

Binghamton Plaza

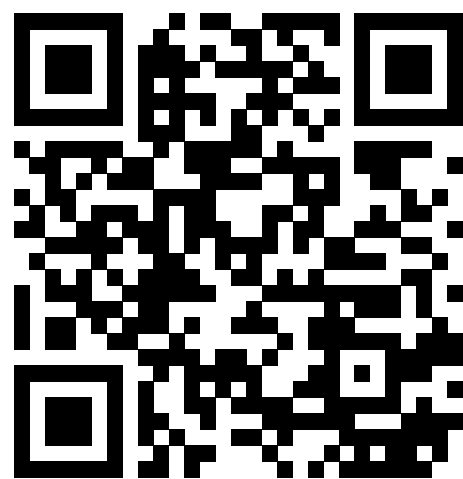
[Redevelopment Vision Plan]

Welcome to the first of two public meetings
for the Binghamton Plaza Redevelopment
Vision Plan!

The main goal of this project is to create a clear vision for how Binghamton Plaza should be redeveloped in the future. Now that the City owns the site, we have a real chance to move forward with meaningful improvements. Plans for demolition of the existing buildings, except the daycare, are already in progress, marking an important steps towards transformation of the site.

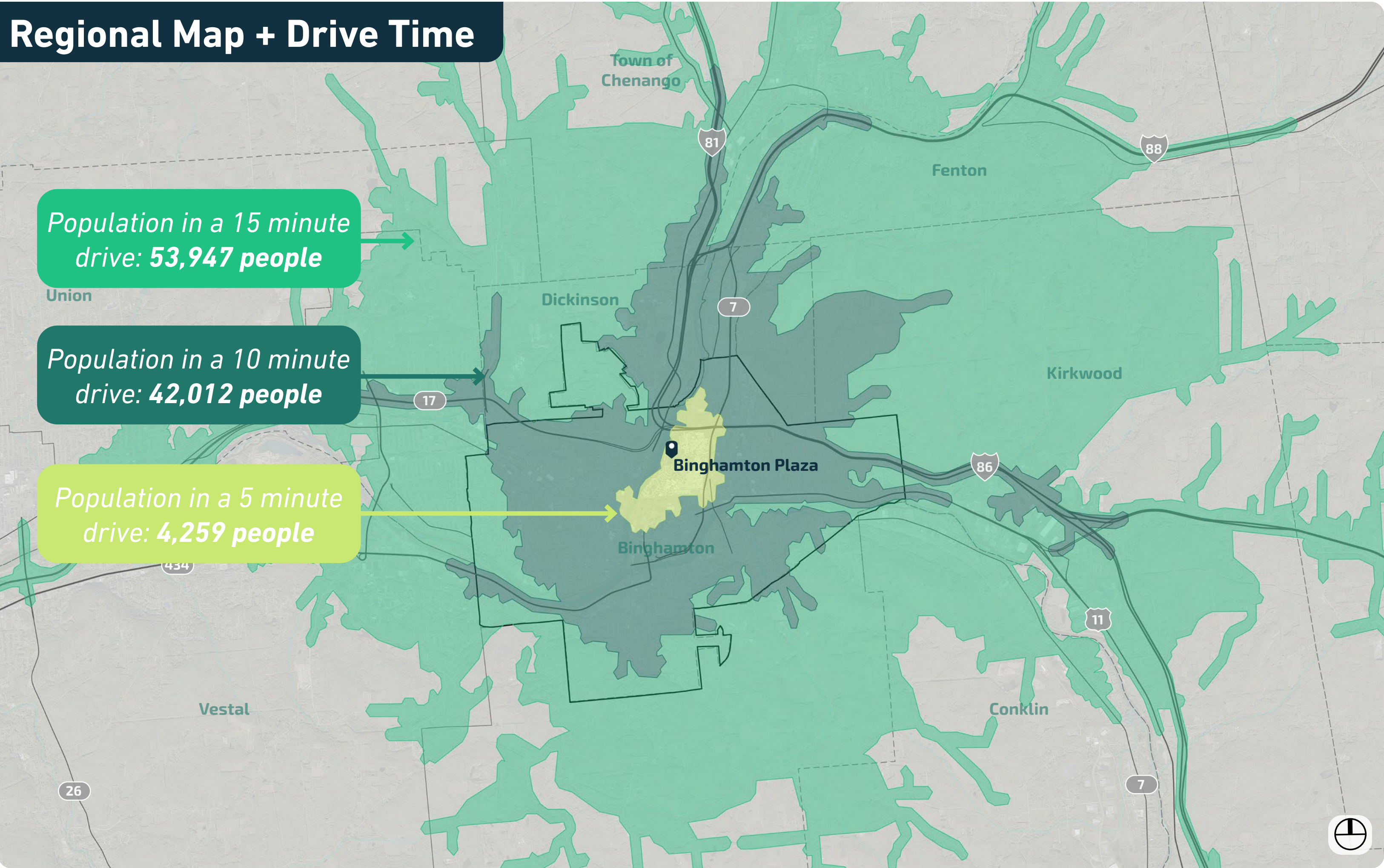
This project builds on several earlier planning efforts that gathered helpful ideas and feedback from the community. The current process will pull all of that work together into one unified redevelopment plan, along with a realistic strategy for putting it into action.

Please take some time to walk around the room and review the boards on display. As you explore, we encourage you to share your thoughts, feedback, and ideas. Your input is an important part of shaping the direction of this project!



Scan the QR Code to the left
or
Visit the project website to learn more:
<https://tinyurl.com/binghamtonplazaplan>





Project Opportunity

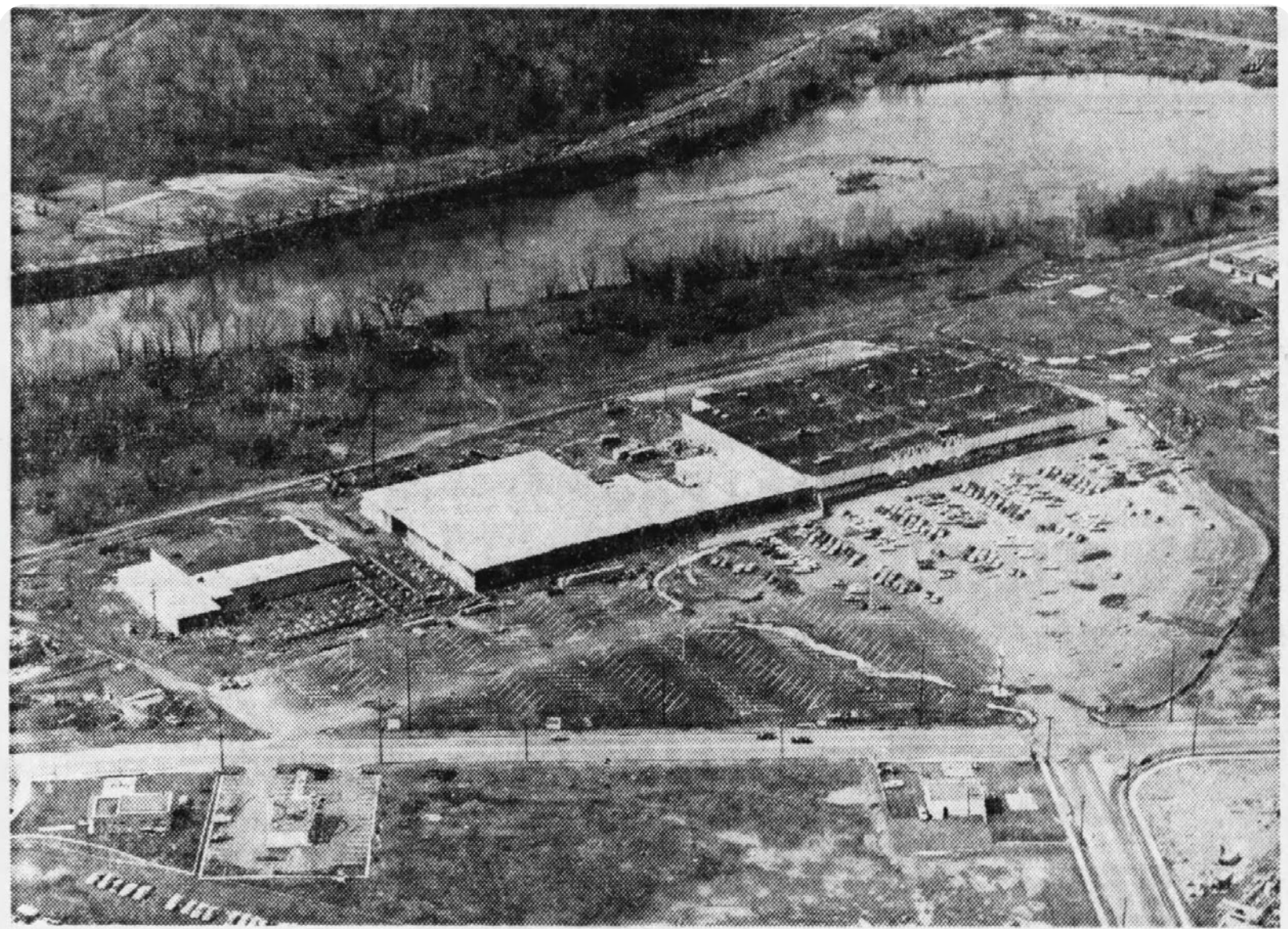
- This 24-acre site, highly visible and accessible, creates the **most prominent riverfront development opportunity in decades.**
- Close proximity to I-81, I-86, 1-88, and 363 provides **regional access and market.** This site could go beyond just a neighborhood destination.
- The rear of the site faces the Chenango River, providing direct access to the Two Rivers Greenway and an opportunity for built-in placemaking adjacent to an underutilized natural resource.
- Frontage on State Street and Chenango Street provide direct access to Downtown (< than 1 mile).
- The upcoming demolition of the plaza buildings removes long-standing constraints and creates the freedom to fully reimagine what the site can become.

The History

- In the **1940s-50s** the site was a municipal landfill and depository site for solid waste.
- In **1963**, Binghamton Plaza is constructed as a shopping plaza in the North Side neighborhood.
- Over decades the uses on site have included Grand Union grocery store, K-Mart, offices, food and beverage, day care, service businesses, flea markets, and more.
- **2014**: Certificate of completion is issued, acknowledging the remediation of the plaza to minimum development levels.
- **2016**: K-Mart closes, leaving plaza without anchor tenant.
- **2023-2026**: Eminent Domain proceedings and City takes ownership.

Environmental Investigation

- The site was cleaned up through New York State’s Brownfield Cleanup Program, in coordination with the New York State Department of Environmental Conservation (NYSDEC). Cleanup actions included:
 - Installation of a cap/cover system across the site to prevent contact with underlying contaminants.
 - Implementation of an environmental easement to guide safe future use of the site.
 - Development of a Site Management Plan to ensure long-term safety and maintenance.
- The NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined the site does not pose a significant threat to public health or the environment.
- Environmental testing is ongoing, including pre-demolition asbestos surveys, to ensure public and environmental safety.



GOING UP, UP, UP—Construction at Binghamton Plaza at Stow Flats is expected to swing into full gear now that spring is here. Grand-Way has been open since last fall, and some additional outlets are expected to be completed this summer. Building under construction at left is 24-lane bowling alley. Large unit near center of plaza, with white roof, is 60,000-square foot W. T. Grant store, expected to open this summer. Other smaller units between Grant's and Grand-Way are for First-City National Bank, Fairview Cleaners, Endicott Johnson, Mahogany Room Restaurant, Classic Beauty and Hamlin's.



YOU'LL NEVER KNOW STOW FLATS—Grandway's 125,000-square-foot retail outlet in the Binghamton Plaza is scheduled to open early next month. Altogether, the 300,000-square-foot plaza will accommodate more than 30 stores, according to Francesco Galesi, one of the developers. Other stores will be opening later this year and early next, he said. Part of the parking area has been paved. The plaza is located on former dump land at Stow Flats.



Place a post-it with your answer here!										
				Imagine Binghamton Plaza in 15 years. When you picture it, what do you see?						

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 dining, shopping, services, and others.



Place a sticker if this is your priority

Is something missing?

Ask for a Sticky Note

Greenway/Riverwalk

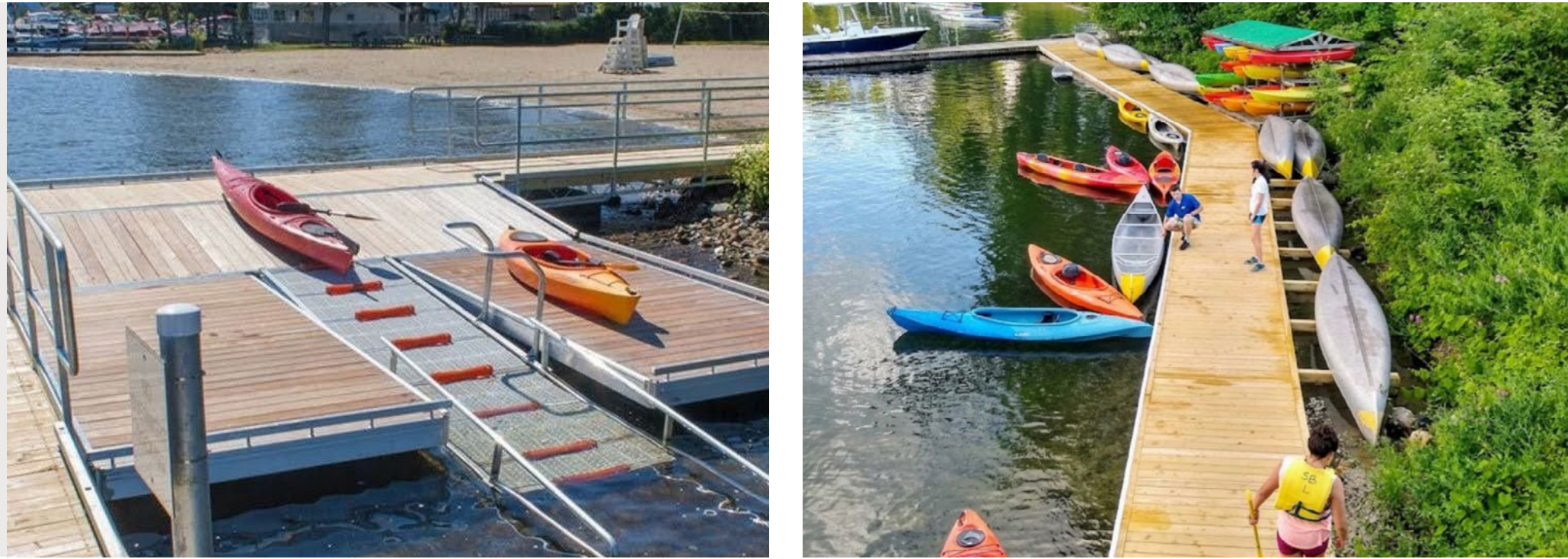
Green space parallel to the river that enhances the Two River Greenway experience and connections.



Place a sticker if this is your priority

Outfitter

Kayak/canoe rental and water access.



Place a sticker if this is your priority

Open Greenspace + Parks

Open natural space with different park elements and features envisioned.



Place a sticker if this is your priority

Plazas

Gathering space ideally surrounded by development and programmed with events throughout the year.



Place a sticker if this is your priority

Recreation Fields

Dedicated green space with features envisioned for active recreation.



Place a sticker if this is your priority

Skate Park

Expansion of the recreational amenity as a regional draw.



Place a sticker if this is your priority

Is something missing?

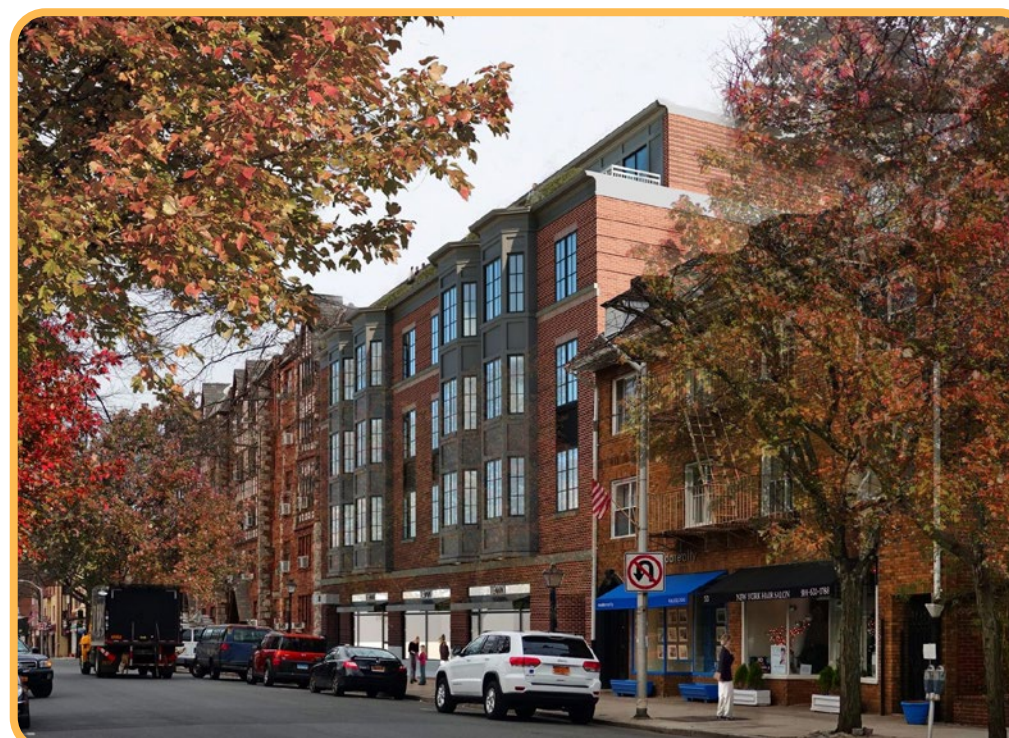
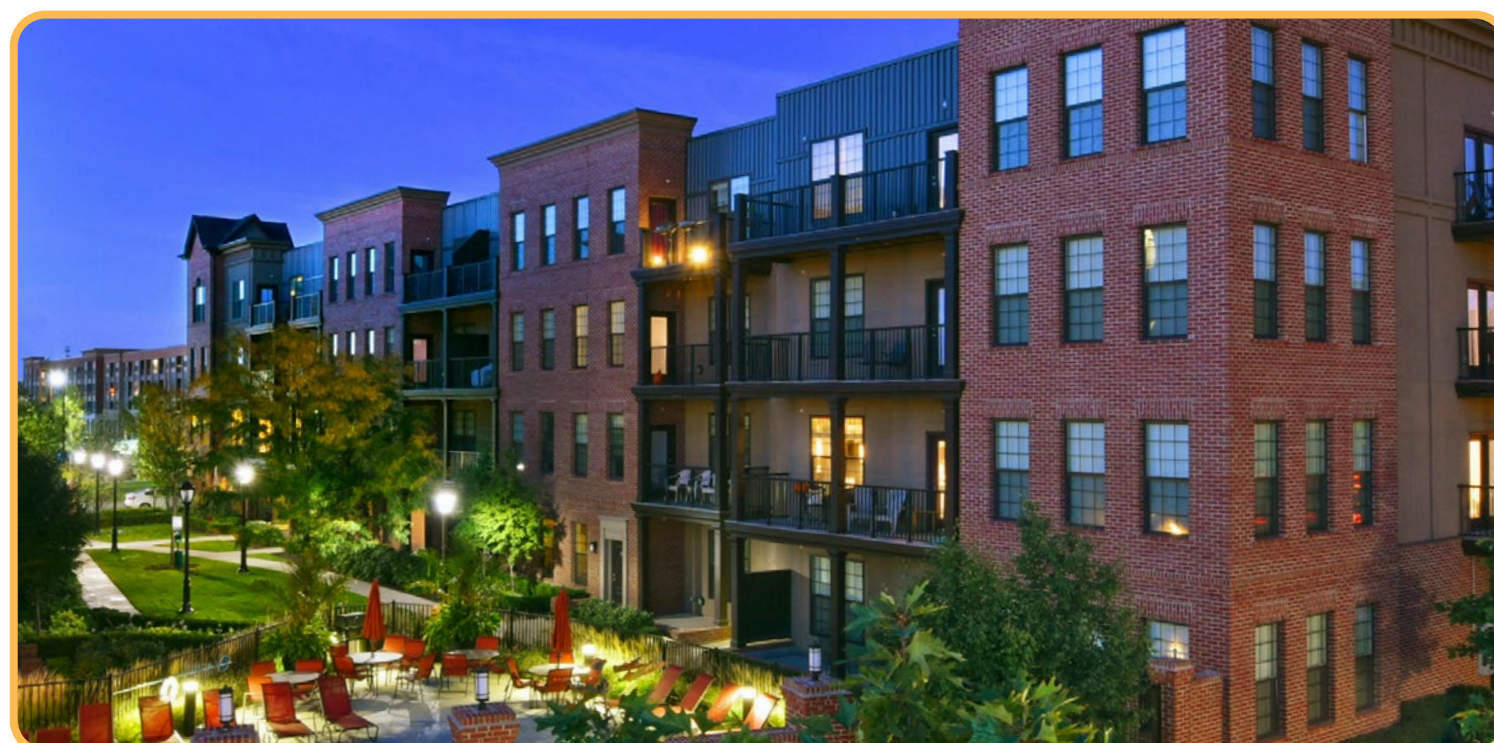
Ask for a Sticky Note

Scenario 1: Residential Neighborhood



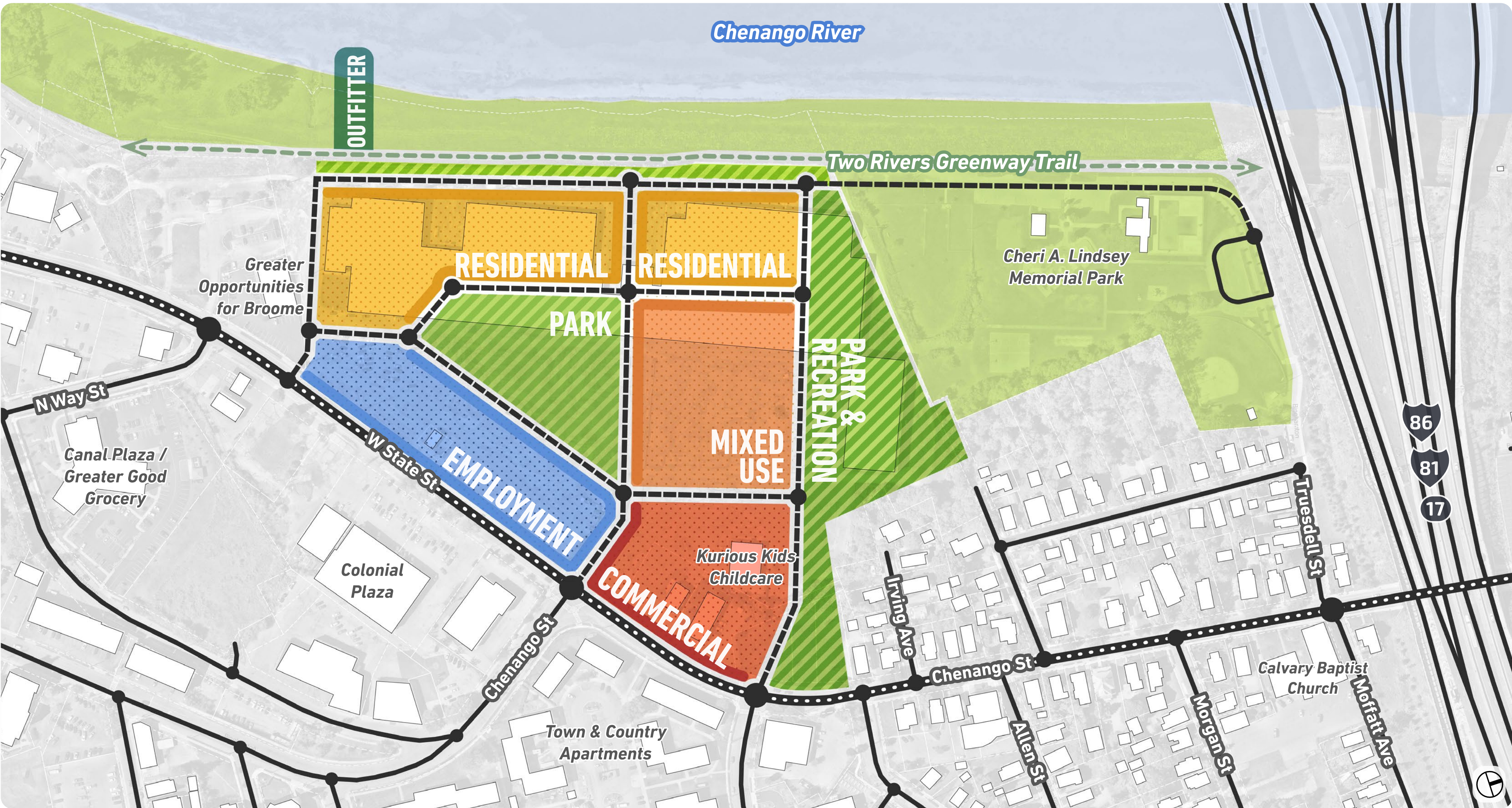
Scenario Description

- Site is anchored by a commercial use that fronts onto a plaza and the riverfront.
- Road configurations allow for dedicated riverfront connected green or public space.
- A residential mix of apartments and townhomes makes up the rest of the site.
- Density would include 2 to 5 story buildings.



Tell us your impressions, questions, and ideas for Scenario 1 here with a post it note!

Scenario 2: Mixed Use Center 1



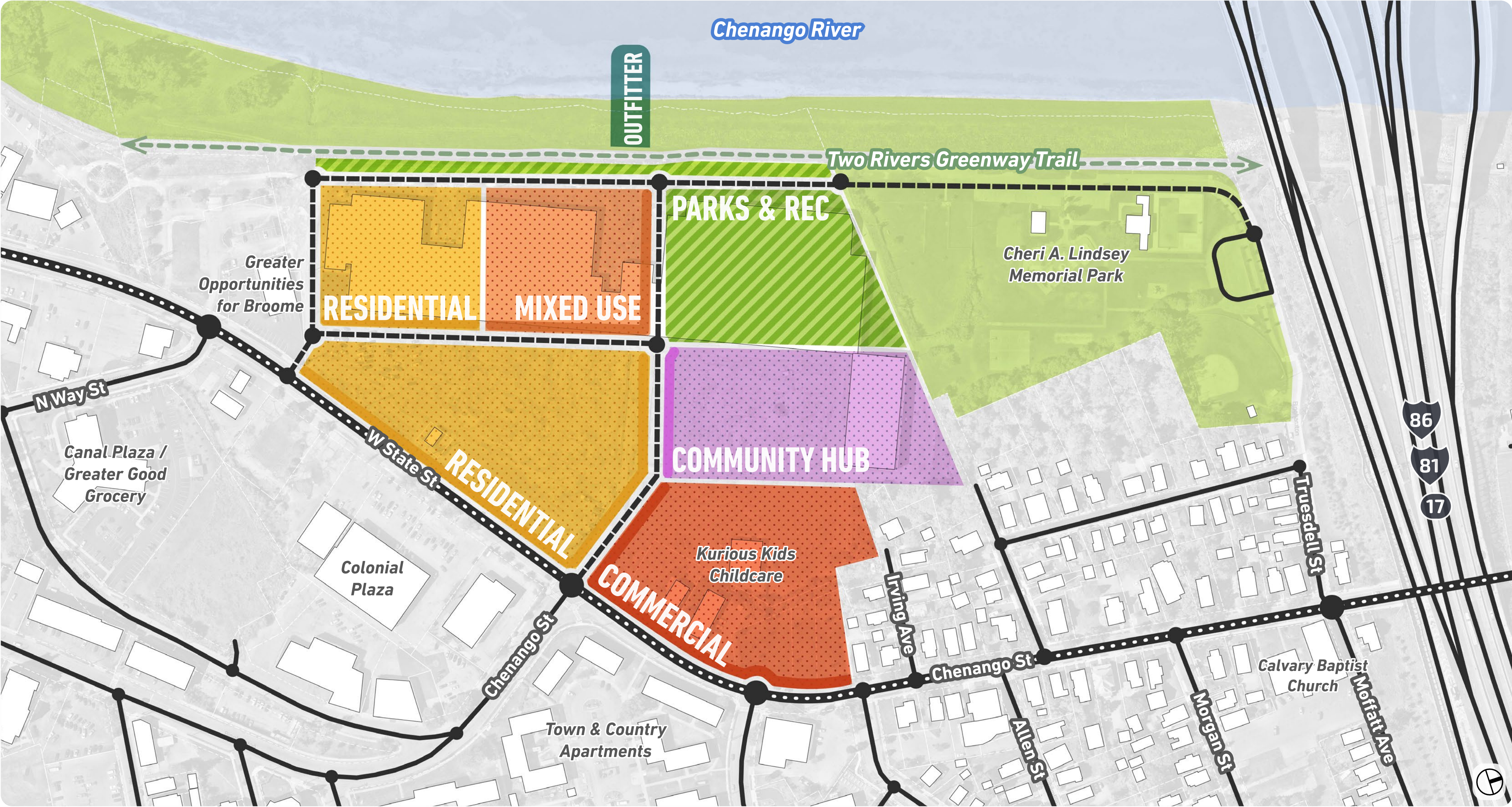
Tell us your impressions, questions, and ideas for Scenario 2 here with a post it note!

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.



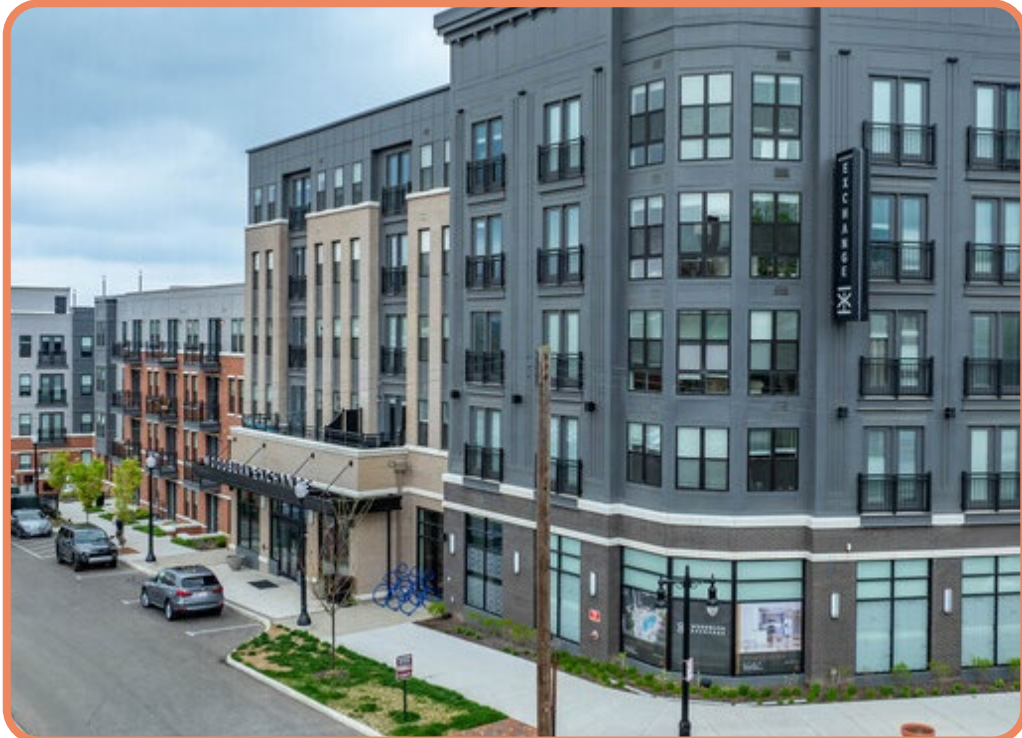
Scenario 3: Mixed-Use Center 2



Tell us your impressions, questions, and ideas for Scenario 3 here with a post it note!

Scenario Description

- This scenario includes a mix of uses including mixed-use, residential, and commercial with the option for a community hub that could offer health and wellness services, social programs, and flexible community spaces.
- Also includes park expansion fronted by community hub and mixed-use development.

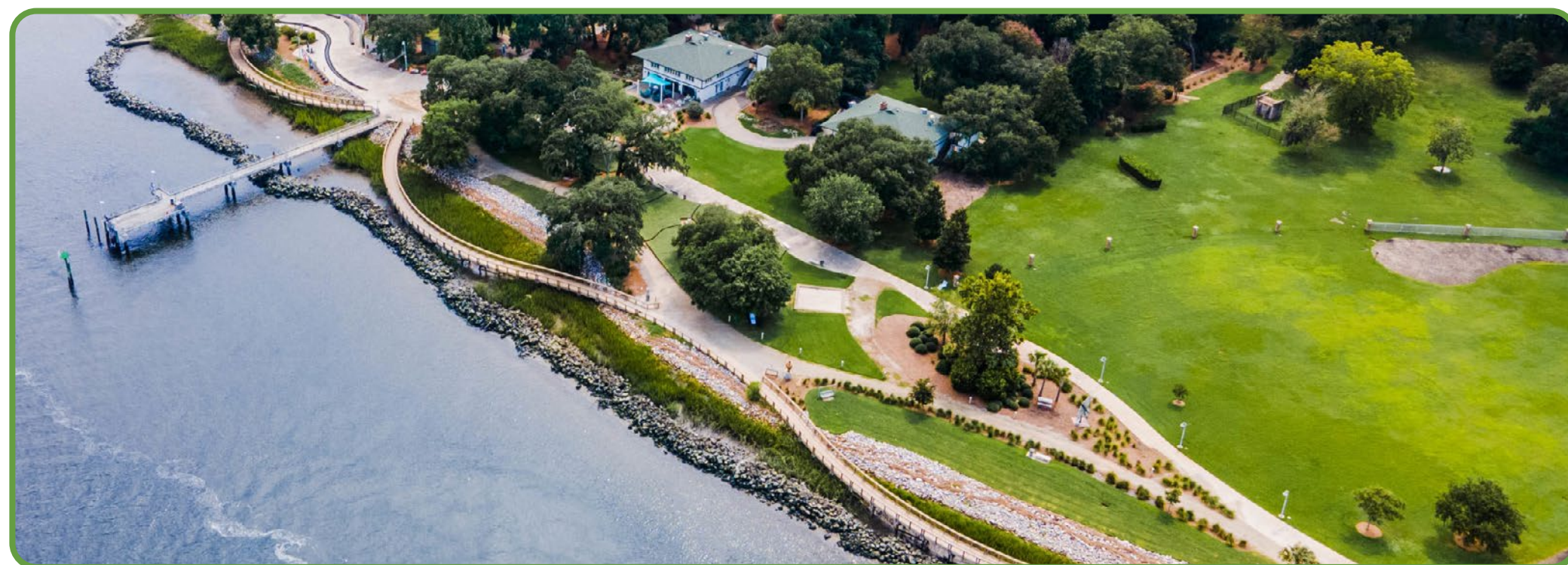


Scenario 4: Riverfront Park Mixed-Use



Scenario Description

- Creates a commercial and mixed-use main street at primary entrance into site, culminating in a public plaza and expanded riverfront park..
- The multi-use field is not accommodated for in this scenario.



Tell us your impressions, questions, and ideas for Scenario 4 here with a post it note!

Scenario 5: Large Commercial Center



Tell us your impressions, questions, and ideas for Scenario 5 here with a post it note!

Scenario Description

- This approach features one large retail anchor on the majority of the site.
- Mixed-use and dense housing supports the site along the riverfront.
- The multi-use field is not accommodated for in this scenario.



Scenario 6: Employment Center



Tell us your impressions, questions, and ideas for Scenario 6 here with a post it note!

Scenario Description

- Majority of site used for employment uses such as light manufacturing, offices, health care, and other professional services.
- Site includes one block of mixed use development and central plaza.
- The multi-use field is not accommodated for in this scenario.

