Area-Wide Brownfield Planning in New York

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Multifaceted Brownfield Redevelopment

- Design
  - Land use
  - Historic Preservation

- Remediation
  - Resilience
  - Transportation
  - Infrastructure

- Finance
  - Public Funding
  - Private, Real Estate

- Community
  - Housing
  - Parks
  - Place-making
  - Amenities
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 Brownfield Opportunity 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
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

A Beehive of Activity

1) Potential development area studied by South Bronx Overall Economic Development Corp.
2) 2401 Third Ave. Somerset Partners-Chetrit Group site
3) 101 Lincoln Ave. Somerset Partners-Chetrit Group site
4) 2415 Third Ave. Hornig Capital Partners and Savanna have bought a commercial building and plan to spend about $12 million in upgrades.
5) 20 Bruckner Blvd. Former furniture store and warehouse building is being renovated so it can be leased for the first time in over a decade.
6) 110 E. 149th St. Signature Urban Properties plans to build a hotel and affordable housing behind it.

THE WALL STREET JOURNAL.
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