

Brownfields for Local Governments

Muffett Mauche George, PE

Genesee/Finger Lakes
Regional Planning Council

Spring 2016 Regional
Local Government Workshop

May 19, 2016

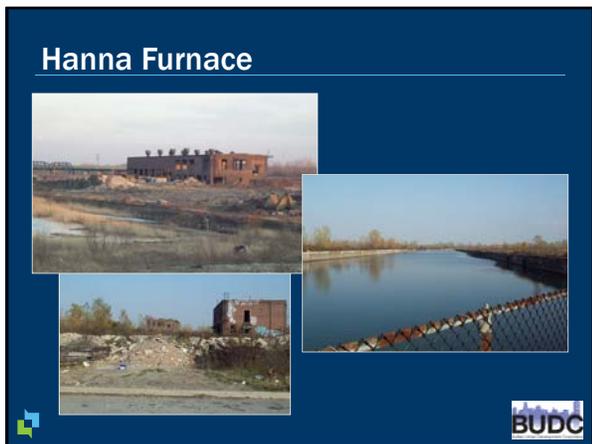










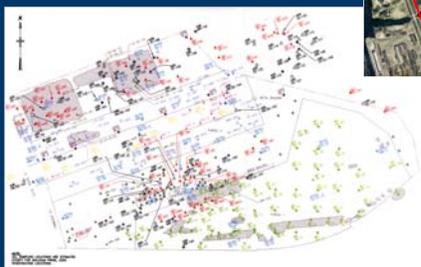


Hanna Furnace



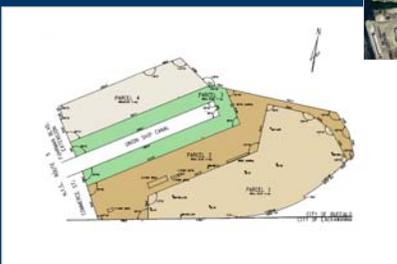
Hanna Furnace

Environmental Investigations & Site Characterization



Union Ship Canal

Cleanup and Development Phasing
Voluntary Cleanup Program

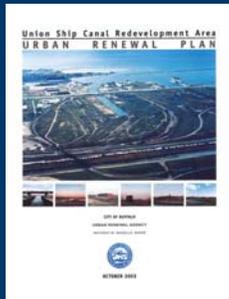


Union Ship Canal

Conceptual Land Uses



Union Ship Canal



Union Ship Canal

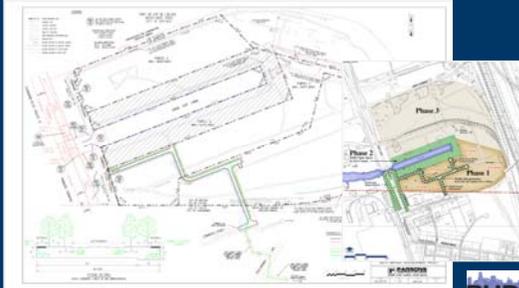
Key Partners

- City of Buffalo:
 - Office of Strategic Planning
 - Department of Public Works
- County of Erie:
 - Environmental & Planning
 - Sewers
- ECIDA
- NYSDEC
- Buffalo Sewer Authority
- City of Lackawanna
- State of New York (ESDC)
- Buffalo Niagara Enterprise
- US Army Corps of Engineers



Union Ship Canal

PHASE I - INFRASTRUCTURE



Union Ship Canal

PHASE I INFRASTRUCTURE

- 2,500 LF of City of Buffalo Streets and Sidewalks
- Storm Sewers
- Erie County Sanitary Sewer
- ECWA Waterlines
- Electric, Gas & Telecom
 - special utility corridor
- New Entrance Road via City of Lackawanna
- \$4 million in NYSDOT Multi-Modal Funds



Union Ship Canal

CertainTeed

- First tenant
- 275,000 SF on 25 acres
- \$10 million investment
- 200 - 300 jobs
- Manufacturer of PVC fence and building products
- \$2.9 million NYSDOT Industrial Access Program Grant - Phase II
- Rail siding to CSX
- Completed in 2005



Union Ship Canal

PHASE I/II ROAD AND INFRASTRUCTURE

Union Ship Canal rebranded as
Buffalo Lakeside Commerce Park
Buffalo Brownfield Redevelopment Fund created
Completed in 2005



Buffalo Lakeside Commerce Park

COBEY, INC.

Second tenant
90,000 SF on 12 acres
\$10 million investment
75 - 90 jobs
Manufacturer of specialty piping
systems and compressor
packages for the petro-chemical
industry
Completed in 2007



Buffalo Lakeside Commerce Park

PHASE III - BLCP EXPANSION

Expand beyond current ownership
\$5 million State grant secured
through NYS Assembly (DASNY)
Private acquisitions of CSX,
Chenango and Darling properties



Buffalo Lakeside Commerce Park

BLCP PHASE III
ROAD & INFRASTRUCTURE

2,000 LF of new city street,
sidewalks, utilities,
landscaping

\$3 million project
(from \$5 million NYS
Assembly grant)

Extension of Ship Canal
Parkway

Connection and access to Tifft
Street



Buffalo Lakeside Commerce Park

BLCP PHASE III
**Relocation of National Grid
Electrical Transmission**



Buffalo Lakeside Commerce Park

BLCP PHASE III
Sonwil Distribution Center

317,000 Warehouse &
Distribution Center

\$15 million private investment

51 acre site can accommodate
another 300K distribution center

Rail siding to CSX

State IAP Funding

Project Completed in May 2009



Buffalo Lakeside Commerce Park

BLCP PHASE IV

Final phase of road –
2,000 LF

Connects Ship Canal
Parkway to
Fuhrmann Blvd.

\$2.4 million ESDC
Upstate Regional
Blueprint Fund

Completed in 2011



Buffalo Lakeside Commerce Park

PHASE IV ROAD & INFRASTRUCTURE



Buffalo Lakeside Commerce Park

Ship Canal Commons

20 acre site surrounding
Union Ship Canal
(a.k.a. Parcel 3)

Former shipping canal serving
Hanna Furnace
(iron ore, coal, limestone)

Environmental Remediation project

Historical references in design

Active and passive recreation areas



Buffalo Lakeside Commerce Park

Ship Canal Commons
Environmental remediation project.
Restoration of both aquatic and upland natural habitats.



Buffalo Lakeside Commerce Park

Ship Canal Commons
Brand new park on Buffalo's waterfront
Southern anchor to Niagara Greenway
Completed November 2011



Buffalo Lakeside Commerce Park

SHIP CANAL COMMONS FUNDING
State Environmental Remediation (ERP) Project
\$6.03 million
Transportation Enhancement Program (TEP) Project
\$1.4 million
County, NYSDOS and Niagara Greenway Funding
\$1.65 million



Buffalo Lakeside Commerce Park

The Ladle Project



Union Ship Canal

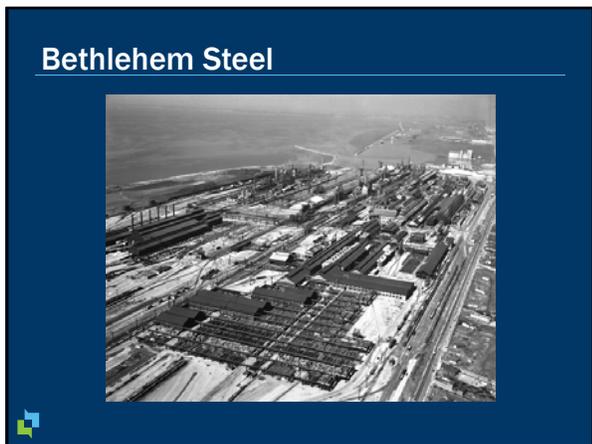


Buffalo Lakeside Commerce Park

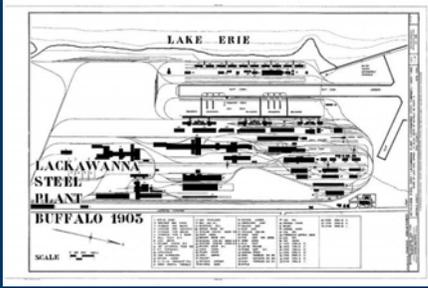




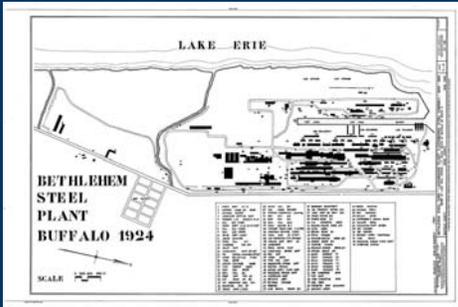




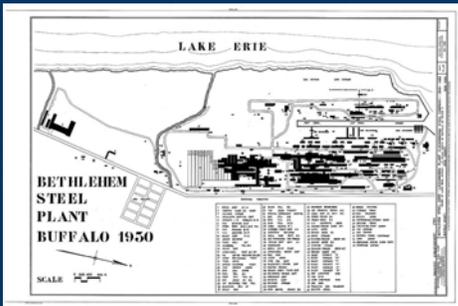
Bethlehem Steel



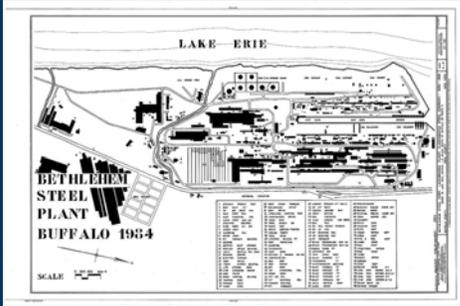
Bethlehem Steel



Bethlehem Steel



Bethlehem Steel



Bethlehem Steel

Brownfields Development Areas I, II, III



Bethlehem Steel



Bethlehem Steel



Bethlehem Steel



Bethlehem Steel

Welded Tube

Welded Tube USA, Inc. (Welded Tube) cold formed steel pipe and tube manufacturing facility

109,000 square foot on 45 acre parcel

Later phases 34,000 SF building plus an additional 30,000 SF building to house additional operations

Waterline service along a future proposed 1,500 foot access road



Bethlehem Steel

Welded Tube

Installation of 1,500 linear feet of 16-inch diameter ductile iron waterline to connect to the existing 16-inch cast iron watermain located at the intersection of Hamburg Turnpike (NY Route 5) and Dona Street

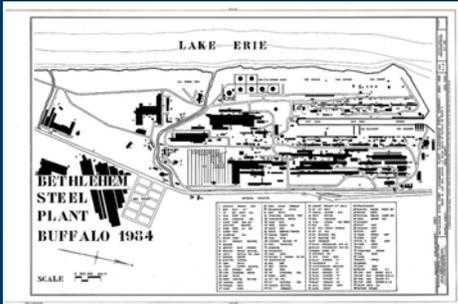
The waterline was installed within an easement to Welded Tube Reality, LLC that will be transferred to Erie County when the line is put in operation at which time it will be operated by the Erie County Water Authority (ECWA)



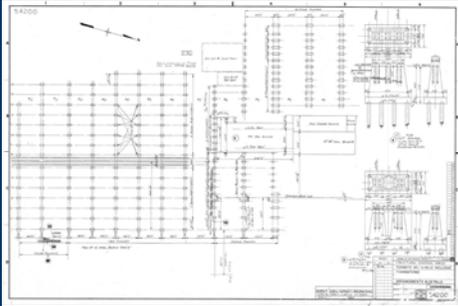
Bethlehem Steel



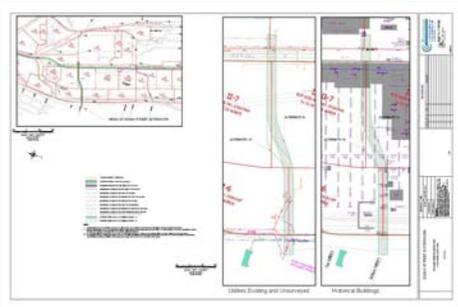
Bethlehem Steel



Bethlehem Steel



Bethlehem Steel



Bethlehem Steel



Welded Tube





Ohio Street Corridor

A map of the Ohio Street Corridor showing utility poles marked with 'X' along the street. A blue line indicates the project area.

UTILITY WORK

- Remove Utility Poles between Moore Street and St. Clare Street
- Bury electric, telephone and cable
- Install new Sanitary sewer
- Upgrade water
- Upgrade gas
- Provide development stub-outs where possible

Wendel logo in the bottom left corner.

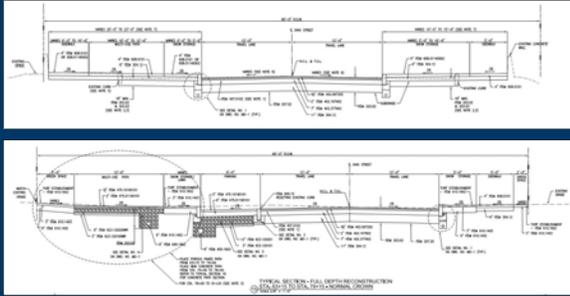
Ohio Street Corridor

A cross-section diagram of the Ohio Street Corridor. It shows a multi-use path, on-street parking, a sidewalk, and a street tree. The diagram is labeled "OHIO STREET - TYPICAL PROPOSED PLAN VIEW" and "Not To Scale".

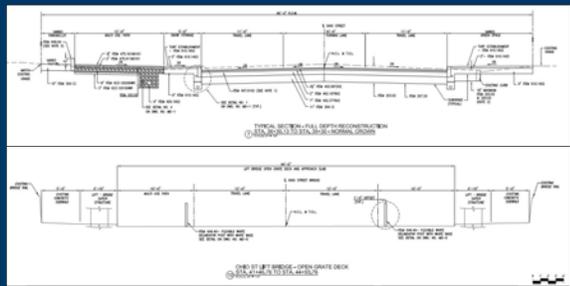
OHIO STREET - TYPICAL PROPOSED PLAN VIEW
Not To Scale

Wendel logo in the bottom left corner.

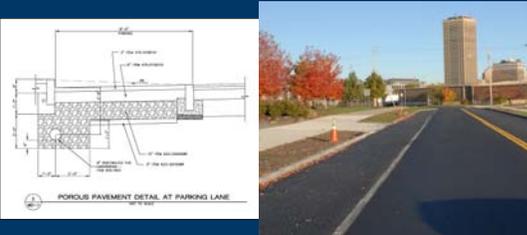
Ohio Street Corridor



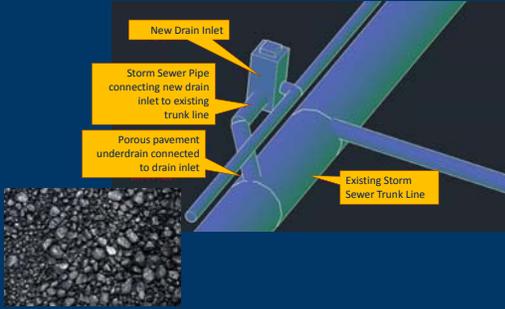
Ohio Street Corridor



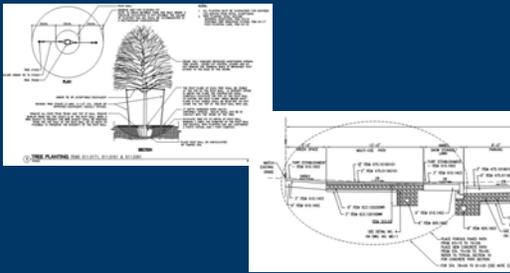
Ohio Street Corridor



Ohio Street Corridor



Ohio Street Corridor



Ohio Street Corridor













Ohio Street Corridor

PUBLIC INVESTMENT	
• Federal Highway Administration Funds (FHWA)	\$8,152,000
• ECHDC (NYPA Relicensing Agreement)-local match	\$2,038,000
• City of Buffalo	<u>\$1,200,000</u>
SUBTOTAL - PUBLIC INVESTMENTS	\$11,390,000
PRIVATE UTILITY INVESTMENT	
• National Grid (New Underground)	\$4,200,000
• Verizon (Underground Fiber-optics)	\$1,200,000
• Time Warner Cable (Underground Service)	<u>\$1,200,000</u>
SUBTOTAL - PRIVATE UTILITY INVESTMENTS	\$6,600,000
TOTAL	\$17,990,000

Ohio Street Corridor - AWARDS

American Public Works Association (APWA)
2015 Transportation Project of the Year Award



American Council of Engineering Companies NY (ACEC)
2016 Engineering Excellence Award – Gold



New York State Department of Transportation (NYSDOT)
GreenLITES - EVERGREEN



Muffett Mauche George, PE



Feel free to contact me at:
mmauche@wendelcompanies.com
716.688.0766 Ext. 1353
Toll Free: 877.293.6335
wendelcompanies.com





SOUTH BUFFALO BOA

- 1,900 acres
- 800 parcels
- 5 rail companies
- Buffalo River to the north
- South Buffalo Community to the east
- City of Lackawanna to the south
- Waterfront to the west



SOUTH BUFFALO BOA

Land Use Areas

- R&D 33 acres
- Business Park 220 acres
- Business Services 66 acres
- Industrial 317 acres
- Rail 190 acres
- Mixed Use 102 acres
- Neighborhoods 138 acres
- Tiftt & South Park 450 acres
- Natural Areas 212 acres
- Golf 133 acres
- Parks & Open Space 107 acres

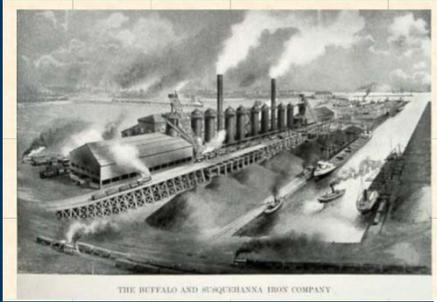
Total 1,968 acres



SOUTH BUFFALO BOA



Union Ship Canal



Bethlehem Steel



Ohio Street Corridor