



City of Corning Comprehensive Plan Update

FEBRUARY 2025 OPEN HOUSE MATERIALS

The Comprehensive Plan Advisory Committee hosted a series of open house events in February 2025.

Open House #1	Southeast Steuben County Library	2/25/2025
Open House #2	William E Severn Elementary School	2/25/2025
Open House #3	First Congregational United Church of Christ	2/27/2025

This document includes the materials available at these events.

This project is being supported by funding provided by the New York State Department of State Environmental Protection Fund through a Smart Growth Comprehensive Planning grant received by the City of Corning.

COMMUNITY ENGAGEMENT INPUT SUMMARY

CITY OF CORNING COMPREHENSIVE PLAN UPDATE

A comprehensive community engagement strategy included a community survey, Open House, Farmers Market booth, and stakeholder interviews. Community Engagement has provided valuable input for the plan's vision, goals & strategies.



NEIGHBORHOODS & HOUSING

- Need for Diversification of Housing:
 - Available Housing at all price points
 - Housing units with amenities that reflect current consumer preferences
- Concerns with affordability of existing housing supply
- Desire for walkability in neighborhoods
- Need for maintenance of housing and grants to help owners improve their homes
- Street trees are an important neighborhood amenity
- Housing preferences
 - Single-family
 - Senior
 - Small-scale multi-family
- Discourage large-scale multi-family



REVITALIZATION & ECONOMIC DEVELOPMENT

- Corning Inc. is the City's most important economic asset and a source of good jobs in the community
- Diversification of the City's economic base would complement Corning Inc. and ensure long-term economic growth
- Small business assistance to existing and new businesses will also promote job growth and entrepreneurship
- Desire of residents for a greater diversity of restaurant types, including new restaurants, and food-based businesses
- Business Districts with the greatest susceptibility to change:
 - Bridge Street
 - Market Street
 - Denison Parkway
- The Revitalization and Economic Development category was rated as one of highest community values at the Open House



ACTIVE TRANSPORTATION (WALKING & BIKING) AND PUBLIC TRANSPORTATION

- The City is excellent for walkability and pedestrian enhancements are encouraged
- Public transportation needs to be improved
- More than 57 percent of survey participants use active transportation (walking or biking) or public transportation for travel one time per week or several times per month
- 85 percent of survey respondents supported bike lanes and bike safety
- Accessibility (ADA) improvements were highly supported



PARKS & INFRASTRUCTURE

- Street trees are important for neighborhoods & business districts
- Addressing aging infrastructure should be an ongoing City priority
- Park upgrades are essential, including water recreation, courts, and bathrooms
- Traffic calming (narrower roadways, curb extensions, traffic circles, etc.) throughout the City is needed to reduce vehicle speeds and increase pedestrian/bicyclist safety.
- Increase connectivity between parks
- The Parks & Open Space category was rated as one of highest community values at the Open House



CULTURE, IDENTITY & TOURISM

- Continue and enhance downtown events
 - Explore providing a larger public space to support larger downtown events
- Align and connect the City with the open spaces and natural areas within and encompassing the City
- Celebrate the Chemung River with events, trails, and recreational opportunities
- Support local arts & artists
- Increase and support more performance art in the City
- Preserve historic buildings

Draft VISION STATEMENT

CITY OF CORNING COMPREHENSIVE PLAN UPDATE

The City of Corning is the premier small city in the Region, blending innovation, history, and community to attract residents, businesses, and visitors. As a regional hub, Corning offers an attractive quality of life with walkable, well-maintained, and affordable neighborhoods, thriving commercial districts, advanced manufacturing, and abundant arts, cultural, educational, and recreational opportunities. A strong sense of connectedness defines the city - linking people to each other, to the natural environment, and to the global economy. Corning features well-integrated transportation networks that support pedestrians, cyclists, public transit, and vehicles. Revitalized spaces and a strong commitment to sustainability ensure the city continuously reinvents itself while honoring its rich heritage. The City of Corning is a welcoming and thriving community for all.

WHAT I LIKE

WHAT NEEDS WORK

Draft GOALS & STRATEGIES

CITY OF CORNING COMPREHENSIVE PLAN UPDATE HOUSING & NEIGHBORHOODS

1. PROVIDE A RANGE OF HOUSING OPPORTUNITIES

- a. Complete a City-wide housing market analysis.
- b. Develop programs and projects with partners, such as Arbor Housing and Development, Community Progress, and Habitat for Humanity to provide a diversity of housing options affordable to existing and anticipated population of the City).
- c. Expand the work that was done with the Corning Housing Partnership and work with housing partners to seek out additional funding sources and implement programs to help improve the quality of the existing owner-occupied and rental housing stock.
- d. Consider amendments to the Zoning Code that provide a process for approval and govern the design of additional dwelling units when they fit the character of the neighborhoods.
- e. Incentivize reinvestment in the rehabilitation and modernization of existing multi-family properties.

2. PRESERVE AND ENHANCE OUR NEIGHBORHOODS

- a. Evaluate the short-term rental market and consider regulation where appropriate.
- b. Support enforcement of building codes to improve safety and quality of life in neighborhoods.
- c. Perform a sidewalk condition analysis throughout the City and identify funding for sidewalks.
- d. Improve pedestrian routes and walkability to the Corning High School, parks, and other destinations with high foot traffic through crosswalks and other traffic calming strategies .
- e. Protect and preserve the residential character of Corning's neighborhoods.
- f. Coordinate with the Steuben County Land Bank Corporation, housing partners, and private developers to identify and address vacant and blighted structures in neighborhoods.
- g. Identify and develop opportunities incorporating mixed-use development in existing structures, infill development, and placemaking within neighborhoods.
- h. Support redevelopment efforts that preserve the appeal of Corning's historic neighborhoods and housing.
- i. Enhance existing open spaces in neighborhoods and identify opportunities for new open spaces or improvements to existing open spaces in neighborhoods.

WHAT I LIKE

WHAT NEEDS WORK

Draft GOALS & STRATEGIES

CITY OF CORNING COMPREHENSIVE PLAN UPDATE REVITALIZATION & ECONOMIC DEVELOPMENT

3. RECALIBRATE THE ECONOMY

- a. Update development regulations to support more diversity and flexibility in commercial areas, for example to support small-scale manufacturing, artisan, and start-up businesses.
- b. Leverage Corning Inc. to attract and develop tech-based businesses.
- c. Collaborate with partners such as IncubatorWorks, the Southern Tier REDC, and the Steuben County Industrial Development Agency to build capacity to support for incubation of small businesses with grant funding and other types of incentives
- d. Attract and support more food-based businesses and restaurants.
- e. Work with regional partners to establish Corning as the economic hub of the Southern Tier and I-86/1-99 corridor.
- f. Study and consider opportunities to share services and economic development opportunities with surrounding communities.
- g. Leverage, enhance, and develop educational partnerships and opportunities.
- h. Support & attract diverse businesses, including small and emerging enterprises, by providing resources and incentives to drive local economic growth and innovation.

4. REVITALIZE OUR COMMERCIAL DISTRICTS

- a. Develop and codify design guidelines or form-based codes for commercial areas.
- b. Develop the Bridge Street corridor as a unique destination that connects the north and south sides of the City and the Gaffer District.
- c. Continue to support historic preservation efforts and projects that maintain the character of historic properties including through the utilization of programs such as New York Main Street and Restore NY.
- d. Explore the benefits of applying to the Downtown Revitalization Initiative (DRI) or New York Forward (NYF) programs to provide funding for priority projects.

WHAT I LIKE

WHAT NEEDS WORK

Draft GOALS & STRATEGIES

CITY OF CORNING COMPREHENSIVE PLAN UPDATE REVITALIZATION & ECONOMIC DEVELOPMENT

5. REPURPOSE UNDERUTILIZED SITES

- a. Identify vacant and underutilized sites and buildings, particularly along Denison Parkway, to target for housing and mixed-use development.
- b. Collaborate with Corning, Inc. and the Steuben County Industrial Development Agency to identify opportunities to re-purpose or redevelop underutilized or vacant Corning Inc. properties.
- c. Identify areas where localized neighborhood revitalization may be helpful in revitalizing, including but not limited to, East Market Street corridor, the industrial/commercial/residential area north of Denison Park and east of Conhocton Street, Wardell Street from Dodge Ave. to Reynolds Ave., and Ontario Street from Baker Street to Bridge Street.
- d. Consider applying for Brownfield Opportunity Area (BOA) grants to develop redevelopment strategies for areas impacted by multiple underutilized or brownfield sites.

WHAT I LIKE

WHAT NEEDS WORK

Draft GOALS & STRATEGIES

CITY OF CORNING COMPREHENSIVE PLAN UPDATE TRANSPORTATION & INFRASTRUCTURE

6. ENHANCE GATEWAYS INTO THE CITY

- a. Update zoning and development codes around gateways and the corridors that connect them to ensure uses and design regulations recognize their importance.
- b. Fully realize Denison Parkway and Center Way as true “parkways” including generous landscaping, set-backs, design, public arts, and traffic calming (put the “park” back in “parkway”).
- c. Install branded signage at gateways.

7. CONNECT CITY NEIGHBORHOODS

- a. Create a “necklace” of trails and parkways to connect neighborhoods and downtown with parks and open spaces.
- b. Connect City trails and/or sidewalks with regional trail networks.
- c. Evaluate the City’s transportation network, including bicycle and pedestrian infrastructure, and prioritize areas for road diets, complete streets, and intersection improvements.
- d. Evaluate the City’s public transportation system and engage in efforts to regionalize the system to better connect and serve city neighborhoods as well as surrounding communities.
- e. Incorporate universal design in infrastructure projects and prioritize improvements to sidewalks, crosswalks, and public spaces to enhance accessibility and safety for individuals of all abilities.

WHAT I LIKE

WHAT NEEDS WORK

Draft GOALS & STRATEGIES

CITY OF CORNING COMPREHENSIVE PLAN UPDATE TRANSPORTATION & INFRASTRUCTURE

8. CONTINUE STEWARDSHIP OF CITY FACILITIES

- a. Upgrade City parks consistent with the 2020 Parks Strategy to include upgrading playground equipment, public restrooms, and additional courts.
- b. Plan and budget for the replacement of the Bridge Street bridge.
- c. Study opportunities for the physical consolidation of fire, police, and DPW into one complex.
- d. Upgrade Market Street streetscape elements such as lighting and landscaping.
- e. Apply for funding to maintain water, sewer and stormwater systems.
- f. Develop a strategy for water-based recreational opportunities for City residents.

9. PROTECT AND ENHANCE THE CITY'S ENVIRONMENT

- a. Study opportunities for a greenbelt around the City, which also preserves the viewsheds in nearby hills.
- b. Consider limiting maintenance in park areas and let some areas go wild.
- c. Support the installation of EV chargers throughout the City.
- d. Identify opportunities to implement green infrastructure options to reduce stormwater runoff.
- e. Conduct a city-wide tree inventory and urban forest master plan with the goal of enhancing the urban forest .
- f. Assess long-term climate resilience issues impacting the City and implement programs to protect the City from future severe storm events and increased temperatures.
- g. Explore options to utilize environmentally friendly materials for maintenance of City streets, sidewalks, public spaces, and parks.

WHAT I LIKE

WHAT NEEDS WORK

Draft GOALS & STRATEGIES

CITY OF CORNING COMPREHENSIVE PLAN UPDATE CULTURE, IDENTITY & TOURISM

SOLIDIFY THE CITY CENTER AS THE HUB OF REGIONAL TOURISM

- a. Create a world-class downtown gathering space for outdoor performances, community events, and recreation.
- b. Study and pursue opportunities to add tourist amenities downtown.
- c. Leverage the Chemung River waterfront as a water trail spine through the City.
- d. Imbed the unique identity of the Bridge Street district as distinct with the Gaffer district brand.
- e. Continue to build upon Market Street success by encouraging a mix of uses including upper floor housing, health and personal care facilities, dining, entertainment, and culture, with support of historic preservation, design codes, and streetscape/open spaces.
- f. Research, identify & attract high-end hotels or accommodations.
- g. Leverage the Chemung River and proximity to the Finger Lakes as an attraction for water-based tourism in partnership with the NYS Department of Environmental Conservation and Convention and Visitor's Bureau.
- h. Leverage the City's reputation as a center for glass arts and partner with the Corning Museum of Glass on promoting this within the community.
- i. Explore & define additional overarching themes on which to center an increasingly robust destination offering.
- j. Implement the Arts Strategy and incorporate creative placemaking throughout the City.
- k. Support community initiatives that reflect the City's cultural identities and heritage, ensuring all voices are represented in public spaces & events.

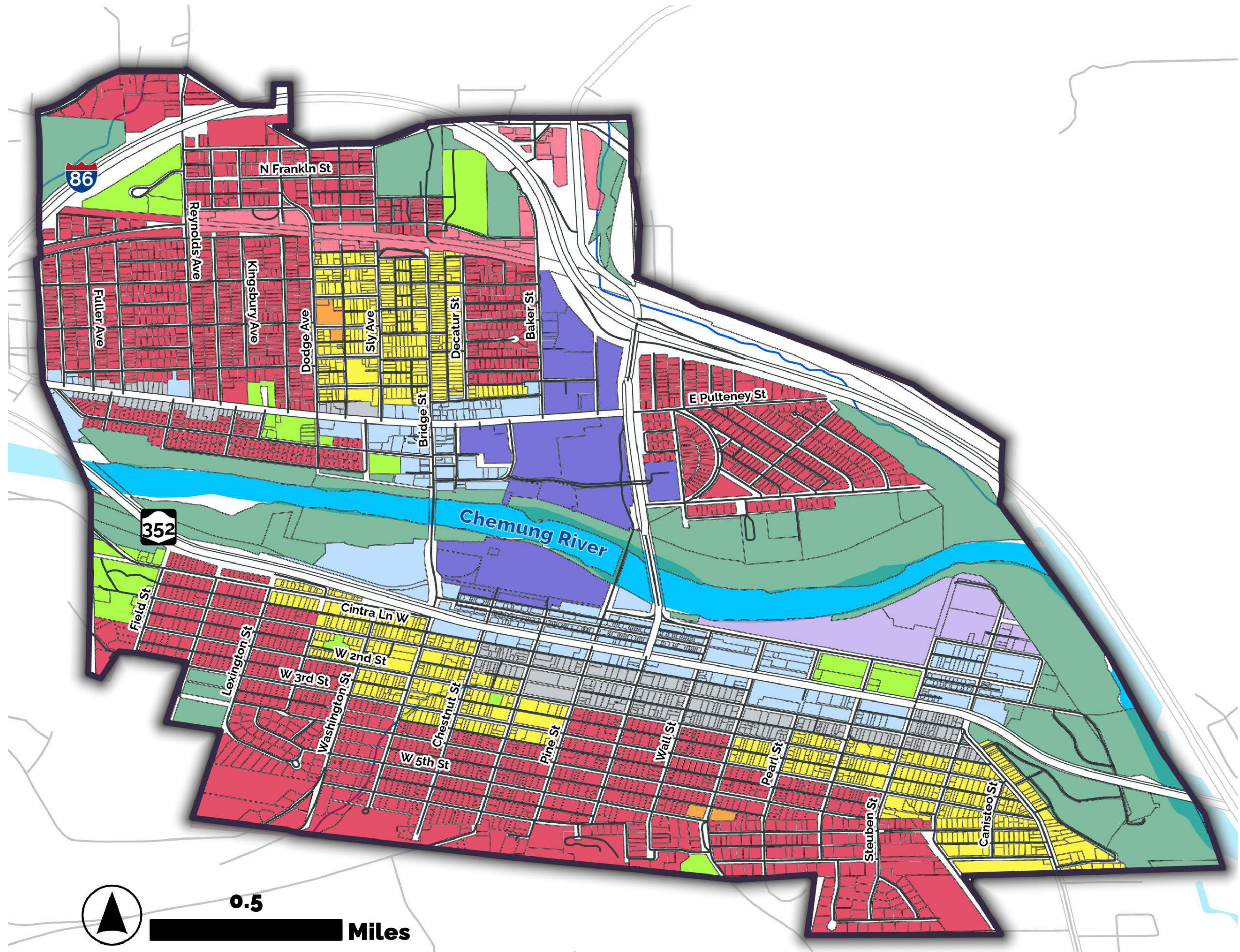
WHAT I LIKE

WHAT NEEDS WORK




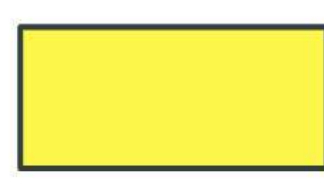




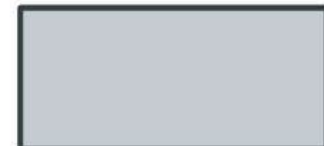

EXISTING ZONING

CITY OF CORNING COMPREHENSIVE PLAN UPDATE

Zoning designations provide the allowed uses by law that are permitted on properties within the district. The Zoning Map is compared to the existing Land Use Map to determine any inconsistencies or trends that should be considered in the development of the Future Land Use Map to be included in the Comprehensive Plan.



City of Corning Zoning Districts

	Residential Low-Density (R1)		Commercial (C)		Planned Development District (PDD)
	Residential Moderate-Density (R2)		Commercial/Light Industrial (CL)		Public-Conservation (PC)
	Multiple Residence (MR)		Industrial (I)		
	Residential Transition (RT)		Business Development (BD)		

Residential Low Density (R1)

Predominantly single-family detached & limited two-family low-density residential development

Residential Moderate Density (R2)

Moderate density development including single-family detached, two-family residential, and multifamily development in certain circumstances.

Multiple Residence (MR)

High-density residential development

Residential Transition (RT)

Contains a mixture of residential and nonretail business uses as a transition between commercial and residential districts.

Commercial (C)

Areas primarily utilized and appropriate for retail, personal service, office and related business uses.

Commercial/Light Industrial (CL)

Permits commercial or business uses that provide a range of retail and personal service establishments and certain industrial uses that may be compatible with the permitted commercial and adjoining residential uses.

Business Development (BD)

Allows a variety of commercial uses.

Industrial (I)

Contains manufacturing, process, and industrial uses.

Public Conservation (PC)

Open, public-owned and/or environmentally sensitive land and water areas for preservation and low-intensity uses.

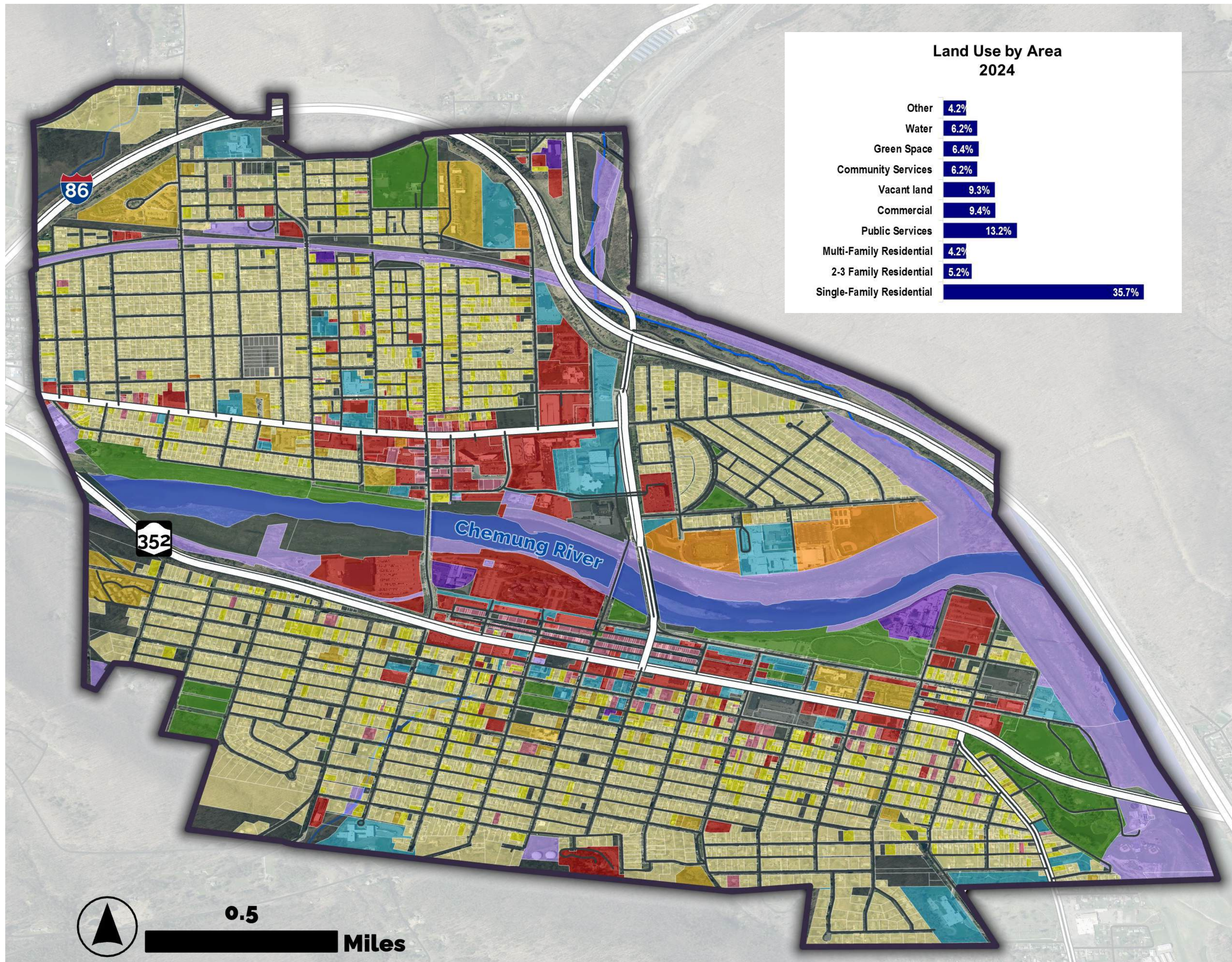
Planned Development District (PDD)

Permits uses found in the RT & C districts; allows for flexibility in site design and requires approval of specific projects that are well-planned high-density projects with a mix of uses.

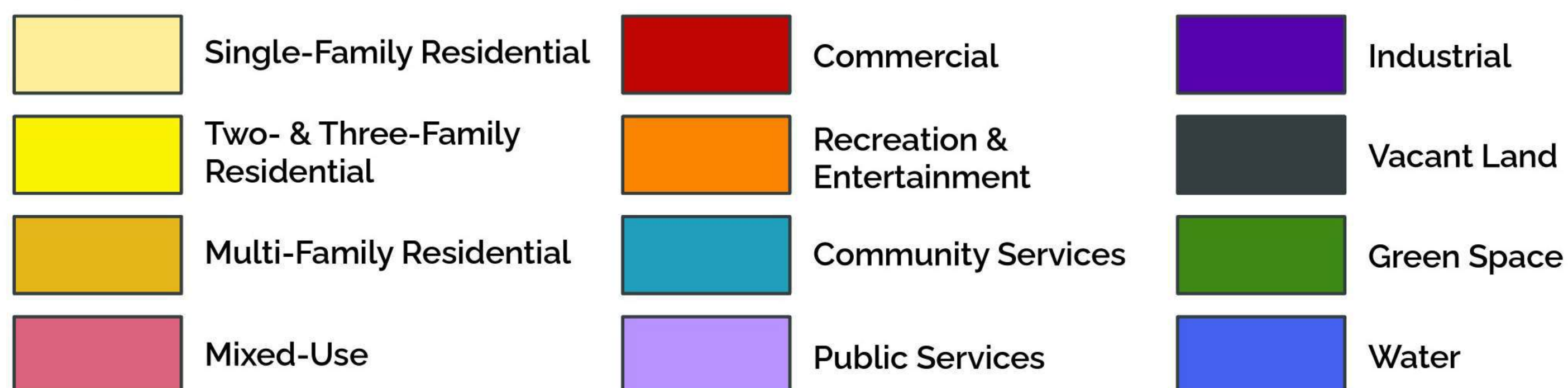
EXISTING LAND USE

CITY OF CORNING COMPREHENSIVE PLAN UPDATE

Land use designations are based on how a property is classified by the New York State Department of Taxation and Finance. Various land use categories describe the primary use of each parcel in a municipality. The Land Use Map is compared to the existing Zoning Map to determine any inconsistencies or trends that should be considered in the development of the Future Land Use Map to be included in the Comprehensive Plan.



City of Corning Land Use



Single-Family Residential

Single-family residential uses in the City include detached and attached single-family homes for year-round use.

Two/Three-Family Residential

Residential uses in the City include detached and attached two-and three-family homes for year-round use.

Multi-Family Residential

Multi-family residences include properties with more than three dwelling units, senior housing, and apartments.

Commercial

Commercial properties are parcels used for the sale of good and services.

Mixed-Use

Mixed-use properties consist of structures with two or more multiple and separate uses, typically with commercial or office space located on the first floor and residential units located above.

Mixed-Use Residential

Residential properties with incidental non-residential uses.

Public Services

Properties that provide public services to the community including water, sewer, transportation, flood control, and some utilities.

Community Services

These properties have non-profit and public uses that provide support services to the community including schools & places of worship. Other common types of land use that in these categories include cemeteries, government buildings, utilities, healthcare facilities, police and fire stations, and cultural and recreational facilities.

Industrial

Includes heavy and light manufacturing, storage.

Recreation & Entertainment

Property used by groups for recreation, amusement & entertainment.

Green Space

Land uses classified as parks and open space in the City include parks, playgrounds, wetlands, conservation land and easements.

Vacant Land

Includes vacant land, residential vacant land, abandoned properties and other properties not in use, or lacks permanent improvements.

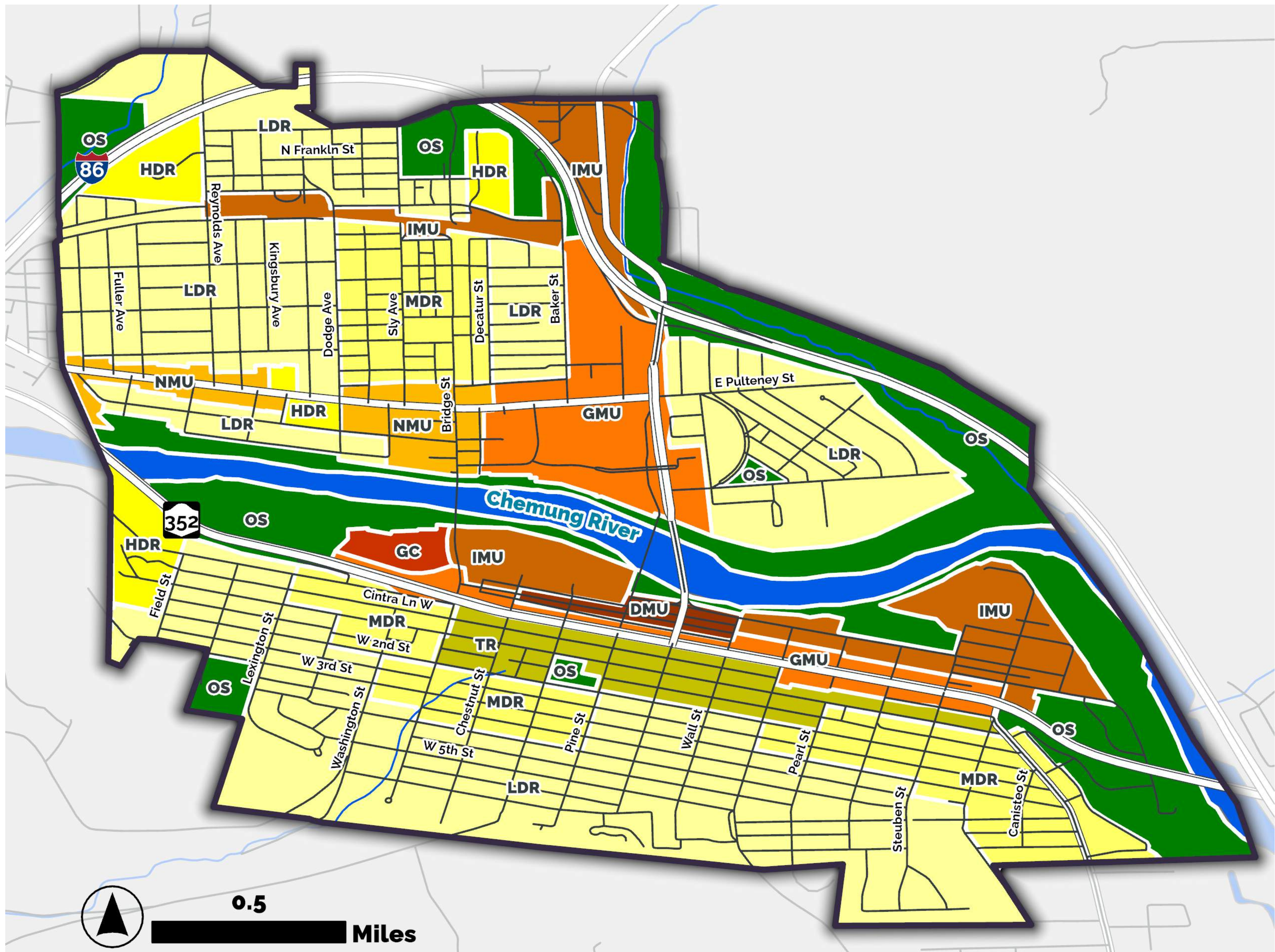
Water

Areas of waterbodies.











FUTURE LAND USE

CITY OF CORNING COMPREHENSIVE PLAN UPDATE

The Future Land Use Map provides a framework for future zoning changes and development standards. The future land use designations are a result of evaluating existing demographics, future land use trends, and community input. Any future development proposals and zoning changes will be measured against the intent and vision of the Future Land Map.



City of Corning Future Land Use

	Low Density Residential (LDR)		Neighborhood Mixed-Use (NMU)		Innovation Mixed-Use (IMU)
	Medium Density Residential (MDR)		Gateway Mixed-Use (GMU)		Open Space (OS)
	High Density Residential (HDR)		Downtown Mixed-Use (DMU)		
	Transition Residential (TR)		General Commercial (GC)		

Low Density Residential (LDR)

Neighborhoods of predominantly single-family detached & compatible two-family low-density residential development.

Medium Density Residential (MDR)

Neighborhoods of moderate density development including single-family detached, two-family residential, and compatible multifamily development.

High Density Residential (HDR)

High-density residential includes neighborhoods with multi-family residential development.

Transition Residential (TR)

Neighborhoods with a mixture of residential and nonretail business uses as a transition between commercial and residential districts.

Neighborhood Mixed-Use (NMU)

Neighborhood Mixed-Use is a walkable district that features a mix of uses to service adjacent residential neighborhoods including commercial, residential, entertainment, and office uses. Uses should be compatible with the scale of adjacent residential neighborhoods.

Gateway Mixed-Use (GMU)

The Gateway Mixed-Use zone is a walkable district featuring a high-quality public realm that acts as a gateway into the City. The mixed-use, medium density district includes commercial, residential, entertainment, cultural, lodging, museums, and office uses.

Downtown Mixed-Use (DMU)

The Downtown area features a historic, vibrant City center that serves as a local and regional destination for the community. The district features a dense and walkable mix of uses including residential, commercial, office, entertainment, cultural, lodging, and institutional uses that are complemented by design criteria and a high-quality public realm.

General Commercial (GC)

Includes commercial centers that provide a variety of local and regional goods and services including retail, personal service, office, and related business uses.

Innovation Mixed-Use (IMU)

The Innovation Mixed-Use district provides a mix of commercial, retail, residential, personal service, office, light industrial, artisan, and legacy heavy industrial uses that are compatible with adjacent neighborhoods or districts.

Open Space (OS)

Includes public and semi-public parks, open spaces, and environmentally sensitive land and water areas.

FUTURE LAND USE

CITY OF CORNING COMPREHENSIVE PLAN UPDATE

The Future Land Use descriptions provide more detailed information on the character, preferred uses, and other development considerations for each land use

LOW DENSITY RESIDENTIAL

The Low Density Residential (LDR) land use includes single-family homes and compatible two-family homes at the lowest residential density in the City. While the land use category has the lowest residential density, neighborhoods are dense enough to be walkable.

Preferred Uses: Single-family detached homes and compatible two-family homes

Other considerations:

- Where feasible, sidewalks should be included for any new development or infill projects in the LDR land use category.
- Any new residential developments, infill, or property upgrades should mimic the density, character, and setbacks of the neighborhood.
- Encourage street trees when feasible (new or replacement) and generous lot landscaping for new subdivisions or infill projects.



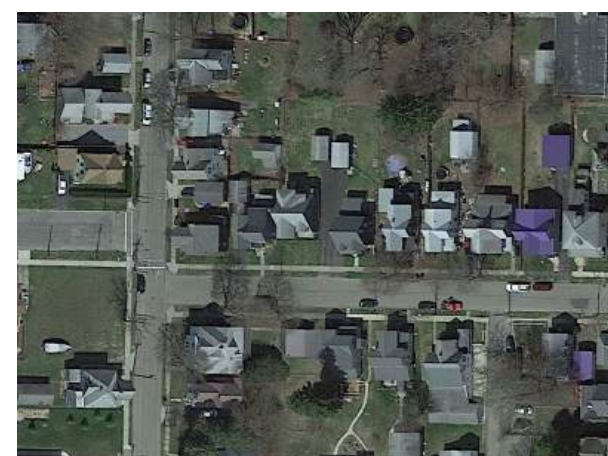
MEDIUM DENSITY RESIDENTIAL

The Medium Density Residential (MDR) designation provides for a higher density and mix of uses than the LDR zone. The MDR primarily allows single-family and two-family homes. Compatible medium density multi-family uses are allowed and require site plan review.

Preferred Uses: Single-family and two-family detached homes

Other considerations:

- Where feasible, sidewalks would be required in new subdivisions or infill projects to encourage walkability and connections to mixed-use commercial districts and other alternative transportation options.
- Any new residential developments, infill, or property upgrades should resemble the density, character, and setbacks of the neighborhood.
- Encourage street trees when feasible (new or replacement) and generous lot landscaping for new subdivisions or infill projects.
- Ensure any new multi-family developments imitate the character, density, and layout of single-family or two-family homes in the neighborhood.



HIGH DENSITY RESIDENTIAL

The High Density Residential (HDR) land use designation is reserved primarily for medium and large-scale multi-family residential development. However, single-family, and two-family homes may also be permitted in the land use category.

Preferred Uses:

- Townhomes
- Apartments
- Senior living
- Single and two-family detached homes

Other considerations:

- Where feasible, sidewalks would be required in new subdivisions or infill projects to encourage walkability and connections to mixed-use commercial districts and other alternative transportation options.
- Any new residential developments or infill should complement the density, character, and setbacks of adjacent neighborhoods.
- Encourage street trees when feasible (new or replacement) and generous lot landscaping for new subdivisions or infill projects.
- Encourage compatible design of new apartments and senior facilities including use of appropriate materials.
- Require parking to be placed behind the buildings and encourage apartments to be part of the neighborhood vs. individual "developments" via common setbacks among adjacent apartments.



TRANSITION RESIDENTIAL

The Transitional Residential (TR) land use designation is intended to provide a buffer between commercial or mixed-use districts and residential districts. It allows for a variety of residential uses at medium and high densities, small-scale lodging, and professional offices.

Preferred Uses:

- Townhomes
- Apartments
- Senior living
- Single and two-family detached homes
- Lodging
- Professional offices

Other considerations:

- Where feasible, sidewalks would be required in new subdivisions or infill projects to encourage walkability and connections to mixed-use commercial districts and other alternative transportation options.
- Any new residential developments or infill should complement the density, character, and setbacks of the neighborhood.
- Encourage street trees when feasible (new or replacement) and generous lot landscaping for new subdivisions or infill projects.
- Encourage compatible design of new apartments and senior facilities including use of appropriate materials.
- Require parking to be placed behind the buildings and encourage apartments to be part of the neighborhood vs. individual "developments" via common setbacks among adjacent apartments.

Provide buffers, including landscaping and fencing, between new commercial or mixed-use developments or professional offices, and adjacent residential properties.

NEIGHBORHOOD MIXED-USE

The Neighborhood Mixed Use (NMU) land use designation would permit a mix of uses that would serve adjacent neighborhoods. Potential uses would include commercial, residential, office and entertainment. Uses would be developed so they are compact enough to be walkable. Mixed-use developments would include uses on the first floor that would accommodate pedestrian activity and upper floors could include apartments, or office uses.

Preferred Uses:

- Retail, service & restaurants
- Entertainment & cultural
- Offices
- Single-family attached and apartments
- Institutional and civic

Other considerations:

- Require parking behind the buildings and complement with landscaping.
- Integrate developments together to foster a unified pedestrian experience.
- Require compliance with a design code.
- Street facing facades should be well designed.
- Break up structures visually to avoid long, continuous facades.
- Connect to adjacent residential areas via sidewalks and trail systems.
- Restrict heights to be compatible with adjacent residential neighborhoods.
- Encourage streetscape elements such as street trees and decorative lighting.
- Require sidewalks.
- Multi-modal and transit opportunities should connect to this area.



FUTURE LAND USE

CITY OF CORNING COMPREHENSIVE PLAN UPDATE

The Future Land Use descriptions provide more detailed information on the character, preferred uses, and other development considerations for each land use

GATEWAY MIXED-USE

The Gateway Mixed Use (GMU) land use recognizes the importance of high-quality design for private development and public realm improvements for key gateways into the City. Development of a mix of uses at a dense and walkable scale is encouraged.

Preferred Uses:

- Retail, service & restaurants
- Entertainment & cultural
- Lodging & accommodation
- Offices
- Apartments
- Institutional and civic

Other considerations:

- Coordinate with public transit route access.
- Encourage the development of green spaces as part of any new development or infill.
- Allow for shared parking strategies.
- Require parking behind the buildings and complement with landscaping.
- Integrate developments together to foster a unified pedestrian experience.
- Street facing facades should be well designed.
- Break up structures visually to avoid long, continuous facades.
- Restrict heights to be compatible with adjacent residential neighborhoods and the historic downtown district.
- Require sidewalks for new development or infill.
- Encourage streetscape elements such as street trees and decorative lighting.
- Require compliance with a design code.
- Multi-modal and transit opportunities should connect to this area.
- Permit structured parking as an accessory use behind buildings.

GENERAL COMMERCIAL

The uses allowed in General Commercial (GC) land use category would provide a variety of local and regional commercial uses and are typically located near busy transportation corridors.

Preferred Uses:

- Retail, service & restaurants
- Offices
- Lodging & accommodation

Other considerations:

- Require parking behind or to the side of the buildings and minimize surface parking in front of the buildings, complemented by landscaping.
- Street facing facades and buildings should be well designed and architectural design should be emphasized.
- Encourage generous landscaping as part of the development including landscaping within any surface parking lots.
- Promote access management with adjoining properties.



DOWNTOWN MIXED-USE

The Downtown Mixed-Use (DMU) designation is intended to encourage a dense, mixed-use, walkable local and regional destination focused on the historic downtown. Conformity to design codes that respect the existing historic fabric would be required for new buildings and improvements to existing buildings or sites.

Preferred Uses:

- Retail, service & restaurants
- Entertainment & cultural
- Offices
- Apartments
- Institutional and civic
- Lodging

Other considerations:

- Focus entertainment, cultural, attractive public spaces, and restaurants in the Downtown to maintain and enhance downtown's vibrancy.
- Require parking behind buildings; do not permit parking in front of buildings.
- Encourage public amenities such as parks, public spaces, decorative pavement, pedestrian-scaled decorative lighting, benches, art, and street trees.
- Require compliance with design codes for all new development and improvements to existing buildings or sites.
- Allow residential on the upper floors only.
- Multi-modal and transit opportunities should connect to this area.
- Permit structured parking as an accessory use behind buildings.



INNOVATION MIXED-USE

The Innovation Mixed-Use (IMU) land use designation is reserved for areas that currently include a mix of former legacy industrial sites, offices, residences, and commercial uses that have potential for new transformational development. The IMU designation would allow legacy uses to continue, but it would also encourage redevelopment of underutilized sites for compatible new uses such as artisan shops, galleries, live/work units, breweries, local restaurants, culinary facilities, incubators, and other mixed-use development.

Preferred Uses:

- Offices and headquarters
- Research & development
- Live/work units
- Galleries
- Restaurants and culinary
- Light industrial
- Limited heavy industrial
- Institutional
- Complementary retail, service, and residential uses, including multi-family residences

Other considerations:

- Generous landscaping and common open spaces should be encouraged to benefit the areas.
- Encourage well-designed buildings with a preference for variety among buildings.
- Permit complementary retail and services.
- Encourage parking behind the buildings, and with large developments permit structured parking.
- Encourage streetscape elements and public spaces such as decorative pavement, pedestrian-scaled decorative lighting, benches, street art, street trees and parks.



PARKS AND OPEN SPACES

The Parks and Open Spaces (OS) category would allow for a variety of uses including public parks, public open spaces, environmentally sensitive areas, and greenways.

Preferred Uses:

- Parks
- Open spaces
- Environmentally sensitive areas
- Recreation facilities

Other considerations:

- The Corning Parks Strategy should provide a framework for future parks & recreation projects as well as park upgrades.
- Link parks and open spaces together with trails, other alternative transportation options, and parkways along with connections to residential, mixed-use, and commercial areas.
- Leverage locations near the Chemung River and other natural areas to provide recreational opportunities for residents and visitors.
- Use the parks and open space designation to preserve and enhance important viewsheds in the City.



WATER RECREATION

What are your thoughts on transitioning from traditional pools to splash pads and exploring partnerships with aquatics centers for swim opportunities.

DENISON PARK AND STEWART PARK POOLS



Both Denison Park and Stewart Park pools require significant and costly repairs.

- Denison Pool Estimate \$6,000,000
- Plus Annual Costs: \$138,000 per year for staffing, equipment, utilities, chemicals, insurance, winterization
- Swim season is 6 weeks

SPLASH PADS



Splash Pads at Denison and Stewart Park

- Cost Estimate \$500,000 per park
- Plus Annual Costs: Significantly less than pools
- Accessible barrier free access
- Extended season (June-September)
- Extended hours

YOUR THOUGHTS

What do you value in community water recreation spaces?

WOULD YOU SUPPORT

Investing cost savings from pool operations into expanded swim programs at regional pools?

YES

NO

WHICH SPLASH PAD FEATURES WOULD YOU LIKE



Place a sticker below your top preferences.

TELL US ABOUT YOUR NEIGHBORHOOD

CITY OF CORNING COMPREHENSIVE PLAN UPDATE



Please tell us about the following using post-it notes or by simply writing on the aerial:

Where do you walk or bike to and what would make it easier to bike or walk?

What is your closest park and what would make it more attractive to use?

Are there infrastructure issues in your neighborhood (sewer, water, drainage, lighting, streets, sidewalks) and where are they?

Are there any vacant or underutilized properties in your neighborhood & where are they?