

STEP 2
**Nomination
Study**

AUBURN
SPARKS

This document was prepared for the City of Auburn and the New York Department of State with funds provided through the Brownfield Opportunity Area Program.

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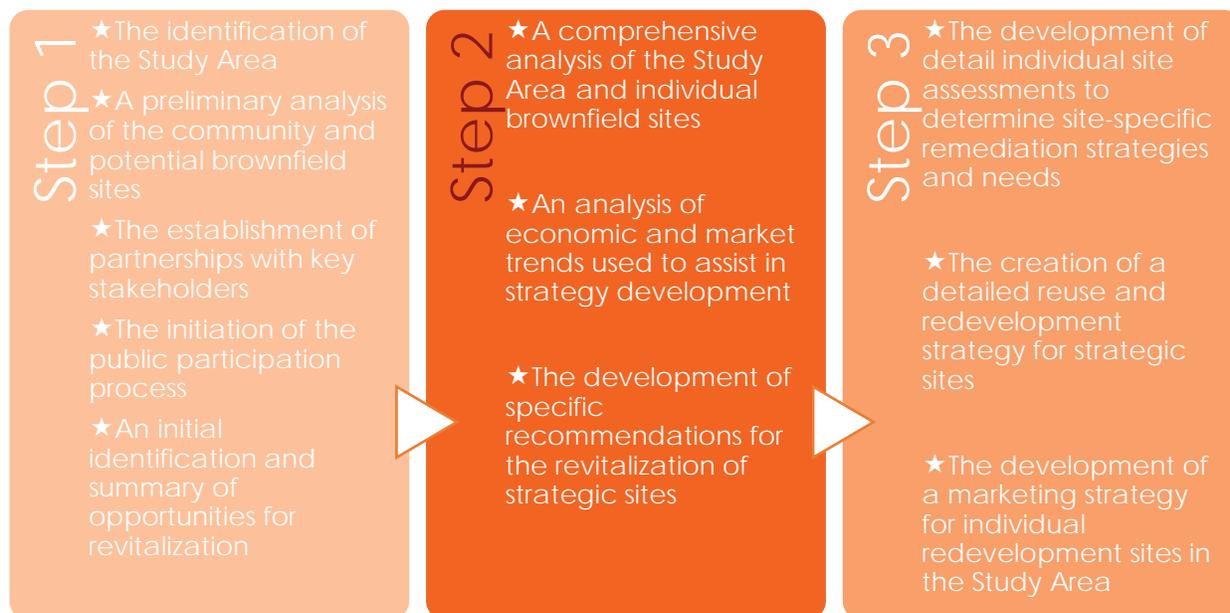
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1. Project Description and Boundary

1.0 Lead Project Sponsors

The Auburn Downtown / Owasco River Corridor Nomination Study is sponsored by the City of Auburn through the Department of Planning and Economic Development with funding provided through the New York Department of State (NYSDOS) Brownfield Opportunity Areas Program (BOA).



1.1 The Brownfield Opportunity Area Program

The Brownfield Opportunity Area (BOA) Program was developed in 2003 as the planning component of the NYS Superfund/Brownfield Law (GML Article 18-C, Section 970-r), providing municipalities and community-based organizations with financial and technical assistance to complete area-wide revitalization strategies for neighborhoods impacted by the presence of brownfields and environmental hazards.

The BOA program is a 3-step process that provides grants and technical support to help municipalities and community organizations complete and implement revitalization strategies for their communities. At the completion of the program, communities will be designated a Brownfield Opportunity Area (BOA), increasing their competitive position for access to funding and incentives under the DEC Brownfield Cleanup Program, the Empire State Development Corporation's economic development programs, and many other State and Federal assistance opportunities.

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Brownfield sites are typically former industrial or commercial properties where operations may have resulted in environmental impairment. The DOS and DEC recognize the expansive detrimental impacts these sites have on their surrounding neighborhoods, and that brownfield impacts are not limited to individual sites or immediately adjoining property.

Key Objectives of the BOA Program

- 1 Developing a market-driven, economically feasible plan for the riverfront and downtown redevelopment;
- 2 Encouraging cleanup and redevelopment of the brownfield site, promoting the redevelopment of vacant and underutilized sites to productive economic and social use; and
- 3 Implementing key strategies needed to support more immediate area-wide improvement activities.

The marketability and viability of entire neighborhoods can be negatively impacted by the presence of contaminated sites through a decline in property values, perceived safety, and a lack of reinvestment. The BOA Program assists communities in identifying and analyzing sources of neighborhood distress, and provides the resources and capacity to develop and implement revitalization strategies for brownfield and underutilized sites, as well as neighborhoods that surround them. The BOA program does not provide funds for direct cleanup efforts. State and Federal programs exist for the cleanup and remediation of sites, such as the DEC Environmental Restoration Program, the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program, and the United States Environmental Protection Agency's (EPA) Brownfield Program. These programs focus on physical investigations and activities, further providing assistance to local municipalities in dealing with brownfield properties and their impacts.

1.2 Project Description

The first step of the BOA program lays the foundation for completing the 3-step planning process and receiving state approvals and designation of the BOA. The Step-1, Pre-Nomination Study includes a preliminary assessment of the community's existing conditions, defining the project boundary, and developing a plan for public participation and consensus building.

In 2010, the City of Auburn, New York was awarded funds from an EPA Brownfield Assessment grant. The Brownfield Assessment grants provide funding for municipalities to inventory, characterize, plan for cleanup, and conduct community outreach activities related to brownfield sites. The City used the funds from the EPA program to select properties as potential brownfields within a 63-acre target area located primarily along the Owasco River.

The Brownfields Program Steering Committee selected 10 City-owned properties to undergo Phase I Environmental Site Assessments to identify potential or existing environmental contamination. Upon completion, 6 City-owned sites were selected for a Phase II environmental assessment to help define the cost and extent of possible future clean-up of these sites.

As a result of the assessment work completed through the EPA Brownfield Program, the City was able to satisfy the criteria for the NYS BOA Pre-Nomination Study and apply for funding to complete Step 2 of the program. In 2014, the City was awarded funding to complete this Nomination Study and move towards BOA designation.



The Study Area for the Downtown and Owasco River Corridor BOA includes 573-acres and 13 identified brownfield sites. In addition to these sites, several vacant, underutilized and potentially contaminated sites were identified. The sites are primarily located in the City of Auburn's downtown business district and along the Owasco River corridor, an area that was previously occupied by industrial operations and have been impacted by the release of hazardous material.

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Redevelopment Potential

Tourism associated with the Finger Lakes draws visitors to Auburn to enjoy the city's range of historic, recreation and cultural attractions, including the Harriet Tubman Home and Seward House Museum. The downtown business district, centrally located along the Owasco River, further provides opportunities for visitors and residents to enjoy local shopping, dining and entertainment.

Since 2010, downtown Auburn has welcomed over 15 new restaurants, retail, and residential mixed-use establishments. Additionally, the city has developed a strong creative economy that includes the visual, graphic, performing and culinary arts. While these new businesses have helped propel redevelopment in the downtown, there remains the need to fill vacant office and retail space.

The riverfront will play a significant role in attracting new residents and revitalizing the downtown. In addition to providing opportunities for water-based recreation and new waterfront development, the river can serve as a significant source of clean energy. Through new and upgraded hydropower facilities, the river could generate new jobs associated with project development, manufacturing, facilities operations and maintenance, as well as secondary benefits associated with dams including recreation and flood control.



State Street is a recent example of the Auburn renaissance.

In addition to the downtown district, the Study Area contains parks, trails, and established residential neighborhoods. There are a number of parks in the Study Area that have been redeveloped to include new playground equipment and aesthetic upgrades. Development of the Owasco River Greenway Trail will provide additional outdoor recreation opportunities as well as connect people to new destinations.

The area is also characterized by the presence of vacant, underutilized and brownfield sites that have varying degrees of environmental contamination from prior industrial uses. Properties, such as the Bombardier and Dunn & McCarthy sites, provide significant opportunity to contribute to the redevelopment of the surrounding neighborhood and positively impact the quality of life for residents. Through infill redevelopment and targeted reinvestment, these properties have the potential to create new employment opportunities, increase local revenue and spur redevelopment of the remaining vacant and underutilized sites in the Study Area.

Auburn Sparks!

To build momentum around the BOA project and create a positive vision for the community, a new name was developed that captures the active nature of the planning process (Auburn Sparks). The Auburn Sparks brand was created through a 2-month process that included internal meetings with City staff and stakeholder interviews. The process started with eleven concepts (name, tagline, logo, colors) that were individually weighed and analyzed. The resulting logo is reflective of the range of industries in the study area and paints a future vision for revitalization, the project area and the city.

BOA Plan Purpose and Need

The City of Auburn BOA Plan identifies redevelopment and reinvestment challenges and opportunities, particularly for the 6 strategic sites within the Auburn Sparks Study Area. The plan includes a set of recommendations regarding the potential reuse of key properties and areas, as well as actions to modify land use patterns and regulations, and create policies and programs which bolster the City's economic development capabilities. The plan culminates in the development of a Master Plan and Implementation Strategy which outlines proposed actions according to a phased timeline that spans the next 10 - 20 years.



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1.3 Related Planning Studies and Efforts

The Brownfield Opportunity Area study is intended to align previous planning and design efforts undertaken by the City and create a unified implementation strategy for key sites within the community. The following section presents a brief summary of planning efforts that have been reviewed, considered, and incorporated into the BOA Nomination Study.

Owasco River Greenway Trail: Project Scoping/Final Design Report (2014)

The Owasco River Greenway Trail Project is a proposed 12-mile trail, linking Wadsworth Park, located in the northwest of the city, to Emerson Park, located in southeast of the city. The proposed trail extends throughout the city and provides a non-motorized multi-modal corridor. The proposed project will support the city's goal of reducing the area's carbon footprint. The trail will focus on the Owasco River while connecting the City's residential neighborhoods with the central business district.

Brownfield Site Market Analysis (2014)

The Brownfield Site Market Analysis examines the general conditions affecting the city's real estate market and identifies possible uses for three selected sites previously identified through the EPA Brownfield Assessment Program.

- **1-15 Pulaski Street** is approximately 8.56 acres. The study recommends that this site be developed for small to mid-sized manufacturing operations that takes advantage of its proximity to existing rail lines.
- The second site is **10-14 Genesee Street**. This site is comprised of two parcels totaling 0.17 acres. Each parcel has two existing four-story, row-type mixed use buildings. 10 Genesee Street's building is vacant, whereas 14 Genesee Street is occupied by a restaurant on the ground floor. The study recommended that these parcels be developed as residential and commercial mixed-use space. The property is currently undergoing cleanup and renovations.
- **41-55 Washington Street** is approximately 7.5 acres and contains one structure: the City's combined sewer overflow system. The remainder of the site is mostly vacant and used to store fill materials. The plan recommends that the site be redeveloped to include commercial space. Challenges associated with this site include the lack of arterial streets that allow for heavy traffic volumes. Due to this challenge, an alternative recommended use is the development of a senior housing facility contingent upon the degree of site remediation necessary to redevelop the property.

City of Auburn, NY EPA Brownfields Assessment Program: Brownfields Redevelopment Plan (2014)

In 2010, the City of Auburn secured funding from the Environmental Protection Agency to create, prioritize and select sites for environmental assessments. The preselected Study Area was comprised of approximately 63 acres located in or adjacent to the Auburn business district and the Owasco River. The selected sites are characterized as vacant, abandoned or underutilized. A combination of public outreach and expert analysis revealed 16 properties that were eligible for further analysis through the Brownfield Assessment Program (of these 16 properties, 9 are City-owned). These properties were selected from a synthesis of the City's Comprehensive Plan and suggestions taken from a public meeting held in May, 2011.

The criteria used to make the selection of properties for Phase II environmental site assessments included the findings of Recognized Environmental Conditions (REC) identified in the Phase I documents, willingness and cooperation of site owners and participants, access and location, infrastructure, and potential for economic, recreation, and community benefits.

The properties were designated as either a hazardous or petroleum site which was determined on the environmental condition of the property. Recommendations for redevelopment were developed for the nine properties that underwent Phase II environmental site assessments. Site recommendations were based on market trends and demographics of the City of Auburn and Cayuga County.

Economic Development Strategic Plan (2011)

Cayuga County developed a strategic plan with the goal of fostering a sustainable quality of life in Cayuga County through employment, retention, expansion and attraction. The plan identifies the county's strengths and weaknesses followed by a comprehensive profile of the county's major attributes. The City of Auburn was identified as needing diverse housing options, specifically condominiums and high-quality rental units in close proximity to the downtown. The Economic Development Strategic Plan recommends updating the city's Zoning Ordinance as a means of creating the regulatory environment that would attract and encourage this type of housing diversity.

Comprehensive Sustainable Energy and Development Plan (2009)

In 2006, the City of Auburn received a Quality Communities Grant from the New York State Department of State. This grant funded the Comprehensive Sustainable Energy and Development Plan that brought together municipal governments, industry, utilities, educational institutions, labor, environmental organizations, community organizations, and the public to plan for sustainable energy and economic development. Specifically, the plan focuses on implementing the top 20 recommendations identified through the planning process. This plan builds on past projects while keeping in mind new emerging technological initiatives and the principles of sustainability as a means of optimizing the benefits of renewable energy. The plan was created using a two-phase participatory planning process, with data gathering being the first phase followed by a community energy summit.

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Building a Sustainable Auburn City of Auburn, New York Comprehensive Plan (2009)

The City of Auburn’s Comprehensive Plan is the guiding document that sets the vision, goals and objectives for the community through 2025. The plan is organized by topic which includes:

- Revitalizing neighborhoods;
- Boosting the downtown area;
- Shaping business growth across Auburn;
- Re-engaging the Owasco River;
- Creating a welcoming community; and
- Simplifying and improving development

Each topic is supported by a series of goals, strategies, and an implementation table that outlines the timeframe, partners and resources required to carry out the plan. The Nomination Study will incorporate the goals and objectives outlined in the Comprehensive Plan, specifically with regards to the downtown, Owasco River, and economic development.

Housing Market Study for the City of Auburn (2006)

A study was developed to examine the city’s housing trends in an effort to forecast future market demands. The study further included a vacant and abandoned property analysis, with a focus on identifying underutilized areas prime for residential development. The findings indicate that in addition to an aging population, there is a shortage of rental units. To remedy existing housing disparities, it was recommended that a housing subsidies program for low-income residents as a means of reducing the housing cost burden. Creating incentives, such as low-interest financing for first-time homebuyers, would encourage development and the rehabilitation of existing structures.

Orchard Street Revitalization Plan (2006)

The City of Auburn, in partnership with the Orchard Street Area Association and Home Headquarters, Inc., created a plan focused on improving the quality and affordability of housing in the neighborhood. The Orchard Street area is bounded by James Street to the east, Baldwin Street to the west, Clark Street to the north, and Genesee Street (Route 5) to the south. The goals for the plan were twofold: to create a range of residential developments, and to increase the Orchard Street Area Association’s (OSAA) role in the development of the neighborhood. In 2012, the Orchard Street neighborhood received \$10.2 million in housing rehabilitation by Housing Visions, a nonprofit organization in Syracuse, NY. Completed in 2014, the results include 35 new housing units, demolition of deteriorating buildings and rehabilitation efforts, including asbestos abatement. The Benton Street Park was also renovated in 2013 which included new playground equipment, benches and aesthetic improvements.



Downtown Auburn.

1.4 BOA Boundary Description and Justification

The 573-acre Study Area is centrally located in the city and encompasses both sides of the Owasco River (Map 1). The boundary generally follows the profile of the river, spanning from the southeast corner at Silver Avenue to the western city boundary just beyond Bradley Street. The boundary was determined through a process of selecting only the parcels that are considered to have the highest potential for redevelopment while meeting the DOS guidelines for BOA size and scope. As the planning process progressed, the Project Advisory Committee, in consultation with the DOS, expanded the boundary to include additional properties that would benefit from the BOA designation. The updated BOA boundary is reflected in Chapter 4.0.

Major thoroughfares, including Route 5, Route 20, and E. Genesee Street, intersect the Study Area north of downtown. The Finger Lakes Railway runs adjacent to Route 20 through the Study Area and travels north at the intersection of State Street/NY 38 and Route 20. The area encompasses most of Auburn's downtown which is surrounded by a mix of residential neighborhoods, commercial, municipal, recreational and industrial properties. Key sites and features in the Study Area include:

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Northern Boundary

The north portion of the Study Area runs parallel to the Owasco River, and includes parcels just north of Wall Street, Barber Street and Case Avenue. The northern most parcel in the Study Area is located just north of the intersection of Case Avenue and Bradley Street. The Auburn Correctional Facility is located on the northern boundary, directly adjacent to residential neighborhoods and parks located along Barber Street and Wall Street. The northern boundary is further characterized by commercial uses along Genesee Street, light industrial uses along Canoga Road, as well as neighborhood residential along Myrtle Avenue, Wall Street, and Barber Street.

Southern Boundary

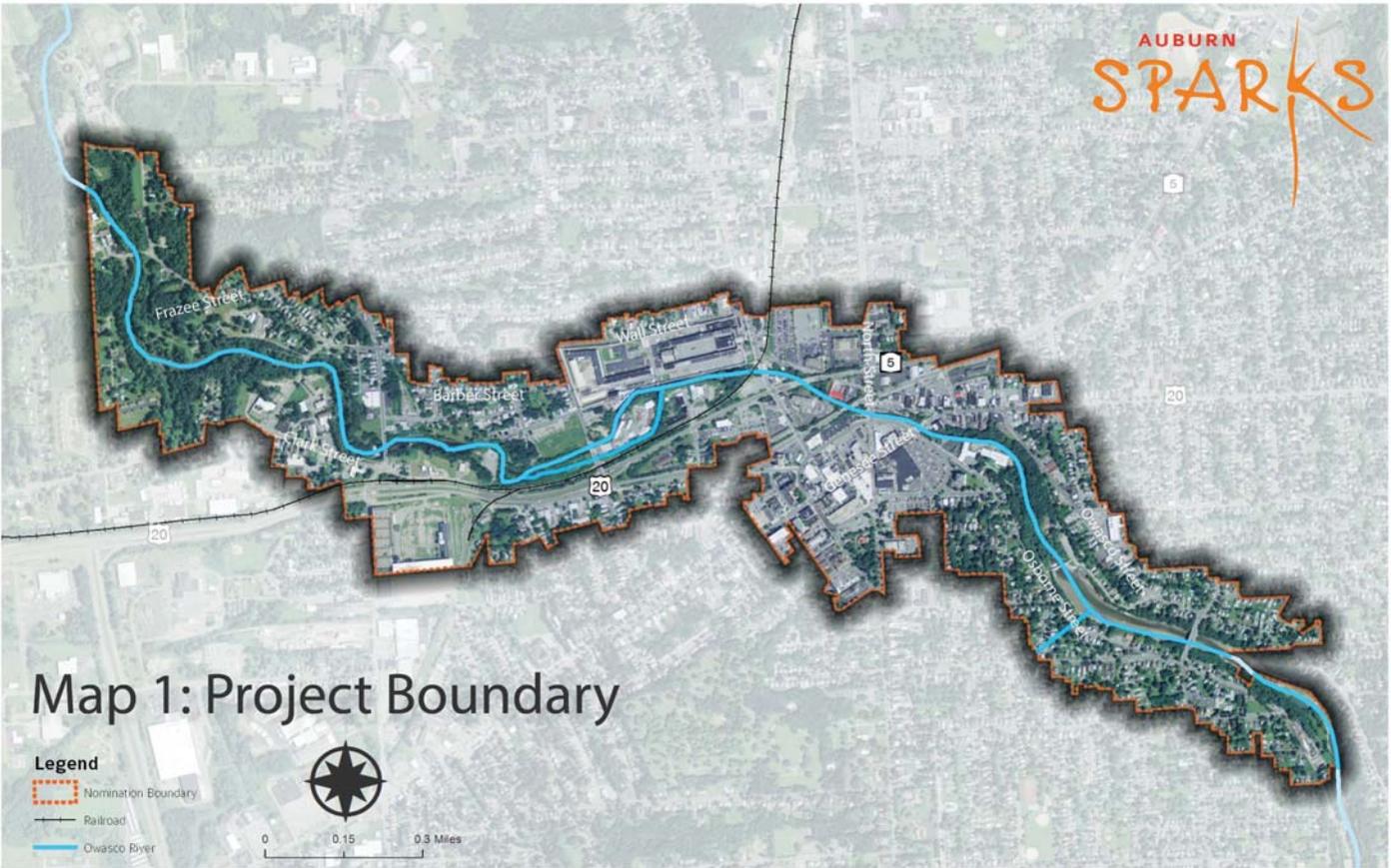
The southern boundary runs parallel to the Owasco River and encompasses the downtown business district and a portion of the historic district. The Bombardier Site is directly west of downtown, located along Route 20 and the Finger Lakes Railroad. A mix of light industrial and residential uses characterize the southwest portion of the Study Area which terminates at the city line. The Study Area continues southeast of the downtown business district along Osborne Street. The southeastern Study Area is predominantly neighborhood residential, with some light industrial uses located at the southern tip of the Study Area at the intersection of Camp Street and Osborne Street. The southernmost parcel included in the study is located on Silver Avenue.

Western Boundary

The western boundary terminates at the City line, immediately west of Belmont Avenue and the bend in the river at the Wadsworth site. The Owasco River continues north past the western boundary where it eventually meets the confluence of the Seneca River.

Eastern Boundary

The eastern boundary of the Study Area aligns with the City boundary. The City boundary runs east-west along Havens Avenue where it meets the Owasco River, due south of the Lake Avenue bridge. Here, the City line turns south and follows the shore of the Owasco River. The easternmost boundary is located in a residential neighborhood between 23 and 25 Havens Avenue, and continues south along the Owasco River where it terminates perpendicular to Silver Avenue.



2. Community Participation

The Auburn Downtown and Owasco River Corridor BOA was developed by actively engaging the public in an open and transparent planning process. Each phase of the project built upon input gathered through collaboration between the public, community organizations, business and property owners, institutions, and other interested parties. Active engagement and citizen input resulted in a plan that is representative of the people and community it serves.



Community visioning.

2.0 Community Involvement Plan

A Community Involvement Plan (CIP) was developed to ensure the public and interested stakeholders have a range of opportunities to provide input and feedback during the planning process. The CIP outlines a variety of forums and outreach mechanisms to engage the public and community stakeholders in the planning and revitalization process for the BOA. Specifically, the CIP guides the community in the planning process while allowing for flexibility as the project moves forward. A full copy of the CIP is included in Appendix A.

2.1 Enlisting Partners

The Community Involvement Plan identifies the types of partners and outreach activities necessary to inform the study through project completion. Key project partners include city staff, a Project Advisory Committee, and Zoning Subcommittee. Significant input was gathered through public outreach meetings, workshops and stakeholder interviews. The project team worked closely with these entities throughout the planning process to ensure the final plan accurately reflects the vision of the Study Area. Meeting summaries are provided in Appendix A.

City of Auburn

The City of Auburn Office of Planning and Economic Development served as the project coordinator for the Nomination Study. In addition to serving on the Steering Committee and Zoning Subcommittee, city staff were responsible for arranging meeting dates and locations, reviewing draft documents, and ensuring that the study aligns with the long-term goals and objectives for the Study Area. Representatives from the City's Engineering Department and Public Works were critical in determining infrastructure needs for future development.

Project Advisory Committee

The Project Advisory Committee was comprised of city staff and representatives from the Zoning Board of Appeals, Planning Board, Orchard Street Neighborhood Association, Auburn BID, Auburn Farmers' Market, Cayuga County Tourism Office, and the Cayuga Economic Development Agency. The Steering Committee met with the project team on a bi-monthly basis to discuss project updates, working sessions, and design workshops.

Meeting 1 – June 15, 2015

The first meeting was held on June 15, 2015 at City Hall. The meeting focused on introducing the project team to the Steering Committee, an overview of the BOA program and a summary of the planning process. Members participated in an exercise focused on identifying the opportunities and challenges in the Study Area, as well as how each committee member would define success for the project.

Meeting 2 – September 24, 2015

The focus of the second meeting was to present an overview of the initial findings of the existing conditions and economic and market analysis. Understanding the existing conditions analysis was the first step in developing recommendations for future opportunities. The Steering Committee was also introduced to the branding initiatives which included the Auburn Sparks.

Meeting 3 – December 10, 2015

The third Steering Committee meeting focused on visioning and character of the built environment. Committee members worked with the project team to identify key concepts to be included in the vision statement and participated in a Visual Preference Survey. The survey will help inform policy, zoning code updates and design standards by identifying the desired form and character of the community.

Meeting 4 –February 10, 2016

This meeting focused on community design. Members of the project team introduced Committee members to the characteristics that contribute to a great community and strong quality of life. Committee members participated in a hands-on design workshop to identify key sites and projects that would help revitalize the downtown. Top priority projects included redevelopment of the Nolan block, attracting tenants to the Bombardier site, developing a permanent farmers' market, as well as trail and gateway connections.



Developing the Master Plan with the Project Advisory Committee.

Meeting 5 –May 17, 2016

At the fifth meeting, the project team presented the draft vision statement, goals and objectives, draft Master Plan, and site-specific designs for strategic sites.

Meeting 6 – August 18, 2016

The Project Team provided the Committee with updates on the zoning re-write and Master Plan revisions. Economic pro formas were developed for each strategic site, and the findings were presented for the Committee to review.

Zoning Subcommittee

The Zoning Subcommittee consisted of planning staff and representatives from the Planning Board and Zoning Board of Appeals. The subcommittee was formed to work with the project team to develop the zoning ordinance update. A copy of the meeting summaries can be found in Appendix A and a copy of the updated zoning ordinance can be found in Appendix D.

Zoning Subcommittee Meetings Summary

- Meeting 1: Strengths, weaknesses, and opportunities associated with administering the current zoning code.
- Meeting 2: Identified opportunities in the re-write of the code.
- Meeting 3: Reorganization of the document, as well as review of the definitions and Supplemental Regulations.
- Meeting 4: Defining the Downtown District
- Meetings 5 & 6: Review of the Supplemental Regulations.
- Meeting 7: Zoning map and districts
- Meeting 8: Permitted Use Tables
- Meeting 9: Bulk & Area Tables

Public Arts Steering Committee

The Public Arts Steering Committee consisted of City of Auburn staff and representatives of the arts community. The purpose of the committee was to provide leadership and guidance in the development of a public arts ordinance (Appendix E) for the City that outlines the process, procedures, and criteria for installation of public art. A copy of the Auburn Public Art Program Guide, which provides direction for developing a comprehensive Public Art Plan, can be found in Appendix F.

Website

In order to provide flexible involvement in the planning process, a website was developed that allowed community members to access documents, stay up-to-date on events, and provide feedback. The website can be accessed at <http://auburnsparks.com>

Public Outreach Events

The public had the opportunity to participate in the planning process through a series of informational meetings, design workshops and open houses. These workshops were interactive, hands-on sessions that allowed participants to communicate their ideas and vision for the Study Area.

Visioning Workshop

The first public workshop was held on October 20, 2015 at the Hilton Garden Inn. In addition to introducing residents to the project and planning process, attendees of the meeting had the opportunity to engage in a visioning exercise to help identify what attributes their ideal community would have in 5 years, 10 years and beyond. Participants worked in small groups to brainstorm their ideal community focusing on five topics: quality of life, environment, jobs & businesses, transportation and downtown. Additionally, each group was asked to prepare one positive, declarative “future statement” about the study area for each of the topics.

Design Workshop

Community members had the opportunity to engage in a hands-on design activity to graphically depict the desired vision for the future of the Auburn Sparks study area. Participants worked in small groups to provide guidance on preferred end uses, locations and types of new development, parks and trails priorities, streetscape projects, public investments, and transportation enhancements.

The first activity focused on the entire Auburn Sparks study area, while the second activity focused on the design of five strategic sites.

IGNITE Workshop

On January 12, 2016, over 20 members of IGNITE, a young professional group, attended a workshop to learn about the BOA project and participate in a visioning exercise. Participants were asked to develop a poem designed to capture their hopes and vision for the future of Auburn. Each poem consisted of a geographic location (general or specific), followed by a series of words to describe what happens in the place, what it feels like, what it will do in the future, and a single word that summarizes the vision for that place in the year 2025. Key themes resulting from the exercise include the concept of home, revitalization, pride, vibrancy, alive, and creative. The results from the workshop helped guide the vision statement and goals.

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2.2 Auburn Central School District – S.T.E.A.M. Education

The project team partnered with the Auburn Central School District to create opportunities for students focusing on the Science, Technology, Engineering, Arts and Mathematics (S.T.E.A.M.) fields. Through class-developed projects and studios specific to the BOA Study Area, students were able to directly interact with STEM professionals, engage in the planning process, develop real-world solutions, and present their findings at public meetings.

Stream Sampling

On October 8, 2015, members of the project team collected macroinvertebrates and water chemistry information at a series of stations along the river. Information was documented on tables provided by the Finger Lakes Institute which will be made available to the students, providing a deeper understanding of water quality in the river and enhancing the educational experience for the school district.



Stream sampling in the Owasco River.

Planning in the Classroom

Members of the project team facilitated sessions with over 200 9th and 10th grade students on November 19, 2015. In these sessions, students were educated about brownfields in their community. Students were given a “Brownfield 101” primer to learn about what defines a brownfield, how brownfields are identified and assessed, and how cleanup is conducted to clear a path for redevelopment. Students brainstormed future development opportunities, and identified the need for more indoor and outdoor activities.



The Project Team taught students at Auburn High School about the BOA project.

Auburn Sparks Vision Statement

A community built on the interconnected relationships between its many natural, cultural and historic assets, and an unparalleled quality of life supported by a strong local economy and restored vibrancy in the downtown. With safe, friendly and active

2.3 Community Vision, Goals and Objectives

Over the past five years, the City of Auburn has been proactive in their efforts to develop a strategy for redevelopment and revitalization through long-term comprehensive planning, brownfield site assessments, and trail expansion and development. In 2010, the City adopted their Comprehensive Plan titled *A Vision for a Sustainable Auburn*. A vision statement was developed for the plan that is intended to guide all long-term city-wide actions related to quality of life and the built environment.

Like many planning efforts, the vision statement serves as the foundation for setting the project's goals, objectives and strategies. For this Nomination Study, a vision statement was developed specific to the BOA project area for a 10-20 year timeframe. The vision is based on input from the Steering Committee as well as public input gathered from a community visioning workshop.

Goals and Objectives

The following goals and objectives provide a framework for achieving the community vision set forth in the Auburn Sparks project area. Each goal is a broadly defined statement directly related to a component of the Vision Statement. Each goal is followed by a series of objectives that identify measurable steps to help achieve the goal. A detailed action plan is included in Section 6 of this plan that includes specific strategies for project implementation.

Synergy

Develop a safe, accessible and interconnected transportation network that serves as a regional hub and destination.

- Explore opportunities to develop an inter-regional commuter rail system.
- Identify alternative modes of transportation, such as a local trolley, pedi-cab, or taxi system to accommodate all facets of the population.
- Improve pedestrian and bicycle safety through designated bike lanes, lighted pathways, and traffic-calming techniques, such as raised medians and crosswalks.
- Invest in the development and maintenance of new and existing trails.
- Identify gaps in the current sidewalk network to provide a safe pedestrian environment.
- Establish gateway features that strengthen the character and identity of the BOA such as signage, plantings, and public art.

Play

Ensure future access to maintained green space, the Owasco River and out-the-door recreation opportunities.

- Identify strategies to develop a community-wide effort to maintain public green spaces, such as parks, gardens, and general right-of-way.
- Continue to develop segments of the Owasco River Greenway Trail in an effort to provide a continuous, interconnected trail system.
- Encourage the development of nodes along the Owasco River Greenway Trail that serve as key destinations for recreation and entertainment.
- Identify opportunities to utilize the Owasco River for hydropower and renewable energy.
- Develop a comprehensive signage and wayfinding program consistent with local efforts that directs visitors and residents to public parks, trails and downtown.
- Provide public access to the Owasco River for water-based recreation opportunities, such as fishing and kayaking.

Arts & Culture

Facilitate city-wide engagement in the creative economy.

- Retain and recruit resident artists and craftsman.
- Identify partnerships between City agencies and local organizations to leverage Auburn's cultural assets in the attraction and retention of businesses in the creative economy.
- Support the use of non-traditional spaces for performances, special events, and visual art.
- Develop an outreach strategy to engage culinary and media artists.
- Leverage local resources and visibility to continue to generate support for arts education in the schools.
- Continue to market and promote Auburn's historical assets.

Reinvention

Establish Auburn as an employment hub that offers a diverse, innovative and sustainable spectrum of job opportunities.

- Redevelop brownfield sites to support new manufacturing and industrial opportunities.
- Establish a centrally located, permanent farmers' market facility to support local agriculture and the agri-tourism industry.
- Capitalize on the existing tourism base to attract visitors to local recreation and entertainment establishments.
- Work with local institutions to develop a job training program for students and new professionals.
- Identify opportunities for incubator space to support small businesses, startups, high-tech industries and artist space.

Kinship

Continue to develop a vibrant, safe and culturally diverse downtown.

- Encourage a mix of uses that supports a range of retail, amenities, services, and housing options.
- Continue to develop downtown as a safe, pedestrian-friendly environment through new and maintained sidewalks, crosswalks, and visually appealing streetscape.
- Market and promote downtown as an entertainment hub that offers year-round social and cultural opportunities for all ages.
- Provide continuity between old and new development, and retain the scale and the unique character of the downtown.

Simplicity

Create a sustainable community that affords all residents access to housing, nature, and a high quality of life.

- Provide high-quality, owner-occupied housing to retain existing residents and attract new homeowners to the neighborhood.
- Create programs to assist existing homeowners to maintain and repair their properties in an effort to help upgrade and improve aging homes.
- Encourage an economically diverse population through a variety of housing opportunities suitable for people at different stages in their life.
- Support the construction of new detached and attached single-family homes to encourage homeownership.
- Encourage the development of new homes close to the downtown to promote a traditional, pedestrian-oriented environment.

3. Analysis of the BOA

This section includes a description of the environmental setting of the BOA, which satisfies both the requirements of the NYSDOS BOA Program and SEQRA.

3.0 Community and Regional Setting

Located on the northern shore of Owasco Lake in Cayuga County, the City of Auburn lies within the Finger Lakes Region and is surrounded by villages and towns (Map 2, Regional Context). Auburn is the only city in the county, and serves as the main transportation, business, and entertainment center in the area. The city boasts a strong central business district that welcomes residents and visitors to its many shops, restaurants and tourist attractions year-round. The downtown is surrounded by residential neighborhoods that offer distinctive and historical architecture, accessible by the community's many sidewalks and trails.

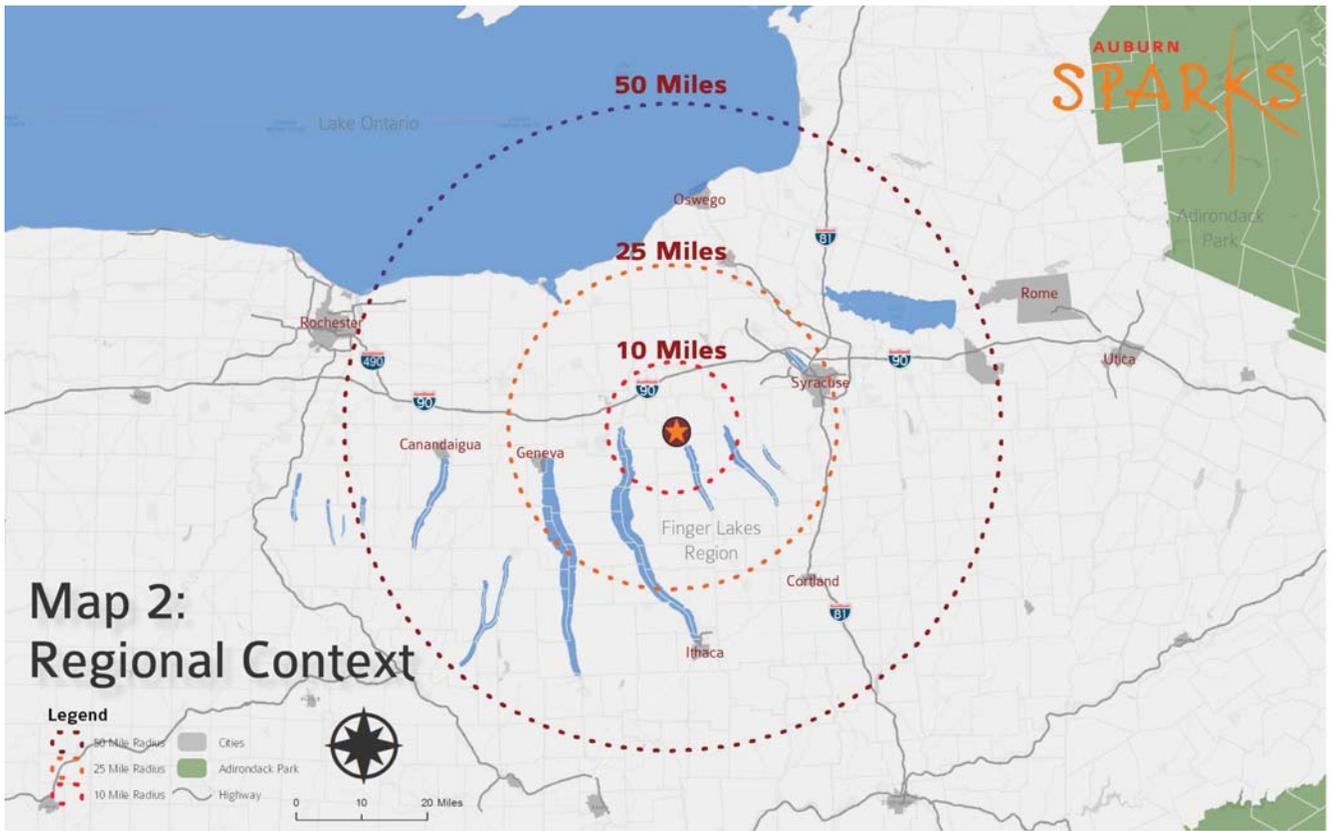
The City of Auburn is 30 miles from Syracuse and 60 miles to Rochester. With convenient access to NYS Route 20 & 5, the NYS Thruway, as well as the presence of the Finger Lakes Railroad, goods and services are able to move in and out of the city efficiently.

Known as "History's Home Town," the City of Auburn was home to notable residents including William Seward, Harriett Tubman, and Theodore Case. The Auburn community continues to celebrate their rich history. The city is located along the Owasco River and in close proximity to Owasco Lake. This provides opportunities for waterfront recreation, panoramic views of the Finger Lakes Region and a growing open space and trail system.

History's Home Town: Did you Know?

- William Seward, who lived at 33 South Street, negotiated the purchase of Alaska for only 2 cents an acre.
- Harriet Tubman escaped slavery to become a leading abolitionist. Harriet was married, lived, and is buried in Auburn.
- Theodore Case developed the precursor to modern sound film systems at his Case Research Lab in Auburn.

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Historic downtown Auburn.

Historic Perspective

The City of Auburn was established in 1848 and is located in the center of Cayuga County. The development of the area was largely driven by hydropower using the water from the Owasco Outlet. As a result, the City was a host to many industries including flour mills, sawmills, breweries, paper mills and cotton factories.

The Auburn Prison (known as the Auburn State Correction Facility) was established in 1816, as New York State's second prison. Establishing the prison in the City of Auburn promoted additional development along the Owasco River. The facility received its first inmate in 1817 and was the first prison to implement the "Auburn System"; a system where inmates worked in groups during the day. The need for employees for the correctional facility resulted in increased development of commercial enterprises, including retail and taverns, which were established to support the newly introduced population.

The city continued to grow and expand with the construction of the Auburn & Syracuse Railroad in 1835. This newly established railroad allowed for greater mobility of people, goods and services. The railroad transected the northwest part of the city and connected the City of Auburn to Syracuse.

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The city experienced a point of transition in 1837 when the Waterous and Company Dry Good Store, centrally located downtown, caught fire and destroyed 14 surrounding businesses. Despite this setback, the area's industrial and manufacturing sector grew incrementally along the Owasco River as the use of hydropower continued to be the industries' main source of power. With the increase in the industrial and manufacturing sector, new residential neighborhoods were developed and the Central Business District was expanded.

At the turn of the 20th Century, the city experienced a significant population increase. Immigrants from southeastern Europe established ethnic enclaves within the city. With this influx of new residents, infrastructure improvements including electricity and publicly-owned utilities, were deemed necessary.

The downtown landscape changed drastically during the 1960s and 70s. Urban renewal plans for the city led to demolishing of a number of older commercial structures that were later redeveloped as parking lots, gas stations, mixed-use buildings, and pedestrian malls. The City of Auburn experienced a shift away from industrial uses, as industries that were once established along the Owasco River closed or relocated to areas outside of the city. Today, the city's location within Cayuga County draws tourists from around the country. The city is the largest community in Cayuga County and has access to the world renowned Finger Lakes wine country.



State Street has been redeveloped to include a mixed of new uses.

Demographic & Socioeconomic Characteristics

This section provides an overview of demographic and economic factors affecting the downtown and the City of Auburn. A more detailed market and economic analysis is located in Section 3.11.

Population

The table below summarizes typical demographic and socioeconomic indicators for the City of Auburn's BOA and includes comparisons to the City of Auburn and Cayuga County. The population of the BOA remained relatively unchanged from 2000 to 2010, with less than a 1% decrease. The City of Auburn experienced a similar decline in population. From 2010 to 2015 the BOA Study Area's population experienced an increase of 3.0%. The City of Auburn experienced an overall population increase as well. Based on future projections, it is expected the BOA will experience a higher growth rate than the City and County.

Population Change 2000 - 2020				
	2000	2010	2015	2020 Population (Projected)
BOA	5,057	4,993	5,150	5,233
City of Auburn	28,574	27,687	27,953	28,078
Cayuga County	81,963	80,026	81,077	81,515

Source: U.S. Census Bureau, ESRI

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Households

The number of households in the Study Area decreased over a ten-year period between 2000 and 2010, but has increased 6% since 2010. Similarly, the number of families decreased by 5% during this time, but returned to pre-recession numbers in 2015, increasing 5% between 2010 and 2015. Household size remained the same from 2000 to 2010, with an average of 2.23, but decreased between 2010 and 2015 to an average of 2.20.

Households and Families 2010 - 2015

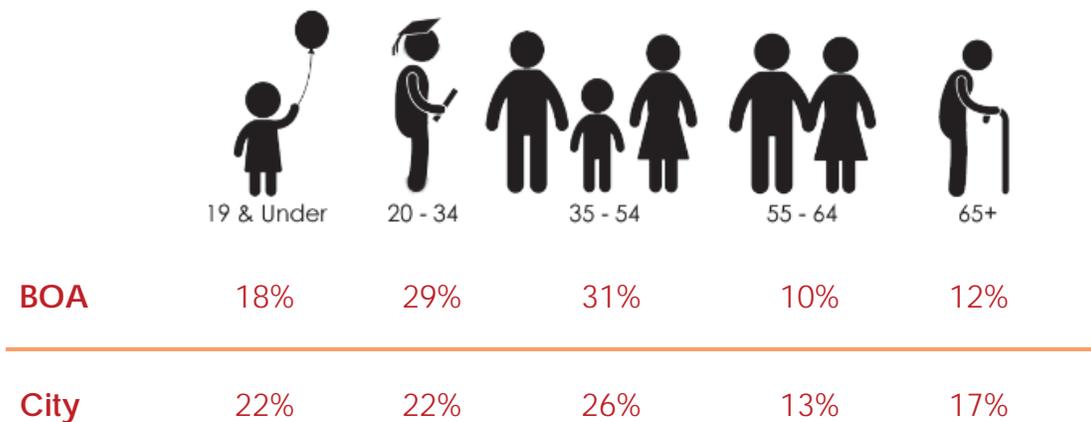


Families
↑ 0.9 %
Households
↑ 3.5%

Age

In addition to households, a population's age distribution is an indicator of current and future demands for goods and services. The median age in the Study Area (36.7 years) is lower than the city (39.6 years) and county (42.6 years), which indicates that this area is attracting a younger population, many which have families. This trend is further supported by examining the age breakdown in the BOA and the city. As of 2015, the Study Area has 7% more 20-34 year olds and 5% more 35-54 year olds than the city as a whole. The 55-64 and 65+ cohort is smaller in the Study Area than the rest of the city.

Age Breakdown



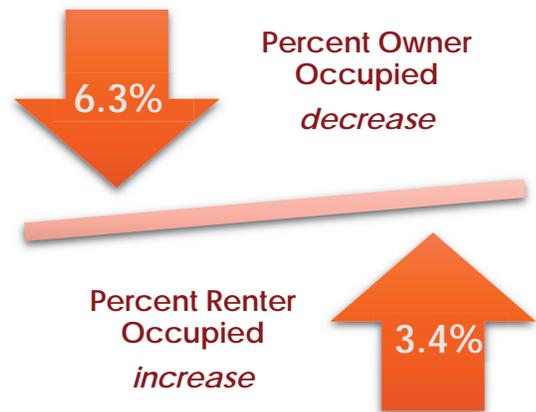
Housing

The City of Auburn’s residential building stock is largely comprised of older buildings and homes that date prior to 1910.

Housing in the Study Area is primarily renter-occupied, accounting for more than half of units in the Study Area. The proportion of renter-occupied units is higher in the Study Area than the remainder of the city.

Owner-occupied units in the Study Area account for 31% of all units, which has decreased since 2010, and is projected to continue to decrease through 2020. Approximately 9% of units are vacant, expected to increase to 9.5% by 2020. This provides an opportunity to redevelop vacant units in an effort to increase home ownership opportunities.

Projected Housing Tenure in the BOA 2010 - 2020



Historic properties on Grover Street.

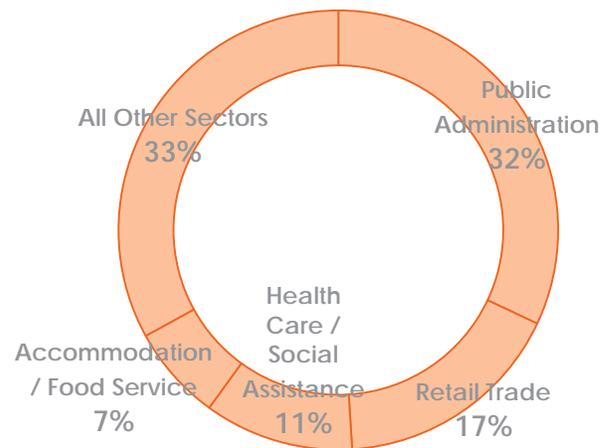
Employment

The unemployment rate for both the city of Auburn and the Auburn Sparks Study Area for 2015 is 5.5%, which is slightly higher than the unemployment rate for the MSA (5.2%). The largest industry sectors in the city include Public Administration, Retail Trade and Health Care/Social Assistance. Public Administration includes public-sector employers and accounts for 32% of employment in the city.

Retail trade, which includes the distribution of merchandise, accounts for 17% of all employment in the city. This includes local shops as well as national merchants, such as Bass ProShop which serves as a significant retailer in the retail trade area. A strong retail sector will continue to support the Study Area’s growing population. The Health Care/Social Assistance sector is a significant employer in the city, accounting for 11%. With an aging population, this sector will continue to grow and provide vital services that are necessary to support the older cohort.

Largest Industry Sectors in the BOA, 2015

(NAICS)



Key Findings: Demographics & Socioeconomics

- Population growth is slow but continues to increase in the Study Area.
- The median age is younger than in the surrounding region, but projections show an increase in the 65+ age cohort.
- The total number of housing units is expected to increase by 2020. However, homeownership levels are expected to decline.
- The number of households and families in the Study Area continues to increase while the household size decreases, indicating that the younger population may be delaying starting a family.
- The largest employment sector in the City is in the Public Administration sector which includes government and public-sector jobs.

3.1 Inventory and Analysis

This section focuses on the current land use patterns and regulatory framework of the Study Area.

Existing Land Use

Understanding existing land use patterns is important when considering potential redevelopment scenarios for the Study Area. Evaluating this information will assist in the identification of how proposed development can best fit into the existing urban fabric, and will indicate where regulatory changes might be required to realize the vision for the Auburn Sparks Study Area.

There are 1,253 parcels occupying approximately 573 acres of land within the Study Area (Map 3, Land Use). The largest land use by acres within the Study Area is residential. Residential land uses are concentrated on the eastern and western ends of the Study Area. The center of the Study Area is predominantly commercial.

Land Uses in the BOA

(Acres ; Source: Cayuga County)

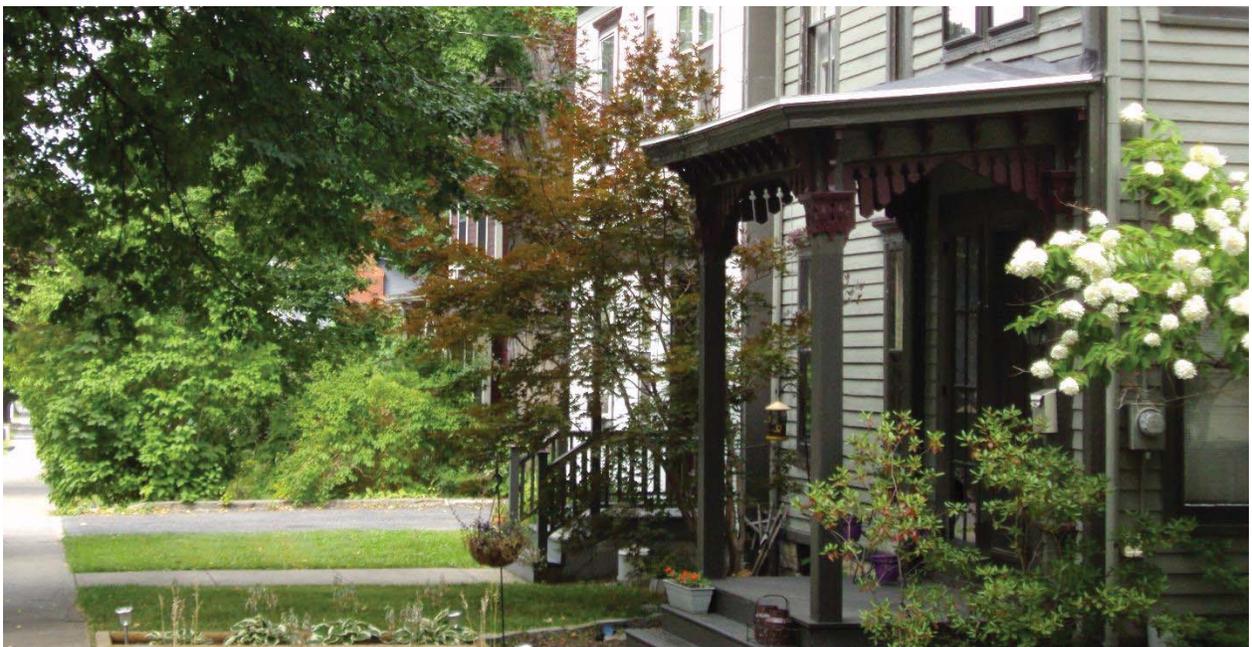
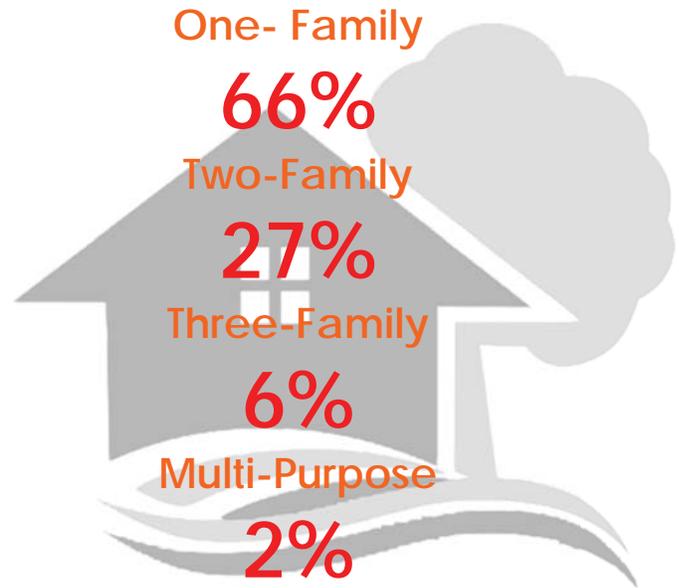


Vacant land makes up 12.5% of the Auburn Sparks Study Area's total acres and is scattered throughout the boundary. The majority of the larger parcels of vacant land are concentrated in the western section of the Study Area. Five of the total 1,253 parcels within the boundary did not have any data associated with it.

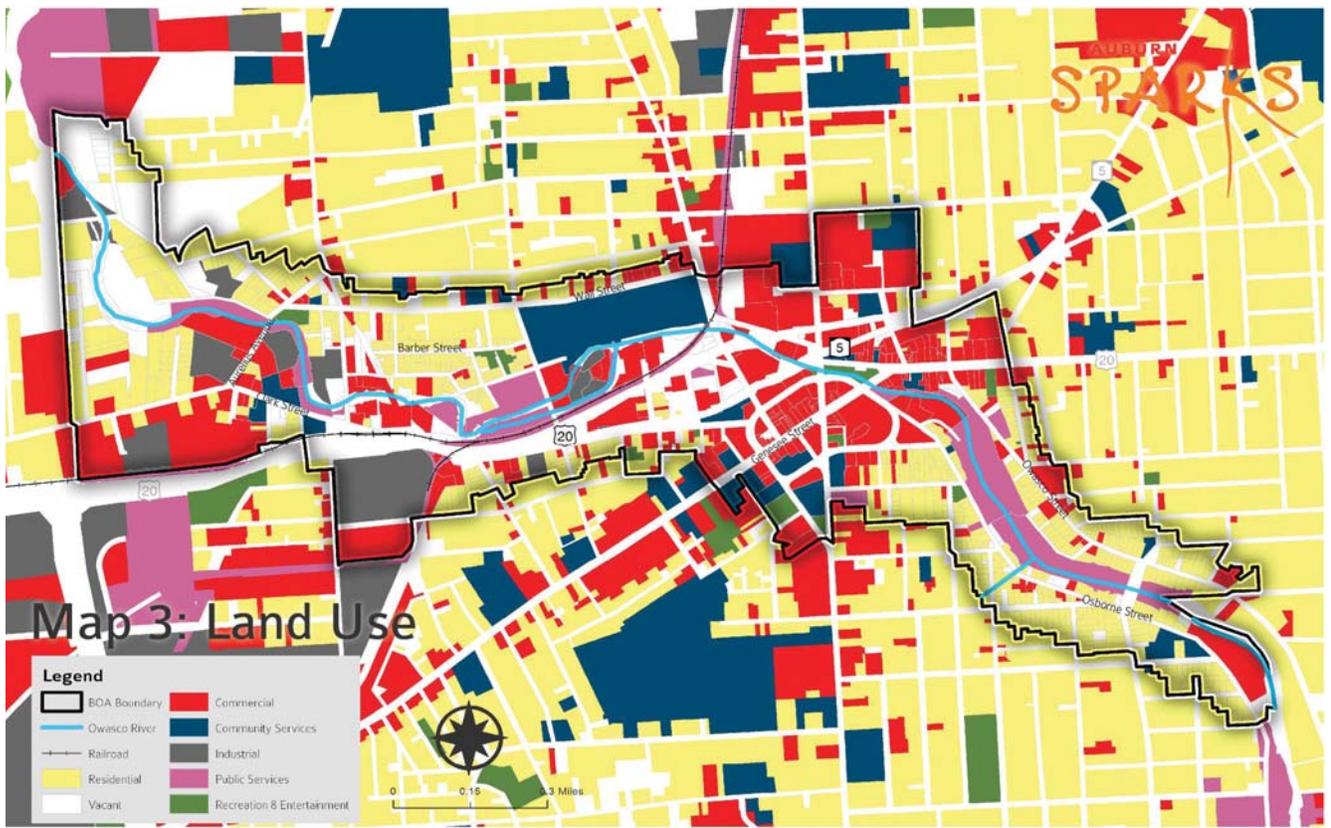
Nine percent of acres are used for community services. Community Service uses include the Auburn Correctional Facility. The correctional facility is located in the northern portion of the Study Area and occupies approximately 27 acres. The facility is one of the oldest operating prisons in New York State, opened in 1817.

Residential Land Uses in the BOA

(Acres; Source: Cayuga County)



Historic residential neighborhood in the Auburn Sparks Study Area.





The 10 Fitch Inn.

Existing Zoning

The City of Auburn Zoning Ordinance (1992) is the regulatory framework that guides land use and development. As indicated on Map 4 there are 17 established zoning districts in the city, as well as 3 overlay districts, which include varying standards for residential, commercial, industrial, public use and institutional uses.

Within the Auburn Sparks Study Area are 11 of the 17 zoning districts and two overlay districts. While there are a mix of land uses in the Study Area, over 60% of the Study Area is zoned residential. Approximately 42% of the Study Area is zoned Single-, Two- and Multiple-Family Residential (R-2) which allow for a range of residential uses.

Commercial districts comprise approximately 35.5% of the Study Area. There are five commercial districts that range in allowed uses and densities. The Central Commercial District (C-2) is comprised of 200 parcels and accounts for 15% of total acres in the Study Area. This district includes parcels in the downtown business district and directly north of Route 5 & 20.

Approximately 10% of the Study Area is zoned General Commercial (C) which is the second biggest commercial zoning district by number of parcels and percent of total acres. There are 136 parcels zoned General Commercial which are concentrated along Route 5 & 20, west of the downtown business district.

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The remainder of the separate districts are zoned as either industrial or institutional / public. These districts account for 5% of the zoning in the Study Area. Industrial uses include General Industrial (1) and Industrial Park District (I-1). The General Industrial District (GI) encompasses 22 parcels, and 1.7% of all parcels. The GI district includes the Bombardier site (15+ acres) and properties south of Clark Street. Located along the western boundary on Canoga Road, the Industrial Park District includes 3 industrial parcels owned and operated by NYSEG, the City, and a private limited liability corporation. The Public Uses and Institutions District (P), which includes the Auburn Correctional Facility (27 acres), account for one percent of all zoning districts.

The Historic District overlay encompasses 21 acres and is located in the southern portion of the Study Area, south of the Owasco River. The Historic District was established to preserve and protect historically significant structures and landscapes. In order to perform any alterations, construction, demolition and improvement within this district the action must be reviewed and accepted by the Historic Resources Review Board. Located in the southern portion of the BOA Study Area along Route 34 and Genesee Street, the Auburn Schine Theater is the only landmarked building within the BOA Study Area.



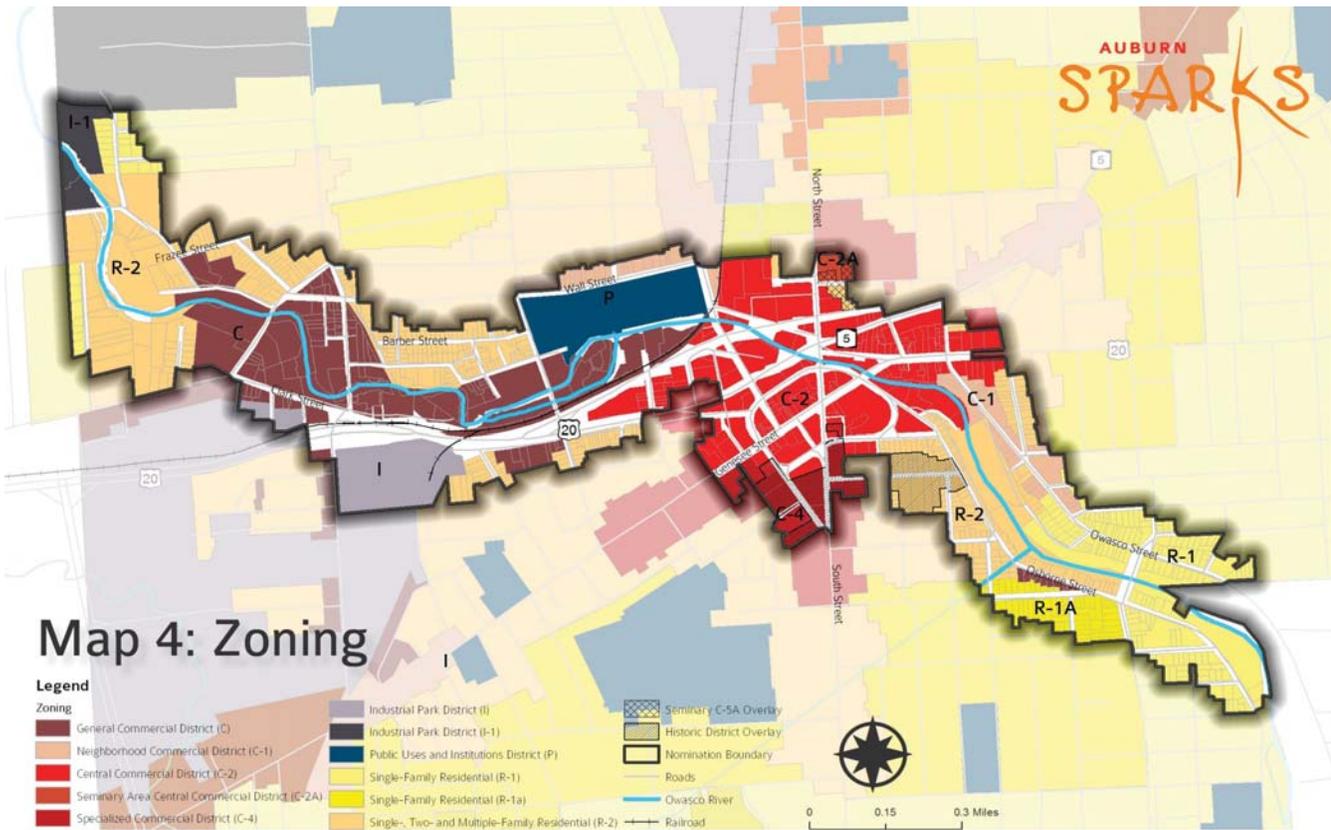
Quaint residential neighborhood on Tuxill Square.

The intent of the commercial overlay districts (including C-4, C-5, and C5-A) is to insure the availability of sites for specialized uses that require or benefit from proximity to particular facilities, as well as sites that are easily accessible by the public. The Seminary C5-A overlay district, located in the northeastern corner of the Study Area, includes 8 parcels and accounts for 2.27 acres. This district extends to the north beyond the Study Area boundary. The C-5A district was created to promote residential and mixed-use development in the Seminary area neighborhood which is bounded by residential and appropriate mixed-use development Seymour Street, Nelson Street and Seminary Street.

Key Findings: Land Use & Zoning

- Residential land uses are the largest land use, accounting for 32% of all land uses and are primarily located on the perimeter of the Auburn Sparks Study Area.
- Commercial land uses account for 26% of all uses in the BOA, and are concentrated in the core of the downtown.
- Vacant land uses account for 12.5% of the BOA, which provides opportunities for new and infill redevelopment.
- Over 60% of the BOA is zoned residential which allows for single-, two- and multiple-family units. There are five commercial zoning districts which account for 35% of the Study Area. The C-2 district includes 200 parcels and 15% of all zoning in the BOA.
- There are limited buffers between the industrial and residential zoning districts, most notably along Orchard Street and the Bombardier facility which can be addressed through modified zoning requirements.

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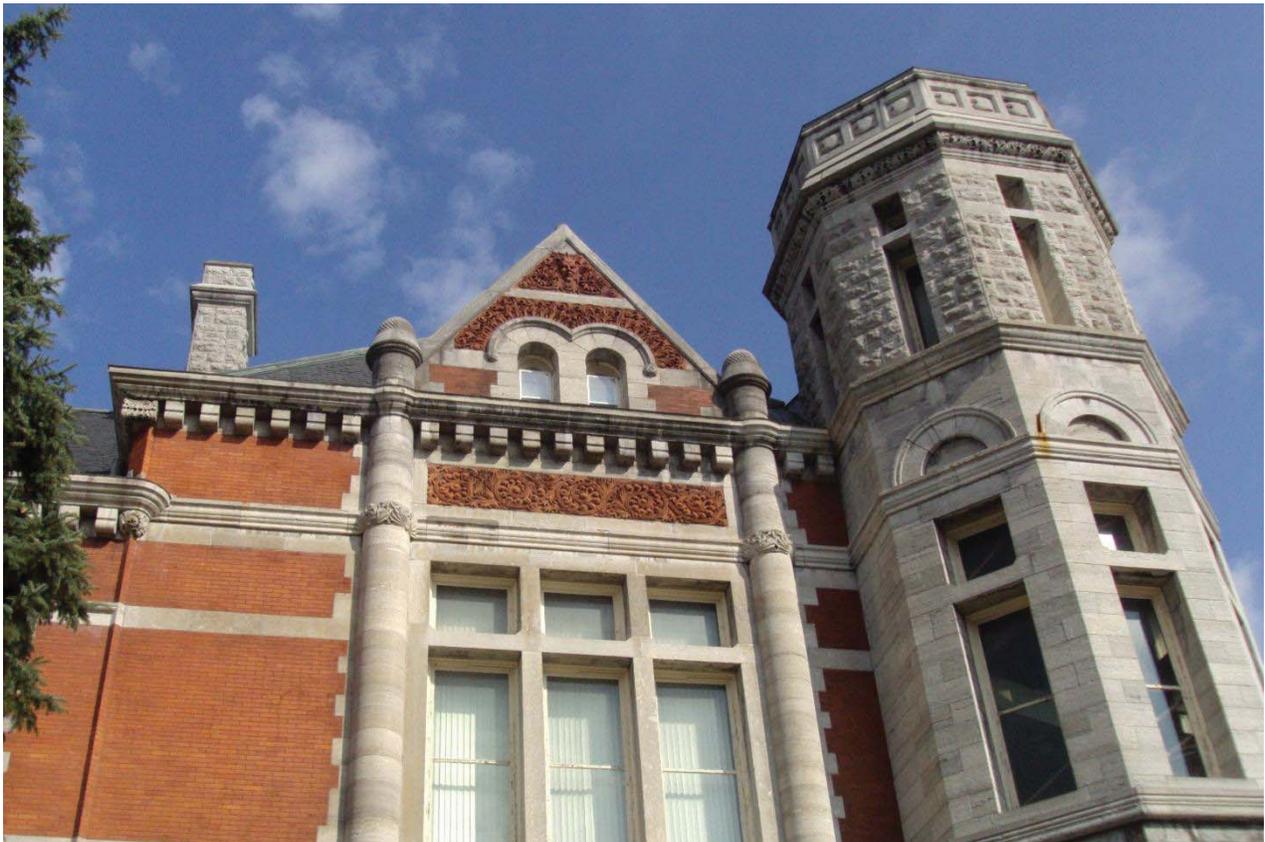


3.2 Land Ownership Patterns

Ownership patterns can impact the type, location, and potential for future redevelopment. Some projects may be easier to implement on publicly owned property while others may be more appropriate on private parcels. It is important to engage land owners early in this planning process to agree upon a common vision for these properties to ensure revitalization efforts continue to progress.

As indicated on Map 5, Land Ownership, publicly owned lands account for 10% of the Study Area, or 131 acres. Of the 131 acres, the City of Auburn owns 88 acres which includes parcels along the Owasco River, and throughout the downtown. Key public properties include City Hall, as well as community parks. Several city-owned properties with the highest potential for redevelopment are currently vacant, including 9 Owasco Street (Mill Street Dam), 41-55 Washington Street, 42 Wadsworth Street, 2-38 Wadsworth Street, and 40 Frazee Street.

Remaining public lands include 24 acres of State-owned property and 19 acres owned by Cayuga County. State properties include the Auburn Correctional Facility while county properties include the County building, courts and court library.



The historic Post Office is used today as the Auburn City Court.

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Map 5: Land Ownership

Legend

- Nomination Boundary
- Roads
- Owasco River
- Railroad
- Privately-Owned Parcels
- New York State
- Cayuga County
- City Of Auburn



0 0.15 0.3 Miles

3.3 Brownfields

A primary objective of the NYS Brownfield Opportunity Area Program is to assist communities that have been negatively impacted by the presence, or perceived presence, of environmentally constrained sites. The presence of these sites often has notable impacts on a community, including depreciation of property values and the discouragement of investment of surrounding properties.

Although redevelopment of brownfield properties can be complicated, community-led revitalization plans can facilitate necessary actions to redevelop and market sites. Active reuse of brownfields recognizes the intrinsic relationship between environmental sustainability and economic prosperity. Brownfield redevelopment benefits both individual property owners and the surrounding community. Developers of brownfields may be eligible for tax credits and other financial and technical assistance that help make these redevelopment projects financially feasible.

Properties are remediated and returned to beneficial and productive reuse. They are redeveloped to support the local tax base, and new uses serve as a catalyst for redevelopment of brownfields in Auburn.

WHAT IS AN ENVIRONMENTAL SITE ASSESSMENT (ESA)?

A Phase I ESA involves a review of records, a site inspection, and interviews with owners, occupants, neighbors and local government officials.

If a Phase I ESA identifies potential contamination of the site by hazardous materials, a Phase II ESA may be conducted. The Phase II ESA includes sampling and laboratory analysis to confirm the presence of hazardous materials.

ENVIRONMENTAL ACRONYMS

LBP – Lead Based Paint
ACM – Asbestos Containing Material
ASTM – American Society for Testing & Materials
CBS – Chemical Bulk Storage
PBS – Petroleum Bulk Storage

The City of Auburn has a long history of industry dating back to the 1800s. Former industries and commercial uses which were located within the Auburn Sparks boundary include:

- Carpet, Textile and Shoe Manufacturing Facilities
- Machinery Manufacturing Facilities
- Auto Sales Facilities
- Gasoline Stations
- Foundries
- Combined Sewer Overflow Facilities
- Oil Storage Facilities
- Railroad Yards
- Railroad Maintenance Facilities

The City recognizes the importance of identifying the impacts these industries left on the landscape. In an effort to move towards remediation and redevelopment, the City received funding in 2010 to conduct Phase I Environmental Site Assessments (ESAs) for 13 sites within the Auburn Sparks Study Area, 8 of which received funding for Phase II assessments. Below is a summary of these reports and recommendations for future cleanup of the sites located within the Auburn Sparks Study Area (Map 6).

(1) 42 Wadsworth Street

42 Wadsworth Street is 11.8 acres and is located at the end of Wadsworth Street, between Canoga Street and Belmont Avenue. According to a Phase I ESA, dated March 2012, the property is currently vacant and semi-wooded, with remnants of former buildings and asphalt pads throughout. The property was formerly the site of the Wadsworth and Son scythe manufacturer from the late 1800s through the 1950s. The former Wadsworth and Son facility contained a main building with an engine room, a coal storage area, forge, wood shop, tempering, painting and packing areas, two oil houses, a lumber storage building, sheds and an office. The property also formerly contained residential buildings.

Adjoining properties formerly included the Richard Eids Carriage Forging Company, a carriage manufacturer which contained a forge and machine shop, and the Henry & Allen Company (later known as the Auburn machine and Tool), a manufacturer of cutting apparatus for harvesting machinery which included a forge and hammer shop containing a cistern, an iron storage building containing several engines, two machine shops, an engine room, a boiler room and several fuel oil tanks. Adjoining properties also formerly contained the Onondaga Coach Corporation, the Gleason-Avery Company, the A&R Paper and Metal Company, a junk yard and a car wash.

Historical records revealed that the City of Auburn enrolled the property in the NYSDEC ERP for investigation of the property as a brownfield site, however, the cleanup program did not have enough funding to remediate the property. The City of Auburn applied for a US EPA grant to remediate the property. As of the date of the report, no data related to investigations or environmental conditions was reviewed.

Review of an environmental regulatory database report indicated that the property was not identified by any of the databases searched. A previous consultant identified the former presence of industrial operations, the former oil storage on the property and the former presence of a foundry, various machine shops, fuel oil storage and engine shops on an adjoining property as RECs. It was recommended that a limited subsurface investigation be performed on the site, including the areas where former industrial buildings and oil houses were located. Also identified was the potential presence of LBP and ACM in demolition debris potentially buried at the property.

The Phase I ESA recommended that a subsurface investigation at the site be performed, including surface and subsurface explorations, to evaluate soil and groundwater quality conditions and to investigate RECs identified in the ESA. The Phase II Brownfields Site Investigation was to assess subsurface conditions at the Site. Completed Phase II tasks include:

- The site boundary survey was completed in June 2013.
- Drilling activities were completed in May-June 2013 and included the collection of subsurface soil/fill samples and the installation of three new permanent monitoring wells.
- The new monitoring wells were surveyed, developed and sampled June 2013.
- Soil/fill and groundwater samples were submitted to Accutest Laboratories for the analysis of VOCs, SVOCs, TAL metals, and PCBs.

Next Steps

- The NYSDEC Spill Program closed the Spill Case on November 12, 2013 based on the results presented in the draft Phase II ESA Site Investigation Report.
- Excavations may encounter shallow soil/fill material impacted with residual nuisance petroleum odors. It is recommended that handling, staging and reuse of these materials (if encountered) be managed with proper restrictions.
- Additional sampling is recommended to further delineate the extent of metal and SVOC impacted soil prior to site development.
- It is recommended to coordinate with the NYSDEC to determine if remediation of the shallow arsenic-impacted fill (and other impacted soil) is required during site development. Installation of a properly designed soil cap should be discussed as an option to minimize public exposure to fill material impacted with metals. A Site Management Plan and deed restriction may be institutional controls to be utilized if a soil cap is selected as a remedial technique.

(2) 40-46 Frazee Street

40-46 Frazee Street is 1.7 acres and located south of Frazee Street, between Canoga Street and Myrtle Avenue. According to a Phase I ESA, dated March 2012, the property was vacant at the time of the site reconnaissance. A fenced grass and gravel area was observed on the northeast corner of the property. The property was formerly used as a junk yard with automotive dismantling operation as part of the A&R Paper and Metal Corporation. A forge and metal shop were also part of A&R Paper. The Henry & Allen Corporation were located on the property, manufacturers of cutting apparatus for harvesting machinery. Henry & Allen operations included a hammer and forge shop. During the site reconnaissance, observed were small amounts of paper and plastic litter, a sand pile and the ground surface was covered with glass particles. Also observed was a groundwater monitoring well in the northwest section of the property which was unlocked and damaged.

Review of an environmental regulatory database report indicated that the property is not identified by any of the databases searched. Historical maps show various industrial uses on adjoining properties. A previous consultant identified the past industrial use of the property, the past presence of a junkyard where automobile dismantling occurred, the existence of an abandoned monitoring well and the adjacent Auburn Foundry, with residual contamination, ongoing industrial use, and up-gradient location in close proximity to the property as RECs.

Next Steps

Acetone and several metals, including mercury, were detected in four (4) of the five (5) test pits installed on the Property at concentrations exceeding the unrestricted SCOs. The end use for the Property has not been identified. Given this uncertainty, it is recommended that once an end use has been determined that the Phase II data be re-evaluated. Part 375 Unrestricted SCOs, which are the most stringent criteria, were used for comparison as specified in the SAP. However, a more applicable SCO may be applied dependent on the future use and subsequent soil exposure.

(3) 2-38 Wadsworth Street

2-38 Wadsworth Street is 3.4 acres and located south of Wadsworth Street. The Owasco River crosses the southwestern portion of the property. The property is currently wooded and contains one single-story brick structure with associated driveway enclosed by a chain link fence. Several PVC pipes and a sewer manhole were observed on the property. The City of Auburn provided information that the current use of the property is a combined sewer overflow (CSO) facility. During the Phase I ESA site reconnaissance, the CSO building on the property was inaccessible. This is considered a limiting condition to the Phase I ESA.

The property was formerly developed with the following uses:

- Aurelius Ave Mills, a saw and flour mill.
- The Wadsworth Scythe Works, including a coal storage area, a forge, a wood shop, tempering, polishing, painting and packing areas, an engine house and two oil houses.
- The Richard Eides Carriage Forging Company, a carriage manufacturer.
- The Henry & Allen Company, an agricultural implements manufacturer including a main factory building, a forge and hammer shop, an iron storage building, a cistern, an oil house, a machine shop and multiple fuel oil storage tanks.
- The Auburn Machine & Tool Company.
- The Onondaga Coach Corporation.
- The A&R Paper and Metal Co., Inc., including a junk yard.
- Dart Properties, Inc.
- The Auburn Foundry

The property is listed on the New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage (PBS) database as the City of Auburn High Rate CSO, located on the eastern portion of the property. The listing is for an 830-gallon aboveground storage tank (AST) containing a 15% sodium hypochlorite (bleach) solution.

In 1972, an oil seep was observed at the base of the riverbank on the property. The NYSDEC assigned spill number 8301549 to the property. The City of Auburn demolished buildings at the property and performed an investigation of the spill. A trench was excavated at the site above the seep area and piping or evidence of contamination was not observed. A second trench was excavated in the seep area and a catch basin and pipe discharging oil into a second catch basin was discovered. The pipe was cut, impacted soil was removed, and the excavation was backfilled. The oil continued to seep from the area, and no conclusive source was identified during the investigation. Soil borings were installed in 1978 in the vicinity of the seep and no oil was encountered. A catch basin was installed down-gradient of the seep to act as an oil-water separator. The installed catch basin was not maintained and stopped functioning by 1988.

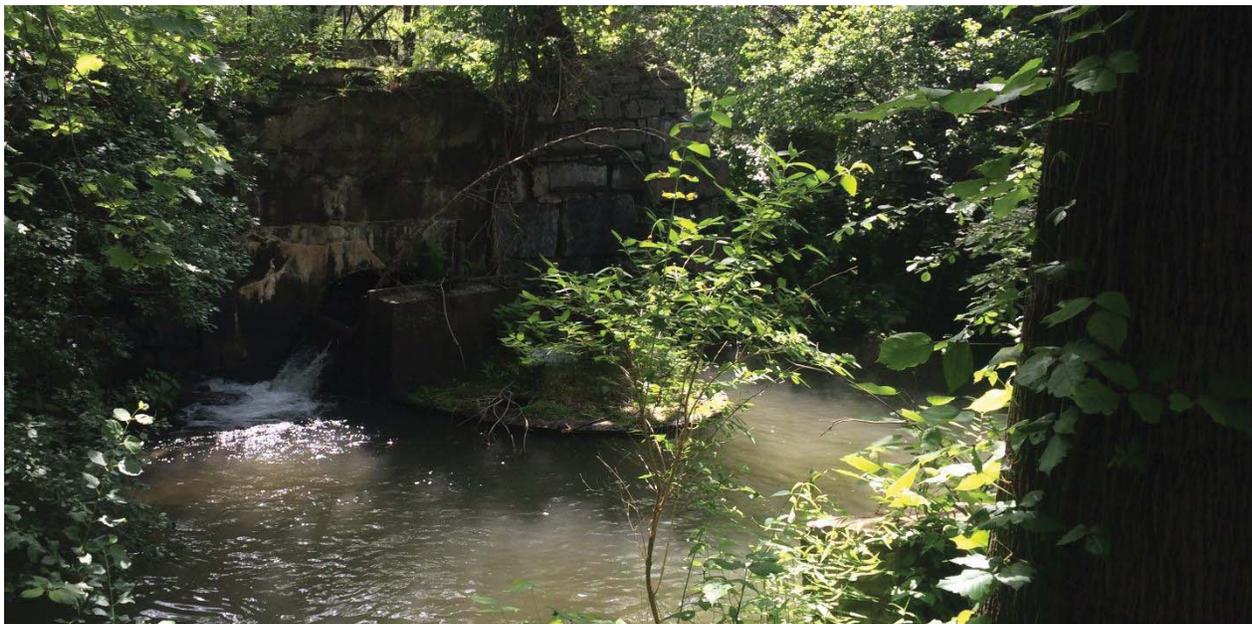
A second investigation occurred in 1988 to locate the source of the spill and included the installation of soil borings and groundwater monitoring wells. Results of this investigation

were inconclusive. After the 1988 investigation, free product was observed in the groundwater monitoring wells, and was removed on a weekly basis. As of 1995, 325 gallons of product was removed from these wells. The spill is currently listed as closed on January 07, 2009. No further information is available.

A previous consultant noted that buried materials may be present in the subsurface at the property from demolished buildings. Due to the age of the buildings demolished at the property, LBP and ACM may be present in the buried demolition debris at the property. The past presence of industrial activities was identified, as well as on site fuel oil storage and the known presence of an oil seep with a past history of free product recovery from groundwater monitoring wells as RECs. It was recommended that the performance of a subsurface investigation within the former building footprints, in the vicinity of the oil houses and within areas of the oil seep and associated monitoring well system.

Next Steps

The NYSDEC closed Spill Case No. 1305264 on November 12, 2013 based on the draft Phase II ESA Site Investigation Report. It is still recommended that residual product be pumped out of the oil collection system and then periodically checked to prevent petroleum to be discharged to the Owasco Outlet. Excavations may encounter soils and groundwater impacted with residual nuisance petroleum odors. It is recommended that handling, staging and reuse of these materials (if encountered) be managed with proper restrictions. Further characterization of shallow fill material is recommended on the eastern and central portions of the Site if excavations are required for site development.



Ruins from the Wadsworth Street site.

(4) 14 North Division Street

14 North Division Street is approximately 2.3 acres and located along the Owasco River. According to a Phase I ESA, the property was formerly part of the Nye & Wait Carpet Manufacturer from the 1880s through 1972. The property has been vacant since 1990. While operating as the Nye & Wait Carpet Manufacturer, site features included a bleach house, dye house, weaving, spinning and carding areas, an engine room and a machine shop. Buildings at the site were previously demolished.

The past land use as a carpet manufacturing factory with a bleach house and dye house was identified as a REC. Also identified was the potential presence for lead based paint (LBP) and asbestos containing materials (ACM) to exist in demolition debris potentially buried at the property. It was noted during the site reconnaissance that the property was landlocked by private properties and some portions of the site were not visible. The performance of a subsurface investigation was recommended. In addition to dye and bleach house areas, the property formerly contained an engine room and a machine shop while operating as the Nye & Wait Carpet Manufacturer. These areas should be identified for subsurface investigation and sample collection.

Next Steps

Upon completion of the Phase II ESAS, several SVOCs and metals, including mercury, were detected in each of the six (6) surface soil samples collected on the Property at concentrations exceeding the Unrestricted SCOs, the standard specified in the SAP. An end use for the Property has not been identified. Given this uncertainty, it is recommended that once an end use has been determined that the Phase II data be re-evaluated. Part 375 Unrestricted SCOs, which are the most stringent criteria, were used for comparison as specified in the SAP. However, a more applicable SCO may be applied dependent on the future use and subsequent soil exposure.

NYS Brownfield Cleanup Program (BCP)

The New York State Brownfield Cleanup Program promotes the cleanup and redevelopment of contaminated property throughout the site. The program specifically encourages parties to cleanup and redevelop sites by providing specific incentives including:

1. **Procedural incentives** including an expedited, streamlined process;
2. **Legal incentives** including a limited waiver of liability for any contamination remaining on the site; and
3. **Financial incentives** including tax credits for a percentage of costs incurred in site cleanup.

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(5) 13-19 North Division Street

13-19 North Division Street is 0.81 acres and located on the west side of North Division Street, north of Clark Street. The property is currently vacant commercial land. The property was formerly owned and operated by the Nye & Wait Carpet Manufacturer from 1886 until at least 1972. The property borders 14 North Division Street, and shares many of the issues previously identified for that property.

According to a Phase I ESA, dated January 2012, the property was formerly part of the Nye & Wait Carpet Manufacturer from the 1880s through 1972. The property has been vacant since 1990. While operating as the Nye & Wait Carpet Manufacturer, site features included a bleach house, dye house, weaving, spinning and carding areas, an engine room and a machine shop. Buildings at the site were previously demolished. Review of an environmental regulatory database report indicated that the property was not identified by any of the databases.

The past presence of a carpet manufacturing factory including a bleach house and dye house was identified as a REC. Also identified was the potential presence for lead based paint (LBP) and asbestos containing materials (ACM) to exist in demolition debris potentially buried at the property. It was also noted during the site reconnaissance that the property was landlocked by private properties and some portions of the site were not visible. The performance of a subsurface investigation is recommended.

It was noted that in addition to dye and bleach house areas, the property formerly contained an engine room and a machine shop while operating as the Nye & Wait Carpet Manufacturer. During future subsurface investigation(s) at the property, these areas should be identified for subsurface investigation and sample collection.

Next Steps

It is recommended that the performance of a subsurface investigation at the site including surface and subsurface explorations to evaluate soil and groundwater quality conditions and to investigate RECs identified in the March 2012 Phase I ESA. Subsurface explorations may include, but should not be limited to the installation of soil borings, groundwater monitoring wells, and test pits. It is further recommended that the collection of environmental samples by an environmental professional and the analysis of samples by a NYS ELAP certified laboratory

(6) 41-55 Washington Street (Dunn & McCarthy site)

41-55 Washington Street is 7.5 acres and located at the southwest corner of Washington and West Streets. The property is divided into three sections. The largest on the north side of the Owasco River, a smaller portion on the south side of the Owasco River and a narrow strip on the eastern side of Washington Street along a previous canal race (hydraulic head race). The property is mostly vacant, except for a small brick building associated with the City of Auburn Combined Sewer Overflow (CSO), surrounded by a chain link fence and containing one 575 gallon chemical bulk storage tank containing Sodium Hypochlorite (bleach). The property was used as a storage area for soil, brick, wood, concrete and asphalt from municipal projects at the time of the site reconnaissance in 2012.

The property was formerly the Barber and Sons woolen mill, the American Wringer Works, and the W.H. Reilly Shoe Factory. The property was home to the Dunn & McCarthy site, a manufacturer of shoes from approximately 1895 through 1985. A large engine room, a machine shop and a lumber yard were part of the Dunn & McCarthy facility. During the early 1900s, the Empire Manufacturing Co., and the F.A. Benson Paper Box Company were also located on the property. Structures previously existing on the property were demolished, and the building materials may have been buried at the property. These materials may contain LBP and ACM.



Dunn & McCarthy brownfield site.

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The property is listed on the NY SPILLS database. An April 1994 spill was related to leaking lines from an underground fuel oil tank at the Dunn and McCarthy site. According to the report soil between the tank and the Owasco River bank was saturated with petroleum. The Spill report is closed and is listed as meeting NYSDEC Cleanup Standards. According to historical maps, an oil house was located adjacent to the Owasco River, likely the former location of the tank. A September 1990 spill was from a tank overflow. The spill report is closed and listed as meeting NYSDEC Cleanup Standards. A note in the database report for the spill file states “No Environmental Problem.”

The documented storage and releases of petroleum materials on the property while it was in operation as the Dunn and McCarthy shoe manufacturer were previously identified, as well as the long industrial history of the property, and the large amount of hard fill material on the property which was generated by road reconstruction projects within the City of Auburn. The City of Auburn reported that the material is clean fill, however no analytical documentation to attest to this fact was available.

Next Steps

According to the Phase II Environmental Site Assessment completed by an outside consultant in 2014, coordination with the NYSDEC is recommended to determine if further investigations of the SVOC and metal impacted soil/fill will be required based on this Site Investigation data and proposed future site use. Installation of a properly designed soil cap should be discussed as an option to minimize public exposure to SVOC and metal-impacted soil/fill in this area.

(7) 151 Orchard Street

151 Orchard Street is 15.70 acres and located north of Orchard Street, east of Columbus Street. According to a Phase I ESA, dated March 2012, the property currently contains multiple vacant industrial structures. The property was originally developed as an industrial complex for the McIntosh & Seymour Company, manufacturers of steam engines including a machine shop, erecting shop, pattern storage, furnace room, casting/cleaning, sheet metal department, tool room, babbitt room, storage room, store room and switch house. The Standard Oil Company, an oil storage facility was located on the subject property, containing multiple oil storage tanks and a coal pile. The complex was later occupied by the American Locomotive Corporation (ALCO) and Bombardier, Inc., manufacturers of diesel locomotives.

The property is listed on the following environmental databases:

- NY SPILLS/LUST – 12 spill numbers: 0003737, 0004265, 0004361, 0005562, 0006767, 0007614, 0013196, 0105321, 0200228 (Freon), 0004774 (lube oil), 0011082 (Chlorofluoromethane), 0100984 (unknown material). Contaminated soil was discovered in 1994 at the property during a tank removal. Some of the soil was removed, and the report lists residual on-site contamination.
- RCRA – Large Quantity Generator (LQG) of hazardous waste. Wastes include spent solvents, Chromium, degreasers, corrosive and ignitable wastes, methyl-ethyl ketone (MEK), trichloroethylene (TCE) and electroplating wastewater.
- Petroleum Bulk Storage (PBS) number 7-024724 – 21 aboveground storage tanks (ASTs) and underground storage tanks (USTs) listed for the property ranging from 250 gallons to 100,000 gallons.

Access to the property was restricted during the site reconnaissance. This is considered a limiting condition to the Phase I ESA. From public access roads, one plastic drum adjacent to a loading dock area was observed on the northwestern portion of the property and two metal drums were observed north of the main structure, on the vacant portion of the property.



Site of the former Bombardier, Inc. manufacturers.

A previous consultant identified the past presence of diesel locomotive manufacturing on the property, the past presence of bulk petroleum storage on the northeast portion of the property by Standard Oil Co. and the past presence of fuel oil storage the property, including documented impacted soil on site as RECs. It was recommended that a subsurface investigation be conducted on the property. Also recommended was a hazardous building materials survey be performed prior to building renovation or demolition.

Next Steps

The performance of a subsurface investigation is recommended at the site including surface and subsurface explorations to evaluate soil and groundwater quality conditions and to investigate RECs identified in the March 2012 Limited Phase I ESA. Subsurface explorations may include, but should not be limited to the installation of soil borings, groundwater monitoring wells, and test pits. It is further recommended that the collection of environmental samples by an environmental professional and the analysis of samples by a NYS ELAP certified laboratory. The performance of a Hazardous Waste/Contaminated Materials Survey should be conducted to identify LBP, ACM and mold within the property building and to inventory hazardous materials containers, including drums, prior to any renovation or demolition activities. Also recommended is the performance of a soil vapor survey prior to building occupancy.

(8) 144 Clark Street

144 Clark Street is 0.18 acres and located south of Clark Street and east of Jefferson Street. According to a Phase I ESA, dated December 2011, the property currently contains a single-story concrete block automobile repair garage with associated lawn and a paved parking lot storing multiple vehicles. It was noted that the parking lot pavement was in poor condition at the time of the site reconnaissance. Lumber and debris piles were observed on the property. The property was formerly used as a gasoline station with associated USTs. The property also formerly included a rail yard. Access to the building was restricted at the subject property during the Phase I ESA. This is considered a limiting condition to the Phase I ESA.

Review of an environmental regulatory database report indicated that the property was not identified by any of the databases searched. Previous consultants identified the use of the site as a gasoline station and a rail yard, the current use of the property as a private auto repair garage and the storage of vehicles on the property as RECs. It was recommended the performance of a subsurface investigation. Due to the age of the building, it was also recommended the survey of the building to identify hazardous materials including LBP and ACM prior to any potential disturbance.

Next Steps

It is recommended that the performance of a subsurface investigation at the site including surface and subsurface explorations to evaluate soil and groundwater quality conditions and to investigate RECs identified in the December 2011 Phase I ESA. Subsurface explorations may include, but should not be limited to the installation of soil borings, groundwater monitoring wells, and test pits. It is further recommended the collection of environmental samples be by an environmental professional and the analysis of samples by a NYS ELAP certified laboratory. Additionally, it is recommended that the performance be conducted of a Hazardous Waste/Contaminated Materials Survey to identify LBP, ACM and mold within the property building prior to any renovation or demolition activities. A performance of a soil vapor survey should be conducted prior to building occupancy.

(9) 140 Clark Street

140 Clark Street is one acre and located South of Clark Street and west of Jefferson Street. According to a draft Phase I ESA, dated December 2011, the property currently contains a single story wood framed structure used as a materials storage building for a construction contractor. The building was formerly a railroad roundhouse used as an engine repair shop for trains. The property has a long history of use in the railroad industry. Numerous 55 gallon drums are stored within the building, some of which were rusted and dented, and staining was observed on the floor of the building. The property also formerly contained a gasoline station. An auto repair garage is located on an adjoining property.

A previous consultant identified the long history of use in the railroad industry including the repair and maintenance of trains at the property, the current storage of numerous 55 gallon drums of unknown contents, and the presence of a former gasoline station and existing auto garage on an adjoining property as RECs. They recommended the performance of a subsurface investigation to characterize the property and identify any existing environmental impacts. They also recommended that all drums and containerized materials be characterized and properly stored or removed from the property. Based on the age of the building, the potential for LBP and ACM within the building exists.

On March 12, 2016 the structure on the property caught on fire and caused significant damage. The property owner's insurance company deemed the structure a total loss and it was demolished in May 2016.

Next Steps

It is recommended that the performance of a subsurface investigation be conducted at the site including surface and subsurface explorations to evaluate soil and groundwater quality conditions and to investigate RECs identified in the December 2011 Phase I ESA. Subsurface explorations may include, but should not be limited to the installation of soil borings, groundwater monitoring wells, and test pits. It is recommended that the collection of environmental samples by an environmental professional and the analysis of samples by a NYS ELAP certified laboratory

(10) 50 West Garden Street

50 West Garden Street is 0.17 acres and located south of Garden Street and east of State Street. According to a Phase I ESA, dated April 2012, the property is currently vacant land. Building foundation remnants were observed throughout the property and the majority of the property was paved. A concrete retaining wall was observed on the property. The property formerly contained the Germand House, which was comprised of a saloon, reading room, stores, offices, a creamery, a barber, a parlor and a hotel at various times during its lifespan. The property was also formerly used as a gasoline station and an auto sales lot.

The property is listed on the NYSDEC Spills list under several spill numbers. During a demolition at the property, sand contaminated with #2 fuel oil was used by the contractor as backfill. The spill report was closed not meeting NYSDEC Cleanup Standards. A pile of sand was noted on the property during the site reconnaissance. Several additional spill reports are associated with discharge to the Owasco River from a brick storm drain pipe located at the intersection of State Street and West Garden Street. The discharge was reported in twice in 1986 and once 1989 and 2007. Reports reviewed state that the discharge appeared to be petroleum and could have multiple sources of origin. A gasoline station is located north of the property which has associated spills and documented contamination in the soil and groundwater. Spills on the property were closed not meeting NYSDEC Cleanup Standards.

A previous consultant identified the past presence of a filling station on the property, the documented use of petroleum impacted sand on the property during building demolition and the presence of several filling stations, including one with documented subsurface contamination, located up-gradient of the property as RECs. It was recommended that a subsurface investigation be conducted in an effort to characterize the subsurface materials.

Next Steps

It is recommended that the performance of a subsurface investigation be conducted at the site including surface and subsurface explorations to evaluate soil and groundwater quality conditions and to investigate RECs identified in the April 2012 Phase I ESA. Subsurface explorations may include, but should not be limited to the installation of soil borings, groundwater monitoring wells, and test pits. It is further recommended that the collection of environmental samples be by an environmental professional and the analysis of samples by a NYS ELAP certified laboratory.

(11) 10 Genesee Street

10 Genesee Street, also known as the Auburn Flooring Building is a 16,000 square foot building located south of Genesee Street and north of the Owasco River. The property formerly contained a foundry and operations by the D.M. Osborne Company, which began in 1885. The property also formerly contained a floor covering company, a mitten factory, a furniture store, a shoe manufacturer, an electro-plating company, a hardware store and an auto sales facility. The property was remediated (including asbestos removal) and redeveloped in 2015. The building currently contains retail on the first floor and apartments on upper floors.



Redevelopment of 10 Genesee Street.

(12) 16 South Street

16 South Street is 0.29 acres and located on the northeast corner of South Street (Route 34) and Lincoln Street. The property is currently a vacant theatre and was formerly known as the Auburn Theatre. The building was developed as a Presbyterian Church in 1886 and was converted into a theatre in 1949. The building at the property is currently vacant.

Storage of paints and cleansers in one-gallon containers were noted during the site reconnaissance. Some of the containers were observed to be leaking or showed evidence of previous leakage. Flooding was noted in the basement and evidence of water damage to stored materials and building materials was observed. Several “old-style cooling units” were observed within the building and evidence of staining in the area of the film projectors was also observed. Adjoining properties uses or former uses include a filling station, an auto repair shop, a dry cleaner and a printer.

The following historic REC was identified: historic uses of adjacent sites, including a filling station, dry cleaners and an automotive repair garage. The ASTM definition of a Historic REC was updated since the time of the Phase I ESA. The updated ASTM E1527-13 Standard defines a Historic REC as:

“a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)”

Information was not available indicating that past releases have been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority. The definition of Historic REC applies to former land use, and these RECs should be considered current.

It was also noted that while not considered a REC, numerous damaged building materials were present as a result of extensive water damage within the building. There is a potential that these materials could contain LBP or ACM. Given the extensive water damage, there is also the potential for mold within the structure. It is recommended that an indoor air quality study be performed to address any vapor intrusion issues from historic uses of the adjacent properties and a LBP, ACM and mold survey be completed prior to performing any renovation or demolition activities at the property.

Next Steps

As part of the Phase II Site Investigations, the City has prepared a Pre-Renovation Hazardous Materials Survey Report, Limited Indoor Air Investigation, and Analysis of Brownfields Cleanup Alternatives (ABCA).

Based on the site inspection and analysis of samples performed by an outside consultant, the following recommendations were developed:

- All asbestos abatement work shall be performed by a NYS licensed asbestos abatement contractor in accordance with all local, state, and federal regulations.
- The consultant has notified the owner of the presence of asbestos debris observed throughout the basement of the subject building and the requirements of NYS Code Rule 56. Due to the quantity of the asbestos debris present, a site specific variance to the NYSDOL Asbestos Control Bureau is required to set forth appropriate cleanup procedures prior to removal of the asbestos debris by a licensed asbestos abatement contractor.

- Bulk debris samples and air samples should be collected within and adjacent to contaminated areas to properly delineate the observed extent of contamination.
- The water located in the backstage basement should be pumped and disposed of by a NYS licensed asbestos abatement contractor in accordance with all local, state, and federal regulations. Following the water removal activities, the basement should be inspected for asbestos-containing materials.
- If additional suspect materials are discovered during renovation activities, those materials should be assumed to be asbestos-containing and treated as such until they have been sampled and analyzed for asbestos.
- New York State considers any removal of load bearing structural supports as a demolition activity. If load bearing structural supports are to be impacted by the current project, it is also the building owner's responsibility to transmit this report to the local asbestos control bureau district office.
- Although the seven wall paints have detectable levels of lead well below 0.5% by weight, all work must comply with OSHA's Lead in Construction Standard which regulates all construction work where an employee may be occupationally exposed to lead.

The Limited Indoor Air Investigation was completed in 2013 and performed by an outside consultant. The analytical results show no exceedances of NYSDOH Indoor Air Quality guidance parameters, except for methylene chloride, a recognized laboratory contaminant. Based on the elevated methylene chloride concentrations, it is recommended that an industrial hygiene survey be completed at the Property once restoration details are finalized.

An Analysis of Brownfields Cleanup Alternatives (ABCA) was prepared by an outside consultant for the City in 2014. The ABCA was prepared to: present remedial alternatives considered to mitigate potential exposure to asbestos, lead based paint (LBP), mold and airborne volatile organic compounds (VOCs) at the former Shine's Theater location. Based on the site reuse plan, including complete renovation, and extent of ACM and LBP and lead-containing paint debris throughout the theater building located at 16 South Street, a full abatement throughout the building is recommended. This would not only address the recommendations set forth in the Pre-Renovation Hazardous Materials Survey Report but allow for safe access to the building for redevelopment and marketing activities.

(13) 9 Owasco Street

9 Owasco Street is 9.63 acres and located south of Owasco Street and east of the Owasco River. According to a Phase I ESA dated March 2012, at the time of the site reconnaissance the southern portion of the property contained the Mill Street hydroelectric power generation dam facility with associated building and a CSO building. It was also noted areas of solid waste disposal including tires, wood, paper and plastic litter, asphalt and concrete blocks throughout the property. The CSO building was reported to contain a 973 gallon AST holding hypochlorite (bleach) and a 225 gallon AST holding sodium bisulfate. Both tanks are registered on the NYSDEC Chemical Bulk Storage (CBS) database. The property formerly contained the Auburn Woolen Mill, a textile mill, since at least the 1880s through the mid-1990s which included a main factory building, a gas meter building and two coal storage areas.

A gasoline station was formerly located on an adjoining property and contamination remains in the subsurface at this off-site location. Due to the presumed groundwater flow in the area, the consultant preparing the Phase I ESA identified the potential migration of petroleum from the gasoline station to the property as a REC. The past presence of a textile factory on the property as a second REC was also identified, as well as the potential presence of LBP and ACM in demolition debris potentially buried at the property. It was recommended that a subsurface investigation be performed at the property. The City of Auburn attempted to enroll the property in the NYSDEC Environmental Restoration Program (ERP) to investigate the property as a Brownfield Cleanup Site; however, due to a lack of funding, the property was not enrolled in the program.

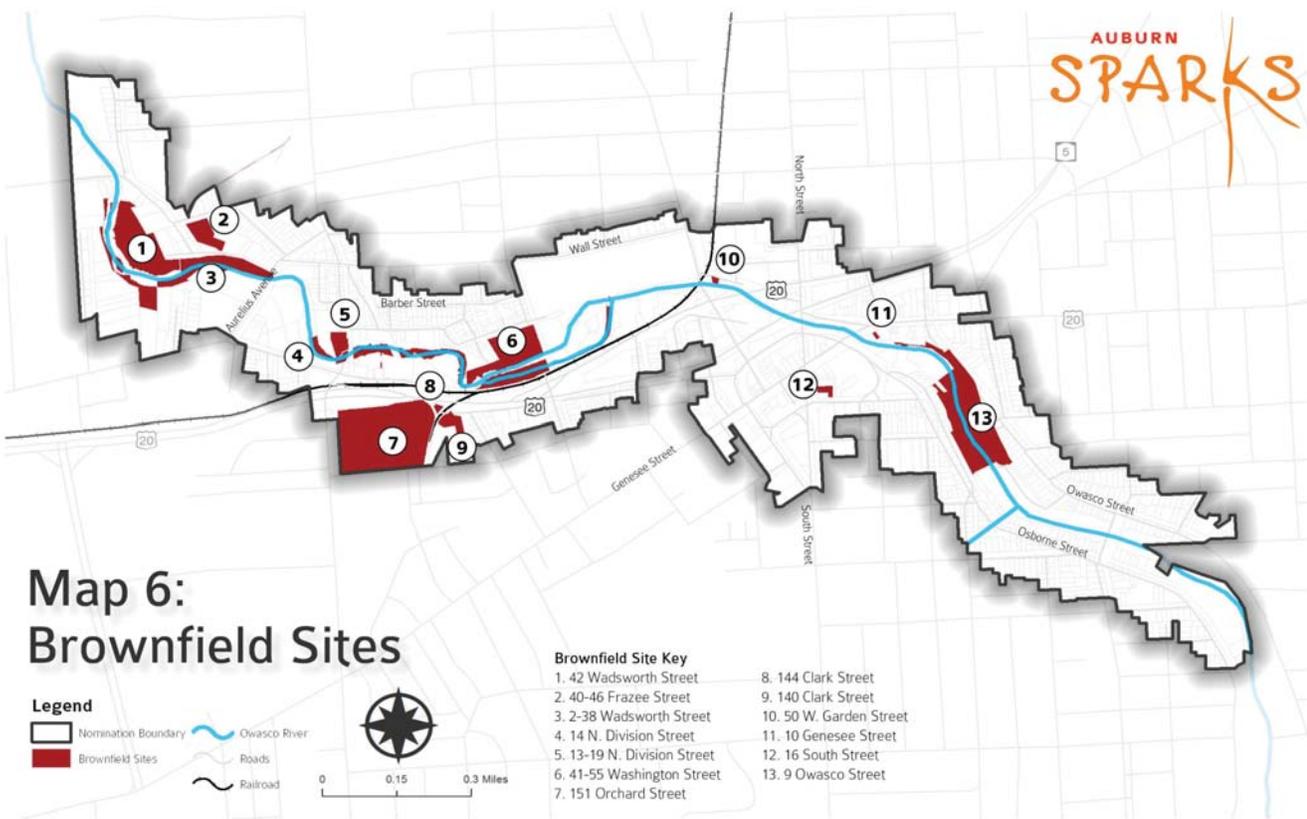
What are the SCOs?

In order to streamline the cleanup of Brownfield sites, the New York State Department of Environmental Conservation has established Soil Cleanup Objectives (SCOs). The SCOs identify concentrations which soil contaminants should not exceed in order to prevent harmful exposure through ingestion, inhalation, and skin contact as well as to ensure that the site can be safely used for a particular land use in the future. Unrestricted SCOs set the lowest threshold for contaminants, making them the most protective of human health and ecological resources.

Next Steps

A subsurface investigation was conducted at the site as part of the Phase II investigation. Results from this investigation indicate that select SVOCs and metals (including mercury) were detected at concentrations exceeding the Unrestricted SCOs. However, the end use for the Property has not been identified. Given this uncertainty, it is recommended that once an end use has been determined that the Phase II data be re-evaluated. Part 375 Unrestricted SCOs, which are the most stringent criteria, were used for comparison as specified in the SAP. However, a more applicable SCO may be applied dependent on the future use and subsequent soil exposure allowing for a more definitive delineation of contamination. The historical Phase I ESA identified the presence of demolition debris on the Property. The potential for asbestos and lead paint in the rubble was noted in the ESA, but was not identified as a REC and was not addressed as part of the limited subsurface investigation.

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Map 6:
Brownfield Sites

Legend

- Nomination Boundary
- Owasco River
- Roads
- Railroad
- Brownfield Sites



Brownfield Site Key

- 1. 42 Wadsworth Street
- 2. 40-46 Frazee Street
- 3. 2-38 Wadsworth Street
- 4. 14 N. Division Street
- 5. 13-19 N. Division Street
- 6. 41-55 Washington Street
- 7. 151 Orchard Street
- 8. 144 Clark Street
- 9. 140 Clark Street
- 10. 50 W. Garden Street
- 11. 10 Genesee Street
- 12. 16 South Street
- 13. 9 Owasco Street

3.4 Vacant and Underutilized Sites

While vacant and underutilized properties often contribute to a sense of decline and lack of investment in a given area, they also represent greater opportunities for revitalization. Identifying the amount and location of publicly owned-vacant and underutilized properties helps to provide a greater understanding of where to target redevelopment initiatives in the Auburn Sparks Study Area. It is important to note that categorizing a property only signifies that the potential for additional development exists at a given site and does not indicate that current uses should be discontinued.

To identify publicly owned vacant and underutilized sites, data was derived from Cayuga County as well as field work conducted in April, 2016.

As indicated in Map 7, there are 64 parcels owned by the City of Auburn and Cayuga County in the Auburn Sparks study area. There are six vacant public parcels in the study area totaling 35 acres that are owned and operated by the City of Auburn including:

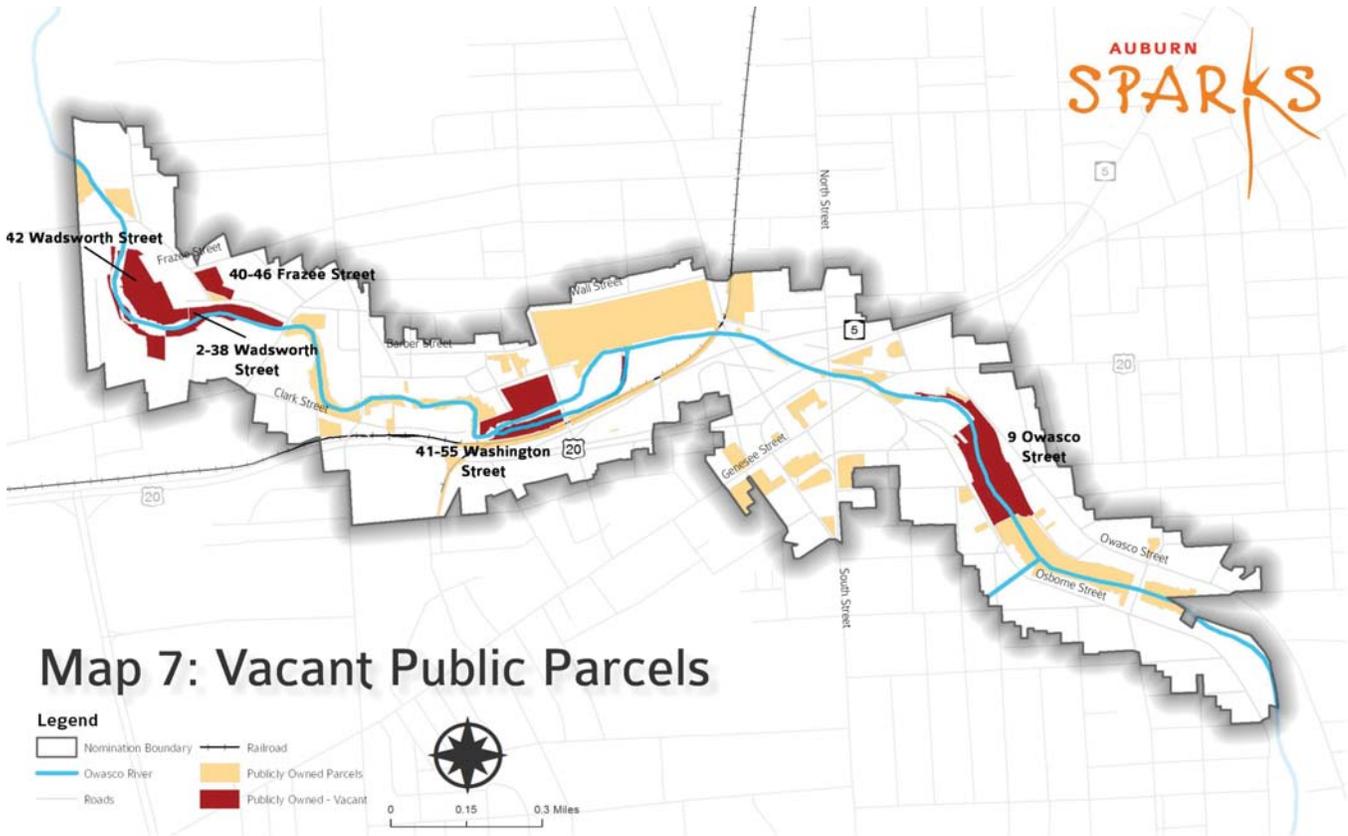
- 42 Wadsworth Street
- 40-46 Frazee Street
- 2-38 Wadsworth Street
- 41-55 Washington Street
- 9 Owasco Street
- 1-7 State Street

The largest of the publicly-owned vacant sites is 42 Wadsworth Street, a former manufacturing company that operated until the 1950s. The site is strategically located along the Owasco River, and will provide a major node for the future Owasco River Greenway Trail as well as recreation opportunities.

The Dunn & McCarthy site, located at 41-55 Washington Street, is a vacant 7.5 acre publically-owned site that was formerly the W.H. Reilly Shoe Factory. The site is bordered by the Owasco River to the south and a residential neighborhood to the north. Although it is several blocks from the downtown business district, there are opportunities on this site to develop complementary uses that would support the surrounding neighborhood.

While vacant sites can have negative impacts on a neighborhood or study area, they also provide opportunities for new development. These sites, once confirmed to be free of environmental contamination, provide a clean slate to private developers because they typically do not require extensive site preparation, potential demolition of existing structures, or retrofitting of existing buildings. Vacant property in high value locations are a priority in determining strategic sites for redevelopment and infill development within the Study Area.

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3.5 Strategic Sites for Reuse Potential

The Project Advisory Committee has identified 6 Strategic Sites, covering approximately 46 acres that, if redeveloped, have the potential to catalyze redevelopment and investment throughout the community.

When evaluating individual sites within the Auburn Sparks Study Area it is clear that although some sites provide notable opportunities for significant new development, there are also sites with existing buildings and facilities whose enhancement could serve to further revitalization efforts on surrounding properties, such as the HSBC Bank / Nolan Property.

(1) Wadsworth Site (public)

Located at the end of Wadsworth Street, this site offers the potential for open space amenities, increased access to the waterfront, and serve as a key node along the Owasco Greenway Trail. The site has several dam ruins on the banks of the Owasco River, but is otherwise does not contain any buildings.

(2) Bombardier (151 Orchard Street; private)

This 15-acre site that served as a former manufacturing plant. The existing building offers 90,000 ± SF of industrial space, while the site has the potential for infill redevelopment, accessory trail uses, and commercial and retail space. The site has excellent visibility along the well-traveled Route 5 & 20, and is located at a key gateway into the City.

(3) 41-55 Washington Street (Dunn & McCarthy; public)

The 7.5-acre site is publicly owned and could support a range of uses including housing, commercial, and enhanced open space. The site is located in a residential neighborhood, adjacent to the correctional facility and borders the Owasco River.

(4) 1-7 State Street (public)

The 0.17 acre site is currently a publicly-owned vacant lot is located on State Street, an active and vibrant corridor home to several new restaurants and businesses. Future redevelopment of the site will play a significant role in the character and urban form of downtown, as well as fill the demand for public green space in the Auburn Sparks study area.

(5) 9 Owasco Street (public)

Located on the bank of the Owasco River, this 9.6 acre site is provides opportunities to connect residents and visitors directly to the Owasco River Greenway Trail while providing much needed open space.

(6) Nolan Property / Loop Road (private/public)

The Nolan Property / Loop Road site provides an opportunity to develop an attractive and vibrant downtown space that can capitalize on its waterfront location. The Nolan Property was purchased in the summer of 2016, and will be redeveloped as a mixed-use commercial space. The size of the site, ownership status and location adjacent to the Owasco River make it highly valuable for redevelopment as a pedestrian-friendly space that links future uses to the Owasco River Greenway Trail.

A further description of how these properties fit into potential redevelopment plans is discussed in Section 4.0 Master Plan. Detailed site profiles are also provided in Appendix B.

Key Findings: Strategic Sites

- The public ownership of the majority of strategic sites will allow the City to target and attract specific redevelopment activities that will enhance the overall quality of the downtown.
- The environmental status of the Bombardier site represents an important unknown for future redevelopment of the property, yet this site is also a significant opportunity for new private investment within the City.



3.6 Parks, Trails and Open Space

Parks and open space contribute to a strong and stable community. The City of Auburn has embraced a proactive approach in ensuring City residents have playgrounds, athletic fields, trails, and informal open green spaces. The City recognizes that parks and open space contribute to a strong and stable community, and understands how these resources serve as the connective fabric that links the community's residential neighborhoods, downtown, and amenities together. In September 2016 the City of Auburn finalized a Parks Master Plan. This Master Plan will guide the maintenance and investment in the City's 23 publicly owned parks over the next 10 years. This section provides an inventory of the parks, trails and open space in the Auburn Sparks Study Area, and the ongoing efforts to continue to develop these resources.

Parks

Having convenient access to neighborhood parks and playgrounds has been identified as one of the most important factors in ensuring that people will increase and maintain a healthy level of activity over time. As indicated on Map 8, Parks and Open Space, there are eight parks in the BOA that include a range of active and passive recreation facilities, including playgrounds, sports facilities, and undeveloped green space. The summary below provides an overview of each park and facility.

Benefits of Parks & Trails

Parks and trails are an integral part of the city's landscape. The Trust for Public Land (TPL) has conducted research on the need to increase the number of parks in city environments, citing a range of social, environmental, economic, and health benefits.

Increasing the number of parks in the Auburn Sparks Study Area can have positive, long-term impacts on residents and the greater community including:

- Improving community health by increasing opportunities for exercise and regular physical activity;
- Increasing the value of neighboring residential properties;
- Providing recreational opportunities for youth, including low-income and at-risk children;
- Serving as an engine for economic revitalization and investment; and
- Increasing residents' sense of community ownership and stewardship, providing a focus for neighborhood activities and connecting people to nature.

Market Street Park

Located at 21 Genesee Street, Market Street Park is centrally located in the Downtown Business Improvement District and overlooks the Owasco River. The 1.3-acre park was redesigned and renovated in 2010, and is a popular destination in the summer for community festivals and concerts.

Buonocore Park

Buonocore Park is located at the intersection of Loop Road and E. Genesee Street, directly south Market Street Park. The park is 0.70 acres and features benches along the sidewalk, a small picnic area, and covered pavilion.

Freedom Park

Freedom Park is adjacent to Market Street Park and is located at 17 North Street. This 0.15-acre park was designed as a pocket park dedicated to Harriett Tubman and William Seward. It was built in 1992 by community members who wanted to celebrate those individuals from Auburn who have had an impact on freedom. The park overlooks the Owasco River to the west. In addition to several seating areas, the park contains a kiosk with information about the life and efforts of Harriett Tubman.

Wall Street Playground

Wall Street Park, located on the corner of Wall Street and Aurelius Avenue, is a one-acre park featuring swings and playground equipment, a covered pavilion with picnic tables, and a half-court for basketball.

Cottage Place Park

Located two blocks north of the Orchard Street Neighborhood between Barber Street and West Street, Cottage Place Park provides over 1.2 acres of recreation space for the community. There are no playgrounds or programmed recreation areas at the park.

Osborne Street Park

Osborne Street Park was the original site of the Grover Street School house. In November 1910, the City of Auburn entered into an agreement to purchase the Grover Street School Property and renamed the property Osborne Park, in honor of former Mayor David Munsen Osborne. Since that time, the Grover Street School house was demolished and the 0.5-acre property remained a vacant greenspace until 2010 when the Auburn Beautification Commission (ABC) partnered with Auburn City Planning, Engineering Department, and Public Works to design a new community space. Through significant support from ABC and utilizing CDBG funding, the park was designed and redeveloped as a safe and accessible space that serves hundreds of neighborhood children. The park includes playground equipment as well as park benches, fencing, lighting, and walkways.

Seward Park

Seward Park is located at the intersection of Williams Street and South Street, south of the Seward House Museum. Named after William Seward, the 0.25-acre park is frequented by residents and tourists of the historic South Street District. The park features a 9-foot statue of Seward shown on March 11, 1850, when he spoke in the U.S. Senate against the Fugitive Slave Act.

Benton Street Playground

Since 2011, Benton Street Park and Playground has been undergoing site improvements and renovations through City funding and CDBG grant funding. Located at 2-4 Benton Street in the heart of the Study Area, ongoing site improvements include new playground equipment with mulched safety zones, and resurfaced basketball courts. In 2014, new pillars were installed at the entrance of the park and fencing was replaced on the northeast corner of the park.



New equipment at the Benton Street Playground.

Healthy Living Analysis

An increasing amount of research has emerged about accessibility to parks, trails, open spaces and recreation facilities (Trust for Public Land). Research indicates that these resources are critical to a child's development, serve as a catalyst for active living, and positively contribute to a community's overall quality of life. A Healthy Living Analysis was conducted to assess the availability of parks and open space resources in the Auburn Sparks Study Area. This assessment is particularly useful in identifying specific areas of the Study Area that are underserved and in need of programs or facilities.

In traditional neighborhoods, $\frac{1}{4}$ mile radius is considered a comfortable distance that people will walk to an amenity or service, and serves as the basis for the Healthy Living Analysis. As indicated on Map 9, Parks and Open Space, the neighborhood south of the Lake Avenue bridge on the eastern edge of the Study Area is not within a $\frac{1}{4}$ mile of public parks or playgrounds. This area is a part of a larger residential community that extends to the east, south and west of the Study Area. The neighborhood is home to many of the city's residents, including families with young children, who are not within walking distance to parks and recreation facilities. This limits their ability to participate in outdoor recreation as well as opportunities to be physically active and socially engaged in the community.



Example of a park integrated into the urban fabric of the community.



Unique features, such as the mushroom statues as seen above, allow children to explore and use their imagination

$\frac{1}{4}$ Mile Radius

Accepted as the average distance an able-bodied person is willing to walk to an amenity or service. With the ever-increasing demands and limited leisure time available, the 5-minute ($\frac{1}{4}$ mile) walk to a service has become increasingly valuable.



Map 9: Parks & Open Space

- Legend**
- Nomination Boundary
 - 1/4 Mile Radius
 - City Maintained Parks
 - Building Footprints
 - Owasco River
 - Railroad
 - Roads



Trails

Over the last several years, the City of Auburn invested in its emerging Owasco River Greenway Trail Project, a twelve-mile network of shared use trail facilities that will connect the downtown area to the northern shore of Owasco Lake (Map 10). When completed, approximately half of the length of the trail system, and a majority of its 13 major and minor nodes, will be located within the BOA.

The Greenway Trail project features a mix of on- and off-road facilities intended to enhance non-motorized transportation and recreation options, and to connect residential neighborhoods with the Central Business District, employment centers, and other assets in and around the City of Auburn. Each of the 13 nodes will include some amount of parking and seating, river overlooks, interpretive and directional signage, and other amenities. These nodes will be connected by on-road trails consisting of shared use lanes, wide curb lanes, or exclusive bike lanes (with sidewalks for pedestrians), and off-road trails.

Regional Trail Case Study: Cherry Creek Trail Denver, Colorado

The Cherry Creek Trail is an example of a trail that connects multiple suburbs and counties to the center of the community, downtown Denver. The trail is below grade for much of the way, following the bed of the creek. Residences, jobs, schools, parks, and shopping are all seamlessly connected on the trail corridor.

Through the development of the Owasco River Greenway Trail, the Auburn Sparks Study Area has the opportunity to create a city-wide trail that connects downtown to neighboring residential, commercial, and recreation areas; serving as an important transportation corridor that is safe and accessible.



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The City of Auburn is currently implementing its preferred designs for the trail system, focusing first on connecting two major nodes along the network:

(1) Market Street Park

Market Street Park is a recognizable element of the city's vibrant downtown atmosphere, with its iconic blue fence framing the channelized section of river between Genesee and North Streets.

(2) Mill Street Dam

From Market Street Park, trail users will soon be able to connect to improved recreational facilities at the Mill Street dam site via bicycle lanes and shared-use paths on the south side of the river and sidewalks on the north side.

The trail to Market Street Park will bring users directly past the former Auburn Woolen Company site, located between Osborne Street and the Owasco River.

Although Market Street Park and the Mill Street dam site are the City of Auburn's current implementation priorities, the system is expected to continue expanding as funding allows. The development of several of the remaining nodes and trail segments could impact, or be impacted by, other investments at critical locations within the BOA, particularly in the city's west side. For example, at the western end of the proposed Greenway Trail system, the City of Auburn has identified the underutilized Wadsworth property as a potential major node that will be accessed in part via an off-road trail adjacent to the Auburn Foundry property. Continuing east from that site, the next two minor nodes would be located directly across the Route 5 arterial from the Bombardier property, followed by a major node in close proximity to the Dunn & McCarthy site on Tehan Avenue.

The continued development of the Owasco River Greenway Trail has potential to benefit properties within the BOA, both in terms of multimodal transportation connectivity and as a recreational amenity. A range of potential development programs at these sites (e.g., residential units, mixed use, retail/commercial) would be well suited to support the goals of the trail system, and would in turn benefit from the increased access, exposure, and connectivity that the trail system could offer.

Open Space

The City maintains several areas of open space that serve as important venues for active and passive recreation. Additional areas of open space can be found throughout the City, such as the plaza adjacent to the Auburn Public Theater, Steward House grounds, and along the Owasco River Greenway Trail. Vacant sites, including the Dunn & McCarthy site as well as the Wadsworth site, are major nodes in the design of the future Owasco River Greenway Trail. This provides an opportunity for vacant sites to be redeveloped as parks, structured recreation facility or field, or be integrated into a larger development plan.

Key Findings: Parks, Trails and Open Space

- The Study Area includes a variety of parks including traditional playgrounds, open space/green space, and pocket parks, such as Buonocore Park.
- Over 85% of residents in the BOA are within ¼ mile, walking distance, to parks and open space.
- There are 8 parks in the BOA, and 2 additional parks on the periphery, that range in size and facilities. The community will need to continue to invest in upgrades for those that are lacking or require new facilities.
- Over half the length of the Owasco River Greenway Trail, when completed, will be in the Study Area. Thirteen major trail nodes will connect to residential neighborhoods to the downtown and providing new out-the-door recreation opportunities.
- Wall Street Park, Benton Street Playground, and Osborne Street Park are the only parks with playground equipment and sports fields.
- Five parks in the Study Area are passive recreation areas which are characterized by limited development, open green space and minimal visitor facilities.
- Cottage Place Park and Buonocore Park are in need of upgraded facilities to accommodate a broader range of users.
- In addition to fulfilling the need for more parks in pockets of the Study Area, there remains an overall need to develop new active recreation facilities that would support the existing residential neighborhoods.

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Map 10: Proposed Trails

- Legend**
- Nomination Boundary
 - City Maintained Parks
 - Roads
 - Owasco River
 - 1-way Bicycle Loop
 - Vehicular Loop
- Preferred Trail Pathways**
- Surface Type
 - Off-Road
 - On-Road
 - Node Type
 - Major
 - Minor



3.7 Key Buildings

The Downtown / Owasco River Corridor has many buildings of significance that range in use and condition. While others are currently contributing to the economic vitality of the Auburn Sparks Study Area, many of these buildings have the potential to spur economic growth if fully occupied. It is recognized that not all key buildings are redevelopment opportunities; many of these buildings are historic sites and defining landmarks in the community, and are highlighted for their character and contribution to the community. The key buildings in this section have been organized into the following sections: cultural and historic resources, community services, and redevelopment opportunities. These buildings are described below and illustrated on Map 11.

Cultural & Historic Resources

Seward House Museum

The Seward House Museum is located at 33 South Street, adjacent to Seward Park and City Hall. The Seward House Museum opened to the public in 1955 and was designated a National Historic Landmark in 1964. In 2008, the museum became a non-profit organization.

Auburn Public Theater

The Auburn Public Theater was founded in October 2005, at 8 Exchange Street. The 10,000 SF building opened on the Exchange Street pedestrian courtyard, which served as an ideal place for patrons to meet and converse before a show. The theater opened its doors on December 7, 2005 and welcomed more than 500 people to an open house and tour of the facilities. Today, more than 80,000 patrons have visited the theater which continues to serve as an important social and cultural venue in the City.

Westminister Presbyterian Church

Located at 17 William Street, the original Central Presbyterian congregation worshiped first in the original YMCA building on Genesee Street, then purchased property on the corner of Genesee and William Streets, next to the present courthouse. They constructed a basement chapel, with seating up to 600, with plans to later construct a church building over it. The leader of the Underground Railroad, Harriet Tubman, was married to Charles Nelson Davis in the basement chapel on March 18, 1869. Today, the church serves as a community center for arts, human services, educational, and other not-for-profit agencies, programs, and events. In 1869, the church recognized that current site was too small for their growing congregation site and purchased the property located at 17 William Street.

St. Mary's Catholic Church

St. Mary's Church building is an example of modified Gothic architecture constructed in 1870 and opened in 1877 at its current location at the corner of Clark Street and Green Streets. The edifice, built entirely of gray limestone, is 135 feet long and the ceiling is 65 feet high. The church today participates in many ecumenical and inter-religious activities.

Community Services

YMCA – South Street

The Young Men’s Christian Association (YMCA) was organized in Auburn in 1859 in its current location. The YMCA offers many programs and services that include aquatics, camping, preschool, school-age childcare, family programs, health, fitness, and adult programs.

Auburn Correctional Facility

The Auburn Correctional Facility was constructed in 1816 and was the second state prison. Today, it is a maximum security prison that employs 802 number of residents from Auburn and surrounding areas. The facility is 27-acres, and is located in the northern part of the Study Area.



The YMCA on William Street provides a range of programs to all ages.

Redevelopment Opportunities

Bombardier

This property was originally developed as an industrial complex for the McIntosh & Seymour Company, manufacturers of steam engines including a machine shop, erecting shop, pattern storage, furnace room, casting/cleaning, sheet metal department, tool room, babbit room, storage room, store room and switch house. The Standard Oil Company, an oil storage facility was located on the subject property, containing multiple oil storage tanks and a coal pile. The complex was later occupied by the American Locomotive Corporation (ALCO) and Bombardier, Inc., manufacturers of diesel locomotives. The property was vacated in 2006.

Auburn Schine Theater

The Auburn Schine Theater building was constructed as a Presbyterian church in 1886 and was converted into a theater in 1938. The theater operated until 1978 when it was transformed into the Auburn Music Hall. From 1980-1992, the building was used for a night club and later a video store. Cayuga County Arts Council took ownership of the building in 1998 and is currently vacant.

14 Tehan Avenue

Located adjacent to the Auburn Correctional Facility, this building is 15,300 SF on 2.32 acres. The building has been used for storage, and new plans for a private business have been approved by the City.



The City of Auburn public safety building.

City Police and Fire Safety Building

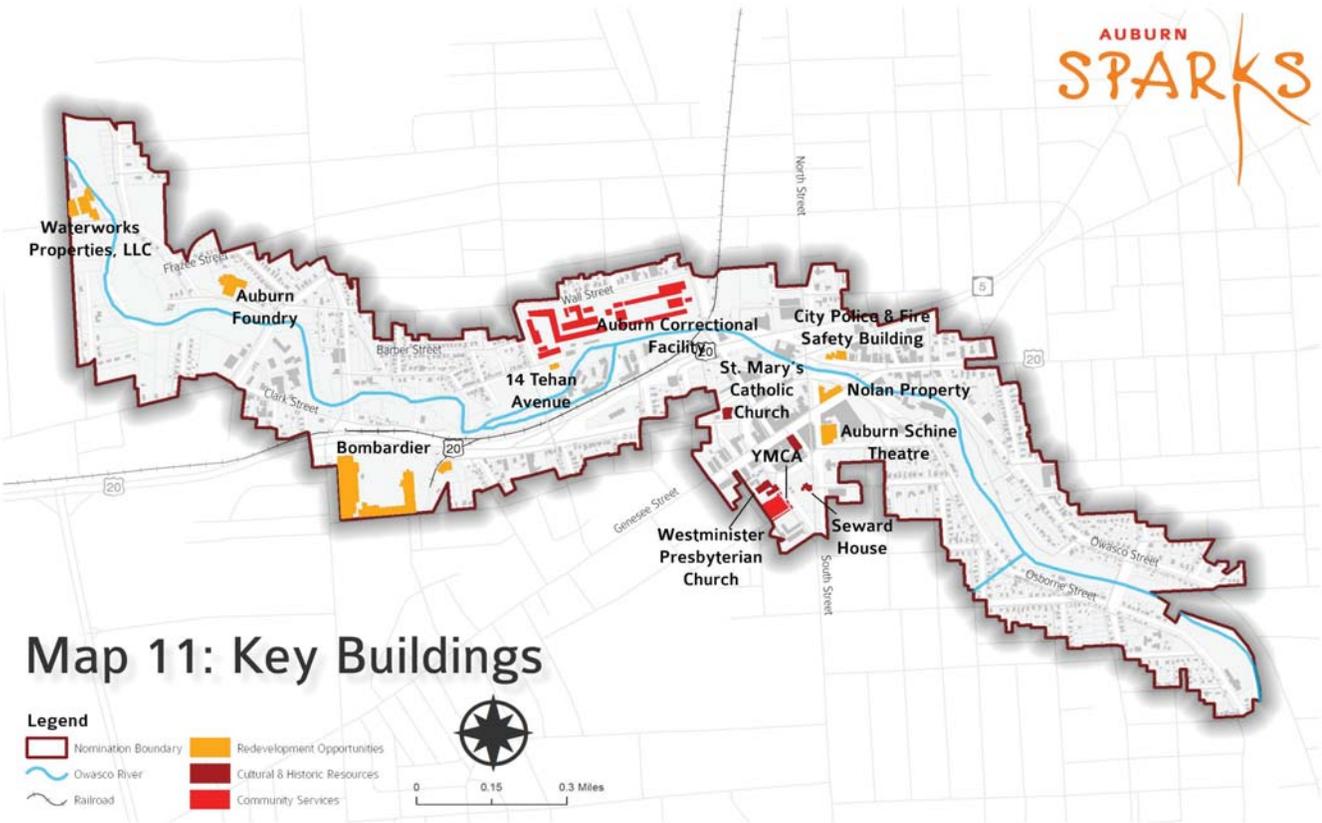
The current police and fire safety building, located at the corner of Market and North Street was constructed in 1930. Since its construction, the building has undergone numerous structural, mechanical and architectural modifications to respond to operational and vehicular needs.

Nolan Property / HSBC Bank Property

The Nolan block consists of a row of five buildings located at 41, 43-51, and 53 Genesee Street. The Genesee Street buildings were home to Nolan's Shoes for over 50 years, as well as home to several other local businesses until *Nolan's closed in 2004. The structures were condemned* in June 2014. Kyle Croft Development purchased the buildings in June 2016 by with plans to redevelop the buildings to include new commercial space and apartment units.

1-7 State Street

The City of Auburn acquired the parcel at 1-7 State Street in 1995. The City demolished the former Kalet retail store in 2011, leaving a vacant site prime for redevelopment. The property was transferred to Cayuga County in the spring of 2011. Ownership returned to the City in the fall of 2015. The City has conducted extensive public outreach identify potential uses for the site. Through public meetings and online participation, community members expressed interest in using the site for open space, public art, and community events.



Map 11: Key Buildings

Legend

Nomination Boundary	Redevelopment Opportunities
Owasco River	Cultural & Historic Resources
Railroad	Community Services

0 0.15 0.3 Miles

3.8 Transportation Systems

The downtown / Owasco River Corridor contains a comprehensive transportation network. Properties in the Study Area and City benefit from access to New York State Route 5 & 20, proximity to the thruway, a railroad line, bus routes, trails, and maintained sidewalks (Map 12). Although there is no airport in the Study Area, residents have access to major airports in Syracuse (30 miles) and Rochester (60 miles).

Roadways

The Auburn Sparks Study Area contains five major roadways, divided east to west by U.S. Route 5 & 20. U.S. Route 5 & 20 connects to three major interstates running north to south in upstate New York. Interstate 390 (I-390), I-81, and I-87. U.S. Route 5 & 20 is a single lane, two-way arterial highway. New York State Department of Transportation (NYSDOT) has the average daily traffic pattern for 2013 ranging from 14,989 to 22,225 vehicles daily. New York State Route 5 merges with U.S. Route 20 twice along its duration, once in the Auburn Spark Study Area.

The Auburn Sparks Study Area is divided by Route 34, referred to locally as North Street north of Genesee Street and South Street to the south of Genesee Street. Route 34 is a single lane, two-way highway and runs from the Pennsylvania state line in the south to the Village of Hannibal to the north. ADT ranges from 6,136 to 14,544.

New York State Route 38A is located to the north of the Owasco River in the eastern portion of the BOA Study Area. This roadway is a single lane, two-way highway, running from north to south; starting in the City of Auburn to the north. NYS Route 38A's southern terminus is in the Village of Moravia. New York State Route 38A is also known as Owasco Street. The ADT on this roadway in 2013 ranges from 6,227 to 9,425 vehicles.

Railroads

The BOA Study Area is accessible by rail, providing an opportunity for new large – and small-scale industrial operations. The Finger Lakes Railway (FGLK) maintains a freight rail line that extends east to west through Auburn from Geneva, to Syracuse. The Finger Lakes Railway is a privately owned railroad company whose headquarters are located in Geneva, 29 miles east of the Study Area. FGLK has the capacity to ship over 46 commodity groups, including; steel, scrap metals, pulpboard, scrap paper, canned goods, sand, chemicals, salt, aggregates, grain, fertilizers, plastic, corn syrup, clay, soda ash, lumber and building materials like shingles, roofing, panel products and pipe.

Public Transit

The City of Auburn bus system is serviced by the Centro of Cayuga. Inter-city bus service is available Monday through Saturday. There are five stops within the City that run from the Finger Lakes Mall to downtown (Common Center bus stop). Common Center is the only bus stop located in the Study Area and is located at the intersection of Exchange Street and Lincoln Street. There are additional bus routes to Welch-Allyn and Tessy Plastics, as well as a route to the Cayuga Correctional Facility. There are three additional routes between Auburn and Syracuse via Skaneateles, Jordan-Elbridge or Taunton. The inter-city bus system is designed as a “clover system” with each bus servicing all four major routes in succession, limiting the number of transfers between buses. This system also provides reliable and flexible service for residents who rely on public transportation as their primary mode of transit.

Pedestrian Trails and Bicycle Facilities

The completion of the Owasco River Greenway Trail will provide an important alternative to vehicular routes within a transportation system. Interconnected trails provide residents with safe routes throughout the community by reducing the number of road crossings and interactions with motorized vehicles. In addition to providing out-the-door recreation opportunities, the development of the trail can contribute to a high quality of life. (*Source: The Economic Benefits of Parks and Open Space, Trust for Public Land, 1999*)

Auburn is also a destination along two bike trails promoted by the Cayuga County Office of Tourism. Other improvements, such as dedicated bike lanes and bike racks, would enhance bicycle convenience and accessibility in the downtown area, making Auburn more bike-friendly.



Route 5 & 20 heading eastbound.

Key Findings: Transportation

- The Auburn Sparks Study Area is located 30 miles from Syracuse and 60 miles from Rochester, which are easily accessed by Route 5 & 20 and the NYS Thruway.
- The Finger Lakes Railroad transects the Study Area, creating opportunities for future industrial, light industrial and manufacturing companies.
- Centro operates an inter-city bus system that serves residents with access to five stops in the city, and additional stops to neighboring communities. There is no direct service to the Syracuse airport or the City of Rochester, limiting travel to other major cities.
- Route 5 & 20 is a well-traveled route that welcomes thousands of visitors annually and transects the BOA. This provides a visible and easily accessible route to the downtown.
- Trails will continue to emerge as an important alternate mode of transportation. Goods and services will be increasingly accessed by trail corridors, making the Owasco River Greenway Trail an attractive mode of transportation.



The Finger Lakes Railroad provides opportunities for moving goods and services.

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3.9 Infrastructure and Utilities

The Study Area and the City of Auburn contain infrastructure commonly found in most urbanized areas including public water, sanitary sewers, storm sewers, water, electric, and natural gas. Access to these resources is an incentive for new development, as it reduces dependency on well and septic facilities which require significant maintenance and upkeep. This section provides an overview of the availability of resources in the Study Area.

Water

Public water is available to the entire Study Area provided by the City of Auburn. The City of Auburn water source is Owasco Lake, which is drawn through a single 30-inch intake line that extends over 1,800 feet into the lake.

The water system serves approximately 27,000 residents through 8,800 service connections. Water from the City is also distributed to other neighboring areas including the Towns of Sennett, Fleming, Throop, Brutus, Montezuma, and Springport. Auburn supplies close to 45,000 people in Cayuga County with their drinking water. The latest data provided by the City indicates that the total water produced in 2013 was 1.45 billion gallons. The daily average of water treated and pumped into the distribution system is 4 million gallons per day. It is estimated that approximately 13.5% of the total water produced is lost due to leakage, used to flush mains and wash streets, extinguish fires, and for internal use at the water filtration plant. The City also maintains a water purification plant which provides water to residents that is safe, sanitary, and free from turbidity, color, taste and odor. In 2013, customers were charged \$2.05 per 100 cubic feet, with an average of \$6.83 per month, per customer.

Sewer

Based on data obtained from the City of Auburn, sanitary sewer is available to all properties in the Auburn Sparks Study Area. Property owners are required to maintain their lines from the residence to the property line at the main road. The City of Auburn operates and maintains a revolving loan program to assist with the financing costs associated with sewer/water lateral repair or replacement, providing up to \$9,000 for sewer repairs and \$2,500 for water line repairs.

Parking

Parking in the Study Area is available on-street, in public parking lots, and in parking garages. On-street parking is available on most streets in downtown Auburn, unless otherwise marked. There is a two-hour limit to park on the street at a current rate of \$0.75/hour. Spaces are monitored by City parking employees. Long-term parking is available in the Seward Lot, located adjacent to City Hall on Lincoln Street, as well as the Dill Street Lot, located behind Lattimore Hall. This lot allows all day parking. The Downtown Parking Garage, located on Lincoln Street, across from the Seward Lot, offers short-term, long-term, and permit parking options. In July 2017, the City began offering free parking for the first 2 hours on the upper levels of the garage, with additional time priced at \$1 per hour. This is a convenient garage for patrons of the Auburn Public Theater and nearby restaurants and shops.

In 2013, the City approved the Pango pay-by-phone parking initiative. The Pango system allows users to pay for on-street parking and in garages using a smartphone app. This eliminates the need to feed a meter with quarters or find the nearest parking kiosk. In its first year of operation, Pango had over 1,000 users and was the first municipality nationally to implement the system.

Key Findings: Infrastructure

- New development in the Auburn Sparks Study Area will have adequate access to public water and sewer.
- The City maintains several options for parking including surface lots, garages and on-street parking, which vary in price and size. Future commercial businesses, particularly in the downtown, will benefit from being in close proximity to these parking areas.



Crossing Genesee Street in downtown Auburn.

3.10 Natural Resources and Environmental Features

The quality and quantity of natural resources are directly related to quality of life, providing communities with clean and abundant groundwater and surface water, safe air to breathe, and natural landscapes that accommodate a diverse range of habitats. Natural resources can also contribute to economic vitality, encouraging recreation, tourism and increasing property values. Planning for future land use in concert with existing environmental conditions promotes protection of these key assets. This section describes natural resources and environmental features in the BOA.

Owasco River

The Owasco River flows north to northwest from Owasco Lake to Seneca Lake. The river runs through the City of Auburn extending a total of 14 miles. Within the City of Auburn six dams have been established and are maintained by the City. The Owasco River has historically been an asset for the City of Auburn. Throughout the development of the city, the river has provided local industries and manufacturing factories with power. Mill Street Dam Hydropower Station (MSDH) is the first dam in the Study Area, located in the eastern section along the Owasco River. This station is operated only when flows in the Owasco River exceed 450 cubic feet per second.

Hydro Power Assessment

A pre-feasibility level assessment was conducted of two potential hydropower sites in the City of Auburn including the Dunn and McCarthy and the State Dam site at Lake Owasco Outlet. In addition, abandoned sites were observed downstream of the North Division Street site including the Shoe Form Dam, Aurelius No. 1, Aurelius No.2, Canoga No. 1, and Canoga No. 2. Hydropower facilities are illustrated on Map 13. Considerable information was available through public record searches of past preliminary license applications to the Federal Energy Regulatory Commission (FERC).

WHAT IS HYDROPOWER?

Hydropower uses moving water from rivers, lakes, and oceans to generate energy. The use of hydropower began in the 1800s when water wheels were used for tasks such as sawing lumber and grinding grain. Remnants of former saw and gristmills can be seen dotted along the many riverbanks throughout Upstate NY.

Modern hydropower operations use a complex system of turbines and blades to create mechanical energy. The generator connects to the turbine, then rotates, producing electricity. Transformers convert the electricity to useable voltage levels for our communities.

Source: NY State Canal Corporation



Background of FERC Licensing Criteria

Under the Federal Power Act (FPA), the FERC regulates the nation's non-federal hydropower resources. However small projects, less than 10-megawatt (MW) in generating capacity, are eligible for exemptions. The applicant must have all the real property interests or an option to obtain the interests in any non-federal lands. For perspective, Mill Street Dam (FERC permit P-4372) and North Division Street (FERC permit P-8949) are currently operating with such an exemption.

Dunn and McCarthy Site

The Dunn and McCarthy Dam was a 9.5-foot-high, 100-foot-long stone and masonry dam, built in the mid-nineteenth century. In the early 1930's Dunn and McCarthy installed a single turbine-generator with a capacity of 0.7 MW, and operated the project without a FERC license continuously until 1974, when a flood damaged the site and it ceased operating. The generator unit was removed in 1976.

Several attempts have been made to re-develop the hydro potential at this site. Yankee Hydro filed a preliminary license with FERC in December 1982. Dunn and McCarthy fought this unsuccessfully and FERC granted a full license to Yankee Hydro in 1987. In August 1992, Yankee Hydro transferred their license to Jefferson National Bank. In February 1983, the City sent FERC correspondence indicating their intent to obtain the rights to develop this site. However, later that month they were informed by the NY State Attorney General of the City's requirement to pass a referendum to amend the City Charter increasing their dollar capacity to undertake the project. This led the City to abandon the project. In June 1993, the FERC terminated the license due to inactivity and transferred dam safety responsibilities to NY State Department of Environmental Conservation Dam Safety Division. (Note all sources referenced above were taken from FERC permit files for Project 6962.)

In July 1993, the City of Auburn filed a preliminary license with FERC to develop four sites called the Owasco River Project. It comprised of State Dam, Dunn and McCarthy and two sites downstream of North Division Street. In October 1993, preliminary permit 11425 was issued by FERC. In November 1995, this license was terminated due to lack of activity. (Note all sources referenced above were taken from FERC permit files for Project 11425.)

Owned by the City of Auburn, the Dunn and McCarthy site is in reasonable condition for redevelopment of hydropower, although the former dam would need to be reconstructed. There appears to be about approximately ten to fifteen feet of head available at this site (although a NYPA report in 2006 states there is 22 feet of head at this site). The penstock, while still on the site, would likely need to be replaced. Discussions with turbine manufacturer Voigt did not progress sufficiently during this study to determine size of unit or generating capacity. Under the city's proposed Owasco River Project in 1993, it was proposed that one generating unit with a capacity of 0.612 MW could be installed. Discussions with FERC New York Regional staff as well as Washington D.C. headquarters staff regarding development of this site was favorable. FERC supports either generation at

legacy sites or complete removals, as leaving partially intact dams pose a public safety hazard. This site would be exempt from a FERC license as it is less than 10 MW generating capacity.

State Dam

The State Dam site (also known as Owasco Outlet) is owned and maintained by the City of Auburn and was part of the City's Owasco River Project. Retrofitting this site to hydro should be relatively straightforward as the existing dam appears to be in excellent condition. A preliminary permit by

FERC (P-11023) was issued in November 1990 (under the name Swift Street Dam Project), but the permit was cancelled when no work was performed within 30 days. The project called for rehabilitation of the dam (with 13 feet of head) to include an 80-foot long, 8 foot diameter penstock, and a new powerhouse with one 0.5 MW generator.

When the City of Auburn proposed the Owasco River project (FERC permit P-11425), it included installation of only 0.31 MW at State Dam. This smaller generating capacity is presumed to be because the City factored the recreational uses of the dam open the potential for generating hydropower.



State Dam on the Owasco River.

Shoe Form Dam

Shoe Form Dam is within close proximity to the North Division Street site. Little information regarding the prior use of this site could be found. During a site visit on August 18, 2015, it was observed that the main portion of the river channel was flowing unimpeded. A small structure on a high flow side channel was visible but in poor condition. It appeared during the site visit that there is approximately 5 to 10 feet of head available at this site. Development of hydro at this site would likely require complete reconstruction of the dam and powerhouse.

Aurelius Dam No. 1

This site was visited on August 18, 2015. Much of the original dam and appurtenant structures were visible but not in good condition. There was a major breach in the main dam structure. It appeared that there was approximately 15 feet of available head. It is unclear if the existing structure could be rehabilitated or if the site would require a new dam structure. A preliminary license filed in 1991 (P-11022) called for rehabilitation of the dam (13 feet of head) and installation of a 0.5 MW generating unit. However, the condition of the dam may have been better than it is today. The Owasco River project (P-11023) called for hydro at Aurelius Dam, presumably this site, with installation of 0.36 MW generating unit. The dam is owned by the City of Auburn.



Aurelius
Dam
No. 1

Aurelius No. 2

This site was visited on August 18, 2015. There was little remaining of the original structure but it appeared there was approximately 15 to 20 feet of head at this site. Remnants of a water wheel were noted. The dam is owned by the City of Auburn and complete reconstruction of this dam and powerhouse would be required. There did not appear to be any documentation of attempts to previously develop hydro at this site.



Remnants from
Aurelius Dam
No. 2

Canoga Dam No. 1

This site was visited on August 18, 2015. There was little remaining infrastructure at this site. It appears that between five and ten feet of head may be available at this site. The Owasco River Project (P-11023) called for Canoga Dam to be developed with seven feet of head and a 0.43 MW generating unit.



Remnants from Canoga
Dam No. 1

Canoga Dam No. 2

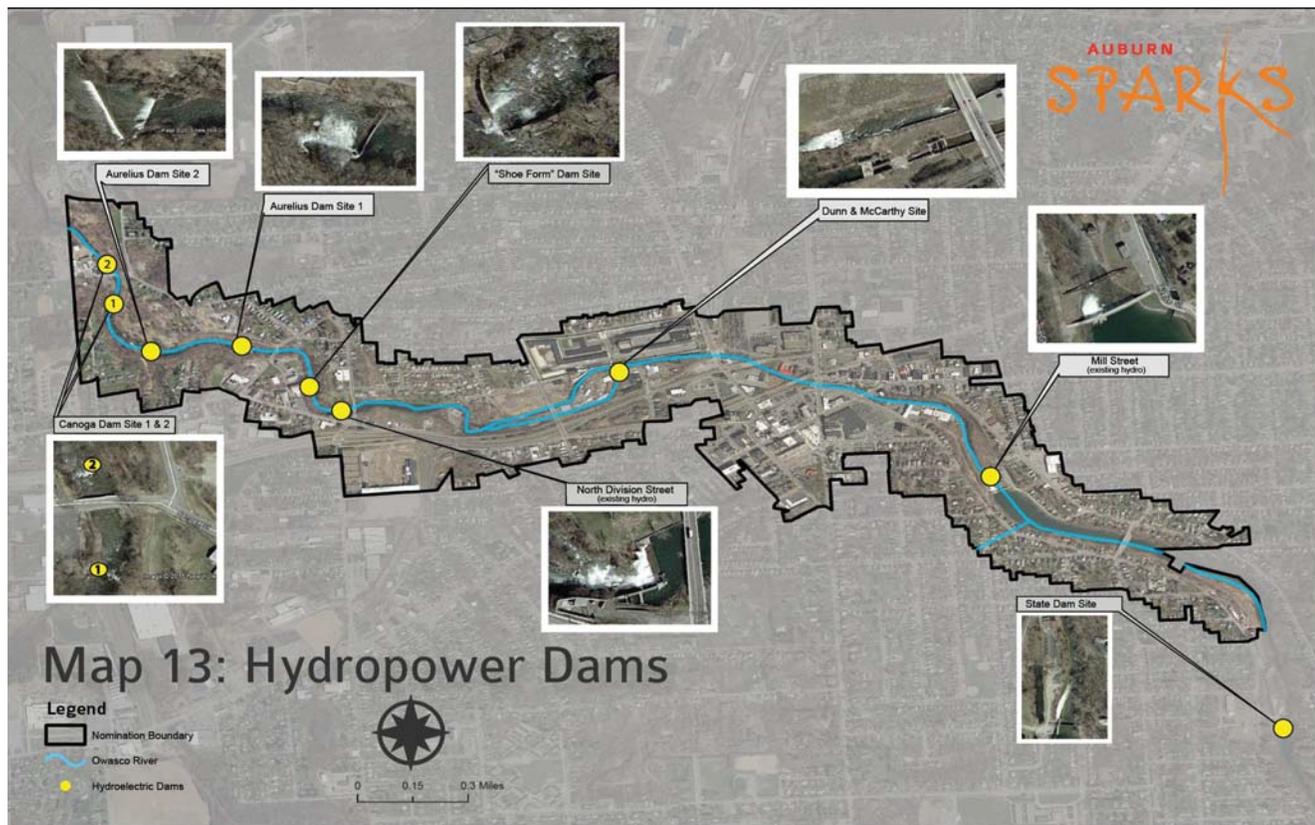
This site was visited on August 18, 2015. It was difficult to determine where the dam site was as there was very little remaining infrastructure. It appeared there was approximately 10 feet of head available at this site. There did not appear to be any evidence this site had been the subject of a preliminary license in the past. The City of Auburn owns both Canoga sites.



Remnants from Canoga
Dam No. 2

Next Steps

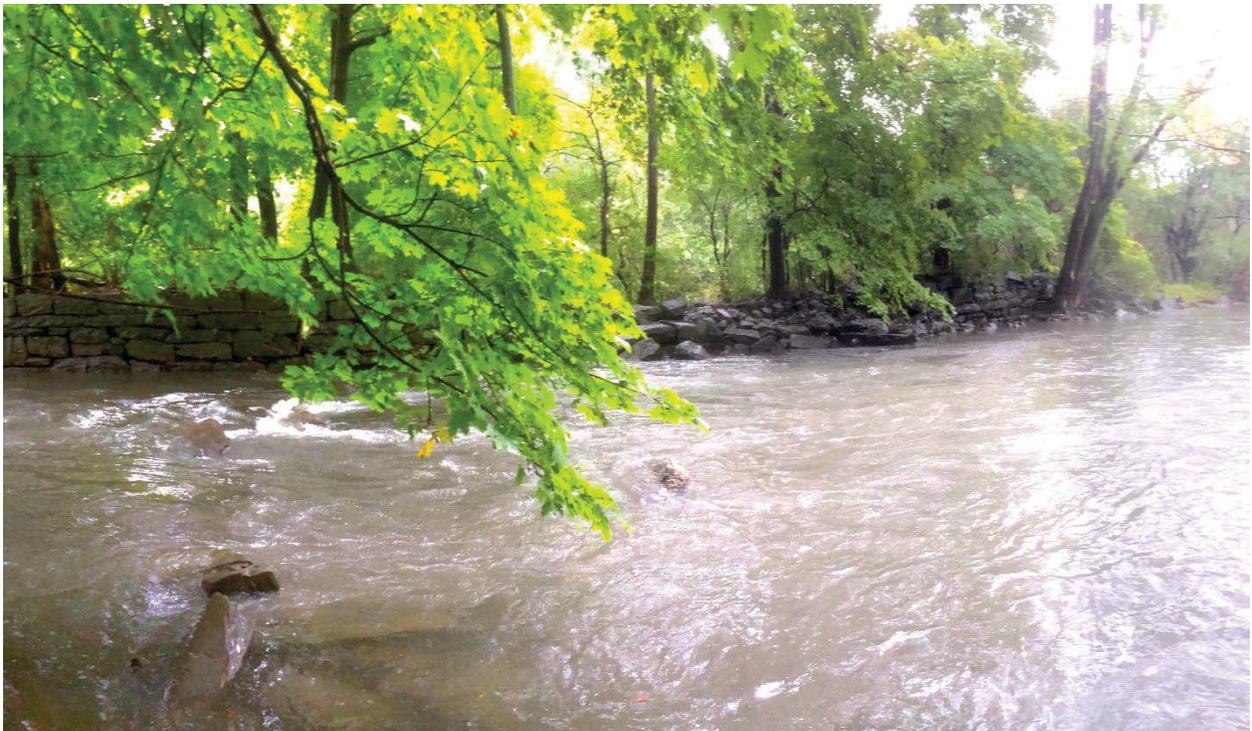
It appears that all of the dam sites would be exempt from FERC licenses, as they are all less than 10 MW in generating capacity. Preliminary licenses should be considered as a next step, but, given the expiration of past FERC preliminary licenses, a second phase of studies is warranted to determine the reason(s) past hydro licenses have proved unsuccessful. Going forward with preliminary licenses for any of these sites is recommended after the City is reasonably satisfied that preliminary license applications will lead to full licensure and ultimately successful, efficient hydro projects.



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Water Quality

The NYS DEC classifies the water quality of the different lakes, rivers, streams and ponds across New York State. As a Class C stream, the best usage of the river is for fishing, and best suitable for fish, shellfish and wildlife propagation and survival. Owasco Lake, located outside of the BOA Study Area, but within the City of Auburn, is an intermediate sized lake, with the length of 11.1 miles and 1.3 miles wide, totaling an area of 6,665 acres. The Owasco River flows into Owasco Lake. The Owasco River's water quality is also suitable for primary and secondary contact recreation. Primary contact recreation was created by the NYS DEC as a means of protecting people from illness due to activities involving potential for ingestion of or immersion in water. Primary recreation includes activities that result in the user being submerged in the water, including, but limited to; swimming, water-skiing, surfing and diving. Secondary contact recreation was created as a means of protects users who are unlikely to be fully submerged in the body of water. Secondary contact recreation includes activities such as boating, wading and rowing.



The health of the City's waterways is central to its economy. The Owasco River drives tourism through recreation-related uses, provides essential wildlife habitats, and creates opportunities for a strong and engaging waterfront.

Ground Water Resources

Aquifers are permeable rock formations that facilitate groundwater flow. Unconfined aquifers are characterized by an impermeable layer underneath and lack a confining upper layer, making them more susceptible to contamination from surface activity. According to data obtained by the NYS DEC and USGS, the Study Area is not located over a primary aquifer.

Flood Hazard Areas

The majority of the BOA Study Area is located in a FEMA-designated Flood Zone X which indicates there are minimal flood hazards in these areas. Portions of the BOA Study Area along the Owasco River are classified as zones A and AE, which are within the 100-year floodplain. Areas impacted by the 100-year floodplain are illustrated on Map 14, Floodplains.

According to the Cayuga County Hazard Mitigation Plan, It is estimated that in the City of Auburn, 76 residents live within the 1% annual chance flood area (NFIP Special Flood Hazard Area). Of the municipality's total land area, 4.8% is located within the 1% annual chance flood area. \$12,812,150 (0.7%) of the municipality's general building stock replacement cost value (structure and contents) is located within the 1% annual chance flood area. There are 20 NFIP policies in the community and there are 10 policies located within the 1% annual chance flood area. FEMA has identified zero Repetitive Loss (RL) including zero Severe Repetitive Loss (SRL) properties in the municipality.

HAZUS-MH estimates that for a 1% annual chance flood, \$1,773,446 (0.1%) of the municipality's general building stock replacement cost value (structure and contents) will be damaged and an estimated 455 tons of debris could be generated (Cayuga County Hazard Mitigation Plan, 2013)

Flood Zone Levels

The most hazardous flood zones are V and A, with V being the first row of beachfront properties and A being located near a lake, river, or other body of water. Subclasses of zone A are differentiated based on how they might be flooded. Zone AE, for example, is subject to waves up to 1.5 feet in height. Areas in zone X are at the lowest risk of flooding, however almost 25% of flood claims come from these areas.

Wetlands

Freshwater wetlands provide an array of ecological functions and environmental benefits including water purification, flood protection, groundwater recharge and streamflow maintenance, and wildlife habitat. Wetlands are regulated by the NYS Department of Environmental Conservation (NYSDEC) and Section 404 of the Clean Water Act which is administered by the Army Corp of Engineers. NYSDEC specifically regulates wetlands that are 12.4 acres or greater in size, while dredge and fill permits are issued by the ACOE. While there are no state or Federal designated wetlands in the Study Area, there are areas of significance along the Owasco River that are documented through the National Wetlands Inventory. These areas include deepwater habitats, riverines, and dike/impounded wetlands that have been created or modified by a man-made barrier or dam which obstructs the inflow or outflow of water. These areas are primarily located south of the dam and extend to the southern-most point of the Study Area.

Topography

The topography of the Study Area is relatively flat, with some steep slopes located along the banks of the Owasco River near the Mill Street Dam and Wadsworth site (Map 15).

Soil Characteristics

The two major types of soil that comprises the Study Area is Urban Land and Cazenovia silt loam. Urban Lands are generally characterized by impervious surfaces made up of structures or paved services, with limited open space.

Threatened and Endangered Species

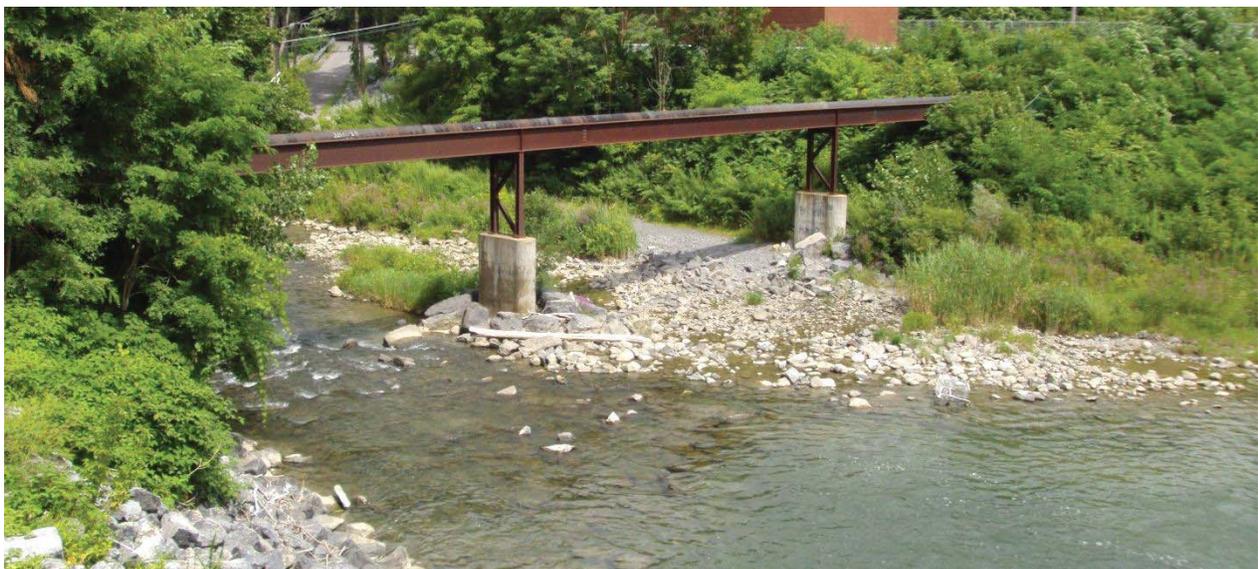
According to the United States Fish and Wildlife Service (USFWS), there are two species that hold the threatened status, as well as, one species that holds the endangered species. The Indiana bat (*Myotis sodalists*) is an endangered species with a habitat within the Cayuga county boundary. Both the Northern Long-Ear Bat (*Myotis septentrionalis*) and the bog turtle (*Clemmys muhlenbergii*) hold that threatened status and have habitats within Cayuga County.

Visual Quality

There are several scenic vistas along the Owasco River corridor, including the view from the Mill Street Dam. There is dense vegetation along the existing trail and along the streambank through parts of the City, which limits potential views.

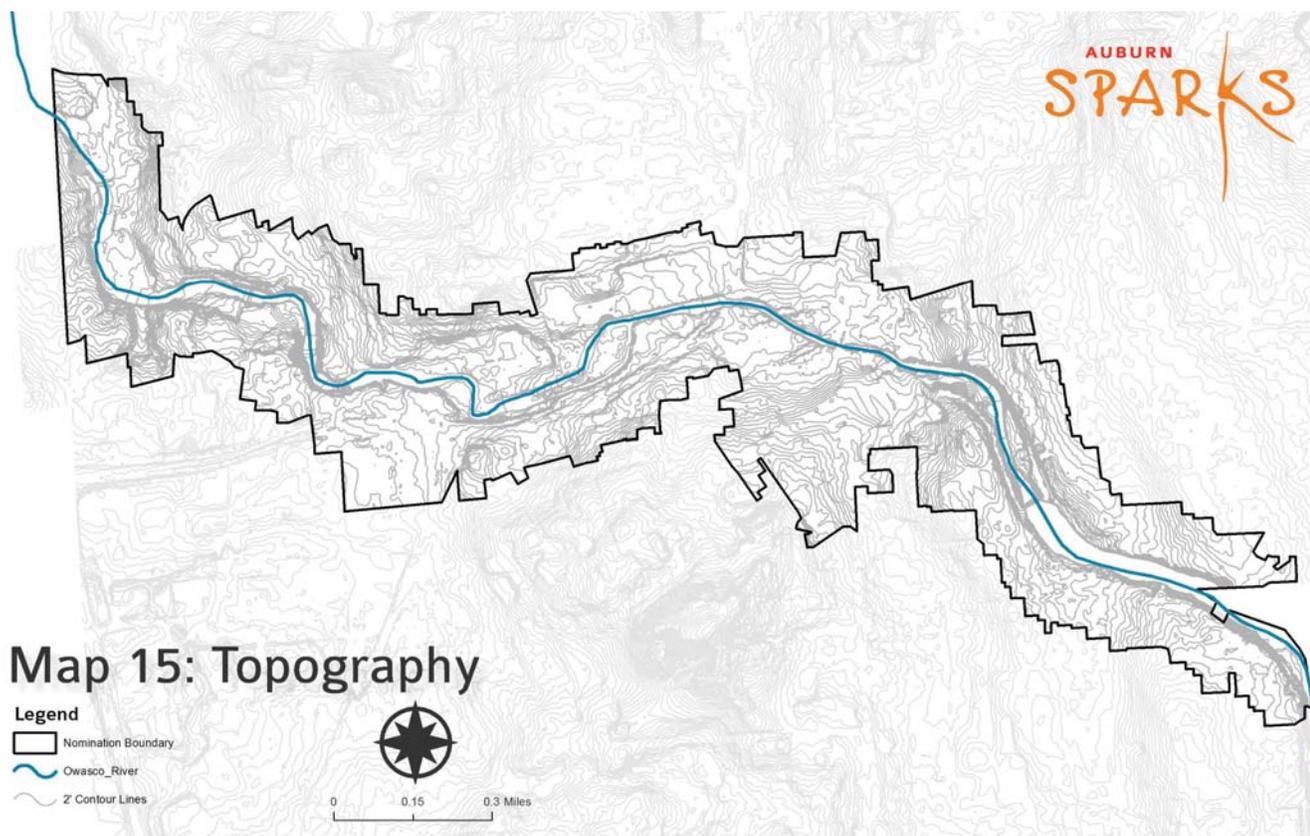
Key Findings: Natural Resources and Environmental Features

- The Owasco River is a major natural resource which has the potential for primary and secondary recreation as identified by the DEC.
- The Auburn Sparks Study Area is not located above an aquifer, limiting the potential risks of groundwater contamination by new development. Past industrial uses have contaminated soils in some areas, and mitigation may need to occur before redevelopment.
- The majority of the Auburn Sparks Study Area is in Flood Zone X, indicating that there is minimal risk for future development.
- There are no federally designated wetlands in the Study Area, but areas of significance along the banks of the Owasco River. Development should occur away from these areas to ensure the protection of these habitats.
- The topography of the City is relatively flat with the presence of two major soil types, limiting the need to significantly grade the site prior to development.
- Future development will need to be cognizant of threatened and endangered species.



Mill Street Dam.





Map 15: Topography

- Legend**
- Nomination Boundary
 - Owasco River
 - 2' Contour Lines



3.11 Economic and Market Trends Analysis

Demographic and economic factors were analyzed for residential, commercial, industrial and institutional real estate to inform future land use decisions. Major findings about opportunities within the Auburn Sparks Study Area are described below. The full Economic and Market Trends Analysis, with supporting data, is included in Appendix C.

Residential Opportunities

Downtown Auburn has recently benefited from a growth in residential development. Developers have successfully rehabilitated a number of properties and have been aiming for the high-end rental market. It is anticipated that additional housing development can and will continue to occur in the Auburn Sparks Study Area, given trends that have been observed across the Northeast as well as local supporting data (i.e. low vacancy, good rent price points), including:

- Additional **high-end rental housing** geared towards the empty-nester baby-boomers as well as young professionals via conversions of existing property. In particular, it is noted that a very high level of in-commuting to major employers in the Auburn Sparks Area (notably: the hospital, Nucor Steel, Xylem as well as federal, state and local governments), some of who could be captured as new residents. Likewise, Auburn could present an interesting opportunity for out-commuters who want small-scale urban living.
- In the mid- to long-term, should a “transformative project” occur (examples described later), a host of other housing options could prevail, such as **new-build apartments and condos**, as well as **mid-range choices** tied into mixed-use developments.
- There could be an opportunity geared towards **student housing** for community college students, as downtown housing already exists (Lattimore Hall). However, it is understood that the college is intending to build housing on campus. Therefore, it is suggested that the city reach out to the college to determine whether additional student housing, formal or informal, in the downtown could be possible. It is also noted that downtown student housing in Binghamton and Rochester has been highly successful.
- Reintegration of the **waterfront** into the fabric of the Auburn Sparks Study Area will be quite beneficial to additional housing development.
- Such residential development is most likely to continue in the downtown area, then spread out to nearby areas. One potential mid- to long-range option would be the Dunn and McCarthy site (residential combined with other uses such as the farmer’s market concept and/or hydropower production), provided contamination issues are not prohibitive.

Retail Opportunities

The downtown portion of the Auburn Sparks Study Area has had modest growth in retail in recent years, with strong growth shown in quasi-retail sectors such as entertainment and eating/drinking places. Because of the very weak market rates, it is believed that any further major retail development is likely only if one or more of the following conditions are met:

- (1) A national-brand anchor tenant is secured;
- (2) Significant new residential development occurs; or
- (3) A “transformative project” occurs, such as those examples provided in Section 4.5.

Absent the above catalysts, the data indicate that the Auburn Sparks Area could already accommodate a limited number of additional small-scale, boutique outfits, such as:

- Clothing stores
- Full service restaurants and drinking places
- Specialty food stores

In regards to specialty food stores, a particular niche exists for retail establishments that sell locally-made food products, including wine, jams, syrups, and cheeses among other items. Other than the Farmers’ Market, which only has limited hours, there are few options for purchasing such locally-made products in the downtown area. Like Bet the Farm in Aurora, New York, specialty food stores in downtown Auburn could include an in-house brewery or wine tasting component, coupled with locally- and regionally-sourced food options.

To be competitive, any retail will have to be of a “destination style” and not in direct competition with suburban mall retail. Furthermore, the Auburn Sparks Study Area lacks undeveloped property of a sufficient size to accommodate major retail centers. The one possible exception would be the vacant Bombardier site which could be converted into a retail center should market demand be sufficient. It also benefits from road frontage to the arterial with high traffic volume.

Industrial Opportunities

Industrial space is quite challenging for the Auburn Sparks Study Area, with large vacant properties and more ideally suited land elsewhere in the County. However, some opportunities do exist:

- Convincing one or more large industrial space owners to consider moving to a multi-tenant “flex space” product whereby the property is divided into smaller, separately leasable units, and,
- Selected conversions of former industrial property into other uses, particularly as it relates to the Bombardier site (potentially retail, with a possible entertainment destination reuse concept such as an indoor adventure park, bike track or other) and Dunn and McCarthy site (potentially mixed-use, with farmer’s market, hydropower production or other uses on the property).

Mixed Use and Other Developments

Because of the strength of the residential market and pockets of opportunity elsewhere, there is a good opportunity for mixed-use developments. On the mixed-use side, there should continue to be opportunities to convert older structures into upper-story apartments with first floor retail, commercial (services), entertainment and institutional uses (non-profits). These are national-level trends that are already present in the Auburn Sparks Area.

The Dunn and McCarthy site has been studied and designed by Cayunity, Inc., a program founded in 2014 and financially sponsored by Cornell Cooperative Extension, as a potential public gathering space use. However, it is recommended that the City consider a mixed-use property that would include some residential with access and visuals of the river. It is believed that the site is sufficiently proximate to the Downtown as to be the next logical large site to accommodate a transformative project, inclusive of residential should on-site contamination issues be non-prohibitive.

Cayunity

“Cayunity believes the former Dunn & McCarthy site is the ideal location for a public market, with ample space for permanent structures and off-street parking, [...] Cayunity envisions permanent open-air structures that will offer booths to approximately 40 vendors [...] In addition, a fully enclosed structure will be open year-round, which will include a small store selling locally produced goods; a café for coffee, baked goods and small food items; a community bulletin board; travel and tourist information; public bathrooms and drinking fountain. The enclosed space will include a certified commercial kitchen and multi-use facility to host gatherings, programming, classes, entrepreneurs’ product development, and more.”

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4. Master Plan

4.0 Overview

The analysis of existing physical, socio-economic and market conditions has led to the formation of several key recommendations to help the City of Auburn achieve its vision for the Auburn Sparks Study Area. Recommendations include capital improvement projects, regulatory changes and policy initiatives to position Auburn as a destination of choice for commercial, residential, and tourism-related developments within the Finger Lakes region.

The Master Plan is the culmination of an 18-month planning process which included numerous opportunities for public input, to guide the direction of the plan. A brief overview of this input is provided below, as well as in Sections 2.0 and Appendix A. The Auburn Sparks Master Plan reflects the vision and goals of the local community, yet recognizes the economic realities of the study area.

The Master Plan is graphically depicted on Map 16 and indicates capital projects the City and its implementation partners should pursue in the short- and long-term. It is anticipated that only a portion of this development could reasonably be accomplished within the current and anticipated market conditions. Section 5.0 includes a detailed matrix outlining the implementation of significant near-term capital projects, including estimated costs, potential funding sources, and the phasing of individual project components.

The projects recommended in Section 4.2 are development initiatives to be implemented through public and private investment and public-private partnerships. An overview of the funding for BOA implementation is also included in Sections 4.2 and 5.0 funding will be covered in greater detail upon the advancement of the Auburn Sparks BOA to Step 3 Implementation of the NYSDOS BOA Program.



BOA Boundary

Through the Master Planning process, the Project Advisory Committee identified key parcels that present substantial redevelopment opportunities and would benefit from the BOA designation. As a result, the Auburn Sparks Study Area was expanded from 1,253 parcels (573 acres) to 1,425 parcels (705 acres) as depicted on the Master Plan.

4.1 Capital Projects

The Master Plan for the Auburn Sparks Study Area includes 20 recommended projects to be accomplished through private and public efforts. Recommended projects range from intersection and streetscape enhancements to large, complex mixed-use development projects involving the realignment of roadways, and the construction of buildings and structured parking. Each of the recommendations made within the Master Plan relate to the vision, goals and objectives outlined in Sections 1.4 and 4.4 of the Nomination Study. Together, the goals and objectives, and Master Plan provide a refined, yet flexible set of recommendations and guidance for the continued revitalization of the Auburn Sparks Brownfield Opportunity Area.

Design Workshop Priority Projects

Gateway Development



Green Space at Loop Road



Niche Retail Options



Diverse Housing Opportunities



Permanent Farmers' Market



Develop the Trail Network



The Auburn Sparks Master Plan makes specific recommendations regarding the implementation of several projects, including reuse of vacant sites, the improvement of public spaces, the development of mixed-use nodes, and enhancing downtown's and access to the waterfront. The following is a brief overview of the Auburn Sparks Master Plan recommendations, which have been grouped into two categories:

- (1) Private development, and
- (2) Public/municipal improvements.

Private Development

There are several targeted sites throughout the Study Area where it is expected that future private development would occur, including the redevelopment of the 15-acre Bombardier site, as well as sites in the downtown core. Development recommendations seek to improve and increase the housing stock and community services in these locations, as well as enhance opportunities in the downtown that would serve a broad range of residents. Larger mixed-use developments are proposed that would be driven by the private sector, yet would capitalize upon initial public investments in infrastructure such as the Owasco River Greenway Trail.

Commercial and industrial development interests are focused on several sites, with recommendations focused on increasing the city's employment base while capitalizing on opportunities to meet the demand for housing, mixed-use development, and retail. Potential projects further explore opportunities to meet the demand for large-scale recreation space that could attract regional sports teams, and other sports-related interests.

The Auburn Sparks Master Plan encourages the City to promote a heightened standard of design for all private development projects. Private development recommendations are included in the project descriptions outlined in Section 4.2.

Public/Municipal Improvements

Public improvements generally improve the quality of life for residents and visitors. Recommended projects include the continued development of the Owasco River Greenway Trail and development of a naturalized nature area/park. The development of the Wadsworth Nature Area and Park and Owasco River Greenway Trailhead would provide connectivity with the existing open space network while fulfilling the demand for additional park space in the western edge of the Auburn Sparks Study Area.

In addition, numerous streetscape enhancements are proposed that provide residents and visitors with a safe and attractive downtown experience. Enhanced gateways would help further define the City and Auburn Sparks border, while providing pedestrians and motorists with a strong visual cue that they have arrived.

4.2 Sparking Success Strategies

The City of Auburn is uniquely positioned to move forward with several redevelopment projects that would spark additional investment and redevelopment efforts city-wide. The following priority projects and recommendations together would move the City closer to its vision, which would encourage job growth and increase the tax base. The projects are organized based on the strategies listed below. Each strategy directly relates to the goals and objectives outlined in Section 2.3 of the plan.



Strategy 1: Transform the Streetscape

These projects would transform the existing streetscape, creating an interconnected, safe, and accessible network for pedestrians, cyclists, motorists, and public transit riders of all ages and abilities. Auburn's city streets account for a significant amount of public space including sidewalks, crosswalks, medians, and bike accommodations, that have the potential to spark additional investment, as well as community pride. Results from the public participation process indicate that redevelopment of the public realm, including streetscape improvements, were necessary to bring residents and visitors to the downtown core. Streetscape projects identified through the planning process include:

- Project 1: Canoga Street
- Project 2: Clark Street & Aurelius Avenue
- Project 3: Columbus Street / Route 5 & 20 Intersection
- Project 4: Washington Street
- Project 5: State Street
- Project 6: Arterial West
- Project 7: Owasco Street



BOA GOALS

Synergy

Develop a safe, accessible and interconnected transportation network that serves as a regional hub and destination.

Play

Ensure future access to maintained green space, the Owasco River and out-the-door recreation opportunities.

Arts & Culture

Facilitate city-wide engagement in the creative economy.

Reinvention

Establish Auburn as an employment hub that offers a diverse, innovative and sustainable spectrum of job opportunities.

Kinship

Continue to develop a vibrant, safe and culturally diverse downtown.

Simplicity

Create a sustainable community that affords all residents access to housing, nature, and quality of life.



Strategy 2: Strengthen the Gateways

The projects outlined in this strategy are specifically targeted towards strengthening the city's gateways. Gateways help define the edge of the community, providing a point of entrance for pedestrians, cyclists, motorists, and transit riders. Gateway features, such as unique signage and plantings are important to establish at entrances to the City to let the traveler know they have arrived in the community. They further define a visible boundary for the city. Developing strong gateways at each entrance to the city were identified as a top priority through the planning process. As indicated on the Master Plan, the following projects focus on gateway improvements:

- Project 8: Downtown Gateway
- Project 9: North Street
- Project 10: Route 5 & 20 Intersection
- Project 11: East Genesee Street
- Project 12: South Street



Strategy 3: Reinvent Downtown

The success of the downtown is dependent upon a strong local economy coupled with vibrant streetscapes, opportunities for arts and culture, and provides civic space that enhances the community's overall quality of life. The projects identified in the Master Plan target specific redevelopment opportunities in the downtown that would help transform the city into a local and regional destination. These projects include:

- Project 13: East Genesee Street Infill Redevelopment
- Project 14: Nolan Property / Loop Road Mixed-Use
- Project 15: Public Safety Building Adaptive Reuse
- Project 16: 1-7 State Street Redevelopment
- Project 17: 25 South Street – Seward Parking Lot & Infill Development





Strategy 4: Reimagine Vacant & Underutilized Sites

These projects take into account vacant and underutilized sites throughout the Auburn Sparks Study Area. Although many of these sites have historically been industrial, they present a significant opportunity to be redeveloped, or returned to a natural state. As identified in Section 3.3, many of these sites have started the environmental remediation process, making them prime for redevelopment. The projects outlined in the Master Plan have been identified as having the greatest economic and social opportunities for the City. These projects include:

- Project 18: 2-38 Wadsworth Street – Natural Area and Park
- Project 19: Aurelius Avenue Commercial Development
- Project 20: 151 Orchard Street – Bombardier Redevelopment
- Project 21: Dunn & McCarthy Redevelopment
- Project 22: McMaster Street Adaptive Reuse
- Project 23: Seminary Avenue Mixed-Use
- Project 24: Lizette Street Redevelopment
- Project 25: Osborne Street Redevelopment







Strategy 1: Transform the Streetscape



1 Canoga Street

Canoga Street is located on the western edge of the Auburn Sparks Study Area and continues past the city boundary as Canoga Road into the Town of Aurelius. The street accesses several industrial buildings west of the Owasco River overpass. These industrial uses are immediately adjacent to single-family homes that line the both sides of Canoga Street. There are no sidewalks along the street, with the exception of a 4-foot sidewalk on the overpass.



This project is focused on connecting to the existing sidewalk network to improve pedestrian connections, and additional street-trees to enhance the aesthetic quality of the street and provide a visual barrier to surrounding industrial uses. Enhancements along Canoga Street should also include the utilization of green infrastructure techniques to mitigate stormwater runoff into the Owasco River.

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2 Clark Street & Aurelius Avenue

Clark Street and Aurelius Avenue are located on the west side of the Auburn Sparks Study Area. Clark Street runs parallel to Route 5 & 20 where it intersects with Aurelius Avenue and continues northeast to the border of the Study Area. The south side of Clark Street is predominantly light industrial and commercial uses bounded by residential along the north side of the street. Aurelius Avenue contains a mix of commercial and residential uses and both sides of the street. Clark Street and Aurelius Avenue have sidewalks on both sides of the street. This project focuses on streetscape enhancements, including new street trees, furniture, and enhanced lighting to improve the public realm and create a safe pedestrian environment.



Existing conditions.



Recommended streetscape improvements.

3 Columbus Street / Route 5 & 20 Intersection

Columbus Street runs perpendicular to Route 5 & 20 and is a major corridor that serves the neighborhoods north and south of 5 & 20. The intersection of 5 & 20 and Columbus Street is characterized by a 110-foot, four-lane highway with turn lanes and central median. The former Bombardier site is located at the Southeast corner of the intersection.

The intersection is challenged by a number of conditions including the width of the highway (which encourages vehicles to travel at high speeds), poorly defined or no bicycle lanes, and a lack of streetscape enhancements.

This project is designed to improve the Columbus Street / Route 5 & 20 intersection by creating a human-scaled environment devoted to pedestrians and cyclists. By establishing crosswalks that clearly delineate safe zones to cross, wayfinding signage that is welcoming and inviting, and implementing street trees, traffic would be calmed and the character of the public right of way would be greatly improved. Bike accessibility could also be enhanced with dedicated bike lanes.

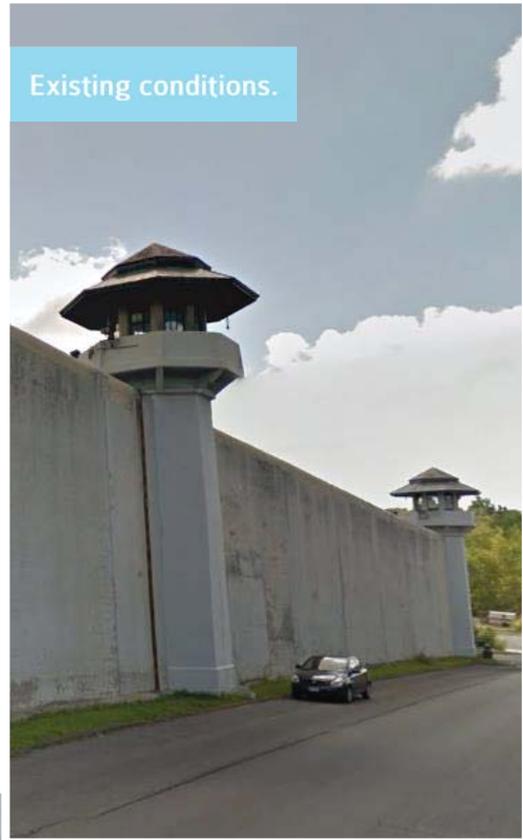


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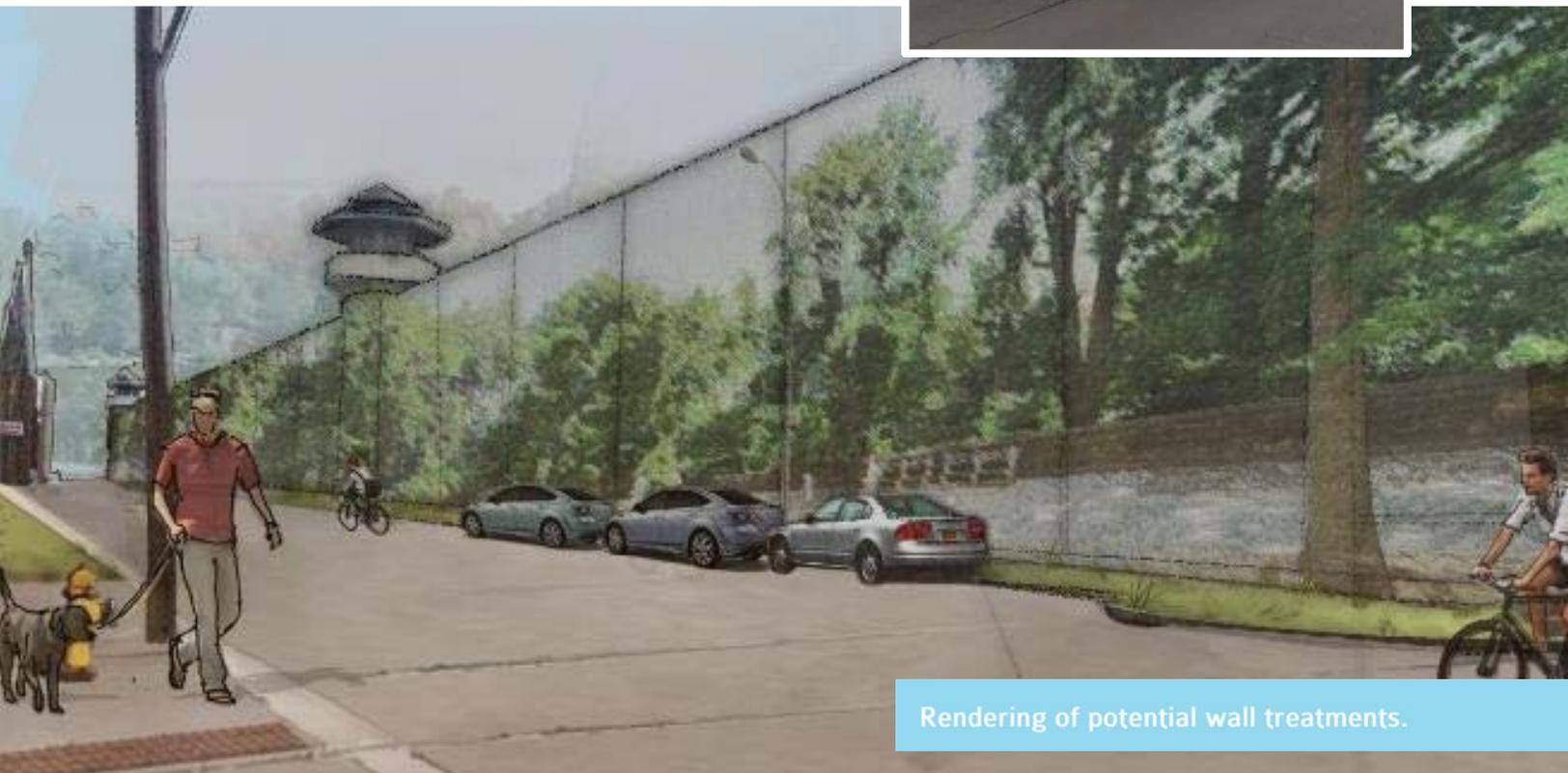
4 Washington Street

Washington Street is centrally located in the Auburn Sparks Study Area. The street is bounded by a residential neighborhood to the west, and the security wall of the Auburn Correctional Facility to the east. The face of the wall is stark white, standing approximately 35 feet tall. Although there are sidewalks on the west side of Washington Street, the spatial enclosure overpowers the pedestrian and vehicular scale of the streetscape. Increased streetscape improvements, including street trees strategically planted along the west side of Washington Street, can transform the streetscape into a comfortable, welcoming, and walkable environment.

Opportunities also exist to integrate the City's public art efforts into the correctional wall. Mural paintings can reframe and soften the image of the penitentiary, while improving the overall aesthetic of the streetscape.



Existing conditions.



Rendering of potential wall treatments.

5 State Street

The State Street corridor (NYS Route 38) serves as the second major northern gateway into downtown, as well as a key connector to residential neighborhoods north of the BOA. This project includes improvements from the railroad crossing at the intersection of W. Garden Street north to Wall Street.

The City must balance pedestrian circulation and access with the movement of cars and trucks.

This section of State Street is bounded by the Correctional Facility to the west, and commercial uses to the east. Due to the angled parking with limited space for landscaping on the west side of the street, streetscape improvements should focus on the east side of State Street. The commercial buildings on the east side of the street are set back from the sidewalk, which reduces the streetscape site-line. Vertical elements, including new ornate street lights and wayfinding banners, should be installed. To ensure pedestrians have a safe place to cross onto Wall Street, raised crossings could help increase visibility and improve the pedestrian experience. Bike racks could also be included in the sidewalk verge as an additional amenity.

Rendering of raised crossings at an intersection.



Existing conditions.



6 Arterial West

The Route 5 & 20 corridor was developed north of the Central Business District as a divided, four-lane thoroughfare intended to move vehicles through the City with minimal delay. As a result, the design of the corridor has created a significant physical and psychological barrier to pedestrian and vehicular connectivity between commercial services along Genesee Street, downtown, residential neighborhoods north of the 5 & 20 corridor. Physical and visual enhancements would be required to ensure residents and visitors have a safe, convenient, and intuitive access to community destinations.

Priority enhancements should focus on safety and creating a strong pedestrian and multi-modal environment. The width of the roadway makes crossing dangerous at both controlled and uncontrolled crossings. While there are safety islands dividing east and west-bound traffic, intersections should be improved to alert drivers of pedestrian activity. Improvements should include enhanced and well-marked crosswalks to guide pedestrians and alert drivers to a crossing location. Crosswalk markings can be painted or can consist of an epoxy material embedded with reflective glass beads, which is particularly useful for alerting drivers at night. Pedestrian countdown signals should help create a more predictable crossing environment and give adequate warning to pedestrians attempting to cross a roadway. All new crosswalk signals should include pedestrian signals with countdowns. In addition to pedestrian connectivity enhancements, dedicated bicycle lanes would improve safety and comfort for cyclists.

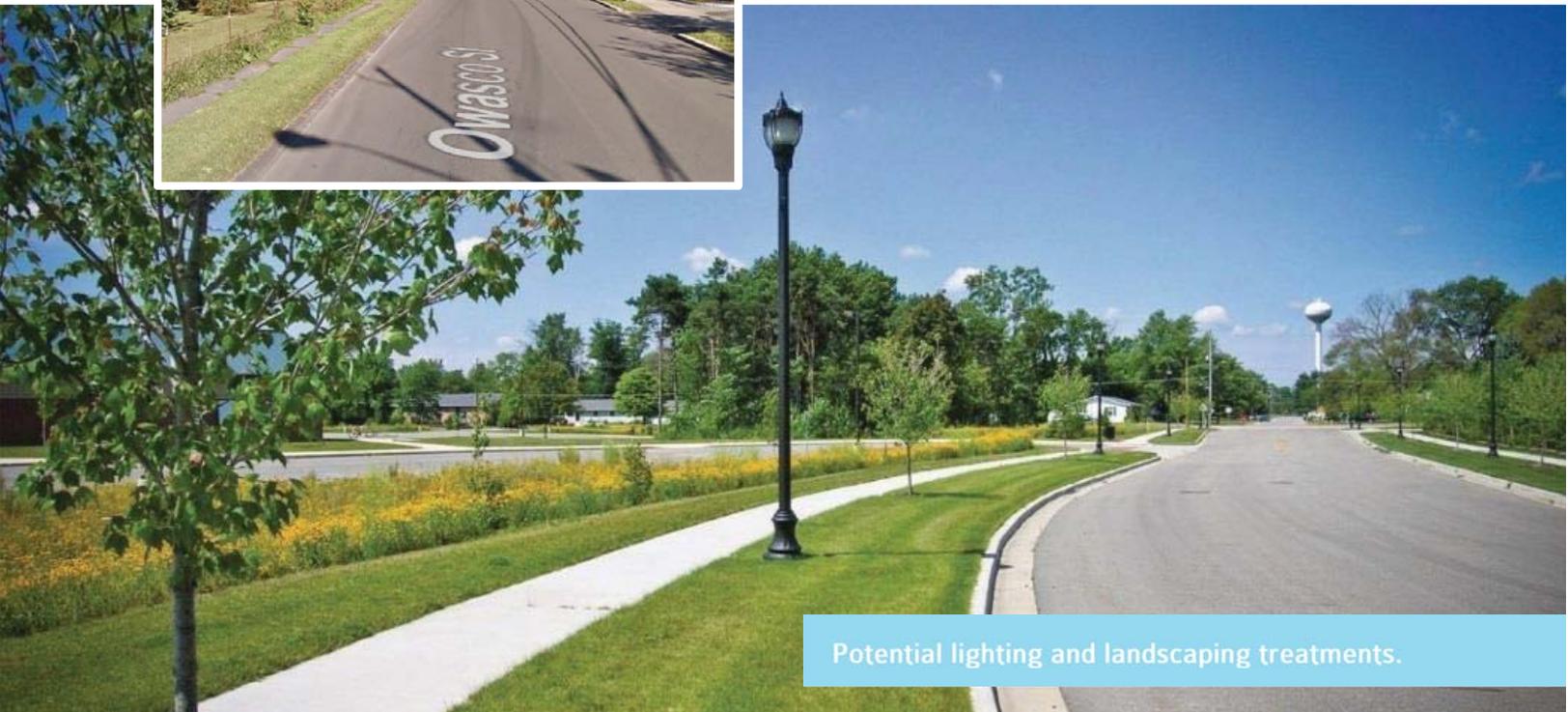


7 Owasco Street

Owasco Street connects E. Genesee Street and Route 5 & 20 to neighborhoods southeast of the Owasco River. This area is predominantly residential, with a strip of commercial development on the east side of Owasco Street and single-family residential on the west side. Set back from the sidewalk, there are opportunities to incorporate new street lighting on both sides of the street to create a safe pedestrian environment and encourage residents to walk to this area and downtown.

In 2002, a plan was written for the Owasco-Osborne neighborhood, which stretches along Owasco Street from E. Genesee Street to Lake Avenue. The plan made specific recommendations for pedestrian improvements including:

- Sidewalk and crosswalk improvements
- Guidelines to ensure a uniform appearance and consistent pedestrian experience
- Traffic calming measures to reduce speeding
- Additional pedestrian linkages between the Owasco River and downtown



Strategy 2: Strengthen the Gateways

8 Downtown Gateway

It is important for the City of Auburn to enhance primary gateways into downtown as a means of promoting community identity to visitors, potential business investors, and creating a strong sense of place and arrival for pedestrians, cyclists, and motorists.

Auburn currently lacks a strong gateway for visitor and residents entering the downtown area from the west. Placing a gateway at the entrance of the Business District where Route 5 & 20 and Clark Street come together would better define the downtown district. Community members expressed interest in gateway signage at this location, as it provides the ideal vantage point with St. Mary's church in the background.

Proposed gateway enhancements should include a monument sign that welcomes residents and visitors to the downtown, a mix of paving patterns and materials that distinguish between the sidewalk and crosswalk, as well as banners and street lighting. New gateway treatments can further serve as a traffic calming device, encouraging reduced travel speeds and signaling that motorists are entering the central business district of Auburn.



Rendering of downtown gateway, entering Auburn from the west.

9 North Street

In addition to creating gateways on the western and eastern entrances to the downtown, there is also a desire by the community to create strong gateways at the northern boundary of the Study Area. North Street (NYS Route 34) provides an opportunity to better define the entry into the City, especially for visitors arriving from the NYS Thruway (Interstate 90). North Street is a four-lane highway that is in a 30 mile per hour zone, which indicates an entry into the downtown. This project includes developing a strong gateway at the intersection of North Street and Chapel Street. In addition to new signage indicating arrival into the downtown, landscaping and defined crosswalks should be installed on the east side of North Street which would serve as a visual cue for motorists.

10 Route 5 & 20 Intersection

On the eastern edge of Auburn's business district, the intersection of Route 5 & 20 and Seminary Avenue provides the third opportunity for gateway development. In addition to an 80-foot median dividing the east and west thoroughfares, there is a left turn lane one block east of the Seminary Avenue intersection that allows travelers to turn onto John Street, leading directly into downtown. The median provides an opportunity for the City to develop a monument sign that would serve as a visible landmark for the downtown and City. The gateway sign should be supported by crosswalks, new street lighting, and prominent landscaping to encourage drivers to slow down and visit the downtown. (The only issue the City has had with monument signs is that NYS DOT regulates signage along the arterial and therefore vehicular sight lines are required and often impede signage located within the median along Route 5 & 20.)



Existing intersection at North and Chapel Streets.

11 East Genesee Street

The entry into downtown from the east along East Genesee Street (NYS Route 20) is a gradual transition from residential neighborhoods, including several elementary schools, to commercial uses and the downtown core. The community expressed interest in creating a gateway along this corridor that better defines the eastern edge of the downtown. Through the design workshops, the community identified the southeast corner of S. Fulton Street and East Genesee Street as the best site for gateway enhancements. The City's right of way would provide the space needed for gateway signage or a small monument sign that would fit in with the surrounding landscape, but also indicate entry into the downtown and central business district. This gateway would further serve as a means of encouraging business and private development to invest in the East Hill area of downtown.

12 South Street

South Street (NYS Route 34) is recognized for its historic homes with unique architecture, parks, and ornamental landscaping. Properties along South Street from the Intersection of Lincoln Street to Metcalf Drive are located in the South Street National Historic District. Notable individual properties include the Harriet Tubman Home and the Seward House Museum. It further serves as an important entry point for visitors traveling from the southern part of Cayuga County and the greater Finger Lakes region. The South Street corridor has been identified as an important area for new gateway signage. It is recommended that new signage be located in or around Seward Park, and incorporated into the current signage for the park. This could serve as a gateway sign for both the downtown as well as historic district.

ADDITIONAL RECOMMENDATIONS

Wayfinding Plan

In addition to enhanced gateways, a comprehensive wayfinding plan would improve the pedestrian experience throughout the City. Wayfinding plans often encompass gateway features, pedestrian and vehicular directional signage, and informational signage at important locations and destinations. Through clear and consistent visual communication, wayfinding plans enable people to navigate and remember the built environment.

Traffic Study

It is also recommended that traffic studies be conducted at intersections where improvements or gateway enhancements are proposed. Intersection realignments or improvements should consider impacts to level of service (LOS), while gateways should be positioned in such a way to maintain vehicular lines of sight. Preliminary traffic studies are important to assess the ultimate feasibility of proposed improvements.



Strategy 3: Reinvent Downtown

13 East Genesee Street Infill Redevelopment

Downtown Auburn is defined by its historic, mixed-use buildings, streetscape, and diverse restaurants and businesses. Significant reinvestment in new urban and loft-style housing, restaurants, and streetscape improvements through both private and public funding has resulted in a resurgence that has improved the overall quality of life for Auburn's residents and visitors. Through the planning process, opportunities to continue to build on these efforts have been identified.

At the core of downtown is Genesee Street which serves as the main artery to the Central Business District. Through the design workshop, community members identified opportunities along East Genesee Street for infill redevelopment. These sites include the redevelopment of the Auburn Schine Theater, the Chemung Canal Trust building, as well as the addition of second story on Genesee Center, a single-story commercial building located at the corner of Genesee and South Street.

Layers of activities and uses, creating a place for people of all ages to enjoy.

- Community member's vision for downtown Auburn (public workshop #1)



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14 Nolan Property / Loop Road Mixed-Use

The Nolan Property / Loop Road project is considered a priority project by the community (Strategic Site #6). Strategically located adjacent to Market Street Park and the Owasco River, this project is focused on creating a pedestrian-friendly promenade that provides access to the Owasco River, and newly developed public amenities. To accomplish this goal, it is recommended that Loop Road is closed and is rerouted through alternative downtown streets. This would provide potential space for a permanent farmers' market, a cultural facility, and businesses, such as a brewery or restaurant.

Redevelopment Scenario



10,000 SF
BREWERY



12,000 SF
PUBLIC MARKET



RIVERFRONT
PROMENADE



Funding and Financial Feasibility

Total Redevelopment Cost **\$2.4 M**

Required Developer Equity **\$300 K**

10-Year Property Tax Abatement **\$560 K**

Funding Gap **\$1.3 M**

Remaining Funding Gap **\$740 K**

*Assumes \$16 / square foot for 10,000 square foot microbrewery.

*Does not include construction of public market.

Rendering of Loop Road public market.



15 Public Safety Building Adaptive Reuse

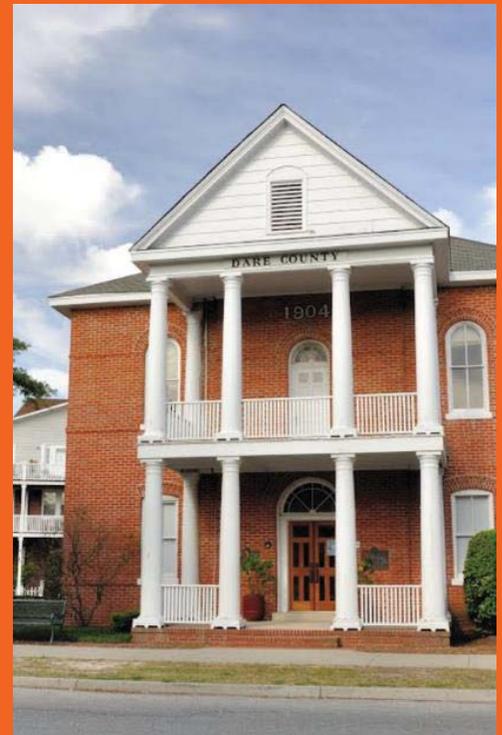
The current Police and Fire Headquarters Building located at 46 North Street / 23 Market Street were constructed c. 1930 by renowned architectural firm Coolidge, Shepley Bulfinch and Abbott. While this national register eligible municipal building has served the community for the last 85 years, it no longer provides for the needs of modern-day fire apparatus and community policing. Should the City decide to relocate public safety services, this site would benefit from an opportunity to adaptively reuse the historic building to create a public space that would serve as a center of community history, education, and cultural activities in the heart of downtown Auburn. Potential uses include the development of an arts and cultural center, visitor's center, or museum.



Existing public safety building.

Dare County Arts Council: Adaptive Reuse

The historic Dare County courthouse dates back to 1904. In 2011, the courts moved to a newly developed space that would house all the County's departments. The Dare County Arts Council (DCAC), a local nonprofit organization dedicated to public art, education, and advocacy, acquired the building in 2011. Through grants and public funding, the DCAC was able to renovate the former courthouse, creating offices, gallery and performance space, and community gathering areas. As a result, the space has become a draw for regional tourism.



16 1-7 State Street Redevelopment

The City's acquisition of 1-7 State Street presents an opportunity for infill redevelopment (Strategic Site #4). The site is well positioned for redevelopment due to its location in an up-and-coming section of downtown. With new restaurants, businesses, and retailers in close proximity, 1-7 State Street would contribute to the City's overall redevelopment efforts and strengthen the downtown core.

In 2015, the City conducted a public meeting and comment period related to the redevelopment of the State Street site. Uses proposed by the public included a(n):

- Park or green space
- Auditorium or performance space
- Sculpture garden
- Public market
- Visitor's center
- Skate park
- Retail or grocery store
- Co-op
- Night club
- Parking lot

Based on analysis of present market conditions, it is recommended that the City develop the site as a public green or outdoor urban plaza space that allows room for arts, cultural, and performance events. The City has conducted an extensive public outreach and visioning process, resulting in public support for open space amenities. The market analysis conducted for this plan further supports the site as a cultural amenity space. An example of a successful urban pocket park is Paley Park in New York City.

Case Study: Paley Park

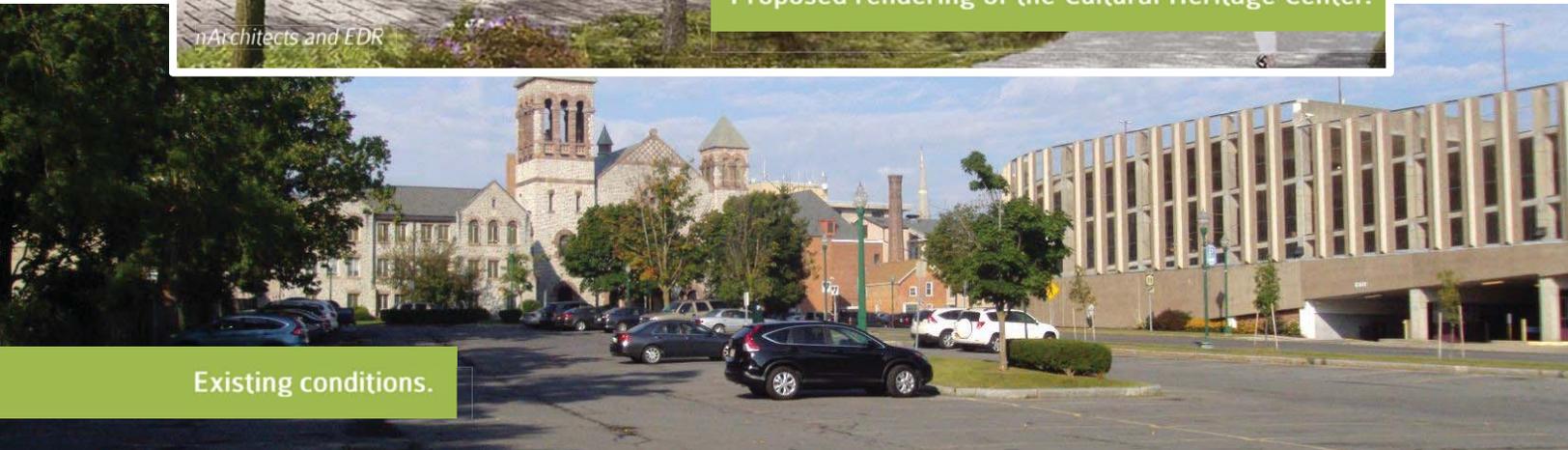
Located at East 53rd Street in Manhattan, Paley Park is a well-known example of an intimate park amidst the bustle of midtown Manhattan. Funded and developed by former CBS Chairman, William Paley, in 1967, this 1/10 acre park has long been celebrated as one of Manhattan's best pocket parks. Today, Paley Park still serves as a quiet and serene gathering space, scattered with small tables and chairs, a canopy of trees, landscaped plants, and a 20-foot waterfall that serves as a backdrop and drowns out the City streets.

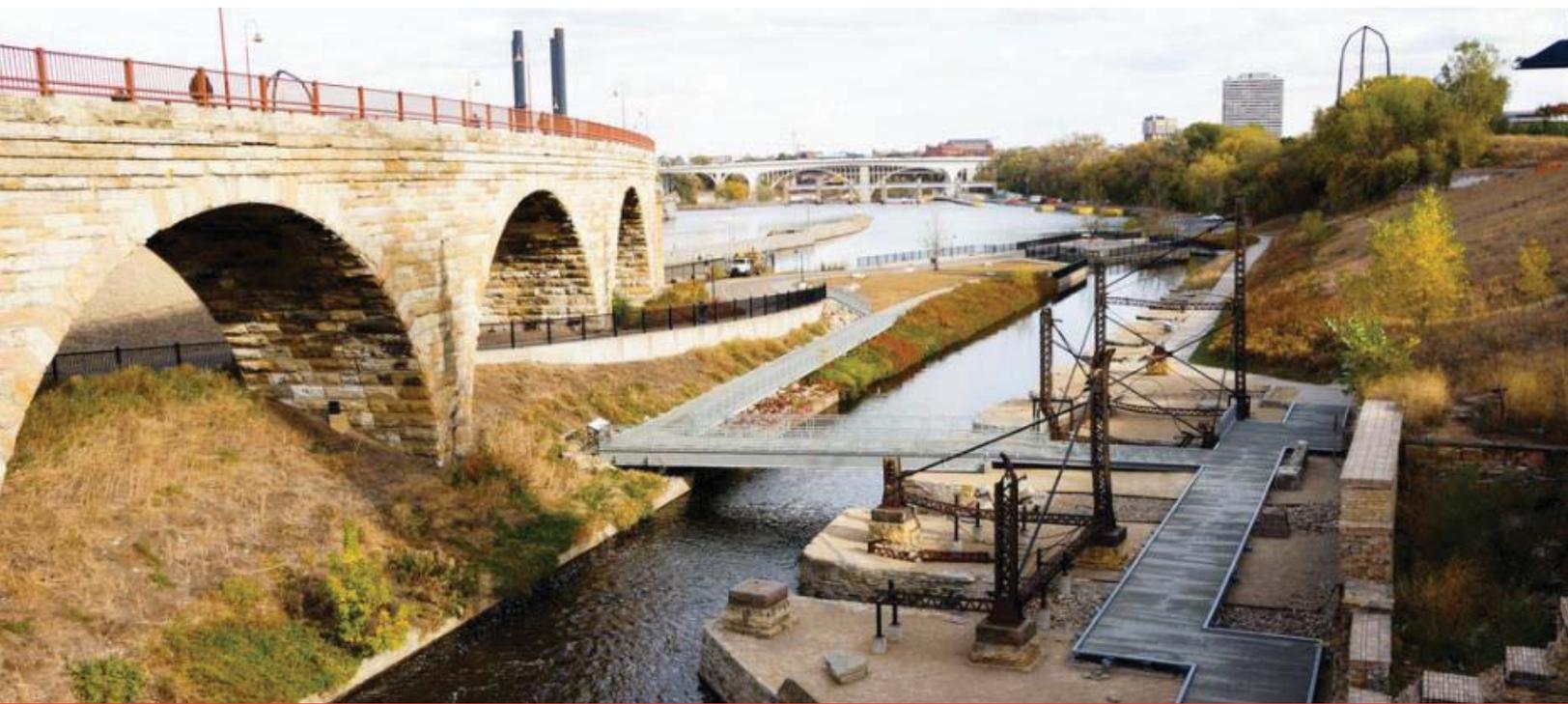


17 25 South Street-Seward Parking Lot & Infill Development

The Seward parking lot, located across the street from Memorial City Hall and adjacent to the Seward House Museum, is strategically located in the South Street Historic District. This site is ideal for green space and mixed-use infill development. Infill development could range from mixed-use commercial and residential space, to a new public green space designed and intended for cultural, arts, and performance activities as well as community gathering space. The City's municipal parking garage currently is at 50% capacity and would be available to support future uses.

The Auburn City Council voted in November 2016 to use this site as the home of the future Central New York Cultural Heritage Welcome Center. The Center is designed to act as a hub for visitors to discover the local and regional significance of cultural and historic movements including abolition and women's rights. The City has partnered with Governor Cuomo to finance the Center, which is slated to begin construction in early 2018 and open in fall 2018.





Strategy 4: Reimagine Vacant and Underutilized Sites

18 2-38 Wadsworth Street – Natural Area and Park

Development of the Wadsworth site into a natural area and park would provide additional recreation space for the surrounding residential neighborhood while serving as an important node in the City's open space and trail network (Strategic Site #1).

This project would transform the site into a formal park that would include new fields, picnic pavilions, and passive recreation space. The park would abut the waterfront and remnants of the former Wadsworth and Son scythe manufacturing company. A boardwalk would provide opportunities for fishing, and access to the water's edge. It would further embrace the community's unique industrial heritage.

Case Study: Mill Ruins Park

Mills Ruins Park, as shown above, reimagines abandoned flour mills in Minneapolis, Minnesota as an urban park, complete with landscaping and a walkway. The walkway winds through abandoned structures and includes educational signage along its route. The park successfully interprets the history of flour milling in Minneapolis and adaptively reuses historic remnants.

The remainder of the site would remain vegetated, and include a nature trail. The trail would traverse along the waterfront, and connect to the Owasco River Greenway Trail at the eastern and northern most points of the site.

A small parking lot is proposed at the City-owned site on the corner of Wadsworth Street and Canoga Street to service the expanded use of the Owasco River waterfront, trail and park areas. Consisting of approximately 20 to 30 spaces, this lot would function as a trailhead to the Owasco River Greenway Trail as well as park users. This facility may be constructed of gravel or asphalt, and should provide sufficient lighting to ensure safety. A mini-roundabout would provide access within the park, and serve as an emergency access route and drop-off space. Prior to redevelopment of any sites within the Auburn Sparks Study Area, further investigation and remediation may be warranted.



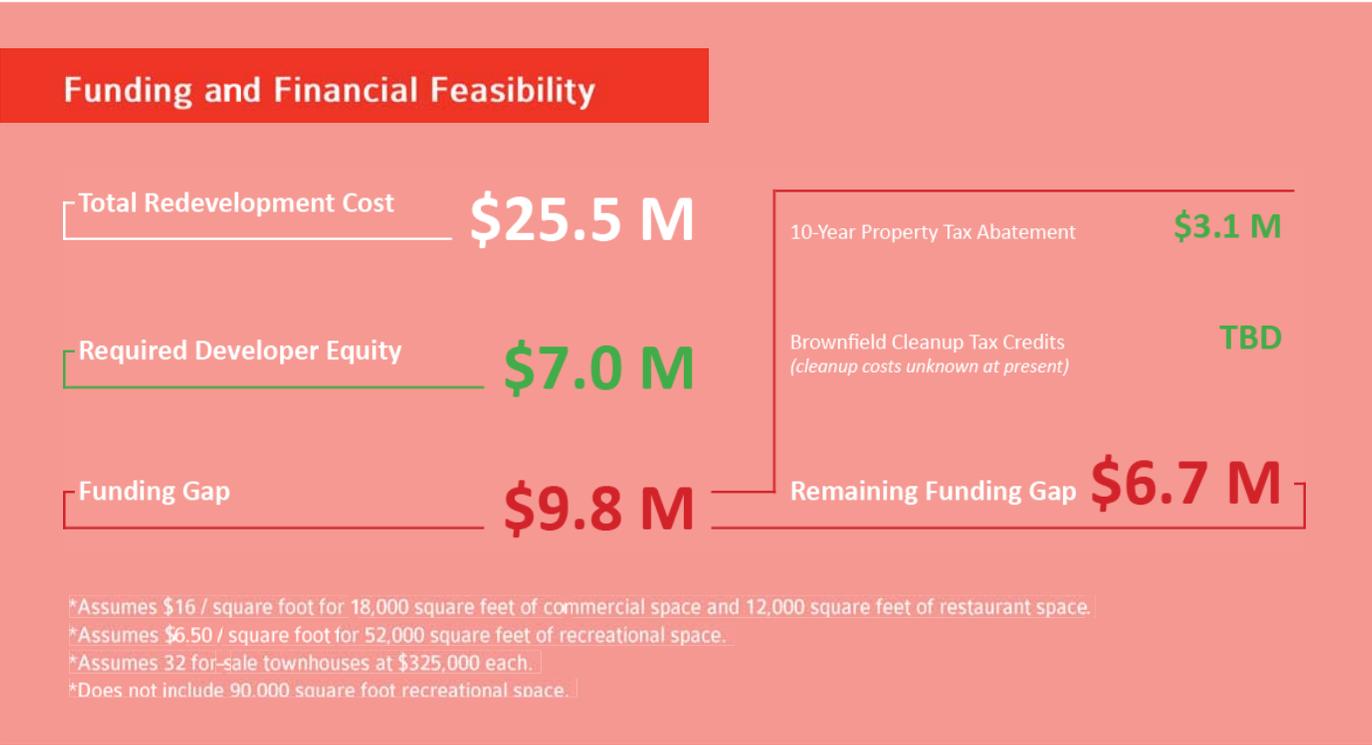
19 Aurelius Avenue Commercial Development

Aurelius Avenue from Wadsworth Street to Clark Street consists of a mix of residential and commercial uses. Opportunities exist on vacant lots for infill development and amenities to support the surrounding residential neighborhoods. A key vacant lot is situated on the western side of Aurelius Avenue, immediately adjacent to the Owasco River. Although privately owned, this site has the potential for commercial uses such as dining or coffee shops that could be utilized by both residents and surrounding businesses. The existing infrastructure, including sidewalks and public utilities, makes this site prime for redevelopment.



20 151 Orchard Street – Bombardier Redevelopment

The 15-acre Bombardier Site was identified by the community as a top redevelopment priority (Strategic Site #2). Through the Master Planning process, the redevelopment scenario that best supported the Market Analysis includes the development of a recreation and community-based amenities.



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The existing building provides the necessary square footage required for an indoor ice skating rink, rock climbing wall, and other training facilities. This would support the community's need for indoor recreation space that could accommodate a range of users, such as regional sports teams. As identified in the Master Plan, the site provides enough space for supplemental uses including trail-related retail and commercial space, as well as a brewery or restaurant. The parcel south of Bombardier also provides an opportunity to integrate upwards of 40, 2-story unit townhouses at 1,300 SF.

- Legend**
1. Brewery (12,000 sf)
 2. Commercial (18,000 sf sporting goods stores)
 3. Recreational Space (90,000 sf ice skating rink)
 4. Trail supported recreation (52,000 sf of climbing wall, ropes course, BMX park)
 5. Townhouses (48,000 sf)
 6. Existing Commercial Space



21 **Dunn & McCarthy Redevelopment**

The Dunn and McCarthy site continues to be a top redevelopment priority for the City (Strategic Site #3). Currently a vacant site, it is envisioned to be redeveloped as apartments and townhomes. Opportunities for limited supporting retail uses (up to 8,000 square feet), such as a coffee shop, could take advantage of the surrounding neighborhood.



Existing conditions.



Proposed Dunn & McCarthy redevelopment.

Legend

1. Playground Improvements
2. Residential (38,000 sf of townhomes)
3. Mixed-use (17,000 sf of apartments, 8,000 sf commercial)
4. Green space

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The site is challenged by its proximity to the Auburn Correctional Facility. It is also of environmental concern and is a candidate for further soil investigations according to the Phase II environmental assessment. The City and its partners should continue to explore options for cleanup and remediation to prepare the site for development. Despite these challenges, the site is located on the Owasco River and provides waterfront opportunities which are in high demand. When redeveloped, the site has the potential to serve as a catalyst, encouraging future development on neighboring and surrounding sites. In addition, a Phase II was completed, which recommended further site investigation.

Funding and Financial Feasibility

Total Redevelopment Cost	\$11.5 M	10-Year Property Tax Abatement	\$1.4 M
Required Developer Equity	\$3.7 M	Brownfield Cleanup Tax Credits	\$500 K
Funding Gap	\$4.1 M	City Gives Away Land	\$178 K
		Remaining Funding Gap	\$2 M

*Assumes \$16 / square foot for 27,600 square feet of commercial space.

*Assumes 12 for-sale townhouses at \$288,800 each.

22 McMaster Street Adaptive Reuse

Built in 1864, the former 20,000 SF factory located at 25 McMaster Street is currently home to a 3-story commercial retail operation. The adaptive reuse of the site could add vitality to the corridor while continuing to retain the appearance and character of Auburn's strong industrial history. The project is envisioned as a multi-story, mixed-use building with upper-story residential lofts or artist space, and first-floor commercial or office. The site is accessible by sidewalk, and is within two blocks of Genesee Street and downtown. With its close proximity to the Owasco River, the potential redevelopment of the site beyond its current use could expand redevelopment efforts on surrounding parcels, as well as the Route 5 & 20 streetscape and adjacent intersections. The City should work with the current property owners to explore development potential.



Adaptive reuse example.



Existing conditions.

23 Seminary Avenue Mixed-Use

This project includes façade and site improvements that would enhance the public realm and make the site safer and more inviting. Improvements to the interface between the Save-a-Lot food store parking lot and the public realm along Seminary Avenue could have significant benefits for the function and appeal of the neighborhood. The existing strip mall development is set back from the street with excess parking in the front of the building. The surrounding neighborhood is composed of modest, single-family homes that could benefit from new infill redevelopment that offers a range of services and amenities. The site offers 4+ acres of development land that should retain the urban form, scale, character and density of the adjacent residential community.



Possible façade improvements.



Existing conditions.

24 Lizette and Miller Streets Redevelopment

There are several vacant sites located throughout the Auburn Sparks Study Area that provide the opportunity for infill residential development. Located on the banks of the Owasco River, Greenway Trail, and the Mill Street Dam, Lizette and Miller Streets offer opportunities for new, single-family housing. As city-owned property, the City could redevelop these lots as part of workforce housing, low-income, or market rate housing. Plans to redevelop the parking area adjacent to the dam into a green space have been submitted to the City and would leverage and enhance the overall aesthetic of the scenic area, and further encourage redevelopment of this neighborhood.

25 Osborne Street Redevelopment

On the western side of the Owasco River, Osborne Street is a residential neighborhood with small-scale, mom-and-pop commercial uses. Pockets of this neighborhood are prime for redevelopment. The community has indicated the need for additional neighborhood-scale amenities, including doctor's offices, coffee and book shops, and local restaurant, that could capitalize on the location adjacent to the river. The City should consider acquiring vacant and underutilized sites to encourage the new development of residential-scaled buildings located close to the sidewalk.





5. Implementation Strategy

The BOA Plan Implementation Strategy stems from the vision, principles, and strategic objectives developed as part of the Step 1 Pre-Nomination Study as well as the Step 2 Nomination Study process. The Plan is intended to capitalize on the existing character, fabric, and strengths of the City of Auburn while recommending additional developments and improvements to further enhance its vitality. To that end, the implementation strategy details projects with the potential to capture economic potential, their proposed phasing for design and construction, and possible funding sources.

5.1 Strategies for Economic Development

The City has been a strong partner in economic development and can continue to enhance its role in a number of ways. From an economic revitalization perspective, it is noted that the City's first priority is keeping the momentum going in the downtown resurgence noted above, followed by investments in areas adjacent to downtown. Specifically, the Market Analysis identifies a number of ways the City can directly promote development or indirectly induce development to occur.

Parking Opportunities

The City has already allowed for flexibility in its zoning with respect to parking for downtown residential units and also provides opportunities for affordable, long-term parking in its Downtown Parking Garage. While these considerations make conversions of limited-unit projects possible, a developer seeking to construct a large number of units may need to secure additional parking arrangements for the convenience of the tenants.

The City could consider a number of possible public-private partnerships (PPP) to make this feasible including:

- Formalize the for-purchase permit program available at the Downtown Parking Garage to establish a residential and employee parking permit program, expand this program to other municipal surface lots, and consider expanding this program to on-street spaces after 5:00 p.m.; or
- On a longer term basis, consider another municipal lot or structure elsewhere in downtown adjacent to a potential major development site.

Capitalize on the Waterfront

As noted in Section 3.11, enhancements of the waterfront in the Auburn Sparks Study Area would only serve to improve the value of the real estate, particularly as it relates to residential and mixed-use development. Enhancements should provide access to the water, improve views, provide signage, and allow for pedestrian walkways and other recreational uses.

One such waterfront option would be to **Request for Proposals** (RFP) out to the development community for an adaptive reuse of the City's existing Public Safety building, which is adjacent to the river. This could be converted into a mixed-use development with access/views of the water or cultural center.

Promote Incentives

As noted at length in the "Redevelopment Tools" subsection of the Qualitative Analysis within the Auburn Sparks Market Analysis (Appendix C), the City has already implemented an effective redevelopment tool in the form of the 485a abatement. This program allows for a significant, as-of right abatement to properties rehabilitated to a mixed-use. Furthermore, for any brownfield site, a developer would be eligible for significant tax credits for both remediation and construction of new property. However, *none of the developers interviewed in the planning process were aware of these important incentives*. We encourage the City and Downtown Auburn BID to run a brief campaign to raise awareness among the development community.

Selective Demolition

Moving outside of the downtown area, the City could consider the selective demolition of derelict properties to remove blight and make surplus land for other development. A targeted approach is suggested where the City focuses on a single neighborhood or even a single block for multiple demolitions before moving on to a new section of the Auburn Sparks

Study Area. Once demolished, the land could be sold in groups of lots to a single developer, sold on a one-off basis, or retained as green space. Contiguous lots could be assembled for a larger-scale development.

Transformative Project

The City could select one or more redevelopment sites within Auburn Sparks for a **“Transformative Project”**. The idea of a transformative project is to induce development of a magnitude sufficient to raise the entire profile of the Auburn Sparks Study Area in the minds of the regional development community. Much like the self-reinforcing development occurring in parts of downtown, the transformative project would launch a virtuous cycle of rising property values, increasing investment and enhanced economic vitality to make Auburn Sparks an even more exciting and profitable venture for developers.

This would require a high level of leadership at the City, determination and persistence, and a good deal of investment and risk. It would require many, if not all, of the City Actions listed above (parking solutions, waterfront access, incentives, and streetscape) as well as perhaps direct City investments in land acquisition, water/sewer, roadways, and utilities as well state/federal grant and loan assistance. It may also require that the City take a very active role in land assembly, i.e. the prospective purchasing of multiple contiguous lots to be divested to a developer under conditions and subject to an RFP. Where might this occur? Much of the Auburn Sparks Study Area is already developed and thus not amenable to a large new development. However, there are some areas of interest outlined below.

The **Nolan Property / Loop Road site**, including adjoining properties at the Northeast corner of North and Genesee Streets, would make an ideal site for a Live/Work/Play mixed-use development including retail, restaurant, bar, or mid-story offices and upper story residential. For this to happen, a parking solution would be critical and the City would have to take the leadership and risk of assembling the land, potentially in adverse conditions (i.e. having to take land in some cases under eminent domain powers). Furthermore, a deep abatement (if qualified, the 485a may be sufficient) and cash incentives would be required to induce the project.

The **Dunn and McCarthy site**, as mentioned in the projects above, could be a mix of private uses and public uses, such as the farmer’s market concept presented by Cayunity plus residential units overlooking the river and perhaps other non-residential permanent uses. Since the City already owns the property, site control is not an issue. Prior to development, flood plain issues may need to be addressed along with the compaction of fill the City added over the years. There may be contamination issues that would have to be addressed, potentially with the help of the BCP program (note that the site is in both the Auburn Sparks Study Area and EN-Zone, so BCP benefits would be substantial). It is believed that a better pedestrian connection with downtown would be critical as well as work on surrounding neighborhood beautification, access, parking and waterfront connections. A significant amount of additional cash incentives is likely necessary to make this project take off in the development community.

The **Bombardier site** would ideally be reused for its original intended purpose: the manufacturing of goods. However, this may not be financially feasible, and the City should consider any and all options for the site since it is a key visual reminder of the city's industrial past. While retail redevelopment is not something that is a strong, self-supporting option in the near term, there are some indications that a transformative retail project could work on the site. This would involve demolition of all existing structures and, likely, the capping of any minor brownfield issues with surface parking, assuming those issues are minor and manageable. Key to this redevelopment would be the attraction of one or more major, brand-name, "national" retail tenants. This does not necessarily mean a huge big-box store, rather a smaller-format destination store that would allow for other retail adjacent to it to thrive. Examples of this could be a Pottery Barn, Gap, Jos. A. Banks, Banana Republic or similar quality small-format store. Other retail development options may also work, as would the potential mixing of uses on the site to include an entertainment destination use or other recreational amenity as discussed previously. The City would again have to take a very active role in advancing the current holding pattern at Bombardier, providing abatements and direct assistance, securing state/federal grant funds, changing zoning and making street improvements for access. Note that, like the Dunn and McCarthy site, the Bombardier site is in the Auburn Sparks Area and in an EN-Zone, providing substantial assistance through the BCP program should contamination be an issue.

Should the City undertake the **selective demolition** of derelict property in a focused fashion, it may be able to assemble a multiple-acre contiguous site that currently does not exist today. While there is not a specific target area within the Auburn Sparks Study Area, it is recommended that the City focus on projects from the downtown outward, building on its strengths before moving to more challenging neighborhoods.

5.2 Phasing and Project Implementation

As presented in Section 4.2 of the plan, the future of the Study Area is guided by four strategies to inform and direct decision-making and future investments. Specific recommendations supporting each of these strategies are summarized in the implementation tables below, which include the entity responsible for leading the initiative and a proposed timeline for completion.

The City of Auburn should strive to address short-term and on-going initiatives over the course of the next 5 years. Mid- and long-term timeframes would continue to evolve as progress is made in the Auburn Sparks Study Area.

#	Name	Phase	Anticipated Costs (all costs shown in 2017 dollars)	Potential Funding Resource	Time Frame	Notes
1	Canoga Street Streetscape	Conceptual Design	\$50,000.00	City, GIGP, CSC	3 to 5 years	Assumes green infrastructure elements are included. Final cost dependent on design.
		Final Design and Construction Documents	\$60,000.00	City, GIGP, CSC, TAP		
		Construction	TBD	City, GIGP, CSC, TAP		
2	Clark Street & Aurelius Avenue Streetscape	Conceptual Design	\$100,000.00	City, GIGP, CSC	3 to 5 years	Assumes green infrastructure elements are included. Final cost dependent on design.
		Final Design and Construction Documents	\$120,000.00	City, GIGP, CSC, TAP		
		Construction	TBD	City, GIGP, CSC, TAP		
3	Columbus Street / Route 5 & 20 Intersection	Traffic Analysis	\$15,000.00	City, GIGP, CSC, TAP	2 to 4 years	N/A
		Conceptual Design	\$200,000.00	City, GIGP, CSC, TAP		
		Final Design and Construction Documents	\$250,000.00	City, GIGP, CSC, TAP		
		Construction	+/- \$4,000,000.00	City, GIGP, CSC, TAP		
4	Washington Street Streetscape	Conceptual Design	\$80,000.00	City, GIGP, CSC	1 to 3 years	Mural could be privately funded or funded through local arts organizations.
		Final Design and Construction Documents	\$120,000.00	City, GIGP, CSC, TAP		
		Construction	TBD	City, GIGP, CSC, TAP		
5	State Street Streetscape	Conceptual Design	\$150,000.00	City, GIGP, CSC, NYMSP	3 to 5 years	N/A
		Final Design and Construction Documents	\$200,000.00	City, GIGP, CSC, TAP, NYMSP		
		Construction	TBD	City, GIGP, CSC, TAP, NYMSP		
6	Arterial West Streetscape	Conceptual Design	\$760,000.00	City, GIGP, CSC	3+ years	N/A
		Final Design and Construction Documents	\$760,000.00	City, GIGP, CSC, TAP		
		Construction	\$6,080,000.00	City, GIGP, CSC, TAP		
7	Owasco Street Streetscape	Conceptual Design	\$200,000.00	City, GIGP, CSC	5+ years	N/A
		Final Design and Construction Documents	\$250,000.00	City, GIGP, CSC, TAP		
		Construction	\$3,000,000.00	City, GIGP, CSC, TAP		

#	Name	Phase	Anticipated Costs (all costs shown in 2017 dollars)	Potential Funding Resource	Time Frame	Notes
8	Downtown Gateway	Wayfinding Plan	\$40,000.00	City, OPRHP	1 to 3 years	N/A
		Design and Engineering	\$200,000.00	City, GIGP, NYSMSP, ESD, Market NY		
		Construction	\$854,000.00	City, GIGP, NYSMSP, ESD, Market NY		
9	North Street Gateway	Design and Engineering	\$150,000.00	City, GIGP, NYSMSP, ESD	1 to 3 years	N/A
		Construction	\$635,000.00	City, GIGP, NYSMSP, ESD		
10	Route 5 & 20 Intersection	Design and Engineering	\$256,000.00	City, GIGP, NYSMSP, ESD, Market NY	2 to 5 years	N/A
		Construction	\$854,000.00	City, GIGP, NYSMSP, ESD, Market NY		
11	E. Genesee Street Gateway	Design and Engineering	\$190,500.00	City, GIGP, NYSMSP, ESD	2 to 4 years	N/A
		Construction	\$635,000.00	City, GIGP, NYSMSP, ESD		
12	South Street Gateway	Design and Engineering	\$190,500.00	City, GIGP, NYSMSP, ESD	2 to 4 years	N/A
		Construction	\$635,000.00	City, GIGP, NYSMSP, ESD		

#	Name	Phase	Anticipated Costs (all costs shown in 2017 dollars)	Potential Funding Resource	Time Frame	Notes
13	E. Genesee Street Infill Redevelopment	Structural Analysis	TBD	City, ESD, NYSMSP	ongoing	Costs vary depending on project.
		Design	varies	City, Private, ESD, NYSMSP		
		Construction	varies	City, Private, ESD, NYSMSP		
14	Nolan Property / Loop Road Mixed-Use	Site Analysis (geotechnical investigation, Phase 1 ESA, infrastructure assessment)	\$25,000.00	City, TAP, ESD, NYSMSP	2 to 5 years	This project may require the City to acquire sites from private owners or work collaboratively with owners to advance the vision of the BOA Plan. A comprehensive traffic study is also necessary to advance this project as it recommends closing Loop Road.
		Traffic and Parking Study	\$35,000.00	City, TAP, ESD, NYSMSP		
		Conceptual Design	\$45,000.00	City, Private, TAP, ESD, NYSMSP		
		Final Design and Construction Documents	\$265,000.00	City, Private, TAP, ESD, NYSMSP		
		Construction	TBD	City, Private, TAP, ESD, NYSMSP		
15	Public Safety Building Adaptive Reuse	Conceptual Design and Programming	TBD	City, Private, ESD, OPRHP	1 to 5 years	Costs associated with this project are dependent upon the chosen end-use.
		Design and Engineering	TBD	City, Private, ESD, OPRHP		
		Construction	TBD	City, Private, ESD, OPRHP		
16	1 - 7 State Street Redevelopment	Conceptual Design	TBD	City, GIGP, NYSMSP, ESD, OPRHP	0 to 3 years	This City has already acquired this site, so redevelopment can begin immediately.
		Final Design	TBD	City, GIGP, NYSMSP, ESD, OPRHP		
		Construction	TBD	City, GIGP, NYSMSP, ESD, OPRHP		
17	25 South Street: Seward Parking Lot & Infill Development	N/A	N/A	N/A	ongoing	The City is actively working on advancing design and construction of a Welcome Center at this site, partial funding for which was provided by New York State's Department of Parks, Recreation, and Historic Preservation.

#	Name	Phase	Anticipated Costs (all costs shown in 2017 dollars)	Potential Funding Resource	Time Frame	Notes
18	2 - 38 Wadsworth Street: Natural Area and Park	Site Analysis, Survey, and Phase 1 Archaeological Assessment	\$30,000.00	City, GIGP, OPRHP, RTP, National Grid	4+ years	N/A
		Programming	TBD	City, GIGP, OPRHP, RTP, National Grid		
		Design and Engineering	\$1,000,000.00	City, GIGP, OPRHP, RTP, National Grid		
		Construction	\$4,500,000.00	City, GIGP, OPRHP, RTP, National Grid		
19	Aurelius Avenue Commercial Development	Design and Engineering	TBD	Private, ESD, NYSMSP	2 to 4 years	N/A
		Construction	TBD	Private, ESD, NYSMSP		
20	151 Orchard Street: Bombardier Redevelopment	Phase 1 Environmental Site Assessment	\$8,000.00	City, ESD, National Grid, BBRP	5 to 10 years	Remediation dependent upon outcome of Phase 1 ESA.
		Remediation	TBD	City, ESD, National Grid, BBRP		
		Structural Assessment	\$30,000.00	City, ESD, National Grid, BBRP		
		Design and Engineering	TBD	City, Private, ESD, National Grid, BBRP		
21	Dunn & McCarthy Redevelopment	Site Design and Engineering	TBD	Private, HOME, CDBG, National Grid, BBRP	2 to 4 years	N/A
		Construction	TBD	Private, HOME, CDBG, National Grid, BBRP		
22	McMaster Street Adaptive Reuse	Site Acquisition	TBD	City	3 to 5 years	N/A
		Design and Engineering	TBD	Private, ESD, OPRHP		
		Construction	TBD	Private, ESD, OPRHP		
23	Seminary Avenue Mixed-Use	Site Acquisition	TBD	City	3 to 5 years	This project includes both streetscaping and mixed-use redevelopment.
		Design and Engineering	TBD	Private, ESD, NYSMSP		
		Construction	TBD	Private, ESD, NYSMSP		
24	Lizette & Miller Streets Redevelopment	Design and Engineering	\$100,000.00	City, HOME, CDBG	3 to 5 years	The vacant sites considered for redevelopment are City-owned.
		Construction	\$500,000.00	City, HOME, CDBG		
25	Osborne Street Redevelopment	Design and Engineering	TBD	Private, HOME, CDBG	3 to 5 years	This project may require the City to acquire sites from private owners or work collaboratively with owners to advance the vision of the BOA Plan.
		Construction	TBD	Private, HOME, CDBG		

5.3 Funding

Funding for BOA Master Plan initiatives would come from a host of public and private resources. Timing and levels of public investment would be predicated on numerous issues including the disposition of State and Federal budgets and the regional, State and national economic outlook. However, the overwhelming majority of investment within the BOA would be provided by the private sector. The availability and costs of financing are major factors that dictate the extent and timing of private sector involvement. In addition, the perception of the Study Area and potential costs associated with environmental contamination also deter private sector interest. Although near-term public involvement would be required to facilitate investment, the long-term sustainability and financial viability of development within the Auburn Sparks Study Area would require the ability of projects to persist absent of public subsidies.

Maintaining momentum developed during the Step 2 Nomination process is critical to ensuring that revitalization efforts take hold. The ability of the City and its revitalization partners to bring about meaningful and visible investments and action within the Auburn Sparks Study Area would send a strong signal to the community regarding the City's intent to continue revitalization efforts. Therefore, the City should identify 'low-hanging fruit' - short-term projects and initiatives that can be accomplished with limited funding to provide maximum impact. The implementation of a few highly visible quick-wins, such as crosswalk improvements at Columbus Street and Arterial W., or gateway improvements on North Street, would signal commitment, activity, and momentum that should translate into continued public and private investment.

Funding for lower cost, high impact projects can come from more traditional sources such as the New York State Environmental Protection Fund. The following provides an overview of available New York State funding resources and the regional economic development policy approach promoted by the NYS Governor's Office.

NYS Regional Economic Development Councils

In 2011, New York State created ten regional economic development councils (REDC) and mandated that each develop a five-year strategy which identifies an overall economic development approach for the region. Each regional strategy is updated annually to promote priority public sector investments and compete for access to a pool of State funding and development support. The use of State economic development funding for public or private sector projects is now directly tied to the advancement and implementation of regional economic development strategies. Funding priority would be given to projects which meet or advance the strategies and goals identified by the corresponding regional economic development council.

New York State Grants

A significant amount of State funding is now procured through the Consolidated Funding Application (CFA) process, an initiative begun in 2011 in concert with the establishment of the regional economic development councils. The CFA process functions as a funding clearinghouse, whereby applicants can apply for multiple sources of traditional funding via a single application.

Applications for CFA resources must be reviewed by both the funding agency and the REDC to be scored for compliance with agency and regional goals. Implementation of the Auburn Sparks Master Plan would require a broad range of capital projects, including brownfield redevelopment, streetscape and roadway infrastructure, environmental remediation, housing rehabilitation, park and recreational amenities, and the construction of multi-story mixed use structures. These projects have several components which may be eligible for funding via the CFA process. The following is a brief overview of key funding and incentive programs in existence as of 2016 organized by agency and important factors for consideration during the application process.

Parks, Recreation & Historic Preservation Program

A matching grant program for the acquisition, development and planning of parks and recreational facilities to preserve, rehabilitate or restore lands, waters or structures for park, recreation or conservation purposes and for structural assessments and/or planning for such projects. Funds may be awarded to municipalities or not-for-profits with an ownership interest, for indoor or outdoor projects and must reflect the priorities established in the NY Statewide Comprehensive Outdoor Recreation Plan (SCORP).

NYS Main Street Program

The New York Main Street (Main Street) Program is funded by the NYS Housing Trust Fund and administered by the Office of Community Renewal. The Main Street Program mainly supports investment in private property. The City of Auburn would be a logical applicant for Main Street funding for façade renovations, tenant space improvements, signage, and wayfinding improvements. Main Street funding is also flexible, yet requires proof of committed investment by other state, federal or private sources. Similar to EPF programs, Main Street is also a reimbursement program, with varying levels of match dependent upon project type.

Low Income Housing Tax Credits & NYS HOME

The New York State Department of Housing and Community Renewal provides State Low Income Housing Tax Credits similar to federal HUD tax credits for qualified low to moderate income housing projects. In addition, the NYS HOME program further leverages private investments for the rehabilitation and construction of modern, affordable housing.

Green Innovations Grant Program

The Green Innovation Grant Program (GIGP) supports projects across New York State that utilize unique stormwater infrastructure design and create cutting-edge green technologies. Eligible projects include:

- Permeable pavements
- Bioretention/bioswales
- Green roofs and green walls
- Stormwater street trees
- Construction or restoration of wetlands, floodplains, or riparian buffers
- Stream daylighting
- Downspout disconnection
- Stormwater harvesting and reuse
- Brownfield Cleanup Program
- Excelsior Jobs Program

NYS Empire State Development

Funding is available for economic development initiatives and projects that create or retain jobs, generate increased economic activity and improve the economic and social viability and vitality of local communities. Examples of ways the funds can be used include:

- Acquiring or leasing land or buildings, machinery, equipment
- Acquiring existing business or assets
- Demolition and environmental remediation
- New construction, renovation, or leasehold improvement
- Acquiring furniture and fixtures
- Planning and feasibility studies
- Site and infrastructure development
- Marketing and advertising

Eligibility:

- For-profit and not-for-profit businesses
- Business Improvement Districts and Local Development Corporations
- Public benefit corporations, including industrial development agencies
- Economic development organizations
- Research and academic institutions; incubators
- Technology parks
- Municipalities, counties, and regional planning councils
- Tourist attractions; community facilities

New York State Tax Credit and Loan Programs

Start-Up New York

Qualifying companies would not pay any taxes (income taxes, business/corporate state or local taxes, sales taxes, property taxes, and franchise fees) for 10 years. Employees pay no income taxes for the first 5 years. For the next 10 years, they would pay no taxes on income up to \$200,000 of wages (individual tax return), or \$250,000 (head of household), or \$300,000 (joint tax return).

Eligibility:

The company must be aligned with (or further the academic mission of) a college or university campus “sponsor” that has been approved to join the program.

Eligible businesses include:

- A new business to NY State
- A business from out of state that is relocating to NY State
- An existing business in New York State that is expanding by creating new jobs (not moving existing jobs)

Brownfield Cleanup Program

In 2004, the establishment of the Brownfield Cleanup Program (BCP) provided tax credits for the remediation and redevelopment of brownfield sites in New York State. These tax credits are further enhanced within Brownfield Opportunity Areas. The BCP establishes four separate levels of remediation based on final permissible uses and the need for continued engineering controls to protect the public health, safety and welfare; projects that pursue more extensive levels of remediation are eligible for greater tax benefits. Credits cannot be issued prior to the issuance of a Certificate of Completion (COC) which certifies remediation activities have been completed per agreement with the NYSDEC. As of December 31, 2015, the program has been reformed. The extensive timeline anticipated for projects entering the BCP to achieve a COC would require the City of Auburn and project partners to move quickly to take advantage of this important source of project financing.

There are three separate tax credits available in the BCP Program:

Brownfield Redevelopment Tax Credit

The brownfield redevelopment tax credit consists of the sum of three separate credit components: (1) site cleanup, (2) groundwater cleanup, and (3) development on a brownfield site. The brownfield redevelopment tax credit is available to taxpayers who incur costs for the remediation or redevelopment of a brownfield site in New York State that is, or would become, a qualified site. Upon completion of the required remediation, the DEC would issue a written Certificate of Completion (COC) to the remedial party. The COC would include the applicable percentages used to determine the amount of the credit. The amount of the brownfield redevelopment tax credit is a percentage of the eligible costs paid or incurred to clean up and redevelop a qualified site. A greater percentage is allowed for sites that are cleaned up to a level that requires no restrictions on use and sites located in a BOA.

Remediated Brownfield Credit for Real Property Taxes

A developer who has been issued a COC for a brownfield site, or who has purchased or acquired all or part of a qualified site is allowed a remediated brownfield credit for real property taxes paid. The amount of the credit is 25 percent of the product of the taxpayer's employment factor (a percentage based on the number of persons employed on a qualified site) and the taxpayer's "eligible real property taxes."

Environmental Remediation Insurance Credit

This credit is available for premiums paid for Environmental Remediation Insurance up to the lesser of \$30,000 or 50 percent of the cost of the premiums.

Excelsior Jobs Program

Business investment within the BOA may qualify for fully refundable tax credits via the Excelsior Jobs Program (EJP). Businesses within the BOA may be eligible for three of the four EJP credits, which can be claimed over a 10-year period. To earn any of the following credits, firms must first meet and maintain the established job and investment thresholds as outlined by the New York Empire State Development Corporation, which include minimum eligibility criteria for jobs, overall investment and benefit-cost ratios.

The Excelsior Jobs Tax Credit

A credit of 6.85 percent of wages per net new job to cover a portion of the payroll cost.

The Excelsior Investment Tax Credit

The Investment Tax Credit is valued at two percent of qualified investments in tangible property, such as buildings or structural components of buildings located within New York State that have a useful life in excess of four years. This credit may be taken in tandem with the Investment Tax Credit for investments in research and development property or with brownfield tangible property credit, but not both.

The Excelsior Research and Development Tax Credit

The Research and Development Tax Credit is valued at 50 percent of the Federal Research and Development Credit, up to three percent of total qualified research and development activities conducted in New York State. To be eligible for inclusion in the EJP, firms must operate in one of seven key industries:

- Financial services data center or back office operation;
- Manufacturing;
- Software development and new media;
- Scientific research and development;
- Agriculture;
- Creation or expansion of back office operations;
- Distribution center; or
- An industry with significant potential for private sector growth and development.

Other Grant Programs

National Grid

National Grid administers a Brownfield Redevelopment Assistance Program that provides grants to fund utility-related infrastructure improvements, demolition, and other costs associated with advancing brownfield sites. The maximum allowable grant for a project is \$300,000, which may be used for up to 25% of eligible costs. Of that \$300,000, a maximum of \$25,000 can be used for Phase I and Phase II Environmental Site Assessments.

Eligible costs include, but are not limited to:

- Demolition;
- Electric and gas infrastructure improvements;
- Phase I and Phase II Environmental Site Assessments; and
- Costs associated with the local match for the Brownfield Opportunity Area Program.

In order to be eligible for funding, applicants must be:

- A municipality and/or its authorized development corporation;
- A non-profit working in tandem with the municipality; or
- The owner or developer of an eligible site with endorsement from the municipality.

Eligible sites must:

- Receive electric or gas service from National Grid; and
- Have a viable commercial or industrial end-use strategy.

NYSEG Brownfield/Building Redevelopment Program (BBRP)

NYSEG offers a maximum grant of \$500,000 for brownfield redevelopment that includes a mixed-use component. As part of the \$500,000, up to \$20,000 can be put toward feasibility and assessment studies and/or remediation efforts.

To be eligible, 50% of annual energy use at the new or re-development must come from one or more of the following business sectors:

- Manufacturing;
- Finance;
- Business services;
- Health care;
- Clean technologies;
- Craft beverage production; or
- Projects supported by the REDC.