



NYS Department of State Planning Programs

**SMART GROWTH COMPREHENSIVE PLANNING & ZONING PROGRAM
BROWNFIELD OPPORTUNITY AREA PROGRAM
DOWNTOWN REVITALIZATION INITIATIVE / NY FORWARD**

MAY 10, 2024



**Office of Planning
and Development**



SMART GROWTH COMPREHENSIVE PLANNING & ZONING PROGRAM

THE SMART GROWTH PROGRAM OFFERS MUNICIPALITIES THE OPPORTUNITY TO PLAN FOR THEIR COMMUNITY BY ADDRESSING ALL ASPECTS OF SMART GROWTH.



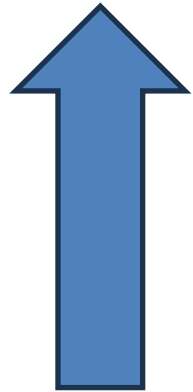
SMART GROWTH COMPREHENSIVE PLANNING AND ZONING PROGRAM

- Financial assistance grants available on a competitive basis to municipalities to develop or update comprehensive plans, area plans, or zoning ordinances
- Must incorporate Smart Growth principles
- Reflect a community's vision and goals
- Address a wide range of planning issues including, but not limited to:
 - appropriate physical development
 - economic development
 - transportation patterns
 - natural and built resource inventories
- An Updated Comprehensive Plan is an excellent precursor to other programs, such as Downtown Revitalization Initiative or NY Forward.

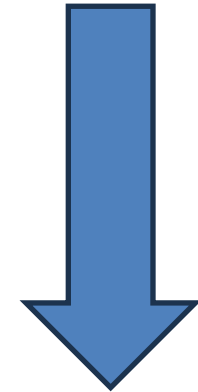


WHAT IS SMART GROWTH?

Smart Growth is an approach to community planning incorporating key principles that create livable, sustainable, and equitable communities.



Maximize benefit



Minimize costs

SMART GROWTH PRINCIPLES

1. Mixed Land Uses
2. Range of Housing Opportunities and Choices
3. Development and Redevelopment in Existing Communities
4. Distinctive, Attractive Communities with a Strong Sense of Place
5. Density
6. Clean Energy
7. Climate Change
8. Resiliency
9. Natural Resource Protection
10. Social Diversity and Integration
11. Walkable/Bikeable Neighborhood Design
12. Collaborative Decision-Making



COMPREHENSIVE PLANNING

- Vision for Community
- Foundation of local decision making and land use laws
- Short- and long- term goals

Municipalities are encouraged to develop and update Comprehensive Plans which identify a shared vision for the community.



BENEFITS OF COMPREHENSIVE PLANNING

- Identifies community resources
- Contextualizes community challenges
- Defines community priorities
- Develops community consensus
- Provides blueprint for future
- Provides sound legal basis for local land use laws.



AREA PLANNING

- Focuses on important priority areas to the community— e.g., Transit-Oriented Development; BOAs; downtowns; hamlets; central business districts; neighborhoods
- Less time-consuming and expensive than a full comp plan
- Can meet needs that are on a different time scale than the Comp Plan



ZONING ORDINANCES

- Land Use Tool
- Implements the Community Goals articulated in the Comp Plan or Area Plan
- Provides certainty to residents, developers and municipal officials



ELIGIBLE ACTIVITIES

- Preparing the Comprehensive or Area Plan and/or Zoning Ordinance;
- Holding and facilitating community forums and public outreach;
- Coordinating with other governmental entities;
- SEQR and environmental review; and
- Project management

ELIGIBLE APPLICANTS

- Villages, Towns, or Cities
- Counties, Regional Planning entities or Not-for-Profits
 - with the consent and acting on behalf of one or more villages, towns, or cities





BROWNFIELD OPPORTUNITY AREA PROGRAM (BOA)

THE BOA PROGRAM PROVIDES ASSISTANCE TO COMMUNITIES TO DEVELOP AREA-WIDE COMMUNITY-BASED PLANS TO REDEVELOP BROWNFIELDS AND ABANDONED SITES, TRANSFORMING THEM INTO CATALYTIC PROPERTIES THAT REVITALIZE THE AREA.

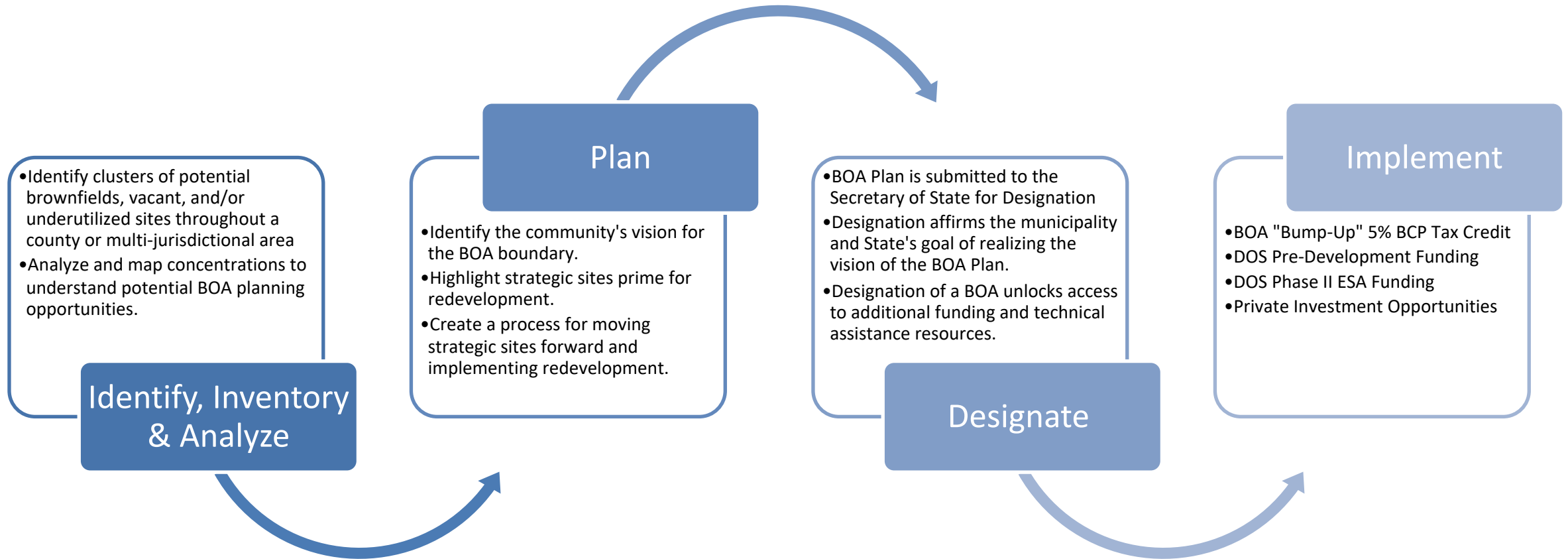


THE BOA PROGRAM EMPOWERS COMMUNITIES

- To address a range of problems posed by multiple known or suspected brownfield sites;
- To build community consensus on the future uses for the area with an emphasis on strategic sites that are known or suspected brownfields;
- To establish sustainable goals and objectives for area-wide revitalization and for redevelopment of strategic sites;
- To identify and establish the multi-agency and private-sector partnerships necessary to leverage assistance and investments to revitalize downtowns, neighborhoods, and communities;
- To address environmental justice concerns and promote environmental equity in areas that may be burdened by negative environmental consequences; and
- To engage in activities to implement the community's vision after BOA designation by Department of State.



THE BOA PROCESS



ELIGIBLE APPLICANTS

Municipalities

- Towns/Villages
- Counties
- Local Public Authorities
- Public Benefit Corps
- School Districts
- Special Improvement Districts
- Indian Nations/Tribes

Community-Based Organizations

- Not-For-Profit
 - 501(c)(3)
 - Mission to promote reuse of brownfield sites or community revitalization
 - At least 25% of Board of Directors reside in area
 - Community has demonstrated financial need

Community Boards

Defined and described in Section 2800 of the New York City Charter.

Applicants are encouraged to work in partnership & jointly apply for funding.

ELIGIBLE GRANT ACTIVITIES

Community-wide Pre-Planning Inventory & Preliminary Analysis

Brownfield and underutilized site identification and inventory, and preliminary analysis of land use of one or more areas within a county or large geographical area to determine the presence of potential brownfield, vacant, and abandoned sites and assess localized concentrations of brownfields or other underutilized land that may be candidates for future in-depth BOA Planning and Predevelopment activities. Pre-planning does not culminate in a State-designated BOA.

Development or Update of a BOA Plan

Development or update of a designated or non-designated Brownfield Opportunity Area (BOA) Plan, which is a strategic plan for an area affected by known or suspected brownfields that will culminate in a request for State BOA Designation.

Predevelopment Activities

Activities to complete analyses, plans, and studies or professional services to advance redevelopment within a State-Designated BOA.

Phase II Environmental Site Assessments

Site investigation activities and additional environmental and technical investigations, including cores, borings, and samplings within a State-Designated BOA.



COUNTY-WIDE INVENTORY & PRELIMINARY ANALYSIS

- Allows counties or multiple municipalities/jurisdictions to coordinate an inventory of potential brownfields, vacant or underutilized properties
- Final Inventory Report includes recommended next steps for BOA planning and designation.
- Preliminary analyses may include the following:
 - The proximity of potential brownfield concentrations to existing development and land use patterns
 - Demographic and economic patterns
 - Recent public initiatives and private investments
 - Proximity to existing infrastructure assets
 - Potential for renewable energy facility siting
 - Climate vulnerability within the inventory boundary
 - Area suitability for future BOA planning and designation.

Niagara Street Conceptual Rendering



DEVELOPING A BOA PLAN

- Build community consensus around a vision for revitalization
- Provide a roadmap to return dormant brownfield sites back to productive use
- Identify key redevelopment opportunities
- Offer predictability for the development community and direction for public investment
- Culminates in a BOA Nomination for Designation

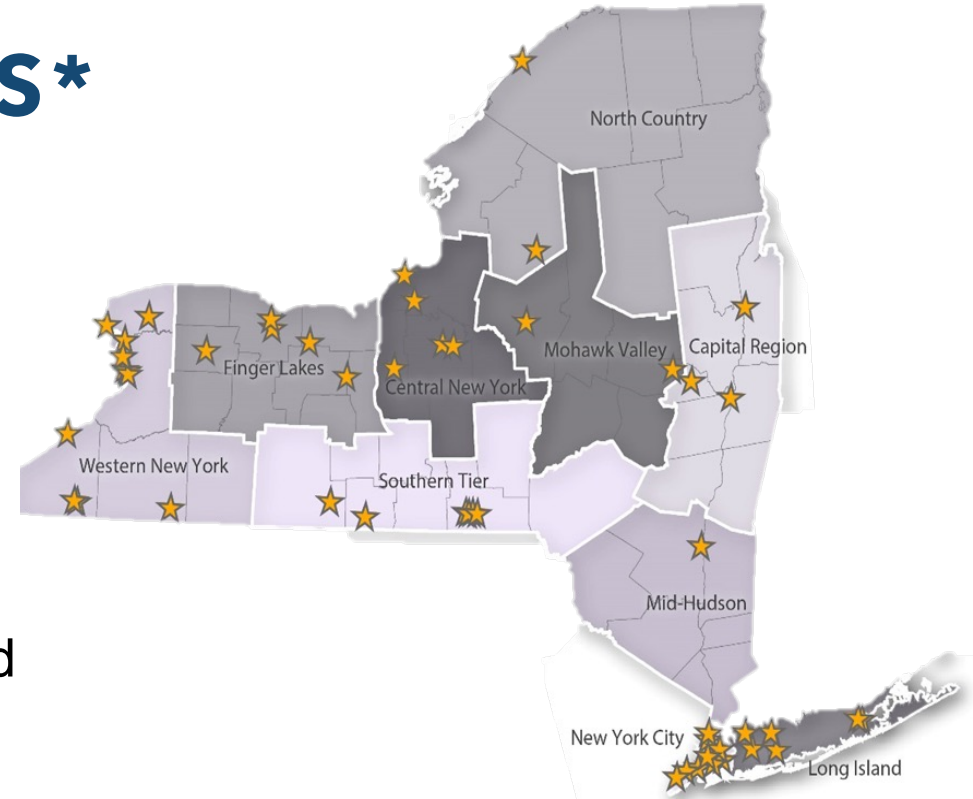
Guidance describing requirements for BOA Designation is available at:

https://www.dos.ny.gov/opd/programs/pdfs/BOA/BOA_Designation_Guidance.pdf



PREDEVELOPMENT ACTIVITIES*

- Development and implementation of marketing strategies
- Development of plans and specifications
- Real estate services
- Building condition studies
- Infrastructure analyses
- Zoning and regulatory updates; Environmental, housing and economic studies, analyses and reports
- Public outreach
- Renewable energy feasibility studies
- Legal and financial services



* Projects *must* be located within a State-Designated BOA. A list of designated BOAs is available at: <https://dos.ny.gov/brownfield-redevelopment>



PHASE II ENVIRONMENTAL SITE ASSESSMENTS AND SUPPLEMENTS*

- Site contains one or more areas of environmental concern and may include more than one contiguous tax parcel.
- Site must have definitive and identifiable boundaries.
- Must meet the criteria and conditions stated in the *BOA Site Assessments: Guidance for Applicants*.
- SA must advance the goals and priorities for revitalization and redevelopment of the BOA
- A SA Supplement is required for each site for which Phase II Environmental Site Assessment funding is being requested.
- SA supplements will be evaluated on a pass/fail basis for eligibility as outlined in the RFA and in the SA guidance.
- The SA Supplement and guidance is available at <https://dos.ny.gov/funding-bid-opportunities>





DOWNTOWN REVITALIZATION INITIATIVE AND NY FORWARD

AS THE CORNERSTONE OF NEW YORK STATE'S ECONOMIC DEVELOPMENT PROGRAM, THE DOWNTOWN REVITALIZATION INITIATIVE AND NY FORWARD PROGRAMS HAVE INVESTED \$1 BILLION INTO COMMUNITIES TO DATE.

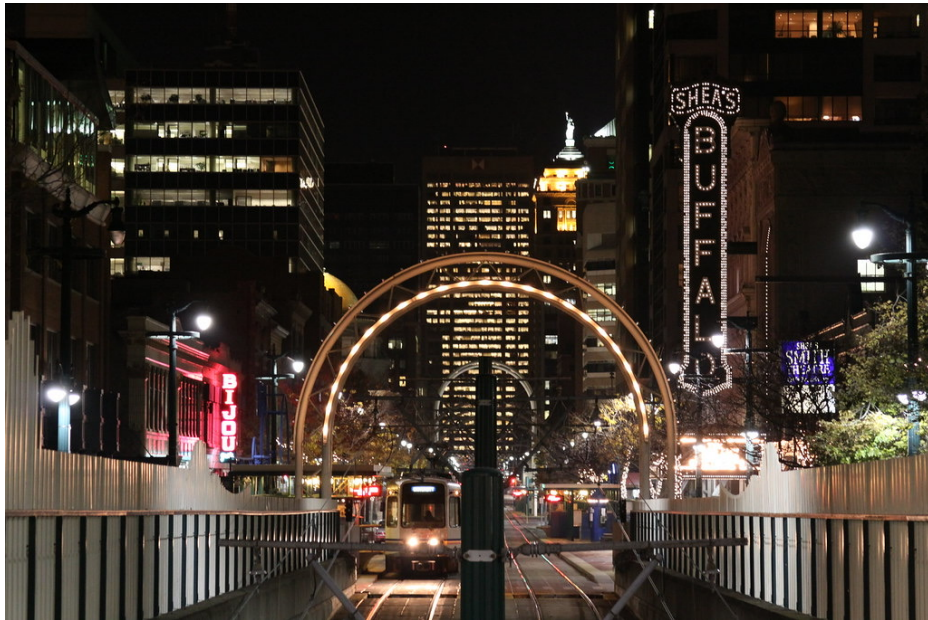


COMPLEMENTARY PROGRAMS— EXPANDING ON SUCCESS

Downtown Revitalization Initiative

Round VII – Total: \$100M

\$10M for each of NY's 10 Economic Development Regions



New York Forward

Round II – Total: \$100M

\$10M for each of NY's 10 Economic Development Regions



DRI & NY FORWARD PROGRAM GOALS



Create an active downtown, with a strong sense of place



Build a diverse population, with residents and workers supported by complementary diverse housing and employment opportunities.



Attract new businesses that create a robust mix of shopping, entertainment, and service options for residents and visitors, and that provide job opportunities for a variety of skills and salaries



Grow the local property tax base



Provide amenities that support and enhance downtown living and quality of life



Enhance public spaces for arts and cultural events that serve the existing members of the community but also draw in visitors from around the region



Reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts

Downtown Revitalization Area DRI Reach

FINGER LAKES AREAS

City of Geneva
City of Batavia
Village of Penn Yan Downtown
Downtown Seneca Falls
Rochester's Center City
Downtown Newark
Village of Perry
Village of Waterloo

CENTRAL NEW YORK AREAS

City of Oswego
City of Cortland
City of Auburn Downtown
Downtown Fulton
Downtown Oneida
Syracuse's Southwest Gateway District
Village of Homer
Villages of Aurora, Cayuga, and Union Springs

NORTH COUNTRY AREAS

City of Plattsburgh
City of Watertown
Village of Saranac Lake Downtown
Downtown Potsdam
Village of Tupper Lake
Village of Massena
Downtown Ticonderoga
Village of Lowville

MOHAWK VALLEY AREAS

City of Oneonta
City of Rome
City of Amsterdam Downtown
Downtown Genesee Street - City of Utica
Little Falls' Downtown Waterfront District
Downtown Improvement in Gloversville
Town of Kirkland/Village of Clinton
Village of Herkimer

CAPITAL REGION AREAS

Downtown Glens Falls
City of Hudson
Clinton Square - City of Albany
Downtown Schenectady
Tannersville's Painted Village DRI District
Troy's Riverwalk DRI District
City of Cohoes
Town and Village of Lake George

LONG ISLAND AREAS

Village of Westbury
Hicksville - Town of Oyster Bay
Downtown Central Islip - Town of Islip
Downtown Baldwin - Town of Hempstead
Downtown Amityville
Downtown Riverhead
Huntington Station
Town of Smithtown - Kings Park

WESTERN NEW YORK AREAS

City of Jamestown
City of Olean
City of Lockport Downtown
Niagara Falls Bridge District
City of Buffalo
City of North Tonawanda
City of Dunkirk
City of Tonawanda

SOUTHERN TIER AREAS

City of Elmira
Village of Watkins Glen
Village of Owego Downtown
Hornell Downtown District
Village of Endicott
City of Norwich
Village of Johnson City
Hamlets of Roxbury and Grand Gorge

MID-HUDSON AREAS

City of Middletown
City of Kingston
City of New Rochelle Downtown
Downtown Peekskill
Village of Haverstraw
Village of Ossining
City of Port Jervis
City of White Plains

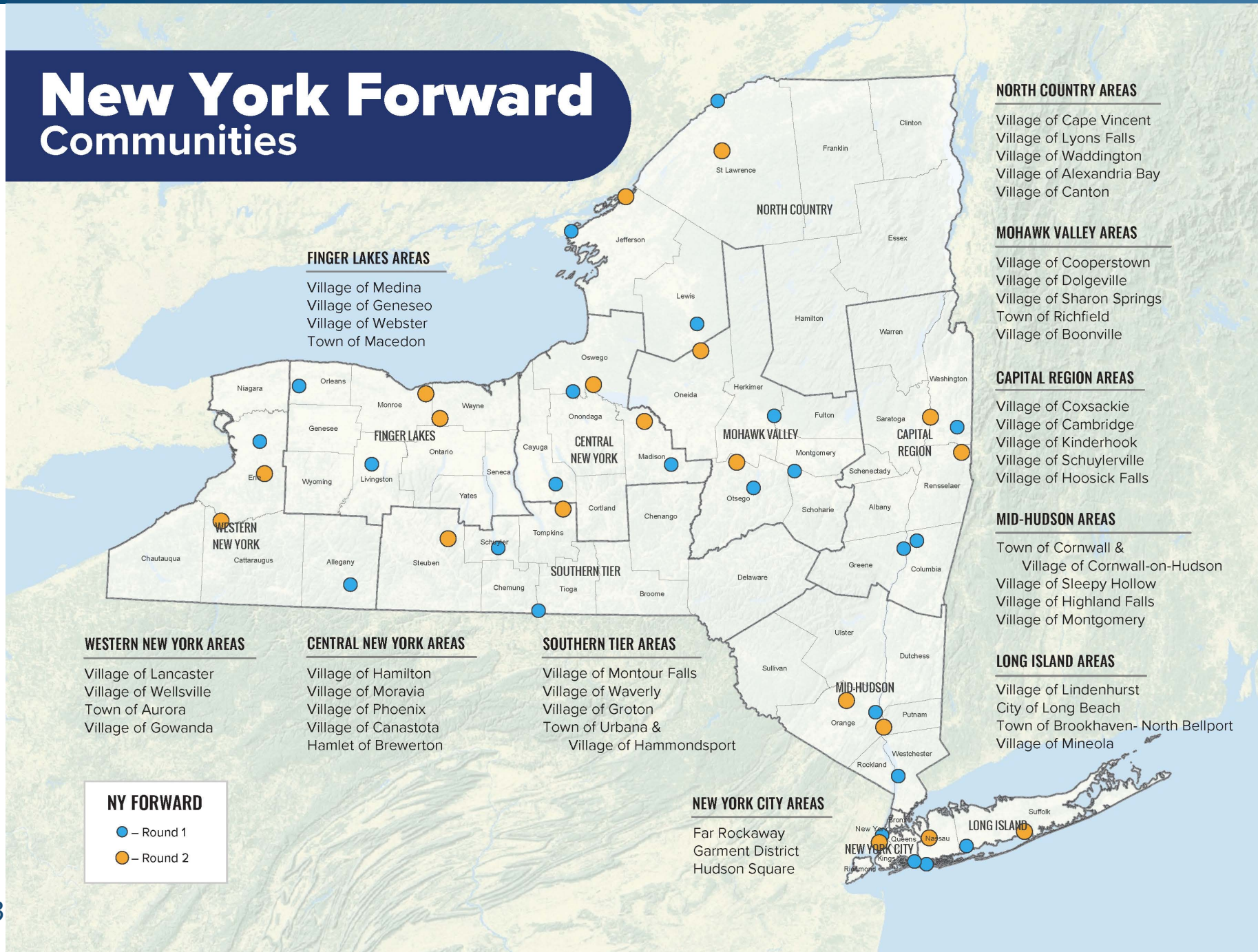
NEW YORK CITY AREAS

Jamaica
Bronx Civic Center
Downtown Brooklyn
Downtown Staten Island
Manhattan's Chinatown
East Harlem
Long Island City

DRI ROUNDS

- - Round 1
- - Round 2
- - Round 3
- - Round 4
- - Round 5
- - Round 6
- - Round 7

New York Forward Communities



FINGER LAKES AREAS

Village of Medina
Village of Geneseo
Village of Webster
Town of Macedon

CENTRAL NEW YORK AREAS

Village of Hamilton
Village of Moravia
Village of Phoenix
Village of Canastota
Hamlet of Brewerton

SOUTHERN TIER AREAS

Village of Montour Falls
Village of Waverly
Village of Groton
Town of Urbana &
Village of Hammondsport

NORTH COUNTRY AREAS

Village of Cape Vincent
Village of Lyons Falls
Village of Waddington
Village of Alexandria Bay
Village of Canton

MOHAWK VALLEY AREAS

Village of Cooperstown
Village of Dolgeville
Village of Sharon Springs
Town of Richfield
Village of Boonville

CAPITAL REGION AREAS

Village of Coxsackie
Village of Cambridge
Village of Kinderhook
Village of Schuylerville
Village of Hoosick Falls

MID-HUDSON AREAS

Town of Cornwall &
Village of Cornwall-on-Hudson
Village of Sleepy Hollow
Village of Highland Falls
Village of Montgomery

LONG ISLAND AREAS

Village of Lindenhurst
City of Long Beach
Town of Brookhaven- North Bellport
Village of Mineola

WESTERN NEW YORK AREAS

Village of Lancaster
Village of Wellsville
Town of Aurora
Village of Gowanda

NY FORWARD

- - Round 1
- - Round 2

NEW YORK CITY AREAS

Far Rockaway
Garment District
Hudson Square

IMPACT IN CENTRAL NEW YORK



**Downtown
Revitalization
Initiative**

NY Forward

PROJECT REQUIREMENTS

The DRI and NYF programs are designed to fund transformational projects that have the potential to create an immediate, positive effect on a community's downtown. Projects identified in a DRI or NYF application should meet the following criteria:

Project Sponsors

DRI/NYF funding awards may be awarded to public, not-for-profit, and private entities to implement projects selected for funding. Project sponsors must have the capacity and legal authority to undertake the proposed project.

Timing

Projects must be able to break ground within two years or sooner of receiving DRI/NYF grant funds.

Matching and Leverage

New York communities are diverse. To meet the opportunities and challenges throughout the State, there are no programmatic minimum match requirements for the DRI or NYF. However, the LPC may impose match requirements as part of the planning process.

Financing

Projects should have financing commitments largely secured or be able to demonstrate a clear path to securing sufficient financing. This financing, combined with DRI/NYF funding, should enable the sponsor to undertake the project expeditiously.



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PROJECT REQUIREMENTS CONTINUED

Building Decarbonization

For the DRI and NYF program, projects that represent new construction or building addition (over 5,000 SF) and substantial rehabilitation (over 5,000 SF and meeting at least two other renovation criteria) will be required to demonstrate compliance with one of the three compliance path options: meeting the NY Stretch Energy Code, obtaining an Energy Star score of 90 or greater using the EPA Target Finder Tool, or obtaining a certification from an approved third-party organization such as LEED). Energy consultants will be available to support project sponsors in meeting this requirement.

Project Size and Scale

Projects must be large enough to be truly transformative for the downtown area.

Site Control

The project sponsor must have site control or be in the process of acquiring site control. If the project sponsor is leasing or renting the proposed project site, the property owner must agree to the proposed project in writing

HOW TO PREPARE THE BEST APPLICATION POSSIBLE

Traits of Winning Applications

- Responses to each application requirement are complete, concise, and thoughtfully considered
- Applications are informed by robust community engagement
- Applications present a compelling, community-based vision for revitalization
- Proposed projects are well-aligned with the community vision
- Proposed projects are feasible and have been developed in coordination with project sponsors / property owners
- Proposed projects show a holistic approach and project connectivity towards revitalization efforts

EVALUATION CRITERIA

- Well-Defined Boundaries
- Past Investments, Future Potential
- Recent or Impending Job Growth
- Quality of Life
- Supportive Local Policies
- Public Support
- Transformative Project Opportunities and Readiness
- Administrative Capacity

< NY Forward

Capacity Building Webinars

Share   

Overview

Introduction/Community
Inventory

Overview

These educational webinars will give participants an overview of the fundamentals of downtown



**Downtown
Revitalization
Initiative**

NY Forward

THANK YOU!

The 2024 Consolidated Funding Application (CFA) is anticipated to be announced in May.
To apply or access related CFA materials: <http://regionalcouncils.ny.gov>

The next round of the Downtown Revitalization Initiative and NY Forward Program is anticipated to be announced in July.

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