airport and the Foreign Trade Zone there. Customs brokers and international logistics firms have taken space in small office buildings proximate to the Airport. For example, Great Lakes Customs Brokerage and PriorityBiz Distribution occupy built-to-suit properties in Witmer Industrial Estates.

V. Conclusions and Recommendations

Strengths/Opportunities

The Highland Community BOA is well positioned to attract heavy- and light-industrial users pursuing the rapidly growing market for green technologies. The Buffalo-Niagara region has already attracted significant investments in new industrial ventures, such as those made by Globe Metallurgical and the Santarosa Group. Further, the BOA is well positioned to take advantage of potential spin-off businesses generated by the initial investment activity.

The BOA contains several large parcels of land already zoned for industrial use. These sites have the advantage of existing transportation infrastructure and utility rights of way. In addition, the BOA will benefit from the ESDC-secured agreement from Globe to sell 25 percent of its silicon products to New York State-based companies. Globe and Santarosa also expect to generate power and steam that could supply an adjacent industrial tenant.

New economic development projects may leverage the existing toolbox of incentives, including:

- Low-cost power allocations from the New York Power Authority
- Environmental remediation tax credits
- New Markets Tax Credits
- Empire Zone benefits

These incentives can deliver savings both during and after construction. NYPA power allocations are particularly valuable, as they offer cost certainty for industrial firms with large energy requirements. Though the extent of the subsidies may change in future years, low-cost power will continue to be a centerpiece of NYPA's economic development initiatives.

Ongoing economic development initiatives and neighborhood revitalization programs are likely to generate demand for other real estate uses within the BOA. An increased employment base combined with a stable residential population will increase the market viability for build-to-suit office and light industrial space as well as neighborhood-serving retail, possibly including a supermarket, drug store or limited-service eateries. Also, continuation of the City's initiatives to renew Highland's public housing through the HOPE VI program will introduce new, market rate units to the neighborhood.

Weaknesses

The Highland Community BOA has several disadvantages that negatively impact the potential for real estate development. The BOA contains several large parcels of vacant, underutilized, industrial land that result in blighted conditions. In addition, many properties have unknown levels of environmental contamination. The high levels of vacancy across all real estate categories in the BOA and low market values offer little incentive for current property owners to reinvest in their homes or for developers to build new.

Neighborhood residents are less educated than elsewhere in Niagara County, indicating the need for additional investments in job training programs to help residents qualify for potential new employment opportunities. The BOA's isolation from the primary population center of the MSA increases the importance of workforce training.

While existing economic development and subsidy programs can be used within the Highland Community BOA, Niagara Falls competes with greenfield sites in surrounding towns to attract new development projects. To draw new businesses to the Highland Community BOA, greater coordination among local, regional, and state economic development entities is needed.

Recommendations for Highland Community BOA Redevelopment

- Green technology investments offer the greatest potential for economic development within the Highland Community BOA. Recent business plans by Globe Metallurgical Inc. and the Santarosa Group provide new opportunities for additional investments in manufacturing facilities. Existing industrial sites around the Globe and Santarosa properties should be planned for complementary industrial uses. Depending on land availability and market interest, these opportunities might include a solar panel manufacturer near the Globe site or light manufacturing near Santarosa.
- Recent development activity in the Buffalo-Niagara Metropolitan Statistical Area indicates some demand for new commercial office space in the region. Demand from industrial firms in Niagara County seeking to include office or flexible commercial space as part of larger industrial complexes might be satisfied within the Highland Community BOA. Office or light industrial uses could provide a buffer between industrial and residential areas within the Highland Community BOA.
- Ongoing revitalization and community development within the Highland neighborhood will improve the feasibility of real estate projects in the BOA. Publicly-supported housing renewal through the federal HOPE VI program promises to replace the neighborhood's severely distressed Center Court housing complex with rental and for-sale units, including several market rate properties. Continued public investment in housing renewal, coupled with code enforcement, will improve the Highland neighborhood's high vacancy rates, encourage homeowners and landlords to reinvest in their properties, and stabilize neighborhood conditions to support new investment.
- The Highland Community BOA would also benefit from community services for residents and employees, such as convenience retail offerings, health care clinics, and job training centers. These recommendations are supported by regional economic trends which exhibit employment growth in the trade, health care, and education sectors. A retail center might be market-supportable in the long term but would likely require upfront site remediation for marketing as a shovel-ready site and additional public incentives for development.
- Improved access to the City's waterfront and relocation of the Amtrak station to the Whirlpool Bridge site may create opportunities for cultural attractions. For example, an Underground Railroad museum has been proposed for the historic Customs House. If a museum is developed at the southwest corner of the BOA, the Highland Avenue corridor might accommodate new tourist-serving retail or restaurants supported by increased visitation to the area.

- Based on market potential and comparable developments, over the next five to ten years the Highland Community BOA could support a neighborhood shopping center of 80,000 square feet, an office park that accommodates build-to-suit buildings between 40,000 and 250,000 square feet, and a light industrial park that accommodates facilities ranging from 15,000 to 500,000 square feet. In general, anchor tenants choosing to locate in the Highland Community BOA will determine specific development requirements, which vary greatly, and the overall scale of development opportunities.

APPENDIX 6

GROWTH SECTOR CASE STUDIES

PREPARED BY ERA

Highland Avenue BOA

Case Studies: Opportunities for Growth

October 7, 2008

Prepared by:

Economics Research Associates

Appendix 6

Growth Sector Case Studies

New Drivers

- **Alternative Energy/Green Industry**

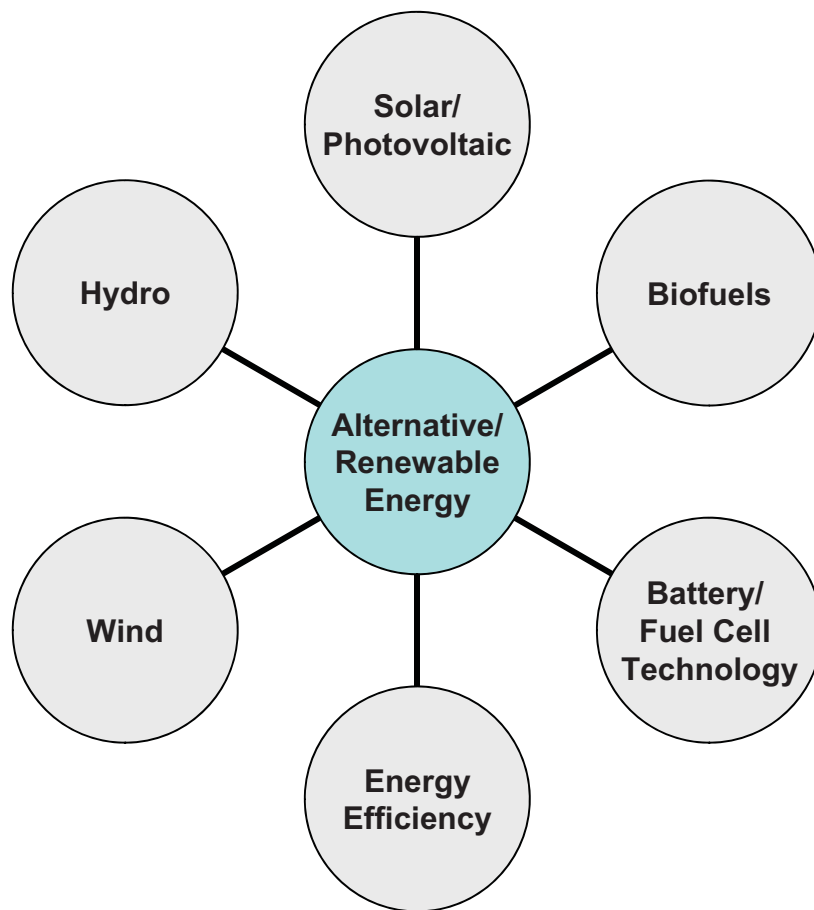
Existing Growth Sectors

- **Manufacturing (defense, optics, metals)**
- **Health Care and Social Assistance**
- **Tourism, Culture, Recreation and Hospitality**
- **Professional Services/Back Office**
- **Transportation Services (customs services, airport etc)**

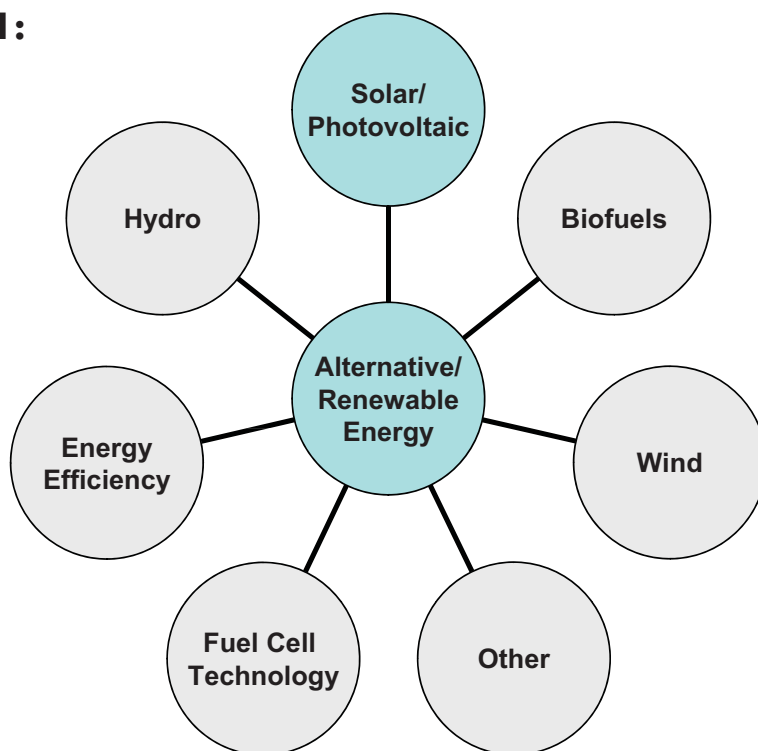
New Driver Opportunities

Alternative Energy/Green Industry

- Unprecedented levels of venture capital investment in Green technology and renewable energy in the US
- Buffalo MSA already attracting significant investments in new alternative energy projects.
- Upstate NY universities and scientific research clusters winning significant federal research funding for general scientific research



Case Study 1:

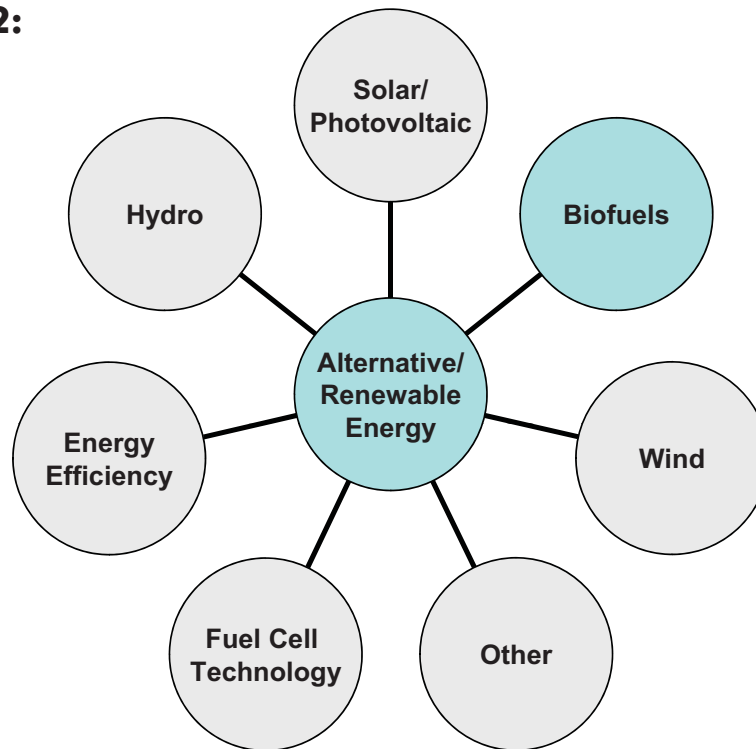


Globe Metallurgical, Niagara Falls

- Globe will reopen its previously closed silicon manufacturing plant with plans to spend \$20 million to upgrade two existing furnaces to produce metallurgical grade silicon and \$40 million for a 100,000 square foot facility to produce solar grade silicon.

Investment	Employment	Average Salary	Incentives	Opportunities
\$60 million	500	\$50,000	<ul style="list-style-type: none">• Low-cost power• Empire Zone Benefits, incl. employment and tax credits• Property Tax abatement• Mortgage/Sales Tax waivers Total: \$38.8 million	<ul style="list-style-type: none">• ESDC-negotiated deal to sell 25 percent of silicon to NYS firms.• Plans to sell byproducts of production, incl. dross and captured gases

Case Study 2:

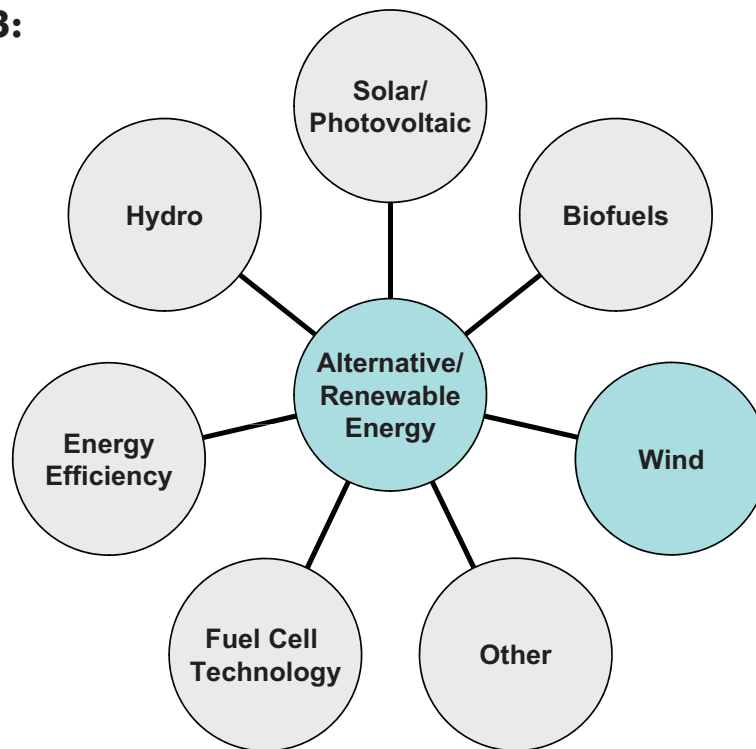


RiverWright, Buffalo

- Attracted by unique aspects of site:
 - Lake freight access + rail + Buckeye fuel terminal + existing grain elevators
 - Large parcels of low-cost, industrial brownfield land
 - Existing transportation/utility rights-of-way
 - BRIC for water cooling

Investment	Employment	Average Salary	Incentives	Opportunities
\$200 million	65	n/a	• Expecting to use \$15 million in public funds for improvements	• Infrastructure improvements, spin-off research

Case Study 3:

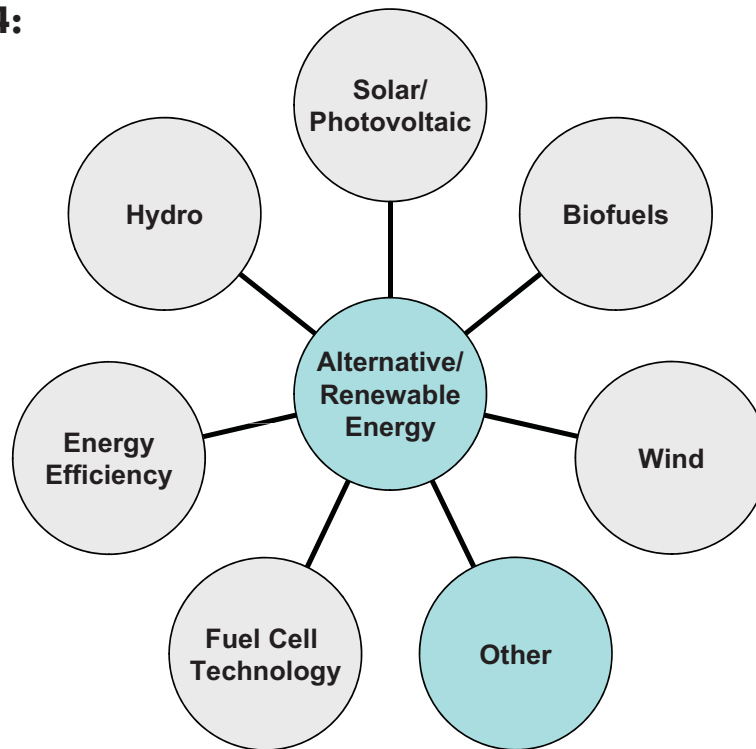


Steel Winds, Lackawanna

- BQ Energy of Pawling and First Wind of Newton, MA, installed eight, 2.5mw wind turbines on slag from former Bethlehem Steel plant on Lake Erie; nearing approval to build additional 19 turbines at estimated cost of \$4.5m per turbine
- Uses existing power lines and road/water freight capacity; specifically located to capture high winds off lake; small relative to greenfield wind farms, such as \$210m, 67 turbine Noble Bliss Wind Park in Eagle, NY

Investment	Employment	Average Salary	Incentives	Opportunities
\$40-80 million	20-50	n/a	\$262,000, 15-year PILOT agreement; additional PILOT for Phase II	Renewable energy production

Case Study 4:



Alternative Resources Management/Santarosa, Niagara Falls

- ARM outgrew existing Niagara Falls facility; new location in BOA allows for long-term expansion and development of new products including tire-derived fuel and crumb rubber.
- Comprehensive renovation of 273,000 SF manufacturing facility, cleanup of surrounding landscape, upgrades to an existing 7,500 SF office building, and an 8,000 SF addition for distribution.

Investment	Employment	Average Salary	Incentives	Opportunities
\$9 million	76	\$48,000	<ul style="list-style-type: none"> • Empire Zone Benefits, incl. employment and tax credits • NYS Environmental Remediation tax credits • \$1 million, 10-year PILOT 	<ul style="list-style-type: none"> • Additional land and power generation for potential industrial uses

Existing Growth Sectors

Manufacturing Case Studies:

Lackawanna Clean Energy, Lackawanna

- Energy plant proposed on portion of former Bethlehem Steel plant to remediate existing coke facility and build new plant to convert petroleum coke into natural gas, a process known as gassification.
- To date, project has not received necessary permits, and the gasification technology is unproven at the proposed scale.

Investment	Employment	Average Salary	Incentives	Opportunities
\$1.5 billion	150-200	n/a	n/a	n/a

Other Manufacturing

- **St-Gobain Advanced Ceramics, Niagara Falls**
 - Received 700kW of low-cost power to add 14 jobs to existing 178-person workforce
 - Manufactures ceramic products, including armor products for US military
- **Ceres Crystal Industries, Niagara Falls**
 - Doubling existing workforce to 100 and adding 21,000SF
 - Manufactures zirconia crystal for jewelry industry
- **Ashland Advanced Materials, Niagara Falls**
 - Reopening former SGL Carbon plant and creating 50 jobs in carbon manufacturing by Cleveland-based parent company
 - Received allocation of 3,500kW of low-cost power, EZ tax credits

Health Care and Social Assistance

- Projected to be the fastest-growing sector through 2015
- United Health expanding employment at existing Tonawanda office, which it built in 2005
- Expansion will add 100 customer service and 30 nurse positions

Case Studies:

Southern Capital Associates, Lockport



Source: maps.live.com

- Renovation of vacant warehouse into call center for Lockport Collections, a subsidiary of Southern Capital Associates
- Operations began with 30 employees, plans to add an additional 50 employees

United Health, Tonawanda

- Expanding employment at 500 Colvin Woods Parkway, a building built in 2005
- Expansion will add 100 customer service and 30 nurse positions



Source: Associated Press

Tourism/Recreation/Hospitality

- New investment in tourism strategy centered around Falls
 - USA Niagara securing new investments in hotels, casino expansion, Niagara Experience
 - New hotel projects required significant public subsidies through USA Niagara, a subsidiary of ESDC
- Potential Underground Railroad museum in Highland as part of cultural district proposal

Case Studies:

InterContinental Hotels, City of Niagara Falls

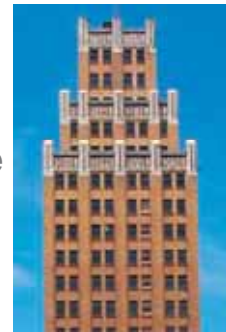


Source: InterContinental Hotels Group

- \$34 million acquisition and renovation of the Crowne Plaza Hotel
- The project is eligible for up to \$6 million in funding through USA Niagara

Ellicott Development, City of Niagara Falls

- \$10 million redevelopment of the 20-story United Office Building into a mixed-use building with boutique hotel, office space, and loft-style rental apartments



Source: buffaloah.com

Professional Services/Back Office

- Citigroup, Bank of America Mortgage, Geico all located in build-to-suit, Class A space in suburban greenfield site
- Involves large subsidies to attract mature companies
- In competition with other regions both locally and nationally
- Within the MSA, office-using firms often prefer to co-locate with similar firms in office parks

Case Studies:

Citigroup, Amherst



Source: Site Selection Online

- Building 156,000 SF office building adjacent to existing back-office facility in CrossPoint Business Park
- Adding additional 300 jobs
- Received \$1.5 million from ESDC for job creation and \$13 million in Empire Zone tax credits

- Built 250,000 SF regional customer service center in CrossPoint Business Park
- When fully occupied, headquarters will employ 2,500 workers in a variety of customer service positions
- Received Empire Zone incentives and State legislative assistance

GEICO, Getzville



Source: GEICO

Transportation Services

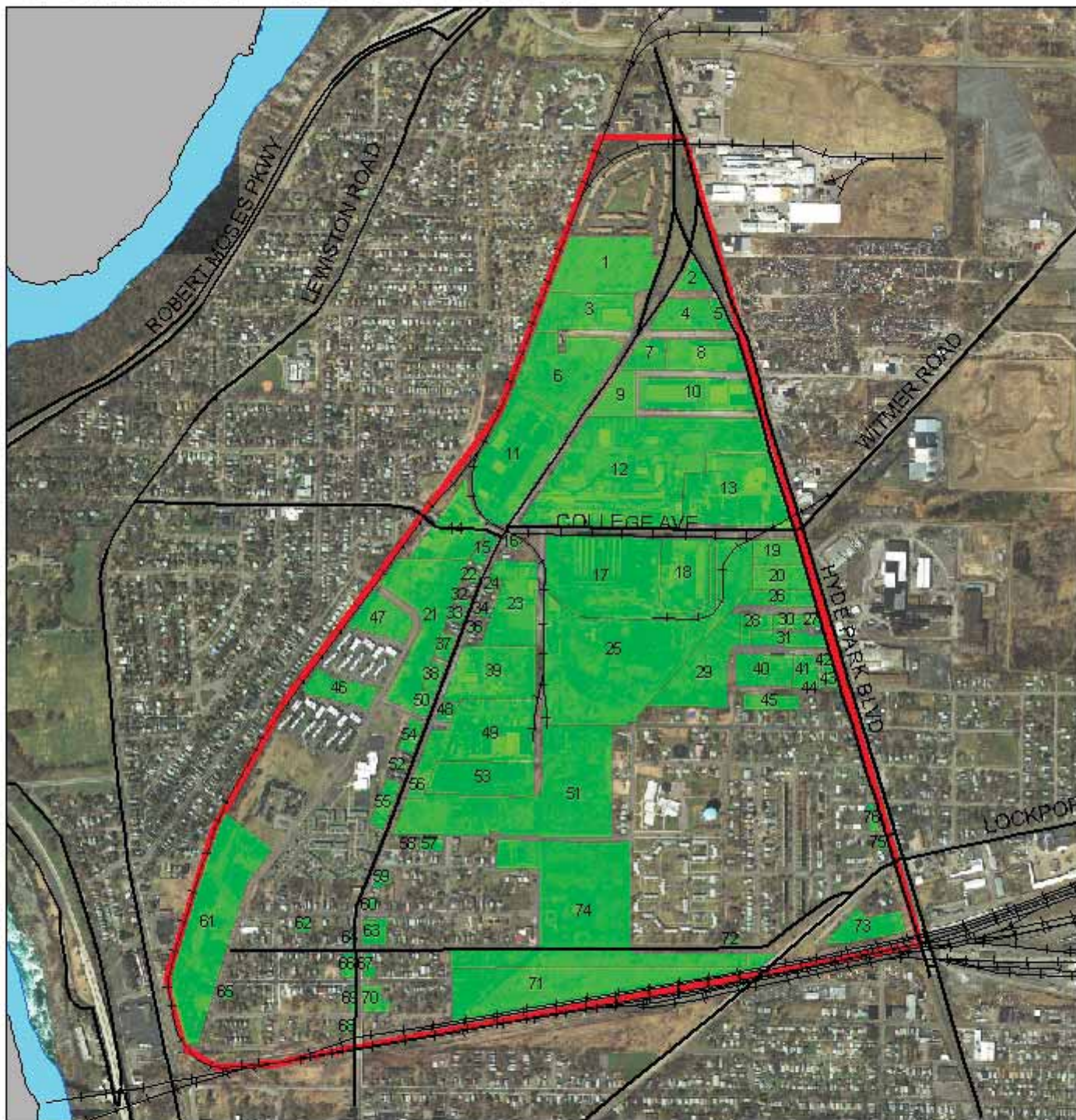
- **Rising number of customs agents and brokers**
 - **Likely tied to expansion of Niagara Falls International Airport, foreign trade zone and proximity to border crossings**
- **Logistics firms occupy small buildings for office uses (Great Lakes Customs Brokerage and PriorityBiz Distribution in Witmer Industrial Estates) or large, empty parcels for distribution hubs**
 - **Small number of employees relative to utilized space**

APPENDIX 7

PARCEL CLUSTERS BY SITE

PREPARED BY TVGA

Brownfield Site Locations



Note: Site Numbers correspond with numbers found on Highland BOA Brownfield Site Summary table.

Legend

- Highland BOA Boundary
- Canada
- Niagara River
- Brownfield Site

0 312.5 625 1,250 1,875 2,500 Feet



TVGA
CONSULTANTS

Highland Community Area BOA
Brownfield Opportunity Area | Step 2 Nomination Document

Highland BOA Brownfield Site Summary

	Name	Address	SBL	Acres	Owner	Property Code	Activity	Site Characterization
1	Site A Highland Avenue	1530 Delaware Avenue	130.14-2-10	7.36	Cerrone Armand	330	Vacant	Phase I
		1524 Pennsylvania Avenue	130.14-2-2		Cerrone Armand	330	Vacant	
		1525 Pennsylvania Avenue	130.14-2-9		Cerrone Armand	330	Vacant	
		1702 Delaware Ave	130.14-2-11		Cerrone Armand	330	Vacant	
		1704 Delaware Ave	130.14-2-12		Cerrone Armand	330	Vacant	
		1708 Delaware Ave	130.14-2-13		Cerrone Armand	330	Vacant	
		1702 Pennsylvania Ave	130.14-2-5		Cerrone Armand	330	Vacant	
		1706 Pennsylvania Ave	130.14-2-6		Cerrone Armand	330	Vacant	
		1708 Pennsylvania Ave	130.14-2-7		Cerrone Armand	330	Vacant	
		1705 Pennsylvania Ave	130.14-2-8		Cerrone Armand	330	Vacant	
		1552 Pennsylvania Ave	130.14-2-3		State Of New York	330	Vacant	
2	Highland and Hyde Park Site	1735 Pennsylvania Avenue	130.57-1-1	1.06	Sevenson Capital Corp	330	Vacant	None
		1738 Delaware Avenue	130.57-1-10		Sevenson Capital Corp	340	Vacant	
		1734 Delaware Avenue	130.57-1-11		Sevenson Capital Corp	340	Vacant	
		1732 Delaware Avenue	130.57-1-12		Sevenson Capital Corp	340	Vacant	
		1728 Delaware Avenue	130.57-1-13		Sevenson Capital Corp	340	Vacant	
		1726 Delaware Avenue	130.57-1-14		Sevenson Capital Corp	340	Vacant	
		1737 Pennsylvania Avenue	130.57-1-2		Sevenson Capital Corp	330	Vacant	
		1741 Pennsylvania Avenue	130.57-1-3		Sevenson Capital Corp	330	Vacant	
		1743 Pennsylvania Avenue	130.57-1-4		Sevenson Capital Corp	330	Vacant	
		4408 Hyde Park Boulevard	130.57-1-5		Sevenson Capital Corp	330	Vacant	
		1750 Delaware Avenue	130.57-1-6		Sevenson Capital Corp	340	Vacant	
		1746 Delaware Avenue	130.57-1-7		Sevenson Capital Corp	340	Vacant	
		1744 Delaware Avenue	130.57-1-8		Sevenson Capital Corp	340	Vacant	
		1740 Delaware Avenue	130.57-1-9		Sevenson Capital Corp	340	Vacant	
3	Techmotive Inc	1526 James Avenue	130.14-2-17	4.9	Cerrone Armand	330	Active/ Light Ind.	None
		1500 James Avenue	130.14-2-19		Cerrone Armand	449	Active/ Light Ind.	
4	Fire Training Center	1746 James Avenue	130.15-1-1	2.5	County of Niagara	662	Active/ Fire Training	None
5	Airport Auto Sales	4322 Hyde Park Boulevard	130.15-1-2	0.65	Hagerman John C	433	Active/ Automotive	None
		4306 Hyde Park Boulevard	130.15-1-24		Niagara Falls Urban Renewal	350	Active/ Automotive	
6	Chisholm Ryder Landfill	4110 Highland Avenue	130.14-2-34	8.35	Armand Cerrone	330	Vacant	Known Contamination
		1501 Maryland Avenue	130.14-2-33		Armand Cerrone	330	Vacant	
		1515 Maryland Avenue	130.14-2-32		Armand Cerrone	330	Vacant	
		1521 Maryland Avenue	130.14-2-31		Armand Cerrone	330	Vacant	
		4114 Highland Avenue	130.14-2-30		Armand Cerrone	330	Vacant	
		4202 Highland Avenue	130.14-2-29		Armand Cerrone	330	Vacant	
		4214 Highland Avenue	130.14-2-28		Armand Cerrone	330	Vacant	
		1522 Maryland Avenue	130.14-2-27.1		Armand Cerrone	330	Vacant	
		1540 Maryland Avenue	130.14-2-27.2		Armand Cerrone	330	Vacant	
		1501 James Avenue	130.14-2-26		Armand Cerrone	330	Vacant	
		1535 James Avenue	130.14-2-24		Armand Cerrone	330	Vacant	
		1549 James Avenue	130.14-2-23		Armand Cerrone	330	Vacant	
		1553 James Avenue	130.14-2-22		Armand Cerrone	330	Vacant	
		4226 Highland Avenue	130.14-2-21		Armand Cerrone	330	Vacant	

7	Techmotive R&D	4201 Highland Avenue	130.15-1-22	1.64	Bryk Henry W	340	Active / Industrial	None
		1703 James Avenue	130.15-1-3		Bryk Henry W	449	Active / Industrial	
8	Parmed	4220 Hyde Park Boulevard	130.15-1-4.1	3.4	Parmed Pharmaceuticals	449	Active/ Industrial	None
9	Maryland/Maple Site	4101 Highland Avenue	130.15-1-5.111	1.58	Niagara Falls Urban Renewal	350	Vacant	Known Contamination
10	Maryland Business Park	1701 Maryland Avenue	130.15-1-5.12	4.86	GMA Properties LLC	449	Active/ Light Ind.	None
		4120 Hyde Park Boulevard	130.15-1-5.2		Oliver Norman C &	449	Active/ Light Ind.	
		1910 Maple Avenue	130.15-1-5.112		Oliver Norman C & Barbara A	449	Active/ Light Ind.	
11	Standard Auto Wreckers	3800 Highland Avenue	130.14-2-42	10.9	Dalana Realty Inc	710	Active/ Industrial	None
12	Globe	4025 Highland Avenue	130.14-2-35	39.91	Globe Metallurgical Inc.	710	Active/ Industrial	Planned Remediation
		1633 Maple Avenue	130.14-2-36		Globe Metallurgical Inc.	710	Active/ Industrial	
		1636 Massachusetts	130.14-2-37		Globe Metallurgical Inc.	710	Active/ Industrial	
		3801 Highland Avenue	130.14-2-41		Globe Metallurgical Inc.	710	Active/ Industrial	
		1632 Massachusetts	130.14-2-38		Globe Metallurgical Inc.	710	Active/ Industrial	
		1622 Massachusetts	130.14-2-39		Globe Metallurgical Inc.	710	Active/ Industrial	
		4009 Highland Avenue	130.14-2-40		Globe Metallurgical Inc.	710	Active/ Industrial	
		3809 Highland Avenue	130.14-2-41		Globe Metallurgical Inc.	710	Active/ Industrial	
		1911 Maple Avenue	130.15-1-6		Globe Metallurgical Inc.	710	Active/ Industrial	
		1930 Massachusetts	130.15-1-7		Globe Metallurgical Inc.	710	Active/ Industrial	
		4002 Hyde Park Boulevard	130.15-1-8		Globe Metallurgical Inc.	710	Active/ Industrial	
		1724 Massachusetts	130.15-1-11.1		Globe Metallurgical Inc.	710	Active/ Industrial	
		1702 Massachusetts	130.15-1-12		Globe Metallurgical Inc.	710	Active/ Industrial	
		1725 Maple Avenue	130.15-1-13		Globe Metallurgical Inc.	710	Active/ Industrial	
		1914 Massachusetts	130.15-1-15		Globe Metallurgical Inc.	710	Active/ Industrial	
		1925 Maple Avenue	130.15-1-16		Globe Metallurgical Inc.	710	Active/ Industrial	
		4024 Hyde Park Boulevard	130.15-1-17		Globe Metallurgical Inc.	710	Active/ Industrial	
14	Treibacher Schleifmittel	3938 Hyde Park Boulevard	130.15-1-9	9.48	Niagara County I D A	710	Active/ Industrial	None
		3940 Hyde Park Boulevard	130.15-1-10		Treibacher Schleifmittel	710	Active/ Industrial	
14	Lehigh Cluster	3701 Lehigh Ct	130.71-2-22	3.14	Brundage Jack	330	Vacant	None
		3703 Lehigh Ct	130.71-2-23		Brundage Jack	330	Vacant	
		3707 Lehigh Ct	130.71-2-24		Brundage John A	330	Vacant	
		3711 Lehigh Ct	130.71-2-25		Brundage John A	330	Vacant	
		3713 Lehigh Ct	130.71-2-26		Brundage John A	330	Vacant	
		3715 Lehigh Ct	130.71-2-27		Brundage John A	330	Vacant	
		3723 Lehigh Ct	130.71-2-28		J.A. Brundage-The Drain	330	Vacant	
		3727 Lehigh Ct	130.71-2-3		J.A. Brundage-The Drain	330	Vacant	
		3708 Lehigh Ct	130.71-2-2		Brundage John A	330	Vacant	
		1351 College Avenue	130.71-2-1		Brundage John A	449	Active/ Light Ind.	
		3702 Lehigh Ct	130.71-2-34		Brundage John A	330	Vacant	
		1400 College Avenue	130.14-2-43		J.A. Brundage-The Drain	449	Active/ Light Ind.	
15	Upper Highland Cluster	3702 Highland Avenue	130.71-2-8	0.64	Anderson Isabel A	482	Abandoned	None
		3632 Highland Avenue	130.71-2-10		City Of Niagara Falls Ny	330	Vacant	
		3712 Highland Avenue	130.71-2-6		Davis Eric R	481	Abandoned	
		3718 Highland Avenue	130.71-2-4		Dubashi Mohammad Musid	330	Abandoned	
		3716 Highland Avenue	130.71-2-5		Dubashi Mohammad Musid	482	Abandoned	
		3700 Highland Avenue	130.71-2-9		Esnaal Eugenio	422	Abandoned	
		3710 Highland Avenue	130.71-2-7		Walker James E	330	Vacant	

16	Fire Hall	3719 Highland Avenue	130.18-2-10	0.19	Ashley Eddie L	449	Abandoned	None
		3721 Highland Avenue	130.18-2-11		Ashley Eddie L	330	Abandoned	
17	Niagara Vest	1501 College Avenue	130.18-2-3.211	13.65	Santarosa Holdings Inc	710	Abandoned	Planned Remediation
		1655 College Avenue	130.18-2-3.212		Santarosa Holdings Inc	710	Vacant	
18	Hazorb	1731 College Avenue	130.18-2-15	5.22	Santarosa Holdings Inc	340	Vacant	Planned Remediation
		1777 College Avenue	130.18-2-3.022		Santarosa Holdings Inc	340	Vacant	
		1901 College Avenue	130.18-2-16		Santarosa Holdings Inc	340	Vacant	
		1903 College Avenue	130.18-2-17		Santarosa Holdings Inc	340	Vacant	
19	College and Hyde Park	1707 College Avenue	130.19-1-3	1.81	Treibacher Schleifmittel	438	Vacant	None
		3800 Hyde Park Boulevard	130.19-1-4		Treibacher Schleifmittel	438	Vacant	
20	Site B Hyde Park Blvd.	3622 Hyde Park Boulevard	130.19-1-5	2	Armand Cerrone	438	Vacant	Phase I
21	9th Street Vacant lot	2530 9th Street	130.18-1-1	14.35	NYS Urban Development	311	Vacant	None
22	BLP Bonds	3616 Highland Avenue	130.71-2-21	0.24	Kenneth Smith	449	Active/ Warehouse	None
23	Standard Ceramics	3625 Highland Avenue	130.18-2-14	5.53	Dalacu Nicholas P	464	Active/Office	Known Contamination
24	Wrotniak Restaurant	3615 Highland Avenue	130.71-2-14	0.19	Robert Gamble	482	Abandoned	None
25	UCAR Carbon	2201 College Avenue	130.19-1-2.1	25.43	Industrial Properties LLC	340	Vacant	None
		3620 Highland Avenue	130.18-1-3.1		Industrial Properties LLC	340	Abandoned	
		2001 College Avenue	130.19-1-2.2		David Kushner	340	Vacant	
26	Rainbow Car Wash	3602 Hyde Park Boulevard	130.19-1-6	1.64	Niagara Power Wash	436	Active/ Automotive	None
27	Warehouse- Hyde Park	3520 Hyde Park Boulevard	130.19-1-8	0.27	Mascaro Anthony	330	Active/ Automotive	None
		3524 Hyde Park Boulevard	130.19-1-7		Moretti James	433	Active/ Warehouse	
28	Reilly and Reilly	1955 New Jersey Avenue	130.19-1-20	1	Reilly And Reilly	449	Active/ Warehouse	None

29	20th Street Cluster	1771 Rhode Island Ave	130.81-1-39	4.47	Bethlehem Revival Temple	330	Vacant	None
		1719 Rhode Island Ave	130.81-1-26		City of Niagara Falls NY	330	Vacant	
		1711 Rhode Island Ave	130.81-1-56		City of Niagara Falls NY	330	Vacant	
		1723 Rhode Island Ave	130.81-1-27		Gibson George & Henrietta	330	Vacant	
		1901 Connecticut Ave	130.81-1-1		Great Lakes Real Estate Inc	330	Vacant	
		1772 Rhode Island Ave	130.81-1-11		Great Lakes Real Estate Inc	330	Vacant	
		1770 Rhode Island Ave	130.81-1-12		Great Lakes Real Estate Inc	330	Vacant	
		1768 Rhode Island Ave	130.81-1-13		Great Lakes Real Estate Inc	330	Vacant	
		1758 Rhode Island Ave	130.81-1-15		Great Lakes Real Estate Inc	330	Vacant	
		1756 Rhode Island Ave	130.81-1-16		Great Lakes Real Estate Inc	330	Vacant	
		1754 Rhode Island Ave	130.81-1-17		Great Lakes Real Estate Inc	330	Vacant	
		1752 Rhode Island Ave	130.81-1-18		Great Lakes Real Estate Inc	330	Vacant	
		1748 Rhode Island Ave	130.81-1-19		Great Lakes Real Estate Inc	330	Vacant	
		1903 Connecticut Ave	130.81-1-2		Great Lakes Real Estate Inc	330	Vacant	
		1905 Connecticut Ave	130.81-1-3		Great Lakes Real Estate Inc	330	Vacant	
		1769 Rhode Island Ave	130.81-1-38		Johnson Beulah	330	Vacant	
		1731 Rhode Island Ave	130.81-1-28		Lacuesta Marilou	330	Vacant	
		1735 Rhode Island Ave	130.81-1-29		Lacuesta Marilou	330	Vacant	
		1739 Rhode Island Ave	130.81-1-30		Lacuesta Marilou	330	Vacant	
		1743 Rhode Island Ave	130.81-1-31		Lacuesta Marilou	330	Vacant	
		1747 Rhode Island Ave	130.81-1-32		Lacuesta Marilou	330	Vacant	
		1751 Rhode Island Ave	130.81-1-33		Lacuesta Marilou	330	Vacant	
		1764 Rhode Island Ave	130.81-1-14		Libunao Diona	330	Vacant	
		1746 Rhode Island Ave	130.81-1-20		Mehta Maline P	330	Vacant	
		1761 Rhode Island Ave	130.81-1-35		Pryce Chantel	330	Vacant	
		1763 Rhode Island Ave	130.81-1-36		Sohail Rana Farrukh	330	Vacant	
		1767 Rhode Island Ave	130.81-1-37		Sohail Rana Farrukh	330	Vacant	
		1742 Rhode Island Ave	130.81-1-22		Spina Inc	330	Vacant	
		1740 Rhode Island Ave	130.81-1-23		Spina Inc	330	Vacant	
		1713 Rhode Island Ave	130.81-1-24		Spina Inc	330	Vacant	
		1715 Rhode Island Ave	130.81-1-25		Spina Inc	330	Vacant	
		1738 Rhode Island Ave	130.81-1-57		Spina Inc	330	Vacant	
		1956 Connecticut Ave	130.19-1-16.11		City of Niagara Falls NY	340	Vacant	
		Connecticut Ave	130.19-1-16.12		City of Niagara Falls NY	340	Vacant	
		1921 Connecticut Ave	130.81-1-10		Great Lakes Real Estate Inc	330	Vacant	
		1907 Connecticut Ave	130.81-1-4		Great Lakes Real Estate Inc	330	Vacant	
		1911 Connecticut Ave	130.81-1-5		Great Lakes Real Estate Inc	330	Vacant	
		1913 Connecticut Ave	130.81-1-6		Great Lakes Real Estate Inc	330	Vacant	
		1915 Connecticut Ave	130.81-1-7		Great Lakes Real Estate Inc	330	Vacant	
		1917 Connecticut Ave	130.81-1-8		Great Lakes Real Estate Inc	330	Vacant	
		1919 Connecticut Ave	130.81-1-9		Great Lakes Real Estate Inc	330	Vacant	
		1901 New Jersey Ave	130.19-1-17		Spina Inc	340	Vacant	
		1903 New Jersey Ave	130.19-1-18		Spina Inc	340	Vacant	
		1905 New Jersey Ave	130.19-1-19		Spina Inc	340	Vacant	

30	Niagara Painting	2001 New Jersey Avenue	130.19-1-21.1	0.73	Zortman Kenneth W	433	Active/ Warehouse	None
		2011 New Jersey Avenue	130.19-1-22		Zortman Kenneth W	340	Active/ Warehouse	
31	Henry Sloma and Associates	2032 Connecticut Avenue	130.19-1-13.1	1.56	Sloma Henry	340	Vacant	None
		2026 Connecticut Avenue	130.19-1-14		Sloma Henry	340	Vacant	
		2024 Connecticut Avenue	130.19-1-15		Sloma Henry	340	Vacant	
		2010 Connecticut Avenue	130.19-1-16.2		Sloma Henry	340	Vacant	
		3506-10 Hyde Park Blvd	130.19-1-11		Sloma Henry M	484	Active/Office	
		2058 Connecticut Avenue	130.19-1-12		Sloma Henry M	433	Active/Office	
32	NP Industries	3530 Highland Avenue	130.79-2-1	0.17	Louis J Leo	484	Active/ Light Ind.	None
33	Ulrich's Auto	3522 Highland Avenue	130.79-2-25	0.28	Keith Ulrich	433	Active/ Automotive	None
		3516 Highland Avenue	130.79-2-24		Estelle Barney	330	Vacant	
34	Garage-3577 Highland	3577 Highland Avenue	130.79-2-2	0.09	James Love	439	Active/ Automotive	None
35	Curlie's Laundromat	3575 Highland Avenue	130.79-2-3	0.09	Hughes Investments	482	Abandoned	None
36	Canrom Photovoltaics	3509 Highland Avenue	130.79-2-6	0.18	Canrom Photovoltaics Inc	438	Active/Office	None
		3515 Highland Avenue	130.79-2-5		Canrom Photovoltaics Inc	484	Active/ Office	
37	Mid-Highland Cluster	3416 Highland Avenue	130.79-2-17	0.57	City of Niagara Falls	330	Vacant	Known Contamination
		3418 Highland Avenue	130.79-2-18		City of Niagara Falls	330	Vacant	
		3420 Highland Avenue	130.79-2-19		City of Niagara Falls	330	Vacant	
		3434 Highland Avenue	130.79-2-20		Dominic Dirisio	330	Vacant	
		3502 Highland Avenue	130.79-2-21		Dominic Dirisio	312	Vacant	
38	Gene's Service and Vacant Cluster	3318 Highland Avenue	130.79-2-10	0.65	Amies International	330	Vacant	None
		3330 Highland Avenue	130.79-2-11		Amies International	330	Vacant	
		3402 Highland Avenue	130.79-2-12		Wayne Neri	330	Vacant	
		3404 Highland Avenue	130.79-2-13		Peter Bergman	439	Abandoned	
		3408 Highland Avenue	130.79-2-14		Peter Bergman	330	Vacant	
		3410 Highland Avenue	130.79-2-15		Mark Maltman	438	Vacant	
39	3411 Highland Avenue	3411 Highland Avenue	130.18-2-7	6.35	Braun Horticulture	449	Abandoned	None
		3325 Highland Avenue	130.18-2-6		Braun Horticulture	340	Vacant	

40	Connecticut Warehouse	2001 Connecticut Ave	130.81-2-1	2.41	Patronski Brian A	330	Vacant	None
		2033 Connecticut Ave	130.81-2-10		Patronski Brian A	330	Active/ Warehouse	
		2035 Connecticut Ave	130.81-2-11		Patronski Brian A	330	Active/ Warehouse	
		2039 Connecticut Ave	130.81-2-12		Patronski Brian A	330	Active/ Warehouse	
		2003 Connecticut Ave	130.81-2-2		Patronski Brian A	330	Vacant	
		2005 Connecticut Ave	130.81-2-3		Patronski Brian A	330	Vacant	
		2028 Rhode Island Ave	130.81-2-31		Patronski Brian A	330	Vacant	
		2026 Rhode Island Ave	130.81-2-32		Patronski Brian A	330	Vacant	
		2024 Rhode Island Ave	130.81-2-33		Patronski Brian A	330	Vacant	
		2022 Rhode Island Ave	130.81-2-34		Patronski Brian A	330	Vacant	
		2020 Rhode Island Ave	130.81-2-35		Patronski Brian A	330	Vacant	
		2018 Rhode Island Ave	130.81-2-36		Patronski Brian A	330	Vacant	
		2016 Rhode Island Ave	130.81-2-37		Patronski Brian A	330	Vacant	
		2014 Rhode Island Ave	130.81-2-38		Patronski Brian A	330	Vacant	
		2012 Rhode Island Ave	130.81-2-39		Patronski Brian A	330	Vacant	
		2007 Connecticut Ave	130.81-2-4		Patronski Brian A	330	Vacant	
		2010 Rhode Island Ave	130.81-2-40		Patronski Brian A	330	Vacant	
		2008 Rhode Island Ave	130.81-2-41		Patronski Brian A	330	Vacant	
		2006 Rhode Island Ave	130.81-2-42		Patronski Brian A	330	Vacant	
		2004 Rhode Island Ave	130.81-2-43		Patronski Brian A	330	Vacant	
		2002 Rhode Island Ave	130.81-2-44		Patronski Brian A	330	Vacant	
		2009 Connecticut Ave	130.81-2-5		Patronski Brian A	330	Vacant	
		2011 Connecticut Ave	130.81-2-6		Patronski Brian A	330	Vacant	
		2025 Connecticut Ave	130.81-2-7		Patronski Brian A	449	Active/ Warehouse	
		2029 Connecticut Ave	130.81-2-8		Patronski Brian A	330	Active/ Warehouse	
		2000 Rhode Island Ave	130.81-2-87		Patronski Brian A	330	Vacant	
		2031 Connecticut Ave	130.81-2-9		Patronski Brian A	330	Active/ Warehouse	
41	Naughton Painting	2041-2059 Connecticut Ave	130.81-2-13	1.07	Naughton E C Painting	449	Active/ Warehouse	None
		2030 Rhode Island Avenue	130.81-2-30		Naughton E C Painting	330	Active/ Warehouse	
42	Auto Solutions	3424 Hyde Park Blvd	130.81-2-17	0.29	Johnson Jack B & Dorothy B	433	Active/ Automotive	None
		3420 Hyde Park Blvd	130.81-2-18		Johnson Jack B & Dorothy B	438	Active/ Automotive	
		3416 Hyde Park Blvd	130.81-2-19		Rizek Sana	438	Active/ Automotive	
43	Western Auto	3406 Hyde Park Blvd	130.81-2-21	0.3	Moretti R James	433	Active/ Automotive	
		3402 Hyde Park Blvd	130.81-2-22		Moretti Romeo	330	Active/ Automotive	
		3412 Hyde Park Blvd	130.81-2-20		Rizek Sana	433	Active/ Automotive	
44	Frontier Rubber	2218 Rhode Island Ave	130.81-2-23	0.15	Hubbard John E & Rose	449	Active/ Light Ind.	None

45	Rhode Island Cluster	2005 Rhode Island Ave	130.81-2-45	1.36	Bethlehem Revival Temple	330	Vacant	None
		2007 Rhode Island Ave	130.81-2-46		Bethlehem Revival Temple	330	Vacant	
		2009 Rhode Island Ave	130.81-2-47		Bethlehem Revival Temple	330	Vacant	
		2011 Rhode Island Ave	130.81-2-48		City of Niagara Falls NY	330	Vacant	
		2013 Rhode Island Ave	130.81-2-49		City of Niagara Falls NY	330	Vacant	
		2015 Rhode Island Ave	130.81-2-50		City of Niagara Falls NY	330	Vacant	
		2017 Rhode Island Ave	130.81-2-51		City of Niagara Falls NY	330	Vacant	
		2019 Rhode Island Ave	130.81-2-52		City of Niagara Falls NY	330	Vacant	
		2021 Rhode Island Ave	130.81-2-53		City of Niagara Falls NY	330	Vacant	
		2023 Rhode Island Ave	130.81-2-54		City of Niagara Falls NY	330	Vacant	
		2025 Rhode Island Ave	130.81-2-55.1		City of Niagara Falls NY	330	Vacant	
		2027 Rhode Island Ave	130.81-2-56		City of Niagara Falls NY	330	Vacant	
		2029 Rhode Island Ave	130.81-2-57		City of Niagara Falls NY	330	Vacant	
		2215 Rhode Island Ave	130.81-2-63		City of Niagara Falls NY	330	Vacant	
		2213 Rhode Island Ave	130.81-2-62		Johnson Patricia D	330	Vacant	
		2217 Rhode Island Ave	130.81-2-64		Johnson Patricia D	330	Vacant	
		2031 Rhode Island Ave	130.81-2-58		Moffitt Vernon	330	Vacant	
		2033 Rhode Island Ave	130.81-2-59		Moffitt Vernon	330	Vacant	
46	Applewalk Vacant Lots A	3100 9th Street	130.18-1-4	2.31	NYS Urban Dev Corp	311	Vacant	None
47	Applewalk Vacant Lots B	3500 9th Street	130.18-1-5	2.7	NYS Urban Dev Corp	311	Vacant	None
48	Falls Steel Erectors	3303 Highland Avenue	130.18-2-5	0.5	Kenneth A Duncan	449	Abandoned	None
49	Tulip Corp	3125 Highland Avenue	144.23-1-7	9	Tulip Corporation	330	Active/Industrial	None
		3205 Highland Avenue	144.23-1-6		Tulip Corporation	330	Active/Industrial	
		3211 Highland Avenue	144.23-1-5		Tulip Corporation	330	Active/Industrial	
		3213 Highland Avenue	144.23-1-4		Tulip Corporation	330	Active/Industrial	
		3215 Highland Avenue	144.23-1-3		Tulip Corporation	330	Active/Industrial	
		3219 Highland Avenue	144.06-2-1		Tulip Corporation	710	Active/Industrial	
		3223 Highland Avenue	144.23-1-2		Tulip Corporation	330	Active/Industrial	
		3301 Highland Avenue	130.18-2-4		Tulip Corporation	340	Active/Industrial	
50	Braun Horticulture	3302 Highland Avenue	130.79-2-9	0.57	Braun Horticulture	449	Active/Warehouse	None
51	Tract II	3001 Highland Avenue	144.06-2-25	14.31	City of Niagara Falls	340	Vacant	Planned Remediation
		3079 Highland Avenue	144.06-2-26		City of Niagara Falls	340	Vacant	
		3201 Highland Avenue	144.06-2-2		City of Niagara Falls	449	Vacant	
52	3120 Highland Avenue	3120 Highland Avenue	144.23-1-46	0.16	Omar Taylor	330	Vacant	None
53	Power City Warehouse	3123 Highland Avenue	144.06-2-27	13	City of Niagara Falls	449	Abandoned	Known Contamination
54	Sander's Auto / Elk's Lodge	3214 Highland Avenue	144.23-1-51	0.73	Rodney Saunders	433	Active/Automotive	None
		3216 Highland Avenue	144.23-1-52		George E. Gainer	438	Active/Automotive	
		3226 Highland Avenue	144.23-1-1		Mount St. Mary's Hospital	438	Active/Automotive	
		3204 Highland Avenue	144.23-1-49		James Rose	433	Active/ Elk's Lodge	
		3208 Highland Avenue	144.23-1-50		James Rose	330	Active/ Elk's Lodge	

55	Highland / Beech Cluster	2932 Highland Avenue	144.23-1-33	1.05	Ronald & Debra Williams	330	Vacant	None
		3006 Highland Avenue	144.23-1-34		Edward Tramell	482	Abandoned	
		3010 Highland Avenue	144.23-1-35		Mark Maltman	330	Vacant	
		3014 Highland Avenue	144.23-1-36		Mark Maltman	330	Abandoned	
		3016 Highland Avenue	144.23-1-37		Mark Maltman	330	Vacant	
		3018 Highland Avenue	144.23-1-38		Arthur A. Mitchell	330	Vacant	
		3022 Highland Avenue	144.23-1-39		Mary Ann Rotchild	330	Vacant	
		3026 Highland Avenue	144.23-1-40		Mary Ann Rotchild	330	Vacant	
		3030 Highland Avenue	144.23-1-41		Meallie V. Mctyere	425	Active/Bar	
		3102 Highland Avenue	144.23-1-42		Michael Mctyere	330	Active/Bar	
56	Vacant Lots in Front of Power City	3109 Highland Ave	144.23-1-10	0.64	City Of Niagara Falls Ny	330	Vacant	None
		3103 Highland Ave	144.23-1-11		City Of Niagara Falls Ny	438	Vacant	
		3121 Highland Ave	144.23-1-8		City Of Niagara Falls Ny	330	Vacant	
		3115 Highland Ave	144.23-1-9		City Of Niagara Falls Ny	330	Vacant	
57	JP Metal Fabrication	1225 Beech Avenue	144.23-1-21	0.45	Joseph Torre	449	Active/Industrial	None
58	Car Wash/Auto Service	1217 Beech Avenue	144.23-1-18	0.06	Arthur & Annie Searight	433	Active/Automotive	None
59	Highland and Calumet Avenue	2811 Highland Avenue	144.31-2-3	0.31	Adele King	482	Abandoned	None
		2815 Highland Avenue	144.31-2-2		Saint John Community	482	Abandoned	
		2819 Highland Avenue	144.31-2-1		Bertha Webb	330	Abandoned	
60	Highland and Garden Lot	1106 Garden Avenue	144.31-2-60	0.21	Lily of The Valley Missionary	311	Vacant	None
61	UDC 9th Street	2800 9th Street	144.05-1-29	13.38	Norstar Unity Holding LLC.	311	Vacant	Known Contamination
		2900 9th Street	144.05-1-30		Norstar Unity Holding LLC.	311	Vacant	
62	Slarsky & Boff Scrapyard	1031 Garden Avenue	144.31-1-49	0.23	City of Niagara Falls	311	Vacant	None
63	Highland Avenue Park	2715 Highland Avenue	144.31-2-55	0.91	City of Niagara Falls	330	Active/Park	None
64	Highland Deli	2706 Highland Avenue	144.31-1-31	0.14	Gary K. Colvin	330	Abandoned	None
		2710 Highland Avenue	144.31-1-30		Terry Burch	330	Abandoned	
65	Fairfield and 9th Street	2513 9th Street	144.38-1-2	0.17	Church of the Pure in Heart	330	Vacant	None
		2519 9th Street	144.38-1-1		Church of the Pure in Heart	330	Vacant	
66	Rennaisance Place	2616 Highland Avenue	144.31-3-15	0.45	Niagara Falls Housing	485	Active/ Retail	None
67	Richardson's/ Barbershop Block	2605 Highland Avenue	144.31-4-55	0.35	Ted Davis	481	Active/ Barbershop	None
		2607 Highland Avenue	144.31-4-56		City of Niagara Falls	330	Vacant	
		2609 Highland Avenue	144.31-4-3		City of Niagara Falls	330	Active/ Automotive	
		2619 Highland Avenue	144.31-4-1		Johnnie Richardson	210	Active/ Restaurant	
		2611 Highland Avenue	144.31-4-2		City of Niagara Falls CDA	330	Active/ Automotive	
68	Hill's Restaurant	2450 Highland Avenue	144.39-1-16	0.22	James & Brenda Hamilton	422	Abandoned	None
69	Annie L. Price Recreation Center	2518-20 Highland Avenue	144.31-3-37	0.2	Vee Dee Price	483	Abandoned	None
		2516 Highland Avenue	144.31-3-38		GSL Investments	330	Vacant	
		2514 Highland Avenue	144.31-3-39		Brenda Bradberry	330	Vacant	
		2508 Highland Avenue	144.31-3-41		Niser Butt	330	Vacant	
		2502 Highland Avenue	144.31-3-42		Niser Butt	330	Vacant	
		2512 Highland Avenue	144.31-3-40		Brenda Bradberry	330	Vacant	
70	Lower Highland Avenue Cluster	2515 Highland Avenue	144.31-4-53	0.72	City of Niagara Falls	330	Vacant	None
		2525 Highland Avenue	144.31-4-54		City of Niagara Falls	330	Vacant	
		1104 Grove Avenue	144.31-4-52		City of Niagara Falls	311	Vacant	
		1108 Grove Avenue	144.31-4-51		City of Niagara Falls	311	Vacant	
		1110 Grove Avenue	144.31-4-50		City of Niagara Falls	311	Vacant	
		1114 Grove Avenue	144.31-4-49		City of Niagara Falls	311	Vacant	

		1120 Grove Avenue	144.31-4-48		City of Niagara Falls	311	Vacant	
71	1329 Centre Avenue	1329 Center Avenue	144.10-2-1	15.6	City of Niagara Falls NY	311	Vacant	Known Contamination
72	Mini Mart- Centre Avenue	2703 20th Street	144.07-2-10	0.08	Mulkey Johnny Lee	484	Active/Minimart	None
73	Duane Avenue Cluster	44 Duane Avenue	144.34-1-8	2.02	City of Niagara Falls	330	Vacant	None
		45 Duane Avenue	144.34-1-9		City of Niagara Falls	330	Vacant	
		46 Duane Avenue	144.34-1-10		Alfonzo Mccoy	210	Abandoned	
		47 Duane Avenue	144.34-1-11		City of Niagara Falls	330	Vacant	
		48 Duane Avenue	144.34-1-12		Joseph Gasbarre	330	Vacant	
		49 Duane Avenue	144.34-1-13		City of Niagara Falls	330	Vacant	
		50 Duane Avenue	144.34-1-14		Verizon Wireless	330	Vacant	
		51 Duane Avenue	144.34-1-15		City Of Niagara Falls	330	Vacant	
		52 Duane Avenue	144.34-1-16		City of Niagara Falls	330	Vacant	
		952 Duane Avenue	144.34-1-6		Marsh Raymond J & Bernice	330	Vacant	
		2158 Centre Avenue	144.34-1-36		City of Niagara Falls	330	Vacant	
		2162 Centre Avenue	144.34-1-35		City of Niagara Falls	330	Vacant	
		2168 Centre Avenue	144.34-1-34		City of Niagara Falls	330	Vacant	
		2172 Centre Avenue	144.34-1-33		Robin Michele Ray	330	Vacant	
		2220 Centre Avenue	144.34-1-30		Heather Cottrell	330	Vacant	
		2228 Centre Avenue	144.34-1-26		City of Niagara Falls	330	Vacant	
		2232 Centre Avenue	144.34-1-25		City of Niagara Falls	330	Vacant	
		2236 Centre Avenue	144.34-1-24		City of Niagara Falls	330	Vacant	
		2400 Centre Avenue	144.34-1-23		City of Niagara Falls	330	Vacant	
		2408 Centre Avenue	144.34-1-22		City of Niagara Falls	330	Vacant	
		2416 Centre Avenue	144.34-1-21		City of Niagara Falls	330	Vacant	
		2424 Centre Avenue	144.34-1-20		City of Niagara Falls	330	Vacant	
		2432 Centre Avenue	144.34-1-19		City of Niagara Falls	330	Vacant	
		2436 Centre Avenue	144.34-1-18		City of Niagara Falls	330	Vacant	
		2440 Centre Avenue	144.34-1-17		City of Niagara Falls	330	Vacant	
		2731 Lockport St	144.34-1-1		City Of Niagara Falls Ny	330	Vacant	
		2749 Lockport St	144.34-1-5		Cottrell Kevin & Heather	330	Vacant	
		2148 Center Ave	144.34-1-37		Ray Arthur B	330	Vacant	
		2743 Lockport St	144.34-1-4		Ray Arthur B	330	Vacant	
		2733 Lockport St	144.34-1-2		Ray Robin Michele	330	Vacant	
		2737 Lockport St	144.34-1-3		Ray Robin Michele	330	Vacant	

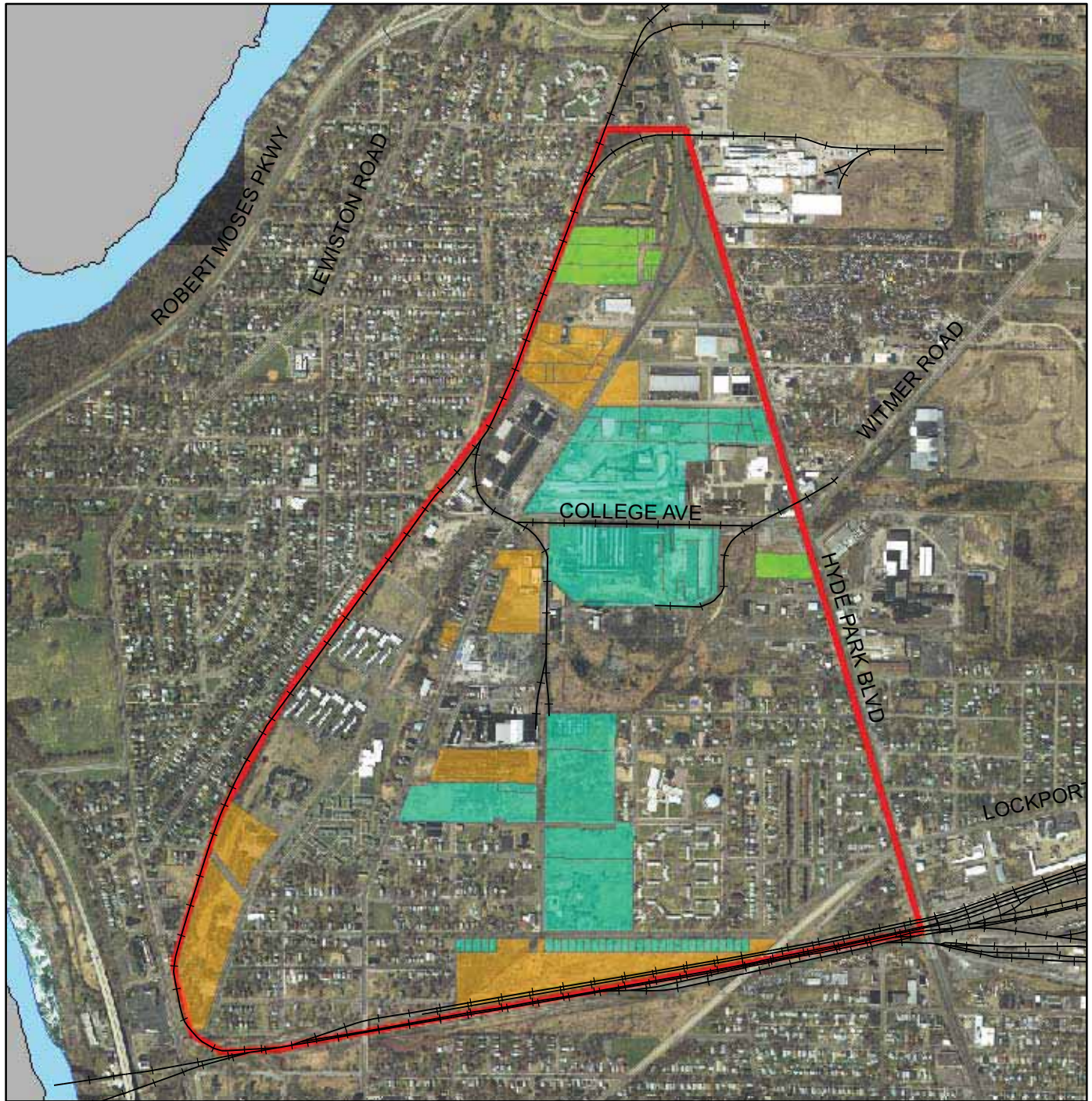
74	Center Court	1303 Centre Avenue	144.10-2-3	3.75	Center Court	311	Vacant	Planned Remediation
		1305 Centre Avenue	144.10-2-4		Center Court	311	Vacant	
		1307 Centre Avenue	144.10-2-5		Center Court	311	Vacant	
		1309 Centre Avenue	144.10-2-6		Center Court	311	Vacant	
		1311 Centre Avenue	144.10-2-7		Center Court	311	Vacant	
		1321 Centre Avenue	144.10-2-8		Center Court	311	Vacant	
		1503 Centre Avenue	144.10-2-9		Center Court	311	Vacant	
		1505 Centre Avenue	144.10-2-10		Center Court	311	Vacant	
		1507 Centre Avenue	144.10-2-11		Center Court	311	Vacant	
		1509 Centre Avenue	144.10-2-12		Center Court	311	Vacant	
		1511 Centre Avenue	144.10-2-13		Center Court	311	Vacant	
		1513 Centre Avenue	144.10-2-14		Center Court	311	Vacant	
		1515 Centre Avenue	144.10-2-15		Center Court	311	Vacant	
		1517 Centre Avenue	144.10-2-16		City of Niagara Falls	311	Vacant	
		1519 Centre Avenue	144.10-2-17		City of Niagara Falls	311	Vacant	
		1521 Centre Avenue	144.10-2-18		City of Niagara Falls	311	Vacant	
		1523 Centre Avenue	144.10-2-19		City of Niagara Falls	311	Vacant	
		1525 Centre Avenue	144.10-2-20		City of Niagara Falls	311	Vacant	
		1703 Centre Avenue	144.10-2-21		City of Niagara Falls	311	Vacant	
		1705 Centre Avenue	144.10-2-22		City of Niagara Falls	311	Vacant	
		1707 Centre Avenue	144.10-2-23		City of Niagara Falls	311	Vacant	
		1709 Centre Avenue	144.10-2-24		City of Niagara Falls	311	Vacant	
		1711 Centre Avenue	144.10-2-25		City of Niagara Falls	311	Vacant	
		1713 Centre Avenue	144.10-2-26		City of Niagara Falls	311	Vacant	
		1715 Centre Avenue	144.10-2-27		City of Niagara Falls	311	Vacant	
		1717 Centre Avenue	144.10-2-28		City of Niagara Falls	311	Vacant	
		1719 Centre Avenue	144.10-2-29		City of Niagara Falls	311	Vacant	
		1721 Centre Avenue	144.10-2-30		City of Niagara Falls	311	Vacant	
		1723 Centre Avenue	144.10-2-31		City of Niagara Falls	311	Vacant	
		1725 Centre Avenue	144.10-2-32		City of Niagara Falls	311	Vacant	
		2003 Centre Avenue	144.10-2-33		City of Niagara Falls	311	Vacant	
		2005 Centre Avenue	144.10-2-34		City of Niagara Falls	311	Vacant	
		2007 Centre Avenue	144.10-2-35		City of Niagara Falls	311	Vacant	
75	Hyde Park Minimart	2910 Hyde Park Blvd	144.26-1-22	0.14	Dyoke Eman & Rifai Hammam	484	Active/ Minimart	None
		2906 Hyde Park Blvd	144.26-1-23		Dyoke Eman & Rifai Hammam	330	Active/ Minimart	
76	Hyde Park b/w Birch & Michael	3006 Hyde Park Blvd	144.26-1-13	0.29	Cieslik Jean	330	Vacant	None
		3002 Hyde Park Blvd	144.26-1-14		Cieslik Jean	330	Vacant	
		3022 Hyde Park Blvd	144.26-1-10		Hamilton Loretta	438	Vacant	
		3018 Hyde Park Blvd	144.26-1-11		Hamilton Loretta	330	Vacant	

APPENDIX 8

SITES WITH KNOWN ENVIRONMENTAL CONDITIONS

PREPARED BY TVGA

Sites with Known Environmental Information



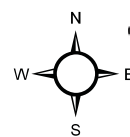
0 320 640 1,280 1,920 2,560 Feet

Legend

- Highland BOA Boundary
- Canada
- Niagara River

Brownfield Classification

- Suspected Contamination: Phase I Completed
- Known Contamination
- Planned Remediation



TVGA
CONSULTANTS



Highland Community Area BOA
Brownfield Opportunity Area | Step 2 Nomination Document

Highland BOA Sites: Sites With Known Environmental Issues

	Name	Address	SBL	Acres	Owner	Property Code	Activity	Site Characterization
1	Site A Highland Avenue	1530 Delaware Avenue	130.14-2-10	7.36	Cerrone Armand	330	Vacant	Phase I
		1524 Pennsylvania Avenue	130.14-2-2		Cerrone Armand	330	Vacant	
		1525 Pennsylvania Avenue	130.14-2-9		Cerrone Armand	330	Vacant	
		1702 Delaware Ave	130.14-2-11		Cerrone Armand	330	Vacant	
		1704 Delaware Ave	130.14-2-12		Cerrone Armand	330	Vacant	
		1708 Delaware Ave	130.14-2-13		Cerrone Armand	330	Vacant	
		1702 Pennsylvania Ave	130.14-2-5		Cerrone Armand	330	Vacant	
		1706 Pennsylvania Ave	130.14-2-6		Cerrone Armand	330	Vacant	
		1708 Pennsylvania Ave	130.14-2-7		Cerrone Armand	330	Vacant	
		1705 Pennsylvania Ave	130.14-2-8		Cerrone Armand	330	Vacant	
		1552 Pennsylvania Ave	130.14-2-3		State Of New York	330	Vacant	
6	Chisholm Ryder Landfill	4110 Highland Avenue	130.14-2-34	8.35	Armand Cerrone	330	Vacant	Known Contamination
		1501 Maryland Avenue	130.14-2-33		Armand Cerrone	330	Vacant	
		1515 Maryland Avenue	130.14-2-32		Armand Cerrone	330	Vacant	
		1521 Maryland Avenue	130.14-2-31		Armand Cerrone	330	Vacant	
		4114 Highland Avenue	130.14-2-30		Armand Cerrone	330	Vacant	
		4202 Highland Avenue	130.14-2-29		Armand Cerrone	330	Vacant	
		4214 Highland Avenue	130.14-2-28		Armand Cerrone	330	Vacant	
		1522 Maryland Avenue	130.14-2-27.1		Armand Cerrone	330	Vacant	
		1540 Maryland Avenue	130.14-2-27.2		Armand Cerrone	330	Vacant	
		1501 James Avenue	130.14-2-26		Armand Cerrone	330	Vacant	
		1535 James Avenue	130.14-2-24		Armand Cerrone	330	Vacant	
		1549 James Avenue	130.14-2-23		Armand Cerrone	330	Vacant	
		1553 James Avenue	130.14-2-22		Armand Cerrone	330	Vacant	
		4226 Highland Avenue	130.14-2-21		Armand Cerrone	330	Vacant	
9	Maryland/Maple Site	4101 Highland Avenue	130.15-1-5.111	1.58	Niagara Falls Urban Renewal	350	Vacant	Known Contamination
12	Globe	4025 Highland Avenue	130.14-2-35	39.91	Globe Metallurgical Inc.	710	Active/ Industrial	Planned Remediation
		1633 Maple Avenue	130.14-2-36		Globe Metallurgical Inc.	710	Active/ Industrial	
		1636 Massachusetts	130.14-2-37		Globe Metallurgical Inc.	710	Active/ Industrial	
		3801 Highland Avenue	130.14-2-41		Globe Metallurgical Inc.	710	Active/ Industrial	
		1632 Massachusetts	130.14-2-38		Globe Metallurgical Inc.	710	Active/ Industrial	
		1622 Massachusetts	130.14-2-39		Globe Metallurgical Inc.	710	Active/ Industrial	
		4009 Highland Avenue	130.14-2-40		Globe Metallurgical Inc.	710	Active/ Industrial	
		3809 Highland Avenue	130.14-2-41		Globe Metallurgical Inc.	710	Active/ Industrial	
		1911 Maple Avenue	130.15-1-6		Globe Metallurgical Inc.	710	Active/ Industrial	
		1930 Massachusetts	130.15-1-7		Globe Metallurgical Inc.	710	Active/ Industrial	
		4002 Hyde Park Boulevard	130.15-1-8		Globe Metallurgical Inc.	710	Active/ Industrial	
		1724 Massachusetts	130.15-1-11.1		Globe Metallurgical Inc.	710	Active/ Industrial	
		1702 Massachusetts	130.15-1-12		Globe Metallurgical Inc.	710	Active/ Industrial	
		1725 Maple Avenue	130.15-1-13		Globe Metallurgical Inc.	710	Active/ Industrial	
		1914 Massachusetts	130.15-1-15		Globe Metallurgical Inc.	710	Active/ Industrial	
		1925 Maple Avenue	130.15-1-16		Globe Metallurgical Inc.	710	Active/ Industrial	
		4024 Hyde Park Boulevard	130.15-1-17		Globe Metallurgical Inc.	710	Active/ Industrial	
17	Niagara Vest	1501 College Avenue	130.18-2-3.211	13.65	Santarosa Holdings Inc	710	Abandoned	Planned Remediation
		1655 College Avenue	130.18-2-3.212		Santarosa Holdings Inc	710	Vacant	
18	Hazorb	1731 College Avenue	130.18-2-15	5.22	Santarosa Holdings Inc	340	Vacant	Planned Remediation
		1777 College Avenue	130.18-2-3.022		Santarosa Holdings Inc	340	Vacant	
		1901 College Avenue	130.18-2-16		Santarosa Holdings Inc	340	Vacant	

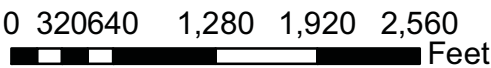
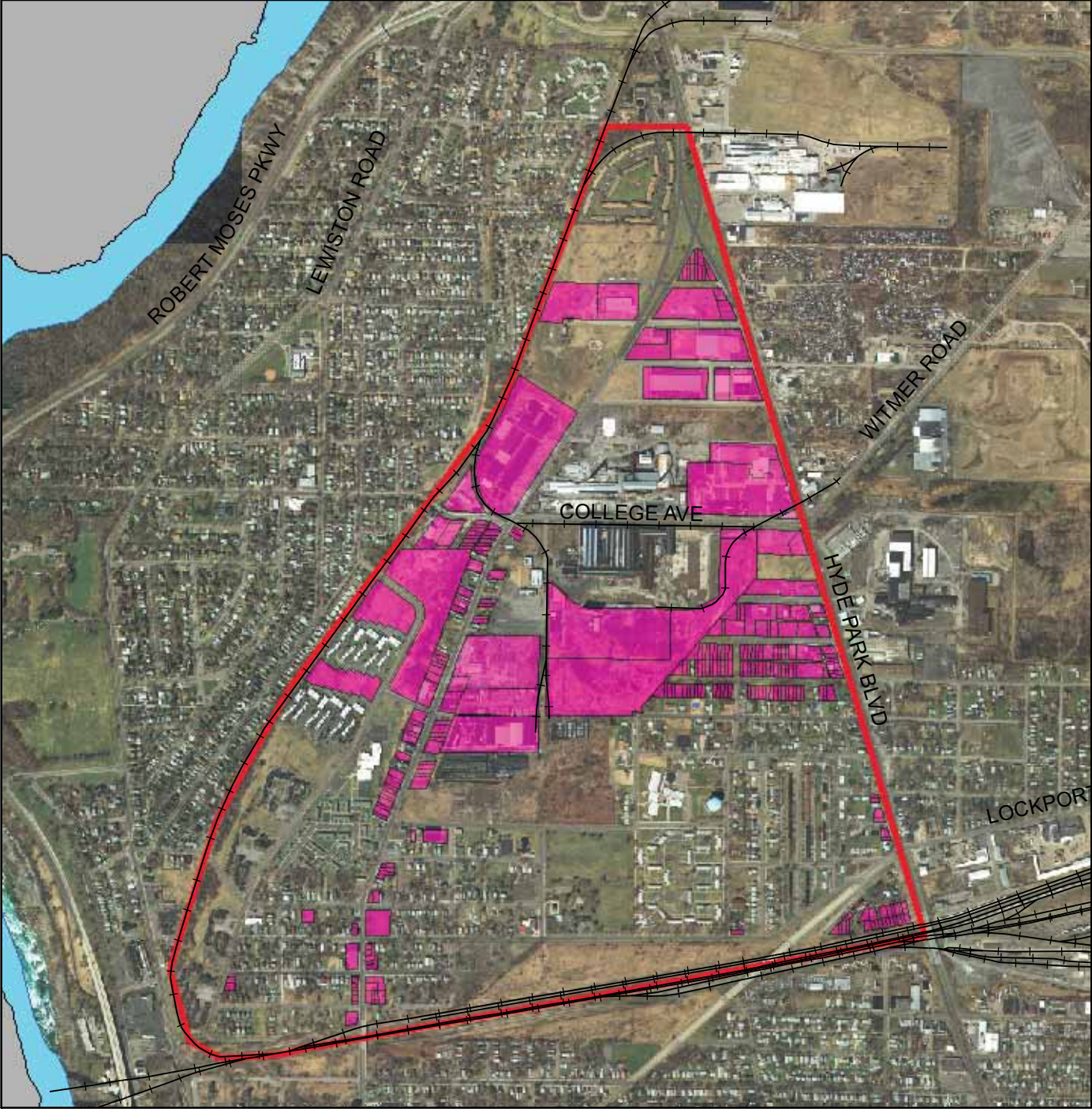
		1903 College Avenue	130.18-2-17		Santarosa Holdings Inc	340	Vacant	
20	Site B Hyde Park Blvd.	3622 Hyde Park Boulevard	130.19-1-5	2	Armand Cerrone	438	Vacant	Phase I
23	Standard Ceramics	3625 Highland Avenue	130.18-2-14	5.53	Dalacu Nicholas P	464	Active/Office	Known Contamination
37	Mid-Highland Cluster	3416 Highland Avenue	130.79-2-17	0.57	City of Niagara Falls	330	Vacant	Known Contamination
		3418 Highland Avenue	130.79-2-18		City of Niagara Falls	330	Vacant	
		3420 Highland Avenue	130.79-2-19		City of Niagara Falls	330	Vacant	
		3434 Highland Avenue	130.79-2-20		Dominic Dirisio	330	Vacant	
		3502 Highland Avenue	130.79-2-21		Dominic Dirisio	312	Vacant	
51	Tract II	3001 Highland Avenue	144.06-2-25	14.31	City of Niagara Falls	340	Vacant	Planned Remediation
		3079 Highland Avenue	144.06-2-26		City of Niagara Falls	340	Vacant	
		3201 Highland Avenue	144.06-2-2		City of Niagara Falls	449	Vacant	
53	Power City Warehouse	3123 Highland Avenue	144.06-2-27	13	City of Niagara Falls	449	Abandoned	Known Contamination
61	UDC 9th Street	2800 9th Street	144.05-1-29	13.38	Norstar Unity Holding LLC.	311	Vacant	Known Contamination
		2900 9th Street	144.05-1-30		Norstar Unity Holding LLC.	311	Vacant	
71	1329 Centre Avenue	1329 Center Avenue	144.10-2-1	15.6	City of Niagara Falls NY	311	Vacant	Known Contamination
74	Center Court	1303 Centre Avenue	144.10-2-3	3.75	Center Court	311	Vacant	Planned Remediation
		1305 Centre Avenue	144.10-2-4		Center Court	311	Vacant	
		1307 Centre Avenue	144.10-2-5		Center Court	311	Vacant	
		1309 Centre Avenue	144.10-2-6		Center Court	311	Vacant	
		1311 Centre Avenue	144.10-2-7		Center Court	311	Vacant	
		1321 Centre Avenue	144.10-2-8		Center Court	311	Vacant	
		1503 Centre Avneue	144.10-2-9		Center Court	311	Vacant	
		1505 Centre Avenue	144.10-2-10		Center Court	311	Vacant	
		1507 Centre Avenue	144.10-2-11		Center Court	311	Vacant	
		1509 Centre Avenue	144.10-2-12		Center Court	311	Vacant	
		1511 Centre Avenue	144.10-2-13		Center Court	311	Vacant	
		1513 Centre Avenue	144.10-2-14		Center Court	311	Vacant	
		1515 Centre Avenue	144.10-2-15		Center Court	311	Vacant	
		1517 Centre Avenue	144.10-2-16		City of Niagara Falls	311	Vacant	
		1519 Centre Avenue	144.10-2-17		City of Niagara Falls	311	Vacant	
		1521 Centre Avenue	144.10-2-18		City of Niagara Falls	311	Vacant	
		1523 Centre Avenue	144.10-2-19		City of Niagara Falls	311	Vacant	
		1525 Centre Avenue	144.10-2-20		City of Niagara Falls	311	Vacant	
		1703 Centre Avenue	144.10-2-21		City of Niagara Falls	311	Vacant	
		1705 Centre Avenue	144.10-2-22		City of Niagara Falls	311	Vacant	
		1707 Centre Avenue	144.10-2-23		City of Niagara Falls	311	Vacant	
		1709 Centre Avenue	144.10-2-24		City of Niagara Falls	311	Vacant	
		1711 Centre Avenue	144.10-2-25		City of Niagara Falls	311	Vacant	
		1713 Centre Avenue	144.10-2-26		City of Niagara Falls	311	Vacant	
		1715 Centre Avenue	144.10-2-27		City of Niagara Falls	311	Vacant	
		1717 Centre Avenue	144.10-2-28		City of Niagara Falls	311	Vacant	
		1719 Centre Avenue	144.10-2-29		City of Niagara Falls	311	Vacant	
		1721 Centre Avenue	144.10-2-30		City of Niagara Falls	311	Vacant	
		1723 Centre Avenue	144.10-2-31		City of Niagara Falls	311	Vacant	
		1725 Centre Avenue	144.10-2-32		City of Niagara Falls	311	Vacant	
		2003 Centre Avenue	144.10-2-33		City of Niagara Falls	311	Vacant	
		2005 Centre Avenue	144.10-2-34		City of Niagara Falls	311	Vacant	
		2007 Centre Avenue	144.10-2-35		City of Niagara Falls	311	Vacant	

APPENDIX 9

STRATEGIC SITES

PREPARED BY TVGA AND
URBAN STRATEGIES, INC.

Brownfields with No Site Characterization



Legend

- Highland BOA Boundary
- No Site Characterization
- Canada
- Niagara River



Highland BOA Strategic Sites: Sites With No Site Characterization

	Name	Address	SBL	Acres	Owner	Property Code	Activity	Site Characterization
2	Highland and Hyde Park Site	1735 Pennsylvania Avenue	130.57-1-1	1.06	Sevenson Capital Corp	330	Vacant	None
		1738 Delaware Avenue	130.57-1-10		Sevenson Capital Corp	340	Vacant	
		1734 Delaware Avenue	130.57-1-11		Sevenson Capital Corp	340	Vacant	
		1732 Delaware Avenue	130.57-1-12		Sevenson Capital Corp	340	Vacant	
		1728 Delaware Avenue	130.57-1-13		Sevenson Capital Corp	340	Vacant	
		1726 Delaware Avenue	130.57-1-14		Sevenson Capital Corp	340	Vacant	
		1737 Pennsylvania Avenue	130.57-1-2		Sevenson Capital Corp	330	Vacant	
		1741 Pennsylvania Avenue	130.57-1-3		Sevenson Capital Corp	330	Vacant	
		1743 Pennsylvania Avenue	130.57-1-4		Sevenson Capital Corp	330	Vacant	
		4408 Hyde Park Boulevard	130.57-1-5		Sevenson Capital Corp	330	Vacant	
		1750 Delaware Avenue	130.57-1-6		Sevenson Capital Corp	340	Vacant	
		1746 Delaware Avenue	130.57-1-7		Sevenson Capital Corp	340	Vacant	
		1744 Delaware Avenue	130.57-1-8		Sevenson Capital Corp	340	Vacant	
		1740 Delaware Avenue	130.57-1-9		Sevenson Capital Corp	340	Vacant	
3	Techmotive Inc	1526 James Avenue	130.14-2-17	4.9	Cerrone Armand	330	Active/ Light Ind.	None
		1500 James Avenue	130.14-2-19		Cerrone Armand	449	Active/ Light Ind.	
4	Fire Training Center	1746 James Avenue	130.15-1-1	2.5	County of Niagara	662	Active/ Fire Training	None
5	Airport Auto Sales	4322 Hyde Park Boulevard	130.15-1-2	0.65	Hagerman John C	433	Active/ Automotive	None
		4306 Hyde Park Boulevard	130.15-1-24		Niagara Falls Urban Renewal	350	Active/ Automotive	
7	Techmotive R&D	4201 Highland Avenue	130.15-1-22	1.64	Bryk Henry W	340	Active / Industrial	None
		1703 James Avenue	130.15-1-3		Bryk Henry W	449	Active / Industrial	
8	Parmed	4220 Hyde Park Boulevard	130.15-1-4.1	3.4	Parmed Pharmaceuticals	449	Active/ Industrial	None
10	Maryland Business Park	1701 Maryland Avenue	130.15-1-5.12	4.86	GMA Properties LLC	449	Active/ Light Ind.	None
		4120 Hyde Park Boulevard	130.15-1-5.2		Oliver Norman C &	449	Active/ Light Ind.	
		1910 Maple Avenue	130.15-1-5.112		Oliver Norman C & Barbara A	449	Active/ Light Ind.	
11	Standard Auto Wreckers	3800 Highland Avenue	130.14-2-42	10.9	Dalana Realty Inc	710	Active/ Industrial	None
14	Treibacher Schleifmittel	3938 Hyde Park Boulevard	130.15-1-9	9.48	Niagara County I D A	710	Active/ Industrial	None
		3940 Hyde Park Boulevard	130.15-1-10		Treibacher Schleifmittel	710	Active/ Industrial	
14	Lehigh Cluster	3701 Lehigh Ct	130.71-2-22	3.14	Brundage Jack	330	Vacant	None
		3703 Lehigh Ct	130.71-2-23		Brundage Jack	330	Vacant	
		3707 Lehigh Ct	130.71-2-24		Brundage John A	330	Vacant	
		3711 Lehigh Ct	130.71-2-25		Brundage John A	330	Vacant	
		3713 Lehigh Ct	130.71-2-26		Brundage John A	330	Vacant	
		3715 Lehigh Ct	130.71-2-27		Brundage John A	330	Vacant	
		3723 Lehigh Ct	130.71-2-28		J.A. Brundage-The Drain	330	Vacant	
		3727 Lehigh Ct	130.71-2-3		J.A. Brundage-The Drain	330	Vacant	
		3708 Lehigh Ct	130.71-2-2		Brundage John A	330	Vacant	
		1351 College Avenue	130.71-2-1		Brundage John A	449	Active/ Light Ind.	
		3702 Lehigh Ct	130.71-2-34		Brundage John A	330	Vacant	
		1400 College Avenue	130.14-2-43		J.A. Brundage-The Drain	449	Active/ Light Ind.	
15	Upper Highland Cluster	3702 Highland Avenue	130.71-2-8	0.64	Anderson Isabel A	482	Abandoned	None
		3632 Highland Avenue	130.71-2-10		City Of Niagara Falls Ny	330	Vacant	
		3712 Highland Avenue	130.71-2-6		Davis Eric R	481	Abandoned	
		3718 Highland Avenue	130.71-2-4		Dubashi Mohammad Musid	330	Abandoned	
		3716 Highland Avenue	130.71-2-5		Dubashi Mohammad Musid	482	Abandoned	
		3700 Highland Avenue	130.71-2-9		Esna! Eugenio	422	Abandoned	
		3710 Highland Avenue	130.71-2-7		Walker James E	330	Vacant	
16	Fire Hall	3719 Highland Avenue	130.18-2-10	0.19	Ashley Eddie L	449	Abandoned	None
		3721 Highland Avenue	130.18-2-11		Ashley Eddie L	330	Abandoned	
18	College and Hyde Park	1707 College Avenue	130.19-1-3	1.81	Treibacher Schleifmittel	438	Vacant	None

19	College and Hyde Park	3800 Hyde Park Boulevard	130.19-1-4	1.01	Treibacher Schleifmittel	438	Vacant	None
21	9th Street Vacant lot	2530 9th Street	130.18-1-1	14.35	NYS Urban Development	311	Vacant	None
22	BLP Bonds	3616 Highland Avenue	130.71-2-21	0.24	Kenneth Smith	449	Active/ Warehouse	None
24	Wrotniak Restaurant	3615 Highland Avenue	130.71-2-14	0.19	Robert Gamble	482	Abandoned	None
25	UCAR Carbon	2201 College Avenue	130.19-1-2.1	25.43	Industrial Properties LLC	340	Vacant	None
		3620 Highland Avenue	130.18-1-3.1		Industrial Properties LLC	340	Abandoned	
		2001 College Avenue	130.19-1-2.2		David Kushner	340	Vacant	
26	Rainbow Car Wash	3602 Hyde Park Boulevard	130.19-1-6	1.64	Niagara Power Wash	436	Active/ Automotive	None
27	Warehouse- Hyde Park	3520 Hyde Park Boulevard	130.19-1-8	0.27	Mascaro Anthony	330	Active/ Automotive	None
		3524 Hyde Park Boulevard	130.19-1-7		Moretti James	433	Active/ Warehouse	
28	Reilly and Reilly	1955 New Jersey Avenue	130.19-1-20	1	Reilly And Reilly	449	Active/ Warehouse	None
29	20th Street Cluster	1771 Rhode Island Ave	130.81-1-39	4.47	Bethlehem Revival Temple	330	Vacant	None
		1719 Rhode Island Ave	130.81-1-26		City of Niagara Falls NY	330	Vacant	
		1711 Rhode Island Ave	130.81-1-56		City of Niagara Falls NY	330	Vacant	
		1723 Rhode Island Ave	130.81-1-27		Gibson George & Henrietta	330	Vacant	
		1901 Connecticut Ave	130.81-1-1		Great Lakes Real Estate Inc	330	Vacant	
		1772 Rhode Island Ave	130.81-1-11		Great Lakes Real Estate Inc	330	Vacant	
		1770 Rhode Island Ave	130.81-1-12		Great Lakes Real Estate Inc	330	Vacant	
		1768 Rhode Island Ave	130.81-1-13		Great Lakes Real Estate Inc	330	Vacant	
		1758 Rhode Island Ave	130.81-1-15		Great Lakes Real Estate Inc	330	Vacant	
		1756 Rhode Island Ave	130.81-1-16		Great Lakes Real Estate Inc	330	Vacant	
		1754 Rhode Island Ave	130.81-1-17		Great Lakes Real Estate Inc	330	Vacant	
		1752 Rhode Island Ave	130.81-1-18		Great Lakes Real Estate Inc	330	Vacant	
		1748 Rhode Island Ave	130.81-1-19		Great Lakes Real Estate Inc	330	Vacant	
		1903 Connecticut Ave	130.81-1-2		Great Lakes Real Estate Inc	330	Vacant	
		1905 Connecticut Ave	130.81-1-3		Great Lakes Real Estate Inc	330	Vacant	
		1769 Rhode Island Ave	130.81-1-38		Johnson Beulah	330	Vacant	
		1731 Rhode Island Ave	130.81-1-28		Lacuesta Marilou	330	Vacant	
		1735 Rhode Island Ave	130.81-1-29		Lacuesta Marilou	330	Vacant	
		1739 Rhode Island Ave	130.81-1-30		Lacuesta Marilou	330	Vacant	
		1743 Rhode Island Ave	130.81-1-31		Lacuesta Marilou	330	Vacant	
		1747 Rhode Island Ave	130.81-1-32		Lacuesta Marilou	330	Vacant	
		1751 Rhode Island Ave	130.81-1-33		Lacuesta Marilou	330	Vacant	
		1764 Rhode Island Ave	130.81-1-14		Libunao Diona	330	Vacant	
		1746 Rhode Island Ave	130.81-1-20		Mehta Maline P	330	Vacant	
		1761 Rhode Island Ave	130.81-1-35		Pryce Chantel	330	Vacant	
		1763 Rhode Island Ave	130.81-1-36		Sohail Rana Farrukh	330	Vacant	
		1767 Rhode Island Ave	130.81-1-37		Sohail Rana Farrukh	330	Vacant	
		1742 Rhode Island Ave	130.81-1-22		Spina Inc	330	Vacant	
		1740 Rhode Island Ave	130.81-1-23		Spina Inc	330	Vacant	
		1713 Rhode Island Ave	130.81-1-24		Spina Inc	330	Vacant	
		1715 Rhode Island Ave	130.81-1-25		Spina Inc	330	Vacant	
		1738 Rhode Island Ave	130.81-1-57		Spina Inc	330	Vacant	
		1956 Connecticut Ave	130.19-1-16.11		City of Niagara Falls NY	340	Vacant	
		Connecticut Ave	130.19-1-16.12		City of Niagara Falls NY	340	Vacant	
		1921 Connecticut Ave	130.81-1-10		Great Lakes Real Estate Inc	330	Vacant	
		1907 Connecticut Ave	130.81-1-4		Great Lakes Real Estate Inc	330	Vacant	
		1911 Connecticut Ave	130.81-1-5		Great Lakes Real Estate Inc	330	Vacant	
		1913 Connecticut Ave	130.81-1-6		Great Lakes Real Estate Inc	330	Vacant	
		1915 Connecticut Ave	130.81-1-7		Great Lakes Real Estate Inc	330	Vacant	
		1917 Connecticut Ave	130.81-1-8		Great Lakes Real Estate Inc	330	Vacant	
		1919 Connecticut Ave	130.81-1-9		Great Lakes Real Estate Inc	330	Vacant	

		1901 New Jersey Ave	130.19-1-17		Spina Inc	340	Vacant	
		1903 New Jersey Ave	130.19-1-18		Spina Inc	340	Vacant	
		1905 New Jersey Ave	130.19-1-19		Spina Inc	340	Vacant	
30	Niagara Painting	2001 New Jersey Avenue	130.19-1-21.1	0.73	Zortman Kenneth W	433	Active/ Warehouse	None
		2011 New Jersey Avenue	130.19-1-22		Zortman Kenneth W	340	Active/ Warehouse	
31	Henry Sloma and Associates	2032 Connecticut Avenue	130.19-1-13.1	1.56	Sloma Henry	340	Vacant	None
		2026 Connecticut Avenue	130.19-1-14		Sloma Henry	340	Vacant	
		2024 Connecticut Avenue	130.19-1-15		Sloma Henry	340	Vacant	
		2010 Connecticut Avenue	130.19-1-16.2		Sloma Henry	340	Vacant	
		3506-10 Hyde Park Blvd	130.19-1-11		Sloma Henry M	484	Active/Office	
		2058 Connecticut Avenue	130.19-1-12		Sloma Henry M	433	Active/Office	
32	NP Industries	3530 Highland Avenue	130.79-2-1	0.17	Louis J Leo	484	Active/ Light Ind.	None
33	Ulrich's Auto	3522 Highland Avenue	130.79-2-25	0.28	Keith Ulrich	433	Active/ Automotive	None
		3516 Highland Avenue	130.79-2-24		Estelle Barney	330	Vacant	
34	Garage-3577 Highland	3577 Highland Avenue	130.79-2-2	0.09	James Love	439	Active/ Automotive	None
35	Curlie's Laundromat	3575 Highland Avenue	130.79-2-3	0.09	Hughes Investments	482	Abandoned	None
36	Canrom Photovoltaics	3509 Highland Avenue	130.79-2-6	0.18	Canrom Photovoltaics Inc	438	Active/Office	None
		3515 Highland Avenue	130.79-2-5		Canrom Photovoltaics Inc	484	Active/ Office	
38	Gene's Service and Vacant Cluster	3318 Highland Avenue	130.79-2-10	0.65	Arnies International	330	Vacant	None
		3330 Highland Avenue	130.79-2-11		Arnies International	330	Vacant	
		3402 Highland Avenue	130.79-2-12		Wayne Neri	330	Vacant	
		3404 Highland Avenue	130.79-2-13		Peter Bergman	439	Abandoned	
		3408 Highland Avenue	130.79-2-14		Peter Bergman	330	Vacant	
		3410 Highland Avenue	130.79-2-15		Mark Maltman	438	Vacant	
39	3411 Highland Avenue	3411 Highland Avenue	130.18-2-7	6.35	Braun Horticulture	449	Abandoned	None
		3325 Highland Avenue	130.18-2-6		Braun Horticulture	340	Vacant	
40	Connecticut Warehouse	2001 Connecticut Ave	130.81-2-1	2.41	Patronski Brian A	330	Vacant	None
		2033 Connecticut Ave	130.81-2-10		Patronski Brian A	330	Active/ Warehouse	
		2035 Connecticut Ave	130.81-2-11		Patronski Brian A	330	Active/ Warehouse	
		2039 Connecticut Ave	130.81-2-12		Patronski Brian A	330	Active/ Warehouse	
		2003 Connecticut Ave	130.81-2-2		Patronski Brian A	330	Vacant	
		2005 Connecticut Ave	130.81-2-3		Patronski Brian A	330	Vacant	
		2028 Rhode Island Ave	130.81-2-31		Patronski Brian A	330	Vacant	
		2026 Rhode Island Ave	130.81-2-32		Patronski Brian A	330	Vacant	
		2024 Rhode Island Ave	130.81-2-33		Patronski Brian A	330	Vacant	
		2022 Rhode Island Ave	130.81-2-34		Patronski Brian A	330	Vacant	
		2020 Rhode Island Ave	130.81-2-35		Patronski Brian A	330	Vacant	
		2018 Rhode Island Ave	130.81-2-36		Patronski Brian A	330	Vacant	
		2016 Rhode Island Ave	130.81-2-37		Patronski Brian A	330	Vacant	
		2014 Rhode Island Ave	130.81-2-38		Patronski Brian A	330	Vacant	
		2012 Rhode Island Ave	130.81-2-39		Patronski Brian A	330	Vacant	
		2007 Connecticut Ave	130.81-2-4		Patronski Brian A	330	Vacant	
		2010 Rhode Island Ave	130.81-2-40		Patronski Brian A	330	Vacant	
		2008 Rhode Island Ave	130.81-2-41		Patronski Brian A	330	Vacant	
		2006 Rhode Island Ave	130.81-2-42		Patronski Brian A	330	Vacant	
		2004 Rhode Island Ave	130.81-2-43		Patronski Brian A	330	Vacant	
		2002 Rhode Island Ave	130.81-2-44		Patronski Brian A	330	Vacant	
		2009 Connecticut Ave	130.81-2-5		Patronski Brian A	330	Vacant	
		2011 Connecticut Ave	130.81-2-6		Patronski Brian A	330	Vacant	
		2025 Connecticut Ave	130.81-2-7		Patronski Brian A	449	Active/ Warehouse	
		2029 Connecticut Ave	130.81-2-8		Patronski Brian A	330	Active/ Warehouse	
		2000 Rhode Island Ave	130.81-2-87		Patronski Brian A	330	Vacant	

		2031 Connecticut Ave	130.81-2-9		Patronski Brian A	330	Active/ Warehouse	
41	Naughton Painting	2041-2059 Connecticut Ave	130.81-2-13	1.07	Naughton E C Painting	449	Active/ Warehouse	None
		2030 Rhode Island Avenue	130.81-2-30		Naughton E C Painting	330	Active/ Warehouse	
42	Auto Solutions	3424 Hyde Park Blvd	130.81-2-17	0.29	Johnson Jack B & Dorothy B	433	Active/ Automotive	None
		3420 Hyde Park Blvd	130.81-2-18		Johnson Jack B & Dorothy B	438	Active/ Automotive	
		3416 Hyde Park Blvd	130.81-2-19		Rizek Sana	438	Active/ Automotive	
43	Western Auto	3406 Hyde Park Blvd	130.81-2-21	0.3	Moretti R James	433	Active/ Automotive	
		3402 Hyde Park Blvd	130.81-2-22		Moretti Romeo	330	Active/ Automotive	
		3412 Hyde Park Blvd	130.81-2-20		Rizek Sana	433	Active/ Automotive	
44	Frontier Rubber	2218 Rhode Island Ave	130.81-2-23	0.15	Hubbard John E & Rose	449	Active/ Light Ind.	None
45	Rhode Island Cluster	2005 Rhode Island Ave	130.81-2-45	1.36	Bethlehem Revival Temple	330	Vacant	None
		2007 Rhode Island Ave	130.81-2-46		Bethlehem Revival Temple	330	Vacant	
		2009 Rhode Island Ave	130.81-2-47		Bethlehem Revival Temple	330	Vacant	
		2011 Rhode Island Ave	130.81-2-48		City of Niagara Falls NY	330	Vacant	
		2013 Rhode Island Ave	130.81-2-49		City of Niagara Falls NY	330	Vacant	
		2015 Rhode Island Ave	130.81-2-50		City of Niagara Falls NY	330	Vacant	
		2017 Rhode Island Ave	130.81-2-51		City of Niagara Falls NY	330	Vacant	
		2019 Rhode Island Ave	130.81-2-52		City of Niagara Falls NY	330	Vacant	
		2021 Rhode Island Ave	130.81-2-53		City of Niagara Falls NY	330	Vacant	
		2023 Rhode Island Ave	130.81-2-54		City of Niagara Falls NY	330	Vacant	
		2025 Rhode Island Ave	130.81-2-55.1		City of Niagara Falls NY	330	Vacant	
		2027 Rhode Island Ave	130.81-2-56		City of Niagara Falls NY	330	Vacant	
		2029 Rhode Island Ave	130.81-2-57		City of Niagara Falls NY	330	Vacant	
		2215 Rhode Island Ave	130.81-2-63		City of Niagara Falls NY	330	Vacant	
		2213 Rhode Island Ave	130.81-2-62		Johnson Patricia D	330	Vacant	
		2217 Rhode Island Ave	130.81-2-64		Johnson Patricia D	330	Vacant	
		2031 Rhode Island Ave	130.81-2-58		Moffitt Vernon	330	Vacant	
		2033 Rhode Island Ave	130.81-2-59		Moffitt Vernon	330	Vacant	
46	Applewalk Vacant Lots A	3100 9th Street	130.18-1-4	2.31	NYS Urban Dev Corp	311	Vacant	None
47	Applewalk Vacant Lots B	3500 9th Street	130.18-1-5	2.7	NYS Urban Dev Corp	311	Vacant	None
48	Falls Steel Erectors	3303 Highland Avenue	130.18-2-5	0.5	Kenneth A Duncan	449	Abandoned	None
49	Tulip Corp	3125 Highland Avenue	144.23-1-7	9	Tulip Corporation	330	Active/ Industrial	None
		3205 Highland Avenue	144.23-1-6		Tulip Corporation	330	Active/ Industrial	
		3211 Highland Avenue	144.23-1-5		Tulip Corporation	330	Active/ Industrial	
		3213 Highland Avenue	144.23-1-4		Tulip Corporation	330	Active/ Industrial	
		3215 Highland Avenue	144.23-1-3		Tulip Corporation	330	Active/ Industrial	
		3219 Highland Avenue	144.06-2-1		Tulip Corporation	710	Active/ Industrial	
		3223 Highland Avenue	144.23-1-2		Tulip Corporation	330	Active/ Industrial	
		3301 Highland Avenue	130.18-2-4		Tulip Corporation	340	Active/ Industrial	
50	Braun Horticulture	3302 Highland Avenue	130.79-2-9	0.57	Braun Horticulture	449	Active/ Warehouse	None
52	3120 Highland Avenue	3120 Highland Avenue	144.23-1-46	0.16	Omar Taylor	330	Vacant	None
54	Sander's Auto / Elk's Lodge	3214 Highland Avenue	144.23-1-51	0.73	Rodney Saunders	433	Active/ Automotive	None
		3216 Highland Avenue	144.23-1-52		George E. Gainer	438	Active/ Automotive	
		3226 Highland Avenue	144.23-1-1		Mount St. Mary's Hospital	438	Active/ Automotive	
		3204 Highland Avenue	144.23-1-49		James Rose	433	Active/ Elk's Lodge	
		3208 Highland Avenue	144.23-1-50		James Rose	330	Active/ Elk's Lodge	
55	Highland / Beech Cluster	2932 Highland Avenue	144.23-1-33	1.05	Ronald & Debra Williams	330	Vacant	None
		3006 Highland Avenue	144.23-1-34		Edward Trammel	482	Abandoned	
		3010 Highland Avenue	144.23-1-35		Mark Maltman	330	Vacant	
		3014 Highland Avenue	144.23-1-36		Mark Maltman	330	Abandoned	
		3016 Highland Avenue	144.23-1-37		Mark Maltman	330	Vacant	
		3018 Highland Avenue	144.23-1-38		Arthur A. Mitchell	330	Vacant	

		3022 Highland Avenue	144.23-1-39		Mary Ann Rotchild	330	Vacant	
		3026 Highland Avenue	144.23-1-40		Mary Ann Rotchild	330	Vacant	
		3030 Highland Avenue	144.23-1-41		Meallie V. Mctyere	425	Active/Bar	
		3102 Highland Avenue	144.23-1-42		Michael Mctyere	330	Active/Bar	
56	Vacant Lots in Front of Power City	3109 Highland Ave	144.23-1-10	0.64	City Of Niagara Falls Ny	330	Vacant	None
		3103 Highland Ave	144.23-1-11		City Of Niagara Falls Ny	438	Vacant	
		3121 Highland Ave	144.23-1-8		City Of Niagara Falls Ny	330	Vacant	
		3115 Highland Ave	144.23-1-9		City Of Niagara Falls Ny	330	Vacant	
57	JP Metal Fabrication	1225 Beech Avenue	144.23-1-21	0.45	Joseph Torre	449	Active/ Industrial	None
58	Car Wash/Auto Service	1217 Beech Avenue	144.23-1-18	0.06	Arthur & Annie Searight	433	Active/ Automotive	None
59	Highland and Calumet Avenue	2811 Highland Avenue	144.31-2-3	0.31	Adele King	482	Abandoned	None
		2815 Highland Avenue	144.31-2-2		Saint John Community	482	Abandoned	
		2819 Highland Avenue	144.31-2-1		Bertha Webb	330	Abandoned	
60	Highland and Garden Lot	1106 Garden Avenue	144.31-2-60	0.21	Lily of The Valley Missionary	311	Vacant	None
62	Slarsky & Boff Scrapyard	1031 Garden Avenue	144.31-1-49	0.23	City of Niagara Falls	311	Vacant	None
63	Highland Avenue Park	2715 Highland Avenue	144.31-2-55	0.91	City of Niagara Falls	330	Active/Park	None
64	Highland Deli	2706 Highland Avenue	144.31-1-31	0.14	Gary K. Colvin	330	Abandoned	None
		2710 Highland Avenue	144.31-1-30		Terry Burch	330	Abandoned	
65	Fairfield and 9th Street	2513 9th Street	144.38-1-2	0.17	Church of the Pure in Heart	330	Vacant	None
		2519 9th Street	144.38-1-1		Church of the Pure in Heart	330	Vacant	
66	Rennaisance Place	2616 Highland Avenue	144.31-3-15	0.45	Niagara Falls Housing	485	Active/ Retail	None
67	Richardson's/ Barbershop Block	2605 Highland Avenue	144.31-4-55	0.35	Ted Davis	481	Active/ Barbershop	None
		2607 Highland Avenue	144.31-4-56		City of Niagara Falls	330	Vacant	
		2609 Highland Avenue	144.31-4-3		City of Niagara Falls	330	Active/ Automotive	
		2619 Highland Avenue	144.31-4-1		Johnnie Richardson	210	Active/ Restaurant	
		2611 Highland Avenue	144.31-4-2		City of Niagara Falls CDA	330	Active/ Automotive	
68	Hill's Restaurant	2450 Highland Avenue	144.39-1-16	0.22	James & Brenda Hamilton	422	Abandoned	None
69	Annie L. Price Recreation Center	2518-20 Highland Avenue	144.31-3-37	0.2	Vee Dee Price	483	Abandoned	None
		2516 Highland Avenue	144.31-3-38		GSL Investments	330	Vacant	
		2514 Highland Avenue	144.31-3-39		Brenda Bradberry	330	Vacant	
		2508 Highland Avenue	144.31-3-41		Niser Butt	330	Vacant	
		2502 Highland Avenue	144.31-3-42		Niser Butt	330	Vacant	
		2512 Highland Avenue	144.31-3-40		Brenda Bradberry	330	Vacant	
70	Lower Highland Avenue Cluster	2515 Highland Avenue	144.31-4-53	0.72	City of Niagara Falls	330	Vacant	None
		2525 Highland Avenue	144.31-4-54		City of Niagara Falls	330	Vacant	
		1104 Grove Avenue	144.31-4-52		City of Niagara Falls	311	Vacant	
		1108 Grove Avenue	144.31-4-51		City of Niagara Falls	311	Vacant	
		1110 Grove Avenue	144.31-4-50		City of Niagara Falls	311	Vacant	
		1114 Grove Avenue	144.31-4-49		City of Niagara Falls	311	Vacant	
		1120 Grove Avenue	144.31-4-48		City of Niagara Falls	311	Vacant	
72	Mini Mart- Centre Avenue	2703 20th Street	144.07-2-10	0.08	Mulkey Johnny Lee	484	Active/ Minimart	None
		44 Duane Avenue	144.34-1-8		City of Niagara Falls	330	Vacant	
		45 Duane Avenue	144.34-1-9		City of Niagara Falls	330	Vacant	
		46 Duane Avenue	144.34-1-10		Alfonzo Mccoy	210	Abandoned	
		47 Duane Avenue	144.34-1-11		City of Niagara Falls	330	Vacant	
		48 Duane Avenue	144.34-1-12		Joseph Gasbarre	330	Vacant	
		49 Duane Avenue	144.34-1-13		City of Niagara Falls	330	Vacant	
		50 Duane Avenue	144.34-1-14		Verizon Wireless	330	Vacant	
		51 Duane Avenue	144.34-1-15		City Of Niagara Falls	330	Vacant	
		52 Duane Avenue	144.34-1-16		City of Niagara Falls	330	Vacant	
		952 Duane Avenue	144.34-1-6		Marsh Raymond J & Bernice	330	Vacant	
		2158 Centre Avenue	144.34-1-36		City of Niagara Falls	330	Vacant	

73	Duane Avenue Cluster	2162 Centre Avenue	144.34-1-35	2.02	City of Niagara Falls	330	Vacant	None
		2168 Centre Avenue	144.34-1-34		City of Niagara Falls	330	Vacant	
		2172 Centre Avenue	144.34-1-33		Robin Michele Ray	330	Vacant	
		2220 Centre Avenue	144.34-1-30		Heather Cottrell	330	Vacant	
		2228 Centre Avenue	144.34-1-26		City of Niagara Falls	330	Vacant	
		2232 Centre Avenue	144.34-1-25		City of Niagara Falls	330	Vacant	
		2236 Centre Avenue	144.34-1-24		City of Niagara Falls	330	Vacant	
		2400 Centre Avenue	144.34-1-23		City of Niagara Falls	330	Vacant	
		2408 Centre Avenue	144.34-1-22		City of Niagara Falls	330	Vacant	
		2416 Centre Avenue	144.34-1-21		City of Niagara Falls	330	Vacant	
		2424 Centre Avenue	144.34-1-20		City of Niagara Falls	330	Vacant	
		2432 Centre Avenue	144.34-1-19		City of Niagara Falls	330	Vacant	
		2436 Centre Avenue	144.34-1-18		City of Niagara Falls	330	Vacant	
		2440 Centre Avenue	144.34-1-17		City of Niagara Falls	330	Vacant	
		2731 Lockport St	144.34-1-1		City Of Niagara Falls Ny	330	Vacant	
		2749 Lockport St	144.34-1-5		Cottrell Kevin & Heather	330	Vacant	
		2148 Center Ave	144.34-1-37		Ray Arthur B	330	Vacant	
		2743 Lockport St	144.34-1-4		Ray Arthur B	330	Vacant	
		2733 Lockport St	144.34-1-2		Ray Robin Michele	330	Vacant	
		2737 Lockport St	144.34-1-3		Ray Robin Michele	330	Vacant	
75	Hyde Park Minimart	2910 Hyde Park Blvd	144.26-1-22	0.14	Dyoke Eman & Rifai Hammam	484	Active/ Minimart	None
		2906 Hyde Park Blvd	144.26-1-23		Dyoke Eman & Rifai Hammam	330	Active/ Minimart	
76	Hyde Park b/w Birch & Michael	3006 Hyde Park Blvd	144.26-1-13	0.29	Cieslik Jean	330	Vacant	None
		3002 Hyde Park Blvd	144.26-1-14		Cieslik Jean	330	Vacant	
		3022 Hyde Park Blvd	144.26-1-10		Hamilton Loretta	438	Vacant	
		3018 Hyde Park Blvd	144.26-1-11		Hamilton Loretta	330	Vacant	

APPENDIX 10

PRIORITY STRATEGIC SITES

PREPARED BY TVGA AND
URBAN STRATEGIES, INC.

Prioritization of Strategic Sites

Priority Ranking	Site Number	Name	Address	SBL	Acres	Owner	Property Code	Activity on Site	Site Characterization
Group 1-A	7	Techmotive R&D	4201 Highland Avenue	130.15-1-22	1.64	Bryk Henry W	340	Active / Industrial	None
			1703 James Avenue	130.15-1-3		Bryk Henry W	449	Active / Industrial	
Group 1-B	4	Fire Training Center	1746 James Avenue	130.15-1-1	2.5	County of Niagara	662	Active/ Fire Training	None
	5	Airport Auto Sales	4322 Hyde Park Boulevard	130.15-1-2	0.65	Hagerman John C	433	Active/ Automotive	None
			4306 Hyde Park Boulevard	130.15-1-24		Niagara Falls Urban Renewal	350	Active/ Automotive	
	8	Parmed	4220 Hyde Park Boulevard	130.15-1-4.1	3.4	Parmed Pharmaceuticals	449	Active/ Industrial	None
			1701 Maryland Avenue	130.15-1-5.12		GMA Properties LLC	449	Active/ Light Ind.	
	10	Maryland Business Park	4120 Hyde Park Boulevard	130.15-1-5.2	4.86	Oliver Norman C &	449	Active/ Light Ind.	
			1910 Maple Avenue	130.15-1-5.112		Oliver Norman C & Barbara A	449	Active/ Light Ind.	
			19	College and Hyde Park		1707 College Avenue	130.19-1-3	1.81	Treibacher Schleifmittel
	3800 Hyde Park Boulevard	130.19-1-4			Treibacher Schleifmittel	438	Vacant		
	26	Rainbow Car Wash	3602 Hyde Park Boulevard	130.19-1-6	1.64	Niagara Power Wash	436	Active/ Automotive	None
	25	UCAR Carbon	2201 College Avenue	130.19-1-2.1	25.43	Industrial Properties LLC	340	Vacant	None
			3620 Highland Avenue	130.18-1-3.1		Industrial Properties LLC	340	Abandoned	
			2001 College Avenue	130.19-1-2.2		David Kushner	340	Vacant	
	27	Warehouse- Hyde Park	3520 Hyde Park Boulevard	130.19-1-8	0.27	Mascaro Anthony	330	Active/ Automotive	None
			3524 Hyde Park Boulevard	130.19-1-7		Moretti James	433	Active/ Warehouse	
	28	Reilly and Reilly	1955 New Jersey Avenue	130.19-1-20	1	Reilly And Reilly	449	Active/ Warehouse	None
	29	20th Street Cluster	1771 Rhode Island Ave	130.81-1-39	4.47	Bethlehem Revival Temple	330	Vacant	None
			1719 Rhode Island Ave	130.81-1-26		City of Niagara Falls NY	330	Vacant	
			1711 Rhode Island Ave	130.81-1-56		City of Niagara Falls NY	330	Vacant	
			1723 Rhode Island Ave	130.81-1-27		Gibson George & Henrietta	330	Vacant	
			1901 Connecticut Ave	130.81-1-1		Great Lakes Real Estate Inc	330	Vacant	
			1772 Rhode Island Ave	130.81-1-11		Great Lakes Real Estate Inc	330	Vacant	
1770 Rhode Island Ave			130.81-1-12	Great Lakes Real Estate Inc		330	Vacant		
1768 Rhode Island Ave			130.81-1-13	Great Lakes Real Estate Inc		330	Vacant		
1758 Rhode Island Ave			130.81-1-15	Great Lakes Real Estate Inc		330	Vacant		
1756 Rhode Island Ave			130.81-1-16	Great Lakes Real Estate Inc		330	Vacant		
1754 Rhode Island Ave			130.81-1-17	Great Lakes Real Estate Inc		330	Vacant		
1752 Rhode Island Ave			130.81-1-18	Great Lakes Real Estate Inc		330	Vacant		
1748 Rhode Island Ave			130.81-1-19	Great Lakes Real Estate Inc		330	Vacant		
1903 Connecticut Ave			130.81-1-2	Great Lakes Real Estate Inc		330	Vacant		
1905 Connecticut Ave			130.81-1-3	Great Lakes Real Estate Inc		330	Vacant		
1769 Rhode Island Ave			130.81-1-38	Johnson Beulah		330	Vacant		
1731 Rhode Island Ave			130.81-1-28	Lacuesta Marilou		330	Vacant		
1735 Rhode Island Ave			130.81-1-29	Lacuesta Marilou		330	Vacant		
1739 Rhode Island Ave			130.81-1-30	Lacuesta Marilou		330	Vacant		
1743 Rhode Island Ave			130.81-1-31	Lacuesta Marilou		330	Vacant		
1747 Rhode Island Ave			130.81-1-32	Lacuesta Marilou		330	Vacant		

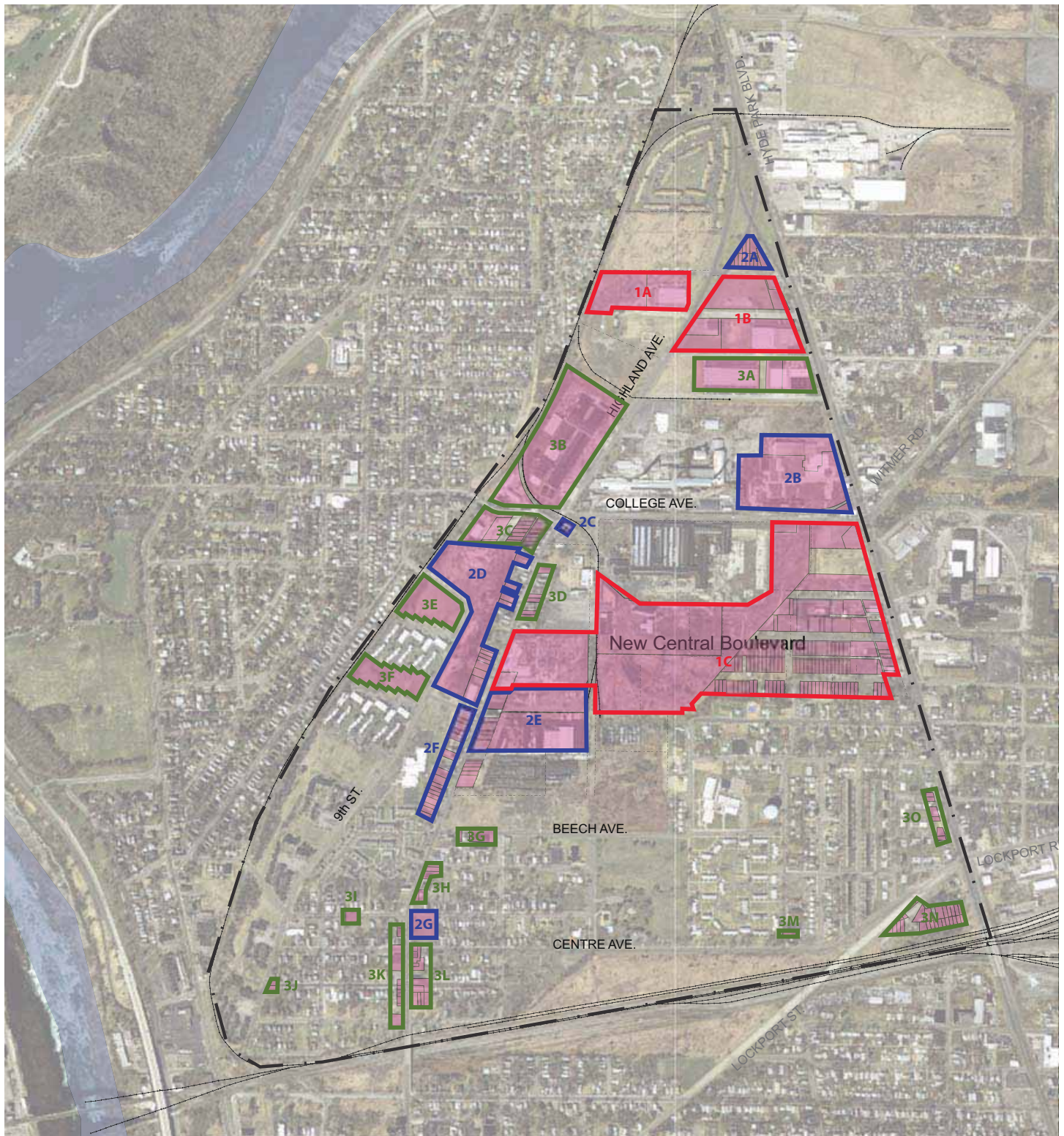
Group 1-C			1751 Rhode Island Ave	130.81-1-33		Lacuesta Marilou	330	Vacant	
			1764 Rhode Island Ave	130.81-1-14		Libunao Diona	330	Vacant	
			1746 Rhode Island Ave	130.81-1-20		Mehta Maline P	330	Vacant	
			1761 Rhode Island Ave	130.81-1-35		Pryce Chantel	330	Vacant	
			1763 Rhode Island Ave	130.81-1-36		Sohail Rana Farrukh	330	Vacant	
			1767 Rhode Island Ave	130.81-1-37		Sohail Rana Farrukh	330	Vacant	
			1742 Rhode Island Ave	130.81-1-22		Spina Inc	330	Vacant	
			1740 Rhode Island Ave	130.81-1-23		Spina Inc	330	Vacant	
			1713 Rhode Island Ave	130.81-1-24		Spina Inc	330	Vacant	
			1715 Rhode Island Ave	130.81-1-25		Spina Inc	330	Vacant	
			1738 Rhode Island Ave	130.81-1-57		Spina Inc	330	Vacant	
			1956 Connecticut Ave	130.19-1-16.11		City of Niagara Falls NY	340	Vacant	
			Connecticut Ave	130.19-1-16.12		City of Niagara Falls NY	340	Vacant	
			1921 Connecticut Ave	130.81-1-10		Great Lakes Real Estate Inc	330	Vacant	
			1907 Connecticut Ave	130.81-1-4		Great Lakes Real Estate Inc	330	Vacant	
			1911 Connecticut Ave	130.81-1-5		Great Lakes Real Estate Inc	330	Vacant	
			1913 Connecticut Ave	130.81-1-6		Great Lakes Real Estate Inc	330	Vacant	
			1915 Connecticut Ave	130.81-1-7		Great Lakes Real Estate Inc	330	Vacant	
			1917 Connecticut Ave	130.81-1-8		Great Lakes Real Estate Inc	330	Vacant	
			1919 Connecticut Ave	130.81-1-9		Great Lakes Real Estate Inc	330	Vacant	
			1901 New Jersey Ave	130.19-1-17		Spina Inc	340	Vacant	
			1903 New Jersey Ave	130.19-1-18		Spina Inc	340	Vacant	
			1905 New Jersey Ave	130.19-1-19		Spina Inc	340	Vacant	
	30	Niagara Painting	2001 New Jersey Avenue	130.19-1-21.1	0.73	Zortman Kenneth W	433	Active/ Warehouse	None
			2011 New Jersey Avenue	130.19-1-22		Zortman Kenneth W	340	Active/ Warehouse	
	31	Henry Sloma and Associates	2032 Connecticut Avenue	130.19-1-13.1	1.56	Sloma Henry	340	Vacant	None
			2026 Connecticut Avenue	130.19-1-14		Sloma Henry	340	Vacant	
			2024 Connecticut Avenue	130.19-1-15		Sloma Henry	340	Vacant	
			2010 Connecticut Avenue	130.19-1-16.2		Sloma Henry	340	Vacant	
			3506-10 Hyde Park Blvd	130.19-1-11		Sloma Henry M	484	Active/Office	
			2058 Connecticut Avenue	130.19-1-12		Sloma Henry M	433	Active/Office	
	39	3411 Highland Avenue	3411 Highland Avenue	130.18-2-7	6.35	Braun Horticulture	449	Abandoned	None
			3325 Highland Avenue	130.18-2-6		Braun Horticulture	340	Vacant	
	40	Connecticut Warehouse	2001 Connecticut Ave	130.81-2-1	2.41	Patronski Brian A	330	Vacant	None
			2033 Connecticut Ave	130.81-2-10		Patronski Brian A	330	Active/ Warehouse	
			2035 Connecticut Ave	130.81-2-11		Patronski Brian A	330	Active/ Warehouse	
			2039 Connecticut Ave	130.81-2-12		Patronski Brian A	330	Active/ Warehouse	
			2003 Connecticut Ave	130.81-2-2		Patronski Brian A	330	Vacant	
			2005 Connecticut Ave	130.81-2-3		Patronski Brian A	330	Vacant	
			2028 Rhode Island Ave	130.81-2-31		Patronski Brian A	330	Vacant	
			2026 Rhode Island Ave	130.81-2-32		Patronski Brian A	330	Vacant	
			2024 Rhode Island Ave	130.81-2-33		Patronski Brian A	330	Vacant	
			2022 Rhode Island Ave	130.81-2-34		Patronski Brian A	330	Vacant	
		2020 Rhode Island Ave	130.81-2-35		Patronski Brian A	330	Vacant		
		2018 Rhode Island Ave	130.81-2-36		Patronski Brian A	330	Vacant		
		2016 Rhode Island Ave	130.81-2-37		Patronski Brian A	330	Vacant		
		2014 Rhode Island Ave	130.81-2-38		Patronski Brian A	330	Vacant		

		2012 Rhode Island Ave	130.81-2-39		Patronski Brian A	330	Vacant	
		2007 Connecticut Ave	130.81-2-4		Patronski Brian A	330	Vacant	
		2010 Rhode Island Ave	130.81-2-40		Patronski Brian A	330	Vacant	
		2008 Rhode Island Ave	130.81-2-41		Patronski Brian A	330	Vacant	
		2006 Rhode Island Ave	130.81-2-42		Patronski Brian A	330	Vacant	
		2004 Rhode Island Ave	130.81-2-43		Patronski Brian A	330	Vacant	
		2002 Rhode Island Ave	130.81-2-44		Patronski Brian A	330	Vacant	
		2009 Connecticut Ave	130.81-2-5		Patronski Brian A	330	Vacant	
		2011 Connecticut Ave	130.81-2-6		Patronski Brian A	330	Vacant	
		2025 Connecticut Ave	130.81-2-7		Patronski Brian A	449	Active/ Warehouse	
		2029 Connecticut Ave	130.81-2-8		Patronski Brian A	330	Active/ Warehouse	
		2000 Rhode Island Ave	130.81-2-87		Patronski Brian A	330	Vacant	
		2031 Connecticut Ave	130.81-2-9		Patronski Brian A	330	Active/ Warehouse	
41	Naughton Painting	2041-2059 Connecticut Ave	130.81-2-13	1.07	Naughton E C Painting	449	Active/ Warehouse	None
		2030 Rhode Island Avenue	130.81-2-30		Naughton E C Painting	330	Active/ Warehouse	
42	Auto Solutions	3424 Hyde Park Blvd	130.81-2-17	0.29	Johnson Jack B & Dorothy B	433	Active/ Automotive	None
		3420 Hyde Park Blvd	130.81-2-18		Johnson Jack B & Dorothy B	438	Active/ Automotive	
		3416 Hyde Park Blvd	130.81-2-19		Rizek Sana	438	Active/ Automotive	
43	Western Auto	3406 Hyde Park Blvd	130.81-2-21	0.3	Moretti R James	433	Active/ Automotive	
		3402 Hyde Park Blvd	130.81-2-22		Moretti Romeo	330	Active/ Automotive	
		3412 Hyde Park Blvd	130.81-2-20		Rizek Sana	433	Active/ Automotive	
44	Frontier Rubber	2218 Rhode Island Ave	130.81-2-23	0.15	Hubbard John E & Rose	449	Active/ Light Ind.	None
45	Rhode Island Cluster	2005 Rhode Island Ave	130.81-2-45	1.36	Bethlehem Revival Temple	330	Vacant	None
		2007 Rhode Island Ave	130.81-2-46		Bethlehem Revival Temple	330	Vacant	
		2009 Rhode Island Ave	130.81-2-47		Bethlehem Revival Temple	330	Vacant	
		2011 Rhode Island Ave	130.81-2-48		City of Niagara Falls NY	330	Vacant	
		2013 Rhode Island Ave	130.81-2-49		City of Niagara Falls NY	330	Vacant	
		2015 Rhode Island Ave	130.81-2-50		City of Niagara Falls NY	330	Vacant	
		2017 Rhode Island Ave	130.81-2-51		City of Niagara Falls NY	330	Vacant	
		2019 Rhode Island Ave	130.81-2-52		City of Niagara Falls NY	330	Vacant	
		2021 Rhode Island Ave	130.81-2-53		City of Niagara Falls NY	330	Vacant	
		2023 Rhode Island Ave	130.81-2-54		City of Niagara Falls NY	330	Vacant	
		2025 Rhode Island Ave	130.81-2-55.1		City of Niagara Falls NY	330	Vacant	
		2027 Rhode Island Ave	130.81-2-56		City of Niagara Falls NY	330	Vacant	
		2029 Rhode Island Ave	130.81-2-57		City of Niagara Falls NY	330	Vacant	
		2215 Rhode Island Ave	130.81-2-63		City of Niagara Falls NY	330	Vacant	
		2213 Rhode Island Ave	130.81-2-62		Johnson Patricia D	330	Vacant	
		2217 Rhode Island Ave	130.81-2-64		Johnson Patricia D	330	Vacant	
		2031 Rhode Island Ave	130.81-2-58		Moffitt Vernon	330	Vacant	
		2033 Rhode Island Ave	130.81-2-59		Moffitt Vernon	330	Vacant	
48	Falls Steel Erectors	3303 Highland Avenue	130.18-2-5	0.5	Kenneth A Duncan	449	Abandoned	None
		1735 Pennsylvania Avenue	130.57-1-1		Sevenson Capital Corp	330	Vacant	

Group 2-A	2	Highland and Hyde Park Site	1738 Delaware Avenue	130.57-1-10	1.06	Sevenson Capital Corp	340	Vacant	None
			1734 Delaware Avenue	130.57-1-11		Sevenson Capital Corp	340	Vacant	
			1732 Delaware Avenue	130.57-1-12		Sevenson Capital Corp	340	Vacant	
			1728 Delaware Avenue	130.57-1-13		Sevenson Capital Corp	340	Vacant	
			1726 Delaware Avenue	130.57-1-14		Sevenson Capital Corp	340	Vacant	
			1737 Pennsylvania Avenue	130.57-1-2		Sevenson Capital Corp	330	Vacant	
			1741 Pennsylvania Avenue	130.57-1-3		Sevenson Capital Corp	330	Vacant	
			1743 Pennsylvania Avenue	130.57-1-4		Sevenson Capital Corp	330	Vacant	
			4408 Hyde Park Boulevard	130.57-1-5		Sevenson Capital Corp	330	Vacant	
			1750 Delaware Avenue	130.57-1-6		Sevenson Capital Corp	340	Vacant	
			1746 Delaware Avenue	130.57-1-7		Sevenson Capital Corp	340	Vacant	
			1744 Delaware Avenue	130.57-1-8		Sevenson Capital Corp	340	Vacant	
			1740 Delaware Avenue	130.57-1-9		Sevenson Capital Corp	340	Vacant	
Group 2-B	13	Treibacher Schleifmittel	3938 Hyde Park Boulevard	130.15-1-9	9.48	Niagara County I D A	710	Active/ Industrial	None
			3940 Hyde Park Boulevard	130.15-1-10		Treibacher Schleifmittel	710	Active/ Industrial	
Group 2-C	16	Fire Hall	3719 Highland Avenue	130.18-2-10	0.19	Ashley Eddie L	449	Abandoned	None
			3721 Highland Avenue	130.18-2-11		Ashley Eddie L	330	Abandoned	
Group 2-D	21	9th Street Vacant lot	2530 9th Street	130.18-1-1	14.35	NYS Urban Development	311	Vacant	None
	22	BLP Bonds	3616 Highland Avenue	130.71-2-21	0.24	Kenneth Smith	449	Active/ Warehouse	None
	32	NP Industries	3530 Highland Avenue	130.79-2-1	0.17	Louis J Leo	484	Active/ Light Ind.	None
	33	Ulrich's Auto	3522 Highland Avenue	130.79-2-25	0.28	Keith Ulrich	433	Active/ Automotive	None
			3516 Highland Avenue	130.79-2-24		Estelle Barney	330	Vacant	
	38	Gene's Service and Vacant Cluster	3318 Highland Avenue	130.79-2-10	0.65	Arnies International	330	Vacant	None
			3330 Highland Avenue	130.79-2-11		Arnies International	330	Vacant	
			3402 Highland Avenue	130.79-2-12		Wayne Neri	330	Vacant	
			3404 Highland Avenue	130.79-2-13		Peter Bergman	439	Abandoned	
			3408 Highland Avenue	130.79-2-14		Peter Bergman	330	Vacant	
			3410 Highland Avenue	130.79-2-15		Mark Maltman	438	Vacant	
	50	Braun Horticulture	3302 Highland Avenue	130.79-2-9	0.57	Braun Horticulture	449	Active/ Warehouse	None
Group 2-E	49	Tulip Corp	3125 Highland Avenue	144.23-1-7	9	Tulip Corporation	330	Active/ Industrial	None
			3205 Highland Avenue	144.23-1-6		Tulip Corporation	330	Active/ Industrial	
			3211 Highland Avenue	144.23-1-5		Tulip Corporation	330	Active/ Industrial	
			3213 Highland Avenue	144.23-1-4		Tulip Corporation	330	Active/ Industrial	
			3215 Highland Avenue	144.23-1-3		Tulip Corporation	330	Active/ Industrial	
			3219 Highland Avenue	144.06-2-1		Tulip Corporation	710	Active/ Industrial	
			3223 Highland Avenue	144.23-1-2		Tulip Corporation	330	Active/ Industrial	
			3301 Highland Avenue	130.18-2-4		Tulip Corporation	340	Active/ Industrial	
	52	3120 Highland Avenue	3120 Highland Avenue	144.23-1-46	0.16	Omar Taylor	330	Vacant	None
	54	Sander's Auto / Elk's Lodge	3214 Highland Avenue	144.23-1-51	0.73	Rodney Saunders	433	Active/ Automotive	None
			3216 Highland Avenue	144.23-1-52		George E. Gainer	438	Active/ Automotive	
			3226 Highland Avenue	144.23-1-1		Mount St. Mary's Hospital	438	Active/ Automotive	
			3204 Highland Avenue	144.23-1-49		James Rose	433	Active/ Elk's Lodge	
			3208 Highland Avenue	144.23-1-50		James Rose	330	Active/ Elk's Lodge	

Group 2-F	55	Highland / Beech Cluster	2932 Highland Avenue	144.23-1-33	1.05	Ronald & Debra Williams	330	Vacant	None
			3006 Highland Avenue	144.23-1-34		Edward Trameil	482	Abandoned	
			3010 Highland Avenue	144.23-1-35		Mark Maltman	330	Vacant	
			3014 Highland Avenue	144.23-1-36		Mark Maltman	330	Abandoned	
			3016 Highland Avenue	144.23-1-37		Mark Maltman	330	Vacant	
			3018 Highland Avenue	144.23-1-38		Arthur A. Mitchell	330	Vacant	
			3022 Highland Avenue	144.23-1-39		Mary Ann Rotchild	330	Vacant	
			3026 Highland Avenue	144.23-1-40		Mary Ann Rotchild	330	Vacant	
			3030 Highland Avenue	144.23-1-41		Meallie V. Mctyere	425	Active/Bar	
			3102 Highland Avenue	144.23-1-42		Michael Mctyere	330	Active/Bar	
Group 2-G	63	Highland Avenue Park	2715 Highland Avenue	144.31-2-55	0.91	City of Niagara Falls	330	Active/Park	None
Group 3-A	10	Maryland Business Park	1701 Maryland Avenue	130.15-1-5.12	4.86	GMA Properties LLC	449	Active/ Light Ind.	None
			4120 Hyde Park Boulevard	130.15-1-5.2		Oliver Norman C &	449	Active/ Light Ind.	
			1910 Maple Avenue	130.15-1-5.112		Oliver Norman C & Barbara A	449	Active/ Light Ind.	
Group 3-B	11	Standard Auto Wreckers	3800 Highland Avenue	130.14-2-42	10.9	Dalana Realty Inc	710	Active/ Industrial	None
Group 3-C	14	Lehigh Cluster	3701 Lehigh Ct	130.71-2-22	3.14	Brundage Jack	330	Vacant	None
			3703 Lehigh Ct	130.71-2-23		Brundage Jack	330	Vacant	
			3707 Lehigh Ct	130.71-2-24		Brundage John A	330	Vacant	
			3711 Lehigh Ct	130.71-2-25		Brundage John A	330	Vacant	
			3713 Lehigh Ct	130.71-2-26		Brundage John A	330	Vacant	
			3715 Lehigh Ct	130.71-2-27		Brundage John A	330	Vacant	
			3723 Lehigh Ct	130.71-2-28		J.A. Brundage-The Drain	330	Vacant	
			3727 Lehigh Ct	130.71-2-3		J.A. Brundage-The Drain	330	Vacant	
			3708 Lehigh Ct	130.71-2-2		Brundage John A	330	Vacant	
			1351 College Avenue	130.71-2-1		Brundage John A	449	Active/ Light Ind.	
			3702 Lehigh Ct	130.71-2-34		Brundage John A	330	Vacant	
			1400 College Avenue	130.14-2-43		J.A. Brundage-The Drain	449	Active/ Light Ind.	
	15	Upper Highland Cluster	3702 Highland Avenue	130.71-2-8	0.64	Anderson Isabel A	482	Abandoned	None
			3632 Highland Avenue	130.71-2-10		City Of Niagara Falls Ny	330	Vacant	
			3712 Highland Avenue	130.71-2-6		Davis Eric R	481	Abandoned	
			3718 Highland Avenue	130.71-2-4		Dubashi Mohammad Musid	330	Abandoned	
			3716 Highland Avenue	130.71-2-5		Dubashi Mohammad Musid	482	Abandoned	
			3700 Highland Avenue	130.71-2-9		Esna! Eugenio	422	Abandoned	
			3710 Highland Avenue	130.71-2-7		Walker James E	330	Vacant	
Group 3-D	24	Wrotniak Restaurant	3615 Highland Avenue	130.71-2-14	0.19	Robert Gamble	482	Abandoned	None
	34	Garage-3577 Highland	3577 Highland Avenue	130.79-2-2	0.09	James Love	439	Active/ Automotive	None
	36	Canrom Photovoltaics	3509 Highland Avenue	130.79-2-6	0.18	Canrom Photovoltaics Inc	438	Active/Office	None
			3515 Highland Avenue	130.79-2-5		Canrom Photovoltaics Inc	484	Active/ Office	
Group 3-E	47	Applewalk Vacant Lots B	3500 9th Street	130.18-1-5	2.7	NYS Urban Dev Corp	311	Vacant	None
Group 3-F	46	Applewalk Vacant Lots A	3100 9th Street	130.18-1-4	2.31	NYS Urban Dev Corp	311	Vacant	None
Group 3-G	57	JP Metal Fabrication	1225 Beech Avenue	144.23-1-21	0.45	Joseph Torre	449	Active/ Industrial	None
	58	Car Wash/Auto Service	1217 Beech Avenue	144.23-1-18	0.06	Arthur & Annie Searight	433	Active/ Automotive	None
			2811 Highland Avenue	144.31-2-3		Adele King	482	Abandoned	

Group 3-H	59	Highland and Calumet Avenue	2815 Highland Avenue	144.31-2-2	0.31	Saint John Community	482	Abandoned	None
			2819 Highland Avenue	144.31-2-1		Bertha Webb	330	Abandoned	
	60	Highland and Garden Lot	1106 Garden Avenue	144.31-2-60	0.21	Lily of The Valley Missionary	311	Vacant	None
Group 3-I	62	Slarsky & Boff Scrapyard	1031 Garden Avenue	144.31-1-49	0.23	City of Niagara Falls	311	Vacant	None
Group 3-J	65	Fairfield and 9th Street	2513 9th Street	144.38-1-2	0.17	Church of the Pure in Heart	330	Vacant	None
			2519 9th Street	144.38-1-1		Church of the Pure in Heart	330	Vacant	
Group 3-K	64	Highland Deli	2706 Highland Avenue	144.31-1-31	0.14	Gary K. Colvin	330	Abandoned	None
			2710 Highland Avenue	144.31-1-30		Terry Burch	330	Abandoned	
	66	Renaissance Place	2616 Highland Avenue	144.31-3-15	0.45	Niagara Falls Housing	485	Active/ Retail	None
	68	Hill's Restaurant	2450 Highland Avenue	144.39-1-16	0.22	James & Brenda Hamilton	422	Abandoned	None
	69	Annie L. Price Recreation Center	2518-20 Highland Avenue	144.31-3-37	0.2	Vee Dee Price	483	Abandoned	None
			2516 Highland Avenue	144.31-3-38		GSL Investments	330	Vacant	
			2514 Highland Avenue	144.31-3-39		Brenda Bradberry	330	Vacant	
			2508 Highland Avenue	144.31-3-41		Niser Butt	330	Vacant	
			2502 Highland Avenue	144.31-3-42		Niser Butt	330	Vacant	
			2512 Highland Avenue	144.31-3-40		Brenda Bradberry	330	Vacant	
Group 3-L	67	Richardson's/ Barbershop Block	2605 Highland Avenue	144.31-4-55	0.35	Ted Davis	481	Active/ Barbershop	None
			2607 Highland Avenue	144.31-4-56		City of Niagara Falls	330	Vacant	
			2609 Highland Avenue	144.31-4-3		City of Niagara Falls	330	Active/ Automotive	
			2619 Highland Avenue	144.31-4-1		Johnnie Richardson	210	Active/ Restaurant	
			2611 Highland Avenue	144.31-4-2		City of Niagara Falls CDA	330	Active/ Automotive	
	70	Lower Highland Avenue Cluster	2515 Highland Avenue	144.31-4-53	0.72	City of Niagara Falls	330	Vacant	None
			2525 Highland Avenue	144.31-4-54		City of Niagara Falls	330	Vacant	
			1104 Grove Avenue	144.31-4-52		City of Niagara Falls	311	Vacant	
			1108 Grove Avenue	144.31-4-51		City of Niagara Falls	311	Vacant	
			1110 Grove Avenue	144.31-4-50		City of Niagara Falls	311	Vacant	
			1114 Grove Avenue	144.31-4-49		City of Niagara Falls	311	Vacant	
			1120 Grove Avenue	144.31-4-48		City of Niagara Falls	311	Vacant	
Group 3-M	72	Mini Mart- Centre Avenue	2703 20th Street	144.07-2-10	0.08	Mulkey Johnny Lee	484	Active/ Minimart	None
			44 Duane Avenue	144.34-1-8		City of Niagara Falls	330	Vacant	
			45 Duane Avenue	144.34-1-9		City of Niagara Falls	330	Vacant	
			46 Duane Avenue	144.34-1-10		Alfonzo Mccoy	210	Abandoned	
			47 Duane Avenue	144.34-1-11		City of Niagara Falls	330	Vacant	
			48 Duane Avenue	144.34-1-12		Joseph Gasbarre	330	Vacant	
			49 Duane Avenue	144.34-1-13		City of Niagara Falls	330	Vacant	
			50 Duane Avenue	144.34-1-14		Verizon Wireless	330	Vacant	
			51 Duane Avenue	144.34-1-15		City Of Niagara Falls	330	Vacant	
			52 Duane Avenue	144.34-1-16		City of Niagara Falls	330	Vacant	
			952 Duane Avenue	144.34-1-6		Marsh Raymond J & Bernice	330	Vacant	
			2158 Centre Avenue	144.34-1-36		City of Niagara Falls	330	Vacant	
			2162 Centre Avenue	144.34-1-35		City of Niagara Falls	330	Vacant	
			2168 Centre Avenue	144.34-1-34		City of Niagara Falls	330	Vacant	



Priority Strategic Sites

- Priority One
- Priority Two
- Priority Three



0 300 800 feet

0 50 150 400 metres

Group 3-N	73	Duane Avenue Cluster	2172 Centre Avenue	144.34-1-33	2.02	Robin Michele Ray	330	Vacant	None
			2220 Centre Avenue	144.34-1-30		Heather Cottrell	330	Vacant	
			2228 Centre Avenue	144.34-1-26		City of Niagara Falls	330	Vacant	
			2232 Centre Avenue	144.34-1-25		City of Niagara Falls	330	Vacant	
			2236 Centre Avenue	144.34-1-24		City of Niagara Falls	330	Vacant	
			2400 Centre Avenue	144.34-1-23		City of Niagara Falls	330	Vacant	
			2408 Centre Avenue	144.34-1-22		City of Niagara Falls	330	Vacant	
			2416 Centre Avenue	144.34-1-21		City of Niagara Falls	330	Vacant	
			2424 Centre Avenue	144.34-1-20		City of Niagara Falls	330	Vacant	
			2432 Centre Avenue	144.34-1-19		City of Niagara Falls	330	Vacant	
			2436 Centre Avenue	144.34-1-18		City of Niagara Falls	330	Vacant	
			2440 Centre Avenue	144.34-1-17		City of Niagara Falls	330	Vacant	
			2731 Lockport St	144.34-1-1		City Of Niagara Falls Ny	330	Vacant	
			2749 Lockport St	144.34-1-5		Cottrell Kevin & Heather	330	Vacant	
			2148 Center Ave	144.34-1-37		Ray Arthur B	330	Vacant	
			2743 Lockport St	144.34-1-4		Ray Arthur B	330	Vacant	
			2733 Lockport St	144.34-1-2		Ray Robin Michele	330	Vacant	
			2737 Lockport St	144.34-1-3		Ray Robin Michele	330	Vacant	
Group 3-O	75	Hyde Park Minimart	2910 Hyde Park Blvd	144.26-1-22	0.14	Dyoke Eman & Rifai Hammam	484	Active/ Minimart	None
			2906Hyde Park Blvd	144.26-1-23		Dyoke Eman & Rifai Hammam	330	Active/ Minimart	
	76	Hyde Park b/w Birch & Michael	3006 Hyde Park Blvd	144.26-1-13	0.29	Cieslik Jean	330	Vacant	None
			3002 Hyde Park Blvd	144.26-1-14		Cieslik Jean	330	Vacant	
			3022 Hyde Park Blvd	144.26-1-10		Hamilton Loretta	438	Vacant	
			3018 Hyde Park Blvd	144.26-1-11		Hamilton Loretta	330	Vacant	