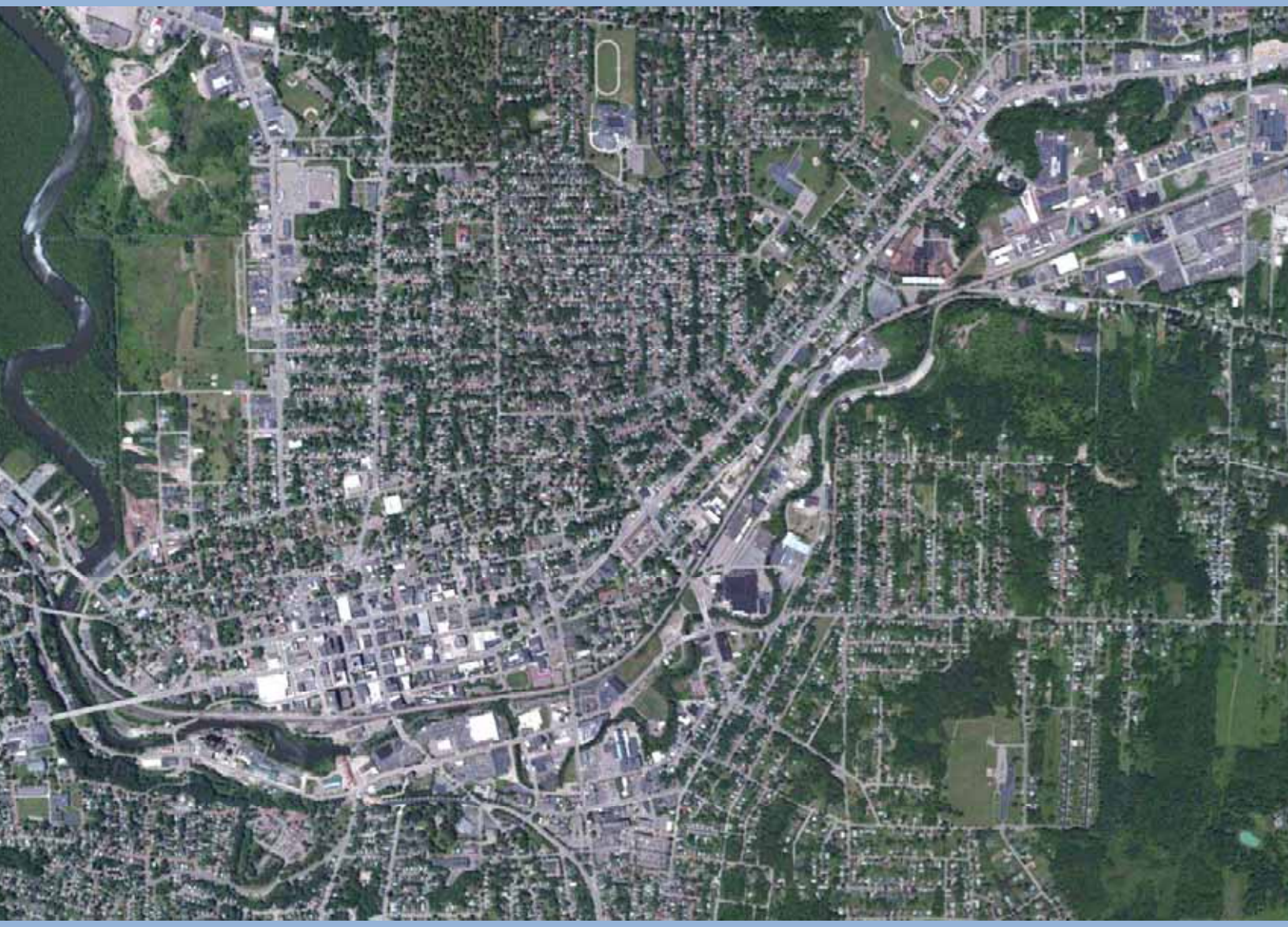


Chadakoin River Central/Eastern

Brownfield Opportunity Area Nomination Study

Appendices

March 2014

DRAFT

LABELLA Associates, P.C. | Engineering Architecture Environmental Planning

This report was prepared for the City of Jamestown, the Jamestown Urban Renewal Agency, and the New York State Department of State with state funds provided through the Brownfield Opportunity Areas Program.

Biohabitats | W-ZHA, LLC | Goody Clancy | GPI | Harris Beach PLLC Attorneys at Law

APPENDICES

Appendix A: Site Profiles

APPENDIX A:
SITE PROFILES

Chadakoin River Central Brownfield Opportunity Area

Potential Development Sites

Potential Development Sites

Site Name Address	Site Size	Buildings	Owner	Map Site Number
Weitsman Scrap Yard 825, 929, 935 Monroe Street 610, 616, 628, 628.5 West 8th Street	Multiple Parcels 9.84 Acres Total	5,820 sq. ft. 1,750 sq. ft.	Multiple owners	1
Trolley Building 117 Fairmount Street	0.80 Acres	23,128 sq. ft.	Eagles Nest Partners LLC	2
Lennox Property ~10 Sprague Street	6.34 Acres	~5,075 sq. ft.	Unknown (City vs. RR)	3
Train Car Repair Building ~265 West 2nd Street	2.38 Acres	~6,625 sq. ft.	Southern Tier Extension Railroad Authority	4
Ultrasonics / Blackstone Ney 9 North Main Street	Multiple Parcels 3.21 Acres Total	28,452 sq. ft.	Cleaning Tech Group LLC	5
Riverwalk Self Storage 20 Steele Street	Multiple Parcels 1.86 Acres Total	20,753 sq. ft.	James P. Sirianno	6
Chautauqua Brick Company 30-34 Harrison Street	Multiple Parcels 1.55 Acres Total	23,959 sq. ft.	Chautauqua Brick Co Inc	7
Mayflower Storage 33 Forest Avenue	Multiple Parcels 1.50 Acres Total	22,709 sq. ft.	Larry Duke, Chautauqua Chemicals Co	8
Former Gas Station on 3rd St 406 West 3rd Street	0.13 Acres	1,505 sq. ft.	Hawley Development Corp	9
Viking Temple 318 Washington Street	0.15 Acres	27,000 sq. ft.	Robert I. Quick, Jr.	10

Potential Development Sites

Site Name Address	Site Size	Buildings	Owner	Map Site Number
Furniture Mart 111 West 2nd Street	0.40 Acres	172,127 sq. ft.	US Comm Habitat Co	11
Pearl City Arts Building 201 Cherry Street	0.37 Acres	44,982 sq. ft.	Pearl City Arts Building	12
Vacant Building on West 2nd St 12-14 West 2nd Street	Multiple Parcels 0.12 Acres Total	11,574 sq. ft.	Kurt B. Johnson	13
Gokey Building 326 Cherry Street	0.22 Acres	12,290 sq. ft.	Tc & Maisano Inc.	14
Air Museum 300 North Main Street	0.10 Acres	3,900 sq. ft.	Lucille Ball Desi Arnez	15
M&T Bank 2-6-8-10 and 12 East 3rd Street	Multiple Parcels 0.20 Acres Total	22,857 sq. ft. 4,914 sq. ft.	Manufacturers, Traders TRUST	16
Electric Supply 8 and 10-12 East 2nd Street	Multiple Parcels 0.08 Acres Total	2,850 sq. ft. 6,048 sq. ft.	Wing Kam Li, Paul R. Schenck, III	17
Arcade Building 24, 26-32, 34, and 36-38 North Main Street	Multiple Parcels 0.44 Acres Total	Multiple Buildings 62,589 sq. ft. Total	Multiple Owners	18
Broadhead Mills 106, 116, 118, and 124 East 1st Street	Multiple Parcels 3.29 Acres Total	Multiple Buildings 113,492 sq. ft. Total	Multiple Owners	19
Arts Center 209, 216, 219, 220 East 1st Street 8 Institute Street	Multiple Parcels 0.72 Acres Total	Multiple Buildings 14,178 sq. ft. Total	Multiple Owners	20

Potential Development Sites

Site Name Address	Site Size	Buildings	Owner	Map Site Number
Former Post Office 310-322 East 3rd Street	1.50 Acres	52,762 sq. ft.	US Postal Service	21
NW Corner of Harrison and Foote 33 Institute Street, 66 Foote Avenue, 101, 141, and 143 Harrison Street	Multiple Parcels 4.50 Acres Total	Multiple Buildings 69,973 sq. ft. Total	Multiple Owners	22
Harrison/Briggs Block 99 Institute St, 19 & 25 Briggs St, 100, 106-108, 110, 112, & 116 Harrison St	Multiple Parcels 1.97 Acres Total	Multiple Buildings 40,408 sq. ft. Total	Multiple Owners	23
Vacant Building on Institute St 96 Institute Street	Multiple Parcels 0.41 Acres Total	6,162 sq. ft.	Multiple Owners	24
Vacant Parcels on Foote Ave ~137 Foote Avenue	Multiple Parcels 1.43 Acres Total	None	Deerview, LLC	25
Crescent Tool ~237 Harrison Street	1.52 Acres	None	201 Harrison Street, LLC	26
CCIDA Development Site 247-259 Harrison Street	Multiple Parcels 3.57 Acres Total	None	Chautauqua County Industrial Development Agency	27
United Lumber 133 Winsor Street	2.04 Acres	None	Savitri C. Washington	28
Mason Carving Storage Building 92 Water Street	0.13 Acres	3,946 sq. ft.	Mason Carving, Inc.	29
Atlas Furniture 16-26 and 40 Winsor Street	Multiple Parcels 2.76 Acres Total	154,777 sq. ft.	Companion Resource Corp.	30

Potential Development Sites

Site Name Address	Site Size	Buildings	Owner	Map Site Number
DC Rollforms (Dowcraft) 571-607 Allen Street	2.31 Acres	None	Jamestown Allenco, Inc.	31
Vacant Parking on River St ~70 River Street	Multiple Parcels 0.78 Acres Total	None	Jamestown Urban Renewal Agency	32
Vacant Parking on Chandler St ~ 243-325 Chandler Street	2.10 Acres	None	Jamestown Development Company III, LLC	33
Art Metal 43 River Street	3.96 Acres	12,200 sq. ft.	George B. Schuver	34
Star Tubing 53 River Street	0.37 Acres	35,887 sq. ft.	Charles Lawson	35
Southern Tier 65 River Street	0.99 Acres	82,410 sq. ft.	Julia Dyatel	36
Genco Machine 71 River Street	0.85 Acres	19,991 sq. ft.	Custom Profiling Tool Co., Inc.	37
Van Stee Building and Parking 200-218 Crescent Street 111 Cheney Street	Multiple Parcels 1.33 Acres Total	30,372 sq. ft. 33,552 sq. ft.	Multiple Owners	38
D&S Storage 113-117 Cheney Street 34 Scott Street	Multiple Parcels 1.32 Acres Total	48,702 sq. ft. 2,148 sq. ft.	D&S Storage LLC	39
Union National 220-256 Crescent Street	2.71 Acres	None	City of Jamestown	40

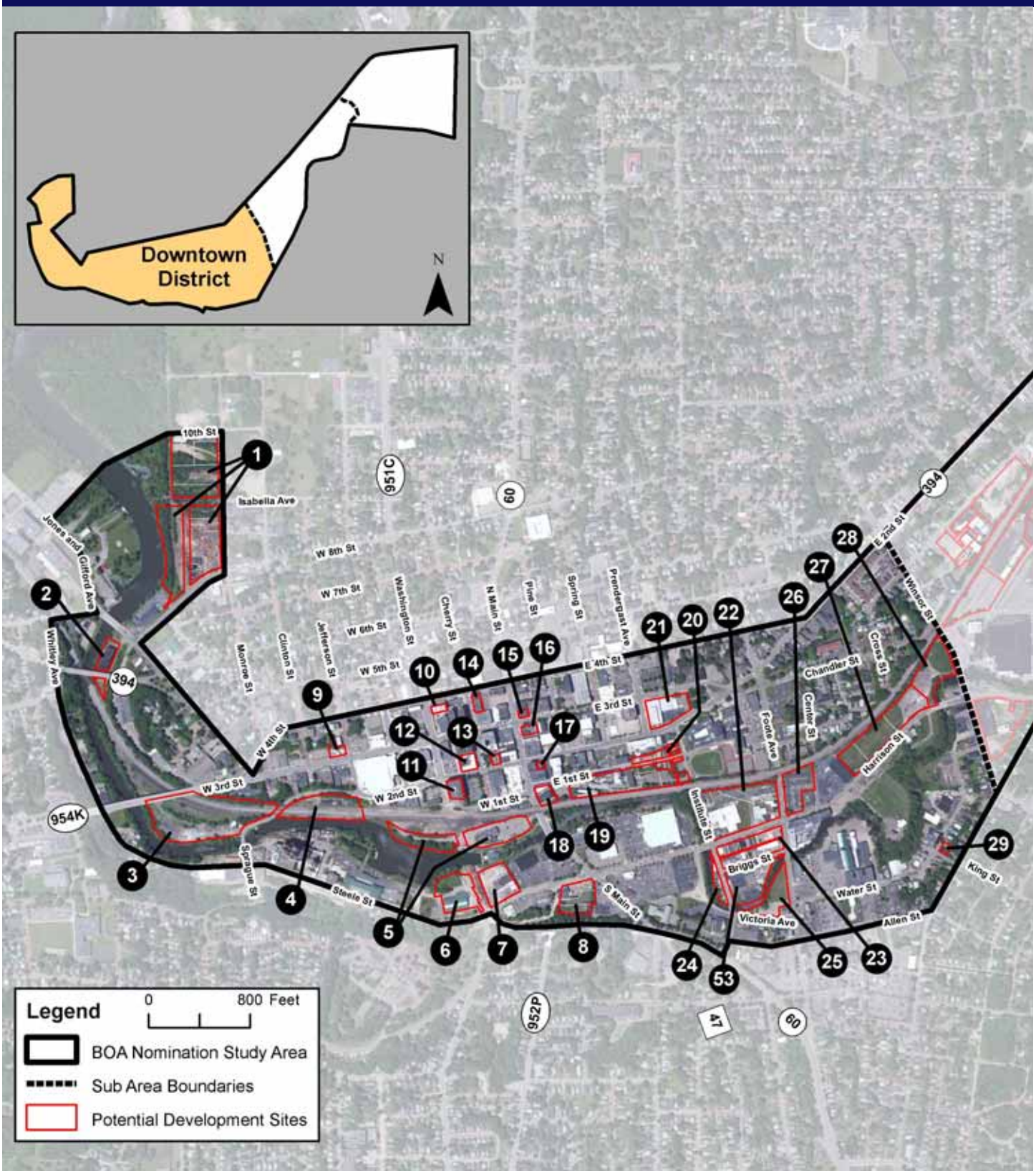
Potential Development Sites

Site Name Address	Site Size	Buildings	Owner	Map Site Number
Jamestown Royal 300 Crescent Street	1.63 Acres	38,960 sq. ft.	Mark P. Ryan	41
0 Allen Street ~707 Allen Street	1.14 Acres	None	City of Jamestown	42
Dahlstrom Parking 456 Buffalo Street	3.48 Acres	None	Buffalo Street Partners LLC	43
Dahlstrom Building 443-449 Buffalo Street 1-15 and 19.5 Blackstone Avenue	Multiple Parcels 11.42 Acres Total	372,408 sq. ft. 18,685 sq. ft.	Buffalo Street Partners LLC, Jamestown Metal Products LLC	44
100 Blackstone - Parking Lot ~67 Blackstone Avenue	3.62 Acres	None	Blackstone Business	45
Vacant Building on East 2nd St 1372 East 2nd Street	2.20 Acres	5,522 sq. ft.	King Properties, LLC	46
Parking on Minsker 168 and 170 Hopkins Avenue	Multiple Parcels 0.50 Acres Total	None	Rollform of Jamestown Inc.	47
Essex Hope 147 Blackstone Avenue	1.42 Acres	22,319 sq. ft.	Custom Production Mfg Inc.	48
Jamestown Mattress 150 Blackstone Avenue	1.18 Acres	59,012 sq. ft.	Jamestown Mattress Co., Inc.	49
Titan X Parking ~180 Blackstone Avenue	2.60 Acres	None	TitanX Engine Cooling Inc	50

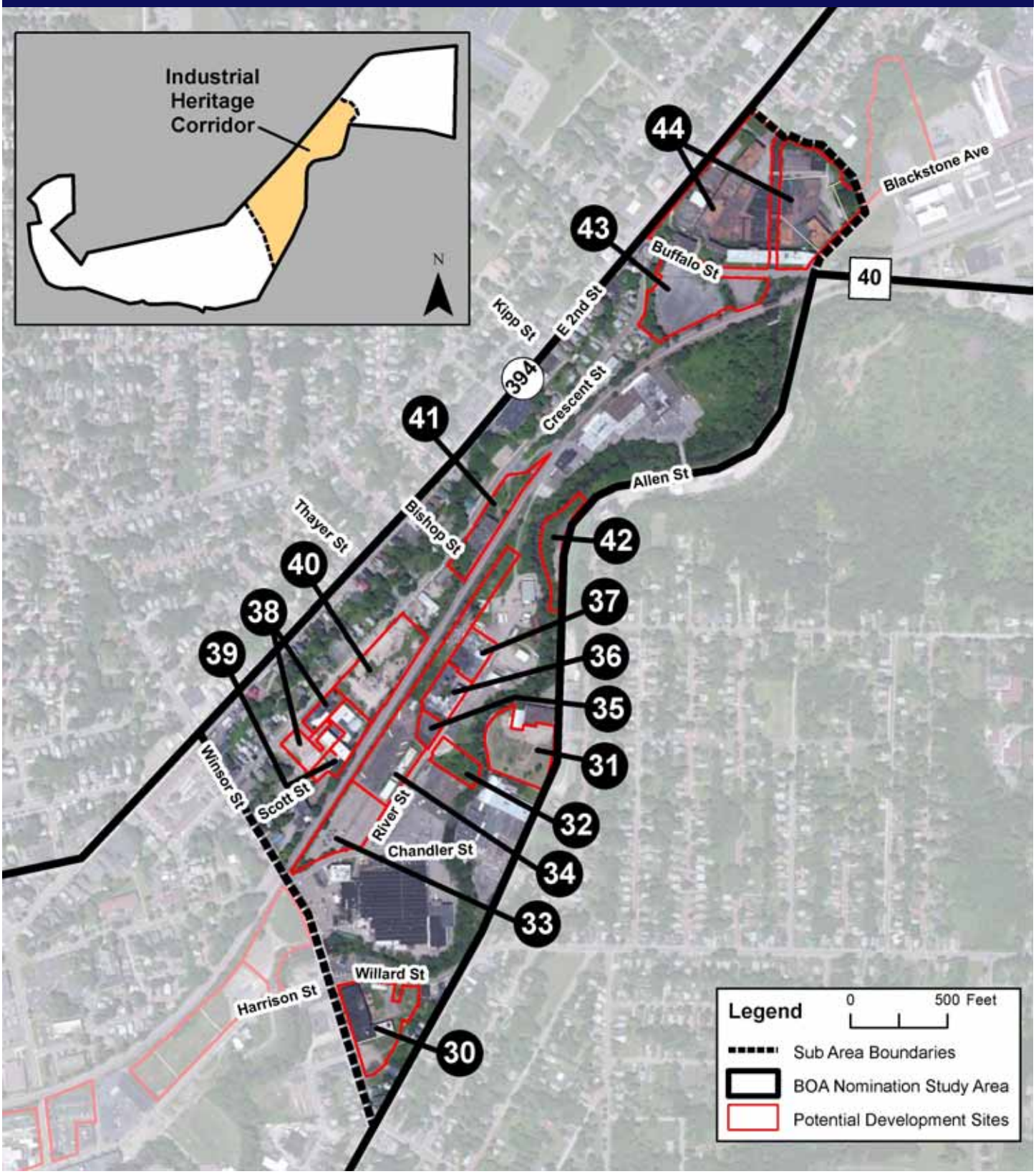
Potential Development Sites

Site Name Address	Site Size	Buildings	Owner	Map Site Number
Crawford Furniture 1061-1071 Allen Street	2.50 Acres	116,838 sq. ft.	Crawford Furniture Manufacturing Corp.	51
Bush Industries 1088-1132 and 1089 Allen Street	Multiple Parcels 13.31 Acres Total	Multiple Buildings 450,874 sq. ft. Total	Bush Industries, Inc.	52
Artone 107 Institute Street 10 Briggs Street	Multiple Parcels 1.97 Acres Total	52,026 sq. ft.	Rosario Calimeri Scion Members LLC	53

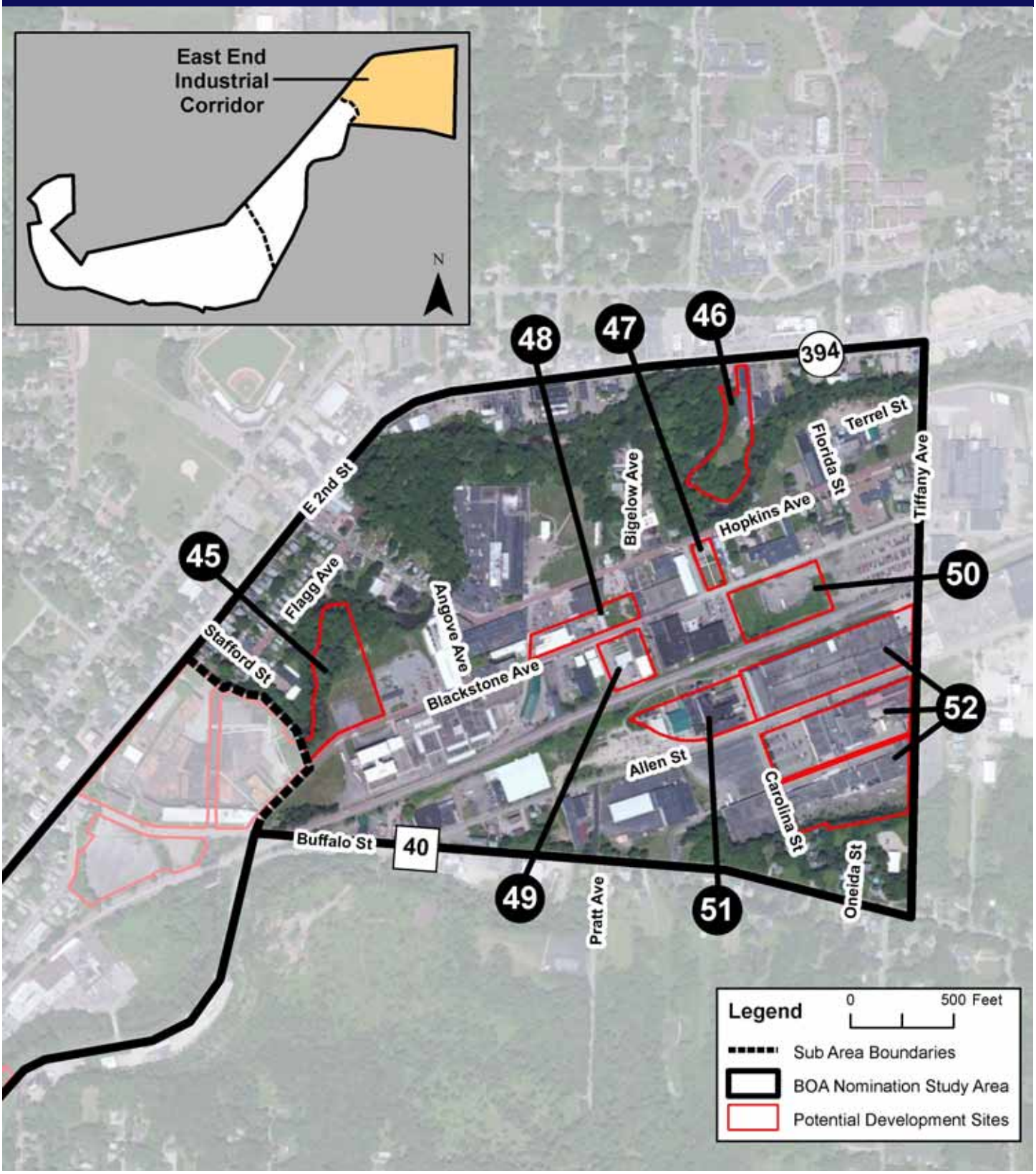
Potential Sites Map - Downtown District



Potential Sites Map - Industrial Heritage Corridor



Potential Sites Map - East End Industrial Corridor



Weitsman Scrap Yard

Address:	825, 929, 935, and four unaddressed parcels on Monroe St; 610, 616, 628, and 628.5 West 8th St; & one unaddressed parcel on Steele St
Municipality:	Jamestown
Parcel Numbers:	Comprised of twelve parcels 387.06-1-38 to 387.06-1-48 and 387.05-1-19
Site Size:	9.84 Acres Total
Buildings:	Two buildings in fair condition - 5,820 SF and 1,750 SF
Zoning:	R-2 Two Family Residential
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, HUBZone, Archeologically Significant Area
Owner:	Web-Jamestown Corp, City of Jamestown, George White, and Irving E. Fisher
Assessed Value:	$241,800 Total
Publicly Owned:	Part Yes, Part No
Tax Status:	Where applicable - Current through 2012
Foreclosure List:	No
Road Access:	Local roadways in fair and poor condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Site Map

Property Use and Condition:

Southeastern portions of the site are used as a scrap yard. Northern portions of the site are vacant and utilized for illegal dumping. The site is flat. The northern portion of the site is located within the 100 and 500 Year Floodplain. A small portion of the westernmost section of the site contains a State wetland.

Site/Environmental History:

The Site was historically utilized for various operations including railroad tracks, coal companies, a lumber company, a machinery exchange warehouse, a transfer company, a concrete company, four gas ASTs, a junk yard, a scrap iron yard, truck repair and one gas UST between 1891 and 1951. Records identify one UST as closed/removed from the Site in 1995. An active spill (1006921) was identified for the Site involving

Use Potential:

The site could be repositioned for a more River friendly use, and this would require working with the owners of the site to find a more suitable location within the City. Alternatively, the City could help the business create better screening methods and utilize environmentally sound operational practices.

Site No. 1 Type: Brownfield Priority: High

Trolley Building

Address:	117 Fairmount Street
Municipality:	Jamestown
Parcel Number:	387.09-7-39
Parcel Size:	0.80 Acres
Buildings:	One building in poor condition slated for demolition summer 2013 - 23,128 SF
Zoning:	L-M Light Manufacturing
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, HUBZone, Archeo logically Significant Area
Owner:	Eagles Nest Partners LLC
Assessed Value:	$58,000
Publicly Owned:	No
Tax Status:	Severed from In Rem
Foreclosure List:	No
Road Access:	Minor Arterial in good condition
Railroad Access:	Potential - RR elevated from site - RR borders site to the south
Utilities:	Water, electric, and gas

Property Use and Condition:
The property is unused and the building is severely dilapidated and slated for demolition during the summer of 2013. The site is flat with steep slopes in the western portion of the site leading down to the adjacent River. The extreme western portion of the site in located within the 100 Year Floodplain.

Site/Environmental History:
This facility was used by Jamestown's Trolley system from 1898 to the mid-1930s and housed a steam-driven electric generator. After this time, Vetco produced car parts for Oldsmobile with a large machine press in this building. From 1946 to 1973, Heldeman Brothers Scrap and Waste Materials owned this property. This scrap yard also manufactured aluminum clothespins and recycled paper. From 1976 through 1995, Jamestown Boiler Manufacturing Co, Inc. used the building as a steel service center.

Sanborn maps depict a street railway company including railroad tracks, a hotel, dwellings, one gas UST and waste materials warehouse including railroad tracks at the Site between at least 1891 and 1951.

Use Potential:
Based on the sites location adjacent to the River, this provides an opportunity for a water-dependent or water-enhanced use which would serve as a gateway between the City and Chautauqua Lake.

Site Map

Site No. 2 Type: Brownfield Priority: Medium

Lennox Property

Address:	One unaddressed parcel on Sprague Street (~10 Sprague St)
Municipality:	Jamestown
Parcel Number:	387.47-1-9
Parcel Size:	6.34 Acres
Buildings:	One building in fair condition - ~5,075 SF
Zoning:	L-M Light Manufacturing
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, Archeologically Significant Area
Owner:	Unknown (City vs. RR)
Assessed Value:	Unknown
Publicly Owned:	Unknown
Tax Status:	Not applicable
Foreclosure List:	Not applicable
Road Access:	Minor Arterial in good condition - currently rebuilding the Sprague Street Bridge
Railroad Access:	Potential - RR at grade with site - RR bisects site
Utilities:	Water, electric, and gas

Property Use and Condition:
Railroad tracks transverse the northern portion of the property while the southern portion is utilized by the Department of Public Works for storage purposes. The property includes a building which appears to be unused. Steep slopes are located on the southern portion of the site leading down towards the adjacent River and on the northern portion of the site leading up towards 3rd Street. The railroad is at grade with the site. The extreme portion of the site along the River is located within the 100 Year Floodplain.

Site/Environmental History:
This parcel was formerly utilized by Lennox Heating and Cooling. Sanborn maps depict a lumber yard, a coal company including railroad tracks and one gas UST at the Site between at least 1902 and 1951.

Use Potential:
Based on the sites location adjacent to the River and the railroad, this provides an opportunity for a water-dependent or water-enhanced use and/or rail related use.

Site Map

Site No. 3 Type: Brownfield Priority: Medium

Train Car Repair Building

Address:	One unaddressed parcel on West 2nd Street
Municipality:	Jamestown
Parcel Number:	387.47-2-2
Parcel Size:	2.38 Acres
Buildings:	One building in poor condition - ~6,625 SF
Zoning:	L-M Light Manufacturing
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, HUBZone, Archeo logically Significant Area
Owner:	Southern Tier Extension Railroad Authority
Assessed Value:	Unknown
Publicly Owned:	No
Tax Status:	Not applicable
Foreclosure List:	Not applicable
Road Access:	Minor Arterial in good condition with steep dirt drive to site
Railroad Access:	Potential - RR at grade with site - RR bisects site
Utilities:	Water, electric, and gas

Property Use and Condition:
Railroad tracks transverse the southern portion of the property while the northern portion includes a dilapidated vacant building. Steep slopes are located on the southern portion of the site leading down towards the adjacent River and on the northern portion of the site leading up towards 2nd Street. The railroad is at grade with the site. The extreme southern portion of the site along the River is located within the 100 Year Floodplain.

Site/Environmental History:
Sanborn maps depict the Erie railroad station including railroad tracks and the Erie railroad diesel and car repair shop including railroad tracks at the Site between at least 1896 and 1951. The Site was identified as an active CESQG of hazardous waste.

Use Potential:
Based on the sites location adjacent to the railroad, this provides an opportunity for rail associated development.

Site Map

Site No. 4 Type: Brownfield Priority: Low

Ultrasonics - Blackstone-Ney

Address:	9 and one unaddressed parcel on North Main Street
Municipality:	Jamestown
Parcel Numbers:	Comprised of two parcels 387.48-1-22 and 387.48-1-24
Site Size:	3.21 Acres Total
Buildings:	One building in fair condition - 28,452 SF
Zoning:	C-4 Central Retail District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, HUBZone, Partial Archeologically Significant Area
Owner:	Cleaning Tech Group LLC
Assessed Value:	$308,000 Total
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Minor Arterial in good condition
Railroad Access:	Potential - RR elevated from site - RR borders site to the north
Utilities:	Water, electric, and gas

Property Use and Condition:

The property is used for parking in the eastern portion of the site, manufacturing in the 3-story building in the central portion of the site, and open space/access to the rail in the western portion of the site. Riverwalk is sandwiched between this site and the River to the south. The site is relatively flat with steep slopes in the south (west of Washington St) leading down towards the adjacent River and steep slopes in the north leading up to the elevated railroad. Large portions of the site are located within the 100 and 500 Year Floodplain.

Site/Environmental History:

Sanborn maps depict a mill, a whole grocery complex, an iron works including machine shops, upholstery manufacturing, foundries, stores and furniture manufacturing at the Site between at least 1886 and 1951. One "closed" NYSDEC spill was identified for the Site. Additionally, the Site was identified as an active SQG of hazardous waste.

Use Potential:

The site could be repositioned for a more River friendly use, and this would require working closely with the owners of the site to find a more suitable location for their operations within the City. The eastern portions of the site should be utilized to create a new downtown destination/special use which takes advantage of the adjacent River. Western portions of the site could be used to create a new park with connections to the train station and across the River to Panzarella Park.

Site Map

Site No. 5 Type: Brownfield Priority: High

Riverwalk - Self Storage

Address:	20 and one unaddressed parcel on Steele Street
Municipality:	Jamestown
Parcel Numbers:	Comprised of two parcels 387.48-1-34 and 387.48-1-35.2
Site Size:	1.86 Acres Total
Buildings:	One building in good condition - 20,753 SF
Zoning:	C-4 Central Retail District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, Partial Archeologi cally Significant Area
Owner:	James P Sirianno
Assessed Value:	$432,400 Total
Publicly Owned:	No
Tax Status:	Delinquent as of March 1, 2013
Foreclosure List:	No
Road Access:	Minor Arterial in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property is utilized for self storage and parking. A portion of the site has been used to create a public venue near the River for festivals, concerts, etc. Riverwalk is sandwiched between this site and the River to the north. The site is relatively flat with amazing views of the bay.

Site/Environmental History:
Sanborn maps depict furniture manufacturing and warehousing including railroad tracks at the Site between at least 1886 and 1951.

Use Potential:
The owner of the site has expressed interest in working with the City to utilize the property for a different use that takes advantage of the adjacent River. The site should be utilized for a water dependent or water enhanced use, such as water or sport related commercial or waterfront service such as a restaurant.

Site Map

Site No. 6 Type: Underutilized Priority: High

Chautauqua Brick Company

Address:	30-34 and one unaddressed parcel on Harrison Street
Municipality:	Jamestown
Parcel Numbers:	Comprised of two parcels 387.48-1-32.2 and 387.48-1-33
Site Size:	1.55 Acres Total
Buildings:	One building in fair condition - 23,959 SF
Zoning:	C-4 Central Retail District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	Chautauqua Brick Co Inc
Assessed Value:	$234,900 Total
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Minor Arterial in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
Half of the property is developed for retail sales of construction and home improvement supplies while the other half is used as a lumber mill. Riverwalk is sandwiched between this site and the River to the north. The site is relatively flat and near the Warner Dam, a popular fishing destination.

Site/Environmental History:
Sanborn maps depict warehousing, a filling station, tire repair including grease pits and three gas USTs, railroad tracks, a coal and coke company, parking lots and a lumber and mill works at the Site between at least 1928 and 1949. Regulatory records identify a "closed" NYSDEC spill at the Site.

Use Potential:
Based on the site's location adjacent to the River, the site could be repositioned for a more River friendly use. This action would require working closely with the owners of the site to find a more suitable location for their operations within the City. The site could be used for a water-dependent or water-enhanced use, such as commercial or service uses. The site is also a prime location for needed multifamily residential housing.

Site Map

Site No. 7 Type: Underutilized Priority: Medium

Mayflower Storage

Address:	33 and two unaddressed parcels on Forest Ave; one unaddressed parcel on Harrison St
Municipality:	Jamestown
Parcel Numbers:	Comprised of four parcels 387.49-1-25 to 387.49-1-28
Site Size:	1.50 Acres Total
Buildings:	One building in fair condition - 22,709 SF
Zoning:	C-4 Central Retail District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	Larry Duke and Chautauqua Chemicals Co.
Assessed Value:	$192,900 Total
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Minor Arterial in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property is underutilized, and a portion of the site contains a structure currently used for storage. A mural celebrating the city's Lucille Ball heritage was recently painted on the side of the building and is visible throughout large areas of the city. The site is relatively flat.

Site/Environmental History:
Sanborn maps depict a tire and battery sales and service facility, two filling stations, three gasoline USTs, a trucking and storage company, a fire department, an armory, commercial buildings, a blacksmith, a cobbler, furniture manufacturing, a harness shop, carriage manufacturing and a lumber yard at the Site between at least 1886 and 1949. Regulatory records indicate a potential CBS listing for the Site; however, the details of such were not available for review. In addition, a potential "closed" NYSDEC spill was identified for the Site.

Use Potential:
Based on the site's location near the downtown and River, future uses could include retail,, service, or other River-related commercial development. This action would require working closely with the owners of the site to find a more suitable location for their operations within the City.

Site Map

Site No. 8 Type: Underutilized Priority: Low

Former Gas Station on 3rd Street

Address:	406 West 3rd St
Municipality:	Jamestown
Parcel Number:	387.39-3-13.1
Parcel Size:	0.13 Acres
Buildings:	One building in fair condition - 1,505 SF
Zoning:	C-2 Community Shopping District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, HUBZone, Archeologically Significant Area
Owner:	Hawley Development Corp.
Assessed Value:	$200,000
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Minor Arterial in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property includes a vacant building for lease. The site is relatively flat.

Site/Environmental History:
Sanborn maps depicts several dwellings and a used car sales lot at the Site between 1902 and 1930. More recently the site has been the location of several different gasoline stations. Three USTs were closed/removed at the Site in August 2011. One inactive spill was identified associated with the removal of the USTs.

Use Potential:
This site should be used for commercial development which takes advantage of its location near the Jamestown Savings Bank Ice Arena.

Site Map

Site No. 9 Type: Brownfield Priority: Low

Viking Temple

Address:	318 Washington Street
Municipality:	Jamestown
Parcel Number:	387.40-2-12
Parcel Size:	0.15 Acres
Buildings:	One building in good condition - 27,000 SF
Zoning:	C-3 Central Business District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, HUBZone, Archeologically Significant Area
Owner:	Robert I. Quick, Jr.
Assessed Value:	$90,000
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Principal Arterial in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property includes a vacant building which is for sale. The site slopes steeply down to the south towards the River.

Site/Environmental History:
Sanborn maps depicts a parking garage, storage, dwellings, stores, a temple and the Viking Lodge at the Site between at least 1886 and 1951.

Use Potential:
The site should be aggressively marketed for commercial and/or residential use redevelopment.

Site Map

Site No. 10 Type: Underutilized Priority: Low

Furniture Mart

Address:	111 West 2nd Street
Municipality:	Jamestown
Parcel Number:	387.48-1-3
Parcel Size:	0.40 Acres
Buildings:	One building in good condition - 172,127 SF
Zoning:	C-3 Central Business District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, HUBZone, Archeologically Significant Area
Owner:	US Comm Habitat Co
Assessed Value:	$1,240,000
Publicly Owned:	No
Tax Status:	Severed from In Rem
Foreclosure List:	No
Road Access:	Principal and Minor Arterials in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property includes a nine floor building. Floors one through five are occupied by active businesses while floors six through nine currently do not meet building and fire codes and are unoccupied. The site slopes steeply down to the south towards the River.

Site/Environmental History:
Sanborn maps depicts dwellings and a furniture manufacturing facility at the Site between 1886 and 1951. This substantial structure was built to display locally manufactured furniture and to host semi-annual furniture markets for a national audience from 1917 to 1982.

Use Potential:
The building has the potential to be fully utilized following the updating of upper floors. The upper floors are suitable for use as offices and/or downtown housing.

Site Map

Site No. 11 Type: Underutilized Priority: Low

Pearl City Arts Building

Address:	201 Cherry Street
Municipality:	Jamestown
Parcel Number:	387.40-3-51
Parcel Size:	0.37 Acres
Buildings:	One building in good condition - 44,982 SF
Zoning:	C-3 Central Business District and PE Historic Overlay
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, HUBZone, Archeologically Significant Area
Owner:	Pearl City Arts Building
Assessed Value:	$125,000
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Minor Arterial in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property includes a three story building. The first floor is a storefront and apartments are located on the upper floors. A portion of the storefront contains The Q Billiards, a pool hall. The apartments appear to be vacant. The site slopes steeply down to the south towards the River.

Site/Environmental History:
Sanborn maps depict various stores, dwellings, a paint and glass company, offices, a restaurant, auto repair and one gasoline UST in the roadway at the Site between at least 1896 and 1951.

Use Potential:
This building has the potential to be fully utilized by commercial and/or residential uses and should be aggressively marketed.

Site Map

Site No. 12 Type: Underutilized Priority: Low

Vacant Building on West 2nd Street

Address:	12-14 and one unaddressed parcel on West 2nd Street
Municipality:	Jamestown
Parcel Numbers:	Comprised of two parcels 387.40-3-46 and 387.40-3-47
Site Size:	0.12 Acres Total
Buildings:	One building in poor to fair condition - 11,574 SF
Zoning:	C-3 Central Business District and PE Historic Overlay
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, HUBZone, Partial Archeologically Significant Area
Owner:	Kurt B. Johnson
Assessed Value:	$43,300 Total
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Minor Arterial in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property includes a building which is currently vacant. The building is in poor condition due to a collapsing roof and water damage. The building shared a common wall with the building formally located on the adjacent park parcel to the west. After demolition of the building, the unsightly common wall is plainly visible from the park. The site slopes steeply down to the south towards the River.

Site/Environmental History:
Sanborn maps depict a journal printing facility, photo finishing, printing and a restaurant at the Site between 1886 and 1951.

Use Potential:
The building could be rehabilitated and marketed for commercial and/or residential use. Alternatively, the building could be demolished and the existing adjacent pocket park expanded.

Site Map

Site No. 13 Type: Underutilized Priority: Low

Gokey Building

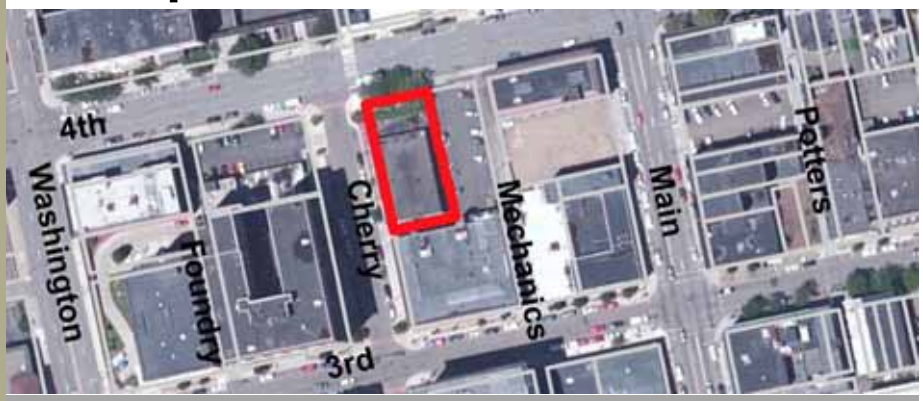
Address:	326 Cherry Street
Municipality:	Jamestown
Parcel Number:	387.40-2-16
Parcel Size:	0.22 Acres
Buildings:	One building in good condition - 12,290 SF
Zoning:	C-3 Central Business District and PE Historic Overlay
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, HUBZone, Archeologically Significant Area
Owner:	Tc & Maisano Inc.
Assessed Value:	$100,000
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Collector roadway in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
From north to south, the property includes the Cherry Lounge in a one story structure; an empty storefront utilized by the Cherry Lounge for storage, tattoo parlor, and space utilized by a church on the first floor of a two story attached structure; and the second floor of the two story attached structure is entirely vacant. The site slopes steeply down to the south towards the River.

Site/Environmental History:
Sanborn maps depict dwellings, a boot and shoe factory, various stores, a newspaper company, an office and a gas station with two gas USTs at the Site between at least 1886 and 1951.

Use Potential:
The site should be aggressively marketed for commercial and/or residential use redevelopment.

Site Map



Site No. 14 Type: Underutilized Priority: Low

Air Museum

Address:	300 North Main Street
Municipality:	Jamestown
Parcel Number:	387.40-2-38
Parcel Size:	0.10 Acres
Buildings:	One building in good condition - 3,900 SF
Zoning:	C-3 Central Business District and PE Historic Overlay
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, HUBZone
Owner:	Lucille Ball Desi Arnaz
Assessed Value:	$98,000
Publicly Owned:	No
Tax Status:	Not applicable
Foreclosure List:	No
Road Access:	Minor Arterial in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property includes a building which is currently vacant. Plans are underway to convert this former bank into the Lucile M. Wright Air Museum. The site slopes steeply down to the south towards the River.

Site/Environmental History:
Sanborn maps depict various stores at the Site between at least 1886 and 1951.

Use Potential:
Should the plans for the creation of Air Museum not be realized, the site should be aggressively marketed for commercial redevelopment based on its location on a prominent corner.

Site Map

Site No. 15 Type: Underutilized Priority: Low

M&T Bank

Address:	2-6-8-10 & 12 East 3rd Street
Municipality:	Jamestown
Parcel Numbers:	Comprised of two parcels 387.40-3-24 and 387.40-3-25
Site Size:	0.20 Acres Total
Buildings:	Two attached buildings in good condition - 22,857 SF & 4,914 SF
Zoning:	C-3 Central Business District and PE Historic Overlay
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, HUBZone
Owner:	Manufacturers, Traders TRUST
Assessed Value:	$650,000 Total
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Minor Arterial in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property includes two attached buildings which are currently vacant and for sale. The site slopes steeply down to the south towards the River.

Site/Environmental History:
Sanborn maps depict various stores, office and a bank at the Site between at least 1886 and 1951.

Use Potential:
The site should be aggressively marketed for commercial redevelopment based on its location on a prominent corner.

Site Map

Site No. 16 Type: Underutilized Priority: Low

Electric Supply

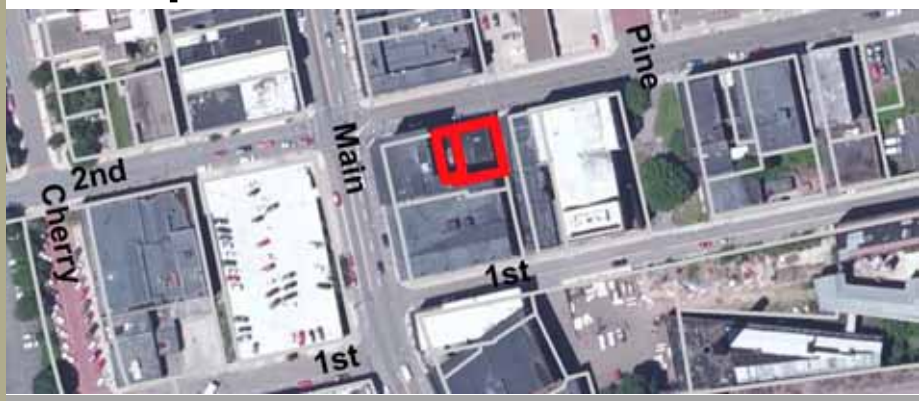
Address:	8 & 10-12 East 2nd Street
Municipality:	Jamestown
Parcel Numbers:	Comprised of two parcels 387.40-3-38 and 387.40-3-39
Site Size:	0.08 Acres Total
Buildings:	Two attached buildings in poor condition - 2,850 SF & 6,048 SF
Zoning:	C-3 Central Business District and PE Historic Overlay
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, HUBZone
Owner:	Wing Kam Li and Paul R. Schenck, III
Assessed Value:	$49,300 Total
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Minor Arterial in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property includes two attached 3 story buildings. The first floors of both structures were once used for commercial purposes with residential uses in the floors above. Now it appears both buildings are entirely vacant. The site slopes steeply down to the south towards the River.

Site/Environmental History:
Sanborn maps depict various stores and a hotel at the Site between at least 1886 and 1951.

Use Potential:
The site should be aggressively marketed for commercial and/or residential use redevelopment. The buildings will need significant rehabilitation.

Site Map



Site No. 17 Type: Underutilized Priority: Low

Arcade Building

Address:	24, 26-32, 34, and 36-38 North Main Street
Municipality:	Jamestown
Parcel Numbers:	Comprised of four parcels 387.48-1-16, -18, -19, and -20
Site Size:	0.44 Acres Total
Buildings:	Four buildings in poor condition - 8,513 SF, 38,500 SF, 2,535 SF, and 13,041 SF
Zoning:	C-3 Central Business District and PE Historic Overlay
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	Northwest Savings Bank, Todd Morrison, DMM Educational Center, Ran Richter
Assessed Value:	$121,000 Total
Publicly Owned:	No
Tax Status:	Part Current through 2012, Part Delinquent as of March 1, 2013
Foreclosure List:	Part Yes, Part No
Road Access:	Minor Arterial in good condition
Railroad Access:	Potential - RR elevated from site - RR borders site to the south
Utilities:	Water, electric, and gas

Property Use and Condition:
The property includes four attached buildings, two of which are 4 stories and two of which are 3 stories. The first floor of the northernmost building appears to house two businesses. The remainder of the building as well as the other three buildings in their entirety appear to be vacant and in need of significant repair. The site slopes steeply down to the south towards the River and is bordered to the south by the elevated railroad.

Site/Environmental History:
Sanborn maps depict several stores including a printing shop and a chair factory at the Site between at least 1886 and 1951.

Use Potential:
The site should be aggressively marketed for commercial and/or residential use redevelopment. The buildings will need significant rehabilitation.

Site Map

Site No. 18 Type: Underutilized Priority: Medium

Broadhead Mills

Address:	106, 116, 118, 124, and three unaddressed parcels on East 1st St; & one unaddressed parcel on Institute St
Municipality:	Jamestown
Parcel Numbers:	Comprised of eight parcels 387.41-3-21 and 387.41-3-39 to -45
Site Size:	3.29 Acres Total
Buildings:	Four buildings in fair condition - 40,197 SF, 39,136 SF, 12,150 SF, and 22,009 SF
Zoning:	C-3 Central Business District and PE Historic Overlay
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	Steven C. Anderson, El Greco Woodworking, Inc., Shane H. Goodwill
Assessed Value:	$278,600 Total
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Local roadway in fair condition
Railroad Access:	Potential - RR elevated from site - RR borders site to the south
Utilities:	Water, electric, and gas

Property Use and Condition:
The property includes two 3-story structures and two 2-story structures. Several small businesses are located in the buildings; however, the buildings remain largely underutilized. The site slopes steeply down to the south towards the River and is bordered to the south by the elevated railroad.

Site/Environmental History:
Broadhead Worsted Mills, a textile mill, operated on this property as early as 1875. El Greco Manufacturing also manufactured baby furniture on this property. Sanborn maps depict larges scale milling operations including railroad tracks, plywood operations, electric fuse manufacturing, the Jamestown Gas Works including large gas aboveground storage tanks, dwellings and general storage at the Site between at least 1886 and 1951. One "closed" NYSDEC spill was identified for the Site associated with a structural fire which destroyed a large portion of the main building in 2004.

Use Potential:
The building can be marketed as a small business incubator, studio space, and/or residential uses.

Site Map

Site No. 19 Type: Brownfield Priority: Medium

Arts Center

Address:	209, 216, 219, 220, and five unaddressed parcels on East 1st St; & 8 and two unaddressed parcels on Institute St
Municipality:	Jamestown
Parcel Numbers:	Comprised of 12 parcels 387.41-3-25, -26, -28, -29, -30, -32, -33, -34, -35, -36, -37, -38
Site Size:	0.72 Acres Total
Buildings:	Six buildings in fair to poor condition - 2,030 SF, 4,312 SF, 2,244 SF, 1,200 SF, 1,696 SF, and 2,696 SF
Zoning:	C-3 Central Business District and portions PE Historic Overlay
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, HUBZone
Owner:	John Galt Holding Co. LLC, Esquire Cleaners, Poppie Smith, and the City of Jamestown
Assessed Value:	$143,800 Total
Publicly Owned:	Part Yes, Part No
Tax Status:	Where applicable - Part Current through 2012 and Part Delinquent as of March 1, 2013
Foreclosure List:	No
Road Access:	Local roadway in fair condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property includes an unused art studio space with adjoining warehouse, several small residential properties (some for sale and one condemned), and several vacant properties. The site slopes steeply down to the south towards the River.

Site/Environmental History:
Sanborn maps depict several dwellings, a tin shop, a machine shop and auto repair at the Site between at least 1886 and 1951.

Use Potential:
Sites should be assembled to create an arts/loft/heritage corridor including upper floor residential units, retail frontage, and café with outdoor courtyard in the art studio/warehouse building, and demolition of houses to create community gardens/greenspace/industrial heritage park.

Site Map

Site No. 20 Type: Underutilized Priority: Low

Former Post Office

Address:	310-322 East 3rd Street
Municipality:	Jamestown
Parcel Number:	387.41-2-9
Parcel Size:	1.50 Acres
Buildings:	One building in good condition - 52,762 SF
Zoning:	C-2 Community Shopping
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, HUBZone
Owner:	US Postal Service
Assessed Value:	$1,250,000
Publicly Owned:	Yes
Tax Status:	Not applicable
Foreclosure List:	Not applicable
Road Access:	Minor Arterial in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property includes the former Post Office which is currently vacant and for sale. The site slopes steeply down to the south towards the River.

Site/Environmental History:
Sanborn map depicts various stores, dwellings, a bakery, tire service, vulcanizing, two gas USTs, auto painting, a post office and courthouse at the Site between 1886 and 1951. The Site was identified as an active CESQG of hazardous waste. Two 4,000-gallon gas USTs were removed from the Site in 1990 and 1998, respectively. One "closed" NYSDEC spill was identified for the Site.

Use Potential:
The site should be aggressively marketed for office space redevelopment.

Site Map

Site No. 21 Type: Underutilized Priority: Medium

Northwest Corner of Harrison and Foote

Address:	33 Institute St; 101, 141 and 143 Harrison St; & 66 and one unaddressed parcel on Foote Ave
Municipality:	Jamestown
Parcel Numbers:	Comprised of six parcels 387.49-1-9, -10, 387.50-1, -2, -3, -4
Site Size:	4.50 Acres Total
Buildings:	Five buildings in fair condition - 1,634 SF, 1,995 SF, 5,926 SF, 26,859 SF, and 33,559 SF
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	David Lipari; Richard P. Elardo; FSC Systems, LLC; International Ordinance, and Jamestown Ice & Storage, Inc.
Assessed Value:	$843,200 Total
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Minor Arterials in good condition
Railroad Access:	Potential - RR elevated from site - RR borders site to the north
Utilities:	Water, electric, and gas

Property Use and Condition:
The property includes two structures (in the west) used for manufacturing, and three structures in the east used for ice storage and sale, a bar, and auto repair. The remainder of the site is used for parking. The site is relatively flat with steep slopes in the north leading up to the elevated railroad.

Site/Environmental History:
Sanborn maps depict various shops, dwellings, a coal and ice facility, a lumber yard, a gas station with up to 6 gasoline USTs, a restaurant, an ice rink, a truck repair shop, railroad tracks, offices, a paint shop, a butcher, general storage, table manufacturing, a building materials company, an oil company including an oil shed, and Jamestown Boiler Works at the Site between at least 1886 and 1951.

Use Potential:
The site could be repositioned for uses related to the Medical Corridor concept, which would require working closely with the owners of the site to find a more suitable location for their operations within the City. Ultimately, the site could be used to create a cohesive Medical Corridor by offering new medical office space.

Site Map

Site No. 22 Type: Underutilized Priority: High

Harrison/Briggs Block

Address:	100, 106-108, 110, 112, 116 and four unaddressed parcels on Harrison St; 99 Institute St; 19 and 25 Briggs St; & one unaddressed parcel on Foote Ave
Municipality:	Jamestown
Parcel Numbers:	Comprised of thirteen parcels 387.49-1-11 to 387.49-1-14 & 387.50-1-45 to 387.50-1-53
Site Size:	1.97 Acres Total
Buildings:	Eight buildings in fair to poor condition - 2,170 SF, 2,925 SF, 3,320 SF, 5,053 SF, 5,379 SF, 5,503 SF, 6,520 SF, & 9,538 SF
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	CCIDA; Mary E. Green; Alistair J. Oag; Michel Real Estate Partner ship; G. Barton Schuver; and Scion Members, LLC
Assessed Value:	$551,500 Total
Publicly Owned:	Part Yes, Part No
Tax Status:	Where applicable - Current through 2012
Foreclosure List:	No
Road Access:	Minor Arterials in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Site Map

Property Use and Condition:

The properties are developed with commercial, automotive repair, and industrial structures as well as parking and vacant lots. The site is flat. A small portion of the site is located within the 500 Year Floodplain.

Site/Environmental History:

Sanborn maps depict an ice cream company, dwellings, a lumber yard, storage/warehousing, a soft drinks warehouse, printing, auto repair, woodworking, restaurants, machine shops, various stores, an auto collision shop, furniture manufacturing, a bed spring factory and a brass foundry at the Site between at least 1891 and 1949. Regulatory records identify two "closed" NYSDEC spills associated with the Site.

Use Potential:

The site could be repositioned for uses related to the Medical Corridor concept, which would require working closely with the owners of the site to find a more suitable location for their operations within the City. Ultimately, the site could be used to create a cohesive Medical Corridor by offering new medical office space, supporting restaurant/ commercial space, and greenspace/new park.

Site No. 23 Type: Underutilized Priority: High

Vacant Building on Institute Street

Address:	96 and four unaddressed parcels on Institute Street
Municipality:	Jamestown
Parcel Numbers:	Comprised of five parcels 387.49-1-16 to -20
Site Size:	0.41 Acres Total
Buildings:	One building in fair condition - 6,162 SF
Zoning:	C-4 Central Retail District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	City of Jamestown, Robert and Timothy Hall, Toni Stromdahl's Restaurant, Inc.
Assessed Value:	$70,800 Total
Publicly Owned:	Part Yes, Part No
Tax Status:	Where applicable - Current through 2012
Foreclosure List:	No
Road Access:	Local roadway in fair condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The site includes a building used by a plumbing and electric supply company and parking/vacant land. The site is flat with steep slopes to the west leading down to the adjacent River. The majority of the site is located within the 100- and 500-Year Floodplain.

Site/Environmental History:
Sanborn maps depict a church, store, the Pennsylvania Gas Co., a gas house with one gasoline UST, an ice cream factory, a repair shop, a restaurant and

Use Potential:
Based on the site's location adjacent to the River within the proposed Medical Corridor, the property could be repositioned for a water dependent or water enhanced use that is cohesive with the general vision of the Medical Corridor. This would require the City to work with the current owners to find a more suitable location within the City for their business.

Site Map

Site No. 24 Type: Underutilized Priority: Low

Vacant Parcels on Foote Avenue

Address:	One unaddressed parcel on Foote Ave and three unaddressed parcels on Victoria Ave (near the northwest corner of Foote and Victoria Avenues)
Municipality:	Jamestown
Parcel Numbers:	Comprised of four parcels 387.50-1-38 to -41
Site Size:	1.43 Acres Total
Buildings:	None
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	Deerview, LLC
Assessed Value:	$77,400 Total
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Minor Arterial in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property is largely open space and includes a paved parking lot utilized by the church. The site is relatively flat with steep slopes to the northwest leading down to the adjacent River. A small portion of the site adjacent to the River is located within the 100-Year Floodplain.

Site/Environmental History:
Sanborn maps depict dwellings, snuff manufacturing, a church, a furniture manufacturing factory and a loft building at the Site between at least 1886 and 1951.

Use Potential:
The City should work with the owner to create a formalized park with connecting trail across the River as part of the cohesive Medical Corridor.

Site Map

Site No. 25 Type: Brownfield Priority: High

Crescent Tool

Address:	One unaddressed parcel on Harrison Street (Northeast corner of Harrison St and Foote Ave)
Municipality:	Jamestown
Parcel Number:	387.50-1-5
Parcel Size:	1.52 Acres
Buildings:	None
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	201 Harrison Street, LLC
Assessed Value:	$27,000
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Minor Arterials in good condition
Railroad Access:	Potential - RR elevated from site - RR borders site to the north
Utilities:	Water, electric, and gas

Property Use and Condition:
The property includes a paved parking lot. The site is relatively flat with small elevation rises to the north between parking areas and steep slopes in the far north leading up to the elevated railroad.

Site/Environmental History:
Sanborn maps depict a stone yard, railroad tracks, the Crescent Tool company, a cotton mill and a lumber, coal and lime facility at the Site between at least 1886 and 1951. An "active" spill was identified at the Site involving historical spillage of various petroleum products at the Site. Currently quarterly groundwater monitoring is occurring at the Site.

Use Potential:
Due to the site's proximity to the proposed Medical Corridor, the site should be used for ancillary medical uses, which (depending on surrounding development), may include remaining a parking lot.

Site Map

Site No. 26 Type: Brownfield Priority: Low

CCIDA Development Site

Address:	247-259 Harrison Street
Municipality:	Jamestown
Parcel Numbers:	Comprised of three parcels 387.42-3-24 to 387.42-3-26
Site Size:	3.57 Acres Total
Buildings:	None
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	Chautauqua County Industrial Development Agency
Assessed Value:	$44,100 Total
Publicly Owned:	Yes
Tax Status:	Not applicable
Foreclosure List:	Not Applicable
Road Access:	Minor Arterial in good condition
Railroad Access:	Potential - RR elevated from site - RR borders site to the northwest
Utilities:	Water, electric, and gas

Property Use and Condition:
The property is vacant. The site is relatively flat with steep slopes leading up to the railroad in the north. The extreme northeastern corner of the site is located within the 500 Year Floodplain.

Site/Environmental History:
The property was formerly occupied by the Jamestown Alpaca Mills, which opened in 1873. The mill was then known as the First Worsted Mill and later the Jamestown Worsted Mill and Jamestown Spinning. This mill had 15 buildings and operated until the Great Depression in the 1930s. The 1951 Sanborn Map depicted this property as a manufacturer of knitting yarn. Included in the facility were coal sheds and a dry cleaner. These buildings housed small businesses until the complex was destroyed by a fire in 1986. After the fire destroyed several buildings on the property, the City of Jamestown demolished the remaining buildings over several phases of demolition.

Use Potential:
This site should be assembled with the adjacent parcel to the east to create a large shovel ready site for light industrial or commercial uses.

Site Map

Site No. 27 Type: Brownfield Priority: High

United Lumber

Address:	133 Winsor Street
Municipality:	Jamestown
Parcel Number:	387.42-3-13
Parcel Size:	2.04 Acres
Buildings:	None
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	Savitri C. Washington
Assessed Value:	$31,300
Publicly Owned:	No
Tax Status:	Delinquent as of March 1, 2013
Foreclosure List:	Yes
Road Access:	Minor Arterial in good condition
Railroad Access:	Potential - RR elevated from site - RR borders site to the northwest
Utilities:	Water, electric, and gas

Property Use and Condition:
The property is vacant and is a popular fishing spot. The site is relatively flat with steep slopes leading down to the adjacent River in the south and up to the railroad in the north. The southeastern portion of the site is located within the 100 and 500 Year Floodplain.

Site/Environmental History:
The first sash factory in Jamestown was located here in 1826. In 1853, the company added blinds and doors to their product line. In 1873, the business expanded into a general lumber mill and construction company that became part of United Lumber. United Lumber operated on this property from 1919 until 1962. A fire occurred at the Site in 2006; however, the associated NYSDEC spill is classified as "closed."

Use Potential:
This site should be assembled with the adjacent parcels to the west to create a large shovel ready site for light industrial or commercial uses. Any uses on this parcel in particular should take advantage of the adjacent River.

Site Map

Site No. 28 Type: Brownfield Priority: High

Mason Carving Storage Building

Address:	92 Water Street
Municipality:	Jamestown
Parcel Number:	387.12-1-41
Parcel Size:	0.13 Acres
Buildings:	One building in poor condition - 3,946 SF
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	Mason Carving, Inc.
Assessed Value:	$5,100
Publicly Owned:	No
Tax Status:	Delinquent as of March 1, 2013
Foreclosure List:	No
Road Access:	Local roadway in fair condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property includes a parking area and a building in poor condition used by Mason Carving for storage. The site slopes steeply down to the northwest towards the River.

Site/Environmental History:
Sanborn maps depict wood carving, a dwelling, an office and general storage at the Site between at least 1902 and 1951. A "closed" NYSDEC was identified possibly related to the Site.

Use Potential:
The building could remain a storage facility but should be rehabilitated to improve the exterior as it is located on the edge of a residential neighborhood.

Site Map

Site No. 29 Type: Brownfield Priority: Low

Atlas Furniture

Address:	16-26 and 40 Winsor Street
Municipality:	Jamestown
Parcel Numbers:	Comprised of two parcels 387.12.1-4 and -23
Site Size:	2.76 Acres Total
Buildings:	One building in fair condition - 154,777 SF
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	Companion Resource Corp.
Assessed Value:	$309,600 Total
Publicly Owned:	No
Tax Status:	Part not applicable, Part Delinquent as of March 1, 2013
Foreclosure List:	Yes
Road Access:	Minor Arterial and Collector roadway in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property includes a large five story building which is currently vacant and various parking areas. The site is relatively flat.

Site/Environmental History:
The property was formerly occupied by Atlas Furniture, a division of Crawford Furniture. Sanborn maps depict dwellings, a chair manufacturing company, a lounge manufacturing company and various stores, and storage at the Site between at least 1886 and 1951.

Use Potential:
This property is suitable for redevelopment as office space, retail, or a small business incubator.

Site Map

Site No. 30 Type: Brownfield Priority: Medium

DC Rollforms (Dowcraft)

Address:	571-607 Allen Street
Municipality:	Jamestown
Parcel Number:	387.08-18.1
Parcel Size:	2.31 Acres
Buildings:	None
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	Jamestown Allenco, Inc.
Assessed Value:	$10,000
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Collector roadway in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property is currently vacant. The site is relatively flat with steep slopes in the west leading down to the adjacent River. The western portion of the site is located within the 100 and 500 Year Floodplain.

Site/Environmental History:
Sanborn maps depict dwellings and tool, and hardware manufacturing operations at the Site between at least 1928 and 1951. Two NYSDEC spills were identified for the Site, both classified as "closed." The Site was identified as an Current/Delinquent CESQG of hazardous waste. Additionally, the Site was identified as a NYSDEC State Superfund Site. Soil and groundwater contamination was discovered at the site in 1991. A Consent Order was assigned to the Site in 1997 to conduct remedial work which was completed by 2002. In 2003, a Record of Decision was issued for the Site. In 2005, an additional Consent Order was issued for the Site with remedial construction completed in 2007. Groundwater remediation at the Site is ongoing. In addition, institutional and engineering controls have been imposed at the Site.

Use Potential:
The property should be aggressively marketed for light industrial infill development.

Site Map

Site No. 31 Type: Brownfield Priority: Low

Vacant Parking on River Street

Address:	Two unaddressed parcels on River Street
Municipality:	Jamestown
Parcel Numbers:	Comprised of two parcels 387.08-3-16 and 387.08-3-17
Site Size:	0.78 Acres Total
Buildings:	None
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	Jamestown Urban Renewal Agency
Assessed Value:	$65,800 Total
Publicly Owned:	Yes
Tax Status:	Not applicable
Foreclosure List:	Not applicable
Road Access:	Local roadway in fair condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property is vacant with a small gravel parking area which appears to be used as a turn around for large vehicles using River Street. The site is flat with steep slopes in the southeast leading down to the adjacent River. The extreme southeast portion of the site is located within the 100 Year Floodplain.

Site/Environmental History:
Sanborn maps depict a portion of a furniture company including railroad tracks at the Site between at least 1928 and 1951.

Use Potential:
The City should formalize the turn around area, provide limited parking in the rear, and create a small park/public access point to the River within this otherwise industrial area.

Site Map

Site No. 32 Type: Brownfield Priority: Low

Vacant Parking on Chandler Street

Address:	One unaddressed parcel on River Street (Northwest corner of River and Chandler Streets)
Municipality:	Jamestown
Parcel Number:	387.08-3-28
Parcel Size:	2.10 Acres
Buildings:	None
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	Jamestown Development Company III, LLC
Assessed Value:	$32,800
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Local roadways in fair condition
Railroad Access:	Potential - RR elevated from site -RR borders site to the northwest
Utilities:	Water, electric, and gas

Property Use and Condition:
The property includes a paved parking lot. The site is relatively flat with steep slopes in the far northwest leading up to the elevated railroad.

Site/Environmental History:
Sanborn maps depict several rail houses including railroad tracks at the Site between at least 1891 and 1951.

Use Potential:
The parcel should be assembled with adjacent parcels on the northwest side of River Street to create a large shovel ready industrial park.

Site Map

Site No. 33 Type: Brownfield Priority: Medium

Art Metal

Address:	43 River Street
Municipality:	Jamestown
Parcel Number:	387.08-3-31
Parcel Size:	3.96 Acres
Buildings:	One building in fair condition - 12,200 SF
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	George B. Schuver
Assessed Value:	$25,000
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Local roadway in fair condition
Railroad Access:	Potential - RR elevated from site -RR borders site to the northwest
Utilities:	Water, electric, and gas

Property Use and Condition:
The property is occupied by an underutilized structure. There does not appear to be any activity on-site. The site is relatively flat with steep slopes in the far northwest leading up to the elevated railroad.

Site/Environmental History:
Sanborn maps depict freight houses and railroad tracks at the Site between at least 1930 and 1949. This property was once a part of the Art Metal Complex. Art Metal manufactured metal office furniture and was one of Jamestown's largest employers. This general area was known as the Art Metal Plant Number four.

Use Potential:
The parcel should be assembled with adjacent parcels on the northwest side of River Street to create a large shovel ready industrial park.

Site Map

Site No. 34 Type: Brownfield Priority: Medium

Star Tubing

Address:	53 River Street
Municipality:	Jamestown
Parcel Number:	387.08-3-29
Parcel Size:	0.37 Acres
Buildings:	One building in fair condition - 35,887 SF
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	Charles Lawson
Assessed Value:	$160,000
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Local roadway in fair condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property is occupied by an underutilized structure. The site is relatively flat.

Site/Environmental History:
Sanborn maps depict a biscuit company and a grocery warehouse at the Site between at least 1928 and 1951. This property was once a part of the Art Metal Complex. Art Metal manufactured metal office furniture and was one of Jamestown's largest employers. This general area was known as the Art Metal Plant Number four.

Use Potential:
The parcel should be assembled with adjacent parcels on the northwest side of River Street to create a large shovel-ready industrial park. The City may need to work with the owners to move any stored equipment or remaining operations to a more suitable location within the City.

Site Map

Site No. 35 Type: Brownfield Priority: Medium

Southern Tier

Address:	65 River Street
Municipality:	Jamestown
Parcel Number:	387.08-3-30
Parcel Size:	0.99 Acres
Buildings:	One building in poor condition - 82,410 SF
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	Julia Dyatel
Assessed Value:	$12,000
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Local roadway in fair condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property is occupied by an underutilized structure. The site is flat.

Site/Environmental History:
Sanborn maps depict office furniture manufacturing and a grocery warehouse at the Site between at least 1928 and 1951. This property was once a part of the Art Metal Complex. Art Metal manufactured metal office furniture and was one of Jamestown's largest employers. This general area was known as the Art Metal Plant Number four. This Site was identified as a CERCLIS-NFRAP (No Further Remedial Action Proposed) Site.

Use Potential:
The parcel should be assembled with adjacent parcels on the northwest side of River Street to create a large shovel-ready industrial park. The City may need to work with the owners to move any stored equipment or remaining operations to a more suitable location within the City.

Site Map

Site No. 36 Type: Brownfield Priority: Medium

Genco Machine

Address:	71 River Street
Municipality:	Jamestown
Parcel Number:	387.08-3-32
Parcel Size:	0.85 Acres
Buildings:	One building in poor condition - 19,991 SF
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	Custom Profiling Tool Co., Inc.
Assessed Value:	$82,000
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Local roadway in fair condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property is occupied by an underutilized structure. The site is flat.

Site/Environmental History:
Sanborn maps depict furniture manufacturing and a steel, and lumber facility between at least 1928 and 1951. This property was once a part of the Art Metal Complex. Art Metal manufactured metal office furniture and was one of Jamestown's largest employers. This general area was known as the Art Metal Plant Number four.

Use Potential:
The parcel should be assembled with adjacent parcels on the northwest side of River Street to create a large shovel-ready industrial park. The City may need to work with the owners to move any stored equipment or remaining operations to a more suitable location within the City.

Site Map

Site No. 37 Type: Brownfield Priority: Medium

Van Stee Building & Parking

Address:	200-218 and one unaddressed parcel on Crescent St; & 111 and six unaddressed parcels on Cheney St
Municipality:	Jamestown
Parcel Numbers:	Comprised of nine parcels 387.08-2-24, -25.2, -26.2, -29.2, -30, -31, -32, -33, -34
Site Size:	1.33 Acres Total
Buildings:	Two buildings, one in fair condition & one in poor condition - 30,372 SF and 33,552 SF
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	Jamestown Urban Renewal Agency, MCA Graphic Solutions Inc, and United Industries Inc
Assessed Value:	$151,100 Total
Publicly Owned:	Part Yes, Part No
Tax Status:	Where applicable - Current through 2012
Foreclosure List:	No
Road Access:	Local roadway in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The site includes one 3 story building (which fronts Crescent St), one 5 story building, and a large underutilized parking area. The 3 story building appears to be vacant and is in poor condition. The 5 story building appears to be partly occupied by several small businesses. The site is relatively flat.

Site/Environmental History:
Sanborn maps depict the Van Stee Corporation and portions of the Davis Furniture Corporation (both furniture manufacturing companies) and dwellings at the Site between 1891 and 1951.

Use Potential:
The buildings should be reused for light industrial uses or demolished and assembled with adjacent parcels to create a large shovel ready site for industrial development. The City may need to work with the owners to move any stored equipment or remaining operations to a more suitable location within the City.

Site Map

Site No. 38 Type: Brownfield Priority: Low

D&S Storage

Address:	113-117 Cheney Street; & 34 and three unaddressed parcels on Scott Street
Municipality:	Jamestown
Parcel Numbers:	Comprised of five parcels 387.08-2-25.1, -26.1, -27, -28, -29
Site Size:	1.32 Acres Total
Buildings:	Two attached buildings in fair to good condition - 48,702 SF & 2,148 SF
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	D&S Storage LLC
Assessed Value:	$183,400 Total
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Local roadway in good condition
Railroad Access:	Potential - RR elevated from site -RR borders site to the southeast
Utilities:	Water, electric, and gas

Property Use and Condition:
The site includes one 5-story building which appears to be partly occupied by several small businesses. The site is relatively flat with steep slopes along the southeastern portion of the site leading up to the elevated railroad.

Site/Environmental History:
Sanborn maps depict dwellings and portions of the Davis Furniture Corporation (a furniture manufacturing company) at the Site between at least 1891 and 1949.

Use Potential:
The buildings should be marketed for light industrial uses to more fully occupy the building. Additionally, the property may be assembled with adjacent parcels to create a large shovel-ready site for industrial development.

Site Map

Site No. 39 Type: Brownfield Priority: Low

Union National

Address:	220-256 Crescent Street
Municipality:	Jamestown
Parcel Number:	387.08-2-23
Parcel Size:	2.71 Acres
Buildings:	None
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	City of Jamestown
Assessed Value:	$25,000
Publicly Owned:	Yes
Tax Status:	Not applicable
Foreclosure List:	Not applicable
Road Access:	Local roadway in good condition
Railroad Access:	Potential - RR elevated from site -RR borders site to the southeast
Utilities:	Water, electric, and gas

Property Use and Condition:
The property is currently used by the Department of Public Works for materials storage. The site contains moderate slopes along the northwestern section of the site leading up to the road and steep slopes along the southeastern portion of the site leading up to the elevated railroad.

Site/Environmental History:
Sanborn maps depict dwellings, a machine shop and furniture manufacturing at the Site between at least 1902 and 1951. Two fuel oil USTs were closed/removed from the Site in 1993. Evidence of soil impairment was identified at the Site in 1999; however, the associated NYSDEC spill was ultimately classified as "inactive."

Use Potential:
The site (either by itself or assembled with the adjacent southwest properties) should be prepared and aggressively marketed as a shovel-ready site for industrial development.

Site Map

Site No. 40 Type: Brownfield Priority: Medium

Jamestown Royal

Address:	300 Crescent Street
Municipality:	Jamestown
Parcel Number:	387.08-2-20
Parcel Size:	1.63 Acres
Buildings:	One building in fair to poor condition - 38,960 SF
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	Mark P. Ryan
Assessed Value:	$50,000
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Local roadway in good condition
Railroad Access:	Potential - RR elevated from site -RR borders site to the southeast
Utilities:	Water, electric, and gas

Property Use and Condition:
The property includes one building which is in fair to poor condition. The building appears to be vacant although a portion is reportedly used for off-site storage for a manufacturing firm that is located on Blackstone Avenue in Jamestown The site slopes steeply down to the southeast toward the railroad where it then slopes steeply upward to the elevated railroad.

Site/Environmental History:
Sanborn maps depict an upholstery company including railroad tracks at the Site between at least 1928 and 1951.

Use Potential:
The building should be reused for light industrial uses or demolished to create a large shovel ready site for industrial development. The City may need to work with the owners to move any stored equipment to a more suitable location within the City.

Site Map

Site No. 41 Type: Brownfield Priority: Low

0 Allen Street

Address:	One unaddressed parcel on Allen Street
Municipality:	Jamestown
Parcel Number:	387.08-3-3
Parcel Size:	1.14 Acres
Buildings:	None
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	City of Jamestown
Assessed Value:	$8,500
Publicly Owned:	Yes
Tax Status:	Not applicable
Foreclosure List:	Not applicable
Road Access:	Collector roadway in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property is currently used by the Department of Public Works for materials storage. The site is relatively flat with steep slopes in the west leading down to the adjacent River. The majority of the site is located within the 100 Year Floodplain.

Site/Environmental History:
Sanborn maps depict a dwelling and store at the Site in at least 1930.

Use Potential:
The City should create a small park/public access point to the River and provide limited public parking.

Site Map

Site No. 42 Type: Vacant Priority: Medium

Dahlstrom Parking

Address:	456 Buffalo Street
Municipality:	Jamestown
Parcel Number:	370.20-7-31
Parcel Size:	3.48 Acres
Buildings:	None
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, Archeologically Significant Area
Owner:	Buffalo Street Partners LLC
Assessed Value:	$39,900
Publicly Owned:	No
Tax Status:	Delinquent as of March 1, 2013
Foreclosure List:	No
Road Access:	Collector roadway in good condition
Railroad Access:	Potential - RR elevated from site -RR borders site to the southeast
Utilities:	Water, electric, and gas

Property Use and Condition:
The property is composed of a large parking area in the west separated via a vegetated steep slope down to a smaller parking area in the east. The site is relatively flat with steep slopes in the western portion of the site leading down from Crescent Street, in the eastern portion of the site leading down to the adjacent River, and in the southeastern portion of the site leading up to the elevated railroad.

Site/Environmental History:
Sanborn maps depict parking areas, dwellings, a lumber company and one gas UST at the Site between at least 1930 and 1951.

Use Potential:
Depending on the future development of the Dahlstrom Site (located on the other side of Buffalo Street) this site should either contain resurfaced parking areas (~200 spaces), or resurfaced parking areas (~70 spaces) and a new industrial building.

Site Map

Site No. 43 Type: Underutilized Priority: High

Dahlstrom Building

Address:	443-449 Buffalo Street; & 1-15, 19.5, and one unaddressed parcel on Blackstone Avenue
Municipality:	Jamestown
Parcel Numbers:	Comprised of four parcels 370.20-7-1 to 370.20-7-4
Site Size:	11.42 Acres Total
Buildings:	One building in fair condition - 18,685 SF and one building in fair to poor condition portions of which are being demolished - 372,408 SF (before demolition)
Zoning:	M Manufacturing District and LM Light Manufacturing
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, Archeologically Significant Area
Owner:	Buffalo Street Partners LLC and Jamestown Metal Products LLC
Assessed Value:	$410,500 Total
Publicly Owned:	No
Tax Status:	Part Current through 2012, Part Delinquent as of March 1, 2013
Foreclosure List:	No
Road Access:	Principal Arterial and Collector roadway in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:

The property includes a building in the north used for manufacturing purposes and another large building (large portions of which are being demolished) portions of which are used by a computer memory storage company. The site slopes moderately down towards the River with steep slopes along the River bank. Portions of the site along the River are located within the 100- and 500-Year Floodplain. The River bisects the site.

Site/Environmental History:

Sanborn maps depict a gas station, at least 7 gas USTs, metal door manufacturing, parlor table manufacturing and furniture manufacturing including railroad tracks at the Site between at least 1896 and 1951. Two NYSDEC spill listings may be associated with the Site; however, both are classified as "closed." The Site was identified as an Current/Delinquent CESQG of hazardous waste.

Use Potential:

Several new industrial buildings and parking should be added to the site in place of the demolished sections of the original building. The complex should include a waterfront trail and green space.

Site Map

Site No. 44 Type: Brownfield Priority: High

100 Blackstone - Parking Lot

Address:	One unaddressed parcel on Blackstone Avenue (associated with business across the street located at 100 Blackstone Ave)
Municipality:	Jamestown
Parcel Number:	371.13-5-19
Parcel Size:	3.62 Acres
Buildings:	None
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, Archeologically Significant Area
Owner:	Blackstone Business
Assessed Value:	$30,300
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Local roadway in fair condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property is a parking area and open space. The site is relatively flat with steep slopes in the west/north leading down to the adjacent River. Portions of the site along the River are located within the 100 Year Floodplain

Site/Environmental History:
Sanborn maps depict vacant land and a general storage at the Site between 1928 and 1949.

Use Potential:
This site should be aggressively marketed for industrial infill and/or provide formalized greenspace and water access.

Site Map

Site No. 45 Type: Underutilized Priority: Medium

Vacant Building on E 2nd Street

Address:	1372 East 2nd Street
Municipality:	Jamestown
Parcel Number:	371.13-3-28
Parcel Size:	2.20 Acres
Buildings:	One building in good condition - 5,522 SF
Zoning:	L-M Light Manufacturing
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, Archeologically Significant Area
Owner:	King Properties, LLC
Assessed Value:	$88,000
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Principal Arterial in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The northern portion of the property contains a vacant building for lease and parking area while the southern portion of the property is largely open, providing potential access to the River. The western, southern, and eastern portions of the site contain steep slopes leading down to the adjacent River. Large sections of the site (behind the building and parking area) are located within the 100-Year Floodplain.

Site/Environmental History:
Sanborn maps depict stores and dwellings at the Site between at least 1930 and 1951.

Use Potential:
This site should be aggressively marketed for commercial development that takes advantage of the waterfront access and position along the active commercial 2nd Street.

Site Map

Site No. 46 Type: Underutilized Priority: Medium

Parking on Minsker

Address:	168 and 170 Hopkins Avenue; & two unaddressed parcels on Blackstone Avenue
Municipality:	Jamestown
Parcel Numbers:	Comprised of four parcels 371.13-4-1, -2, -23, and -24
Site Size:	0.50 Acres Total
Buildings:	None
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, Archeologically Significant Area
Owner:	Rollform of Jamestown Inc.
Assessed Value:	$18,800 Total
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Local roadway in fair condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property is a parking area and open space. The site is flat.

Site/Environmental History:
Sanborn Maps depict auto repair, auto painting, a junk warehouse, three gas USTs and dwellings at the Site between at least 1930 and 1951.

Use Potential:
The site should be marketed for industrial infill development.

Site Map

Site No. 47 Type: Underutilized Priority: Low

Essex Hope

Address:	147 Blackstone Avenue
Municipality:	Jamestown
Parcel Number:	371.13-4-49
Parcel Size:	1.42 Acres
Buildings:	One building in fair condition - 22,319 SF
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, Archeologically Significant Area
Owner:	Custom Production Mfg Inc.
Assessed Value:	$112,000
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Local roadway in fair condition
Railroad Access:	No
Utilities:	Water, electric, and gas

Property Use and Condition:
The property is currently used for manufacturing purposes. The site is flat.

Site/Environmental History:
Sanborn maps depict wood finishing operations, a window manufacturing operation, plastic forming operations, fabric coating operations, several machine shops and dwellings at the Site between at least 1928 and 1951. Solvent contamination was identified at the Site along with several USTs in the early 1990s. Remedial efforts commenced and an ROD was issued for the Site in 1994. As a result, a long-term Operation and Maintenance Plan was put in place at the Site. Such included various bioremediation strategies and soil vapor extractions. Five USTs were removed from the Site in 2002. Residual contamination remains in the area of the former USTs and a groundwater plume proximate the Site. On-going remedial efforts are being evaluated at this time. The Site was identified as an active SQG of hazardous waste. The Site was identified as a NYSDEC CBS facility ; however, information pertaining to the tanks is not available for review.

Use Potential:
The site should continue to be utilized for manufacturing purposes following environmental remediation.

Site Map

Site No. 48 Type: Brownfield Priority: Low

Jamestown Mattress

Address:	150 Blackstone Avenue
Municipality:	Jamestown
Parcel Number:	371.13-4-31
Parcel Size:	1.18 Acres
Buildings:	One building in fair condition - 59,012 SF
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, Archeologically Significant Area
Owner:	Jamestown Mattress Co., Inc.
Assessed Value:	$240,000
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Local roadway in fair condition
Railroad Access:	Potential - RR at grade with site - RR borders site to the south
Utilities:	Water, electric, and gas

Property Use and Condition:
The property contains a parking area and an underutilized 5 story building, portions of which are used by Jamestown Mattress and portions (13,000 sq. ft.) of which are available for lease. The site is relatively flat and bordered to the south by the at-grade railroad.

Site/Environmental History:
Sanborn maps depict metal products manufacturing and furniture manufacturing at the Site between at least 1928 and 1951.

Use Potential:
The building should be aggressively marketed to ensure that it is fully occupied.

Site Map

Site No. 49 Type: Brownfield Priority: Low

Titan X Parking

Address:	One unaddressed parcel on Blackstone Avenue
Municipality:	Jamestown
Parcel Number:	371.13-4-26
Parcel Size:	2.60 Acres
Buildings:	None
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, Archeologically Significant Area
Owner:	TitanX Engine Cooling Inc
Assessed Value:	$39,200
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Local roadway in fair condition
Railroad Access:	Potential - RR at grade with site - RR borders site to the south
Utilities:	Water, electric, and gas

Property Use and Condition:
The property is an underutilized parking area. The site is flat and the adjacent railroad is at grade.

Site/Environmental History:
Although records are spotty, review of Sanborn maps suggest that the site has never been developed.

Use Potential:
This site should be aggressively marketed for industrial infill development

Site Map

Site No. 50 Type: Underutilized Priority: Medium

Crawford Furniture

Address:	1061-1071 Allen Street
Municipality:	Jamestown
Parcel Number:	371.17-1-10
Parcel Size:	2.50 Acres
Buildings:	One building in good condition - 116,838 SF
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, Archeologically Significant Area
Owner:	Crawford Furniture Manufacturing Corporation
Assessed Value:	$500,000
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Collector roadway in good condition
Railroad Access:	Potential - RR at grade with site - RR borders site to the north
Utilities:	Water, electric, and gas

Property Use and Condition:
The property contains a one-story office space attached to a four-story manufacturing building. The building appears to be vacant and the property is for sale. The site is relatively flat and bordered to the north by the at-grade railroad.

Site/Environmental History:
Sanborn maps depict furniture manufacturing including railroad tracks at the Site between at least 1928 and 1951. One NYSDEC "closed" spill was identified for the Site. In addition, the Site was identified as an active SQG of hazardous waste.

Use Potential:
This site should be aggressively marketed for industrial reuse.

Site Map

Site No. 51 Type: Underutilized Priority: Medium

Bush Industries

Address:	1088-1132, 1089, and one unaddressed parcel on Allen Street and one unaddressed parcels on Carolina Street
Municipality:	Jamestown
Parcel Numbers:	Comprised of four parcels 371.17-2-1, -2, -4, & 371.13.4-28
Site Size:	13.31 Acres Total
Buildings:	Three buildings in good condition 252,034 SF, 65,252 SF, and 133,588 SF
Zoning:	M Manufacturing District and C-2 Community Shopping District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community, Archeologically Significant Area
Owner:	Bush Industries, Inc.
Assessed Value:	$2,006,790 Total
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Collector roadway in good condition
Railroad Access:	Potential - RR at grade with site - RR borders site to the north
Utilities:	Water, electric, and gas

Property Use and Condition:
The site contains three vacant manufacturing buildings that appear to be in good condition and a parking area. The properties are for sale. The majority of the site is relatively flat with steep slopes in the southern portion of the site leading down from Buffalo Street.

Site/Environmental History:
Sanborn maps depict furniture manufacturing including railroad tracks, a fire station, a metal stamping factory, an axle company and washing machine, and automobile radiator manufacturing at the Site between at least 1928 and 1951. One 152,000-gallon #2 fuel oil AST was removed from the Site in 1994. Additionally, the Site was identified as a CESQG and LQG of hazardous waste.

Use Potential:
This site should be aggressively marketed for industrial reuse.

Site Map

Site No. 52 Type: Underutilized Priority: Medium

Artone

Address:	107 Institute St; & 10 and two unaddressed parcels at Briggs St
Municipality:	Jamestown
Parcel Numbers:	Comprised of four parcels 387.49-1-15 & 387.50-1-42 to 387.50-1-44
Site Size:	1.97 Acres Total
Buildings:	One building in fair condition - 52,026 SF
Zoning:	M Manufacturing District
Special Districts:	LWRP, BOA, En-Zone, Renewal Community
Owner:	Rosario Calimeri, Scion Members LLC
Assessed Value:	$572,300 Total
Publicly Owned:	No
Tax Status:	Current through 2012
Foreclosure List:	No
Road Access:	Local roadway in good condition
Railroad Access:	No
Utilities:	Water, electric, and gas

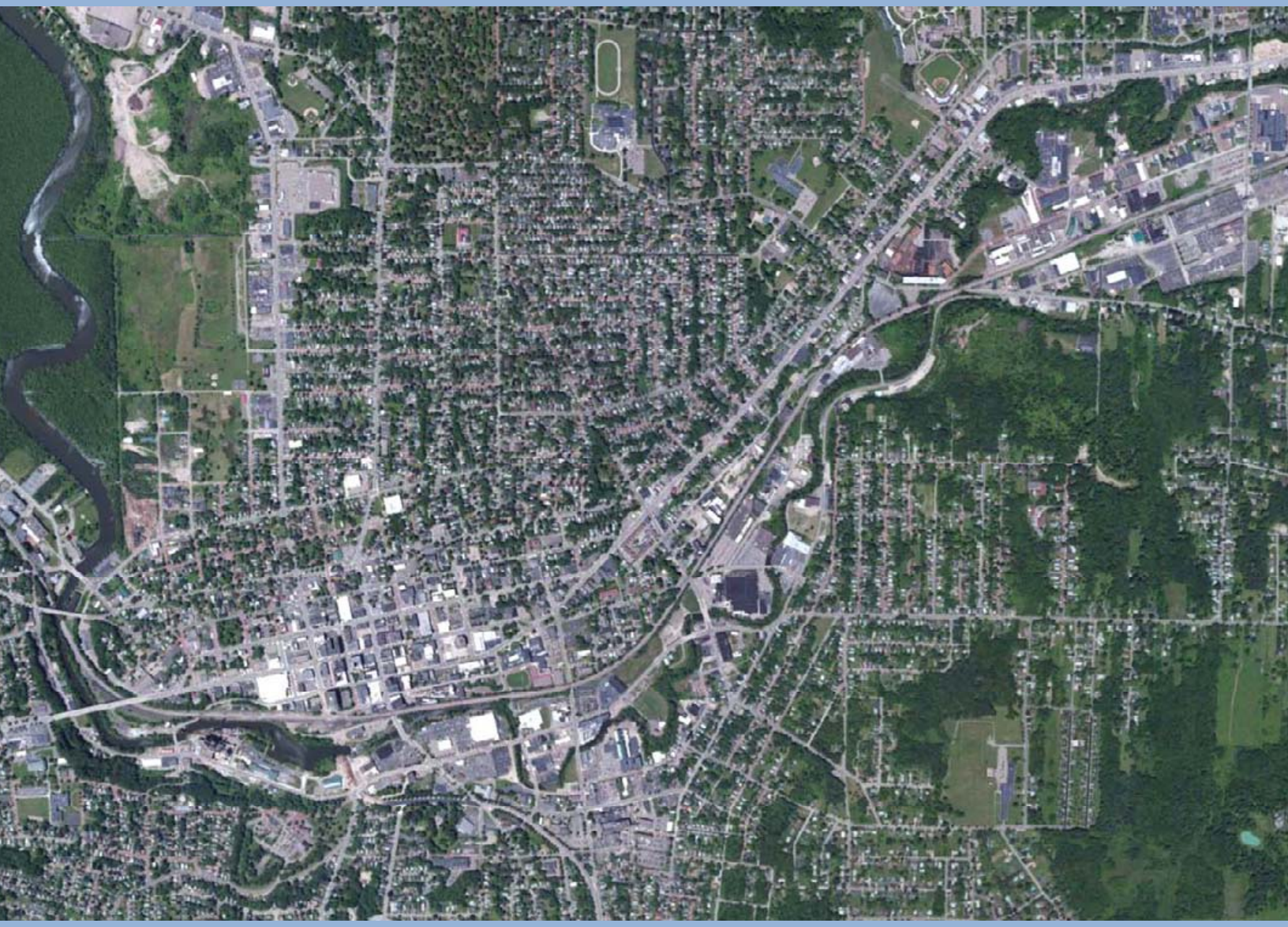
Property Use and Condition:
The largest property is currently used by Artone Furniture by Design - a furniture manufacturing company. The three smaller properties are used for parking. The site is flat with steep slopes to the south leading down to the adjacent River. The majority of the site is located within the 100- and 500-Year Floodplain.

Site/Environmental History:
The site was once segregated into three sections: the northern portion of the property was occupied by Star Furniture and Blystone Pillows and Mattresses, the central portion by Holmes Street, and the southern portion by Anchor Furniture. At some point prior to 1951, the furniture manufacturing operations were converted to warehousing and wholesale, and Holmes Street was later closed for the construction of additional manufacturing space.

Use Potential:
The site could be repositioned for uses related to the Medical Corridor concept, which would require working closely with the owners of the site to find a more suitable location for their operations within the City. Ultimately, the site could be used to create a cohesive Medical Corridor by offering a connecting trail/greenspace across the River and much needed multifamily residential housing.

Site Map

Site No. 53 Type: Underutilized Priority: High



Chadakoin River Central/Eastern

Brownfield Opportunity Area Nomination Study

July 2014

FINAL

LABELLA Associates, D.P.C. | Engineering Architecture Environmental Planning

This report was prepared for the City of Jamestown, the Jamestown Urban Renewal Agency, and the New York State Department of State with state funds provided through the Brownfield Opportunity Areas Program.

Biohabitats · W-ZHA, LLC · Goody Clancy · GPI · Harris Beach PLLC Attorneys at Law

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Document 2: Public Meeting Presentations

Document 3: Steering Committee Meeting Minutes

Document 4: SEQR Documentation

Document 5: Site Descriptions

Document 6: Economic and Market Analysis

Document 7: Ecological Conditions and Living Infrastructure Framework

Document 8: Urban Design Analysis

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INTRODUCTION AND EXECUTIVE SUMMARY

The City of Jamestown has identified the area along the Chadakoin River in the Central and Eastern portions of the City as critical to the revitalization of the community. It is believed that the development of this area as a vibrant waterfront will lead to improved prosperity throughout the City. Therefore, the City has targeted this area for redevelopment planning studies to guide that transformation.

To that end, through the efforts of the City of Jamestown and the Jamestown Urban Renewal Agency (JURA), the New York Department of State (NYSDOS) and New York Department of Environmental Conservation (NYSDEC) awarded the City of Jamestown a Brownfield Opportunity Area (BOA) grant. This grant program provides municipalities and community-based organizations with the resources to develop a vision for brownfield redevelopment and to prepare the implementation strategies that are necessary to realize the successful reuse of these properties.

The Pre-Nomination Study for the proposed City of Jamestown Chadakoin River Central/Eastern BOA was completed in October 2008 and was the first of three steps in the BOA program. The Pre-Nomination Study (Step 1) involved the selection of an area in need of cleanup and redevelopment and provided a data set that included basic information about characteristics of the BOA and the brownfields within the given area. The Pre-Nomination Study also provided a preliminary analysis and recommendations to facilitate the revitalization of the proposed BOA and support the City's intentions to participate in subsequent stages of the BOA program. Lastly, the Pre-Nomination Study began the environmental review process within the context of New York State's State Environmental Review Act (SEQRA) by initiating the Environmental Assessment Form (EAF).

This Report describes the work associated with the second step of the BOA program. The Nomination Phase (Step 2) involves the gathering of more detailed information about the Study Area, evaluates this information, and includes:

- Advancement of the community vision created during the Step 1 BOA project
- Coordination of additional public outreach to obtain updated information from the community and help inform the various analyses conducted during the project
- Analysis of the economic and market trends affecting the area
- Evaluation of the ecological conditions
- Thorough review of the utility and transportation infrastructure
- Evaluation of urban design considerations
- Identification and characterization of brownfield, underutilized, and vacant properties
- Prioritization of identified sites

Following the approval of this document, the City of Jamestown will advance into the third and final step of the BOA program, which is the Implementation Strategy and/or Site Assessments (Step 3). This phase includes strategic planning to define the specific activities necessary to achieve the successful redevelopment of high-priority sites and the area as a whole. Where appropriate, site assessments will be used to evaluate the environmental conditions of targeted brownfields sites and determine the remedial efforts necessary, if any, to make priority sites shovel-ready.

To meet the environmental review process within the context of New York State's State Environmental Review Act (SEQRA), the City has separated the process into two actions: the first action will be undertaken during this part of the BOA Program and the second will be undertaken during the next phase (Step 3) of the BOA Program. As part of the current step of the project, the City will approve the Nomination Report as its action (Supporting Document 4). Under the subsequent step of the BOA Program, a Generic Environmental Impact Statement (GEIS) will be prepared. The GEIS will examine the impacts of the proposed recommendations made in Steps 2 and 3 of the BOA Program in detail. The BOA Program has been designed such that the combination of the Nomination Document (Step 2 deliverable) and the Implementation Strategy document (Step 3 deliverable) form the GEIS (as shown in Figure 1). The City of Jamestown, acting as Lead Agency, will issue a Findings Statement that details the rationale for its decisions regarding potential adverse environmental impacts, if any, associated with the proposed redevelopment plans.

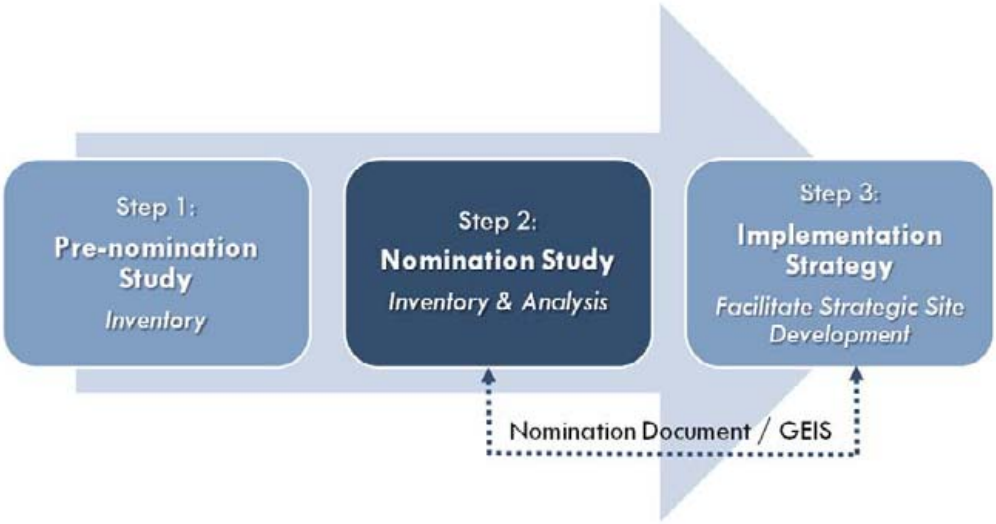


Figure 1. NYS BOA Process

The performance of this Nomination Study is part of a larger planning project for which the City of Jamestown bundled three separate but related planning projects into one project to maintain consistency and foster the most efficient use of grant funds. The three separate grant projects include this Step 2 BOA project in the central and eastern portion of the City (henceforth referred to as the Chadakoin River Central/Eastern Study Area), a Step 1 BOA project in the western portion of the City (henceforth referred to as the Chadakoin River West Study Area), and a Local Waterfront Revitalization Program (henceforth referred to as the LWRP) that encompasses the areas included in the two BOA projects.

EXECUTIVE SUMMARY

The presence of brownfield and other underutilized sites along and near the central and eastern sections of the Chadakoin River has been a challenge for the City of Jamestown. Large sections of the City of Jamestown were utilized for manufacturing and other industrial purposes due to the abundant natural resources in the area as well as the availability of water and waterpower associated with the Chadakoin River. However, as the economy has shifted, the industrial base of Jamestown has shrunk and left behind numerous abandoned sites. These unproductive and unattractive properties drain the vitality of the community. However, these sites also present tremendous opportunities, as most are already served by utility and transportation infrastructure. The remediation and reuse of these sites will help to revitalize the economy, create new jobs, and develop areas along and near the River for public recreation and greenspace.

The City joined the New York State Department of State's Brownfield Opportunity Area (BOA) program to inventory the many brownfield, underutilized, and vacant sites, analyze existing conditions and market needs, and create a series of realistic revitalization projects. In October 2008, the City completed the Step 1 Pre-Nomination Study for the Chadakoin River Central Study Area. In 2011, the City received additional funding to advance the Step 1 findings by preparing this Step 2 Nomination Study.

The goals for this Study were to develop a plan to encourage redevelopment, cleanup and reinvestment in the area; enhance the City's connection to the Chadakoin River; and to generate jobs and tax revenues. The community's goals for the area were identified through various outreach activities, and included making the riverfront a regional destination; increasing tourism; improving the connectivity and integration of the River and park system with the local neighborhoods, Downtown, and Chautauqua Lake; and addressing the redevelopment of brownfield and underutilized sites located throughout the City.

This planning project involved a thorough analysis of the Study Area in order to put the proposed plans in a framework, allowing the plans to take advantage of the City's current conditions and opportunities. The following summarizes the inventory and analysis of existing conditions (with particular focus on the discussion of assets and constraints to development), identifies key findings of the economic and market analysis, and highlights the priority revitalization projects and recommendations.

Existing Planning Initiatives

- The City of Jamestown and Chautauqua County posses multiple Studies and Plans which document existing conditions and provide recommendations on topics including waterfront revitalization, economic development, urban design, housing, streetscapes, bicycle and pedestrian infrastructure, and the natural environment.

Demographics

- The Chadakoin River Central/Eastern Brownfield Opportunity Area has a rich industrial history.
- The City of Jamestown's population is 31,134 (2010 Census) and the population has significantly decreased over the past 60 years, although the rate of decrease has slowed.
- The population within the Study Area has relatively low income and educational attainment coupled with high unemployment.
- The population's economic conditions limit its spending power, reducing the potential for growth.

Employment Overview

- Health care and social services provide a large portion of jobs within the City
- Manufacturing, while diminished since the middle of the 20th Century, makes a very significant contribution to employment in the City.
- Tourism plays a limited role in the employment base of the City, although opportunities exist to increase opportunities for residents and visitors.

Land Use and Zoning

- The Study Area consists of 643 acres of land within the central and eastern portions of the City and has been broken into three subareas based on land use and other characteristics:
    - **Downtown District** – Contains the Downtown Core (including the ice arena, the Lucy-Desi Center, the restored Erie Railroad Station, and the Civic Center), portions of the emerging *Medical Corridor* (including the Jamestown Area Medical Associates facility, the Cancer Care of WNY Center, and the WCA Hospital which is just outside of the Study Area), and the riverfront Electric Generating

Station, a mix of commercial businesses and several shopping centers, light industrial facilities, residential uses and churches.

- **Industrial Heritage Corridor** – Contains a mixture of commercial, residential, many vacant former industrial, and a few active industrial properties. Portions of the Dahlstrom complex at the western end of this sub area recently underwent demolition, paving the way for future redevelopment.
- **East End Industrial Area** – Contains a mix of modern/semi-modern manufacturing facilities that are largely utilized with some vacant properties and limited commercial and residential uses.

- The zoning code was last updated in 1998 and consists of 11 zoning districts including various residential, commercial, manufacturing, and land conservation districts and one historic overlay district.
- Additionally, Urban Design Guidelines were prepared in 2006 for five areas of the City, which include a portion of the **Downtown District**.
- The Downtown Jamestown Development Corporation (DJDC) and Jamestown Renaissance Corporation (JRC) aid in development / revitalization efforts in the Downtown
- Portions of the Study Area are located within multiple Economic Development Designation Districts which aim to provide financial help/incentives and technical assistance for revitalization efforts. These Districts include Environmental Zones, HUD Renewal Communities, Small Business Administration Historically Underutilized Business Zones, and the Local Waterfront Revitalization Program.

Brownfield, Underutilized, and Vacant Sites

- The BOA Nomination Study Area includes 53 sites categorized as brownfield (26), underutilized (26), and vacant (1) sites.
- The 53 sites occupy about 117 acres and are assessed at over $12.5 million
- Strategic Sites include the Trolley Building, Harrison/Briggs Block, the Vacant Parcels on Foote, the CCIDA and United Lumber Sites, a series of contiguous brownfields on the north side of River Street, and the Dahlstrom Site.

Transportation and Infrastructure

- The City's transportation and utility infrastructure was designed to support a larger population and more commercial and industrial users.
- The transportation and utility infrastructure is in relatively good shape and has excess capacity.
- The River and elevated railroad require the use of bridges and underpasses, making pedestrian access and traffic flow challenging in several places.
- The Riverwalk Trail System is a growing asset and its expansion should be a continual priority of the City.

- The low-cost power and district heating/cooling provided by the BPU present opportunities to foster new development.

Land Ownership

- Over 27 percent of the BOA Nomination Study Area is publicly owned, and numerous brownfield, underutilized, and vacant sites are at least in part publically owned.

Natural and Cultural Resources

- Numerous Parks and the Riverwalk Trail System are located within the **Downtown District** while the **Industrial Heritage Corridor** does not contain a public park and the **East End Industrial Corridor** only contains one park which is too heavily wooded and steep for public use.
- The Chadakoin River bisects the Study Area and generally flows west to east. The River is navigable by man-powered (kayaks, canoes) and shallow keeled boats from Chautauqua Lake down to the Warner Dam, although navigation is difficult, if not altogether impossible in some areas due to the presence of a number of low bridges. Beyond the Warner Dam the River is mainly un-navigable due to shallow waters, low head dams, and low bridges.
- The edges of a much larger wetland complex dip into the Study Area south of Chadakoin Park.
- Natural shorelines and floodplain interactions are limited throughout the Study Area, especially within the **Downtown District**
- The Spiny Softshell Turtle, a New York State Species of Special Concern, was observed in multiple locations throughout the Study Area.
- Although only two sites within the Study Area are listed in the National Register of Historic Places, the City's Historical Marker Program and the Fenton History Museum and Research Center's self guided walking tour highlight many sites of local historic significance.
- Large portions of the Study Area are located within Archeological Sensitivity Areas as identified by New York State. The State Historic Preservation Office (SHPO) should be consulted prior to any ground disturbing or excavation within these sensitive areas.

Economic and Market Analysis

- The economic and market analysis has identified the following potential areas of growth:
    - New or adaptive re-use housing units
    - Medical/social service office space
    - Professional office space
    - Restaurant/café/bar space
    - Industrial, light industrial and high tech potential

Based on the work described above, the following recommendations were put forth in the Nomination Document:

- Based on the City's and Community's goals and vision and based on the analysis of existing conditions, opportunities, constraints, and needs, policy and buildable project recommendations were created to revitalize the entire Study Area.
- The proposed projects were classified into the following broad categories:
    - Economic Development
    - Quality of Life Improvements
    - Natural/Environmental Enhancements and Improvements
    - Additional Strategies
- Priority projects and recommendations include:
    - Advancing the *Downtown Riverfront Opportunity Zon*e Concept
    - Establishing a Riverfront Tourism Attraction
    - Advancing the *Medical Area Opportunity Zon*e Concept
    - Developing/Redeveloping Strategic Brownfield, Underutilized, and Vacant Sites
    - Continuing the Development a Continuous Riverwalk
    - Increasing Public Access/Connection to the Waterfront
    - Advancing the *McCrea Point Opportunity Zon*e Concept (including the Creation of a Educational and/or Interpretive Center)
    - Providing Waterfront Programming
    - Establishing Development/Riparian Transition Zones
    - Creating a Self-Sustaining Brownfield Program

Following the completion of this Nomination Study, the City intends to apply for a grant to complete the next step (Implementation/Assessment Phase) of the BOA Program in order to advance these and other opportunities.

ORGANIZATION OF THE REPORT

The report is organized according to the outline provided by the New York Department of State (NYSDOS) for all BOA funded projects:

An **Executive Summary** provides a brief review of the City's participation in the Brownfield Opportunity Area Program, discusses the City's and community's goals regarding this Study, summarizes the inventory and analysis of existing conditions, identifies key findings of the economic and market analysis, and highlights the priority revitalization projects and recommendations.

Section 1. Project Description and Boundary follows the executive summary and is divided into four sections:

1. Lead Project Sponsor and Project Team – A general description of the relationship between the City of Jamestown and other partners.

2. Project Overview and Description –A general overview of the Study Area and opportunities for redevelopment.

3. Community Vision, Goals and Objectives – Community and economic development needs proposed to be addressed by the Plan.

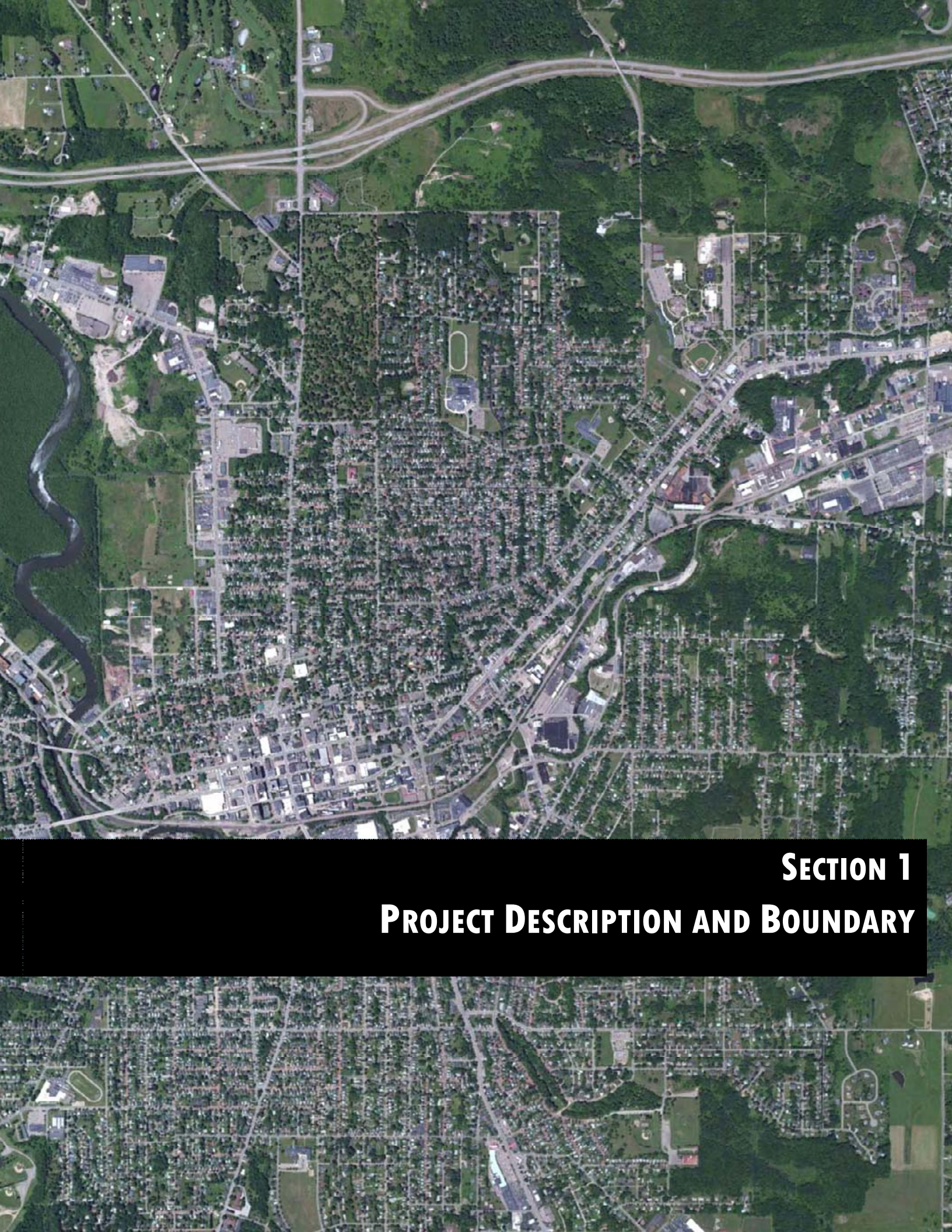
4. Project Boundary Description and Justification – A narrative describing the BOA boundaries and justification of those boundaries.

Section 2. Public Participation Plan and Techniques to Enlist Partners outlines the steps taken to promote the Chadakoin River Central/Eastern BOA, summarizes the meetings held which provided opportunities for public input, and discusses efforts to consult property owners, business persons and other organizations on the Plan.

Section 3. Inventory and Analysis of the Brownfield Opportunity Area provides a background of the community, inventories and evaluates existing conditions, and analyzes economic and market trends. The analysis includes a review of the following characteristics:

- Community and Regional Setting (including Existing Planning Initiatives, Demographics and Employment Indicators, and BOA Sub Areas)
- Existing Land Use and Zoning (including land use, zoning, and special zoning and economic development designation zones)
- Brownfield, Underutilized, and Vacant Sites
- Strategic Sites
- Transportation and Infrastructure Systems
- Land Ownership
- Natural and Cultural Resources (including parks and open spaces and water-based resources)
- Historic and Archeological Resources
- Economic and Market Analysis

Upon completion of a review of the existing conditions in the Chadakoin River Central/Eastern Study Area, the **Summary Analysis, Findings, and Recommendations** (Section 4) documents reuse and redevelopment opportunities in the BOA, provides a series of key recommendations, and identifies specific activities to be conducted in the Implementation Phase.



Section 1
Project Description and Boundary

SECTION 1. PROJECT DESCRIPTION AND BOUNDARY

The Project Description and Boundary section provides a general overview of the Chadakoin River Central/Eastern Study including the lead agency responsible for the report, a brief characterization of the BOA, a review of the community's vision for the area, and description of the BOA boundaries.

LEAD PROJECT SPONSOR AND PROJECT TEAM

The City of Jamestown and the Jamestown Urban Renewal Agency managed the overall project and were the main points of contact with the Department of State. Vincent DeJoy, Director of Development at the Jamestown Urban Renewal Agency, provided leadership for the project.

The City worked closely with the project consultants including the lead consultant, LaBella Associates, as well as subconsultants Greenman-Pedersen, Inc.; Biohabitats; W-ZHA; Harris Beach; and Goody Clancy. The project consultants assisted the City with steering committee (Waterfront Advisory Committee) meetings, public meetings, and the development of this Plan.

Other key team partners were represented on the Waterfront Advisory Committee, and included:

- NYS Department of Environmental Conservation
- NYS Department of State
- Jamestown Renaissance Corporation
- Gebbie Foundation
- Department of Public Works
- Board of Public Utilities
- Chautauqua Watershed Conservancy
- Jamestown Community College
- Other concerned and active citizens including local developers, business owners, and property owners

PROJECT OVERVIEW AND DESCRIPTION

The Chadakoin River Central/Eastern Study Area is located in the City of Jamestown, New York. The City of Jamestown is located in southeastern Chautauqua County in the westernmost portion of New York State. The Towns of Busti, Ellicott and Kiantone and the Villages of Falconer and Celoron border the City of Jamestown. The City is located approximately one mile west of the eastern end of Chautauqua

Lake, and is bisected by the Chautauqua Lake Outlet, also known as the Chadakoin River. The City is approximately 75 miles south of Buffalo, New York and 53 miles east of Erie, Pennsylvania. Figure 2 illustrates the regional context of the City of Jamestown while Figure 3 illustrates the Study Area context.

The City of Jamestown is accessible from the east and west from the Southern Tier Expressway (Interstate 86). NYS Route 60 and US Route 62 are the primary north/south corridors into the City of Jamestown, and state roads provide access to northern Chautauqua County and the Greater Buffalo area. The Chautauqua County Airport is located three miles north of Jamestown, and provides regular commuter service to Pittsburgh, Pennsylvania. The Western New York and Pennsylvania Railroad (WNYP) operates a short line railroad that passes through the Jamestown BOA. Although rail service in Jamestown is limited to freight, passenger rail service is available in nearby Erie and Buffalo.

The City of Jamestown (2010 population of over 31,000 people) is the largest municipality in the County and therefore acts as the County's economic, educational and cultural center. The manufacturing and health care related entities located in and around the City provide a significant number of jobs for County residents. SUNY's Jamestown Community College (located within the City) is also a significant employer and its campus provides cultural amenities such as concerts and performing arts to area residents.

The Chadakoin River Central/Eastern Study Area as shown in Figure 5 is located primarily along the Chadakoin River from McCrea Point Park to the eastern municipal boundary (which is coincident with Tiffany Avenue). The Study Area is comprised of 1,295 parcels that occupy 643 acres. The majority of sites in the western portion (**Downtown District**) of the BOA are commercial, retail, and office properties while the eastern portion (**Industrial Heritage Corridor** and **East End Industrial Corridor**) contains predominately industrial properties. Despite the City's rich historical heritage, few buildings within the BOA are historically significant.

Within the Chadakoin River Central/Eastern Study Area there are 53 identified brownfield, underutilized, and vacant sites comprised of 146 individual properties. Many of these sites are abandoned industrial properties located along the Chadakoin River in prime development spots. The brownfield, underutilized, and vacant sites range in size from less than an acre to over 13 acres and include industrial sites, auto shops, row buildings, gas stations, and vacant lots and buildings.

Chadakoin River Central/Eastern Study Area within Chautauqua County

- BOA Nomination Study Area
- City of Jamestown
- Municipality Boundaries
- County Boundaries
- State Boundary

0 5 Miles

1:500,000

This map was prepared for the City of Jamestown, the Jamestown Urban Renewal Agency, and the New York State Department of State with funds provided through the Brownfield Opportunity Areas Program.

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Chadakoin River Central/Eastern Study Area within the Western NY Region

LABELLA Associates, P.C.

CITY OF JAMESTOWN

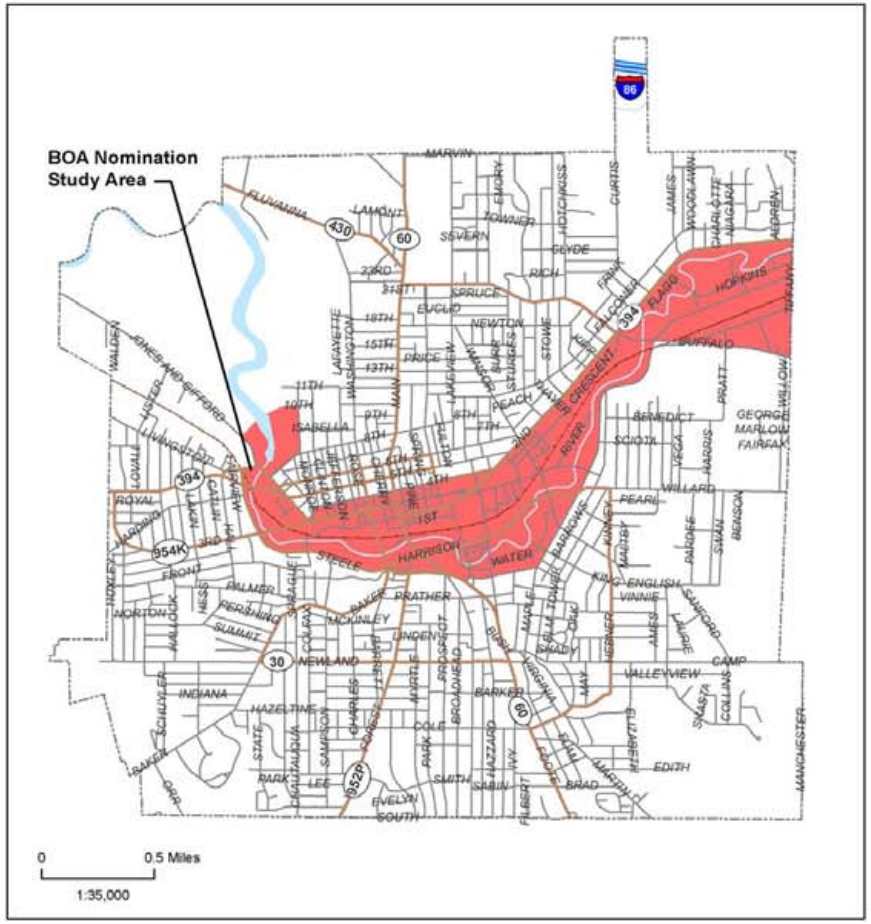
BROWNFIELD OPPORTUNITY AREA NOMINATION STUDY

Community Context Map

Sources:
1. Original BOA Shapefiles provided by the City of Jamestown - Edited by LaBella to reflect steering committee revisions
2. Regional Roads: ESRI Regional Major Highways Shapefile
3. Water: ESRI Regional Water and River Shapefiles
4. Municipal and County Boundaries: Census data Shapefiles

Labella Project No: 212251

Figure 2. Community Context Map



Chadakoin River Central/Eastern Study Area within the City of Jamestown

This map was prepared for the City of Jamestown, the Jamestown Urban Renewal Agency, and the New York State Department of State with funds provided through the Brownfield Opportunity Areas Program.

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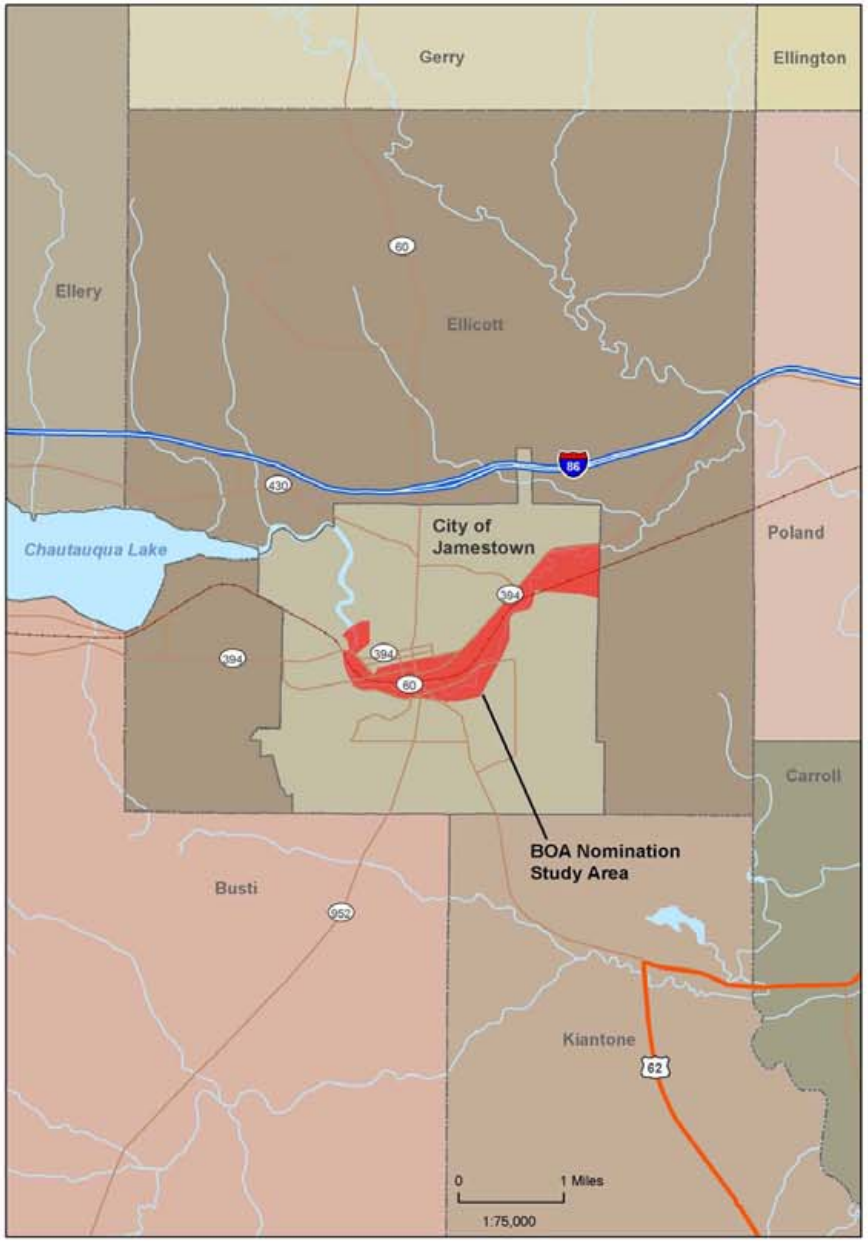
Chadakoin River Central/Eastern Study Area Relative to Adjacent Towns



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CITY OF JAMESTOWN

BROWNFIELD OPPORTUNITY AREA NOMINATION STUDY

Study Area Context Map

- BOA Nomination Study Area
- City/Town (Fill Colors Vary)
- Limited Access
- Highway
- Major Road
- Railroads
- Water Bodies

Sources:
1. Original BOA Shapefiles provided by the City of Jamestown - Edited by LaBella to reflect steering committee revisions
2. Regional Roads: ESRI Minor Highways Shapefile
3. Water: ESRI Regional Water and River Shapefiles
4. Municipal Boundaries: Census data Shapefiles

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Figure 3. Study Area Context Map

The development opportunities for many BOA sites are high. Many of the sites have attributes that developers look for when selecting a site, including:

- **Transportation Infrastructure** – most brownfield, underutilized, and vacant sites are directly on a City or State roadway and have good access to I-86.
- **Available Infrastructure** – Water, sewer, gas, electric and other utilities with sufficient capacity are available at the sites.
- **Waterfront Locations** – Many of the sites are on or near the Chadakoin River waterfront.
- **Rail Access** – Many of the sites have access to the regional freight rail transportation system.
- **Economic Development Assistance** – the City of Jamestown, the Jamestown Renaissance Corporation, the Downtown Jamestown Development Corporation, and the Chautauqua County Industrial Development Agency will assist developers and companies with financial incentives, site information and facilitation of project approval.

While the Economic and Market Analysis in Section 3 of this Study outlines the feasible uses for sites within the BOA, some of the opportunities for redevelopment identified in the section include the expansion of health care and social services, an increase in the number of retail and service (i.e., restaurant) offerings, the construction of condominium-style housing Downtown, and the infill of former industrial properties with new, smaller-scale industries.

The scope of this project therefore is to identify opportunities and constraints within the BOA to develop a comprehensive, area-wide master plan to advance the redevelopment of brownfield, underutilized and vacant sites. Redevelopment opportunities and constraints will be identified by evaluating the development suitability of sites or areas based on zoning, land use, access, infrastructure, building or site conditions, level of contamination, proximity of natural/cultural resources and the findings of Economic and Market Analysis.

COMMUNITY VISION, GOALS AND OBJECTIVES

The input received from the Waterfront Advisory Committee meetings, public meetings and stakeholder meetings generated a set of goals for the project. Goals, opinions, and desires expressed at the meetings from various individuals and organizations were practical and consistent with many of the goals expressed in the City's previous planning efforts. The most common goals expressed during the community participation process fell into the following categories:

- **Make the Riverfront a Regional Destination** – This planning process and the resulting development will help change the view of the Riverfront, making it a destination and the centerpiece of the City rather than something ignored as in years past. The Riverfront should draw residents and tourists alike by offering amenities, shops, and a variety of uses. Riverwalk should be extended, the navigable section of the River should be increased, connections to open space should be improved, and programming such as concerts and other events should occur at the River. However, water quality and debris were concerns for many and must be addressed.

- **Increase Tourism** – While a few suggested the need for one major tourism attraction, most suggested the need to build on existing draws such as the Lucille Ball-Desi Arnaz Center, the Audubon Society, the Ice Arena, and the many City events (holiday parades, Gus Macker, etc.). Most also agreed that if the City could attract residents to the events and destinations, then tourists would follow. Tourism initiatives should celebrate the City's industrial heritage while taking advantage of the eco-tourism opportunities associated with the Chadakoin River, Chautauqua Lake, and associated wetlands complex, and the presence of ecological-related entities such as the Roger Tory Petersen Institute and the Jamestown Audubon Center and Sanctuary.

- **Improve Connectivity and Integration** – Local neighborhoods need to be connected to both the Downtown and the Chadakoin River but currently are not. Chautauqua Lake needs to be connected to the Downtown via the River while the River as well as the new Jamestown Community College housing needs to be integrated into the urban fabric. A common concern was the need to address the barrier presented by the separation of the River and Downtown by the railroad.

- **Address Brownfield and Underutilized Sites** – The consensus was that too many vacant spaces and obsolete buildings exist throughout the City, including within the Study Area. Due to the negative effects these properties have on surrounding property values and perceptions of the area, there is a need to demolish and clean up these blighted properties. The space should then be assembled to create larger parcels for development or converted to greenspace. Suggested strategic actions include expanding Riverwalk in both length and reach into the local neighborhoods, encouraging waterfront related uses and development, carefully taking advantage of the greenspace/wetlands within the Chadakoin Outlet (which is just outside the Study Area boundary), and creating new greenspace which can be easily maintained.

Through the various public and Waterfront Advisory Committee meetings and stakeholder interviews conducted during this planning study as well as through similar efforts conducted during previous studies within the City, a vision has been developed for the Chadakoin River Central/Eastern Study Area.

VISION STATEMENT

City of Jamestown
Chadakoin River Central/Eastern Study Area

We see a diverse community of City and County residents with good paying, value-added jobs at a variety of commercial and industrial businesses within the Study Area. Previously underutilized and brownfield properties have been reclaimed for residential, commercial, industrial, mixed-use, and greenspace developments. Manufacturing sector industries are clustered along River Street and in the eastern section of the City while new commercial developments have flourished in the downtown and along Harrison Street. The Medical Corridor is established and provides a direct link between the hospital and the Riverwalk Center. Access to the Chadakoin River has been strengthened in various portions of the Study Area, and the community has strong connections to points east and west via a network of trails. Development along the River has been completed in a manner that provides access and draws residents and tourists with increased retail and entertainment opportunities.

PROJECT BOUNDARY DESCRIPTION AND JUSTIFICATION

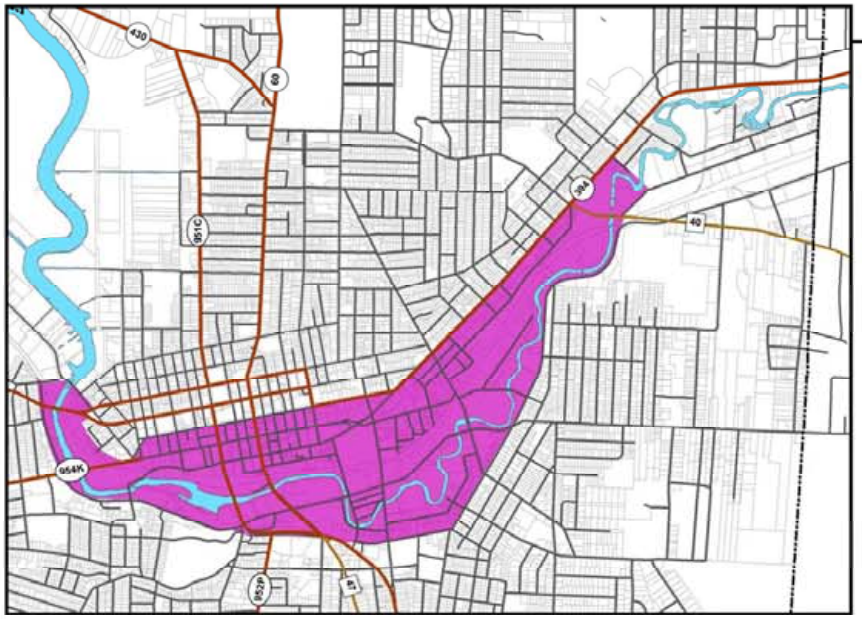
The Waterfront Advisory Committee initially met in the spring and summer of 2012 to review and discuss various scenarios for potential Chadakoin River Central/Eastern Study Area boundaries. The pros and cons of continuing with the prior Pre-Nomination boundary versus extending the boundaries to include other areas of the City were discussed at length.

Three alternative boundaries emerged from the discussion (Figure 4). The first alternative was to continue with the previously defined Pre-Nomination boundary. This alternative was quickly discarded as it did not include large industrial areas in the eastern section of the City. The second alternative included this eastern industrial section. The third alternative expanded the second alternative boundary to include McCrea Point Park and the Weitsman Scrapyard. The reasoning behind this inclusion was to plan for and provide a waterway entrance to the Downtown.

The final, agreed upon Chadakoin River Central/Eastern (BOA Nomination) Study Area boundary is shown in Figure 5. The boundary is defined as:

> Starting from the intersection of 8th Street and Fairmount Avenue, the boundary trends in a southeasterly direction along Fairmount Avenue; thence northeast along 4th Street; thence east along 4th Street; thence northeast along 2nd Street to the eastern City limits (Tiffany Ave). The boundary continues south along the eastern City limits (Tiffany Ave) to Buffalo Street; thence west along Buffalo Street; thence southwest along Allen Street; thence south along Institute Street; thence west along Washington Street; thence west along Steele Street; thence north along Whitley Avenue; thence east along Fairmount Avenue; thence northwest along Jones and Gifford Avenue approximately 850 feet to a point in line with the southeast boundary of the Resource Center parking lot (Parcel 387.05-2-28). The boundary continues in a northeasterly direction along the southeast boundary of the Resource Center parking lot to a point in the center of the Chadakoin River; thence northeast along a canal and extended to 10th Street; thence east along 10th Street; thence south along Monroe Street; thence southwest along 8th Street to the intersection of 8th Street and Fairmount Avenue.

The boundary encompasses 643 acres and contains 1,295 parcels. This boundary was selected to primarily encompass industrial properties surrounding the Chadakoin River and railroad, commercial properties in the Downtown Core and Brooklyn Square, and key waterway entrance sites to the Downtown. The eastern boundary is formed by the corporate limits of the City of Jamestown, and the western boundary is coincident with the southern boundary of a separate BOA Study Area (the Chadakoin River West BOA Pre-Nomination Study Area). The northern and southern boundaries are formed by primary streets beyond which most properties are utilized to the appropriate levels. Many underutilized and abandoned industrial properties are present within these boundaries along both the railroad tracks and the Chadakoin River.



Alternative 1

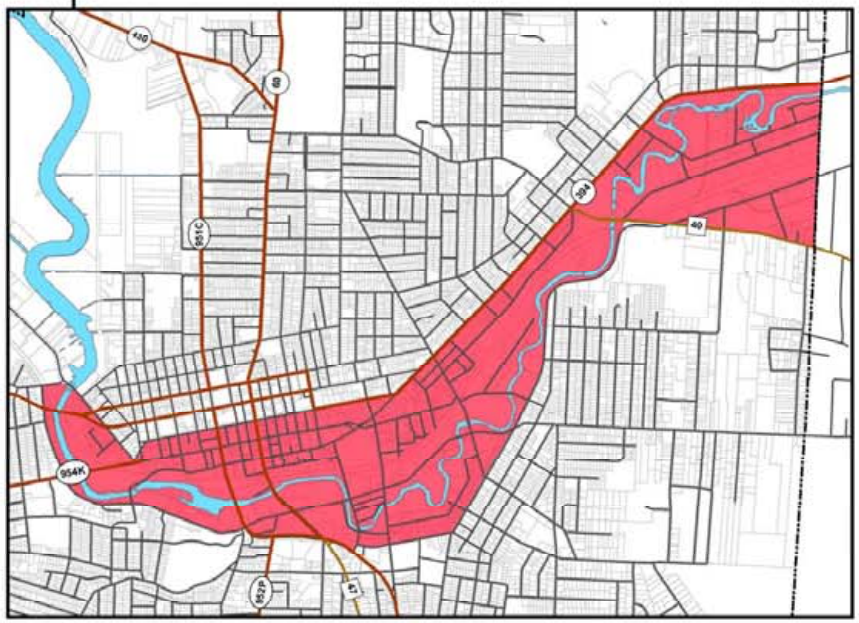
Proposed BOA Boundary

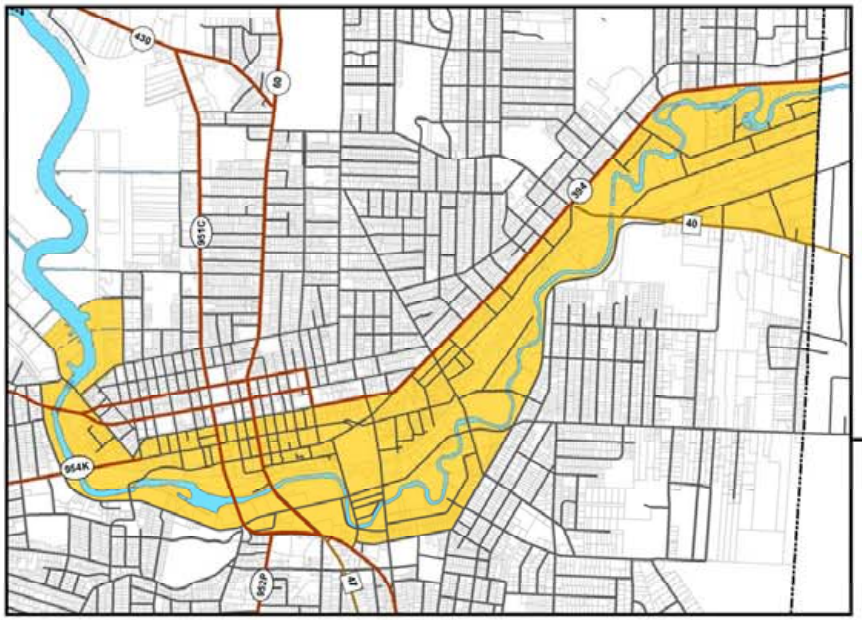
- 440.8 Acres
- Conservative: Identical to Pre-Nom Boundary
- Includes most Previously Identified Brownfields
- Requires minimal effort to perform a 'complete inventory' of Brownfield Sites as most have been indetified through prior Pre-Nom Report
- Leaves out some significant brownfield sites in the East End Industrial Area and leaves out gateway opportunities to Downtown from the West via the River

Alternative 2

Proposed BOA Boundary

- 608.7 Acres
- Much less conservative
- Extended to the east to include the East End Industrial Corridor
- Requires additional effort to perform a 'complete inventory' of Brownfield Sites, reducing funds available for true 'Nomination' activities
- Leaves out gateway opportunity to Downtown from the West via the River





Alternative 3

Proposed BOA Boundary

- 643.1 Acres
- Not conservative
- Expanded west along the River to include McCrea Point Park, Weitsman Scrap Yard, and a gateway opportunity to Downtown from the West via the River
- Requires some additional effort to perform a 'complete inventory' of Brownfield Sites, reducing funds available for true 'Nomination' activities
- Includes areas with land uses more consistent with Pre-Nomination Area rather than Nomination Area

This map was prepared for the City of Jamestown, the Jamestown Urban Renewal Agency, and the New York State Department of State with funds provided through the Brownfield Opportunity Areas Program.

LABELLA Associates, P.C.

CITY OF JAMESTOWN

BROWNFIELD OPPORTUNITY AREA NOMINATION STUDY

Project Boundary Alternatives

Sources:
1. Original BOA Shapefile provided by the City of Jamestown
2. Alternative BOA Shapefiles created by LaBella for discussion by the steering committee
3. Water and Road Shapefiles provided by Chautauqua County and BPU

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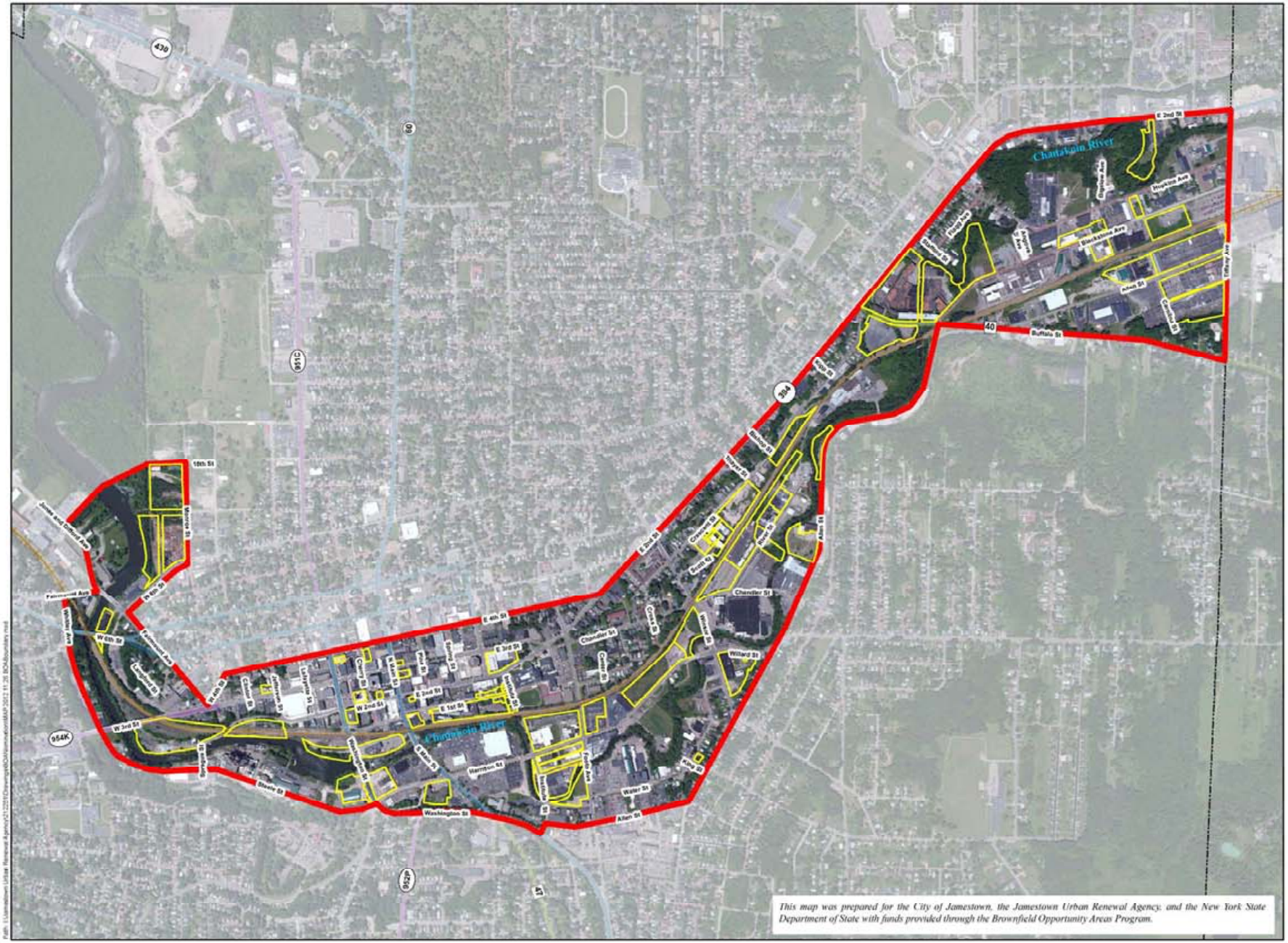
Figure 4. Alternative Boundaries Map



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CITY OF JAMESTOWN

BROWNFIELD OPPORTUNITY AREA NOMINATION STUDY

Boundary Map

- BOA Nomination Study Area
- Brownfield, Underutilized, and/or Vacant Sites
- City Boundary
- Parcels
- Railroad
- Interstate
- State 900 Route
- State Touring Route
- County Touring Route

Sources:
1. Original BOA Shapefile provided by the City of Jamestown - Edited by LaBella to reflect steering committee revisions
2. Bing Maps Aerial. 2010 Microsoft Corporation and its data suppliers

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Figure 5. Boundary Map

Section 2
Public Participation & Techniques to Enlist Partners

SECTION 2. PUBLIC PARTICIPATION AND TECHNIQUES TO ENLIST PARTNERS

A Community Participation Plan (CPP) was developed for the Chadakoin River Central/Eastern Study and is included within the Supporting Documents (Document 1). The CPP outlined a comprehensive public participation process that included public meetings, online media, steering committee (the Waterfront Advisory Committee) meetings, and stakeholder interviews. The CPP was reviewed by the Waterfront Advisory Committee and approved.

A summary of public, steering committee, and stakeholder meetings is provided below as well as information regarding the developer's forum.

CHADAKOIN RIVER CENTRAL BOA STUDY PROMOTION

From the start of the Chadakoin River Central/Eastern Study, the Waterfront Advisory Committee worked to ensure that the project was well publicized. A Community Participation & Visioning Plan, included in Supporting Document 1, was developed for the project to create awareness of the project, engage public participation, and to communicate and educate the public about the benefits of the BOA Study. The Press releases were created for public meetings and appropriate media were notified. Local media including the Jamestown Post Journal, WRFA 107.9 FM Radio for the Arts, and YNN Cable 8 News attended meetings and provided stories on the project.

To complement and support the Community Participation & Visioning Plan, a project website, www.ChadakoinRevitalization.com was created. The website provided information on the project so residents and businesses could review meeting minutes, agendas, public presentations, maps, BOA information, steering committee members and the latest press releases and news stories regarding the Chadakoin River Central/Eastern Study. Contact information was also provided on the website as well as opportunities for public input.

PUBLIC MEETINGS

A public meeting was held on April 24, 2012 to describe the project to the community and to begin to obtain input on the Study. The meeting was held at the Jackson Center on East Fourth Street and was advertised to the public through the local newspaper, mass e-mailings, fliers, and the project's website. Attendance

exceeded 75 people. The public meeting presentation is included in Supporting Document 2. The purpose of this meeting was to introduce the public to the project, the State's Brownfield Opportunity Area program, and inform those in attendance of the various methods by which the community can obtain project information and provide input. A PowerPoint presentation provided information to participants regarding the project team, the Brownfield Opportunity Area (BOA) program, the proposed Chadakoin River Central/Eastern Study, and the schedule. After the presentation, a visioning session was conducted to obtain public input for riverfront revitalization.

Public comments at the meeting included:

- The need to connect the Downtown and local neighborhoods to the Chadakoin River through multiple public access points
- The need to attract Chautauqua Lake tourists to the Downtown through promotion of the navigability and beauty of the Chadakoin River
- The need to maintain/protect existing and create new greenspaces, walking trails, bicycle trails, and other recreational opportunities
- The costs and benefits of low impact development versus destination development

A second public meeting was held on October 2, 2012 to relay the inventory results and preliminary findings of the BOA Study. The meeting was held at the Jackson Center on East Fourth Street and was advertised to the public through the local newspaper and the project's website. Attendance exceeded 20 people. The public meeting presentation is included in Supporting Document 2. The purpose of this meeting was to discuss project accomplishments to date (including completed project tasks and emerging themes), describe results of the inventory analysis, and provide an opportunity for public discussion. A PowerPoint presentation provided information to participants regarding the status of the project and findings to date. After the presentation, a discussion session was conducted to obtain public input for riverfront revitalization.

Public comments at the meeting included:

- The need to attract Chautauqua Lake tourists to the Downtown through promotion of the navigability and beauty of the Chadakoin River
    - The feasibility / lack of feasibility to create this waterway connection
- The need to attract new businesses to the City
- The need to increase the tax base

STEERING COMMITTEE MEETINGS

Waterfront Advisory Committee (Steering Committee) meetings were held on a regular basis during the course of the project, starting in February 2012. The meetings were held at the Lillian Vitanza Ney Renaissance Center and were designed to inform members of the progress of the Study and to obtain input on the direction of the project, information regarding the Study Area and local priorities, and feedback on the findings. The Waterfront Advisory Committee consisted of approximately 15 individuals representing the City of Jamestown, the Department of Public Works, the Board of Public Utilities, the Jamestown Renaissance Corporation, the Chautauqua Watershed Conservancy, Jamestown Community College, the Gebbie Foundation, local businesses and property owners, and partners such as the Department of State and the Department of Environmental Conservation. Key issues that the Waterfront Advisory Committee reviewed and provided guidance on included the creation of the Study Area boundaries; selection of brownfield, underutilized, and vacant sites; and identification of strategic sites. Minutes of the Waterfront Advisory Committee are provided in Supporting Document 3.

STAKEHOLDER ENGAGEMENT

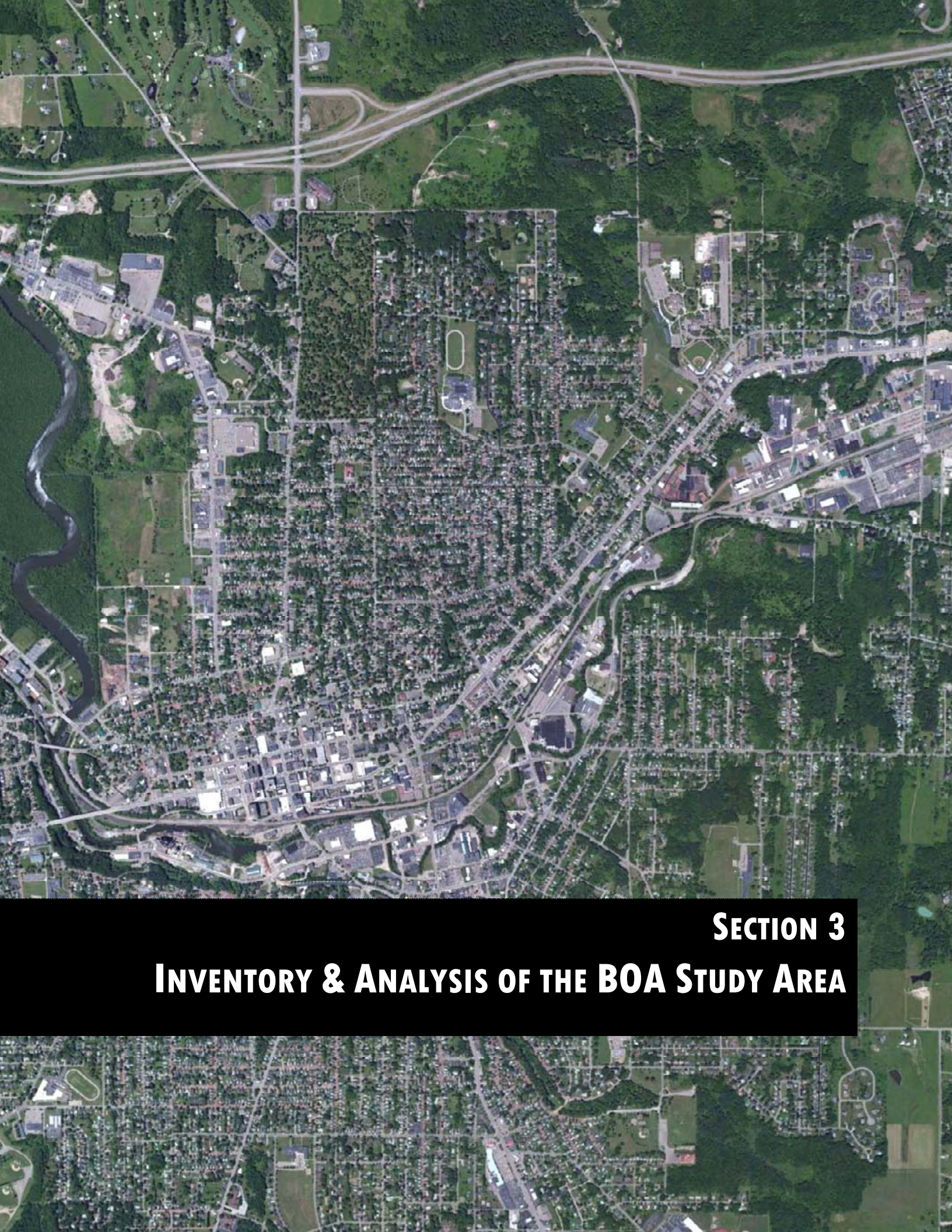
An initial series of stakeholder interviews were conducted during the early phases of the Nomination Study on April 24 and 25, 2012. Stakeholders were presented with a basic description of the project and then had the opportunity to ask questions and offer comments. Each stakeholder generally outlined their own and their agency's/organization's role within the community and then discussed strengths, weaknesses, opportunities, and threats within the Study Area. Land uses and key development sites were also identified.

The initial series of stakeholder interviews was a great success and approximately 17 agencies/organizations were represented. Participants included the Mayor of Jamestown and representatives of the Jamestown Urban Renewal Agency, the Jamestown Department of Public Works, the Board of Public Utilities, the Jamestown Renaissance Corporation, Jamestown Community College, the Chautauqua County IDA, the Chautauqua County Department of Planning and Economic Development, the Chautauqua County Health Network, the Chautauqua Watershed Conservancy, the New York State Department of Environmental Conservation, the Gebbie Foundation, the Health Care Action Team, the Lucy Desi Center for Comedy, and several local development corporations and business owners.

Additional stakeholder interviews were held throughout the project as the need arose. Participants at these later interviews included representatives of the City Council, the Downtown Jamestown Development Corporation, the Resource Center, the Chautauqua County Department of Planning and Economic Development, the New York Business Development Corporation, and the WNYP Railroad.

DEVELOPER'S FORUM

An economic development forum will be held to link developers and property owners to those with specialized knowledge of brownfield redevelopment. The forum will utilize the experts of the Consultant Team, which includes those that have directly helped both municipalities and private developers clean up and redevelop brownfield sites, as well as other, invited guest speakers in contact with those entities that can help the City address brownfield issues in the immediate future. The speakers will discuss methods of overcoming the challenges posed by the redevelopment of brownfield sites, describe specific redevelopment opportunities within Jamestown, and help identify resources for moving forward. The speakers will also describe the vision for a revitalized waterfront, and discuss opportunities associated with that vision.



Section 3

Inventory & Analysis of the BOA Study Area

SECTION 3. INVENTORY & ANALYSIS OF THE BROWNFIELD OPPORTUNITY AREA

While the Project Overview and Description section provided a general, introductory overview of the Chadakoin River Central/Eastern Study Area, the following Inventory and Analysis of the BOA Study Area section provides detailed information on various factors that influence the location, size, character and use of future redevelopment and development in the BOA. The following characteristics are reviewed under this section: demographics; land use; zoning; brownfield, underutilized, and vacant sites; transportation systems; infrastructure systems; land ownership; parks; natural resources; historic resources; and economic/market conditions.

COMMUNITY AND REGIONAL SETTING

EXISTING PLANNING INITIATIVES

The City of Jamestown and Chautauqua County have had success in recent years with the development of several planning initiatives. However, many of the concepts advanced in these planning initiatives have not been implemented but remain on the City's/County's agenda, and may need to be revisited and prioritized in light of current and projected economic conditions and community needs.

JAMESTOWN RIVERFRONT RECLAMATION AND DEVELOPMENT STUDY

The *Jamestown Riverfront Reclamation and Development Study* was completed during the late 1980s, updated in 1991, and formally adopted by the City Council in 1994. The outcome of this effort was to promote recreational, economic and open space uses along the Chadakoin River. The study suggested the establishment of a series of parks, green spaces, a continuous bike path and Riverwalk throughout the community. Recommendations were context sensitive, considering the differing environs and characteristics of unique natural and manmade zones along the River.

CITY OF JAMESTOWN COMPREHENSIVE PLAN

The *City of Jamestown's Comprehensive Plan* (*Comprehensive Plan*) was written in 1998. The *Comprehensive Plan* states that two major constraints to the development of Jamestown are hazardous materials along the River Corridor and the lack of access to the River. The BOA program offers a solution to these constraints by planning for the remediation of these sites and the redevelopment of

the River Corridor as a recreational, commercial, and (in appropriate locations) industrial resource. Additionally, one of the recommendations of the *Comprehensive Plan* is that the City of Jamestown should initiate a program to identify hazardous material sites and define a strategy to make these properties available for redevelopment. As the City of Jamestown is mostly built out, there is limited open land available for development. Cleanup of brownfield sites, packaged with economic incentives, will facilitate development within the City of Jamestown. This, in turn, will help to protect open space and farmland located outside the City limits.

SOUTHERN TIER WEST REGIONAL DEVELOPMENT STUDY

The Southern Tier West Regional Planning and Development Board is a NYS regional planning board that serves Chautauqua, Allegany and Cattaraugus Counties. Southern Tier West issued a *Comprehensive Economic Development Strategy* in 2012. One of the goals of this study is to increase the region's innovation and entrepreneurship networks through attraction of new businesses to the region. Strategies to achieve this goal include development of shovel-ready sites, renovation of redevelopable buildings, and remediation of brownfield sites and buildings. Another goal is to create quality, connected places through (among other things) development and expansion of industrial sites. Strategies to achieve this goal include retrofitting older buildings into modern productive facilities, pursuing appropriate brownfield remediation and redevelopment projects, and marketing of industrial buildings and sites. The study's Plan of Action includes undertaking and encouraging environmental and conservation-based economic development strategies including remediation and redevelopment of regional brownfield sites and buildings.

JAMESTOWN URBAN DESIGN PLAN

The *Jamestown Urban Design Plan* (*Urban Design Plan*) was prepared in August 2006 and was formally adopted by the Jamestown Planning Commission and the Jamestown City Council in December 2006. The *Urban Design Plan* intends to create a unique urban area as a means to entice regional visitors through transforming the Chadakoin Riverfront into a regional destination; strengthening the Downtown Core through new development, streetscaping and programming; and adopting and promoting higher design standards for new development to keep with Jamestown's character and heritage. Volume II of the *Urban Design Plan* sets forth design standards for new development. The boundary of the study area for which the design guidelines apply consists mainly of Downtown Jamestown and along the River Corridor from McCrea Point to Institute Street. The Jamestown Renaissance Corporation (a not-for-profit organization created to support the implementation of this plan) has completed storefront restorations along Main and East and West

Third Streets. This plan and its design guidelines directly apply to the Chadakoin River Central/Eastern Study Area, and the goals and general message of creating attractive, green, and multi-modal developments which center on enhancing the riverfront have been woven into the fabric of the Chadakoin River Central/Eastern Study.

CITY OF JAMESTOWN: TRAFFIC AND STREETSCAPE ENHANCEMENT PLAN

The *City of Jamestown: Traffic and Streetscape Enhancement Plan* was prepared in 2008 using funds through the 2004-2005 Quality Communities Grant Program and the Gebbie Foundation. Created as the next step in implementing the vision of the *Urban Design Plan*, the *Traffic and Streetscape Enhancement Plan* provides a strategy for improving traffic circulation and enhancing the aesthetics and safety of the Downtown streetscape. Traffic feasibility studies were conducted for proposed traffic circulation changes found in the *Urban Design Plan*. Additionally, guidelines were developed to improve the physical streetscape within the Downtown. The plan focuses on the Downtown pedestrian core, bounded between the riverfront and Fourth Street, from Jefferson Street to Foote Avenue. The plan mentions the importance of creating pedestrian connections to Riverwalk and other riverfront areas. Specific recommendations focus on improving Riverwalk through the installation of wayfinding signage and traffic calming measures, particularly where it crosses Main Street.

Like the *Urban Design Plan*, the *Traffic and Streetscape Enhancement Plan* applies to the Chadakoin River Central/Eastern Study Area and the recommended general streetscape enhancement design guidelines found within the plan have been incorporated into the Chadakoin River Central/Eastern Study.

THE CITY OF JAMESTOWN: A LIVABLE COMMUNITY

The *City of Jamestown: A Livable Community* plan was prepared in 2010 to "set strategic objectives for neighborhoods in the same manner the *Urban Design Plan* (UDP) had done for Jamestown's downtown." Comprised of three sections, the first entitled "Reinvesting in Itself" focuses on "private and public strategic actions for 'market based' neighborhood revitalization." Section two details the City's vision and planning principles as related to neighborhood, housing, and infrastructure issues while section three provides collaborative actions and specific recommendations for implementation of the plan. Recommendations revolve around tangible aspects, such as creating choices in housing alternatives and facilitating easy access to green spaces, and intangible aspects, such as a nurturing a sense of community and community empowerment.

JAMESTOWN LOCAL WATERFRONT REVITALIZATION PROGRAM

The *Local Waterfront Revitalization Program* (LWRP) for the City of Jamestown was initiated in the 1990s, but the draft document was never finalized and has remained dormant for many years. Due to the completion of other, more recent planning initiatives, the LWRP would be largely out of date. In addition, a number of new waterfront projects have materialized that post-date the original LWRP, including the Jamestown Gateway Project. In June 2008, the City applied to the NYSDOS for additional funding to complete the LWRP and incorporate the goals and objectives of the aforementioned plans to create a final LWRP that is consistent and supportive of these projects and initiatives. Funding has been awarded and generation of the final LWRP is currently underway. The work is closely coordinated with this Chadakoin River Central/Eastern Study such that findings and recommendations will be consistent.

JAMESTOWN BICYCLE AND PEDESTRIAN PLAN

Currently in draft form, the *Pedestrian and Bicycle Plan* for the City of Jamestown aims "to provide recommendations for improving walking and bicycling conditions in Jamestown for anyone who desires to live an active lifestyle by bicycling or walking to school, work, and other local destinations; or by going for a walk or bicycle ride to the City's parks, the library, or downtown." The plan inventories existing conditions including planning efforts, ordinances, crash data analysis, Safe Routes to School analysis, GIS analysis, infrastructure analysis, etc. Goals and action items relating to the five E's (Education, Engineering, Encouragement, Enforcement, and Evaluation and Planning) are presented. Additionally, the plan details over 100 pedestrian network recommendations, over 50 bicycle network recommendations, and nearly 40 street intersection enhancement recommendations. These recommendations include filling in the gaps of the existing non-complete sidewalk network, installing bike lanes and sharrows along key routes, constructing shared use paths (including the **Chadakoin Park Bike Trail**), and installing high visibility crosswalks, countdown timers, bike boxes, signage, and pavement markings at key intersections to name a few. The plan concludes with implementation strategies and resources.

CHAUTAUQUA LAKE WATERFRONT REVITALIZATION PROGRAM

The *Chautauqua Lake Local Waterfront Revitalization Program* (LWRP) covers the Towns of Chautauqua, Ellery, Ellicott, Busti and North Harmony and the Villages of Mayville, Bemus Point, Celoron and Lakewood. The LWRP establishes a shared vision for a long-term waterfront revitalization program that seeks to strengthen the local economy, expand waterfront access opportunities, and protect natural and

cultural resources. The eastern boundary of the Chautauqua Lake LWRP meets the western boundary of the Chadakoin River Western BOA Pre-Nomination Study Area.

CHAUTAUQUA COUNTY GREENWAY PLAN

The *Chautauqua County Greenway Plan* was prepared in 2012 to provide "a blueprint for making decisions regarding greenway and trail development that will enhance the quality of life for residents of the County." The plan inventories existing natural, cultural, historic, and recreational assets of the County, analyzes and synthesizes these assets into the plan's vision, goals, and objectives, and ultimately provides specific recommendations to accomplish the plan's goals. Goals include providing active living/alternative transportation opportunities, connectivity and trail development, and marketing and tourism to name a few. Specific recommendations involving Jamestown include adoption of local Complete Street Policies, completion of the Chadakoin Park Trail (Riverwalk Trail extension), creation of off-road trail/bicycle connections to Lakewood and Mason Industrial Park, development of on-road bicycle trails to Ashville and Frewsburg, development of a rail trail to Mayville, enhancement of the Chadakoin River Water Trail, and creation of a portage area around the Warner Dam to name a few.

DEMOGRAPHICS

The population of the City of Jamestown has varied over the last 20 years (Table 1). Between 1990 and 2000, the City lost nearly 3,000 residents or 8.5 percent of its population settling at 31,730 residents in 2000. In 2010, the population of the City began to stabilize as evidenced by the less significant loss of 500 residents since 2000. Chautauqua County's population has decreased over the last 20 years by nearly 7,000 residents ending up at about 135,000 residents in 2010.

Population in the Chadakoin River Central/Eastern Study Area, as estimated by Census Tract population data, has declined in some tracts and grown in others. Portions of Census Tracts 301, 303, 304, 305, and 306 are within the Chadakoin River Central/Eastern Study Area (Figure 6). Tract 303 located in the north-western portion of the Study Area lost residents at an increasing rate between 1990 and 2010, currently residing at about 2,000 people. Tracts 304 and 305 located in the south-western and central portions of the Study Area lost residents between 1990 and 2010 but saw a smaller reduction rate between the latter two decades settling at about 4,000 and 3,500 people, respectively. Tracts 301 and 306 located in the eastern portions of the Study Area experienced the largest population reduction rates between 1990 and 2000, but gained population by 2010 both ending up with approximately 4,000 residents each.

Table 1. Population

	Population (Year)			Change 1990-2000		Change 2000-2010	
Area	1990	2000	2010	Number	Percent	Number	Percent
Tract 301	4,392	3,732	4,024	-660	-15.03%	292	7.82%
Tract 303	2,662	2,441	2,132	-221	-8.30%	-309	-12.66%
Tract 304	4,566	4,303	4,152	-263	-5.76%	-151	-3.51%
Tract 305	3,989	3,688	3,519	-301	-7.55%	-169	-4.58%
Tract 306	4,440	3,844	3,964	-596	-13.42%	120	3.12%
City of Jamestown	34,681	31,730	31,146	-2,951	-8.51%	-584	-1.84%
Chautauqua County	141,895	139,750	134,905	-2,145	-1.51%	-4,845	-3.47%
New York State	17,990,455	18,976,457	19,378,102	986,002	5.48%	401,645	2.12%

Source: US Census Bureau's Factfinder – 1990, 2000, and 2010 Decennial Census

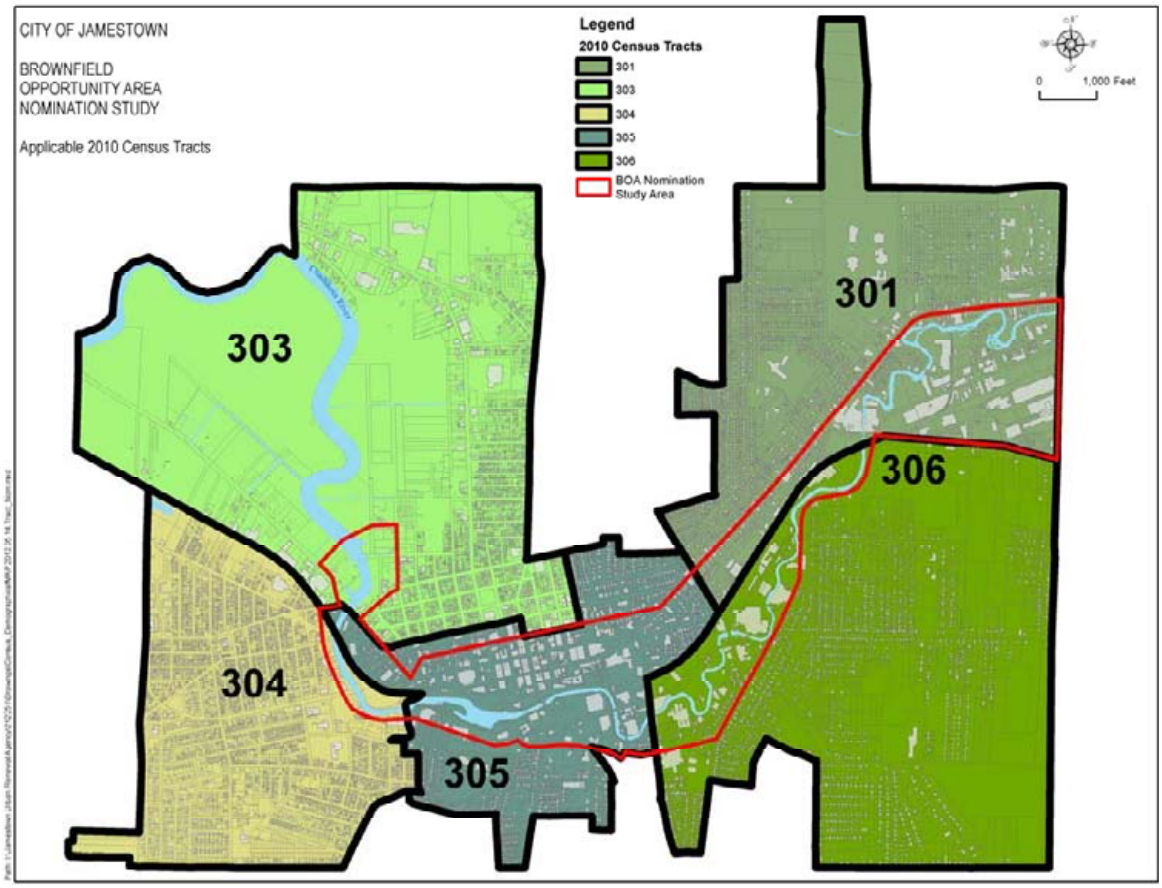


Figure 6. Census Tracts within the BOA Nomination Study Area
Source: US Census Bureau's TIGER/Line database

Census Tract demographics as shown in Tables 2 through 6 also characterize the population and housing stock in the Study Area. All five Census Tracts experienced an increase in the percentage of racial minority and Hispanic/Latino residents between 2000 and 2010. Tract 303 has the largest percentage of racially and ethnically diverse people while Tract 304 has the lowest. The percentage of female

population has decreased in all five Census Tracts. The percentage of dependent population (those less than 18 years old or 65 years and older) within Census Tracts 303, 304, 305, and 306 has decreased to levels comparable with the City while Tract 301, despite its decrease, still has a marginally higher dependent population. The median age within the Tracts ranges from 32.8 to 39.6 years.

Table 2. Census Tract Population Characteristics

	Tract 301	Tract 303	Tract 304	Tract 305	Tract 306	City of Jamestown	Chautauqua County	New York State
Minority Race (all races other than White)								
2010	12.20%	27.20%	6.09%	17.87%	9.74%	11.56%	7.43%	34.25%
2000	8.31%	26.46%	3.88%	13.48%	6.58%	8.48%	5.96%	32.05%
Change	*46.89%*	*2.80%*	*57.01%*	*32.64%*	*47.95%*	*36.30%*	*24.67%*	*6.85%*
Hispanic and/or Latino								
2010	10.06%	18.01%	3.44%	15.32%	8.85%	8.79%	6.11%	17.63%
2000	5.98%	11.55%	1.81%	10.82%	4.55%	4.94%	4.22%	15.11%
Change	*68.44%*	*55.91%*	*90.00%*	*41.58%*	*94.50%*	*78.01%*	*44.67%*	*16.69%*
Female Population								
2010	50.62%	49.16%	52.12%	51.44%	49.55%	51.39%	50.70%	51.61%
2000	52.12%	49.77%	53.52%	52.98%	51.20%	52.34%	51.24%	51.80%
Change	*-2.87%*	*-1.24%*	*-2.62%*	*-2.92%*	*-3.22%*	*-1.83%*	*-1.05%*	*-0.37%*
Dependents (Less than 18 yrs old or 65 years and older)								
2010	42.37%	38.79%	37.79%	39.76%	37.24%	39.22%	38.42%	35.83%
2000	43.35%	39.57%	41.32%	43.06%	41.21%	41.81%	40.50%	37.62%
Change	*-2.27%*	*-1.98%*	*-8.55%*	*-7.67%*	*-9.64%*	*-6.20%*	*-5.15%*	*-4.76%*
Median Age								
2010	35.1	32.8	39.6	38.5	36.5	36.9	40.9	38.0
2000	34.0	33.2	37.7	38.3	33.9	36.2	37.9	35.9
Change	*3.24%*	*-1.20%*	*5.04%*	*0.52%*	*7.67%*	*1.93%*	*7.92%*	*5.85%*

Source: US Census Bureau's Factfinder – 2000 and 2010 Decennial Census

The total number of households has decreased marginally in Census Tracts 301, 304, 305, and 306 (ranging between 1,500 to 1,800 each) with a significant decrease in Tract 303 to less than 900 households. The percentage of family households has also decreased in all five Census Tracts. Tract 305's substantially lower (36%) percentage of family households is indicative of its Downtown nature. Average household sizes have remained fairly constant in all Tracts between 2000 and 2010.

Table 3. Census Tract Household Characteristics

	Tract 301	Tract 303	Tract 304	Tract 305	Tract 306	City of Jamestown	Chautauqua County	New York State
Total Households								
2010	1,542	891	1,838	1,707	1,521	13,122	54,244	7,317,755
2000	1,575	1,031	1,873	1,734	1,580	13,558	54,515	7,056,860
Change	*-2.10%*	*-13.58%*	*-1.87%*	*-1.56%*	*-3.73%*	*-3.22%*	*-0.50%*	*3.70%*
Family Households								
2010	54.02%	52.41%	58.76%	35.85%	61.47%	56.48%	62.87%	63.54%
2000	57.97%	54.12%	60.76%	37.25%	63.61%	58.28%	65.97%	65.74%
Change	*-6.81%*	*-3.16%*	*-3.29%*	*-3.76%*	*-3.36%*	*-3.09%*	*-4.71%*	*-3.35%*
Average Household Size								
2010	2.31	2.38	2.26	1.93	2.38	2.29	2.37	2.57
2000	2.31	2.35	2.27	1.91	2.41	2.29	2.45	2.61
Change	*0.00%*	*1.28%*	*-0.44%*	*1.05%*	*-1.24%*	*0.00%*	*-3.27%*	*-1.53%*

Source: US Census Bureau's Factfinder – 2000 Census and 2006-2010 American Community Survey

Educational attainment has increased in all five Census Tracts with a larger percentage of the adult population having obtained a high school diploma and/or college degree. Despite these increases, only 67 percent of adult residents within Tract 303 have received a high school diploma. Median household income has increased in all five Census Tracts; however, Tracts 301 ($25,000) and 303 ($26,000) have slightly lower and Tract 305 ($16,000) has considerably lower median household incomes than the City ($33,000) as a whole. Per capita income is substantially lower in all Census Tracts (except Tract 304) compared to the City as a whole. In fact, Tract 301 experienced a decrease in per capita income between 2000 and 2010 to $13,000. Not surprisingly, poverty rates in all Census Tracts (except Tract 304) are higher than the City as a whole, especially in Tract 305 in which nearly 42 percent of individuals live in poverty. Tract 303 was the only Tract to experience a reduction in the percentage of individuals living below the poverty level.

Table 4. Census Tract Education and Income Characteristics

	Tract 301	Tract 303	Tract 304	Tract 305	Tract 306	City of Jamestown	Chautauqua County	New York State
Education (High School Diploma or Equivalent and Greater)								
2010	82.56%	67.41%	92.53%	73.98%	81.77%	84.27%	86.20%	84.45%
2000	77.15%	66.37%	86.08%	63.72%	77.72%	79.42%	81.19%	79.06%
Change	*7.01%*	*1.56%*	*7.50%*	*16.10%*	*5.21%*	*6.11%*	*6.17%*	*6.81%*
Median Household Income (does not take into account inflation)								
2010	$25,306	$25,991	$37,813	$16,312	$31,672	$33,092	$40,639	$55,603
2000	$22,490	$17,622	$33,217	$13,830	$26,024	$25,837	$33,458	$43,393
Change	*12.52%*	*47.49%*	*13.84%*	*17.95%*	*21.70%*	*28.08%*	*21.46%*	*28.14%*
Per Capita Income (does not take into account inflation)								
2010	$12,976	$13,513	$21,968	$13,853	$15,613	$18,374	$21,033	$30,948
2000	$13,562	$12,904	$18,394	$11,294	$12,850	$15,316	$16,840	$23,389
Change	*-4.32%*	*4.72%*	*19.43%*	*22.66%*	*21.50%*	*19.97%*	*24.90%*	*32.32%*
Individuals Below the Poverty Level								
2010	34.02%	28.59%	11.90%	41.69%	32.86%	23.42%	17.14%	14.16%
2000	24.40%	32.43%	9.93%	33.93%	24.35%	19.55%	13.84%	14.59%
Change	*39.41%*	*-11.85%*	*19.91%*	*22.86%*	*34.91%*	*19.78%*	*23.79%*	*-2.93%*

Source: US Census Bureau's Factfinder – 2000 Census and 2006-2010 American Community Survey

Unemployment rates have increased in all Census Tracts between 2000 and 2010, doubling in Tracts 301 (to 20%) and 303 (to 32%) and nearly tippling in Tract 305 (to 24%). Less and less of those who are employed are working within their neighborhood of residence. About half of the employed residents within Census Tracts 301, 305, and 306 work within their neighborhood of residence, while 60 percent residing within Tract 303 and 40 percent residing within Tract 304 can claim the same. The majority of employed residents drive to work alone (in a single occupancy vehicle); however, the percentage of people using public transit, walking, or biking to work has increased in all Census Tracts (except Tract 301). In fact, 22 percent of employed residents in Tract 305 and 24 percent of employed residents in Tract 303 use public transit, walk, or bike to work. The percentage of households without access to a vehicle has increased in some Census Tracts (Tracts 304, 305,

and 306) and decreased in others (Tracts 301 and 303). Nearly 44 percent of households within Tract 305 do not have access to a vehicle.

Table 5. Census Tract Work Characteristics

	Tract 301	Tract 303	Tract 304	Tract 305	Tract 306	City of Jamestown	Chautauqua County	New York State
Unemployed								
2010	20.03%	32.22%	6.57%	24.14%	15.92%	13.76%	8.12%	7.50%
2000	9.89%	17.86%	5.37%	8.52%	10.67%	8.34%	6.25%	7.08%
Change	*102.49%*	*80.34%*	*22.31%*	*183.40%*	*49.13%*	*65.02%*	*29.95%*	*6.02%*
Worked within Neighborhood of Residence								
2010	51.81%	59.71%	39.76%	52.38%	48.27%	50.15%	39.93%	58.93%
2000	58.61%	64.02%	52.95%	65.12%	61.61%	58.87%	44.93%	57.38%
Change	*-11.60%*	*-6.73%*	*-24.90%*	*-19.57%*	*-21.65%*	*-14.82%*	*-11.13%*	*2.71%*
Trip to Work (Drove Alone)								
2010	76.66%	55.18%	78.79%	60.81%	70.81%	74.38%	78.67%	54.12%
2000	69.10%	56.69%	83.39%	58.76%	72.29%	75.09%	78.51%	56.26%
Change	*10.95%*	*-2.67%*	*-5.51%*	*3.50%*	*-2.05%*	*-0.94%*	*0.20%*	*-3.81%*
Trip to Work (Transit, Walk, or Bike)								
2010	10.19%	24.11%	8.25%	22.21%	12.05%	10.45%	7.24%	33.95%
2000	12.50%	20.96%	4.50%	21.26%	9.39%	8.71%	6.50%	30.97%
Change	*-18.45%*	*15.03%*	*83.32%*	*4.49%*	*28.32%*	*19.94%*	*11.36%*	*9.63%*
No Household Access to a Vehicle								
2010	22.36%	29.66%	14.42%	43.94%	23.53%	20.65%	10.86%	28.50%
2000	24.95%	36.01%	11.13%	43.60%	16.84%	20.03%	11.21%	29.66%
Change	*-10.38%*	*-17.64%*	*29.54%*	*0.77%*	*39.74%*	*3.11%*	*-3.15%*	*-3.89%*

Source: US Census Bureau's Factfinder – 2000 Census and 2006-2010 American Community Survey

The total number of housing units has remained fairly constant in Census Tracts 301, 304, and 305 with a sizeable decrease in Tracts 303 and 306. Vacancy rates have increased in all Census Tracts (except Tract 306), the highest rate found in Tract 303 (over 18%). Ownership rates have decreased in all five Census Tracts ranging from 14 percent owner occupied in Tract 305 to 61 percent owner occupied in Tract 304. Median gross rent has increased in all five Census Tracts, the largest increase in Tract 303 to nearly $700 a month. Median housing value has also increased in all five Census Tracts; however, Tract 303's median housing value ($38,400) is substantially lower than the City's ($63,500) as a whole. The majority of housing stock in all five Census Tracts was built prior to 1939, the highest percentage (74%) found in Tract 303.

Table 6. Census Tract Housing Unit Characteristics

	Tract 301	Tract 303	Tract 304	Tract 305	Tract 306	City of Jamestown	Chautauqua County	New York State
Total Housing Units								
2010	1,774	1,092	2,021	2,011	1,684	14,738	66,920	8,108,103
2000	1,762	1,219	2,012	2,029	1,768	15,027	64,900	7,679,307
Change	*0.68%*	*-10.42%*	*0.45%*	*-0.89%*	*-4.75%*	*-1.92%*	*3.11%*	*5.58%*
Housing Vacancy Rate								
2010	13.08%	18.41%	9.05%	15.12%	9.68%	10.96%	18.94%	9.75%
2000	10.61%	15.42%	6.91%	14.54%	10.63%	9.78%	16.00%	8.11%
Change	*23.22%*	*19.35%*	*31.07%*	*3.97%*	*-8.97%*	*12.16%*	*18.38%*	*20.26%*
Housing Units Owner Occupied								
2010	40.34%	36.14%	60.99%	14.12%	53.45%	49.15%	67.98%	53.27%
2000	45.21%	36.47%	63.32%	17.42%	54.18%	51.35%	69.25%	52.99%
Change	*-10.77%*	*-0.91%*	*-3.68%*	*-18.94%*	*-1.34%*	*-4.29%*	*-1.83%*	*0.53%*
Median Gross Rent (does not take into account inflation)								
2010	$640	$686	$596	$441	$567	$555	$581	$977
2000	$430	$381	$462	$325	$408	$407	$438	$672
Change	*48.84%*	*80.05%*	*29.00%*	*35.69%*	*38.97%*	*36.36%*	*32.65%*	*45.39%*
Median Housing Value (does not take into account inflation)								
2010	$55,600	$38,400	$66,200	$49,500	$46,900	$63,500	$79,600	$303,900
2000	$43,500	$36,000	$55,300	$34,900	$43,600	$50,500	$62,700	$147,600
Change	*27.82%*	*6.67%*	*19.71%*	*41.83%*	*7.57%*	*25.74%*	*26.95%*	*105.89%*
Homes Built Prior to 1939								
2010	56.14%	74.37%	58.64%	64.49%	65.25%	61.05%	46.57%	34.05%
2000	67.48%	75.00%	57.77%	71.27%	67.14%	63.97%	47.28%	31.23%
Change	*-16.80%*	*-0.84%*	*1.51%*	*-9.50%*	*-2.81%*	*-4.56%*	*-1.50%*	*9.02%*

Source: US Census Bureau's Factfinder – 2000 and 2010 Census and 2006-2010 American Community Survey

In summary, Census Tract 303 has a much smaller population than the other tracts. A high percentage of racial minority and Hispanic/Latino residents are located in the Tract. The Tract's median age and educational attainment are low, while unemployment rates are high. Despite these facts, the percentage of residents living in poverty has decreased. Many employed residents work within the neighborhood and use public transit, walk, or bike to work. This Tract has high vacancy rates and an old housing stock. Rent prices are high; while housing value is low. Census Tract 304 has the lowest percentage of racial minority and Hispanic/Latino residents. There is a high median age, educational attainment, and median household and per capita income. Poverty and unemployment rates are low. Many people work outside of the neighborhood and therefore drive personal vehicles to work. This Tract has low vacancy rates, high ownership rates, and a high median housing value. Census Tract 305 has many characteristics indicative of its' Downtown nature. There is a low percentage of family households leading to a low median household income. The highest poverty rates are found in this tract. Many households do not have access to a vehicle. A large percentage of housing units are rented which is complimented by the lowest median rent compared to the other four tracts. Census Tracts 301 and 306 were usually in between the high and low extremes of the demographic variables.

EMPLOYMENT OVERVIEW

W-ZHA identified and evaluated market and economic trends impacting the Jamestown economy. The following employment overview section is summarized from W-ZHA's report. The full report is included in Supporting Document 6.

The City of Jamestown has more jobs (13,523 jobs in 2010) than employed residents (11,152 people in 2010) but approximately two-thirds of the City of Jamestown's jobs are held by people who live outside of the City. The majority of Jamestown residents (57%) are actually working outside of the City (see Table 7).

Table 7. Job Inflow/Outflow – City of Jamestown - 2010

	Total	Percent
Employed in City	13,523	
Employed in City, Lives Outside	8,716	64%
Employed and Lives in City	4,807	36%
Lives in City	11,152	
Lives in City, Works Outside	6,345	57%
Lives and Works in City	4,807	43%

Source: U.S. Census; W-ZHA

According to the Census, in 2010, the City of Jamestown contained approximately one-third of the County's jobs (see Table 8). While the City holds a substantial share of many of the different employment types, several are of particular importance. First, manufacturing is the largest employment industry within the County. Despite significant job losses within this industry, approximately one out of four County manufacturing jobs is located within the City of Jamestown. Second, health care and social services are the second largest employment industry within the County. Unlike manufacturing, this industry is growing substantially. The City of Jamestown contains over half of the County's health care and social services jobs. Major employers in this industry located within the City of Jamestown include the WCA Hospital and the Resource Center. Lastly, while not a significant job generator, it is important to note that the City of Jamestown is the cultural and recreation center of the County. The City contains 65 percent of the County's arts, entertainment, and recreation jobs. The Jamestown Savings Ice Arena is a major recreation anchor that draws attendance from the larger region. The Downtown also contains the Reg Lenna Civic Center, the Lucille Ball-Desi Arnaz Center, and the Fenton History Center.

According to the Census, Chautauqua County lost six percent of its jobs between 2002 and 2010, while the City of Jamestown lost only five percent of its jobs (see Tables 9 and 10). The manufacturing industry experienced the largest loss of jobs in both the County and the City. While the County lost 25 percent of its manufacturing jobs between 2002 and 2010, the City of Jamestown lost 43 percent (or 1,620) of its

manufacturing jobs. Still, despite these significant loses, 16 percent of city jobs are in the manufacturing industry making it the second largest employment generator within the City. The second hardest hit industry within the City of Jamestown was retail trade. An additional 542 retail jobs were lost in the City.

Table 8. Jamestown City Share of Chautauqua County Jobs - 2010

	County Jobs	Jamestown City Share
Agriculture, Forestry, Fishing and Hunting	434	0%
Mining, Quarrying, and Oil/Gas Extraction	170	28%
Utilities	214	7%
Construction	1,263	18%
Manufacturing	9,419	23%
Wholesale Trade	1,039	27%
Retail Trade	5,434	21%
Transportation and Warehousing	1,113	24%
Information	625	40%
Finance and Insurance	804	38%
Real Estate	446	28%
Professional, Scientific, and Technical Services	860	40%
Management of Companies	112	36%
Admin Support & Waste Management	2,247	57%
Educational Service	5,372	27%
Health Care and Social Services	7,174	52%
Arts, Entertainment and Recreation	396	64%
Accommodations and Food Services	3,569	20%
Other Services (exc. Public Admin)	1,861	35%
Public Admin	3,342	8%
Total	**45,894**	**34%**

Source: U.S. Census; W-ZHA

On the positive side, the health care and social services industry grew substantially between 2002 and 2010, making it by far the largest employment generator within the City of Jamestown. Nearly three in ten jobs within the City are in this industry. Employing 3,725 individuals in 2010, the City's health care and social services industry grew by 852 jobs between 2002 and 2010. Anchoring the health care industry is the WCA Hospital which employs approximately 1,150 people at a variety of skill levels and the Resource Center which employs approximately 1,700 people (throughout the entire County) also at a variety of skill levels. As is true in many communities, these employers are very important economic anchors that not only employ residents, but service the health and social needs of the community. The City of Jamestown's administration support and waste management industry also experienced significant growth between 2002 and 2010 gaining 774 jobs.

Table 9. Primary Job Trends - Chautauqua County - 2002-2010

	2002		2010		Change	
	Jobs	Share of Total	Jobs	Share of Total	#	%
Agriculture, Forestry, Fishing and Hunting	439	1%	434	1%	(5)	-1%
Mining, Quarrying, and Oil/Gas Extraction	156	0%	170	0%	14	9%
Utilities	289	1%	214	0%	(75)	-26%
Construction	1,287	3%	1,263	3%	(24)	-2%
Manufacturing	12,498	26%	9,419	21%	(3,079)	-25%
Wholesale Trade	1,447	3%	1,039	2%	(408)	-28%
Retail Trade	5,853	12%	5,434	12%	(419)	-7%
Transportation and Warehousing	1,245	3%	1,113	2%	(132)	-11%
Information	714	1%	625	1%	(89)	-12%
Finance and Insurance	711	1%	804	2%	93	13%
Real Estate	362	1%	446	1%	84	23%
Professional, Scientific, and Technical Services	1,021	2%	860	2%	(161)	-16%
Management of Companies	238	0%	112	0%	(126)	-53%
Admin Support & Waste Management	1,179	2%	2,247	5%	1,068	91%
Educational Service	5,652	12%	5,372	12%	(280)	-5%
Health Care and Social Services	5,662	12%	7,174	16%	1,512	27%
Arts, Entertainment and Recreation	536	1%	396	1%	(140)	-26%
Accommodations and Food Services	3,808	8%	3,569	8%	(239)	-6%
Other Services (exc. Public Admin)	1,919	4%	1,861	4%	(58)	-3%
Public Admin	3,918	8%	3,342	7%	(576)	-15%
Total	**48,934**		**45,894**		**(3,040)**	**-6%**

Source: U.S. Census; W-ZHA

Table 10. Primary Job Trends – City of Jamestown - 2002-2010

	2002		2010		Change	
	Jobs	Share of Total	Jobs	Share of Total	#	%
Agriculture, Forestry, Fishing and Hunting	24	0%	1	0%	(23)	-96%
Mining, Quarrying, and Oil/Gas Extraction	12	0%	48	0%	36	300%
Utilities	38	0%	16	0%	(22)	-58%
Construction	184	1%	228	2%	44	24%
Manufacturing	3,750	26%	2,130	16%	(1,620)	-43%
Wholesale Trade	343	2%	283	2%	(60)	-17%
Retail Trade	1,697	12%	1,155	9%	(542)	-32%
Transportation and Warehousing	232	2%	266	2%	34	15%
Information	352	2%	252	2%	(100)	-28%
Finance and Insurance	280	2%	304	2%	24	9%
Real Estate	122	1%	124	1%	2	2%
Professional, Scientific, and Technical Services	438	3%	342	3%	(96)	-22%
Management of Companies	40	0%	40	0%	0	0%
Admin Support & Waste Management	514	4%	1,288	10%	774	151%
Educational Service	1,349	9%	1,432	11%	83	6%
Health Care and Social Services	2,873	20%	3,725	28%	852	30%
Arts, Entertainment and Recreation	210	1%	253	2%	43	20%
Accommodations and Food Services	765	5%	731	5%	(34)	-4%
Other Services (exc. Public Admin)	657	5%	652	5%	(5)	-1%
Public Admin	413	3%	253	2%	(160)	-39%
Total	**14,293**		**13,523**		**(770)**	**-5%**

Source: U.S. Census; W-ZHA

Despite decreases in employment levels over the past few decades, Moody's Analytics (which produces at-place employment projections by industry) projects

that Chautauqua County's employment will increase by eight percent between 2010 and 2020 (see Table 11). This represents an important turn-around from the last ten years. Employment in health care and social services is projected to continue to grow at a rapid pace. While manufacturing is projected to lose employment, the rate of employment loss is projected to be slower in the coming decade than it has been. Significant employment gains are projected in the accommodations and food service industries.

Table 11. Employment Projections – Chautauqua County - 2010-2020

Industry	% Change
Agriculture, Forestry, Fishing and Hunting	n/a
Mining, Quarrying, and Oil/Gas Extraction	0%
Utilities	-9%
Construction	23%
Manufacturing	-8%
Wholesale Trade	6%
Retail Trade	-1%
Transportation and Warehousing	0%
Information	14%
Finance and Insurance	8%
Real Estate	2%
Professional, Scientific, and Technical Services	7%
Management of Companies	-4%
Admin Support & Waste Management	23%
Educational Service	12%
Health Care and Social Services	22%
Arts, Entertainment and Recreation	10%
Accommodations and Food Services	17%
Other Services (exc. Public Admin)	8%
Public Admin	5%
Total	**8%**

Source: Moody's Analytics; W-ZHA

Sales, Marketing & Management, Inc. tracks retail sales over time through their "Survey of Buying Power". The most recent Survey data is from 2009. Table 12 summarizes retail sales for Chautauqua County and the City of Jamestown.[1] The sales are presented in 2000 dollars in order to show real change (net of inflation).

Due to substantial losses in motor vehicle parts and dealers sales, the City of Jamestown experienced a four percent decrease in retail sales between 2000 and 2009 while Chautauqua County's retail sales increased five percent over the same time period. Sales in motor vehicles and parts declined significantly in both Chautauqua County (a 55% decrease) and the City of Jamestown (a 60% decrease). The County saw sales in food and beverage increase significantly (a 52% increase) as did the City (a 40% increase). The City's retail sales increased in eating and drinking,

[1] Not all retail categories are included, therefore the sub categories in the table do not add up to the total amount.

general merchandise, and furniture and appliances over this timeframe as well. Where City eating and drinking sales accounted for 21 percent of the County's eating and drinking sales in 2000, this value has increased to 24 percent nine years later.

Table 12. Chautauqua County and the City of Jamestown Retail Sales - 2000 - 2009

	2000	2009*	Change	
			#	%
Chautauqua County				
Total	**$134,240,400**	**$1,412,870,000**	**$1,278,629,600**	**5%**
Grocery Food & Beverage	$164,710,000	$250,689,000	$85,979,000	52%
Eat & Drink	$108,844,000	$109,139,000	$295,000	0%
General Merchandise	$235,535,000	$233,771,000	($1,764,000)	-1%
Furniture & Appliances	$29,147,000	$16,165,000	($12,982,000)	-45%
Motor Vehicles Parts & Dealers	$461,201,000	$205,273,000	($255,928,000)	-55%
City of Jamestown				
Total	**$372,926,000**	**$359,626,000**	**($13,300,000)**	**-4%**
Grocery Food & Beverage	$48,795,000	$68,494,000	$19,699,000	40%
Eat & Drink	$23,189,000	$26,638,000	$3,449,000	15%
General Merchandise	$0	$22,577,000	$22,577,000	100%+
Furniture & Appliances	$5,182,000	$5,925,000	$743,000	14%
Motor Vehicles Parts & Dealers	$228,999,000	$92,173,000	($136,826,000)	-60%

* 2009 sales have been adjusted for inflation. The 2009 sales are in 2000 dollars.
Source: Sales, Marketing & Management; W-ZHA

The tourism market has been hurt by the recession, and the Chautauqua County Visitors Bureau's "Tourism Performance Measure: 2007-2011" report states, "One traditional metric of tourism activity is the number of Visitor (Information) packets mailed out. CCVB reached a high of 27,181 in 2008, which was the strongest year on record for tourism nationally, and on a state level. Information requests declined during the early recession (2009), and then dropped more significantly during 2010 as CCVB marketing resources decreased due to State and County cutbacks, forced by the recession. As State funding for marketing resumed and county funding via the occupancy tax increased somewhat in 2011, CCVB achieved resurgence in visitor information requests. As of 2011 the number of Visitor Information packets mailed out is virtually equal to the (prior) five year average of 23,142."

Despite these numbers, the Chautauqua County Visitor's Bureau concludes, overall, that the tourism industry is growing two to three percent per year.

According to the Chautauqua County Visitor's Bureau, local franchise hotels have been maintaining close to 50 percent occupancy over the last three years with higher occupancy rates in the summer and fall months offsetting lower rates in the winter and spring months. Franchise hotel revenue has increased over the last three years from approximately $22 million in 2009 to $25.5 million in 2011. It appears that the tourism economy is relatively stable.

BOA SUB AREAS

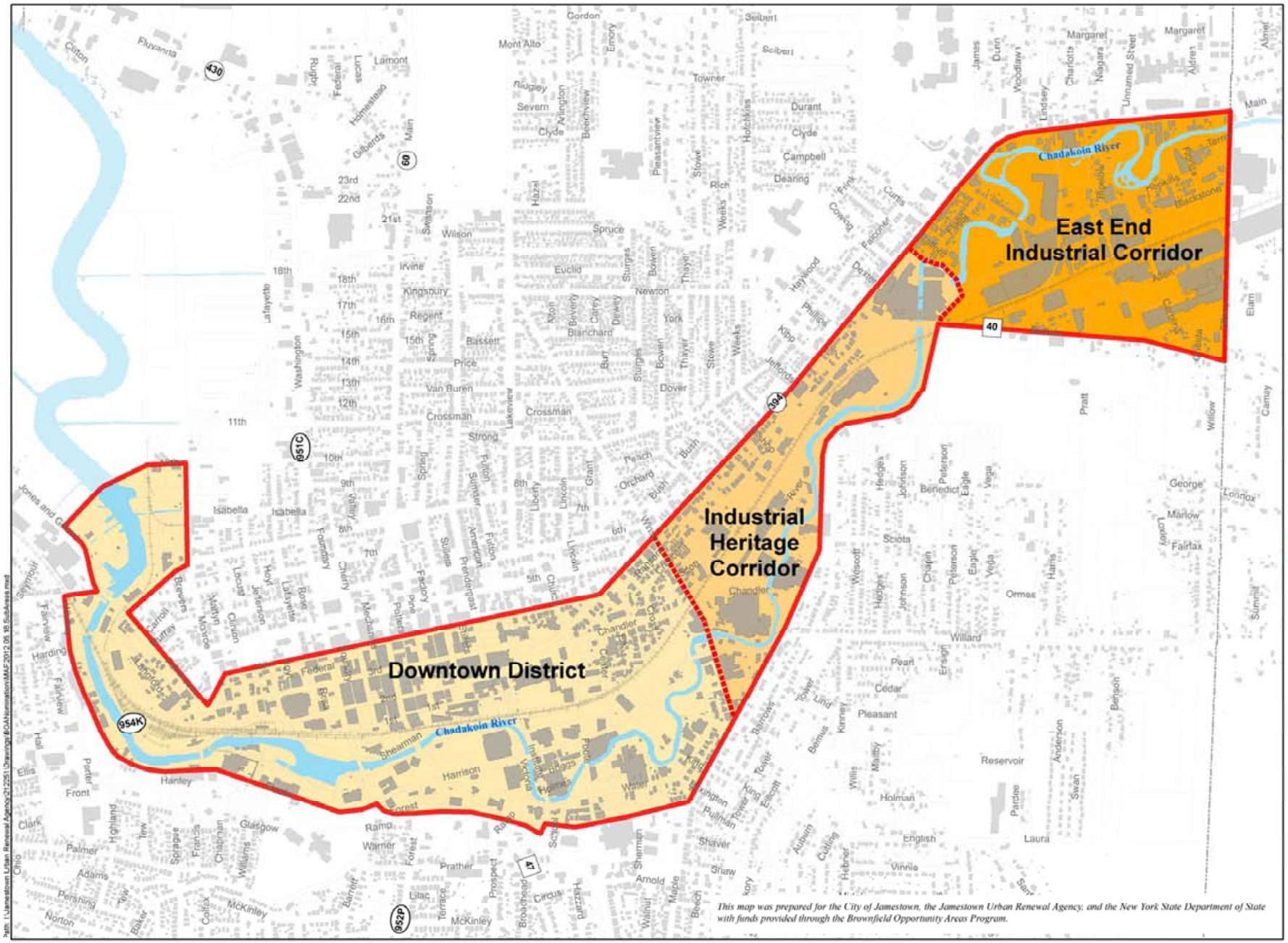
To facilitate analysis, the Chadakoin River Central/Eastern Study Area was divided into three sub-areas or districts as shown in Figure 7. This division was necessary because the BOA was relatively large and the character, needs, building types, land use composition and business mix varied within the BOA. Separating the districts was especially important in aligning the feasible uses identified in the Economic and Market Analysis with the appropriate buildings, sites and neighborhoods. It was also important in the selection and analysis of appropriate catalyst areas and sites. However, it should be noted that, due to the City's development history, the Study Area's composition is more complex than the three areas listed below and each sub-area contains elements of the other sub-areas. Additionally, the listed sub-areas could be broken down further but, for the sake of this planning effort, three primary areas were selected.

The three Chadakoin River Central/Eastern Study sub-areas include:

1. **Downtown District** – this area stretches from McCrea Point Park to Winsor Street, from 4th Street to Steele/Washington/Allen Street and includes the City's Downtown Core and Brooklyn Square.

2. **Industrial Heritage Corridor** – this area stretches from Winsor Street to the east side of the Dahlstrom Complex, from 2nd Street to Allen Street and includes many historic manufacturing facilities which are currently either vacant or underutilized.

3. **East End Industrial Corridor** – this area stretches from the east side of the Dahlstrom Complex to Tiffany Avenue (the eastern City boundary), from 2nd Street to Buffalo Street and includes many modern manufacturing facilities which are currently underutilized or fully active.



LABELLA Associates, P.C.

CITY OF JAMESTOWN

BROWNFIELD OPPORTUNITY AREA NOMINATION STUDY

Sub Areas

BOA Nomination Study Area

Sub Area Boundaries

Sub Areas

Downtown District

Industrial Heritage Corridor

East End Industrial Corridor

Sources:
1. Original BOA Shapefiles provided by the City of Jamestown - Edited by LaBella to reflect steering committee revisions

0 1,000 Feet

1:12,000

Labella Project No: 212251

Figure 7. Sub Area Map

DOCUMENT 1:
COMMUNITY PARTICIPATION AND VISIONING PLAN

Brownfield Opportunity Area
Chadakoin Riverfront Central

Community Participation
& Visioning Plan

Municipal Location:

City of Jamestown
Niagara County, New York

Submitted by:

Jamestown Urban Renewal Agency
Municipal Building, 3rd Floor
200 East Third Street
Jamestown, New York 14701

LaBella Project No. 212251

March 2012

Brownfield Opportunity Area
Chadakoin Riverfront Central – Step 2 BOA
Community Participation
& Visioning Plan

Table of Contents

Community Participation& Visioning Plan

I. Background

II. Purpose

III. Public Consultation Strategy Outline

IV. Consultation Program

Attachment 1: Project Team Members and Staff

Attachment 2: Project Schedule

Community Participation
& Visioning Plan

Background
Like many cities throughout the northeastern United States, the City of Jamestown's industrial base has experienced a gradual decline over the past decades in the face of national and international competition. The continued economic weakness of the regional economy—reflected in a declining population and loss of manufacturing employment—poses special challenges to the revitalization of the community. These problems have received widespread attention, but City's notable successes and resiliency have received less public recognition. From the establishment of the Jamestown Savings Bank Ice Arena on a formerly contaminated property to the transformation of a former Ames store into the Riverwalk Medical Complex, many important successful redevelopment projects have been advanced in the City. Other notable successes include the founding of the Robert Jackson Center, several ongoing efforts related to Lucille Ball, and the development of the BWB Building.

To help focus its revitalization efforts, the City has undertaken a number of very significant planning efforts that have resulted in exceptional plans for moving forward with individual aspects of community redevelopment. The City understands that, in order to succeed, the community must continue to be reshaped—in ways that reflect national trends favoring expansion of cultural, educational, recreational, entertainment, and residential uses and waterfront renewal—and to tap specific regional opportunities and growth trends associated with expanded tourism. Its success will also depend on continued strength as an office and employment center.

To continue to foster these positive trends and augment these existing studies, the City obtained three additional grants that include two Brownfield Opportunity Area (BOA) grants and one Local Waterfront Revitalization Program (LWRP) grant. To most efficiently create consistent plans during the three grant projects, the City selected one consultant team to simultaneously implement the three projects. The focus of this Project Outline is the Chadakoin Riverfront Central Study Area, which is the subject of a Step 2 BOA, Nomination Document grant. The following sections outline the community participation and visioning techniques that the Project Team will undertake to obtain input from the community during the course of the project. Attachment 1 illustrates the roles the project team and lists project staff for each team member.

Purpose
Commitment to the community is vital for the success of the project. The program will build on similar efforts already conducted within the community during previous studies including the Urban Design Plan and the Chadakoin Riverfront Central Step 1 BOA project. The purpose of this Plan is to ensure that the local community is given a voice in the redevelopment planning for the Waterfront. This will be accomplished primarily through Public Meetings, Stakeholder Meetings, and maintenance of a public project website. These elements are described below. In addition, a Steering Committee comprised of members of local community groups has been formed to assist in communicating events and milestones to community.

Public Consultation Strategy Outline
The following characterizes the strategy for the public consultation portion of the BOA project:

- Early and continued engagement of stakeholders
- Maintenance of a Contact List including:
    - Steering Committee Members
    - Property Owners

    - City Staff
    - Local, State and Federal Elected Officials
    - Community Groups
    - Chautauqua County IDA representatives
    - Chamber of Commerce
    - Business Associations
    - Commercial Real Estate/Developers
    - Utility Companies
- Provide a forum within which:
    - Comments will be solicited
    - Refinements can be proposed
    - Consensus developed

Consultation Program

As described in the Background section, the Step 2 BOA project for the Chadakoin Riverfront Central Study Area is part of a larger study that encompasses the entire length of the Chadakoin River in the City of Jamestown. To most efficiently utilize the grant funds, a number of tasks implemented during the project apply to more than just one grant program. Much of the work on one grant program relates directly to another program, so any outreach completed under each grant will inform the work on the others. The overall Consultation Program has been designed to meet the requirements of each grant.

The following Consultation Program describes those activities to be completed on the Step 2 BOA Chadakoin Riverfront Central Study Area. As described above, some of these activities may be undertaken and incorporated with activities completed under the other grant programs. The schedule contained in Attachment 2 shows the schedule for the overall project, and separately identifies those activities that pertain only to the Step 2 BOA Chadakoin Riverfront Central Study.

Public Meetings

The Step 2 BOA project will include three public meetings described below. An additional public meeting will be held in August 2012, and the meeting will focus on the inventory and findings of the Step 1 BOA project. However, information gained during that meeting will help to inform the Step 2 BOA and the LWRP grants as well.

- **Public Initiation Meeting (Public Meeting No. 1) April 2012**
    - Purpose: The purpose of this meeting is to introduce the public to the project, the State's Brownfield Opportunity Area program, and inform attendees on ways to be involved.
        - Outline:
            - Brownfield Issues
                - Definition of a Brownfield
                - Brownfield Problems, Opportunities, Redevelopment
                - Brownfield Opportunity Area Program
            - Program Summary
                - Process
                - The Study Area
                - Strategic location
                - History
                - Photos
            - Project Outcomes
                - Revitalization Boundaries
                - Partnerships Established

        - Community Vision
    - Opportunities for Revitalization:
        - Brownfields
        - Developable property
        - Integration with other plans
        - Invitation to Submit for Nomination Study
    - Visioning
        - Obtain input on revitalization
        - SWOT Analysis
    - Community Participation
        - Schedule, including meetings
        - What's next
        - Contact information
        - Storefront office

- **Public Workshop (Public Meeting No. 2) October 2012**
    - Purpose: The purpose of the second meeting is both to provide additional detailed information about the Waterfront, and most importantly, to provide a forum for the public to communicate their Vision for the successful redevelopment of the Waterfront.
    - Outline:
        - Hand out questionnaire as people enter to determine general ideas on existing and future status of Study Area, land uses, preferences for development, etc.
        - Introduction by City representative
        - Brief review of last meeting, agenda for this meeting
        - Presentation of findings since last meeting
            - Socio-economic information
            - Zoning and land use
            - Economic and market analysis
            - Transportation and utility infrastructure
        - Discussion of success stories and case studies of other brownfield redevelopment projects
    - Summary of existing plans
    - Split up into groups with base maps, consider the following
        - Real Estate/Economic Development/Land Use
            - Areas and Buildings that are good candidates for redevelopment
            - Areas or buildings that need to be demolished or significantly redeveloped
            - What other improvements need to be made to help "sell" the area
            - Land Use conflicts
            - Neighborhood development
        - Transportation/Roads/Infrastructure
            - Traffic improvements – problem turns, accident areas, new roads
            - Flooding and storm water problems
            - Excess infrastructure
            - New infrastructure
            - New connections – vehicle and pedestrian
            - Public works issues – snowplowing, etc.
        - Design
            - How to increase connectivity with River

            - What buildings are worth keeping because of their design or historic importance
            - What views should be preserved or created or enhanced or screened
            - Land Use conflicts – how to deal with them during design
            - Gateways
            - Integration with neighborhoods
            - Streetscape improvements
        - Environment/Parks/Trails Recreation
            - Connecting green areas
            - Creating/connecting trails
            - New park or natural areas
            - Protection of water resources/quality
    - Groups to report on findings

- **Public Workshop (Public Meeting No. 3) June 2013**
    - Purpose: The purpose of the third and final public meeting for this phase, is to present alternative concepts for key 'nodes' within the Waterfront for public comment and input.
    - Outline:
        - Introduction by City representative
        - Presentation
        - Brief review of last meeting, agenda for this meeting
        - Summarize the Community Vision, as communicated by the public previously
        - Presentation of Proposed Vision for Redevelopment
            - Conceptual plans
            - Relationships to the overall City Strategic Plans
            - Short-, medium- and long-term projects
        - Question & Answer Period
        - Public to complete Preference & Comment Forms
        - Announcement of the posting of the Draft Nomination Document
            - Obtain feedback
            - Where it can be accessed (library, on-line)
            - Submission of comments

Waterfront Advisory Committee Meetings
The City of Jamestown has creating a Steering Committee called the Waterfront Advisory Committee to assist with the implementation of the BOA/LWRP project. This group will meet every six to eight weeks, and provide direction for the Project Team, input on issues and opportunities facing the City, and review project deliverables.

Stakeholder Meetings
When appropriate, key stakeholders will be approached to obtain their input in the BOA process. Key stakeholders may be are owners of large tracts of land, parcels with significant redevelopment potential, or other strategic properties affected by proposed redevelopment options. Their cooperation will therefore be sought at the earliest possible stage. The Project Team and the City are currently working to create a comprehensive list of stakeholders for potential interviews.

Public Project Website
The Project Team will create a project website to provide information on upcoming public events, as well as information about the project and the BOA program. All materials from past public meetings, including PowerPoint presentations, maps, and handouts, will be available for review and download by

the public. The site will have a comment feature allowing members of the public to provide feedback on the project and website. In addition, links to other sites relevant to this and other Brownfield programs are provided. When available, and subject to City and NYSDOS approval, the Draft Pre-Nomination Study will be posted on the website for review and comment.

Storefront Office

The Project Team will create a storefront office during the course of the project with regularly scheduled hours so that the public can come in to provide input and feedback on the project. The Project Team will prepare a questionnaire/discussion sheet for use at the office to help focus the conversations and obtain consist types of information. The office files will include project documents for review during visits by the public.

Attachment 1
Project Team Members and Staff

City of Jamestown BOA/LWRP Project | Team Roles

PRIME CONSULTANT

LABELLA Associates, P.C.

PUBLIC CONSULTATION
PLANNING
ENVIRONMENTAL
SEQRA
ARCHITECTURE
GIS

W-ZHA, INC.

ECONOMIC / MARKET ANALYSIS

GOODY CLANCY — ARCHITECTURE PLANNING PRESERVATION

VISIONING
PUBLIC CONSULTATION
URBAN DESIGN & PLANNING

Abate Associates Engineers & Surveyors, P.C.

INFRASTRUCTURE ANALYSIS
TRANSPORTATION

HARRIS BEACH PLLC ATTORNEYS AT LAW

ECONOMIC DEVELOPMENT
LEGAL

Biohabitats

URBAN ECOLOGY
GREEN INFRASTRUCTURE
STREAM RESTORATION

PRIME CONSULTANT

LABELLA Associates, P.C.

Project Manager
Daniel Riker, CPG

Project Director
Greg Senecal, CHMM

W-ZHA, INC.

Principal
Sarah Woodworth

Economic Development Consultant
Richard Paik

HARRIS BEACH PLLC
Attorneys at Law

Legal & Economic Development Specialists
Robert Murray, Esq.
Richard Rising

Goody Clancy
Architecture Planning Preservation

Senior Planners
David Spillane, AICP, RIBA
Stephen Kearney
Amy Kohn

Urban Designer
Wei Jin, LEED AP

LABELLA Associates, P.C.

Senior Planners
Edward Flynn, AICP
Barbara Johnston, AICP

SEQRA Specialist
Mark Tayrien, AICP

GIS Specialist
Rebecca Noll

Environmental Analyst
Adam Zebrowski

Asbestos Abatement Specialist
Richard Rote, CIH

Architect
Chris Jahn, AIA, LEED AP

Biohabitats

Water Resources Engineer
Jennifer Zielinski, PE

Senior Ecologist
Edward Morgereth, Jr.

Landscape Architect
Jennifer Dowdell, LEED AP

Landscape Ecologist
Kevin Grieser

Sr. Environmental Scientist
Paul Kovalcik

Abate Associates
Engineers & Surveyors, P.C.

Senior Civil Engineer
Donald Sennett, PE

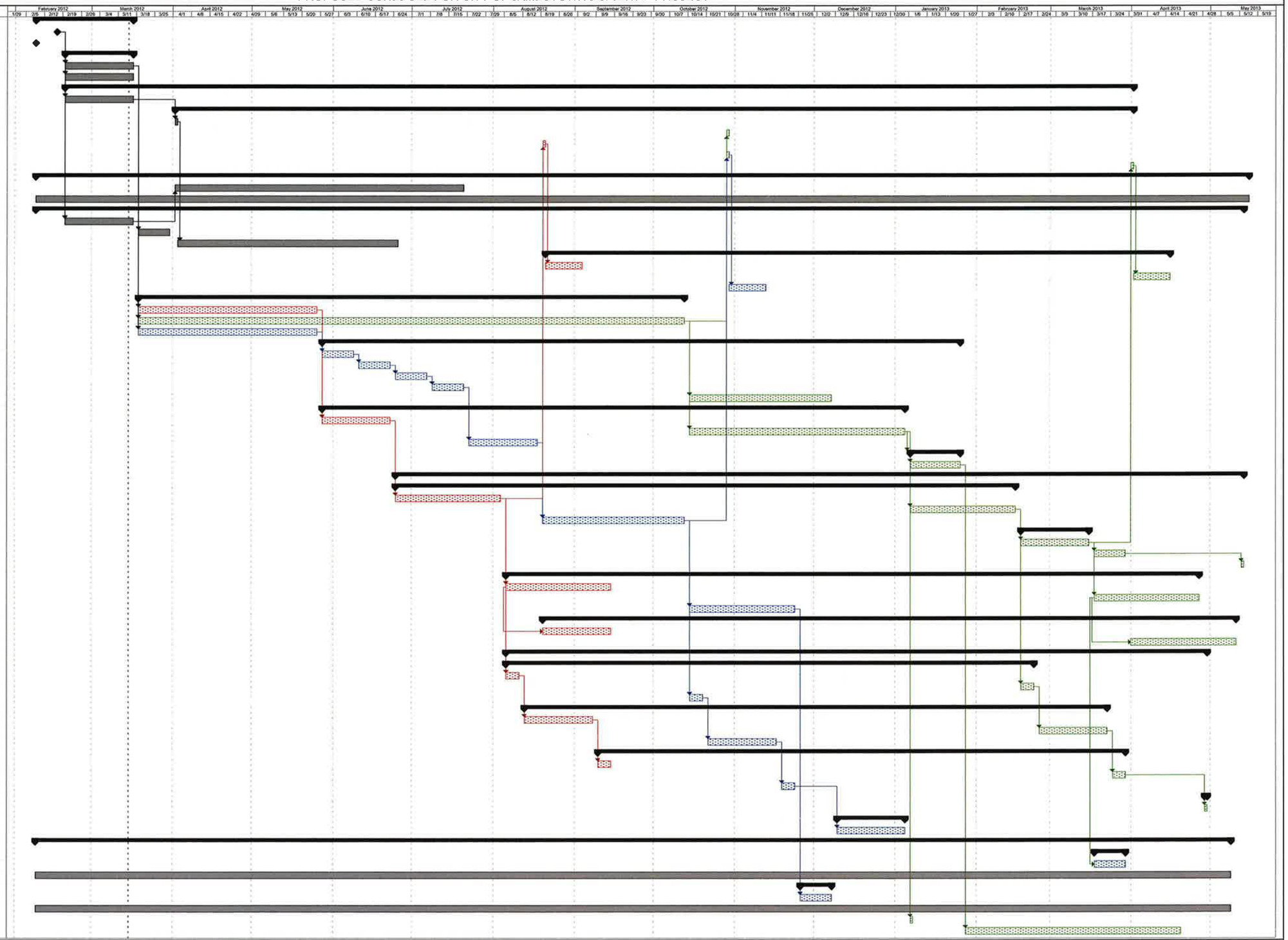
Environmental Specialist
David McCoy

Surveyor
Jefferey Gossett, PLS

Attachment 2
Project Schedule

PROPOSED SCHEDULE FOR CITY OF JAMESTOWN BOA/LWRP PROJECT

ID	Duration	Task Name
1	27 days?	**Task 1 - Project Initiation**
2	1 day	**Contract Execution**
3	1 day?	**1.1 - Project Kick-Off Meeting**
4	20 days	**1.2 - Project Plan**
5	4 wks	Project Plan*
6	4 wks	Project Schedule*
7	291 days	**Task 2 - Community/Stakeholder Participation**
8	4 wks	2.1 - Community Participation Plan*
9	261 days	**2.2 - Public Meetings**
10	1 day	Initial Public Meeting
11	1 day	Step 2 BOA - Second Public Meeting
12	1 day	Step 1 BOA - Final Public Meeting
13	1 day	LWRP - Final Public Meeting
14	1 day	Step 2 BOA - Final Public Meeting
15	330 days	**2.3 - Stakeholder and Partner Consultation**
16	16 wks	Stakeholder Meetings
17	66 wks	Steering Committee Meetings (Bi-Monthly)
18	328 days	**Task 3 - Analysis**
19	4 wks	Gather Existing Information
20	2 wks	3.1 - Project Description
21	12 wks	3.2 - Community Vision
22	170 days	**3.3 - Consultation Description**
23	2 wks	Step 1 BOA
24	2 wks	Step 2 BOA
25	2 wks	LWRP
26	150 days	**3.4 - Inventory and Analysis**
27	10 wks	Step 1 BOA
28	30 wks	Step 2 BOA
29	10 wks	LWRP
30	176 days	**Task 4 - Synthesis - Vision and Strategy**
31	2 wks	4.1 - Local Waterfront Revitalization Policies
32	2 wks	4.2 - Proposed Land and Water Uses and Projects
33	2 wks	4.3 - Techniques for Local Implementation
34	2 wks	4.4 - Federal and State Effects on LWRP
35	8 wks	4.5 - Marketing
36	160 days	**4.6 - Summary, Findings and Recommendations**
37	4 wks	Step 1 BOA
38	12 wks	Step 2 BOA
39	4 wks	LWRP
40	15 days	**4.7 - Review of Strategic Brownfield Sites***
41	3 wks	Step 2 BOA
42	231 days	**Task 5 - Document Preparation**
43	170 days	**5.1 - Initial Draft***
44	6 wks	Step 1 BOA
45	6 wks	Step 2 BOA
46	8 wks	LWRP
47	20 days	**5.2 - Second Draft***
48	4 wks	Step 2 BOA
49	2 wks	5.3 - Interagency Briefing Package*
50	1 day	5.4 - Interagency Roundtable
51	190 days	**5.5 - Final Report***
52	6 wks	Step 1 BOA
53	6 wks	Step 2 BOA
54	6 wks	LWRP
55	190 days	**5.6 - Application for Project Advancement**
56	4 wks	Step 1 BOA
57	6 wks	Step 2 BOA
58	191 days	**Task 6 - NYS Environmental Quality Review**
59	145 days	**6.1 - Environmental Assessment Form**
60	1 wk	Step 1 BOA
61	1 wk	Step 2 BOA
62	1 wk	LWRP
63	160 days	**6.2 - Lead Agency**
64	4 wks	Step 1 BOA
65	4 wks	Step 2 BOA
66	4 wks	LWRP
67	145 days	**6.3 - Determine Significance**
68	1 wk	Step 1 BOA
69	1 wk	Step 2 BOA
70	1 wk	LWRP
71	1 day	**6.4 - Scoping Session**
72	1 day	Step 2 BOA
73	20 days	**6.5 - Public Hearings**
74	4 wks	LWRP
75	325 days	**Task 7 - Project Reporting**
76	10 days	**7.1 - Project Summary**
77	2 wks	Step 2 BOA
78	65 wks	7.2 - Semi-annual Reports
79	10 days	**7.3 - Summary Report/Measurable Results Forms**
80	2 wks	LWRP
81	65 wks	Task 8 - Grant Administration
82	1 day	Task 9 - Economic Development Forum
83	12 wks	Task 10 - Redevelopment Studies for Catalyst Sites



Project: Schedule for PM Slide
Date: Thu 3/15/12

Task | Split | Progress | Milestone | Summary | Project Summary | External Tasks | External Milestone | Deadline

Notes: * - Tasks with an asterisk include review time; Step 1 BOA Tasks in maroon, Step 2 BOA tasks in green, LWRP tasks in blue, and combined tasks in black

DOCUMENT 2:
PUBLIC MEETING PRESENTATIONS

CITY OF JAMESTOWN
CHADAKOIN RIVER REVITALIZATION STUDY

FIRST PUBLIC MEETING - APRIL 24, 2012

Agenda

- Introduce Project
  - Brownfield Opportunity Area Program
  - Local Waterfront Revitalization Program
- Project Team and Scope
- Visioning
- Next Steps

Three Grant Programs

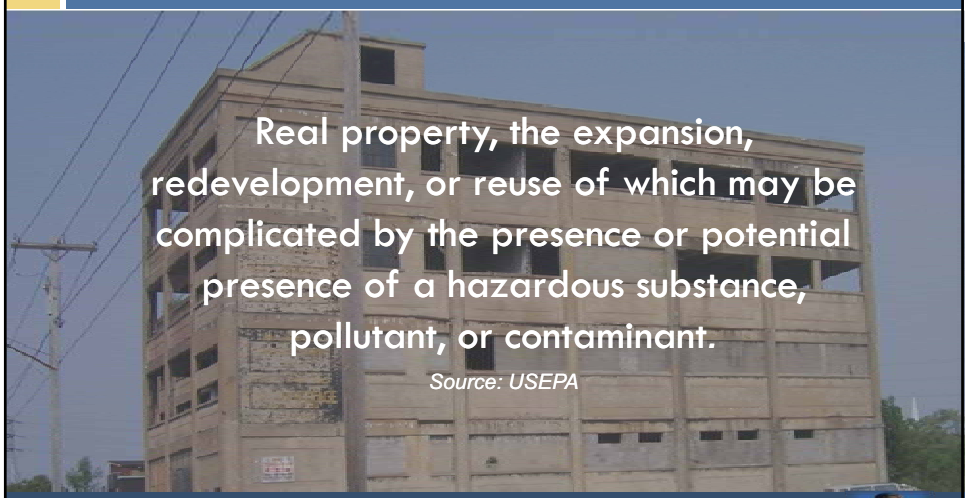
- Step 1 Brownfield Opportunity Area (BOA) Grant
  - Chadakoin River West Study Area
- Step 2 BOA Grant
  - Chadakoin River Central Study Area
- Local Waterfront Revitalization Program (LWRP)

Advancing Redevelopment

- Focused Plans
- Partnerships
- Knowledge
- GEIS (BOA)
- Incentives/Grant Preferences

Chadakoin River Study Area

What is a Brownfield?



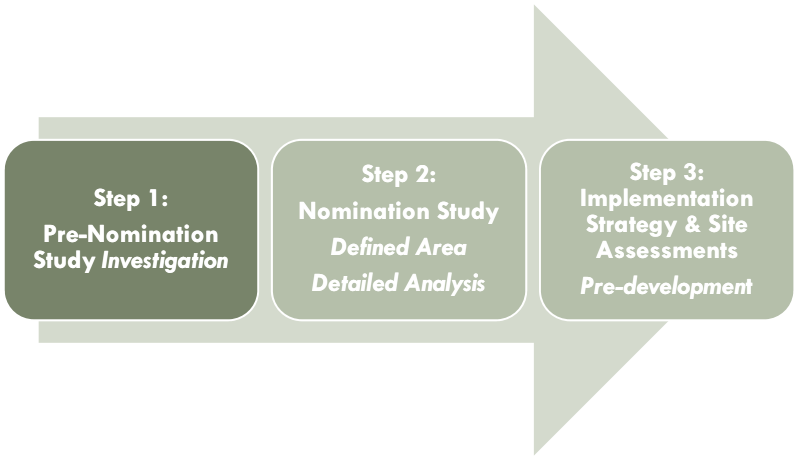
Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Source: USEPA

Brownfield Opportunity Area Program

- Multiple Brownfield Sites . . .
  - and Vacant, Underutilized, Abandoned Sites
- Area Revitalization Plan
- Partnerships
  - Local Community
  - Department of State
  - Department of Environmental Protection
  - Other local, regional and state partners

Brownfield Opportunity Area Program



Brownfield Opportunity Area

Advances projects to the marketplace

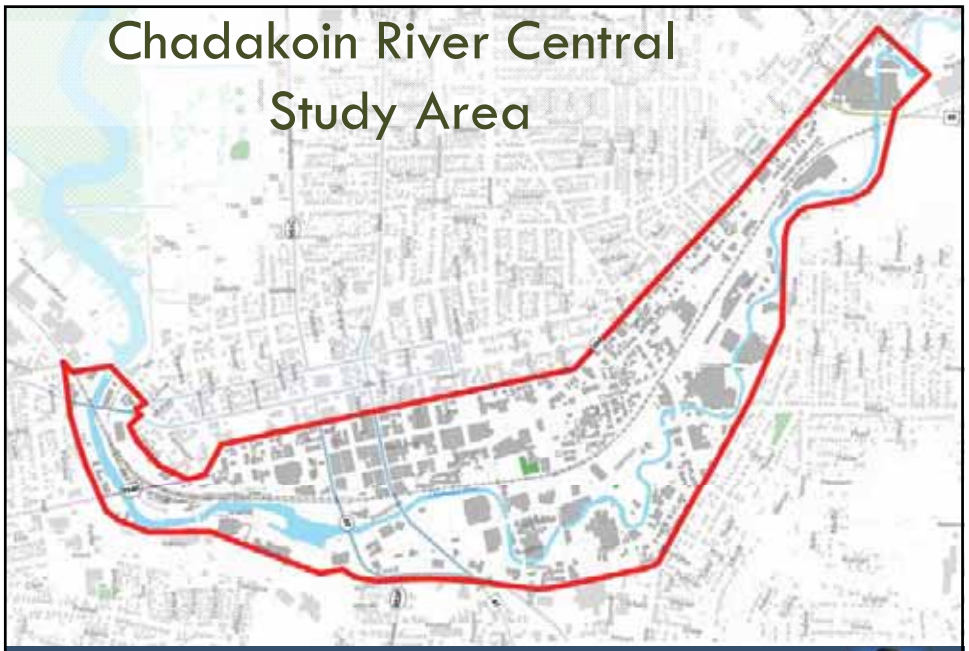
- Community support / Partnerships
- Revitalization strategy
- Transparency of environmental conditions
- Grants/Tax Incentives
- Project marketing

Chadakoin River West Study Area

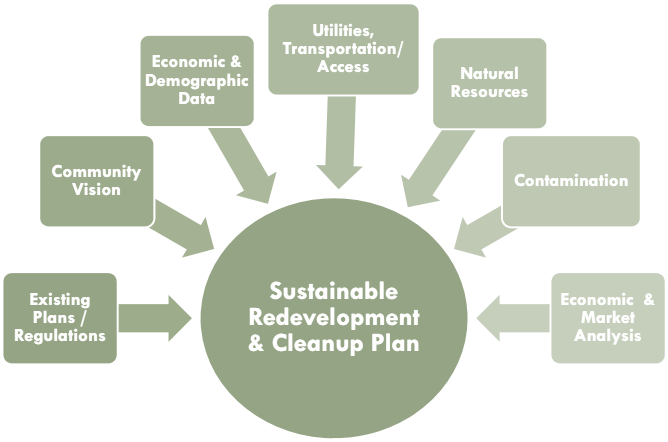
Chadakoin River West Study Area

- Step 1 BOA – Pre-Nomination Study
- Describe current conditions
  - Land Use
  - Zoning
  - Number and condition of brownfield sites
  - Transportation and utility infrastructure
  - Parks and green space
- Sets the table for more detailed analysis in Step 2

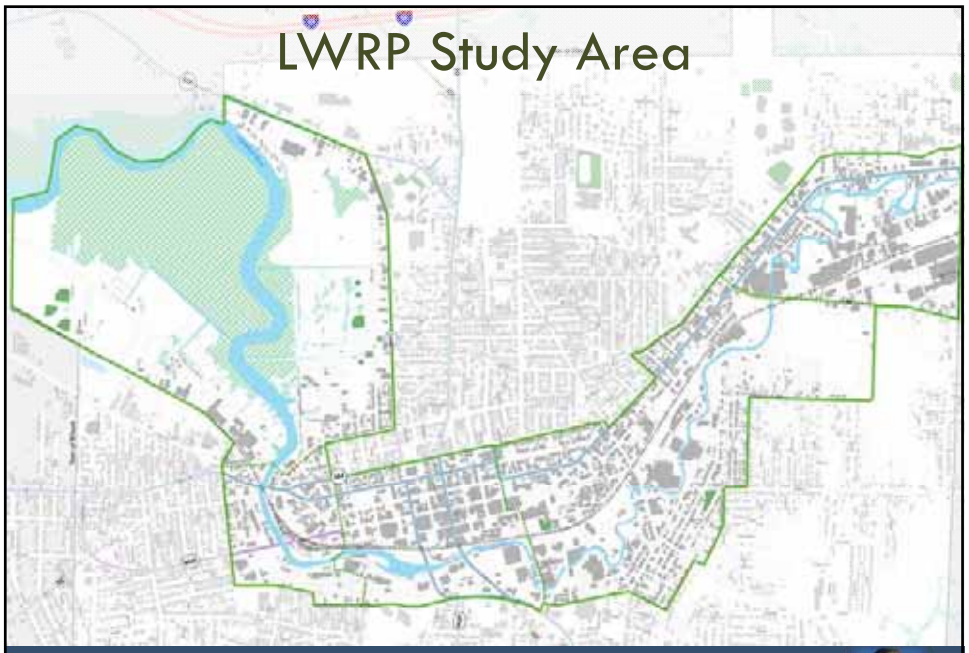
Chadakoin River Central Study Area



Step 2 BOA Study



LWRP Study Area



LWRP

- Local Waterfront Revitalization Program
- Step by step process from planning to implementation
- Provides:
  - Clear direction
  - Technical assistance
  - State and federal consistency
  - Financial assistance

Deliverables

- Three Separate Planning Documents
  - Pre-Nomination Study
  - Nomination Document
  - LWRP
- Two Grant Applications
  - Step 2 BOA
  - Step 3 BOA

Study Team - LaBella Associates

- Full Service Engineering, Planning and Architecture
- Project role:
  - Lead project
  - Brownfield inventory and analysis
  - GIS
  - Planning
  - Outreach
  - Website development

Study Team - LaBella Associates

City of Batavia Redevelopment Sites

Study Team – Greenman-Pedersen, Inc.

- Our task will be to characterize and analyze the transportation systems in the BOAs and LWRP. This analysis will build upon the Jamestown Vehicular and Pedestrian Traffic Analysis, Chadakoin River Walk and the City of Jamestown Urban Design plans. *Our deliverables will consist of a narrative that characterizes and analyzes the vehicle, public transportation and pedestrian circulation systems and the types of users. Three maps will be prepared:*
  - *A Vehicle Circulation Systems Map that illustrates primary transportation networks for motor vehicles within the study area.*
  - *A Transit Systems Map that illustrates primary transportation networks for public transportation within the study area*
  - *A Pedestrian Circulation Systems Map that illustrates primary transportation networks for pedestrians within the study area.*

Study Team – Greenman Pedersen, Inc.

Our tasks also includes characterization and analysis of the municipal infrastructure within the study areas. This analysis will also include parking lots and garages. *Our deliverables will consist of a narrative that discusses the location, extent, condition and capacity of each infrastructure component. Five maps will be prepared:*

- *Potable Water System Map*
- *Wastewater Collection System Map*
- *District Heating/Cooling System Map*
- *Stormwater Collection/Conveyance Facilities Map*
- *Parking Lot/Parking Ramp Facilities Map*

Study Team – Greenman Pedersen, Inc.

- Specific to the LWRP, GPI will characterize and analyze existing infrastructure, including dams, navigation channels, docks, underwater pipelines and cables. This analysis will also include roadways, trails and related infrastructure that support the Chadakoin River Corridor. *Our deliverables will consist of a narrative that discusses the location, extent, condition and capacity of each infrastructure component. Two maps will be prepared:*
  - *Roadways, Trails and Related Transportation Infrastructure Map*
  - *Dams, Navigation Channels, Docks and Underwater Pipelines and Cables Map*

Study Team - Biohabitats, Inc.

Conservation Planning

Ecological Restoration

Regenerative Design

Envision a world where the earth's complex living systems are intricately linked and delicately balanced with their surroundings. Where your actions conserve critical habitat; where your project restores ecological processes; or where your footprint regenerates natural systems.

Biohabitats

Study Team - Biohabitats, Inc.

RiverBend Master Plan
Buffalo, NY

Chadakoin River Revitalization Study

Study Team - Biohabitats, Inc.

Focus Areas

Allegheny Riverfront Green Boulevard Study
Pittsburgh, PA

Chadakoin River Revitalization Study

Study Team - Biohabitats, Inc.

Healthy Harbor Initiative
Baltimore, MD

Biohabitats

Study Team - Biohabitats, Inc.

Washington Avenue Green
Philadelphia, PA

Copyright Biohabitats

MARKET AND ECONOMICS

Study Team – W-ZHA

Market Analysis

Private Investment Feasibility

Innovative Financing Techniques

Public/Private Deal Structuring

Revitalization Strategies

Developer Solicitation, Selection, Negotiation

Nationally recognized real estate consulting firm

Translates redevelopment ideas into feasible development projects

Rockville Town Square

MARKET AND ECONOMICS

THREE PERSPECTIVES

- Emphasis on implementable "visions"

Investor
- Trend Based
- Local Precedents
- Few Products
- Reactive
- Near Term

Strategist
- "Potential"
- National Precedents
- Many Product-Types
- Proactive
- Near- & Mid-Term

Econ Dev
- Business Plan
- Public/Private Roles
- Incentives
- Short- to Long-Term

MARKET AND ECONOMICS

W-ZHA Jamestown Experience

- Downtown Urban Design Plan
- Downtown Business Recruitment Strategy

Study Team - Harris Beach

BROWNFIELD & ECONOMIC DEVELOPMENT
FINANCIAL INCENTIVES

- **Robert G. Murray, Esq.**
- **Frank C. Pavia, Esq.**
- **Roberta Jordans, Mgr. of Economic Development**

- Public Finance / Economic Development Practice Group
- **Harris Beach PLLC**

- **bmurray@harrisbeach.com**
- **fpavia@harrisbeach.com**
- **rjordans@harrisbeach.com**
- **716-200-5050**

Financial Incentive Planning

- Plan early – Get a team in place ASAP and Establish Timelines
  - Attorney
  - Accountant
  - Architect/Engineer
  - Lobbyist
  - Project Manager/Owner's Representative
  - Community Relations Consultant
- Identify All Incentives Up-Front Plan early – CFA - Best to identify/analyze all benefits together
- Overlap: Overlap financial Incentive Planning with site acquisition, permitting, and lending considerations and timing
  - Project Description for permits and incentives need to match
  - Need to tell a good story and get Community and NYS buy-in
    - * Job Creation
    - * Investment
    - * New Real Property Taxes

Brownfield Opportunity Program (BOA) Benefits

- *The BOA has already (most likely) undertaken initial data collection* and the BOA provides an additional 2% REFUNDABLE tax credit as part of the Brownfield Cleanup Program (BCP)
- Thus – the BOA introduces time and costs savings re data collection plus additional financial incentives to develop a brownfield site
- Note – do not need to be in a BOA to use NYS Brownfield Cleanup Program

BCP Tax Benefits

Three Refundable New York State Tax Credits:

Brownfield Redevelopment Tax Credit (BRTC)

- Refundable investment credit based on cleanup and build out and equipment costs (site prep, groundwater treatment, tangible property)

Tax Credit for Remediated Brownfields (TCRB)

- Refundable Real Property Tax Benefit

Environmental Remediation Insurance Credit (ERIC)

- Refundable insurance premium credit

Brownfield Redevelopment Tax Credit

- Site Preparation and Groundwater Remediation Component

  ** Ranges from 22% to 50% of all cleanup costs

Cleanup to Soil Cleanup Objectives as follows:

Use	Unrestricted	Residential	Commercial	Industrial
Track 1	50%	N/A	N/A	N/A
Tracks 2 and 3	N/A	40%	33%	27%
Track 4	N/A	28%	25%	22%

RESULT *– More tax credit available/generated for cleaner cleanups*

Tangible Property Credit Component

- 1) BRTC for Tangible Property Credit Component

  A 10-24% Refundable Investment Tax Credit

- 2) BRTC Cap – BRTC that is claimed cannot exceed lesser of :

  i) For non-manufacturing project: $35mm or Product of (Site Prep and groundwater remediation costs) x (3)

  ii) For manufacturing project: $45mm or Product of (Site Prep and groundwater remediation costs) x (6)

SUMMARY

- 22% to 50% refund of site prep/cleanup costs
- Additional $3 or $6 refund for every $1 spent on site pre/cleanup based on capital investment

Case Study: Remington Lofts on the Canal
North Tonawanda, New York

Adaptive Reuse of historic 176,000 square foot former manufacturing facility for mixed-use purposes – 81 work/live lofts with parking and 1st floor commercial/retail space

Case Study: Remington Lofts on the Canal
North Tonawanda, New York

- Approximately $20,500,000 remediation/rehabilitation costs
- Approximately $1,700,000 in BCP tax credits
- Approximately $3,975,000 in Federal Historic Tax Credits
- Approximately $3,975,000 in State Historic Tax Credits
- $1,000,000 Restore New York Grant
- $7500,000 New York State Capital Projects Grant
- NCIDA Sales Tax, Mortgage Recording Tax, and PILOT
- NY Canal Corp Grant for canal improvements

You Cannot Plan Too Early

- Do not be afraid of contaminated Property - seek it out!!
- Pursue all available local, state and federal level incentives
- Consult with qualified economic development attorney, accountant, and economic development-minded engineer/architect/professional
- Properly understand timing issues related to permit approvals, funding/grant/incentive approvals
- Obtain Incentives Analysis – work with attorney and accountant to identify and pro forma incentives

Study Team - Goody Clancy

- **Goody Clancy:** 80-person Boston-based architecture, planning & preservation firm
- **Key Staff:**
  - David Spillane, AICP, RIBA – Principal
  - Amy Kohn, AICP – Senior Planner & Associate
- **Where you'll often find us:**
  - Working with communities that are looking to tap the potential of their waterfront

Chadakoin River Revitalization Study

Study Team - Goody Clancy

- **Our Role:**
  - Outreach: Community input + broadly available information
  - Planning & Urban Design: How can this effort advance other community goals and plans? How can Jamestown maximize the impact of each investment made?

Chadakoin River Revitalization Study

Study Team - Goody Clancy

- Strategic near-term opportunities: do-able improvements with tangible results
  - New uses for vacant lots?
  - Access for small boats?
  - Fishing spots?
  - New path connections?
  - ….?

Study Area Images

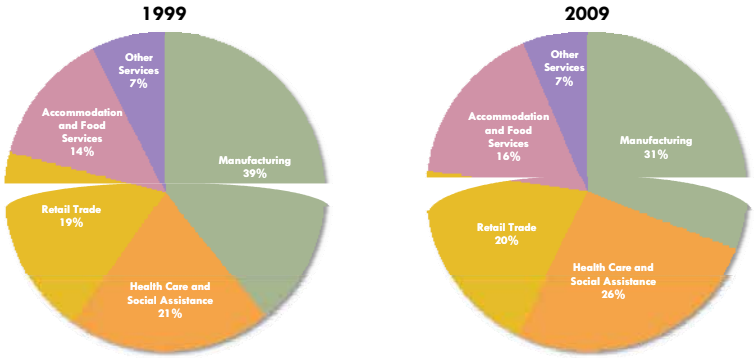
Study Area Images

Population Profile

Area	Year 2000	Year 2010	Change 2000-2010 Number	Change 2000-2010 Percent
Census Tracts in Study Area				
Tract 303	2,409	2,132	-277	-11.5%
Tract 305	3,688	3,519	-169	-4.6%
Tract 306	3,844	3,964	120	3.1%
City of Jamestown	31,730	31,146	-584	-1.8%
County of Chautauqua	139,750	134,905	-4,845	-3.5%
New York State	18,976,457	19,378,102	401,645	2.1%

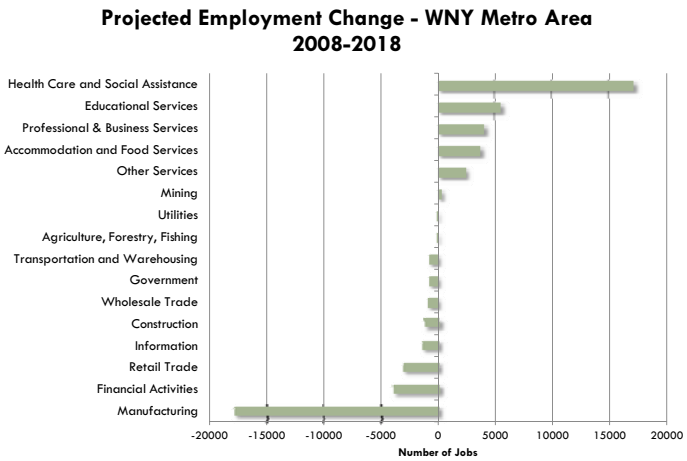
Industry Employment Share

Chautauqua County



Chadakoin River Revitalization Study

Industry Employment Projections



Chadakoin River Revitalization Study

Visioning: What We've Heard So Far

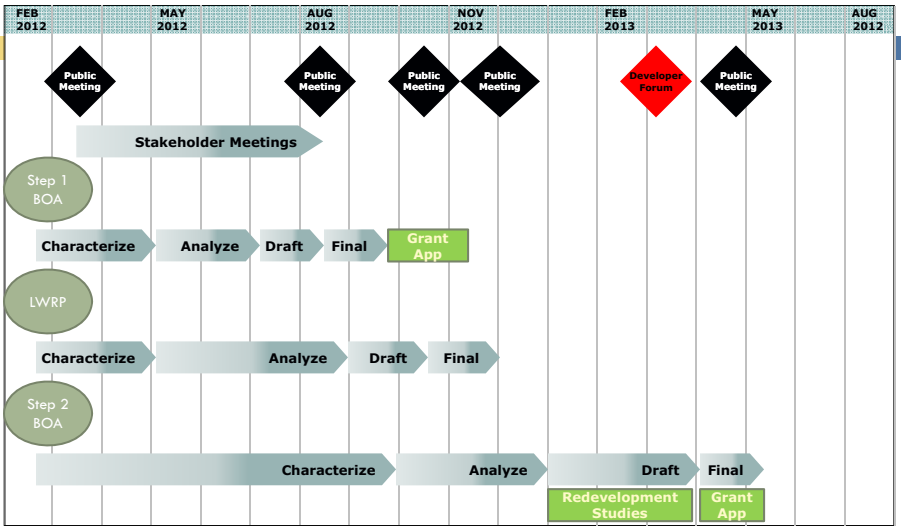
- Preliminary Input from Steering Committee
  - Make waterfront a destination
    - Amenity
    - Reconnect
    - Programming
  - Revitalize underutilized sites
  - Build off medical corridor
  - Better land use planning
  - Mix of uses

What do you think?

- What are the **biggest opportunities** for Jamestown's riverfront? (e.g., for recreation? For economic development?)
- What are the **biggest challenges**?
- Given limited resources, where should the community focus its efforts first? What are the **highest priorities**?
- What **types of uses** would you like to see more of along the river? What would you like to see less of?
- …..
- What's the best way to **get word out** about this process?
- Other questions or comments?

Visioning

Project Schedule



Next Steps

- Public Workshop
- Inventory
- Market Analysis
- Infrastructure Analysis
- Conceptual Planning

Project Information

- chadakoinrevitalization.com
- Steve Centi, JURA
  - centi@cityofjamestownny.com
  - 716.483.7667
- Dan Riker, LaBella Associates
  - driker@labellapc.com
  - 716.551.6284

CITY OF JAMESTOWN
CHADAKOIN RIVER REVITALIZATION STUDY

SECOND PUBLIC MEETING – OCTOBER 2, 2012

Agenda

- Discuss Project Accomplishments
  - Project Tasks
  - Emerging Themes
- Results of Analyses
- Discussion
- Next Steps

QUICK REFRESHER

THREE GRANTS ROLLED INTO ONE PROJECT

- Step 1 Brownfield Opportunity Area (BOA) Grant
  - Chadakoin River West Study Area
- Step 2 BOA Grant
  - Chadakoin River Central Study Area
- Local Waterfront Revitalization Program (LWRP)

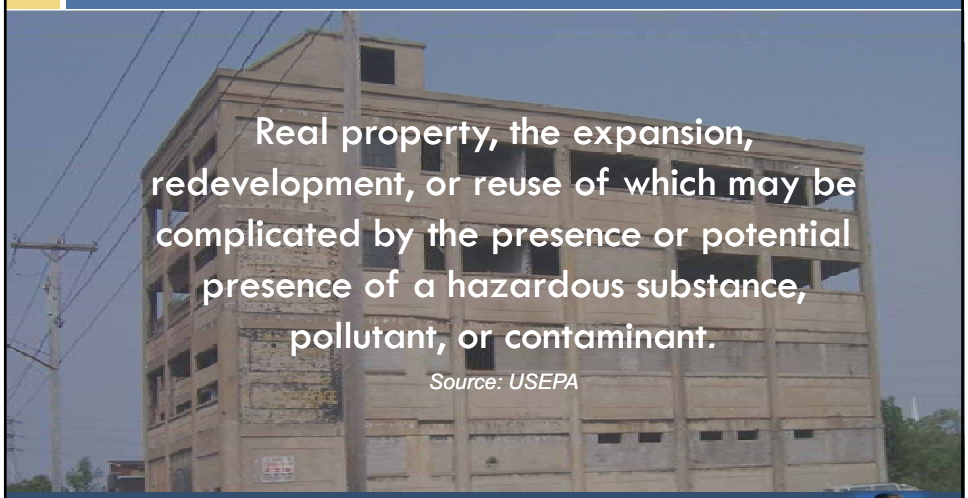
Advancing Redevelopment

- Focused Plans
- Partnerships
- Knowledge
- GEIS (BOA)
- Incentives/Grant Preferences

Chadakoin River Study Area

Chadakoin River Revitalization Study

What is a Brownfield?



Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

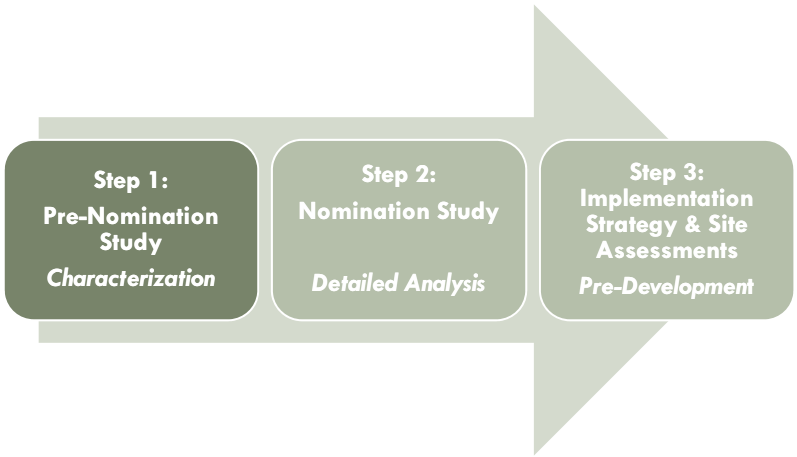
Source: USEPA

Chadakoin River Revitalization Study

Brownfield Opportunity Area Program

- Multiple Brownfield Sites . . .
  - and Vacant, Underutilized, Abandoned Sites
- Area Revitalization Plan
- Partnerships
  - Local Community
  - Department of State
  - Department of Environmental Protection
  - Other local, regional and state partners

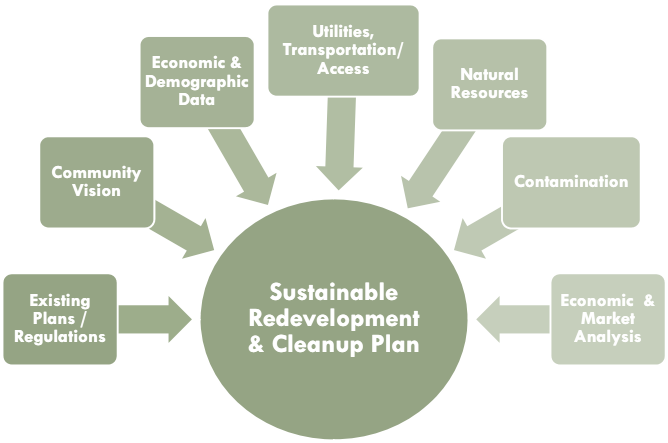
Brownfield Opportunity Area Program



Chadakoin River West Study Area

- Step 1 BOA – Pre-Nomination Study
- Describe current conditions
  - Land Use
  - Zoning
  - Number and condition of brownfield sites
  - Transportation and utility infrastructure
  - Parks and green space
- Sets the table for more detailed analysis in Step 2

Step 2 BOA Study



Chadakoin River Revitalization Study

Chadakoin River Revitalization Study

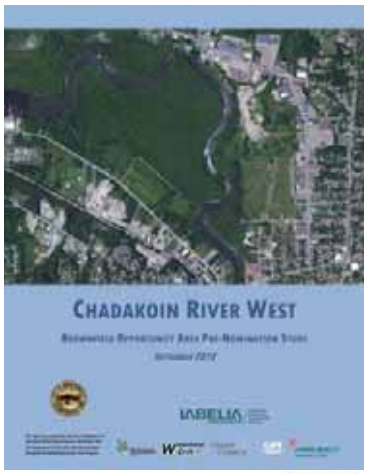
LWRP

- Local Waterfront Revitalization Program
- Step by step process from planning to implementation
- Provides:
  - Clear direction
  - Technical assistance
  - State and federal consistency
  - Financial assistance

Chadakoin River Revitalization Study

Project Accomplishments

- Interviews
- Draft Pre-Nomination Study
- Step 2 BOA Application
- Initiated
  - SEQR
  - Nomination Document
  - LWRP Document



Project Accomplishments

- Analyses Completed
  - Transportation/Utility Infrastructure
  - Ecological/Living Infrastructure
  - Market Analysis
  - Urban Design

Emerging Themes - #1

Enhance Use of/Connections to River/Natural Resources

- Chadakoin Park
- McCrea Point
- Riverwalk
- Wetlands
- River

Chadakoin River Revitalization Study

Emerging Themes - #2

- Capture Opportunities in City Center
- How to integrate:
  - Downtown
  - Medical Corridor
  - Riverfront/Riverwalk

Chadakoin River Revitalization Study

Emerging Themes - #3

Support Continued Industrial Use of Eastern Portion of City

- Many Active Facilities
- Infill Opportunities
  - Dahlstrom
  - Crawford
  - Bush
  - Empty Lots
  - Underutilized Buildings

GREENMAN-PEDERSEN, INC.

- We believe the form and function of a great place begins with its infrastructure.
  - Transportation Infrastructure
    - Roads, bridges, parking and trails.
  - Utility Infrastructure
    - Water, wastewater, district heating and stormwater.

INFRASTRUCTURE ANALYSIS

- Jamestown has "good bones"

GPI: Emerging Themes - #1

- Enhance use of/connections to river/natural resources
  - Current conditions - What's good
    - Jamestown does have a strong connection to the natural environment, especially the River. People are using the trails. People are enjoying the waterfront.
    - Robust effort by the City and Community–Based organizations to plan and construct trails and waterfront access.
    - There is an informal network of footpaths that provide access to the River.

GPI: Emerging Themes - #1

- Enhance use of/connections to river/natural resources
  - Current conditions - What's bad
    - Public parking is available, but it is mostly north of the River. Exceptions are BPU and McCrea Point.
    - Limited stormwater treatment capacity.
    - Trash accumulates at the Warner Dam and below.

GPI: Emerging Themes - #1

- Enhance use of/connections to river/natural resources
  - Current Plans
    - Plans and approvals to construct two trails
    - Pedestrian Bridge
    - McCrea Point
  - Future Needs
    - Continue to maintain a strong focus on waterfront revitalization.
    - Cooperative effort between waterfront business owners and City to encourage people to park and use the trail (Support the businesses that support the trail).
    - Improve storm water management and treatment capacity.
    - Effectively manage trash accumulations at the Warner Dam.

GPI: Emerging Themes - #2

- Capture Opportunities in City Center
  - Traffic routing?
    - Existing transportation infrastructure provides good access to the City Center, however; steep topography, the Railroads and the River itself combine to create challenges.
      - Steep natural topography has resulted in grades in excess of current design guidelines for streets and sidewalks.
      - Low overhead clearances at Railroad Overpasses.
      - Not just physical barriers, can also be physical hazards.

GPI: Emerging Themes - #2

- Capture Opportunities in City Center
  - Infrastructure improvements?
    - Jamestown has good bones - Utility Infrastructure is already there, with enough capacity to support redevelopment.
      - Developable properties typically have utility infrastructure in place (i.e. water services & sewer laterals).
      - District heating and low cost electricity.
    - Planned Pedestrian Bridge
      - Provides additional connectivity – spans the physical barrier of the River.

GPI: Emerging Themes - #3

- Support continued industrial use of eastern portion of city – Jamestown has many sites that are well suited for industry.
  - Transportation network
    - Existing transportation infrastructure provides good access to the Eastern Industrial areas, again, the Railroad and the River create challenges.
      - Most of the existing roadways were built with industrial access in mind.

GPI: Emerging Themes - #3

- Infrastructure improvements?
  - Large parking areas available – opportunities for green infrastructure.
  - Stormwater collection system has limited treatment capacity – on-site management, collection system upgrades.

GPI: Emerging Themes - #3

- Utilities – condition/capacity
  - Jamestown has good bones - Utility Infrastructure is already there, with enough capacity to support redevelopment.
  - High and Low pressure water systems.
  - All potential development sites and opportunity areas have utility infrastructure available. Many vacant and underutilized sites have water, sewer services already in place, however the condition varies.
  - District heating and low cost electricity is available.

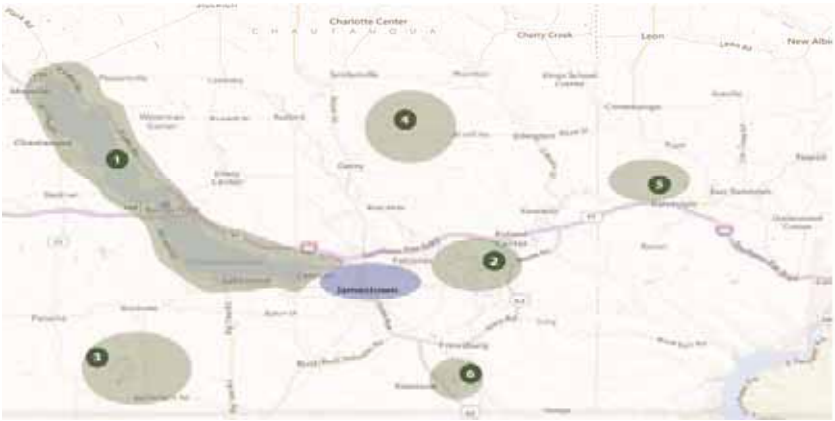
BIOHABITATS

- Scope and tasks
  - Ecological assessment
    - Regional ecological context of the study areas
    - Ecological conditions within the study areas
  - Opportunities
    - Specific ecological recommendations
    - Living infrastructure framework

Regional Landscape Ecology

- Natural resource & wildlife areas
- Migratory flyway
- Fish assemblages
- Regional physiography

Regional Landscape Ecology



Regional Landscape Ecology

Ecology: Western Study Area

- 350 acres of Class "I" wetlands
- Chadakoin River (Class "C" stream)

Opportunities: Western Study Area

- Wetland and river protection
  - Recommended 100 foot riparian buffer
  - Encroachment
  - Invasive species management
- Wetland restoration
  - Chadakoin Park
- Green infrastructure
  - Chadakoin Park
- Complete streets
  - Washington Street

Ecology: Central Study Area

- McCrea Point
- Chadakoin River
- Warner Dam influence
- Riparian & shoreline conditions
- Eastern spiny softshell turtles
  - New York State species of special concern

Ecology: Central Study Area

- Eastern spiny softshell turtle
  - Diet consists of a variety of aquatic organisms
  - Basking is important behavior
  - Nesting is mid to late-spring
  - Up to 300 feet from shoreline in sand or gravel
  - 13-21 eggs per clutch
  - Incubation takes 80 days

Opportunities: Central Study Area

- River protection
  - Recommended 50 foot riparian buffer
- Floodplain reconnection
  - Turtle nesting habitat
- Riparian buffer restoration
  - Living shorelines
- Water quality improvements
  - Weinstein scrapyard
  - Monroe Street

Ecology: Eastern Study Area

- Chadakoin River
- Riparian & shoreline conditions
- Upland habitat

Opportunities: Eastern Study Area

- River protection
  - Recommended 100 foot riparian buffer
- Floodplain reconnection
  - Turtle nesting habitat
- Riparian buffer restoration
- Riparian & upland connections
- Stream restoration
  - Dahlstrom building

Living Infrastructure Framework

- River buffer overlay
- Ecological priority nodes
- System wide recommendations
  - Expanded trail system along the Chadakoin
  - Living infrastructure within buffer zones
  - Complete streets
  - Green fingers

Restoration/Living Infrastructure Zones

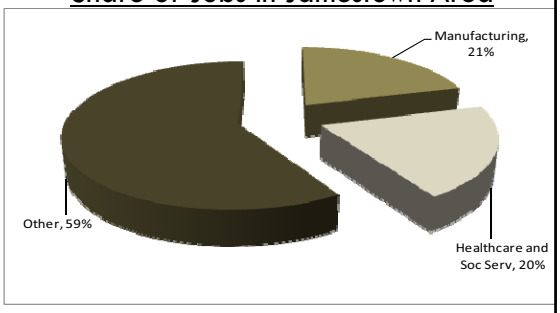
W-ZHA

- Analyzed Jamestown's Economy
- Evaluated Office, Industrial, Retail, Residential, Hotel Potential

Market/Economic Observations

- The Healthcare/ Social Service and the Manufacturing industries are the backbone of the Jamestown Area[1] economy.

Share of Jobs in Jamestown Area



Source: US Census

1. Jamestown Area is defined as Jamestown, West Jamestown, Celeron, Lakewood, the Cummins property and Falconer.

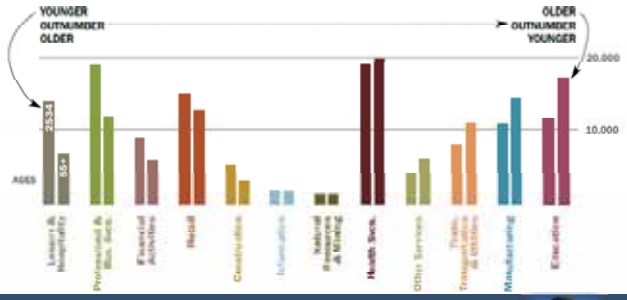
Market/Economic Observations

- **WCA Hospital is an anchor in the Study Area and a critical engine to Jamestown's economy.**
  - WCA Hospital has 1,150 employees.
  - County healthcare and social service employment grew by almost 30 percent between 2002 and 2010.
  - The Jamestown Area contains almost 60% the County's healthcare and social service jobs.
  - Healthcare and social service employment projected to grow between now and 2020.

Market/Economic Observations

- **1 of 5 Jamestown Area jobs in manufacturing. An advantaged manufacturing location due to centrality, access, rail, low utility rates and, soon, a fiber optic loop…**

and training??



Market/Economic Observations

- The City of Jamestown contains two-thirds of the County's cultural and recreational jobs.
- Many of the cultural and recreational anchors are located in the Downtown.

Market/Economic Observations

- The Chautauqua County Visitor's Bureau concludes that the County's tourism industry is growing at 2-3% annually.
- Jamestown yet to have the critical mass of attractions to capture a significant share of the County's tourism market.
- Therefore, need River and amenities to target *local* activity as well as visitor activity.

Market Conclusions by 2020

- 50-90 new or adaptive re-use housing units;
- 47,000-63,000 sq ft medical/soc service office space;
- 22,000-33,000 sq ft of professional office space;
- 5,000 -7,000 sq ft of restaurant/café/bar space;
- Industrial, light industrial and high tech potential;
- Plan for an additional limited service hotel.

WZHA Emerging Themes - #1

- Enhance use of/connections to river/natural resources
  - Value = Location, Location, Connections
  - Extend the experience (Dr's visit and lunch or River-related recreation)
  - Bike path connections Lake/McCrea Point/Downtown
  - Riverwalk to reinforce healthcare/wellness corridor
  - Riverwalk to link healthcare node to commercial nodes @ Brooklyn Square and Downtown

WZHA Emerging Themes - #2

- Capture Opportunities in City Center
  - Downtown
    - Expand eating/drinking offerings
    - Adaptive re-use of existing buildings for residential/office
    - Additional connections from Downtown to River
  - Medical Corridor
    - Assemble key sites for private development that support Medical Corridor
    - Use Riverwalk and streetscape to define the Medical Corridor
  - Consider Riverfront locations between Main and Washington for future hotel development

WZHA Emerging Themes - #3

- Support continued industrial use of eastern portion of City
  - Complete fiber optic loop
  - Maintain/preserve rail
  - Consider linkages between existing manufacturers in the Study Area and JCC's "Dream It-Do It" training program
  - Complete the demolition/remediation of Dahlstrom site

Goody Clancy

How does all this come together?

- What do the market conditions, physical conditions, and ecological assessment tell us about "next steps"?
- What are the key sites and opportunities?

Goody Clancy

Initial Observations

- Recent successes…
  - New investments in the Downtown
  - Growth and expansion of the medical area
  - Development of the Riverwalk
  - Ongoing improvements to McCrea Point and Chadakoin Park
  - Planned Chadakoin River trail
  - Quality maintenance of parks and public spaces

….are a foundation for unlocking future successes

Goody Clancy

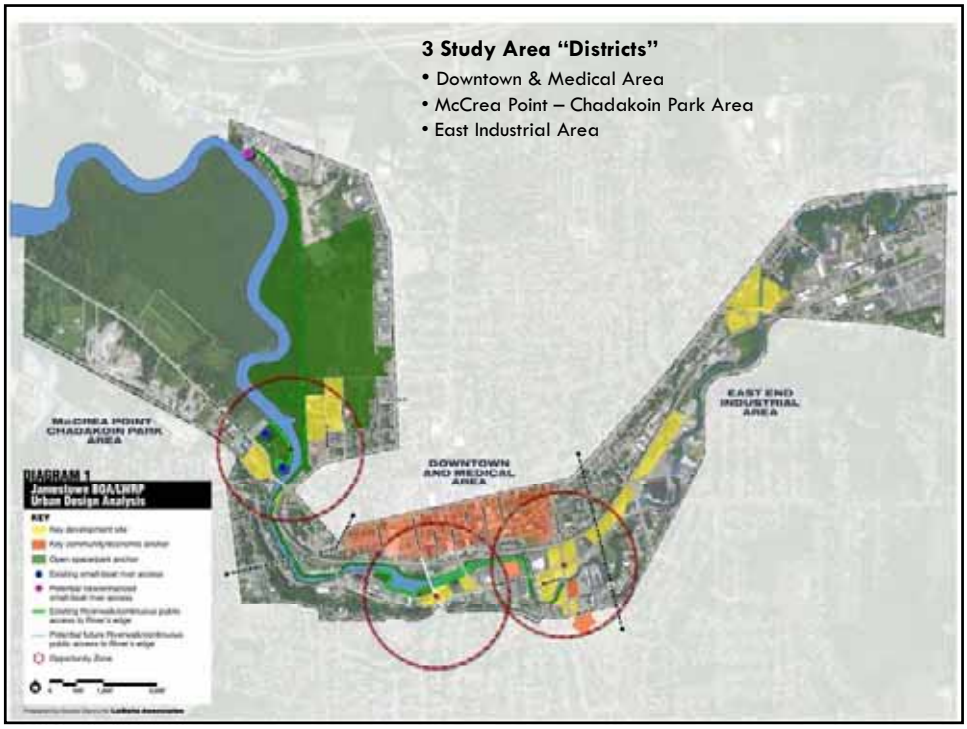
Initial Observations

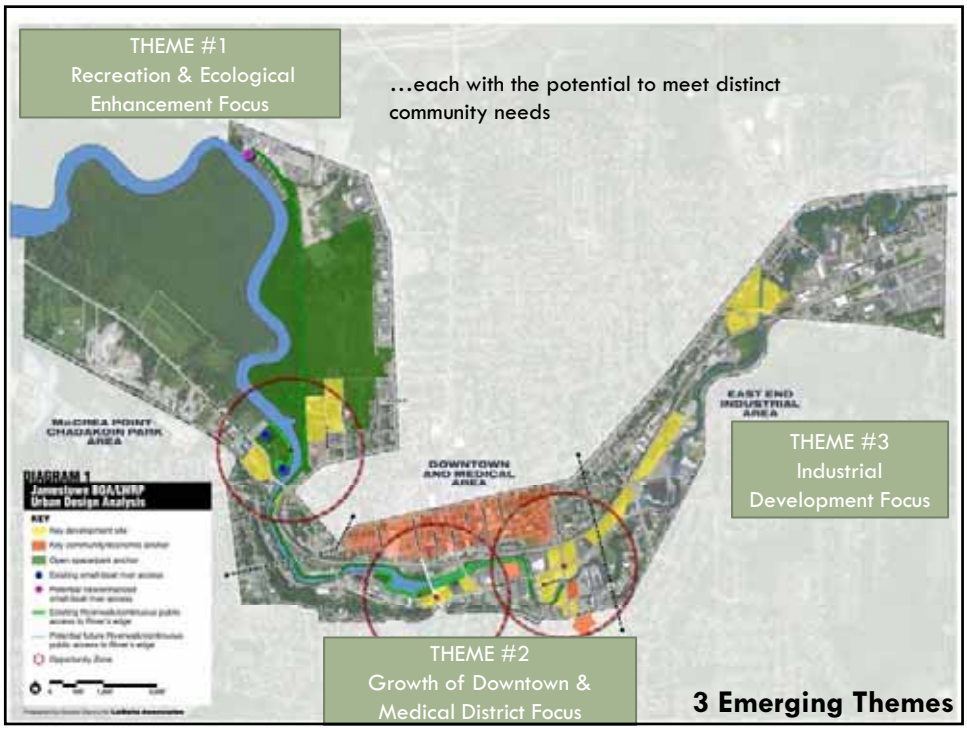
- There is potential for growth in key sectors - downtown, medical and support services, residential and industrial - but there is more vacant/underutilized land than there is demand.
- **Focusing future investment in the study area in a few specific places would help Jamestown maximize the potential benefits of new investment.**

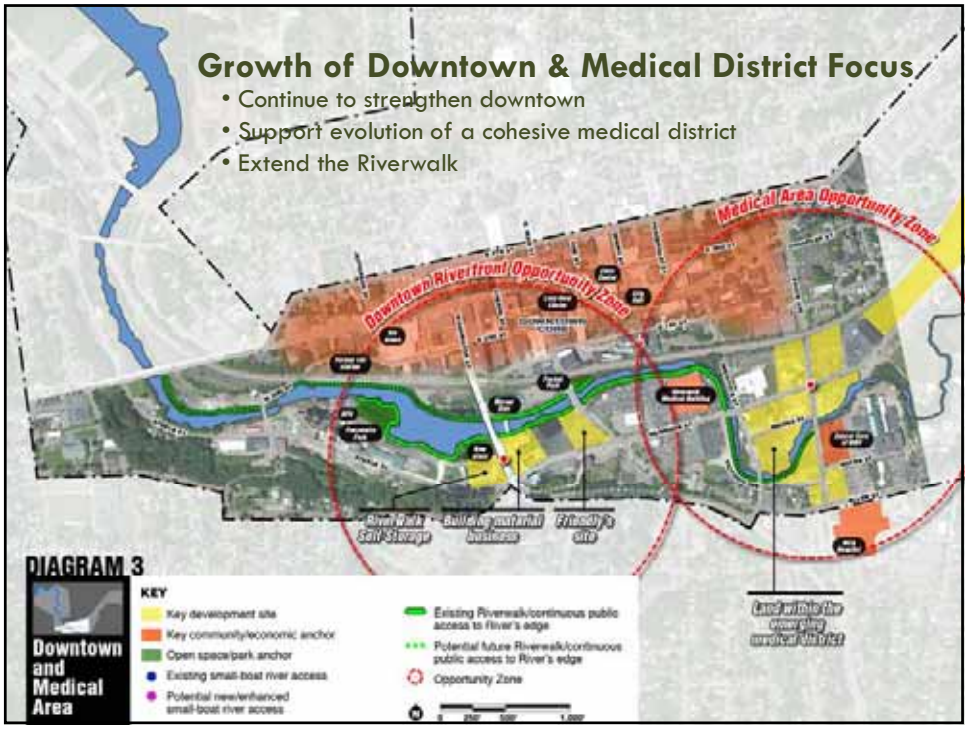
Goody Clancy

Initial Observations

- While continuous public access to the River is a long-term community goal, near- and mid-term efforts could provide real community benefits.
  - Implementation of the Chadakoin River Trail between Clifton Ave and W. 8th Street - a key expansion of the Riverwalk network
  - Expanded use of the River for rowing, kayaking, canoeing, paddle boats, etc. west of the Warner Dam


3 Study Area "Districts"
• Downtown & Medical Area
• McCrea Point – Chadakoin Park Area
• East Industrial Area
McCREA POINT CHADAKOIN PARK AREA
DOWNTOWN AND MEDICAL AREA
EAST END INDUSTRIAL AREA
DIAGRAM 1
Jamestown BOA/LWRP
Urban Design Analysis
KEY


THEME #1
Recreation & Ecological Enhancement Focus
…each with the potential to meet distinct community needs
McCREA POINT CHADAKOIN PARK AREA
DOWNTOWN AND MEDICAL AREA
EAST END INDUSTRIAL AREA
THEME #3
Industrial Development Focus
THEME #2
Growth of Downtown & Medical District Focus
3 Emerging Themes
DIAGRAM 1
Jamestown BOA/LWRP
Urban Design Analysis
KEY



Downtown, South of the River

Potential reuse/redevelopment opportunities along the downtown Riverwalk

Potential reuse/redevelopment opportunities along the downtown Riverwalk

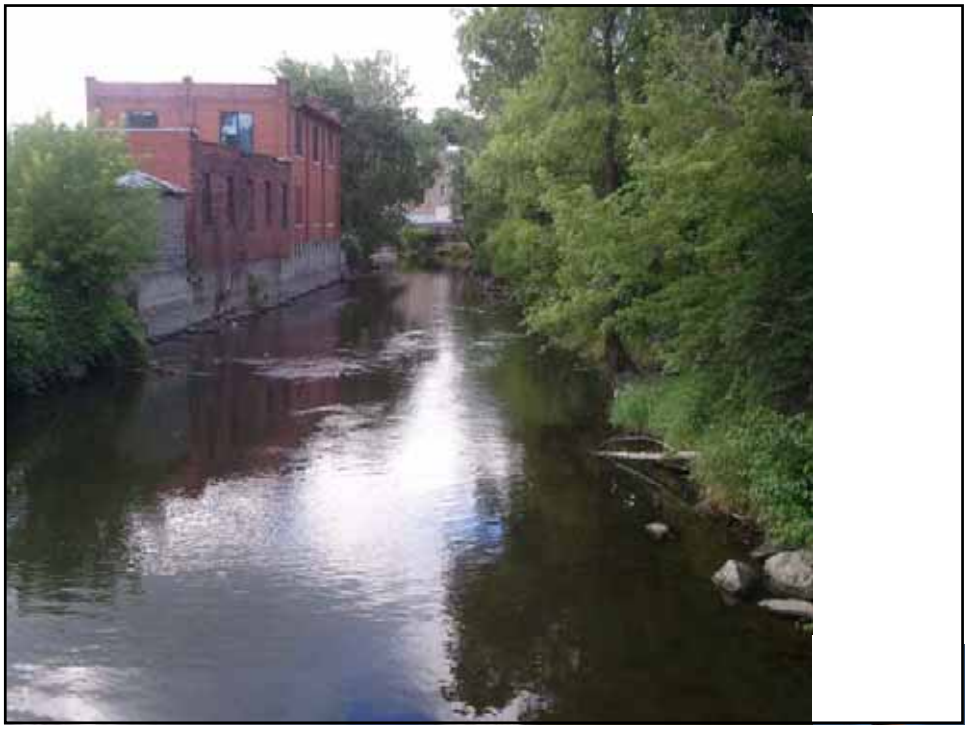
Chadakoin River Revitalization Study

Medical Area

Three institutions serve as anchors within Jamestown's growing Medical Area

Medical Area

How land around these institutions evolves will shape future development of the Medical Area.



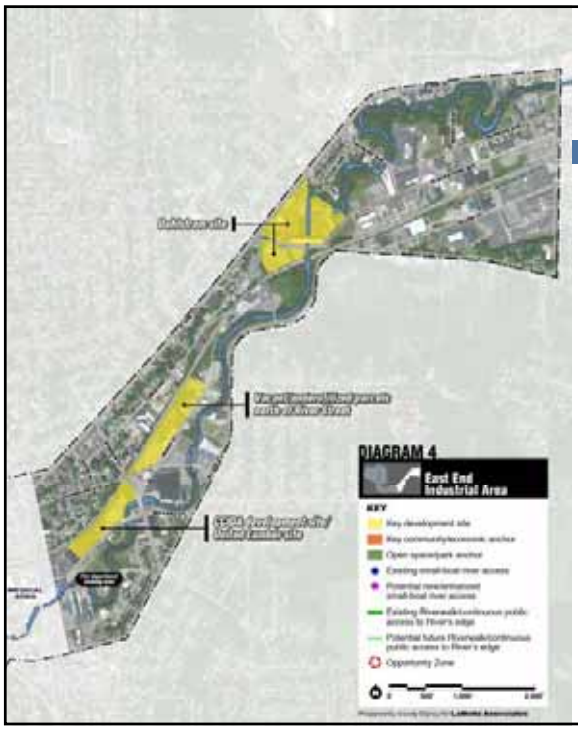
Chadakoin River Revitalization Study

Chadakoin River Revitalization Study

Recreation & Ecological Enhancement Focus

- Implement planned Chadakoin River Trail and lookouts
- Continue wetland enhancement & restoration
- Explore redevelopment /reuse of key sites

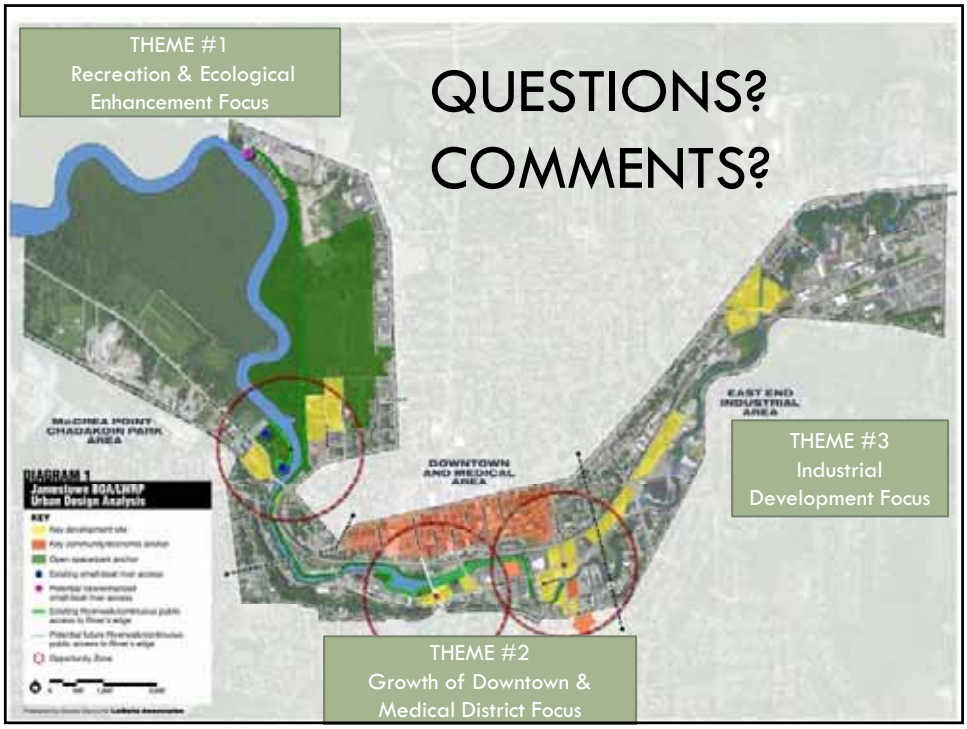
Potential reuse/redevelopment opportunities along the downtown Riverwalk



Industrial Development Focus

- Continue to pursue redevelopment of sites for industrial and non-retail commercial activities

Chadakoin River Revitalization Study



Next Steps

- Public Review of Draft Pre-Nomination Study
- Strategic/Catalyst Sites/Projects
  - Identify
  - Assess
  - Conceptual Planning
- Prepare LWRP Document
- Prepare Nomination Document

Chadakoin River Revitalization Study

Next Steps – Potential Funding

- USEPA Brownfield Grant Program
- $200,000 for Assessment and/or Cleanup
- Annual Program
- Applications Due in November
- Letters of Support

Project Information

- **www.chadakoinrevitalization.com**

- Ed McCarthy, JURA
  - McCarthy@cityofjamestownny.com
  - 716.483.7693

- Dan Riker, LaBella Associates
  - driker@labellapc.com
  - 716.551.6284

DOCUMENT 3:
STEERING COMMITTEE MEETING MINUTES

Jamestown BOA/LWRP Project

Steering Committee Meeting #1

Draft Minutes of Meeting

Date: February 9, 2012

Location: Jamestown Municipal Building, Mayor's Conference Room

Participants:

Ms. Becky Nystrom	Chautauqua Watershed Conservancy
Mr. Jason Stronz	Jamestown Renaissance Corporation
Mr. Peter Miraglia	Miraglia Development
Mr. John Merino	Gebbie Foundation
Mr. Jeff Lehman	City of Jamestown
Ms. Amanda Chapel	Jamestown Urban Renewal Agency
Mr. Bill Rice	Jamestown Urban Renewal Agency
Ms. Julie Sweet	NYS Department of State - Brownfield Opportunity Area Program
Ms. Amy DeGaetano	NYS Department of State - LWRP Program
Mr. Martin Doster	NYS Department of Environmental Conservation
Mr. Daniel Riker	LaBella Associates, P.C.
Mr. Ed Flynn	LaBella Associates, P.C.

Purpose: To introduce project team, project, and objectives; discuss project roles; next steps; and begin to obtain input.

Agenda Items:

Introduce Team:

- JURA will manage the team of consultants, which includes:
    - LaBella – Team Leader, brownfield and planning components of project
    - Goody Clancy – Public outreach and urban design
    - Abate (now Greenman-Pedersen) – Transportation and utility infrastructure analysis
    - W-ZHA – Economic and market analysis
    - Biohabitats – Ecological, green infrastructure, and environmental analysis and planning
    - Harris Beach – Economic development
- Steering Committee requested a one-page sheet that describes the roles of each firm involved in the project
- Mr. Merino commented that Goody Clancy did a great job with outreach during the Urban Design Plan (UDP), including having project-specific office space for the public to walk in to discuss the project

Introduce Project:

- Discussed overall BOA and LWRP grant programs
- Discussed Study Areas and indicated that boundaries are not final – the Committee may suggest modifications to the boundary
- Discussed focus, goals, and scope of BOA portion of the project
- Discussed focus, goals, and scope of LWRP portion of the project
- Discussed deliverables for project
    - Separate planning document for each of three grants

    - Two grant applications for BOA program
- Overall schedule – 15 to 18 months

Discuss Project Objectives:

- Advancing revitalization of City
- Developing consistent plans
- Steering Committee suggested:
    - The focus of the project should be to create a roadmap to the transformation of the waterfront
    - Need to build on the UDP and create the roadmap consistent with that plan
    - Need short-, medium-, and long-term plans for riverfront redevelopment

Discuss Vision/Revitalization Ideas:

The Steering Committee shared the following ideas relative to the Study Area

- Reconnect City to Lake:
    - McCrea Point to Dam – dredging to accommodate larger boating vessels (Gebbie completed sediment sampling study recently)
    - Raise 8th Street Bridge to accommodate boats
    - Significant storm drainage (sediment) into the area will increase maintenance costs
- Critical to revitalization - remove eyesores and redevelop vacant and underutilized properties
- Need for better land-use planning
- Flooding a potential issue
    - Assessment may be needed
    - Could create green space in flood-prone areas
- Need a mix of uses; look at big box south of River (Harrison Street near fire training facility and where BPU had planned construction) to compete with suburban areas
- Take advantage of/connect to outlet – it's a wonderful natural area
- Build off medical corridor
- Reclaim Chadakoin Riverfront - It's an untapped natural and recreational resource as well as an amenity to attract business
- Assure there is buy-in on any proposed projects in the plan similar to Goody Clancy previous public participation process
- Need for programming along waterfront – concerts, etc. to rekindle and promote interest
    - New node will make that more attractive
- Think outside the box – think big but be realistic
- Celebrate historic resources, including industrial landscape
- Celebrate educational opportunities
- Celebrate natural history - museum
- Need to offer something unique
- Need support facilities along the waterfront
- Desire for Jamestown to be a unique community with specialty shops that draws people
- The River should be the center of downtown; its greatest public space
- Increase connectivity of 3rd Street to River is critical
- Desire for residents to feel like they're on vacation while at home

Discuss Project Roles:

- The City will provide relevant information/reports etc.; will identify location(s) for project meetings; and coordinate steering committee.
- LaBella Team will fulfill all requirements of the Scope of Work, including leading steering committee and public meetings agendas, notices, minutes, etc.

- LaBella's primary contact will be Dan Riker.
- City's Primary contact will be Amanda Chapel.
- Steering Committee's role was discussed:
    - Stakeholder involvement
    - Document review
    - Involvement with Developer Forum

Action Items:

- Execute Labella's contract (City)
- Schedule public meeting (City, LaBella)
- Schedule nest Steering Committee Meeting day after public meeting (City, LaBella)
- Obtain GIS layers (City, LaBella)
- Prepare Meeting Minutes (LaBella)
- Prepare and distribute draft Project Plan (LaBella)
- Provide recent sediment boring program information (Merino)
- Provide one-page sheet describing team member roles (LaBella)

This document was prepared for the City of Jamestown, the New York State DOS and the New York State DEC with State funds provided through the Brownfield Opportunity Areas Program and the Local Waterfront Revitalization Plan Program.

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Jamestown BOA/LWRP Project

Steering Committee Meeting #2

Draft Minutes of Meeting

Date: April 25, 2012

Location: Jamestown Renaissance Center

Participants:

Mr. Steve Centi	City of Jamestown
Mr. Jason Stronz	Jamestown Renaissance Corporation
Mr. Peter Miraglia	Miraglia Development
Mr. John Merino	Gebbie Foundation
Mr. Jeff Lehman	City of Jamestown
Mr. Bill Rice	Jamestown Urban Renewal Agency
Ms. Julie Sweet	NYS Department of State - Brownfield Opportunity Area Program– via telephone
Ms. Amy DeGaetano	NYS Department of State - LWRP Program – via telephone
Mr. Rod Drake	Habiterra
Mr. Jim Gardner	Resident
Mr. Martin Doster	NYS Department of Environmental Conservation
Mr. Daniel Riker	LaBella Associates, P.C.
Mr. Ed Flynn	LaBella Associates, P.C.
Ms. Kailee Neuner	LaBella Associates, P.C.
Ms. Jennifer Zielinski	BioHabitats
Mr. Kevin Grieser	BioHabitats
Ms. Sarah Woodworth	W-ZHA
Ms. Amy Kohn	Goody Clancy
Mr. David Spillane	Goody Clancy
Mr. David McCoy	Greenman-Pedersen
Mr. Jeffrey Gossett	Greenman-Pedersen
Mr. Robert Murray	Harris Beach
Mr. Frank Pavia	Harris Beach

Purpose: To describe work completed to date; discuss study area boundaries; identify brownfield sites; describe results of stakeholder interviews and public meeting; and discuss next steps.

Agenda Items:

Describe Work Completed to Date:

- Contracts have been executed
- GIS data obtained, collated, and evaluated
- Mapping
    - Study Area Context Map
    - Community Context Map
    - Land Use Map
    - Zoning Map

    - Chadakoin River West Study Area (aka Pre-Nomination Area)
    - Chadakoin River Central Study Area (aka Nomination Area)
    - LWRP Study Area
- Started creating document text
- Created website (www.chadakoinrevitalization.com)
- Conducted 18 stakeholder interviews
- Conducted first public meeting

Discuss Study Area Boundaries

- Chadakoin River West Study Area (aka Pre-Nomination Area)
    - Steering committee is generally satisfied with the existing boundary other than the southern boundary which should be coincident with the Nomination Area (see discussion on Nomination Area)
- Chadakoin River Central Study Area (aka Nomination Area)
    - Steering committee is generally satisfied with the existing boundary other than the boundary along the Fairmount Ave bridge
        - Believe this boundary should be pushed north to incorporate McCrea Point Park and the Weitsman Scrap Yard
        - Want these two areas in the Nomination Area so they are one step closer to getting brownfield redevelopment funding as described by Harris Beach at the public meeting
        - Envision these two areas as a gateway into the Downtown via water passage in the Chadakoin River
    - Dan Riker of LaBella discussed the possibility of either 1) extending the eastern boundary of the Nomination Area to Tiffany Ave (eastern city limits) to include the entire industrial area or 2) pushing the boundary back to Foote Ave / Winsor St and pursuing a third BOA study for the industrial areas of the city
        - He suggested that the industrial area should be kept together whether pursuing option 1 or 2
        - Steering committee agreed with option 1 – the eastern boundary will be pushed out to Tiffany Ave
- LWRP Study Area
    - Steering committee suggest pulling the LWRP boundaries in to be coincident with the two BOA boundaries
- *Action Items*:
    - LaBella will coordinate with NYSDOS to determine appropriateness of changing study area boundaries
    - Dan Riker will email several boundary alternative maps to the steering committee for review
    - The steering committee will respond via email to determine which boundary alternative is the most popular

Identify Brownfield Sites:

- Dan Riker presented a list of brownfield sites used in the previous Pre-Nomination Study of the Chadakoin River Central Study Area
    - Steering committee suggests removing the Train Station, 100-106 East Third Street, and Weber Knapp
    - Steering committee requests more time to review sites and respond
- *Action Items*:
    - Dan Riker will email current brownfield site list to the steering committee for review

- The steering committee will review the existing list as well as determine possible brownfields in the Chadakoin River West Study Area and respond via email
- The steering committee will also consider which handful of sites would be key strategic development sites

Describe Results of Stakeholder Interviews and Public Meeting

- Each sub-consultant team presented their findings from the stakeholder interviews and public meeting as it related to their subject of work
- Steering committee requests a list of the stakeholders interviewed to determine if others should be added
- *Action Items*:
  - Dan Riker will email the list of interviewed stakeholders to the steering committee for review
  - The steering committee will review the list and email Dan Riker if other important stakeholders should be added

Discuss Next Steps

- Inventory of existing conditions
- Market analysis
- Infrastructure analysis
- Conceptual planning
- Public workshop
- Steering committee requests the PowerPoint presentation used in this meeting be emailed to them
- *Action Item*:
  - Dan Riker will email the PowerPoint presentation to the steering committee for reference

<u>Action Items:</u>

- Schedule next Steering Committee Meeting (City, LaBella)
- Prepare Meeting Minutes (LaBella)
- Coordinate with NYSDOS to determine appropriateness of changing study area boundaries (NYSDOS, LaBella)
- Email several boundary alternative maps to the steering committee for review (LaBella)
  - Review and respond via email to Dan Riker which boundary alternative is the best (Steering Committee)
- Email current brownfield site list to the steering committee for review (LaBella)
  - Review and respond via email to Dan Riker which sites to add/remove and which handful of sites would be key strategic development sites (Steering Committee)
- Email the list of interviewed stakeholders to the steering committee for review (LaBella)
  - Review and respond via email to Dan Riker other potential stakeholders who should be interviewed (Steering Committee)
- Email the PowerPoint presentation to the steering committee for reference (LaBella)

This document was prepared for the City of Jamestown, the New York State DOS and the New York State DEC with State funds provided through the Brownfield Opportunity Areas Program and the Local Waterfront Revitalization Plan Program.

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Jamestown BOA/LWRP Project

Steering Committee Meeting #3

Draft Minutes of Meeting

Date: June 27, 2012

Location: Jamestown Renaissance Center

Participants:

Ms. Becky Nystrom	Chautauqua Watershed Conservancy
Mr. Jason Stronz	Jamestown Renaissance Corporation
Mr. Peter Miraglia	Miraglia Development
Mr. Jeff Lehman	City of Jamestown
Mr. Steve Centi	Jamestown Urban Renewal Agency
Mr. Bill Rice	Jamestown Urban Renewal Agency
Mr. Rod Drake	Habiterra Associates
Mr. Chris Bieler	NYS Department of State
Mr. Daniel Riker	LaBella Associates, P.C.
Ms. Kailee Neuner	LaBella Associates, P.C.

Purpose: To discuss study area boundaries; describe work completed to date; discuss brownfield sites; discuss site profile template; describe results of stakeholder interviews; and discuss next steps.

Agenda Items:

Discuss Study Area Boundaries

- Presented the Pre-Nomination, Nomination, and LWRP study area boundaries
- Presented the Nomination and LWRP sub area boundaries
- Steering committee approved all boundaries and names of sub-areas – boundaries are finalized

Describe Work Completed to Date:

- Mapping and Data Analysis
  - Land Use
  - Zoning
  - Ownership
  - Relief
  - Contour Lines and Steep Slopes
  - Historic and Archeological Resources
- Continued working on document text
- Updated website
- Water dependent and enhanced uses
  - Presented preliminary water dependent and enhanced uses map for discussion
  - Steering committee suggests adding the proposed Chadakoin Park trail, extending Riverwalk trail sections on both the north and south side of the river, and possibly adding the VFW area on Bigelow
  - Steering committee requests more time to review and respond
- *Action Items*:
  - LaBella will email the Water Dependent and Enhanced Uses map to the steering committee

    - The steering committee will review and respond with sites which should be added/removed

Potential Brownfield, Underutilized, and Vacant Sites

- Presented potential sites by study area and sub area
- Steering committee suggests changing several site names:
    - Evan's Skateland -> Riverwalk Self-Storage
    - Jamestown Spinning -> CCIDA Development Site
- Jeff Lehman mentioned changing the boundaries of the Landfill – current boundaries do not correspond to the historic boundaries of the landfill
- Other potential sites to add
    - Southside of Harrison from Foote to Institute – most of the sites are either for sale or vacant
    - Both sides of Harrison from Main to Evan's Skateland (Riverwalk Self-Storage) – sites include Mayflower, Chautauqua Brick, Nelson Brothers, etc. – can these sites be considered underutilized because they don't fit in with riverfront uses?
    - Old Viking Temple
    - Old M&T at corner of 3rd and Main
    - 1st and Institute
    - Jason Stronz suggests walking around the downtown with LaBella to point out sites
- Steering committee requests more time to review and respond
- *Action Items*:
    - LaBella will change the names of the two brownfield sites on all documents
    - Jeff Lehman will get the historic boundaries of the Landfill to LaBella who will then update all maps and analysis
    - LaBella will coordinate with Jason Stronz to tour the downtown
    - LaBella will email list of potential sites and brownfields map to steering committee for review
    - Steering committee will respond with sites which should be added/removed and name changes

Discuss Site Profile Template

- Presented draft site profile template
- Steering committee suggests:
    - Rather than using conceptual plans for each site, put outline of developable areas (setback information in map form)
    - More detail on utilities including capacity
    - What are the other surrounding land uses and development potential
    - Contact person
- Steering committee requests to see an example of the Oswego conceptual plans
- *Action Item*:
    - LaBella will email an example of the Oswego conceptual plan to the steering committee for review

Describe Results of Stakeholder Interviews

- Presented common themes found throughout the stakeholder interviews and public meeting
    - River as a Destination
    - Increase Tourism
    - Improve Connectivity
        - Steering committee stressed importance of *integration*, not just connection
    - Brownfields/Underutilized Sites

    - Strategic Sites/Areas
    - Strategic Actions

Other Discussion Topics

- Steering committee discussed informal access point west of Buffalo St near Dahlstrom
- Steering committee discussed the possibility of either filling in the stagnant bay area created by the BPU or removing the steel barrier that separates it from the river
- Jeff Lehman mentioned the salt storage area is being removed from the Lennox Property
- Steering committee discussed the importance of the United Lumber Site – site recently sold to a private owner – discussed using eminent domain to obtain property for extension of Riverwalk
- Jamestown Cycle Shop – need to connect with the water – maybe open the back of the store and offer kayak rentals
- Friendly's Restaurant – need to connect with the water – maybe open a patio
- Steering committee discussed the Gas Station/Convenience Store scare at the Friendly's site
    - Need to deter that type of non-river friendly development along the river
    - Consider creating an overlay district to restrict that type of development
    - Need to enhance zoning from '98 to ensure development along the river is really limited to what they want to see
    - LaBella will make revisiting/redoing the zoning code a recommendation within the reports
- Steering committee discussed importance of beginning to inform all of the boards of our project and intentions as a way to make adoption of the plans smoother
    - Believe the project is far enough along that we would have something to present but that it isn't final enough that the boards would feel as if they did not have a say in the direction of the project
    - Suggests we have meetings with each of the boards
- *Action Items*:
    - LaBella will make revisiting/redoing the zoning code a recommendation within the reports
    - LaBella will begin scheduling meetings with important boards

Discuss Next Steps

- Finalize Inventory
- Complete Market Analysis
- Complete Infrastructure Analysis
- Vision Statement
- Collate Studies
- Conceptual Planning
- Public Workshop

<u>Action Items:</u>

- Schedule next Steering Committee Meeting (City, LaBella)
- Schedule next Public Meeting (City, LaBella)
- Prepare Meeting Minutes (LaBella)
- Finalize Chadakoin River West Study Area Report (LaBella)
- Prepare Application to move the Pre-Nomination Study into the Nomination Phase (LaBella)
- Email the Water Dependent and Enhanced Uses map to the steering committee (LaBella)
    - Review and respond with sites which should be added/removed (Steering Committee)
- Change the names of the two brownfield sites on all documents (LaBella)
- Email the historic boundaries of the Landfill to LaBella (Jeff Lehman)

    - Update maps and analysis with new boundaries (LaBella)
- Tour the downtown to determine other brownfield sites (LaBella, Jason Stronz)
- Email list of potential sites and brownfields map to steering committee for review (LaBella)
    - Review and respond with sites which should be added/removed and name changes (Steering Committee)
- Email an example of the Oswego conceptual plan to the steering committee for review (LaBella)
- Make revisiting/redoing the zoning code a recommendation within the reports (LaBella)
- Begin scheduling meetings with important boards (LaBella)

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Jamestown BOA/LWRP Project

Steering Committee Meeting #4

Draft Minutes of Meeting

Date: October 2, 2012

Location: Jamestown Renaissance Center

Participants:

Mr. Ed McCarthy	City of Jamestown - JURA
Mr. Jason Stronz	Jamestown Renaissance Corporation
Mr. Peter Miraglia	Miraglia Development
Mr. John Merino	Gebbie Foundation
Mr. Jeff Lehman	City of Jamestown - DPW
Mr. Bill Rice	Jamestown Urban Renewal Agency
Mr. Mike Saar	BPU
Mr. Chris Bauer	NYS Department of State - Brownfield Opportunity Area Program
Mr. Rod Drake	Habiterra
Mr. Jim Gardner	Resident
Ms. Becky Nystrom	Chautauqua Watershed Conservancy
Mr. Martin Doster	NYS Department of Environmental Conservation
Mr. Daniel Riker	LaBella Associates, P.C.
Mr. Ed Flynn	LaBella Associates, P.C.
Ms. Kailee Neuner	LaBella Associates, P.C.
Ms. Barbara Johnston	LaBella Associates, P.C.
Mr. Kevin Grieser	BioHabitats
Ms. Sarah Woodworth	W-ZHA
Ms. Amy Kohn	Goody Clancy
Mr. David Spillane	Goody Clancy
Mr. David McCoy	Greenman-Pedersen
Mr. Jeffrey Gossett	Greenman-Pedersen

Purpose: To discuss project accomplishments including project tasks and emerging themes, describe results of the analyses, open the floor to questions, and discuss next steps.

Agenda Items:

Discuss Project Accomplishments:

- Finalized study area boundaries
- Over 30 stakeholder interviews
- Draft Pre-Nomination Study available for review
- Turned in Step 2 BOA Application for Western Study Area
- Initiated SEQR, Nomination Document Text, and LWRP Document Text
- 4 Major analyses completed to date:
    - Transportation/Utility
    - Ecological/Living Infrastructure
    - Market Analysis

    - Urban Design
- 3 Major Emerging Themes
    - Enhance Use of / Connections to the River / Natural Resources
    - Capture Opportunities in the City Center
    - Support Continued Industrial Use within the Eastern Portion of the City

Greenman-Pedersen, Inc.:

- Presented findings as they pertain to the three emerging themes
    - Infrastructure is there and in good shape
    - Parking south of River in center of City is limited
    - Trash accumulations at dam a noted concern
    - Transportation access throughout study area is good
- Bill Rice – Are there behavioral or psychological barriers associated with the River / getting to the River?
    - GPI – No … we found people are managing to find their way down there and they are using the River
    - Jeff Lehman – Disagrees. There is still a perceived fear which is fueled by real threats
    - Noted that eastern area of City near River poses safety concerns
    - Bill Rice – We need to address the public's perception … need to draw people to the River in order to change their perceptions
- Rod Drake – BPU has a large chunk of land on the River – What are they doing with it?
    - Jeff Lehman – Currently undergoing a security review/plan
    - Noted that parking for Riverwalk visitors on BPU is not likely there due to security concerns

Biohabitats:

- Presented on their findings as they pertain to the Western and Central/Eastern study areas
    - 350 acres of high quality wetlands in the west, although noted some invasive species especially in DPW materials storage area
    - Opportunity for wetlands restoration in Chadakoin Park
    - Observed some spiny softshell turtles nesting along central and eastern portions of River but presence of walls along River and asphalt behind Resource Center limited possibilities
    - Significant opportunities for riparian buffer restoration and floodplain reconnection
    - Discussed living infrastructure framework concepts
- Marty Doster – Can you tell the group what complete streets are?
    - Biohabitats – Complete streets consider the needs of vehicular, pedestrian, and bicycle transportation while incorporating green infrastructure, storm management, etc.

W-ZHA:

- Presented on their findings as they pertain to the three emerging themes
    - The Healthcare/Social Service and the Manufacturing industries are the backbone of the Jamestown Area economy
    - WCA Hospital is an anchor in the Study Area and a critical engine to Jamestown's economy
    - 1 of 5 Jamestown Area jobs in manufacturing
    - City has 2/3 of recreation jobs in County
    - Therefore, need River and amenities to target local activity as well as visitor activity
    - Presented market conclusions
        - Housing
        - Medical space

        - Professional office space
        - Restaurant/bar/café space
        - Additional, limited service hotel
        - Industrial in-fill potential in eastern portion of City

Goody Clancy:

- Presented initial observations and preliminary ideas of areas of importance
    - As W-ZHA has revealed, we have limited demand for development in a huge area. We have demand (not counting industrial space) for about 10-15 acres of new development and ten times as much space in need of investment to put it. We need to focus investment within 1 or 2 locations – if we sprinkle it out throughout the entire study area we will not feel the effect
    - Noted need for destinations and other nodes to bring people to the waterfront
    - While continuous public access to the River is a long-term community goal, near- and mid-term efforts could provide real community benefits.
    - Presented three potential redevelopment concepts
- Marty Doster – Does the proposed Chadakoin Bike Trail connect to the River? Is it in the Pre-Nomination Report? Is it connected to the State Designated Bike Route?
    - W-ZHA – it will have spurs to the River. It is in the report. It is connected to Fluvanna Ave via Clifton Ave eliminating the need for cyclists to travel down Washington Street
    - Various – Consider connections to Celeron
    - Mapping of existing and planned routes would be helpful
- Marty Doster – What is the current zoning around Friendly's – Could you even put a hotel there?
    - Bill Rice – Yes you could put a hotel there. We do need to look at zoning though and consider modifying what is and isn't allowed within that area. He is worried about the potential Friendly's to a gas station conversion as well as Riverwalk Self Storage. Zoning should not allow those types of things
        - Jeff Lehman – The Friendly's to gas station project will not happen. The City is working with the gas station to locate someplace else and Friendly's has mentioned they are not interested in moving
- Peter Miraglia – What size hotel? Is there really the demand for one? Did you talk to the Ramada? They seem empty all the time.
    - W-ZHA – the hotel would be limited service – 50 to 70 rooms. The idea of the hotel does not come necessarily from a demand side, more from in the long term if conditions were right a hotel located in the area would be well suited to service visitors to the Downtown CBD and would get people down there and active.
- Peter Miraglia – You mention the need for 47,000-63,000 sq ft of medical space – the Resource Center in proposing a project which is much larger than that.
    - W-ZHA – The new medical space does not include the Resource Center because they are just planning on consolidating their operations – not actually creating new needed space
- Peter Miraglia – Retail was not mentioned … is it not feasible?
    - W-ZHA – From the near-term perspective, big box retail like you are suggesting is not feasible – that being said, in the long term conceptually if the demand were there locating retail between the Medical Corridor and the East End industrial areas would be the most logical
- Peter Miraglia – We are talking about adding recreation type and other type amenities around the Medical Corridor to create a feeling of cohesiveness. Elderly people are the ones who will be going here. Do they really need / can they even use these amenities?
    - W-ZHA – whether or not the elderly use the amenities we need them in the spirit of wellness to attract people (including younger people) and move them about

- John Merino – Very interested in the balance between ecological concerns and development – we need to protect the turtles
    - Becky Nystrom – agrees with this
- Bill Rice – we need to consider how far out we want the linkages to go into the neighborhoods. They should / need to go outside of the study area
- Marty Doster – Are we going to discuss brownfields
    - Dan Riker – Due to time constraints, not at this meeting. The purpose of this meeting is to discuss the results of our analyses, the existing conditions, and the next Steering committee meeting will focus on brownfield sites and identification of strategic sites
- Marty Doster – Regarding the Dahlstrom Site – who is in charge of all of the remediation on the site and ensuring they are doing it correctly? Originally Dahlstrom was looking to get Brownfield Clean Up program money in which case the DEC would have control/jurisdiction with the project but they never sent in an application. And we keep mentioning the importance of pushing Dahlstrom to finish the clean up … how do we force them when they are a private entity?
    - Bill Rice – they are using Restore NY money so they are on a timeframe
    - Jeff Lehman – the City is overseeing the clean up. Part of the deal was that Dahlstrom has given an easement to the City along both sides of the River which could potentially serve as an extension of the Riverwalk
- John Merino – Are you thinking about the space behind the train station – they are in the process of acquiring 2-3 acres from Ultrasonics / Blackstone now. Also, is anything we are discussing antithetical to the UDP which we have been promoting and working towards for the past few years? What happened to the idea of a major tourist attraction near/on the Blackstone property? What is up with the hotel idea?
    - W-ZHA – the hotel idea came about as a reaction to the potential Friendly's to gas station conversion. We haven't delved very deeply into recommendations yet. We are just presenting existing conditions and a few thoughts that we have had
    - Goody Clancy – we will ensure that these plans are consistent with and grow upon the UDP
- Marty Doster – Why didn't you spend any time on the Eastern Industrial End? What should we do there? What is the demand?
    - W-ZHA – it is tough because manufacturing is declining and all economic models suggest there isn't a demand. However, manufacturing a very important to the Jamestown economy, it will never completely disappear. Due to the great industrial amenities in the East End we suggest not to change the land use. Do not expand the Riverwalk and convert the entire area into greenspace. There may be a demand for small light industrial uses in the short term
    - Marty Doster – but does the area need help? How do we position the area to attract industry?
        - Ed Flynn – we are focusing today on existing conditions – not recommendations
        - Bill Rice – you need to start thinking about ownership patterns and parcel sizes. We will probably need to assemble parcels.
- Marty Doster – From a market stand point, is there a way to tap in to the gas/oil businesses in PA including ancillary businesses like hotels
    - W-ZHA – we need to position ourselves so if someone does come we are ready for any type of manufacturing
    - John Merino – expressed his preference that we stay away from identifying drilling-related businesses as potential development projects
- Peter Miraglia – Would looking at the education of industrial workers be outside of the scope of this plan? We need skilled workers to attract industry. Can we get some sort of analysis proving that we have enough skilled workers in the area to meet industry needs
    - W-ZHA – We can work on ideas to tie JCC's "Dream it, Do it" program to industrial sites

- Marty Doster – the purpose of the BOA is to assemble parcels, do the GEIS, and position/market the sites so they are ready if and when development finally comes

Discuss Next Steps

- The Draft Pre-Nomination Study and Appendices are available on the Chadakoin Revitalization website and will also be available on the City website soon
- Selection, detailed assessment, and conceptual planning of strategic/catalyst sites
- Preparation of the LWRP document
- Preparation of the Nomination document
- Potential funding through the USEPA Brownfield Grant Program
- *Action Item*:
    - The PowerPoint presentation will be distributed to the steering committee for reference
    - The current list of Brownfield, Vacant, and Underutilized Sites will also be distributed
        - Steering committee should start thinking about which would make good strategic sites
    - Steering committee should review the Draft Pre-Nomination Report and send comments to Dan Riker within the next 30 to 45 days
    - If the City decides to follow through with a USEPA Brownfield Grant, letters of support will be required

<u>Action Items:</u>

- Schedule next Steering Committee Meeting (City, LaBella)
- Prepare Meeting Minutes (LaBella)
- Follow up with the planning company working on the BPU site (LaBella)
- Email the PowerPoint presentation to the steering committee for reference (LaBella)
- Email the current list of Brownfield, Vacant, and Underutilized Sites (LaBella)
    - Start thinking about which would make good strategic sites (Steering Committee)
- Review the Draft Pre-Nomination Report and send comments to Dan Riker within the next 30 to 45 days (Steering Committee)
- Potential need for letters of support for the USEPA Brownfield Grant Application (Steering Committee)

This document was prepared for the City of Jamestown, the New York State DOS and the New York State DEC with State funds provided through the Brownfield Opportunity Areas Program and the Local Waterfront Revitalization Plan Program.

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Jamestown BOA/LWRP Project

Steering Committee Meeting #5

Draft Minutes of Meeting

Date: January 8, 2013

Location: Jamestown Renaissance Center

Participants:

Mr. Bill Rice	City of Jamestown - JURA
Mr. Ed McCarthy	City of Jamestown - JURA
Mr. Jeff Lehman	City of Jamestown - DPW
Mr. Peter Lombardi	Jamestown Renaissance Corporation
Mr. Mike Saar	BPU
Ms. Becky Nystrom	Chautauqua Watershed Conservancy
Mr. Rod Drake	Committee
Mr. Jim Gardner	Citizen
Mr. Jason Stronz	Citizen
Mr. Peter Miraglia	Miraglia Development
Mr. Chris Bauer	NYS Department of State - Brownfield Opportunity Area Program
Mr. Martin Doster	NYS Department of Environmental Conservation
Mr. Daniel Riker	LaBella Associates, P.C.
Ms. Kailee Neuner	LaBella Associates, P.C.
Mr. David McCoy	Greenman-Pedersen
Mr. Jeffrey Gossett	Greenman-Pedersen

Purpose: To receive steering committee comments on deliverables to date, discuss strategic sites, and discuss next steps.

Agenda Items:

Points of Note:

- Jason Stronz has left the Jamestown Renaissance Corporation but will remain active in the project and steering committee. Peter Lombardi has been awarded the position of Executive Director of the JRC and has joined the steering committee
- Steven Centi, Director of the Jamestown Department of Development has retired. Additionally, Ed McCarthy, Junior Planner at the Jamestown Urban Renewal Agency has left his position at the City. Both will no longer participate in the steering committee
- The search for a new Director of the Jamestown Department of Development has begun and the City hopes to fill the position within the next month or two

Comments on Deliverables to Date:

Pre-Nomination Study

- City Thoughts
    - Right general direction
    - Will need to solidify areas of development as we move forward realizing the ecological and environmental constraints – We need to reclaim the tax base but maybe the Pre-Nom area isn't the place to do it

- DOS
    - Overall it looks good – he will send edits to LaBella soon
- DEC
    - If he has time he will send edits to LaBella
- Others
    - Will there be more details about the landfill in the Pre-Nom report or not until the next step?
    - Very well written
    - Has there been any public input yet?

Market Analysis

- City Thoughts
    - Report looks good and it is practical
    - Need to pick and focus on practical projects at strategic sites
    - Need to break recommendations into short/mid/long range projects
- General Comments
    - Dan Riker – Sarah mentioned a boutique hotel in the Brooklyn Square Area as a long term goal to bring people to the downtown/River/Medical Corridor – any thoughts?
        - Bill Rice – amenities and linked spaces draw people to the waterfront – not so much one attraction. He is skeptical of the hotel concept. If the hotel idea is going to be mentioned in the report the details need to be flushed out and there needs to be supporting evidence of its need/viability
        - Peter M – There are already so many derelict and underutilized buildings east of downtown. He does not like the idea of tearing out existing viable businesses to make room for a hotel. Couldn't it go in the Arcade building? If anything comes out of this project it should at least be that the derelict buildings get removed. Has anyone actually talked to these viable businesses that are on the "hit list" like Riverwalk Self Storage, Chautauqua Brick, Blackstone Ney, etc.? Even if this is just a conceptual report they might get the impression that the City doesn't want them here anymore. Outreach is a must.
            - Becky N – business owners should be involved now – they will feel like partners rather than victims
    - Bill Rice – we need to look at zoning along the entire length of the River – we need to decide if changes need to be made and we need to consider how abrupt the zoning changes are throughout the area
        - Marty Doster – Should zoning changes be part of the recommendations in the Nomination Report to jumpstart the conversation for the GEIS?
    - Bill Rice – we need to market our transportation system in the east end of the city to attract industrial uses…maybe focus all of the industrial uses into the east end. Are there issues with our transportation system in the east end? Any ways we could make it better?
        - GPI – no major issues and none that can be fixed. We will always have the railroad and topography issues that we have to deal with.
        - Peter M – can we open up Allen St and make it wider so it's easier for big trucks to navigate?
            - GPI – contrary to Smart Growth Policies and the system is already working so why invest in it?
            - Bill – but if you focus vehicular traffic on one main route (ex. Allen St) so that other streets can be more pedestrian friendly then isn't that smart growth?

Ecological Analysis

- Becky Nystrom Thoughts
    - This is a really well written and in depth report
    - Provided specific edits regarding potential partners (Chautauqua Watershed Conservancy and Chautauqua Health Network) which were not included on pg. 1-16
    - "Chautauqua Watershed Conservancy" not SOCIETY throughout the document
    - Importance of realizing the connection between the Medical Corridor, green space, and health and wellness
- General Comments
    - Dan Riker – The city would love to address the invasive species issues brought up in this report but they do not have the resources or expertise. Who could help?
        - Becky Nystrom – Master Gardner's Society, Chautauqua Watershed Conservancy, JCC student internships, herself
    - Bill Rice – We always have issues with drainage? What alternative approaches exist and where would they work?
        - GPI – What would mandating green infrastructure accomplish when everything is already developed? It's great to talk about grand ecological ideas but when it comes down to it and a developer comes, the city will support the development over forcing ecological concerns. Mandating ecologically sensitive development will likely deter development. Perhaps incentivizing ecological sensitive development may attract dev.
        - Becky N – We need quality of life in order to attract development
            - Bill Rice – but the developers don't want to pay for that quality of life
        - Marty Doster – need to decide where industry is going to go and focus it all there…the industry areas can have relaxed ecological mandates while all other areas can be "green." Another idea is to figure out what areas want the green infrastructure…then it can be a grass roots effort to make the area better rather than mandating it on areas that don't want it. There is tons of money for habitat restoration. We could even get money to dredge the entire River from Foote Ave to the West in order to remove all residual pollutants in the riverbed.
        - Peter Lombardi – Maybe we should consider having our industrial area a "green" industrial area. Honestly, what would attract industry to the city when they can move into one of the county's industrial parks? What could make our industrial areas special? Perhaps playing up the "green" angle, making it really nice, especially around the River…that will attract a certain type of industry for sure.
            - Peter M. – That would attract a more high tech industrial crowd but maybe that's what we need. Get away from the wood and metal manufacturing. High tech would appreciate the aesthetics of riverfront properties

Urban Design Analysis

- General Comments
    - The Ice Arena and New Train Station should be highlighted as a key community/economic sector (orange) within the maps throughout the report
    - Riverwalk Self Storage – The owner tried really hard to market it for a riverfront appropriate use. The only reason he has storage there now is because he has the pay the taxes on the property somehow. He wants the property to be used for a better purpose…he is willing to move.

Discuss Strategic Sites:

- Weitsman Scrap Yard
    - Have been actively trying to move off of property that they have been encroaching on. They want to pave their entire site so they just bought a piece of property to the north for storm water management. They will need a zoning variance and site plan review in order to go through with this giving the city some measure of control. Perhaps the DEC should be involved in these meetings at a higher level than just permits.
- Trolley Building
    - Site is privately owned but the building is slated for demolition by the city soon due to safety concerns. The city will try to reclaim demo costs from the owner but unlikely to get much
        - Marty Doster – this site could be very strategic due to its location. Part of the Step 3 phase of the BOA program is to conduct environmental site assessments at these strategic sites. In order to do that, if the city doesn't own the property (as is the case with the Trolley Building) then the owner has to give permission to the city to enter the property and conduct the tests. Perhaps the city should propose a trade…the city will pay for demo costs but the owner has to sign the forms allowing the environmental testing…
- Riverwalk Self Storage
    - Maybe a micro-brew or restaurant, especially in the back half of the building overlooking the River
- Chautauqua Brick
    - Perfect example of a business that should be repositioned. There has to be a site which would be better for their business while also not being located in such a prime riverfront location
    - Need to make sure that we talk with them before anything goes out to the public
    - Need to make sure that the report stresses our hopes of working with them to determine their needs and wants and help them find a better site. The city still wants them here
    - As a note – even though the property is owned by one person there are two separate businesses there – retail and a mill
- Mayflower Storage
    - Reposition them someplace more appropriate – perhaps the Altas building?
    - Can't tear the building down now…not with the brand new huge Lucy mural – will need to work with the building
- Ultrasonics/Blackstone Ney
    - Gebbie just purchased the property to the west of Washington and 30 feet to the east of Washington
- Northwest Corner of Harrison and Foote
    - Reposition the Ice Company? It is definitely still very active
- Vacant Parcels on Foote
    - Community gardens?
- Harrison/Briggs block
    - Mixture of vacant and active sites
    - One site had a fire a few years back and the roof is gone
    - Another site just refaced the front of the building this summer
- CCIDA/United Lumber
    - Does the city have environmental reports on the properties? YES!
    - Peter M. – Consider compiling these properties with the practice field/fire training center and others along the south side of the street and market it as a huge site

    - Look at Warren, PA and see what they did along the river (near the northwest Savings Bank)
- River Street Sites
    - Long term thoughts to create a shovel ready industrial area
    - Tear it all down asap…if developers see it they will think all of Jamestown is dumpy and decide to develop someplace else
- Dahlstrom
    - Marty Doster met with the owners and briefed them on the merits of the Brownfield Cleanup Program. They elected not to enter.
- General thoughts
    - We need to talk to all of the owners of these sites well before we roll out draft documents at public meetings
    - We need to get information about the Brownfield Cleanup Program into the hands of these small industrial complexes. They probably don't know about it and could really benefit from it. The Brownfield Cleanup Program expires in 2015!
    - We need to consider if any of these brownfield sites were ever owned by large, still existing companies. If the city wants to be adversarial the DEC can force these deep pocketed companies to pay for the cleanup.
    - Need to whittle down the number of strategic sites to 5 or 6 for the Step 3 process

Discuss Next Steps

- Finalize Pre-Nomination Study
- Complete LWRP Document
- Complete Nomination Document
- Waterfront Advisory Committee Meetings
- Developer's Forum
- Public Meeting
- Receive USEPA Notification of Grant Award

This document was prepared for the City of Jamestown, the New York State DOS and the New York State DEC with State funds provided through the Brownfield Opportunity Areas Program and the Local Waterfront Revitalization Plan Program.

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Jamestown BOA/LWRP Project

Steering Committee Meeting #6

Draft Minutes of Meeting

Date: May 1, 2013

Location: Jamestown Renaissance Center

Participants:

Mr. Vince DeJoy	City of Jamestown - JURA
Mr. Bill Rice	City of Jamestown - JURA
Ms. Laura Bernsonn	City of Jamestown - JURA
Mr. Peter Lombardi	Jamestown Renaissance Corporation
Mr. Jim Goodling	Jamestown Renaissance Corporation
Mr. Rod Drake	Committee
Mr. Jason Stronz	Citizen
Mr. Peter Miraglia	Miraglia Development
Ms. Amy DeGaetano	NYS Department of State - LWRP
Mr. Chris Bauer	NYS Department of State - Brownfield Opportunity Area Program
Mr. Martin Doster	NYS Department of Environmental Conservation
Mr. Daniel Riker	LaBella Associates, P.C.
Ms. Kailee Neuner	LaBella Associates, P.C.
Mr. David McCoy	Greenman-Pedersen
Mr. Jeffrey Gossett	Greenman-Pedersen
Mr. James Manzella	Greenman-Pedersen

Purpose: To discuss the LWRP, receive steering committee comments on LWRP deliverables to date, and discuss next steps.

Agenda Items:

Points of Note:

- Vince DeJoy has been hired as the City's new Director of Development
- Laura Bernsonn has been hired as the City's new Junior Planner within the Department of Development

Discuss the LWRP:

Section I - Boundary

- We already agreed on this in previous meetings

Section II – Inventory and Analysis

- We realize it is long but all of the parts are required by NYSDOS
    - We have already discussed most of these findings in previous meetings about the BOA's
        - New stuff includes:
            - Water Dependent and Water Enhanced Uses
            - Surface Waters and Surface Water Uses
            - Scenic Resources
            - Water Quality

Section III – Programs and Policies

- NYSDOS prescribes 13 general policies that we must follow
- Sub-policies are more tailored to fit the needs of Jamestown
- **Make sure you read and agree with this section – this section will be legally binding. Any new development within the LWRP study area (after the LWRP has been passed) will have to go through either local or state level consistency review to make sure that it adheres to these policies**

Section IV – Proposed Projects

- We tried to balance providing general overarching project ideas (so future projects could fit in to the framework) with specific already thought of/discussed projects
- Projects attempt to reach the overall goals of:
    - Economic Development (including enhancing existing and fostering new waterfront development, industrial, former industrial, and other brownfield sites, and housing)
    - Quality of Life Improvements (including improving connectivity and providing amenities)
    - Natural/Environmental Enhancements and Improvements (including environmental quality improvements and green infrastructure opportunities)
    - Additional Strategies (these are more policy related rather than buildable project related but they didn't fit into the prescribed NYSDOS policies within Section III

Section V – Techniques

- Will need to include any local law changes (including zoning changes) in order for the LWRP to be legally implementable

Steering Committee Comments:

- Peter Miraglia – the document is so long…no developer is going to read it. These documents are supposed to help with development. Is there any way that we can shorten the document or make a separate manual which only includes the really important stuff for the developers to read? Something that will help them understand what hoops they have to jump through?
    - Bill Rice – It would have to be a separate guide book/manual. The LWRP has prescribed sections that have to be in there and that is why it is so long. Perhaps it lends itself better to the BOA studies?
    - Dan Riker – It does lend itself better to the BOA studies. You could set aside a large portion of money to do something like that as we move into the next steps of each of the BOAs.
- Bill Rice – These documents are going to be read by a wide range of audience. It is very important that we make sure these documents are written on a level that everyone can understand. He thinks they are at this point.
- David McCoy – How does the whole consistency review process work? When is it local and when is it state?
    - Amy DeGaetano – There are three levels of consistency review (Federal, State, and local). The review will make sure that the development project is consistent with the policies set forth in Section III of the report.
        - Federal review does not apply to Jamestown because the Chadakoin River is not part of the Federal Coastal Zone.
        - State review will occur in two instances:
            - If a State Department is the one doing/building the project (ex. if the NYSDOT is rebuilding a bridge within the LWRP study area) then that individual state department will do a consistency review

        - If a state department is helping to fund a project (ex. if the City got a grant to extend the Riverwalk) then the NYSDOS would do a consistency review on the budget only.
        - The state consistency review takes about 6 months
    - Local review will become part of the SEQR and site review process
- Bill Rice – Concerned with the idea of the riparian buffer. It is potentially too wide. When do we have to worry about it being considered a taking, especially for small parcels along the river? How will it impact development if they can't develop near the river?
    - Marty Doster – the riparian corridor is incredibly important. It should consist of natural, largely unmaintained vegetation. It would allow for limited development (i.e. the Riverwalk trail). You have to make sure there is signage so the community understands the area is purposefully being allowed to go back to a natural state so that you don't get phone calls about who the city isn't maintaining the area
        - Bill Rice – I think the community expects a more manicured landscape around the existing portions of the Riverwalk. They don't want to be walking through knee high vegetation with lots of bugs. There are other places where that is more appropriate but not in the Downtown.
    - Amy DeGaetano – you can make the buffer width vary throughout the study area depending on needs. Also, in some places (like Tonawanda) they are putting in language that the *buffer does not apply to water <u>dependent</u> uses* (which will allow development of the uses we are trying to get for the area right up to the water's edge). Water enhanced and non-water related development would have to follow the rules of the buffer.
- Peter Miraglia – I don't see the train station mentioned. It should be included as a project. Maybe it would be a good location for the Educational and/or Interpretive Center?
    - Bill Rice – The train station is so elevated from the river that it doesn't necessarily make sense for the educational center to be there. Maybe it makes more sense at McCrea Point, the Trolley Building, or around 11th/10th/Monroe/Clinton area.
- Amy DeGaetano – Are you going to rank the projects? Are you going to include how much the projects will cost and where the money will potentially come from?
    - Bill Rice – That is a good point. We really need to start focusing on an implementation strategy.
- Marty Doster – I didn't see a project about removing the dam near Dahlstrom? Why didn't you include it?
    - David McCoy – it isn't actually a dam. It is a utility crossing. We can't remove it.
    - Dan Riker – we did include modification of the dam to facilitate the migration of aquatic species within the "Redevelopment of the Dahlstrom Complex" project in the economic section. We could potentially pull it out as a separate project within the natural/environmental section.
- Dan Riker – Last meeting people agreed that we should talk to the businesses that are being named in this report (especially if we are suggesting they relocate to other more appropriate areas within the City). We are wondering whether the City, a member of the WAC (who has ties to the businesses), or LaBella should contact the businesses?
    - General consensus that individual businesses should not be named in the report (especially if we are suggesting they should move). They should potentially be talked to eventually but no decision on who should do it or when.
- Marty Doster – Have you considered breaking the developers' forum into multiple meetings? One should be tailored for developers focused on industrial type development and another for developers focused on commercial/retail type development. Business/property owners along the river should either be invited to these meetings based on their land use type or separate meetings should be held for them as well.

Discuss Next Steps

- Contact Named Businesses – May 2013 – This may not be happening now based on the discussion above.
- Finalize Draft LWRP – By end of May 2013
- Complete Draft Nomination Document – By end of May 2013
- Waterfront Advisory Committee Meeting – June 2013
- Developer Forum – July-August-September? We don't necessarily want to push the meeting out so far but we are worried about attendance during the summer months when people are likely to be on vacation.
- Public Meeting – August-Septemeber? Same comment as above.

This document was prepared for the City of Jamestown, the New York State DOS and the New York State DEC with State funds provided through the Brownfield Opportunity Areas Program and the Local Waterfront Revitalization Plan Program.

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DOCUMENT 4:
SEQR DOCUMENTATION

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Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☑ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

☐ A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**

☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***

☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared**.

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Chadakoin River Central/Eastern Study-Jamestown Brownfield Opportunity Area Nomination Study

Name of Action

City of Jamestown

Name of Lead Agency

Vince DeJoy

Print or Type Name of Responsible Officer in Lead Agency

Director of Development

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

website

Date

PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Chadakoin River Central/Eastern Study-Jamestown Brownfield Opportunity Area Nomination Study

Location of Action (include Street Address, Municipality and County)

The BOA boundary includes 643 acres along the Chadakoin River in the City of Jamestown, Chautauqua County, New York

Name of Applicant/Sponsor City of Jamestown

Address City Hall, 200 East Third Street

City / PO Jamestown State NY Zip Code 14701

Business Telephone (716) 483-7541

Name of Owner (if different) _____

Address _____

City / PO _____ State _____ Zip Code _____

Business Telephone _____

Description of Action:

The City of Jamestown has been awarded a Brownfield Opportunity Area grant with a focus on the Chadakoin River Central/Eastern Corridor from McCrea Point Park to Tiffany Avenue; from 4th/2nd Streets to Steele/Washington/Allen/Buffalo Streets. This Environmental Assessment Form is included as a component of the second step of the Brownfield Opportunity Area Nomination Study, which is being undertaken to identify and restore brownfields, vacant and underutilized properties to productive use. The implementation of the goals and objectives of the Brownfield Opportunity Area will result in changes in land use and redevelopment of brownfield, vacant and underutilized properties. Much like the adoption and outcomes of a Comprehensive Plan, the proposed action is considered a Type 1 Action within the context of SEQR. The City of Jamestown anticipates preparation of a Generic Environmental Impact Statement to assess potential impacts of the action during later stages of the Brownfield Opportunity Area program as they become better understood. The Brownfield Opportunity Area Nomination Study Report will inform several portions of the GEIS. The remaining portions of the GEIS will be composed using information obtained during the third step of the Brownfield Opportunity Area Program. The City of Jamestown anticipates applying for funding for the Step 3 - Brownfield Opportunity Area Implementation Study from the State.

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: [✓] Urban [✓] Industrial [✓] Commercial [✓] Residential (suburban) [ ] Rural (non-farm)
   [ ] Forest [ ] Agriculture [✓] Other vacant and open space

2. Total acreage of project area: 643+/- acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	20 acres	NA acres
Forested	10 acres	NA acres
Agricultural (Includes orchards, cropland, pasture, etc.)	0 acres	NA acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	4 acres	NA acres
Water Surface Area	45 acres	NA acres
Unvegetated (Rock, earth or fill)	0 acres	NA acres
Roads, buildings and other paved surfaces	564 acres	NA acres
Other (Indicate type) _____	_____ acres	_____ acres

3. What is predominant soil type(s) on project site? Chenango - Urban Land soils
   a. Soil drainage: [✓] Well drained 98 % of site [ ] Moderately well drained ____% of site.
   [✓] Poorly drained 2 % of site
   b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? NA acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? [■] Yes [ ] No
   a. What is depth to bedrock Varies (in feet)

5. Approximate percentage of proposed project site with slopes:
   [✓] 0-10% 40 % [✓] 10- 15% 30 % [✓] 15% or greater 30 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? [■] Yes [ ] No The Wellman Building and the Erie RR Station

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? [ ] Yes [■] No

8. What is the depth of the water table? Varies (in feet)

9. Is site located over a primary, principal, or sole source aquifer? [■] Yes [ ] No Primary Aquifer

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? [■] Yes [ ] No Fishing

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? ■ Yes ☐ No

According to:

NYSDEC and USFWS

Identify each species:

Field verified presence of Eastern spiny softshell turtle - Species of State Special Concern
Potential presence of Clubshell and Rayed bean - Federally Listed Endangered Species

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?

☐ Yes ■ No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

■ Yes ☐ No

If yes, explain:

The Chadakoin River, McCrea Point Park, Panzarella Park, other small municipal parks, and Riverwalk Trail are all within the Study Area.

14. Does the present site include scenic views known to be important to the community? ■ Yes ☐ No

There are limited views of the Chadakoin River from land and bridges. There are also scenic views of the downtown area and various murals.

15. Streams within or contiguous to project area:

Chadakoin River

a. Name of Stream and name of River to which it is tributary

The Chadakoin River empties into Conewango Creek which empties into the Allegany River.

16. Lakes, ponds, wetland areas within or contiguous to project area:

Small portions of State and Federal Wetland complexes are located near McCrea Point Park.

b. Size (in acres):

0.5 +/- Federal Wetland within Study Area
3.6 +/- State Wetland within Study Area

17. Is the site served by existing public utilities? ☒ Yes ☐ No

a. If **YES,** does sufficient capacity exist to allow connection? ☒ Yes ☐ No

b. If **YES**, will improvements be necessary to allow connection? ☐ Yes ☒ No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No

20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☐ No **TBD**

B. Project Description **NA**

1. Physical dimensions and scale of project (fill in dimensions as appropriate).

a. Total contiguous acreage owned or controlled by project sponsor: _____ acres.

b. Project acreage to be developed: _____ acres initially; _____ acres ultimately.

c. Project acreage to remain undeveloped: _____ acres.

d. Length of project, in miles: _____ (if appropriate)

e. If the project is an expansion, indicate percent of expansion proposed. _____ %

f. Number of off-street parking spaces existing _____; proposed _____

g. Maximum vehicular trips generated per hour: _____ (upon completion of project)?

h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	_____	_____	_____	_____
Ultimately	_____	_____	_____	_____

i. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; _____ length.

j. Linear feet of frontage along a public thoroughfare project will occupy is? _____ ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? _____ tons/cubic yards.

3. Will disturbed areas be reclaimed ☐ Yes ☐ No ☐ N/A

a. If yes, for what intended purpose is the site being reclaimed?

b. Will topsoil be stockpiled for reclamation? ☐ Yes ☐ No

c. Will upper subsoil be stockpiled for reclamation? ☐ Yes ☐ No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? _____ acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

   ☐ Yes ☐ No

6. If single phase project: Anticipated period of construction: _____ months, (including demolition)

7. If multi-phased:

   a. Total number of phases anticipated _____ (number)

   b. Anticipated date of commencement phase 1: _____ month _____ year, (including demolition)

   c. Approximate completion date of final phase: _____ month _____ year.

   d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No

8. Will blasting occur during construction? ☐ Yes ☐ No

9. Number of jobs generated: during construction _____; after project is complete _____

10. Number of jobs eliminated by this project _____.

11. Will project require relocation of any projects or facilities? ☐ Yes ☐ No

    If yes, explain:

    TBD

12. Is surface liquid waste disposal involved? ☐ Yes ☐ No

    a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____

    b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? ☐ Yes ☐ No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☐ No

    If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☐ No

16. Will the project generate solid waste? ☐ Yes ☐ No

    a. If yes, what is the amount per month? _____ tons

    b. If yes, will an existing solid waste facility be used? ☐ Yes ☐ No

    c. If yes, give name _____ ; location _____

    d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☐ No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? ☐ Yes ☐ No

    a. If yes, what is the anticipated rate of disposal? _____ tons/month.

    b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? ☐ Yes ☐ No

19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☐ No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☐ No

21. Will project result in an increase in energy use? ☐ Yes ☐ No

    If yes, indicate type(s)

22. If water supply is from wells, indicate pumping capacity _____ gallons/minute.

23. Total anticipated water usage per day _____ gallons/day.

24. Does project involve Local, State or Federal funding? ☐ Yes ☐ No

    If yes, explain:

25. Approvals Required:

			Type	Submittal Date
City, Town, Village Board	■ Yes	☐ No	City of Jamestown Common Council	TBD
City, Town, Village Planning Board	☐ Yes	■ No		
City, Town Zoning Board	☐ Yes	■ No		
City, County Health Department	☐ Yes	■ No		
Other Local Agencies	☐ Yes	■ No		
Other Regional Agencies	☐ Yes	■ No		
State Agencies	■ Yes	☐ No	NYSDOS - review/approval NYSDEC - review/approval	TBD TBD
Federal Agencies	☐ Yes	☐ No		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☐ Yes ■ No

If Yes, indicate decision required:

☐ Zoning amendment ☐ Zoning variance ☐ New/revision of master plan ☐ Subdivision

☐ Site plan ☐ Special use permit ☐ Resource management plan ☐ Other

2. What is the zoning classification(s) of the site?

Land conservation district and various industrial, commercial, and residential districts.

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Project specific - It will be based on zoning and other developmental constraints.

4. What is the proposed zoning of the site?

The zoning will stay the same. (Creation of a zoning overlay district along the waterfront is being completed as part of a separate project.)

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

The zoning will stay the same. (See above - development adjacent to the River's edge is likely to be restricted if not altogether prohibited.)

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ■ Yes ☐ No

The BOA report is consistent with current use regulations and adopted local plans.

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Urban, industrial, commercial, residential, vacant, and open space uses and zoning classifications are within a 1/4 mile of the BOA.

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? ■ Yes ☐ No

9. If the proposed action is the subdivision of land, how many lots are proposed? TBD

   a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection?

☐ Yes ☐ No TBD

a. If yes, is existing capacity sufficient to handle projected demand? ☐ Yes ☐ No Yes (within reason)

The City of Jamestown provides a full range of community services with available capacity to satisfy any new development (within reason) within the BOA.

12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☐ No TBD

a. If yes, is the existing road network adequate to handle the additional traffic. ☐ Yes ☐ No Yes (within reason)

Additional roadways may need to be constructed in the BOA to provide access and circulation to new development.

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name City of Jamestown Date August 27, 2013

Signature Gregory Rabb

Title City Council President

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
625 Broadway, 5th Floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • **Fax:** (518) 402-8925
Website: www.dec.ny.gov

Joe Martens
Commissioner

June 7, 2012

Kevin Grieser
Biohabitats
Great Lakes Bioregion
2026 Murray Hill Rd, Rm 102
Cleveland, Ohio 44106

Dear Mr. Grieser:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to an Environmental Assessment for the proposed Two Study Areas, as indicated on the maps you provided, located in the Town of Jamestown, Chautauqua County, New York State. Jefferson County.

Enclosed is a report of rare or state-listed animals and plants, significant natural communities, and other significant habitats, which our databases indicate occur, or may occur, on your site or in the immediate vicinity of your site. For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our databases. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental impact assessment.

The enclosed report may be included in documents that will be available to the public. However, any enclosed maps displaying locations of rare species are considered sensitive information, and are intended only for the internal use of the recipient; they should not be included in any document that will be made available to the public, without permission from the New York Natural Heritage Program.

The presence of the plants and animals identified in the enclosed report may result in this project requiring additional review or permit conditions. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.ht ml.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

Sincerely,

Jean Pietrusiak, Information Services
NYS Department Environmental Conservation

Enc.
Cc: Reg 9, Wildlife Mgr.

513

— Both Study Areas

Natural Heritage Report on Rare Species and Ecological Communities

NY Natural Heritage Program, NYS DEC, 625 Broadway, 5th Floor,
Albany, NY 12233-4757
(518) 402-8935

~The Information in this report includes only records entered into the NY Natural Heritage databases as of the date of the report. This report is not a definitive statement on the presence or absence of all rare species or significant natural communities at or in the vicinity of this site.
~Refer to the User's Guide for explanations of codes, ranks and fields.
~Location maps for certain species and communities may not be provided 1) if the species is vulnerable to disturbance, 2) if the location and/or extent is not precisely known, 3) if the location and/or extent is too large to display, and/or 4) if the animal is listed as Endangered or Threatened by New York State.

Natural Heritage Report on Rare Species and Ecological Communities

REPTILES

Apalone spinifera

Office Use 11131

Spiny Softshell

NY Legal Status: Special Concern
Federal Listing:
Last Report: 2003-06-15?
County: Chautauqua
Town: Ellicott, Jamestown - City
Location: At, or in the vicinity of, the project site.
General Quality and Habitat: **For information on the population at this location and management considerations, please contact the NYS DEC Regional Wildlife Manager for the Region where the project is located.

NYS Rank: S2S3 - Imperiled
Global Rank: G5 - Secure
EO Rank: Excellent, Good or Fair

1 Records Processed

More detailed information about many of the rare and listed animals and plants in New York, including biology, identification, habitat, conservation, and management, are available online in Natural Heritage's Conservation Guides at www.acris.nynhp.org, from NatureServe Explorer at http://www.natureserve.org/explorer, from NYSDEC at http://www.dec.ny.gov/animals/7494.html (for animals), and from USDA's Plants Database at http://plants.usda.gov/index.html (for plants).

More detailed information about many of the natural community types in New York, including identification, dominant and characteristic vegetation, distribution, conservation, and management, is available online in Natural Heritage's Conservation Guides at www.acris.nynhp.org. For descriptions of all community types, go to http://www.dec.ny.gov/animals/29384.html and click on Draft Ecological Communities of New York State.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New York Field Office
3817 Luker Road
Cortland, NY 13045
Phone: (607) 753-9334 Fax: (607) 753-9699
http://www.fws.gov/northeast/nyfo

Project Number: 80571

To: Kevin Grieser Date: Jun 13, 2012

Regarding: Brownfield Opportunity Area and Local Waterfront Revitalization Program

Town/County: City of Jamestown / Chautauqua County

The U.S. Fish and Wildlife Service (Service) New York Field Office has received your request for information regarding occurrences of Federally-listed or proposed threatened and endangered species within the vicinity of the above-referenced project/property. In an effort to streamline project reviews, we have shifted our species list request responses to our website at http://www.fws.gov/northeast/nyfo/es/section7.htm. Please go to our website and print the appropriate portions of our county list of endangered, threatened, proposed, and candidate species, and the official list request response for your files. Step-by-step instructions are also found on our website.

As a reminder, Section 9 of the Endangered Species Act (ESA) (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) prohibits unauthorized taking* of listed species and applies to Federal and non-Federal activities. Additionally, Section 7(a)(2) of the ESA requires Federal agencies, in consultation with the Service, to ensure that any action it authorizes, funds, or carries out is not likely to jeopardize the continued existence of listed species or result in the destruction or adverse modification of critical habitat. An assessment of the potential direct, indirect, and cumulative impacts is required for all Federal actions that may affect listed species. For projects not authorized, funded, or carried out by a Federal agency, consultation with the Service pursuant to Section 7(a)(2) of the ESA is not required. However, no person is authorized to "take"* any listed species without appropriate authorizations from the Service. Therefore, we provide technical assistance to individuals and agencies to assist with project planning to avoid the potential for "take," or when appropriate, to provide assistance with their application for an incidental take permit pursuant to Section 10(a)(1)(B) of the ESA.

Project construction or implementation should not commence until all requirements of the ESA have been fulfilled. If you have any questions or require further assistance regarding threatened or endangered species, please contact the Endangered Species Program at (607) 753-9334. Please refer to the above project number in any future correspondence.

Endangered Species Biologist: Sandie Doran *Sandie Doran*

*Under the Act and regulations, it is illegal for any person subject to the jurisdiction of the United States to *take* (includes harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect; or to attempt any of these), import or export, ship in interstate or foreign commerce in the course of commercial activity, or sell or offer for sale in interstate or foreign commerce any endangered fish or wildlife species and most threatened fish and wildlife species. It is also illegal to possess, sell, deliver, carry, transport, or ship any such wildlife that has been taken illegally. "Harm" includes any act which actually kills or injures fish or wildlife, and case law has clarified that such acts may include significant habitat modification or degradation that significantly impairs essential behavioral patterns of fish or wildlife.

Chautauqua County

Federally Listed Endangered and Threatened Species and Candidate Species

This list represents the best available information regarding known or likely County occurrences of Federally-listed and candidate species and is subject to change as new information becomes available.

Common Name	Scientific Name	Status
Bald eagle[1]	*Haliaeetus leucocephalus*	D
Clubshell	*Pleurobema clava*	E
Rayed bean	*Villosa fabalis*	E

Status Codes: E=Endangered T=Threatened P=Proposed C=Candidate D=Delisted

[1] The bald eagle was delisted on August 8, 2007. While there are no ESA requirements for bald eagles after this date, the eagles continue to receive protection under the Bald and Golden Eagle Protection Act (BGEPA). Please follow the Service's May 2007 Bald Eagle Management Guidelines to determine whether you can avoid impacts under the BGEPA for your projects. If you have any questions, please contact the endangered species branch in our office.

Information current as of: 6/25/2012

CHADAKOIN RIVER CENTRAL/EASTERN STUDY – JAMESTOWN BROWNFIELD OPPORTUNITY AREA NOMINATION STUDY

RESPONSE FORM - SEQR LEAD AGENCY COORDINATION REQUEST

X This agency has no objection to the City Council of the City of Jamestown assuming Lead Agency status for this action.

_____ This agency wishes to assume Lead Agency status for this action.

_____ Comments on the Project or Lead Agency Designation (see comments below).

Comments:

NYS DOS
Agency

Christopher Bauer
Signature

Christopher Bauer, BOA Coordinator
Print Name and Title

10-29-13
Date

Please return to: Laura Bernsohn
City of Jamestown, Department of Development
City Hall
200 East Third Street
Jamestown, NY 14701

Note: If this form is not returned on or before **November 14, 2013** your agency will be deemed to have no objection to the City Council of the City of Jamestown acting as the Lead Agency for this action.

rcvd 11/1/13

CHADAKOIN RIVER CENTRAL/EASTERN STUDY – JAMESTOWN BROWNFIELD OPPORTUNITY AREA NOMINATION STUDY

RESPONSE FORM - SEQR LEAD AGENCY COORDINATION REQUEST

X This agency has no objection to the City Council of the City of Jamestown assuming Lead Agency status for this action.

_____ This agency wishes to assume Lead Agency status for this action.

_____ Comments on the Project or Lead Agency Designation (see comments below).

Comments:
Please note that work within waters of the U.S., including wetlands, may require a permit from the U.S. Army Corps of Engineers.

U.S. Army Corps of Engineers
Agency

Signature

Steven Metivier, Chief, NY-AES
Print Name and Title

30 Oct 2013
Date

Please return to:

Laura Bernsohn
City of Jamestown, Department of Development
City Hall
200 East Third Street
Jamestown, NY 14701

Note: If this form is not returned on or before **November 14, 2013** your agency will be deemed to have no objection to the City Council of the City of Jamestown acting as the Lead Agency for this action.

New York State Department of Environmental Conservation
Division of Environmental Permits, Region 9
270 Michigan Avenue, Buffalo, New York, 14203-2915
Phone: (716) 851-7165 · **Fax:** (716) 851-7168
Website: www.dec.ny.gov

Joe Martens
Commissioner

November 13, 2013

Ms. Laura Bernsohn
City of Jamestown
Department of Development
City Hall
200 East Third Street
Jamestown, New York 14701

Dear Ms. Bernsohn:

SEQR LEAD AGENCY DESIGNATION
CHADAKOIN RIVER CENTRAL/EASTERN STUDY
JAMESTOWN BROWNFIELD OPPORTUNITY AREA
CITY OF JAMESTOWN, CHAUTAUQUA COUNTY

This is in response to your October 15, 2013 correspondence, which included a description of the proposed action, study area map and a full Environmental Assessment Form. The Department concurs that the City of Jamestown should act as SEQR Lead Agency, since the environmental impacts of the proposal are primarily of local significance. The Department also supports the City of Jamestown's intention to issue a positive declaration and prepare a draft Generic Environmental Impact Statement (DGEIS) to adequately analyze the existing conditions and potential reuse opportunities for properties located within the BOA as part of Step 3 of the BOA project. Based upon our review of the project information submitted, the following environmental concerns were identified.

1. The western end of the BOA study area contains New York State regulated freshwater wetlands LW-4 and LW-10. Any disturbance to the wetlands or their regulated 100 foot adjacent area will require a Freshwater Wetlands Permit pursuant to Article 24 of the New York State Environmental Conservation Law.

   The United States Department of the Army, Corps of Engineers' Buffalo District Office (COE) has authority under federal law to regulate wetlands in New York State. For questions regarding federally regulated wetlands, and the federal permitting process, you should contact the U.S. Army Corps of Engineers at: Chief, Regulatory Branch, U.S. Army Corps of Engineers (Corps), Buffalo District, 1776 Niagara Street, Buffalo, NY 14207 or (716) 879-4330. If Federal Wetlands are involved, the Corps may require the project sponsor to obtain Section 401 Water Quality Certification from this Department.

2. Please be advised that the Chadakoin River is navigable under State definition. Consequently, any disturbance to the immediate stream bank face and/or excavation or fill activities within the Chadakoin River will require a Protection of Waters Permit pursuant to Article 15, Title 5 of the New York State Environmental Conservation Law.

3. The Chadakoin River Central/Eastern Study - Jamestown BOA contains New York State flood control easements for the Jamestown Streambank Protection Project and the Warner Dam Flood Control Project. A Permit for Use of State Maintained Flood Control Land will be required for any work in these easements. Projects proposed in the flood control easements must not impair the integrity of flood control facilities or impede their maintenance and operation. Permit application materials are available from Mr. Theodore Myers, P.E., Regional Flood Control Engineer, by writing to the Division of Water at 270 Michigan Avenue, Buffalo, New York 14203, or by telephone at 716/851-7070. Completed applications should be submitted to the Department at least eight weeks prior to the anticipated start of work.

4. Please be aware that the majority of the Chadakoin River Central/Eastern Study - Jamestown BOA is a potential environmental justice area – as shown on the enclosed map. Your SEQR analysis for this proposed project should address whether the proposed redevelopment of this BOA could potentially have significant, adverse environmental impacts on this area, and, if applicable, ways to avoid, minimize or mitigate the potential impacts. Additional information on environmental justice, including DEC Commissioner Policy CP-29 Environmental Justice and Permitting, can be obtained on the Department's website at http://www.dec.ny.gov/public/333.html.

5. The DGEIS should include a general assessment of the Project's potential impact on criteria pollutants, and greenhouse gas emissions associated with construction and installation of access roadways and utility service as well as the potential redevelopment of the area. Potential sources of greenhouse gas emissions should be inventoried for this project. A discussion of greenhouse gas emissions should consider direct and indirect sources and measures and alternatives that will reduce the potential for increased emissions for these categories. Other potential impacts the project may have related to climate change should also be considered. This assessment shall be done in accordance with the NYSDEC Guide for Assessing Energy Use and Greenhouse Gas Emissions in Environmental Impact Statements.

6. If redevelopment activities will involve land disturbance of 1 acre or more, the project sponsor, owner or operator is required to obtain a State Pollutant Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001). This General Permit requires the project sponsor, owner or operator to control stormwater runoff according to a Stormwater Pollution Prevention Plan (SWPPP), which is to be prepared prior to filing a Notice Of Intent (NOI) and prior to commencement of the project. More information on General Permit GP-0-10-001, as well as the NOI form, is available on the Department's website at www.dec.ny.gov/chemical/43133.html.

7. It was noted on the Federal Emergency Management Agency's (FEMA) FIRM Map Nos. 360141 0003B and 360141 0004B that portions of the BOA study area are located within the designated 100-year floodplain of the Chadakoin River. Proposed projects within the BOA study area should be designed in accordance with all applicable local municipal laws for flood damage reduction.

8. We have reviewed the available information in the New York State Natural Heritage Program databases on known occurrences of rare or state-listed animals and plants, of significant natural communities, and other significant habitats. Some occurrences were found in the vicinity of the project site. The attached table provides the common name, scientific name, status, last documented observation, and location information for these species. For most sites, comprehensive field surveys have not been conducted; the enclosed information only includes records from our databases. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental impact assessment.

9. Please be aware that if the reuse of any of the properties within the BOA requires Sewer Extension Approval, the Department will be the approving agency. Information concerning Sewer Extension Approval can be obtained by contacting the Department's Division of Water at 716/851-7070.

10. Portions of the BOA study area appear to be within archaeologically sensitive areas. The BOA study area also contains two National/State Historic Register sites – Erie Railroad Station and The Wallman Building. As part of the SEQR process, the City should evaluate potential impacts to these resources. If there are any questions regarding this, please contact the NYS Office of Parks, Recreation and Historic Preservation (telephone: 518/237-8643). Note: If any of the described Department approvals are required, an appropriate archaeological investigation must be conducted in order to satisfy the New York State Historic Preservation Act.

Please forward a copy of the Brownfield Opportunity Area Nomination Study Report to my attention at the address above when it is completed. In addition, please send copies of all correspondence and reports regarding this project to Mr. Martin Doster in the Department's Division of Environmental Remediation and myself.

Mr. Doster will be the main point of contact for technical questions related to the BOA study area and its redevelopment. He can be reached at 716/851-7220. If you have any questions regarding this letter or SEQR procedures, please feel free to contact me at 716/851-7165.

Respectfully,

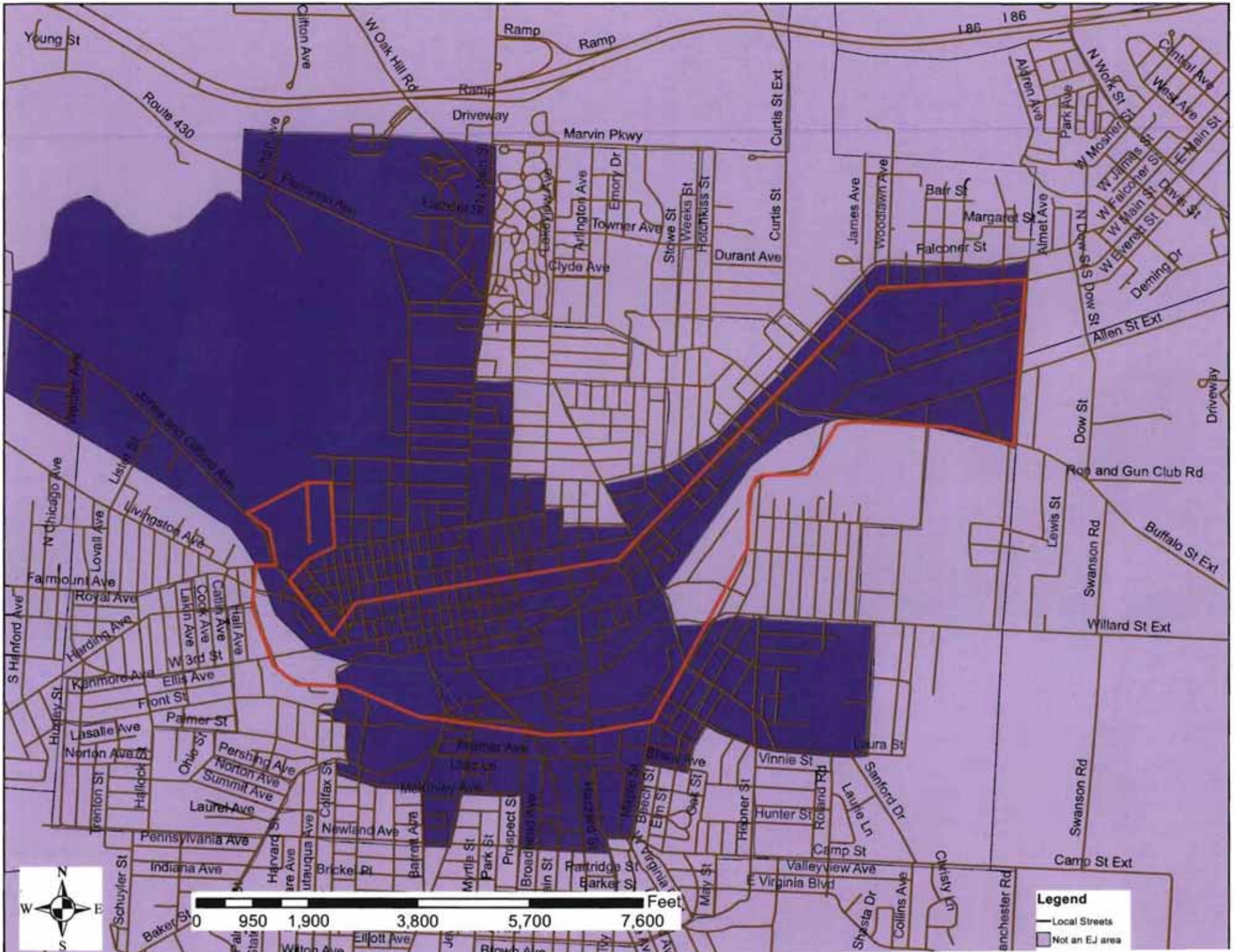
Lisa M. Porter

Lisa M. Porter
Deputy Permit Administrator

ecc: Martin Doster, P.E., NYSDEC, DER
Theodore Myers, P.E., NYSDEC, DOW
U.S. Army Corps of Engineers, Buffalo District Office
Jeffrey Lehman, Director, Department of Public Works, City of Jamestown

cc: NYS OPRHP
Labella Associates
David Leathers, General Manager, Jamestown Board of Public Utilities

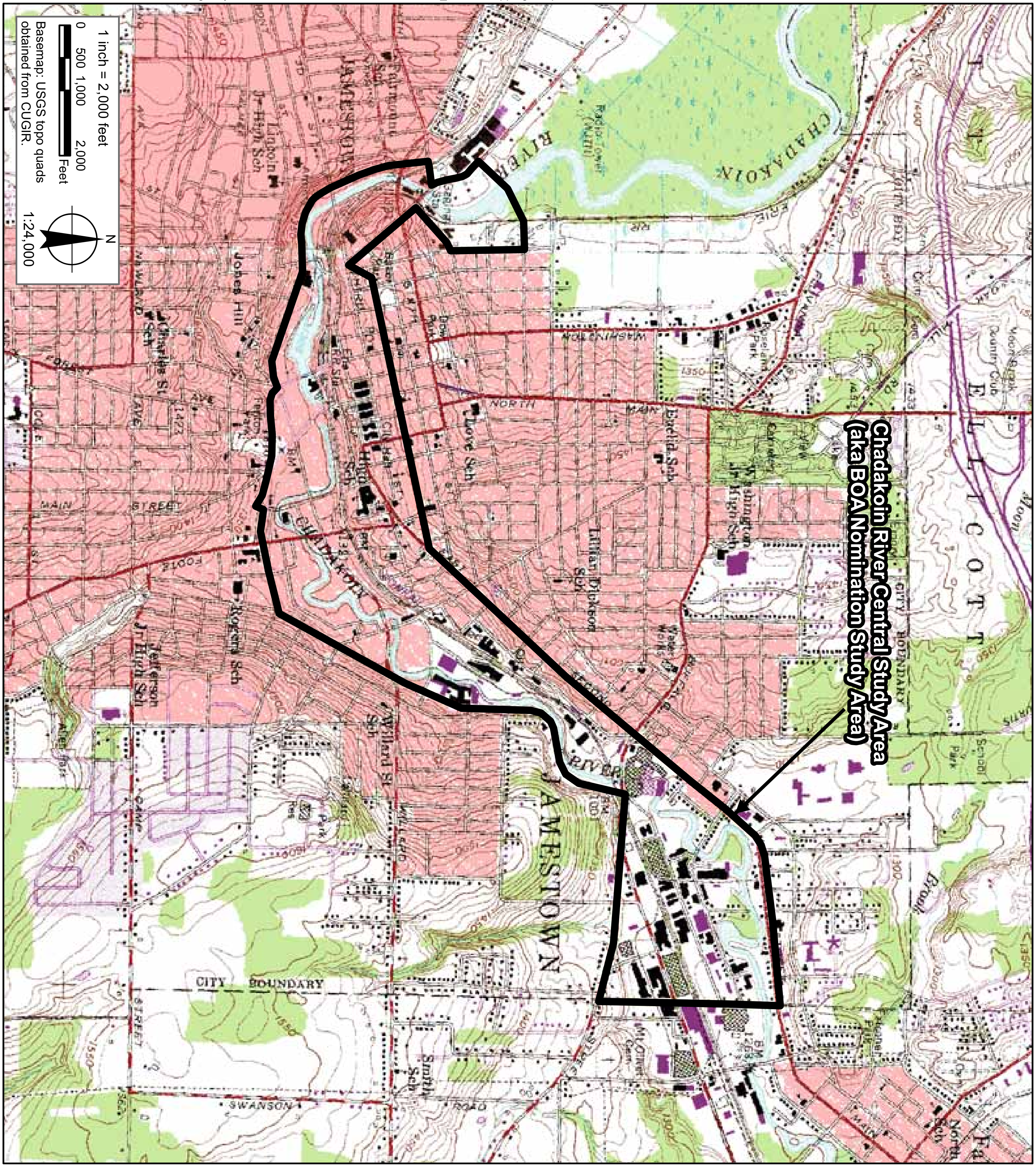
Chadakoin R. Central/Eastern Study - Jamestown BOA



Natural Heritage Occurrences

Common Name	Scientific Name	Status	Date Last Observed	Location
Spiny Softshell	*Apalone spinifera*	Special Concern	06-12-2012	Chautauqua Lake Outlet

Path: I:\Jamestown Urban Renewal Agency\212251\Environmental Information\Nom_SEQR\Mapping Graphics\MAP.2013.01.11.USGS.mxd



PROJECT/DRAWING NUMBER

212251

FIGURE 1

DRAWING TITLE

USGS LOCATION MAP LAKEWOOD AND JAMESTOWN QUADS

ISSUED FOR

REVIEW

DATE: JANUARY 2013

DESIGNED BY: RCN

DRAWN BY: KMN

REVIEWED BY: DR

PROJECT/CLIENT

CHADAKOIN RIVER CENTRAL STUDY AREA

CITY OF JAMESTOWN BROWNFIELD OPPORTUNITY AREA

LABELLA Associates, P.C.
300 PEARL STREET
BUFFALO, NY 14202
P: (716) 551-6281
F: (716) 551-6282
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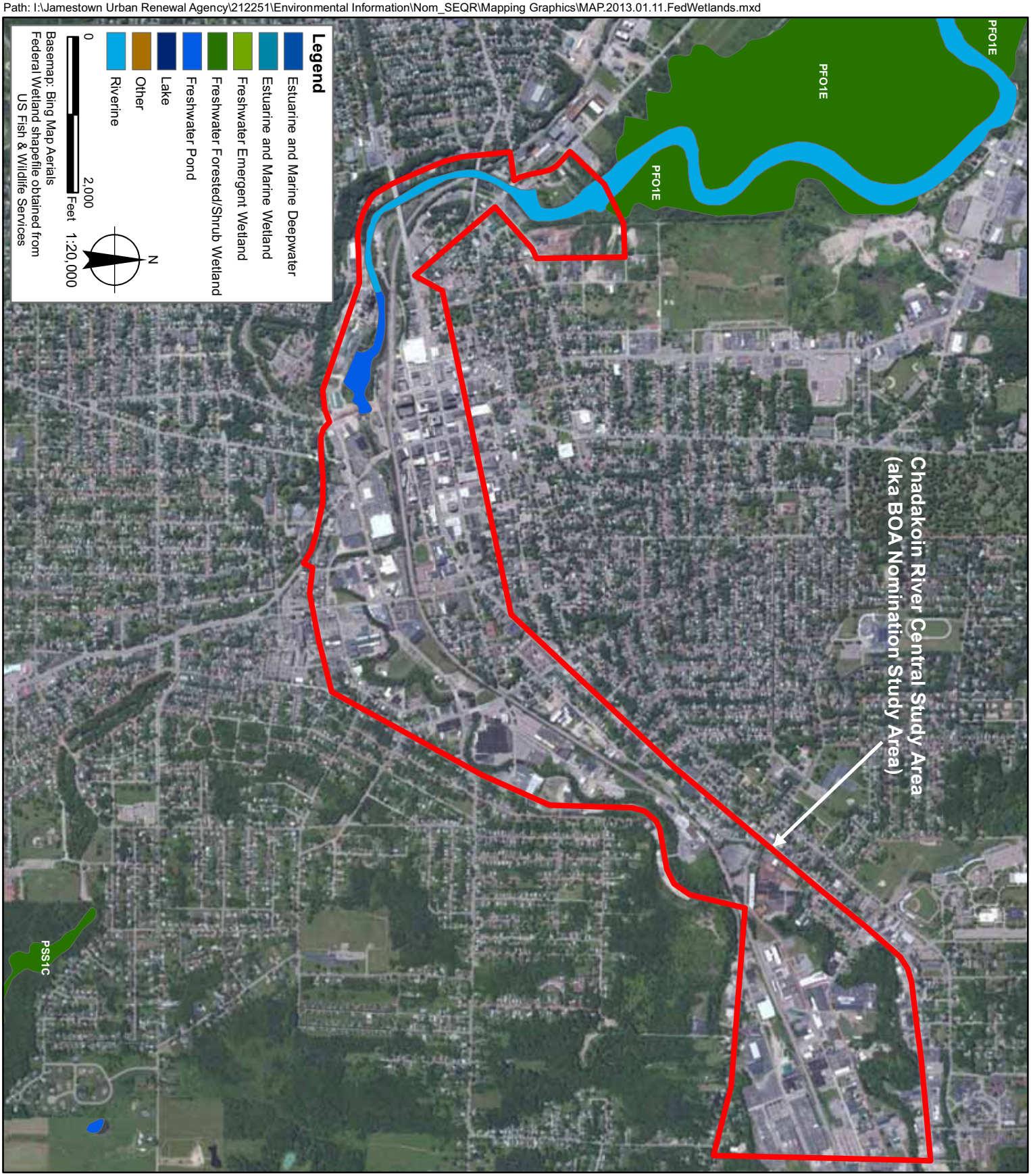

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FIGURE 2

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FEDERAL WETLAND MAP

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BUFFALO, NY 14202
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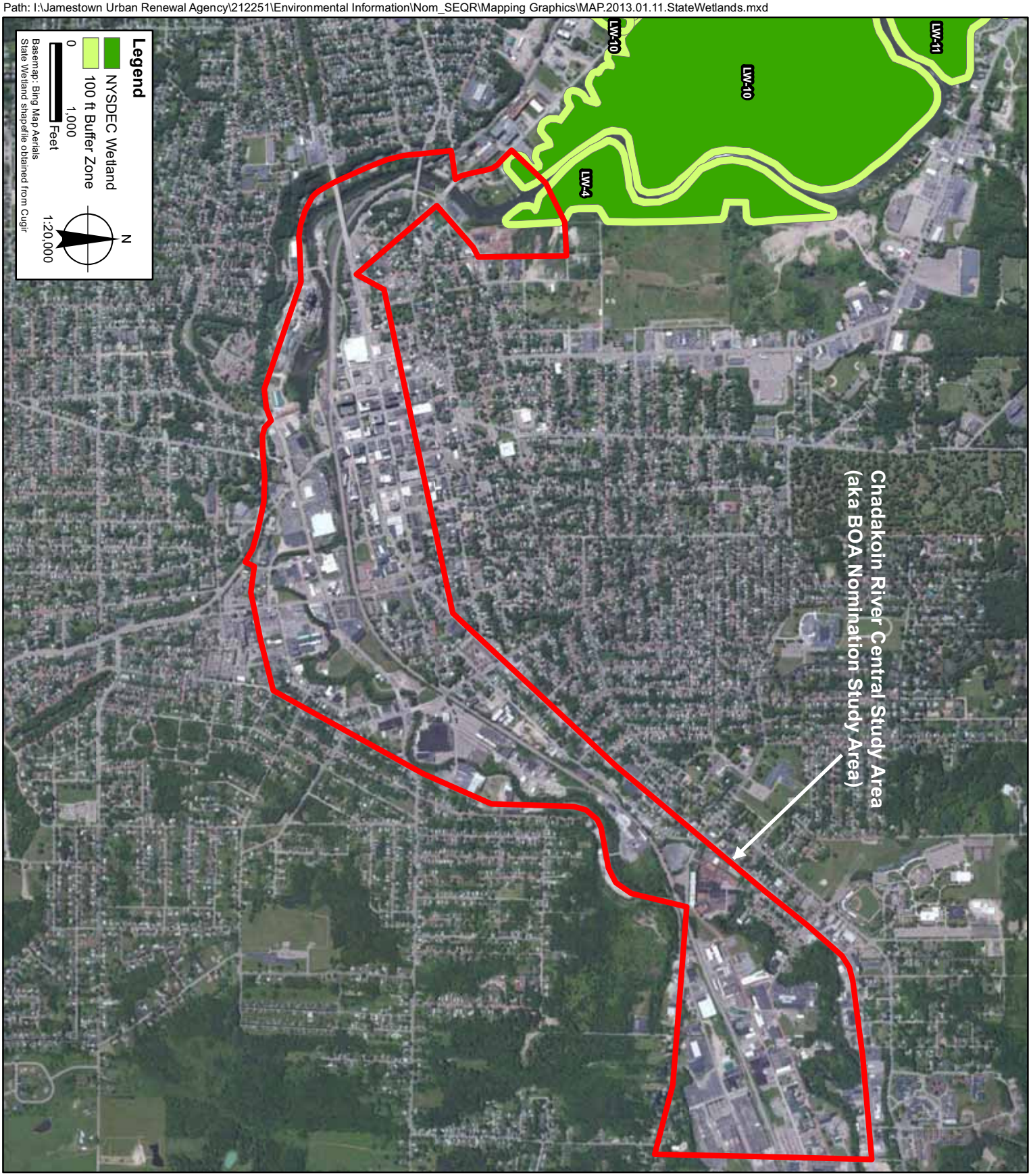

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FIGURE 3

DRAWING TITLE

STATE WETLAND MAP

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CITY OF JAMESTOWN BROWNFIELD OPPORTUNITY AREA

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BUFFALO, NY 14202
P: (716) 551-6281
F: (716) 551-6282

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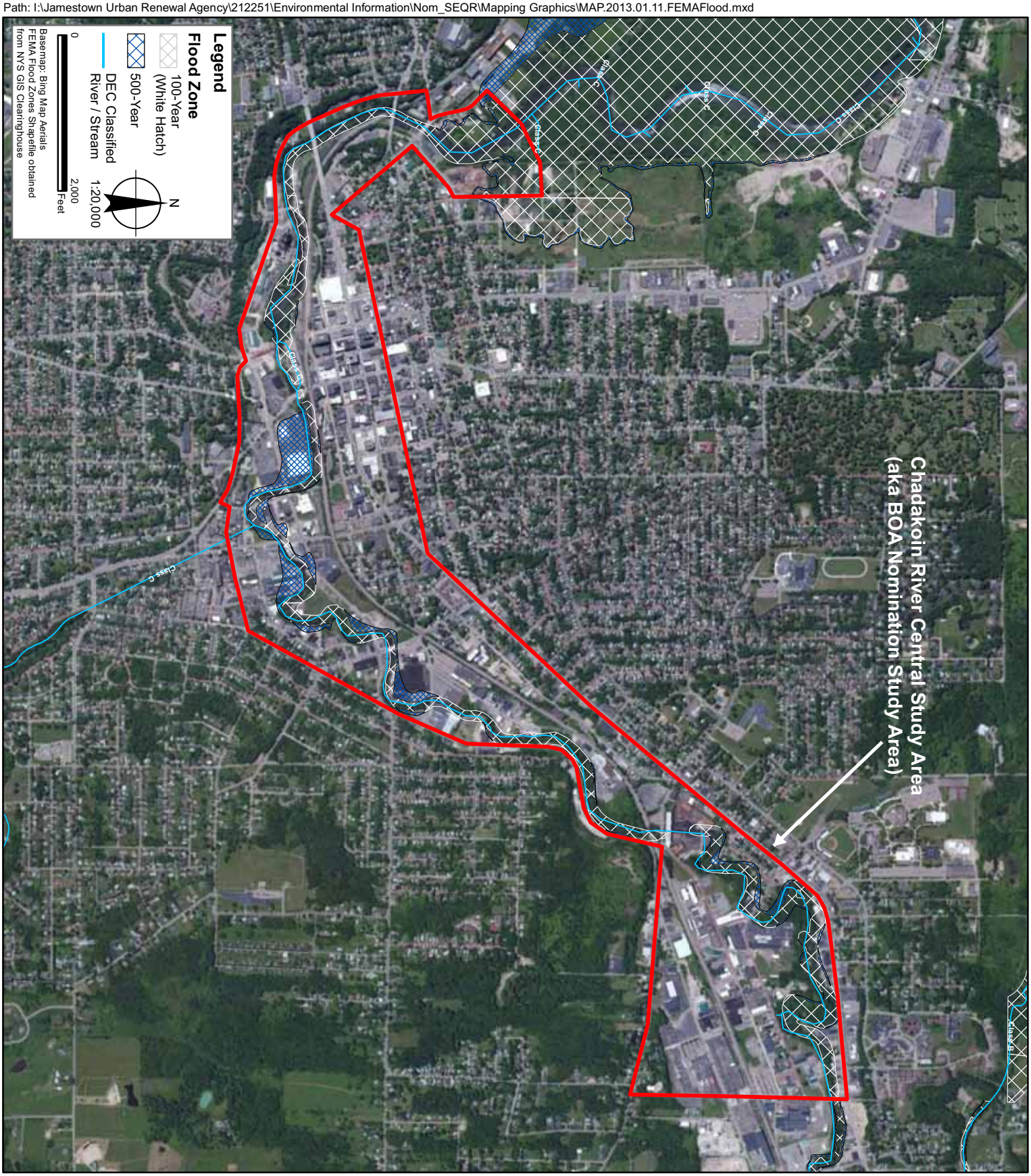

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FIGURE 4

DRAWING TITLE

FEMA FLOOD ZONE MAP

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300 PEARL STREET
BUFFALO, NY 14202
P: (716) 551-6281
F: (716) 551-6282

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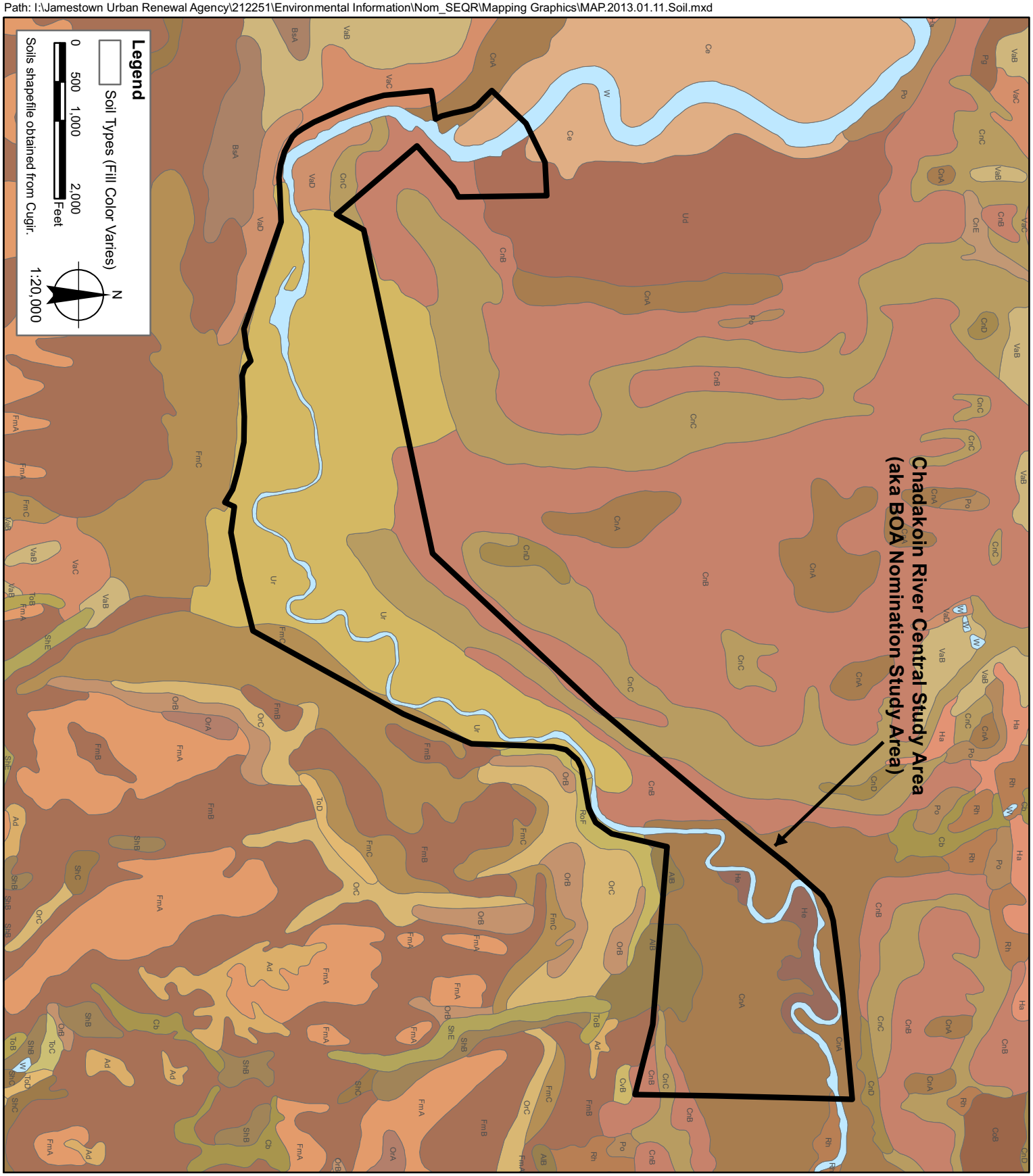

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FIGURE 5

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SOILS MAP

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LABELLA Associates, P.C.

300 PEARL STREET
BUFFALO, NY 14202
P: (716) 551-6281
F: (716) 551-6282

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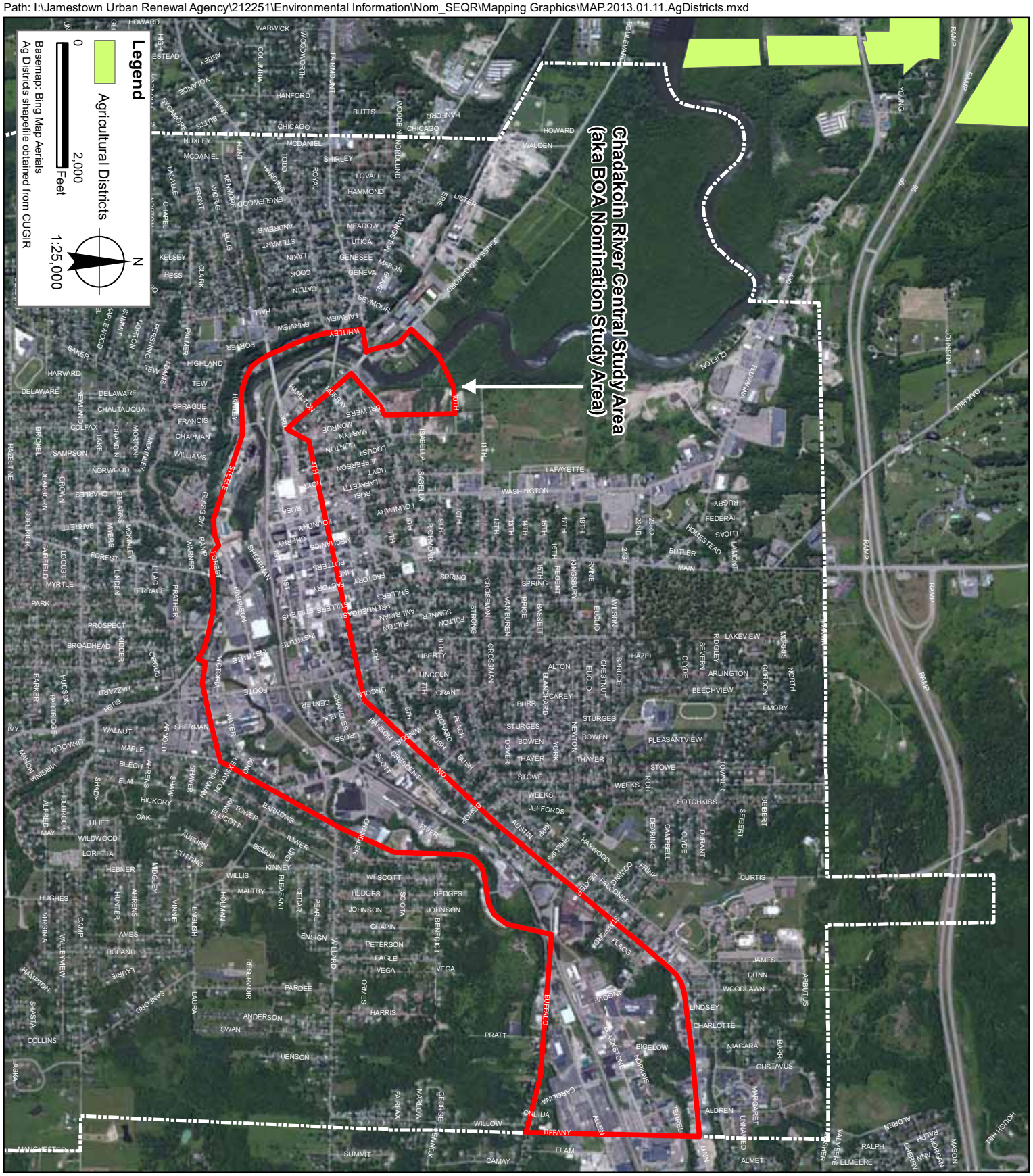

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FIGURE 6

DRAWING TITLE

AGRICULTURAL DISTRICTS MAP

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CITY OF JAMESTOWN BROWNFIELD OPPORTUNITY AREA

LABELLA Associates, P.C.

300 PEARL STREET
BUFFALO, NY 14202
P: (716) 551-6281
F: (716) 551-6282

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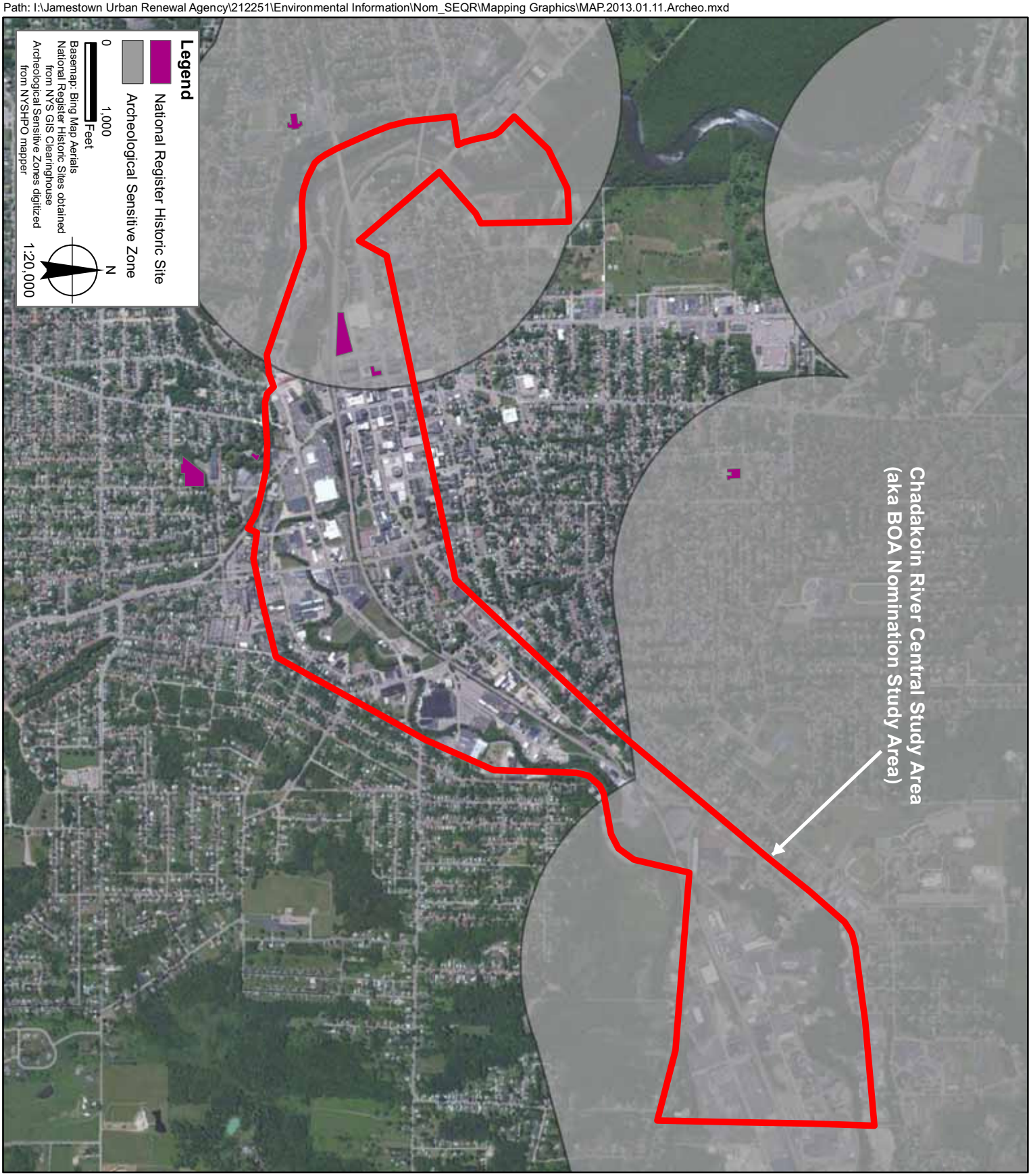

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FIGURE 7

DRAWING TITLE

ARCHEOLOGICAL SENSITIVITY MAP

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BUFFALO, NY 14202
P: (716) 551-6281
F: (716) 551-6282

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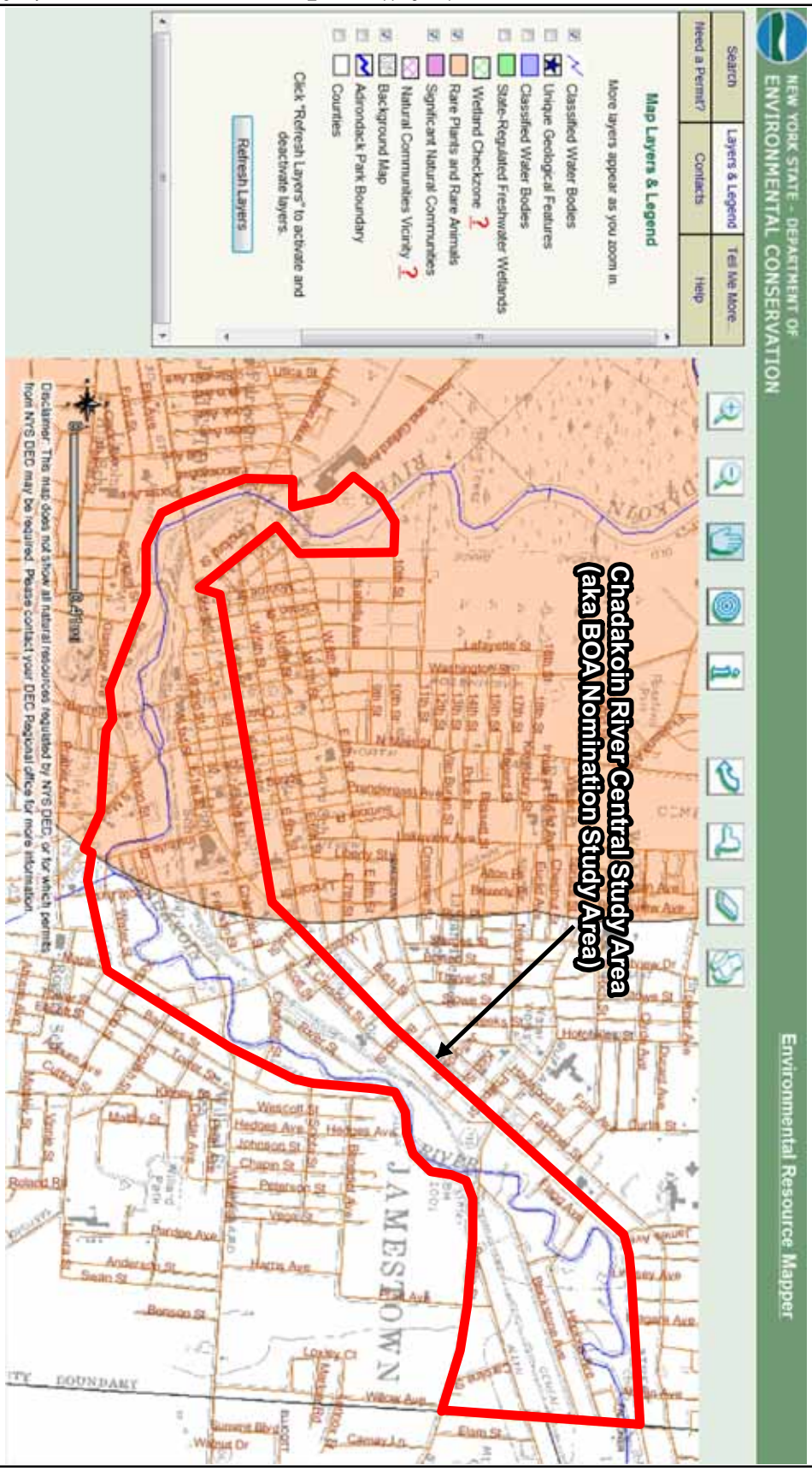

DRAWING TITLE

R/T/E PLANTS AND ANIMALS MAP

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DATE: JANUARY 2013

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PROJECT/CLIENT

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LABELLA Associates, P.C.
300 PEARL STREET
BUFFALO, NY 14202
P: (716) 551-6281
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FIGURE 8

DOCUMENT 5:
SITE DESCRIPTIONS

Narrative site descriptions for each of the brownfield, underutilized, and vacant properties including detailed information on tax parcels, utilities, transportation access, use, zoning, environmental records, etc. can be found below.

SITE 1 – WEITSMAN SCRAP YARD – BROWNFIELD

825, 929 and 935 Monroe, 610, 616 and 628 West 8th and five unaddressed parcels at Monroe and Steele Streets (12 parcels 387.06-1-19 & 387.06-1-38 through -48)

Property Description:

The site consists of 12 parcels that comprise a total of 9.84 acres. The site is bounded to the west by the Chadakoin River, to the south by 8th Street and to the east by Monroe Avenue. The site is flat and the northern portion of the site is located within the 100- and 500-Year Floodplain. A small portion of the westernmost section of the site contains a State designated wetland.

Site History:

Historically, the site was utilized for various operations including railroad tracks, coal companies, a lumber company, a machinery exchange warehouse, a transfer company, a concrete company, a junk yard, a scrap iron yard and truck repair. In addition, at least four gasoline aboveground storage tanks (ASTs) and one gasoline underground storage tank (UST) were formerly located at the Site. Regulatory records indicate that one gasoline UST was closed and removed from the site in 1995. Furthermore, an "active" NYSDEC spill (#1006921) was assigned to the site in 2010 involving contaminated soil and groundwater at the property.

Current Conditions:

Southeastern portions of the site house the Weitsman Scrap Yard. The scrap yard contains two buildings in fair condition (5,820 square feet and 1,750 square feet). Northern portions of the site are vacant and utilized for illegal dumping. The site is zoned R-2 (double family residential). Current owners of the 12 parcels include the Web-Jamestown Corporation, the City of Jamestown, George White and Irving E. Fisher. Combined, the site is assessed at $241,800.

SITE 2 – THE TROLLEY BUILDING – BROWNFIELD

117 Fairmount Street (parcel 387.09-7-39)

Property Description:
The property consists of one parcel that is 0.8 acres in size. The property is bounded to the west by the Chadakoin River. The property is flat with steep slopes in the western portion of the property leading down to the adjacent River. The westernmost portion of the property is located within the 100-Year Floodplain.

Site History:
This facility was historically used by Jamestown's Trolley system from 1898 to the mid-1930s and housed a steam-driven electric generator. After this time, Vetco produced car parts for Oldsmobile with a large machine press in this building. From 1946 to 1973, Heldeman Brothers Scrap and Waste Materials owned this property. This scrap yard also manufactured aluminum clothespins and recycled paper. From 1976 through 1995, Jamestown Boiler Manufacturing Co, Inc. used the building as a steel service center. The property was also utilized as a hotel, dwellings, a waste materials warehouse and a street railway company including railroad tracks and one gasoline UST.

Current Conditions:
The building formerly located on the site was recently demolished due to its severely deteriorated condition. The property is zoned L-M (Light Manufacturing). The property is owned by Eagles Nest Partners, LLC and is assessed at $58,000.

SITE 3 – LENNOX PROPERTY – BROWNFIELD

One unaddressed parcel at Sprague Street (parcel 387.47-1-9)

Property Description:
The property consists of one parcel that is 6.34 acres in size. The property is bounded to the north by West 3rd Street and to the southeast by West 2nd Street. A thin strip of land owned by the City separates the property from the River. Steep slopes are located on the southern portion of the property leading down towards the River and on the northern portion of the property leading up towards 3rd Street. The extreme southern portion of the property near the River is located within the 100-Year Floodplain.

Site History:
Historically, the property was utilized as a lumber yard and a coal company including railroad tracks and one gasoline UST.

Current Conditions:
Railroad tracks transverse the northern portion of the property while the southern portion is utilized by the Department of Public Works for storage purposes. The property includes a building in fair condition which appears to be unused. The railroad is at grade with the property. The property is zoned L-M (Light Manufacturing). The owner and the assessment value of the property are unknown.

SITE 4 – TRAIN CAR REPAIR BUILDING – BROWNFIELD

One unaddressed parcel at West 2nd Street (parcel 387.47-2-2)

Property Description:
The property consists of one parcel that is 2.38 acres in size. The property is bounded to the north by West 2nd Street and to the south by the Chadakoin River. Steep slopes are located on the southern portion of the property leading down towards the adjacent River and on the northern portion of the property leading up towards 2nd Street. The extreme southern portion of the property along the River is located within the 100-Year Floodplain.

Site History:
Historically, the property was utilized as the Erie railroad station including railroad tracks and the Erie railroad diesel and car repair shop. Regulatory records identify the property as an active generator of small quantities of hazardous waste.

Current Conditions:
Railroad tracks transverse the southern portion of the property while the northern portion includes a dilapidated vacant building. The railroad is at grade with the property. The property is zoned L-M (Light Manufacturing). The property is owned by the Southern Tier Extension Railroad Authority (STERA). The current assessment value of the property is unknown.

SITE 5 – ULTRASONICS/BLACKSTONE NEY – BROWNFIELD

One unaddressed parcel and 9 North Main Street (two parcels 387.48-1-22 & -24)

Property Description:
The site consists of two parcels that total 3.21 acres. The site is bounded to the north by the railroad. Western portions of the site are bounded to the south by the Chadakoin River while eastern portions of the site are separated from the River by Riverwalk. The site is relatively flat with steep slopes in the south (west of Washington Street) leading down towards the adjacent River and steep slopes in the north leading up to the elevated railroad. Large portions of the site are located within the 100- and 500-Year Floodplain.

Site History:
Historically, the site was utilized as mill, a whole-grocery complex, an iron works including machine shops, upholstery manufacturing, foundries, stores and furniture manufacturing. Regulatory records identify one NYSDEC "closed" spill at the site.

Current Conditions:
The eastern portion of the site is used for parking, the central portion of the site is used for manufacturing in a 3-story, 28,452-square-foot building in good condition, and the western portion of the site is used as open space/access to the rail. The Riverwalk is sandwiched between the eastern portion of the site and the River to the south. The site is zoned C-4 (Central Retail District). The site is owned by Cleaning Tech Group, LLC. Combined, the site is assessed at $308,000.

SITE 6 – RIVERWALK SELF STORAGE – UNDERUTILIZED

20 and one unaddressed parcel at Steele Street (two parcels 387.48-1-34 & -35.2)

Property Description:
The site consists of two parcels that total approximately 1.86 acres. The site is bounded to the south by Steele Street, to the east by Washington Street and to the north by Riverwalk. The site is relatively flat and has excellent views of the River.

Site History:
Historically, the site was utilized as a furniture manufacturing facility that also included warehousing and railroad tracks.

Current Conditions:
Currently, the 20,753-square-foot building, which is in good condition, is utilized for climate control storage and parking. A portion of the site has been used to create a public venue near the River for festivals, concerts, etc. The Riverwalk is sandwiched between this site and the River to the north. The site is zoned C-4 (Central Retail District). The site is owned by James P. Sirianno and is assessed at a combined total of $432,400.

SITE 7 – CHAUTAUQUA BRICK COMPANY – UNDERUTILIZED

30-34 and one unaddressed parcel at Harrison Street (two parcels 387.48-1-32.2 & -33)

Property Description:

The site consists of two parcels that total 1.55 acres. The site is bounded by Harrison Street to the south, Washington Street to the west, and Riverwalk to the north. The site is relatively flat.

Site History:

Historically, the site was utilized as filling station, warehousing, tire repair including grease pits and three gasoline USTs, railroad tracks, a coal and coke company, parking lots and a lumber and mill works. Regulatory records identify one "closed" NYSDEC spill listing associated with the site.

Current Conditions:

Half of the site is developed for retail sales of construction and home improvement supplies while the other half is used as a lumber mill. Both uses are housed in the site's only structure, a 23,959-square-foot building in fair condition. The Riverwalk is sandwiched between this site and the River to the north. The Warner Dam, a popular fishing destination, is nearby. The site is zoned C-4 (Central Retail). The site is owned by Chautauqua Brick Company, Inc. and is assessed at a combined total of $234,900.

SITE 8 – MAYFLOWER STORAGE – UNDERUTILIZED

33 and two unaddressed parcels at Forest Avenue and one unaddressed parcel at Harrison Street (four parcels 387.49-1-25 through 387.49-1-28)

Property Description:

The site consists of four parcels that total 1.50 acres. The site is bounded by Harrison Street to the north and Forest Avenue to the west and is relatively flat.

Site History:

Historically, the site was utilized as a tire and battery sales and service facility, two filling stations which used three gasoline USTs, a trucking and storage company, a fire department, an armory, commercial buildings, a blacksmith, a cobbler, furniture manufacturing, a harness shop, carriage manufacturing and a lumber yard. Regulatory records identify a potential chemical bulk storage listing associated with the site. In addition, a potential "closed" NYSDEC spill listing was identified for the site.

Current Conditions:

The site is largely underutilized. A portion of the site contains a 22,709-square-foot structure in fair condition which is currently used for storage. A mural celebrating the City's Lucille Ball heritage was recently painted on the side of the building and is visible throughout large areas of the City. Large areas of the site are fenced off and vacant. The site is zoned C-4 (Central Retail) and the southern portion of the site is also located within the PE Historic Overlay District. The site is owned by Larry Duke and Chautauqua Chemicals Company. Combined, the site is assessed at $192,900.

SITE 9 – FORMER GAS STATION ON 3RD STREET – BROWNFIELD

406 West 3rd Street (parcel 387.39-3-13.1)

Property Description:
The property consists of one parcel that is 0.13 acres in size. The property is bounded to the east by Jefferson Street and to the south by West 3rd Street. The property is relatively flat.

Site History:
Historically, the property was utilized as a used automobile sales lot and residentially. Also, three USTs were closed/removed from the property in August 2011. Regulatory records identify one "inactive" NYSDEC spill at the property associated with the removal of the above-mentioned USTs.

Current Conditions:
The property contains one 1,505-square-foot structure in fair condition. The facility is currently vacant and for lease. This property is zoned C-2 (Community Shopping District). The property is currently owned by the Hawley Development Corporation and is assessed at $200,000.

SITE 10 – VIKING TEMPLE – UNDERUTILIZED

318 Washington Street (parcel 387.40-2-12)

Property Description:
The property consists of one parcel at 0.15 acres in size. The property is bounded to the west by Washington Street. The property slopes steeply down to the south towards the River.

Site History:
Historically the property was utilized as a parking garage, a temple, a lodge, dwellings, storage and various stores.

Current Conditions:
The property contains one 27,000 square foot structure in good condition. The building is currently vacant and the property is for sale. The property is zoned C-3 (Central Business District). The property is currently owned by Robert I. Quick Jr. and is assessed at $90,000.

SITE 11 – FURNITURE MART – UNDERUTILIZED

111 West 2nd Street (parcel 387.48-1-3)

Property Description:
The property consists of one parcel that is 0.4 acres in size. The property is bounded to the west by Washington Street and the north by West 2nd Street. The property slopes steeply down to the south towards the River.

Site History:
Historically, the property was utilized for furniture manufacturing operations and residentially. The substantial structure located on the property was built to display locally manufactured furniture and to host semi-annual furniture markets for a national audience from 1917 to 1982.

Current Conditions:
The property contains a nine-story, 172,127-square-foot structure in fair condition. Floors one through five are occupied by active businesses while floors six through nine reportedly do not yet meet building and fire codes and are unoccupied. This property is zoned C-3 (Central Business District). The property is currently owned by the United States Community Habitat Company and is assessed at $1,240,000.

SITE 12 – PEARL CITY ARTS BUILDING – UNDERUTILIZED

201 Cherry Street (parcel 387.40-3-51)

Property Description:
The property consists of one parcel that is 0.37 acres in size. The property is bounded to the east by Cherry Street and to the south by West 2nd Street. The property slopes steeply down to the south towards the River.

Site History:
Historically, the property was utilized as offices, various stores, dwellings, a restaurant and an automotive repair shop, including one gasoline UST in the roadway.

Current Conditions:
The property contains a three-story, 44,982-square-foot structure that is in good condition. The first floor of the building is a storefront while apartments are located on the upper two floors. A portion of the storefront contains The Q, a pool hall. The apartments appear to be vacant. The property is zoned C-3 (Central Business District) and is located within the P-E Historic Overlay District. The property is owned by the Pearl City Arts Building and is assessed at $125,000.

SITE 13 – VACANT BUILDING ON WEST 2ND ST. – UNDERUTILIZED

12-14 West 2nd Street (two parcels 387.40-3-46 & 387.40-3-47)

Property Description:
The site consists of two parcels that total 0.12 acres. The site is bounded to the south by West 2nd Street and to the west by a pocket park. The site slopes steeply down to the south towards the River.

Site History:
Historically, the site was utilized as a journal printing facility, a photo finishing facility, a printing facility, and a restaurant.

Current Conditions:
The site contains one 11,574-square-foot vacant structure that is in poor condition, primarily due to a collapsing roof and associated water damage. The building shared a common wall with the building formally located on the adjacent park parcel to the west. After demolition of the park parcel building, the unsightly common wall is plainly visible. This site is zoned C-3 (Central Business District) and is located within the P-E Historic Overlay District. The site is owned by Kurt. B. Johnson and is assessed at a combined total of $43,300.

SITE 14 – GOKEY BUILDING – UNDERUTILIZED

326 Cherry Street (parcel 387.40-2-16)

Property Description:
The property consists of one parcel that is 0.22 acres in size. The property is bounded to the west by Cherry Street and to the north by 4th Street. The property slopes steeply to the south towards the River.

Site History:
Historically, the property was utilized as a boat and shoe factory, a newspaper company, an office, dwellings and a gasoline station with two gasoline USTs.

Current Conditions:
The property contains a 12,290-square-foot structure that is in good condition. From north to south, the property includes the Cherry Lounge in the portion of the structure which is only a single story; an empty storefront utilized by the Cherry Lounge for storage, a tattoo parlor, and space utilized by a church on the first floor of the portion of the structure which is two stories; and the second floor of the portion of the structure which is two-stories is reportedly vacant. This property is zoned C-3 (Central Business District) and is located within the P-E Historic Overlay District. The property is owned by Tc & Maisano, Inc. and is assessed at $100,000.

SITE 15 – AIR MUSEUM – UNDERUTILIZED

300 North Main Street (parcel 387.40-2-38)

Property Description:
The property consists of one parcel that is 0.1 acres in size. The property is bounded to the south by West 3rd Street and to the west by North Main Street. The property slopes steeply down to the south towards the River.

Site History:
Historically, the property was utilized by various retail stores.

Current Conditions:
The property contains a 3,900-square-foot vacant structure in good condition. Plans are currently underway to convert this former bank into the Lucile M. Wright Air Museum. This property is zoned C-3 (Central Business District) and is located within the P-E Historic Overlay District. The property is owned by the Lucille Ball and Desi Arnaz Society. The current assessment value of the property is $98,000.

SITE 16 – M&T BANK – UNDERUTILIZED

One unaddressed parcel and 12 East 3rd Street (two parcels 387.40-3-24 & -25)

Property Description:
The site consists of two parcels that are 0.2 acres in size combined. The site is bounded to the north by West 3rd Street and to the west by North Main Street. The site slopes steeply down to the south towards the River.

Site History:
Historically, the site was utilized as an office, a bank and various retail stores.

Current Conditions:
The site contains two attached buildings that are 22,857 square feet and 4,914 square feet in size. The site is currently vacant and for sale. This site is zoned C-3 (Central Business District) and is located within the P-E Historic Overlay District. The two parcels are currently owned by M&T Bank and are assessed at a total of $650,000.

SITE 17 – ELECTRIC SUPPLY – UNDERUTILIZED

One unaddressed parcel and 8 East 2nd Street (two parcels 387.40-3-38 & -39)

Property Description:
The site consists of two parcels that total 0.08 acres. The site is bounded to the north by East 2nd Street. The site slopes steeply down to the south towards the River.

Site History:
Historically, the site was utilized as a hotel and various stores.

Current Conditions:
The site contains two attached 3-story buildings that are 2,850 square feet and 6,048 square feet in size. It appears the first floors of both structures were once used for commercial purposes with residential uses in the floors above. Now it appears both buildings are entirely vacant. This site is zoned C-3 (Central Business District) and is located within the P-E Historic Overlay District. The site is currently owned by Kam Li Wing and Paul R. Schenk, III, and is assessed at $49,300 combined.

SITE 18 – ARCADE BUILDING – UNDERUTILIZED

24, 34 and two unaddressed parcels at North Main Street (four parcels 387.48-1-16 & 387.48-1-18 through 387.48-1-20)

Property Description:
The site consists of four parcels that total 0.44 acres. The site is bounded to the west by North Main Street, to the north by East 1st Street, and to the south by the elevated railroad tracks. The site slopes steeply down to the south towards the River.

Site History:
Historically, the site was utilized as chair factory, printing shop and various stores.

Current Conditions:
The site contains four attached buildings that are 8,513 square feet, 38,500 square feet, 2,535 square feet, and 13,041 square feet in size, and area in poor condition. Two of the buildings are four stories while the other two are three stories. The first floor of the northernmost building appears to house two businesses. The remainder of that building as well as the other three buildings in their entirety appear to be vacant and in need of significant repair. The site is zoned C-3 (Central Business District) and is located within the P-E Historic Overlay District. The site is owned by Northwest Savings Bank, Todd Morrison, DMM Educational Center and Rand Richter. Combined, the site is assessed at $121,000.

SITE 19 – BROADHEAD MILLS – BROWNFIELD

106, 116, 118 and 124 East 1st Street and four unaddressed parcels at East 1st St and Institute Street (eight parcels 387.41-3-21 & -39 through -45)

Property Description:

The site consists of eight parcels that are total 3.29 acres. The site is bounded to the north by East 1st Street, to the east by Institute Street and to the south by the elevated railroad tracks. The site slopes steeply towards the River.

Site History:

Broadhead Worsted Mills, a textile mill, operated on this site as early as 1875. El Greco Manufacturing also manufactured baby furniture on this site. Sanborn maps depict large scale milling operations including railroad tracks, plywood operations, electric fuse manufacturing, the Jamestown Gas Works including large gas aboveground storage tanks, dwellings and general storage at the site between at least 1886 and 1951. One "closed" NYSDEC spill was identified for the site associated with a structural fire which destroyed a large portion of the main building in 2004.

Current Conditions:

The site contains four structures in fair condition at 12,150 square feet, 22,009 square feet, 39,136 square feet, and 40,197 square feet in size. Two of the buildings are three-stories while the other two are two-stories. Several small businesses are located in the buildings; however, the buildings remain largely underutilized. The site is zoned C-3 (Central Business District) and portions of the site are located within the P-E Historic Overlay District. The property is owned by Steven C. Anderson, El Greco Woodworking, Inc. and Shane H. Goodwill. Combined, the site is assessed at $278,600.

SITE 20 – ARTS CENTER – UNDERUTILIZED

209, 216, 219 and 220 East 1st Street, 8 Institute Street and seven unaddressed parcels at East 1st Street and Institute Street (12 parcels 387.41-3-25, -26, -28, -29, -30, -32, -33, -34, -35, -36, -37, -38)

Property Description:
The site consists of 12 parcels that total 0.72 acres. The site is located of both sides of East 1st Street near its intersection with Institute Street. The site slopes steeply down to the south towards the River.

Site History:
Historically the site was utilized as a tin shop, a machine shop, an automotive repair facility and dwellings.

Current Conditions:
The site contains six buildings that range from 1,200 square feet to 4,312 square feet in size and are in fair to poor condition. The site includes an unused art studio space with adjoining warehouse, several small residential properties (some for sale and one condemned), and several vacant properties. The site is zoned C-3 (Central Business District). The site is owned by John Galt Holding Company, LLC, Esquire Cleaners, Poppie Smith and the City of Jamestown. Combined, the site is assessed at $143,800.

SITE 21 – POST OFFICE – UNDERUTILIZED

310-322 East 3rd Street (parcel 387.41-2-9)

Property Description:
The property consists of one parcel that is 1.5 acres in size. The property is bounded to the north by West 3rd Street, to the south by West 2nd Street and to the west by Prendergast Avenue. The property slopes steeply down to the south towards the River.

Site History:
Historically, the property was utilized as various stores, dwellings, a bakery, a tire service shop, a vulcanizing facility, a post office, a court house, and an auto painting facility including two gasoline USTs. Regulatory records identify the property as an active Conditionally-Exempt, Small-Quantity Generator (CESQG) of hazardous waste. In addition, two 4,000-gallon gasoline USTs were removed from the property in 1990 and 1998, respectively. Lastly, one "closed" NYSDEC spill was identified for the property.

Current Conditions:
The property contains a 52,762-square-foot structure in good condition. The building was formerly used as the Post Office but is currently vacant and for sale. This property is zoned C-2 (Community Shopping). The property is currently owned by the United States Postal Service and is assessed at $1,250,000.

SITE 22 – NW CORNER HARRISON/FOOTE – UNDERUTILIZED

33 Institute Street, 101, 141 and 143 Harrison Street, and 66 and one unaddressed parcel at Foote Avenue (six parcels 387.49-1-9, -10 & 387.50-1-1 through -4)

Property Description:
The site consists of six parcels that total 4.50 acres. The site is bounded to the north by the elevated railroad tracks, to the west by Institute Street, to the south by Harrison Street, and to the east by Foote Avenue. The site is relatively flat with steep slopes in the north leading up to the elevated railroad.

Site History:
Historically, the site was utilized as various shops, dwellings, a coal and ice facility, a lumber yard, a gas station with up to six gasoline USTs, a restaurant, an ice rink, a truck repair shop, railroad tracks, offices, a paint shop, a butcher, general storage, table manufacturing, a building materials company, an oil company including an oil shed, and the Jamestown Boiler Works.

Current Conditions:
The site includes five structures in fair condition that are 1,634 square feet, 1,995 square feet, 5,926 square feet, 26,859 square feet, and 33,559 square feet in size. Two of the structures (in the west) are used for manufacturing, and three of the structures (in the east) are used for ice storage and sale, a bar, and auto repair. The remainder of the site is used for parking. The site is zoned M (Manufacturing District). The site is owned by David Lipari, Richard P. Elardo, FSC Systems, LLC, International Ordinance, Jamestown Ice & Storage, Inc, and Chautauqua County. Combined, the site is assessed at $843,200.

SITE 23 – HARRISON/BRIGGS BLOCK – UNDERUTILIZED

100, 106-108, 110, 112, 116 and four unaddressed parcels at Harrison Street, 99 Institute St, 19 and 25 Briggs Street, and one unaddressed parcel at Foote Avenue (13 parcels 387.49-1-11, -14, & 387.50-1-45 through 387.50-1-53)

Property Description:
The site consists of 13 parcels that total 1.97 acres in size. The site is bounded to the north by Harrison Street, to the west by Institute Street, to the south by Briggs Street, and to the east by Foote Avenue. The site is flat. A small portion of the site is located within the 500-Year Floodplain.

Site History:
Historically, the site was utilized as an ice cream company, dwellings, a lumber yard, storage/warehousing, a soft drinks warehouse, printing facility, auto repair shop, woodworking facility, restaurants, machine shops, various stores, an auto collision shop, furniture manufacturing, a bed spring factory and a brass foundry. Regulatory records identify the site as a NYSDEC Spill site with two "closed" spills associated with the site.

Current Conditions:
The site contains eight structures and usage of the site's various properties and structures includes commercial uses, industrial uses, automotive repair, parking, and vacant lots. The site is zoned M (Manufacturing District). The site is owned by the Chautauqua County IDA, Mary E. Green, Michel Real Estate Partnership, Alistair J. Oag, G. Barton Schuver and Scion Members, LLC. Combined, the site is assessed at $551,500.

SITE 24 – VACANT BUILDING ON INSTITUTE – UNDERUTILIZED

96 and four unaddressed parcels at Institute Street (five parcels 387.49-1-16 through 387.49-1-20)

Property Description:
The site consists of five parcels that total 0.41 acres. The site is located between Harrison Street and Victoria Avenue and is bounded to the east by Institute Street and to the west by the Chadakoin River. The site is flat with steep slopes to the west leading down to the adjacent River. The majority of the site is located within the 100-and 500-Year Floodplain.

Site History:
Historically, the site was utilized as church, store, an ice cream factory, a repair shop, a restaurant, dwellings and the Pennsylvania Gas Company including a gas house and one gasoline UST.

Current Conditions:
The site contains one 6,162-square-foot structure that is in fair condition. The building is used by a plumbing and electric supply company while the remainder of the site includes parking/vacant land. The site is zoned C-4 (Central Retail District). The site is owned by the City of Jamestown, Robert and Timothy Hall and Toni Stromdahl's Restaurant, Inc. Combined, the site is assessed at $70,800.

SITE 25 – VACANT PARCELS ON FOOTE AVENUE – BROWNFIELD

Four unaddressed parcels at Foote Avenue and Victoria Avenue (four parcels 387.50-1-38 through 387.50-1-41)

Property Description:
The site consists of four parcels that total 1.43 acres. The site is bounded to the east by Foote Avenue, to the south by Victoria Avenue and to the west, and north by the Chadakoin River. The site is relatively flat with steep slopes to the northwest leading down to the adjacent River. A small portion of the site adjacent to the River is located within the 100-Year Floodplain.

Site History:
Historically, the site was utilized as a church, dwellings, snuff manufacturing, a loft building and a furniture manufacturing factory.

Current Conditions:
Currently, there are no buildings located at the site. The site is largely open space and includes a paved parking lot utilized by the adjacent church. The site is zoned M (Manufacturing District). The site is owned by Deerview, LLC. and is assessed at a combined total of $77,400.

SITE 26 – CRESCENT TOOL PARKING – BROWNFIELD

One unaddressed parcel at Harrison Street (parcel 387.50-1-5)

Property Description:

The property consists of one parcel that is 1.52 acres in size. The property is bounded to the south by Harrison Street, to the west by Foote Avenue and to the north by the elevated railroad tracks. The property is relatively flat with small elevation rises to the north between parking areas and steep slopes in the far north leading up to the elevated railroad.

Site History:

Historically, the property was utilized as a stone yard, the Crescent Tool Company including railroad tracks, a cotton mill and a lumber, coal, and lime facility. Regulatory records identified an "active" NYSDEC spill at the property involving historical spillage of various petroleum products at the property. Currently, quarterly groundwater monitoring is occurring at the property.

Current Conditions:

Currently, there are no buildings located at the property. The property does, however, contain a paved parking lot which is utilized for parking by surrounding businesses and offices. The property is zoned M (Manufacturing District). The property is owned by 201 Harrison Street, LLC. and is assessed at $27,000.

SITE 27 – CCIDA DEVELOPMENT SITE – BROWNFIELD

Three unaddressed parcels at Harrison Street (three parcels 387.42-3-24 through 387.42-3-26)

Property Description:
The site consists of three parcels that total 3.57 acres. The site is bounded to south by Harrison Street and to the north by the elevated railroad tracks. The site is relatively flat with steep slopes leading up to the railroad in the north. The extreme northeastern corner of the site is located within the 500-Year Floodplain.

Site History:
Historically, the site was utilized as large-scale milling operations, textile operations, furniture manufacturing and yarn production which included dry cleaning.

Current Conditions:
There are currently no buildings at the site. The site is vacant open space prime for commercial/industrial development. The site is zoned M (Manufacturing District). The site is owned by the Chautauqua County Industrial Development Agency and is assessed at a combined total of $44,100.

SITE 28 – UNITED LUMBER – BROWNFIELD

133 Winsor Street (parcel 387.42-3-13)

Property Description:
The property consists of one parcel that is 2.04 acres in size. The property is bounded to the south by Harrison Street and the Chadakoin River, to the east by Winsor Street and to the north by the elevated railroad tracks. The property is relatively flat with steep slopes leading down to the adjacent River in the south and up to the railroad in the north. The southeastern portion of the property is located within the 100- and 500-Year Floodplain.

Site History:
The first sash factory in Jamestown was located at this property in 1826. In 1853, the company added blinds and doors to their product line. In 1873, the business expanded into a general lumber mill and construction company that became part of United Lumber. United Lumber operated on this property from 1919 until 1962. A fire occurred at the property in 2006; however, the associated NYSDEC spill is classified as "closed." The fire damaged building was demolished.

Current Conditions:
There are currently no buildings on the property. The property is vacant and a popular destination for local fishermen. The property is zoned M (Manufacturing District). The property is owned by Savitri C. Washington and is assessed at $31,300.

SITE 29 – MASON CARVING STORAGE BUILDING – BROWNFIELD

92 Water Street (parcel 387.12-1-41)

Property Description:
The property consists of one parcel that is 0.13 acres in size. The property is bounded to the northwest by Water Street and to the southwest by King Street. The property slopes steeply down to the northwest towards the River.

Site History:
Historically, the property was utilized as an office, dwelling, wood carving shop and for general storage. Regulatory records identified one NYSDEC spill that may be associated with the property; however, such could not be confirmed. This spill is classified as "closed."

Current Conditions:
The property includes a parking area and one 3,946-square-foot structure in poor condition that is used by Mason Carving for storage. The property is zoned M (Manufacturing District). The property is owned by Mason Carving, Inc. and is assessed at $10,000.

SITE 30 – ATLAS FURNITURE – BROWNFIELD

40 and one unaddressed parcel at Winsor Street (two parcels 387.12-1-23 & 387.12-1-4)

Property Description:
The site consists of two parcels that are 2.76 acres in size combined. The site is bounded to the north by Willard Street and to the west by Winsor Street. The site is relatively flat.

Site History:
The site was formerly occupied by Atlas Furniture, a division of Crawford Furniture. Historically the site was utilized as a chair manufacturing company, dwellings, a lounge manufacturing company, various stores and for storage.

Current Conditions:
The site contains various parking areas and a five-story, 154,777-square-foot structure in fair condition. The building is currently vacant. The site is zoned M (Manufacturing District). The site is owned by the Companion Resource Corporation and is assessed at a combined total of $309,600.

SITE 31 – DC ROLLFORMS (DOWCRAFT) – BROWNFIELD

One unaddressed parcel at Allen Street (parcel 387.08-18.1)

Property Description:
The property consists of one parcel that is 2.31 acres in size. The property is bounded to the east by Allen Street and to the west by the Chadakoin River. The property is relatively flat with steep slopes in the west leading down to the adjacent River. The western portion of the property is located within the 100- and 500-Year Floodplain.

Site History:
Historically, the property was utilized as tool and hardware manufacturing, and dwellings. Regulatory records identified two NYSDEC spills for the property, both classified as "closed." In addition, the property was identified as an active, conditionally exempt small quantity of hazardous waste. Furthermore, the property was identified as a NYSDEC State Superfund Site. Soil and groundwater contamination was discovered at the property in 1991. A Consent Order was assigned to the property in 1997 to conduct remedial work which was completed by 2002. In 2003, a ROD was issued for the property. In 2005, an additional Consent Order was issued for the property with remedial construction completed in 2007. Groundwater remediation at the property is ongoing. It should also be noted that institutional and engineering controls have been imposed at the property.

Current Conditions:
Currently there are no buildings located at the vacant property other than a small structure that presumably houses remedial equipment. The property is zoned M (Manufacturing District), is owned by Jamestown Allenco, Inc., and is assessed at $10,000.

SITE 32 – VACANT PARKING ON RIVER STREET – BROWNFIELD

Two unaddressed parcels at River Street (two parcels 387.08-3-16 & 387.08-3-17)

Property Description:
The site consists of two parcels that are 0.78 acres in size combined. The site is bounded to the northwest by River Street and to the southeast by the Chadakoin River. The site is flat with steep slopes in the southeast leading down to the adjacent River. The extreme southeast portion of the site is located within the 100-Year Floodplain.

Site History:
Historically, the site was utilized as a portion of a furniture company and also included railroad tracks.

Current Conditions:
There are currently no buildings at the site. The site is vacant with a small gravel parking area which appears to be used as a turnaround for large vehicles using River Street. The site is zoned M (Manufacturing District). The site is owned by the Jamestown Urban Renewal Agency and is assessed at a combined total of $65,800.

SITE 33 – VACANT PARKING ON CHANDLER – BROWNFIELD

One unaddressed parcel at River Street (parcel 387.08-3-28)

Property Description:
The property consists of one parcel that is 2.1 acres in size. The property is bounded to the south by Chandler Street, to the southeast by River Street and to the northwest by the elevated railroad tracks. The property is relatively flat with steep slopes in the far northwest leading up to the elevated railroad.

Site History:
Historically, the property contained several rail houses and railroad tracks.

Current Conditions:
Currently, there are no buildings located at the property. The property includes a paved parking lot which is utilized for parking by nearby businesses. The property is zoned M (Manufacturing District), owned by Jamestown Development Company III, LLC., and assessed at $32,800.

SITE 34 – ART METAL – BROWNFIELD

43 River Street (parcel 387.08-3-31)

Property Description:
The property consists of one parcel that is 3.96 acres in size. The property is bounded to the southeast by River Street and to the northwest by the elevated railroad tracks. The property is relatively flat with steep slopes in the far northwest leading up to the elevated railroad.

Site History:
Historically, the property was utilized as several freight houses and included railroad tracks. The property was once a part of the Art Metal Complex. Art Metal once manufactured metal office furniture and was one of Jamestown's largest employers. This general area was known as the Art Metal Plant Number Four.

Current Conditions:
The property contains a 12,200-square-foot structure that appears to be in fair condition. There does not appear to be any activity within the building or on-site. The property is zoned M (Manufacturing District), owned by George B. Schuver, and assessed at $25,000.

SITE 35 – STAR TUBING – BROWNFIELD

53 River Street (parcel 387.08-3-29)

Property Description:
The property consists of one parcel that is 0.37 acres in size. The property is bounded to the southeast by River Street. Railroad tracks are located nearby to the northwest. The property is relatively flat.

Site History:
Historically, the property was utilized as a biscuit company and a grocery warehouse. The property also was once a part of the Art Metal Complex. Art Metal once manufactured metal office furniture and was one of Jamestown's largest employers. This general area was known as the Art Metal Plant Number Four.

Current Conditions:
The property contains a 35,887-square-foot structure that appears to be in fair condition. The property and building appear to be underutilized if not completely abandoned. The property is zoned M (Manufacturing District), owned by Charles Lawson Rev. Living Trust, and assessed at $160,000.

SITE 36 – SOUTHERN TIER – BROWNFIELD

65 River Street (parcel 387.08-3-30)

Property Description:
The property consists of one parcel that is 0.99 acres in size. The property is bounded to the southeast by River Street. Railroad tracks are located nearby to the northwest. The property is flat.

Site History:
Historically, the property was utilized as an office furniture manufacturing facility and a grocery warehouse. The property was once also a part of the Art Metal Complex. Art Metal manufactured metal office furniture and was one of Jamestown's largest employers. This general area was known as the Art Metal Plant Number Four. Regulatory records identified the property as a CERCLIS-NFRAP (no further remedial action planned).

Current Conditions:
The property contains an 82,410-square-foot structure in poor to fair condition. The property and building appear to be underutilized if not completely abandoned. The property is zoned M (Manufacturing District), owned by Julia Dyatel, and assessed at $12,000.

SITE 37 – GENCO MACHINE – BROWNFIELD

71 River Street (parcel 387.08-3-32)

Property Description:
The property consists of one parcel that is 0.85 acres in size. The property is bounded to the southeast by River Street. Railroad tracks are located nearby to the northwest. The property is flat.

Site History:
Historically, the property was utilized as steel and lumber facility and a furniture manufacturing facility. The property was once also a part of the Art Metal Complex. Art Metal manufactured metal office furniture and was one of Jamestown's largest employers. This general area was known as the Art Metal Plant Number Four.

Current Conditions:
The property contains a 19,991-square-foot structure in poor to fair condition. The property and building appear to be underutilized if not completely abandoned. The property is zoned M (Manufacturing District), owned by Custom Profiling Tool Company, Inc., and assessed at $82,000.

SITE 38 – VAN STEE BUILDING AND PARKING – BROWNFIELD

111 Cheney Street and eight unaddressed parcels at Cheney and Crescent Streets (nine parcels 387.08-2-24, -25, -26.2, -29.2, -30, -31, -32, -33, & -34)

Property Description:
The site consists of nine parcels that are 1.33 acres in size combined. The site is bounded to the northwest by Crescent Street and to the southwest by Cheney Street. The site is relatively flat.

Site History:
Historically, the site was utilized for residential dwellings and later by the Van Stee Corporation and portions of the Davis Furniture Corporation (both furniture manufacturing companies).

Current Conditions:
The site includes a 30,372-square-foot three-story building (which fronts Crescent St); a 33,552-square-foot five-story building in fair condition; and a large underutilized parking area. The three-story building appears to be vacant and in poor to fair condition. The five-story building appears to be partly occupied by several small businesses. The site is zoned M (Manufacturing District). The site is owned by the Jamestown Urban Renewal Agency, MCA Graphics Solutions, Inc. and United Industries, Inc. Combined, the site is assessed at $151,100.

SITE 39 – D&S STORAGE – BROWNFIELD

34 Scott Street and four unaddressed parcels at Scott Street and Cheney Street (five parcels 387.08-2-25.1, -26.1, -27, -28, & -29.1)

Property Description:
The site consists of five parcels that total 1.32 acres. The site is bounded to the southwest by Scott and Cheney Streets and to the southeast by the elevated railroad tracks. The site is relatively flat with steep slopes along the southeastern portion of the site leading up to the elevated railroad.

Site History:
Historically, the site was utilized as a furniture manufacturing facility and dwellings.

Current Conditions:
The site contains two attached structures at 2,148 square feet and 48,702 square feet in size. The five-story structures appear to be partly occupied by several small businesses. The site is zoned M (Manufacturing District), owned by D&S Storage, LLC., and assessed at $183,400.

SITE 40 – UNION NATIONAL – BROWNFIELD

One unaddressed parcel at Crescent Street (parcel 387.08-2-23)

Property Description:
The property consists of one parcel that is 2.71 acres in size. The property is bounded to the northwest by Crescent Street and to the southeast by the elevated railroad tracks. The property contains moderate slopes along the northwestern section of the property leading up to the road and steep slopes along the southeastern portion of the property leading up to the elevated railroad.

Site History:
Historically, the property was utilized as a machine shop, dwellings and furniture manufacturing. Regulatory records indicate that two fuel oil USTs were closed/removed from the property in 1993. Evidence of soil impairment was discovered at the property in 1999; however, the associated NYSDEC spill was ultimately classified as "inactive."

Current Conditions:
There are currently no buildings at the property. The property is currently used by the Department of Public Works for materials storage. The property is zoned M (Manufacturing District), owned by the City of Jamestown, and assessed at $25,000.

SITE 41 – JAMESTOWN ROYAL – BROWNFIELD

300 Crescent Street (parcel 387.08-2-20)

Property Description:
The property consists of one parcel that is 1.63 acres in size. The property is bounded to the northwest by Crescent Street and to the southeast by the elevated railroad tracks. The property slopes steeply down to the southeast toward the railroad where it then slopes steeply upward to the elevated railroad.

Site History:
Historically, the property was utilized as an upholstery company including railroad tracks.

Current Conditions:
The property contains a 38,960-square-foot structure in fair to poor condition. The building appears to be vacant although a portion is reportedly used for off-site storage for a manufacturing firm that is located on Blackstone Avenue in Jamestown. The property is zoned M (Manufacturing District), owned by Mark P. Ryan, and assessed at $50,000.

SITE 42 – 0 ALLEN STREET – VACANT

One unaddressed parcel at Allen Street (parcel 387.08-3-3)

Property Description:
The property consists of one parcel that is 1.14 acres in size. The property is bounded to the east by Allen Street and to the west by the Chadakoin River. The property is relatively flat with steep slopes in the west leading down to the adjacent River. The majority of the property is located within the 100-Year Floodplain.

Site History:
Historically, the property was utilized as a store and dwelling.

Current Conditions:
Currently, there are no buildings located at the property. The property is used by the Department of Public Works for materials storage. The property is zoned M (Manufacturing District), owned by the City of Jamestown, and assessed at $8,500.

SITE 43 – DAHLSTROM PARKING – UNDERUTILIZED

456 Buffalo Street (parcel 370.20-7-31)

Property Description:
The property consists of one parcel that is 3.48 acres in size. The property is bounded to the north by Buffalo Street, to the west by Crescent Street, to the southeast by the elevated railroad tracks, and to the east by the Chadakoin River. The property is relatively flat with steep slopes in the western portion of the property leading down from Crescent Street, in the eastern portion of the property leading down to the adjacent River, and in the southeastern portion of the property leading up to the elevated railroad.

Site History:
Historically, the property was utilized as parking area, a lumber company and dwellings. Historical mapping shows that one gasoline UST was located on the property.

Current Conditions:
Currently, no buildings are located at the property. The property is comprised of a large paved parking area in the west separated via a vegetated steep slope down to a smaller paved parking area in the east. The property is zoned M (Manufacturing District), owned by Buffalo Street Partners, LLC., and assessed at $39,900.

SITE 44 – DAHLSTROM BUILDING – BROWNFIELD

20 Blackstone Avenue and three unaddressed parcels at Blackstone Avenue and Buffalo Street (four parcels 370.20-7-1 through 370.20-7-4)

Property Description:
The site consists of four parcels that total 11.42 acres. The site is bounded to the southeast by Blackstone Avenue, to the south by Buffalo Street, and to the west by East 2nd Street. The site is bisected into eastern and western portions by the Chadakoin River. The site slopes moderately down towards the River with steep slopes along the River bank. Portions of the site along the River are located within the 100- and 500-Year Floodplain.

Site History:
Historically, the site was utilized as a metal door manufacturer, parlor table manufacturer, furniture manufacturer including railroad tracks and a gasoline station. In addition, at least seven gasoline USTs were historically located at the site. Regulatory records identify the site as a CESQG of hazardous waste. Lastly, two NYSDEC spills were identified which may be associated with the site; however, both spills are classified as "closed."

Current Conditions:

The site contains two structures. The 18,685-square-foot structure located in the northeastern portion of the site is in fair condition and is used for manufacturing purposes. The other structure is the large historic factory building (372,408 square feet before demolition) which spanned across the River. Portions of this building had deteriorated to a point where they were considered a danger (especially portions spanning the River). As such, large sections of the building were recently demolished. Portions of the building which will not be demolished (mainly along East 2nd Street) are currently used by a computer memory storage company. The eastern half of the site is zoned M (Manufacturing District) while the western half is zoned LM (Light Manufacturing). The site is owned by Buffalo Street Partners, LLC and Jamestown Metal Products, LLC. Combined, the site is assessed at $410,500.

SITE 45 – 100 BLACKSTONE VACANT PARKING LOT – UNDERUTILIZED

One unaddressed parcel at Blackstone Avenue (parcel 371.13-5-19)

Property Description:
The property consists of one parcel that is 3.62 acres in size. The property is bounded to the south by Blackstone Avenue and to the north by the Chadakoin River. The property is relatively flat with steep slopes in the west/north leading down to the adjacent River. Portions of the property along the River are located within the 100-Year Floodplain.

Site History:
Historically, the property was vacant land and/or utilized for general storage.

Current Conditions:
Currently, there are no buildings located at the property. The property is largely open space with a small paved parking area which is utilized for parking by the business across the street. The property is zoned M (Manufacturing District), owned by the Blackstone Business, and assessed at $30,300.

SITE 46 – VACANT BUILDING ON EAST 2ND STREET – UNDERUTILIZED

1372 East 2nd Street (parcel 371.13-3-28)

Property Description:
The property consists of one parcel that is 2.2 acres in size. The property is bounded to the north by East 2nd Street and to the west, south, and southeast by the Chadakoin River. The western, southern, and southeastern portions of the property contain steep slopes leading down to the adjacent River. Large sections of the property (behind the building and parking area) are located within the 100-Year Floodplain.

Site History:
Historically, the property was utilized as stores and dwellings.

Current Conditions:
The northern portion of the property includes a parking area and a 5,522-square-foot structure that appears to be in good condition. The structure is currently vacant and for lease. The southern portion of the property is largely open space and provides potential access to the River. The property is zoned L-M (Light Manufacturing), owned by King Properties, LLC., and assessed at $88,000.

SITE 47 – PARKING ON MINSKER – UNDERUTILIZED

168 and 170 Hopkins Avenue and two unaddressed parcels at Blackstone Avenue (four parcels 303-11-1, -2, -36, & -37)

Property Description:
The site consists of four parcels that total 0.5 acres. The site is bounded to the north by Hopkins Avenue, to the south by Blackstone Avenue and to the west by Minsker Street. The site is flat.

Site History:
Historically, the site was utilized as an automotive repair shop, auto painting shop, a junk warehouse and dwellings, and reported contained three gasoline USTs.

Current Conditions:
Currently, no buildings are located at the site. The northern half of the site is used as a parking area while the southern half is vacant and overgrown with vegetation. The site is zoned M (Manufacturing District), owned by Rollform of Jamestown, Inc., and assessed at a combined total of $18,800.

SITE 48 – ESSEX HOPE – BROWNFIELD

147 Blackstone Avenue (parcel 371.13-4-49)

Property Description:
The property consists of one parcel that is 1.42 acres in size. The property is bounded to the south by Blackstone Avenue. The property is flat.

Site History:
Historically, the property was utilized as wood finishing operations, a window manufacturing operation, plastic forming operations, fabric coating operations, several machine shops and dwellings. According to regulatory records, solvent contamination was identified at the property along with several USTs in the early 1990s. Remedial efforts commenced and a Record of Decision (ROD) was issued for the property in 1994. As a result, a long-term Operation and Maintenance Plan (OMP) was put in place at the property. Such included various bioremediation strategies and soil vapor extractions. Five USTs were removed from the property in 2002. Residual contamination remains in the area of the former USTs and a groundwater plume proximate the property. On-going remedial efforts are being evaluated at this time.

Current Conditions:
The property contains a 22,319-square-foot structure in fair condition which is utilized for manufacturing purposes. The property is zoned M (Manufacturing District), owned by Custom Production Manufacturing, Inc., and assessed at $112,000.

SITE 49 – JAMESTOWN MATTRESS COMPANY – UNDERUTILIZED

150 Blackstone Avenue (parcel 371.13-4-31)

Property Description:
The property consists of one parcel that is 1.18 acres in size. The property is bounded to the north by Blackstone Avenue and to the south by the at-grade railroad tracks. The property is relatively flat.

Site History:
Historically, the property was utilized as metal products manufacturing facility and furniture manufacturing facility.

Current Conditions:
The property contains a parking area and an underutilized five-story, 59,012-square-foot building in fair condition. Portions of the building are utilized by the Jamestown Mattress Company and portions (13,000 square feet) are available for lease. The property is zoned M (Manufacturing District), owned by Jamestown Mattress Company, Inc., and assessed at $240,000.

SITE 50 – TITAN X PARKING – UNDERUTILIZED

One unaddressed parcel at Blackstone Avenue (parcel 371.13-4-26)

Property Description:
The property consists of one parcel that is 2.6 acres in size. The property is bounded to the north by Blackstone Avenue and to the south by the at-grade railroad tracks. The property is relatively flat.

Site History:
Although records are spotty, review of Sanborn maps suggest that the site has never been developed.

Current Conditions:
Currently no buildings are located at the property. The property contains a largely underutilized gravel parking area. The property is zoned M (Manufacturing District), owned by TitanX Engine Cooling, Inc., and assessed at $39,200.

SITE 51 – CRAWFORD FURNITURE – UNDERUTILIZED

One unaddressed parcel at Allen Street (parcel 371.17-1-10)

Property Description:
The property consists of one parcel that is 2.50 acres in size. The property is bounded to the south by Allen Street and to the north by the at-grade railroad tracks. The property is relatively flat.

Site History:
Historically, the property was utilized as a furniture manufacturing facility including railroad tracks. Regulatory records identify one "closed" NYSDEC spill associated with the property. In addition, the property was identified as an active SQG of hazardous waste.

Current Conditions:
The property contains a one-story office space attached to a four-story manufacturing building in good condition and totaling 116,838 square feet in size. The building appears to be vacant and the property is for sale. The property is zoned M (Manufacturing District), owned by the Crawford Furniture Manufacturing Corporation, and assessed at $500,000.

SITE 52 – BUSH INDUSTRIES – UNDERUTILIZED

1089 Allen Street and three unaddressed parcels at Allen Street and Carolina Street (four parcels 371.13-4-28 & 371.17-2-1, -2, -4)

Property Description:
The site consists of four parcels that total 13.31 acres. The site is bisected by Allen Street and bounded to the west by Carolina Street, to the east by Tiffany Street, and to the north by the at-grade railroad tracks. The majority of the site is relatively flat with steep slopes in the southern portion of the site leading down from Buffalo Street.

Site History:
Historically, the site was utilized as a furniture manufacturing facility including railroad tracks, a fire station, a metal stamping factory, an axle company, washing machine manufacturing facility and an automobile radiator manufacturing facility. Regulatory records identify the site as an active CESQG and LQG of hazardous waste. In addition, one 152,000-gallon #2 fuel oil AST was removed from the site in 1994.

Current Conditions:
The site contains a parking area and three vacant manufacturing buildings that appear to be in good condition and are 65,252 square feet, 133,588 square feet, and 252,034 square feet in size. The site is for sale. The majority of the site is zoned M (Manufacturing District) although a small portion in the southern section of the site is zoned C-2 (Community Shopping). The site is owned by Bush Industries, Inc. and assessed at a combined total of $1,961,790.

SITE 53 – ARTONE – UNDERUTILIZED

107 Institute Street, 10 Briggs Street, and two unaddressed parcels at Briggs Street (four parcels 387.49-1-15 & 387.50-1-42, -43, -44)

Property Description:
The site consists of four parcels that are 1.97 acres in size combined. The site is bounded to the west by Institute Street, to the north by Briggs Street, and to the east and south by the Chadakoin River. The site is flat with steep slopes to the east and south leading down to the adjacent River. The majority of the site is located within the 100- and 500-Year Floodplain.

Site History:
The site was once segregated into three sections: the northern portion of the property was occupied by Star Furniture and Blystone Pillows and Mattresses, the central portion by Holmes Street, and the southern portion by Anchor Furniture. At some point prior to 1951, the furniture manufacturing operations were converted to warehousing and wholesale, and Holmes Street was later closed for the construction of additional manufacturing space.

Current Conditions:
The site contains a parking area and a 52,026-square-foot structure that appears to be in fair to good condition. The structure is currently used by Artone Furniture by Design – a furniture manufacturing company. The site is zoned M (Manufacturing District). The site is owned by Rosario Calimeri and Scion Members LLC., and assessed at a combined total of $572,300.

DOCUMENT 6:
ECONOMIC AND MARKET ANALYSIS

W-ZHA, LLC

ECONOMIC FRAMEWORK AND MARKET ASSESSMENTS

CHADAKOIN RIVER CENTRAL STUDY AREA

Submitted by:

W-ZHA, LLC

Submitted to

LaBella Associates

July 2013

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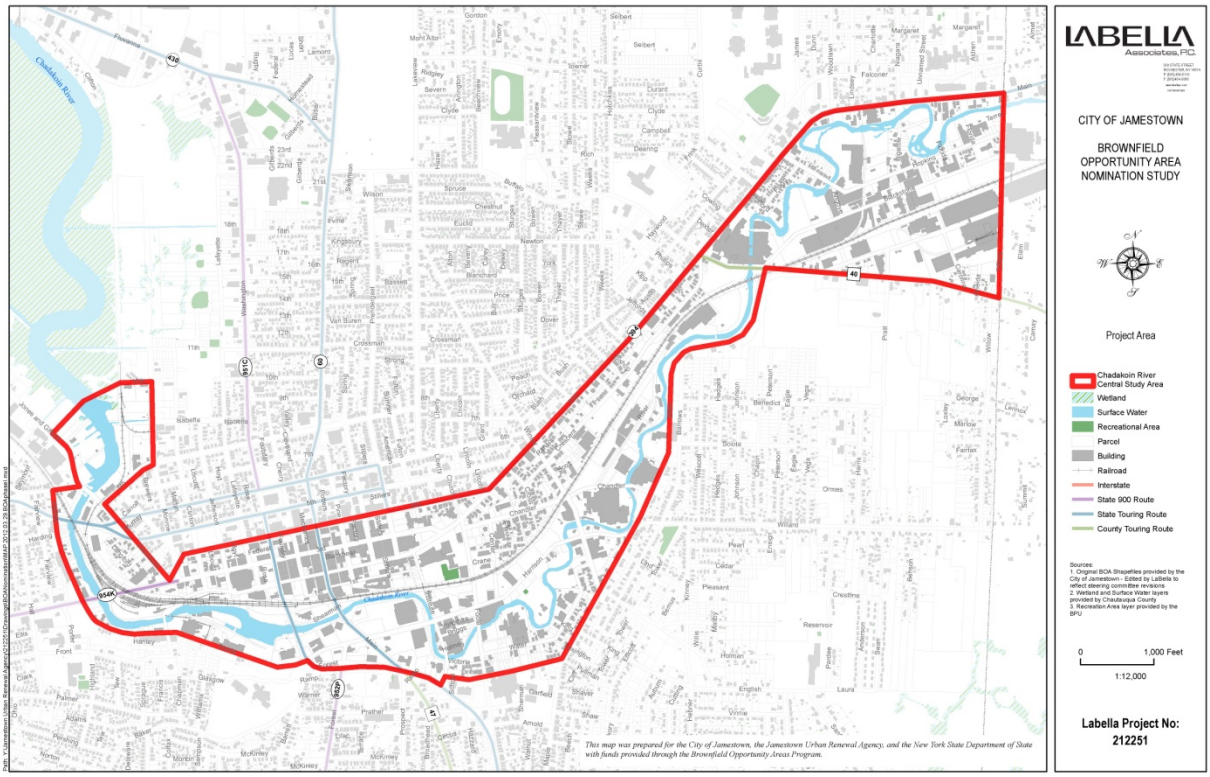
W-ZHA, LLC

INTRODUCTION

W-ZHA was retained to identify market and economic trends impacting the Jamestown economy and analyze the redevelopment potential for the Chadakoin River Central Study Area ("Study Area"). This Technical Memorandum summarizes W-ZHA's economic analysis and market conclusions.



OVERVIEW OF THE STUDY AREA

There are significant land use variations within the Study Area boundaries. W-ZHA divided the Study Area into three sections: East, Central, and West. The boundaries of the sections are depicted on the following map.

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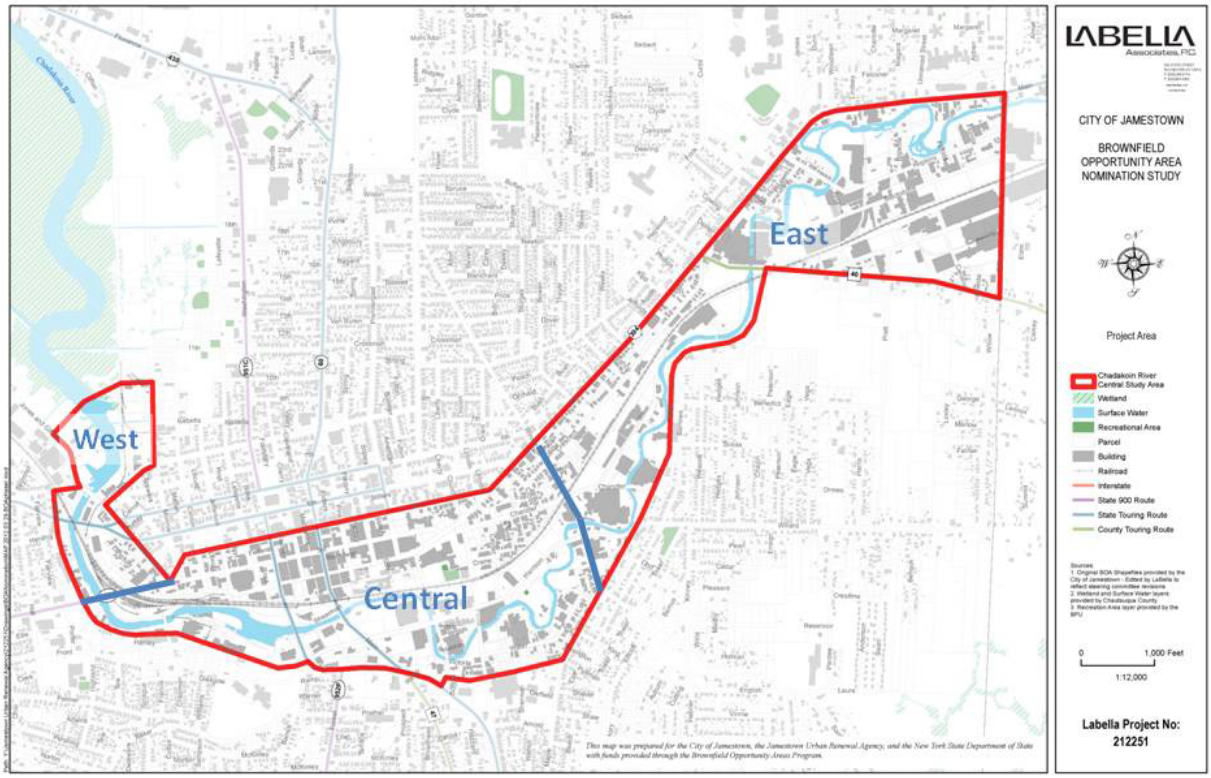

The West section of the Study Area incorporates McCrea Point and the Fairmount Bridge/6th Street bridge areas. McCrea Point has a park with a small docking area. It appears that most of the people that use McCrea Point Park are local residents. Boaters can access Chautauqua Lake via the Chadakoin River from this point. It is difficult to access the Downtown via the River from McCrea Point.

This West section is accessible to a number of bike routes. It is easily accessed from the 42 mile Chautauqua Lake route. This bike route, which goes around the Lake, is one of the most popular bike routes for visitors and locals alike.

The Central section of the Study Area runs from the Third Street bridge to Winsor Street. North of the River, the boundary incorporates a portion of Jamestown's Central Business District. South of the River major anchors in, or adjacent to, the Central section of the Study Area include BPU, the Jamestown Area Medical Association, WCA Hospital and businesses like the Urology Center, Phoenix Metals and Artone Manufacturing. There are also a number of restaurants, pharmacies and general merchandise stores in the Central section of the Study Area.

A Healthcare Corridor concept is developing in the Central section that emanates from WCA Hospital. The Healthcare Corridor begins at Foote Street and extends to the Jones Memorial Health Campus and the Riverwalk Center. The concept is to cluster health and wellness uses in a physically attractive and connected environment in order to create land use synergy. Uses involved in technology, education, manufacturing and health and social services could all be part of the health and wellness cluster.

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The Riverwalk passes through the central portion of the Study Area. The Riverwalk follows the River from the BPU Island, past the Riverwalk Center to Harrison Street.

To the east of Winsor Street is the Study Area's East section. Land use becomes mostly industrial and light industrial in the East section. Industrial uses benefit from low utility costs because of BPU's presence to the west. These uses also benefit from a strong transportation network and the presence of rail.

ECONOMIC FRAMEWORK

Observation: Chautauqua County and the Region have not grown significantly over the last decade and are not projected to grow over the next 5 years.

The Buffalo Niagara Region consists of Buffalo, Niagara, Chautauqua, Cattaraugus, and Allegany counties. Over the last 10 years, this region lost population, but had a slight increase in households. The Southern Tier West Region consists of Chautauqua, Cattaraugus, and Allegany counties. The Southern Tier West Region contains 19 percent of the Buffalo Niagara Region's population. Like the Buffalo Niagara Region, the Southern Tier West Region lost population, but had a slight increase in households over the last 10 years.

Population and Household Change
Buffalo Niagara Region, Southern Tier West Region, and Chautauqua County
2000 - 2012

	2000	2012	Change #	Change %
Population				
Buffalo Niagara Region /1	1,443,743	1,395,556	(48,187)	-3.3%
Southern Tier West Region /2	273,632	263,285	(10,347)	-3.8%
Chautauqua County	139,750	134,335	(5,415)	-3.9%
Households				
Buffalo Niagara Region /1	573,266	580,077	6,811	1.2%
Southern Tier West Region /2	104,547	104,998	451	0.4%
Chautauqua County	54,515	54,293	(222)	-0.4%

1. The Buffalo Niagara Region includes Erie, Niagara, Chautauqua, Cattauragus, and Allegany counties.
2. The Southern Tier West Region includes Chautauqua, Cattauragus, and Allegany counties.

Source: Claritas, Inc.; W-ZHA

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With an estimated 2012 population of approximately 31,000, Jamestown is the largest City in Chautauqua County. The "Jamestown Area" contains approximately 30 percent of the County's population and 31 percent of its households. W-ZHA defines the Jamestown Area as the City of Jamestown, Jamestown West, Celoron, Lakewood, and Falconer. The County, the Jamestown Area, and the City lost population and households between 2000 and 2012.

Population and Household Change
Chautauqua County, Jamestown Area, and Jamestown
2000 - 2012

	2000	2012	Change #	Change %
Population				
Chautauqua County	139,750	134,335	(5,415)	-3.9%
Jamestown Area	41,358	39,782	(1,576)	-3.8%
City of Jamestown	31,730	30,958	(772)	-2.4%
Households				
Chautauqua County	54,515	54,293	(222)	-0.4%
Jamestown Area	17,682	17,001	(681)	-3.9%
City of Jamestown	13,558	13,057	(501)	-3.7%

The Jamestown Area is defined as Jamestown, Jamestown West, Celoron, Lakewood and Falconer.

Source: Claritas, Inc.; W-ZHA

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Claritas, Inc. projects population and households over a five year period. Claritas projects that the number of County households will not change much over the next five years. Claritas projects that the Jamestown Area and the City of Jamestown will lose households over the next five years.

W-ZHA, LLC

Population and Household Projection
Buffalo Niagara Region, Southern Tier West Region, and Chautauqua County
2012 - 2017

	2012	2017	Change #	Change %
Population				
Chautauqua County	134,335	132,906	(1,429)	-1.1%
Jamestown Area	39,782	39,128	(654)	-1.6%
City of Jamestown	30,958	30,464	(494)	-1.6%
Households				
Chautauqua County	54,293	54,136	(157)	-0.3%
Jamestown Area	17,682	16,788	(894)	-5.1%
City of Jamestown	13,558	12,872	(686)	-5.1%

Source: Claritas, Inc.; W-ZHA

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Observation: Most of the households in Chautauqua County do not have children at home; one-and two-person household make up two-thirds of the County's households.

Most households in the County, Jamestown Area and the City of Jamestown do not have children under the age of 18 years old. The share of households with children at home has been decreasing in the County.

Households by the Presence of Children
Select Areas
2000, 2012

	2000		2012	
	With Children < 18	Without Children < 18	With Children < 18	Without Children < 18
Buffalo Niagara	32%	68%	29%	71%
Southern Tier West	34%	66%	30%	70%
Chautauqua	33%	67%	30%	70%
Jamestown Area	31%	69%	32%	68%
Jamestown	32%	68%	31%	69%

Source: Claritas, Inc.; W-ZHA

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Two-thirds of the households in the Jamestown Area and the City are one- and two-person households. The average size of a household in the County and the Jamestown Area is 2.26.

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Household Size Chautauqua County, Jamestown Area, Jamestown 2012			
	Chautauqua County	Jamestown Area	Jamestown
1 Person	30%	35%	35%
2 Person	34%	32%	31%
3 Person	16%	15%	15%
4 Person	12%	11%	11%
4+ Persons	5%	5%	5%

Source: Claritas, Inc.; W-ZHA

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Observation: Chautauqua County has the relatively small share of young households. These households are important contributors to the labor force and their scarcity could prove to be an economic development constraint.

The County and the Jamestown Area lost households from 2000 to 2012. Most of these losses occurred among younger households. The share of City households under the age of thirty five went from 25 percent in 2000 to 21 percent in 2012. The share of households under the age of forty five went from 45 percent to 40 percent between 2000 and 2012.

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Household Change by Household Age
City of Jamestown
1990, 2000, 2012

Household Age	2000 Hshlds	2000 Share of Total	2012 Hshlds	2012 Share of Total	Change 2000-2012 #	Change 2000-2012 %
15-24	1,025	8%	879	7%	(146)	-14%
25-34	2,295	17%	1,792	14%	(503)	-22%
35-44	2,720	20%	2,492	19%	(228)	-8%
45-54	2,501	18%	2,680	21%	179	7%
55-64	1,610	12%	2,205	17%	595	37%
65-74	1,563	12%	1,393	11%	(170)	-11%
75-84	1,353	10%	1,170	9%	(183)	-14%
85+	491	4%	446	3%	(45)	-9%
Total	13,558		13,057		(501)	-4%
Share of Households Under 35 Years Old		*24%*		*20%*		
Share of Households Under 45 Years Old		*45%*		*40%*		

Source: Claritas, Inc.; W-ZHA

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The aging of the Jamestown household is a demographic phenomenon, not an economic phenomenon. Jamestown's household age changes are consistent with national trends. In fact, it appears that Jamestown has been more successful at retaining younger households as compared to the County and the State.

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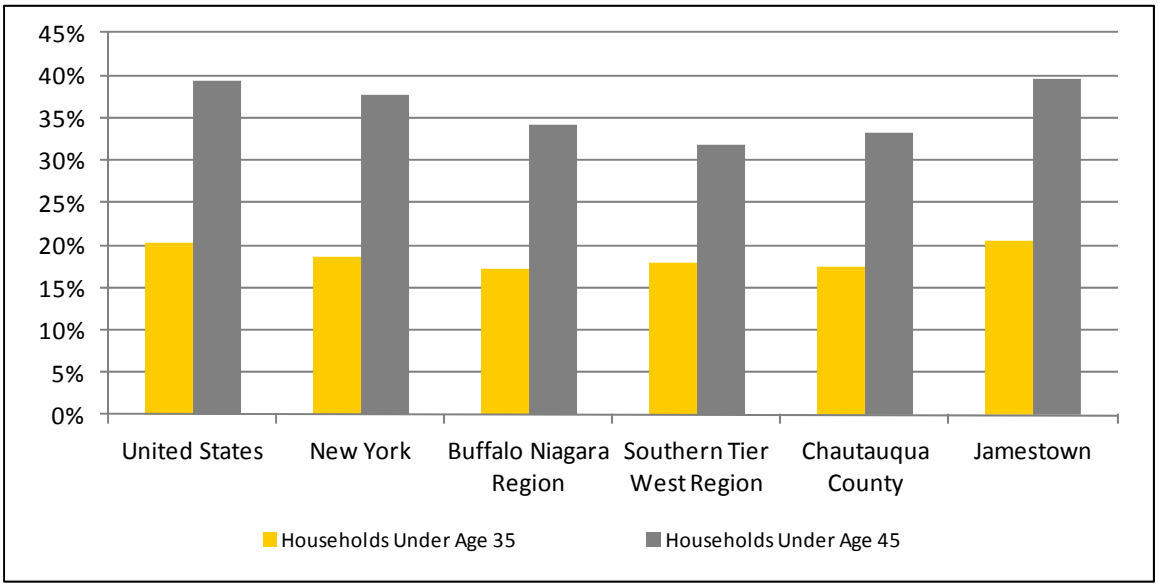
The Share of Households Under 35 and Under 45 Years Old
U.S., New York, Buffalo Niagara Region, Southern Tier West Region, and City of Jamestown
2012



Source: Claritas, Inc.; W-ZHA
Demo/sht 8

Chautauqua County, however, has experienced a more significant reduction in younger households. In the County, today, only 33 percent of the households are under 45 years old and 18 percent are under the age of 35. Chautauqua County is where most of Jamestown's workers reside.

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Household Change by Household Age
Chautauqua County
1990, 2000, 2012

	1990		2000		2012		Change 1990-2000		Change 2000-2012	
Household Age	Hshlds	Share of Total	Hshlds	Share of Total	Hshlds	Share of Total	#	%	#	%
15-24	2,907	6%	2,848	5%	2,508	5%	(59)	-2%	(340)	-12%
25-34	9,951	21%	7,387	14%	7,004	13%	(2,564)	-26%	(383)	-5%
35-44	10,873	23%	11,342	21%	8,516	16%	469	4%	(2,826)	-25%
45-54	7,785	17%	10,923	20%	11,829	22%	3,138	40%	906	8%
55-64	3,792	8%	7,675	14%	10,392	19%	3,883	102%	2,717	35%
65-74	4,060	9%	7,145	13%	6,993	13%	3,085	76%	(152)	-2%
75-84	4,176	9%	5,457	10%	5,064	9%	1,281	31%	(393)	-7%
85+	3,547	8%	1,738	3%	1,987	4%	(1,809)	-51%	249	14%
Total	47,091		54,515		54,293		7,424	16%	(222)	0%

Share of Households Under 35 Years Old	*19%*	*18%*
Share of Households Under 45 Years Old	40%	33%

Source: Claritas, Inc.; W-ZHA
F:\8000s, misc\80083 LaBella Jamestown\[demo.xls]county age

Observation: Jamestown has a higher share of younger households, but they are not thriving economically.

Jamestown's median household income is lower than the region's and has not grown as quickly as the region's since 2000.

Median Household Income
Select Areas
2000, 2012

	2000	2012	Change #	Change %
Buffalo Niagara	$37,678	$43,904	$6,226	17%
Southern Tier West Region	$33,360	$38,930	$5,570	17%
Chautauqua County	$33,600	$38,540	$4,940	15%
Jamestown Area	$28,320	$31,650	$3,330	12%
City of Jamestown	$26,070	$29,310	$3,240	12%

Source: Claritas, Inc.; W-ZHA
f:\8000s, misc\80083 LaBella Jamestown\[demo.xls]Sheet4

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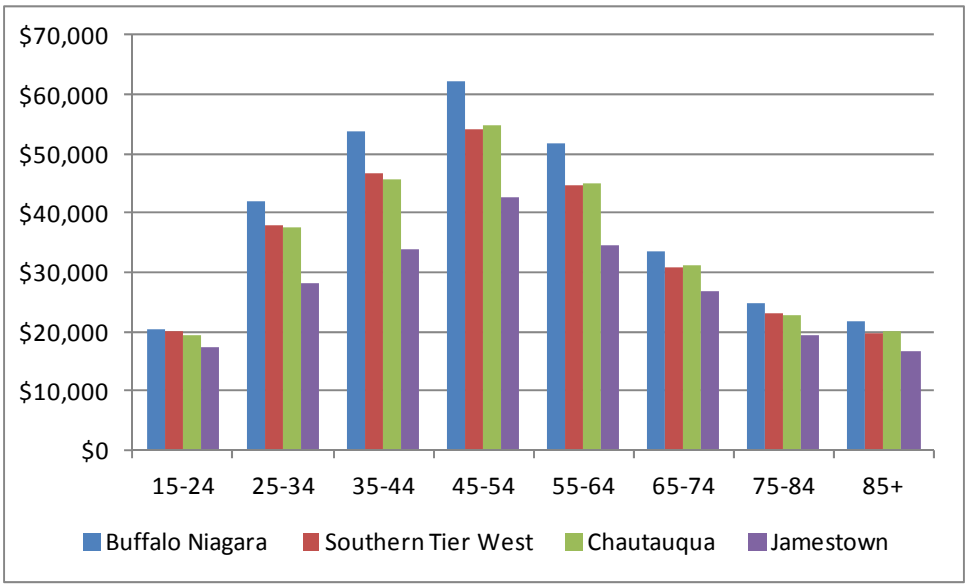
Jamestown's younger households have lower median incomes as compared to the region. This is a function of their employment status and education.

Median Household Income By Householder Age
Selected Areas
2012



Jamestown's unemployment rate is much higher than the region's unemployment rate. Unemployment is a factor depressing incomes.

Civilian Labor Force Employment
Select Areas
2012

	Unemployment Rate
Buffalo Niagara	8.4%
Southern Tier West	8.5%
Chautauqua County	8.4%
Jamestown Area	12.5%
Jamestown	12.8%

Source: Claritas, Inc.; W-ZHA

f:\8000s, misc\80083 LaBella Jamestown\[civilian labor force education.xls]Sheet3

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The educational attainment of Jamestown residents also depresses household income. Only 15 percent of Jamestown's adult population possesses a Bachelors degree or higher. This compares to 29 percent in the County.

Educational Achievement
Selected Area
2012

Educational Achievement	Buffalo Niagara	Southern Tier West	Chautauqua County	Jamestown
High School Diploma +	88%	87%	87%	85%
Associates Degree +	37%	31%	33%	31%
Bachelors Degree +	26%	19%	20%	18%
Master/Professional/Doctorate	12%	9%	9%	7%

Source: Claritas, Inc.; W-ZHA

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The County's per capita income is above the Southern Tier Region's, but below the Buffalo Niagara Region's. Jamestown's per capita income is low at $17,250.

Per Capita Income
Select Areas
2012

	Per Capita Income
Buffalo Niagara Region	$24,044
Southern Tier West Region	$19,962
Chautauqua County	$20,358
Jamestown Area*	$18,997
City of Jamestown	$17,251

* The Jamestown Area is defined as Jamestown, Jamestown West, Celoron, Lakewood and Falconer.

Source: Claritas, Inc.; W-ZHA

f:\8000s, misc\80083 LaBella Jamestown\[demo.xls]Sheet3

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Observation: The Jamestown Area has more jobs than it does labor force. Approximately, two-thirds of the City of Jamestown's jobs are held by people who live outside of the City.

Many of the higher income households in Chautauqua County work in Jamestown. The City of Jamestown has more jobs (13,523 jobs in 2010) than employed residents (11,152 people in 2010). Approximately two-thirds of the City of Jamestown's jobs are held by people who live outside of the City. The majority of Jamestown residents (57%) are actually working outside of the city.

Job Inflow/Outflow City of Jamestown 2010		
Employed in City	13,523	
Employed in City, Lives Outside	8,716	64%
Employed and Lives in City	4,807	36%
Lives in City	11,152	
Lives in City, Works Outside	6,345	57%
Lives and Works in City	4,807	43%

Source: Census; W-ZHA

f:\8000s, misc\80083 LaBella Jamestown\[emp stats.xlsx]Sheet7

Observation: The State's Department of Labor indicates that Chautauqua County lost 9 percent of its jobs between 2000 and 2012. Most of the job losses occurred in the manufacturing industry, while there were significant job gains in the education and health services industries.

According to the State of New York's Department of Labor, Chautauqua County lost 9 percent of its jobs between 2000 and 2012. Over this same time period, the Buffalo Niagara Region (Erie, Niagara, Chautauqua, Cattaraugus, and Alleghany Counties) lost 2 percent of their jobs. Erie and Niagara Counties contain 84 percent of the employment in the Western Region.

W-ZHA, LLC

At Place of Work Employment Trends
Chautauqua County and Buffalo Niagara Region
2000 - 2012

	000's		Change	
	2000	**2012**	# (000's)	%
Buffalo Niagara Region	669.5	652.9	-16.6	-2%
Chautauqua County	59.5	53.9	-5.6	-9%
County Share of Regional Jobs	*8.9%*	*8.3%*		

Source: State of New York, Department of Labor; W-ZHA

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Most of the job losses in Chautauqua County occurred in the manufacturing industry. Most of the job gains occurred in the education and health industries.

At Place of Work Employment Trends
Chautauqua County
2000 - 2012

	000's		Change	
	2000	**2012**	# (000's)	%
Natural Resources Mining and Construction	1.8	2.2	0.4	22%
Manufacturing	**13.8**	**9.9**	**-3.9**	**-28%**
Trade Transportation and Utilities	10.2	9	-1.2	-12%
Information	1	0.7	-0.3	-30%
Financial Activities	1.3	1.4	0.1	8%
Professional and Business Services	3.5	3	-0.5	-14%
Education and Health Services	**7.3**	**9.4**	**2.1**	**29%**
Leisure and Hospitality	5.8	5.2	-0.6	-10%
Other Services	3.4	2.2	-1.2	-35%
Government	11.4	10.9	-0.5	-4%
Total	59.5	53.9	-5.6	-9%

Source: State of New York, Department of Labor; W-ZHA

F:\8000s, misc\80083 LaBella Jamestown\[employment trends state.xls]Sheet1

W-ZHA, LLC

Observation: According to the United States Census, Chautuaqua County lost 6 percent of its jobs between 2002 and 2010, but the Jamestown Area, with almost half of the County's jobs, lost only 1 percent of its jobs.

The U.S. Census estimates employment by geographic area. The at-place-of-employment Census data is different from the State because the Census employs a different methodology and the Census does not include part-time workers or seasonal workers.

Primary Job Trends
Chautauqua County
2002-2010

	2002		2010		Change	
	Jobs	Share of Total	2010	Share of Total	#	%
Agriculture, Forestry, Fishing and Hunting	439	*1%*	434	*1%*	(5)	-1%
Mining, Quarrying, and Oil/Gas Extraction	156	*0%*	170	*0%*	14	9%
Utilities	289	*1%*	214	*0%*	(75)	-26%
Construction	1,287	*3%*	1,263	*3%*	(24)	-2%
Manufacturing	12,498	*26%*	9,419	*21%*	(3,079)	-25%
Wholesale Trade	1,447	*3%*	1,039	*2%*	(408)	-28%
Retail Trade	5,853	*12%*	5,434	*12%*	(419)	-7%
Transportation and Warehousing	1,245	*3%*	1,113	*2%*	(132)	-11%
Information	714	*1%*	625	*1%*	(89)	-12%
Finance and Inusrance	711	*1%*	804	*2%*	93	13%
Real Estate	362	*1%*	446	*1%*	84	23%
Professional, Scientific, and Technical Services	1,021	*2%*	860	*2%*	(161)	-16%
Management of Companies	238	*0%*	112	*0%*	(126)	-53%
Admin Support & Waste Management	1,179	*2%*	2,247	*5%*	1,068	91%
Educational Service	5,652	*12%*	5,372	*12%*	(280)	-5%
Health Care and Social Services	5,662	*12%*	7,174	*16%*	1,512	27%
Arts,Entertainment and Recreation	536	*1%*	396	*1%*	(140)	-26%
Accomodations and Food Services	3,808	*8%*	3,569	*8%*	(239)	-6%
Other Services (exc Public Admin)	1,919	*4%*	1,861	*4%*	(58)	-3%
Public Admin	3,918	*8%*	3,342	*7%*	(576)	-15%
Total	48,934	*100%*	45,894		(3,040)	-6%

Source: U.S. Census; W-ZHA

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According to the Census, in 2010, the City of Jamestown contained approximately one-third of the County's jobs. The Jamestown Area contained almost half of all the jobs in Chautauqua County.

W-ZHA, LLC

Jamestown Area's and Jamestown City's Share of Chautauqua County Jobs
2010

	County Jobs	Jamestown Area Share	Jamestown City Share
Agriculture, Forestry, Fishing and Hunting	434	0%	0%
Mining, Quarrying, and Oil/Gas Extraction	170	28%	28%
Utilities	214	7%	7%
Construction	1,263	28%	18%
Manufacturing	9,419	45%	23%
Wholesale Trade	1,039	41%	27%
Retail Trade	5,434	55%	21%
Transportation and Warehousing	1,113	34%	24%
Information	625	48%	40%
Finance and Inusrance	804	63%	38%
Real Estate	446	51%	28%
Professional, Scientific, and Technical Services	860	53%	40%
Management of Companies	112	84%	36%
Admin Support & Waste Management	2,247	62%	57%
Educational Service	5,372	35%	27%
Health Care and Social Services	7,174	58%	52%
Arts,Entertainment and Recreation	396	65%	64%
Accomodations and Food Services	3,569	40%	20%
Other Services (exc Public Admin)	1,861	47%	35%
Public Admin	3,342	11%	8%
Total	45,894	44%	34%

Source: U.S. Census; W-ZHA

f:\8000s, misc\80083 LaBella Jamestown\[emp stats.xlsx]share of county

Where Chautauqua County lost 6 percent of its primary jobs between 2002 and 2010, the Jamestown Area only lost approximately 245 jobs, or 1 percent of its primary employment base during this time period.

W-ZHA, LLC

At Place of Work Primary Job Trends
Chautauqua County and the Jamestown Area
2002-2010

	2002	2010	Change #	Change %
Chautauqua County	48,934	45,894	-3,040	-6%
Jamestown Area	20,636	20,382	-254	-1%
Jamestown Area Share of County Jobs	*42.2%*	*44.4%*		

Source: U.S. Census; W-ZHA

f:\8000s, misc\80083 LaBella Jamestown\[emp stats.xlsx]jamestown area total

Observation: Both the health care and social service industry and the manufacturing industry are critical industries in the Jamestown Area economy.

The manufacturing industry and the health care and social service industry are the two largest industries in the Jamestown Area followed by retail and education. Approximately, four out of ten jobs in the Jamestown Area are either in the manufacturing or health care and social service industries.

Primary Job Trends
The Jamestown Area*
2002-2010

	2002		2010		Change	
	Jobs	Share of Total	2010	Share of Total	#	%
Agriculture, Forestry, Fishing and Hunting	24	*0%*	1	*0%*	-23	-96%
Mining, Quarrying, and Oil/Gas Extraction	34	*0%*	48	*0%*	14	41%
Utilities	38	*0%*	16	*0%*	-22	-58%
Construction	269	*1%*	357	*2%*	88	33%
Manufacturing	5,894	*29%*	4,215	*21%*	-1,679	-28%
Wholesale Trade	525	*3%*	429	*2%*	-96	-18%
Retail Trade	3,386	*16%*	3,000	*15%*	-386	-11%
Transportation and Warehousing	356	*2%*	382	*2%*	26	7%
Information	373	*2%*	300	*1%*	-73	-20%
Finance and Inusrance	375	*2%*	504	*2%*	129	34%
Real Estate	158	*1%*	228	*1%*	70	44%
Professional, Scientific, and Technical Services	514	*2%*	458	*2%*	-56	-11%
Management of Companies	187	*1%*	94	*0%*	-93	-50%
Admin Support & Waste Management	602	*3%*	1,398	*7%*	796	132%
Educational Service	1,786	*9%*	1,872	*9%*	86	5%
Health Care and Social Services	3,100	*15%*	4,156	*20%*	1,056	34%
Arts,Entertainment and Recreation	236	*1%*	257	*1%*	21	9%
Accomodations and Food Services	1,449	*7%*	1,417	*7%*	-32	-2%
Other Services (exc Public Admin)	797	*4%*	880	*4%*	83	10%
Public Admin	533	*3%*	370	*2%*	-163	-31%
Total	20,636	*100%*	20,382	*100%*	-254	-1%

* The Jamestown Area is defined as Jamestown, West Jamestown, Celeron, Lakewood, the Cummins Property and Falconer.

Source: U.S. Census; W-ZHA

f:\8000s, misc\80083 LaBella Jamestown\[emp stats.xlsx]jamestown area

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Health care is an important economic engine for the City of Jamestown. With 3,725 jobs, the health care industry is the City's largest industry. Over one-quarter of the jobs in the City are in the health care industry. Over 850 new health care jobs were created in the City between 2002 and 2010.

Primary Job Trends
City of Jamestown
2002-2010

	2002		2010		Change	
	Jobs	Share of Total	2010	Share of Total	#	%
Agriculture, Forestry, Fishing and Hunting	24	*0%*	1	*0%*	(23)	-96%
Mining, Quarrying, and Oil/Gas Extraction	12	*0%*	48	*0%*	36	300%
Utilities	38	*0%*	16	*0%*	(22)	-58%
Construction	184	*1%*	228	*2%*	44	24%
Manufacturing	3,750	*26%*	2,130	*16%*	(1,620)	-43%
Wholesale Trade	343	*2%*	283	*2%*	(60)	-17%
Retail Trade	1,697	*12%*	1,155	*9%*	(542)	-32%
Transportation and Warehousing	232	*2%*	266	*2%*	34	15%
Information	352	*2%*	252	*2%*	(100)	-28%
Finance and Inusrance	280	*2%*	304	*2%*	24	9%
Real estate	122	*1%*	124	*1%*	2	2%
Professiona, Scientific, and Technical Services	438	*3%*	342	*3%*	(96)	-22%
Management of Companies	40	*0%*	40	*0%*	0	0%
Admin Support & Waste Management	514	*4%*	1,288	*10%*	774	151%
Educational Service	1,349	*9%*	1,432	*11%*	83	6%
Health Care	2,873	*20%*	3,725	*28%*	852	30%
Arts,Entertainment and Recreation	210	*1%*	253	*2%*	43	20%
Accomodations and Food Services	765	*5%*	731	*5%*	(34)	-4%
Other Services (exc Public Admin)	657	*5%*	652	*5%*	(5)	-1%
Public Admin	413	*3%*	253	*2%*	(160)	-39%
Total	14,293	*100%*	13,523	*100%*	(770)	-5%

Source: U.S. Census; W-ZHA

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Anchoring the health care industry is WCA Hospital which borders the Study Area. WCA Hospital employs approximately 1,150 people at a variety of skill levels. As is true in many communities, the hospital is a very important economic anchor that not only employs residents, but services the health and social needs of the community.

The manufacturing industry is the second largest employer in the City of Jamestown. One-out-of-four County manufacturing jobs are located in the City of Jamestown and many of these jobs are located in the Study Area. While there have been significant job losses over the last two decades, manufacturing is still an important component of the City's economic base.

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Observation: The City of Jamestown contains two-thirds of the County's cultural and recreational jobs; many of the County's cultural and recreational anchors are located in the Downtown.

While not a big job generator, it is important to note that the City of Jamestown is the cultural and recreation center of the County. The City contained 65 percent of the County's arts, entertainment, and recreation jobs. The Jamestown Savings Ice Arena is a major recreation anchor that draws attendance from the larger region. The Downtown also contains the Reg Lenna Civic Center, the Lucille Ball-Desi Arnaz Center, and the Fenton History Center.

Observation: With the exception of motor vehicle sales, Jamestown's retail sales have increased since 2000.

Sales, Marketing & Management, Inc. tracks retail sales over time through their "Survey of Buying Power". The most recent Survey data is from 2009. The table below summarizes retail sales for Chautauqua County and Jamestown. The sales are presented in 2000 dollars in order to show real change (net of inflation). Not all retail categories are presented, so the numbers do not add to the total.

Retail Sales
Chautauqua County and the City of Jamestown
2000 and 2009

	2000	2009 [1]	Change #	Change %
Chautauqua County				
Total	$1,342,404,000	$1,412,870,000	$70,466,000	5%
Food & Beverage	$164,710,000	$250,689,000	$85,979,000	52%
Eat & Drink	$108,844,000	$109,139,000	$295,000	0%
General Merchandise	$235,535,000	$233,771,000	($1,764,000)	-1%
Furniture & Appliances	$29,147,000	$16,165,000	($12,982,000)	-45%
Motor Vehicles Parts & Dealer	$461,201,000	$205,273,000	($255,928,000)	-55%
Jamestown				
Total	$372,926,000	$359,626,000	($13,300,000)	-4%
Food & Beverage	$46,795,000	$68,494,000	$21,699,000	46%
Eat & Drink	$23,189,000	$26,638,000	$3,449,000	15%
General Merchandise	$0	$22,577,000	$22,577,000	100%+
Furniture & Appliances	$5,182,000	$5,925,000	$743,000	14%
Motor Vehicles Parts & Dealer	$228,999,000	$92,173,000	($136,826,000)	-60%

1. 2009 sales have been adjusted for inflation. The 2009 sales are in 2000 dollars.

Source: Sales, Marketing & Management; W-ZHA

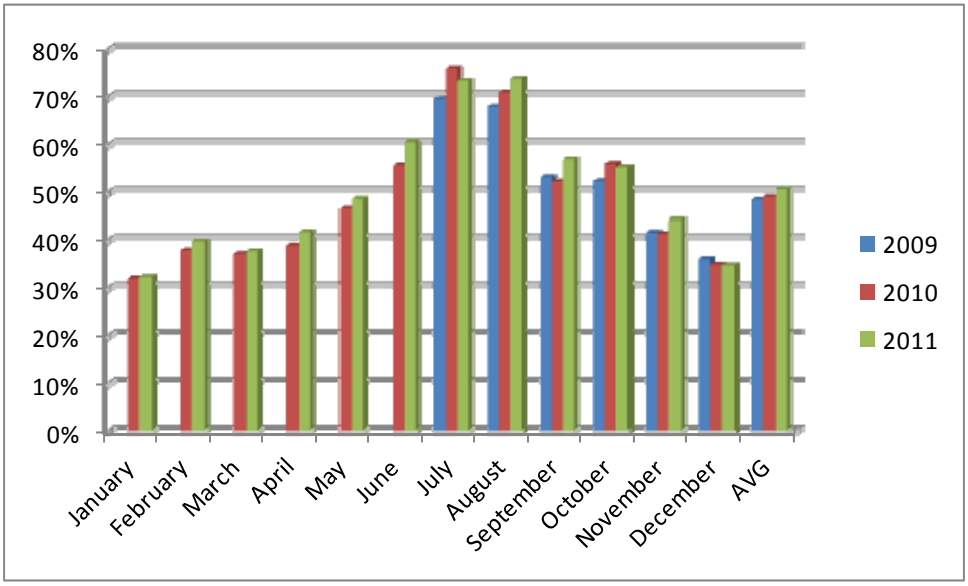
F:\8000s, misc\80083 LaBella Jamestown\[retail sales.xlsx]Sheet1

Sales in motor vehicles and parts declined significantly between 2000 and 2009 in both the County and the City. The County saw sales in food and beverage increase significantly as did the City. Jamestown's retail sales increased in eating and drinking, general merchandise and furniture and appliances over this timeframe. Where City eating and drinking sales accounted for 21 percent of the County's eating and drinking sales in 2000, City eating and drinking sales accounted for almost one-quarter of the County's eat/drink sales in 2009.

Observation: The tourism market has been hurt by the recession, but the Chautauqua County Visitor's Bureau concludes that the tourism industry is growing 2 to 3 percent per year.

Local franchise hotels have been maintaining close to 50 percent occupancy over the last three years. As is illustrated on the following graph, the summer and fall months buoy the winter and spring months.

Hotel Occupancy
Chautauqua County
2009, 2010, 2011



Source: Chautauqua County Visitors Bureau

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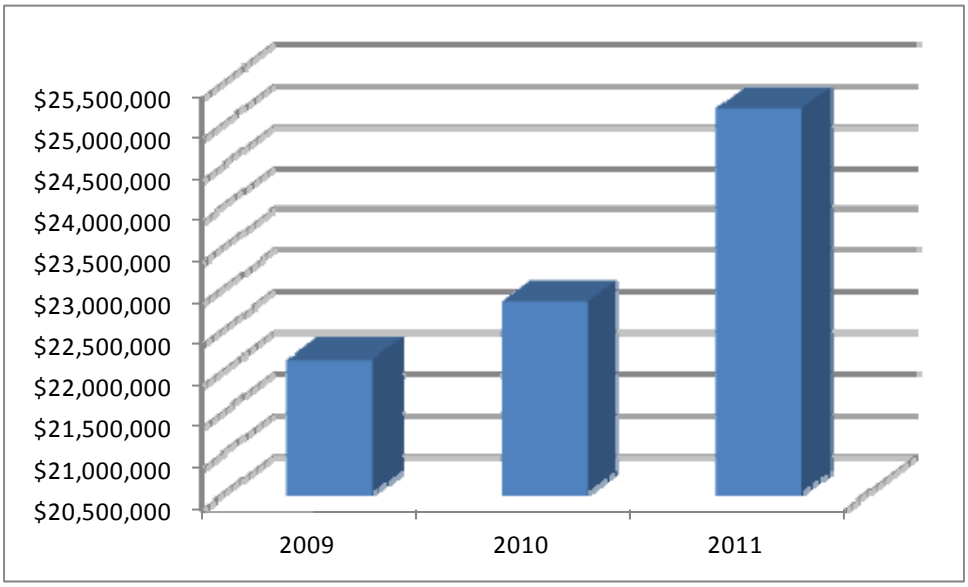
Franchise hotel revenue has increase over the last three years.

Hotel Revenue
Chautauqua County
2009, 2010, 2011



Source: Chautauqua County Visitors Bureau

It appears that the tourism economy is relatively stable.

Observation: Chautauqua County employment is projected to grow over the next 10 years.

Moody's Analytics produces at-place employment projections by industry. Moody's projects that the County's employment will increase by 8 percent between 2010 and 2020. This represents an important turn-around from the last 10 years.

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Employment Projections Chautauqua County 2010-2020	
	Change
	%
Agriculture, Forestry, Fishing and Hunting	*na*
Mining, Quarrying, and Oil/Gas Extraction	0%
Utilities	-9%
Construction	23%
Manufacturing	-8%
Wholesale Trade	6%
Retail Trade	-1%
Transportation and Warehousing	0%
Information	14%
Finance and Inusrance	8%
Real Estate	2%
Professional, Scientific, and Technical Services	7%
Management of Companies	-4%
Admin Support & Waste Management	23%
Educational Service	12%
Health Care and Social Services	22%
Arts,Entertainment and Recreation	10%
Accomodations and Food Services	17%
Other Services (exc Public Admin)	8%
Public Admin	5%
Total	8%

Source: Moody's Analytics; W-ZHA

F:\8000s, misc\80083 LaBella Jamestown\[emp stats.xlsx]projections

Employment in health care and social services is projected to continue to grow at a rapid pace. While manufacturing is projected to lose employment, the rate of employment loss is projected to be slower in the coming decade. Significant employment gains are projected in the accommodations and food service industries.

ECONOMIC AND SOCIAL CONSIDERATIONS

Consideration: WCA Hospital is an Economic Development Anchor and Engine for Jamestown.

Bordering the Study Area is the WCA Hospital complex. WCA Hospital is the most important economic asset in Jamestown's economy. The Hospital employs over 1,100 people. According to the Census,

Chautauqua County's employment in health care and social services grew by 27 percent between 2002 and 2010. Moody's Analytics projects that the number of jobs in this industry will increase by 22 percent over the next decade.

The BOA Area is well-positioned to capitalize on this growth if the WCA Hospital and the Jamestown Area can become more competitive. For the Hospital to become more competitive it must attract more private paying patients and offer state-of-the-art quality health care. Currently, a very high share of the Hospital's patrons are Medicaid and Medicare patients. These types of patients pay less. This, in turn, makes it more difficult to attract quality specialists. Private paying clients often travel to Erie or Buffalo for their health care.

The new emergency room at the Hospital is an important step in the re-positioning of the Hospital. The state-of-the-art emergency room acts as a front door to many private patients. If the private patient feels comfortable, it is more likely that they will stay at the Hospital. As the share of private-pay patients increases the Hospital will become better able to recruit physicians.

An important contributor to the Hospital's success is the strength of its related local health care and social service cluster. The Study Area's redevelopment can be a critical component of this cluster's success. Creating an attractive, vital and functional mix of uses in the Central section of the Study Area will make it a more attractive investment location for medical, social and technical businesses. The Medical Corridor concept recognizes that a strong cluster of uses in an enhanced physical environment is necessary to successfully compete in the coming decade.

Related to this is Downtown's role as an urban destination. The Hospital recruits dozens of doctors a year, many of which are young. Many young professionals prefer Downtown living and walkable environments. As a dynamic urban center with urban living options and an 18-hour cycle of activity, the Downtown can enhance the Hospital's competitiveness.

Consideration: The Manufacturing Industry Still has an Important Role in the Jamestown Economy.

The United States as well as the Jamestown Area has seen a steady erosion of manufacturing jobs over the last three to four decades. The job losses have been most pronounced in industries that produce high volume, standardized products where competition is based largely on price. The manufacturers that have been more successful in the U.S. have been those that produce specialized products. Rather than compete on labor costs, these manufacturers compete on design quality, customer service, and, often, a quick turnaround.

Many of these types of manufacturers are located in the Jamestown Area and they provide one-in-five of the Jamestown Area's jobs. These industries are located in the Jamestown Area either because they started here a long time ago or were attracted by low utility costs and the reliable workforce.

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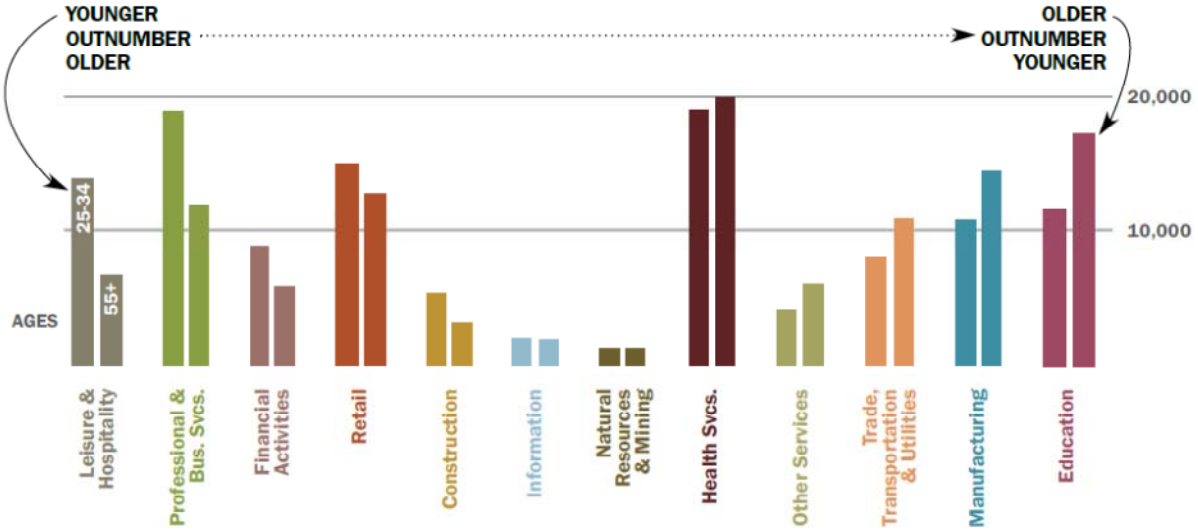
There is a problem, however. As manufacturing has been written-off as a dying industry, relatively few young people have pursued careers in the trades. At the same time (as the graph below illustrates), manufacturing has one of the oldest workforces among the major industries.

Number of Jobs by Industry and Age of Worker
Buffalo Niagara Region
2009



Source: "Buffalo Niagara Labor Market Assessment: Who's Your Economy?", Buffalo Niagara Enterprise

Buffalo Niagara Enterprise projects that in the coming years one-fifth of the manufacturing workforce will retire. As the older workforce retires there will be a labor shortage as there are few young people skilled in the trades to take their place. Those locations where there is a ready labor pool will be best positioned to retain, grow and attract manufacturing companies.

To address this looming employment shortage, the Manufacturers Association of the Southern Tier offers a program, "Dream It - Do It", that is designed to train people in the trades. The Southern Tier West Region is one of 17 regions across the country to offer this type of program and receive Federal funding. The program is currently operating in Jamestown in cooperation with the Jamestown Community College. The goal is to increase technical program enrollment in local colleges by 30 percent and satisfy local manufacturers' labor demands by 2015. While not as large as it once was, advanced manufacturing is and can be a viable industry in the Jamestown Area.

The East section of the Study Area is an important industrial area to the region. This section of the BOA Area offers good access, available and affordable land, and short rail. Importantly, the eastern portion of the BOA Area is near BPU where power is particularly inexpensive. Soon there will be a fiber-optic loop that will allow redundancy -- key to data centers and other high-tech user groups. Finally, the Mason Industrial Park due west of the BOA Area does not have much land available for new businesses.

In planning for the future, it will be important to have shovel-ready sites available (and potentially incentive packages) in the East section of the Study Area. The old Dahlstrom site, which is currently partially demolished, is a prime industrial location.

Observation: Jamestown Does Not Yet Have a Sufficient Critical Mass of Activity to Attract the Tourist.

Chautauqua County is a visitor destination throughout the year. Chautauqua Institute attracts 175,000 visitors during the summer. Other County attractions include Peek N' Peek Resort, the Brick Fire, Bemus point attractions, the Lake Erie Wine Trail, Roger Tory Peterson Institute, Luci & Desi attractions, the Reg Lenna Civic Center, and the Jamestown Savings Ice Arena. The primary trade area for the tourist market is the excursion market within 150- to 200-miles.

As acknowledged in the "Chautauqua County Branding, Development & Marketing Action Plan", most Chautauqua County towns do not have a sufficient critical mass of shopping and dining to appeal to visitors. The report notes that, in particular, the towns are weak on after 6pm activities when 70 percent of all consumer spending takes place.

W-ZHA believes that Downtown Jamestown is on the verge of having such a critical mass of activities. We agree, however, that the Downtown has yet to function as a tourist destination (except on an event basis). To strengthen the Downtown in the near term, therefore, will require that Downtown become more attractive to the ***local*** population. As the local market supports Downtown activities and businesses the economy can grow and a critical mass of activity will be developed -- the visitors will follow.

The Chadakoin Riverfront and Riverwalk in the Central section could be an important anchor to draw locals to the Downtown area. The Riverfront needs to continue to evolve into a recreational asset. Extending the Riverwalk to link with the historic train station and regional bike trails as well as the development of complementary land uses would help to make the River a regional destination.

MARKET ANALYSIS

Market analyses inform the planning process by identifying short-term development opportunities. Market analysis is a tool typically employed by the private sector to test whether there is sufficient demand for a product in a given trade area to warrant product development. To test the market for a given land use, W-ZHA employs methodologies used by investors and developers. Because it is an investment tool, the time horizon for a market analysis is relatively short -- five to ten years.

The residential, heath-social service, office, retail/restaurant, and industrial markets were analyzed on a preliminary basis to determine the character and magnitude of short-term market opportunities. The analyses resulted in the following conclusions:

- The market can currently support the development of 50 to 90 new/adaptive re-use housing units in the Study Area.
- By 2020, there will be market for 47,000 to 63,000 square feet of new health care and social service space in the Central portion of the Study Area.
- By 2020, there will be a market for 22,000 to 33,000 square feet of professional office space in the Study Area.
- There is specialty retail investment potential in the Downtown Core portion of the Study Area.
- By 2020 there will be a market for 5,000 to 7,000 square feet of eating and drinking space in the Study Area.
- The East section of the Study Area is well-positioned for industrial, light industrial and high tech businesses.

Conclusion: The market can support the development of 50 to 90 new/adaptive re-use housing units over the next five to seven years.

In Jamestown there is a shortage of new housing. Over 60 percent of the housing stock in in Jamestown is over 70 years old. Only 1 percent of the City's housing stock was built in the last decade.

Age of Housing Stock
Buffalo Niagara Region, Chautuaqua County, Jamestown Area, Jamestown
2012

	Buffalo Niagara Region	Chautauqua County	Jamestown Area	Jamestown
2005+	1.6%	1.3%	0.8%	0.9%
2000-2004	3.4%	2.4%	0.4%	0.3%
1990-1999	7.5%	6.3%	2.3%	1.4%
1980-1989	7.4%	7.8%	3.8%	3.4%
1970-1979	10.7%	9.1%	6.8%	6.0%
1960-1969	10.0%	8.1%	7.5%	7.3%
1950-1959	16.1%	11.6%	12.8%	11.3%
1940-1949	8.9%	7.3%	9.4%	8.6%
<1939	34.5%	46.3%	56.1%	60.8%
Median Age	1954	1945	1939	1939

Source: Claritas, Inc.; W-ZHA

F:\8000s, misc\80083 LaBella Jamestown\[housing.xls]Sheet1

The Jamestown Area's housing stock is primarily comprised of old, large single family homes. These homes were not designed for the tastes and lifestyles of today's Jamestown household. Two-thirds of

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Jamestown's households are one- and two-person. Less than 20 percent of households have "full-nest" lifestyles.

Household Lifestage and Lifestyle Characteristics
Chautauqua County and Jamestown
2012

	Chautauqua County		Jamestown	
YOUNGER YEARS		**31%**		**29%**
Midlife Success	8%		2%	
Young Achievers	3%		5%	
Striving Singles	20%		22%	
FAMILY LIFE		**19%**		**19%**
Accumulated Wealth	0%		0%	
Young Accumulators	2%		2%	
Mainstream Families	12%		5%	
Sustaining Families	5%		11%	
MATURE YEARS		**50%**		**52%**
Affluent Empty Nesters	3%		3%	
Conservative Classics	11%		8%	
Cautious Couples	20%		20%	
Sustaining Seniors	15%		21%	

Source: Claritas, Inc.; W-ZHA

F:\8000s, misc\80083 LaBella Jamestown\[prizm jamestown.xls]lifestage

New urban housing tends to attract three primary household types:

- Young households, either singles or couples with urban lifestyle characteristics;
- Empty-nester households with urban lifestyle characteristics; and
- Households with urban lifestyle characteristics.

These household types may reside in an area, yet be underserved by the residential supply. For example, consider an older couple living in the family house, whose children are grown, and travel three months of the year. This couple might consider moving to a smaller, new house or condominium if an attractive option were available. In other words, urban housing markets are not necessarily driven by

net new households, they can be driven by changes in household lifestyle. Different lifestyles and lifestages demand different housing products.

Lifestyle data were analyzed for existing households within Chautauqua County. These existing households might consider a Jamestown location if the appropriate housing product were available. Approximately 24 percent of the households in the County have the income and lifestyle characteristics where an urban housing product might be an attractive option. A majority of this market are retirees.

Households with the Potential to Move Into Urban Residential Product
Chautauqua County
2012

Non-Subsidized Target Households	12,767	24%
Total Households	54,293	

Source: Claritas, Inc.; W-ZHA

F:\8000s, misc\80083 LaBella Jamestown\[residential analysis.xls]Sheet1

Retired couples typically stay in place until they have to move for health or family reasons. However, some move to housing products that are more consistent with their retired lifestyles. Retiree housing products range from small villas to townhouses to multi-family units. Given our understanding of the household types in the market, for-sale townhouses or villas in a well-planned neighborhood setting are an appropriate product. There may be an opportunity, albeit limited, for luxury lofts in a Downtown setting, as well. These products are not available in Downtown Jamestown today.

Empty nesters and young households demand a mix of product-types. While not deep, there is certainly a market for new multi-family for-sale or for-rent product in the Downtown to serve these households. There is very little product available to this market in Downtown today. In addition, like the retiree market, empty nesters and young households can demand rowhouse and villa products. Once again, these products are not readily available in Downtown Jamestown today.

On average, approximately four to five percent of American households move in a given year. Households at different lifestages move at different rates. For example, a 25-year-old single, young professional typically moves more often than a family of five. W-ZHA applied move rates to each target household type to determine market potential. Over the next five years, approximately 21 percent of the target households will likely move out of their existing home.

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Potential Households Moving Next 5 Years
Chautauqua County
2012-2017

	Target Markets	Moving Over Next 5 Years
Young Households	1,654	546
Empty Nesters	4,385	805
Retirees	6,728	1,360
Total	12,767	2,711

Source: Claritas, Inc.; W-ZHA

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Depending upon each target market's characteristics, W-ZHA applied capture rates of 1 to 5 percent among target market movers.

Market Rate Urban Residential Potential
Chautauqua County
2012-2017

			Capture Rate On Movers		Units		
	Target Markets	Moving Over Next 5 Years	Conservative	Moderate	Low		High
Young Households	1,654	546	3%	5%	16	-	27
Empty Nesters	4,385	805	3%	5%	24	-	40
Retirees	6,728	1,360	1%	2%	14	-	27
Total	12,767	2,711			50	-	90

Source: Claritas, Inc.; W-ZHA

f:\8000s, misc\80083 LaBella Jamestown\[residential analysis.xls]Sheet2

Given the character of the households and the magnitude of the moving market, W-ZHA concludes that there is market for the following housing mix in the Study Area over the next 5 to 7 years:

- 10-20 new, small houses or townhouses (1,000 to 1,500 square feet) in a neighborhood setting;
- 10-15 luxury condominiums in the Core of Downtown, either new or adaptive reuse multi-family lofts;
- 30-55 new multi-family rental housing units.

The under-utilized waterfront area (north of Harrison Street on the Chadokoin River in the Central portion of the Study Area) offers a residential development opportunity. An urban neighborhood can be created with the natural amenity of the River as well as services within walking distance.

There are adaptive re-use opportunities in the Downtown portion of the Study Area. The Cron building on the southwest corner of 2nd Avenue at the Pine Street intersection is a strong candidate. Over the longer term, the El Greco Mill could potentially be re-used for-rent residential.

The primary constraint to residential development is economics. The target markets can afford to pay approximately $0.80 to $1.00 per square foot in rent per month. These prices are well above existing price points. These prices reflect the buying power of the target markets and the value of new product. Development and/or adaptive re-use costs may require a higher rent to achieve a reasonable return.

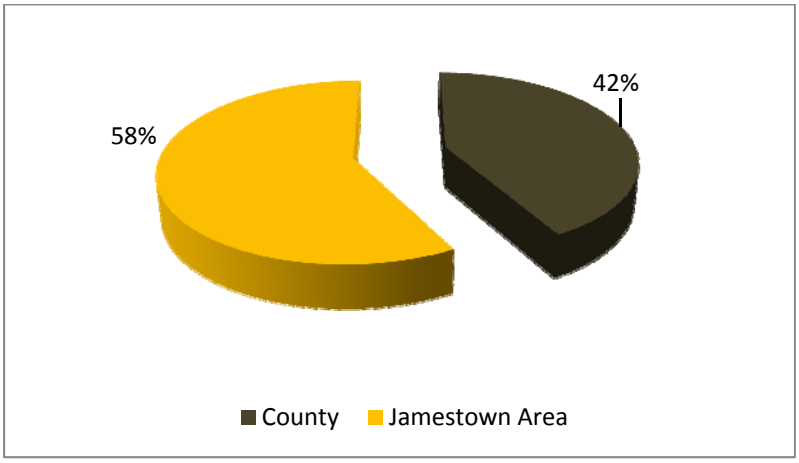
In addition, as in many New York communities, Jamestown has high property taxes. Unfortunately, high property taxes will reduce supportable residential sale prices and increase rents drastically. Without significant property tax breaks it will be difficult to attract residential developers to capitalize on market opportunities. It is important to note that a 10-year property tax break does not benefit the for-sale market where re-sale value is a consideration.

Conclusion: The market will support new medical office and social service space development in the Central section of the Study Area near the Hospital.

The Jamestown Area contains 58 percent of the County's health care and social service jobs. WCA Hospital accounts for just over one quarter of the Jamestown Area's health care and social service jobs. The Resource Center likely accounts for a significant share of the social service jobs in the Jamestown Area.

Jamestown Area's Share of County Health Care and Social Service Jobs

2010



Source: US Census; W-ZHA Employment.xls/ja share

W-ZHA, LLC

Industry sub-sector data is available on a County level. In 2010, 59 percent of the County's health care and social service jobs were located in hospitals or nursing/ residential care facilities. Approximately, 40 percent of the health care and social service jobs were in doctors' offices and social service offices.

Health Care and Social Service Employment by Industry Sub-Sector
Chautauqua County
2010

	2010
	Share
Ambulatory	21%
Social Assistance	20%
Hospitals	21%
Nursing and Residential Care	38%
Total	100%

Source: County Business Patterns; W-ZHA
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Moody's Analytics projects that the number of jobs in the County's health care and social service industry will increase by 21 percent by 2020. Applying this growth rate to the US Census' 2010 County employment data, this amounts to 1,540 new jobs by 2020.

Health Care and Social Service Employment Projections
Chautauqua County
2010-2020

	2010	2020	Change	
			#	%
Health Care and Social Service Employment	7,174	8,710	1,536	21%

Source: U.S. Census; Moody's Analytics; W-ZHA
f:\8000s, misc\80083 LaBella Jamestown\[employment.XLS]Sheet1

Applying the 2010 distribution of jobs by industry sub-sector as a proxy, there will be 630 new ambulatory care and social service jobs in the County by 2020.

W-ZHA, LLC

Health Care and Social Service Employment Projections
Chautauqua County
2010 - 2020

	2010	2020	Change
Ambulatory	1,494	1,814	320
Social Assistance	1,448	1,758	310
Hospitals, Nursing and Residential Care	4,232	5,138	906
Total	7,174	8,710	1,536

Source: U.S. Census; Moody's Analytics; W-ZHA
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At 250 square feet per employee, this job growth will generate demand for 157,500 square feet of medical office and social service space in the County by 2020.

Health Care and Social Service Employment Projections
Chautauqua County
2020

	2020
Ambulatory and Social Assistance New Jobs	630
Space per Employee (Square Feet)	250
Total Potential Demand (Square Feet)	157,530

Source: U.S. Census; Moody's Analytics; W-ZHA
f:\8000s, misc\80083 LaBella Jamestown\[employment.XLS]Sheet5

The Medical Corridor is well-positioned to capture a significant share of this new medical and social service development potential. The WCA Hospital is a major health care anchor. Medical offices do, and will continue to, locate near the Hospital.

W-ZHA concludes that the Study Area has the potential to capture 30 to 40 percent of the space demanded by the County's growth in the ambulatory and social assistance industries. This amounts to 47,000 to 63,000 square feet.

W-ZHA, LLC

Doctors and Social Service Space Development Potential
Study Area
2020

	Low	High
County Ambulatory and Social Assistance Space Demand	157,530	157,530
Study Area Capture	30%	40%
Development Potential (Square Feet)	47,000	63,000

Source: U.S. Census; Moody's Analytics; W-ZHA
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Conclusion: The market will support additional professional office space in the Study Area.

Industries that typically occupy office space include information, finance and insurance, real estate, professional and business services, and other religious, social, and fraternal organizations. The Jamestown Area contained 39 percent of the County's office-inclined jobs in 2010.

Jamestown Area Share of Office-Inclined Employment
Chautauqua County and Jamestown Area
2010

	County	Jamestown Area	Share
Information	887	300	34%
Finance and Insurance	1,091	504	46%
Real estate	609	228	37%
Professional, Scientific, and Technical Services	1,018	458	45%
Management of Companies	194	94	48%
Religious,Grantmaking,Civic,Prof Organizations *	1,827	616	34%
	5,626	2,200	39%

** County business patterns provides employment data on a sub-sector basis. Religious, grant making, civic professional and related organization employment represented 70 percent of the County's total "Other Services" employment in 2010. W-ZHA assumed the same percentage of "Other Services" to estimate religious, grant making, civic and professional organization employment in the Jamestown Area.*

Source: U.S. Census; Moody's Analytics; W-ZHA
f:\8000s, misc\80083 LaBella Jamestown\[employment.XLS]off share

Moody's Analytics projects that by 2020, Chautauqua County will have an additional 444 jobs in office-inclined industries.

W-ZHA, LLC

Office-Inclined Industry Employment Projection
Chautauqua County
2010-2020

	2010	2020	Change #	Change %
Information	887	1,009	122	14%
Finance and Insurance	1,091	1,183	92	8%
Real estate	609	622	13	2%
Professional, Scientific, and Technical Services	1,018	1,094	76	7%
Management of Companies	194	186	-8	-4%
Religious,Grantmaking,Civic,Prof Organizations *	1,827	1,976	148	8%
Total	5,626	6,071	444	8%

Source: U.S. Census; Moody's Analytics; W-ZHA
f:\8000s, misc\80083 LaBella Jamestown\[employment.XLS]off proj

This job growth will generate a demand for approximately 111,000 square feet of office space. Some of this demand will be satisfied by existing vacant or under-utilized space. Some of this demand may be met with new office construction in the County.

Office Space Potential
Chautauqua County
2020

	2020
New Office-Inclined Jobs	444
Space per Employee (Square Feet)	250
Total Potential Demand (Square Feet)	111,000

Source: U.S. Census; Moody's Analytics; W-ZHA
f:\8000s, misc\80083 LaBella Jamestown\[employment.XLS]Sheet11

Downtown Jamestown is already a business center with goods and services within walking distance of each other. As the County's current office center, the Downtown is well-positioned to capture a portion of future office demand. Office opportunities are available in existing Downtown buildings such as the post office. The Downtown also has sites suitable for new office construction, particularly west of Washington Street.

There are relatively few professional office buildings on the south side of the River in the Study Area. However, there are under-utilized sites well positioned for new office construction to the east of Foote Avenue.

W-ZHA, LLC

W-ZHA concludes that the Study Area has the potential to capture 20 to 30 percent of the County's new office-inclined employment. This translates into 22,000 to 33,000 square feet of office space by 2020.

Office Space Development Potential
BOA Study Area
2020

	Low	High
Office Space Demand	111,000	111,000
BOA Capture	20%	30%
Development Potential (Square Feet)	22,000	33,000

Source: U.S. Census; Moody's Analytics; W-ZHA
f:\8000s, misc\80083 LaBella Jamestown\[employment.XLS]Sheet12

Conclusion: The Study Area is not particularly well-positioned for additional retail, except in the Downtown Core where independently operated, specialty retail has potential.

Chautauqua County benefits from the tourism trade. Retail sales are over 25 percent higher than average because of the tourism economy. Curiously, tourism is not buoying the eating and drinking market. Eating and drinking sales are below what the local population typically spends in eating and drinking establishments per year.

Resident Retail Expenditure Potential Compared to Retail Sales
Chautauqua County
2012

	Non-Auto Retail*		
	Total Retail & Eat/Drink	Retail Only	Eat/Drink Only
Expenditure Potential	$1,127,983,000	$967,509,000	$160,474,000
Retail Sales	$1,437,625,000	$1,303,383,000	$134,241,000
Inflow/(Outflow)	$309,642,000	$335,874,000	($26,233,000)
Share of Sales from Inflow/(Outflow)	22%	26%	20%

* Excludes vehicle sales and gasoline sales.

Source: U.S. Census; Claritas, Inc.; W-ZHA
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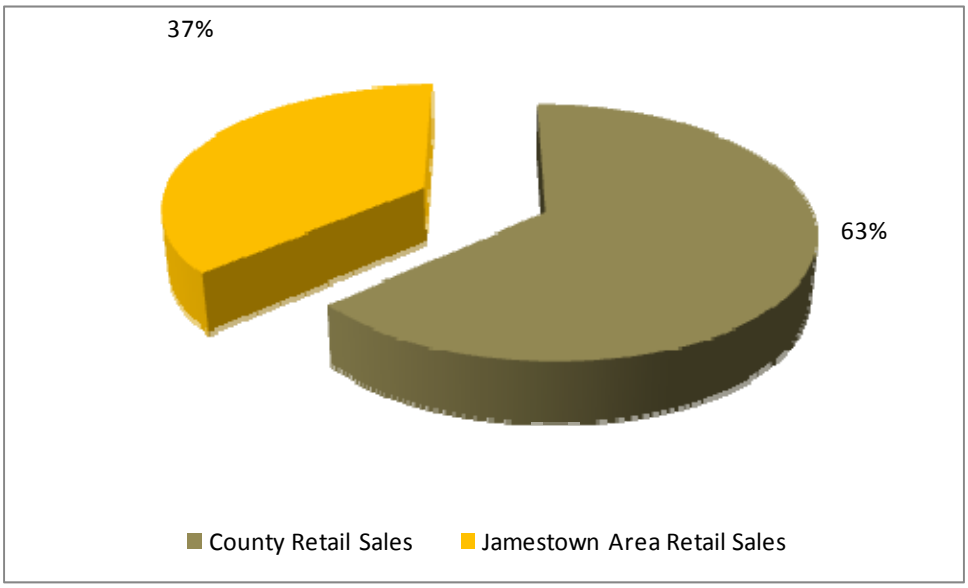
The Jamestown Area contains 30 percent of the County's population and accounts for 37 percent of the County's non-vehicle retail and eating and drinking sales.

W-ZHA, LLC

Jamestown Area Share of County Non-Vehicle Retail Sales
2012



Source: Claritas, Inc.
Retail county Jamestown/area split

Sixty percent of the Jamestown Area's retail sales are from non-residents. Approximately, 20 percent of eating and drinking sales are from non-residents.

Resident Retail Expenditure Potential Compared to Retail Sales
Jamestown Area
2012

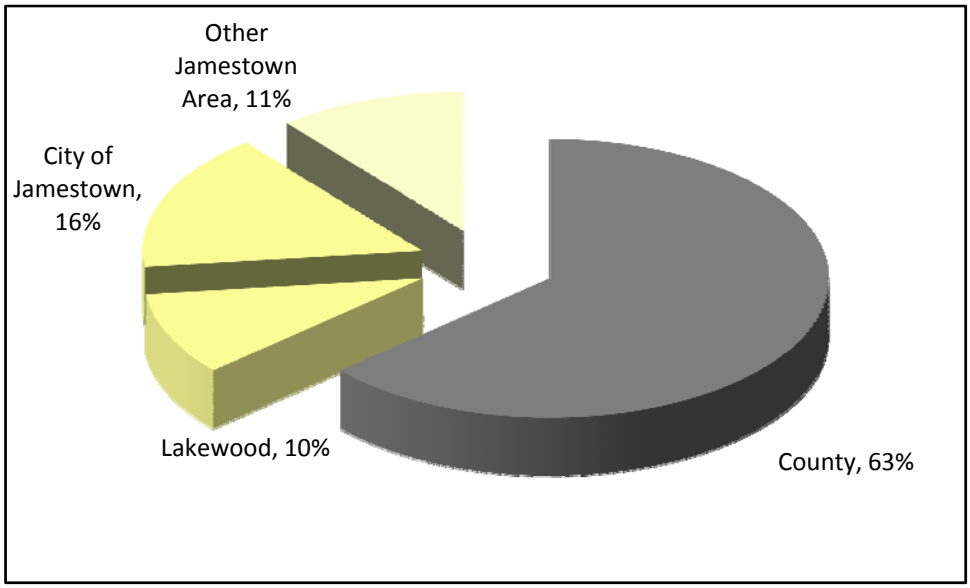
	Non-Auto Retail*		
	Total Retail & Eat/Drink	**Retail Only**	**Eat/Drink Only**
Expenditure Potential	$311,709,414	$267,363,631	$44,345,783
Retail Sales	$726,668,791	$672,042,801	$54,625,990
Inflow/(Outflow)	$414,959,377	$404,679,170	$10,280,207
Share of Sales from Inflow/(Outflow)	57%	60%	19%

* Excludes vehicle sales and gasoline sales.

Source: U.S. Census; Claritas, Inc.; W-ZHA
F:\8000s, misc\80083 LaBella Jamestown\[retail county jamestown.xls]Sheet6

Lakewood contains 2 percent of the County's population and 10 percent of its retail sales. Lakewood contains the Chautauqua Mall, Wal-Mart Plaza, and Lakewood Village Center.

Distribution of Retail Sales
Jamestown Area and the Rest of Chautauqua County
2012

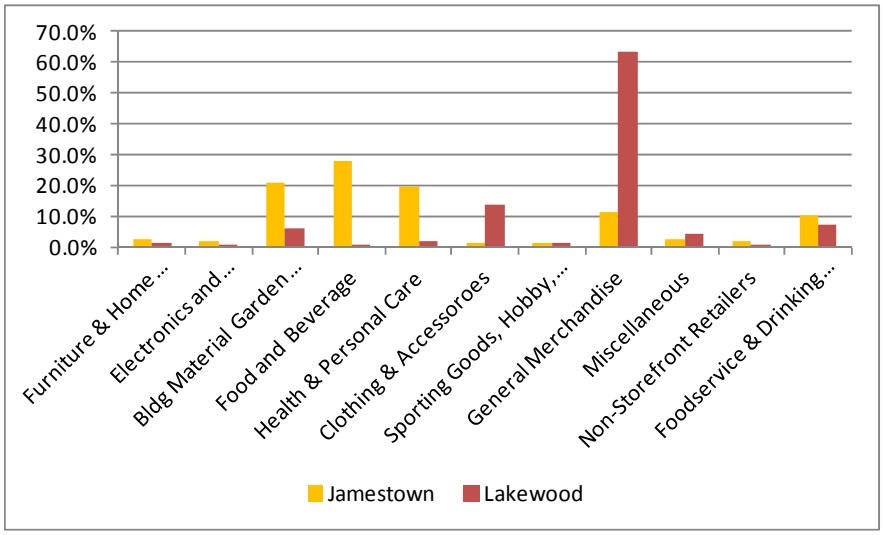


Source: Claritas, Inc.
Retail county Jamestown/area split

Comparing sales by store-type clearly illustrates that Lakewood is where people go to comparison shop. Over 60 percent of the retail sales in Lakewood occur in general merchandise stores. Lakewood accounts for a majority of the general merchandise, miscellaneous store, and clothing and accessory sales in the Jamestown Area. Eighty percent of Lakewood's $192 million in retail sales are from people living outside of Lakewood.

W-ZHA, LLC

Distribution of Retail Sales by Store Type



Lakewood is within a 10-minute drive from the Downtown and Brooklyn Square. Lakewood is the natural location for new shopper's goods stores seeking to serve the Jamestown market. Lakewood is already an established shopping district.

There are shopper's goods[1] stores in the Study Area mostly in the Downtown Core and Brooklyn Square. Census tract 305 closely approximates the Downtown retail area (see below).

Census Tract 305 Boundaries

Jamestown Downtown Area

Source: US Census

[1] Shopper's goods stores include clothing and clothing accessories; sporting goods, hobby, books, music; general merchandise and miscellaneous stores.

W-ZHA, LLC

With $91.2 million in non-auto retail sales, Downtown accounts for 6 percent of the County's retail sales. Forty percent of the Downtown's retail sales were related to the medical and social service cluster – these sales occurred in health and personal care stores (for example, Walgreens).

Downtown Area Non-Auto Sales by Store-Type
Downtown Jamestown (Census Tract 305)
2012

	Sales	Share
Furniture/Home Furnishings	$4,502,309	5%
Electronics & Appliances	$1,010,282	1%
Bldg Material/Garden Equipment	$4,265,260	5%
Food & Beverage	$2,210,702	2%
Health & Personal Care	$36,305,133	40%
Clothing/Clothing Accessories	$1,268,093	1%
Sporting Goods/Hobby/Book/Music	$2,679,451	3%
General Merchandise	$16,100,733	18%
Miscellaneous	$3,636,184	4%
Non-Stores	$1,609,624	2%
Eating and Drinking Establishments	$17,619,093	19%
Total	$91,206,864	100%

Source: Claritas, Inc.; W-ZHA

F:\8000s, misc\80083 LaBella Jamestown\[retail censs.xls]Sheet1

Most of the shopper's goods sales occur in general merchandise stores like Big Lots and Dollar General. There are a limited number of specialty shopper's goods stores. With a few exceptions (Suburban Blend and the Jock Shop), relatively few Downtown stores offer merchandise of interest to the tourist. The remaining stores in the Downtown are mostly convenience (food and drug) or service establishments.

W-ZHA concludes that the Study Area is not well-positioned for credit-tenant retail investment. Lakewood is within 10-minute drive and there are grocery stores and drug stores available nearby. Household projections indicate that the area immediately surrounding the Study Area will either maintain or lose households in the next five years. This will make it difficult to recruit chain retailers.

Specialty retail, however, is an opportunity in the Downtown area. This type of retail is best located in the pedestrian-friendly, Downtown Core north of the River. Likely tenant-types include arts and craft stores, outdoor stores, and youth-oriented, "hip" accessory stores.

Conclusion: The Study Area has the potential to attract additional eating and drinking establishments.

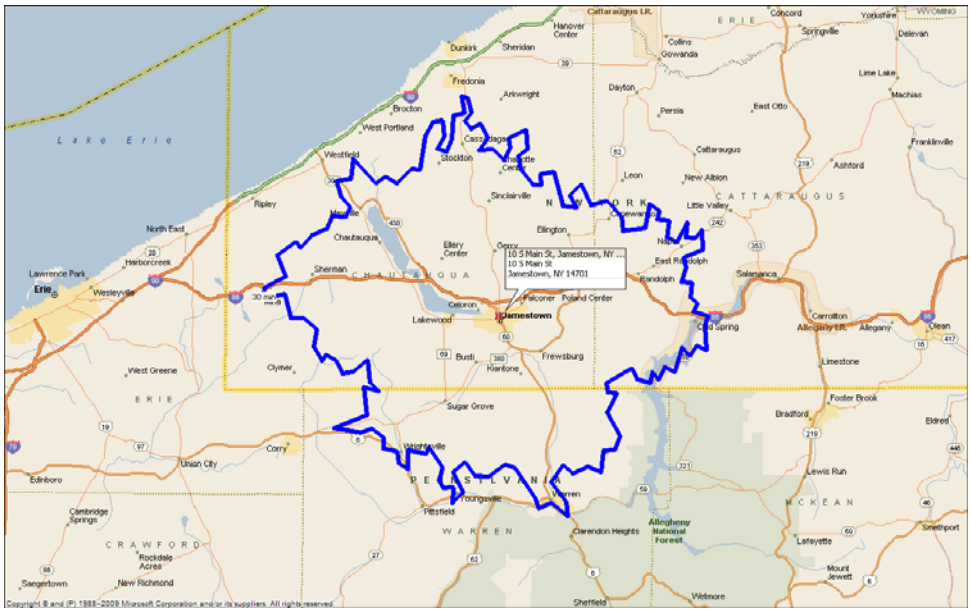
With 33 Downtown eating and drinking establishments, the eating and drinking scene in Jamestown is improving. There are 20 cafes and restaurants, 10 taverns, and 3 nightclubs in Downtown Jamestown.

W-ZHA, LLC

Downtown eating and drinking sales are higher than Lakewood's. Downtown accounts for 13 percent of the County's total eating and drinking sales.

W-ZHA considers the primary market for Downtown eating and drinking the area within a half hour drive. There are 93,000 people and 38,665 households living within a half hour drive of Downtown Jamestown. Currently, Downtown captures 18 percent of this markets' eating and drinking expenditure potential. Downtown Jamestown is doing quite well -- strong Downtowns capture 20 percent of their trade area.

Half-Hour Drive Time Area



W-ZHA believes there is an opportunity to continue to grow Downtown's eating and drinking cluster. The eating and drinking options around Jamestown are quite weak. Trade area capture to 20 percent alone will justify another 5,000 square feet of eating and drinking space. When a high amenity, walkable Medical Corridor evolves, there will be additional eat/drink opportunities. For planning purposes, an additional 5,000 to 7,000 square feet of eating and drinking space is reasonable by 2020.

In addition to the Downtown Core, McCrea Point is a potential location for a small café, if made visible from Fairmount Street. This location could capitalize on the bike trail, activities on the River like rowing, and McCrea Park. A riverview location on the Riverwalk within easy walking distance to WCA Hospital would also be a strong location.

Conclusion: The East section of the Study Area is best positioned for industrial, light industrial and high tech businesses.

Employment projections anticipate that the Jamestown Area will lose industrial employment between now and 2020. At the same time, there are programs currently underway at Jamestown Community College targeted to supporting existing industry with their labor needs over time. The industrial sector of the Jamestown economy is large and important.

The East section is very well suited for industrial, light industrial and high tech businesses. The area has strong road access, rail availability and soon, redundant fiber. Because of BPU, the area is uniquely advantaged with low cost power. The East section should be maintained as a center for industry.

It is difficult to project demand, given projected employment losses. The key is for the community to have "shovel-ready" sites available to existing, growing businesses or new businesses. A key site is the old Dahlstrom site at the corner of Buffalo Street and Blackstone Avenue, immediately off of Route 394. This site is an attractive location for a call center, a manufacturer, a data center, or flex office space.

Conclusion: Brooklyn Square is a logical location for a new limited service hotel

While there is not sufficient market to justify a new hotel Downtown in the foreseeable future, the Brooklyn Square area would be a good location for a future hotel. Brooklyn Square is centrally located, visible, and easily accessed. A hotel at this location would help to reinforce Riverfront activity.

KEYS TO SUCCESS

In evaluating the market potential for the Study Area's land use development, a number of important economic principles are revealed:

- Jamestown has geographic and demographic (i.e., density, excursion time to major metros) advantages that can be leveraged.
- The health and social service industry cluster and manufacturing cluster are important contributors to the Study Area's development potential.
- Downtown Jamestown must grow its own market through housing, business and cultural investment;
- The Chadokoin River is a market asset that must be better leveraged by improving pedestrian connections to it and the land use environment around it.
- New product (in addition to renovation and/or adaptive re-use) is critical to capitalize on market opportunities.
- Multiple public and private investments are necessary; this is not a silver bullet situation.

DOCUMENT 7:
ECOLOGICAL CONDITIONS AND LIVING INFRASTRUCTURE FRAMEWORK

MARCH 2013 FINAL REPORT

JAMESTOWN BOA AND LWRP
ECOLOGICAL CONDITIONS AND LIVING INFRASTRUCTURE FRAMEWORK

Prepared by:

Biohabitats
Incorporated

2081 Clipper Park Road
Baltimore, MD 21211

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INTRODUCTION

This report sets forth the results of work completed by Biohabitats, Inc. to assess ecological conditions and develop related recommendations for the City of Jamestown Brownfield Opportunities Area (BOA) and Local Waterfront Revitalization Program (LWRP) study areas along the Chadakoin River.

In support of this study, Biohabitats has conducted literature reviews, desktop analyses and field investigations to establish current ecological conditions within the study area. Drawing from this work, Biohabitats has developed a proposed "living infrastructure framework" for the study area that integrates ecological restoration, conservation, green infrastructure, and other opportunities into a cohesive structure that may serve as a basis for future land use planning and redevelopment decisions.

Section 1 of this report provides the ecological context for the study areas – natural resources history; regional priorities, considerations, and influences; and complementary efforts and concerns. Section 2 of the report focuses on ecological conditions within the study areas, and describes the results of the literature review, desktop analyses and field assessments. Section 3 of the report presents the recommended living infrastructure framework for the study area and details specific ecological recommendations within the study area.

1. STUDY AREA CONTEXT

1.1. Natural Resource History and Early Settlement

The Wisconsinan Glaciation reached its maximum extension approximately 20,000 to 18,000 years ago. As the glaciers retreated, melt waters dropped massive amounts of sediment and other materials along the landscape. New landscape patterns defined by the glacial retreat and melt created the Great Lakes, along with the major rivers and other tributaries, and other freshwater lakes in northern and western New York. Hardwood forests migrated slowly northward as gradual warming and extensive periods of increased precipitation combined with the transport of bird-, wind-, and water-borne seeds. All of these historic processes created the foundation materials and patterns that define the Chautauqua Lake and Chadakoin River watershed today. *(Reference: http://upload.wikimedia.org/wikipedia/commons/b/b0/Glacial_lakes.jpg; Barnes, Burton V., Donald R. Zak, Shirley R. Denton, Stephen H. Spurr. Forest Ecology. John Wiley & Sons, Inc. New York, NY. 1990. 4th edition 1998.)*

Chautauqua Lake formed as this glacial retreat occurred in western New York, approximately 16,000 years ago. It is understood to have formed with several advances and retreats of glacial ice. The lake appears now as almost two separate lakes, with a constriction in the center near Bemus Point. Glacial sediments dropping off the retreating glaciers likely formed the constriction. The deepest portion of the lake, near this constriction, is believed to be a kettle lake (a freshwater depression where a piece of glacier breaks off and slowly melts). The northern basin measures approximately nine miles long and 26 feet deep, while the southern basin is eight miles long and approximately 11 feet deep. The Chadakoin River drains Chautauqua Lake at its southernmost point, which is also the beginning of the study area for the BOA 1 Study and the LWRP. Because the river acts as the lake's outlet the Warner Dam was built to help regulate lake levels and help prevent flooding. From the Chadakoin River the water flows to the Conewango Creek east of Jamestown, which then flows into the Allegheny River to join the Monongahela in Pittsburgh to form the Ohio. *(Reference: http://www.jamestownpublicschools.org/highschool/localfieldtrip/riverwalk.html)*

The region has been inhabited by humans since approximately 12,000 BC, first with Paleo Indians as the glaciers receded. The Proto-Erie were followed by the Iroquois League of the Seneca Nation. A group called the Cornplanters, of the Seneca Nation, were noted for settlement along a hillside south of the Chadakoin near the present day Washington Street Bridge in a camp from 1797 until the 1830's. The Chautauqua County region was mainly known for its fishing and hunting resources. *(Reference: http://www.jamestownpublicschools.org/persell/faculty/jkresge/Site_3/Welcome_files/HistoricOverview.pdf)*

1.2. Regional Context

1.2.1. Regional Landscape Ecology

This region of western New York boasts a significant number of important glacially-influenced forests, swamps, rivers, ponds, marshes and meadow areas that help define the landscape, both in terms of natural resource value and habitat, but also in terms of historic human uses for industry and recreation. Designated natural resource areas, wildlife management areas, sanctuaries and preserves in the region provide important habitat for neo-tropical migratory birds and other endemic native wildlife. The areas

serve as both conservation as well as recreational resources and provide important clues to the landscape matrix that would have defined the region prior to widespread settlement.

There are several regional examples of sites where functional forest, riparian, and wetland communities can inform restoration, preservation and management along the Chadakoin River in terms of species diversity and habitat needs. See Figure 1.1 and descriptions below.

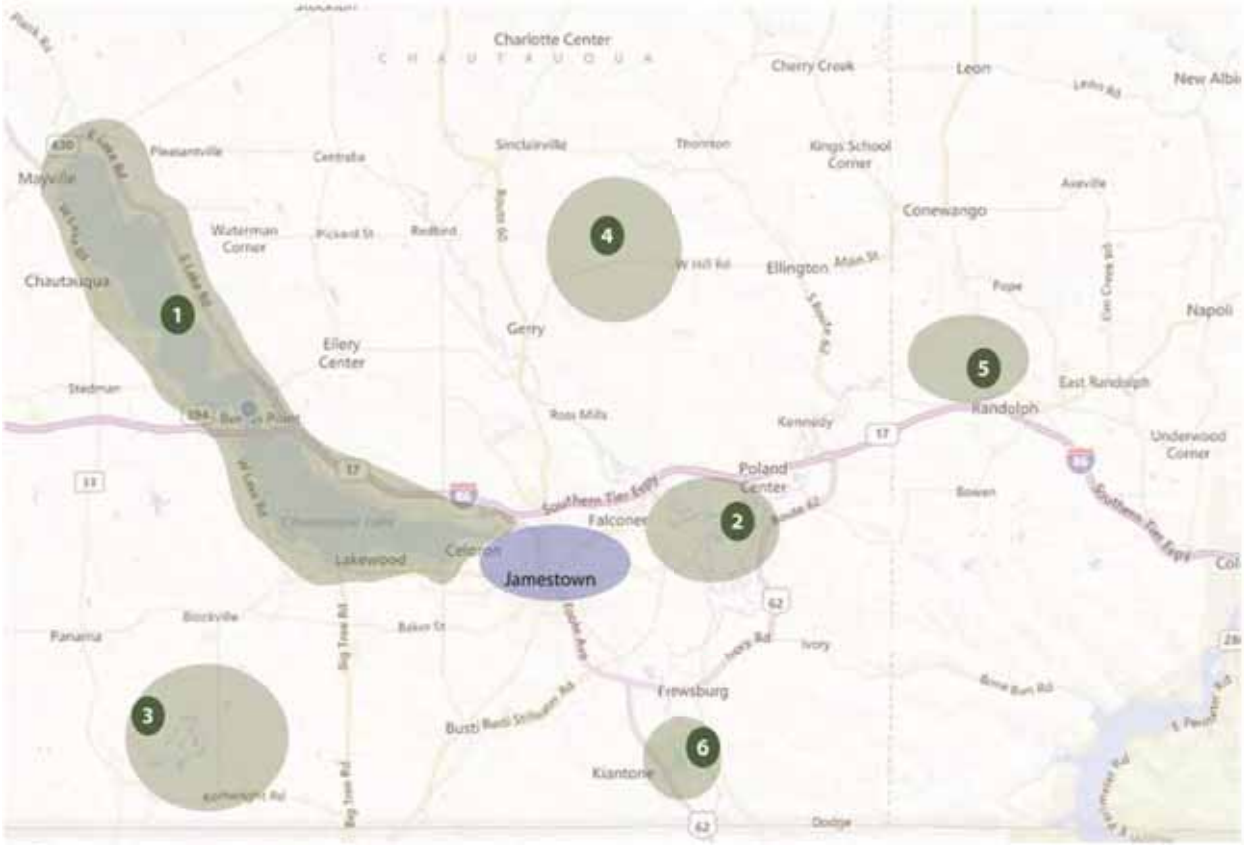


Figure 1.1. Regional landscape ecological resource areas (Map source: Bing.com – © 2010 NAVTEC © 2012 Microsoft Corporation)

Chautauqua Lake (1) has been designated as an Important Bird Area by the National Audubon Society of New York, as a major stopover for migration of waterfowl along the Atlantic Flyway. Species that have been documented include common loons, pied-billed grebes, tundra swans, hooded mergansers, lesser yellowlegs, Bonaparte's gulls, and black terns. The Lake also has a number of wildlife management areas including wetlands at ***Tom's Point***, extensive wetlands at ***Stow Farm***, natural shoreline at ***Cheney Farm***. A hardwood and conifer forest preserve at ***Dobbins Woods*** includes two of the tributaries to Chautauqua Lake and the ***Elm Flats Wetland Preserve*** is an 83-acre maple and shrub swamp at the headwaters of Big Inlet Creek that flows into Chautauqua Lake that provides important habitat.

There are also a number of significant natural resources outside of Jamestown proper, providing habitat patches within the region, and which may provide further reference for the ecological diversity and the value of improved habitat along the Chadakoin River. The Chadakoin River Watershed is within the Cattauraugus Highlands ecological zone, which is dominated by northern hardwoods (primarily oaks) and supports a variety of mammals, birds, reptiles and amphibians.

To the east of Jamestown, where the Chadakoin River meets Cassadaga Creek which then joins Conewango Creek, the **Hartson Swamp and Clay Pond Wildlife Management Areas (2)** are favored locations for birders and wildlife enthusiasts. These two areas include flat bottomland marshes and ponds where the rivers converge in varying meanders and oxbows. These glacially influenced wetlands are host to a wide variety of birds and native plants including: the pied-billed grebe, wood duck, hooded merganser, cliff swallows, northern flicker, common yellow-throat, yellow warbler, green heron, wood thrush, red-eyed vireo, Eastern towhee, as well as the Midland painted turtle, snapping turtle, bullfrog and Northern leopard frog. Plants of note include wild ginger, swamp dogwood, and northern arrowwood.

Further afield a few notable natural resource areas include (see Figure 1.1):

> **Hill Higher State Forest (3),** to the southwest, includes wetland shrub swamps and emergent marsh areas that host among other wildlife, the endangered New York State raptor, the Northern harrier. This forest has vast areas blanketed by leatherleaf– indicative of glacial landscapes.
>
> **Hatch Creek State Forest (4),** to the north, which is a popular nesting area for a number of birds including red-breasted nut hatches, golden crowned kinglets, blue-headed vireos, and dark eyed juncos. This forest is dominated by maples and black cherries and hosts a variety of ferns in its understory. During spring migration other birds of note include: the Eastern wood pewee, great crested flycatcher, red-eyed vireo, blue-headed vireo, chestnut sided warbler, black throated green warbler, scarlet tanager, and the yellow-billed sapsucker.
>
> **Conewango Swamp (5),** to the northeast of Jamestown, hosts 900 acres of shrub swamp, as well as emergent marsh and wetland open water, managed by the New York State Department of Environmental Conservation (NYSDEC). It is managed mainly to provide habitat for resident and migratory species of birds as well as other wildlife, including beaver, muskrat, and mink.
>
> **Jamestown Audubon Center (6)**, to the south of downtown Jamestown, includes 600 acres of ponds, swamps, marshes, forest and open fields, which could perhaps provide reference for the transition of the Chadakoin Park to a more natural park landscape dominated by similar vegetative features. Besides the over 265 species of birds that are seen at the nature sanctuary, other wildlife including dragonflies and damselflies, frogs, turtles, snakes, muskrats, and waterfowl are abundant. Red maple, Northern red oak, Eastern hemlock, black cherry, and American beech dominate the canopy of the forested areas. The understory of the wetland areas and woods includes buttonbush and spicebush.

(References: http://www.rtpi.org/index.php?option=com_content&view=section&id=17&Itemid=166 & http://planningchautauqua.com/pdf/reports/Chautauqua_Lake_LWRP.pdf)

1.2.2. Migratory Flyway

In North America, birds migrate along four main routes, or flyways: the Atlantic, Central, Mississippi and the Pacific. The Atlantic flyway extends along the Atlantic Coast from the shores of Greenland south to the Gulf of Mexico, extending west to the Allegheny Mountains, and northwest through northern West Virginia and Northeast Ohio and then across the provinces of Canada to the Northwest Territories (Figure 1.2). The flyway includes Jamestown and western New York and serves as important migratory

route for shorebirds, raptors, waterfowl and pelagic birds, as well as butterflies, certain bats and dragonflies (Figure 1.3). *(References: http://www.fws.gov/migratorybirds/, http://www.birdnature.com/flyways.html)*

In this region of the Great Lakes there are several important smaller routes considered tributaries to the Atlantic Flyway. Of particular ecological significance is the Niagara Escarpment, designated as a UNESCO World Biosphere Reserve in 1990, which is a protected ecological reserve. It crosses two major biomes and includes significant areas of boreal needle leaf forest, temperate broadleaf forest, wetland complexes, cliff faces, slopes and aquatic systems including some of the major rivers and tributaries in the province of Ontario. The Niagara Escarpment is considered one of the most biologically diverse regions of Canada and hosts various rare plant and animal species (Figure 1.4). *(References: http://www.escarpment.org/landplanning/plan/index.php; http://www.unesco.org/mabdb/br/brdir/directory/biores.asp?code=CAN+06&mode=all)*

Figure 1.2. Atlantic Migratory Bird Flyway

Figure 1.3. Jamestown along the Atlantic Migratory Bird Flyway in the Great Lakes Region

Figure 1.4. The Niagara Escarpment as important wildlife corridor in the region (Map source Bing.com –© 2012 Microsoft Corporation)

As noted above, Chautauqua Lake has been recognized as a State Important Bird Area by a consortium of conservation and nature organizations including the National Audubon Society. This site falls within the Lower Great Lakes/St. Lawrence Plain Bird Conservation Region and includes the State-owned 16 mile-long Chautauqua Lake. The site is noted as an important stopover location for migrant birds, particularly waterfowl, and has typically supported over 1% of the estimated State wintering population of pied-billed grebes (Figure 1.5). More than 270 species of birds have been documented over the past 20 years, including the maximum numbers of selected species indicated in Table 1.1. The site is also listed in the 2002 New York State Open Space Conservation Plan as a priority site under the project name Chautauqua Lake Access, Shore Lands, and Vistas.

Figure 1.5. Pied-billed grebe (Source: U.S. Fish and Wildlife Service)

Table 1.1. Maximum Numbers of Selected Chautauqua Lake Bird Species Documented Over the Past 20 years

Common Name	Scientific Name	Totals
tundra swan	*Cygnus columbianus*	3,000
canvasback	*Aythya valisineria*	1,000
redhead	*Aythya americana*	800
lesser scaup	*Aythya affinis*	400
surf scoter	*Melanitta perspicillata*	100
long-tailed duck	*Clangula hyemalis*	120
bufflehead	*Bucephala albeola*	650
common goldeneye	*Bucephala clangula*	800
hooded merganser	*Lophodytes cucullatus*	1,200
common merganser	*Mergus merganser*	600
red-breasted merganser	*Mergus serrator*	400
ruddy duck	*Oxyura jamaicensis*	1,200
common loon	*Gavia immer*	40
pied-billed grebe	*Podilymbus podiceps*	120
horned grebe	*Podiceps auritus*	250
American coot	*Fulica americana*	4,500
semipalmated plover	*Charadrius semipalmatus*	50

Common Name	Scientific Name	Totals
killdeer	*Charadrius vociferus*	200
lesser yellowleg	*Tringa flavipes*	110
semipalmated sandpiper	*Calidris pusilla*	80
Bonaparte's gull	*Chroicocephalus philadelphia*	250
ring-billed gull	*Larus delawarensis*	8000
herring gull	*Larus argentatus*	3000
common tern	*Sterna hirundo*	87
black tern	*Chlidonias niger*	23

Source: http://iba.audubon.org/iba/viewSiteProfile.do?siteId=861&navSite=state

1.2.3. Fish Assemblages and Passage of Aquatic Species

Recent fisheries reports for the Chadakoin River are not available, but limited data on sportfish in Chautauqua Lake is provided in Citizens Statewide Lake Assessment Program (CSLAP) reports (2009 and 2010) and on the NYSDEC Outdoors web page for Chautauqua Lake (http://www.dec.ny.gov/outdoor/9230.html). It can be assumed that a number of these sportfish exist in the Lake outlet, which is similar to the habitat of the lake, and within the Chadakoin River below the Warner Dam, where the river is more free flowing (Table 1.2).

Table 1.2. Chautauqua Lake Sportfish

Common Name	Scientific Name
black crappie	*Pomoxis nigromaculatus*
bluegill sunfish	*Lepomis macrochirus*
brown bullhead catfish	*Ameiurus nebulosus*
largemouth bass	*Micropterus salmoides*
muskellunge	*Esox masquinongy*
pumpkinseed sunfish	*Lepomis gibbosus*
smallmouth bass	*Micropterus dolomieu*
walleye	*Sander vitreus*
white crappie	*Pomoxis annularis*
white perch	*Morone americana*
yellow bullhead	*Ameiurus natalis*
yellow perch	*Perca flavescens*

Chautauqua Lake is noted as supporting a coolwater fishery since it contains a mix of both warmwater (e.g. bass and sunfish) and coolwater species (e.g. walleye and yellow perch). Walleye and muskellunge are both stocked annually to support an active recreational fishery in the Lake.

East of Jamestown and Falconer, the Chadakoin River meets Cassadaga Creek and from there takes on the name of the latter. After approximately four to five river miles, the Cassadaga then joins the Conewango Creek and flows south into Pennsylvania. The portion of the Conewango in Pennsylvania is 13 miles long and was sampled by Pennsylvania Fish and Boat Commission staff on June 24, 2004 (*http://www.fishandboat.com/images/fisheries/afm/2004/2_07-07conewango.htm*). Captured sportfish included smallmouth bass (*Micropterus dolomieu*), northern pike (*Esox lucius*), walleye (*Sander vitreus*), rock bass (*Ambloplites rupestris*), bluegill (*Lepomis macrochirus*), and pumpkinseed (*Lepomis gibbosus*) (Table 1.3). Additional fish species included common carp (*Cyprinus carpio*), redhorse

(*Moxostoma sp.*), grass pickerel (*Esox americanus*), northern hogsucker (*Hypentelium nigricans*), spotfin shiners, sand shiner (*Cyprinella spiloptera*), logperch (*Percina caprodes*), and bluntnose minnow (*Pimephales notatus*). It can also be assumed that a number of these fish also exist in the Chadakoin River in the study area below the Warner Dam as the Chadakoin study area is approximately 20 river miles upstream from the Conewango at the Pennsylvania state line.

Table 1.3. Conewango Creek Sportfish Downstream of New York Border

Common Name	Scientific Name
bluegill sunfish	*Lepomis macrochirus*
northern pike	*Esox lucius*
pumpkinseed sunfish	*Lepomis gibbosus*
rock bass	*Ambloplites rupestris*
smallmouth bass	*Micropterus dolomieu*
walleye	*Sander vitreus*

During the field assessment of the Chadakoin River corridor performed in this study, fishermen above and below the Warner Dam reported commonly catching walleye and smallmouth bass from the stream. One fisherman angling under the Fairmount Avenue bridge proudly displayed a bucket containing a combination of crappie (*Pomoxis* sp.) and bluegill. A single longnose gar (*Lepisosteus osseus*) was observed cruising the shallows near Panzarella Park and common carp and white sucker (*Catostomus commersonii*) were observed in the river near Harrison Street. While no other fish data is available for the study area; it is likely that the river also supports a number of non-game fish including, other suckers such as redhorse (*Moxostoma* sp.), or the northern hogsucker (*Hypentelium nigricans*) as well as chubs, dace, and other minnows.

Strong, turbulent flow at the outlet of the Warner Dam appears to preclude upstream fish passage at this structure. Downstream beyond the Warner Dam there is one barrier to local fish passage and migration at the Dahlstrom Dam, near Buffalo Street and another potential blockage below the Dow Street bridge in Falconer. The elevation drop across the Dahlstrom Dam is approximately six feet, while the potential obstruction near Dow Street is a low head structure that may only act as a fish barrier during low flow conditions. Given these barriers, fish passage is limited to only downstream passage in the area between the Warner and Dahlstrom Dams. These structures prevent two-way passage for fish that reside in the Chadakoin (and other streams in the larger Conewango Creek watershed) and Chautauqua Lake. In addition to limiting fish passage, the barriers also inhibit non-motorized boat movement along the Chadakoin.

Related to fish passage are the migration and proliferation of freshwater mussels. Freshwater mussels have been identified by the United States Fish and Wildlife Service as being the most endangered group of organisms in North America as they are highly susceptible to channelization, sedimentation and hydromodification. Their unique life cycle requires a fish host to transport mussel larvae (glochidia) to new stream reaches, ensuring that mussel populations are continually transported to upstream areas. The Allegheny River and portions of the watershed are known to support globally significant populations of federally endangered freshwater mussels. Sixteen species of mussels, including one endangered species, were identified in Conewango Creek in 2005 (Pennsylvania Fish and Boat Commission, 2005). It is conceivable that these species could repopulate the Chadakoin if migration barriers are removed.

1.2.4. Regional Geology

The geology that defines the Conewango watershed is made up entirely of shale, including Marcellus shale formation (Figure 1.6). Aquifers exist within most of the major river valleys. While there are 129 primary soil series in the watershed, the major soil type is silt loam, formed by the weathering of the dominant shale bedrock.

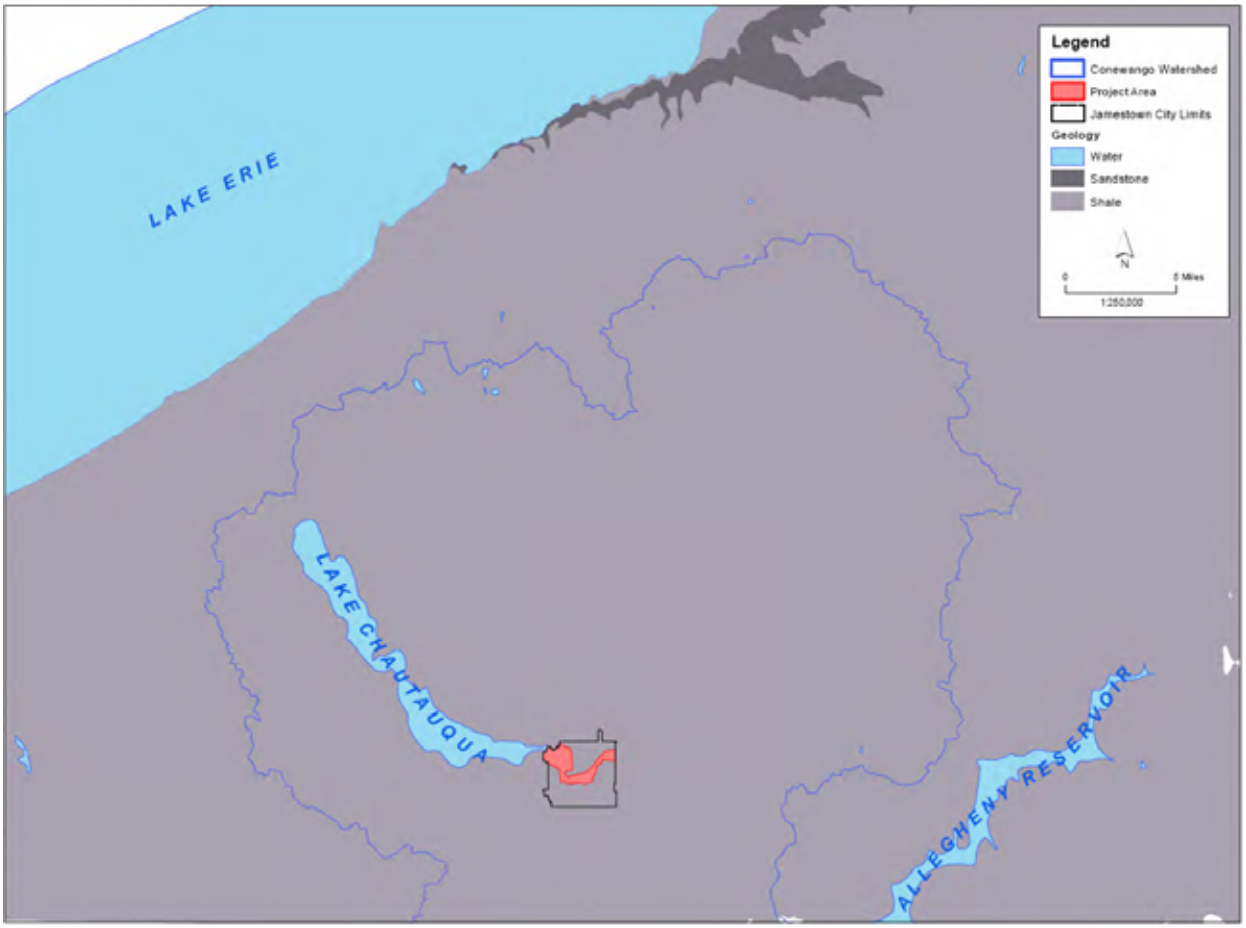


Figure 1.6. Geology of the Conewango Creek Watershed (refer to Appendix A for higher resolution version)

1.2.5. Regional Morphology

The Conewango watershed, which includes the Chadakoin River and Chautauqua Lake, lies within two physiographic provinces (Figure 1.7). The northwestern portion of the watershed is within the Erie-Ontario Lake Plain Province. This province was a glacial lakebed and therefore has limited relief; however, several large moraines and other glacial till formations add relief. This province parallels Lake Erie in a narrow band, approximately 4.5 to 6.5 miles from the coast. The remainder of the watershed is in the Allegheny Plateau Province. This area consists of rolling to steep hills carved by numerous creeks and streams. Three distinctive stream valleys are visible crossing the watershed in a northwest to southeast direction where they merge just east of Falconer and continue south into Pennsylvania. *(Reference: http://tapestry.usgs.gov/physiogr/physio.html)*

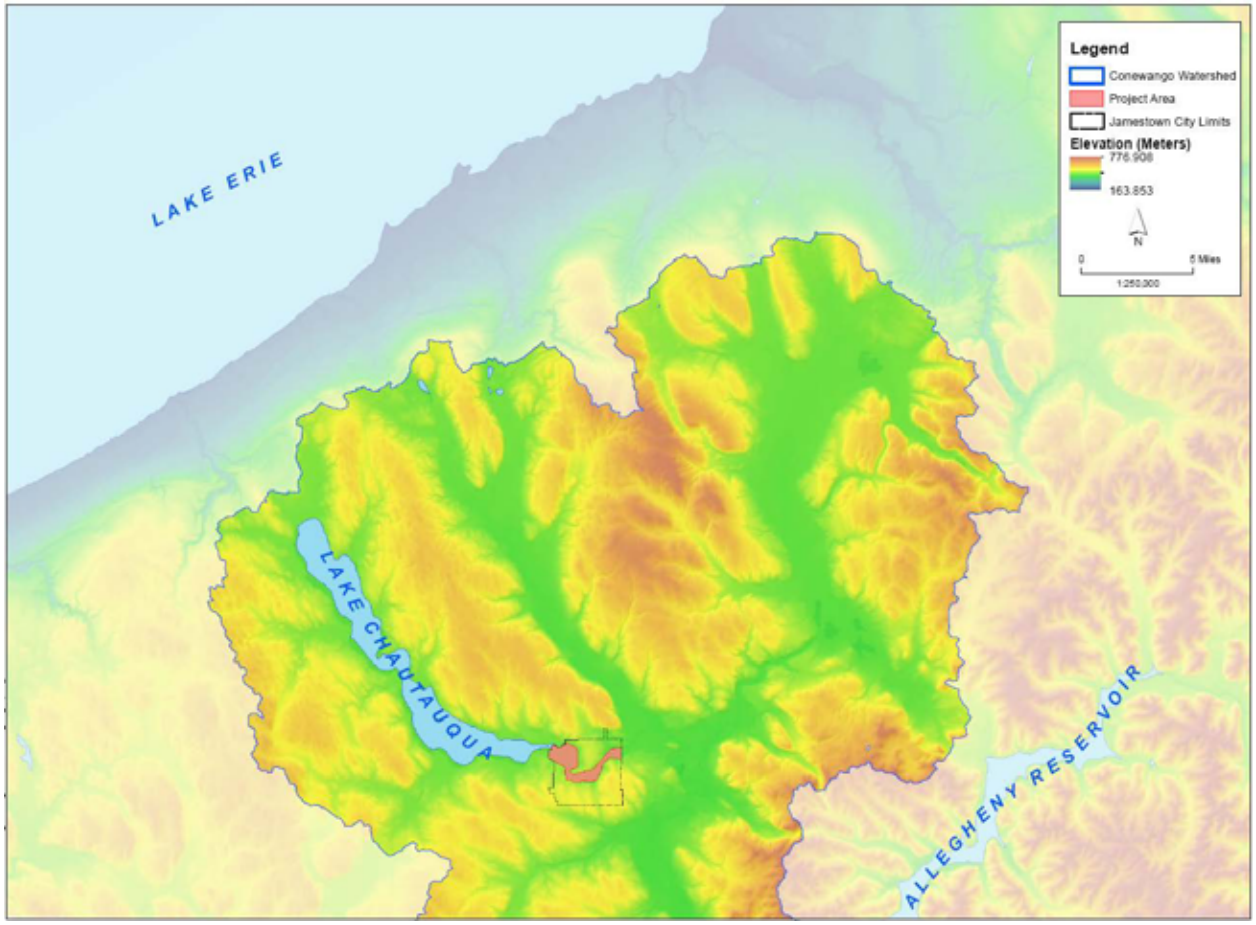


Figure 1.7. The morphology that defines the Conewango Creek watershed (refer to Appendix B for higher resolution version)

1.2.6. Regional Hydrology

The Conewango Creek watershed drains an area of nearly 900 square miles (Figure 1.8). The watershed contains approximately 780 miles of streams and 53 lakes. The Conewango is part of the larger Allegheny and Ohio River watersheds. The watershed is characterized by forest (47%) and agriculture (44%). The Chadakoin River, Cassadaga Creek, and Conewango Creek are the three main streams in the watershed, which also includes the 20 square mile Chautauqua Lake. (*Reference: http://www.conewangocreek.org/*)

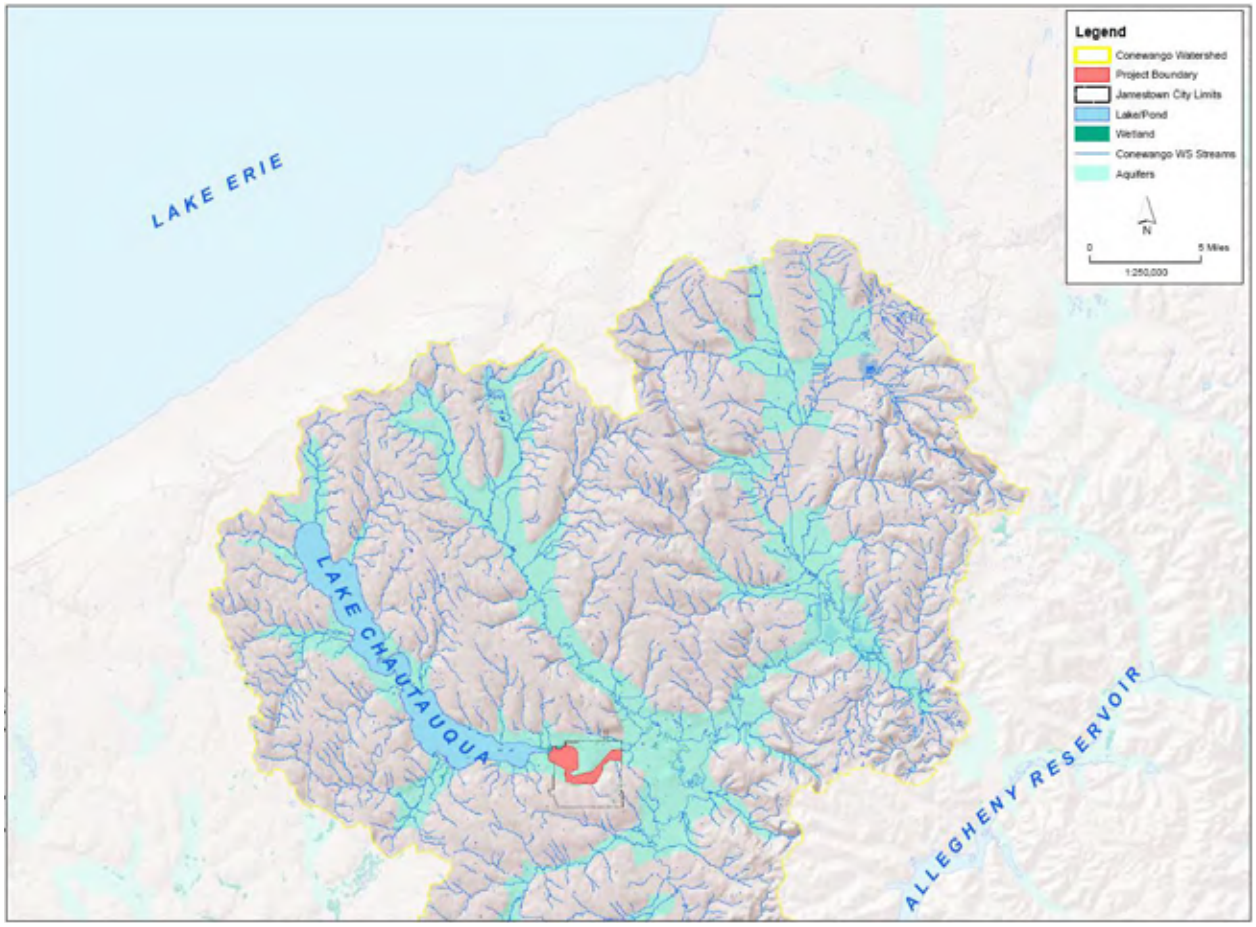


Figure 1.8. The streams, lakes and rivers that define the Conewango Creek watershed (refer to Appendix C for higher resolution version)

1.2.7. Regional Landcover

There is notable forest cover within the Conewango Creek watershed and this mapping provides the foundation for drawing potential ecological connections (Figure 1.9). Using this mapping, along with the regional hydrology, one begins to see potential wildlife corridors and habitat patches, for moving to and from significant forest and forested wetland patches for forage, breeding, and other habitat needs. Forests and agriculture dominate the land cover with varying wetland types dotting the larger stream valleys. Jamestown and surrounding areas make up the largest developed areas, although the overall urban footprint is only 4%.

Within the Conewango watershed there is limited urban development outside of the immediate vicinity of Jamestown. Developed open space areas are concentrated around the lakes and wetlands in the watershed. The watershed is dominated by deciduous and mixed forest, interspersed with areas of cultivation. Other important land cover in the watershed includes lakes, wetlands (forested and scrub-shrub), grassland and pasture.

1.3. Environmental Justice

Environmental justice becomes a concern for a community when a disproportionate amount of environmental harms, contamination and health issues are experienced by low income and minority individuals. Environmental Justice, or EJ, aims to provide for fairer treatment and meaningful involvement of all people in environmental decision-making (State of EJ 2008 conference). The State of New York has provided opportunities in past years to communities to apply for Environmental Justice Community Impact Grants. A majority of the study area for the BOA and LWRP studies has been identified by NYSDEC as a Potential Environmental Justice Area so there may be future opportunities to tap into this program for environmental restoration, urban agriculture, community gardening, environmental education, and other opportunities that could promote ecological health and community well-being along the Chadakoin River.

The "Potential Environmental Justice Area" designation, established in the State Commissioner's Policy 29 on Environmental Justice and Permitting, notes areas with populations that have met or exceeded at least one of the following statistical thresholds:

1. At least 51.1% of the population in an urban area reported themselves to be members of minority groups; or
2. At least 33.8% of the population in a rural area reported themselves to be members of minority groups; or
3. At least 23.59% of the population in an urban or rural area had household incomes below the federal poverty level.

This policy provides guidance for incorporating environmental justice concerns into the NYSDEC environmental permit review process and the NYSDEC application of the State Environmental Quality Review Act. The policy also incorporates environmental justice concerns into some aspects of the NYSDEC's enforcement program, grants program and public participation provisions. *(References: http://www.dec.ny.gov/public/36929.html; http://www.dec.ny.gov/public/899.html ; http://www.dec.ny.gov/public/31226.html)*

1.4. Concurrent and Complementary Ecologically Related Efforts

1.4.1. List of Publications and Studies

The following is a list of publications and studies that include all or a portion of the study area in their analysis and contain beneficial information related to the ecological analysis of said study area. The list is meant to provide a brief explanation as to the context of the document and is not intended to identify any potential data gaps or needs for additional studies.

Chautauqua County Equestrian Trail System Plan
(Chautauqua County Dept. of Planning & Economic Development, 2011. Chautauqua County Equestrian Trail System Plan, January 2011.)
This plan details the equestrian trail system plan for Chautauqua County, which showed no proposed trails near the study area.

Chautauqua 20/20 Comprehensive Plan

(Chautauqua County Dept. of Planning & Economic Development, 2011. Chautauqua 20/20 Comprehensive Plan, April 2011.)
Plan looks at four strategic issues; people and demographics, community, economy, and environment, which focuses on watershed, landcover and Chautauqua Lake data.

Chautauqua Lake Watershed Management Plan
(Chautauqua Lake Management Commission, 2010. Chautauqua Lake Watershed Management Plan, September 2010.)
Details management issues and background data on Chautauqua Lake and its watershed.

Chadakoin River Corridor Brownfield Opportunity Area Pre-Nomination Study
(City of Jamestown, 2008. Chadakoin River Corridor Brownfield Opportunity Area Pre-Nomination Study, October 2008.)
The pre-nomination study provides extensive background information on the Chadakoin and the environmental make-up of the study area and larger regional context.

Jamestown Riverfront Reclamation and Development Study
(City of Jamestown, Chadakoin Riverfront Planning Committee, 1991. Jamestown Riverfront Reclamation and Development Study, Addendum, November 1991.)
This study further examines the Chadakoin as five separate zones and looks to promote recreational, economical, and open space uses along the River.

City of Jamestown: Traffic and Streetscape Enhancement Plan
(City of Jamestown Department of Development, 2008. City of Jamestown: Traffic and Streetscape Enhancement Plan, September 2008.)
The plan examined existing traffic and circulation patterns, assessed the feasibility of making changes proposed in the Urban Design Plan, and developed guidelines for improvements to the physical streetscape within the City's downtown core.

Jamestown Neighborhood Revitalization Plan
(CZB LLC. Reinvesting in Itself: A Report to the City of Jamestown, March 2010.)
Key recommendations of plan were to develop gateways to the downtown at entry points to Jamestown and that riverfront development is unlikely to have a major appeal nor generate much expenditure by visitors.

Jamestown Urban Design Plan
(City of Jamestown, 2008. Jamestown Urban Design Plan, August 2008.)
The urban design plan identified three goals: transform the Chadakoin riverfront into a regional destination; strengthen the downtown core through new development, streetscaping and programming; and adopt and promote higher design standards for new development in keeping with Jamestown's character and heritage.

First Street: A Potential Proving Ground for Downtown and Neighborhood Revitalization Strategies
(Jamestown Renaissance Corp. First Street: A Potential Proving Ground for Downtown and Neighborhood Revitalization Strategies.)
This document highlighted a three-part vision which included: housing and retail at the Poulin Studio; dilapidated housing removal and community garden development; and industrial heritage park and parking improvements.

Porter Avenue Park: The Latent Link to a Riverfront Transformation
(Jamestown Renaissance Corp. Porter Avenue Park: The Latent Link to a Riverfront Transformation.)
Porter Avenue Park opportunities included utilization of three acres of undeveloped parkland, assemble multiple parcels adjacent to the riverfront for bundled demolition, Riverwalk development and park expansion, and linking a neighborhood, the Armory, and a school to the River and via Third Street to downtown.

The Allegheny River Drainage Basin: Sampling Years 1972-2002
(New York State Department of Environmental Conservation, 2006. The Allegheny River Drainage Basin: Sampling Years 1972-2002, May 2006.)
This NYSDEC report provides water quality assessments based on resident macroinvertebrates on the Chadakoin in Jamestown in three locations, which were all assessed as moderately impacted.

Brownfield Opportunity Areas Program: Guidance for Applicants
(New York State Department of Environmental Conservation, 2008. Brownfield Opportunity Areas Program: Guidance for Applicants, October 2008.)
Document details the application process for the NYSDEC BOA program.

CSLAP 2009 Lake Water Quality Summary: Chautauqua Lake
(New York State Department of Environmental Conservation, 2009. CSLAP 2009 Lake Water Quality Summary: Chautauqua Lake.)
Water quality summary provides detailed information on 2009 sampling of Chautauqua Lake including fish stocking and fish community.

CSLAP 2010 Lake Water Quality Summary: Chautauqua Lake
(New York State Department of Environmental Conservation, 2010. CSLAP 2010 Lake Water Quality Summary: Chautauqua Lake.)
Water quality summary indicated results close to normal in 2010 with assessments in the south basin slightly improving over recent years.

Draft 2012 Section 303(d) List of Impaired Waters Requiring a TMDL/Other Strategy
(New York State Department of Environmental Conservation, 2012. Draft 2012 Section 303(d) List of Impaired Waters Requiring a TMDL/Other Strategy, January 2012.)
Draft report indicated the Chadakoin is an impaired waterbody segment requiring a TMDL because of phosphorus from municipal/industrial urban runoff.

The 2003 Allegheny River Basin Waterbody Inventory and Priority Waterbodies List
(New York State Department of Environmental Conservation, 2007. The 2003 Allegheny River Basin Waterbody Inventory and Priority Waterbodies List, May 2007.)
Inventory identifies the Chadakoin's aquatic life and recreation as impaired and habitat/hydrology and aesthetics as stressed due to pollutants from various industrial, municipal, and other urban sources.

Warner Dam Flood Control Project
(New York State Department of Environmental Conservation, 2010. Warner Dam Flood Control Project, March 2010.)
Document details the history and technical information regarding the Warner Dam in Jamestown.

Chautauqua Lake Local Waterfront Revitalization Program
(New York State Department of State. Chautauqua Lake Local Waterfront Revitalization Program.)
This LWRP covered nine villages and towns around Chautauqua Lake and identified goals and objectives for the Lake.

Guidebook: Making the Most of Your Waterfront
(New York State Department of State, 2009. Guidebook: Making the Most of Your Waterfront.)
The guidebook details the LWRP, including case studies and background information about the application process.

Chautauqua County Greenways Plan
(Pashek Associates, 2012. Chautauqua County Greenways Plan, January 2012.)
This plan identified 10 high priority demonstration projects, which included the Chadakoin Park Trail (Jamestown Riverwalk Extension).

City of Jamestown Draft LWRP
(City of Jamestown, 2006. Draft LWRP.)
Organized project boundary into five zones and provided detailed information regarding regional environmental subjects.

1.4.2. Environmental Stakeholders

The following organizations and groups may be key environmental stakeholders as the BOA and LWRP studies progress:

- Chautauqua County Health Department - http://www.co.chautauqua.ny.us/departments/health/Pages/default.aspx
- Chautauqua County Planning Department – http://www.planningchautauqua.com
- Chautauqua County Soil & Water Conservation District – http://www.soilwater.org
- Chautauqua Lake Association – http://www.chautauqualake.org
- Chautauqua Rails-to-Trails – http://www.chaurtt.org
- Chautauqua Watershed Conservancy - http://www.chautauquawatershed.org/
- Cornell Cooperative Extension of Chautauqua County – http://www.cce.cornell.edu
- Jamestown Audubon Society – http://www.jamestownaudubon.org
- Jamestown Community College - http://www.sunyjcc.edu/
- NYSDEC (Region 9/Chautauqua County) – http://www.dec.ny.gov/outdoor/7786.html
- Roger Tory Peterson Institute – http://www.rtpi.org

2. STUDY AREA ANALYSIS

2.1. Study Area Description

The BOA and LWRP study area encompasses the Chadakoin River corridor within the City of Jamestown, stretching approximately seven river miles and including 1,414 acres of land. The river corridor begins at the outfall of Chautauqua Lake and flows through a series of Class I wetlands (as designated by NYSDEC), through downtown Jamestown and finally through predominately industrial sites at the eastern end of the corridor. The overall study area is actually three separate study areas based on their corresponding BOAs and the LWRP. For the purpose of this report, the study area is divided into four distinctive zones based on landscape form and position and the potential for ecological restoration and green infrastructure (Figure 2.1). Locations of the photos of the study area included in this section of the report are referenced in Figure 2.56.

Figure 2.1. Restoration and green infrastructure zones based on field and desktop assessments.

2.1.1. Zone 1: West End Natural Zone

Zone 1 coincides with the BOA Step 1 study area. It is bounded by the Western NY and PA rail line (located just south of Jones and Gifford Avenue) and West 8th Street on the south, the city boundary on the west, the Chadakoin River and Route 430 to the north, and Washington Street to the east. This zone encompasses the Chautauqua Lake outlet downstream to McCrea Point. The area is dominated by a large wetland complex west of the Chadakoin River (LW-10) and by Chadakoin Park to the east.

2.1.2. Zone 2: McCrea Point to Warner Dam

Zone 2 incorporates the western portion of downtown and is dominated by utility and transportation services. Starting at McCrea Point, the area is bound to the north by Route 394 and to the west by Hall Avenue. The southern and northern boundaries coincide with the LWRP and BOA Step 2 study area

boundaries. The Chadakoin is fairly confined in this stretch, with multiple bridge crossings and significant stretches of river walls and bulkheads.

2.1.3. Zone 3: Warner Dam to Gateway Center (Winsor Street)

Zone 3 includes the majority of Jamestown's downtown and commercial district. The zone is bound on the west by Washington Street and on the east by Winsor Street. At the center of the zone is the Gateway Center, which borders the Riverwalk and Chadakoin River.

2.1.4. Zone 4: Gateway Center to Tiffany Avenue (East of Winsor Street)

Zone 4 is dominated by industrial and vacant lots. The western boundary is Windsor Street, and the northern, southern and eastern boundaries coincide with the LWRP and BOA Step 2 study area boundaries.

2.2. Study Area Conditions

2.2.1. Study Area Geology

Located in the Appalachian Uplands physiographic province, the study area is composed of siltstone and shale with numerous exposed areas of bedrock. The Chadakoin River at the Chautauqua Lake outlet is kept broad and shallow by this bedrock.

2.2.2. Study Area Soils

Four major soils are identified within the study area based on the USDA NRCS Web Soil Survey. The western portion of the study area is dominated by Carlisle muck in wetlands LW-10 and Udorthents, landfill in the area of Chadakoin Park. The Udorthents, landfill soil type, because of the unknown fill components and potential for contaminants, could potentially influence ecological restoration and/or green infrastructure initiatives if excavation is required.

Soil types in the central part of the study area are composed almost entirely of urban land, again potentially limiting restoration and green infrastructure activities. Finally, the eastern portion of the study area includes two types of Chenango gravelly loam with a small ribbon of Hamlin silt loam along the Chadakoin River. These soils are typically well drained as they were formed in morainic glacial till and gravelly outwash deposits. (*Reference: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx*)

2.2.3. Study Area Morphology

A long history of varying industrial uses on the Chadakoin River have led to some dramatic changes in the site topography and associated drainage. Overall, the western portion of the study area is relatively flat. As the Chadakoin River passes McCrea Point it begins to change from a broad, wide river and floodplain, to a narrower river and corridor until it reaches Sprague Street. Historically the Chadakoin then entered a much broader floodplain extending the length of the study area, but industrial and commercial activities have essentially cut-off the Chadakoin from much of its floodplain. Various retaining walls, bulkheads, and buildings now form extensive stretches of riverbanks, thus removing traditional floodplain-river interaction. A number of these structures are in disrepair and present significant erosion hazards through potential failure. Several retaining walls were observed that had

been undermined and leaning into the river. On the north side of the Chadakoin River, the Western NY and PA Railroad bed has also changed the topography of the corridor and created a physical barrier to the river.

2.2.4. Study Area Hydrology

The Chadakoin River empties Chautauqua Lake. The lake and river's water level is maintained through a combination of the river's shallow bedrock channel, precipitation in the watershed, and by the Warner Dam. There is an approximate six-foot difference in surface water elevation above and below the dam. The Chadakoin is navigable by motorized boats up to McCrea Point, where it is also classified as a "5 mph No Wake Zone", and downstream to Warner Dam by small watercraft.

Between the lake outlet and McCrea Point, the Chadakoin is a broad, slow-moving river with fairly clear water (Figure 2.2). Once the river begins to narrow after McCrea Point, water clarity becomes poorer, although the river still exhibits the same, slow-moving nature. Once the river passes Warner Dam it flows more freely and includes riffles and pools. However, it is generally bound by some form of river walls, severely limiting access to its floodplain.

Figure 2.2. Chadakoin River at the Chautauqua Lake outlet at western end of Zone 1 (Source: Biohabitats; June 12, 2012)

The Chadakoin River is classified by the NYSDEC as a Class C stream, which identifies its best usage as supporting fisheries and suitable for non-contact activities. Only one tributary to the Chadakoin River is listed as a classified water body by the NYSDEC, being a small piped tributary that enters on the right bank between Institute Street and Foote Avenue. Historically there were most likely numerous tributaries within the study area, but based on the amount of industrialization in the river corridor, they would have been long ago piped and/or incorporated into the stormwater system. (*Reference: http://www.dec.ny.gov/imsmaps/ERM/viewer.htm*)

NYSDEC water quality assessment based on water column, sediments, invertebrate tissues and macroinvertebrate community were performed on the Chadakoin River in Jamestown in three locations in 1995 and two locations in Falconer from 1989 to 2002. All three sampling locations in Jamestown were assessed as moderately impacted with elevated levels of metals and Polycyclic Aromatic

Hydrocarbons (PAHs) documented in river sediments and invertebrate tissues. Water column samples also showed copper as a parameter of concern although toxicity testing of the water column showed no significant impacts. Most sampling indicated municipal and industrial inputs as the primary stressor. The Chadakoin also appears on the Draft 2012 Section 303(d) List of Impaired Waters Requiring a TMDL/Other Strategy based on phosphorus from municipal/industrial urban runoff and aquatic toxicity from agriculture. (*Reference: http://www.dec.ny.gov/docs/water_pdf/pwlallgy07.pdf*)

During the summer of 2011 the SUNY Jamestown Community College conducted water quality sampling as the request of the Conewango Watershed Association near the bridge in the center of Falconer on two separate occasions in June. Students sampled temperature, pH, dissolved oxygen, total phosphorus, nitrates, turbidity and fecal coliform with results falling within acceptable limits of NYS DEC's Water Quality Standards. (*Reference: http://www.dec.ny.gov/regs/4590.html*)

In addition to water quality sampling, sediment sampling of the Chadakoin River was conducted as part of a Remedial Investigation Report and a follow-up supplemental Remedial Investigation Report for the D.C. Rollforms/Ingersoll-Rand Site (Hazardous Waste Site #907019) in 1998. The original report indicated that concentrations of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs) and certain metals were higher in the upstream samples, with SVOCs and PCBs more than twice as high as the sample adjacent to the site. A number of metals exceeded their specific NYSDEC sediment criteria levels, which also prompted the NYSDEC to request additional sampling adjacent to the site.

An additional six sediment samples were collected adjacent to and downstream of the site with two additional samples collected upstream of the site. Although VOCs were collected during both sampling events, none exceeded available screening criteria for VOCs as outlined in the NYSDEC Division of Fish and Wildlife Technical Guidance for Screening Contaminated Sediments. Several metals were detected in the adjacent and downstream samples at average concentrations that were lower than average upstream concentrations, thus they were subsequently excluded from the list of chemicals of potential concern (COPCs). A number of metal concentrations were less than the severe effect level (SEL) however; five COPCs (copper, iron, lead, nickel and zinc) were present in the adjacent and downstream samples at average concentrations greater than their respective SELs, indicating their potential to pose an ecological risk and possible need for remediation. Eventually a cleanup action known as an Interim Remedial Action was begun in 1998 to remove contaminated soils from the site. (*Reference: Supplemental Remedial Investigation Report, D.C. Rollforms\Ingersoll-Rand Site, Jamestown, NY, Site Code 907019, February 1999*) Additional clean-up measures were implemented in 2007 and 2008 to prevent contaminants from migrating into the Chadakoin, which included streambank restoration, fish habitat structures and riparian buffer enhancements. (*Reference: http://www.dec.ny.gov/docs/regions_pdf/dcrollfs.pdf*)

The City of Jamestown uses the Cassadaga and Conewango Aquifers as its primary water supply even though the City sits over the Jamestown Principal Aquifer. The confined nature of the Cassadaga and Conewango Aquifers make them more ideal aquifers as they have sufficient yields due to their relatively high permeability and hydraulic conductivities. The study area is served by a municipal water system that is operated by the City of Jamestown Board of Public Utilities. (*Reference: City of Jamestown, 2008. Chadakoin River Corridor Brownfield Opportunity Area Pre-Nomination Study, October 2008*)

Two portions of the study area are classified wetlands and are under both federal (U.S. Army Corps of Engineers) and state (NYSDEC) jurisdiction (Figure 2.3). The largest wetland encompasses 308.6 acres

and is located on the right bank of the Chadakoin from the Chautauqua Lake outlet downstream to approximately McCrea Point and bordered to the south by Jones and Gifford Avenue. This wetland is classified as "Class I", which is the highest rank in New York State's four class ranking system. The U.S. Fish and Wild Service identifies the wetland as palustrine, freshwater forested/shrub wetland, broad-leaved deciduous, that is seasonally flooded/saturated.

The second and smaller wetland straddles the Chadakoin River and Chadakoin Park. The Chadakoin Park may have been part of this wetland complex before it served as a municipal landfill. This 41.5 acre wetland is also classified as "Class I." These wetlands are protected by NYSDEC and USACE wetland regulations and serve an important role in absorbing and holding floodwaters from downstream populated areas (Figure 2.3). These wetlands represent the majority of accessible floodplain areas within the study area as a large portion of the Chadakoin downstream of McCrea Point has been channelized by retaining walls, rip-rap, bulkheads, and building foundations. Only in small narrow stretches does the river have access to narrow floodplains, with the majority of these areas concentrated in the eastern portion of the study area. Flooding has been mostly eliminated by the Warner Dam regulating water levels, the large upstream wetlands complex, and the building of river walls throughout large stretches of the river corridor. (*Reference: http://www.dec.ny.gov/imsmaps/ERM/viewer.htm and John Jablonski, Chautauqua Watershed Conservancy, Personal Interview, April 25, 2012*)

Figure 2.3. NYS DEC Environmental Resource Mapper showing State regulated wetlands in green

2.2.5. Rare, Threatened and Endangered (RTE) Species

A request was sent to the New York Natural Heritage Program inquiring about the presence of rare, threatened and endangered (RTE) species within or near the study area. In a response letter dated June 7, 2012, it was indicated that records of one species of State Special Concern, the Eastern spiny softshell turtle (*Apalone spinifera spinifera*), were found at or near the project site. During field work, a female Eastern spiny softshell turtle (*Apalone spinifera spinifera*) was observed near the Riverwalk Center along

the Riverwalk Trail laying eggs in a landscaped mulch area (Box 1). Several additional turtles were observed on the downstream end of the Warner Dam and further downstream in the Chadakoin River. Observation reports of the Eastern spiny softshell turtle (*Apalone spinifera spinifera*) were sent to both the NYSDEC and the New York Natural Heritage Program at their request.

Eastern spiny softshell turtle (*Apalone spinifera spinifera*)

The Eastern spiny softshell turtle seeks food by probing along the bottom or in clumps of submerged vegetation for a variety of aquatic organisms including crayfish, aquatic insects, mollusks, earthworms, tadpoles, frogs , and minnows. They will sometimes conceal themselves in mud or sand in order to ambush prey as it is swimming along the stream bottom. Mating occurs in mid to late spring depending on temperatures and water levels. The turtles excavate nests within 300 feet of the shoreline in sand or gravel substrate where there is little to no vegetation growing. Digging and excavation can last approximately 40 minutes. Nests are flask-shaped and approximately 3-5 inches in diameter and 10 inches deep. Females typically lay one clutch of about 13-21 eggs, which are rigid and heavily calcified. Incubation takes approximately 80 days. Hatchlings must emerge from nests in time to hibernate over winter under water. Basking in sunny areas in shallow water is an important behavior is this species, aiding in digestion, egg maturation, immune system response, overall growth and health – which all depend on solar energy in this cold-blooded species. On warm sunny days the turtle will emerge from the water in sheltered locations in order to bask in the sun for hours at a time. Sometimes the turtles will congregate in large numbers at favored basking locations- where they can remain close to the water and have their legs submerged.
Source:
http://www.vtfishandwildlife.com/library/reports_and_documents/nongame_and_Natural_Heritage/Recovery%20Plans/Eastern_Spiny_Softshell_Turtle_Recovery_Plan.pdf

Box 1. Natural History and Ecology of the Eastern spiny softshell turtle (Apalone spinifera spinifera)

In addition, a New York State Endangered plant, Burdick's wild leek (*Allium burdickii*), was identified in search results from the New York State Environmental Resource Mapper in wetlands LW-4 and LW-10, which encompass the bulk of the BOA Step 1 study area. Burdick's wild leek (*Allium burdickii*) is known only to occur in Chautauqua County and any harvesting or removal is prohibited. This plant was not observed during our field investigations. Additional information on these species can be found on the following websites:

- Burdick's Wild Leek (*Allium burdickii*)
  http://plants.usda.gov/java/profile?symbol=ALBU2
  http://www.dec.ny.gov/pubs/81418.html
  http://www.stlawu.edu/academics/sites/stlawu.edu.academics/files/wild_leek_conservation.pdf
- Eastern Spiny Softshell Turtle (*Apalone spinifera spinifera*)
  http://www.vtfishandwildlife.com/library/reports_and_documents/nongame_and_Natural_Heritage/Recovery%20Plans/Eastern_Spiny_Softshell_Turtle_Recovery_Plan.pdf

http://www.dnr.state.oh.us/Home/species_a_to_z/SpeciesGuideIndex/easternspinysoftshellturtle/tabid/6618/Default.aspx
http://nyfalls.com/wildlife/Wildlife-reptiles-turtles.html
http://www.dec.ny.gov/animals/44455.html

A request was also to the U.S. Fish and Wildlife Service New York Field Office regarding the presence of federal RTE species within or near the study site. The response, dated June 13, 2012, referenced their website which provided a list of federally endangered, threatened and candidate species for Chautauqua County and indicated requests be made to the New York Natural Heritage Program. The U.S. Fish and Wild Service listed three species, however, none were indicated by the New York Natural Heritage Program as occurring within or near the study site.

- Chautauqua County Federally listed RTE species
  - Bald Eagle (*Haliaeetus leucocephalus*) - Delisted, however the eagles continue to receive protection under the Bald and Golden Eagle Protection Act.
  - Clubshell (*Pleurobema clava*) - Endangered
  - Rayed Bean (*Villosa fabalis*) - Endangered

2.2.6. Riparian and Shoreline Conditions

Riparian Buffers
Riparian buffers are an important component of healthy stream and river corridors. These vegetated zones on either side of the river corridor are critical to watershed health and management. Functioning riparian corridors are composed of a diverse array of native plants including trees, shrubs and grasses, and they help reduce pollution entering waterways by slowing down and filtering runoff, while providing important habitat and shelter for native aquatic and terrestrial wildlife.

Damage incurred during development along our shorelines has led to unintended negative impacts to our streams and their associated vegetated buffers. Buffers help to reduce flooding and erosion by stabilizing shorelines and absorbing high-velocity flows by providing a gently sloping floodplain.

Riparian zones along both edges should include 85% of their area in vegetation, more than 50% of which should be taller than knee height; fescues and other turf grasses should represent less than 15% of the plants; native plants should dominate; noxious weeds should make up less than 15% of all plants growing in the riparian areas. Buffers range in size based on the size of the waterway, but a good minimum is about 100'.*

*(*http://www.ny.nrcs.usda.gov/technical/practices/pc391.html; http://www.catskillstreams.org/pdfs/Riparian%20health%20checklist.pdf; http://www.tompkins-co.org/planning/Water%20Resources/documents/Tompkins_Co_Riparian_Buffer_Protection_Agreement.pdf)*

Box 2. Ecological Significance of the Riparian Buffer

Riparian and shoreline conditions within the study area are different between the BOA Step 1 study area and the remainder of the study area. The 2.5 river miles of the Chadakoin from the Chautauqua Lake outlet to McCrea Point consist of predominately natural shoreline and riparian areas. The two Class I wetlands buffer the majority of the river and are categorized as freshwater forested/shrub wetland. As observed during June 2012 field assessments by Biohabitats, the overstory is dominated by silver maple (*Acer saccharinum*), black willow (*Salix nigra*), elm species (*Ulmus sp.*), and ash species (*Fraxinus sp.*) (Table 2.1). The understory is dominated in varying degrees by highbush blueberry (*Vaccinium corymbosum*), winterberry (*Ilex verticillata*), royal fern (*Osmunda regalis*), sensitive fern (*Onoclea sensibilis*), and skunk cabbage (*Symplocarpus foetidus*) (Figure 2.4).

The riparian buffers within the majority of this reach are extensive. Along the left bank they vary from 50-1,000 feet wide up to the rail trail corridor, except for the stretch paralleling Clifton Avenue where the homes predominately have lawn right to the water's edge. Along the right bank the buffer is even more extensive as the wetland width varies between 400 feet wide and 0.5 miles wide. Once the Chadakoin approaches Jones and Gifford Avenue the buffer begins to narrow and once the Chadakoin reaches the Chautauqua Lake Rowing Association dock the buffer is mostly nonexistent as it is reduced to turf grass.

Human impacts are limited to fill, debris and a patch of Japanese knotweed (*Fallopia japonica*)on the right bank near the Chautauqua Lake outlet; several small commercial and residential docks on the left bank where the river approaches Route 430; relic piling along the left bank across from McCrea Point; and the docks and grounds associated with McCrea Point itself.

In general, the shorelines are gently sloping, thus exposing them to seasonal and episodic inundation. These inundations, sheer size, and limited human encroachment and visitation make these wetlands important areas for amphibians and birds. The City has designated the larger wetland as a bird sanctuary. In addition, the nature of the river and shoreline interaction lends itself to large concentrations of submerged and floating aquatic vegetation, also ideal habitat for resident fish species.

Figure 2.4. Wetlands LW-10 with silver maple overstory and sensitive fern understory (Source: Biohabitats; June 12, 2012)

Table 2.1. Observed BOA Step 1 Study Area Riparian Species

Common Name	Scientific Name
silver maple	*Acer saccharinum*
black willow	*Salix nigra*
elm sp.	*Ulmus sp.*
ash sp.	*Fraxinus sp.*
highbush blueberry	*Vaccinium corymbosum*
winterberry	*Ilex verticillata*
royal fern	*Osmunda regalis*
sensitive fern	*Onoclea sensibilis*
skunk cabbage	*Symplocarpus foetidus*

As the Chadakoin River passes McCrea Point it enters a highly commercial and industrial area with narrow riparian buffers and varying degrees of river walls. Throughout the remainder of this reach buffers typically range from 0 to 50 feet wide with few exceptions (Figure 2.5). Concrete and stone walls, gabions, bulkheads, and building foundations dominate shorelines. There is minimal floodplain interaction within this reach as the river is channelized in most instances below the adjacent land. This disconnect appears to be impacting nesting turtles as they must concentrate nesting sites in the limited areas with floodplain access, which in many cases are industrial areas.

Figure 2.5. Typical example of narrow riparian corridor with hardened stream banks (Source: Biohabitats, June 12, 2013)

It was observed by Biohabitats staff that invasive and pioneer species more adapted to disturbed conditions dominate the riparian vegetation in this section of the study area (Table 2.2). Buffer canopies are typically limited to one to two tree widths, thus providing minimal ecological benefits.

Table 2.2. Observed Central and Eastern Study Area Riparian Species

Common Name	Scientific Name
elm sp.	*Ulmus sp.*
ash sp.	*Fraxinus sp.*
*honeysuckle sp.	*Lonicera sp.*
poison ivy	*Toxicodendron radicans*

silver maple	*Acer saccharinum*
grape vine	*Vitis sp.*
*multiflora rose	*Rosa multiflora*
*Norway maple	*Acer platanoides*
willow sp.	*Salix sp.*
*tree of heaven	*Ailanthus altissima*
box elder	*Acer negundo*
silky dogwood	*Cornus amomum*
cottonwood	*Populus deltoides*
sumac sp.	*Rhus sp.*
raspberry sp.	*Rubus sp.*
Virginia creeper	*Parthenocissus quinquefolia*
paper birch	*Betula papyrifera*
*crown vetch	*Securigera varia*
catalpa	*Catalpa sp.*
*buckthorn	*Rhamnus sp.*
*Japanese knotweed	*Fallopia japonica*
elderberry	*Sambucus canadensis*
sycamore	*Platanus occidentalis*
***indicates invasive species**	

2.3. Study Area Observations

Biohabitats staff conducted river corridor and upland field assessments within the study area in June 2012. Field observations are described below.

2.2.1. Zone 1: West End Natural Zone

Wetlands LW-10

- This large wetland encompasses 308.6 acres and is located on the right bank of the Chadakoin from the outlet downstream to approximately McCrea Point and bordered to the south by Jones and Gifford Avenue.
- This wetland is classified as "Class I", which is the highest rank in New York State's four class ranking system. It is palustrine in nature and classifiable as a deciduous hardwood swamp with its canopy dominated by silver maple, black willow, elm species, and ash species, with its understory dominated by highbush blueberry, winterberry, royal fern, sensitive fern, and skunk cabbage.
- The northwest portion of the wetland shows some evidence of disturbance as invasive plant species, including a small patch of Japanese knotweed. Areas of historic fill were also observed. The remainder of the wetland showed little evidence of invasive species, except the random barberry and multiflora rose along the Chadakoin itself where there was an opening in the canopy.
- The wetland understory varies between a dense fern/herbaceous and a dense shrub cover (Figure 2.6).
- Silky dogwood is present along the edge of the Chadakoin and several channels, where more light was available in addition to swamp white oak observed along the channel behind the muck farm and radio tower.
- Wildlife observed included frogs, mallards, and an osprey with its prey.

- Pedestrian access is limited to a small portion of the northwestern corner, otherwise the dense vegetation and saturated soil was extremely difficult to traverse.

Figure 2.6. Wetland LW-10 from Chadakoin River (Source: Biohabitats; June 13, 2102)

Chadakoin River: Outlet to McCrea Point

- Throughout this stretch of river, the Chadakoin is a broad, slow-moving river with relatively clear water clarity, dominated by submerged aquatic vegetation (SAV) and floating American white waterlilies (Figure 2.7).
- Class I wetlands dominate both banks; wetland LW-4 (41.5 acres) to the east, wetland LW-11 (175.2 acres) to the north, and wetland LW-10 (308.6 acres) to the south and west.
- Chautauqua Lake Rowing Association and McCrea Point are the only development/docks on the right bank throughout this reach (Figure 2.8).
- Where Clifton Avenue approaches the river on the left bank, there are several old commercial structures as well as approximately six private homes with docks.
- Just past the private docks the City's active storage yard is visible from the river and Japanese knotweed is apparent.
- Across from McCrea Point some old bulkheads, pilings, and trash are visible.
- Numerous individuals were fishing at McCrea Point.
- Boat access is available at McCrea Point, although boat traffic appears to be very limited on this reach.

Figure 2.7. Chadakoin River with American white waterlilies (Source: Biohabitats; June 13, 2012)

Figure 2.8. McCrea Point bulkheads and boat access (Source: Steve Centi, April 22, 2012)

Chadakoin Park, Rail Trail Corridor, and Washington Street Corridor

- The overall native plant health qualitatively appears to be good along the river corridor (skunk cabbage and ferns in the understory).
- Canopy species observed within the park, rail trail corridor and marsh complex included: willows, spruce, maples, walnuts in wetter areas, catalpa, oaks, elms, and several groves of aspen scattered across the open space. Understory and open fields included: redtwig dogwood, viburnum, sumac, equisetum, sedges, juncus, alder, phlox, Virginia creeper, riverbank grape, and milkweed. Skunk cabbage and ferns inhabit the spaces nearer the wetland fringe of the river on the western edge and a small grouping of sagitaria inhabit the canal.
- Some invasive plant cover was observed, although it is not extensive. Invasive species noted across the site in small patches included mugwort, some areas of common reed, and multiflora rose. In

more disturbed areas along the rail trail and the two canals coming in from the river: stilt grass, bush honeysuckle, thistles, and coltsfoot. While common reed is limited throughout Chadakoin Park and adjacent vacant spaces, in those areas where it does appear it would be wise to control now, to limit future expansion of this species

- There are many wet areas throughout Chadakoin Park, especially the southern and eastern side along Lafayette Street, that could be allowed to transition (e.g., stop mowing) to wetland habitat as a more functional extension of the existing wetland edge along the Chadakoin River and as a stronger ecological buffer for wildlife and wetlands species along this corridor (Figures 2.9, 2.10 & 2.11).

Figure 2.9. Forested wetland (western) edge along Chadakoin Park(Source: Biohabitats; June 13, 2012) .

Figure 2.10. Wetland areas within Chadakoin Park (Source: Biohabitats; June 13, 2012).

Figure 2.11. Wetland area within Chadakoin Park (Source: Biohabitats; June 13, 2012).

- An existing mown trail around the northern portion of the park could be maintained and perhaps formalized as a nature trail loop through the existing wetland, wetland fringe, and meadow complexes in the area Figures 2.12 & 2.13).

Figure 2.12. A mown trail that circulates through the northern portion of Chadakoin Park (Source: Biohabitats; June 13, 2012).

Figure 2.13. Native plants, including milkweed, along the mown trail (Source: Biohabitats; June 13, 2012).

- In this same general vicinity as the mown path, the existing meadow and wetland /marsh area could serve as a great location for a Nature/Education Center. Perhaps such a center could be co-sponsored by the Audubon Society, Peterson Institute, and the Chautauqua Watershed Conservancy as a gateway to the Chadakoin River as an ecological and passive recreation destination) - along the 18th street/17th Street corridor into the Park.
- Some of the playing fields contain areas of standing water or are completely overgrown with vegetation. These can be restored as natural areas, while existing fields not in the floodplain can be enhanced to provide active recreation space in addition to the existing playground and skatepark (Figure 2.14).

Figure 2.14. Playground, pavilion, and other active recreation areas in Chadakoin Park (Source: Biohabitats; June 13, 2012).

- Two areas in need of enhancement or restoration are two canals that are connected to the Chadakoin River. They display signs of pollution and disturbance, including invasive species and

discolored water. They also provide evidence of habitat for nesting turtles, with eggshells observed along their banks. These require further consideration in terms of enhancement, treatment, and restoration (Figures 2.15 , 2.16 & 2.17).

- The above mentioned ground pollution is most likely related to the Chadakoin Park's previous use as a landfill and current classification as a Superfund (Class 3) site #907009. Thus any future site work and excavation in the Park will need to take into account the site's classification.

Figure 2.15. Drainage canal at 17th street (Source: Biohabitats; June 13, 2012).

Figure 2.16. Vegetation along the drainage canal (Source: Biohabitats; June 13, 2012).

Figure 2.17. Native wetland vegetation in the north-south drainage ditch along the eastern edge of Chadakoin Park near Lafayette Street (Source: Biohabitats; June 13, 2012).

- Chadakoin Park appears to receive stormwater runoff from adjacent developed sites to the north and east. A large amount of surface area adjacent to the park along Washington Avenue is under use as auto storage, repair, and sales, which potentially contribute polluted stormwater runoff. Existing ditches in the park running alongside these parcels can be expanded and modified to treat stormwater runoff prior to the runoff flowing into more sensitive habitat within the park (Figure 2.18).

Figure 2.18. Stormwater runoff flowing into the park from adjacent development (Source: Biohabitats; June 13, 2012).

- 10th Street and 11th Street on the southwest side of the park appear to be underutilized. To limit fragmentation, and support ecological improvement and overall habitat patch size, consider removing impervious cover and revegetating these rights-of-ways.
- Opportunities for gateway enhancements exist at key entrances to Chadakoin Park, including vegetation enhancement, stormwater management demonstration gardens, as well as signage to make the park appear more welcoming and appealing. This is particularly true at the 12th Street entrance (Figure 2.19).

Figure 2.19. The main entry to Chadakoin Park (Source: Biohabitats; June 13, 2012).

- There are also opportunities along Washington Street to augment the streets leading west from the residential neighborhoods to the east of Washington Street with sustainable stormwater treatment and enhanced canopy and safer crossings. Currently, heavy vehicular traffic makes the street feel unsafe for bikers or pedestrians. Although sidewalks exist, there are inadequate boulevard strips to buffer the pedestrian from the travel lanes (Figures 2.20 & 2.21). Street crossings also feel precarious, even at the existing park entries. A narrowing of Washington Street, as well as the inclusion of a safer bike lane and several pedestrian crossings could mitigate this situation, and can be designed to integrate stormwater management practices, highlight native plant species within the park, and accentuate gateways to the park, the rail trail, and the internal trails and the proposed nature center. More street trees can also be planted along the corridor to provide shade and soften the street edge further to create more of a boulevard feel.

Figure 1.20. Washington Street along Chadakoin Park, wide and uninviting for pedestrians and cyclists (Source: Biohabitats; June 13, 2012).

Figure 2.21. Opposite view from above figure (Source: Biohabitats; June 13, 2012).

2.2.2. Zone 2: McCrea Point to Warner Dam

Chadakoin River

- The river is more confined in this reach due to the prevalence of steep banks and/or bulkheads dominating the riverbanks. Water clarity also reduced in this reach.
- Five bridges cross the river in this reach and a replacement crossing at Sprague Street is currently being constructed for a total of six crossings.
- Riparian vegetation transitions to more disturbance tolerant species, such as catalpa, black locust, and Norway maple with patches of Japanese knotweed. River birch clumps have also been planted along trail in a couple spots.

- On the left bank just prior to crossing under the Fairmount Avenue bridge is a parking lot with only a narrow strip of vegetation along the river's edge. On the right bank several houses back up to the river just before and after the West 3rd Street bridge. The Jamestown Public Works Department dominates the right bank at Panzarella Park and the Warner Dam. High concrete walls make up the left bank (Figure 2.22).

Figure 2.22. Approaching Panzarella Park on the rightbank (Source: Biohabitats, June 13, 2012).

- The Chadakoin widens at the Warner Dam pool with sheet piling from the old water release channel on the right bank (Figure 2.23).

Figure 2.23. Just upstream of the Warner Dam showing bulkhead at edge of channel (Source: Biohabitats, June 12, 2012).

Upland and Vacant Lands

- This corridor is mainly in use as industrial, mostly inaccessible, and provides few areas with potential for ecological restoration, including potentially unused train tracks along the north shore of the river (if letting a portion of that area be wild would be agreeable to the rail users.)

- Other areas where access is blocked (along the rails) could be allowed to grow and periodically controlled for invasive species, as access seems limited, in terms of trails, unless there's an opportunity for a trail along the rails (Figures 2.24 & 2.25). Planting milkweed and other meadow and warm season grasses in these vacant lands that were once active rails would be interesting as a pollinator and bird corridor.

Figure 2.24. Rail yard on the north shore of the Chadakoin near the BPU facility (Source: Biohabitats; June 12, 2012).

Figure 2.25. Rail yard looking east (Source: Biohabitats; June 12, 2012).

- Consider signage, and greater access to the Porter Avenue Park at Steele Street, where currently an informal connecting trail runs from the ridge down to the valley floor along Steele, switching back through a patch of woodland on a steep slope (Figure 2.26).

Figure 2.26. Trail at Porter Avenue Park (Source: Biohabitats; June 12, 2012).

- Panzarella Park is lacking diverse vegetative structure. Adding more native vegetation and a greater diversity of size and species will help strengthen this park's ecological function as a corridor patch and recreation spot (Figure 2.27). The boardwalk edge along the southern tip could use some enhancement or improvement and this might be an ideal location for floating wetlands for enhanced habitat value and educational/wildlife observance.

Figure 2.27. Panzarella Park (Source: Biohabitats; June 12, 2012).

- There is an opportunity east of the Jamestown Board of Public Utilities (BPU) facility to enhance the shoreline and upland areas, riverside trail interface with the native river shoreline

enhancement/stabilization, and perhaps some integrated stormwater management of runoff from the BPU site. The shoreline slopes into the river much more gradually at this location than elsewhere along the urbanized water front, providing an opportunity for fringe emergent wetland restoration (Figure 2.28). This should be considered a potential gateway opportunity.

Figure 2.28. Shoreline restoration and stormwater management opportunity at site near BPU facility (Source: Biohabitats; June 12, 2012).

- Another particularly interesting space is the area under the Washington Street Bridge overpass just west of the Warner Dam where stormwater from the overpass drains directly onto the pavement near the supports (Figure 2.29). Instead the stormwater could be treated in vegetated stormwater planters that help shape an interesting gathering and social space below the underpass. The planting scheme and stormwater management practices implemented at this location could be expanded through enhanced streetscape design that connects to the Chadakoin at other locations (13th Street, 17th Street, Washington Street, Main, Steele, Victoria, Foote, Allen Street, Hopkins Avenue, Blackstone Avenue, Buffalo Street) – see Section 3 for further description.

Figure 2.29. The area under the Washington Street bridge where stormwater management could be integrated in the design of a new gathering space (Source: Biohabitats; June 12, 2012).

- Native vegetation can be utilized to screen views of some of the adjacent industrial facilities along Steele Street from the Riverwalk, so the inhabitant feels more connected to the river.

2.2.3. Zone 3: Warner Dam to Winsor Street

Chadakoin River: Warner Dam to Gateway Center

- The stream becomes more freely flowing in this reach with a variety of riffle and pool habitats.
- The stream substrate consists of a mix of cobble and sand intermixed with bricks, concrete slabs and the remains of old weir structures.
- The channel remains confined between steep banks and infrastructure.
- Direct access is limited to the area nearest to the Warner Dam, between Washington and Main Streets. Downstream from this point, both banks are composed of high, concrete, brick and gabion walls that extend to within roughly 400 feet of Harrison Street, where the walls yield to a thin strip of young forest on steep banks composed of rubble (Figure 2.30). This condition continues to the Foote Avenue bridge, except where it is interrupted by the foundations of buildings, and steel sheet pile associated with the Institute Street and Foote Avenue bridges.

Figure 2.30. Looking downstream at the Riverwalk (Source: Biohabitats; June 12, 2012).

- Riparian vegetation continues to reflect urban and disturbance tolerant species such as catalpa, black locust, and Norway maple with patches of Japanese knotweed.

Upland and Vacant Lands (existing "Riverwalk" plus proposed extension to Gateway Center)

- Various types of plantings, river stabilization, facilities and furnishings dot the Riverwalk leading to some inconsistency of styles, vegetation health, shoreline function and habitat value. Turf should be limited to selected areas where picnicking and active use might be desired. A much more robust vegetated edge along the Riverwalk and river shoreline is preferred.
- Enhanced native vegetation can be utilized to screen views of some of the adjacent parking lots along Harrison Street from the Riverwalk, so the inhabitant feels more connected to the river (Figures 2.31 & 2.32).

Figure 2.31. The Riverwalk near Warner Dam (Source: Biohabitats; June 12, 2012).

Figure 2.32. The Riverwalk near Riverwalk Center (Source: Biohabitats; June 12, 2012).

- The pocket park with sculpture on the north shore near the Main Street crossing is wooded and should stand as an example for more of the shoreline along the southern edge (Figure 2.33).

Figure 2.33. Pocket park near Main Street crossing and memorial (Source: Biohabitats; June 12, 2012).

- There are a few points where the natural shoreline still exists and could offer direct access to the water. Enhancements should be designed primarily for overall ecological function but with some accessibility to the river's edge for pedestrians (Figure 2.34).

Figure 2.34. Shoreline on opposite bank where streambank restoration could not only enhance ecological function, but provide pedestrian access (Source: Biohabitats; June 12, 2012).

- Overall the vegetation palette can be diversified and expanded to include denser plantings of native species and to provide better shoreline stabilization for the river with a more natural approach.
- A turtle was observed laying her eggs in the mulch alongside the Riverwalk Center. Creation of habitat and nesting areas along this reach of the river for turtles would be beneficial.
- There are steep banks along this corridor, requiring tailored restoration solutions.
- It is clear from interactions with members of the community that there is interest and care shown for the wildlife along this corridor, most importantly the waterfowl and turtles, and therefore there is an investment in wildlife health and survival among residents that can be strengthened in terms of stewardship and care of habitat areas.
- This corridor shows indications of Jamestown's service-oriented programs and facilities with the presence of the Gateway Center, churches, and health centers – most notably the Western New York Cancer Care Center at Foote Avenue (Figures 2.35 & 2.36).

Figure 2.35. Western New York Cancer Care Center at Foote Avenue (Source: Biohabitats; June 12, 2012).

Figure 2.36. Open space where urban agriculture and therapeutic gardens could provide amenity for nearby community members including the Gateway Center and Western New York Cancer Care Center (Source: Biohabitats; June 12, 2012).

- Associated with these locations there are vacant lands and shoreline areas (particularly on the southern shore) to draw connections to enhanced green spaces to promote ecological health, outdoor access, gardening, therapeutic landscapes, green jobs training locations, occupational health etc. This is particularly noted along Victorian Avenue from Harrison to Foote and even along Water Street. The vacant lands along the river shoreline here provide ample space for an extension of the Riverwalk eastward, expanding the church's open access raised bed vegetable garden at Victoria and Institute and utilizing the vacant lots for expansion of those public access gardens, broader shoreline buffers, therapeutic gardens, and orchards if the soils were found to be safe (Figures 2.37 & 2.38). See Section 3 for further details on study area potential.

Figure 2.37. Open space along Victoria Avenue near existing St. James garden that could be expanded providing stronger buffer along river and productive landscapes for surrounding residents (Source: Biohabitats; June 12, 2012).

Figure 2.38. Community Garden (Source: Biohabitats; June 12, 2012).

- There is potential along Victoria for narrowing or discontinuing car traffic to expand shoreline vegetation and buffer at this pinch point (Figure 2.39). There is also an opportunity for integrated stormwater management along this section too, before it enters the river (Figure 2.40).

Figure 2.39. Victoria Avenue near St. James Church, looking west (Source: Biohabitats; June 12, 2012).

Figure 2.40. Victoria Avenue along the Chadakoin (Source: Biohabitats; June 12, 2012).

Figure 2.41. Expanse of paved area behind Gateway Center (Source: Biohabitats; June 12, 2012).

Figure 2.42. Shoreline along Gateway Center property (Source: Biohabitats; June 12, 2012).

Figure 2.43. Chadakoin River behind Gateway Center property (Source: Biohabitats; June 12, 2012).

- According to anecdotal accounts, a few weeks before the June 2012 fieldwork, several turtles were observed behind the Gateway Center trying to nest in the asphalt upland of the river (Figures 2.41, 2.42 & 2.43). Employees at the Gateway Center described one turtle that bloodied herself by continuously trying to dig in the hot asphalt and the workers kept trying to move her to a better spot near the natural edge of the river.
- Downstream of Foote Avenue, the left bank remains hardened and stabilized for approximately 500 feet, then gives way to a narrow degraded forest. Here the stream passes behind the Western New York Cancer Care center and a number of attached warehouses. Along the right bend behind the warehouses, the river is easily accessible from a gravel parking lot that is adjacent to, and only about five feet above the river.
- From the warehouses down to King Street, the channel is free flowing and the riparian area is composed of a thin strip of young forest on steep banks composed of rubble.

- Riparian vegetation reflects more disturbance-tolerant and invasive species where the riparian edge is narrow. However, in areas of broader floodplain forest native species become much more prevalent.

2.2.4. Zone 4: Winsor Street to Tiffany Avenue (East of Winsor Street)

Chadakoin River: Winsor Street to Tiffany Avenue

Upland and Vacant Lands

- A number of vacant lands in this portion on both the northern and southern shores that are overgrown with vegetation, some native, some not.
- Species include: catalpa, maples, oaks, green ash, ferns, skunk cabbage, willows, maples, viburnum, riverbank grape, wild ginger, jack in the pulpit, may apple, warm season grasses and meadow plants in the upland near parking areas including milkweed, sumac, cottonwood, witch hazel, walnut, limited confers including some planted spruces.
- Nonnative and invasive species include: knotweed – quite prevalent along river shoreline the further east one travels, garlic mustard, poison ivy, stilt grass, vinca, ivy.
- Many of these spaces, especially those along the river by Harrison Street before Winsor, Allen Street, Buffalo Street, Blackstone Street are candidates for management, mainly invasive species management with some shoreline restoration where there is evidence of erosion or need for stabilization. Banks need restoration and stabilization near the vacant area west of Blackstone Fabrication (Figure 2.44).

Figure 2.44. Chadakoin River near Blackstone property (Source: Biohabitats; June 12, 2012).

- A few particularly important nodes include the vacant lots near the old Dahlstrom site (southwest of Buffalo Street), the lot and parking area at the elbow of the Chadakoin to the east of the Dahlstrom site, and the areas that connect to the Hope's Chadakoin Health/Nature Trail, mainly the south shore.
- The Dahlstrom building crosses over the river at one point and is currently being demolished from the eastern edge to just beyond the western bank of the river. This provides an opportunity to remove the walls along the river, grade the banks back to provide substrate for habitat and

reconnect the river to the flood plain – all of which can vastly improve river health and visitor experience in this location (Figures 2.45, 2.46 & 2.47).

Figure 2.45. Open space near Blackstone property (Source: Biohabitats; June 12, 2012).

Figure 2.46 & 2.47. Former parking for Dahlstrom property where open space could incorporate natural breakdown of pavement (Source: Biohabitats; June 12, 2012).

- In the floodplain area to the east of Bigelow, both north and south of the river, invasive species management is recommended, as the floodplain seems functional but is in need of an invasive species management plan (Figures 2.48, 2.49 & 2.50).

Figure 2.48. Wooded open space along Bigelow that could serve as a public park near eastern edge of LWRP (Source: Biohabitats; June 12, 2012).

Figure 2.49. Floodplain conditions near Bigelow open space node (Source: Biohabitats; June 12, 2012).

Figure 2.50. Floodplain conditions along Chadakoin, on eastern edge of LWRP (Source: Biohabitats; June 12, 2012).

- The Hope Chadakoin Trail, established by Hope Window's employees in 2007, is a highlight in this zone and could be used as a reference site for other portions of this zone in terms of trail form, design, maintenance, stewardship and vegetation (Figures 2.51, 2.52 & 2.53).

Figure 2.51. Hope's Chadakoin Trail signage at entry (Source: Biohabitats; June 12, 2012).

Figure 2.52. Hope's Chadakoin Trail (Source: Biohabitats; June 12, 2012).

Figure 2.53. Healthy fern understory along the Chadakoin Trail (Source: Biohabitats; June 12, 2012).

- Brick paving along Hopkins Avenue is a reminder of earlier aesthetics and urban forms (Figure 2.54). There is evidence of brick streets throughout the project area. Restoring some of these brick roadways (Section 3 Study Area Potential) as part of streetscape improvements would support an urban ecological design aesthetic and sustainable approach through the reuse of local materials and a permeable pavement option (stormwater management).

Figure 2.54. Old brick paving along Hopkins Avenue (Source: Biohabitats; June 12, 2012).

- Other vacant lots in the vicinity of the potential nature area and trail connection at Bigelow could be used for playing fields and other active recreation (Figure 2.55). There are fields that have started to show character of meadow or successional scrub/shrub that could be maintained as such.

Figure 2.55. Open space extension from Chadakoin River buffer (Source: Biohabitats; June 12, 2012).

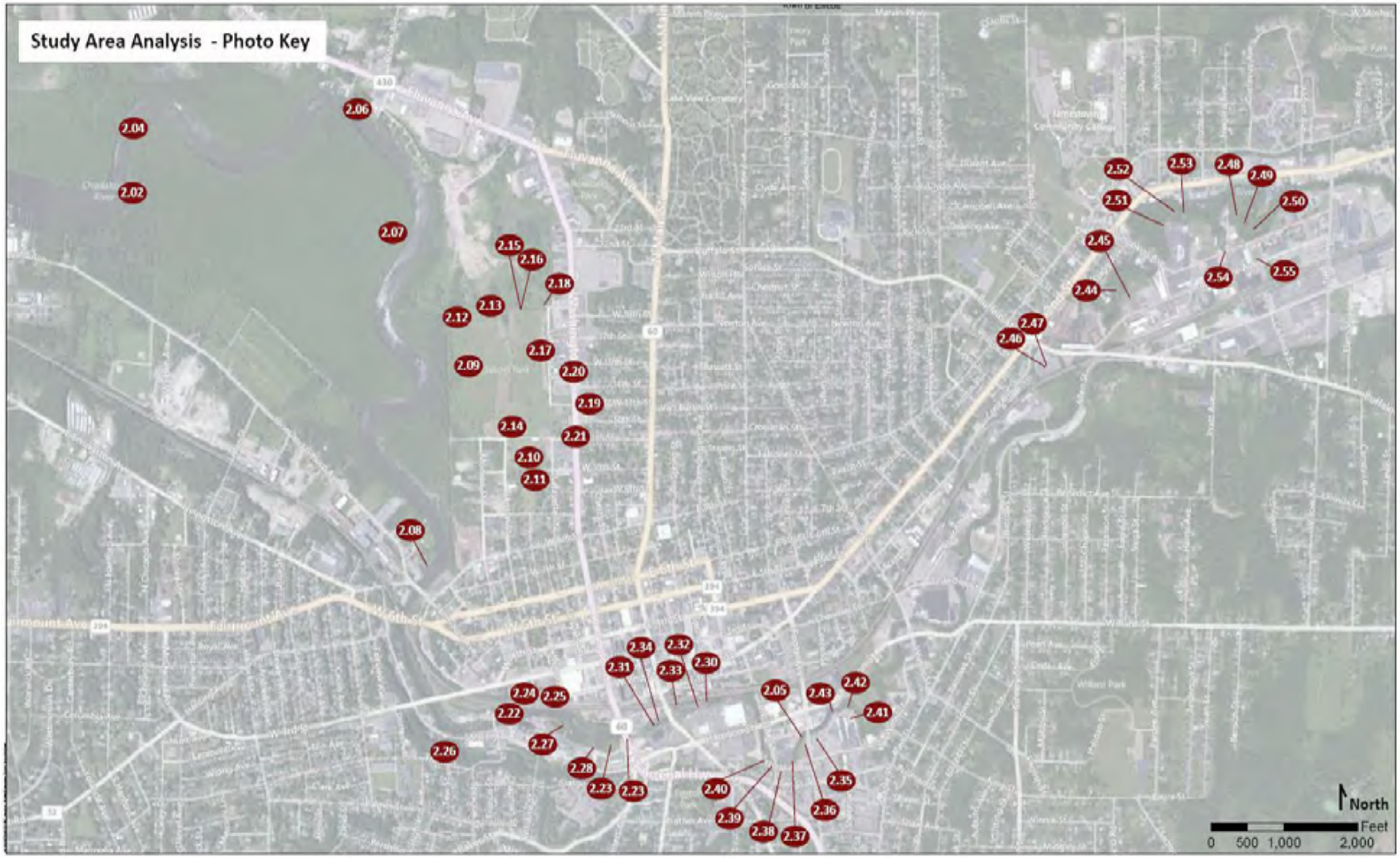


Figure 2.56. Study Area Analysis Photo Key (refer to Appendix D for higher resolution version)

2.4. Local Landscape Ecology

Jamestown was originally named "the Rapids" since the roaring Chadakoin River provided an important power supply for the early mill industry (saw mills, grist mills, and woolen mills) which helped to place the town on the map. Processed wood from these mills would be sent to towns as far away as the Ohio and Mississippi Rivers. Over time, the river became more and more polluted, and with only few exceptions attention turned away from the river as a natural resource as it became more of a dumping ground for various industries.

Despite this history there is hope for a thriving natural habitat community along the river, as well as the reintroduction of the river as a recreational and natural resource for the community. Several areas within the immediate vicinity of Jamestown provide valuable insight into the restoration and habitat potential along the Chadakoin (Figure 2.57). These sites include remnant wooded wetlands, marshes and older forest stands, as well as newer woodland in parks that host important tributary streams to the Chadakoin. Using the information below, along with the regional hydrology and landcover mapping, there are potential wildlife corridors and habitat patches, for moving to and from significant forest, forested wetland and meadow patches for forage, breeding, and other habitat needs. Each of the natural resource areas highlighted hosts impressive numbers of bird, amphibian and other wildlife species and provides habitat patches that may well be strengthened by the restoration and enhancement of the Chadakoin corridor. Because of their relative vicinity to the Chadakoin River and the broader Great Lakes/Niagara Escarpment Corridor, as well as their common landscape character traits, these local ecotypes provide indicators for the type of habitat that could be restored along the Chadakoin, providing expanded habitat corridors or ecological stepping stones. (http://www.rtpi.org/index.php?option=com_content&view=section&id=17&Itemid=166)

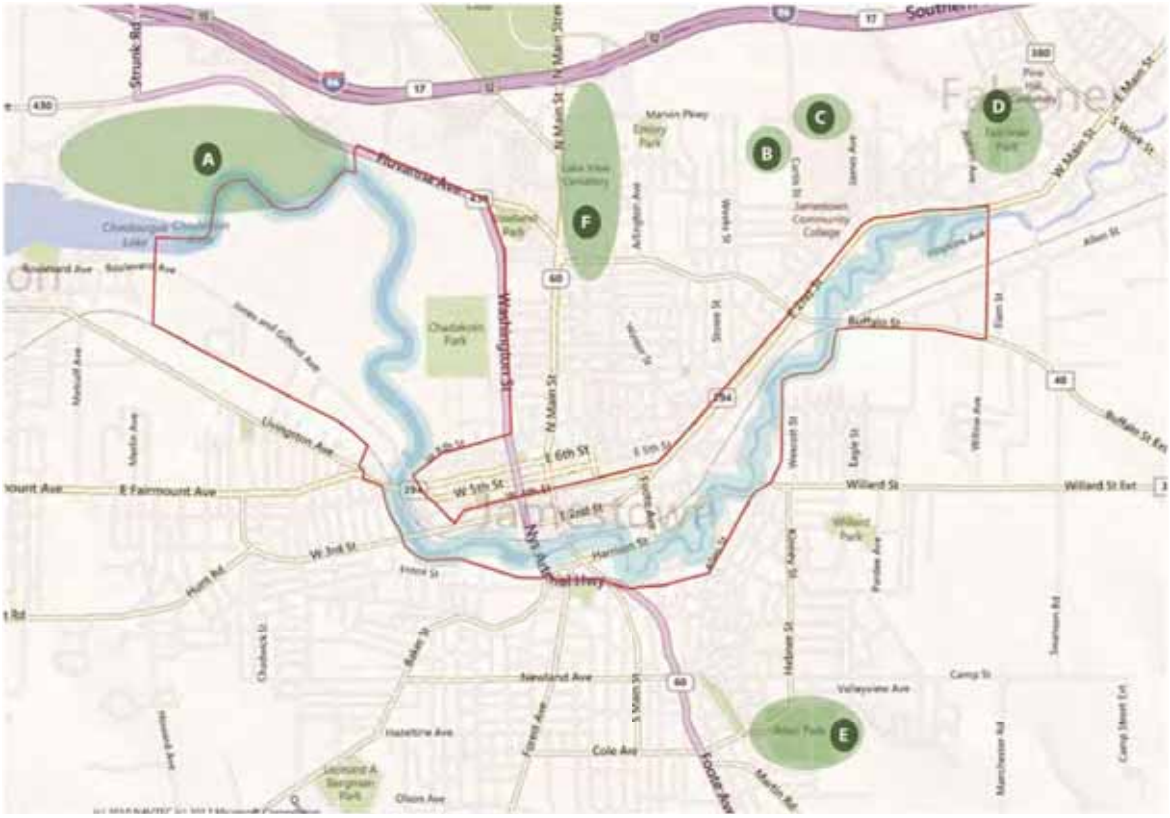


Figure 2.57. Local ecological reference sites (Map source: Bingmaps.com © 2010 NAVTEC © Microsoft Corporation)

The Chautauqua Watershed Conservancy's **Chautauqua Lake Outlet Wetland Greenway Preserve (A)**, encompasses 81 acres along the north shore of the outlet dominated by red maple and shrub swamp. A variety of ferns, as well as cardinal flower and buttonbush dominate in open areas. It provides important habitat for migratory birds and waterfowl at the southern end of Chautauqua Lake. Species that have been observed here include the pied-billed grebe, horned grebe, tundra swan, Canada goose, common merganser, hooded merganser, red-breasted merganser, common goldeneye, bufflehead, ospreys, bald eagles, great blue heron, green heron, black-crowned night heron and American bittern.

The Roger Tory Peterson Institute (B), dedicated to the legacy of ornithologist, educator, and naturalist Roger Tory Peterson (Figure 2.58). The 27-acre grounds include young stands of trees and a few large specimens of Eastern hemlock, American beech, and black cherry. Other native plants found on site include: American Hornbeam, red-osier dogwood, Northern arrowwood, serviceberry, witch Hazel, wintergreen and lowbush blueberry. The forest floor includes Christmas fern, hayscented fern, sensitive fern, cinnamon fern, and New York fern. Wildflowers in the meadow areas include blue flag, mayapple, Canada mayflower, star flower and spotted touch-me-not. Breeding snapping turtles are known to cross the site each spring. Other observed species include: smooth green snake, brown snake, common garter snake, and redbelly snake. Among the amphibians that may be found here are Northern leopard frog, bullfrog, wood frog, spring peeper, redback salamander, Eastern newt, and spotted salamander. Birds seen include: green heron, sandhill crane, great horned owl, broad-winged hawk, red-shouldered hawk, Cooper's hawk, sharpshinned hawk, American woodcock, wild turkey, ruffed grouse, Eastern phoebe, tree swallow, Eastern bluebird, pileated woodpecker, veery, wood thrush, tufted titmouse, common redpoll, purple finch, Eastern towhee, fox sparrow, brown thrasher, hooded warbler, prairie warbler, common yellowthroat, indigo bunting, and scarlettanager.

Figure 2.58. Landscape plantings and the surrounding woods at the Roger Tory Peterson Institute's visitor's center (Source: Biohabitats; June 12, 2012).

The Jamestown Community College Preserve (C), or "College Park" or the "100-acre lot," is a wooded preserve north of the main campus which provides a living learning/research lab for students as well as a recreational area for regional residents (Figure 2.59). The woodland, typified by eastern deciduous forest species – especially those in seasonally flooded and swampy areas, also hosts Moon River, a tributary to the Chadakoin River, which makes it a good reference for ecological function along wooded areas of the Chadakoin. Riffles along the creek host crayfish, mayflies, and caddisfly nymphs among

other aquatic species. Among the most prevalent species in the woodland are American beech, Black cherry, yellow birch, Eastern hemlock. Spring ephemeral herbaceous species include Spring beauty, red trillium, yellow trout lily, goldthread, Canada mayflower, and star flower. Amphibian species attracted to this habitat include: Spring peeper, wood frog, American toad, Northern leopard frog, bullfrog, spotted salamander, redback salamander, Northern two-lined salamander, and Northern Spring salamander. Other wildlife seen in the preserve include: wild turkey, spotted sandpiper, belted kingfisher, yellow warbler, common yellowthroat, mink, red fox, raccoon, muskrat, and deer.

Figure 2.59. College Park's woods and associated trails and facilities (Source: Biohabitats; June 12, 2012).

Falconer Millrace County Park (D), is a 7-acre preserve named for the old millrace located in the park, which dates back to the time when milled lumber was a major export from Jamestown to cities along the Allegheny, Ohio and Mississippi Rivers. While the prevalence of some invasive species (garlic mustard, poison ivy, and Japanese knotweed) has been noted as a problem in the wooded areas the park also features Northern Riverine Forest species including large silver maples and American sycamores. Other native species present include hickory, American basswood, box elder, slippery elm, and several large specimens of green ash and a large white oak. Large stands of native jewelweeds (spotted and pale) are also notable in this park. This park has river access and may provide further reference for trail connections along the Chadakoin River.

Allen Park (E), is considered a "small but scenic park" nestled into a mostly residential area in southern Jamestown. Minnow Creek is a prominent stream that runs along exposed shale walls in a ravine through the 35-acre park (Figure 2.60). There are a number of large Northern red oaks in the park, as well as wooded groves and shrub edges that provide important bird habitat for birds including black-capped chickadees and white-breasted nuthatches, migrating warblers and vireos, and summer breeding residents such as American robins and blue jays.

Figure 2.60. Minnow Creek runs through a wooded portion of Allen Park (Source: Biohabitats; June 12, 2012).

Lake View Cemetery (F), north of downtown Jamestown, is an 83-acre cemetery that boasts some of the oldest hardwood trees in the city. The cemetery location was chosen in 1858 for its well-drained soils. The glacially deposited sand and gravel arrived as meltwater, which flowed off a pausing or receding glacier approximately 15,000 years ago. The largest tree specimens include white oaks and red oaks. Other mature species include sugar maple, shagbark hickory, horse chestnut, Eastern hemlock, Eastern white pine, and red pine. Bird species seen in the cemetery include: American robin, blue jay, black-capped chickadee, Northern flicker, Eastern screech owl, and wood duck. A long list of sightings includes red-tailed hawk, Cooper's hawk, red-bellied woodpecker, yellow-bellied sapsucker, tree swallow, Eastern bluebird, Eastern kingbird, warbling vireo, Cape May warbler, ovenbird, bay-breasted warbler, Northern parula, Tennessee warbler, Northern mockingbird, and chipping sparrow. *(Reference: http://www.rtpi.org/index.php?option=com_content&view=section&id=17&Itemid=166)*

3. STUDY AREA POTENTIAL

3.1. A Living Infrastructure Approach

A living infrastructure approach integrates a site's rich ecological legacy with proposed redevelopment, creating a functional and sustainable landscape while cultivating thriving and complimentary human and natural resource communities.

For living infrastructure, the first step in understanding the site's potential for fostering ecological functionality is to examine the landscape's natural and hydrologic patterns (both current and historic) and the ecosystem services that could potentially be provided if the site was restored to its full ecological potential. Ecosystem services include food and raw material production, fresh water availability, treatment of stormwater runoff, air quality regulation, moderation of extreme weather events including flooding, pollination, erosion prevention and soil fertility, functional habitat, recreation space, tourism opportunity, aesthetics and a sense of place (The Economy of Ecosystems and Biodiversity, 2010).

Taking a living infrastructure approach provides a way to weave those ecosystem services into redevelopment by identifying the most important ecological nodes, restoration needs, and green corridors and connections as a framework that is responsive to ecological function and hydrologic management. Living infrastructure provides a palette of innovative practices which filter stormwater runoff, restore habitat, enhance local biodiversity, lower irrigation water demand, reduce fuel and maintenance costs, provide safer pedestrian and bicycle access routes and create new social and gathering spaces. This approach reinforces the connection between the urban fabric and the river, with a nod toward improving ecological function and water quality, and increasing green spaces, tree canopy, and productive landscapes within the river's most sensitive buffer zone on both banks.

Through this lens, Jamestown reconnects to the Chadakoin River corridor and neighboring natural areas, redefining its relationship with the resource that had once been its main economic driver, enhancing and restoring the river's ecological vitality while providing a renewed amenity for the community. Full restoration is not realistic, as the economic vitality of the city depends on mixed uses being integrated into the riparian fabric. However important ecosystem services within the living infrastructure framework provide for enhanced function and vitality of the river and its inhabitants.

3.2. Living Infrastructure Framework

A number of different opportunities for ecological restoration, urban ecological design in parks and natural spaces, and stormwater treatment begin to take shape along the Chadakoin River corridor, based on the field observations, as part of a living infrastructure framework for the BOA and LWRP study area.

Moving from west to east they vary from the natural and recreational opportunities in Chadakoin Park and the marsh/wetland complex along the western shore of the river to participatory landscapes in central city along the Riverwalk and extending to the Gateway Center. Moving further east many opportunities for restoring the river's floodplain functionality can be combined with new opportunities to invite residents along nature trails that highlight natural wooded shoreline habitat as the river regains its natural form. Table 3.1 below describes many of the practices that contributed to the overall living

infrastructure framework. Figure 3.1 shows the living infrastructure framework that can serve to inform design and redevelopment along the Chadakoin River.

Table 3.1. Living Infrastructure Practices

Practice	Description	Location
Vegetated stormwater treatment	Bioswale, bioretention, tree pits - Biofiltration uses a combination of plants and soil media in the removal of pollutants such as bacteria, nitrogen, phosphorus, heavy metals, oil and grease from stormwater runoff via adsorption, filtration, sedimentation, volatilization, ion exchange and biological decomposition. Swales can collect and convey surface stormwater runoff from streets, sidewalks and plazas. These practices are placed adjacent to impervious areas and should be designed to complement or enhance the existing landscape plantings.	Riparian buffer, streetscapes, site design
Green streets/ complete streets	Vegetated stormwater treatment integrated into streetscape improvements and design (green streets) that can be expanded to include safer pedestrian and bicycle access (complete streets). Practices may include stormwater tree pits, infiltration swales or curb bump-outs.	Perpendicular and parallel streets
Open space design & stormwater amenity	Larger-scale bioretention or wetlands can be artistically integrated into a site as naturalized water features, providing an aesthetic amenity as well as enhanced spaces for recreation and respite; planted with native vegetation that provide aesthetic accents, vibrant colors and texture, and spatial organization.	Site design
Productive landscapes	Especially in landscapes dominated by urban fill, conditioning the soil with a balance of nutrients, mycorrhizal fungi, compost, and other organic elements like biochar, promotes healthy soil function and processes. Urban agriculture can provide community space with productive lands for vegetables, fruit trees and other plants.	Site design, some areas of riparian buffer, where appropriate.
Novel aquatic habitat/ecosystem restoration practices & living shoreline restoration	Marsh/wetland plantings integrated into restored bulkheads, fish ladders, stream corridor restoration, etc.	Along the river's edge or in the river corridor
Green roofs	Lightweight vegetated roof system consisting of waterproofing material, growing medium, and specially selected plants	Roofs of new or restored buildings
Sedum rail plantings	Within rail lines, as green alternative to stone fill	Rails
Water harvesting	Harvested rainwater may be collected from most impervious areas such as rooftops or	Building Design

	plazas. Cisterns can be either above ground and integrated into the architecture of the building, or buried. Stormwater can be collected and reused for non-potable water uses within a building like flushing toilets, for landscape irrigation purposes, or for other uses like HVAC system make up water to support cooling systems.	
Wastewater treatment wetlands	Treatment of wastewater through vegetated wetland systems that are integrated into a site, as aesthetic amenity and treatment area	Site design

Figure 3.1. Living infrastructure framework for Jamestown (Source: Biohabitats, July 2012)

River Buffer Overlay Zone

As noted in Section 2, functioning riparian corridors are composed of a diverse array of native plants including trees, shrubs and grasses, which help reduce pollution that is entering waterways by slowing down and filtering runoff. They also provide important habitat and shelter for native aquatic and terrestrial wildlife. Their conservation and protection is critical to watershed health and management. The Chadakoin River's buffer width through the study area is variable in size and quality. It needs enhancement, in order to promote ecological function, water quality, and aesthetic appeal. The box below details the findings and provides context for the suggested enhancement potential described in this Section.

A riparian buffer is a permanent, naturally-vegetated area located adjacent to a stream, river, lake, pond or wetland. The wider the buffer, the more benefit it provides in terms of wildlife habitat, water temperature modulation, protection from nonpoint sources of pollution, flood mitigation, sediment removal, and bank stabilization. Ideally there would be no development within a functional riparian buffer, but along rivers like the Chadakoin where there already is a very large presence of development along the river it is suggested that the river corridor have a riparian buffer overlay zone, defining buffers along both banks of the river where living infrastructure design strategies help to improve habitat for turtles and other local wildlife, treat stormwater, increase tree canopy, and decrease paved surfaces (Figure 3.2).

The recommended buffers along the Chadakoin vary in width based on existing urban development characteristics and land use (Table 3.2). The east and west ends of the study area, Zones 1 and 4, have recommended buffer widths of 100 to 200 feet, while the central zones have recommended buffer areas of 50 to 100 feet minimum. Where possible, an enhanced wooded (vegetation only) buffer should be the preferred approach but where development is likely to occur, all new design should incorporate living infrastructure practices, as described in this section. Further detail can be provided on impacts and constraints, needs and opportunities, recommended native vegetation cover, buffer composition, and design and redevelopment techniques within the buffers.

Table 3.2. Buffer Characteristics

Zone	Location	Landcover	Character	Existing buffer widths	Proposed buffer widths for Buffer Overlay Zone
1	West End Natural Zone	wetland on both shores, more intact floodplain, some limited commercial/industrial	sloping , natural shoreline dominated by native vegetation with some limited areas of invasive species	Avg. 100' or more, limited areas of less 0- 25’	100-200'
2	McCrea Point to Warner Dam	commercial and industrial development, rail lines	steep, hardened in places; less floodplain, more areas of hardened shoreline, concrete or stone walls, gabion walls, prevalence of species associated with disturbed urban landscapes	0-50'	50-100'
3	Warner Dam to Gateway Center	downtown and commercial, limited industrial & residential	steep, hardened in places; less floodplain, more areas of hardened shoreline, concrete or stone walls,	0-50'	50-100'

			gabion walls, prevalence of species associated with disturbed urban landscapes		
4	Gateway Center to Tiffany Avenue	industrial, vacant and limited residential	naturalized shoreline, some areas hardened near old industrial sites, some areas of broad floodplain but some areas of steep slopes and with erosion	0-50'	100-200'

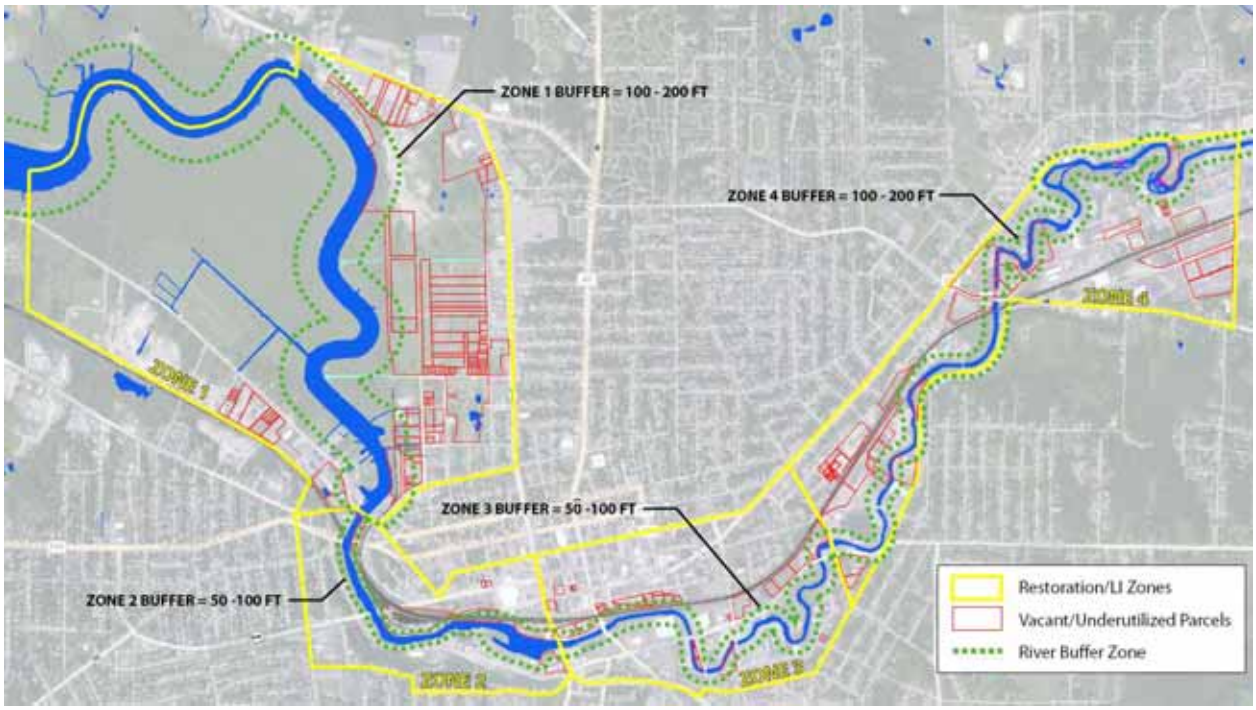


Figure 3.2. Buffer Overlay Zone Map (refer to Appendix E for a higher resolution version)

Ecological Priority Nodes Along the Chadakoin River

In order to help inform the overall regional planning efforts for the BOA and LWRP study area the following ecological priority nodes are identified as part of the suggested living infrastructure framework for Jamestown and the Chadakoin River (See Figure 3.1):

A. Chadakoin Park and Wetland/Marsh complex – combination of habitat enhancement, restoration, and active recreation with the potential inclusion of an environmental education center (partnership opportunity for Chautauqua Watershed Conservancy, Jamestown Audubon Society, and Roger Tory Peterson Institute)

B. McCrea Point – living shoreline restoration and stormwater management as needed

C. Panzarella Point and BPU site – shoreline restoration, stormwater management, native plant enhancement

D. Harrison Street to Foote Avenue permaculture/urban agriculture – productive and participatory landscapes that invite urban gardeners to help shape the landscape and enhance the riparian buffer with a series of gardens

E. Gateway Center habitat restoration and stewardship zone – shoreline restoration and impervious cover removal, potential for stewardship opportunities, productive landscapes partnered with food bank, green jobs training

F. Dahlstrom site river restoration node – restoration of riparian area floodplain and shoreline

G. Hope Windows to Bigelow Street to floodplain and upland park zone – management and enhancement of shoreline and floodplain, broadening connections of nature trail, creating new open space access areas and strengthening ecological character of river buffer, integrated stormwater management in parking lots with continued use

System Wide Recommendations

H. An expanded continuous trail system along the whole of the Chadakoin through Jamestown

I. Integrated living infrastructure practices required within the buffer zone on both banks of the river for any new development (see list of practices below)

J. Beyond the buffer, green extensions reach out from the river along major and secondary roads. These provide safe routes for pedestrians and bicyclists and create a more livable and functional urban environment with the integration of a suite of sustainable design practices. These extensions also provide a sense of entry along the river corridor as one arrives into Jamestown from the east and west.
   - Complete streets design on major roadways into and out of Jamestown including Washington Street, Main Street, 2nd Avenue, Harrison to Allen. (complete street = a street that incorporates pedestrians, bicyclists, drivers, and transit users in a safe manner, while incorporating stormwater management and native vegetation in street and curb design)
   - Green streets design along secondary streets from Chadakoin Park to the east into the neighborhoods, from the river to Allen Park, Falconer Park, and Jamestown Community College '100-Acre Lot' Woodland and the Roger Tory Peterson Institute. These sustainable streetscape designs promote ecological function along the street through integrated stormwater management and native vegetation, and improved access to green space.

Regional Implications

More broadly, a functional living infrastructure in Jamestown promotes ecological health in the region, providing improved habitat connections for migratory birds and other species that may be moving between various forest and wetland patches and along the river corridor. It also reduces the effects of urban heat island along the river providing for improved aquatic and terrestrial habitat and provides a

new recreational destination for visitors interested in ecotourism activities. Figure 3.3 shows the study area with green fingers that extend from the river corridor (along the suggested complete and green street corridors). Regional and local habitat areas that would be served include Chautauqua Lake (1), Hartson Swamp and Clay Pond Wildlife Management (2), Chautauqua Watershed Conservancy's Chautauqua Lake Outlet Wetland Greenway Preserve (3), The Roger Tory Peterson Institute (4), The Jamestown Community College Preserve (5), Falconer Millrace County Park (6), Allen Park (7), Lake View Cemetery (8), and Willard Park (9).

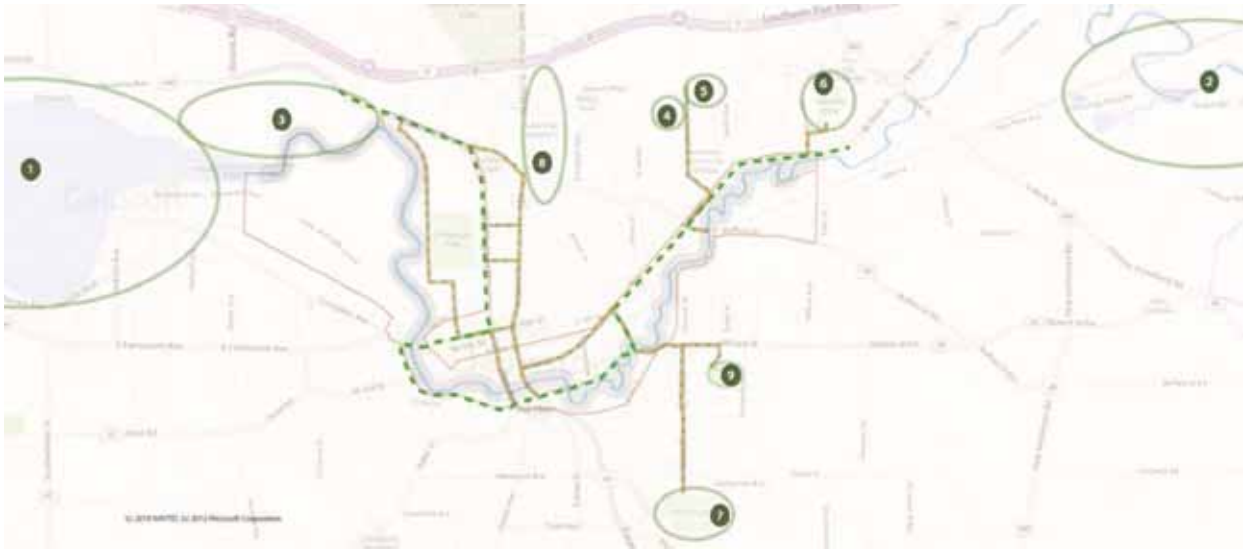


Figure 3.3. Living infrastructure promotes broad regional ecological connections (Biohabitats, July 2012)

3.3. Ecological Priorities in the Jamestown BOA and LWRP

Opportunities for ecological restoration and protection exist throughout the study area (Figure 3.4). Although the physical and land use characteristics of the zones differ greatly, the Chadakoin River is an element common to all zones, providing a basis for a holistic and comprehensive restoration strategy. The following sections provide specific priorities and recommendations regarding ecological restoration and protection within individual zones.

Figure 3.4. Jamestown ecological and living infrastructure opportunities (Source: Biohabitats July 2012)
(refer to Appendix F for a higher resolution version)

3.3.1. Zone 1: West End Natural Zone

Zone 1 is dominated by approximately 350 contiguous acres of Class I wetlands, making this the most significant ecological feature not only in Zone 1, but also within the entire study area. Combined with the adjacent expanse of additional Class 1 wetlands just outside the study area northwest of Zone 1, the wetland complex totals approximately 525 acres of palustrine forested wetland. The majority of this area is inaccessible due to dense vegetative cover and mucky soil, however the affects of humans are visible in a number of locations. In the northwest corner of wetland LW-10 there is evidence of past fill disturbances where Japanese knotweed has become established (Figure 3.5). The aggressive nature of this invasive plant with its rapid form of colonization through rhizome sections and new seedlings make this a formidable riparian invasive. At the present time the patch of knotweed is fairly small and manageable, and therefore should be addressed immediately before it spreads further downstream or to other parts of the wetland. If any significant forest openings were to occur in its vicinity it would likely become further established and could gain a significant foothold in the wetlands. Japanese knotweed was also observed on the edge of the municipal landfill where it meets the Chadakoin River. Clearing and disturbances have facilitated establishment at this location and should also be targeted for treatment before it becomes established in the river and greenway corridors. Additional invasive plant species observed in the wetlands however were limited to the river's edge on tussocks and stumps, so are less of a priority for short-term invasive species management.

Figure 3.5. Patch of Japanese knotweed found in wetland LW-10 (Source: Biohabitats, June 12, 2012)

Another key area within Zone 1 where invasive species management should be implemented is at Chadakoin Park. Most of the area west of the proposed greenway trail is classified as wetland, and judging by the existing hydrology, lands to the east were very likely wetlands prior to use of the area as a landfill and the subsequent creation of Chadakoin Park. There is some invasive cover, but not extensive. One species of note is common reed, which similar to knotweed once established, in that it can form extensive monoculture stands where eradication becomes extremely difficult. Common reed patches should be treated as soon as possible before they form extensive stands and spread into less disturbed wetland areas creating a more complicated management scenario. Per the request of the City, a separate invasive species memo was developed to address invasive species management in this Zone.

Due to its historic land use as part of the lake outlet wetland complex, coupled with the inability to support recreational activities on such saturated soils, the western portion of Chadakoin Park could be managed or restored to wetlands, fostering more passive ecologically focused forms of recreation. Perhaps the creation of a wetland boardwalk trail where park users can hike and observe wildlife could help create a new vision and purpose for the park. Other possibilities within the park include expanding the palustrine forested wetland on the western edge of the park, allowing wet areas in the south and east to naturally transition to wetland habitat, maintaining and expanding the mown trail in the northern portion of the park as a formal nature trail, and creating a nature/education center (Figure 3.6). Significant stormwater runoff from sites to the north and east of the park can be treated by retrofitting the existing ditches running parallel to said properties. Finally, the two canals connecting the park to the river can be modified to restore the local hydrology and to further enhance the wetland ecosystems. Evidence of turtle nesting habitat, fairly limited along the main stem of the Chadakoin once it passes McCrea Point, is also evident along these canals, providing an opportunity for enhanced habitat for some of the most impacted species in the region (see section 2.2.5 for more information on the Eastern spiny softshell turtle's habitat needs).

Figure 3.6. A mown trail in Chadakoin Park to be expanded, as part of recommended enhancements at the park that support ecological restoration and public access for education and passive recreation (Source: Biohabitats, June 12, 2012)

Washington Street along Chadakoin Park provides an important gateway opportunity for Jamestown. Redesign of this street as a complete street, (with narrower driving lanes, separate pedestrian and bike lanes, integrated stormwater management in tree pits, curb extensions, swales, and increased tree canopy) will improve the environmental quality and human experience of this corridor. Redesigning Washington Avenue will breathe new life into the adjacent spaces, as well as improve ecological and visual connection to the park. Additional green streets treatment (integrated stormwater management and enhanced tree canopy) along a few of the neighborhood streets that lead to the park will create further connections between residents and their valuable public spaces. (See Table 3.1 for further description of practices.)

Further downstream from Chadakoin Park there is evidence of dumping along Monroe Street, an active auto repair shop and scrap recycling facility (Figure 3.7). All of these activities are located upslope of the Chadakoin River as Monroe Street is only 475 feet from the river at its most narrow point. These facilities most likely contribute polluted stormwater runoff to the river and riparian corridor. This corridor between Monroe Street and the greenway trail falls within the 100-foot wetland adjacent area buffer as shown on the New York State Environmental Resource Mapper, thus under the Freshwater Wetlands Act is subject to NYSDEC regulations (Figure 3.8). (*Reference: http://www.dec.ny.gov/lands/4937.html*)

Figure 3.7. Dumping along the western side of Monroe Street (Source: Biohabitats, April 25, 2012)

Figure 3.8. NYSDEC Environmental Resource Mapper (screen capture) showing hatched 100-foot adjacent wetland area near McCrea Point.

Scrap recycling facilities face a multitude of pollution prevention issues including soil, groundwater, atmospheric and surface water contamination from the release of hazardous material during the salvage and recycling process. On-site contamination often occurs during vehicle disassembly and fluid drainage operations, which can quickly lead to off-site contamination. Based on its close proximity and uphill

location to the Chadakoin and a Class I wetland , it can be postulated that the facility has contributed pollutants to the watershed in the past and may be doing so today (Figure 3.9). Active scrap recycling facilities can be considered a non-compatible use within a 100-foot adjacent wetland area. Ideally the facility would be relocated elsewhere where appropriate best management practices could be installed and its negative impacts to the watershed better managed. However, relocation in most circumstances is not an option, thus stormwater best management practices (BMPs) should be implemented at the current location as it appears there are no existing stormwater management measures currently on-site and stormwater is free to move to adjacent streets and properties and eventually the Chadakoin River. Stormwater BMPs have been developed specifically for scrap recycling facilities and could be employed on-site and/or in between the facility and the Chadakoin.

Figure 3.9. Scrap recycling facility entrance (Source: Biohabitats, April 25, 2012)

Furthering the notion of the regulated 100-foot "adjacent area" wetland buffer, the Chadakoin River itself is not protected by any state or local riparian buffer ordinance. Because of the unique wetland habitat in Zone 1 and the ecosystem services provided by the wetlands and the river, a minimum 100-foot buffer, with a preferred width of 300 feet, should be established. This buffer will provide additional and complimentary nesting and forage habitat for birds and wildlife, provide travel corridors for migration and dispersal for birds and other wildlife, increase local genetic and habitat diversity, and help regulate microclimate. Although the majority of the buffer in this Zone is robust, once the Chadakoin passes south of Isabella Avenue the riparian buffer on both sides of the river shrinks drastically, averaging only 0-75 feet in width. Besides the scrap recycling facility, the most critical area in regards to buffering is the municipal yard north of Chadakoin Park, both of which lie within the 100-foot "adjacent area" wetland buffer. Japanese knotweed has also become established and activities on the property are visible from the Chadakoin River (Figure 3.10). If riparian buffer restoration efforts are initiated within this zone, Table 3.3 provides a suggested plant palette, specifically tailored to this zone and riparian conditions.

Figure 3.10. Piles of rubble at the municipal yard visible from the Chadakoin River (Source: Biohabitats, June 13, 2012)

Zone 1 Riparian Buffer Restoration Suggested Plant Palette	
Canopy	
Characteristic Species	
**Acer saccharinum*	silver maple
Platanus occidentalis	American sycamore
**Salix nigra*	black willow
**Ulmus americana*	American elm
Associates	
Acer negundo	box elder
Juglans nigra	black walnut
Larix laricina	tamarack
Populus deltoides	eastern cottonwood
Quercus bicolor	swamp white oak
Woody Understory	
Characteristic Species	
Cornus amomum	silky dogwood
Cornus sericea	red-osier dogwood
**Ilex verticillata*	winterberry
**Vaccinium corymbosum*	highbush blueberry
Associates	
Alnus serrulata	hazel alder
Alnus rugosa	speckled alder
Aronia melanocarpa	black chokeberry
Cephalanthus occidentalis	buttonbush
Clematis virginiana	Virgin's bower
Parthenocissus quinquefolia	Virginia creeper
Rosa palustris	swamp rose
Salix bebbiana	Bebb's willow
Salix discolor	pussy willow

Zone 1 Riparian Buffer Restoration Suggested Plant Palette	
Salix eriocephala	heart-leaf willow
Salix interior	sandbar willow
Salix lucida	shining willow
Salix petiolaris	meadow willow
Salix sericea	silky willow
Salix serissima	Autumn willow
Vitis riparia	riverbank grape
Herbaceous Understory	
Characteristic Species	
Buphthalmum salicifolium	ox-eye
Carex emoryi	Emory's sedge
Eupatorium purpureum	joe-pye weed
**Onoclea sensibilis*	sensitive fern
**Osmunda regalis*	royal fern
Solidago gigantea	smooth goldenrod
Symphyotrichum lanceolatum	white panicled aster
**Symplocarpus foetidus*	skunk cabbage
Verbesina alternifolia	wingstem
Associates	
Cinna arundinacea	sweet woodreed
Elymus virginicus	Virginia wildrye
Impatiens capensis	jewelweed
Laportea Canadensis	Canadian woodnettle
Leersia virginica	whitegrass
Muhlenbergia frondosa	wirestem muhly
Pilea pumila	Canadian clearweed
Teurium canadense	Canada germander
*species dominating existing wetlands	

Table 3.3. Suggested riparian buffer restoration plant palette for Zone 1.

In addition to providing and protecting habitat for birds and wildlife, McCrea Point offers an excellent opportunity to increase aquatic habit through the creation of living shorelines and incorporating fishing friendly structures to existing bulkheads. Riprapped, bulkheaded, mown, and eroding streambanks can be replaced with living shorelines, which use native plants, including grasses, trees and shrubs to provide stabilization while also adding beauty and habitat (Figure 3.11). Rather than weaken over time, these ecosystems get stronger, offering ongoing protection as well as habitat, water quality improvement and beauty. Fishing access areas could also be incorporated into the living shorelines, as McCrea Point appears to be the most popular fishing area in Jamestown. Where bulkheads are to remain, living seawall habitats techniques, such as steel/mesh baskets, can be anchored to the structure and planted with submerged or emergent vegetation to provide cover and support an invertebrate food base for fish.

Figure 3.11. Eroding mown banks at McCrea Point where living shorelines could be utilized (Source: Biohabitats, April 25, 2012)

3.3.2. Zone 2: McCrea Point to Warner Dam

As the Chadakoin River passes McCrea Point and enters Zone 2, not only does the river itself narrow considerably, but also so does its riparian vegetated buffer. The river is crossed by multiple bridges with Steele Street encroaching and paralleling the right bank while the Western NY and PA rail line parallels the left bank. Where present, the existing riparian buffer constitutes only a one to two tree width canopy or approximately 50 feet due to the close proximity of structures and infrastructure to the river. Although a 100-foot riparian buffer would be preferred, given the existing urban conditions establishing a 50-foot buffer is more realistic and feasible as a minimum width. Although this size buffer will not provide ideal wildlife habitat, it will provide some bank stabilization, aquatic habitat, water temperature modification, as well as, reductions in sediment loading. Although structures currently exist within the 50-foot buffer, the establishment of a regulated city buffer ordinance could limit future encroachment and provide requirements for a native vegetation zone, shoreline treatments, approved native plant species, and turtle nesting habitat. Table 3.4 provides a suggested list of appropriate plant species for the more urban riparian conditions and steep banks of Zones 2 and 3.

Zones 2 and 3Riparian Buffer Suggested Plant Palette	
Canopy	
Characteristic Species	
Acer rubrum	red maple
Acer saccharinum	silver maple
Carya ovata	shagbark hickory
Liriodendron tulipifera	tulip tree
Platanus occidentalis	American sycamore
Pinus strobes	white pine
Populus deltoides	eastern cottonwood
Quercus bicolor	swamp white oak
Tilia americana	American basswood
Associates	

Zones 2 and 3Riparian Buffer Suggested Plant Palette	
Betula populifolia	grey birch
Carya cordiformis	bitternut hickory
Juglans cinerea	butternut
Juglans nigra	black walnut
Larix laricina	tamarack
Nyssa sylvatica	black gum
Quercus macrocarpa	burr oak
Quercus palustris	pin oak
Ulmus americana	American elm
Woody Understory	
Alnus serrulata	hazel alder
Alnus rugosa	speckled alder
Amelanchier canadensis	Allegheny serviceberry
Carpinus caroliniana	ironwood
Cercis Canadensis	Eastern redbud
Clematis virginiana	Virgin's bower
Cornus amomum	silky dogwood
Cornus florida	flowering dogwood
Cornus sericea	red-osier dogwood
Hamamelis virginiana	witchhazel
Ilex verticillata	winterberry
Lindera benzoin	spicebush
Myrica pensylvanica	Northern bayberry
Parthenocissus quinquefolia	Virginia creeper
Physocarpus opulifolius	ninebark
Salix bebbiana	Bebb's willow
Salix discolor	pussy willow
Sambucus canadensis	American elderberry
Sassafras albidum	sassafras
Herbaceous Understory	
Ageratina altissima	white snakeroot
Arisaema dracontium	greendragon
Boehmeria cylindrica	false nettle
Impatiens capensis	spotted jewelweed
Impatiens pallida	pale touch-me-not
Laportea canadensis	Canadian wood nettle
Lobelia cardinalis	cardinal flower
Lobelia siphilitica	great blue lobelia
Onoclea sensibilis	sensitive fern
Peltandra virginica	green arrow arum
Polygonum virginianum	Virginia knotweed
Saururus cernuus	lizard's tail
Symphyotrichum puniceus	purple stem aster

Table 3.4. Suggested riparian buffer restoration plant palette for Zones 2 and 3.

The rails are a prominent part of the northern shore through this zone and therefore access and ecological restoration potential is limited. However, by working with the rail users and owners there may be ways to retrofit the rails including low plantings (e.g., sedum) between the rails. If there are portions of the rails or associated rail yards that are no longer in use there may be a way to plant them for pollinator habitat (Figure 3.12).

Figure 3.12. Overgrown area along the rail line on the north shore of the Chadakoin near the BPU plant (Source: Biohabitats, June 12, 2012)

In conjunction with riparian buffer protection, Zone 2 offers a number of opportunities for buffer restoration, specifically downstream of the BPU facility. Panzarella Park and the Riverwalk present opportunities for living shorelines. The shoreline between the Riverwalk and the Chadakoin River, just downstream of Panzarella Park, is very narrow, mown, and shows signs of erosion (Figure 3.13). These areas not only provide excellent opportunities for restoration, but for environmental education as well. Interpretive signage, informational kiosks or maps could provide insight into the history of the Chadakoin, the importance of watershed protection, and the resident Eastern spiny softshell turtles that inhabit the area.

Figure 3.13. Opportunities for living shoreline restoration along the Riverwalk (Source: Biohabitats, June 12. 2012)

Pockets for fishing and kayak/canoe access could be incorporated into the native plantings and additional plantings could be used to screen adjacent industrial and business activities from the Riverwalk (Figure 3.14). Stormwater management could also be incorporated to capture runoff from the neighboring BPU parking and storage lots.

Figure 3.14. Area along the Riverwalk where increased native vegetation could be added to provide amenity, riparian habitat and some screening (Source: Biohabitats, June 12, 2012)

Similar to McCrea Point, the bulkhead at Panzarella Park provides an excellent opportunity to hang or anchor additional baskets that can be planted with submerged or emergent vegetation to provide cover and foraging opportunities.

3.3.3. Zone 3: Warner Dam to Gateway Center

The narrow, confined riparian buffers in Zone 2 continue throughout the majority of Zone 3. Like Zone 2, a 100-foot riparian buffer would be preferred. Given the existing urban conditions establishing a 50-foot buffer is more realistic and feasible as a minimum width, see Table 3.4 for suggest plant species. Establishing a buffer will not only improve water quality, but also provide wildlife habitat critical to the breeding and survival of the Eastern spiny softshell turtle, a species of special concern in New York. During fieldwork a spiny softshell was observed laying eggs just off the Riverwalk near Gateway Center in a mulch bed, and many other anecdotal nesting attempts were reported by others.

Natural shoreline and buffer access throughout this reach is fairly limited, thus turtles are forced to nest in less than ideal locations or congregate in areas with easier floodplain access although nesting substrate may not be ideal (Figure 3.15). Active turtle breeding areas should be identified and buffers should be expanded in these areas if needed.

Figure 3.15. Typical high riverwalls preventing turtle access to floodplain (Source: Biohabitats, June 12, 2012)

The area directly behind the Gateway Center, along the river, may be an ideal location to work with the landowner to restore the shoreline, create more turtle habitat and increase green space through integrated stormwater management (Figures 3.16 and 3.17). This location is ideal for green jobs training associated with shoreline and habitat restoration, as well as ample opportunity for stewardship, and education associated with turtle and other important riverine habitat.

Figure 3.16. Narrow vegetated shoreline edge along the Chadakoin behind the Gateway Center (Source: Biohabitats, June 12, 2012)

Figure 3.17. The riparian shoreline behind the Gateway Center, where according to local residents a few dozen soft shell turtles tried to lay eggs unsuccessfully in the asphalt (Source: Biohabitats, June 12, 2012)

Just to the west of Foote Avenue there is ample opportunity on vacant/underutilized land to create an expanded urban agriculture/permaculture/productive garden space that ties into an extension of the Riverwalk from its current end point at Harrison Avenue, mainly on the south shore of the river (Figure 3.18). A portion of the river this corridor along Victoria Avenue is channelized and lacks a vegetated buffer. An extension of the Riverwalk could bring native vegetation along a new trail, expanded pedestrian access, and better connections to the river from the neighborhood to the South. The existing expanse of green space invites an expansion of the "Free Garden" concept started by St. James Church at the corner of Victoria Avenue. This space, along the space on Foote Avenue, across from the Cancer Care Center of Western New York could provide ample space for raised bed gardening, meditative gardens, even an orchard if the soils are suitable. Stormwater management could be integrated and an

increased tree cover along Foote could provide further benefit for the river's health and function, as well as the surrounding neighborhood. This expanded urban agriculture and participatory landscape node will be an important habitat location for pollinators (e.g., butterflies and bees) and birds as well.

Figure 3.18. Open space where gardens and enhanced shoreline tree plantings could be integrated (Source: Biohabitats, June 12, 2012)

The existing vacant/underutilized lots along Harrison to the east of Foote are a combination of scrub shrub, meadow and riparian woodland remnants (northern shore of the river). These lots should be preserved and managed as habitat nodes with some limited picnicking or viewpoint access areas for passing cyclists along Harrison. Shoreline and floodplain conditions along this portion of the river should be enhanced, with a combination of invasive species management, shoreline stabilization and native vegetative plantings as needed. Overall access is limited to the river, but one or two access points could be identified as overlooks and wildlife viewing areas. The meadow here will be important as pollinator habitat (Figure 3.19).

Figure 3.19. The meadow in an underutilized lot along Harrison (Source: Biohabitats, June 12, 2012)

3.3.4. Zone 4: Gateway Center to Tiffany Avenue (East of Winsor Street)

Within Zone 4 river access is limited because of active use on both north and south shores. Where access is available or where there is evidence of steep slopes along portions of southern shore, stabilization is recommended (Figure 3.20). There is a parcel identified as vacant/underutilized south of Benedict Avenue that should be conserved as an ecological node and restored as wooded riparian habitat.

Figure 3.20. Shoreline requires restoration and stabilization at this sensitive point south of River Street (Source: Biohabitats, June 12, 2012)

The Zone 4 riparian buffer should be a minimum of 100 feet, with a preferred width of 200 feet. Within this buffer riparian woodland plantings and other native vegetative plantings are recommended for stabilization and structure as well as habitat. Where redevelopment is planned or where existing development is slated to remain, living infrastructure practices should be incorporated, to enhance and increase tree and vegetative cover and promote water quality treatment. Although Zone 4 includes similar urban buffer conditions as Zones 2 and 3, it does include a number of broad floodplain features more representative of Zone 1, thus the suggested plant palette includes a number of species from both palettes (Table 3.5).

Zone4 Riparian Buffer Suggested Plant Palette	
Canopy	
Characteristic Species	
Acer rubrum	red maple
Acer saccharinum	silver maple
Carya ovata	shagbark hickory
Liriodendron tulipifera	tulip tree
Platanus occidentalis	American sycamore
Pinus strobes	white pine
Populus deltoides	eastern cottonwood
Quercus bicolor	swamp white oak
Tilia americana	American basswood

Zone4 Riparian Buffer Suggested Plant Palette	
Associates	
Acer negundo	box elder
Betula populifolia	grey birch
Carya cordiformis	bitternut hickory
Juglans cinerea	butternut
Juglans nigra	black walnut
Larix laricina	tamarack
Nyssa sylvatica	black gum
Quercus macrocarpa	burr oak
Quercus palustris	pin oak
Salix nigra	black willow
Ulmus americana	American elm
Woody Understory	
Alnus serrulata	hazel alder
Alnus rugosa	speckled alder
Amelanchier canadensis	Allegheny serviceberry
Aronia melanocarpa	black chokeberry
Carpinus caroliniana	ironwood
Cephalanthus occidentalis	buttonbush
Cercis Canadensis	Eastern redbud
Clematis virginiana	Virgin's bower
Cornus amomum	silky dogwood
Cornus florida	flowering dogwood
Cornus sericea	red-osier dogwood
Hamamelis virginiana	witchhazel
Ilex verticillata	winterberry
Lindera benzoin	spicebush
Myrica pensylvanica	Northern bayberry
Parthenocissus quinquefolia	Virginia creeper
Physocarpus opulifolius	ninebark
Rosa palustris	swamp rose
Salix bebbiana	Bebb's willow
Salix discolor	pussy willow
Salix sericea	silky willow
Sambucus canadensis	American elderberry
Sassafras albidum	sassafras
Vaccinium corymbosum	highbush blueberry
Vitis riparia	riverbank grape
Herbaceous Understory	
Ageratina altissima	white snakeroot
Arisaema dracontium	greendragon
Boehmeria cylindrica	false nettle
Buphthalmum salicifolium	ox-eye
Carex emoryi	Emory's sedge
Eupatorium purpureum	joe-pye weed

Zone4 Riparian Buffer Suggested Plant Palette	
Impatiens capensis	spotted jewelweed
Impatiens pallida	pale touch-me-not
Laportea canadensis	Canadian wood nettle
Lobelia cardinalis	cardinal flower
Lobelia siphilitica	great blue lobelia
Onoclea sensibilis	sensitive fern
Osmunda regalis	royal fern
Peltandra virginica	green arrow arum
Polygonum virginianum	Virginia knotweed
Saururus cernuus	lizard's tail
Solidago gigantea	smooth goldenrod
Symphyotrichum lanceolatum	white panicled aster
Symphyotrichum puniceus	purple stem aster
Symplocarpus foetidus	skunk cabbage
Verbesina alternifolia	wingstem
Associates	
Arisaema triphyllum	jack in the pulpit
Asarum canadense	wild ginger
Cinna arundinacea	sweet woodreed
Elymus virginicus	Virginia wildrye
Impatiens capensis	jewelweed
Laportea Canadensis	Canadian woodnettle
Leersia virginica	whitegrass
Muhlenbergia frondosa	wirestem muhly
Phodophyllum peltatum	mayapple
Pilea pumila	Canadian clearweed
Teurium canadense	Canada germander

Table 3.5. Suggest riparian buffer restoration plant palette for Zone 4.

One stretch in particular of the Chadakoin presents a prime opportunity to improve stream channel morphology and restore riparian habitat, from immediately downstream of the Dahlstrom Dam to the downstream end of the vacant Dahlstrom Factory Complex, which currently function as a barrier and a bottleneck, impairing the river's health.

Along this reach, the river is channelized and runs approximately 850 feet straight through a remnant raceway. At the end of the raceway, the flow reconnects to the downstream reaches of the Chadakoin, characterized by a more natural meandering flowpath with gently sloping banks and vegetated floodplain. Conversely, immediately upstream of the dam, the river is constricted by steeper banks with roads and development very close to the top of bank. In addition, the dam's approximate 6-foot height makes it a barrier to fish passage. The modifications to the river, which served to drive the industrial activities at the Dahlstrom complex, now serve as impairments to the Chadakoin.

At the time of this report, the Dahlstrom building was under demolition. Collapsing portions of the structure over and immediately flanking the river have been or are to be removed. In addition to removing the building, it would benefit the river to also remove the channel walls, grade the banks back at a minimum 3:1 slope and revegetate to a minimum of 100 feet from the river's edge. In addition, fish

passage could be attained at the dam (Figure 3.21)by gradually raising the channel invert immediately downstream of the dam via a fish ladder, rock ramp, or step pool structure. The dam could also be removed partially or entirely, potentially opening this section of river to passage by personal watercraft. This could have the dual impact of mitigating stream impairments to the quality habitat immediately downstream in Zone 4 by slowing and extending the flow, while also allowing aquatic life to migrate beyond this barrier.

Figure 3.21. The Dahlstrom Dam, located just upstream of the Dahlstrom facilities. (Source: Steve Centi, April 22, 2012)

In addition to channel restoration near the former Dahlstrom location, there is potential for a shoreline and floodplain restoration along the Chadakoin that could also incorporate mixed used development. Existing woodland along the river corridor should remain with some invasive species management recommended. A new nature trail through the property that connects to the bikeway along East Second Street/ Route 394 (New York State Bicycle Route 17) will help extend access to the river and the new continuous Jamestown Chadakoin River Trail. The open parking lot that has begun to revert to natural vegetation could become a public open space that incorporates the natural breakdown of the pavement as a design feature that explores the interface between historic development footprint the re-emerging ecology (Figures 3.22, 3.23 and 3.24).

Figure 3.22. The existing conditions at the Dahlstrom parking lot (Source: Biohabitats, June 12, 2012)

Figure 3.23. Rubble meadow at Washington Avenue Green, along the Delaware River in Philadelphia, PA (Source: Biohabitats, 2012)

Figure 3.24. Dendritic decay garden at Washington Avenue Green, Philadelphia, PA (Source: Biohabitats, 2012)

East of the Dahlstrom property the shoreline needs stabilization and restoration, as it rounds the bend, where there is a large outfall from the south. The shoreline requires stabilization and restoration and there is trash collecting at this bend in the river that needs to be removed (Figure 3.25). The existing upland open space (meadow) and parking properties near the Blackstone property should be maintained and restored as a combination of upland meadow and riparian woods (Figure 3.26). A new nature trail through this would help connect and expand on the existing Hope Window's Chadakoin trail just to the east.

Figure 3.25. Trash and debris along the Chadakoin east of the Dahlstrom property (Source: Biohabitats, June 12, 2012)

Figure 3.26. Parking and open space to the west of the Blackstone property along the river corridor (Source: Biohabitats, June 12, 2012)

The Hope shoreline property and nature trail would continue to be maintained as a functioning riverine corridor with integrated nature trail and access could be afforded to users from the community (Figure 3.27).

Figure 3.27. Hope Chadakoin Trail (Source: Biohabitats, June 12, 2012)

East of the Hope property the trail would continue along the riparian woodland behind the VFW to Bigelow Street, where a new park would serve as an end node of the expanded Jamestown Chadakoin River Trail system (Figure 3.28). This ecological pocket park would be maintained as woodland and floodplain with limited access to the river at this sensitive location. The riverbend to the east of Bigelow should remain floodplain with further management of invasive species and collection of trash (Figure 3.29).

Figure 3.28. Wooded open space at Bigelow across from the VFW (Source: Biohabitats, June 12, 2012)

Figure 3.29. Riverbend floodplain (Source: Biohabitats, June 12, 2012)

Upland of the riverbend floodplain there are two vacant lots that should be included as expanded buffer space, planted in riparian vegetation and maintained as park space (Figure 3.30). There is a grove of aspens on one of the lots that could use management and enhancement.

Figure 3.30. Underutilized lot south of Bigelow, which could incorporate new park. Source: Biohabitats; June 12, 2012

DOCUMENT 8:
ECOLOGICAL CONDITIONS AND LIVING INFRASTRUCTURE FRAMEWORK

MARCH 2013 FINAL REPORT

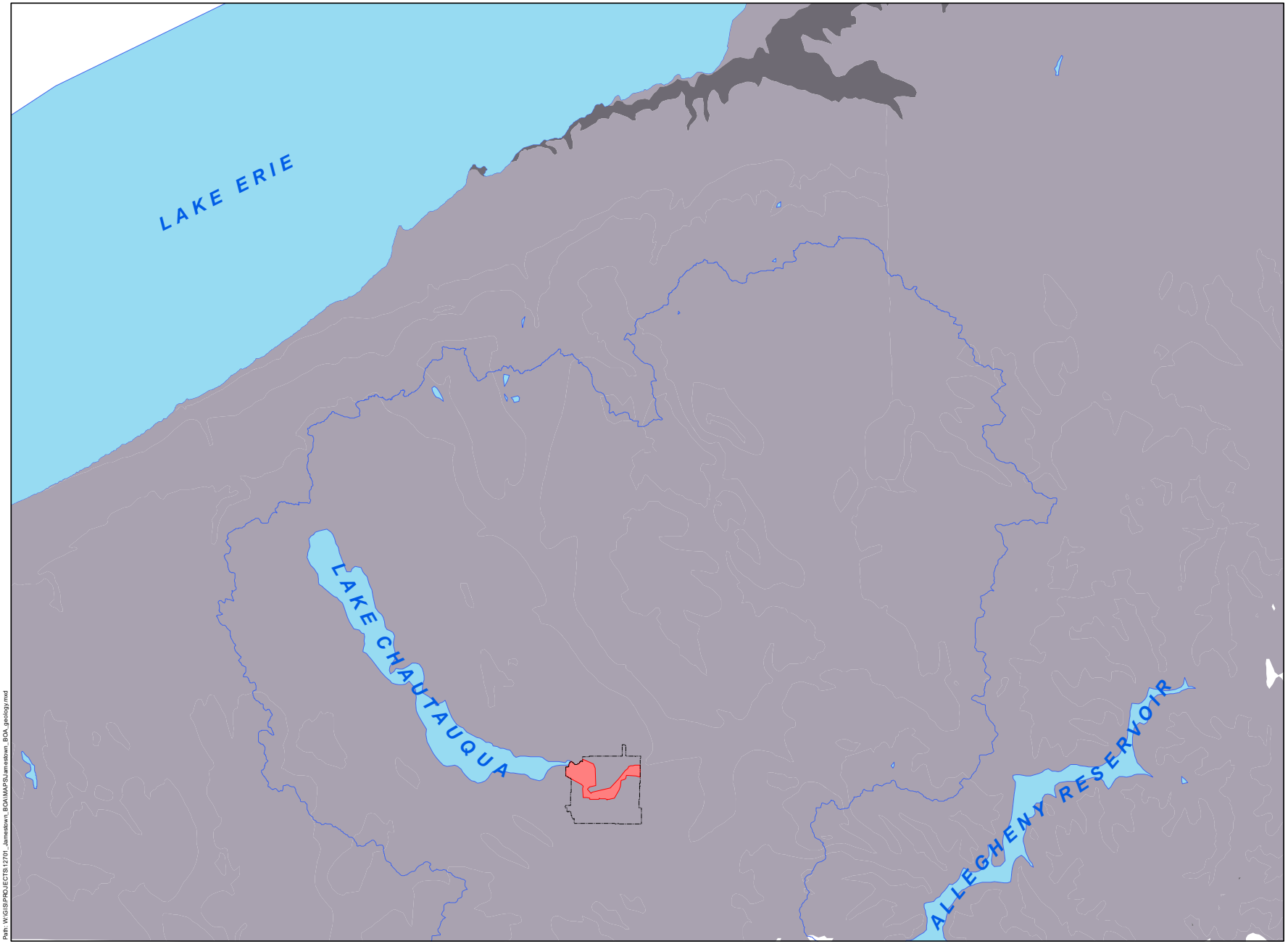
JAMESTOWN BOA AND LWRP
ECOLOGICAL CONDITIONS AND LIVING INFRASTRUCTURE FRAMEWORK

Prepared by:

Biohabitats
Incorporated

2081 Clipper Park Road
Baltimore, MD 21211

Appendix A:
Regional Geology



Biohabitats

CITY OF JAMESTOWN

CHADAKOIN RIVER REVITALIZATION STUDY

Regional Geology

Legend

- Conewango Watershed
- Project Area
- Jamestown City Limits

Geology

- Water
- Sandstone
- Shale

N

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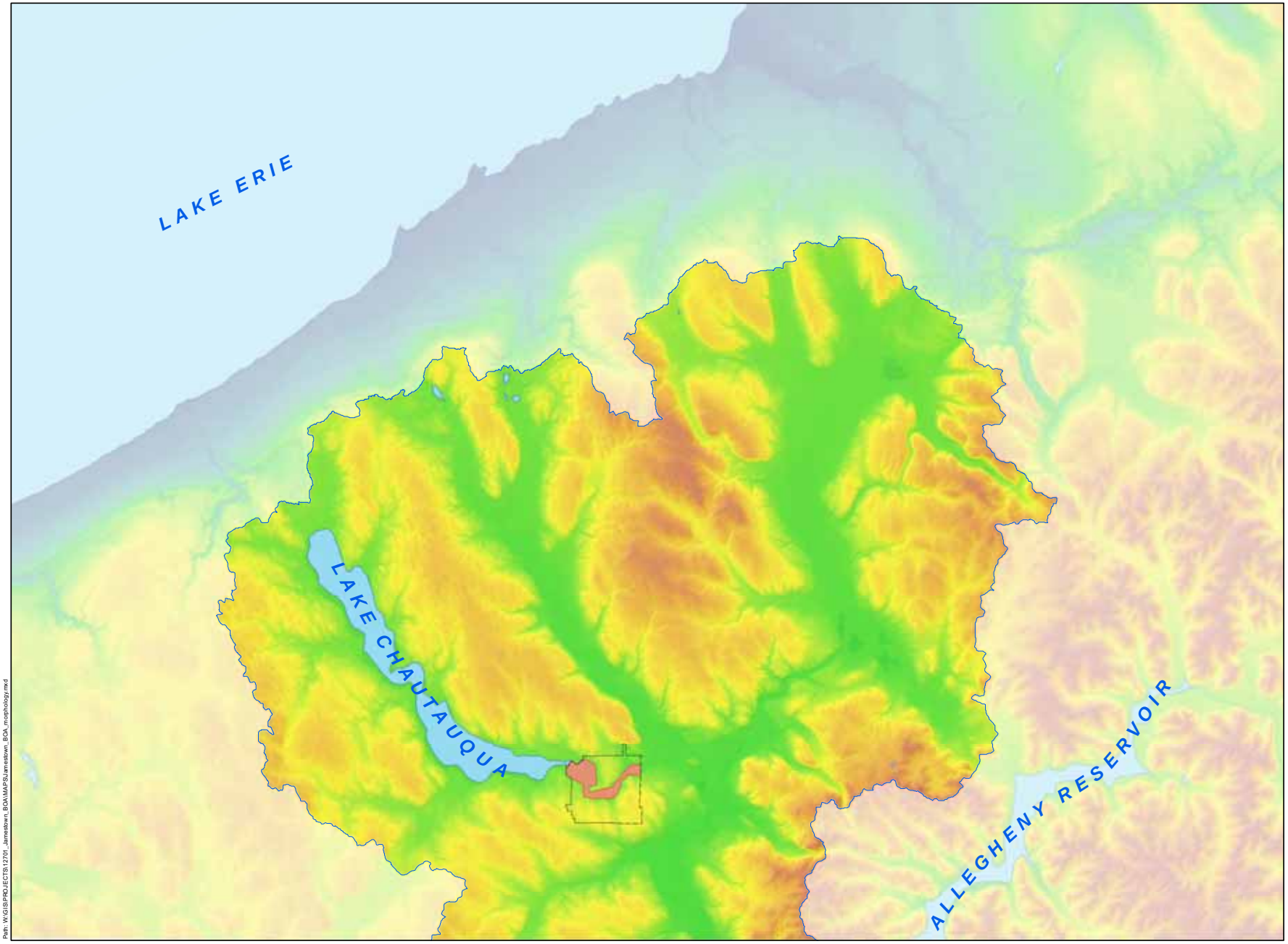
Labella Project No: 212251

Path: W:\GIS\PROJECTS\1270_Jamestown_BOA\MAPS\Jamestown_BOA_geology.mxd

Appendix B:
Regional Morphology



Biohabitats

CITY OF JAMESTOWN

CHADAKOIN RIVER
REVITALIZATION STUDY

Regional
Morphology

Legend

- Conewango Watershed
- Project Area
- Jamestown City Limits

Elevation (Meters)

776.908

163.853

N

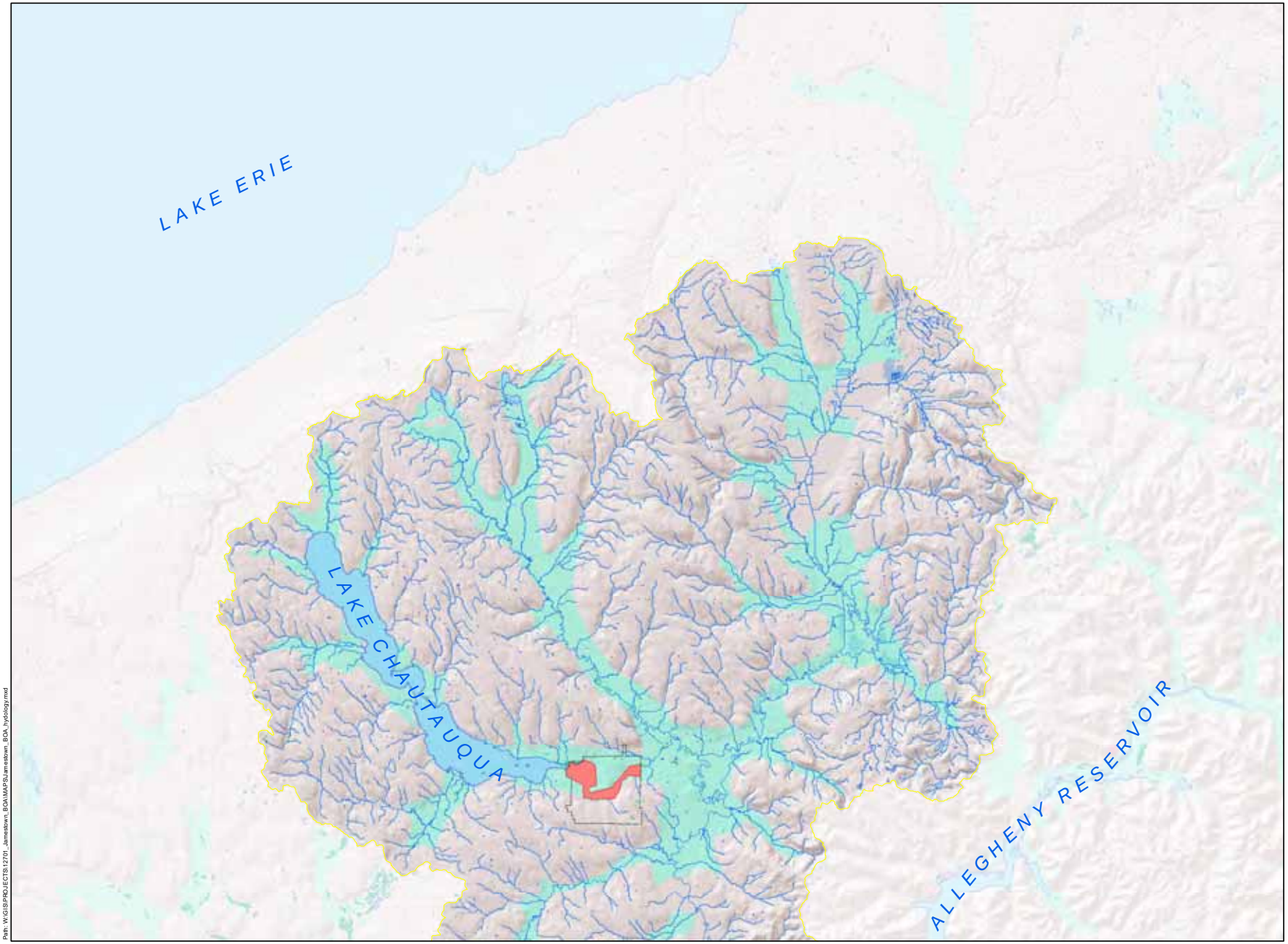
0 5 Miles

1:250,000

Labella Project No:
212251

Path: W:\GIS\PROJECTS\1270_Jamestown_BOA\MAPS\Jamestown_BOA_morphology.mxd

Appendix C:
Regional Hydrology



Biohabitats

CITY OF JAMESTOWN

CHADAKOIN RIVER
REVITALIZATION STUDY

Regional
Hydrology

Legend

- Conewango Watershed
- Project Boundary
- Jamestown City Limits
- Lake/Pond
- Wetland
- Conewango WS Streams
- Aquifers

N

0 5 Miles

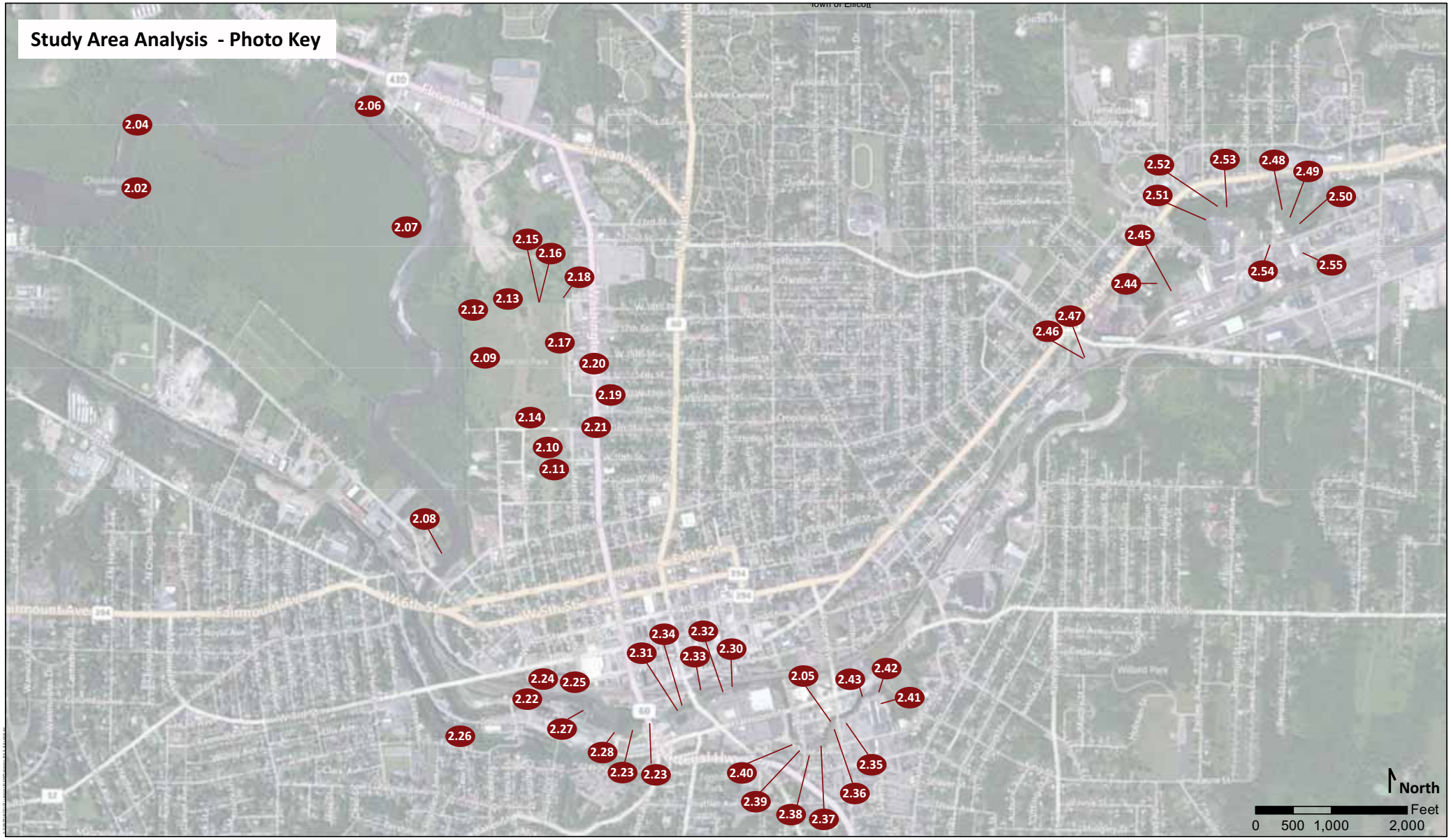
1:250,000

Labella Project No:
212251

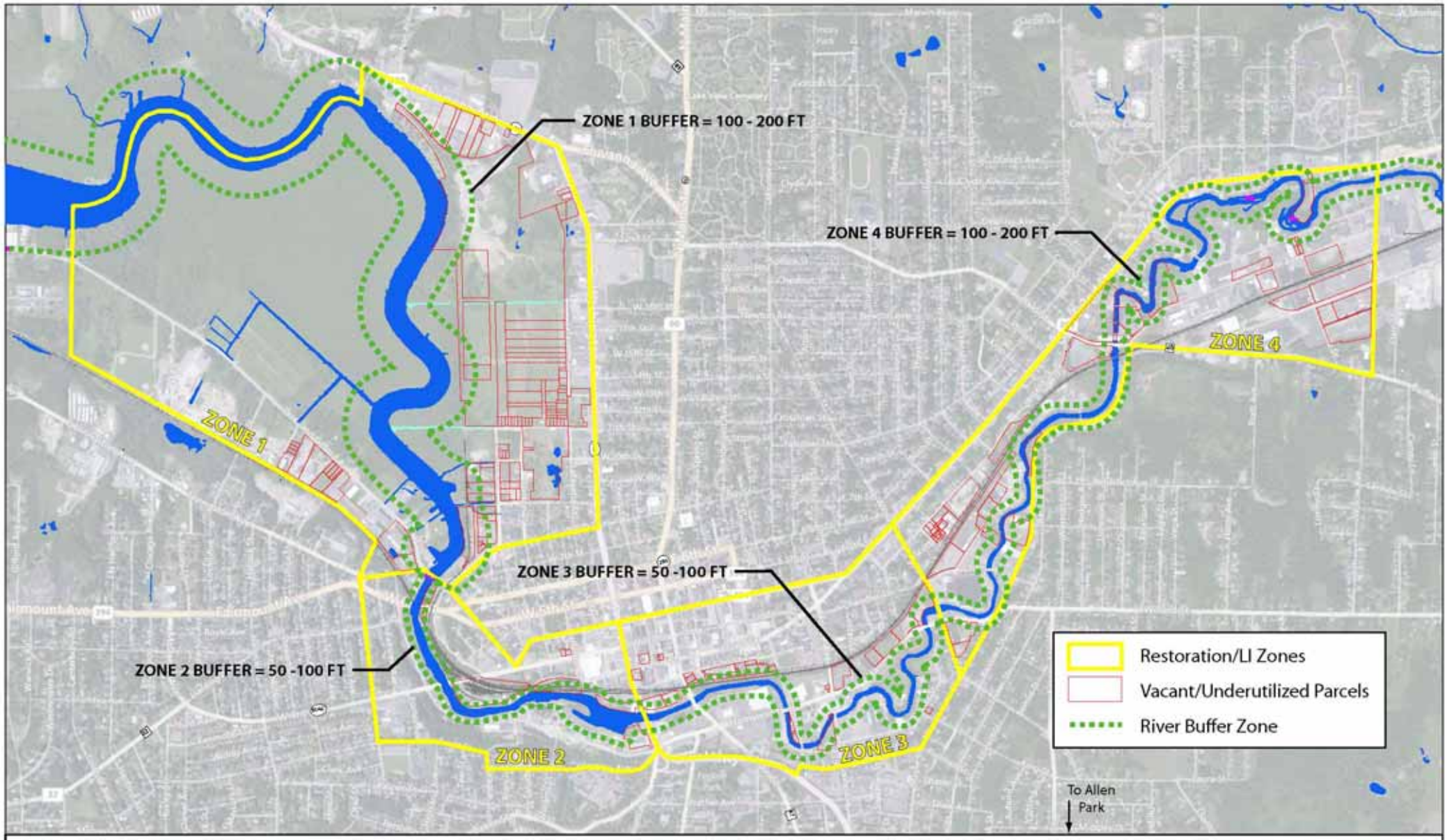
Path: W:\GIS\PROJECTS\1270_Jamestown_BOA\MAPS\Jamestown_BOA_hydrology.mxd

Appendix D: Photo Key

Study Area Analysis - Photo Key



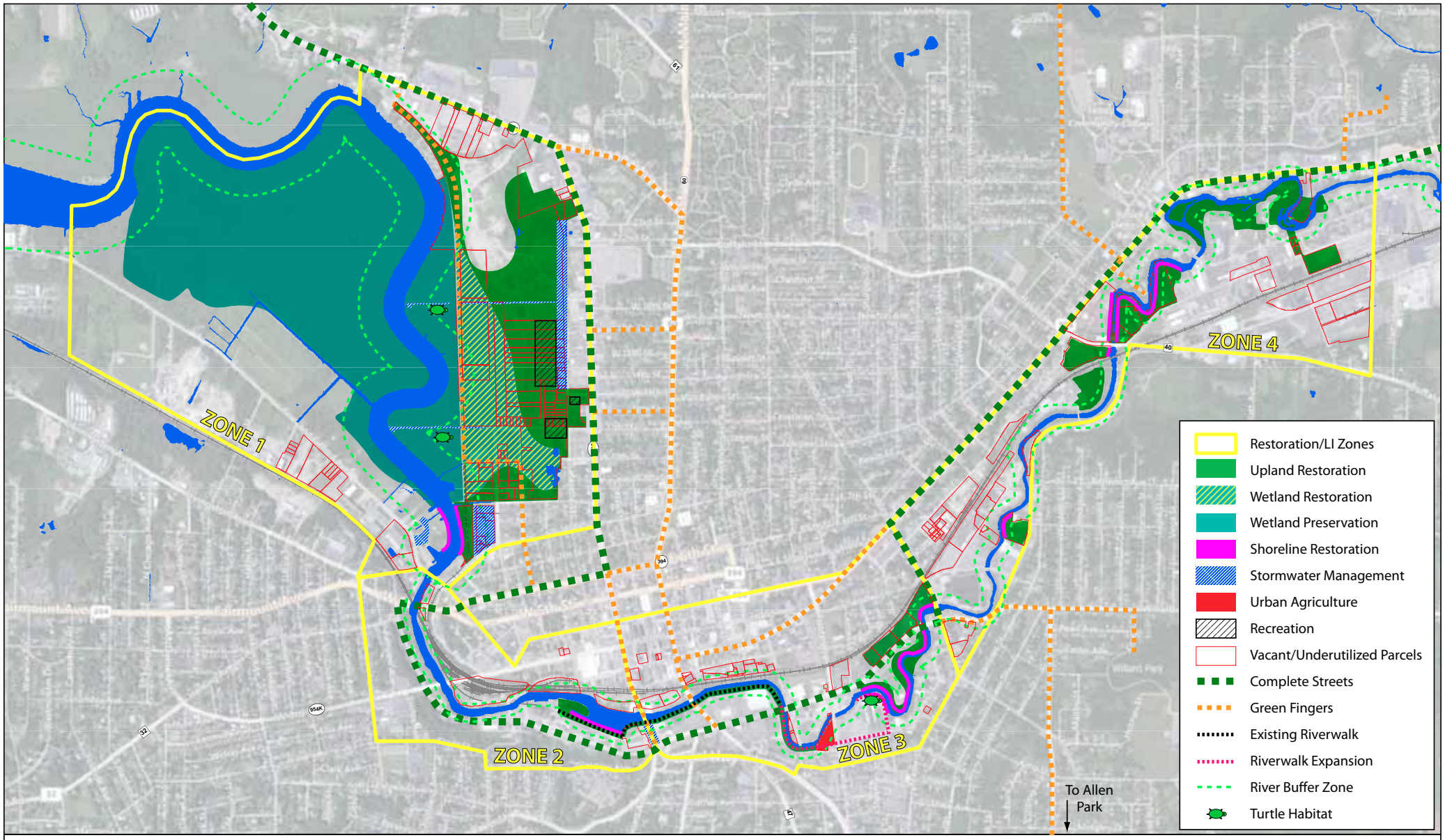
Appendix E:
Riparian Buffers



Jamestown Chadakoin River Buffers

0 500 1,000 2,000 Feet

Appendix F:
Restoration/Living Infrastructure Zones



Jamestown Restoration/Living Infrastructure Zones

0 500 1,000 2,000 Feet

DOCUMENT 8:
URBAN DESIGN ANALYSIS

TECHNICAL MEMO:

TO: Dan Riker, LaBella PC

FROM: David Spillane and Amy Kohn (Goody Clancy)

RE: Jamestown BOA/LWRP urban design analysis

DATE: August 31, 2012

As part of the LaBella Associates team for the Chadakoin River Revitalization Study – a combined Brownfield Opportunity Area (BOA) / Local Waterfront Revitalization Program (LWRP) initiative – Goody Clancy has prepared an urban design analysis of the BOA/LWRP study area. This analysis is informed by a review of prior planning documents including the Jamestown Urban Design Plan and the Chadakoin Riverfront Reclamation Study, participation in a public meeting, two days of stakeholder interviews, and two days of field study.

This assessment is intended to complement analyses being undertaken by other members of the team, addressing market and economic conditions, environmental and infrastructure factors, and planning and regulatory conditions. Ultimately all of these perspectives will be evaluated together and will provide a foundation for shaping BOA/LWRP recommendations.

The urban design analysis identifies:

- **Opportunity Zones:** Areas that contain a concentration of major community and/or economic assets, and where near-term efforts could yield tangible benefits.
- **Key development sites**: Development sites, largely located within Opportunity Zones, selected for their potential to:
    - Reinforce existing successes and anchors;
    - Improve access to the River; and/or
    - Support growth within economic "hubs": downtown, the emerging medical district, and the industrial corridor on the city's east side
- **Future Riverwalk segments:** Locations where future segments of the Riverwalk might be established as priorities, advancing the community's long-term goal of continuous public access along the River from Chautauqua Lake to downtown.

Opportunity Zones, key development sites, and future Riverwalk segments are identified within the *Jamestown BOA/LWRP Urban Design Analysis Diagrams.* **Diagram 1** serves as a summary diagram for

the full LWRP/BOA study area. **Diagrams 2, 3, and 4** each focus more closely on one portion of the study area.

Because the BOA/LWRP study area has distinctly different characteristics along the length of the River from a land use, economic and community perspective, for the purposes of this urban design analysis, the study area is considered in the following three segments:

- McCrea Point-Chadakoin Park Area (western segment): This portion of the study area extends from the edge of the city to the West Third Street bridge, and includes two major parks (McCrea Point and Chadakoin Park). *Shown in Diagram 2.*

- Downtown and Medical Area (central segment): This portion of the study area extends from the West Third Street bridge to just past Foote Avenue. This area includes portions of both downtown and the emerging medical district. *Shown in Diagram 3.*

- East End Industrial Area (eastern segment): This portion of the study area extends from just east of Foote Avenue to Tiffany Avenue. It includes a mix of industrial and non-retail commercial activities, and is part of a larger regional industrial corridor. *Shown in Diagram 4.*

The section that immediately follows summarizes key findings of this analysis. The remaining sections of this memo provide, for each segment of the study area noted above, a discussion of land use; character and use of the River; key assets; Opportunity Zones; key development sites; and potential near- and mid-term opportunities for Riverwalk expansion.

Summary of Findings

Initial findings of the urban design analysis can be summarized follows:

Recent successes provide a foundation for unlocking further successes.
The last decade has been one of notable successes within Jamestown. Successes include strengthening downtown; growth of the city's medical cluster; clean-up of several vacant industrial sites; and expanded public access to the River. This history of positive change provides a foundation for 'next steps'; Jamestown can build off what's already working well, and reinforce progress to date.

- **Efforts to improve public access to the River have been particularly successful**. Over the past decade, Jamestown has expanded the downtown Riverwalk, provided new and enhanced parks and plazas along it, formally extended the boundaries of a large neighborhood park (Chadakoin Park) to meet the edge of the River, and added new features to McCrea Point, a city-wide destination for River recreation. These improvements have strengthened the River as a

community amenity, with areas that are actively used for kayaking, canoeing, rowing, fishing, or simply sitting or walking beside.

- **Active public use of the Riverwalk and the riverfront parks is a credit to City staff, who do an excellent job maintaining parks and public spaces, both new and old, in an environment of tightly constrained resources.** Further expansion will need to be mindful of maintenance burdens.

<u>The study area includes a substantial inventory of vacant or underutilized land and buildings, reflecting a gap between market demand and available land.</u>

If future investments are widely dispersed throughout the district, there is a risk that the impact of these improvements will be diluted. A more targeted approach that generally seeks to focus on investment in a defined number of clusters would enable the community to maximize the potential impact of new investment.

- **The Chadakoin River Revitalization Study is an opportunity to focus on places (areas, sites, and linkages) with near-term potential to catalyze both a more accessible riverfront *and* renewed investment – where community benefits are likely to be greatest.** The State of New York LWRP (Local Waterfront Revitalization Program) is intended to help cities develop a community-supported framework for use and activity along a waterfront. The Brownfield Opportunity Area (BOA) program is intended to support identification, clean-up and redevelopment of contaminated sites. By combining these grants into a single initiative, Jamestown can plan simultaneously, in a coordinated way, for reinvestment along the riverfront and in key areas beyond.

- **Three "Opportunity Zones" have been identified as areas with significant near-term potential for positive change.** All three Opportunity Zones are already important areas for the city as a whole – because of recreation amenities, economic anchors, or both. They are places that offer access to the River; places where recent public and private investments have created a foundation for future success; and places where near-term attention could reinforce progress already made – and bring near-term community and economic benefits. Opportunity Zones may become the focus of additional urban design analysis and planning later within the study process.

  Opportunity Zones are represented within the Diagrams by red circles. One could walk from the center of each Opportunity Zone to its edge in approximately 5 minutes. The three Opportunity Zones are as follows:

  - *The McCrea Point Opportunity Zone,* which encompasses McCrea Point park, portions of Chadakoin Park, and adjacent commercial and industrial areas.

- *The Downtown Riverfront Zone*, which encompasses the heart of the downtown Riverwalk, both north and south of the River, and commercial areas along Washington and Main Streets.
- *The Medical Area Opportunity Zone,* which encompasses the Harrison-Foote-Institute area where a growing cluster of major medical facilities are located: the Riverwalk Medical Center, the Cancer Care of WNY center, and the WCA Hospital.

- **16 key development sites**, **some composed of several parcels, have been identified as priority near-term development opportunities**. Key development sites represent a combined total approximately 70 acres, and are generally located within Opportunity Zones. These are sites with potential to reinforce existing successes and anchors; to expand River access; and/or to **s**upport growth within economic "hubs": downtown, the emerging medical district, and the industrial corridor on the city's east side. While it is the intention of this analysis to identify a relatively limited number of sites that could become a focus for future initiatives, other sites within the study may also have potential for development – for instance, within portions of downtown north of the River, where the Jamestown Urban Design Plan already serves as a framework for development.

  Key development sites are shown in yellow within Diagrams. Many of the key development sites have also been identified by LaBella and City leadership as "vacant or underutilized parcels."

While continuous public access to the River from downtown to Chautauqua Lake is a long-term community goal, near- and mid-term efforts will be important to long-term success.

Efforts to expand River access in the near- and mid-term might focus on extending those segments of the Riverwalk that are already in place. In conjunction with expansion of the Riverwalk, efforts should focus on preserving the long-term viability of the system as a whole. For instance, preventing new barriers (e.g., development of incompatible uses along current or future Riverwalk segments, or construction of new buildings in future Riverwalk right-of-way) and engaging in cooperative efforts with land owners and other stakeholders to secure agreements that would ease potential longer-term expansion. The Diagrams identify potential priorities for future expansion of the Riverwalk.

- **The planned Chadakoin River Trail that will connect through Chadakoin Park linking Clifton Avenue and West 8th Street will strengthen the Chadakoin Park/McCrea Point area as a recreation destination**. The multi-use trail should be considered – and branded – as an element of the city's Riverwalk system. While not running directly along the water's the edge, the trail will provide access to natural areas along the River with spurs linking directly to the River's edge across from McCrea Point. With this step, the city would have completed two major Riverwalk segments – downtown and Chadakoin Park – and would have set the stage for completing the missing links over time.

- **Potential for water uses varies as the River changes in depth.** The segment of the River between Chautauqua Lake and McCrea Point is well-suited to support a variety of boating activities, including rowing, kayaking, canoeing and use by small motor boats. This is due to water depth, the absence of dams, and the connection to Chautauqua Lake. Three public boat launches (two at McCrea Point, one at Clifton Avenue) are located within this area. Beyond McCrea Point, the River narrows and shallows. From McCrea Point east to the Warner Dam, the River can accommodate seasonal use by shallow-water boats such as kayaks, canoes, paddle boats and pedal boats. The stretch of the River east of Warner Dam does not lend itself to boating but could accommodate fishing and passive recreation (e.g., places to sit, picnic or stroll beside the River). Publicly accessible areas of the River west of Institute Street – along the Riverwalk and at McCrea Point – already draw people for fishing and passive recreation.

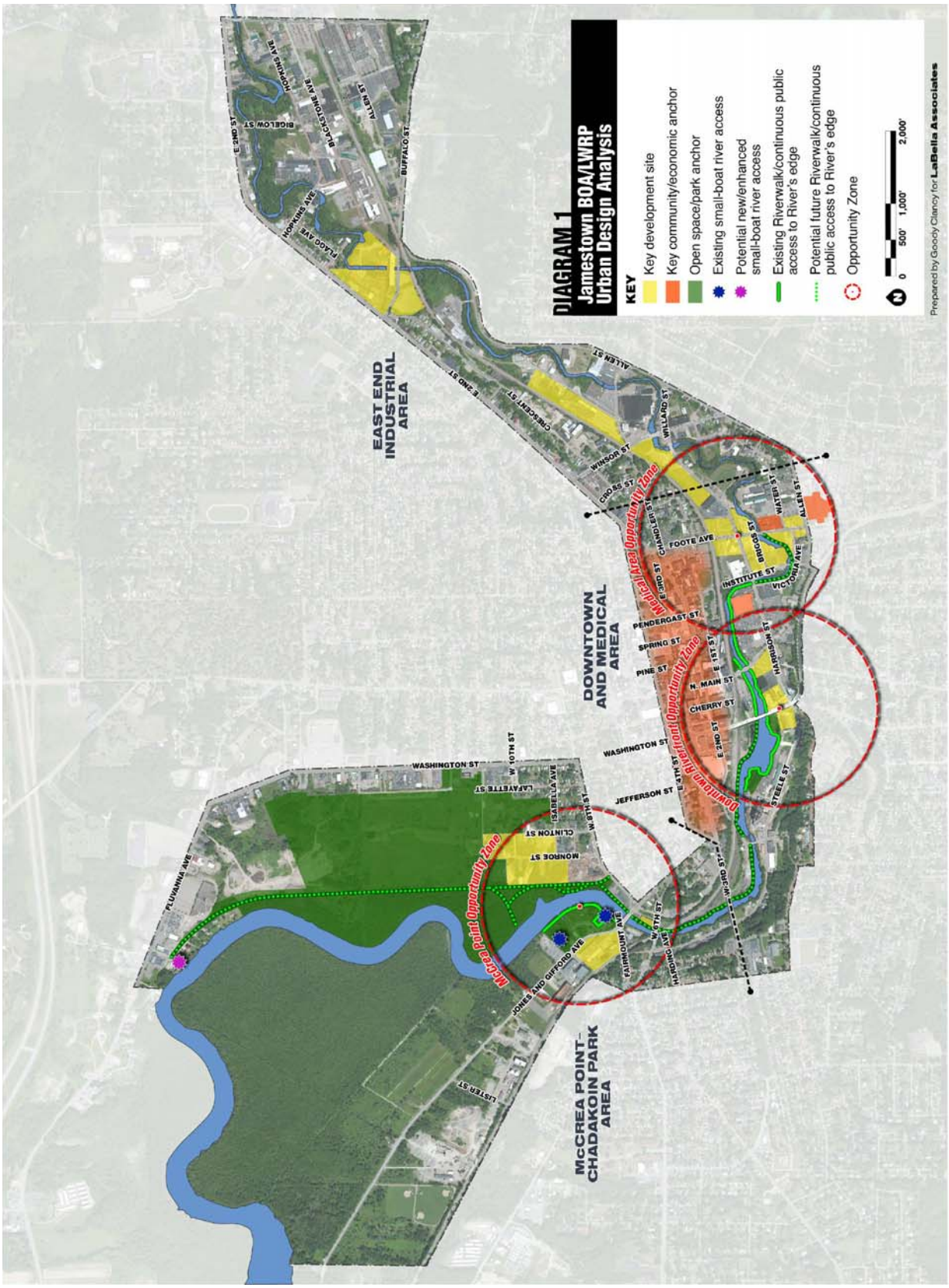
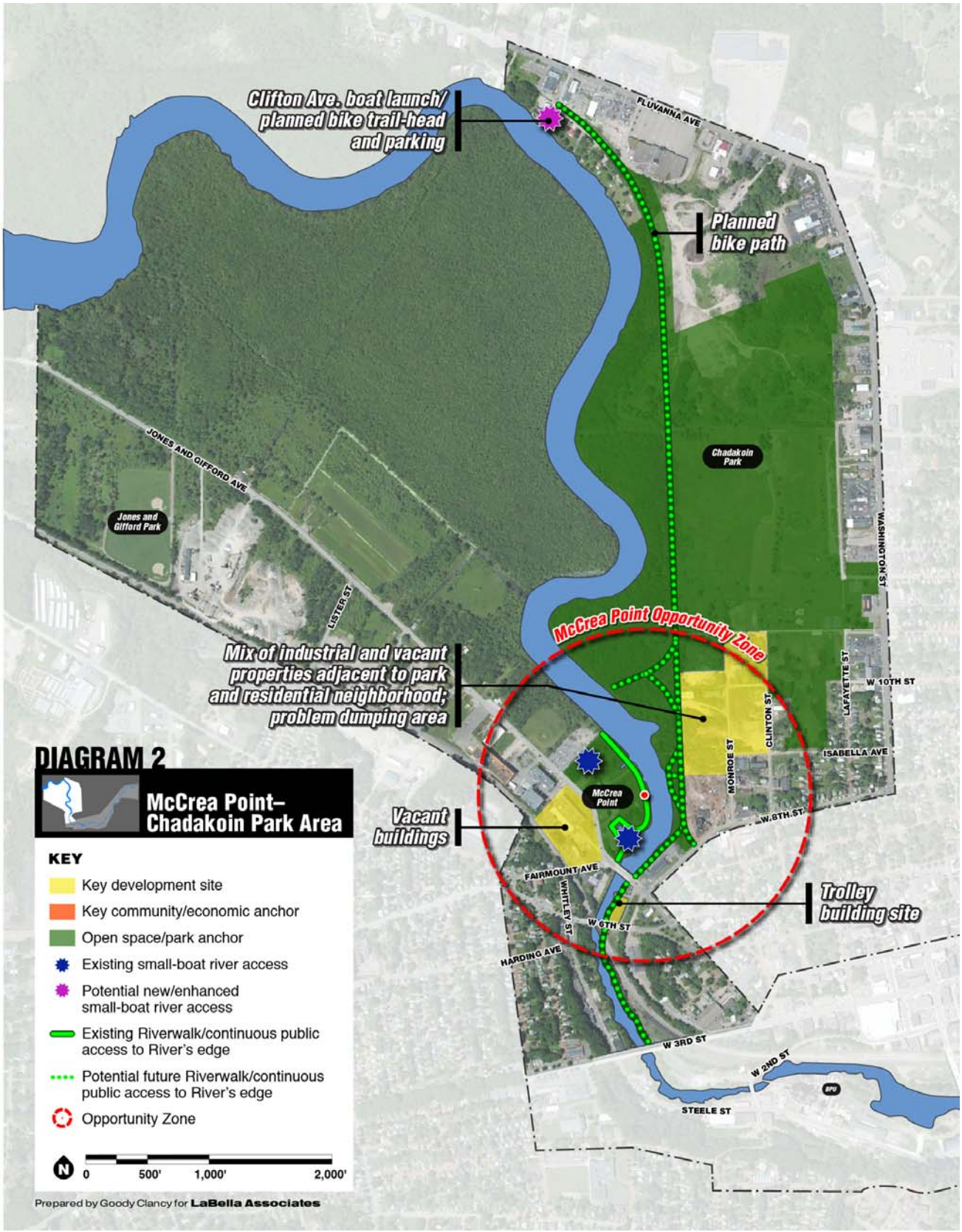
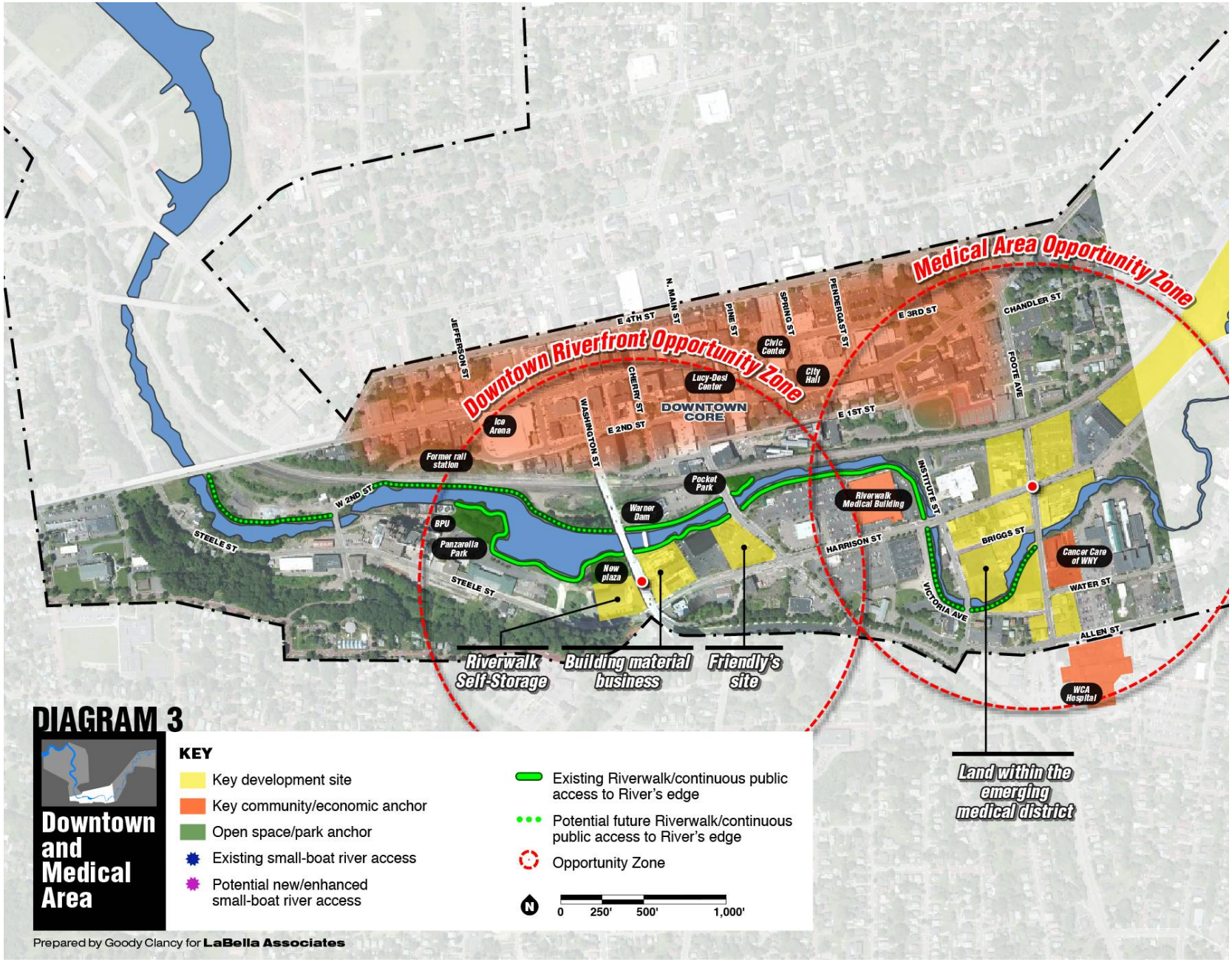


DIAGRAM 1
Jamestown BOA/LWRP
Urban Design Analysis
KEY
Key development site
Key community/economic anchor
Open space/park anchor
Existing small-boat river access
Potential new/enhanced small-boat river access
Existing Riverwalk/continuous public access to River's edge
Potential future Riverwalk/continuous public access to River's edge
Opportunity Zone
0 500' 1,000' 2,000'
Prepared by Goody Clancy for LaBella Associates
EAST END INDUSTRIAL AREA
DOWNTOWN AND MEDICAL AREA
McCREA POINT–CHADAKOIN PARK AREA
Medical Area Opportunity Zone
Downtown Waterfront Opportunity Zone
McCrea Point Opportunity Zone
E 2ND ST
BIGELOW ST
HOPKINS AVE
BLACKSTONE AVE
ALLEN ST
BUFFALO ST
PLACID AVE
CRESCENT ST
WINSOR ST
WILLARD ST
CROSS ST
CHANDLER ST
FOOTE AVE
BROOS ST
INSTITUTE ST
VICTORIA AVE
PENDERGAST ST
SPRING ST
PINE ST
E 1ST ST
N. MAIN ST
CHERRY ST
WASHINGTON ST
JEFFERSON ST
E 4TH ST
E 2ND ST
STEELE ST
W 3RD ST
W 4TH ST
W 6TH ST
W 8TH ST
W 10TH ST
FAIRMOUNT AVE
HIBBING AVE
JONES AND GIFFORD AVE
ISABELLA AVE
LAFAYETTE ST
CLINTON ST
MONROE ST
LISTER ST
PLUVIANNA AVE


Clifton Ave. boat launch/ planned bike trail-head and parking
FLUVANNA AVE
Planned bike path
Chadakoin Park
JONES AND GIFFORD AVE
Jones and Gifford Park
LISTER ST
WASHINGTON ST
McCrea Point Opportunity Zone
Mix of industrial and vacant properties adjacent to park and residential neighborhood; problem dumping area
LAFAYETTE ST
W 10TH ST
CLINTON ST
MONROE ST
ISABELLA AVE
W 8TH ST
McCrea Point
Vacant buildings
FAIRMOUNT AVE
WHITLEY ST
W 6TH ST
HARDING AVE
Trolley building site
W 3RD ST
W 2ND ST
STEELE ST
DIAGRAM 2
McCrea Point–Chadakoin Park Area
KEY
Key development site
Key community/economic anchor
Open space/park anchor
Existing small-boat river access
Potential new/enhanced small-boat river access
Existing Riverwalk/continuous public access to River's edge
Potential future Riverwalk/continuous public access to River's edge
Opportunity Zone
N
0
500'
1,000'
2,000'
Prepared by Goody Clancy for LaBella Associates


Medical Area Opportunity Zone
Downtown Riverfront Opportunity Zone
DOWNTOWN CORE
Ice Arena
Former rail station
Lucy-Desi Center
Civic Center
City Hall
Pocket Park
Warner Dam
BPU
Panzarella Park
New plaza
Riverwalk Medical Building
Cancer Care of WNY
WCA Hospital
JEFFERSON ST
WASHINGTON ST
CHERRY ST
N. MAIN ST
PINE ST
SPRING ST
PENDERGAST ST
CHANDLER ST
FOOTE AVE
INSTITUTE ST
VICTORIA AVE
HARRISON ST
BRIGGS ST
WATER ST
ALLEN ST
STEELE ST
W 2ND ST
E 2ND ST
E 3RD ST
E 4TH ST
E 1ST ST
Riverwalk Self-Storage
Building material business
Friendly's site
Land within the emerging medical district
DIAGRAM 3
Downtown and Medical Area
KEY
Key development site
Key community/economic anchor
Open space/park anchor
Existing small-boat river access
Potential new/enhanced small-boat river access
Existing Riverwalk/continuous public access to River's edge
Potential future Riverwalk/continuous public access to River's edge
Opportunity Zone
N
0 250' 500' 1,000'
Prepared by Goody Clancy for LaBella Associates

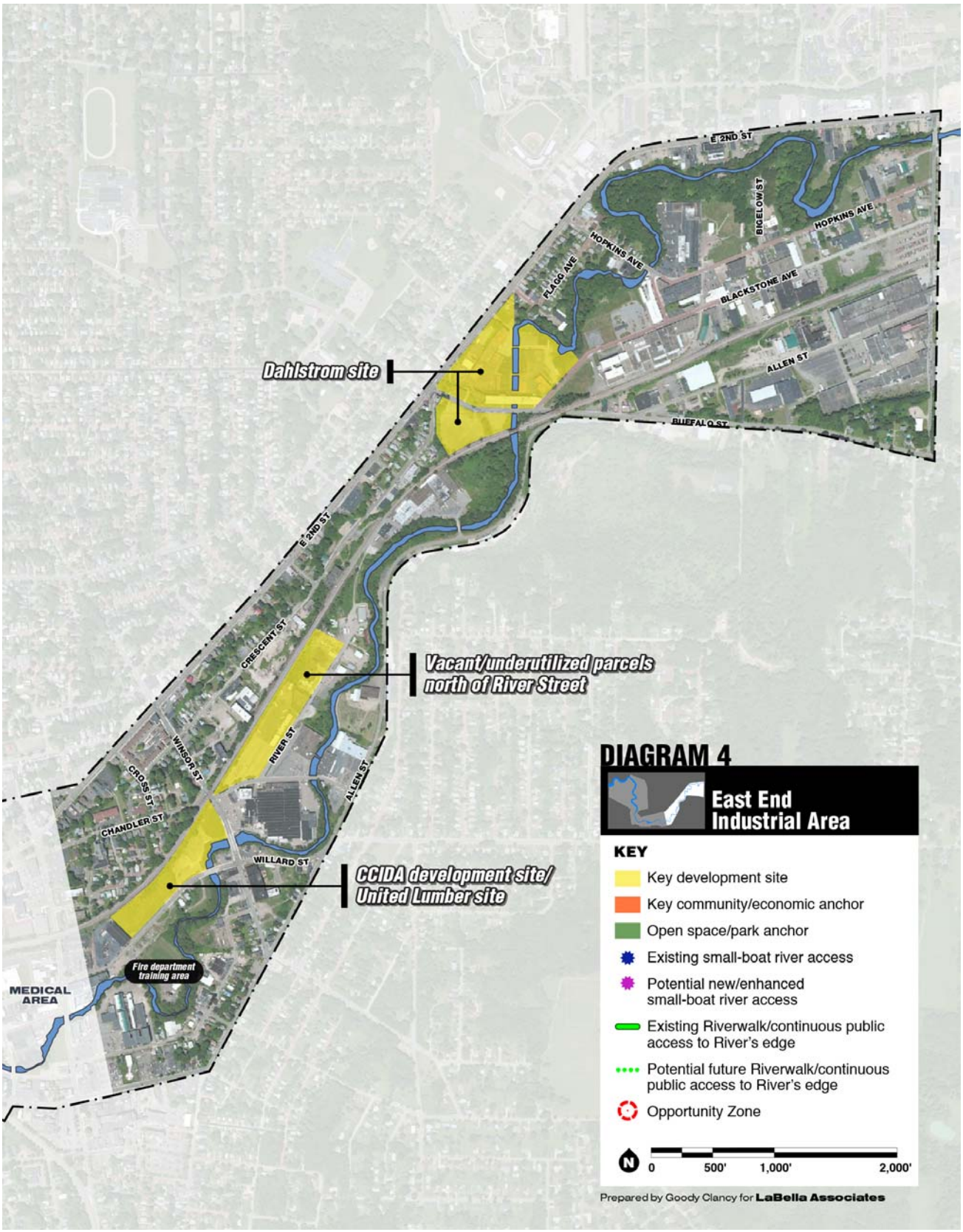


DIAGRAM 4
East End Industrial Area
KEY
Key development site
Key community/economic anchor
Open space/park anchor
Existing small-boat river access
Potential new/enhanced small-boat river access
Existing Riverwalk/continuous public access to River's edge
Potential future Riverwalk/continuous public access to River's edge
Opportunity Zone
0
500'
1,000'
2,000'
Prepared by Goody Clancy for LaBella Associates
Dahlstrom site
Vacant/underutilized parcels north of River Street
CCIDA development site/ United Lumber site
Fire department training area
MEDICAL AREA
E 2ND ST
BIGELOW ST
HOPKINS AVE
FLAGG AVE
BLACKSTONE AVE
ALLEN ST
BUFFALO ST
CRESCENT ST
WINSOR ST
RIVER ST
CROSS ST
CHANDLER ST
WILLARD ST

McCrea Point-Chadakoin Park Area | From the edge of the city to West Third Street

Land Use & Vacancies

Within the McCrea Point-Chadakoin Park Area, approximately 80% of the land is occupied by open space – including large areas of wetlands (largely under city ownership), city-owned parkland, and privately-owned land used for muck farming (agricultural use of drained bogs). Two major public parks are located along the River within this area: 6-acre McCrea Point and 150-acre Chadakoin Park. 60-acre Jones Memorial Park is located approximately a quarter of a mile south of the River. Approximately 15% of the land area within the McCrea Point-Chadakoin Park Area is occupied by commercial or industrial uses, which are located primarily along Fluvanna Avenue and Washington Street (both primarily commercial corridors), and Jones and Gifford Avenue (primarily an industrial corridor). Several industrial and non-retail commercial businesses, including a scrap yard, are also located along Monroe and Clinton Streets south of Chadakoin Park. North of Isabella Avenue and the scrap yard, this area consists primarily of vacant parcels and parcels with vacant and derelict structures. Residential uses occupy approximately 5% of the land area McCrea Point-Chadakoin Park Area. Residential neighborhoods can be found near Chadakoin Park (adjacent to the Isabella Avenue area noted above), west of Whitley Avenue, and on Clifton Avenue.

Character and Use of the River

From McCrea Point north, this segment of the River is uniquely well-suited within Jamestown to support recreational boating due to water depth; the absence of dams; the attractive natural environment along the banks; and the connection to Chautauqua Lake. Here, the River is actively used for rowing, kayaking, and other small-boat activities. McCrea Point, located at a highly visible "hinge" in both the River and the road network, is the city's focal point for river-related recreation and boat access. A less visible small boat launch is located off Clifton Avenue. The Clifton Avenue boat launch area will also serve as the trailhead for the planned Chadakoin River Trail, and several public parking spaces will be added.

Beyond McCrea Point, the River narrows and shallows. Between McCrea Point and West Third Street – and as far east as the Warner Dam – the River can accommodate seasonal use by kayaks, canoes, paddle boats and pedal boats.

Key Assets

Within the McCrea Point-Chadakoin Park Area, the River and riverfront parks represent important assets. McCrea Point offers amenities unique among the city's riverfront parks (e.g., boat launches and public restrooms), as well a picnic pavilion, a playground and boardwalks with seasonal plantings. A city-owned building used as a Chautauqua Lake Rowing Association boat house is located along the northern

edge of the park. McCrea Point is actively used for boating, fishing, and passive recreation (e.g., sitting or strolling beside the River). The park draws people from across the community and beyond.

Chadakoin Park extends over 2/3 of a mile along the eastern bank of the Chadakoin, and serves primarily as a neighborhood park. Portions of the park between 11th and 14th Streets near Lafayette Street are well-utilized. This area includes a playground, a skateboard park, a baseball field, a picnic pavilion used for occasional citywide events, and an informal nature trail. Other areas of the park see more limited use. Currently, there are no River views or access points from the Park. However, the planned Chadakoin River Trail, a multi-use path which will extend from Clifton Avenue to 8th Street, will include trail spurs with two points of access to the River in Chadakoin Park, directly across from McCrea Point.

Opportunity Zones

- **The McCrea Point Opportunity Zone:** This Opportunity Zone encompasses an important cluster of riverfront assets (e.g., McCrea Point, Chadakoin Park the planned Chadakoin River Trail) at a highly visible, highly boat-able section of the River – just 5 to 10 minutes walk from Panzarella Park and the downtown Riverwalk. Near-term efforts could reinforce this area as Jamestown's focal point for River recreation through clean-up of poorly maintained vacant land adjacent to Chadakoin Park, and new Riverwalk links. Given the appeal of McCrea Point, there may be potential for new commercial activity on nearby parcels.

Key Development Sites & Linkages

- **Parcels along Monroe and Clinton Street, north of the scrap yard:** The area along Monroe and Clinton Streets above the scrap yard – adjacent to Chadakoin Park and a residential neighborhood – is largely occupied by poorly maintained vacant land and dilapidated buildings. The area is prone to illegal dumping. Current conditions in the Monroe-Clinton Street area have a detrimental impact on the adjacent neighborhood and on Chadakoin Park. As there appears to be limited demand for additional residential or commercial development in this area, one approach to addressing clearance, clean-up and prevention of dumping would be to incorporate these parcels into Chadakoin Park.

- **Vacant Buildings across from McCrea Point:** Redevelopment of land across from McCrea Point on high-visibility Jones and Gifford Avenue for commercial uses could reinforce this area as a community destination.

- **The Trolley Building site:** Redevelopment of the former Trolley Building site could bring this riverfront parcel back to active use, helping to reinforce the McCrea Point area as a destination. Redevelopment for commercial or other types of uses could be explored. The current condition of the Trolley Building may prevent its reuse.

- **Expansion of the Riverwalk:** Near-term steps in longer-term Riverwalk expansion efforts - beyond construction of the planned Chadakoin River Trail and associated River access points – might include a riverfront path between Chadakoin Park and the Fairmount Avenue Bridge, which would establish a stronger connection between Chadakoin Park and McCrea Point, and a link to the planned trail. The east bank of the River may hold the highest potential for additional Riverwalk expansion within this area, which could eventually link with downtown segments of the Riverwalk. Barriers to near-term Riverwalk expansion include property ownership, the railroad right-of-way, and topography.

Please refer to Diagram 2: McCrea Point - Chadakoin Park Area for more information.

McCrea Point is Jamestown's focal point for river-oriented recreation along the Chadakoin. This park attracts people from across the city and beyond to launch small boats, fish, or sit beside the River.

Portions of Chadakoin Park – including the playground, the skateboard park, the picnic shelter, the nature trail, and a baseball field – see active use, while other portions of this large park see more limited use. The planned Chadakoin River Trail will provide a new recreation amenity that passes through the park, and that will provide points of access to the River.

The area south of Chadakoin Park, along Monroe and Clinton Streets north of Isabella Avenue, is largely occupied by vacant parcels. Illegal dumping is an ongoing challenge within this low-visibility area adjacent to the park and a residential neighborhood.

The Trolley Building is located along the River on West Eighth Street. Redevelopment of this site for commercial use could help strengthen the McCrea Point-Chadakoin Park area. Due the condition of the building, reuse may not be possible.

Downtown and Medical Area | From West Third Street to Foote Avenue

Land Use & Vacancies

This middle portion of the study area extends from the river bridge on West Third Street to just past Foote Avenue. North of the River, this area includes key portions of downtown, including the ice arena, the Lucy-Desi Center and the Civic Center. South of the River, this area includes portions of the emerging medical district – a growing cluster of medical institutions and human service/health-related organizations. Anchors include the Riverwalk Medical Center (occupied by the Jamestown Area Medical Associates) and the Cancer Care of WNY center, as well as the WCA Hospital (located just south of the study area). The area south of the River also includes the riverfront Board of Public Utilities (BPU) plant, a mix of commercial businesses and several shopping centers (primarily located along Harrison near Washington and Main Streets), industrial facilities (particularly along Steele-Harrison Street), and several churches. Both north and south of the River, most parcels and buildings are in active use.

Character and Use of the River

This area contains the longest publicly accessible segment of the Chadakoin. With Riverwalk segments along portions of both banks, enhanced by riverfront parks and plazas such as Panzarella Park, much of the riverfront serves as an amenity, used by city residents and area employees for fishing, walking, sitting or picnicking. South of Harrison, where the Riverwalk ends, the River loses its strength as an amenity as it travels behind a shopping center and a manufacturing facility.

West of the Warner Dam, the River can accommodate seasonal use by small boats such as kayaks, canoes, paddle boats and pedal boats. Near Panzarella Park and the BPU plant, the River broadens to create a "basin" that could be particularly well-suited for small, shallow-water boats. East of the Warner Dam, however – just beyond Washington Street – shallow, rocky conditions present a significant barrier for any boating activity. Safe public use of motor boats within the Downtown and Medical Area would require costly dredging.

Key Assets

This area is a center of government and medical care for the community and the region, containing much of downtown Jamestown and the medical area. North of the River and along the riverfront, recent investments among public, private, and non-profit entities have had a visible impact on the level of activity and visual appeal of the downtown area. There are new businesses, several significant renovation projects are underway, and with ground floors largely active, property owners have begun efforts to lease upper floors of buildings. Events (e.g., the annual Lucy Fest) and public art (e.g., POTTERS gALLErY) have also added vitality to downtown. The downtown Riverwalk is a recreation asset,

and provides a foundation for more walkable development beside the Riverwalk along Washington and Main Streets. South of the River, the new Cancer Care of WNY center has further reinforced the Foote Avenue-Harrison Street area as a regional center for health care. This area represents an important and growing part of the city, but has not yet benefited from the focused planning that has served portions of downtown north of the River.

Opportunity Zones

- **The Downtown Riverfront Opportunity Zone:** This Opportunity Zone encompasses the heart of the downtown Riverwalk, both north and south of the River; portions of downtown (including the Ice Arena and the Lucy-Desi Center); and commercial areas along Washington and Main Streets. The evolution of this area will be key to:
    - Reinforcing downtown as a vibrant environment that can continue to attract activity and investment.
    - Reinforcing the Riverwalk as a downtown riverfront amenity – following a wave of recent investments (e.g., a new public plaza and Panzarella Park on the south bank of the River, a pocket along Main Street on the north bank of the River) that have significantly strengthened this area as a community destination.

  The type and character of future development within this Opportunity Zone will be important. Uses with potential to activate the Riverwalk (e.g., restaurants, stores, a small hotel) and to reinforce downtown as a walkable environment are preferable to uses such as industrial or manufacturing activities, storage facilities, and gas stations or auto repair centers.

- **The Medical Area Opportunity Zone:** This Opportunity Zone encompasses the Harrison-Foote-Institute area where a growing cluster of major medical facilities are located: the Riverwalk Medical Center, the Cancer Care of WNY center, and the WCA Hospital. Jamestown's leadership has talked about envisioning the area as a "medical corridor" that might extend along Foote Avenue, Harrison Street and the River, linking the Riverwalk Medical Center, the Cancer Care center, and the WCA Hospital, as well as other health and social service related resources in the area (e.g., the Resource Center). However, no formal plans yet guide investments in this area, or support its development as a coherent district. Medical districts nationally – for instance, the Buffalo Niagara Medical Complex in Buffalo and the Longwood Medical Area in Boston – are generally guided by development plans that involve a consortium of medical and health-related institutions within the district. These plans identify coordinated approaches for addressing:
    - The range of medical and support services located within the district
    - Sites for future expansion

- Circulation, parking and transit links
- Growth of the area as a cohesive and easily navigable district with a strong pedestrian environment

Coordinated planning, the type and character of future development within this area, and the quality of the physical environment are important factors in Jamestown's ability to preserve and strengthen its position as a regionally competitive medical district.

Today, the medical and health-related facilities within this Opportunity Zone are interspersed among a range of small- to mid-sized commercial establishments, industrial businesses, homes, and vacant buildings and parcels – providing a less-than-optimal environment for growth among any of the active uses within the area. The Medical Area Opportunity Zone would benefit from a plan that addresses the needs of *all* types of uses within this area.

Key Development Sites & Linkages

- **Downtown, North of the River**: The *Jamestown Urban Design Plan* provides a framework for continued improvements within the portion of downtown north of the River, and for advancing the significant successes already achieved and underway. Redevelopment efforts within this area could continue to be pursued as feasible to advance community goals identified within the *Urban Design Plan.*
- **The Medical Area (parcels along Institute Street and Foote Avenue):** Parcels along Foote, Institute and Harrison Streets near the WCA, the Riverwalk Medical Center and Cancer Care of WNY center are all located within the emerging medical district, and may ultimately be key to its continued development. It is not anticipated that every site identified within this analysis will be redeveloped but all of these parcels should be considered as part of coordinating planning for this area.
- **Parcels along Harrison at Washington and Main:** With proximity to downtown and the medical corridor, and highly visible locations on busy thoroughfares, these sites may be well-suited for redevelopment that could further activate the Riverwalk and reinforce downtown as a walkable environment.
- **Expansion of the Riverwalk:** Near-term efforts might focus on extension of the Riverwalk south of Harrison Street, where relatively modest investments could establish a 'medical area Riverwalk' that begins where the downtown Riverwalk now ends. This new segment of the Riverwalk could reinforce the River as an amenity that helps distinguish Jamestown's growing medical area, and would provide a strong riverfront pedestrian link to the heart of downtown. On the north bank of the River, near- or mid-term efforts might extend the Riverwalk west of the Washington Street Bridge.

Jamestown leadership has explored the potential for a Porter Avenue Park, which would create a continuous band of parkland from the residential neighborhood near the Armory to the Steele Street riverfront south of 3rd Street. Implementation of this concept would involve development of a formal path through the steep wooded hillside now served by informal paths. Challenges would include:

- Acquisition of approximately a dozen properties along Steele and Front Street, including 7 homes and businesses
- The significant change in grade between Front Street at the top of the hill and Steele Street below
- The presence of Steele Street, which would run through the expanded park
- The presence of the BPU plant, which would preclude continuous riverfront access between West 2nd Street and the downtown Riverwalk to the east

This ambitious initiative could enhance neighborhood River access. In the near term, given the likely cost and complexity, it may be most desirable to focus on continuing to enhance neighborhood access to McCrea Point and to the downtown Riverwalk, with expansion efforts shifting toward a Porter Avenue Park in the longer term.

Please refer to Diagram 3: Downtown and Medical Area for more information.

The new Riverwalk plaza west of the Washington Street bridge (top left) and Panzarella Park (below left) beside the BPU plant are examples of new amenities along the Riverwalk that are now seeing active use by the community. The Riverwalk and its parks benefit from excellent maintenance and seasonal plantings (below right).

In addition to medical area anchors such as the WCA Hospital, the Riverwalk Medical Center, and the new Cancer Care of WNY / WNY Urology Associates center (below left), this area contains an eclectic mix of other uses, including health and human service organizations, churches, industrial facilities, commercial activities, homes, and vacant parcels and buildings.

The Riverwalk could be extended south of Harrison Street to the medical area through a new link along this attractive segment of the River (as seen from the Harrison Street bridge, across from the Riverwalk Medical Center). The path could travel along Victoria Avenue - now a little-used service road behind a shopping center, located just beyond the trees on the right hand side of this image.

The Riverwalk could then continue between Institute Street and Foote Avenue, to the vacant parcel across from CCIDA Building (shown at right) and the Cancer Care of WNY center.

Riverwalk Self-Storage is located along the River just west of the Washington Street bridge, behind a new Riverwalk plaza.

A building supply company is located along the River and Riverwalk, just east of the Washington Street bridge.

East End Industrial Area | From east of Foote Avenue to Tiffany Avenue

Land Use & Vacancies

The eastern end of the study area is occupied by a mix of manufacturing, light industrial, non-retail commercial uses and transportation-oriented (e.g., shipping/trucking) activities. This area is part of a regional industrial corridor that extends beyond the city's boundary to Falconer and the I-86 interchange. Approximately 10% of the land area is occupied by housing, with the largest residential clusters located north of the railroad tracks: just east of the high school and downtown, as well as on the north side of Crescent Street. Vacancy of both land and buildings within the East End Industrial Area is high; well over a third of the land area has been identified through the BOA/LWRP process by city leadership and LaBella as vacant or underutilized. Vacancies are dispersed across the East End Industrial Area.

Character and Use of the River

The River is narrow within this area, and lined primarily by industrial uses. The River is primarily visible from five road bridges that span it, as well as from the area beside a dam off Buffalo Street, across from the Dahlstrom Site. The River runs along Allen Street for over half a mile, but given high banks and brush, the River itself is not easily visible from the road. The Fire Department Training Area on Harrison Street represents a large, publicly owned green space, however there are no major public parks or formal River access points within this area. This stretch of the River does not lend itself to boating but could accommodate fishing and passive recreation along the riverfront (e.g., places to sit, picnic or stroll beside the River).

Key Assets

Businesses within Jamestown's East Industrial Area continue to play an important role within the city and region. Although finding new uses for vacant and underutilized parcels has posed challenges (e.g., sites are relatively small, many are brownfields, other nearby industrial areas offer closer highway access), these sites offer potential opportunities to accommodate expansion of businesses already located within the area, as well as to attract new businesses in need of small or medium-sized sites where industrial, manufacturing, and related uses would be welcomed.

Key Development Sites & Linkages

A focus on several key sites through the BOA/LWRP initiative might advance ongoing efforts by the City and the Chautauqua County Industrial Development Agency (CCIDA) to retain existing businesses within this area as well as to attract new ones. Larger, higher visibility sites that have been cleared and where remediation efforts are underway or already complete may offer the most suitable sites for redevelopment.

- **Dahlstrom Site:** Efforts to clear and remediate this relatively large and visible site are already underway. Once clean-up efforts are complete, this site could be appropriate for light industrial, manufacturing, or related uses.

- **CCIDA Development Site/United Lumber Site:** Together, these contiguous properties represent a relatively large development site that has been cleared of prior buildings. Located on high-visibility Harrison Street, in a transitional area between the downtown and medical area to the west and the industrial area to the east, these parcels might be appropriate for a range of uses including new health-related facilities.

- **Vacant/Underutilized Parcels North of River Street:** Five contiguous parcels north of River Street, all identified through the BOA process as vacant or underutilized properties, together represent a relatively large area that could be appropriate for uses such as light industrial or manufacturing activities.

- **River Access:** Public amenities might be provided in selective locations in conjunction with planned infrastructure projects or site development, for use by area residents or employees. Alternately, businesses along the River may improve portions of their properties to provide riverfront eating areas or fishing spots. Improvements within the East End Industrial Area should be made with sensitivity to the transportation and operational needs of area businesses. Public investments in River access and amenities are likely to have a greater impact further west within the study area, closer to downtown, residential neighborhoods, and existing riverfront parks and public spaces.

Please refer to Diagram 4: East End Industrial Area for more information.

The relatively large, high-visibility Dahlstrom site, where demolition and remediation efforts are now underway, could be a focus of industrial redevelopment efforts.

Together, the CCIDA Development Site and the United Lumber Site (shown in yellow shading above, at Harrison and Winsor Streets) represent a relatively large, high-visibility development area close to downtown, the medical area, and the industrial corridor that extends to the east. Aerial photo from Bing.