

5.19.26

Binghamton Plaza

[Redevelopment Vision Plan]

Public Meeting #1

About This Project

- As a next step in the process of transforming the Binghamton Plaza site, the City of Binghamton commissioned a study focusing on **creating a redevelopment and transformational plan for the Binghamton Plaza site.**
- The City hired a consultant team led by MKSK to develop the plan.
- The plan began at the beginning of 2026 and **will conclude in the spring of 2027.**
- The plan will **explore a series of alternative scenarios** for the future of the plaza site with a **final plan highlighting 1 preferred vision for the plaza.**
- **We need input and feedback from the community to help guide the plan's creation,** including reviewing alternative and providing ideas and goals for the future of the site.

Who is involved...



Consultant Team:

MKSK

Development Planning
Urban Design

RE | RAVI
ENGINEERING

Environmental Engineering
Review

CIURZYNSKI
CONSULTING, LLC

Cost Estimates and
Construction Feasibility

Binghamton Plaza Site



Project Objectives

As a result of prior community engagement, planning studies, and environmental reviews that have examined this site, the following objectives have been established for this study. These objectives may be further refined as the redevelopment plan advances.



Create safer, more welcoming parks and green spaces that support community health and well-being.



Reduce the negative impacts of large vacant buildings.



Improve access to the Two Rivers Greenway and the Chenango River from the site.



Improve the appearance and function of the site and surrounding neighborhood.



Create new job opportunities.



Increase sales tax revenue and strengthen the City's tax base.



Support local investment and redevelopment to help revitalize the area.



Support the goals of the North Chenango BOA Study and the City's Comprehensive Plans.

Process Update

This study is scheduled to last roughly 16 months and will be completed in Spring of 2027



Today's Meeting Outcomes

Gather your goals and visions for the long-term transformation of the site.

Gather feedback on land use and open space preferences.

Review initial alternative development scenarios that focus primarily on different land use strategies that could guide future development of the site.

Solicit feedback and discussion on preferences, clarifications and refinements needed.

Tonight's Activity

Tonight's meeting is an **open-house style**, with a series of stations which each contain opportunities for you to provide input.

Around the room are several stations. At each station are questions for you to respond to with sticky notes for written comments, dots to provide preferences on land uses and open space features.

The stations include:

- Site Background and History
- 15-year Vision for Binghamton Plaza
- Land Use and Open Space Preferences
- 6 Alternative Scenario Diagrams
- Open Comment

THE SITE

Site Aerial Map

Regional Map + Drive Time

Project Opportunity

- This 24-acre site, highly visible and accessible, creates the **most prominent riverfront development opportunity in decades.**
- Close proximity to I-81, I-86, 1-88, and 363 provides **regional access and market.** This site could go beyond just a neighborhood destination.
- The rear of the site faces the **Chenango River** and an opportunity to develop an underutilized natural resource.
- Frontage on State Street and **Chenango River** (< 1 mile).
- The upcoming demolition of the **Chenango River** and creates the freedom to fully develop the site.

LAND USE PREFERENCES

Townhomes

Refers to typically 2 or 3 story townhouses that could provide opportunities for home ownership.

Place a sticker if this is your priority

Multi-Family

Includes 3 to 5 story apartment buildings that provide rental units.

Place a sticker if this is your priority

Mixed Use

Vertical or horizontal mix of uses, typically retail and residential (apartments).

Place a sticker if this is your priority

Community Space

To include community services such as health and fitness, social services, and indoor community spaces.

Place a sticker if this is your priority

Employment (Office / Light Industrial)

Employment uses including office, health care, or light manufacturing.

Place a sticker if this is your priority

Commercial

Retail uses including small and large individual stores, could be doing shopping, services, and others.

Place a sticker if this is your priority

Is something missing?

Ask for a Sticky Note

Scenario 2: Mixed Use Center 1

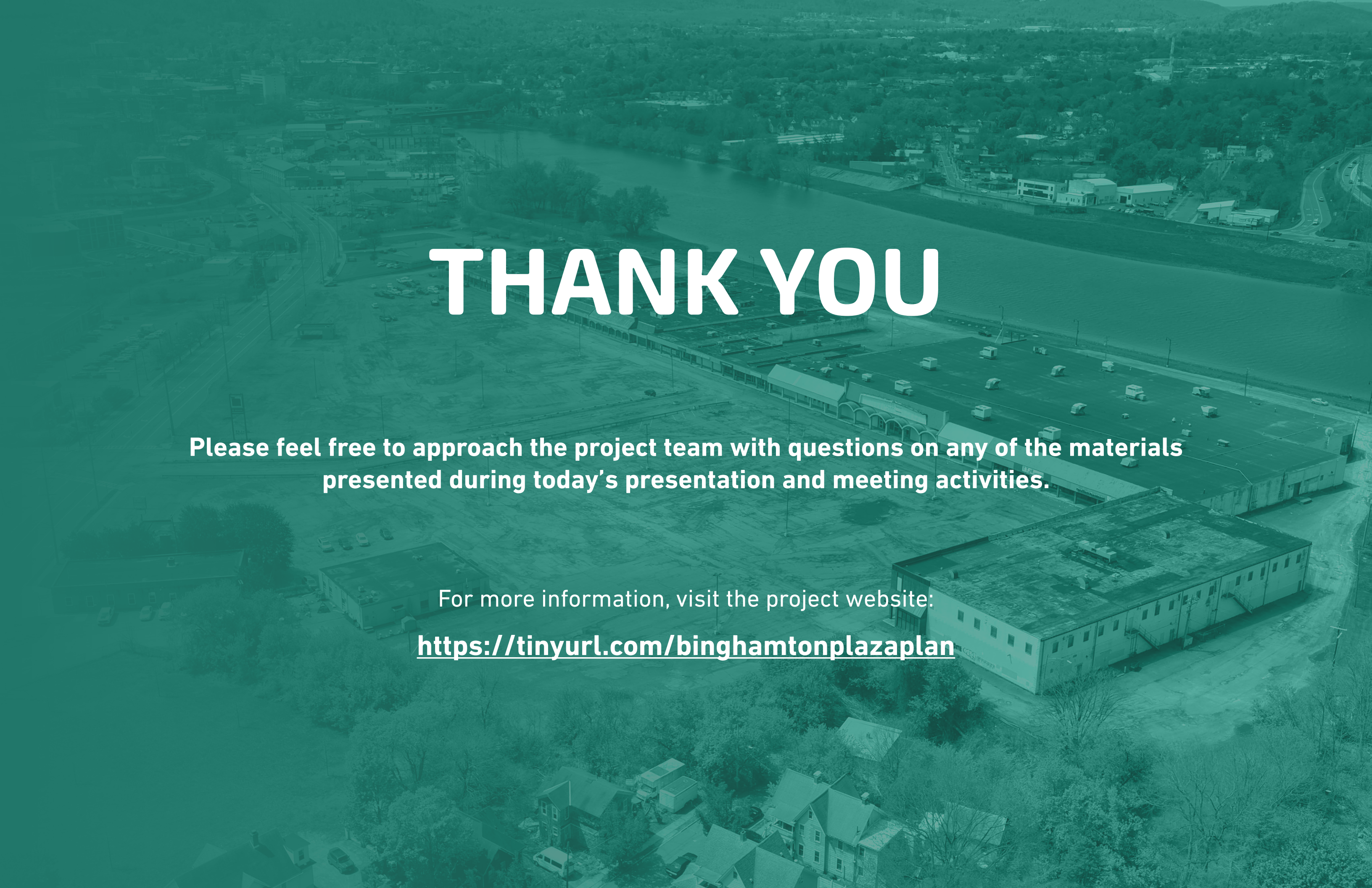
Scenario Description

- A more diverse land use mix allows for more possible end users and market resiliency.
- Employment uses fronting State Street provides high visibility and activity along site frontage.
- The block network is anchored by a shared central green space, fronted on all sides by different use types.

Tell us your impressions, questions, and ideas for Scenario 2 here with a post it note!

Binghamton Plaza Redevelopment Plan

7



THANK YOU

Please feel free to approach the project team with questions on any of the materials presented during today's presentation and meeting activities.

For more information, visit the project website:

<https://tinyurl.com/binghamtonplazaplan>