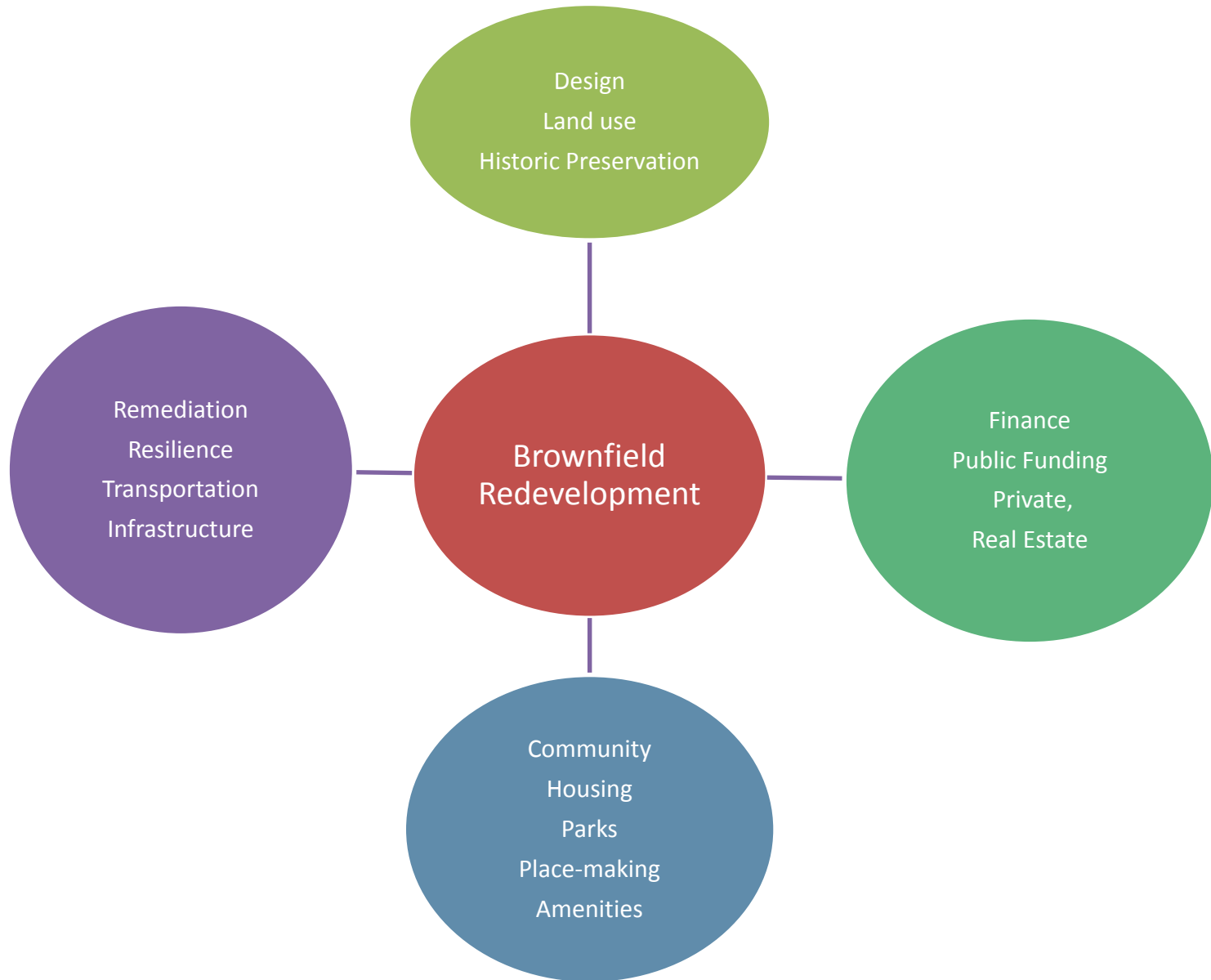


Area-Wide Brownfield Planning in New York

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Multifaceted Brownfield Redevelopment



New York City and State

State

- Brownfield Cleanup Program and extensive Tax Credits
- State superfund
- Environmental Protection Fund
- Brownfield Opportunity Area Planning Grants
- Variety of affordable housing programs

City

- Office of Environmental Remediation
- MOU with State – unique
- e – designation
- Voluntary Cleanup Program
- Brownfield Improvement Grants (BIG) actually small
- Green building
- Clean soil bank
- Brownfield Partnership

New York State **B**rownfield **O**pportunity Area Planning Program

BOA Program

- Started 2003, early area-wide brownfield planning
- Grants \$40,000 - \$1, 200,00
- Multiple phases
- Municipalities and non-profits; competitive
- Communities with numerous brownfield sites
- Goals: accelerate cleanup, redevelopment/improvements in poor communities
- Designation: increase for Brownfield Tax Credit

NYU Wagner Study of BOA

Year long capstone for grad planning students, Client: NPCR

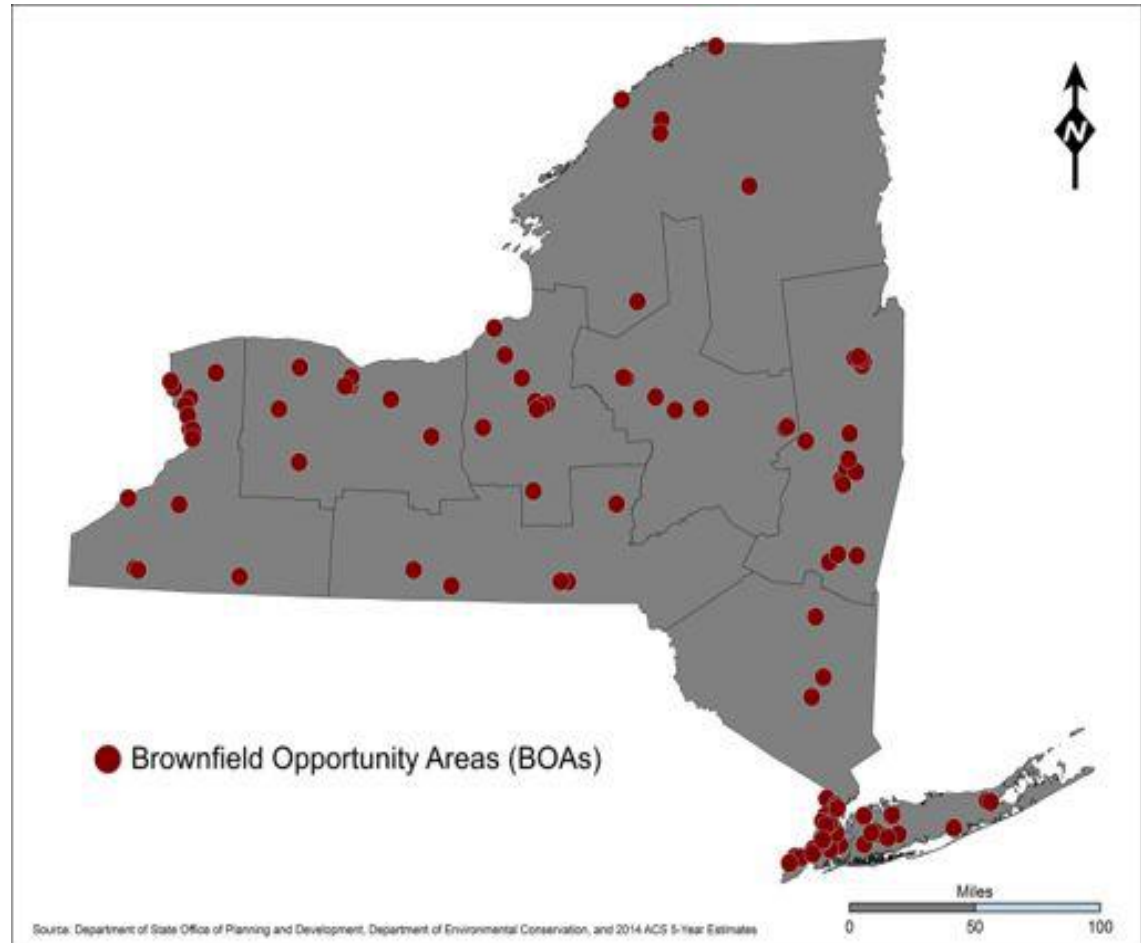
Findings:

- Did focus on target low income communities
- Very slow: 3 – 7+ years
- Did accelerate process
- Number of success stories: Wyandach, SOBRO, Rochester
- Marginal increase in real estate values

New York State BOA Program: Lessons Learned

- Opportunity of Area-wide Brownfield Planning; Brownfields by the bunch
- Process is key
- Early investment can pay off, accelerates land use modifications and infrastructure, as well as site specific
- Important role for communities
- BOA funding now limited but secure within EPF

Statewide, municipalities upstate, non-profits in NYC



Brownfields In the South Bronx

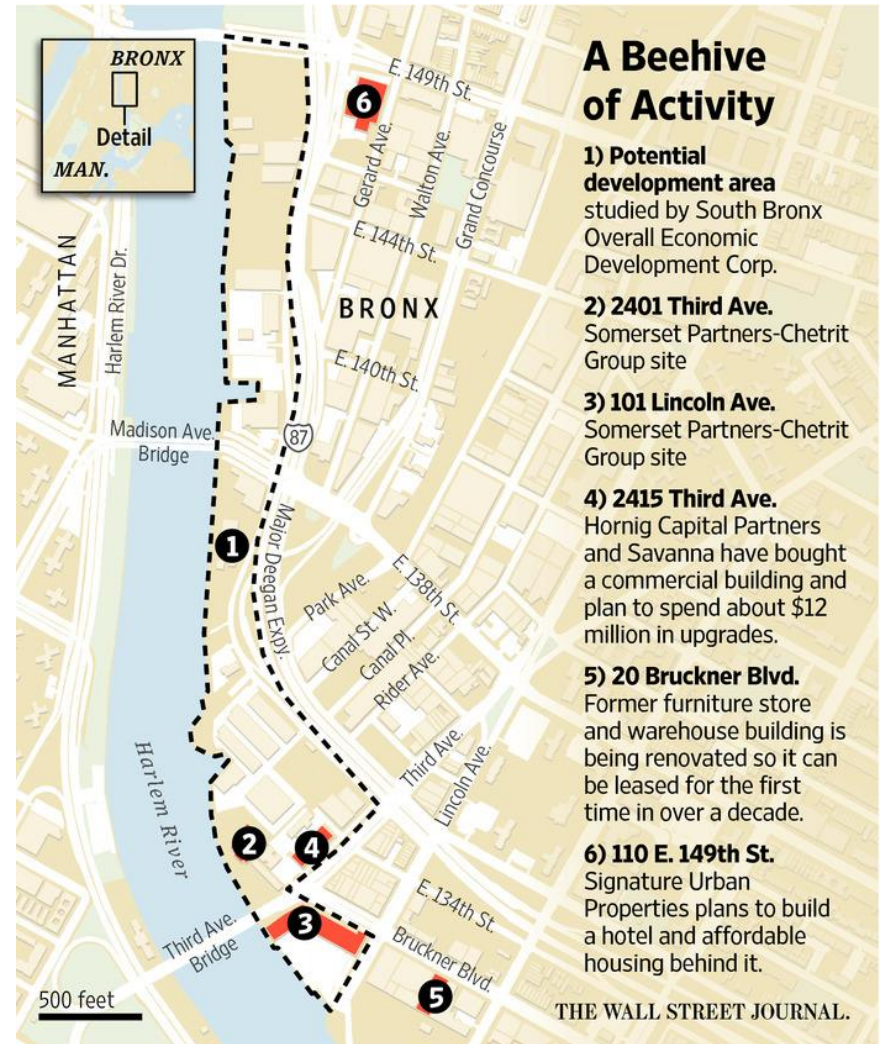
- Along waterfront and railroad lines
- Former industrial, also gas stations, dry cleaners
- Health issues including high asthma rates
- 6 Brownfield Opportunity Areas, identified key sites
- Several affordable housing developments



SOBRO Harlem River Waterfront BOA Area-wide Study

Rediscovering the South Bronx

- Proximity to Midtown
- Market rate development, relatively affordable
- Waterfront
- Changing the image: the Piano District
- Majora Carter and Fresh Direct
- Gentrification, displacement and equity



The role of area-wide multi-faceted brownfield planning

- Perhaps a catalyst, more likely contributor
- Raised as many questions as answers, but some questions were resolved
- Identified key sites
- Helped focus funding requests, especially for initial assessment
- Raised community awareness and involvement

