



New York State Brownfield Opportunity Area Step 2 Nomination Study

City of Dunkirk, NY



Community Participation Plan

September 21, 2016



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Section 1: Project Overview and Approach

I. Introduction

In 2009, the City of Dunkirk's Pre-Nomination Study (Step 1 of the BOA program) provided a preliminary analysis of brownfield sites within the City of Dunkirk and also included a description of the area's potential for redevelopment and revitalization.

The City of Dunkirk has now been awarded a subsequent grant from the New York State Department of State (NYS DOS) to perform a Step 2 Nomination Study that will focus on the downtown and waterfront areas as well as the area surrounding the former AL-Tech site (currently Dunkirk Specialty Steel and Special Metals Corporation), through the State Brownfield Opportunity Area (BOA) program.

By implementing the grant, the Step 2 Nomination Study will provide in-depth analysis of economic and market trends, opportunities, and reuse potential of the AL-Tech Focus Area. The ultimate goal of the study is to provide recommendations for advancing phased redevelopment of the Focus Area, revitalize the surrounding areas, and explore opportunities to expand the boundaries of the study to include adjacent sites.

This Community Participation Plan (CPP) is intended to detail the strategy to engage community members and stakeholders in the planning process. Additionally, it ensures the Steering Committee (SC) and Project Team (PT) have a clear understanding of the challenges and opportunities within the study area. The CPP is designed to be a living document, which will evolve as project and community conditions change, and is intended to be implemented even after the BOA process is complete.

II. Project Study Area

Please refer to **Appendix A** for a map of the project study area.

III. Objectives for Community Participation

The CPP is set forth with the following objectives:

- The Nomination Study is to be recognized by the community as an important guide to future planning, zoning/regulatory and redevelopment decisions for the Dunkirk BOA study area and the City of Dunkirk.
- The Nomination Study will further the vision of the community, enhance civic pride, and encourage participation in the long-range decision making for the study area.
- The outreach effort aims to engage a full range of stakeholders in the community, including residents, business owners, institutions and key community organizations.



- The planning process should be transparent, and the public should have easy access to planning documents and project-related information.
- Build and reinforce existing community partnerships to facilitate consensus and implementation of the redevelopment plan.

IV. The Public Engagement Process

The public engagement process will build and sustain two-way communication regarding the redevelopment potential of the study area. Communication techniques will be tailored to the project based on local knowledge and should result in broad based consensus on various elements of the project seeking community input.

This Community Participation Plan intends to describe the public and stakeholder involvement efforts and the techniques used to engage those most directly impacted by the project. In addition, communication goals for project progress will be established, which identify critical points in the project process. Finally, this CPP is intended to formalize the commitment of the project sponsors and team to solicit meaningful input and engage the public and stakeholders throughout the process.

While the Plan is intended to provide a framework for public engagement, it is also intended to be a dynamic strategy. This plan is developed with the flexibility to evolve over the course of the project as the effectiveness of various tools and techniques are evaluated and modified to better suit the project and broader community.

The Plan's approach incorporates the following four steps to ensure a quality public engagement process:

- **Community Needs and Expectations:** Early in the process, the project team will identify key stakeholders and community leaders who are expected to represent the broader community. Target audiences for this Public Participation Plan are further described in Section 2.
- **Goals and Objectives:** The goals and objectives established in the CPP will enable the team to target outreach efforts. They aim to outline the public's role and provide a clear understanding of what will be achieved. The project goals are more fully discussed in Section 3 of this plan.
- **Tools & Outreach Strategies:** The tools and strategies identified in this CPP have been determined based on the teams' understanding of the community's expectation for involvement. The level of public participation is identified based on both project criteria as well as the community's expectations for involvement. The engagement and outreach techniques are more fully described in Section 4 of this Plan.



- Plan Design & Monitoring:** Finally, the CPP will be designed based on the goals of the study, and will include techniques to support the goals and objectives. Techniques will additionally aim to engage and inform the general public and key stakeholders in a manner appropriate for the project. This plan will be flexible enough to respond to project level and community changes as the study progresses.

Section 2: Target Audience

I. Target Audience

A preliminary inventory of the targeted audience members and their respective project roles is identified in Table 2.0, below.

Target Audience	Anticipated Project Role
Business Owners / Industrial Development Agency	Identify the demand for county-wide industrial development opportunities and industrial/commercial/business districts.
Municipalities/Elected Officials	Aid the project team with an understanding of interrelated planning efforts and transportation projects, and ensuring project goals and direction are aligned with the community's vision and values.
Developers	Identify redevelopment and investment interests of shovel-ready properties located within the project area.
Property Owners	Identify desired future use of properties and/or plans for vacant and underutilized properties. Provide general project insight and reduce potential for incompatible land uses resulting from the project.
Residents	Provide understanding of issues and opportunities associated with corridor redevelopment and quality-of-life in their communities. Review proposed recommendations.
Project Sponsors/Partners	Enhance the public engagement process through oversight and guidance.
Stakeholders	Help guide the project team and assist with decision making by contributing local knowledge and through committee participation (e.g., Project Advisory Committee)

TABLE 2.0 Target Audience & Project Roles



Key groups that will be engaged and referred to throughout the remainder of the project are further described in the following sections. Please refer to **Appendix B** for a listing of Operations and Steering Committee members.

II. Operations Committee (OC)

The Operations Committee consists of the City of Dunkirk (project sponsors), the New York State Departments of State and Environmental Conservation and the project consultants (Barton & Loguidice (B&L), Vita Nuova (VN), Greenman-Pedersen, Inc. (GPI), Highland Planning (HP) and Sustainable Planning and Design (SPD)). The City of Dunkirk will be responsible for maintaining the contractual relationship with the consultant team. Staff from the City of Dunkirk will be directly involved with project development, and will assist with outreach efforts, public meetings and notices, as developed by the project consultants.

III. Steering Committee (SC)

The project team has identified a preliminary list of key stakeholders to comprise the Steering Committee for the project. Members include representatives of municipalities, regional agencies, business organizations and key employers.

The Steering Committee is to serve as an advisory group to the project team and will provide input and guidance as the project progresses. Steering Committee meetings will be held at key points throughout the process to review and provide input on project material, and to obtain insight prior to public outreach events.

IV. The Public

The public will be given opportunity to provide input on proposed redevelopment alternatives. The project consultants will work closely with the Operations and Steering Committees to identify opportunities to solicit feedback regarding potential redevelopment scenarios and potential future land uses. Outreach will focus specifically on residents, landowners, developers, and existing industries and businesses within the study area who may be impacted by the project.

Section 3: Proposed Outreach Strategy

Collaboration among the City of Dunkirk, the Operations Committee, the Steering Committee, and the public will be critical to plan development. Input from these project participants will ensure consensus and understanding of the issues and opportunities associated with brownfield redevelopment, and identify champions for the plan's implementation.



The engagement techniques included within this project will include the following:

- Operations Committee Conference Calls and Meetings
- Steering Committee Meetings
- Stakeholder Interviews
- Economic Development Workshops
- Public Meeting and Public Hearing

I. Operations Committee Conference Calls and Meetings

The Operations Committee will monthly conference calls quarterly meetings throughout the project.

II. Steering Committee Meetings

The Steering Committee will hold quarterly meetings throughout the project.

III. Stakeholder Interviews

Individual interviews will be set up and conducted with the stakeholders identified above in Appendix B. The Project Team will use the information provided from the interviews to help build a detailed picture of the economic development opportunities and challenges with the AL-Tech Focus Area and surrounding community.

IV. Economic Development Workshops

The Project Team will conduct two (2) Economic Development Workshops throughout the project. The first workshop will be held to present the top ten sites that will be the focus of the project and to present the Market Analysis results. We anticipate holding this first workshop in October 2016. The project team will solicit input at the workshop for each of the top 10 sites to assist in identifying reuse potential.

The second workshop is anticipated for February 2017 and will focus on developing an economic strategy to advance the priority sites.

In addition to inviting selected individuals and agencies that will be impacted by the economic development of the area, other key stakeholders will also be invited to participate.



V. Public Meeting/Public Hearing

The Project Team will conduct one (1) Public Meeting and one (1) Public Hearing during the project.

The Public Meeting is anticipated to be held in October 2016 to present the project to the public and solicit their input. This meeting will be held in the evening on the same day as the 1st Economic Development Workshop.

A Public Hearing will be held at the conclusion of the project and is anticipated to occur at a Common Council meeting. The purpose of this meeting will be to present the final plan for approval.

Meeting notices, flyers, etc. will be distributed via email, postings, web sites, social media as appropriate for both of these meetings.

Section 4: Schedule

A draft working schedule for the project is included as **Appendix C**.



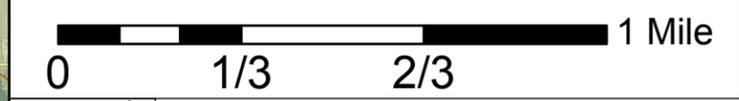
Underutilized Site Location Map

Figure No. 3

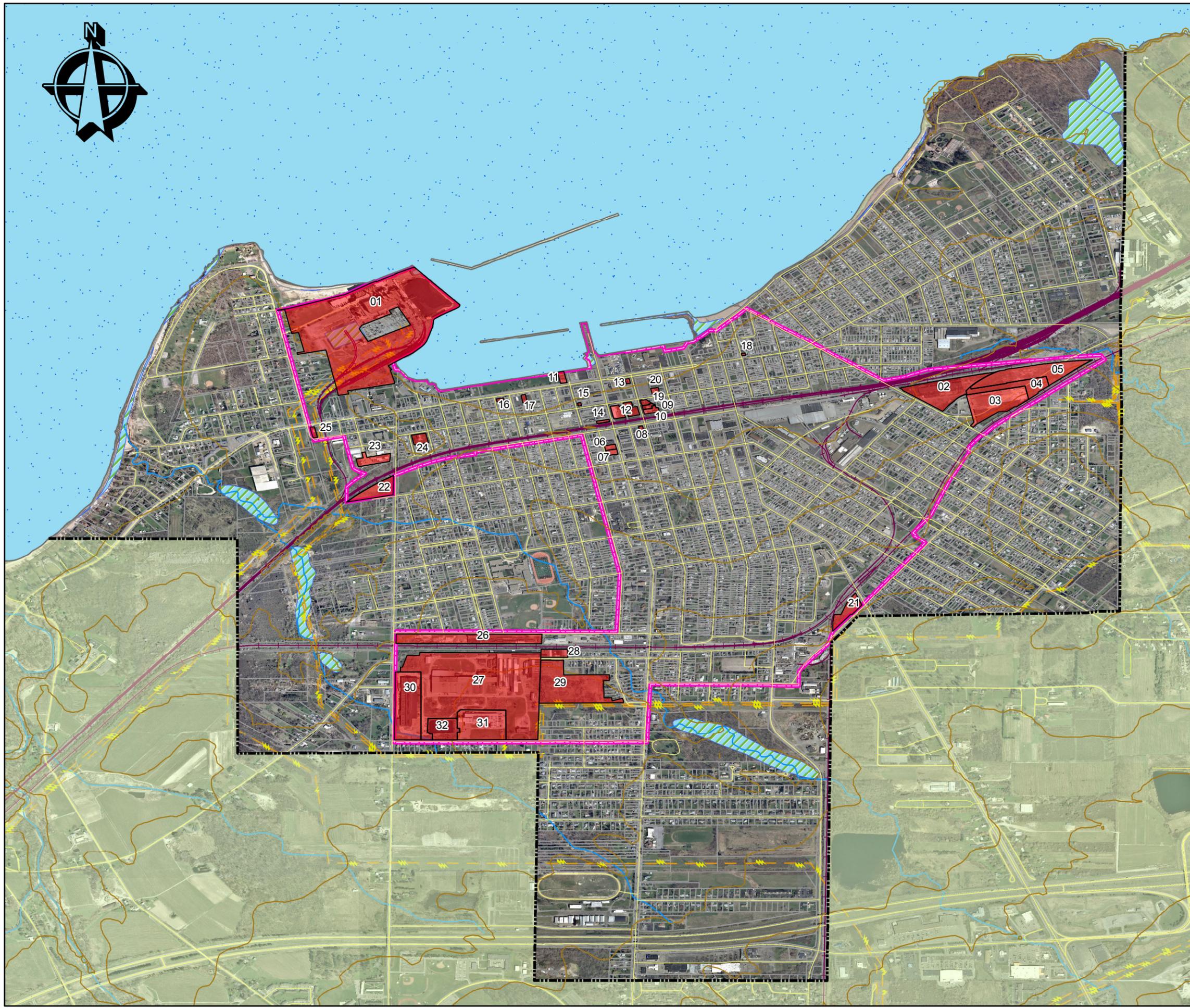
Legend

- Municipal Boundry City of Dunkirk
- Underutilized Study Sites
- Brownfield Opportunity Area

ID	SITE ADDRESS	OWNER
01)	106 Point Dr N	Dunkirk Power LLC
02)	320 S Roberts Rd	County of Chautauqua
03)	320 S Roberts Rd	County of Chautauqua
04)	320 S Roberts Rd	County of Chautauqua
05)	320 S Roberts Rd	County of Chautauqua
06)	323-325 Central Ave	323-325 Central Ave, LLC
07)	335-339 Central Ave	G.H. Graf Realty Corp
08)	21 E Third St	Payne James M
09)	208-214 Washington Ave	Wash. Ave. Revital. Co. LLC
10)	220 Washington Ave	Philip Paradis
11)	24 Lake Shore Dr W	JSG Marina Holdings LLC
12)	214 Central Ave	The State of NY
13)	23-25 Lake Shore Dr E	Sam Avny
14)	223-225 Central Ave	Robert Wojcinski
15)	24 W Second St	Jermaine Batten
16)	85 Lake Shore Dr W	LLC Rotunda Properties
17)	61-63 Lake Shore Dr W	LLC Rotunda Properties
18)	130-132 Lake Shore Dr E	Salvatore Colletti
19)	21 E Second St	LLC Chadwick Bay
20)	32 E Second St	Faith Baptist Church
21)	760 Lamphere St	DLDC Real Property, LLC
22)	307-315 Brigham Rd	DLDC Real Property, LLC
23)	W Third St	LLC KM PD Properties
24)	167 W Second St	City of Dunkirk Housing Ath
25)	243-245 Lake Shore Dr W	John J Zmuda INC
26)	Lucas Ave	Realco Inc.
27)	830 Brigham Rd	Dunkirk Acquisition LLC
28)	Howard Ave	Dunkirk Acquisition LLC
29)	West of Bataan Ave	Dunkirk Acquisition LLC
30)	836 Brigham Rd	Dunkirk Acquisition LLC
31)	Willowbrook Ave	Special Metals Corp.
32)	Willowbrook Ave	Realco Inc.



Prepared by: GPI
 Date: 7/29/2016
 New York State Plain West GCS NAD 83
 Imagery, Roads Networks, Rail Networks
 and Streams provided by NY GIS
 Parcel Data provided by Chautauqua County



APPENDIX B

DUNKIRK BROWNFIELD OPPORTUNITY AREA

Operations Committee & Steering Committee Members

Updated 9/20/16

Last Name	First Name	Affiliation	Role
Ewald	Keith	Barton & Loguidce	Operations Committee/Consultant Team
Taylor	Michael	Vita Nuova	Operations Committee/Consultant Team
Manzella	James	Greenman-Pedersen, Inc.	Operations Committee/Consultant Team
Harrington	Allison	Sustainable Planning and Design	Operations Committee/Consultant Team
Rowlands	Mary	Highland Planning	Operations Committee/Consultant Team
Bauer	Christopher	NYS DOS	Operations Committee
Moore	Maurice	NYS DEC	Operations Committee
Rosas	Wilfred	Mayor	Operations Committee
Yanus	Rebecca	Director of Planning & Development	Operations Committee
Waite	Nicole	Deputy Director of Planning & Development	Operations Committee
Woodbury	Randy	City Engineer	Operations Committee
Ames	John	Northern Chautauqua Community Foundation	Steering Committee
Lincoln	Christina	Community Development Planner City of Dunkirk	Steering Committee
Kearns Kevin	SUNY	Fredonia	Steering Committee
Morabito	Kristine	Project Manager, County IDA	Steering Committee (invited)
Reininga	Dan	President, Lakeshore Savings	Steering Committee (invited)
Steinberg	Allen	Developer	Steering Committee (invited)
Paradis	Gina	Land Bank	Steering Committee (invited)
Steve	Rees	Citizen/Revitalize Dunkirk	Steering Committee (invited)
Neureuter	Paul	President, KROG	Steering Committee (invited)

