



REVITALIZING COMMUNITIES: BROWNFIELDS INVENTORY & GIS STORYMAP STRATEGIES



Presented by Amy E. Schifferli, AICP
Niagara County Brownfield Program Manager
Niagara County Brownfield Development Corp. President

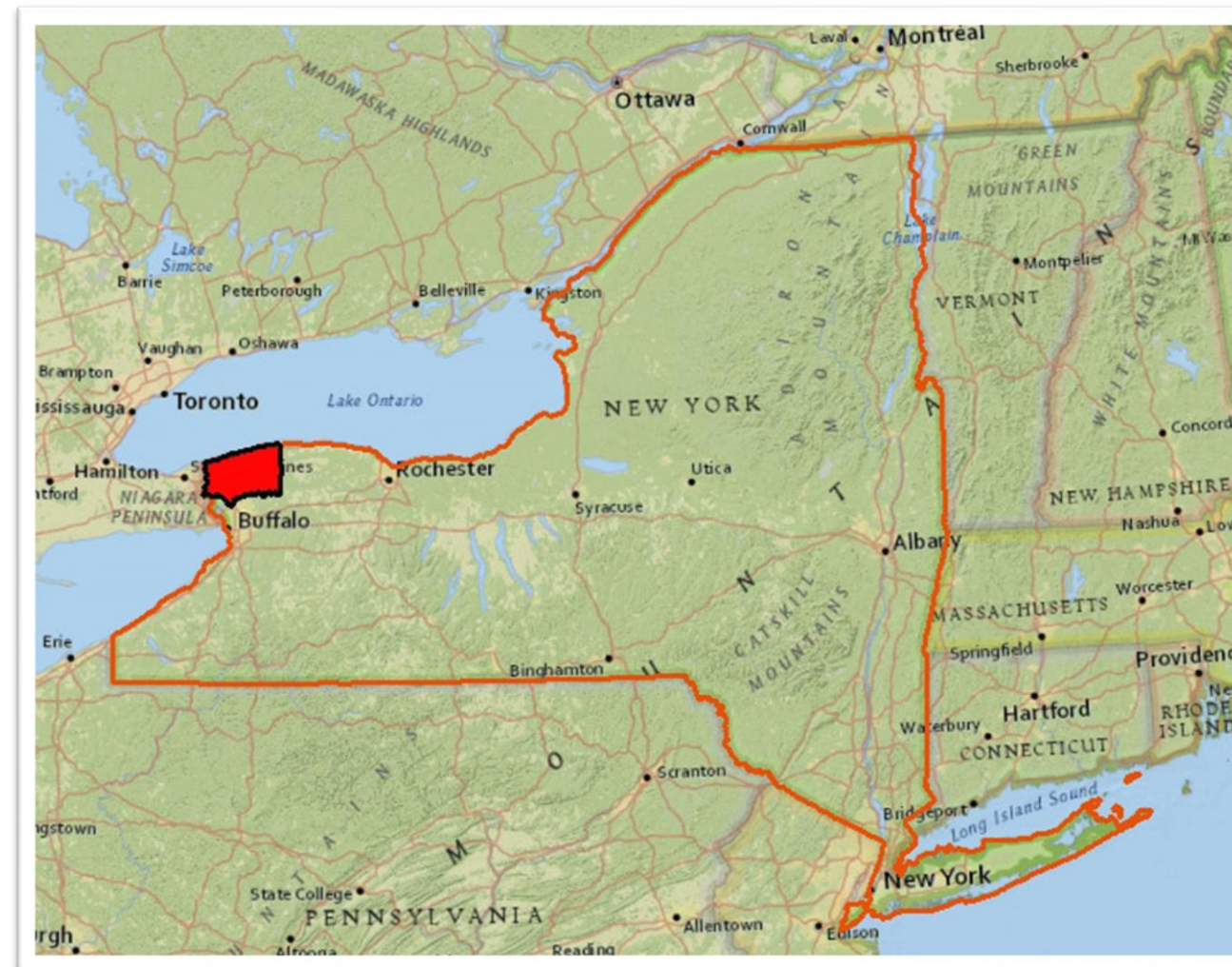


June 26, 2024

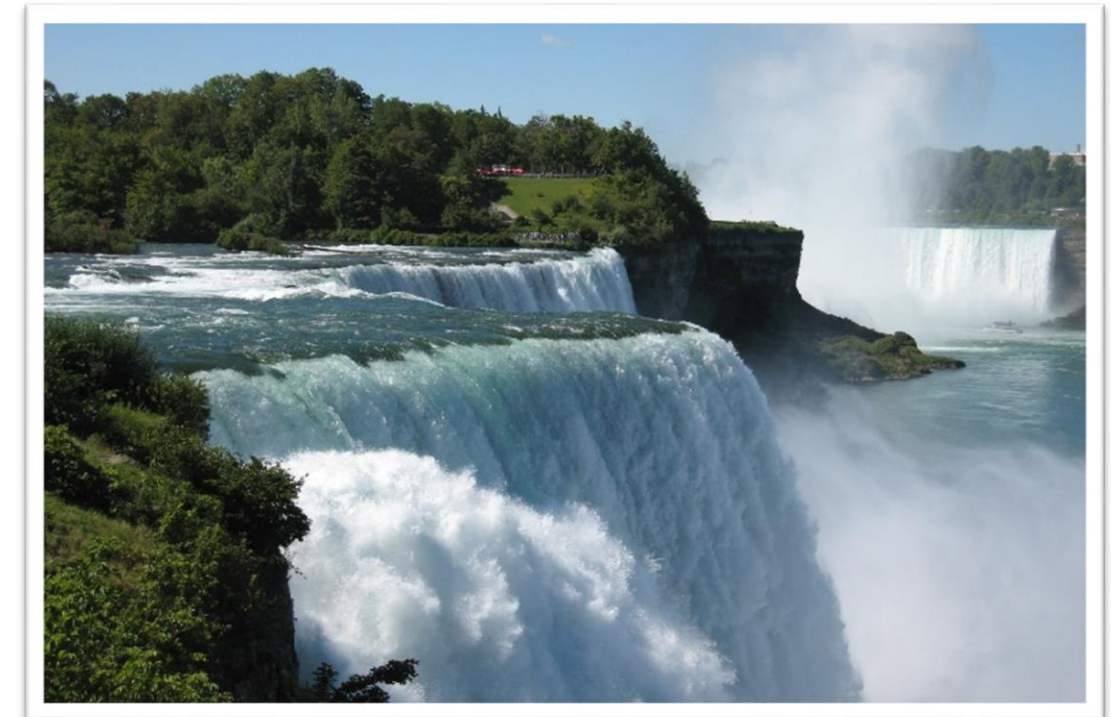
NIAGARA COUNTY, NY



Population (2020): 212,666



Composition: 3 Cities, 12 Towns, 5 Villages



Size: 1,140 sq. miles

NIAGARA COUNTY BROWNFIELDS...

Scope of Brownfields in Niagara County

- Niagara County has 600 brownfield sites, ranging from small former gas stations to large, defunct manufacturing facilities.
- Over 100 tax-delinquent parcels are flagged as contaminated, which prevents foreclosure and redevelopment.
- The sheer volume of sites underscored the need for a systematic and centralized approach to handle the data efficiently.



INVENTORY... A LIST OF BROWNFIELD SITES

Plan the Inventory

- **What** is the purpose of the inventory?
- **Who** is the intended audience?
- Will all or part of the inventory be **public**?
- Determine the **design and content**.
- **How** will the inventory be **updated**?

These decisions will drive the type of information collected and the format for how the information is stored.

Develop the Inventory

- **Collect** the data from various sources
- **Enter** the data into the chosen inventory type
- **Review and update** the data regularly

An inventory is an important land use tool. Knowing what you have empowers you to act!

HISTORIC APPROACH...

- Traditionally, brownfield inventories were maintained in large paper binders or stored on hard drives, often becoming outdated quickly.
- As new information was collected, it led to fragmented records across various formats, including PDFs and scanned files, resulting in data being scattered and inconsistent.
- The County spent years consolidating these records to create digital files and added everything to a GIS database.



What is GIS??

- Geographic Information System – a tool that helps visualize, analyze, and interpret data for places.
- Digital map that can layer different types of information onto one map.

CURRENT APPROACH...

- Original GIS database had 600 sites with 100 possible pieces of information for each record.
- Maintenance was next to impossible so data became outdated.
- An updated, streamlined GIS database was created to efficiently manage brownfields data.



KEY DATA CATERGORIES...



GIS Technical Data

Record ID number, Parcel ID number, and Date Updated

Site Data

Owner, Address, Municipality, Acreage, Past and Current Uses, Property Use Classification, Structures, Tax Status, and Zoning


Assessment Data

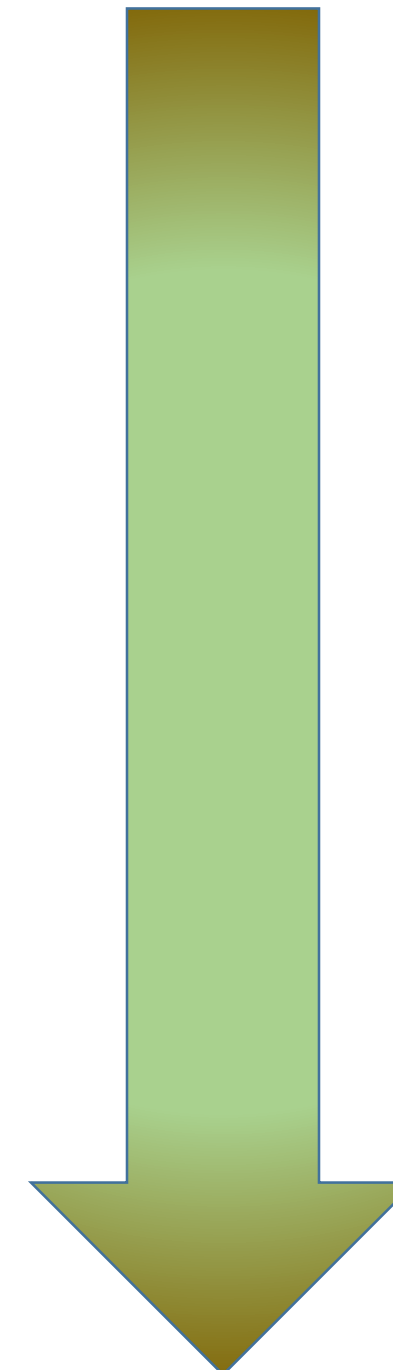
Assessment Status, Type of Contamination, Challenge Rating (1-5), and Additional Investigation Required

Remediation & Reuse Data

Remediation Status, Cost, Reuse Information, and Investment

CHALLENGE RATING...

- 
- 1 Asbestos, Lead, PAH
 - 2 SVOC/VOCs
 - 3 Petroleum
 - 4 Heavy metals (arsenic, cadmium, chromium, but NOT mercury)
 - 5 PCBs, Mercury



Least Challenging

Most Challenging

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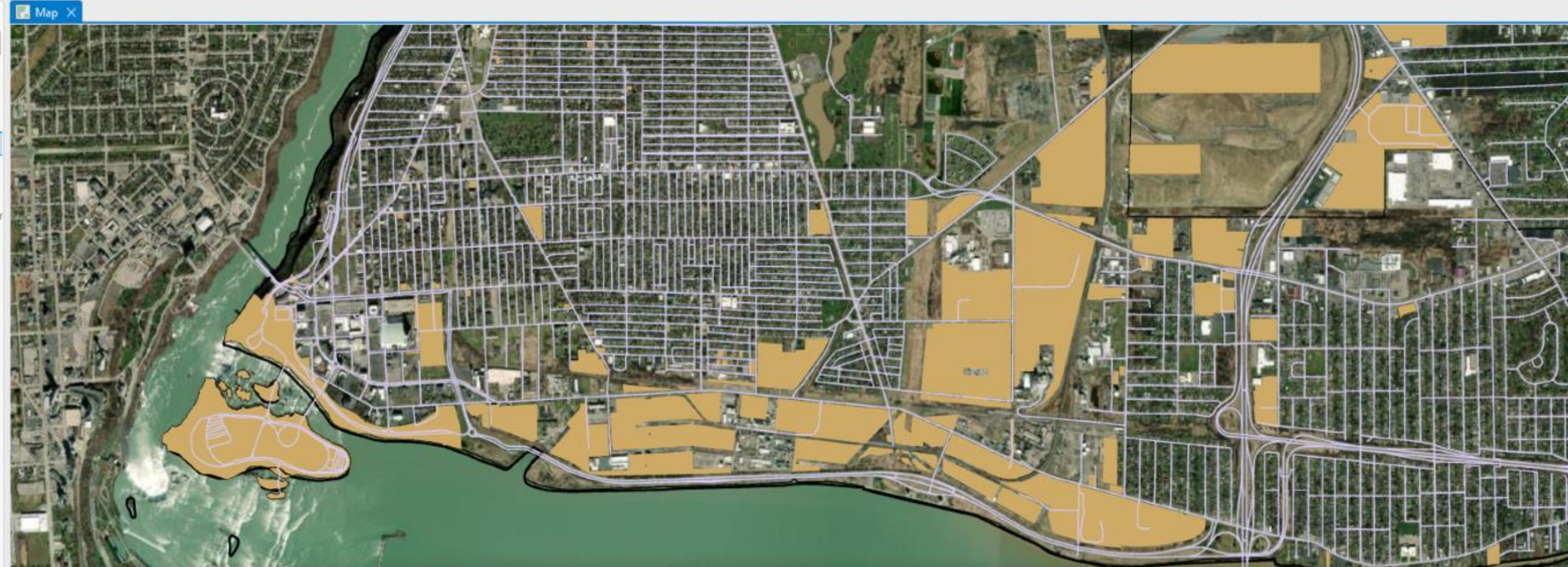
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Brownfields_Inventory_2023 - ArcGIS Pro

Niagara_County_Brown..._Inventory...

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	Address	Municipality	Acres	Past_Use	Present_Use	PropCodeDe	Structures	Tax_Status	Type_of_Contamination	Challenge_Rating	Program_Enrollment	Program ID
1	656 West Ave	City of Lockport	34.017829	Landfill	Storage, Salvage, Landfil	Capped landfill	No	Muni Owned	Capped Landfill	Unknown	NYS Superfund	932024
2	601 Ohio St	City of Lockport	9.277942	Heavy Manufacturing	Industrial, Mining, Militz	Heavy manufacturing...	Yes	Delinquent	Radioactive	Unknown	FUSRAP	932032
3	316 Willow St	City of Lockport	0.350798	Dry Cleaner	Undeveloped, Parking Li	Parking lot	No	Delinquent	PCE, Petroleum	3	NYS Superfund	932128
4	73 State Rd	City of Lockport	1.920715	Manufactured Gas Plant	Undeveloped, Parking Li	Vacant, natural gas re...	No	Tax exempt	PAHs	3	NYS Superfund	932109
5	641 West Ave	City of Lockport	0.108514	Automotive Repair Fac...	Commercial	Vacant	Yes	Current	Petroleum, Metals	3	N/A	N/A
6	34 Prospect St	City of Lockport	1.276611	Oil Storage Facility	Commercial	Vacant	No	Current	Unknown	3	N/A	N/A

1:30,790

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- Niagara_County_Brownfield_Inven
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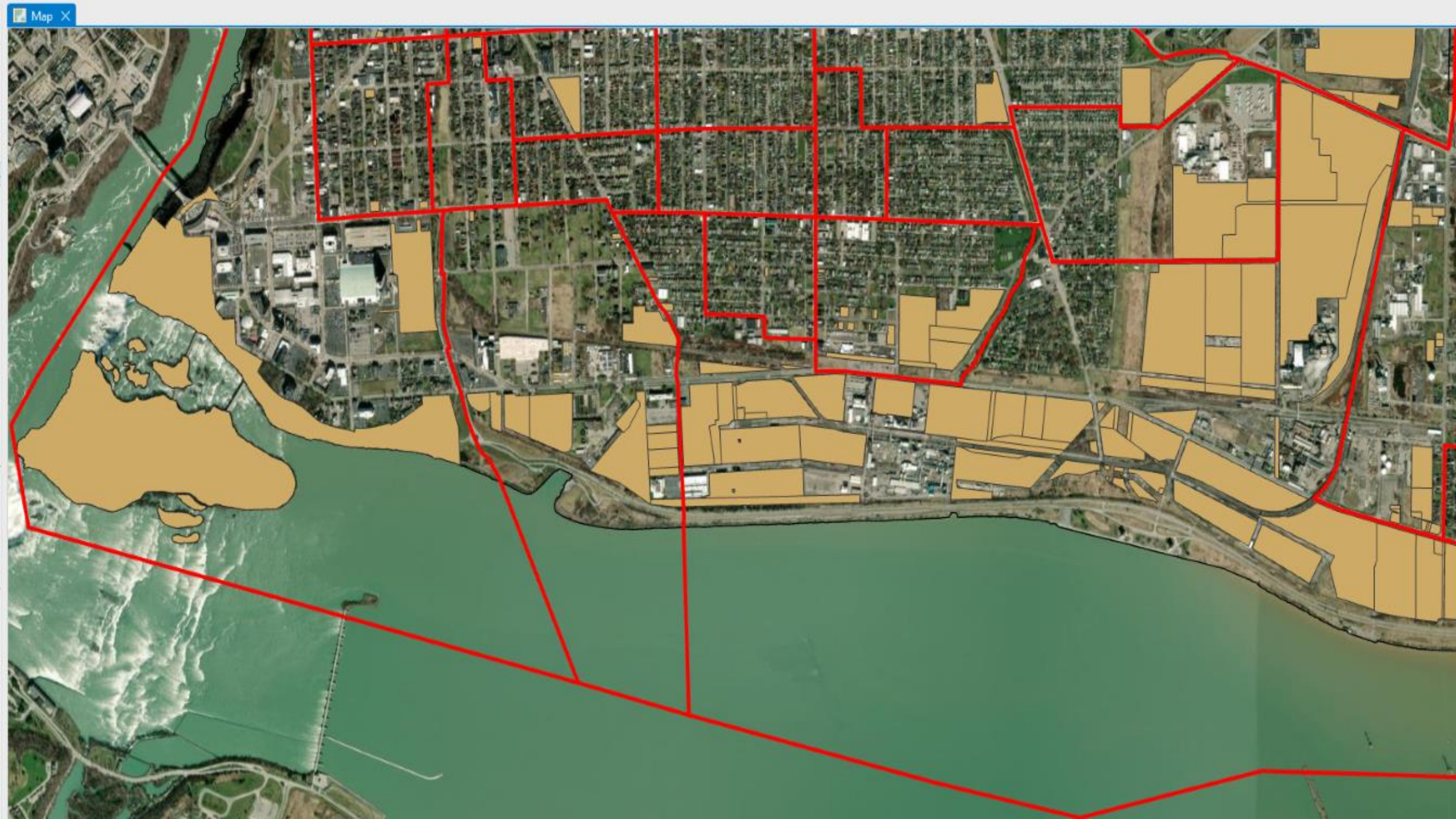
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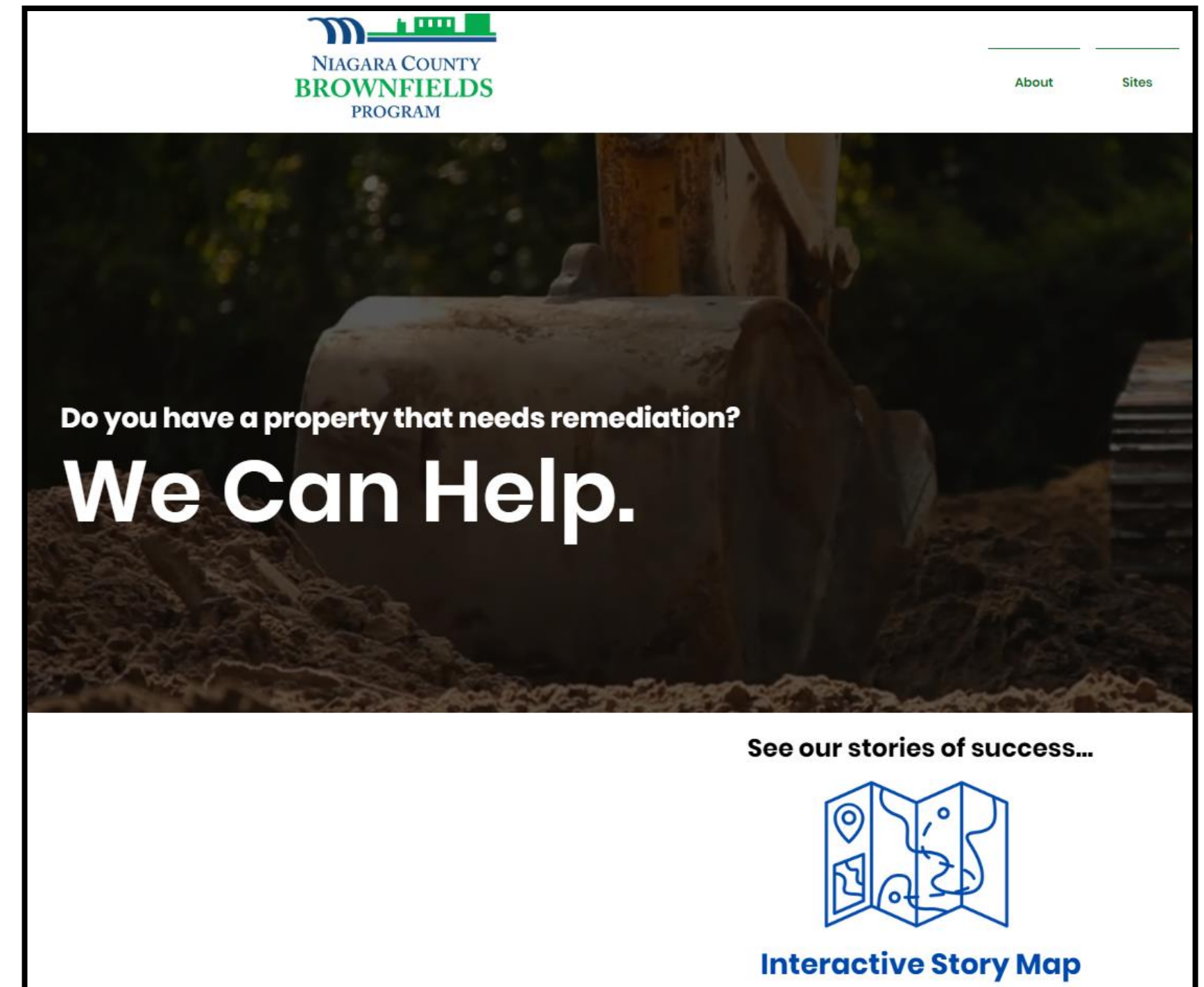
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- ☐ Day_Care_Centers
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GIS STORYMAP...

- GIS StoryMap is a web based application using maps, text, and multi-media content to visually tell a story.
- A powerful tool for creating **immersive and interactive narratives** that leverage the power of GIS data to inform, educate, and inspire your audience.
- Niagara County's Storymap highlights case studies and available brownfield opportunities.



Current and Future Brownfield Successes In Niagara County

With over a hundred million dollars in new value created, Niagara County has the track record and portfolio to support your next project.

Storymap by the Niagara County Brownfields Program and the Center for Creative Land Recycling
February 12, 2024



About Niagara County

Niagara County is a multi-faceted community that is writing the next chapter of its storied history. Progress is found in every corner of the county's 522 square miles and it begins with the county's unique position as an international travel destination and shipping hub. Niagara County provides the most-traveled gateway from the United States to Canada and continues to be an industrial power center serving the entire Western New York region.

Never resting on its laurels, Niagara County continually uses these incomparable strengths to cultivate greater communities for its residents through job creation, workforce training, and collective reinvestments. Economic growth has, and will continue to be, successfully delivered in the cities of Niagara Falls, North Tonawanda, and Lockport. Such reinvestments lead to an important pillar of the county's redevelopment strategy: sustainable reuse.



Along the Niagara River in the City of Niagara Falls

About The Program

Niagara's history as a major industrial hub has provided tremendous assets to its community. As those industries evolve, the opportunities evolve, too. With an urban footprint that is over 200 years old, properties have routinely been developed, and redeveloped, several times. Every redevelopment is unique, especially now with the advent of new technologies for sustainable growth, and the county understands that investors need a partner to guide them through the process. This is especially true when dealing with the potential for environmental contamination. Such properties are referred to as BROWNFIELDS.



Successes In Brownfield Revitalization

Since its inception, the Niagara County Brownfields Program has partnered with its communities and private stakeholders to administer millions of public dollars to responsibly transform sites into new successes. Three recent projects showcase the full potential of what the program can do.

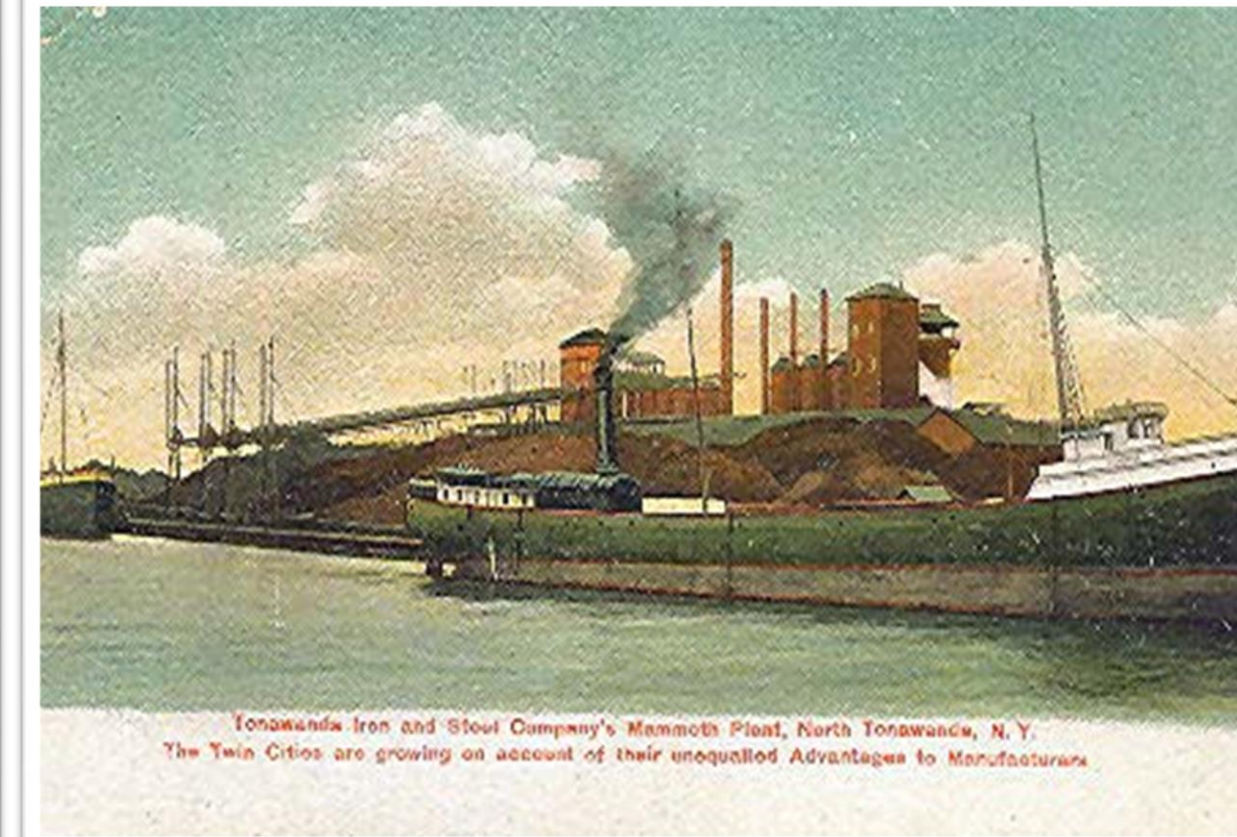
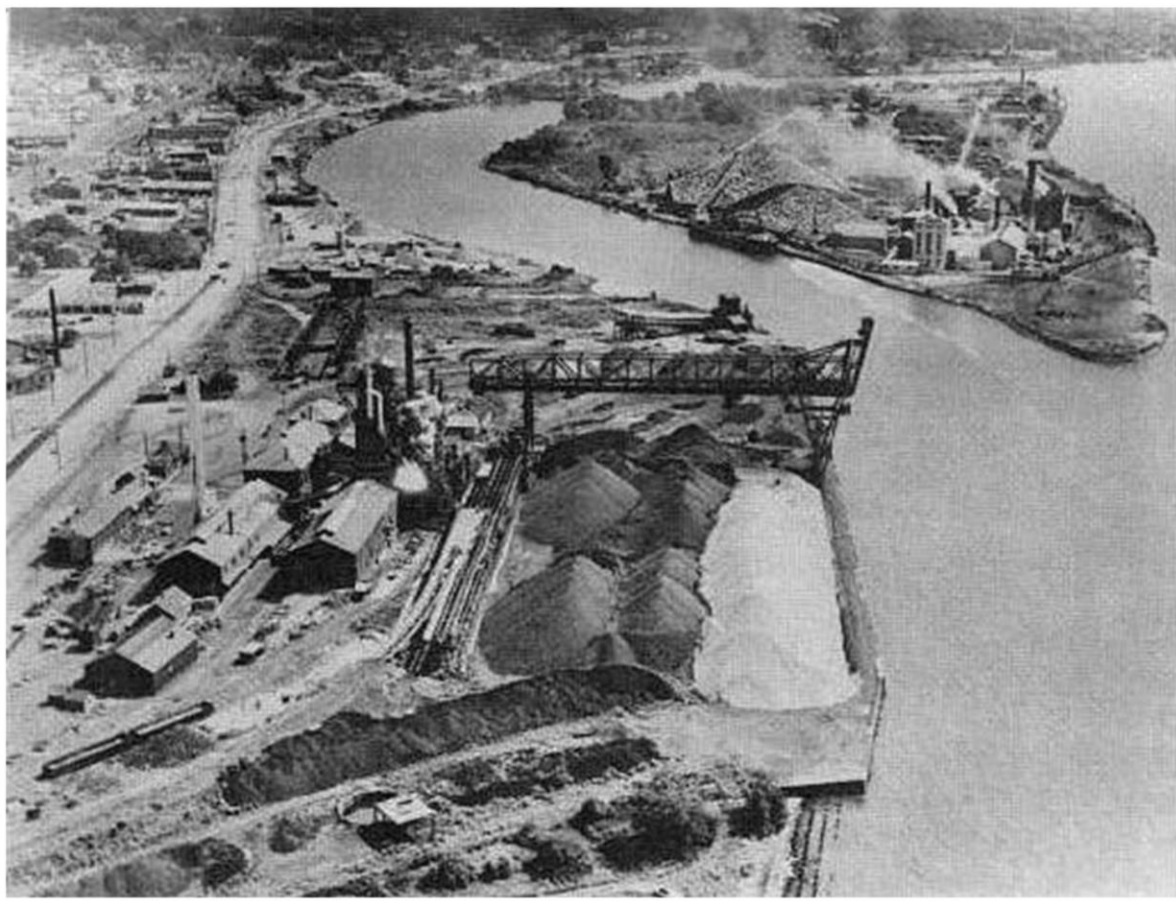


48 Warner Avenue, Wheatfield - Green Energy and Sustainable Reuse

After providing decades of service as the regional landfill, the Warner Avenue site is on target to become a new model of sustainable development and landfill reuse for Upstate New York. The site has been identified as an area for up to 10 megawatts of solar power. Niagara County is



600 RIVER ROAD



Tonawanda Iron and Steel Company's Mammoth Plant, North Tonawanda, N. Y.
The Twin Cities are growing on account of their unequalled Advantages to Manufacturers

600-624 River Road - Old Industry Transformed into Riverfront Homes

The properties at 600-624 River Road are a transformative example of what is possible in a partnership with the Niagara County Brownfields Program. Utilizing over \$1.8 million in revolving loan funds, the properties were transformed from a contaminated industrial site into commercial spaces and 205 luxury rental housing units with views of the Niagara River. The project was financially feasible because of the resources offered by the New York State Brownfields Cleanup Program and the brownfield loan funds.



Priority Sites

Niagara County's track record shows how the brownfields program can help investors reclaim the potential of contaminated properties. Several priority sites have been identified that are ripe for revitalization and may be the ideal location for your venture. All properties featured below are eligible for a variety of incentives and assistance. Contact Amy Schifferli, Niagara County Brownfields Program Manager for more information!

Priority Site #1 - Youngstown Cold Storage, Youngstown, New York

The Youngstown Cold Storage is a unique redevelopment opportunity that once supported the County's rich agricultural traditions. The 2.2 acres parcel is adjacent to a village park and fire station. Youngstown's beautiful downtown and the





2 and 10 Washburn Street



Lockport Airforce Base -
Unicorn Drive, Parcel 1



Lockport Airforce Base -
Unicorn Drive, Parcel 2



520 Hyde Park Boulevard



3425 Hyde Park Blvd



5000 Porter Road



825 Depot Avenue



133 Michigan Street



231 Michigan Street



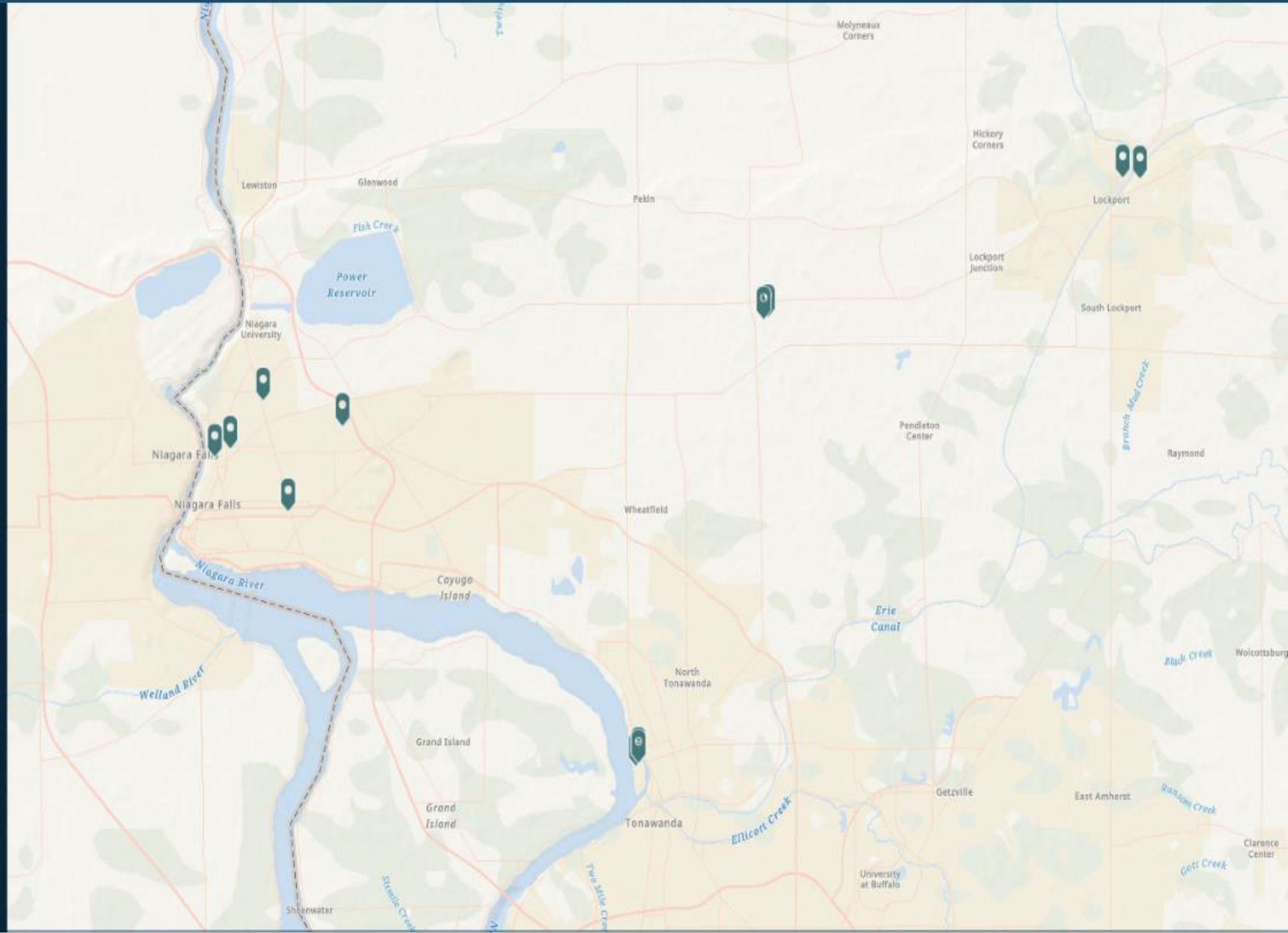
2 Bridge Street



71 Gooding St and 1 Clinton
St



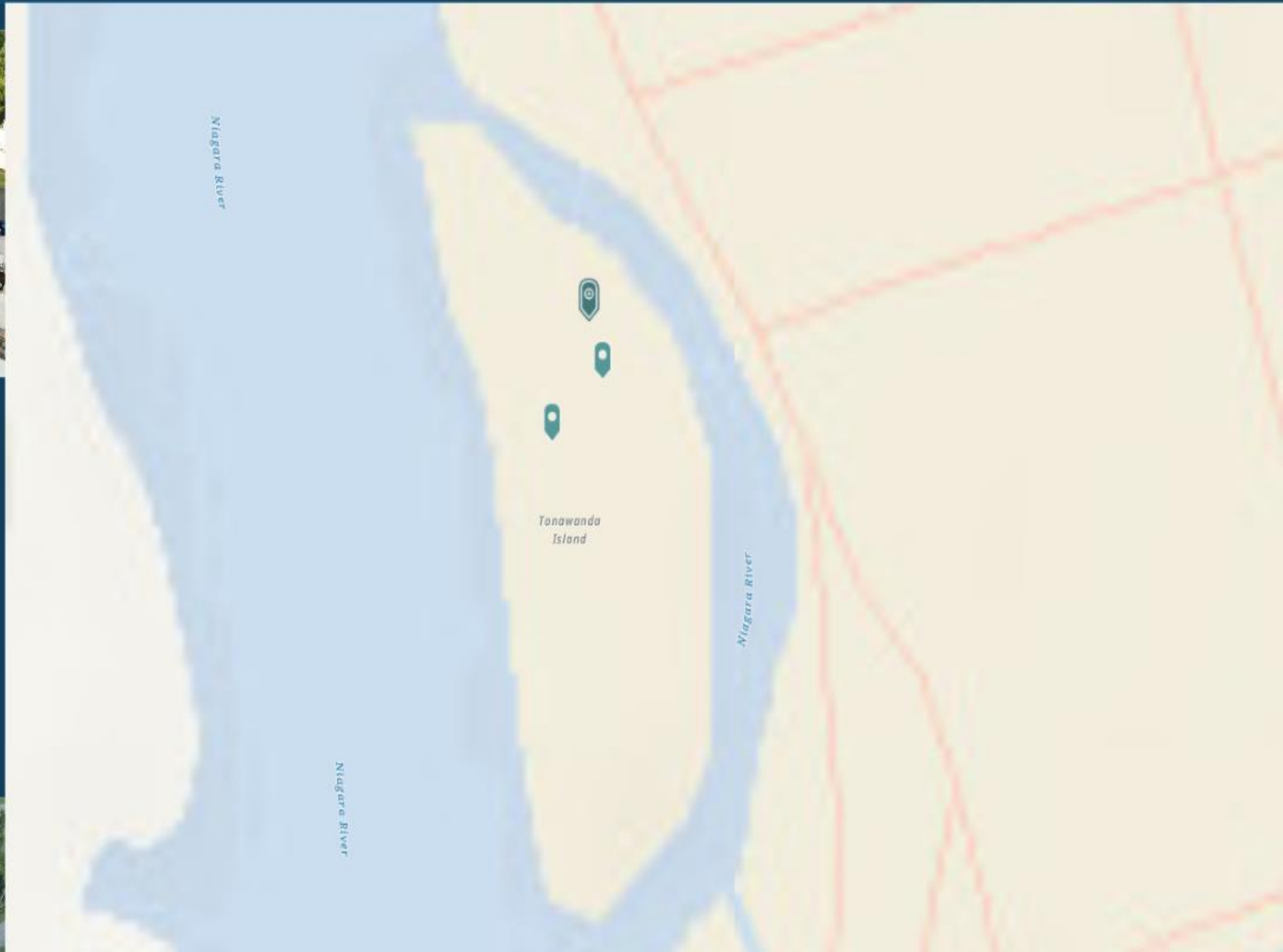
1329 Center Avenue





231 Michigan Street

Located on Tonawanda Island, 231 Michigan Street is a 2.96 acre site with over 8,000 square feet of existing structures and storage that are viable for reuse. As a bustling employment center, the island property is one of several featured on this map that are available for development.



Rural Properties Ready for Take-Off

Cambria, New York



OVERVIEW

Ripe for redevelopment, this pair of properties offer a combined 12.57 acres of rural countryside just 25 miles from Buffalo. Formerly part of the Lockport Airforce Base, the property is prime for redevelopment with a flexible planned unit development zoning designation. Such zoning encourages "growth and creative design" to provide additional housing units and stimulate economic growth. The zoning encourages the development of offices, research facilities, retail, and all forms of residential (including multi-family). A clean slate awaits a developer who is looking to work with a forward-thinking town that is business friendly and ready to transform this property into a rural haven. *Pictured to the left is Tract 1, Unicorn Drive, 3.98 acres*

REGIONAL & LOCAL ASSETS

- 9 miles to I-190
- 5 miles to Lockport
- 20 miles to Niagara Falls
- 25 miles to Buffalo
- Minutes to Shawnee Golf Course
- Cambria Town Park
- Nearby cultural destinations:
 - Niagara Falls State Park
 - Fort Niagara State Park
- Numerous higher education institutions nearby including Niagara Community College (2.5 miles away)



OPPORTUNITY

The Town of Cambria is actively seeking parties interested in the redevelopment of these parcels. Strengths for this site include the following:

- Large rural tracts zoned to meet your vision
- Great potential for mixed-use with residential and commercial combinations that are compatible with existing housing
- Strong municipal support for development
- Array of development incentives available:
 - Industrial Revenue Bonds
 - Revolving Loan Funds
 - Tax Abatements
 - Low Cost Power Programs
 - Workforce Development and Training Incentives
 - State Tax Credits and Capital Grants
 - Affordable Housing Tax Credits



FOR MORE INFORMATION

Amy E. Schifferli, AICP, Brownfield Program Manager
Niagara County Dept. of Econ. Development
Sanborn, New York
Phone: (716) 278-8750
Email: amy.schifferli@niagaracounty.com

last updated: February 15, 2024

PROPERTY OVERVIEW

PROPERTY ADDRESS

1 Unicorn Drive and 1 Eagle Drive
Town of Cambria, NY 14132

CURRENT USES

Vacant

OWNERSHIP

City of Lockport

SIZE

12.57 acres

CURRENT ZONING

Planned Development (PD)

UTILITIES

Water, sewer, electricity, and gas connections

STRUCTURES/TOPOGRAPHY

No structures on Tract 1; 1 concrete structure on Tract 2; terrain is flat

NEXT ACTION

Identify stakeholders and developers to discuss disposition of property and potential future uses for redevelopment.

Pictured Below:

Tract 2 - Eagle Drive 8.58 acres



TAKE AWAYS...

- Brownfield inventories are vital tools for **community revitalization**, and GIS technology allows for a more comprehensive view of an area's brownfields, **aiding strategic planning and resource allocation**.
- **Continuous updates ensure the inventory remains accurate and valuable**. Regular maintenance is crucial for long-term success and utility.
- Storytelling is critical to gathering community support, securing grants, and attracting development. **ArcGIS StoryMap is a digital tool to help tell your story**.
- The GIS inventory empowers Niagara County to **manage brownfields as a portfolio of assets**.
- **Niagara County's approach serves as a model** for other communities facing similar challenges.

THANK YOU



Amy E. Schifferli, AICP

Niagara County Brownfield Program Manager

Niagara County Brownfield Development Corp. President



716-278-8754



www.niagaracountybrownfields.com



Amy.Schifferli@niagaracounty.com



6311 Inducon Corp. Dr., Ste. 1, Sanborn, NY 14132

