

City of Elmira, Chemung River Local Waterfront Revitalization Plan: Section I

WRA Boundary Overview

The City of Elmira Local Waterfront Revitalization Program (LWRP) Waterfront Revitalization Area (WRA) encompasses the entirety of the Chemung River, the designated inland waterway within the City of Elmira. Included in the municipal boundaries is approximately 12,850 linear feet of the Chemung River, and portions of Newtown Creek and Hoffman Brook. In total, the WRA encompasses 1,142 acres. The majority of the WRA is within the 100-year floodplain, with flooding originating from the Chemung River, Newtown Creek, and Hoffman Brook. A portion of the WRA north of the Chemung River between Davis Street and William/Fox Streets is not located in the floodplain as well as some individual buildings that have been raised above the base flood elevation. Additionally, areas in the northeast portion of the WRA along E. Clinton Street, Beach Street and East Avenue are outside of the 100-year floodplain. It is noted that 500-Year floodplains are located between West Water Street and the Chemung River and Grace Street and Weyer Place in the northeast portion of the WRA. The WRA includes several parks fronting, and in the vicinity of, the Chemung River including Wisner Park, Riverfront Park, and East Water Street Park north of the Chemung River, and Brand Park, Katy Leary Park, and Jim Nelson Park south of the Chemung River. The WRA also includes recreational assets including the Riverfront Levee Trail and three (3) boat launches owned and operated by the New York State Department of Environmental Conservation.

Downtown Elmira is situated in the WRA on the north side of the Chemung River, west of the confluence of the Chemung River and Newtown Creek. Downtown Elmira developed along the river, with prime properties concentrated along East and West Water Streets, North and South Main Streets, and Lake Street. In the early 1970s, Hurricane Agnes caused severe flooding and property damage to much of the Downtown. This significant event led to the installation of flood protection infrastructure along the river, including levee systems and floodwalls, creating barriers and limiting access to the river from much of Downtown Elmira. These floods also caused significant irreversible damage to buildings that, coupled with urban renewal initiatives common during that period, resulted in large-scale within the WRA.

North of the Chemung River: The northwestern portion of the WRA extends to West Church Street, incorporating the commercial/retail establishments along the 200 block of Hoffman Street, and portions of the Near Westside Historic District, listed on the National Register of Historic Places (National Register Number 90NR00145). According to the National Register of Historic Places nomination form for

the Near Westside Historic District, the houses on Water Street are the oldest houses in the district and have a strong connection to the waterfront, making Water Street a valuable component of the WRA. In the 2016 City of Elmira Comprehensive Plan, West Church Street and Water Street were identified as two of three major arterials which connect numerous amenities in the City as well as Corning to the west. The Comprehensive Plan indicated that East Church Street is zoned as a “Mixed-Use Gateway” and is intended to create a strong sense of place when entering the City. The Comprehensive Plan also denotes that Church Street is an important connector, traversing several existing and proposed neighborhoods in the City, including the “College Town & Main Street Corridor,” the “Cultural District,” and the “Church Street Gateway.” Due to Church Street’s role as an arrival gateway and major arterial, spanning multiple neighborhoods with connections to the waterfront,, it is delineated as the northern study area boundary with the exception of the northeastern portion of the WRA.

The northeastern portion of the WRA was extended north of Church Street to East Avenue to incorporate the 100-year floodplain south of the confluence of Newtown Creek and Badger Creek. The area contains several underutilized parcels which may provide opportunities to improve waterfront connectivity and visibility of waterfront amenities.

South of the Chemung River: The southeastern WRA extends to the southern municipal boundary of the City of Elmira along the Chemung River and follows local roadways north from the municipal boundary to Brand Park. The WRA extends south in the vicinity of Clemens Center Parkway (NYS State Route 14) and Erie Street to incorporate a potential brownfield site identified by Southern Tier Central Regional Planning and Development Board. The WRA then traverses Partridge Street west to incorporate two additional waterfront parks: Katy Leary Park and Jim Nelson Park.

Reference the WRA Boundary Map attached for the full extent of the WRA boundary.

Waterfront Revitalization Area Boundary Legal Description

- I. The boundary of the City of Elmira WRA begins at the municipal boundary line between the Town of Elmira on the west and the City of Elmira on the east at its intersection with the centerline of West Water Street; then,
- II. Proceeds northeast along the centerline of West Water Street for a distance of approximately 910 feet to the centerline of Foster Avenue; then,
- III. Turns northwest and proceeds along the centerline of Foster Avenue for a distance of approximately 770 feet to the centerline of West Church Street; then,
- IV. Turns northeast and proceeds along the centerline of West Church Street for a distance of approximately 0.99 miles to the centerline of North Main Street; then,

- V. Continues northeast along the centerline of East Church Street for a distance of approximately 0.92 miles to the centerline of Judson Street Extension; then,
- VI. Turns northwest and proceeds along the centerline of Judson Street Extension for a distance of approximately 1600 feet to the centerline of Sullivan Street; then,
- VII. Turns north and proceeds along the centerline of Sullivan Street for a distance of approximately 500 feet to the centerline of East Avenue; then,
- VIII. Turns northeast and proceeds along the centerline of East Avenue for a distance of approximately 2300 feet to the municipal boundary line between the City of Elmira on the west and the Town of Elmira on the east; then,
- IX. Turns southeast and follows the municipal boundary line between the City of Elmira on the west and the Town of Elmira on the east for a distance of approximately 1.55 miles to the municipal boundary line between the City of Elmira on the north and the Town of Elmira on the south; then,
- X. Turns southwest and continues along the municipal boundary line between the City of Elmira on the north and the Towns of Elmira and Southport on the south for a distance of approximately 1880 feet to the centerline of Gaines Street; then,
- XI. Turns northwest and proceeds along the centerline of Gaines Street for a distance of approximately 630 feet to the centerline of Luce Street; then,
- XII. Turns southwest and proceeds along the centerline of Luce Street for a distance of approximately 1430 feet to the centerline of Robinson Street; then,
- XIII. Turns north and proceeds along the centerline of Robinson Street for a distance of approximately 1620 feet to the centerline of Horner Street; then,
- XIV. Turns west and proceeds along the centerline of Horner Street for a distance of approximately 550 feet; then,
- XV. Continues to the southwest along the centerline of Horner Street for a distance of approximately 350 feet to the centerline of Riverside Avenue; then,
- XVI. Turns northwest and proceeds along the centerline of Riverside Avenue for a distance of approximately 580 feet to the centerline of Caldwell Avenue; then,
- XVII. Turns southwest and proceeds along the centerline of Caldwell Avenue for a distance of approximately 360 feet to the centerline of Maple Avenue; then,
- XVIII. Turns northwest and proceeds along the centerline of Maple Avenue for a distance of approximately 310 feet to the centerline of Lormore Street; then,

- XIX. Turns southwest and proceeds along the centerline of Lormore Street for a distance of approximately 1360 feet to the centerline of Falck Street; then,
- XX. Turns southeast and proceeds along the centerline of Falck Street for a distance of approximately 640 feet to the centerline of Brand Street; then,
- XXI. Turns southwest and proceeds along the centerline of Brand Street for a distance of approximately 160 feet to the centerline of Lake Avenue; then,
- XXII. Turns northwest and proceeds along the centerline of Lake Avenue for a distance of approximately 340 feet; then,
- XXIII. Turns to the west and continues along the centerline of Lake Avenue for a distance of approximately 80 feet to the centerline of Erie Street; then,
- XXIV. Turns southwest and proceeds along the centerline of Erie Street (a/k/a New York State Route 14/Clemens Center Parkway) for a distance of approximately 540 feet to the east bounds of a railway operated by Norfolk Southern Railway Corp. (Pennsylvania Line, LLC); then,
- XXV. Turns north and proceeds along the east bounds of a railway operated by Norfolk Southern Railway Corp. (Pennsylvania Line, LLC) for a distance of approximately 890 feet to centerline of Pennsylvania Avenue; then,
- XXVI. Turns southwest and proceeds along the center line of Pennsylvania Avenue for a distance of approximately 590 feet to the centerline of Boardman Street; then,
- XXVII. Turns northwest along the centerline of Boardman Street for a distance of approximately 510 feet to the centerline of South Main Street; then,
- XXVIII. Turns north along the centerline of South Main Street for a distance of approximately 340 feet to the centerline of Partridge Street; then,
- XXIX. Turns west and proceeds along the centerline of Partridge Street for a distance of approximately 640 feet; then,
- XXX. Turns northwest and continues along the centerline of Partridge Street for a distance of approximately 410 feet to the centerline of Fulton Street; then,
- XXXI. Turns west and continues along the centerline of Partridge Street for a distance of approximately 2250 feet to the centerline of Pine Street; then,
- XXXII. Turns southwest and continues along the centerline of Partridge Street for a distance of approximately 850 feet to the centerline of S Hoffman Street; then,

- XXXIII. Turns north and proceeds along the centerline of S Hoffman Street for a distance of approximately 190 feet to the easterly prolongation of the south line of a parcel of land belonging to the City of Elmira (Tax No. 99.10-4-1); then,
- XXXIV. Turns west and proceeds along the south line of a parcel of land belonging to the City of Elmira (Tax No. 99.10-1-1) for a distance of approximately 180 feet to the municipal boundary line between the City of Elmira on the East and the Town of Southport on the west; then,
- XXXV. Turns north and proceeds along the municipal boundary line between the City of Elmira on the East and the Town of Southport on the west for a distance of approximately 425 feet to the south bank of the Chemung River; then,
- XXXVI. Turns southwest and proceeds along the south bank of the Chemung River, also being the municipal boundary line between the City of Elmira on the north and the Towns of Southport and Elmira on the south, for a distance of approximately 1810 feet to the municipal boundary line between the Town of Elmira on the west and the City of Elmira on the east; then,
- XXXVII. Turns north and proceeds along the municipal boundary line between the Town of Elmira on the west and the City of Elmira on the east for a distance of approximately 1720 feet to the centerline of West Water Street, back to the Point of Beginning.