

**BRANDYWINE CORRIDOR BOA
 MEETING NOTES**

TO:	Project File	PROJECT NAME: DATE OF MEETING: TIME OF MEETING:	Brandywine Corridor BOA May 26, 2010 2:00 PM
FROM:	J.Hakes	LOCATION OF MEETING:	Broome County Planning Office

Copies to:

Committee (see attached sign-in sheet), file

PURPOSE OF MEETING: Committee Meeting

ITEMS DISCUSSED:		
ITEM:	DISCUSSION:	ACTION BY:
Powerpoint Presentation by Elan	<ol style="list-style-type: none"> 1. Lisa Nagle provided a project Status Update as follows: <ul style="list-style-type: none"> • Stakeholder meetings completed • Economic & market trends overview completed • Inventory & analysis in progress • Site profile analysis in progress • Vision & goals in progress • Strategic sites matrix in progress • Preliminary Land Use and Development Scenario in progress • Public participation ongoing 2. Ms.Nagle reviewed the draft vision statement, which incorporates information and input from stakeholder interviews, committee feedback, the visioning workshop the market and economic analysis and the inventory analysis. 3. Ms. Nagle also reviewed the approach and task related to the creation of redevelopment scenarios. The project task includes the preparation of 3 redevelopment scenarios based on analysis, investigation and feedback received to date. The approach included combining multiple parcels to create a marketable site and identifying a logical infrastructure framework. The 3 scenarios depict different blends and placement of uses. 4. Jere Tatich of Elan described the regional transportation context including the roadway network and the rail network. Mr. Tatich also described the neighborhood context within which the study functions. Key factors of the study area include roadway access, rail connectivity, utility infrastructure and acreage. 5. Mr. Tatich described each scenario. For each scenario, the 	None at this time.

	<p>street network and pedestrian network connections proposed are the same. In addition, each scenario provides for enhanced visibility of the study area. The distinction between each scenario is related to the placement and mix of land uses.</p> <ul style="list-style-type: none"> a. Scenario #1 Characteristics: (Status-quo) <ul style="list-style-type: none"> i. Single family residential remains ii. Enhanced commercial along Robinson St iii. Commercial or industrial along Bevier St iv. Industrial located along the rail line v. Pedestrian and bicycle connections b. Scenario #2 Characteristics: (Mixed Use) <ul style="list-style-type: none"> i. Commercial & residential mixed use along Robinson St & Bevier St ii. Existing residential transferred to mixed use iii. Industrial located along the rail line & expanded iv. Pedestrian and bicycle connections c. Scenario #3 Characteristics: (Commercial-Industrial) <ul style="list-style-type: none"> i. Enhanced commercial along Robinson St & Bevier St ii. Residential transferred to adjacent neighborhoods iii. Industrial located along the rail line & expanded iv. Pedestrian and bicycle connections <p>6. Jaclyn Hakes of Elan discussed the Priority Site Matrix which will assist in identifying a preferred scenario based on the matrix ranking. The initial evaluation of each redevelopment scenario based on the following factors:</p> <ul style="list-style-type: none"> a. Environmental: <ul style="list-style-type: none"> i. Likelihood of contamination ii. Groundwater contamination iii. Other environmental factors iv. Potential costs to remediate b. Physical: <ul style="list-style-type: none"> i. Vehicular & rail access ii. Connections iii. Land available for parking c. Planning: <ul style="list-style-type: none"> i. Neighborhood enhancement ii. Potential open space iii. Future/existing land use conflicts 	
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	<ul style="list-style-type: none"> iv. Visibility v. Synergy with adjacent uses vi. Architectural heritage d. Economic: <ul style="list-style-type: none"> i. Development opportunities (ability to support uses) ii. Economic impact (job creation) <p>7. The initial matrix evaluation indicated Scenario #1 (Status-quo) ranked highest, with the mixed use scenario ranking second. This is likely because moving beyond the status quo is often times more complex.</p>	
<p>Committee Discussion on Presentation</p>	<ol style="list-style-type: none"> 1. The Committee provided input on the draft vision statement. The vision statement will be modified based on that input. 2. The Committee discussed the matrix evaluation and the results of the scenarios. Comments included strengthening the pedestrian crossings and connections; focusing on high tech industry and manufacturing; understanding the transition between mixed use and industrial; and understanding how nearby K-mart retail plaza plays into the future redevelopment of the study area. 3. The overall consensus is that Scenario #2 and #3 should be combined to create the Preferred Scenario. 4. The Committee asked Elan to prepare the Preferred Scenario then present back to the Committee prior to presenting to the public. 	<ol style="list-style-type: none"> 1. Elan Team to modify draft Vision Statement. 2. Elan Team to complete Preferred Redevelopment Scenario and present at next Committee meeting.
<p>Upcoming Meetings</p>	<ol style="list-style-type: none"> 1. The next Committee Meeting will be scheduled once the Preferred Scenario has been developed. The discussion will focus around revisions to the draft Vision Statement and the Preferred Scenario. 2. Once the Committee is satisfied with the Preferred Scenario concept, a public meeting will be scheduled to obtain input and feedback from the public. 	

The foregoing constitutes my understanding of the items discussed and decisions reached. If there are any corrections, please contact the undersigned.

PREPARED BY:



Date: June 1, 2010