

Section I - Waterfront Revitalization Area

1.1 Regional Context

The City of Binghamton is located in the southern tier of New York State, at the junction of the Susquehanna and Chenango Rivers. Binghamton is located within a one-day drive of many major northeastern cities, including Buffalo (220 miles), Albany (130 miles), New York City (170 miles), Philadelphia, PA (180 Miles), Burlington, VT (270 miles), Boston, MA (300 miles) and Baltimore, MD (260 miles).

Figure 2-1 Regional Context Map -Binghamton, New York



Source: www.mapquest.com

The City of Binghamton is conveniently located in Broome County, and is easily accessible from both the north and south via Interstate 81. The City is also accessible from the north via Interstate 88. In addition, Binghamton is located within a short drive of many other regional destinations, including:

Rochester, NY	150 miles
Syracuse, NY	70 miles
Corning, NY	70 miles
Elmira, NY	50 miles
Ithaca, NY	48 miles
Willkes-Barre, PA	80 miles

The Susquehanna and Chenango Rivers are the defining physical elements within the City, forming an integral natural resource for the City to develop, both as a local asset and regional tool. It is important to realize that the Susquehanna and Chenango Rivers are not isolated within the City of Binghamton boundaries. Both Rivers begin north of the City, with the Chenango terminating in Binghamton, where it merges with

the Susquehanna River. The Susquehanna continues to run south of Binghamton, meandering through the Pennsylvania hills and northern Maryland before it empties into the Chesapeake Bay.

Figure 2-2 Susquehanna and Chenango Rivers



1.2 Waterfront Revitalization Area Boundary Rationale

1.2.1 Land Side

Creating a sound rationale for the development of the waterfront revitalization area boundaries is an important tool for determining what uses and parcels are either included, or excluded, from the waterfront revitalization area. A variety of factors contribute to the development of the waterfront revitalization area boundaries, including natural features, natural and manmade barriers, waterfront relationships and economic development.

Natural Features

The two most prominent natural features in the City of Binghamton are the Susquehanna and Chenango Rivers. They are obvious elements for inclusion in a plan intending to target the waterfront and water-based uses.

Natural, park and open space areas, particularly those located within close proximity to the waterfront, have been purposely included in the waterfront revitalization area

boundaries. The physical relationship between these open space areas and the waterfront is apparent, as many activities and programming for the two features complement one another.

Natural and Manmade Barriers

Whether natural or manmade, barriers create specific issues that affect the location of the boundary lines developed for the waterfront revitalization area. These barriers can create specific problems, particularly with respect to access, movement and neighborhood character.

When possible, boundary lines are located on the far side of major roadways. The popularity of the automobile for average Americans in the mid-twentieth Century had a lasting impact on the City of Binghamton due to the creation of a large number of highways and major roadways. At one point in the City's history these roadways may have made sense, but with the decrease in the City's population the use of these roadways has continuously dwindled. The majority of these highways were built along side, or within close proximity to the waterfront, making access to the waterfront from areas behind them near impossible. Including them within the waterfront revitalization area boundaries will allow these roadways, which currently hinder access and development, to be positively affected by future LWRP policies.

Waterfront Relationships

Access to the waterfront and the waterfronts relationship and compatibility to surrounding areas is a critical component relative to the development of the boundary line for the waterfront revitalization area. All recreation oriented land uses, such as naturalized open space areas and parks, were included within the waterfront revitalization area boundaries due to the direct relationship these uses have with potential future developments along the waterfront.

All major existing access points, including the Washington Street pedestrian bridge, were included in the waterfront revitalization area.

Economic Development

In order to strengthen the relationship of a revitalized waterfront with economic development that will benefit the entire City, the existing central business district was included in the waterfront revitalization area, as well as pocket commercial areas that could potentially benefit from improvements to the waterfront. The success of the waterfront and the downtown core are inter-related, with each having the ability to largely affect the other. Success along the waterfront will surely bolster revitalization efforts and investments in the central business district, and vice versa.

1.2.2 Water Side

The Susquehanna River is a designated inland waterway as defined in New York State Executive Law, Article 42, Section 911, and therefore is a necessary component for inclusion in the boundaries for the Local Waterfront Revitalization Program.

The Chenango River is not defined as an inland waterway by New York State but is included as part of the waterfront revitalization area because of its connection to the Susquehanna River and its prominence as a waterfront feature within the City.

1.3 Waterfront Revitalization Area Boundary Description

The boundary for the City of Binghamton Local Waterfront Revitalization Program generally conforms to the boundaries of the Chenango and Susquehanna Rivers. See: [Revitalization Area Boundary Map](#).

1.3.1 Land Side - General

The landward boundary for the LWRP generally includes the following areas:

- The northern and southern borders of the Susquehanna River from the western edge of the City to the eastern boundary.
- The western and eastern borders of the Chenango River from the northern City limits to its confluence with the Susquehanna River.

Any land bodies located within the Susquehanna River.

1.3.2 Land Side - Detailed

Beginning at the western border of the City, on the southern side of the Susquehanna River, the boundary follows the southern right-of-way of Vestal Parkway until it reaches the western property line of MacArthur Park; then southerly along the parcel to Vestal Avenue; then along the northern border of Vestal Avenue to Tremont Avenue; then northerly along the eastern border of Tremont Avenue to where it bisects Conklin Avenue; then easterly along the southern border of Conklin Avenue to John Street; then north along the western border of John Street; then along the rear property line of the public service property fronting the Susquehanna River; then easterly along the northern border of Jackson Street to Otsiningo Street; then northerly along the western border of Otsiningo Street until it bisects Webster Street; then easterly along the northern border of Webster Street, but including the entire parcel south of Webster Street between Baldwin Street and Hayes Street; then southerly along the western border of Pierce Creek to Belden Street and northerly along the eastern border to Kennedy Street; then easterly along the southern border of Kennedy Street to Home Avenue; then north along the western border of Home Avenue to Home Court; then following Home Court, including all parcels fronting onto Home Court until it bisects Conklin Avenue (Route 7); then easterly on Conklin Avenue (Route 7) to Duke Street;

the northerly on Duke Street, including parcels fronting on both sides of Duke Street; then easterly on Baltimore Avenue, including all parcels fronting onto the street; then southerly on Bond Street to Delavan Avenue; then easterly following the southern border of Delavan Avenue to Ruthven place; then including all parcels on the eastern side of Ruthven Place, as well as the entire road width; then following the northern border of all parcels fronting onto Conklin Avenue and Holmes Place until the eastern edge of the city limits.

The boundary resumes on the northern side of the Susquehanna River at the western edge of the city, traveling in an easterly direction along the northern border of Riverside Drive, incorporating all parcels south of Riverside Drive, to Oak Street; then northerly along the eastern border of Oak Street to Leroy Street; then easterly along the southern side of Leroy Street to Front Street; then northerly along Front Street, incorporating all parcels to the east of Front Street, as well as all parcels which front onto the western border of Front Street until the northern city limits.

The boundary resumes at the northern boundary on the eastern side of the Chenango River and continues in a southerly direction along Chenango Street, incorporating all parcels to the west of Chenango Street and all parcels to the east which front onto Chenango Street; then southwesterly along State Street, including all parcels west of State Street to the Chenango and all parcels fronting on State Street to the east; then easterly along the northern right-of-way of the D and H Railroad line until it intersects with NYS Route 363; then easterly along the northern right-of-way of the CR Railroad and Canadian Pacific line, including all parcels fronting onto the right-of-way; then easterly along Court Street (US Route 11), including all parcels south of Court Street to the Susquehanna River and all parcels north of Court Street fronting onto the street and following the parcel lines designated as commercial according to the City of Binghamton Future Zoning Map in the Comprehensive Plan; then easterly until the eastern limits of the City.

All land bodies located within the Susquehanna River are included in the waterfront revitalization area.

1.3.3 Water Side

The waterside boundaries for the Local Waterfront Revitalization Program include all portions of the Chenango and Susquehanna Rivers located within the boundaries of the City of Binghamton.