

## Appendix F

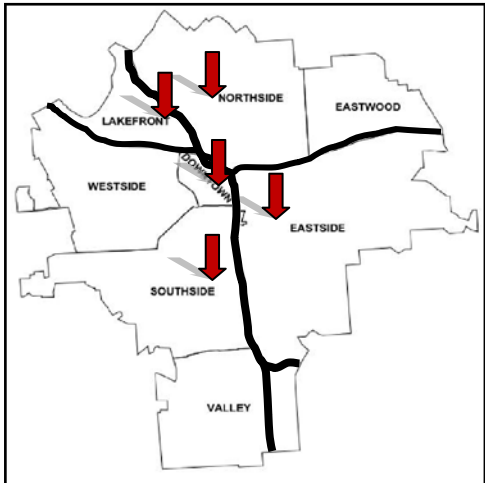
<b>F.</b>	<b>Social, Economic and Environmental Information</b>
	Land Use
	Economic Conditions
	Socio Economic Conditions
	Cultural Resources
	Soils Type
	Hazardous Waste Screening Report
	HW – EDR Sanborn Map Correspondence (107 MB, 163 pages) available on CD upon request
	HW – EDR Regulatory Database Report (18.8 MB, 8,450 pages) available on CD upon request



# Attachment A

## EXISTING LAND USE ASSESSMENT

### 1.1 City of Syracuse Existing Land Use Within the Study Area



The 2025 Land Use Plan covers the entire City, but it is divided into neighborhood areas called Tomorrow's Neighborhoods Today (TNT). Each neighborhood's is accompanied by a brief existing conditions map and narrative. Five TNT areas were shown along I-81 are:

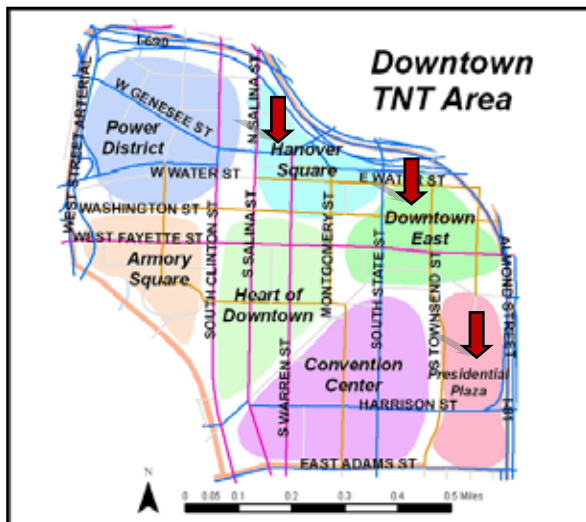
- Northside
- Lakefront
- Downtown
- Eastside
- Southside

The latter three are proximate to the existing elevated viaduct portion of I-81. The existing conditions of these five TNTs are provided in this Appendix.

**Figure 1 – City of Syracuse TNT Boundaries**

Source: City of Syracuse Land Use Plan 2025

#### 1.1.1 Downtown TNT Area



**Figure 2 – Downtown TNT Area**

Source: City of Syracuse Land Use Plan 2025-Draft

The Downtown TNT Area is bounded by I-690 to the north, I-81 to the east, E. Adams Street to the south, and West Street to the west. Downtown Syracuse is the region's central business district, and is characterized by its prominent low and high rise office buildings, parking lots and structures, and social and civic uses. Downtown Syracuse is on the verge of experiencing an urban renaissance, as a renewed public interest in metropolitan lifestyles, and favorable market conditions, brought about an influx of new investment in Downtown properties. Several new private-sector initiatives involve mixed-use properties and focus primarily on housing. Syracuse University worked to bring students and classrooms Downtown by improving the linkages with University Hill through the "Connective Corridor" transit initiative and by relocating its School of Architecture to the Warehouse building at Armory Square.

The city identified a series of districts within the Downtown TNT, with each characterized by distinctive land use patterns and built form. While the entire Downtown TNT may be affected by I-81 project alternatives, the ones most closely affected due to proximity to I-81 are Hanover Square, Downtown East, and

Residential Plaza. These areas are described in more detail for the existing condition per the City's Plan.

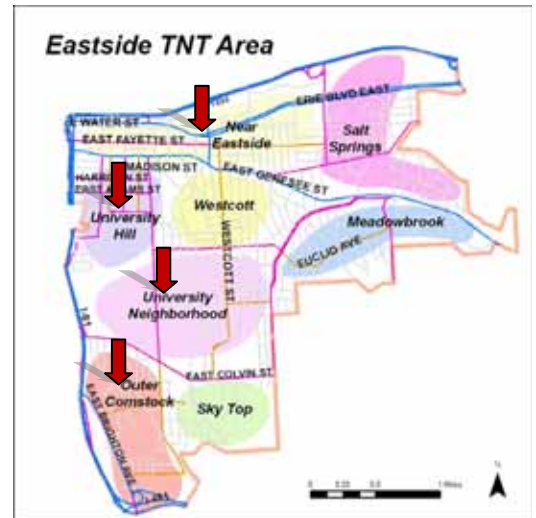
- **Hanover Square** is one of Downtown's historic public plazas and is characterized by the distinctive mid-nineteenth century architectural styles of its buildings. A number of existing structures were recently rehabilitated to house mixed uses, focused on residential uses and ground floor retail, restaurants, and pubs. Hanover Square is one of Downtown's primary destinations for entertainment and social gatherings. Office and governmental uses also hold a strong presence in the Hanover Square area. The Art Deco themed State Tower Building is occupied by a variety of businesses, and City Hall and the New York State Office Building serve as stable civic anchors. Several parking lots exist in the northern portion of the district, presenting infill development opportunities.

- **Downtown East’s** original structure as a former upscale residential district was replaced by offices and parking lots. Occupancy rates are low to moderate and buildings are sporadically arranged. Several blocks contain large surface parking lots that offer infill development opportunities. Syracuse lacks a “traditional brownstone neighborhood”, and community members suggest that brownstone development and other forms of low-rise mixed use residential development may be appropriate for Downtown East.
- **Presidential Plaza** features a unique superblock form that contains offices and high rise apartments. Residential and office occupancy saw a decline over the past few decades, but institutions such as Upstate Medical showed interest in expanding into existing Presidential Plaza buildings, including the area’s high-rise apartment buildings.

### 1.1.2 Eastside TNT Area

Land use patterns in the Eastside TNT Area are strongly influenced by the major medical institutions and universities located on University Hill. This area is in the midst of an economic boom. More than \$700 million in new capital projects are planned to be completed in the near future. Residential and commercial areas nearest to these institutions cater to the local student and professional populations. Major arterial roadways connecting Downtown Syracuse with points east cross the northern portion of the Eastside, and quaint residential neighborhoods cover eastern areas leading to the city’s edge. The Eastside was targeted for major institutional investments, ensuring that this area will make essential contributions to the region’s future welfare.

The city identified a series of sub-areas within the Eastside TNT, area each characterized by distinctive land use patterns and built form. While the entire Eastside TNT area may be affected by I-81 project alternatives, the areas most closely affected due to their proximity to I-81 include Outer Comstock, University Neighborhood, University Hill, and the northwest edges of Near Eastside. These areas are described in more detail for the existing condition per the City’s Plan report.



**Figure 3 – Eastside TNT Area**  
 Source: City of Syracuse Land Use Plan 2025-Draft

- **University Hill** features a number of major medical and educational institutions, including SUNY-Upstate Medical Center, the VA Medical Center, Crouse Hospital, Hutchings Psychiatric Center, Syracuse University, and SUNY-ESF. These core University Hill institutions play essential roles in maintaining the region’s economic vitality.

Existing land use in the University Hill area between Irving Avenue and I-81 is dominated by major hospital structures and associated uses. The SU and SUNYESF academic areas feature highly walkable, traditional campus land use patterns conducive to university functions and lifestyles. Commercial and mixed-use districts are located peripherally to the medical and university institutions, such as along Marshall Street and East Genesee Street. The South Campus portion of SU includes major student housing developments and athletic facilities, and it is less pedestrian-oriented than the university’s central campus.

More than \$700 million was recently invested in University Hill development; among these proposed projects are the Golisano Children’s Hospital expansion at SUNY-Upstate, a JP Morgan facility located adjacent to the SU campus, the Center of Excellence in Environmental and Energy Systems, and the SUNY-Upstate Research Center.

Planning visions put forth by community agencies, notably the University Hill Corporation, recommend that future expansions of University Hill institutions should occur in the area north of the hospitals and south of I-690. Infill and new development will feature large-scale institutional properties. Mixed-use development providing spaces for services, offices, and housing is anticipated to develop in response to investment in the area.

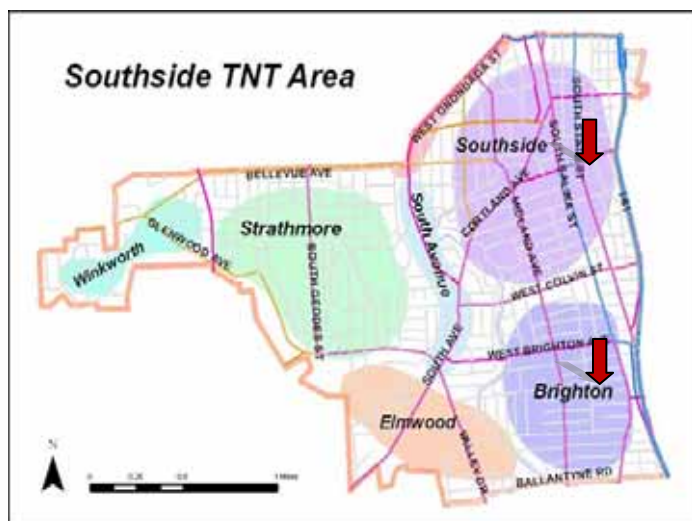
Improving and maintaining land use and transportation connectivity throughout University Hill and with Downtown and other parts of the city are important to the area’s development as a cohesive, state-of-the-art

institutional district. Currently underutilized properties north of East Genesee Street may provide opportunities for the placement of a transit hub serving University Hill. It can help open new connections to locations elsewhere in the city. Land use planning should provide enough flexibility to allow our region's core institutions to evolve and expand within the University Hill area.

Land use and transportation planning will emphasize the key role of public transit in providing mobility to professionals and students: Transit will connect residents to all points throughout the University Hill area, while also opening new connections to locations elsewhere in the city.

- **University Neighborhood**, located south of the **University Hill** is occupied primarily by students and professionals associated with Syracuse University, Upstate Medical, and SUNY-ESF. Medium-sized lots with corresponding setbacks are found throughout most of these neighborhoods, but the area is densely populated because of widespread conversions to two-or-more-unit housing. Some Eastside residents suggested that housing densities should be curtailed, and that off-campus student housing should not expand beyond its current footprint.
- **Near Eastside** is located in the areas along and north of East Genesee Street, and south of Erie Boulevard. Affordable housing is abundant in this neighborhood. Residential lots are mid-sized, and some properties were converted to two-unit housing. Several apartment complexes are located in the Near Eastside; the former Cherry Hill complex was recently redeveloped as townhouse style affordable housing.
- **Outer Comstock District** is to the south of University Neighborhood, and Brighton Avenue links the southeastern portion of Syracuse to I-481 through the center of the district. . Office and commercial uses line the Brighton corridor, and intersecting local roads connect to apartment complexes and the Outer Comstock residential area.

### 1.1.3 Southside TNT Area



**Figure 4 – Southside TNT Area**

Source: City of Syracuse Land Use Plan 2025-Draft

The Southside TNT Area is located south of Downtown, east of I-81, and north of the Seneca Turnpike. Much of the Southside area is covered by residential uses, ranging from the densely developed neighborhoods along South Salina Street to the stately homes of the Strathmore area. Onondaga Park and Elmwood Park are among the city's most scenic recreational spaces, and draw visitors from the surrounding neighborhoods and beyond. Onondaga Creek flows through the central portion of the Southside TNT Area, and there are abundant opportunities to improve undeveloped lands lining the channel. The Southeast Gateway portion of the South Salina Street corridor, stretching between Cortland Avenue and Castle Street, has drawn interest as an area ripe for redevelopment. Interstate 81 serves as a physical barrier between the Southside and the University Hill area to the east.

The city identified a series of sub-areas within the Southside TNT, area each characterized by distinctive land use patterns and built form.

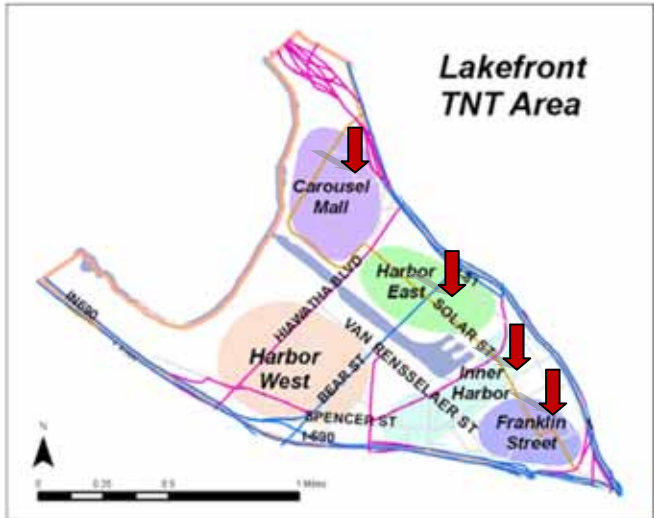
- The **Southside** neighborhood includes the densely populated residential areas east of Onondaga Avenue and north of Brighton Avenue. Lot sizes and setbacks are small to moderate, and many Southside properties have been converted to two-unit homes. The sizable Lower Onondaga Park provides athletic fields and open space in the heart of the neighborhood; Onondaga Creek runs through the Southside neighborhood, although fencing and unimproved public spaces allow little connectivity between the eastern and western banks of the creek. Industrial and commercial properties associated with the Southside Industrial District encroach upon the residential character of Lincoln Avenue and the northernmost stretch of South Avenue. Most local streets east of South Salina Street abut the I-81 right-of-way, reaching dead ends that imply relative isolation for residents of these residential streets.

- The Elmwood and **Brighton** neighborhoods are located in the southern portion of the Southside TNT Area, and are divided by Onondaga Creek. Elmwood Park and Onondaga Creek provide open space and natural amenities to residents of these neighborhoods, although fencing and unimproved open spaces along Onondaga Creek create physical barriers between these areas with minimal connectivity between the eastern and western banks of the creek. Properties are small to mid-sized with small setbacks from residential streets. Many properties have been converted to two-family housing, but the majority of housing is single-family. South Avenue’s intersection with Glenwood and Valley Drive provides neighborhood-scale service and commercial establishments, and key Midland Avenue intersections provide limited commercial uses. South Salina Street commercial uses in the vicinity of the Brighton neighborhood are primarily auto-oriented, and neighborhood residents suggest that they could benefit from a wider variety of neighborhood-scale commerce. Located at the intersection of University Hill and Downtown, and along South State Street, Pioneer Homes, and the Central Village Apartments represent one of the country’s oldest public housing communities. This stable urban neighborhood holds a prime, central location and will benefit from the amenities delivered by proposed Southeastern Gateway redevelopment.
- The **Southeast Gateway** area within the **Southside** sub-area includes the South Salina Street corridor and is bounded to the west by Cortland Avenue, East Castle Street to the south, and South State Street to the east. The South Salina/Castle Street intersection allows linkages to Downtown, University Hill, the Westside, and to the rest of the Southside TNT Area. The Gateway area currently includes a number of vacant and deteriorating properties, including a large-scale, vacant commercial property that was formerly occupied by a Sears department store. Because of the area’s prime, central location and its proximity to heavily populated residential neighborhoods, the Southeast Gateway has drawn widespread redevelopment interest.

### 1.1.4 Lakefront TNT Area

The Lakefront TNT Area is bounded by Onondaga Lake, north and west, I-690 to the south, and I-81 to the east. Vast tracts of underutilized land and buildings provide significant opportunities for redevelopment in the Lakefront area. Acknowledged as a Strategic Economic Area within the City’s Comprehensive Plan, the Lakefront is poised for a major transformation to become a major retail, entertainment, recreational, and residential destination.

As one potential development scenario, the DestiNY USA proposal, offers a unique opportunity to develop much of the Lakefront as a premier retail and entertainment destination. If the overall DestiNY plan comes to fruition, subsequent proposed land uses within the Lakefront TNT district should be compatible and consistent with DestiNY’s proposal. Similarly, DestiNY should propose uses and site development patterns that are compatible with surrounding neighborhoods. Neighborhoods such as Little Italy and Washington Square should be protected and preserved. The City of Syracuse has also developed a master plan for the Lakefront area. The Master Plan builds upon direction provided by the Onondaga County Settlement Plan, which envisions the Lakefront as a mixed-use New Urbanist community in Harbor West. As such, the Master Plan recommends the establishment of high-density neighborhoods with attached and detached single family homes fronting sidewalks, as well as high-density brownstone, apartment, and condominium units in low rise structures at densities similar to Franklin Square. The Inner Harbor is envisioned as a waterfront promenade with specialty retail, shops, and dining opportunities.



**Figure 5 – Eastside TNT Area**  
 Source: City of Syracuse Land Use Plan 2025-Draft

The City has updated its land use regulations consistent with the Master Plan vision for the Lakefront area, and codes reflect a form-based approach to zoning and a commitment to traditional, mixed-use neighborhood design and a high-quality network of public spaces, sidewalks, and roadways. Unfortunately, interest from the private sector has not been forthcoming and no development projects have been proposed. Several factors contribute to the slow response, including but not limited to: the presence of Brownfield sites, a desire to wait for Onondaga Creek to be remediated

from combined sewer overflows, the uncertainty of the DestiNY's scope, magnitude, and feasibility. The TND code encourages development formats that require substantial investment, and may inhibit growth as developers view the area's uncertain future and environmental conditions as sources of risk.

New York State also controls the Barge Canal, its Inner Harbor Terminal, and adjacent lands (approximately 40 acres). The intent for the land has been to transform it into a tourism and recreational centerpiece offering the shoreline for private investment. Negotiations with the owners of Carousel Center for this land have been ongoing for several years. The future of the Inner Harbor lands, and approximately 300+ acres of nearby land slated for redevelopment into DestiNY or other development is uncertain. This uncertainty has hampered both public and private reinvestment activity in this area. During the past decade, the State has attempted to spur private interest into its development as a waterfront promenade. No contracts have been awarded to date.

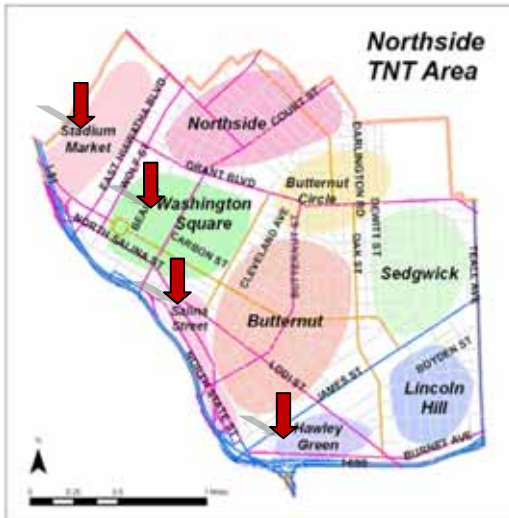
Although many redevelopment initiatives are still on the drawing board, the Lakefront has experienced development within the past ten to twenty years that give the area its current character and identity. These initiatives include Carousel Center and its recent expansion efforts, the Inner Harbor beautification and infrastructure improvements, and the Franklin Square and Creekwalk initiatives.

The City of Syracuse and New York State have invested several million dollars into the redesign of roadways and providing waterfront amenities in an effort to further the goals and intentions of the Lakefront Master Plan. The Creekwalk trail system is also nearing completion in the Lakefront area; reaching from the shores of Onondaga Lake, through the Inner Harbor and Franklin Square, and into Downtown. The City intends to encourage land uses that complement these initiatives, and encourage developers to undertake projects that maximize utilization of the City's Creekwalk and Inner Harbor. Redeveloping an urban grid street network is an important element to achieve revitalization and is encouraged throughout the entire Lakefront area.

The city identified a series of subareas within the Lakeside TNT area, with each characterized by distinctive land use patterns and built form. These areas are described in more detail for the existing condition per the City's Plan.

- **Carousel Center** is a contemporary retail shopping center situated within the northernmost section of the Lakefront TNT. It is located north of the Barge Canal and Hiawatha Boulevard along Onondaga Lake's southern shore. Currently, the Mall is undergoing a large expansion adjacent to Hiawatha Boulevard. A new parking area has been developed along Solar Street, which accommodates the displaced parking lost as a result of the expansion.
- Industrial and commercial property exists sporadically within the rest of the Lakefront area. Existing uses vary and range from heavy industrial classifications (e.g., cement manufacturing facility, medal scrap yard) to light industrial and commercial uses (e.g., warehousing, office). Large tracks of vacant and underutilized land and buildings also exist throughout the Lakefront.
- The **Franklin Square** neighborhood is a community of redeveloped brick industrial buildings that have been converted into market rate condominiums, apartments, and office space. The neighborhood is bounded by Plum Street, I-690, and Route 81. Within the heart of the neighborhood is Franklin Park which serves as the community square. A section of the Onondaga Creekwalk has also been restored within the neighborhood.

### 1.1.5 Northside TNT Area



**Figure 6 – Eastside TNT Area**  
Source: City of Syracuse Land Use Plan 2025-Draft

The Northside TNT Area encompasses the portion of the city located east of I-81, north of I-690, and west of Teall Avenue. The Northside contains some of the city’s most diverse residential neighborhoods and commercial districts. Parts of the Northside TNT Area, notably the northernmost stretch of Hiawatha Boulevard, the areas east Washington Square and Little Italy, and the Burnet Avenue corridor, consist of currently underutilized industrial-style properties. Three distinct neighborhood business districts exist within the Northside: the Grant Boulevard Business District, Butternut Street Business District, and the Little Italy district along North Salina Street. Residential neighborhoods of varying density exist across the Northside. Many of the neighborhoods are within walking distance to public parks or green spaces, and include some commercial uses such as small convenience stores and neighborhood dining establishments that contribute to the character of Northside neighborhoods.

- The **Stadium Market Center** area has recently developed as a significant commercial area that attracts people from throughout the region. The Regional Market is active year-round, and the Regional Transportation Center is home to Syracuse’s Amtrak station and charter bus terminal. Alliance Bank Stadium is located just east of the Regional Transportation Center; industrial and vacant properties comprise the rest of the Stadium Market area.
- The commercial portions of the **Washington Square** neighborhood have experienced a lack of investment, and many industries and businesses have closed operations. Similar to Franklin Square in the Lakefront, opportunities for the adaptive reuse of these structures are promising. Washington Square is one of the oldest neighborhoods in Syracuse. The neighborhood is generally bounded by Route 81 to the southwest, Hiawatha Boulevard to the northwest, Grant Boulevard to the northeast, and Court Street to the southeast. The historic street grid remains intact, as do many of the neighborhood’s historic residential and commercial buildings. The residential portion of Washington Square has experienced high rates of conversions from single and two-family to multiple family units.
- The **Hawley Green** neighborhood (also referred to as the LBJ Triangle) is located within the confines of Lodi Street, Burnet Ave, and James Street. Hawley Green has a well preserved eclectic mix of Victorian-style homes, apartments, and row-style townhouses. This neighborhood should continue its evolution as a dense urban neighborhood with neighborhood-scale storefronts and dining establishments to complement its charm.
- **Little Italy** consists of several **North Salina Street** blocks located south of the Lodi Street intersection, along with immediately surrounding areas. Streetscape improvements have helped to unify the corridor and spur private investment by enhancing its character. Although most street-level storefronts are occupied by retail and dining establishments, the upper floors of many properties are underutilized and provide opportunities for conversion to residential or office space.

### 1.2 Multi-Use Districts Within the Study Area

Within the City-wide context, and similar to the existing land use section, there are three TNTs called-out because of their multi-use character and quality – Lakefront, Downtown and University Hill. These districts are likely to be more adaptive to the possible range of I-81 project alternatives. See the following for descriptions. See Figure 4.2.1-9 in the main report for the complete City of Syracuse 2025 Land Use Map.

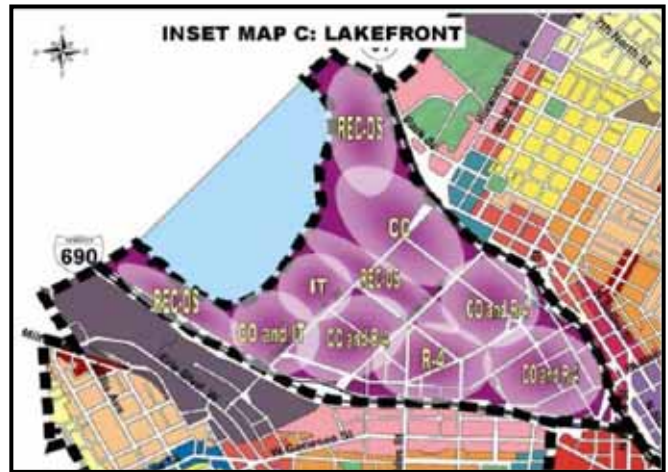


**1.2.1 MU – L: Multi-Use Lakefront District**

The Multi-Use Lakefront District covers the Lakefront TNT Area. I-690 and I-81 bound the Lakefront District to the west and north, respectively, with Onondaga Lake to the north and Downtown located to the south.

Acknowledged as a Strategic Economic Area within the City’s Comprehensive Plan, the Lakefront is poised for a major transformation as a premier retail, entertainment, and recreational destination with a significant residential community component. Much of the land surrounding the Inner Harbor within the Lakefront TNT area is underutilized, consisting of vacant lots and buildings. The Lakefront is divided into several areas in order to more clearly articulate a vision for its overall enhancement and redevelopment. A primary land use category is identified for each area. During the past decade, three major initiatives were discussed that would have a profound influence on land use patterns within the Lakefront. These initiatives include:

- The Carousel Center expansion/DestiNY USA proposal
- The development of the Inner Harbor that is currently owned and controlled by NYS, and
- The existing Lakefront Master Plan and accompanying Lakefront land use regulations.



**Figure 7 – Inset Map C: Multi-Use - Lakefront District**

Source: City of Syracuse Land Use Plan 2025-Draft

**1.2.2 MU – CBD: Multi-Use – Downtown District**

The Downtown Multi-Use District includes the City’s central business district (CBD). The area is bounded by I-81 to the east, I-690 to the north, West Street and Onondaga Creek to the west, and Adams Street to the south.

Downtown Syracuse is a complex environment containing a variety of uses. As illustrated in Chapter 4, the City has identified seven “subdistricts” in order to more clearly articulate existing conditions and proposed land use patterns within Downtown. The sub-districts include:

- The Power District
- Hanover Square
- East “Brownstone District”
- Armory Square
- Heart of Downtown
- South “Convention Center District” and
- Presidential Plaza.

In order to help define an overall character for each sub-district, primary land uses are identified.



**Figure 8 – Inset Map B: Multi-Use – Downtown District**

Source: City of Syracuse Land Use Plan 2025-Draft

### 1.2.3 MU - UH: Multi-Use University Hill District

The University Hill Multi-Use District is located within the Eastside TNT Area. East of Downtown and the I-81 overpass, the district includes the major hospital and university properties west to Comstock Avenue, and reaches north beyond East Genesee Street to I-690. The Manley and Skytop areas of the SU Campus are included within the University Hill District.

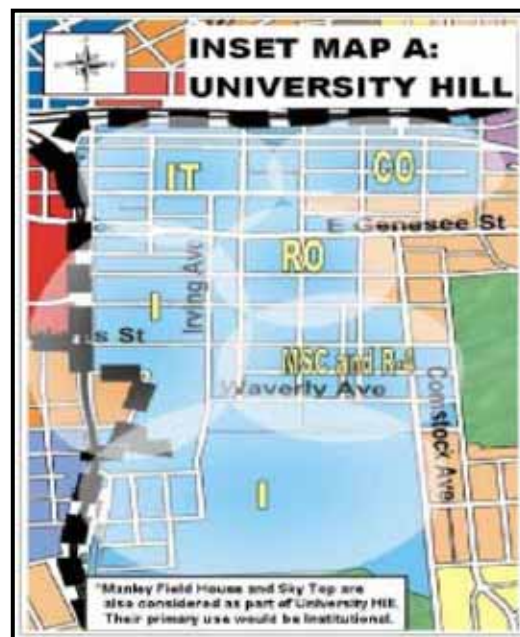
University Hill will continue to feature some of the region's premiere healthcare providers and educational institutions, along with housing and support uses to serve the area's professional and student residents. By identifying University Hill as a multi-use district, the City is encouraged to consider land use relationships within the district and to locations citywide, ensuring that the district maintains a unified, functional form as future expansions occur.

### 1.3 Existing Land Map Classification Code Aggregation Methodology

To prepare the Existing Land Use Map the property classification codes for each parcel were obtained from the New York State Office of Real Property Services. These codes were developed to provide a simple and uniform classification system for the state. The codes are associated with each parcel in the GIS database and represent the existing land use from an assessment standpoint. The codes are divided into nine (9) general categories, which are further divided into divisions and subdivision. These divisions are represented by a 3 digit code. The nine (9) general divisions include:

- 100 - Agricultural - Property used for the production of crops or livestock.
- 200 - Residential - Property used for human habitation. Living accommodations such as hotels, motels, and apartments are in the Commercial category - 400.
- 300 - Vacant Land - Property that is not in use, is in temporary use, or lacks permanent improvement.
- 400 - Commercial - Property used for the sale of goods and/or services.
- 500 - Recreation & Entertainment - Property used by groups for recreation, amusement, or entertainment.
- 600 - Community Services - Property used for the well being of the community.
- 700 - Industrial - Property used for the production and fabrication of durable and nondurable man-made goods.
- 800 - Public Services - Property used to provide services to the general public.
- 900 - Wild, Forested, Conservation Lands & Public Parks - Reforested lands, preserves, and private hunting and fishing clubs

With the inclusion of the divisions and subdivisions, over 200 property classification codes exist to identify existing land use. Initially, maps of the existing land use in the study area were generated using the nine (9) general land use codes. However using only the general codes did not provide the type of detail or information desired for this study. Therefore 200 + codes were sorted into "land use categories" that were more consistent with the types of classifications found in Comprehensive Plans and Future Land Use Maps. The City of Syracuse Future Land Use Map and Element were obtained to try to 'match' the existing land use classification codes with the 18 Future Land Use categories in the City's Plan. Review of the Future Land Use categories and descriptions from the plan showed that many of the categories were in part defined by the character or form of the use, and this type of character / form data could not be reasonably extrapolated from the existing land use classification. Therefore a series of 15 general categories that are similar to the Future Land Use codes were developed to use in displaying the existing land use data. Each of the 200+ codes were sorted into these 15 categories based on descriptions of the codes from the Office of Real Property. A table displaying the category assigned to each code begins on the next page. The existing land use categories used included Agriculture; Residential (low, medium and high density); types of Commercial; Office; Institutional; Transportation, Communication & Utilities; as well as a separate category for education and medical facilities. The Medical and Education category was developed to highlight those existing areas that support the City's vision for future growth and development. A map showing the resulting "Existing Land Use" is included as Figure 4.2-1.



**Figure 9 – Inset Map A: Multi-Use – University Hill District**

*Source: City of Syracuse Land Use Plan 2025-Draft*

Existing Land Use Codes sorted into General Land Use Types

PROP_CLASS_CODE	DESCRIPTION	GROUP	Color Used	Notes
<b>100</b>	<b>Agricultural</b>			
105	Agricultural Vacant Land (Productive)	Ag	tan	Agricultural
110	Livestock and Products	Ag	tan	Agricultural
111	Poultry and Poultry Products: eggs, chickens, turkeys, ducks and geese	Ag	tan	Agricultural
112	Dairy Products: milk, butter and cheese	Ag	tan	Agricultural
113	Cattle, Calves, Hogs	Ag	tan	Agricultural
114	Sheep and Wool	Ag	tan	Agricultural
115	Honey and Beeswax	Ag	tan	Agricultural
116	Other Livestock: donkeys, goats	Ag	tan	Agricultural
117	Horse Farms	Ag	tan	Agricultural
120	Field Crops	Ag	tan	Agricultural
129	Acquired Development Rights	Ag	tan	Agricultural
130	Truck Crops - Mudlands	Ag	tan	Agricultural
140	Truck Crops - Not Mudlands	Ag	tan	Agricultural
150	Orchard Crops	Ag	tan	Agricultural
151	Apples, Pears, Peaches, Cherries, etc.	Ag	tan	Agricultural
152	Vineyards	Ag	tan	Agricultural
160	Other Fruits	Ag	tan	Agricultural
170	Nursery and Greenhouse	Ag	tan	Agricultural
180	Society Farms	Ag	tan	Agricultural
181	Fur Products: mink, chinchilla, etc.	Ag	tan	Agricultural
182	Pheasant, etc.	Ag	tan	Agricultural
183	Aquatic: oysterlands, fish and aquatic plants	Ag	tan	Agricultural
184	Livestock: deer, moose, llamas, buffalo, etc.	Ag	tan	Agricultural
190	Fish, Game and Wildlife Preserves	Ag	tan	Agricultural
<b>200</b>	<b>Residential</b>			
210	One Family Year-Round Residence	R-1 (low Density)	yellow	Residential Low Density
215	One Family Year-Round Residence with Accessory Apartment	R-1 (low Density)	yellow	Residential Low Density
220	Two Family Year-Round Residence	R-2 (medium Density)	dark yellow/orange	Residential Medium Density
230	Three Family Year-Round Residence	R-2 (medium Density)	dark yellow/orange	Residential Medium Density
240	Rural Residence with Acreage	R-1 (low Density)	yellow	Low Density
241	Primary residential, also used in agricultural production	R-1 (low Density)	yellow	Residential Low Density
242	Recreational use	RC/OS	green	Recreation / Open Space
250	Estate	R-1 (low Density)	yellow	Residential Low Density
260	Seasonal Residences	R-1 (low Density)	yellow	Residential Low Density
270	Mobile Home	R-1 (low Density)	yellow	Residential Low Density
271	Multiple Mobile Homes	R-2 (medium Density)	dark yellow/orange	Residential Medium Density
280	Residential - Multi-Purpose/Multi-Structure	R-3 (high Density)	dark orange/brown	Residential High Density
281	Multiple Residences	R-3 (high Density)	dark orange/brown	Residential High Density
283	Residence with Incidental Commercial Use	R-3 (high Density)	dark orange/brown	Residential High Density
<b>300</b>	<b>Vacant Land</b>			
310	Residential	R-1 (low Density)	yellow	Residential Low Density
311	Residential Vacant Land	R-1 (low Density)	yellow	Residential Low Density
312	Residential Land Including a Small Improvement (not used for living accommodations)	R-1 (low Density)	yellow	Residential Low Density
314	Rural Vacant Lots of 10 Acres or less	Ag	tan	Agricultural
315	Underwater Vacant Land	do not display	n/a	Vacant - data not displayed
320	Rural	Ag	tan	Agricultural
321	Abandoned Agricultural Land	Ag	tan	Agricultural
322	Residential Vacant Land Over 10 Acres	R-1 (low Density)	yellow	Residential Low Density
323	Other Rural Vacant Lands	Ag	tan	Agricultural
330	Vacant Land Located in Commercial Areas	Com	red	Commercial
331	Commercial Vacant Land with Minor Improvements	Com	red	Commercial
340	Vacant Land Located in Industrial Areas	I	gray	Vacant
341	Industrial Vacant Land with Minor Improvements	I	gray	Vacant
350	Urban Renewal or Slum Clearance	R-1 (low Density)	yellow	Residential Low Density
360	Public Utility Vacant Land	Inst	bright blue	Vacant
<b>400</b>	<b>Commercial</b>			
410	Living Accommodations	R-3 (high Density)	dark orange/brown	Residential High Density
411	Apartments	R-3 (high Density)	dark orange/brown	Residential High Density
414	Hotel	TC	pink	Tourist Commercial
415	Motel	TC	pink	Tourist Commercial
416	Mobile Home Parks (trailer parks, trailer courts)	R-3 (high Density)	dark orange/brown	Residential High Density
417	Camps, Cottages, Bungalows	TC	pink	Tourist Commercial
418	Inns, Lodges, Boarding and Rooming Houses, Tourist Homes, Fraternity and Sorority Houses	TC	pink	Tourist Commercial
420	Dining Establishments	Com	red	Commercial
421	Restaurants	Com	red	Commercial
422	Diners and Luncheonettes	Com	red	Commercial
423	Snack Bars, Drive-Ins, Ice Cream Bars	Com	red	Commercial
424	Night Clubs	Com	red	Commercial
425	Bar	Com	red	Commercial
426	Fast Food Franchises	Com	red	Commercial
430	Motor Vehicle Services	Com	red	Commercial
431	Auto Dealers - Sales and Service	Com	red	Commercial
432	Service and Gas Stations	Com	red	Commercial
433	Auto Body, Tire Shops, Other Related Auto Sales	Com	red	Commercial
434	Automatic Car Wash	Com	red	Commercial
435	Manual Car Wash	Com	red	Commercial
436	Self-Service Car Wash	Com	red	Commercial
437	Parking Garage	Com	red	Commercial
438	Parking Lot	Com	red	Commercial
439	Small Parking Garage	Com	red	Commercial
440	Storage, Warehouse and Distribution Facilities	I	lavender	Industrial
441	Fuel Storage and Distribution Facilities	I	lavender	Industrial
442	Mini Warehouse (Self Storage)	I	lavender	Industrial
443	Grain and Feed Elevators, Mixers, Sales Outlets	I	lavender	Industrial
444	Lumber Yards, Sawmills	I	lavender	Industrial
445	Coal Yards, Bins	I	lavender	Industrial
446	Cold Storage Facilities	I	lavender	Industrial
447	Trucking Terminals	I	lavender	Industrial
448	Piers, Wharves, Docks and Related Facilities	I	lavender	Industrial
449	Other Storage, Warehouse and Distribution Facilities	I	lavender	Industrial
450	Retail Services	Com	red	Commercial
451	Regional Shopping Centers	Com	red	Commercial
452	Area or Neighborhood Shopping Centers	Com	red	Commercial
453	Large Retail Outlets	Com	red	Commercial
454	Large Retail Food Stores	Com	red	Commercial
455	Dealerships - Sales and Service (other than auto with large sales operation)	Com	red	Commercial
460	Banks and Office Buildings	O	red blue	Office
461	Standard Bank/Single Occupant	O	red blue	Office
462	Drive-In Branch Bank	O	red blue	Office
463	Bank Complex with Office Building	O	red blue	Office Similar To Community Office
464	Office Building	O	red blue	Office Similar To Community Office
465	Professional Building	O	red blue	Office Similar To Community Office
470	Miscellaneous Services	Com	red	Commercial
471	Funeral Homes	Com	red	Commercial
472	Dog Kennels, Veterinary Clinics	Com	red	Commercial
473	Greenhouses	Com	red	Commercial
474	Billboards	I	red	Commercial
475	Yards	I	lavender	Industrial
480	Multiple Use or Multi-purpose	Com	red	Commercial

Existing Land Use Codes sorted into General Land Use Types

PROP_CLASS_CODE	DESCRIPTION	GROUP	Color Used	Notes
481	Downtown Row Type (with common wall)	DTC	dark pink	Downtown Commercial Similar To MSC??
482	Downtown Row Type (detached)	DTC	dark pink	Downtown Commercial Similar To MSC??
483	Converted Residence	O	red blue	Residential Office
484	One Story Small Structure	NC	orange	Neighborhood Commercial
485	One Story Small Structure - Multi occupant	NC	orange	Neighborhood Commercial
486	Minimart	NC	orange	Neighborhood Commercial
<b>500 Recreation and Entertainment</b>				
510	Entertainment Assembly	Com	red	Commercial
511	Legitimate Theaters	Com	red	Commercial
512	Motion Picture Theaters (excludes drive-in theaters)	Com	red	Commercial
513	Drive-In Theaters	Com	red	Commercial
514	Auditoriums, Exhibition and Exposition Halls	Com	red	Commercial
515	Radio, T.V. and Motion Picture Studios	Com	red	Commercial
520	Sports Assembly	ES ENT	orange pink	Large Scale Entertainment
521	Stadiums, Arenas, Armories, Field Houses	ES ENT	orange pink	Large Scale Entertainment
522	Racetracks	ES ENT	orange pink	Large Scale Entertainment
530	Amusement Facilities	ES ENT	orange pink	Large Scale Entertainment
531	Fairgrounds	ES ENT	orange pink	Large Scale Entertainment
532	Amusement Parks	ES ENT	orange pink	Large Scale Entertainment
533	Game Farms	AG	tan	
534	Social Organizations	Inst	bright blue	Institutional
540	Indoor Sports Facilities	Com	red	Commercial
541	Bowling Centers	Com	red	Commercial
542	Ice or Roller Skating Rinks	Com	red	Commercial
543	YMCA's, YWCA's, etc.	Com	red	Commercial
544	Health Spas	Com	red	Commercial
545	Indoor Swimming Pools	Com	red	Commercial
546	Other Indoor Sports	Com	red	Commercial
550	Outdoor Sports Activities	Com	red	Commercial
551	Skiing Centers	Com	red	Commercial
552	Public Golf Courses	RC/OS	green	Recreation / Open Space
553	Private Golf Country Clubs	Com	red	Commercial
554	Outdoor Swimming Pools	RC/OS	green	Recreation / Open Space
555	Riding Stables	AG	tan	
556	Ice or Roller Skating Rinks (may be covered)	Com	red	Commercial
557	Other Outdoor Sports	RC/OS	green	Recreation / Open Space
560	Improved Beaches	RC/OS	green	Recreation / Open Space
570	Marinas	RC/OS	green	Recreation / Open Space
580	Camps, Camping Facilities and Resorts	RC/OS	green	Recreation / Open Space
581	Camps	RC/OS	green	Recreation / Open Space
582	Camping Facilities	RC/OS	green	Recreation / Open Space
583	Resort Complexes	TC	pink	Tourist Commercial
590	Parks	RC/OS	green	Recreation / Open Space
591	Playgrounds	RC/OS	green	Recreation / Open Space
592	Athletic Fields	RC/OS	green	Recreation / Open Space
593	Picnic Grounds	RC/OS	green	Recreation / Open Space
<b>600 Community Services</b>				
610	Education	M&E	light blue	Medical And Educational
611	Libraries	M&E	light blue	Medical And Educational
612	Schools	M&E	light blue	Medical And Educational
613	Colleges and Universities	M&E	light blue	Medical And Educational
614	Special Schools and Institutions	M&E	light blue	Medical And Educational
615	Other Educational Facilities	M&E	light blue	Medical And Educational
620	Religious	Inst	bright blue	Institutional
630	Welfare	Inst	bright blue	Institutional
631	Orphanages	Inst	bright blue	Institutional
632	Benovolent and Moral Associations	Inst	bright blue	Institutional
633	Homes for the Aged	Inst	bright blue	Institutional
640	Health	M&E	light blue	Medical And Educational
641	Hospitals	M&E	light blue	Medical And Educational
642	All Other Health Facilities	M&E	light blue	Medical And Educational
650	Government	Inst	bright blue	Institutional
651	Highway Garage	Inst	bright blue	Institutional
652	Government Office Building	Inst	bright blue	Institutional
653	Parking Lots	Inst	bright blue	Institutional
660	Protection	Inst	bright blue	Institutional
661	Army, Navy, Air Force, Marine and Coast Guard	Inst	bright blue	Institutional
662	Police and Fire Protection, Electrical Signal	Inst	bright blue	Institutional
670	Correctional	Inst	bright blue	Institutional
680	Cultural and Recreational	RC/OS	green	Recreation / Open Space
681	Cultural Facilities	Inst	bright blue	Institutional
682	Recreational Facilities	RC/OS	green	Recreation / Open Space
690	Miscellaneous	Inst	bright blue	Institutional
691	Professional Associations	Inst	bright blue	Institutional
692	Roads, Streets, Highways and Parkways, Express or Otherwise (if listed) Including Adjoining Land	TCU	dark blue	Transportation Communication And Utilities
693	Indian Reservations	Inst	bright blue	Institutional
694	Animal Welfare Shelters	Inst	bright blue	Institutional
695	Cemeteries	RC/OS	green	Recreation / Open Space
<b>700 Industrial</b>				
710	Manufacturing and Processing	I	lavender	Industrial
712	High Tech. Manufacturing and Processing	I	lavender	Industrial
714	Light Industrial Manufacturing and Processing	I	lavender	Industrial
715	Heavy Manufacturing and Processing	I	lavender	Industrial
720	Mining and Quarrying	I	lavender	Industrial
730	Wells	I	lavender	Industrial
731	Oil - Natural Flow (for production)	I	lavender	Industrial
732	Oil - Forced Flow (for production)	I	lavender	Industrial
733	Gas (for production)	I	lavender	Industrial
734	Junk	I	lavender	Industrial
735	Water used for Oil Production	I	lavender	Industrial
736	Sas or Oil Storage Wells	I	lavender	Industrial
740	Industrial Product Pipelines	I	lavender	Industrial
741	Sas	I	lavender	Industrial
742	Water	I	lavender	Industrial
743	Bine	I	lavender	Industrial
744	Petroleum Products	I	lavender	Industrial
749	Other	I	lavender	Industrial
<b>800 Public Services</b>				
810	Utilities	TCU	dark blue	Transportation Communication And Utilities
811	Utilities	TCU	dark blue	Transportation Communication And Utilities
812	Utilities	TCU	dark blue	Transportation Communication And Utilities
813	Utilities	TCU	dark blue	Transportation Communication And Utilities
817	Utilities	TCU	dark blue	Transportation Communication And Utilities
818	Utilities	TCU	dark blue	Transportation Communication And Utilities
820	Water	TCU	dark blue	Transportation Communication And Utilities
821	Flood Control	TCU	dark blue	Transportation Communication And Utilities
822	Water Supply	TCU	dark blue	Transportation Communication And Utilities
823	Water Treatment Facilities	TCU	dark blue	Transportation Communication And Utilities
826	Water Transmission - Improvements	TCU	dark blue	Transportation Communication And Utilities
827	Water Transmission - Outside Plant	TCU	dark blue	Transportation Communication And Utilities

Existing Land Use Codes sorted into General Land Use Types

PROP_CLASS_CODE	DESCRIPTION	GROUP	Color Used	Notes
830	Communication	TU	Dark Blue	Transportation Communication And Utilities
831	Telephone	TU	Dark Blue	Transportation Communication And Utilities
832	Telegraph	TU	Dark Blue	Transportation Communication And Utilities
833	Radio	TU	Dark Blue	Transportation Communication And Utilities
834	Television other than Community Antenna Television	TU	Dark Blue	Transportation Communication And Utilities
835	Community Antenna Television	TU	Dark Blue	Transportation Communication And Utilities
836	Telephone Outside Plant	TU	Dark Blue	Transportation Communication And Utilities
837	Cellular Telephone Towers	TU	Dark Blue	Transportation Communication And Utilities
840	Transportation	TU	Dark Blue	Transportation Communication And Utilities
841	Motor Vehicle	TU	Dark Blue	Transportation Communication And Utilities
842	Coaling Railroad	TU	Dark Blue	Transportation Communication And Utilities
843	Noncoaling Railroad	TU	Dark Blue	Transportation Communication And Utilities
844	Air	TU	Dark Blue	Transportation Communication And Utilities
845	Water	TU	Dark Blue	Transportation Communication And Utilities
846	Bridges, Tunnels and Subways	TU	Dark Blue	Transportation Communication And Utilities
847	Pipelines	TU	Dark Blue	Transportation Communication And Utilities
850	Waste Disposal	TU	Dark Blue	Transportation Communication And Utilities
851	Solid Wastes	TU	Dark Blue	Transportation Communication And Utilities
852	Landfills and Dumps	TU	Dark Blue	Transportation Communication And Utilities
853	Sewage Treatment and Water Pollution Control	TU	Dark Blue	Transportation Communication And Utilities
854	Air Pollution Control	TU	Dark Blue	Transportation Communication And Utilities
860	Special Franchise Property	TU	Dark Blue	Transportation Communication And Utilities
861	Electric and Gas	TU	Dark Blue	Transportation Communication And Utilities
862	Water	TU	Dark Blue	Transportation Communication And Utilities
866	Telephone	TU	Dark Blue	Transportation Communication And Utilities
867	Miscellaneous	TU	Dark Blue	Transportation Communication And Utilities
868	Pipelines	TU	Dark Blue	Transportation Communication And Utilities
869	Television	TU	Dark Blue	Transportation Communication And Utilities
870	Electric and Gas	TU	Dark Blue	Transportation Communication And Utilities
871	Electric and Gas Facilities	TU	Dark Blue	Transportation Communication And Utilities
872	Electric Substation; Electric Power Generation Facilities	TU	Dark Blue	Transportation Communication And Utilities
873	Gas Measuring and Regulation Station	TU	Dark Blue	Transportation Communication And Utilities
874	Electric Power Generation Facility - Hydro	TU	Dark Blue	Transportation Communication And Utilities
875	Electric Power Generation Facility - Fossil Fuel	TU	Dark Blue	Transportation Communication And Utilities
876	Electric Power Generation Facility - Nuclear	TU	Dark Blue	Transportation Communication And Utilities
877	Electric Power Generation Facility - Other Fuel	TU	Dark Blue	Transportation Communication And Utilities
880	Electric and Gas Transmission and Distribution	TU	Dark Blue	Transportation Communication And Utilities
882	Electric Transmission Improvement	TU	Dark Blue	Transportation Communication And Utilities
883	Gas Transmission Improvement	TU	Dark Blue	Transportation Communication And Utilities
884	Electric Distribution - Outside Plant Property	TU	Dark Blue	Transportation Communication And Utilities
885	Gas Distribution - Outside Plant Property	TU	Dark Blue	Transportation Communication And Utilities
900	Wild, Forested, Conservation Lands and Public Parks			
910	Private Wild and Forest Lands except for Private Hunting and Fishing Clubs	RC/OS	green	Recreation / Open Space
911	Forest Land Under Section 480 of the Real Property Tax Law	RC/OS	green	Recreation / Open Space
912	Forest Land Under Section 480-a of the Real Property Tax Law	RC/OS	green	Recreation / Open Space
920	Private Hunting and Fishing Clubs	Com	red	Commercial
930	State Owned Forest Lands	RC/OS	green	Recreation / Open Space
931	State Owned Land (Forest Preserve) in the Adirondack or Catskill Parks Taxable Under Section 532-a of	RC/OS	green	Recreation / Open Space
932	State Owned Land Other Than Forest Preserve Covered Under Section 532-b, c, d, e, f, or g of the Real P	RC/OS	green	Recreation / Open Space
940	Reforested Land and Other Related Conservation Purposes	RC/OS	green	Recreation / Open Space
941	State Owned Reforested Land Taxable Under Sections 534 and 536 of the Real Property Tax Law	RC/OS	green	Recreation / Open Space
942	County Owned Reforested Land	RC/OS	green	Recreation / Open Space
950	Hudson River and Black River Regulating District Land	RC/OS	green	Recreation / Open Space
960	Public Parks	RC/OS	green	Recreation / Open Space
961	State Owned Public Parks, Recreation Areas, and Other Multiple Uses	RC/OS	green	Recreation / Open Space
962	County Owned Public Parks and Recreation Areas	RC/OS	green	Recreation / Open Space
963	City/Town/Village Public Parks and Recreation Areas	RC/OS	green	Recreation / Open Space
970	Other Wild or Conservation Lands	RC/OS	green	Recreation / Open Space
971	Wetlands, Either Privately or Governmentally Owned, Subject to Specific Restrictions as to Use	RC/OS	green	Recreation / Open Space
972	Land Under Water, Either Privately or Governmentally Owned (other than residential - more property c	RC/OS	green	Recreation / Open Space
980	Taxable State Owned Conservation Easements	RC/OS	green	Recreation / Open Space
990	Other Taxable State Land Assessments	RC/OS	green	Recreation / Open Space
991	Adirondack Park Aggregate Additional Assessments (Real Property Tax Law, Section 542(3))	RC/OS	green	Recreation / Open Space
992	Hudson River-Black River Regulating District Aggregate Additional Assessments (Environmental Conserv	RC/OS	green	Recreation / Open Space
993	Transition Assessments for Taxable State Owned Land (Real Property Tax Law, Section 545)	RC/OS	green	Recreation / Open Space
994	Transition Assessments for Exempt State Owned Land (Real Property Tax Law, Section 545)	RC/OS	green	Recreation / Open Space



# Attachment B

## EXISTING ECONOMIC CONDITIONS ASSESSMENT

### 1.1 Introduction

This Appendix provides an economic and real estate market assessment of the existing conditions for the Syracuse area and Onondaga County. It is organized with major sections on the:

1. Economic and demographic conditions and trends in these areas; and
2. Syracuse area real estate market in terms of office, industrial, retail, and residential uses.

The Appendix details the overall economic condition of the City of Syracuse as compared to Onondaga County, the Syracuse Metropolitan Statistical Area (MSA), New York State, other upstate New York cities and MSAs, and the nation as a whole. It also describes the existing real estate market conditions of the Syracuse area. The Syracuse MSA is comprised of Onondaga, Oswego, and Madison counties. Data for the MSA are provided when City of Syracuse data are not available or to provide a comparison between the City of Syracuse and the larger metropolitan area.

### 1.2 Economic and Demographic Existing Conditions and Trends

This section of the report provides demographic trends for the City of Syracuse and Onondaga County. Labor force, employment and wage data are also presented, along with information related to business establishments. Where appropriate, City of Syracuse, Syracuse MSA, and Onondaga County trends are compared to each other and to the State of New York and the nation as a whole.

#### 1.2.1 Demographic Trends

Since 1990, the populations of the City of Syracuse and Onondaga County have been steadily declining, as shown in Table 1. The population in the City decreased from 163,860 in 1990 to 138,068 in 2008, a reduction of 15.7 percent. The county population also decreased, though less significantly. Onondaga County's 1990 population was 468,973 and 452,633 by 2008, a 3.5 percent decline.

**Table 1: Population – City of Syracuse, Onondaga County, NY and US**

	1990	2000	2008	% Growth from 1990 to 2008
United States	248,709,873	281,421,906	304,374,846	22.4%
New York State	17,990,455	18,976,457	19,541,453	8.6%
Onondaga County	468,973	458,336	452,633	-3.5%
City of Syracuse	163,860	147,306	138,068	-15.7%

Source: US Bureau of the Census

In contrast, the population of the State of New York has increased 8.6 percent since 1990, with much of this population growth due to New York City. Since 2000, 69 percent of all growth in the state is attributable to the five boroughs of New York City, and the city represents approximately 40 percent of the state's overall population.<sup>1</sup> The United States population has also increased over the past 18 years, growing by 22.4 percent.

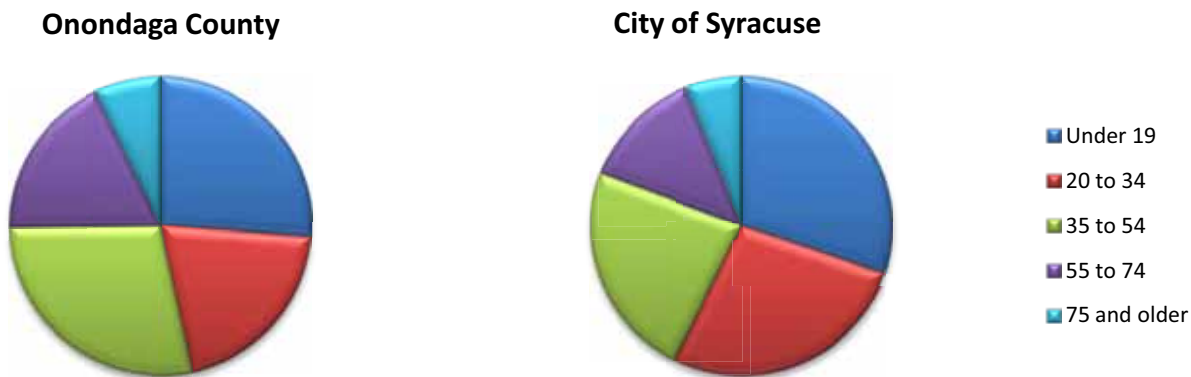
In general, Syracuse and other areas in upstate New York have been impacted by the simultaneous movement of jobs and people to the South and West due to the decline in manufacturing in the northeast, attraction of warmer climates,

<sup>1</sup> New York City Department of City Planning, <http://www.nyc.gov/html/dcp/html/census/popcur.shtml>

lower cost of living, and other factors.<sup>2</sup> While the population trend in the City of Syracuse may not be surprising, it is an important consideration when evaluating future economic growth trends and opportunities for the area.

As shown in Figure 1, the City of Syracuse has more residents aged 20 to 34 (27%) than the county (20%). Fifty-three percent of Onondaga County residents are aged 35 or older, as compared to 43 percent in the City of Syracuse.

**Figure 1: Population by Age for Onondaga County and the City of Syracuse**



Source: US Bureau of the Census

Although population is decreasing in the City of Syracuse and Onondaga County, out-migration has not been equal across all age groups. According to studies focused on upstate New York, the region is losing its young, prime-age workers. Between 1980 and 2000, upstate New York lost roughly 20 percent of people aged 20 to 34, with most out-migration occurring during the 1990s.<sup>3</sup>

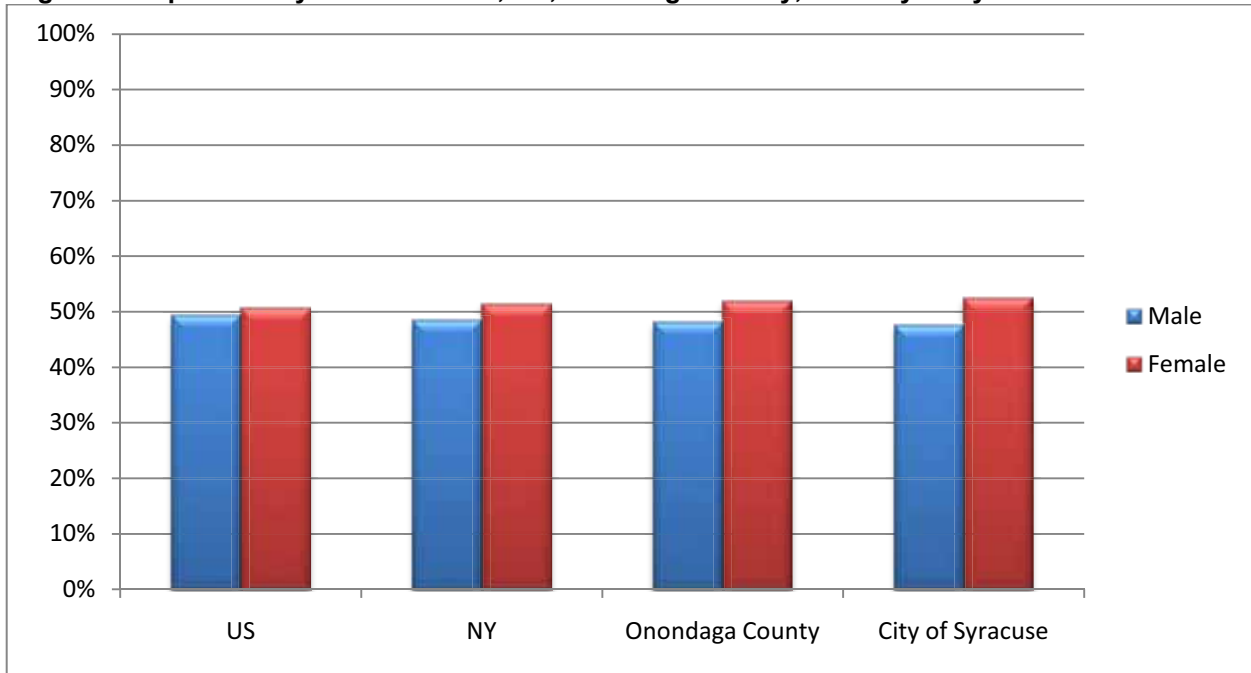
As shown in Figure 2, there is a slightly larger percentage of females in both the City of Syracuse and Onondaga County than in the nation or state as a whole. Specifically, 52 percent of City of Syracuse and Onondaga County residents are female. In the United States and State of New York, 51 percent of the population is female.

<sup>2</sup> *Population Out-Migration from Upstate New York*, Winter 2005, Buffalo Branch Federal Reserve Bank of New York, [http://www.newyorkfed.org/research/regional\\_economy/upstate/winter05.pdf](http://www.newyorkfed.org/research/regional_economy/upstate/winter05.pdf)

<sup>3</sup> *Population Out-Migration from Upstate New York*, Winter 2005, Buffalo Branch Federal Reserve Bank of New York, [http://www.newyorkfed.org/research/regional\\_economy/upstate/winter05.pdf](http://www.newyorkfed.org/research/regional_economy/upstate/winter05.pdf)



**Figure 2: Population by Gender for US, NY, Onondaga County, and City of Syracuse**

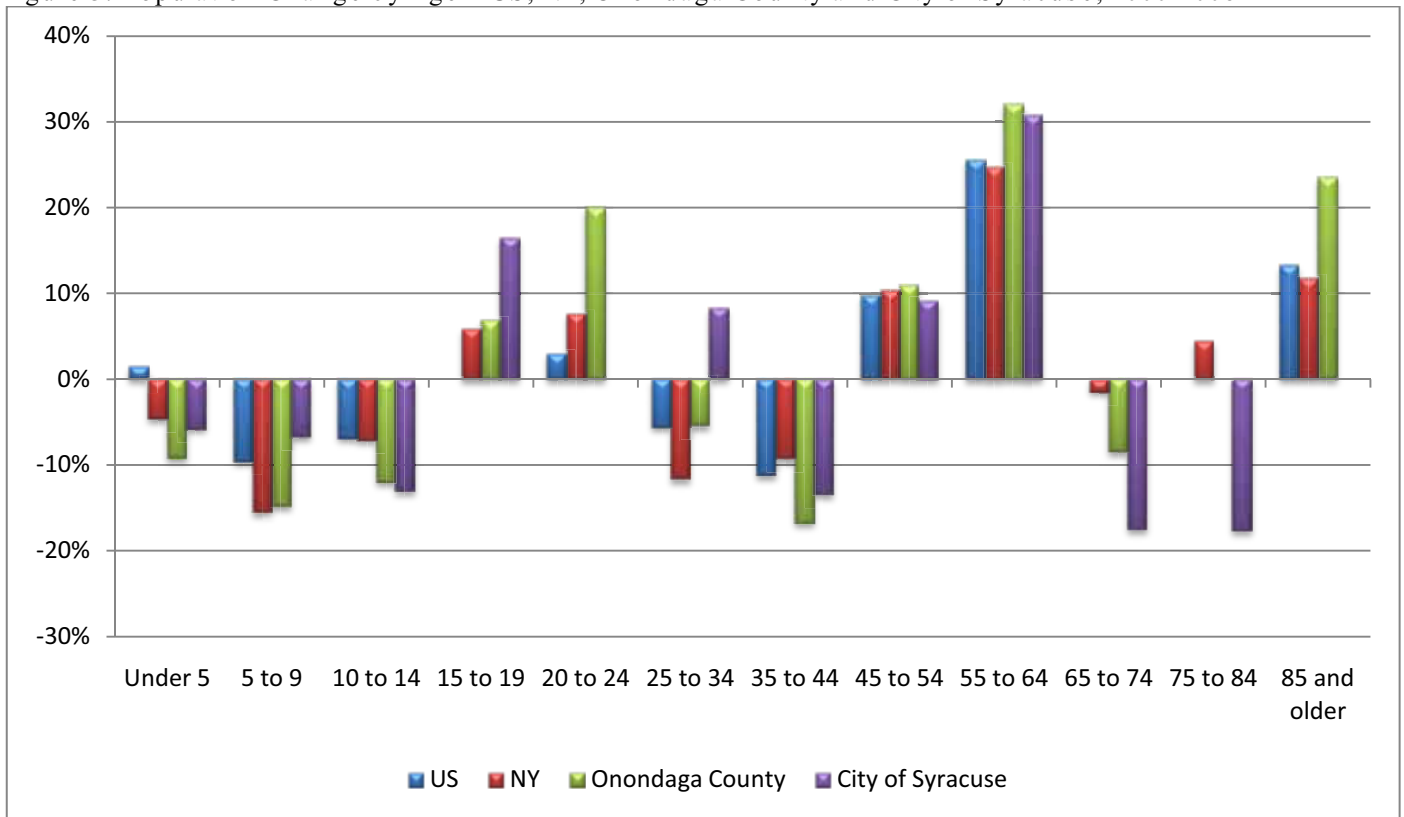


Source: US Bureau of the Census

Figure 3 presents detailed demographic information for the City of Syracuse, Onondaga County and the State of New York. For the City, the greatest decline in population has occurred among 35 to 44 year olds (13.4%) and residents who are aged 65 and older (35.2%). Like the City of Syracuse, the county experienced a significant reduction in its 35 to 44 year old population, a reduction of 16.8 percent since 2000. The data suggest that out-migration is occurring in the Syracuse area. This trend is consistent with the experience of the upstate New York region as a whole and is relevant since a significant out-migration for this age group could erode the workforce available in the City of Syracuse and surrounding area.

The largest increase in population for the City of Syracuse is among 55 to 64 year olds, up 30.8 percent since 2000. Onondaga County also experienced the greatest growth in this age group, 32.1 percent. This trend is consistent with both the state and nation, reflecting the large baby boom population entering this age bracket. New York State residents in this age group increased 24.7 percent, and the US increased 25.6 percent. The county also saw its 20 to 24 year old population increase by 20 percent since 2000. Syracuse's population in this age group remained steady during this time period. Onondaga County also experienced an increase in its 85 and older population (23.5%), reflecting aging and also the health care advances that have been made and contribute to longer lifespans.

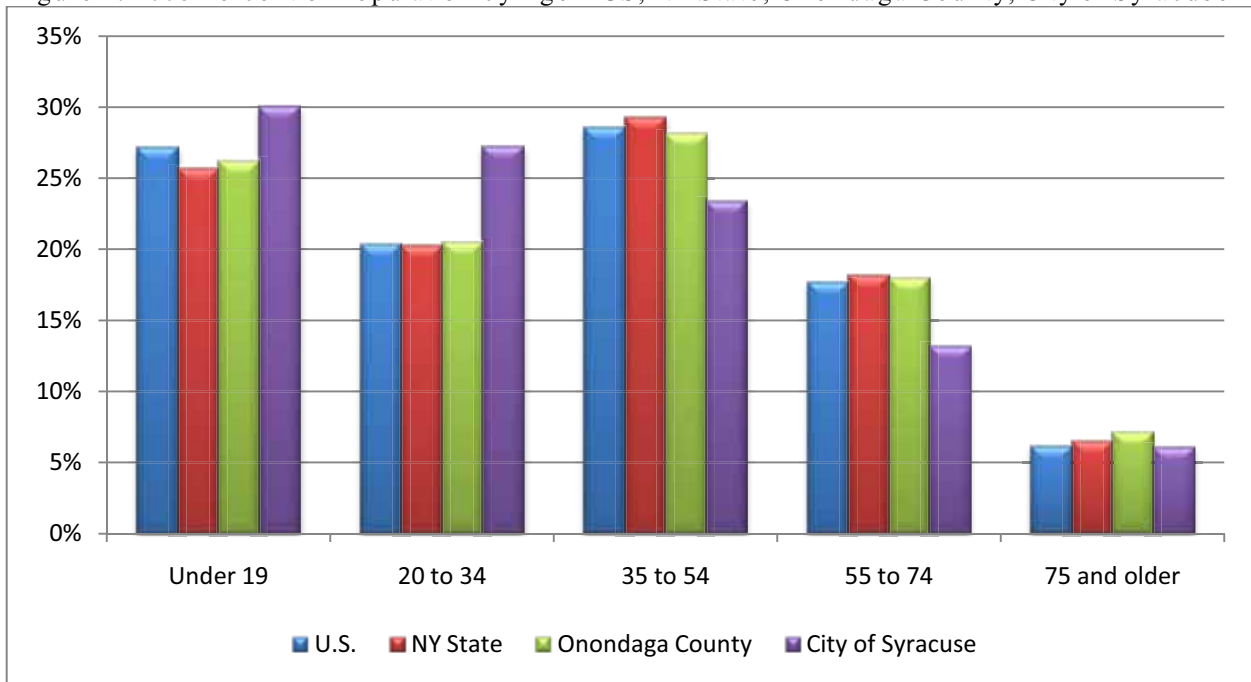
Figure 3: Population Change by Age – US, NY, Onondaga County and City of Syracuse, 2000-2008



Source: US Bureau of the Census

As shown in Figure 4, 30 percent of the City's population is under the age of 20, which represents a larger proportion of the population in this age group than in the county, state or nation as a whole. The City of Syracuse has a relatively smaller percent of residents of retirement age (55 to 74), 13.2 percent. This is lower than the national share of 17.7 percent. For the State of New York, 18.2 percent are aged 55 to 74, and 18 percent of Onondaga County residents are in this age group. This composition is not uncommon; City residents are often younger than their suburban counterparts are. In addition, the presence of several universities in the City likely contributes to the relatively younger demographic.

Figure 4: 2008 Percent of Population by Age – US, NY State, Onondaga County, City of Syracuse

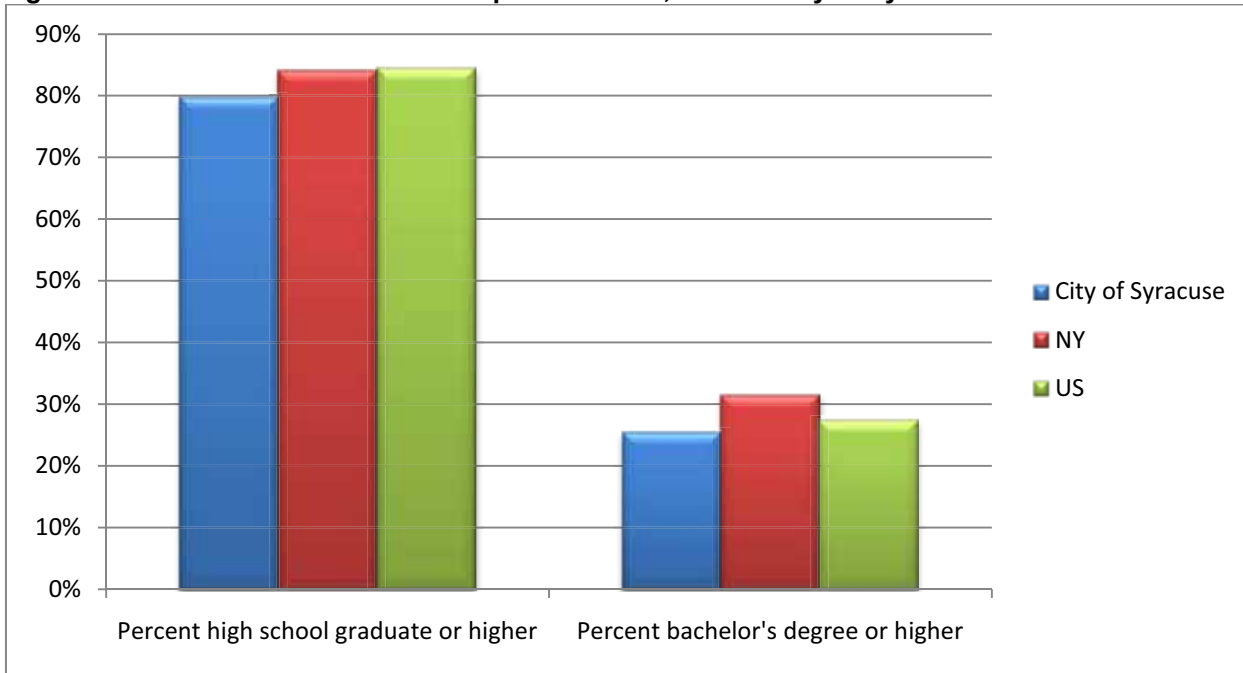


Source: US Bureau of the Census

As shown in Figure 5, approximately 80 percent of the City of Syracuse’s population has graduated from high school. Twenty-five percent of the population has attained a bachelor’s degree or higher. The level of educational attainment in Syracuse is only slightly lower than the statewide or national average. Slightly more than 84 percent of the populations in the state and nation have graduated from high school. In New York, 32 percent have earned at least a bachelor’s degree and for the United States, 27 percent have obtained an advanced degree.

An educated population is a considerable attribute to a community interested in developing strategies for economic and business growth. Growth in some industries is particularly reliant on an educated work force. These include professional and business, finance, healthcare and education. The presence of several universities and medical facilities in the City of Syracuse, combined with a population that is close to on par with the state and national average for educational attainment, may offer the opportunity to expand these industry sectors.

**Figure 5: Educational Attainment of Population – US, NY and City of Syracuse**

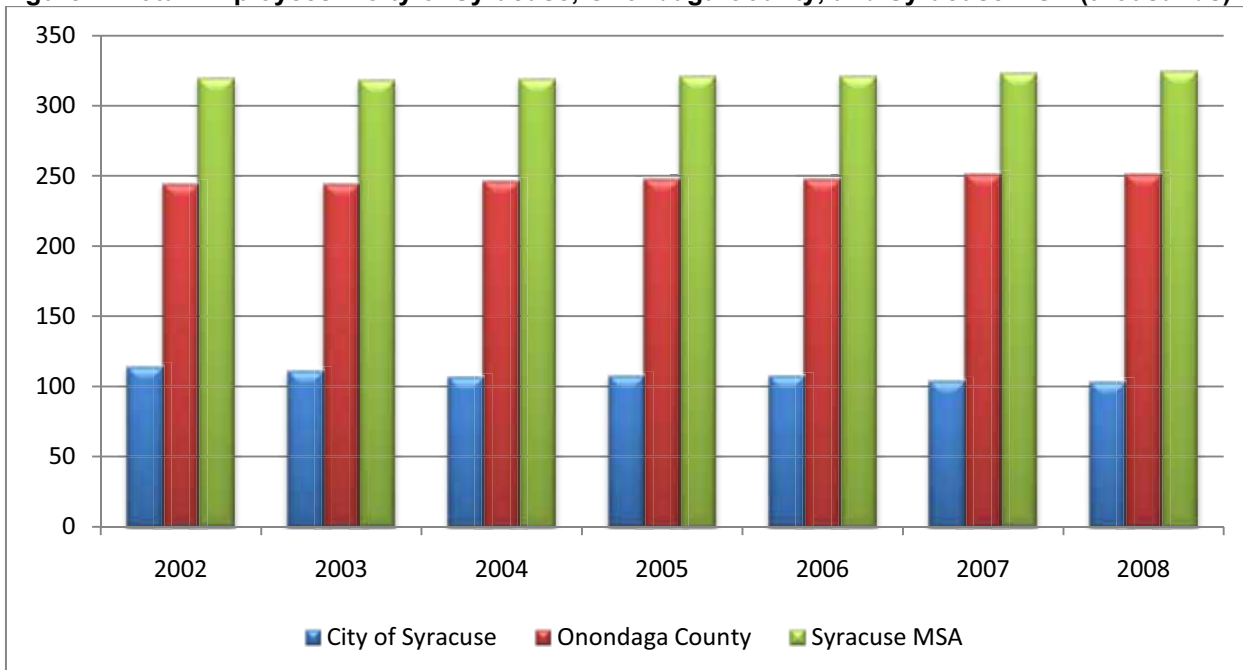


Source: US Bureau of the Census, 2008 Population Estimates

### 1.2.2 Employment and Establishments

Total employment in the City of Syracuse has decreased 9.6 percent between 2002 and 2008, from 114,134 to 103,227 employees. As shown in Figure 7, Onondaga County's employment increased from 244,613 in 2002 to 251,169 in 2008. This represents an increase of 2.7 percent over the time period. The Syracuse MSA has increased employment by 1.5 percent, from 319,700 to 324,600 employees during the time period.

**Figure 7: Total Employees – City of Syracuse, Onondaga County, and Syracuse MSA (thousands)**



Source for Onondaga County and Syracuse MSA: Bureau of Labor Statistics, Total nonfarm employees, not seasonally adjusted. Note: data are for nonfarm employees.

Source for City of Syracuse: Bureau of the Census, LED OnTheMap Origin-Destination Database.

More than 94 percent of Onondaga County’s working residents also work in the county, as shown in Table 2. Those Onondaga County residents who do not work in the county are most likely to work in Oswego, Cayuga, Madison, or Oneida Counties.

Table 2: Workplace Locations of Onondaga County Residents

Workplace Location	Count
Onondaga Co. NY	94.1%
Oswego Co. NY	1.4%
Cayuga Co. NY	1.0%
Madison Co. NY	1.0%
Oneida Co. NY	0.5%

Source: US Bureau of the Census, Journey to Work data for 2000.

As presented in Table 3, nearly 81 percent of Onondaga County workers also live in the county. Onondaga County employers draw 16 percent of their employees from Oswego, Madison, or Cayuga Counties, suggesting that the City of Syracuse and the county as a whole are employment centers for the area.

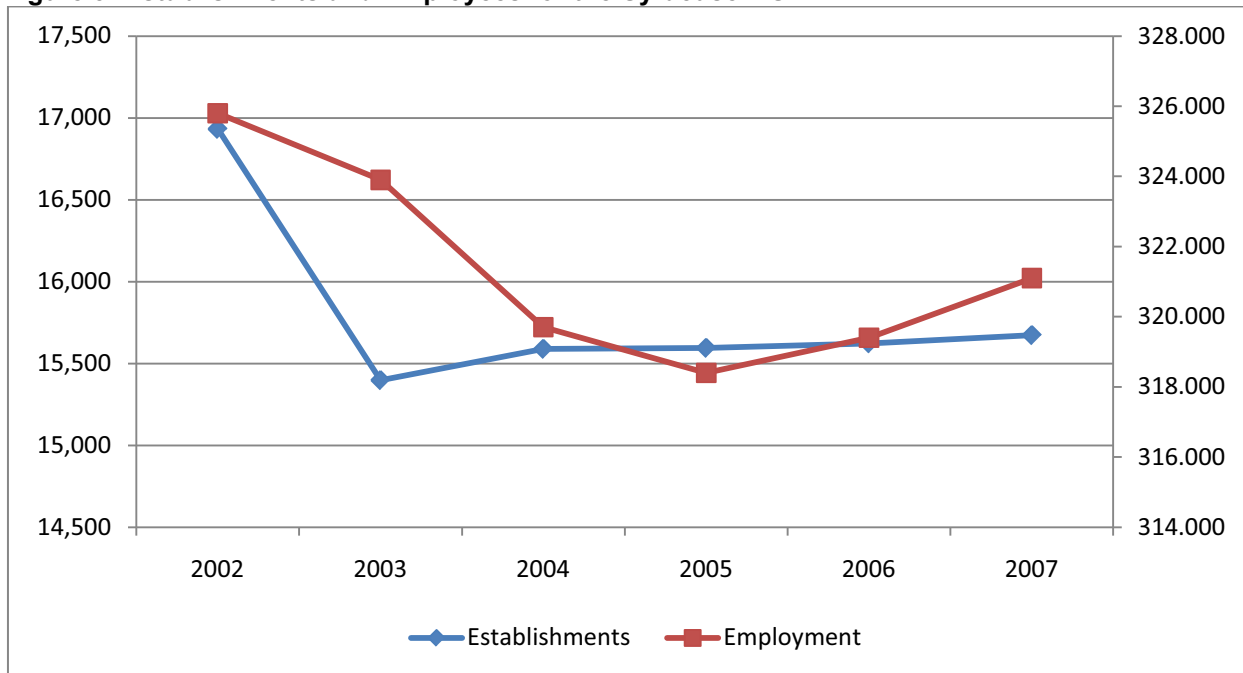
Table 3: Residence of Onondaga County Employees

Residence Location	Percent
Onondaga Co. NY	80.7%
Oswego Co. NY	7.4%
Madison Co. NY	4.2%
Cayuga Co. NY	3.1%
Oneida Co. NY	1.3%
Cortland Co. NY	0.8%
Jefferson Co. NY	0.3%
Wayne Co. NY	0.2%
Herkimer Co. NY	0.1%
Chenango Co. NY	0.1%

Source: US Bureau of the Census, Journey to Work data for 2000.

From 1998 to 2007, the number of establishments in the Syracuse MSA has fluctuated between 15,673 and 16,500. From 2002 to 2003, the number of establishments dropped by nine percent, likely due to the 2001 recession. Employment in the Syracuse MSA decreased between 2002 and 2005 but has been increasing slightly since. The number of establishments decreased significantly between 2002 and 2003 but has remained at approximately 15,600 since (see Figure 8). Employment during that same time period was also quite steady at approximately 319,000 employees in the Syracuse MSA.

**Figure 8: Establishments and Employees for the Syracuse MSA**



Source: Establishment data from County Business Patterns, US Bureau of the Census; Employment data from Bureau of Labor Statistics

### 1.2.3 Employment by Industry

As shown in Figure 9, the education and health sector represents 43.2 percent of total employment in the City of Syracuse, or 44,590 employees. This is a considerably larger proportion of total employment than represented in the MSA (16%), state (17.7%) or nation (13.8%) as a whole. This is consistent with the largest employers in the Syracuse area, which are shown in Table 4. St. Joseph’s Hospital Health Center employs 3,150 people and Crouse Hospital employs 2,400 people. Other large employers in this sector include Syracuse University with 5,925 employees and the State University of New York (SUNY) Upstate Medical University, which is the largest employer in the City with 6,400 employees. Medical education facilities and hospitals represent half of the top six employers in the Syracuse area, helping to explain the large percentage of employment in this industry.

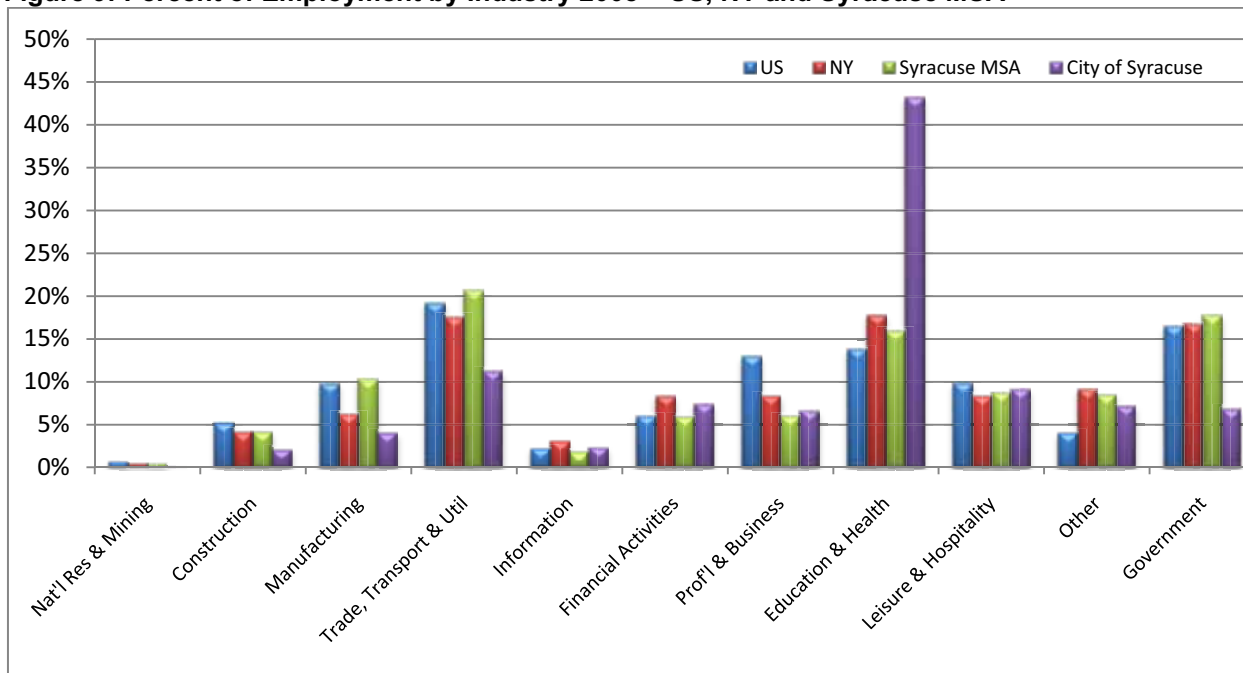
The remaining industry categories combined account for less than half of total employment in the City. Trade, transport and utilities represent the next largest share of total employment in the City of Syracuse after education and health, 11.3 percent or 11,634 employees. The leisure and hospitality sector represents 9.1 percent of total employment in the City (9,379 employees). The financial activities sector accounts for 7.4 percent of total employment (7,609 employees), and government represents 6.9 percent of total employment (7,105 employees). Professional and business services employ 6.6 percent in the City of Syracuse (6,829 employees). Manufacturing accounts for another four percent or 4,118 employees, and information services employ 2.3 percent (2,381 employees). Construction accounts for another 2.1 percent (2,176 employees).

Despite the relatively low share of employment attributable to construction in the City of Syracuse, a recent report, completed by the Associated General Contractors of America, indicates that there has been a surge of construction at hospitals and colleges in Syracuse. The Syracuse area gained 300 construction jobs between February 2009 and February 2010, a three percent increase. Although a relatively small number, it still represents significant growth compared to most other areas of the country. The “meds to eds” construction activity in the City is centered on new dormitories and academic buildings at Syracuse University and major expansion projects at the area’s hospitals. St. Joseph’s Hospital Health Center is working on an emergency services building and the Upstate Bone & Joint Center in

DeWitt was just completed. Other construction activity includes the building of a dormitory for the State University College of Environmental Science and Forestry in Syracuse.<sup>4</sup>

Within the Syracuse MSA, trade, transport, and utilities represent the largest employment category, 20.7 percent. Wegmans Food Markets, which is included in this industry sector, employs 3,760 people and is one of the Syracuse area's largest employers as presented in Table 4. At the state level, 17.6 percent of total employment is represented by this sector and nationally, 19.2 percent of employees work for businesses in this sector. Government employees represent 17.7 percent of total employment in the MSA. Education and health employment accounts for 16 percent of MSA employment, as mentioned above, and another 10.3 percent is in the manufacturing sector.

**Figure 9: Percent of Employment by Industry 2008 – US, NY and Syracuse MSA**



Source: 2008 preliminary data from Quarterly Census of Employment and Wages, State of New York and U. S. Bureau of Labor Statistics; <http://www.labor.state.ny.us/stats/ins.asp>.

Note: "Other Services" includes Other Services, Unclassified, and Administrative & Waste Services.

<sup>4</sup> 'Meds and eds' help make Syracuse area a construction leader, by Rick Moriarty of "The Post-Standard," April 15, 2010, [http://www.syracuse.com/news/index.ssf/2010/04/syracuse\\_area\\_gains\\_constructi.html](http://www.syracuse.com/news/index.ssf/2010/04/syracuse_area_gains_constructi.html)

**Table 4: Top 25 Syracuse Metropolitan Area Employers by Number of Employees**

Firm	Location	Employees	Industry
SUNY Upstate Medical University	Syracuse	6,400	Education & Health
Syracuse University	Syracuse	5,925	Education & Health
Wegmans Food Markets, Inc.	Liverpool	3,760	Trade, Transport & Utilities
St. Joseph's Hospital Health Center	Syracuse	3,150	Education & Health
Magna Drivetrain - New Process Gear Inc.	East Syracuse	2,600	Manufacturing
Crouse Hospital	Syracuse	2,400	Education & Health
Lockheed-Martin MS2	Syracuse	2,350	Manufacturing
National Grid	Syracuse	1,860	Trade, Transport & Utilities
Loretto	Syracuse	1,825	Education & Health
Empire Expo Center Home of the Greater NYS Fair	Syracuse	1,575	Leisure & Hospitality
Carrier Corporation	Syracuse	1,500	Manufacturing
L. & J. G. Stickley, Inc.	Manlius	1,445	Manufacturing
United Parcel Service	East Syracuse	1,230	Trade, Transport & Utilities
Roman Catholic Diocese of Syracuse, NY	Syracuse	1,200	Other
The Hartford Financial Services Group Inc.	Syracuse	1,200	Financial Activities
Syracuse VA Medical Center	Syracuse	1,150	Government
Verizon	Syracuse	1,100	Trade, Transport & Utilities
Welch Allyn, Inc.	Skaneateles Falls	1,100	Manufacturing
Excellus Blue Cross and Blue Shield, Central NY Region	Syracuse	985	Financial Activities
Community-General Hospital	Syracuse	970	Education & Health
Anheuser-Busch Inc.	Baldwinsville	940	Trade, Transport & Utilities
Bank of New York	East Syracuse	850	Financial Activities
Eagle Comtronics	Clay	800	Manufacturing
McLane Northeast	Baldwinsville	800	Trade, Transport & Utilities

Source: Greater Syracuse Economic Growth Council Resource Center.

Location quotients (LQs) are a commonly used measure to help compare a region's level of industry concentration relative to a larger geographic unit, such as a state or nation. The following table provides LQs for the Syracuse MSA as compared to the nation and state as a whole. A location quotient equal to one means that the regions have the same proportion of employment for a given industry. A location quotient of less than one for the MSA means that the MSA has a smaller proportion of employment in the industry than the region to which it is being compared. More than one indicates that the Syracuse MSA has a larger proportion of employment in the given industry.

Table 5 shows the top 10 LQs calculated between the Syracuse MSA and the US. Primary metal manufacturing has an LQ of 2.8, indicating a relatively high concentration of employment in this sector as compared to the nation as a whole. When compared to the state, the MSA's primary metal manufacturing sector has an LQ of 6.4. The utilities



sector is also a relatively large sector in terms of employment with an LQ of 2.7. Not surprisingly, given the number of universities in the Syracuse area, the educational services LQ is 2.0 for the MSA. Computer and electronic product manufacturing in the Syracuse MSA, as well as paper manufacturing, are also sectors with a relatively larger proportion of employment than in either the nation or state.

**Table 5: Location Quotients, Syracuse MSA vs. the US and NY State**

Industry Sector	US/Syracuse MSA	NY/Syracuse MSA
Primary Metal Manufacturing	2.8	6.4
Utilities	2.7	2.5
Educational services	2.0	1.0
Computer and electronic product manufacturing	2.0	2.2
Paper manufacturing	1.9	2.9
Insurance carriers and related activities	1.8	1.7
Electrical equipment and appliance mfg.	1.8	3.1
Couriers and messengers	1.7	1.6
Other information services	1.4	0.5
Social assistance	1.4	0.7

Source: US Department of Labor, [Bureau of Labor Statistics](#), Location Quotient Calculator, 2008 data

According to the New York State Department of Labor, the only statewide industry sector to experience job increases from December 2008 to December 2009 was educational and health services. This sector added 44,800 jobs, despite the state as a whole losing 169,800 jobs across all sectors during that same time period. The statewide sectors to be hardest hit were professional and business services, manufacturing, and trade, transportation and utilities.<sup>5</sup> This is relevant to the City of Syracuse, and generally good news for the region, because of the City's strong reliance on the educational and health sector for its employment.

#### 1.2.4 Unemployment Rate

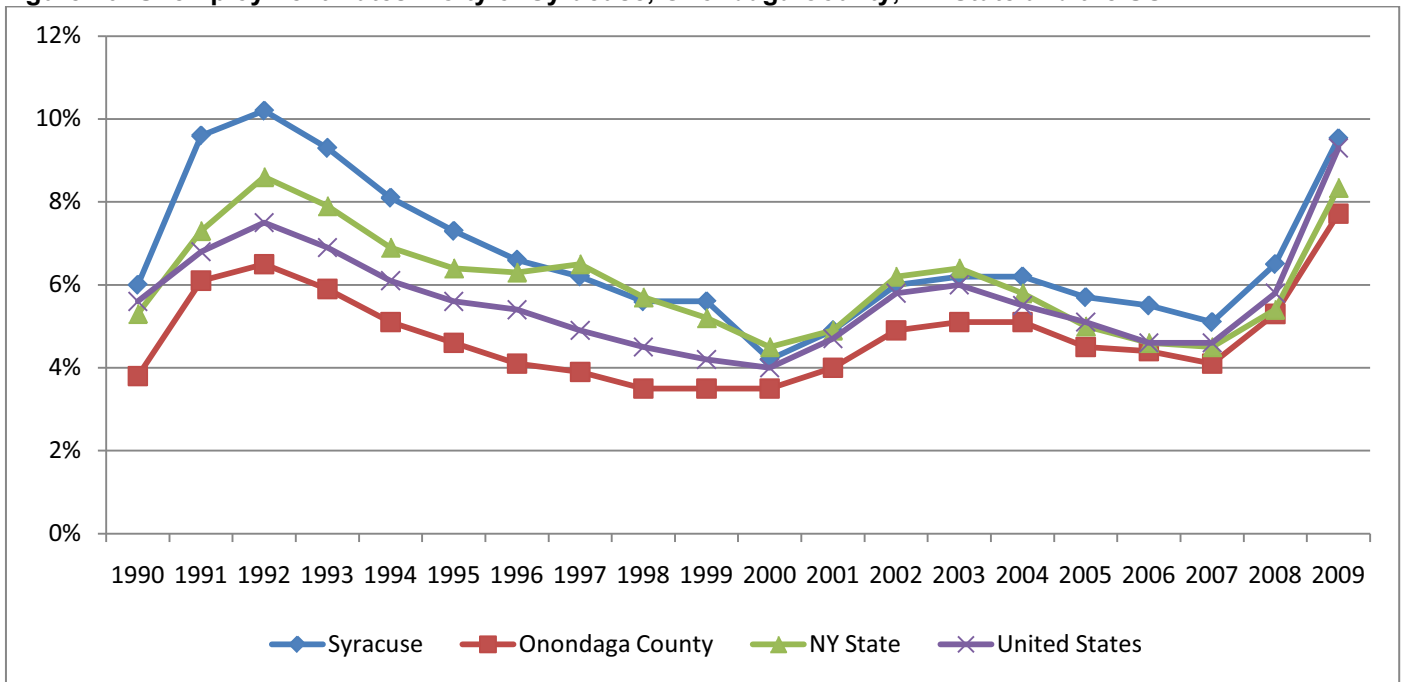
Since 1990, the unemployment rate for the City of Syracuse has consistently been higher than the Onondaga County rate as shown in Figure 10 below. From 1997 through 2003, the City experienced unemployment rates comparable to the New York rates but Syracuse's unemployment rate has generally been higher than the national rate for the past decade.

The 2008 unemployment rate for the City of Syracuse was 6.5 percent, as compared to the county unemployment rate of 5.3 percent and the state rate of 5.4 percent. Although official average rates of unemployment for 2009 are not yet available, estimates based on available data suggest that the 2009 rate for Syracuse is likely to be 9.5 percent. Onondaga County's estimated rate is 7.6 percent, and the state's estimated rate is 8.3 percent.<sup>6</sup> When compared to the national unemployment rates for the same time period, the City of Syracuse rates were quite similar from 2000 to 2003. Since 2003, the City's rate has been higher than the national rate of unemployment. The 2009 rate for the City of Syracuse, estimated to be 9.5 percent, is just slightly higher than the national rate of 9.3 percent.

<sup>5</sup> New York State Department of Labor, <http://www.labor.state.ny.us/stats/index.shtm>.

<sup>6</sup> Estimates calculated by HDR based on monthly, not seasonally adjusted, unemployment rates provided by the NY State Department of Labor for all months in 2009.

**Figure 10: Unemployment Rates – City of Syracuse, Onondaga County, NY State and the US**



Source: NY State Department of Labor, <http://www.labor.state.ny.us/stats/lslaus.shtml>; Note: data are not seasonally adjusted.

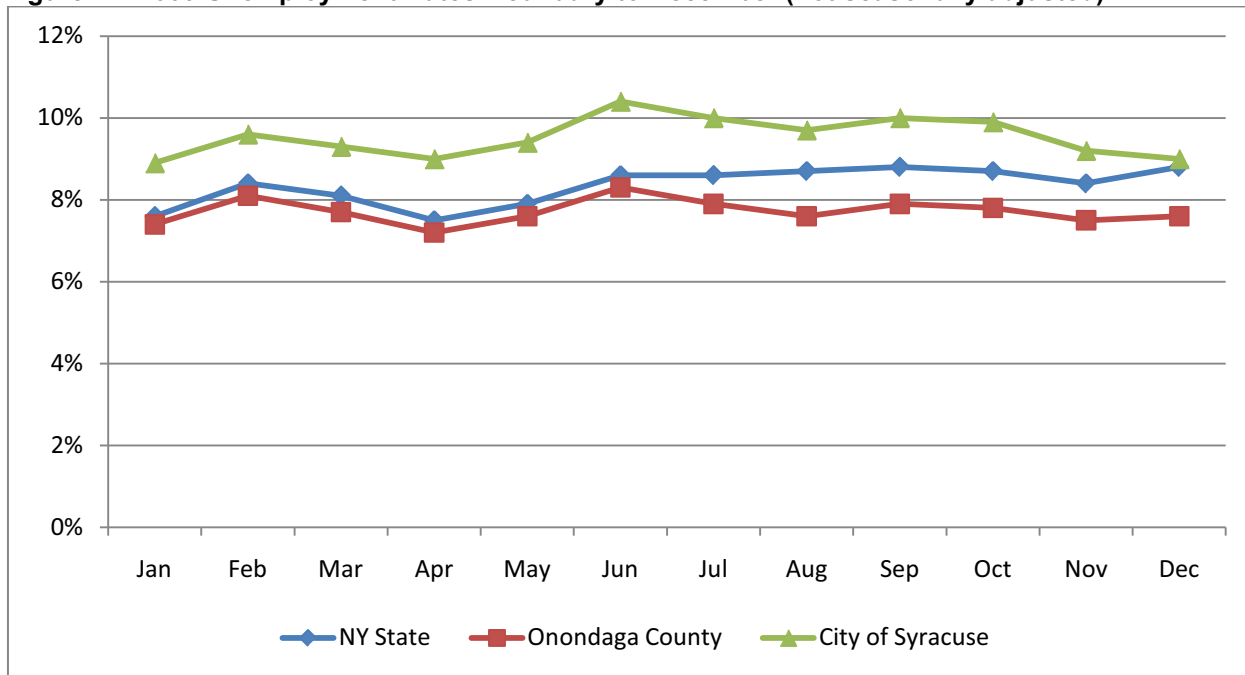
For the past year, the City and national unemployment rates have been converging. Although this may not appear to be good news, it does indicate that the City of Syracuse is no worse off than the rest of the country during this economic recession. Furthermore, the change in the unemployment rate from 2008 to 2009 has been less significant in the City of Syracuse than it has been for the rest of the nation.

Focusing on 2009 (see Figure 11) the City’s unemployment rate was higher than the state or county rates. The peak unemployment rate for both the county and City occurred in June of last year, at which point the rates began to decline until August. They increased slightly into the fall but decreased again in October and November.

The December 2009 rate for the City of Syracuse was 9.0 percent, slightly lower than the national rate of 9.7 percent for that same month.<sup>7</sup> The December rates for the county and state were 7.6 percent and 8.8 percent, respectively. It is worth noting that the City’s unemployment rate has been decreasing since September. Onondaga County’s rate also had been decreasing since September, but it increased slightly in December. The statewide rate increased since November, reflecting the continuing impact of the national recession.

<sup>7</sup> Bureau of Labor Statistics, <http://www.bls.gov/news.release/pdf/empisit.pdf>.

**Figure 11: 2009 Unemployment Rates – January to December (not seasonally adjusted)**



Source: NY State Department of Labor, <http://www.labor.state.ny.us/stats/lslaus.shtml>; Note: data are not seasonally adjusted.

Although an unemployment rate of nine percent is not ideal, particularly when rates below six percent were sustained for several years, the data collected for the City suggests that Syracuse may be starting to recover and rebound from the economic recession more quickly than the rest of the state or nation. Unemployment rate data for 2010 are not yet available, but they will certainly shed light on whether the City of Syracuse is indeed moving out of the recession that began at the end of 2007.

### 1.2.5 Wages and Per Capita Income

The average annual wage for the Syracuse metro area (MSA) employees in 2008 was \$40,551 (see Table 6). This was lower than the statewide average of \$60,384, but New York City wages push the average state wage upward. New York City’s greater concentration in higher paying industries such as Financial Services and Information contributes to this higher average wage. Compared to other upstate New York metro areas, the Syracuse MSA’s wages are relatively in line. The Albany area reported an annual wage that was \$3,000 more than the wages in Syracuse. The national average wage for MSAs of \$47,194 is higher than the wages reported in the upstate New York MSAs.

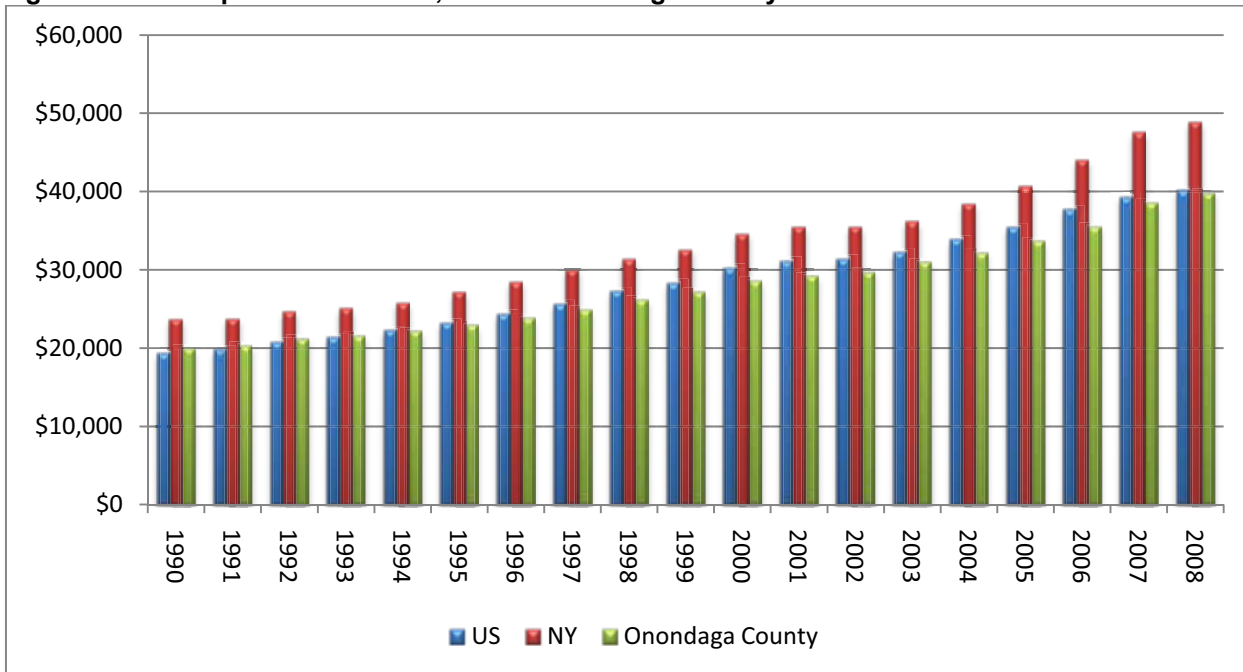
**Table 6: 2008 Wages for Syracuse Metropolitan Statistical Area (MSA), Upstate NY MSAs and the United States**

	2008 Average Annual Wages
Syracuse MSA	\$40,551
Rochester MSA	\$41,821
Albany-Schenectady-Troy MSA	\$43,941
Buffalo-Niagara Falls MSA	\$39,018
New York State	\$60,384
United States – Total MSAs	\$47,194

Sources: NY State Department of Labor, NAICS based industry employment and wages; Bureau of Labor Statistics.

As shown in Figure 12, Onondaga County's 2008 per capita income was \$39,814, as compared to New York's \$48,809 and the national per capita income of \$40,166. The state's per capita income is affected by the relatively higher incomes available in New York City, which is why it is significantly higher than the county per capita income. In 1990, the county per capita income was 103 percent of the national per capita income. This share decreased steadily to 93 percent in 2001. Since then, the share has fluctuated but represented 99 percent of the national per capita income in 2008. When compared to the statewide value, Onondaga County's per capita income has been between 81 and 86 percent of the New York State income.

**Figure 12: Per Capita Income – US, NY and Onondaga County**



Source: Bureau of Economic Analysis

### 1.3 Real Estate Market Assessment

This section of the report focuses on the current real estate market in the Syracuse area. The assessment examines vacancy and lease rates, inventory, building permits and other real estate information provided for the Syracuse area.

#### 1.3.1 Commercial Real Estate – Office

Overall vacancy in the Syracuse area's office market reached 20 percent in 2009, up from 18.3 percent in 2008.<sup>8</sup> For the third quarter of 2009, the national office vacancy rate was 16.5 percent and indications are that it will continue to trend upward.<sup>9</sup> The Syracuse area's 2009 vacancy rate reflects the national recession and the overall trend in many US cities of higher vacancy rates in response to this poor economic climate.

Another contributing factor to the area's relatively high office vacancy rate is that the overall rate is based on vacancies for all classes of office space, including Class C space, which is typically more than 20 years old, in need of renovation, and located in less desirable areas. In Syracuse's Central Business District (CBD), the Class C vacancy rate was 54.9 percent as compared to the Class A rate of 16.3 percent. Classes of space and associated vacancy rates are described in greater detail later in this section.

<sup>8</sup> Annual Market Review, Pyramid Brokerage Company, 2008-2009.

<sup>9</sup> <http://www.calculatedriskblog.com/2009/10/reis-us-office-vacancy-rate-hits-165-in.html>

In addition to aggregate data for the Syracuse area, data also are available for certain submarkets. These submarkets are shown in Figure 13 and include:

- Syracuse Central Business District (CBD): Area south of I-690, west of I-81, north of East Adams Street, and west of Onondaga Creek.
- North Office: Area north of I-90 (New York State Thruway), east of I-690, and includes Salina, Clay, Cicero, extending into parts of Lysander and the Village of Baldwinsville.
- East Office: Area includes some eastern portions of City of Syracuse south of I-90. Also includes the Town of Dewitt, and both the Town and Village of Manlius.
- West Office: Area west of I-81 in the City of Syracuse, including the Franklin Square area just outside the defined CBD north of Onondaga Boulevard. The area extends west to include Camillus, Fairmount, Geddes, and Solvay.
- South Office: Area within Syracuse City limits, south of CBD Adams Street and Onondaga Streets, west of I-81 to Colvin Street, north of southern boundary of City of Syracuse limits.

<sup>10</sup>

#### Office Space Classes Defined

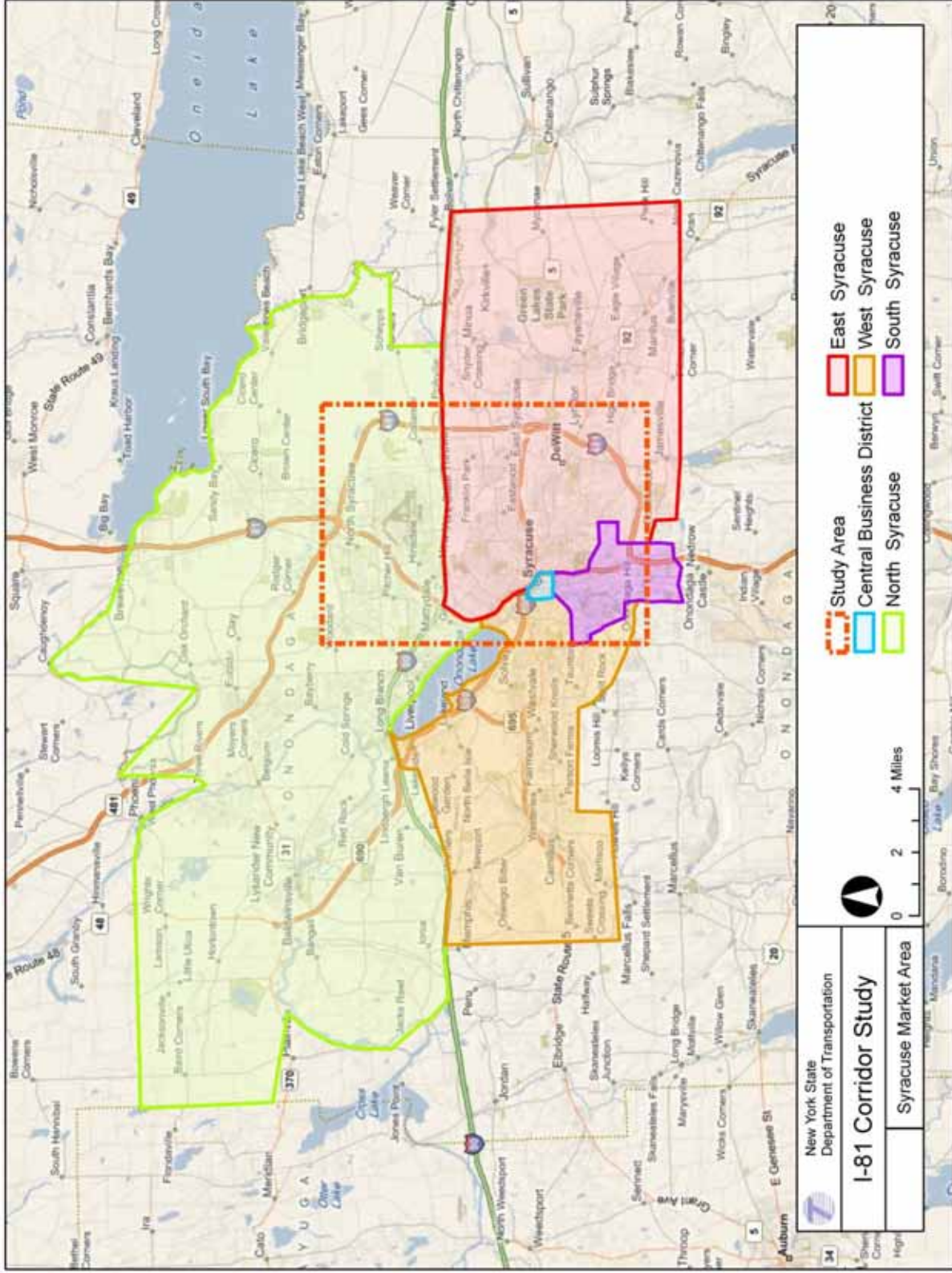
**Class A:** The highest quality buildings in their market. They are generally the best looking with the best construction, and their building infrastructure is of high quality. They are well-located, have good access, and are professionally managed. They attract the highest quality tenants and also command the highest rents.

**Class B:** Buildings are generally a little older than Class A, but they still are well managed with good quality tenants. These buildings are generally well maintained and not functionally obsolete.

**Class C:** The lowest classification of office building and space. They are usually more than 20 years old and are located in less desirable areas. They usually need extensive renovation and the building infrastructure and technology is out-dated. Class C buildings have the lowest rental rates, take the longest time to lease, and are often targeted as re-development opportunities.<sup>1</sup>

<sup>10</sup> Office Market Overview, Pyramid Brokerage Company, 2009-2010.

Figure 13: Syracuse Area Real Estate Submarkets

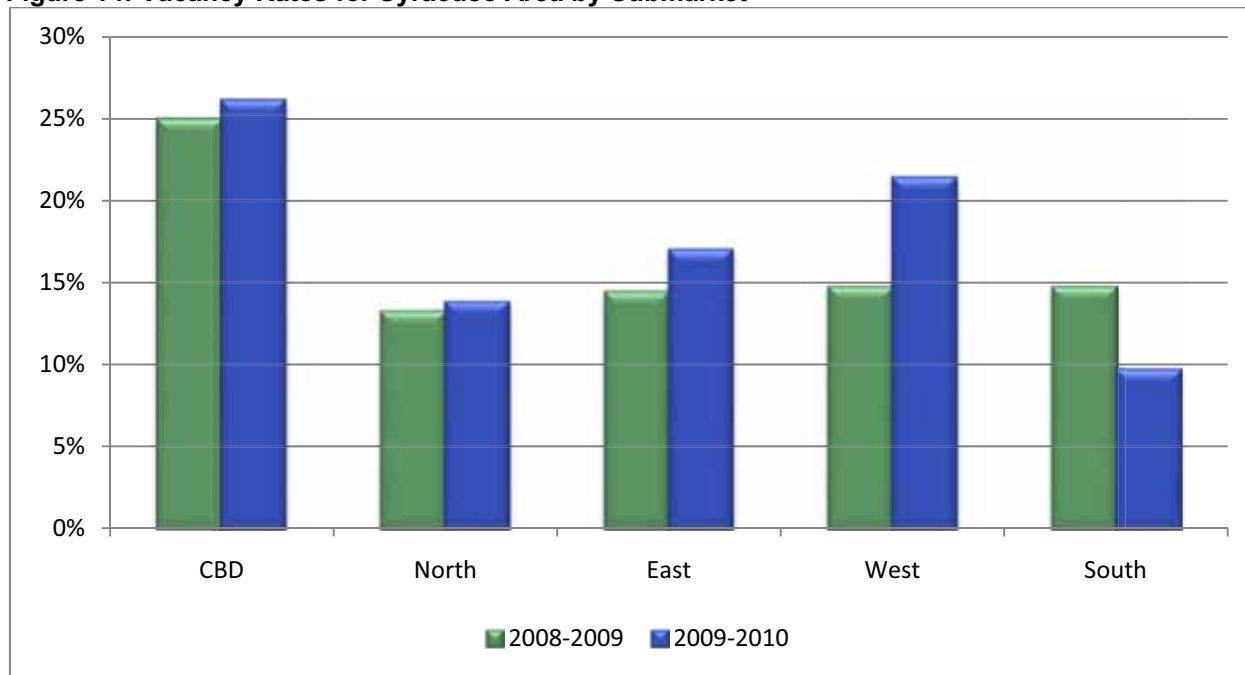


As shown in Figure 14, vacancy rates were highest in the CBD for both the 2008-2009 and 2009-2010 time periods at about 25 percent. For the period 2008-2009, vacancy rates in areas other than the CBD were similar between a low of 13.2 percent to a high of 14.7 percent with most markets experiencing more variation as the recession continued. From 2009-2010, however, vacancy rates varied considerably from one submarket to the next. In the southern area of Syracuse, vacancy rates were 9.7 percent, a decrease of 5 percentage points from the previous year. In the western portion of the Syracuse area, vacancy rates jumped to 21.4 percent from 14.7 percent the year before. The north and east submarkets also experienced increased vacancy rates, albeit a less significant change.

Much of this increase can be attributed to a few large moves in the office market. The company AXA downsized considerably, freeing up more than 200,000 square feet of space, and Excellus relocated to the suburbs leaving another 200,000 square feet of vacancy.<sup>11</sup> Vacancy rates also vary by class of space.

The Class A, B, C combined vacancy rate shown in Figure 14 is quite high for the CBD. This is primarily because Class C vacancy rates are very high, approaching 55 percent in 2009. Class A and B space vacancy rates for the CBD were 16.3 percent and 22.7 percent, respectively. A complete discussion of the vacancy rates by class of space for the Syracuse submarkets is provided later in the report.

**Figure 14: Vacancy Rates for Syracuse Area by Submarket**



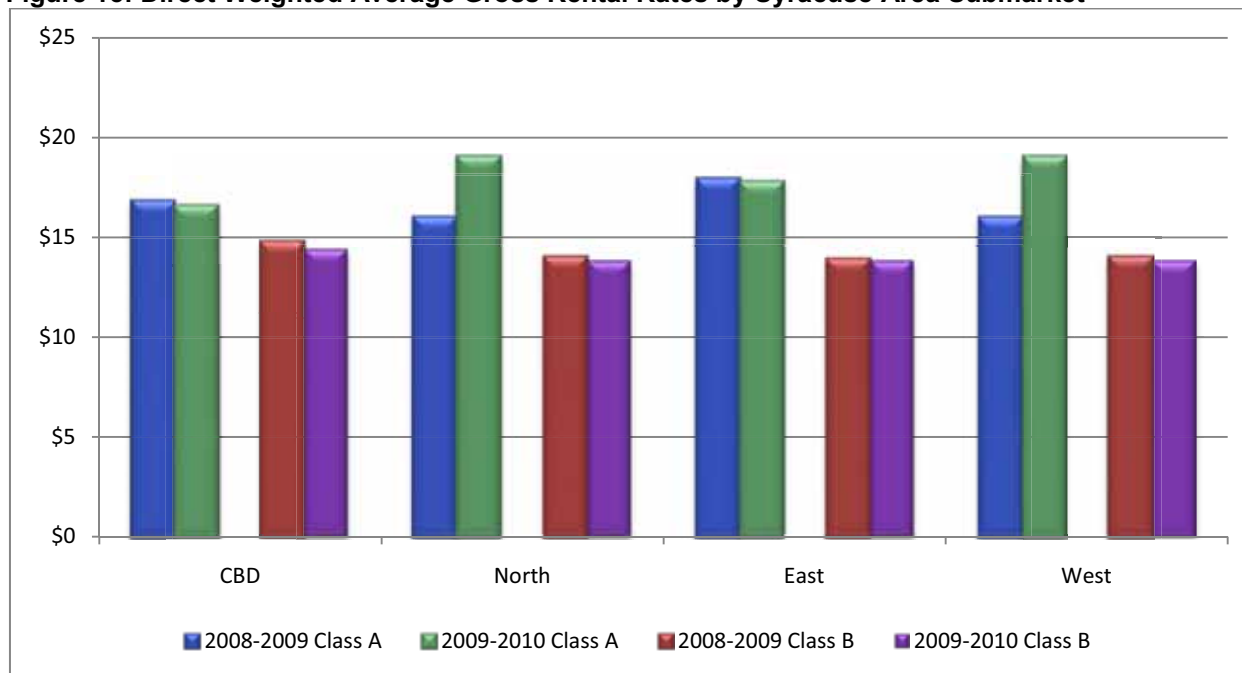
Source: Annual Market Reviews, 2008-2009 and 2009-2010, Pyramid Brokerage Company; Please note that vacancy rates incorporate rates for Class A, B, and C office space.

As shown in Figure 15 and Table 7, commercial lease rates in and around Syracuse range from \$13 to \$19 per square foot, depending on the class and location of space. These rates are significantly lower than the national and northeast regional rates of \$28.43 per square foot and \$38.48 per square foot, respectively.<sup>12</sup>

<sup>11</sup> Annual Office Market Review, Pyramid Brokerage Company, 2009-2010.

<sup>12</sup> Syracuse Real Estate Market Faring Better than Other Parts of Country, Integra Realty Resources, November 2, 2009, <http://www.irr.com/Publication/PressRelease/asp?Ref=412&~=>.

**Figure 15: Direct Weighted Average Gross Rental Rates by Syracuse Area Submarket**



Source: Annual Market Reviews, 2009-2010, Pyramid Brokerage Company

Total inventory in Syracuse is nearly 17 million square feet. The largest portfolio of properties is located in the Syracuse CBD, nearly 7 million square feet. The average Class A rental rate is \$16.98; Class B rental rates are an average of \$14.34, based on 2009 data.

Of the sub-markets, Class A vacancy rates are highest in the CBD, despite the lowest rental rates in the Syracuse market. This combination suggests that there is greater supply of Class A space in the CBD than demand for such space. The highest Class A lease rates are found in the northern and western submarkets of the Syracuse area, \$19.05 per square foot. Class B rates are highest in the Central Business District, \$14.40 per square foot. A complete description of the real estate condition of these submarkets is provided later in this section.

**Table 7: Office Space Inventory, Vacancy, Rental Rate – Syracuse Area Market**

Overall Office Market in Syracuse Area	Total Inventory (SF)	Vacancy (SF)	Class A Gross Rental Rate psf/yr	Class B Gross Rental Rate psf/yr
SYR-CBD	6,762,944	26.1%	\$16.58	\$14.40
SYR-North	4,077,813	13.8%	\$19.05	\$13.83
SYR-East	4,472,869	17.0%	\$17.77	\$13.83
SYR-West	1,308,410	21.4%	\$19.05	\$13.83
SYR-South	335,810	9.7%	N/A	N/A
Total	16,957,846	20.1%	\$16.98	\$14.34

Source: Office Market Overview, Pyramid Brokerage Company, 2009-2010. Note: Gross rental rates are direct weighted average.

### 1.3.2 Syracuse Central Business District (CBD)

The Central Business District of Syracuse experienced some new real estate development activity in 2009, despite the poor economy. Some of the new development has been leased in the submarket, and both the SUNY Upstate CNY Biotechnology Research Center and the Washington Station offices in Armory Square have broken ground.

As shown in Table 8, Class A space has the lowest vacancy rate, 16.3 percent, while Class C is the highest with 54.9 percent. The largest class of space in terms of square footage is Class B with 70 of the CBD’s 103 office buildings. In 2009, total inventory was 3.9 million square feet for Class B space. Most of the buildings in the CBD are of Class B or



C quality. These are also the properties with the highest vacancy rates. These factors suggest that the City of Syracuse may need to upgrade its portfolio of office buildings.

**Table 8: Office Space Real Estate Inventory – Syracuse CBD**

Classification	Total Inventory (SF)	Vacancy (SF)	Percent Vacant	# of Buildings
Class A	1,794,279	293,190	16.3%	8
Class B	3,886,887	880,584	22.7%	70
Class C	1,081,778	594,355	54.9%	25
<b>Total</b>	<b>6,762,994</b>	<b>1,768,129</b>	<b>100%</b>	<b>103</b>

Source: Office Market Overview, Pyramid Brokerage Company, 2009-2010.

### 1.3.3 Commercial Real Estate - Retail

For 2009, there was approximately 10 million square feet of retail space in the Syracuse area. This is virtually unchanged from 2008, but retailers have begun to take an interest in the Syracuse market over the past year. One popular downtown restaurant is expanding, a national clothing retailer is moving into the Armory Square district downtown, and the CENTRO bus hub is being relocated. This relocation will invite some ground level redevelopment, and additional redevelopment of several nearby office buildings into apartments and street level retail space is expected to follow.

As shown in Table 9, vacancy rates for the retail sector vary considerably. Power Centers<sup>13</sup> reported the lowest vacancy rates in 2009, 10 percent. This is a slight increase from the 2009 vacancy rate. The highest rates were experienced by Community Centers, 18.5 percent, a decrease from the 2009 rate of 20 percent.

A triple net lease (Net Net Net or NNN) is a lease that includes real estate taxes, building insurance, and maintenance on the property in addition to normal lease fees. Since 2009, vacancy rates in downtown Syracuse have decreased by 24 percent. Rental rates have also changed from the previous year. On the low NNN end of the spectrum, rental rates decreased by \$1 per square foot. On the upper end of the range, however, per square foot rates in downtown Syracuse have increased by \$7 per square foot.

Table 9 shows the inventory, overall vacancy and a range of NNN rental rates for retail areas that include: Downtown, Neighborhood Service Centers, Community Centers and Power Centers.

**Table 9: Retail Market Inventory**

Type	Inventory	Overall Vacancy	Low NNN Rental Rates psf/yr	High NNN Rental Rates psf/yr
Downtown	927,343	15.0%	\$9	\$15
Neighborhood Service Centers	3,650,172	14.3%	\$10	\$22
Community Centers	3,017,488	20.0%	\$6	\$25
Power Centers	2,432,434	9.6%	\$10	\$22

Source: Annual Market Overview, Pyramid Brokerage Company, 2009-2010.

<sup>13</sup> According to the International Council of Shopping Centers, a Power Center is “dominated by several large anchors, including discount department stores, off-price stores, warehouse clubs, or stores that offer tremendous selection in a particular merchandise category at low prices. The center typically consists of several freestanding (unconnected) anchors and only a minimum amount of small specialty tenants.” <http://www.icsc.org/srch/lib/SCDefinitions99.pdf>

### 1.3.4 Commercial Real Estate – Industrial

The Industrial market continued to contract last year. Some Syracuse area based businesses have relocated; Syracuse China moved their operations overseas leaving 641,000 square feet of office, warehouse and manufacturing space.<sup>14</sup> Magna Powertrain, which provides 2,600 jobs, is also scheduled to close its 1.7 million square foot facility.<sup>15</sup> The Syracuse industrial market includes 48.5 million square feet of space. Most of this industrial space is located in the northern and eastern portions of the metropolitan area.

In addition to aggregate data for the Syracuse area, industrial market data also are available for certain submarkets. These submarkets include:

- North Industrial Market: Area located north of I-90, including the Towns of Salina and Cicero and extending west to parts of Lysander and the Village of Baldwinsville.
- East Industrial Market: Area south of I-90 and east of I-81 including the eastern portion of the City of Syracuse, parts of the Towns of Salina and Dewitt, as well as the Villages of Fayetteville and Manlius.
- West Industrial Market: Area south of I-90 and west of I-81, including western sections of the City of Syracuse, and Towns of Camillus, Onondaga and Geddes.
- South Industrial Market: Area south of I-90, primarily located in the City of Syracuse south of Adams Street and West Onondaga Boulevard.<sup>16</sup>

The lowest vacancy rate for industrial space in Syracuse, 9.01 percent, is for space located in the south industrial area of Syracuse. As shown in Table 10, the highest rate is found in the eastern submarket of the Syracuse area. This rate is 17.25 percent, based on 2009 data.

**Table 10: Total Industrial Space Inventory and Vacancy by Syracuse Area Submarket**

Submarket	Total Inventory (SF)	Vacancy Rate
SYR-North	19,294,485	10.24%
SYR-East	20,365,890	17.25%
SYR-South	1,823,349	9.01%
SYR-West	7,056,266	10.24%
TOTAL	48,539,990	13.49%

Source: *Industrial Market Overview, Pyramid Brokerage Company, 2009-2010.*

Demand for industrial space has historically been for 15,000 square foot blocks of space in the Syracuse area. With the current economic situation, however, companies are being more conservative and demanding smaller blocks of space in the 5,000-10,000 square foot range. The decision to lease or buy is also being more heavily weighed. Prospective buyers of industrial space are factoring in both tax rates and assessed values when they consider whether to continue renting or to pursue ownership of space, according to recent real estate reports.

Industrial market rates in the Syracuse area are remaining stable, despite the economy. In some cases, the rates have actually increased slightly over the past year. Warehouse and Manufacturing rates have increased from their 2008-2009 rates of \$3.68 and \$3.29, respectively. High-tech rates have remained constant, and Flex rates have gone down slightly from the \$6.79 per square foot rate of 2008-2009.<sup>17</sup> No data were available for previous year Terminal rates. Table 11 shows the direct weighted average rental rates by industry and submarket.

<sup>14</sup> *Syracuse Real Estate Market Faring Better than Other Parts of Country*, Integra Realty Resources, November 2, 2009, <http://www.irr.com/Publication/PressRelease/asp?Ref=412&~=>.

<sup>15</sup> *Syracuse Real Estate Market Faring Better than Other Parts of Country*, Integra Realty Resources, November 2, 2009, <http://www.irr.com/Publication/PressRelease/asp?Ref=412&~=>.

<sup>16</sup> *Industrial Market Overview, Pyramid Brokerage Company, 2009-2010.*

<sup>17</sup> *Annual Market Review, Pyramid Brokerage Company, 2008-2009.*

**Table 11: Direct Weighted Average Net Rental Rate by Syracuse Area Submarket**

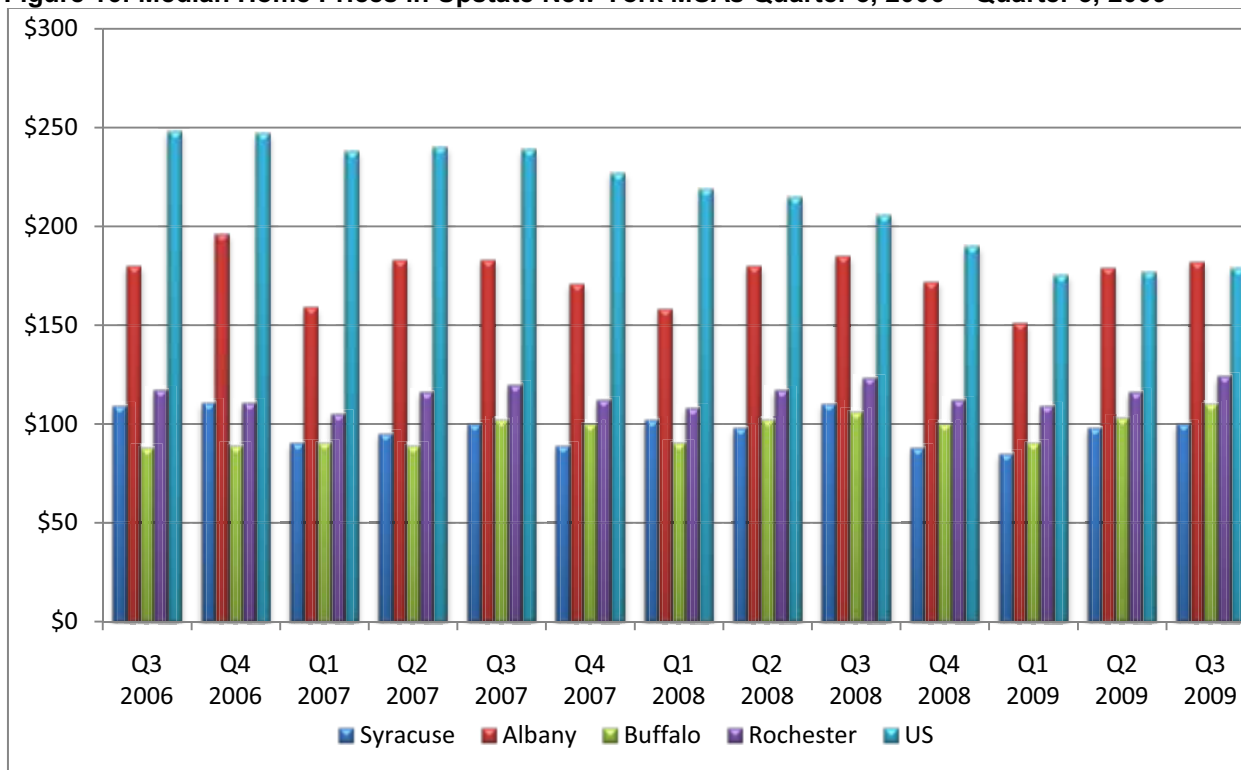
Submarket	High Tech	Manufacturing	Flex	Warehouse/Distribution	Terminal
SYR-North	\$11.00	\$2.93	\$8.65	\$4.47	\$11.63
SYR-East	\$11.00	\$3.67	\$6.03	\$3.63	N/A
SYR-South	N/A	\$4.00	\$6.00	\$2.61	N/A
SYR-West	N/A	\$3.25	\$6.00	\$2.89	N/A
TOTAL	\$11.00	\$3.35	\$6.60	\$3.75	\$11.63

Source: Industrial Market Overview, Pyramid Brokerage Company, 2009-2010.

### 1.3.5 Residential

The median home price in Syracuse MSA is approximately \$100,000 and has been for several years, as shown in Figure 16. The Rochester MSA's median home price was \$124,000 in the third quarter of 2009. Buffalo MSA's median price of \$110,000 at the end of 2009 is also quite similar to the prices in the Syracuse and Rochester MSAs. The Albany MSA has significantly higher median home prices, above \$150,000 and fluctuating to nearly \$200,000 at different times during the past three years. The national median home price of \$179,000 in the third quarter of 2009 is a significant reduction from the previous year's median price of \$205,900. Since the third quarter of 2006, median home prices in the Syracuse MSA have decreased 8.3 percent. In contrast, the median home price in the US has decreased 27.8 percent. Relatively speaking, Syracuse MSA home prices have weathered the real estate crisis relatively well when compared to the national experience.

**Figure 16: Median Home Prices in Upstate New York MSAs Quarter 3, 2006 – Quarter 3, 2009**



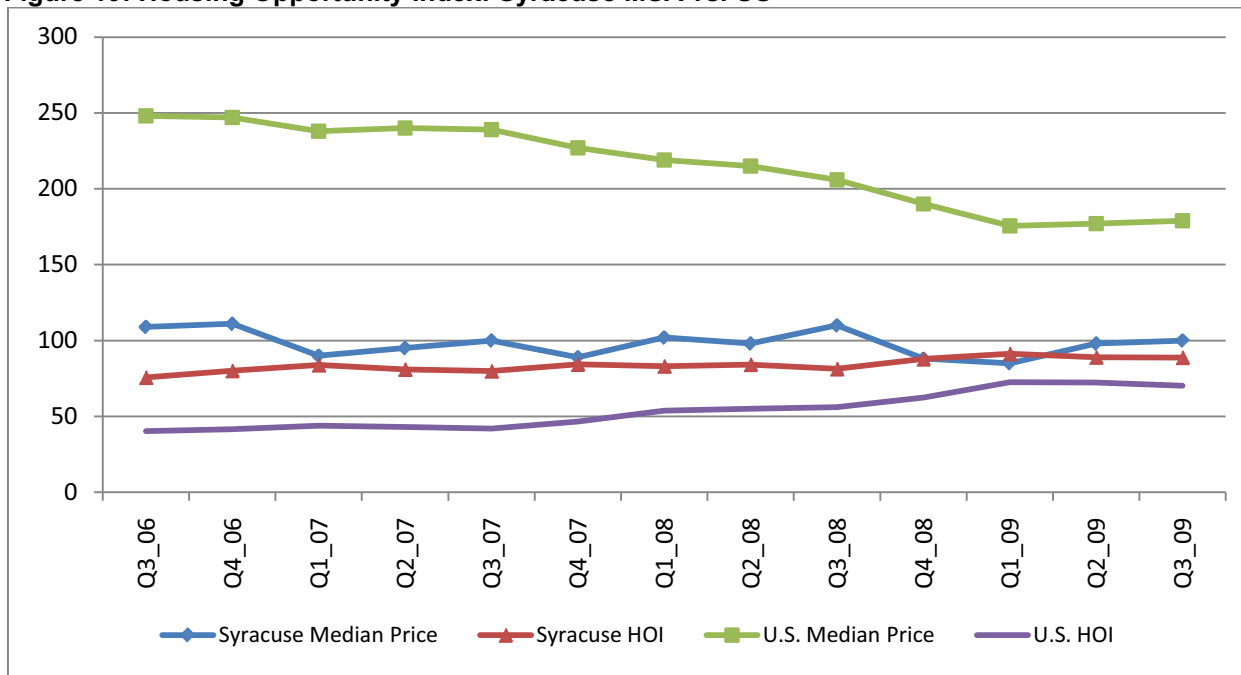
Source: National Association of Homebuilders (NAHB) Housing Opportunity Price Index; Note: data were not available for the Syracuse MSA from the fourth quarter of 2003 through the first quarter of 2006.

The Housing Opportunity Index (HOI) from the National Association of Homebuilders (NAHB) compares the median home price and housing opportunity for the Syracuse MSA and the nation on a quarterly basis. As shown in Figure 17, there has been a steady decline in national housing prices during the past three years. From the third quarter of 2006

to the third quarter of 2009, national housing prices have decreased 27.8 percent. In contrast, the median home price for the Syracuse MSA has decreased 8.3 percent during this period of time.

The HOI compares the median income in a locality with the median home price. The index is stated as the percent of the population with the median income in the area that would be able to afford the median-priced house. For example, 88.8 percent of median-income households in the Syracuse MSA (with a median income of \$63,700) were able to afford the median-priced home (which cost \$100,000) during the third quarter of 2009. A higher HOI suggests that housing is relatively affordable in an area. A low HOI indicates that a smaller percentage of the population who earns the median income can afford the median priced home in that area. San Francisco, for example, had a HOI of 23.6. The median income in San Francisco is \$96,800, but the median-priced home is \$598,000.

**Figure 19: Housing Opportunity Index: Syracuse MSA vs. US**



Source: National Association of Homebuilders (NAHB) Housing Opportunity Price Index; Note: data were not available for the Syracuse MSA from the fourth quarter of 2003 through the first quarter of 2006.

Although the apartment market in Syracuse has been impacted by the national economic downturn, it is faring better than other parts of the United States. There are 17,081 multifamily units in the Syracuse market, an increase of 0.1 percent since the second quarter of 2008.<sup>18</sup> The multifamily vacancy rate is 3.2 percent as of the second quarter of 2009, but this is lower than both the northeastern U.S. rate of 4.9 percent and the national rate of 7.6 percent.

Residential rents in Syracuse are relatively low compared to the nation. The average rental rate in Syracuse is \$693, an increase of 1.8 percent since the second quarter of 2008 but a rate that is lower than the northeastern average of \$1,464 and national rate of \$1,040.<sup>19</sup>

After housing market prices began to decline and the market became saturated with housing units “for sale,” the number of building permits declined for the nation, State of New York, and Syracuse MSA as shown in Table 12. On a percentage basis, the state experienced a significant decline in building permits from November 2008 to November 2009, a 70 percent reduction during that time period. In contrast, the decrease experienced in the Syracuse MSA was

<sup>18</sup> Syracuse Real Estate Market Faring Better than Other Parts of Country, Integra Realty Resources, November 2, 2009, <http://www.irr.com/Publication/PressRelease/asp?Ref=412&~=>. Please note that the article did not define “Syracuse.”

<sup>19</sup> Syracuse Real Estate Market Faring Better than Other Parts of Country, Integra Realty Resources, November 2, 2009, <http://www.irr.com/Publication/PressRelease/asp?Ref=412&~=>. Please note that the article did not define “Syracuse.”

about half what was experienced by the nation as a whole and less than one third of the decrease experienced at the state level. Much of the reduction in building permits may be attributable to the current economic recession.

**Table 12: Building Permits, US, New York, and Syracuse Metro Area (thousands)**

	YTD Nov-08	YTD Nov-09	Percent Change	Total 2008
United States	852.5	524.2	-39%	905.4
New York	51.96	15.75	-70%	51.64
Syracuse	0.63	0.50	-21%	1.13

Source: National Association of Homebuilders (NAHB)

As shown in Table 13, building permits for multifamily homes actually increased from November 2008 to November 2009 by three percent in the Syracuse MSA. In contrast, the Buffalo MSA experienced a decrease of 46 percent and the Albany MSA's building permits declined by 73 percent. The Rochester MSA experienced significant growth during the time period, 171 percent.<sup>20</sup> Single family home building permits decreased in each of these upstate New York MSAs; the reduction in Syracuse was largest. Only the Rochester MSA achieved an overall increase in building permits, eight percent.

**Table 13: Building Permit Percent Change November 2008 through November 2009, Metro Areas**

	Single Family	Multi Family	Total
Syracuse	-26%	3%	-21%
Albany	-10%	-73%	-41%
Buffalo	-6%	-46%	-17%
Rochester	-17%	171%	8%

Source: National Association of Homebuilders (NAHB)

## 1.4 Real Estate Detail for Office and Industrial Space in the Syracuse Area<sup>21</sup>

The following information is related to **office and industrial space** in the Syracuse area.

### 1.4.1 Office Space in the Syracuse Area

This section of the report provides information related to the office space submarkets in the Syracuse area. Please refer to Figure 13 of this report for submarket definitions.

#### 1.4.1.1 North Office

Class A and Class B office space in the northern submarket of the Syracuse area is oversupplied. Real estate activity in this area of Syracuse has declined during the past two years.

Nearly 1.4 million square feet of Class A office space is located in this submarket, as shown in Table 14. This space has the lowest vacancy rate in the Syracuse area, with the exception of the single Class A building in the southern

<sup>20</sup> National Association of Homebuilders (NAHB), Building Permits data.

<sup>21</sup> Please refer to Figure 13 for submarket definitions.

submarket, which reports a vacancy rate of zero. Class B space in the submarket also reports a relatively low 12.7 percent vacancy rate.

Although some medical businesses have moved out of the area, the Red Cross will be moving into the area from its downtown location in the beginning of 2010.

**Table 14: Office Space Real Estate Inventory – North Office**

Classification	Total Inventory (SF)	Vacancy (SF)	Percent Vacant	# of Buildings
Class A	1,358,143	115,032	8.5%	26
Class B	2,214,023	280,720	12.7%	97
Class C	505,647	168,282	33.3%	27

Source: Office Market Overview, Pyramid Brokerage Company, 2009-2010.

#### 1.4.1.2 East Office

The East Office submarket of the Syracuse area includes properties located immediately east of I-81, but it also extends outside of the City of Syracuse proper. Little real estate activity was reported for 2009, but Syracuse University (SU), New York State, and IBM are planning to build and complete a 6,000 square foot data center on the SU campus by the end of the year. This facility is expected to use 50 percent less energy than a typical data center.<sup>22</sup>

The vast majority of the buildings in this submarket offer Class B office space. Vacancy for this class of space is 19.1 percent. For Class A and C, vacancy rates are 13.5 percent and 20.4 percent, respectively.

**Table 15: Office Space Real Estate Inventory - East Office**

Classification	Total Inventory (SF)	Vacancy (SF)	Percent Vacant	# of Buildings
Class A	1,784,515	242,392	13.5%	29
Class B	2,294,366	439,587	19.1%	123
Class C	393,988	80,737	20.4%	35

Source: Office Market Overview, Pyramid Brokerage Company, 2009-2010.

#### 1.4.1.3 West Office

This submarket of the Syracuse area has relatively little office space inventory, but there is significant vacancy in Class A and Class C space. Medical office space is in demand for this part of the Syracuse area but construction of this space is still in the planning stages.

Vacancy rates in this submarket are high: Class A is 32.2 percent; Class B is 17 percent; and Class C is 45.7 percent.

**Table 16: Office Space Real Estate Inventory – West Office**

Classification	Total Inventory (SF)	Vacancy (SF)	Percent Vacant	# of Buildings
Class A	318,432	102,750	32.2%	5
Class B	956,826	162,986	17.0%	53
Class C	33,152	15,152	45.7%	3

Source: Office Market Overview, Pyramid Brokerage Company, 2009-2010.

#### 1.4.1.4 South Office

The Golisano Children’s Hospital at the SUNY Upstate Medical Center, which is located in this submarket, was opened in the fall of 2009. In addition, several of the hospitals in the area have begun or intend to begin expansion plans in

<sup>22</sup> *Industrial Market Review, 2009-2010*, Pyramid Brokerage Company.

2010. Redevelopment of space in Community General Hospital is planned, and a spinal cord injury and disease center is being built for the Syracuse Veterans Administration Hospital.

Office space is limited in this submarket of the Syracuse area, and the average vacancy rate for Class B buildings in this area is 10.4 percent.

**Table 17: Office Space Real Estate Inventory – South Office**

Classification	Total Inventory (SF)	Vacancy (SF)	Percent Vacant	# of Buildings
Class A	9,000	-	0.0%	1
Class B	311,353	32,594	10.4%	13
Class C	15,457	-	0.0%	2

Source: Office Market Overview, Pyramid Brokerage Company, 2009-2010.

### 1.4.1 Industrial Space in the Syracuse Area

This section details real estate information for the industrial submarkets of the Syracuse area. These submarkets include:

- North Industrial Market: Area located north of I-90, including the Towns of Salina and Cicero and extending west to parts of Lysander and the Village of Baldwinsville.
- East Industrial Market: Area south of I-90 and east of I-81 including the eastern portion of the City of Syracuse, parts of the Towns of Salina and Dewitt, as well as the Villages of Fayetteville and Manlius.
- West Industrial Market: Area south of I-90 and west of I-81, including western sections of the City of Syracuse, and Towns of Camillus, Onondaga and Geddes.
- South Industrial Market: Area south of I-90, primarily located in the City of Syracuse south of Adams Street and West Onondaga Boulevard.<sup>23</sup>

#### 1.4.1.1 North Industrial

The North Industrial submarket of the Syracuse area offers more than 11 million square feet in warehouse and distribution space. An additional 5.8 million square feet of manufacturing space is also located in this area of Syracuse. Industrial vacancies generally were in the 9-11 percent range in 2009. The exception was Terminal space, which reported only 1.1 percent vacancy.

Tyler Fire Equipment is a new occupant of the northern industrial submarket in Syracuse. Located just off exit 39 of the New York State Thruway, this business purchased an industrial warehouse in the fall of 2009. After consolidating their operations, Ball Corporation vacated their nearly 500,000 square foot manufacturing facility in this submarket.

**Table 18: Industrial Space Real Estate Inventory – North Industrial Market**

Classification	Total Inventory (SF)	Vacancy (SF)	Percent Vacant	# of Buildings
Warehouse/ Distribution	11,351,064	1,260,965	11.1%	306
Manufacturing	5,828,524	550,296	9.4%	54
Flex	1,341,640	149,571	11.1%	57
Terminal	695,759	7,900	1.1%	27
Hi-Tech	77,498	7,000	9.0%	3

Source: Industrial Market Overview, Pyramid Brokerage Company, 2009-2010.

<sup>23</sup> Industrial Market Overview, Pyramid Brokerage Company, 2009-2010.

#### 1.4.1.2 East Industrial

In this submarket, a new industrial warehouse/distribution complex was developed for FW Webb. This added 100,000 square feet of warehouse/distribution space to this submarket.

More manufacturing space is located in this submarket than any other, 8 million square feet and 72 buildings. There are 331 warehouse and distribution buildings in this submarket, the greatest number of buildings in the Syracuse area for this class of industrial space. More Flex space is located in this submarket than any other as well, 1.5 million square feet and 64 buildings.

Industrial space vacancy rates in this submarket are some of the highest in the area. Flex space is the only category of industrial space that reported a vacancy rate that was lower than other areas of Syracuse. The North Industrial Market vacancy for Flex space was 11.1 percent.

**Table 19: Industrial Space Real Estate Inventory – East Industrial Market**

Classification	Total Inventory (SF)	Vacancy (SF)	Percent Vacant	# of Buildings
Warehouse/ Distribution	9,799,231	1,718,610	17.5%	331
Manufacturing	8,142,652	1,616,200	19.8%	72
Flex	1,519,212	150,665	9.9%	64
Terminal	102,851	27,920	27.1%	8
Hi-Tech	801,944	-	0.0%	7

Source: *Industrial Market Overview, Pyramid Brokerage Company, 2009-2010.*

#### 1.4.1.3 South Industrial

The number of industrial buildings in the south industrial submarket of Syracuse is relatively small when compared to other areas. Total inventory in this submarket is the lowest in the Syracuse area.

The vacancy rate in the South Industrial Market of Syracuse was 10.1 percent for Warehouse/Distribution space, which was the lowest vacancy rate in the Syracuse area for this category of industrial space. Other areas reported vacancies of 11.1 to 20.7 percent for warehousing and distribution facilities.

Vacancy in Manufacturing space is also relatively low in this area, 7.6 percent. Only the western industrial market reported a lower vacancy rate (1%). Flex space vacancy was a reported 9.7 percent in 2009, a slightly higher rate than most other submarkets in the Syracuse area.

**Table 20: Industrial Space Real Estate Inventory – South Industrial Market**

Classification	Total Inventory (SF)	Vacancy (SF)	Percent Vacant	# of Buildings
Warehouse/ Distribution	965,407	97,700	10.1%	38
Manufacturing	796,514	60,547	7.6%	19
Flex	61,428	6,000	9.7%	4

Source: *Industrial Market Overview, Pyramid Brokerage Company, 2009-2010.*

#### 1.4.1.4 West Industrial

There was little industrial real estate activity in this submarket during 2009, with the exception of the sale of a roughly 6,000 square foot industrial building sold to Northside Collision during the summer of 2009. Two structures were demolished, and construction on a new 35,000 square foot addition will be built for Fleet Pride and completed during 2010.



This submarket of the Syracuse area reported very low vacancy rates for Manufacturing, Flex, and Terminal industrial space. Warehouse/Distribution and Hi-Tech vacancies, however, were the highest in the Syracuse area.

**Table 21: Industrial Space Real Estate Inventory – West Industrial Market**

Classification	Total Inventory (SF)	Vacancy (SF)	Percent Vacant	# of Buildings
Warehouse/ Distribution	3,986,970	828,497	20.7%	85
Manufacturing	2,356,691	6,700	1.0%	22
Flex	512,192	28,000	5.4%	14
Terminal	39,941	-	0.0%	3
Hi-Tech	160,472	30,000	18.6%	1

Source: Industrial Market Overview, Pyramid Brokerage Company, 2009-2010.

## 1.5 Existing Conditions Interviews

As part of the existing conditions assessment conducted for this project, the project team met with land use, economic development, and real estate development professionals in Syracuse. The section that follows provides summaries of those interviews.

### Syracuse Area Existing Conditions - Economic Development Interview Summary

Fourteen organizations were interviewed that were involved with economic and/or real estate development in the Syracuse area as part of its existing conditions assessment. These organizations were:

1. CenterState Corporation for Economic Opportunity (CEO) (formerly the Metropolitan Development Association [MDA] of Syracuse)
2. City of Syracuse Mayor's Office
3. City of Syracuse Department of Neighborhood and Business Development
4. City of Syracuse Planning Department
5. Onondaga County Office of Economic Development
6. Syracuse-Onondaga County Planning Agency (SOCPA)
7. Central NY Regional Planning and Development Board
8. Empire State Development Corporation
9. Syracuse University Economic Development
10. Franklin Properties, LLC
11. Armory Development
12. Sutton Real Estate
13. Pioneer Companies
14. Pyramid Brokerage

Information related to the current economic and real estate development climate in the Syracuse area was collected from key individuals in these organizations and is summarized below.

### Economic Development

According to the professionals interviewed, manufacturing has been in decline in the Syracuse area for a number of years. Despite this overall decrease, this sector still represents 15 percent of total employment, which is larger than the US average. Specialized and smaller manufacturing businesses have remained in the area, and most are located to the northwest of the City of Syracuse.

An existing cluster of hospitals, universities and related businesses (i.e., "Meds and Eds) is also located in the City of Syracuse and is a strong employment base for the area. Many of these businesses and institutions are on University Hill, which is located to the east of I-81. Some of these organizations are interested in expanding, but large building lots on University Hill are dwindling in number. Because this area is bordered on one side by I-81, development near the existing facilities is further constrained.

In response, Syracuse University (SU) has acquired space downtown, most notably the warehouse building, to meet some of their expansion requirements. The warehouse redevelopment currently houses SU's visual and performing arts programs and SU has other downtown redevelopment initiatives in the planning and development stage as the Chancellor of SU firmly believes that a strong university needs a strong and vibrant city. SUNY Upstate Medical University and the SUNY College of Environmental Science and Forestry are both expanding; some of their development has occurred away from the traditional "University Hill" area of the City. Hospitals in the area also continue to grow, although there has been a trend in medical office buildings moving to the suburbs because of the availability of parking, low land costs, and new facilities.

General finance and call centers, advanced engineering and defense technology also remain strong in the area, and firms in these sectors represent some of the largest employers in Syracuse. Sensis Corporation and Lockheed Martin are two of the firms located in Syracuse that are part of this sector and were repeatedly mentioned as strong employers during the interviews.

Based on the interviews, some of the strengths of Syracuse include an unlimited water supply and a skilled, hard-working workforce. Other utilities are also in place, the transportation infrastructure is generally strong, and the City is centrally located in the state. There was some concern about the level of air service and the lack of direct connections at Syracuse Hancock International Airport, but the presence of an airport was also considered a strength of the area by some respondents. Less quantifiable "pros" of Syracuse include a low cost of living, high quality of life, recreational opportunities and ease of commute.

The declining population was mentioned in every interview conducted. This is a serious concern to those organizations and individuals involved with the City's economic development. Retention of existing residents and students who attend the universities in the City were two goals mentioned consistently throughout the interview process. Encouraging individuals who grew up in the area and moved away to return to Syracuse is another objective mentioned by several of the interviewees. Along with population, it was noted that the rate of poverty has changed over the past 25 years. It has been increasing, and the City of Syracuse public schools are considered "tough" by several individuals interviewed.

Other constraints include the relatively high cost of doing business in New York State. High taxes and energy costs in the state were mentioned on several occasions as impediments to economic growth. A lack of incentives was also cited as a difficulty in drawing new business to the area. There is a perception that other regions of the country do a better job luring businesses to their communities.

### **Real Estate Development**

The housing stock in the Syracuse area is generally affordable. Average rental rates are relatively low city-wide, and single-family housing in the area is reasonably priced. Some of the newer residential development in downtown Syracuse is able to charge higher rental rates, however, contributing to the relatively more expensive *downtown* Syracuse rental market. Prospective residents paying these higher rental rates must weigh the pros and cons of paying for an apartment when they could afford a single family home. The cost of buying a single-family home in the Syracuse area is relatively low; homes in the suburbs are generally more expensive than homes in the City but are still very affordable. Additionally, there is an ample supply of single-family homes available in the City of Syracuse.

Most residential developments have been renovations of existing buildings that can leverage historic tax credits and other public subsidies to lower the costs of development. That said, there are some success stories of residential development in the City as some of the newest residential development (e.g., Franklin Square) is completely occupied. Many of the individuals who choose to live in downtown Syracuse are "empty nesters" or young professionals who are choosing an urban lifestyle. Students with the universities are also living downtown. Rental rates are \$600-\$1,800 per month, with the average one bedroom charging rent of \$750-\$800 per month. The condominium market in Syracuse is very small at the present time.

There are a number of completely vacant office buildings in downtown Syracuse, which could theoretically be redeveloped. However, the downtown office market is generally considered weak. There are few new large office opportunities available, other than the expansion of "Meds and Eds." One exception is O'Brien and Gere's decision to relocate downtown, bringing with it 300 jobs in the engineering sector.

Salina Street, which is the “Main Street” of downtown Syracuse, is a mix of lower rent retail space on the first floor with primarily vacant office and residential space on the floors above. The existence of this empty space is a signal of the City’s continued economic struggles downtown.

Armory Square is one of the most recent commercial redevelopment projects in Syracuse and is considered a true success story. The space is completely occupied, offering mostly retail and restaurant space, some smaller office uses, and some residential rental units. The spaces in Armory Square are 700-1000 square feet in size.

Although Class A space tends to go for \$25 per square foot, there are a relatively small number of tenants willing to pay those rental rates. Class B space is considered more affordable at \$11 per square foot, but there is relatively low demand for this space. As a result, rents have remained roughly the same as they were 15 years ago and there is very little incentive to develop additional office space.

## **SOURCES:**

*Annual Market Review*, 2008-2009, Pyramid Brokerage Company.

*Annual Office Market Review*, 2009-2010, Pyramid Brokerage Company.

*Annual Office Market Review*, 2008-2009, Pyramid Brokerage Company.

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*Industrial Market Review*, 2009-2010, Pyramid Brokerage Company.

*MarketView*, Syracuse, NY Office & Industrial, Spring 2009, CB Richard Ellis.

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*Studley Market Snapshot*, 3Q 2009 Report.

*Syracuse Real Estate Market Faring Better than Other Parts of the Country*, INTEGRA Realty Resources, November 2, 2009.

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*The Demand for Local Services and Infrastructure Created by an Aging Population*, Federal Reserve Bank of New York, September 4, 2007, <http://www.newyorkfed.org/newsevents/news/research/2007/rp070904.html>.

*Syracuse Real Estate Market Faring Better than Other Parts of Country*, Integra Realty Resources, November 2, 2009, <http://www.irr.com/Publication/PressRelease/asp?Ref=412&~=>.



# Attachment C

## Existing Conditions – Socio-Economic Characteristics (FHI)

Social aspects of concern for the I-81 corridor study include the residents, workers, and communities/neighborhoods within the corridor influence area. Consequently, the analysis of existing socio-economic conditions in the corridor considered the following aspects:

- Employment and commute patterns (U.S. Census Journey to Work data), including transit dependent populations;
- Environmental justice populations including locations with concentrations of low income and minority residents;
- Neighborhoods and their characteristics including community resources such as schools, libraries, parks and community centers within the study corridor.

For each of these aspects, existing conditions are discussed below, from south to north, along the corridor. The study corridor falls within the Syracuse metropolitan area and traverses the communities of Clay, Cicero, Salina, and Syracuse.

Much of the demographic data relies on the 2000 U.S. Census, which is dated. Where more current data was available, it was used with sources cited. Collectively, the data still provides a reasonable baseline for comparing relative conditions within the study corridor and conducting a screening level assessment of potential social effects of proposed corridor improvement alternatives.

### 4.1 Commuting Patterns

Households with no motor vehicle are displayed in Figure 1. In addition, employee travel flows are displayed in this section. All information in this section is derived from the U.S. Census 2000 and its Journey to Work data (Census Transportation Planning Package).

Table 1 and Figure 2 display commuting patterns in the I-81 study area. The jurisdictions of Cicero, Clay, Salina, and Syracuse were considered to be study area jurisdictions for this analysis. All other jurisdictions outside of the study area that employ study area residents or have residents working in the study area were included as one of two categories, titled “Elsewhere in Onondaga County” or “Outside Onondaga County”. All commuting patterns were collected from the U.S. Census 2000 Journey to Work data.

**Table 1: Commuting Patterns Between Jurisdictions in I-81 Corridor Study**

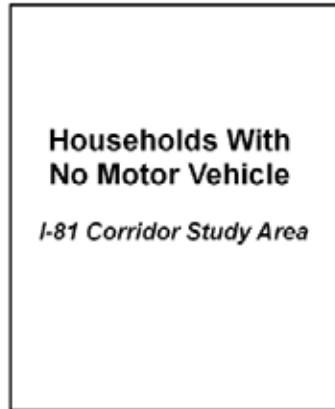
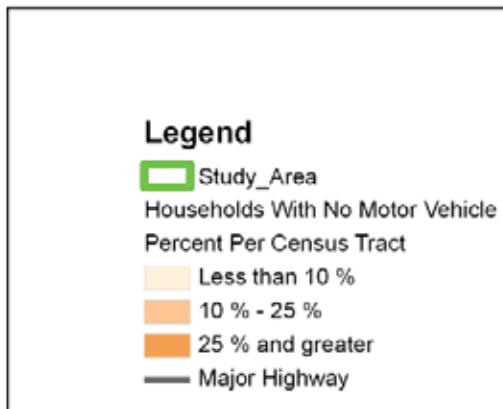
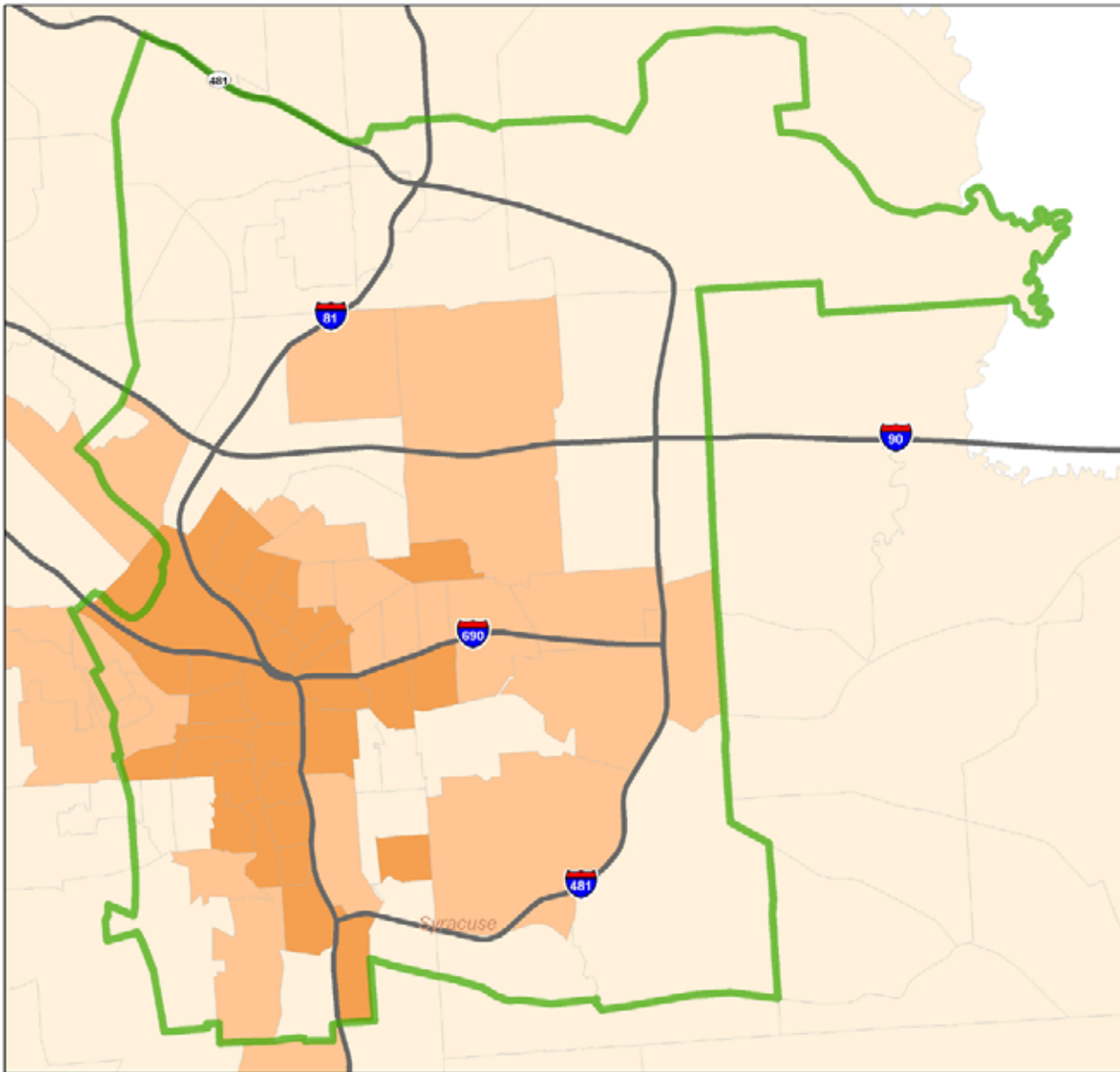
	Workplace							
		Cicero	Clay	Salina	Syracuse	Elsewhere in Onondaga County	Outside Onondaga County	Total
Residence	Cicero	2,853	1,454	1,346	3,653	4,179	907	14,122
	Clay	1,736	6,402	3,911	8,836	8,117	1,761	30,763
	Salina	458	1,821	3,403	5,748	4,315	750	16,495
	Syracuse	999	1,805	2,953	36,055	15,199	2,030	59,041
	Elsewhere in Onondaga County	1,383	3,841	4,549	30,438	43,901	7,113	91,225
	Outside Onondaga County	2,496	4,201	4,489	14,108	22,222	n.a.	
	Total	9,655	19,524	20,651	93,838	97,933		

The I-81 corridor serves as the major north-south commuting corridor to work locations. In addition, I-90 and I-690 are major east-west commute travel corridors in the region.

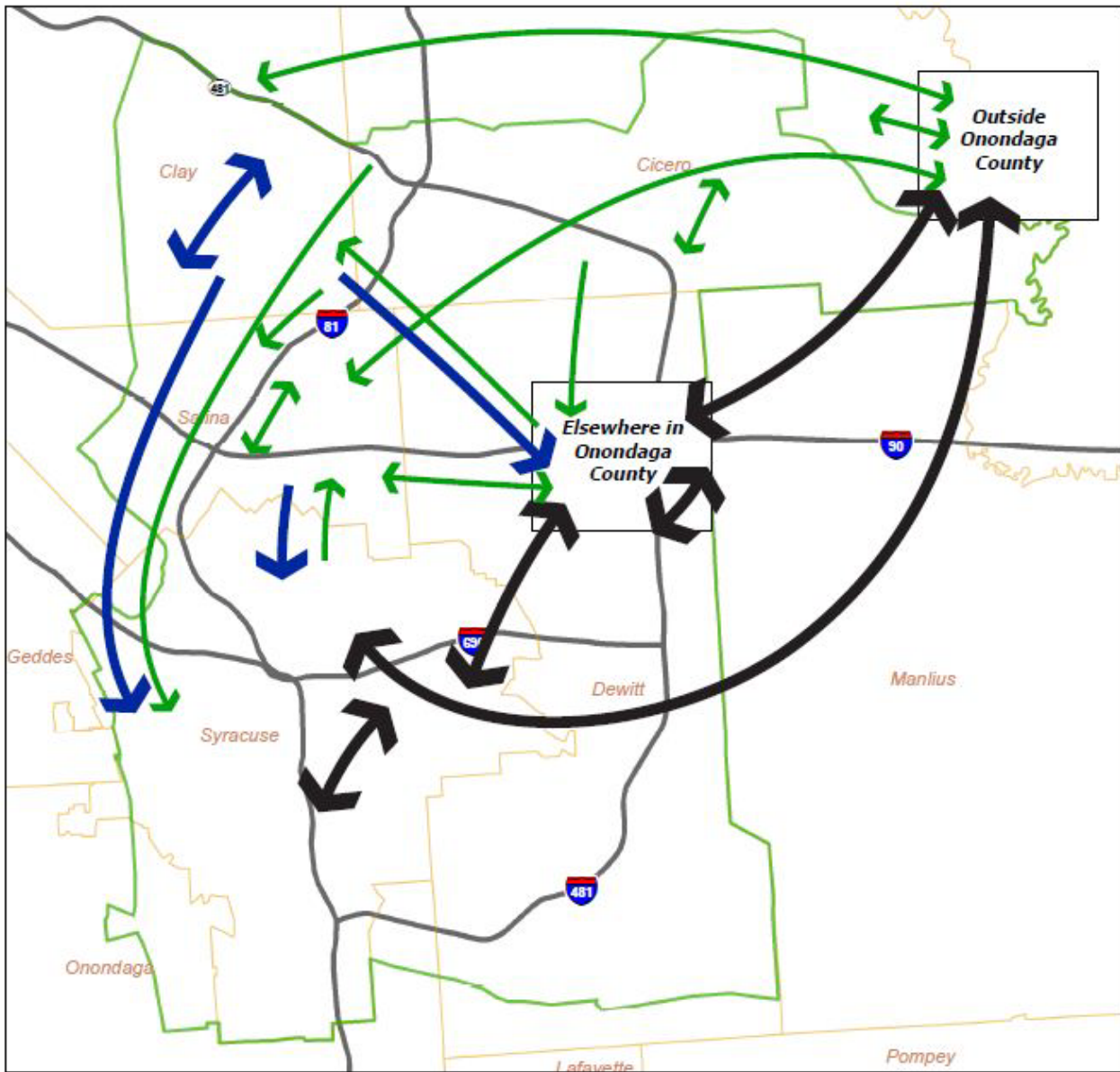
According to the U.S. Census, Syracuse residents made the largest number of total work trips (59,041) in 2000. Of those trips, 61 percent of the City’s residents stayed within Syracuse for work. Other than trips made by Syracuse residents, Clay residents made the next highest number (30,763) of total work trips. Twenty-eight percent (8,836) of


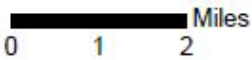
Clay residents travel to Syracuse for work, while almost 21 percent (6,402) stay within Clay for their jobs. It should also be noted that residents living in other areas of Onondaga County represented 30,438 work-related trips to Syracuse in 2000.


Many commute patterns are a result of proximity, with workers generally preferring shorter commutes. Thus, there were many intra-jurisdictional trips in 2000. 36,055 residents of Syracuse worked in Syracuse and 6,402 residents of Clay worked in Clay, the two highest intra-jurisdictional trip totals. In addition, 3,403 residents of Salina worked in Salina and 2,583 residents of Cicero worked in Cicero.









**Figure 1 - Households with no Motor Vehicle**



 FHI, Aug 2010  
 Original in Color  
 Source: U.S. Census

**Legend**

-  Demographic Study Area
-  Town Boundary
-  Major Highway
-  More than 2,000 trips per day
-  More than 5,000 trips per day
-  More than 10,000 trips per day

**Employee  
Travel Flows**

*I-81 Corridor Study Area*

**Figure 2 - Employee Travel Flows**



## 4.2 Environmental Justice

### Analysis Methodology

Title VI of the Civil Rights Act of 1964 specifies that no person in the United States shall, on the grounds of race, color, or national origin be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance. Executive Order 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations*, issued in 1998, states that each federal agency shall make achieving environmental justice part of its mission by identifying and addressing, as appropriate, disproportionately high and adverse human health or environmental effects of its programs, policies, and activities on minority populations and low-income populations.

In order to evaluate the I-81 Corridor for the purposes of environmental justice, the 2000 U.S. Census data were used to determine the presence and concentrations of minority and low-income populations within the study area, the SMTC's Metropolitan Planning Area (MPA). The findings gained through this data source is qualified by the fact that the Census is now 10 years old and the 2010 Census data will not be available for several years.

The methodology used to identify possible environmental justice populations in the study corridor was that adopted by the Syracuse Metropolitan Transportation Council (SMTC) as documented in the *Environmental Justice Analysis, Syracuse Metropolitan Planning Area, Final Report, UPWP 2004-2006*. The SMTC methodology created demographic thresholds for EJ populations based on the U.S Census Summary File 3 data. These thresholds or parameters included data at the Block Group level for minority persons, low-income persons, disabled persons and senior citizens. The SMTC also examined information provided by the Census Bureau's Census Transportation Planning Package (CTPP) including persons with a disability or in poverty. The SMTC methodology established the following thresholds for defining EJ populations:

- Low-income: Households in which median household income does not exceed 50 percent of the SMTC MPA median household income.
- Minority: Any population self-identified as non-white only within the 2000 U.S. Census race classifications, as well as Hispanics who consider themselves white only.
- Seniors: All groups of persons aged 65 years or older, for both males and females.
- Disabled: Persons with a long-lasting physical, mental, or emotional condition that can make it difficult for them to perform activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

SMTC also developed thresholds, relative to the overall Block Group totals, that identify a concentration and a high concentration of EJ populations:

- Minority Concentration:
  - *Concentration Area*: Block Groups with between 17 percent and 31 percent minority population;
  - *High Concentration Area*: Block Groups with 32 percent or greater minority population.
- Low-Income Concentration:
  - *Concentration Area*: Block Groups with between 50 percent and 80 percent of the SMTC MPA median household income;
  - *High Concentration Area*: Block Groups with less than 50 percent of the SMTC MPA median household income.
- Senior Citizen Concentration:
  - *Concentration Area*: Block Groups with between 15 percent and 27 percent population aged 65 years or over;
  - *High Concentration Area*: Block Groups with 28 percent or greater population aged 65 years or over.
- Disabled Concentration:

- *Concentration Area*: Block Groups with between 17 percent and 31 percent of the SMTC MPA disabled population;
- *High Concentration Area*: Block Groups with 32 percent or greater of the SMTC MPA disabled population.

### Environmental Justice Populations Findings

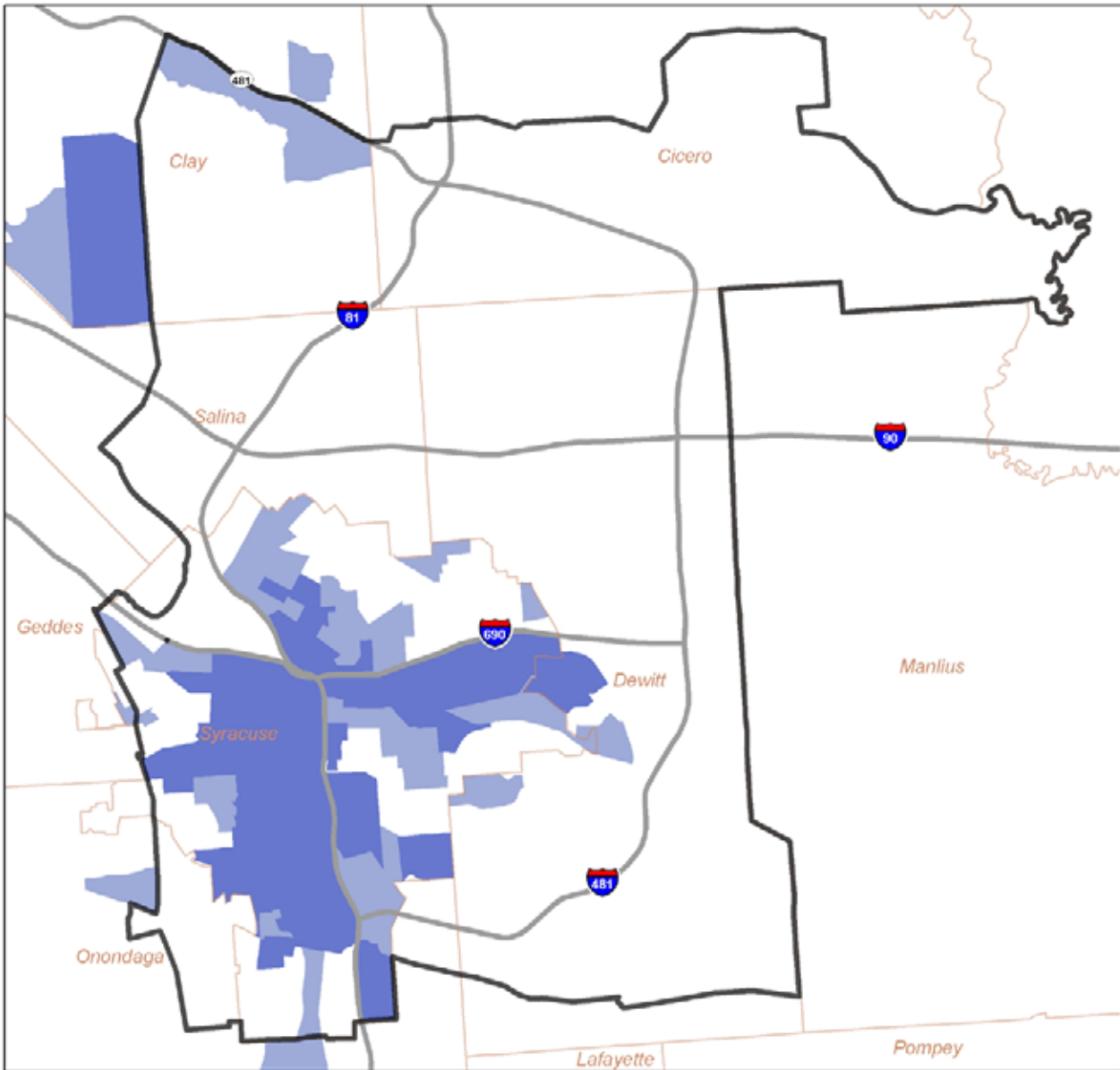
Figures 3 through 7 depict the concentrations of potential environmental justice populations within the I-81 corridor study area. Figures 3, 4, 5, 6 depict, respectively, concentrations of minorities, low-income, seniors (people 65 years old and over), and disabled persons. Each of these individual factors is combined in Figure 7, which presents environmental justice “target areas,” prioritized as high, medium, and low.

The data indicates that within the I-81 corridor study area there are extensive areas of EJ populations, primarily in the central core of the study corridor.

- **Minority**: Figure 3 depicts concentrations of minorities. Minority concentrations spread across the central portions of Syracuse, as well as large areas in the southern and eastern portions of the city. Minority populations are also concentrated in some non-central city areas and suburban areas where high-density residential complexes (apartments/mobile home parks) are located.
- **Low-Income**: Figure 4 depicts concentrations of low-income people. The areas of highest concentration of low-income people are found in portions of the City of Syracuse and the Village of East Syracuse. Most of the high concentration areas in the City of Syracuse were clustered around the Downtown neighborhood, with a few others scattered on the outskirts of the city.
- **Seniors**: Figure 5 depicts concentrations of seniors (people 65 years old and over). In general, concentrations of seniors are more decentralized than minority and low-income areas. Most of the high concentration areas were situated in suburban areas adjacent to or on the outskirts of the City of Syracuse. For many of these areas, large senior residential facilities contribute to the high concentrations.
- **Disabled Persons**: Figure 6 depicts concentrations of disabled persons. There are several decentralized high concentrations of disabled persons located throughout the City of Syracuse, as well as in southern DeWitt and western Salina.

Each of these individual factors is combined in Figure 7, which presents environmental justice “target areas,” prioritized as high, medium, and low. The three classifications were determined using a numerical rating system developed by the SMTC




- **High priority environmental justice target areas**: Census Block Groups identified as high priority are located within the City of Syracuse, in the Downtown, southeast, near west, and north areas.
- **Medium priority environmental justice target areas**: Block Groups identified as medium priority environmental justice target areas exhibit less significant concentrations of the target populations than high priority target areas. Medium priority environmental justice target areas are located in the City of Syracuse, southern and northern DeWitt, a portion of the village of North Syracuse, and some areas in Clay and Cicero.
- **Low priority environmental justice target areas**: Block Groups identified as low-priority environmental justice target areas cover an extensive portion of the study area.






  
 Miles

 FHI, Aug 2010  
 Original in Color  
 Source: U.S. Census

**Legend**

-  Demographic Study Area
-  Town Boundary
-  Major Highway

**Minority Population  
Percent Per Census Block Group**

-  Less than 17%
-  17% - 32%
-  32% and Greater

**Minority Population**

*I-81 Corridor Study Area*

**Figure 3 - Minority Populations**

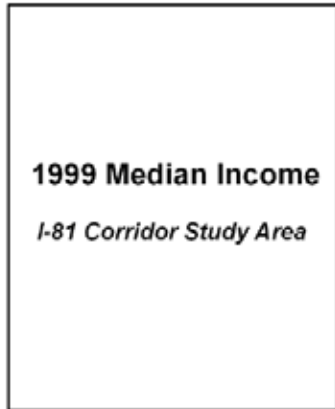
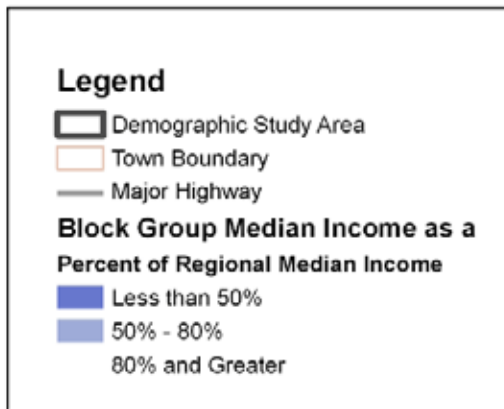
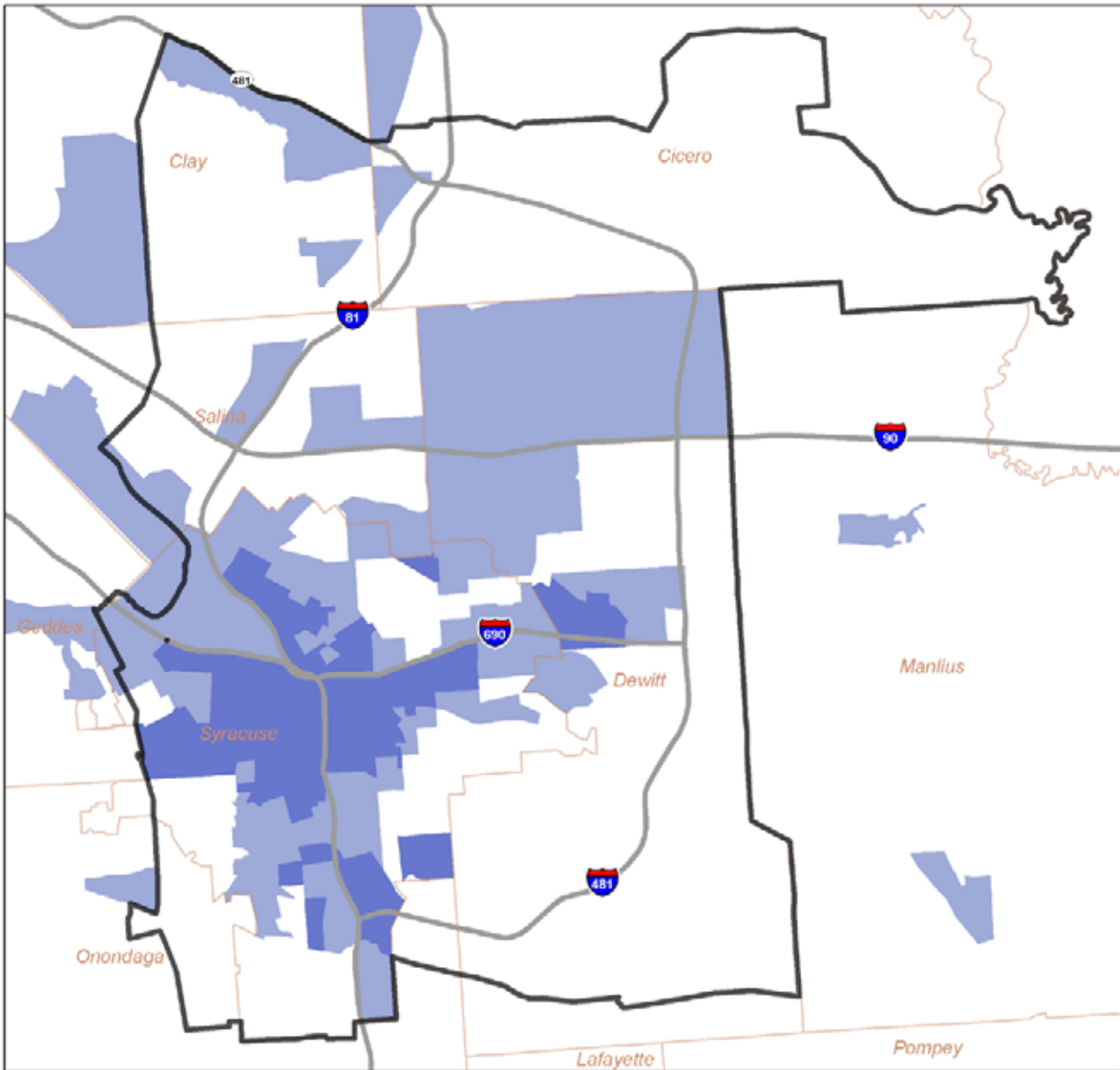
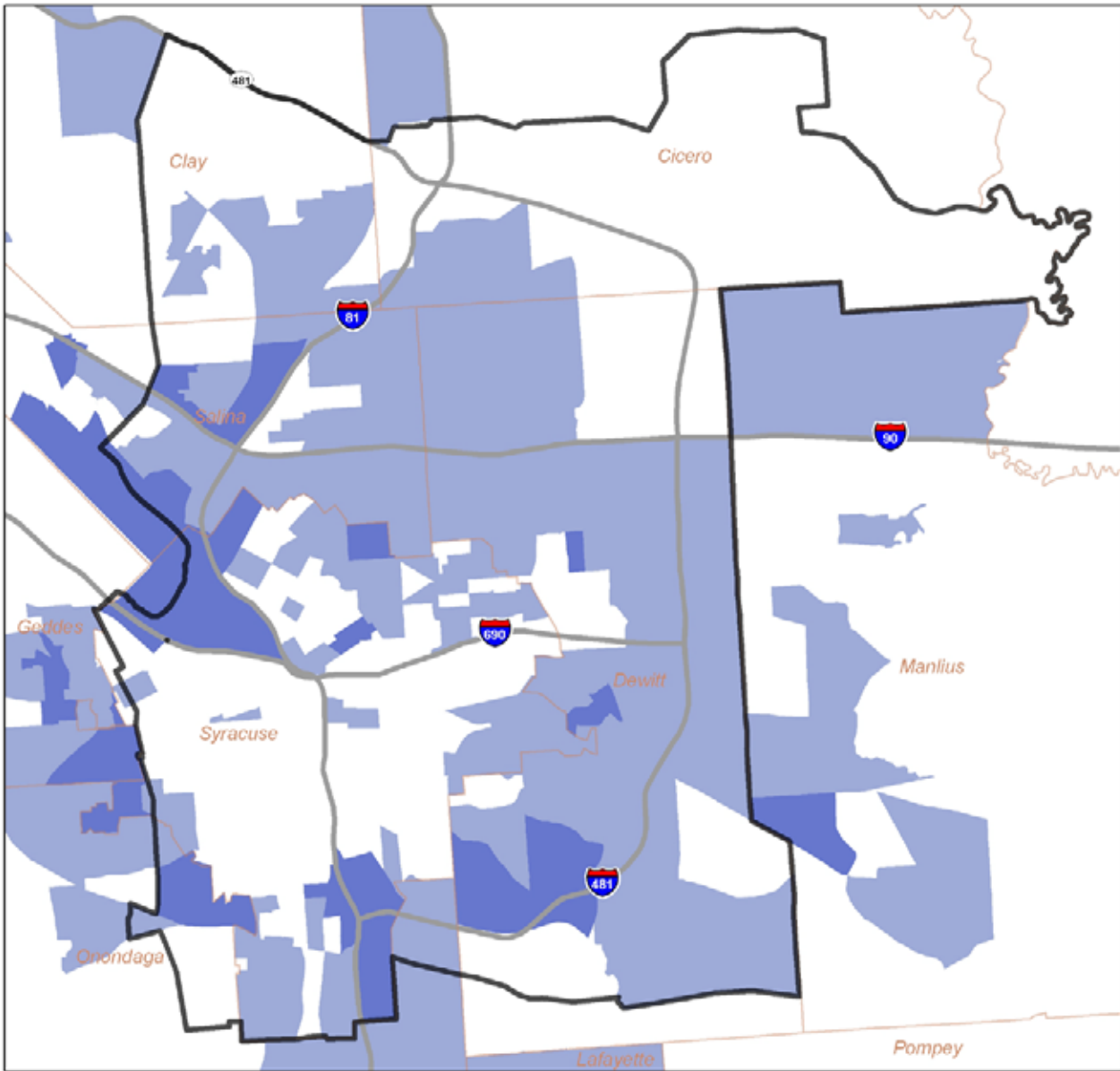






Figure 4 - 1999 Median Income






  


 FHI, Aug 2010  
 Original in Color  
 Source: U.S. Census

**Legend**

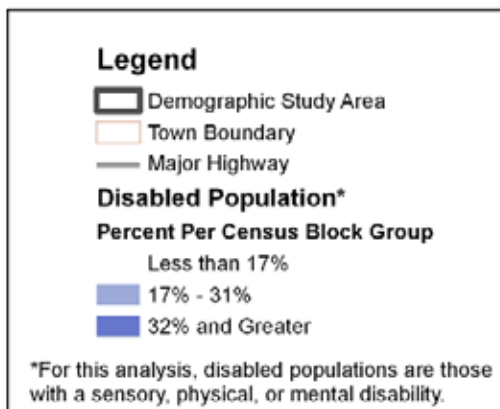
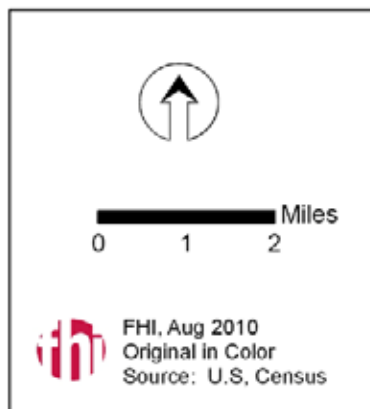
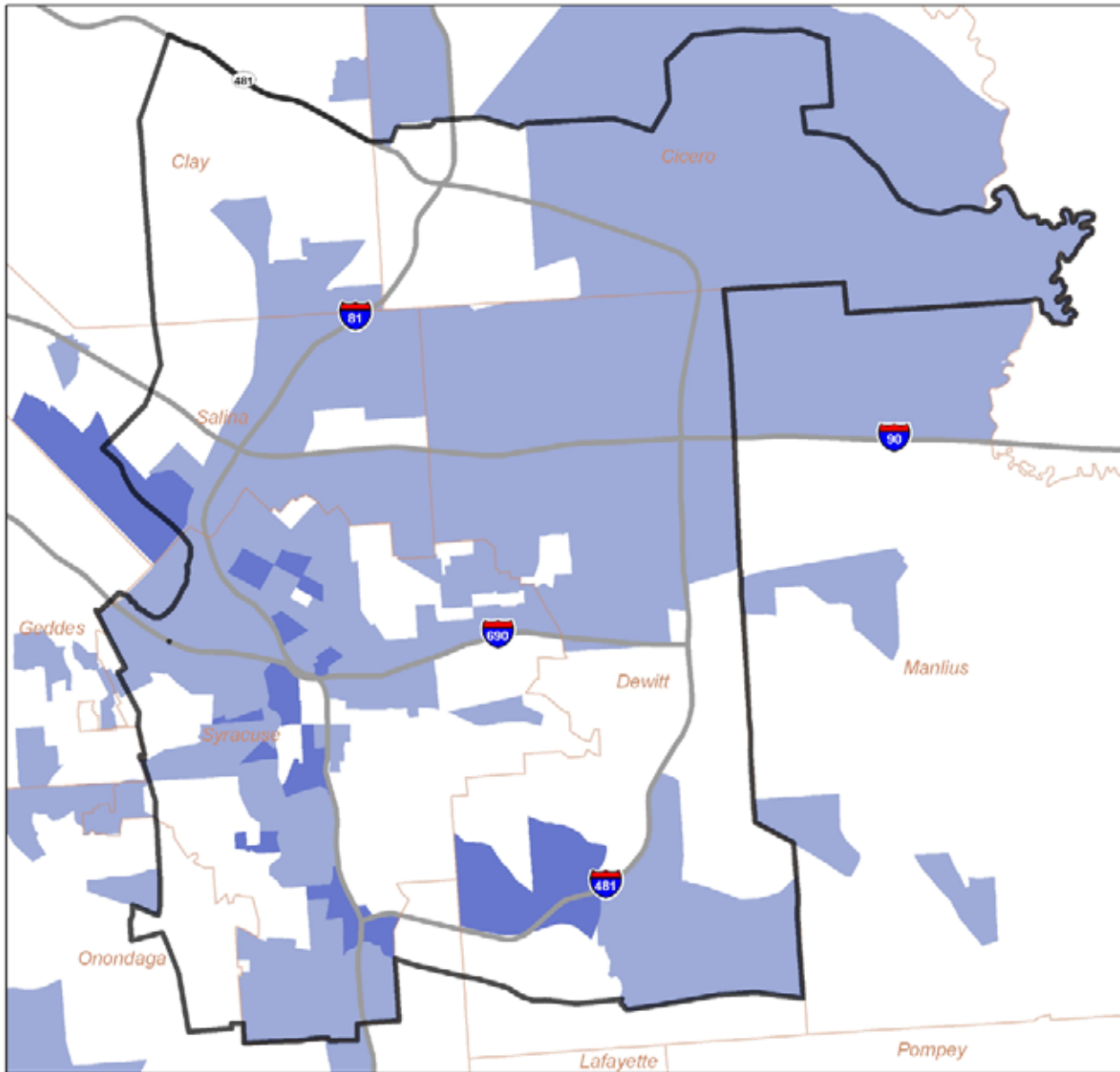
-  Demographic Study Area
-  Town Boundary
-  Major Highway

**Population Age 65 and Over  
Percent Per Census Block Group**

-  Less than 15%
-  15% - 28%
-  28% and Greater

**Population Age  
65 Years and Over**  
*I-81 Corridor Study Area*

**Figure 5 - Population Age 65 Years and Over**



**Disabled Population**

*I-81 Corridor Study Area*

Figure 6 – Disabled Population

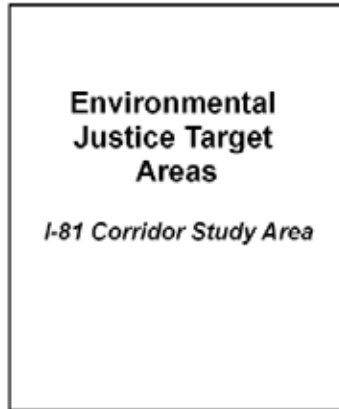
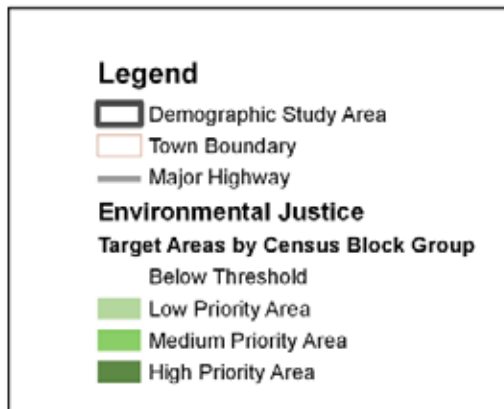
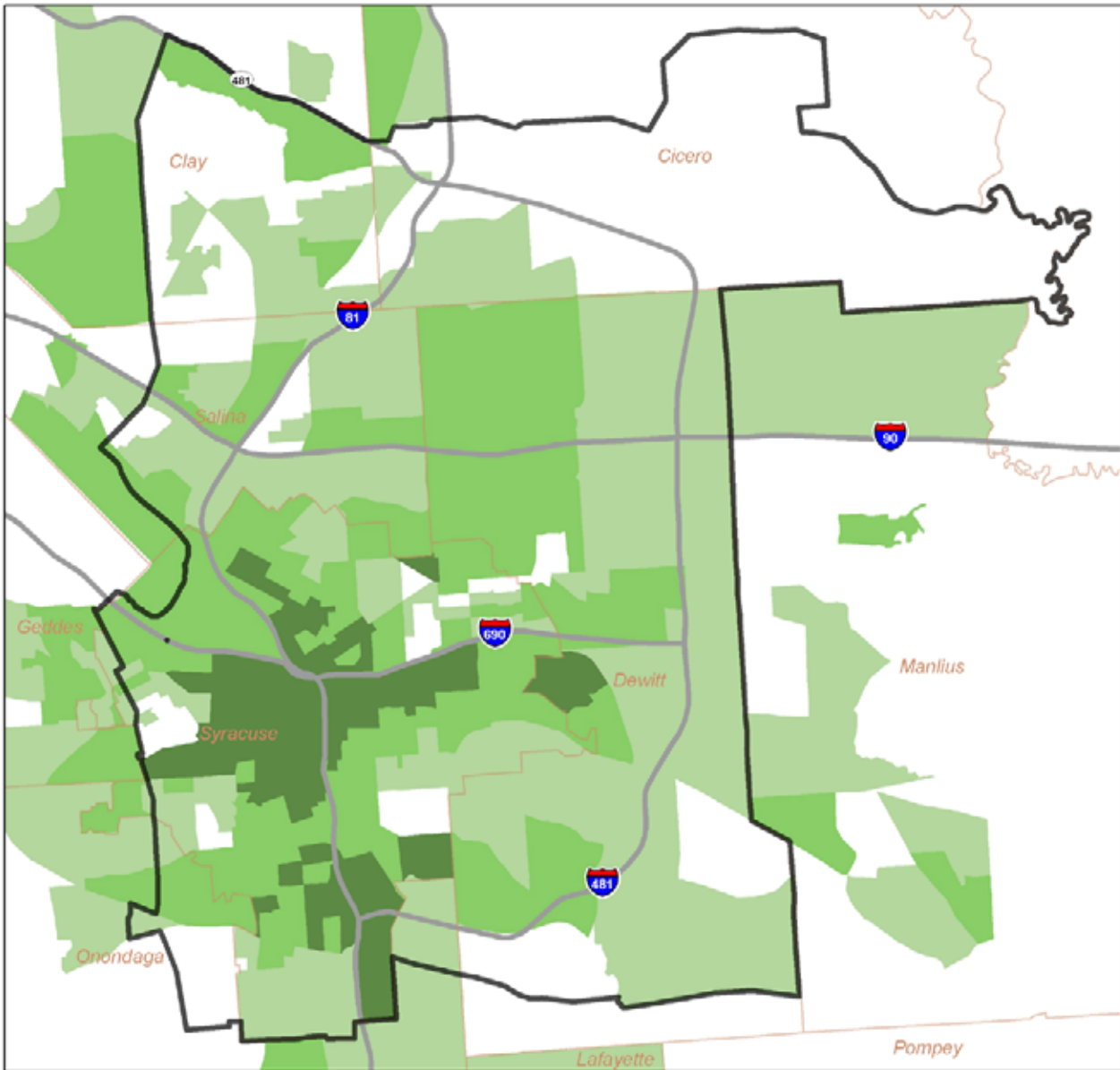


Figure 7 - Environmental Justice Target Areas

## 4.3 Neighborhoods

### Assessment Methodology

The objective of the neighborhood assessment was two-fold. First, the assessment was performed to identify factors that affect individual neighborhood cohesion. I-81 currently bisects or frames several neighborhoods, which has impacted their character, access, and cohesion. This study offers an opportunity to acknowledge and consider past effects, as alternatives for the future are developed. Second, the evaluation of corridor neighborhoods was conducted to further identify study stakeholders as part of the overall comprehensive public outreach process.

Community cohesion refers to the sense of togetherness exhibited by members of a neighborhood or larger community. It is characterized by the residents' expression of general belonging or unity within a specified geographic area, and is typically related to common experiences such as similar lifestyles, family structure, mutual values, and shared goals for their community.

The neighborhoods within the I-81 corridor are generally defined in three ways. First, they have been identified by the City of Syracuse for planning and revitalization purposes. Secondly, there are a number of commonly recognized neighborhoods, within or abutting the study corridor, in Syracuse, Salina, Clay, and Cicero defined by residents who live there and who identify themselves as living and belonging to a specific cohesive area. Finally, many of these neighborhoods have been defined by formal associations encompassing discrete areas within the community.

Neighborhood characteristics for those neighborhoods or cohesive communities falling partially or entirely within the study corridor were identified through municipal websites, other online data sources, available GIS data, neighborhood plans and studies, and field review.

### Neighborhoods and Neighborhood Cohesion

Neighborhood characteristics important to community cohesion include:

- Unifying population characteristics of the neighborhoods;
- Convenient access within the neighborhood (for vehicles as well as pedestrians or bicyclists);
- Connectivity allowing resident interaction; and
- Community institutions, resources, notable characteristics, and structures which help define and are important to the cohesive social, architectural or historic fabric of the neighborhood.

The following summarizes the characteristics of study area neighborhoods from south to north within the study corridor. Where available, the neighborhood population is provided. The approximate locations of these neighborhoods and the community resources within each are shown in Sheet 1 through Sheet 12 at the end of this Appendix. Overview maps, showing neighborhoods and where community resources are clustered, is presented in Figures 8 and 9. A listing of the community resources in each neighborhood, within the study corridor is included in Table 2 at the end of this Appendix. This data was collected primarily from online research of study area city websites and other online resources.

### ***Primary Syracuse Neighborhoods within the I-81 Corridor Study Area***

#### Valley

- *General description:* This neighborhood is located between I-81 and Route 80 and along Route 173. Route 11 forms a north-south spine for the neighborhood.
- *Population:* Approximately 12,210 in 2000
- *Community resources present within the study corridor:* Community resources within the study corridor and this neighborhood include a library, police station, places of worship, recreational areas and athletic fields, a community center, and schools.
- *Notable Characteristics:* The neighborhood is predominantly single-family residential. Businesses are concentrated on South Salina Street and Valley Drive to Seneca Turnpike.



- *Interface with I-81:* I-81 forms the eastern border of the neighborhood and creates the boundary between this neighborhood and Outer Comstock to the west of the highway. The neighborhood has direct access to I-81 at Exit 17 and the interchange of I-81 with I-481.

#### Outer Comstock

- *General description:* Outer Comstock is located directly east of I-81 and has six other neighborhoods at its borders; it extends approximately from University Hill south to I-481, and nearly the southeastern city limits
- *Population:* Approximately 4,000 in 2000
- *Community resources present within the study corridor:* Community resources include two cemeteries and places of worship, and Hughes Elementary School.
- *Notable Characteristics:* The neighborhood is predominantly single-family residential; four signs, painted dark green with gold lettering, erected about 2003, mark the Outer Comstock neighborhood boundaries
- *Interface with I-81:* I-81 forms the western border of the neighborhood and creates the boundary between this neighborhood and those to the west of the highway. The neighborhood has direct access to I-81 at Exit 17 and the interchange of I-81 with I-481.

#### Southside

- *General description:* The Southside Neighborhood is located south of West Onondaga Street, with Salina Street as its north-south spine.
- *Community resources present within the study corridor:* Community resources include several community centers, places of worship, parks and a school including Baker Playground and McKinley Brighton Elementary School.
- *Notable Characteristics:* This is a predominantly residential neighborhood.
- *Interface with I-81:* I-81 separates the Southside Neighborhood from the Outer Comstock neighborhood to the east of the highway. The neighborhood has direct access to I-81 at Exit 17.

#### University Hill

- *General description:* The University Hill neighborhood is located east and southeast of the downtown, on one of the larger hills in Syracuse, and encompassing Syracuse University
- *Population:* Approximately 8,000 in 2000
- *Community resources present within the study corridor :* Community resources include the State University of New York (SUNY) College of Environmental Science and Forestry, many Syracuse University facilities such as the Carrier Dome sports stadium, as well as several hospitals including the private Crouse Memorial Hospital, and numerous places of worship.
- *Notable Characteristics:* This neighborhood contains Syracuse University, SUNY College of Environmental Science and Forestry and associated performing arts facilities, athletic facilities, libraries, and student housing.
- *Interface with I-81:* I-81 forms the western boundary of the neighborhood and effectively separates it from the Downtown; the neighborhood has access to I-81 at Exit 18.

#### Park Avenue

- *General description:* The Park Avenue neighborhood is located immediately west of the Downtown neighborhood and stretches westward along I-690 to the Lakefront neighborhood to the northwest; predominantly south of Route 5/West Genesee Street
- *Community resources present within the study corridor:* Community resources include Leavenworth Park, neighborhood VFW Post, and places of worship.
- *Notable Characteristics:* This neighborhood contains the Syracuse Polish Home and is predominantly residential neighborhood with some commercial uses, such as along Geddes Street, Genesee Street, and Erie Boulevard. The residential portion, centered on Park Avenue, is to the south of "Historic Automobile Row," with over twenty car dealerships. This neighborhood also contains a growing Hispanic population.
- *Interface with I-81:* The neighborhood has no direct interface or access to I-81. It has access to I-690 at Exit 10.

#### Southwest

- *General description:* The Southwest Neighborhood is located immediately south of the Downtown neighborhood and has five other neighborhoods at its borders. Salina Street forms the north-south spine of the neighborhood, with its southern boundary abutting Onondaga Park.
- *Population:* Approximately 6,000 in 2000

- *Community resources present within the study corridor:* Community resources include the Wilson Community Center, King Magnet School, as well as several parks, community centers, and places of worship.
- *Notable Characteristics:* This is a residential neighborhood with a substantial number of families with young children.
- *Interface with I-81:* I-81 forms the eastern boundary of the neighborhood and effectively separates it from Syracuse University and its related area of student housing to the east of I-81; the neighborhood has direct access to I-81 at Exits 17 and 18.

#### Near Eastside

- *General description:* The Near Eastside Neighborhood is a rectangular shaped neighborhood between Syracuse University and I-690.
- *Population:* Approximately 1,900 in 2000
- *Community resources present within the study corridor:* Community resources include a fire station, Columbus Park, places of worship, and Syracuse Stage, a community theater.
- *Notable characteristics:* It is a mixed-use neighborhood that is a gateway to downtown Syracuse. There have been recent initiatives to redevelop the area with medical-related facilities as the anchor.
- *Interface with I-81:* I-81 forms the western boundary of the neighborhood, separating it from the downtown. I-690 forms the northern edge of the neighborhood. Access to I-690 is provided at McBride Street, Townsend Street, and Teall Avenue.

#### Downtown

- *General description:* This is the urban and economic core of the City of Syracuse. The Downtown area is located southwest of the interchange of I-81 and I-690; the neighborhood extends as far south as East Adams Street.
- *Population:* Approximately 2,450 in 2000
- *Community resources present within the study corridor:* Downtown is the cultural, as well as the economic center of the MPA. Community resources include City Hall, State and County office buildings, and several performing arts facilities, educational institutions, and numerous places of worship. These resources include the OnCenter Complex (where the Syracuse Symphony Orchestra and Syracuse Opera perform), Canal Museum, Everson Museum of Art, and Empire State College.
- *Notable characteristics* – The Downtown Neighborhood is the economic center of the City and contains a high concentration of government offices/institutions. It is also the location of many ‘night-time’ destinations (e.g., restaurants and bars).
- *Interface with I-81:* I-81 forms the eastern edge of and effectively separates the downtown from the Syracuse University campus to the east of I-81. The Downtown has direct access to I-81 at Exit 18, Exit 19 and the West Avenue Exit on I-690.

#### Lincoln Hill

- *General description:* Mixed-use urban neighborhood situated in the northeast corner of Syracuse.
- *Population:* Approximately 2,300 in 2000
- *Community resources present within the study corridor:* Community resources include Lincoln Park with a community pool, several schools with associated recreational fields, a fire station and police substation, and numerous places of worship.
- *Notable Characteristics:* The neighborhood brochure defines it as the ‘newest vintage neighborhood in Syracuse’ – it is mixed-use with increasing redevelopment in the form of residential units
- *Interface with I-81:* The Lincoln Hill neighborhood has no direct interface with I-81. I-690 forms the southern border of the neighborhood effectively separating it from the Near Eastside neighborhood to the south. Access to I-690 is provided at Teall Avenue.

#### Hawley-Green

- *General description:* The Hawley-Green neighborhood is located on the northeast side of the city of Syracuse; a triangular shaped neighborhood situated between the Prospect Hill and Lincoln Hill neighborhoods.
- *Community resources present within the study corridor:* Community resources in Hawley-Green and within the I-81 corridor include several places of worship, Clinton playground and Finnergan Park.
- *Notable Characteristics-* The Hawley-Green Street Historic District. It should be noted that there is a substantial amount of gentrification going on in this neighborhood, including the refurbishment of older distressed properties.

- *Interface with I-81:* I-690 forms the southern edge of the neighborhood, effectively separating it from the commercial and industrial area on the opposite side of the interstate. The interchange with I-81 is in the southwest corner of the neighborhood.

#### Prospect Hill

- *General description:* Prospect Hill is the immediate neighborhood surrounding St. Joseph's Hospital; an economic anchor of Syracuse's north side.
- *Community resources present within the study corridor:* Community resources include Saint Joseph's Hospital, numerous places of worship, and three parks
- *Notable Characteristics:* A substantial number of affordable housing units and the area is a focus of affordable housing initiatives. This neighborhood also includes a smaller area within Prospect Hill known as "Little Italy," located along North State Street and North Salina Street.
- *Interface with I-81:* I-81 separates the Prospect Hill neighborhood from the Franklin Square neighborhood, each with a distinctly different socio-economic make-up. I-81 forms the western boundary of the neighborhood with the I-81 and I-690 interchange in the neighborhood's southwest corner.

#### Franklin Square

- *General description:* Franklin Square is a former industrial neighborhood, turned residential and commercial. It is situated on the eastern side of the Lakefront neighborhood.
- *Community resources present within the study corridor:* Community resources within the study corridor in this neighborhood are limited and include just Franklin Park
- *Notable Characteristics:* Much of the former factory space in the neighborhood has been converted into apartments and office space. New buildings in the original style of Franklin Square have also been built. It is generally considered an upscale and wealthy neighborhood.
- *Interface with I-81:* Interstate 81 forms the eastern edge of the neighborhood and I-690 forms the southern edge; the neighborhood has direct access to both highways at Exit 11 on I-690

#### Washington Square

- *General description:* Washington Square encompasses what used to be the old Village of Salina. It is located between I-90 and I-81 with Route 298/Court Street as its spine. It is east of and abuts the residential portion of the Lakefront neighborhood
- *Population:* Approximately 14,800 in 2008
- *Community resources present within the study corridor:* Community resources include the Syracuse Fire Department Station #2, Franklin Elementary School, Our Lady of Pompei School, and several parks.
- *Notable Characteristics:* This is an urban mixed-use neighborhood. This neighborhood also includes a smaller area within Washington Square known as "Little Italy," located along North Salina Street, a major corridor in the neighborhood.
- *Interface with I-81:* I-81 forms the southwest border of the neighborhood, yet there is no interchange that directly accesses the neighborhood. Exits 21 and 22 provide indirect access.

#### Lakefront

- *General description:* The Lakefront neighborhood is tucked in a triangle between I-81, I-690 and Onondaga Lake, with the City wastewater treatment facility at the lake
- *Population:* Approximately 450 in 2007
- *Community resources present within the study corridor:* Community resources include the Carousel Center and Alliance Bank Park/Stadium
- *Notable characteristics:* The neighborhood is predominantly industrial between I-81 and the lake, with the exception of the Carousel retail and entertainment center. There are more renter-occupied units in Lakefront than owner-occupied units, and these are concentrated in small pockets close to Route 298 and I-690.
- *Interface with I-81:* I-81 traverses the length of the eastern side of the Lakefront neighborhood and bisects its northernmost edge, with the residential portion of the neighborhood separated from the more industrial area by the interstate

#### Eastwood

- *General description:* This neighborhood is located north of I-690 and west of Route 635.
- *Population:* Approximately 13,400 in 2000.

- *Community resources present within the study corridor:* Community resources within this neighborhood include numerous churches, schools, parks and recreational facilities, a community center, library and a historic movie theatre.
- *Notable Characteristics:* The neighborhood is predominantly one- and two-family residential. The neighborhood also has a business district.
- *Interface with I-81:* The neighborhood has no direct interface or access to I-81. It has access to I-690 via Burnet Avenue, South Midler Avenue, and Thompson Road (Route 635).

### **Neighborhoods within the Study Corridor in Cicero, Clay, and Salina**

#### **Clay - Galeville Neighborhood**

- *General description:* Galeville is a hamlet situated within the Town of Salina, west of I-81.
- *Population:* Approximately 4,400 in 2007.
- *Community resources present within the study corridor:* Community resources in Galeville and within the study corridor are limited and include just Dan Tangredi Memorial Park.
- *Notable characteristics:* Galeville is predominantly a residential area.
- *Interface with I-81:* I-81 forms the eastern boundary of the area; Interchange 25 and 25A on I-81 provides direct access to Galeville.

#### **Salina – Community of Mattydale**

- *General description:* Salina is located on the northeast shore of Onondaga Lake. Mattydale is located within the Town of Salina, east of I-81.
- *Population:* Approximately 2,500 in 2000.
- *Community resources present within the study corridor:* Community resources include two schools and associated recreational fields, several places of worship, and the Salina Library.
- *Notable characteristics:* Mattydale is located directly southwest of Hancock International Airport. It is also a primarily residential area, with commercial uses along the Route 11 corridor.
- *Interface with I-81:* I-81 forms the western edge of Mattydale. The community has no direct access to/from I-81; however I-81 separates Mattydale from most of the Town of Salina. Mattydale is bisected by Route 11.

#### **Cicero - Village of North Syracuse**

- *General description:* North Syracuse is a village straddling the Towns of Clay and Cicero.
- *Population:* Approximately 6,800 in 2000.
- *Community resources present within the study corridor:* Community resources include the Northern Syracuse Village Hall, several places of worship and the North Onondaga Public Library
- *Notable characteristics:* The *2004 City of Syracuse Comprehensive Plan* notes that almost one-third of the workforce in North Syracuse works in the City of Syracuse; it has emerged as largely a bedroom community where residents commute elsewhere to work. There are commercial uses along Route 11.
- *Interface with I-81:* I-81 and I-90 intersect in the northeast corner of North Syracuse; as such I-81 bisects the northeast corner, physically separating the northeastern-most residential area of North Syracuse from the remainder of the community

**Table 2: Community Resources within the I-81 Corridor Study Area, by Town**

<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
5663 Bldg	5663 E Circle Dr	Cicero	Retail Center	Court Woodlawn
Cicero Senior Center	5924 Lathrop Dr	Cicero	Community Center	Court Woodlawn
Ns Christian Ch	911 Church St	Cicero	Religious Center	Court Woodlawn
Nys Dmv	5801 E Taft Rd	Cicero	Government Center	Court Woodlawn
Skyway Park	5950 E Taft Rd	Cicero	Recreation Center	Court Woodlawn
Smith Road El Sch	5959 Smith Rd	Cicero	School	Court Woodlawn
Taft Road Cemetery	5913 E Taft Rd	Cicero	Religious Center	Court Woodlawn
Taft Road Plaza	5801 E Taft Rd	Cicero	Retail Center	Court Woodlawn
Abundant Life Church	7000 All Nations Blvd	Cicero	Religious Center	Eastwood
Arrowhead Golf Course	7185 E Taft Rd	Cicero	Recreation Center	Eastwood
North Syracuse Fd 2	70 General Irwin Blvd	Cicero	Emergency Center	Eastwood
Old Base Chapel	301 Stewart Dr	Cicero	Religious Center	Eastwood
Airport Plaza	3803 Brewerton Rd	Clay	Retail Center	Court Woodlawn
Bear Road El Sch	5590 Bear Rd	Clay	School	Court Woodlawn
Ns Jr High Sch	5353 W Taft Rd	Clay	School	Court Woodlawn
Nysdot East Garage	5450 South Bay Rd	Clay	Government Center	Court Woodlawn
Usps Main Station	5640 E Taft Rd	Clay	Government Center	Court Woodlawn
Jehovahs Witnesses	7322 Buckley Rd	Clay	Religious Center	Eastwood
Allen Road El Sch	803 Allen Rd	Clay	School	Lakefront
Briarwood Park	7411 Buckley Rd	Clay	Recreation Center	Lakefront
Buckley Road Baptist Ch	4962 Buckley Rd	Clay	Religious Center	Lakefront
Childtime Learning Center	5112 W Taft Rd	Clay	Day Care	Lakefront
Clairmont Park	7561 Glencrest Ave	Clay	Recreation Center	Lakefront
Clay Central Park	4821 Wetzel Rd	Clay	Recreation Center	Lakefront
Clay South Park	7200 Buckley Rd	Clay	Recreation Center	Lakefront
Clearview Park	5021 Dahlia Cir	Clay	Recreation Center	Lakefront
Congregation Ner Tamid	5061 W Taft Rd	Clay	Religious Center	Lakefront
Elderwood Health Care	4800 Bear Rd	Clay	Health	Lakefront
Latter Day Saints	4885 Bear Rd	Clay	Religious Center	Lakefront
Merrill Farms Park	4965 Harvest Ln	Clay	Recreation Center	Lakefront
Moyers Corners Fd 3	7200 Henry Clay Blvd	Clay	Emergency Center	Lakefront
North Area Ymca	4775 Wetzel Rd	Clay	Community Center	Lakefront
North Central Assembly Of God	7463 Buckley Rd	Clay	Religious Center	Lakefront
North Med Cardio	5100 W Taft Rd	Clay	Health	Lakefront
North Med Lab Service	5100 W Taft Rd	Clay	Health	Lakefront
North Med Pharmacy	5112 W Taft Rd	Clay	Health	Lakefront

<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
North Med Radiotherapy	5116 W Taft Rd	Clay	Health	Lakefront
North Med Urgent Care	5100 W Taft Rd	Clay	Health	Lakefront
North Medical Center	5100 W Taft Rd	Clay	Health	Lakefront
North Medical Center	7209 Buckley Rd	Clay	Health	Lakefront
North Medical Family Physicians	5100 W Taft Rd	Clay	Health	Lakefront
North Medical Plaza	5112 W Taft Rd	Clay	Health	Lakefront
Northminster Presbyterian Ch	7444 Buckley Rd	Clay	Religious Center	Lakefront
St Josephs Cardiac Rehab	7246 Janus Park Dr	Clay	Health	Lakefront
Sugarwood Center	7575 Buckley Rd	Clay	Retail Center	Lakefront
Syracuse Orthopedic Specialists	5100 W Taft Rd	Clay	Health	Lakefront
Wegmans Plaza	4999 W Taft Rd	Clay	Retail Center	Lakefront
West Taft Medical	4820 W Taft Rd	Clay	Health	Lakefront
Salvation Army Div. Hq	200 Twin Oaks Dr	Dewitt	Government Center	Court Woodlawn
Sfd Station 4	110 Observation Cir	Dewitt	Emergency Center	Court Woodlawn
Us Naval Reserves	5803 E Molloy Rd	Dewitt	Government Center	Court Woodlawn
Air National Guard	6001 E Molloy Rd	Dewitt	Government Center	Eastwood
Baptist Convention Of Ny	6538 Baptist Way	Dewitt	Religious Center	Eastwood
Bell Pak	6881 Schuyler Rd	Dewitt	Recreation Center	Eastwood
Bishop Grimes Sch	6653 Kirkville Rd	Dewitt	School	Eastwood
Bridge Street Music Hall	6815 Manlius Center Rd	Dewitt	Community Center	Eastwood
Brooklawn Golf Course	6655 Old Thompson Rd	Dewitt	Recreation Center	Eastwood
Bynum Education Center	6540 Old Collamer Rd S	Dewitt	School	Eastwood
Collamer Cemetery	6581 Route 298	Dewitt	School	Eastwood
Collamer United Ch	6865 Fly Rd	Dewitt	Religious Center	Eastwood
Columbia College	6001 E Molloy Rd	Dewitt	Religious Center	Eastwood
East Syracuse Fd 2	148 Sanders Creek Pkwy	Dewitt	School	Eastwood
Eaves Ambulance	6440 New Venture Gear Dr	Dewitt	Emergency Center	Eastwood
First United Ch Of E.S.	823 Franklin Park Dr	Dewitt	Emergency Center	Eastwood
Franklin Park	300 Franklin Park Dr	Dewitt	Religious Center	Eastwood
Franklin Park Plaza	6430 Kirkville Rd	Dewitt	Recreation Center	Eastwood
Hematology Oncology	5008 Brittonfield Pkwy	Dewitt	Retail Center	Eastwood
Living Word Academy	6101 Court Street Rd	Dewitt	Health	Eastwood
Living Word Academy Annex	6099 Court Street Rd	Dewitt	Religious Center	Eastwood
Living Word Ch	6099 Court Street Rd	Dewitt	School	Eastwood
Maxwell Park	6547 Badgley Rd	Dewitt	Religious Center	Eastwood
Mcdonalds	6031 Tarbell Rd	Dewitt	Recreation Center	Eastwood
Messina Springs Cemetery	3707 James St	Dewitt	Retail Center	Eastwood
		Dewitt	Religious Center	Eastwood

<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
Norwood Park	393 Ashdale Ave	Dewitt	Recreation Center	Eastwood
Nys Armory	6900 Thompson Rd	Dewitt	Government Center	Eastwood
Nys Thruway Authority	6150 Tarbell Rd	Dewitt	Government Center	Eastwood
Parkhill Sch	303 Roby Ave	Dewitt	School	Eastwood
Pioneer Health Center	5005 Campuswood Dr	Dewitt	Health	Eastwood
T Off Driving Range	720 Hartwell Ave	Dewitt	Recreation Center	Eastwood
Beth Shalom	18 Patsy Ln	Dewitt	Religious Center	Meadowbrook
Butternut Creek Golf Course	5050 Jamesville Rd	Dewitt	Recreation Center	Meadowbrook
Cedar Bay Park	169 Lyndon Rd	Dewitt	Recreation Center	Meadowbrook
Commons Park	5701 Commons Park Dr	Dewitt	Recreation Center	Meadowbrook
Country Club	5749 Celi Dr	Dewitt	Recreation Center	Meadowbrook
Dewitt Commons	3409 Erie Blvd E	Dewitt	Retail Center	Meadowbrook
Dewitt Community Ch	3600 Erie Blvd E	Dewitt	Religious Center	Meadowbrook
Dewitt Fd	4500 E Genesee St	Dewitt	Emergency Center	Meadowbrook
Dewitt Library	3649 Erie Blvd E	Dewitt	Government Center	Meadowbrook
Dewitt Pd	5400 Butternut Dr	Dewitt	Emergency Center	Meadowbrook
Dewitt Plaza	4449 E Genesee St	Dewitt	Retail Center	Meadowbrook
Dewitt Town Hall	5400 Butternut Dr	Dewitt	Government Center	Meadowbrook
Elmcrest Childrens Center	4996 Worthington Way	Dewitt	Day Care	Meadowbrook
Empire Vision	6859 E Genesee St	Dewitt	Emergency Center	Meadowbrook
Erie Canal - Butternut Dr	5380 Butternut Dr	Dewitt	Recreation Center	Meadowbrook
Heritage Landing Medical Bldg	5800 Heritage Landing Dr	Dewitt	Health	Meadowbrook
Holy Cross Ch	4112 E Genesee St	Dewitt	Religious Center	Meadowbrook
Holy Cross Rectory	4120 E Genesee St	Dewitt	Religious Center	Meadowbrook
Holy Cross Sch	4112 E Genesee St	Dewitt	School	Meadowbrook
Jd High Sch	6845 Edinger Dr	Dewitt	School	Meadowbrook
Jd Middle Sch	6280 Randall Rd	Dewitt	School	Meadowbrook
Jehovahs Witnesses	135 Walter Dr	Dewitt	Religious Center	Meadowbrook
Jewish Community Center	5655 Thompson Rd	Dewitt	Community Center	Meadowbrook
Kmart Plaza	3469 Erie Blvd E	Dewitt	Retail Center	Meadowbrook
Lc Falcone Library	1419 Salt Springs Rd	Dewitt	Government Center	Meadowbrook
Lc Nelligan Hall	1419 Salt Springs Rd	Dewitt	School	Meadowbrook
Lc Science Center	1419 Salt Springs Rd	Dewitt	Recreation Center	Meadowbrook
Lemoyne College	1419 Salt Springs Rd	Dewitt	School	Meadowbrook
Lyndon Bldg A	7000 E Genesee St	Dewitt	Retail Center	Meadowbrook
Lyndon Golf Course	7054 E Genesee St	Dewitt	Recreation Center	Meadowbrook
Lyndon Pediatrics	6851 E Genesee St	Dewitt	Emergency Center	Meadowbrook

<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
Manlius Pebble Hill Ball Fields	266 Andrews Rd	Dewitt	Recreation Center	Meadowbrook
Moses Dewitt Cemetery	3590 Erie Blvd E	Dewitt	Religious Center	Meadowbrook
Moses Dewitt El Sch	225 Jamesville Rd	Dewitt	School	Meadowbrook
Onondaga Country Club	7003 E Genesee St	Dewitt	Recreation Center	Meadowbrook
Pebble Hill Presbyterian Ch	5299 Jamesville Rd	Dewitt	Religious Center	Meadowbrook
Ryder Park	5400 Butternut Dr	Dewitt	Recreation Center	Meadowbrook
Sears Auto Service	3649 Erie Blvd E	Dewitt	Retail Center	Meadowbrook
Spaulding Pray Residence	4302 E Genesee St	Dewitt	Religious Center	Meadowbrook
St Davids Episcopal Ch	14 Jamar Dr	Dewitt	Religious Center	Meadowbrook
St Marys Cemetery	4102 E Genesee St	Dewitt	Religious Center	Meadowbrook
St Marys Church Hall	607 Tecumseh Rd	Dewitt	Religious Center	Meadowbrook
St Marys Russian Orthodox Ch	607 Tecumseh Rd	Dewitt	Religious Center	Meadowbrook
St Sophias Greek Orthodox Ch	325 Waring Rd	Dewitt	Religious Center	Meadowbrook
The Oaks At Menorah Park	18 Arbor Ln	Dewitt	Recreation Center	Meadowbrook
Umu Oasis Center	3649 Erie Blvd E	Dewitt	Retail Center	Meadowbrook
Usps Dewitt	6581 Kinne Rd	Dewitt	Government Center	Meadowbrook
Wegmans Plaza	6789 E Genesee St	Dewitt	Retail Center	Meadowbrook
White Chapel Memorial Cemetery	6633 Kinne Rd	Dewitt	Religious Center	Meadowbrook
Chimneys Plaza	5781 Bridge St	Dewitt	Retail Center	Salt Springs
Hechinger Plaza	3179 Erie Blvd E	Dewitt	Retail Center	Salt Springs
Dewitt Fire Training	4800 Jamesville Rd	Dewitt	Emergency Center	South Campus
Drumlins Country Club	800 Nottingham Rd	Dewitt	Recreation Center	South Campus
Drumlins West Golf Course	800 Nottingham Rd	Dewitt	Recreation Center	South Campus
First Unitarian Universalist Ch	109 Waring Rd	Dewitt	Religious Center	South Campus
Grace Court	4583 North St	Dewitt	Government Center	South Campus
Jamesville El Sch	6409 E Seneca Tpke	Dewitt	School	South Campus
Jamesville Town Square	6499 E Seneca Tpke	Dewitt	Community Center	South Campus
Montessori Sch	155 Waldorf Pkwy	Dewitt	School	South Campus
Skytop Plaza	620 Nottingham Rd	Dewitt	Retail Center	South Campus
Tecumseh El Sch	901 Nottingham Rd	Dewitt	School	South Campus
Nys Parks Hq - Central	6105 E Seneca Tpke	Dewitt	Government Center	South Valley
New Testament Baptist Ch	1235 Old Stonehouse Rd	Dewitt	Religious Center	Southwest
Montessori Sch	109 Waring Rd	Dewitt	School	Westcott
Nottingham Plaza	315 Nottingham Rd	Dewitt	Retail Center	Westcott
Pointe East Golf Course	200 Waring Rd	Dewitt	Recreation Center	Westcott
American Legion Post 359	139 W Manlius St	East Syracuse Village	Government Center	Eastwood
Bagg Street Park	205 Bagg St	East Syracuse Village	Recreation Center	Eastwood
Bjs Wholesale Club	2 Chevy Dr	East Syracuse Village	Retail Center	Eastwood



<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
Cny Golf Center	310 E First St	East Syracuse Village	Recreation Center	Eastwood
Community Options	216 W Manlius St	East Syracuse Village	Community Center	Eastwood
Creno & Kelly Bowl Mor Lanes	201 Highland Ave	East Syracuse Village	Recreation Center	Eastwood
E Syracuse Dpw	200 Bagg St	East Syracuse Village	Government Center	Eastwood
E Syracuse Library	4990 James St	East Syracuse Village	Government Center	Eastwood
East Syracuse El Sch	230 Kinne St	East Syracuse Village	School	Eastwood
East Syracuse Fd 1	204 N Center St	East Syracuse Village	Emergency Center	Eastwood
East Syracuse Pd	204 N Center St	East Syracuse Village	Emergency Center	Eastwood
Faith Evangelical	718 W Manlius St	East Syracuse Village	Religious Center	Eastwood
Heman Street El Sch	121 E Heman St	East Syracuse Village	School	Eastwood
Knights Of Columbus	205 N Center St	East Syracuse Village	Community Center	Eastwood
St Matthews Ch	227 W Yates St	East Syracuse Village	Religious Center	Eastwood
St Matthews Rectory	229 W Yates St	East Syracuse Village	Religious Center	Eastwood
St Matthews Sch	214 Kinne St	East Syracuse Village	School	Eastwood
Usps East Syracuse	404 W Manlius St	East Syracuse Village	Government Center	Eastwood
Walmart	6438 Basile Rowe	East Syracuse Village	Retail Center	Eastwood
American Postal Workers	407 E Taft Rd	North Syracuse Village	Government Center	Court Woodlawn
Andrews Memorial Ch	106 Church St	North Syracuse Village	Religious Center	Court Woodlawn
Baptist Annex	414 S Main St	North Syracuse Village	Religious Center	Court Woodlawn
Bear Road Plaza	709 N Main St	North Syracuse Village	Retail Center	Court Woodlawn
Bellewood Baptist Ch	445 Church St	North Syracuse Village	Religious Center	Court Woodlawn
Centerville Park	653 South Bay Rd	North Syracuse Village	Recreation Center	Court Woodlawn
Community Center	700 South Bay Rd	North Syracuse Village	Community Center	Court Woodlawn
Diagnostic Imaging	340 Gateway Park Dr	North Syracuse Village	Health	Court Woodlawn
Heritage Park	322 Chestnut St	North Syracuse Village	Recreation Center	Court Woodlawn
Kennedy Park Pool	114 Grove St	North Syracuse Village	Recreation Center	Court Woodlawn
Learn As You Grow	456 S Main St	North Syracuse Village	Day Care	Court Woodlawn
Loneragan Park	522 S Main St	North Syracuse Village	Recreation Center	Court Woodlawn
Luther Memorial Evangelical Ch	435 S Main St	North Syracuse Village	Religious Center	Court Woodlawn
Main St Early Ed	205 S Main St	North Syracuse Village	Day Care	Court Woodlawn
Masonic Temple	648 Centerville Pl	North Syracuse Village	Religious Center	Court Woodlawn
N Syracuse Baptist Ch	420 S Main St	North Syracuse Village	Religious Center	Court Woodlawn
N Syracuse Cemetery Park	525 South Bay Rd	North Syracuse Village	Religious Center	Court Woodlawn
N Syracuse Dpw	106 Ferguson Ave	North Syracuse Village	Government Center	Court Woodlawn
N Syracuse Walk-In	511 S Main St	North Syracuse Village	Health	Court Woodlawn
Navac Ambulance	603 N Main St	North Syracuse Village	Emergency Center	Court Woodlawn
North Syracuse Community Centre	600 South Bay Rd	North Syracuse Village	Community Center	Court Woodlawn
North Syracuse Fd 1	109 Chestnut St	North Syracuse Village	Emergency Center	Court Woodlawn

<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
North Syracuse Pd	600 South Bay Rd	North Syracuse	Emergency Center	Court Woodlawn
North Syracuse Village Hall	600 South Bay Rd	North Syracuse	Community Center	Court Woodlawn
Ns Cemetery	555 South Bay Rd	North Syracuse	Religious Center	Court Woodlawn
Ns Health Center	792 N Main St	North Syracuse	Health	Court Woodlawn
Plank Road Plaza	456 S Main St	North Syracuse	Retail Center	Court Woodlawn
Solvay Bank	628 S Main St	North Syracuse	Retail Center	Court Woodlawn
St Rose Of Lima Ch	411 S Main St	North Syracuse	Religious Center	Court Woodlawn
St Rose Of Lima Convent	411 S Main St	North Syracuse	Religious Center	Court Woodlawn
St Rose Of Lima Rectory	407 S Main St	North Syracuse	Religious Center	Court Woodlawn
St Rose Of Lima Sch	411 S Main St	North Syracuse	School	Court Woodlawn
St Thomas Episcopal Ch	137 Gertrude St	North Syracuse	Religious Center	Court Woodlawn
Toll Road Park	219 N Main St	North Syracuse	Recreation Center	Court Woodlawn
Usps North Syracuse	201 S Main St	North Syracuse	Government Center	Court Woodlawn
Williams Plaza	628 S Main St	North Syracuse	Retail Center	Court Woodlawn
Community General Hosp	4900 Broad Rd	Onondaga	Health	Elmwood
E911 Center	3911 Central Ave	Onondaga	Emergency Center	Elmwood
Hope Presbyterian Ch	4962 W Seneca Tpke	Onondaga	Religious Center	Elmwood
Ny Con Of Seventh Day Adventist	4930 W Seneca Tpke	Onondaga	Religious Center	Elmwood
Onondaga Hill Fd	4831 Velasco Rd	Onondaga	Emergency Center	Elmwood
Onondaga Hill Methodist Ch	4845 W Seneca Tpke	Onondaga	Religious Center	Elmwood
Onondaga Hill Middle Sch	4860 Onondaga Rd	Onondaga	School	Elmwood
Onondaga Library	4840 W Seneca Tpke	Onondaga	Government Center	Elmwood
Onondaga Senior Center	4834 Velasco Rd	Onondaga	Community Center	Elmwood
St Michaels Ch	4793 W Seneca Tpke	Onondaga	Religious Center	Elmwood
St Michaels Rectory	4791 W Seneca Tpke	Onondaga	Religious Center	Elmwood
Usps Onondaga Hill	4912 W Seneca Tpke	Onondaga	Government Center	Elmwood
Walnut Grove Cemetery	4865 South Ave	Onondaga	Religious Center	Elmwood
Anshe Sford Cemetery	1467 Jamesville Ave	Onondaga	Religious Center	Outer Comstock
Chevra Shas Cemetery	1587 Jamesville Ave	Onondaga	Religious Center	Outer Comstock
Star Of David Cemetery	1487 Jamesville Ave	Onondaga	Religious Center	Outer Comstock
First Baptist Church Of Syracuse	5833 E Seneca Tpke	Onondaga	Religious Center	South Valley
Soldiers Cemetery	5074 W Seneca Tpke	Onondaga	Religious Center	South Valley
Shady Brook Plaza	4800 McDonald Rd	Onondaga	Retail Center	Strathmore
Assumption Cemetery	2401 Court St	Salina	Religious Center	Court Woodlawn
Burnham Park	500 Westwood Ave	Salina	Recreation Center	Court Woodlawn
Calvary United Methodist Ch	201 E Molloy Rd	Salina	Religious Center	Court Woodlawn
Hinsdale Fd	113 Malden Rd	Salina	Emergency Center	Court Woodlawn
Hollywood Theatre	2219 Brewerton Rd	Salina	Recreation Center	Court Woodlawn

<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
Lyncourt Fd	2909 Court St	Salina	Emergency Center	Court Woodlawn
Lyncourt Plaza	2301 Teall Ave	Salina	Retail Center	Court Woodlawn
Lyncourt Sch	2709 Court St	Salina	School	Court Woodlawn
Lyncourt Wesleyan Ch	2626 Court St	Salina	Religious Center	Court Woodlawn
Malden Rd Community Ch	108 Malden Rd	Salina	Religious Center	Court Woodlawn
Mattydale Car Wash	2803 Brewerton Rd	Salina	Retail Center	Court Woodlawn
Mattydale Fd	173 E Molloy Rd	Salina	Emergency Center	Court Woodlawn
Mattydale Plaza	1900 Brewerton Rd	Salina	Retail Center	Court Woodlawn
North Plaza	101 Lawrence Rd E	Salina	Retail Center	Court Woodlawn
Penske Auto Center	2803 Brewerton Rd	Salina	Retail Center	Court Woodlawn
Richfield Park	220 Richfield Blvd	Salina	Recreation Center	Court Woodlawn
Roxboro Road El Sch	200 Bernard St	Salina	School	Court Woodlawn
Roxboro Road Middle Sch	300 Bernard St	Salina	School	Court Woodlawn
Salina Civic Center	2826 Lemoyne Ave	Salina	Community Center	Court Woodlawn
Salina Library	100 Belmont St	Salina	Government Center	Court Woodlawn
Schaffer Park	400 Schaffer Ave	Salina	Recreation Center	Court Woodlawn
Sehr Park	399 Marsden Rd	Salina	Recreation Center	Court Woodlawn
St Daniels Ch	621 Roxford Rd S	Salina	Religious Center	Court Woodlawn
St Daniels Sch	3004 Court St	Salina	School	Court Woodlawn
St Margarets Ch	100 Kirsch Dr	Salina	Religious Center	Court Woodlawn
St Margarets Rectory	203 Roxboro Rd	Salina	Religious Center	Court Woodlawn
St Margarets Sch	200 Roxboro Rd	Salina	School	Court Woodlawn
Usmc Reserves	1099 E Molloy Rd	Salina	Government Center	Court Woodlawn
Vfw Post 3146	2000 Lemoyne Ave	Salina	Government Center	Court Woodlawn
Chestnut Hill El Sch	200 Saslon Park Dr	Salina	School	Lakefront
Chestnut Hill Middle Sch	204 Saslon Park Dr	Salina	School	Lakefront
Dan Tangredi Memorial Park	290 Buckley Rd	Salina	Recreation Center	Lakefront
Donlin Dr El Sch	299 Donlin Dr	Salina	School	Lakefront
Greenpoint Special Care Unit	138 Old Liverpool Rd	Salina	Health	Lakefront
Hopkins Road Park	4851 Hopkins Rd	Salina	Recreation Center	Lakefront
Immaculate Heart Convent	427 Beechwood Ave	Salina	Religious Center	Lakefront
Immaculate Heart Of Mary Ch	427 Beechwood Ave	Salina	Religious Center	Lakefront
Liverpool Fd 2	1029 Seventh North St	Salina	Emergency Center	Lakefront
Liverpool Ind Baptist Ch	122 Corkins Ln	Salina	Religious Center	Lakefront
Liverpool Plaza	680 Old Liverpool Rd	Salina	Retail Center	Lakefront
Nate Perry El Sch	7053 Buckley Rd	Salina	School	Lakefront
New Apostolic Ch	7037 Buckley Rd	Salina	Religious Center	Lakefront
Pitcher Hill Community Ch	605 Bailey Rd	Salina	Religious Center	Lakefront

<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
Salina Town Hall	201 School Rd	Salina	Government Center	Lakefront
Us Army Reserves	420 Electronics Pkwy	Salina	Government Center	Lakefront
Berkeley Park	345 Berkeley Dr	Syracuse City	Recreation Center	Berkeley Park
Islamic Society Mosque	925 Comstock Ave	Syracuse City	Religious Center	Berkeley Park
Christ The King Retreat House	500 Brookford Rd	Syracuse City	Religious Center	Bradford Hills
Convert Park	837 Court St	Syracuse City	Recreation Center	Court Woodlawn
Duguid Park	1420 Butternut St	Syracuse City	Recreation Center	Court Woodlawn
Gethsamane Ch	1700 Butternut St	Syracuse City	Religious Center	Court Woodlawn
Grant Sch	2400 Grant Blvd	Syracuse City	School	Court Woodlawn
Lemoyne Sch	1528 Lemoyne Ave	Syracuse City	School	Court Woodlawn
Mcchesney Community Center	2308 Grant Blvd	Syracuse City	Community Center	Court Woodlawn
Mcchesney Park	2308 Grant Blvd	Syracuse City	Recreation Center	Court Woodlawn
St Francis Adult Day Care	1118 Court St	Syracuse City	Day Care	Court Woodlawn
Third Franciscan Order	1118 Court St	Syracuse City	Religious Center	Court Woodlawn
Webster Sch	500 Wadsworth St	Syracuse City	School	Court Woodlawn
Woodlawn Cemetery	800 Grant Blvd	Syracuse City	Religious Center	Court Woodlawn
American Red Cross	220 Herald Pl	Syracuse City	Government Center	Downtown
Canal Museum	318 Erie Blvd E	Syracuse City	Recreation Center	Downtown
Cathedral	259 E Onondaga St	Syracuse City	Religious Center	Downtown
Cathedral Sch	420 Montgomery St	Syracuse City	School	Downtown
Chamber Of Commerce	572 S Salina St	Syracuse City	Government Center	Downtown
City Hall	233 E Washington St	Syracuse City	Government Center	Downtown
City Hall Commons	201 E Washington St	Syracuse City	Government Center	Downtown
Civic Center	421 Montgomery St	Syracuse City	Community Center	Downtown
Cny Charter School	601 E Genesee St	Syracuse City	School	Downtown
County Health Dept	501 E Fayette St	Syracuse City	Health	Downtown
Court House	401 Montgomery St	Syracuse City	Government Center	Downtown
Criminal Court House	505 S State St	Syracuse City	Government Center	Downtown
Empire State College	219 Walton St	Syracuse City	School	Downtown
Ems Bureau	421 Montgomery St	Syracuse City	Emergency Center	Downtown
Everson Museum	401 Harrison St	Syracuse City	Community Center	Downtown
Fayette Park	420 E Fayette St	Syracuse City	Recreation Center	Downtown
Federal Building	100 S Clinton St	Syracuse City	Government Center	Downtown
Financial Plaza	221 S Warren St	Syracuse City	Retail Center	Downtown
Fire Coordinator	421 Montgomery St	Syracuse City	Emergency Center	Downtown
Johnson Vocational	573 E Genesee St	Syracuse City	School	Downtown
Justice Center	555 S State St	Syracuse City	Government Center	Downtown
Landmark Theatre	362 S Salina St	Syracuse City	Community Center	Downtown

<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
Nys Dept Of Labor	450 S Salina St	Syracuse City	Government Center	Downtown
Park Central Presbyterian	500 E Fayette St	Syracuse City	Religious Center	Downtown
Plymouth Congregational Ch	232 E Onondaga St	Syracuse City	Religious Center	Downtown
Renaissance Center	335 Montgomery St	Syracuse City	Community Center	Downtown
Sfd 12 (Old)	400 W Genesee St	Syracuse City	Emergency Center	Downtown
St Pauls Cathedral	300 Montgomery St	Syracuse City	Religious Center	Downtown
State Office Bldg	333 E Washington St	Syracuse City	Government Center	Downtown
Syracuse Pd	511 S State St	Syracuse City	Emergency Center	Downtown
Usps Salina Station	444 S Salina St	Syracuse City	Government Center	Downtown
Verizon	411 E Fayette St	Syracuse City	Retail Center	Downtown
Ymca - Downtown	340 Montgomery St	Syracuse City	Community Center	Downtown
Blessed Sacrament Ch	3125 James St	Syracuse City	Religious Center	Eastwood
Blessed Sacrament Sch	3129 James St	Syracuse City	School	Eastwood
Burnet Plaza	3056 Burnet Ave	Syracuse City	Retail Center	Eastwood
Caleb Park	1020 Caleb Ave	Syracuse City	Recreation Center	Eastwood
Coast Guard Recruitment Office	386 Grant Blvd	Syracuse City	Government Center	Eastwood
Cummings Field	121 Edlim Rd	Syracuse City	Recreation Center	Eastwood
Eastwood American Legion	102 Nichols Ave	Syracuse City	Government Center	Eastwood
Eastwood Baptist Ch	3212 James St	Syracuse City	Religious Center	Eastwood
Eastwood Senior Center	401 S Midler Ave	Syracuse City	Community Center	Eastwood
Glencove Park	199 Conklin Ave	Syracuse City	Recreation Center	Eastwood
Greater E Syacuse Day Care	3212 James St	Syracuse City	Day Care	Eastwood
Greenway Park	2301 James St	Syracuse City	Recreation Center	Eastwood
Henninger Hs	600 Robinson St	Syracuse City	School	Eastwood
Huntington Park	301 Caleb Ave	Syracuse City	Recreation Center	Eastwood
Huntington Sch	400 Sunnycrest Rd	Syracuse City	School	Eastwood
James St Methodist Ch	3027 James St	Syracuse City	Religious Center	Eastwood
Knights Of Columbus	3222 Burnet Ave	Syracuse City	Community Center	Eastwood
Martineau Park	1549 Caleb Ave	Syracuse City	Recreation Center	Eastwood
Midler Wesleyan Ch	511 S Midler Ave	Syracuse City	Religious Center	Eastwood
Northcliffe Park	1801 Northcliffe Rd	Syracuse City	Recreation Center	Eastwood
Palace Theatre	2384 James St	Syracuse City	Recreation Center	Eastwood
Plymouth Park North	199 Plymouth Dr	Syracuse City	Recreation Center	Eastwood
Plymouth Park South	349 Plymouth Dr	Syracuse City	Recreation Center	Eastwood
Reformed Church Of Syracuse	1228 Teall Ave	Syracuse City	Religious Center	Eastwood
Ridgewood Park	170 Ridgewood Dr	Syracuse City	Recreation Center	Eastwood
Roxbury Park E	215 Roxbury Rd	Syracuse City	Recreation Center	Eastwood
Roxbury Park W	149 Roxbury Rd	Syracuse City	Recreation Center	Eastwood

<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
Sacred Melody Plaza	3501 James St	Syracuse City	Retail Center	Eastwood
Sfd Station 17	2317 Burnet Ave	Syracuse City	Emergency Center	Eastwood
Shotwell Park	100 Shotwell Park	Syracuse City	Recreation Center	Eastwood
Sunnycrest Golf Course	100 Caleb Ave	Syracuse City	Recreation Center	Eastwood
Sunnycrest Ice Rink	696 Robinson St	Syracuse City	Recreation Center	Eastwood
Sunnycrest Park	698 Robinson St	Syracuse City	Recreation Center	Eastwood
Transfiguration Ch	740 Teall Ave	Syracuse City	Religious Center	Eastwood
Trinity Lutheran Ch	140 Swansea Dr	Syracuse City	Religious Center	Eastwood
Usps Eastwood Station	2509 James St	Syracuse City	Government Center	Eastwood
Corcoran Athletic Field	625 Lynch Ave	Syracuse City	Recreation Center	Elmwood
Elmwood Park	600 Craddock St	Syracuse City	Recreation Center	Elmwood
Grace Baptist Ch	423 Valley Dr	Syracuse City	Religious Center	Elmwood
House Of God	1908 South Ave	Syracuse City	Religious Center	Elmwood
Our Lady Of Lourdes Ch	300 Valley Dr	Syracuse City	Religious Center	Elmwood
Southsie Academy Charter Sch	2200 Onondaga Creek Blvd	Syracuse City	School	Elmwood
St Agnes Cemetery	2315 South Ave	Syracuse City	Religious Center	Elmwood
Bethlehem Revival Ch	608 Willis Ave	Syracuse City	Religious Center	Far Westside
Jehovahs Witness	1900 W Fayette St	Syracuse City	Religious Center	Far Westside
Lewis Park	305 Lewis St	Syracuse City	Recreation Center	Far Westside
Porter Sch	512 Emerson Ave	Syracuse City	School	Far Westside
St Brigid & St Joseph Ch	318 Herkimer St	Syracuse City	Religious Center	Far Westside
St Brigid Sch	810 Willis Ave	Syracuse City	School	Far Westside
St Marks Ch	1612 W Genesee St	Syracuse City	Religious Center	Far Westside
West Genesee Methodist Ch	1700 W Genesee St	Syracuse City	Religious Center	Far Westside
Franklin Park	601 Plum St	Syracuse City	Recreation Center	Franklin Square
Usps Franklin Sq	401 W Division St	Syracuse City	Government Center	Franklin Square
Bread Of Life Ch	311 Burnet Ave	Syracuse City	Religious Center	Hawley-Green
Clinton Playground	399 N Crouse Ave	Syracuse City	Recreation Center	Hawley-Green
Finnergan Park	515 Hawley Ave	Syracuse City	Recreation Center	Hawley-Green
Immanuel Baptist Ch	329 Hawley Ave	Syracuse City	Religious Center	Hawley-Green
Solid Rock Family Ch	750 James St	Syracuse City	Religious Center	Hawley-Green
United Way	518 James St	Syracuse City	Community Center	Hawley-Green
Alliance Bank Park	300 Alliance Bank Pkwy	Syracuse City	Recreation Center	Lakefront
Alliance Bank Stadium	300 Alliance Bank Pkwy	Syracuse City	Community Center	Lakefront
Carousel Center	1 Carousel Center Dr	Syracuse City	Retail Center	Lakefront
Jehovahs Witnesses	1990 Meadowbrook Dr	Syracuse City	Religious Center	Lakefront
Syracuse Parks & Recreation	412 Spencer St	Syracuse City	Government Center	Lakefront

<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
Usps Carousel Center	1 Carousel Center Dr	Syracuse City	Government Center	Lakefront
Carriage House Com Center	343 Green St	Syracuse City	Community Center	Lincoln Hill
James Square Nursing	906 James St	Syracuse City	Health	Lincoln Hill
Lincoln Hill Park	110 Stuart Ave	Syracuse City	Recreation Center	Lincoln Hill
Lincoln Park	100 Robinson St	Syracuse City	Recreation Center	Lincoln Hill
Lincoln Park Pool	100 Robinson St	Syracuse City	Recreation Center	Lincoln Hill
Northeast Community	710 Hawley Ave	Syracuse City	Community Center	Lincoln Hill
Ocpl Ne Comm Center	716 Hawley Ave	Syracuse City	Community Center	Lincoln Hill
Sfd Station 9	400 Shuart Ave	Syracuse City	Emergency Center	Lincoln Hill
Spd East	710 Hawley Ave	Syracuse City	Emergency Center	Lincoln Hill
St Vincent Depaul Ch	1300 Hawley Ave	Syracuse City	Religious Center	Lincoln Hill
St Vincents Pre-K	1103 Burnet Ave	Syracuse City	School	Lincoln Hill
Weeks Sch	710 Hawley Ave	Syracuse City	School	Lincoln Hill
Childtime Learning Center	3217 E Genesee St	Syracuse City	Day Care	Meadowbrook
Dewitt Park	99 Dewitt Rd	Syracuse City	Recreation Center	Meadowbrook
Doctor Office	2514 E Genesee St	Syracuse City	Health	Meadowbrook
E Genesee Park	101 E Genesee Pkwy	Syracuse City	Recreation Center	Meadowbrook
Edgehill Park	2901 E Genesee St	Syracuse City	Recreation Center	Meadowbrook
Elmcrest Childrens Center	960 Salt Springs Rd	Syracuse City	Day Care	Meadowbrook
Elmcrest Childrens School	960 Salt Springs Rd	Syracuse City	School	Meadowbrook
Euclid Park	1411 Euclid Ave	Syracuse City	Recreation Center	Meadowbrook
Genesee Park	331 Genesee Park Dr	Syracuse City	Recreation Center	Meadowbrook
Hillsboro Park	330 Hillsboro Pkwy	Syracuse City	Recreation Center	Meadowbrook
Hw Smith Sch	1130 Salt Springs Rd	Syracuse City	School	Meadowbrook
Jewish Health And Rehabilitation	4101 E Genesee St	Syracuse City	Health	Meadowbrook
Lc Fire House	1150 Salt Springs Rd	Syracuse City	Emergency Center	Meadowbrook
Linder Park	101 Hillsboro Pl	Syracuse City	Recreation Center	Meadowbrook
Nottingham Hs	3100 E Genesee St	Syracuse City	School	Meadowbrook
Our Lady Of Solace Ch	520 Salt Springs Rd	Syracuse City	Religious Center	Meadowbrook
Our Lady Of Solace Convent	704 Salt Springs Rd	Syracuse City	Religious Center	Meadowbrook
Our Lady Of Solace Rectory	516 Salt Springs Rd	Syracuse City	Religious Center	Meadowbrook
Salt Springs Park	2601 E Genesee St	Syracuse City	Recreation Center	Meadowbrook
Second Church Of Christ Scientist	3827 E Genesee St	Syracuse City	Religious Center	Meadowbrook
Solace Sch	101 East Ave	Syracuse City	School	Meadowbrook
St Albans Episcopal	1308 Meadowbrook Dr	Syracuse City	Religious Center	Meadowbrook
Temple Beth El	3528 E Genesee St	Syracuse City	Religious Center	Meadowbrook
The Inn At Menorah Park	4101 E Genesee St	Syracuse City	Recreation Center	Meadowbrook
Bethesda Temple Ch	711 E Fayette St	Syracuse City	Religious Center	Near Eastside

<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
Columbus Park	300 Columbus Ave	Syracuse City	Recreation Center	Near Eastside
Dentist Office	1939 E Genesee St	Syracuse City	Health	Near Eastside
Dentist Office	502 Walnut Ave	Syracuse City	Health	Near Eastside
Dentist Office	801 N Salina St	Syracuse City	Health	Near Eastside
E Genesee Medical	1200 E Genesee St	Syracuse City	Health	Near Eastside
First Fruit Ministry	310 Irving Ave	Syracuse City	Religious Center	Near Eastside
Grace Episcopal Ch	412 University Ave	Syracuse City	Religious Center	Near Eastside
Grace Episcopal Rectory	819 Madison St	Syracuse City	Religious Center	Near Eastside
Madison Court	917 Madison St	Syracuse City	Government Center	Near Eastside
Madison Irving Med Center	475 Irving Ave	Syracuse City	Health	Near Eastside
Metro Harvest Assembly Of God	1808 E Fayette St	Syracuse City	Religious Center	Near Eastside
National Guard Armor	1055 E Genesee St	Syracuse City	Government Center	Near Eastside
One Crouse Medical Center	310 S Crouse Ave	Syracuse City	Health	Near Eastside
One Forman Park	721 E Genesee St	Syracuse City	Recreation Center	Near Eastside
Paul Robeson Performing Arts	805 E Genesee St	Syracuse City	Recreation Center	Near Eastside
Ronald McDonald House	1100 E Genesee St	Syracuse City	Health	Near Eastside
Rothschild Home Health Care Center	817 E Genesee St	Syracuse City	Health	Near Eastside
Sfd Station 7	1039 E Fayette St	Syracuse City	Emergency Center	Near Eastside
South Crouse Commons	315 S Crouse Ave	Syracuse City	Retail Center	Near Eastside
Spencer Park	1121 E Washington St	Syracuse City	Recreation Center	Near Eastside
St Josephs Sleep Lab	945 E Genesee St	Syracuse City	Health	Near Eastside
St Lukes Missionary Baptist Ch	216 Lexington Ave	Syracuse City	Religious Center	Near Eastside
Syr Com Health Center East	1938 E Fayette St	Syracuse City	Health	Near Eastside
The Hill Medical	1000 E Genesee St	Syracuse City	Health	Near Eastside
True Community Ch	119 Lexington Ave	Syracuse City	Religious Center	Near Eastside
University Dialysis	1127 E Genesee St	Syracuse City	Health	Near Eastside
University Methodist Ch	1085 E Genesee St	Syracuse City	Religious Center	Near Eastside
Veterans Center	1031 E Fayette St	Syracuse City	Government Center	Near Eastside
Blodgett Sch	312 Oswego St	Syracuse City	School	Near Westside
Boys & Girls Club	201 Shonnard St	Syracuse City	Community Center	Near Westside
Brown Memorial Ch	228 Davis St	Syracuse City	Religious Center	Near Westside
Concillio Hiamericano Ch	900 W Onondaga St	Syracuse City	Religious Center	Near Westside
Delaware Street Baptist Ch	101 Dudley St	Syracuse City	Religious Center	Near Westside
Elliott Park	201 Bradley St	Syracuse City	Recreation Center	Near Westside
Gethsemane Holiness Ch	201 Gifford St	Syracuse City	Religious Center	Near Westside
Health Dept	301 Slocum Ave	Syracuse City	Government Center	Near Westside
Howard Park	100 Grace St	Syracuse City	Recreation Center	Near Westside



<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
Lean On Me Day Care	422 W Onondaga St	Syracuse City	Day Care	Near Westside
New Beginning Ch	588 Delaware St	Syracuse City	Religious Center	Near Westside
Onondaga County Dss Child Assi	523 Erie Blvd W	Syracuse City	Government Center	Near Westside
Onondaga County Heal	1005 W Fayette St	Syracuse City	Health	Near Westside
Second Olivet Baptist Ch	818 S West St	Syracuse City	Religious Center	Near Westside
Second Olivet Church Annex	100 Shonnard St	Syracuse City	Religious Center	Near Westside
Seymour Playscape	435 Seymour St	Syracuse City	Recreation Center	Near Westside
Seymour Sch	108 Shonnard St	Syracuse City	School	Near Westside
Sfd Station 6	601 S West St	Syracuse City	Emergency Center	Near Westside
Shonnard Park	231 Shonnard St	Syracuse City	Recreation Center	Near Westside
Shonnard Playscape	425 Shonnard St	Syracuse City	Recreation Center	Near Westside
Skiddy Park	300 Tioga St	Syracuse City	Recreation Center	Near Westside
Slocum Park	139 Putnam St	Syracuse City	Recreation Center	Near Westside
Spanish Church Of God	108 Grace St	Syracuse City	Religious Center	Near Westside
Spd Westside	625 Otisco St	Syracuse City	Emergency Center	Near Westside
St Lucys Auditorium	423 Gifford St	Syracuse City	Community Center	Near Westside
St Lucys Ch	428 Gifford St	Syracuse City	Religious Center	Near Westside
St Lucys Sch	422 Gifford St	Syracuse City	School	Near Westside
St Mary & Mina Coptic Ch	411 Oswego St	Syracuse City	Religious Center	Near Westside
Syracuse Community Health Cent	603 Oswego St	Syracuse City	Health	Near Westside
Westside Family Health Center	216 Seymour St	Syracuse City	Health	Near Westside
Abbott Park	101 Atlantic Ave	Syracuse City	Recreation Center	North Valley
Atonement Lutheran Ch	116 W Glen Ave	Syracuse City	Religious Center	North Valley
Christian Alliance Ch	3112 Midland Ave	Syracuse City	Religious Center	North Valley
Evangelical Ch	4325 S Salina St	Syracuse City	Religious Center	North Valley
Faith Heritage Sch	3740 Midland Ave	Syracuse City	Religious Center	North Valley
Joslyn Court	4340 S Salina St	Syracuse City	School	North Valley
Sfd Station 18	3801 Midland Ave	Syracuse City	Government Center	North Valley
Southern Missionary Baptist Ch	3101 Midland Ave	Syracuse City	Emergency Center	North Valley
Spd Valley	4141 S Salina St	Syracuse City	Religious Center	North Valley
Valley Little League Field	100 Bernie Blake Dr	Syracuse City	Recreation Center	North Valley
Valley Playground	190 W Seneca Tpke	Syracuse City	Recreation Center	North Valley
Valley Plaza	4141 S Salina St	Syracuse City	Retail Center	North Valley
Van Duyn Sch	401 Loomis Ave	Syracuse City	School	North Valley
Bova Community Centre	1100 Highland St	Syracuse City	Community Center	Northside
Habitat For Humanity	901 Oak St	Syracuse City	Government Center	Northside
Holy Trinity Ch	501 Park St	Syracuse City	Religious Center	Northside
Park St Pre-K	509 Park St	Syracuse City	School	Northside

<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
Rose Hill Cemetery	900 Lodi St	Syracuse City	Religious Center	Northside
Schiller Park	1099 Oak St	Syracuse City	Recreation Center	Northside
Schiller Park Pool	1099 Oak St	Syracuse City	Recreation Center	Northside
Scsd Refugee Program	509 Park St	Syracuse City	School	Northside
St Stephens Ch	301 N Geddes St	Syracuse City	Religious Center	Northside
Syracuse Behavioral Health	847 James St	Syracuse City	Health	Northside
Adath Yeshuran Cemetery	924 Jamesville Ave	Syracuse City	Religious Center	Outer Comstock
Brighton Hill Pediatrics	151 Intrepid Ln	Syracuse City	Health	Outer Comstock
Cny Fertility Center	195 Intrepid Ln	Syracuse City	Health	Outer Comstock
Comfort Tyler Park	1100 Comstock Ave	Syracuse City	Recreation Center	Outer Comstock
Daybreak Adult Medical	161 Intrepid Ln	Syracuse City	Health	Outer Comstock
Fromah Packard Cemetery	828 Jamesville Ave	Syracuse City	Religious Center	Outer Comstock
Latter Day Saints	801 E Colvin St	Syracuse City	Religious Center	Outer Comstock
Mount Sinai Cemetery	800 E Colvin St	Syracuse City	Religious Center	Outer Comstock
Oakwood Cemetery	940 Comstock Ave	Syracuse City	Religious Center	Outer Comstock
Percy Hughes Sch	345 Jamesville Ave	Syracuse City	School	Outer Comstock
Special One-Day Surgery	190 Intrepid Ln	Syracuse City	Health	Outer Comstock
St Andrew The Apostle Ch	124 Alden St	Syracuse City	Religious Center	Outer Comstock
St Peter & Paul Cemetery	1424 Jamesville Ave	Syracuse City	Religious Center	Outer Comstock
Workmens Circle Cemetery	1443 Jamesville Ave	Syracuse City	Religious Center	Outer Comstock
Blessed Virgin Mary Ch	450 Wilkinson St	Syracuse City	Religious Center	Park Ave
City School District Maintenan	214 Park Ave	Syracuse City	Government Center	Park Ave
Dmv	620 Erie Blvd W	Syracuse City	Government Center	Park Ave
First Presbyterian Ch	620 W Genesee St	Syracuse City	Religious Center	Park Ave
Frazer Park	801 Park Ave	Syracuse City	Recreation Center	Park Ave
Frazer Park Pool	118 Richmond Ave	Syracuse City	Recreation Center	Park Ave
Frazer Sch	741 Park Ave	Syracuse City	School	Park Ave
Keeton Chiropractic	906 Park Ave	Syracuse City	Health	Park Ave
Leavenworth Park	399 Park Ave	Syracuse City	Recreation Center	Park Ave
Mcconaghy Community Center	600 W Genesee St	Syracuse City	Community Center	Park Ave
Polish Community Home	915 Park Ave	Syracuse City	Community Center	Park Ave
Pulaski Park	934 Park Ave	Syracuse City	Recreation Center	Park Ave
Sacred Heart Ch	927 Park Ave	Syracuse City	Religious Center	Park Ave
Sacred Heart Convent	308 Lakeview Ave	Syracuse City	Religious Center	Park Ave
Salt City Vfw Post 348	631 W Beiden Ave	Syracuse City	Community Center	Park Ave
Sfd Station 5	110 N Geddes St	Syracuse City	Emergency Center	Park Ave
Sfd Training	312 State Fair Blvd	Syracuse City	Emergency Center	Park Ave
St Pauls Armenian Ch	310 N Geddes St	Syracuse City	Religious Center	Park Ave

<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
St Stephens Ch	873 Dewitt St	Syracuse City	Religious Center	Park Ave
Syracuse Academy Of Science	1001 Park Ave	Syracuse City	School	Park Ave
Syracuse Bowling Center	1055 W Genesee St	Syracuse City	Recreation Center	Park Ave
Visiting Nurse Association	1050 W Genesee St	Syracuse City	Health	Park Ave
West Side Gymnasium	1119 W Genesee St	Syracuse City	Recreation Center	Park Ave
Butternut Plaza	500 Butternut St	Syracuse City	Retail Center	Prospect Hill
Church Of The Savior	437 James St	Syracuse City	Religious Center	Prospect Hill
First English Lutheran Ch	501 James St	Syracuse City	Religious Center	Prospect Hill
Mcbride Park	749 N Mcbride St	Syracuse City	Recreation Center	Prospect Hill
Medical Office Centre	104 Union Ave	Syracuse City	Health	Prospect Hill
Sniper Park	420 N Salina St	Syracuse City	Recreation Center	Prospect Hill
Spd North	500 Butternut St	Syracuse City	Emergency Center	Prospect Hill
St John The Evangelist Ch	215 N State St	Syracuse City	Religious Center	Prospect Hill
St Josephs Bldg	410 Hickory St	Syracuse City	Religious Center	Prospect Hill
St Josephs Hospital	301 Prospect Ave	Syracuse City	Health	Prospect Hill
St Josephs Nursing School	206 Prospect Ave	Syracuse City	School	Prospect Hill
St Peters Ch	701 James St	Syracuse City	Religious Center	Prospect Hill
St Peters Day Care	712 Hickory St	Syracuse City	Day Care	Prospect Hill
St Peters Hall	617 E Willow St	Syracuse City	Religious Center	Prospect Hill
Beathany Baptist Ch	149 Beattie St	Syracuse City	Religious Center	Salt Springs
Fayette Blvd Park	549 Fayette Blvd	Syracuse City	Recreation Center	Salt Springs
Homer Wheaton Park	311 Mountainview Ave	Syracuse City	Recreation Center	Salt Springs
Nys Com Residence	116 Candee Ave	Syracuse City	Government Center	Salt Springs
Paris Cinemas	110 Headson Dr	Syracuse City	Recreation Center	Salt Springs
Salvation Army	1704 S Salina St	Syracuse City	Government Center	Salt Springs
Sovereign Grace Baptist Ch	2225 E Fayette St	Syracuse City	Religious Center	Salt Springs
Syracuse Dpw	1200 Canal St	Syracuse City	Government Center	Salt Springs
Eternal Hope Ch	1507 James St	Syracuse City	Religious Center	Sedgwick
Feigel Park	501 Grant Blvd	Syracuse City	Recreation Center	Sedgwick
Gang Memorial Chapel	104 Fordham Rd	Syracuse City	Religious Center	Sedgwick
Gray Ave Park	119 Gray Ave	Syracuse City	Recreation Center	Sedgwick
Lincoln Sch	1613 James St	Syracuse City	School	Sedgwick
Salem Hyde Sch	450 Durston Ave	Syracuse City	School	Sedgwick
Sedgwick Farms Tennis Club	422 Dewitt St	Syracuse City	Recreation Center	Sedgwick
Sportelli Chiropractic	112 Dewitt St	Syracuse City	Health	Sedgwick
St Josephs Dialysis Center	973 James St	Syracuse City	Health	Sedgwick
Assembly Christian Ch	1210 S Geddes St	Syracuse City	Religious Center	Skunk City
Catholic Charities	1654 W Onondaga St	Syracuse City	Religious Center	Skunk City

<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
Delaware Park	958 S Geddes St	Syracuse City	Recreation Center	Skunk City
Delaware Sch	900 S Geddes St	Syracuse City	School	Skunk City
Ice Skating Rink	511 Skytop Rd	Syracuse City	Recreation Center	South Campus
Morningside Heights Park	100 Broad St	Syracuse City	Recreation Center	South Campus
New Testament Baptist Ch	1121 S Salina St	Syracuse City	Religious Center	South Campus
Su Coyne Field	1311 E Colvin St	Syracuse City	Recreation Center	South Campus
Su Schwartzwalder Field	1401 E Colvin St	Syracuse City	Recreation Center	South Campus
Clark Field	199 Spaulding Ave	Syracuse City	Recreation Center	South Valley
Clary Sch	100 Amidon Dr	Syracuse City	School	South Valley
Esf Field Station	452 Lafayette Rd	Syracuse City	Emergency Center	South Valley
Heath Park	100 Conifer Dr	Syracuse City	Recreation Center	South Valley
Mccarthy Sch	4942 S Salina St	Syracuse City	School	South Valley
Meacham Sch	171 Spaulding Ave	Syracuse City	School	South Valley
Meachem Ice Rink	123 W Seneca Tpke	Syracuse City	Recreation Center	South Valley
Meachem Park	121 W Seneca Tpke	Syracuse City	Recreation Center	South Valley
Onondaga Valley Presbyterian Ch	275 W Seneca Tpke	Syracuse City	Religious Center	South Valley
St Andrews Episcopal Ch	5103 S Salina St	Syracuse City	Religious Center	South Valley
St James Ch	4851 S Salina St	Syracuse City	Religious Center	South Valley
St James Sch	4837 S Salina St	Syracuse City	School	South Valley
St Pauls Methodist Ch	2200 Valley Dr	Syracuse City	Religious Center	South Valley
Unity Ch	300 W Seneca Tpke	Syracuse City	Religious Center	South Valley
Valley Cemetery	2500 Valley Dr	Syracuse City	Religious Center	South Valley
Valley Pool	108 Amidon Dr	Syracuse City	Recreation Center	South Valley
Antioch Missionary Baptist Ch	104 Elizabeth St	Syracuse City	Religious Center	Southside
Beard Sch	220 W Kennedy St	Syracuse City	School	Southside
Bell Grove Missionary Baptist	219 W Castle St	Syracuse City	Religious Center	Southside
Bethlehem Temple Ch	1901 S State St	Syracuse City	Religious Center	Southside
Bright Chapel	817 South Ave	Syracuse City	Religious Center	Southside
Brighton Family Center	100 Edmund Ave	Syracuse City	Health	Southside
Cannon Street Community Center	529 Cannon St	Syracuse City	Community Center	Southside
Central Baptist Ch	1926 Midland Ave	Syracuse City	Religious Center	Southside
Cross Cultural Baptist Ch	1201 South Ave	Syracuse City	Religious Center	Southside
Crossroads Ch	2338 S Salina St	Syracuse City	Religious Center	Southside
Danforth Park	230 E Kennedy St	Syracuse City	Recreation Center	Southside
Danforth Sch	309 W Brighton Ave	Syracuse City	School	Southside
Dunbar Park	1439 S State St	Syracuse City	Recreation Center	Southside
Eden Community Fellowship	3100 S Salina St	Syracuse City	Community Center	Southside
First Church Of The Nazarene	2929 Midland Ave	Syracuse City	Religious Center	Southside

<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
Four Square Gospel Ch	218 Webster Ave	Syracuse City	Religious Center	Southside
Gods Temple Ch	1501 South Ave	Syracuse City	Religious Center	Southside
Gods Way Ch	1800 S Salina St	Syracuse City	Religious Center	Southside
Gospel Temple Ch	571 Oakwood Ave	Syracuse City	Religious Center	Southside
Greater Love In Christ Ch	2026 Midland Ave	Syracuse City	Religious Center	Southside
Immanuel Temple	1509 S Salina St	Syracuse City	Religious Center	Southside
Kirk Park	499 Kirk Ave	Syracuse City	Recreation Center	Southside
Kirk Park Pool	499 Kirk Ave	Syracuse City	Recreation Center	Southside
Kwanzaa Village Park	917 Midland Ave	Syracuse City	Recreation Center	Southside
Living Savior Deliverance Ch	826 Cannon St	Syracuse City	Religious Center	Southside
Lower Onondaga Park	655 Onondaga Ave	Syracuse City	Recreation Center	Southside
Lydias Lullaby Day Care	213 Cannon St	Syracuse City	Day Care	Southside
Mckinley Brighton Sch	141 W Newell St	Syracuse City	School	Southside
Mckinley Park	351 W Newell St	Syracuse City	Recreation Center	Southside
Mckinley Park Pool	349 W Pleasant Ave	Syracuse City	Recreation Center	Southside
Mt Carmel Ch	140 Furman St	Syracuse City	Religious Center	Southside
Mt Pleasant Baptist Ch	116 W Corning Ave	Syracuse City	Religious Center	Southside
New Covenant Baptist Ch	107 E Beard Ave	Syracuse City	Religious Center	Southside
New Hope Missionary Baptist Ch	241 W Lafayette Ave	Syracuse City	Religious Center	Southside
New Jerusalem Chirch Of God	1641 S Salina St	Syracuse City	Religious Center	Southside
Payton Temple Ch	1816 Midland Ave	Syracuse City	Religious Center	Southside
Pentecost Evangelical Ch	1650 S State St	Syracuse City	Religious Center	Southside
Peoples Ame Zion Ch	2306 S Salina St	Syracuse City	Religious Center	Southside
Pilgrim Holiness Ch	310 Hatch St	Syracuse City	Religious Center	Southside
Reformed Presbyterian Ch	2517 S Salina St	Syracuse City	Religious Center	Southside
Salvation Army	2433 Erie Blvd E	Syracuse City	Government Center	Southside
Sfd Station 8	2412 S Salina St	Syracuse City	Emergency Center	Southside
South Av Park	857 South Ave	Syracuse City	Recreation Center	Southside
South Presbyterian Ch	112 W Colvin St	Syracuse City	Religious Center	Southside
Spd South	1709 South Ave	Syracuse City	Emergency Center	Southside
St Anthonys Ch	435 W Colvin St	Syracuse City	Religious Center	Southside
St Anthonys Sch	417 W Colvin St	Syracuse City	Religious Center	Southside
Syr Com Health Ctr - South	1701 South Ave	Syracuse City	School	Southside
True Vine Ch	111 Furman St	Syracuse City	Health	Southside
Tucker Missionary Baptist Ch	515 Oakwood Ave	Syracuse City	Religious Center	Southside
Usps Colvin Station	2200 S Salina St	Syracuse City	Religious Center	Southside
Usps Elmwood Station	1225 South Ave	Syracuse City	Government Center	Southside
Apostolic Ch	347 Cortland Ave	Syracuse City	Government Center	Southside

<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
Billings Park	601 S Salina St	Syracuse City	Recreation Center	Southwest
Boys & Girls Club	375 W Onondaga St	Syracuse City	Community Center	Southwest
Brady Faith Ctr	404 South Ave	Syracuse City	Religious Center	Southwest
Brotherly Love Ch	1234 S State St	Syracuse City	Religious Center	Southwest
Central Tech	258 E Adams St	Syracuse City	School	Southwest
Central Village Pre-K	203 E Castle St	Syracuse City	School	Southwest
Central Village Youth Center	212 Van Buren St	Syracuse City	Community Center	Southwest
City Dispatch Service	1371 S Salina St	Syracuse City	Government Center	Southwest
Ephesus Tabernacle Ch	616 Tallman St	Syracuse City	Religious Center	Southwest
Faith By Love Ch	523 W Onondaga St	Syracuse City	Religious Center	Southwest
Faith Hope Community Center	1029 Montgomery St	Syracuse City	Community Center	Southwest
Furman Park	701 Midland Ave	Syracuse City	Recreation Center	Southwest
Health Dept	375 W Onondaga St	Syracuse City	Government Center	Southwest
Holy Temple	643 W Onondaga St	Syracuse City	Religious Center	Southwest
Hopps Memorial Ch	1110 S State St	Syracuse City	Religious Center	Southwest
Huntington Family Center	302 Burt St	Syracuse City	Community Center	Southwest
King Magnet Sch	401 E Castle St	Syracuse City	School	Southwest
Libba Cotten Park	1338 S State St	Syracuse City	Recreation Center	Southwest
Living Water Ch	121 Huron St	Syracuse City	Religious Center	Southwest
New Birth Ch	119 Crescent Ave	Syracuse City	Religious Center	Southwest
New Jerusalem Ch	1034 Montgomery St	Syracuse City	Religious Center	Southwest
New Salem Baptist Ch	516 South Ave	Syracuse City	Religious Center	Southwest
New Zion Ch	108 Daisy St	Syracuse City	Religious Center	Southwest
Ocpl Sw Comm Center	401 South Ave	Syracuse City	Community Center	Southwest
Refuhe Tabernacle Ch	311 Oakwood Ave	Syracuse City	Religious Center	Southwest
Roesler Park	930 S State St	Syracuse City	Recreation Center	Southwest
Salvation Army Day Care	350 Rich St	Syracuse City	Day Care	Southwest
Sfd Station 1	900 S State St	Syracuse City	Emergency Center	Southwest
Sha Maintenance Facility	218 New St	Syracuse City	Government Center	Southwest
Southwest Community Center	401 South Ave	Syracuse City	Recreation Center	Southwest
Southwest Pool	230 Lincoln Ave	Syracuse City	Recreation Center	Southwest
Spirit Of Jubilee Park	201 South Ave	Syracuse City	Recreation Center	Southwest
Syracuse Community Health	819 S Salina St	Syracuse City	Health	Southwest
Syracuse Housing Authority	516 Burt St	Syracuse City	Government Center	Southwest
Trinity Park	613 W Onondaga St	Syracuse City	Recreation Center	Southwest
True Vine Baptist Ch	353 Rich St	Syracuse City	Religious Center	Southwest
Wilson Community Cen	1117 S McBride St	Syracuse City	Recreation Center	Southwest
Wilson Park	1117 S McBride St	Syracuse City	Recreation Center	Southwest

<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
Wilson Park Pool	1117 S Mcbride St	Syracuse City	Recreation Center	Southwest
Bellevue Hgts Methodist Ch	2112 S Geddes St	Syracuse City	Religious Center	Strathmore
Bellevue Sch	530 Stolp Ave	Syracuse City	School	Strathmore
Community Temple	1300 South Ave	Syracuse City	Religious Center	Strathmore
Corcoran Hs	919 Glenwood Ave	Syracuse City	School	Strathmore
Elmwood Presbyterian Ch	1640 South Ave	Syracuse City	Religious Center	Strathmore
Elmwood Sch	1728 South Ave	Syracuse City	School	Strathmore
Glenwood Park	828 Glenwood Ave	Syracuse City	Recreation Center	Strathmore
Merry Widow Park	805 Bellevue Ave	Syracuse City	Recreation Center	Strathmore
Most Holy Rosary Ch	111 Roberts Ave	Syracuse City	Religious Center	Strathmore
Most Holy Rosary Sch	1031 Bellevue Ave	Syracuse City	School	Strathmore
Onondaga Park Pool	531 Roberts Ave	Syracuse City	Recreation Center	Strathmore
Onondaga Park Upper	301 Cosssett St	Syracuse City	Recreation Center	Strathmore
Roberts Sch	715 Glenwood Ave	Syracuse City	School	Strathmore
Sfd 21 (Old)	500 Summit Ave	Syracuse City	Emergency Center	Strathmore
Sfd Station 3	808 Bellevue Ave	Syracuse City	Emergency Center	Strathmore
Shea Sch	1607 S Geddes St	Syracuse City	School	Strathmore
Wadsworth Park	605 Wolcott Ave	Syracuse City	Recreation Center	Strathmore
Boys & Girls Club	201 Hamilton St	Syracuse City	Community Center	Tipp Hill
Burnet Park	520 S Wilbur Ave	Syracuse City	Recreation Center	Tipp Hill
Burnet Park Pool	301 Coleridge Ave	Syracuse City	Recreation Center	Tipp Hill
Burnet Park Zoo	1 Conservation Pl	Syracuse City	Recreation Center	Tipp Hill
Coleridge Park	545 Whittier Ave	Syracuse City	Recreation Center	Tipp Hill
Faldo Park	1709 W Genesee St	Syracuse City	Recreation Center	Tipp Hill
Fowler Hs	227 Magnolia St	Syracuse City	School	Tipp Hill
Mt Sinai Baptist Ch	201 N Lowell Ave	Syracuse City	Religious Center	Tipp Hill
Scsd Teacher Training Center	1153 W Fayette St	Syracuse City	School	Tipp Hill
St John The Baptist Ukranian Ch	207 Tompkins St	Syracuse City	Religious Center	Tipp Hill
St Patricks Ch	216 N Lowell Ave	Syracuse City	Religious Center	Tipp Hill
St Patricks Convent	208 Schuyler St	Syracuse City	Religious Center	Tipp Hill
St Patricks Sch	210 Schuyler St	Syracuse City	School	Tipp Hill
St Peter & Paul Ch	307 Emerson Ave	Syracuse City	Religious Center	Tipp Hill
Stone Throwers Park	432 Tompkins St	Syracuse City	Recreation Center	Tipp Hill
Syracuse Academy Of Science	112 S Wilbur Ave	Syracuse City	School	Tipp Hill
Bethany Baptist Ch	601 Irving Ave	Syracuse City	Religious Center	University Hill
Campus Plaza	727 S Crouse Ave	Syracuse City	Retail Center	University Hill
Cny Medical	739 Irving Ave	Syracuse City	Health	University Hill
County Mental Health - Child	520 Cedar St	Syracuse City	Health	University Hill

<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
Crouse Commons	730 S Crouse Ave	Syracuse City	Retail Center	University Hill
Crouse Hospital	736 Irving Ave	Syracuse City	Health	University Hill
Crouse Physicians	725 Irving Ave	Syracuse City	Health	University Hill
Esf Campus	1 Forestry Dr	Syracuse City	School	University Hill
Esf Moon Library	111 Esf Campus Dr	Syracuse City	Government Center	University Hill
Forman Park	700 E Genesee St	Syracuse City	Recreation Center	University Hill
Marley Education Center	765 Irving Ave	Syracuse City	School	University Hill
Marshall Square	720 University Ave	Syracuse City	Retail Center	University Hill
Mental Health	620 Madison St	Syracuse City	Health	University Hill
Salt City Playhouse	601 S Crouse Ave	Syracuse City	Community Center	University Hill
Sheraton University	801 University Ave	Syracuse City	School	University Hill
Sigma Alpha Epsilon	206 Walnut Pl	Syracuse City	School	University Hill
Su Archbold Theatre	820 E Genesee St	Syracuse City	Recreation Center	University Hill
Su Bird Library	222 Waverly Ave	Syracuse City	Government Center	University Hill
Su Carnegie School	130 Sims Dr	Syracuse City	School	University Hill
Su College Of Human Ecology	119 Euclid Ave	Syracuse City	School	University Hill
Su Crouse College	100 Crouse Dr	Syracuse City	School	University Hill
Su Health Center	111 Waverly Ave	Syracuse City	Health	University Hill
Su Hendricks Chapel	121 Crouse Dr	Syracuse City	Religious Center	University Hill
Su Hoople Clinic	805 S Crouse Ave	Syracuse City	Health	University Hill
Su Law School	150 Crouse Dr	Syracuse City	School	University Hill
Su Management Sch	900 S Crouse Ave	Syracuse City	School	University Hill
Su Nursing	426 Ostrom Ave	Syracuse City	Emergency Center	University Hill
Su Rehab Center	804 University Ave	Syracuse City	Health	University Hill
Su Special Ed	805 S Crouse Ave	Syracuse City	School	University Hill
Su Storch Theatre	822 E Genesee St	Syracuse City	Recreation Center	University Hill
Su Whitman School	1103 E Adams St	Syracuse City	School	University Hill
Temple Society	501 University Ave	Syracuse City	Religious Center	University Hill
Temple Society Of Concord Sch	910 Madison St	Syracuse City	School	University Hill
Umu Campus Facilities	155 Eliz.Blackwell St	Syracuse City	School	University Hill
Umu Child Care	618 Irving Ave	Syracuse City	Day Care	University Hill
Umu Oncology Center	915 Almond St	Syracuse City	Health	University Hill
Umu Police Hq	100 Light Ct	Syracuse City	Emergency Center	University Hill
Umu Silverman Hall	788 Irving Ave	Syracuse City	Community Center	University Hill
University College	700 University Ave	Syracuse City	School	University Hill
University Hosp	750 E Adams St	Syracuse City	Emergency Center	University Hill
Usps University Sta	720 University Ave	Syracuse City	Government Center	University Hill
Va	800 Irving Ave	Syracuse City	Government Center	University Hill




<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
Walnut Park	700 Walnut Ave	Syracuse City	Recreation Center	University Hill University
Society Of Friends	821 Euclid Ave	Syracuse City	Community Center	Neighborhood
Alvord Park	827 Court St	Syracuse City	Recreation Center	Washington Square
Amos Park	1100 N McBride St	Syracuse City	Recreation Center	Washington Square
Assumption Ch	812 N Salina St	Syracuse City	Religious Center	Washington Square
Assumption Church Hall	806 N Salina St	Syracuse City	Religious Center	Washington Square
Christian Assembly	1025 N Townsend St	Syracuse City	Religious Center	Washington Square
Demong Park	300 Kirkpatrick St	Syracuse City	Recreation Center	Washington Square
Dentist Office	1001 E Genesee St	Syracuse City	Health	Washington Square
Dominican Monastery	800 Court St	Syracuse City	Religious Center	Washington Square
Faith United Methodist Ch	510 Bear St	Syracuse City	Religious Center	Washington Square
First Ward Cem	500 Second North St	Syracuse City	Religious Center	Washington Square
Franklin Sch	428 S Alvord St	Syracuse City	School	Washington Square
Friedens E&R United Ch	1501 Lodi St	Syracuse City	Religious Center	Washington Square
Old Post Office	1426 N Salina St	Syracuse City	Government Center	Washington Square
Our Lady Of Pompei Ch	301 Ash St	Syracuse City	Religious Center	Washington Square
Our Lady Of Pompei Sch	915 N McBride St	Syracuse City	School	Washington Square
Our Lady Of Pompeii Convent	920 N McBride St	Syracuse City	Religious Center	Washington Square
Sfd Station 2	2300 Lodi St	Syracuse City	Emergency Center	Washington Square
St John Baptist Church Hall	1400 Park St	Syracuse City	Religious Center	Washington Square
St John The Baptist Ch	1410 Park St	Syracuse City	Religious Center	Washington Square
St John The Baptist Sch	1406 Park St	Syracuse City	School	Washington Square
St Josephs Maternal	516 Prospect Ave	Syracuse City	Emergency Center	Washington Square
Union Park	1001 N Salina St	Syracuse City	Recreation Center	Washington Square
Upper Union Park	1000 N Salina St	Syracuse City	Recreation Center	Washington Square
Westminster Presbyterian Ch	1601 Park St	Syracuse City	Religious Center	Washington Square
Barry Park	700 Broad St	Syracuse City	Recreation Center	Westcott
Buckingham Park	149 Buckingham Ave	Syracuse City	Recreation Center	Westcott
Cumberland Park	201 Cumberland Pl	Syracuse City	Recreation Center	Westcott
Edward Smith Sch	210 Broad St	Syracuse City	School	Westcott
Erwin Methodist Ch	920 Euclid Ave	Syracuse City	Religious Center	Westcott
Erwin Nursery Sch	920 Euclid Ave	Syracuse City	School	Westcott
Euclid Community House	826 Euclid Ave	Syracuse City	Community Center	Westcott
Fobes Park	1223 Madison St	Syracuse City	Recreation Center	Westcott
Korean Ch	1800 E Genesee St	Syracuse City	Religious Center	Westcott
Levy Sch	157 Fellows Ave	Syracuse City	School	Westcott
Lodi Cem	505 S Beech St	Syracuse City	Religious Center	Westcott

<b>Resource Name</b>	<b>Street Address</b>	<b>Town</b>	<b>Resource Type</b>	<b>Neighborhood</b>
Rockefeller Methodist Ch	350 Nottingham Rd	Syracuse City	Religious Center	Westcott
Rockefeller School	350 Nottingham Rd	Syracuse City	School	Westcott
Sfd Station 10	2030 E Genesee St	Syracuse City	Emergency Center	Westcott
Sherman Park	101 Sherman Pl	Syracuse City	Recreation Center	Westcott
Spd Eastside	473 Westcott St	Syracuse City	Emergency Center	Westcott
St Albans Park	301 Lennox Ave	Syracuse City	Recreation Center	Westcott
St Therese Ch	1304 Lancaster Ave	Syracuse City	Religious Center	Westcott
St Therese Rectory	112 Lancaster Pl	Syracuse City	Religious Center	Westcott
Su Hookway Field	1801 E Colvin St	Syracuse City	Recreation Center	Westcott
Su Wohl Field	1411 E Colvin St	Syracuse City	Recreation Center	Westcott
Sumner Sch	215 Bassett St	Syracuse City	School	Westcott
Syracuse Hematology Oncology	2200 E Genesee St	Syracuse City	Health	Westcott
Thornden Amphitheater	501 Ostrom Ave	Syracuse City	Recreation Center	Westcott
Thornden Park	201 Ostrom Ave	Syracuse City	Recreation Center	Westcott
Thornden Park Pool	600 S Beech St	Syracuse City	Recreation Center	Westcott
United Baptist Ch	718 S Beech St	Syracuse City	Religious Center	Westcott
University Chiropractic	465 Westcott St	Syracuse City	Health	Westcott
University Christia Fellowship	512 Westcott St	Syracuse City	Religious Center	Westcott
Westminster Park	100 Westminster Ave	Syracuse City	Recreation Center	Westcott

# Interstate 81 Corridor Assessment Neighborhoods and Community Resources

## Legend

-  Cemetery
-  Community Center
-  Cultural Center
-  Day Care Facility
-  Fire Station
-  Government Building
-  Hospital / Health Center
-  Library
-  Major Retail Center
-  Place of Worship
-  Police Station
-  Recreation Center
-  School
-  University
-  National Register Historic Resource
-  16 Exit Numbers
-  Park
-  Approximate Neighborhood Boundaries
-  Half Mile Study Area

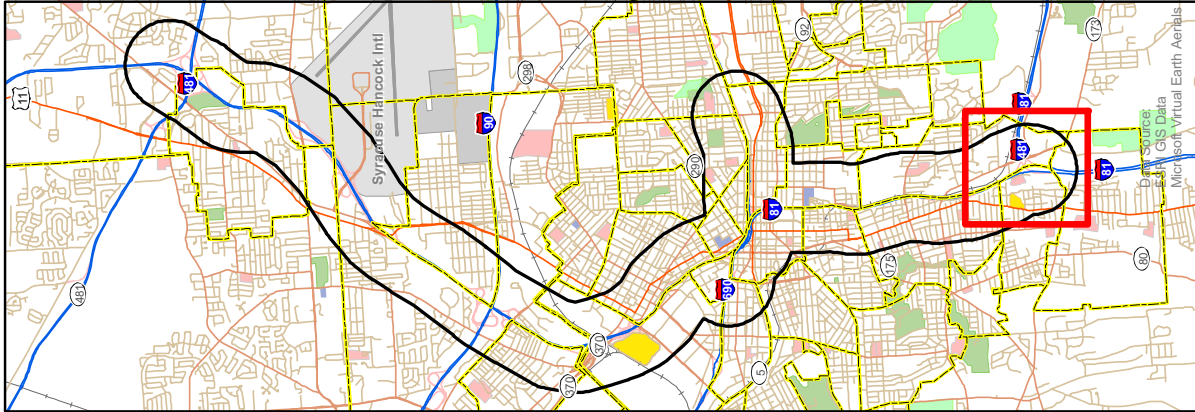
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# Interstate 81 Corridor Assessment Neighborhoods and Community Resources

## Legend

-  Cemetery
-  Community Center
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-  Police Station
-  Recreation Center
-  School
-  University
-  National Register Historic Resource
-  Exit Numbers
-  Park
-  Approximate Neighborhood Boundaries
-  Half Mile Study Area

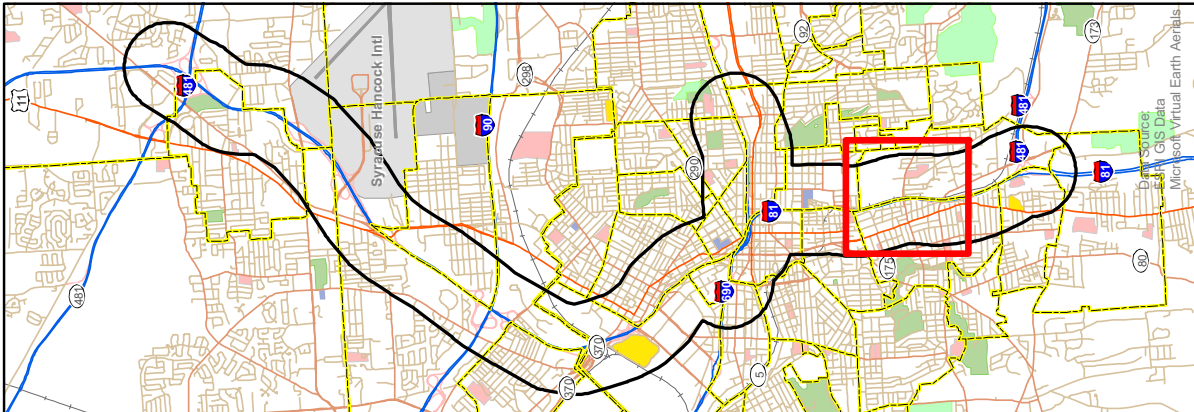
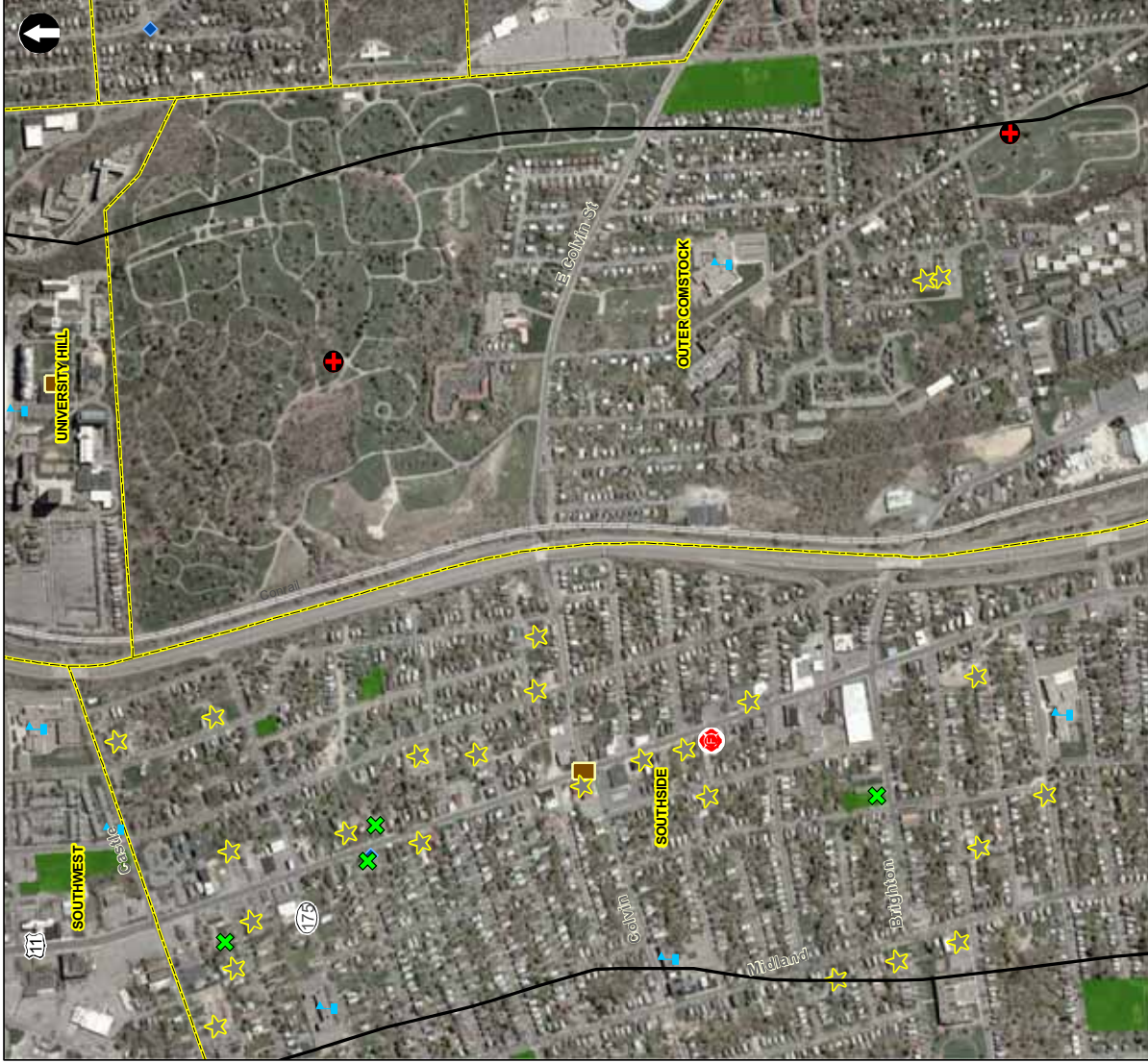
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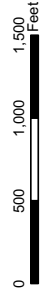
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# Interstate 81 Corridor Assessment Neighborhoods and Community Resources

## Legend

-  Cemetery
-  Community Center
-  Cultural Center
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-  Fire Station
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-  Police Station
-  Recreation Center
-  School
-  University
-  National Register Historic Resource
-  Exit Numbers
-  Park
-  Approximate Neighborhood Boundaries
-  Half Mile Study Area

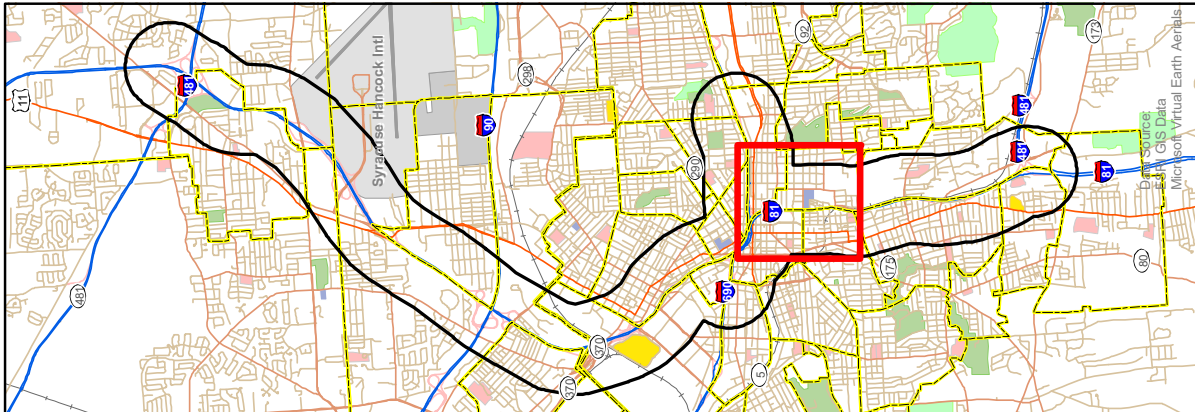
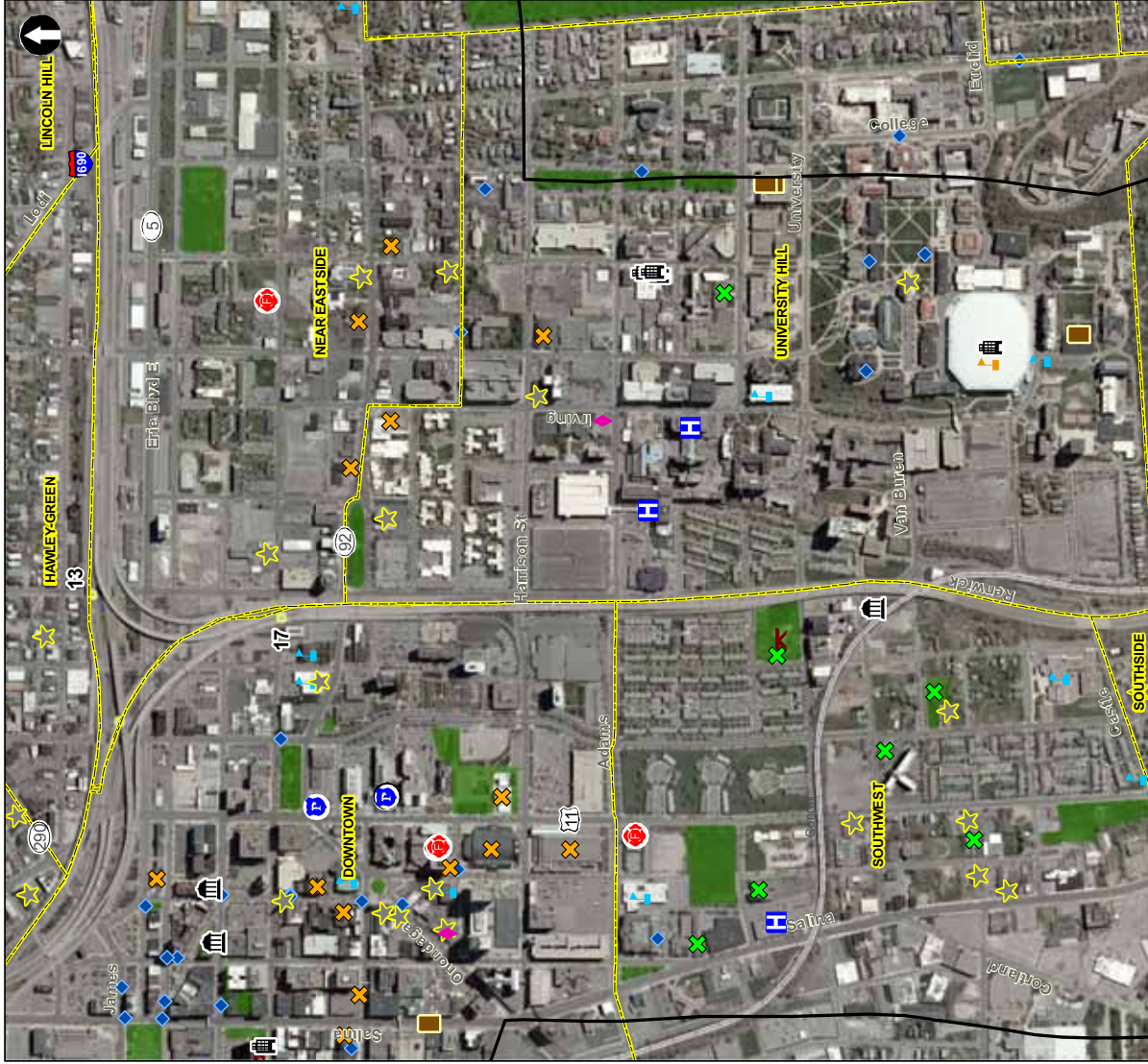
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# Interstate 81 Corridor Assessment Neighborhoods and Community Resources

- Legend**
- Cemetery
  - Community Center
  - Cultural Center
  - Day Care Facility
  - Fire Station
  - Government Building
  - Hospital / Health Center
  - Library
  - Major Retail Center
  - Place of Worship
  - Police Station
  - Recreation Center
  - School
  - University
  - National Register Historic Resource
  - Exit Numbers
  - Park
  - Approximate Neighborhood Boundaries
  - Half Mile Study Area

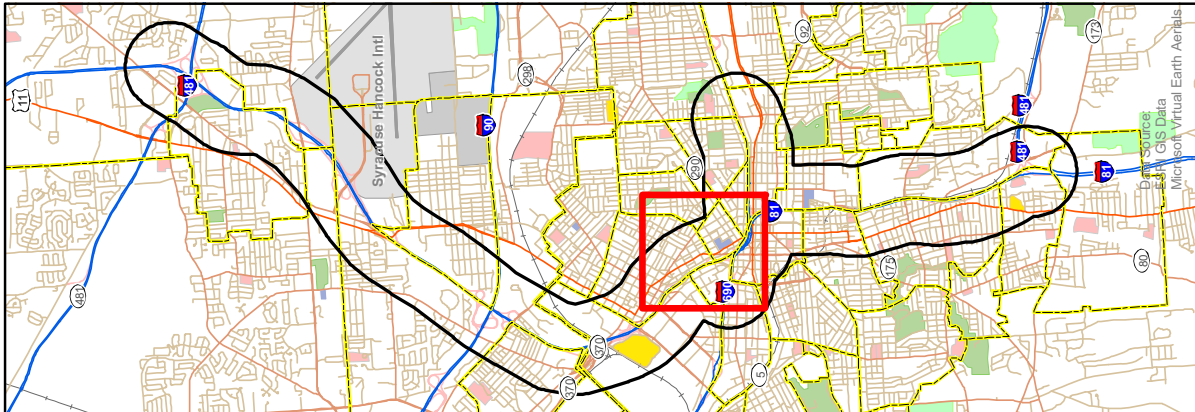
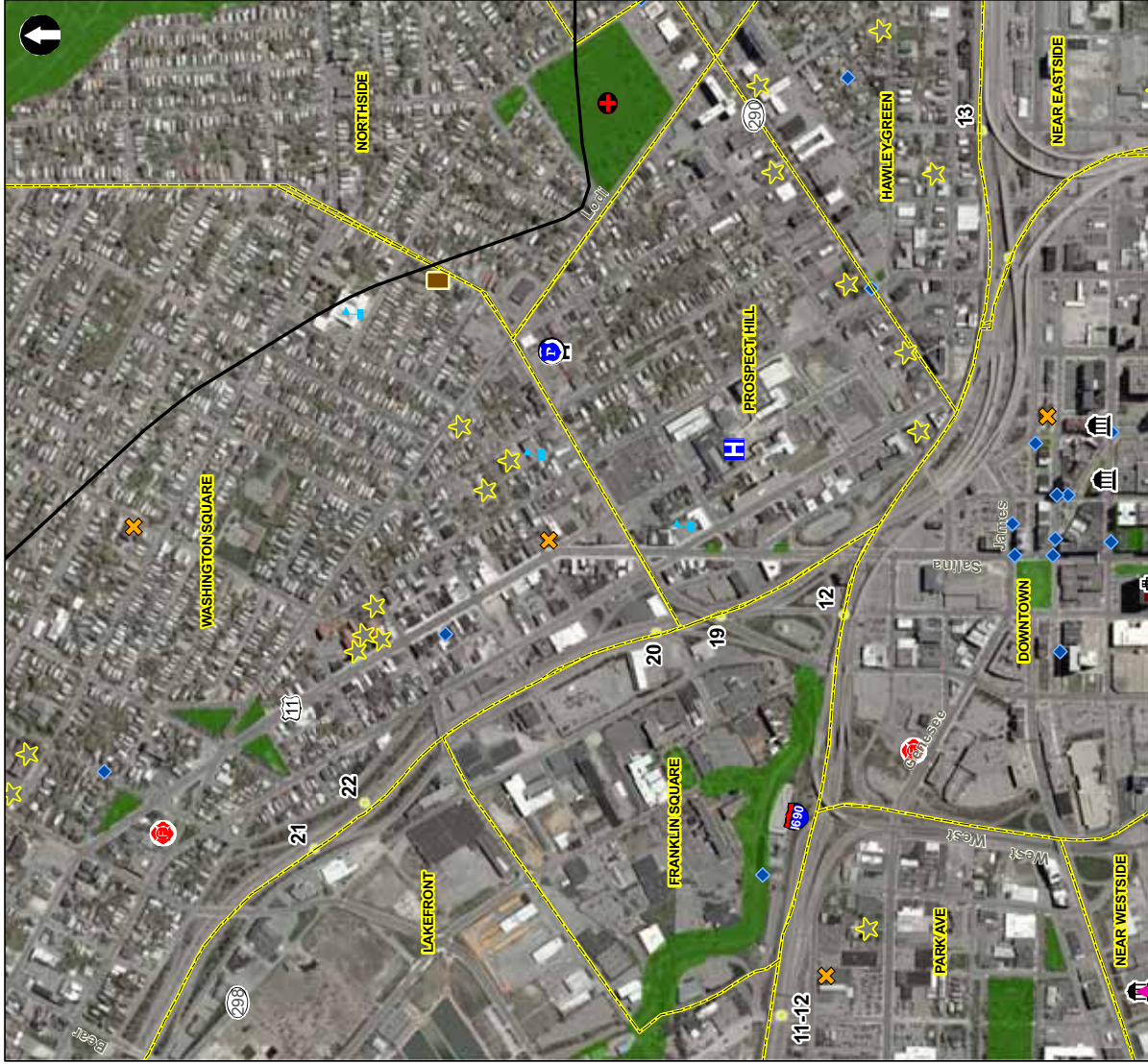
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# Interstate 81 Corridor Assessment Neighborhoods and Community Resources

## Legend

- Cemetery
- Community Center
- Cultural Center
- Day Care Facility
- Fire Station
- Government Building
- Hospital / Health Center
- Library
- Major Retail Center
- Place of Worship
- Police Station
- Recreation Center
- School
- University
- National Register Historic Resource
- Exit Numbers
- Park
- Approximate Neighborhood Boundaries
- Half Mile Study Area

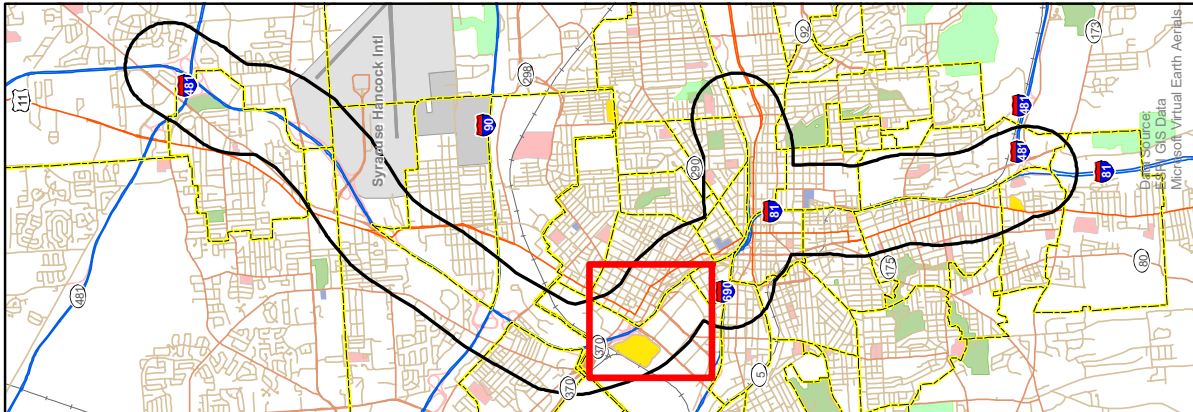
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# Interstate 81 Corridor Assessment Neighborhoods and Community Resources

## Legend

-  Cemetery
-  Community Center
-  Cultural Center
-  Day Care Facility
-  Fire Station
-  Government Building
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-  Library
-  Major Retail Center
-  Place of Worship
-  Police Station
-  Recreation Center
-  School
-  University
-  National Register Historic Resource
-  Exit Numbers
-  Park
-  Approximate Neighborhood Boundaries
-  Half Mile Study Area

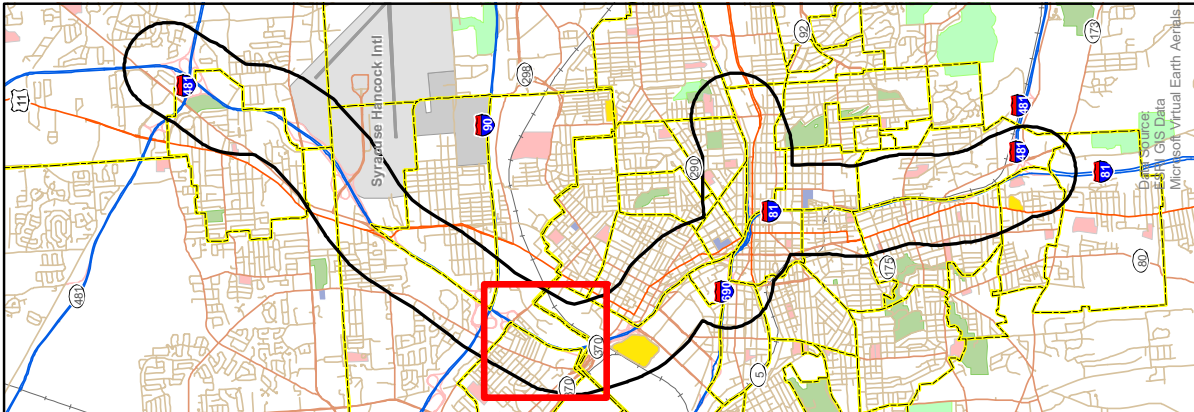
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# Interstate 81 Corridor Assessment Neighborhoods and Community Resources

## Legend

-  Cemetery
-  Community Center
-  Cultural Center
-  Day Care Facility
-  Fire Station
-  Government Building
-  Hospital / Health Center
-  Library
-  Major Retail Center
-  Place of Worship
-  Police Station
-  Recreation Center
-  School
-  University
-  National Register Historic Resource
-  Exit Numbers
-  Park
-  Approximate Neighborhood Boundaries
-  Half Mile Study Area

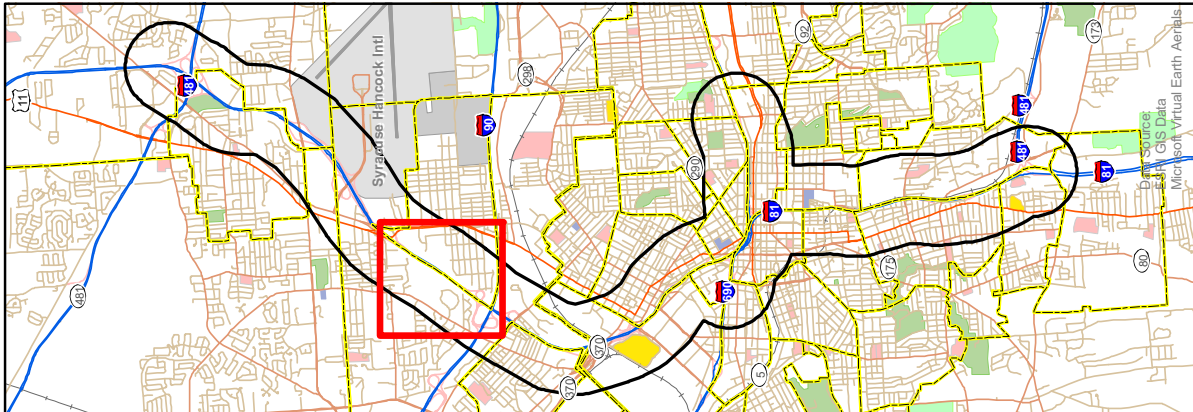
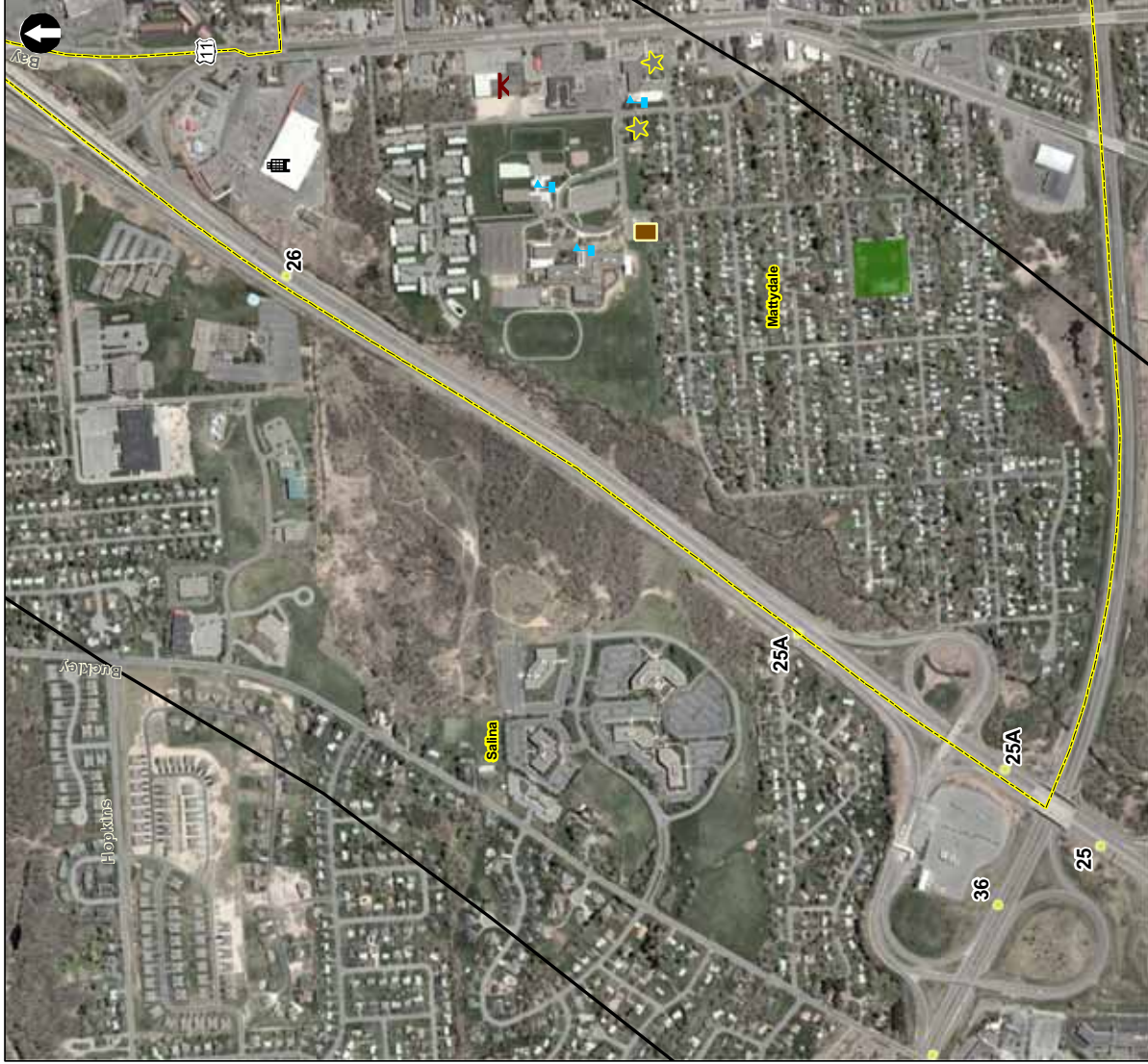
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# Interstate 81 Corridor Assessment Neighborhoods and Community Resources

## Legend

-  Cemetery
-  Community Center
-  Cultural Center
-  Day Care Facility
-  Fire Station
-  Government Building
-  Hospital / Health Center
-  Library
-  Major Retail Center
-  Place of Worship
-  Police Station
-  Recreation Center
-  School
-  University
-  National Register Historic Resource
-  Exit Numbers
-  Park
-  Approximate Neighborhood Boundaries
-  Half Mile Study Area

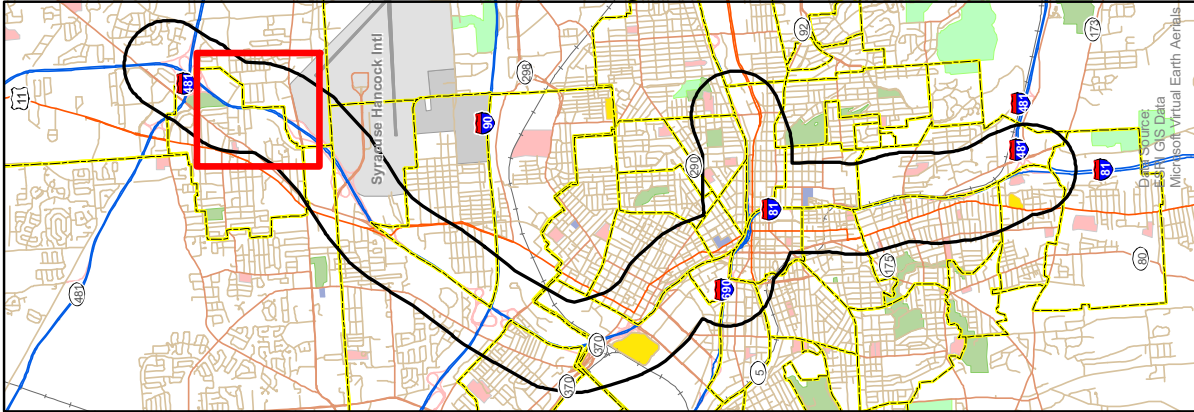
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4/16/2010

# Interstate 81 Corridor Assessment Neighborhoods and Community Resources

## Legend

- Cemetery
- Community Center
- Cultural Center
- Day Care Facility
- Fire Station
- Government Building
- Hospital / Health Center
- Library
- Major Retail Center
- Place of Worship
- Police Station
- Recreation Center
- School
- University
- National Register Historic Resource
- 16 Exit Numbers
- Park
- Approximate Neighborhood Boundaries
- Half Mile Study Area

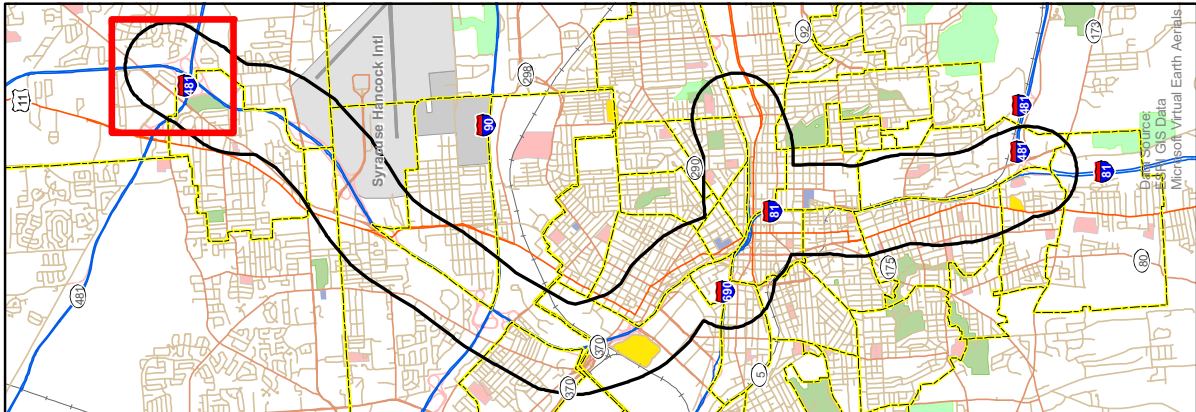
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4/16/2010

# Interstate 81 Corridor Assessment Neighborhoods and Community Resources

## Legend

-  Cemetery
-  Community Center
-  Cultural Center
-  Day Care Facility
-  Fire Station
-  Government Building
-  Hospital / Health Center
-  Library
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-  Police Station
-  Recreation Center
-  School
-  University
-  National Register Historic Resource
-  Exit Numbers
-  Park
-  Approximate Neighborhood Boundaries
-  Half Mile Study Area

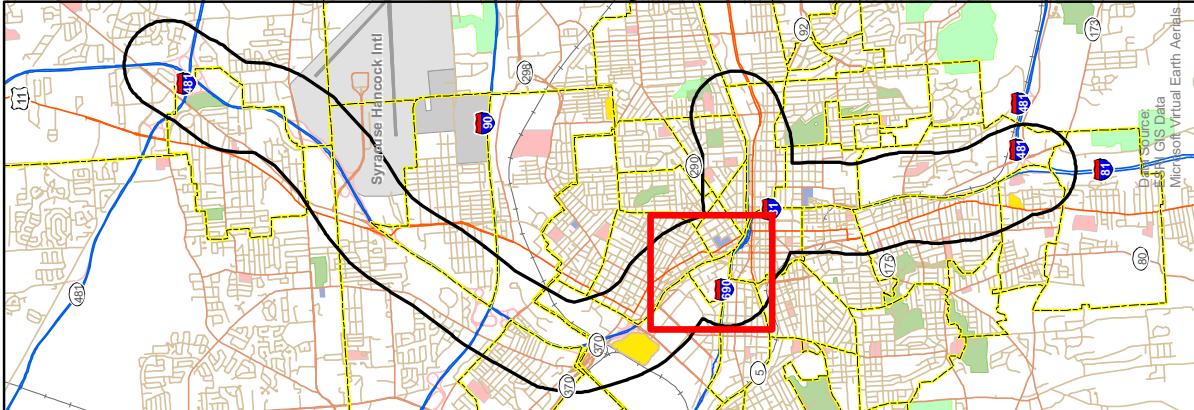
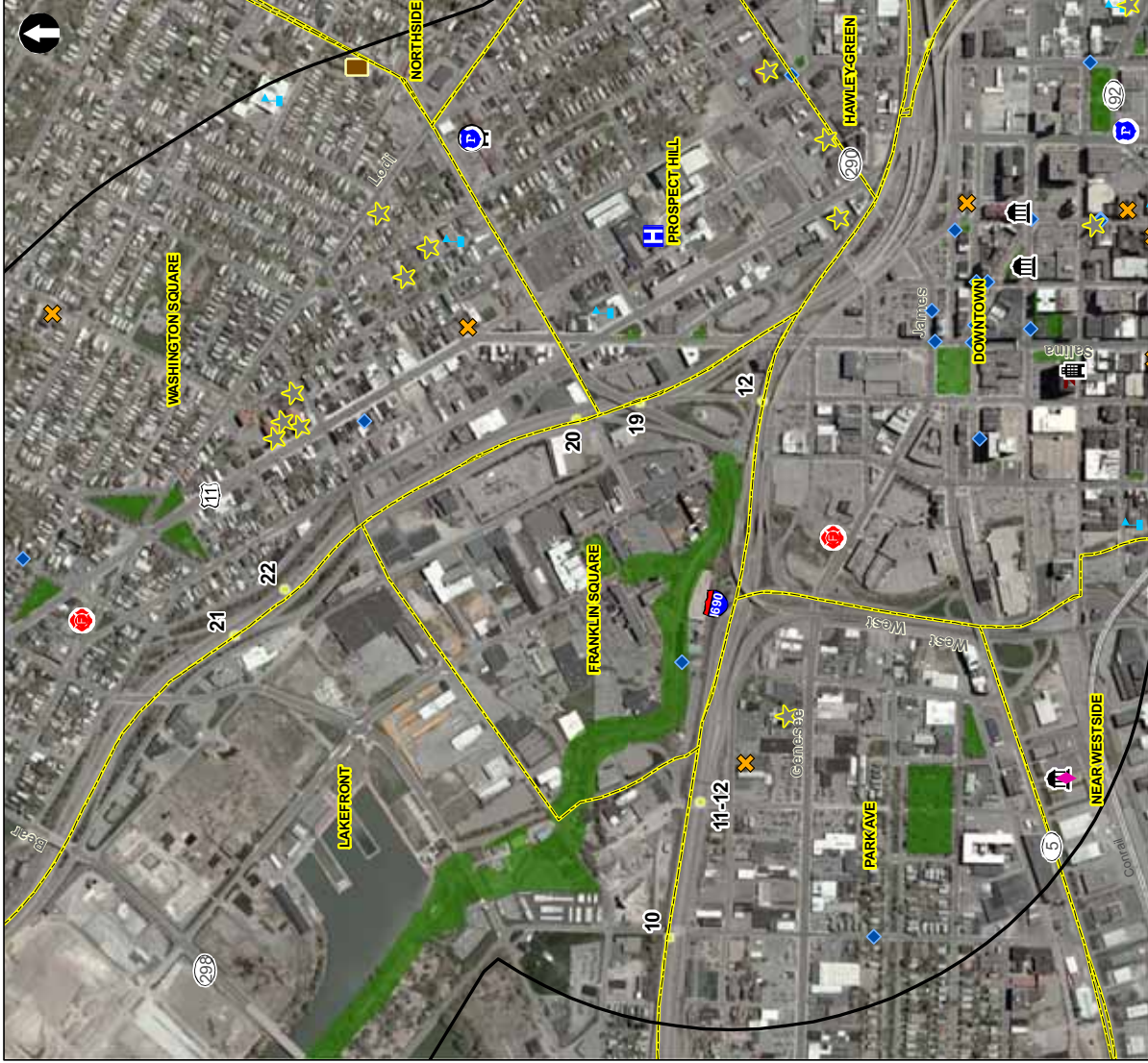
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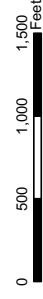
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# Interstate 81 Corridor Assessment Neighborhoods and Community Resources

## Legend

-  Cemetery
-  Community Center
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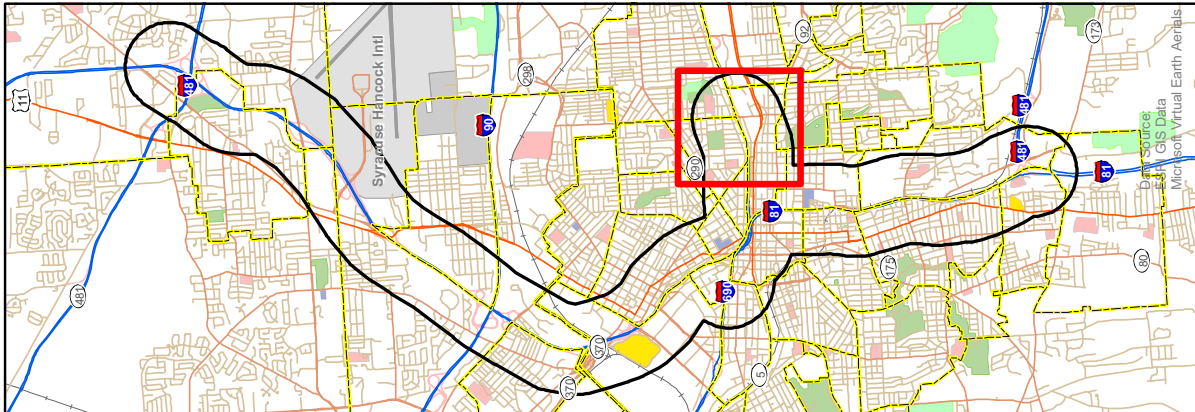
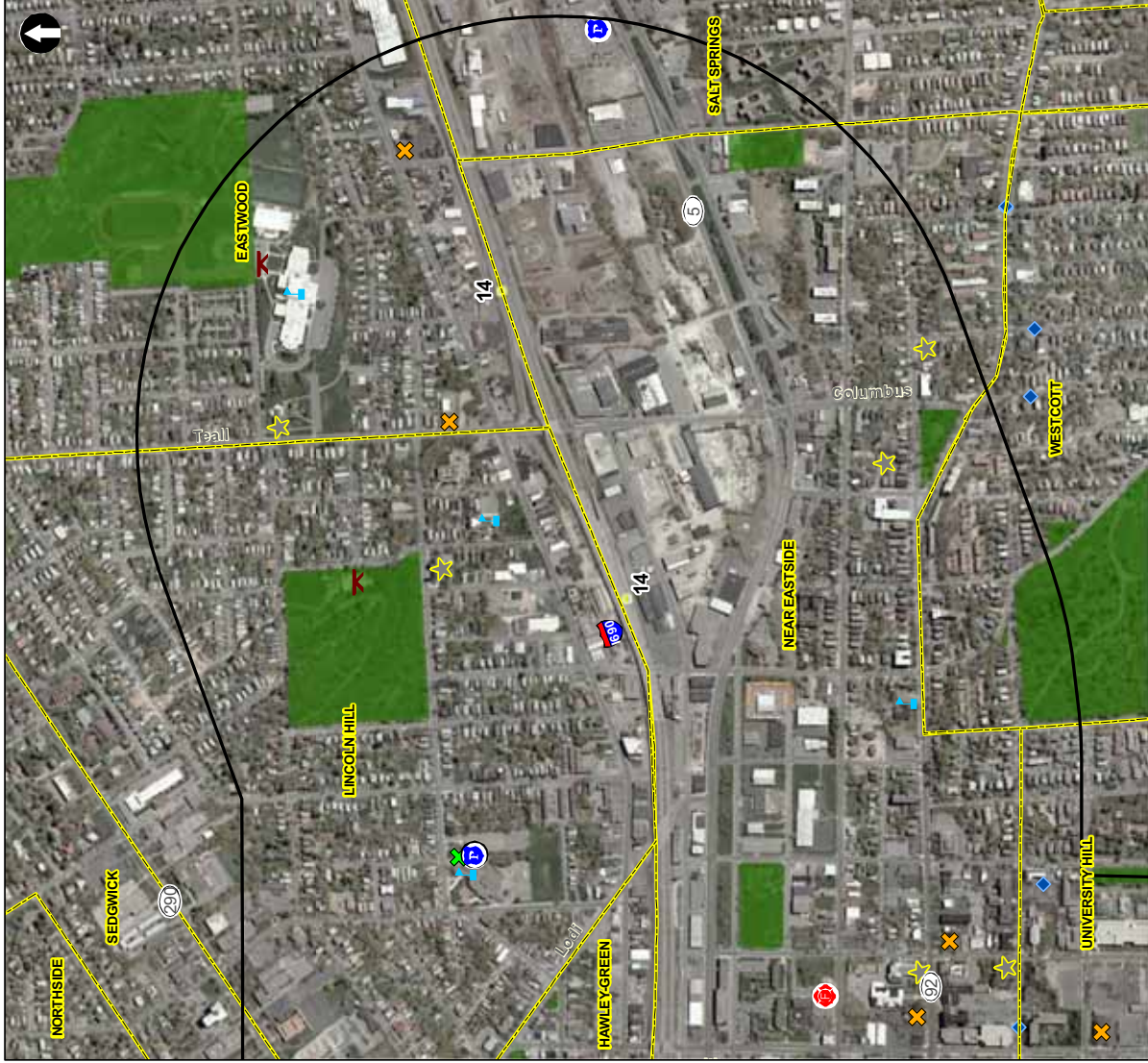
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## **Attachment D**

### **CULTURAL RESOURCES**

*Information regarding the location and nature of historic properties is considered confidential. The National Historic Preservation Act and the New York State Historic Preservation Act protect detailed information regarding these resources from public distribution. Consequently, specific data regarding the location and nature of historic properties within the study area have been included in a separate and confidential appendix to this report. At the discretion of the NYSDOT, attachment may be made available to appropriate parties upon request.*

#### ***The National Historic Preservation Act of 1966 (16 U.S.C. 470 et seq.) (as amended)***

The National Historic Preservation Act establishes the statutory responsibilities of federal agencies to manage and preserve historic properties under their jurisdiction, and directs the Secretary of the Interior to establish and maintain the National Register. Section 106 of the Act requires federal agencies to consider the effects of their undertakings on historic properties listed in or eligible for inclusion in the National Register and to afford the Advisory Council on Historic Preservation (ACHP) the opportunity to comment on such undertakings. Projects requiring federal licensing and funding are subject to the provisions of Section 106.

#### ***36 CFR § 800-The Protection of Historic Properties***

36 CFR § 800 defines how federal agencies meet their statutory responsibilities pursuant to Section 106. 36 CFR § 800 describes the requirements for identifying historic properties that may be affected (directly and indirectly) by an undertaking in consultation with federally recognized Indian tribes, the State Historic Preservation Office (SHPO) and other parties, including the public. The procedures under this part define the requirements for evaluating an undertaking's effects and resolving adverse effects through a process of consultation.

#### ***American Indian Religious Freedom Act of 1978 (42 U.S.C. 1996) (as amended)***

The American Indian Religious Freedom Act establishes a policy of the United States to protect and preserve for American Indians their inherent right of freedom to believe, express, and exercise the traditional religions of the American Indian, Eskimo, Aleut, and Native Hawaiians, including but not limited to access to sites, use and possession of sacred objects, and the freedom to worship through ceremonial and traditional rites. In contrast to Section 106, AIRFA protects the rights of Native Americans to access sacred religious sites regardless of a site's National Register status.

#### ***Section 4(f) of the United States Department of Transportation Act (49 U.S.C. 303) (as amended)***

Pursuant to Section 4(f) of the Act, the Secretary of Transportation may approve a transportation program or project requiring the use of public parks, recreation areas, wildlife and waterfowl refuges, or land from an historic site of national, state, or local significance only if:

- There is no prudent and feasible alternative to using that land; and
- The program or project includes all possible planning to minimize harm to the public park, recreation area, wildlife and waterfowl refuge, or historic site resulting from the use.

Or

- The use, including any measures to minimize harm (such as any avoidance, minimization, mitigation, or enhancement measures) will have a *de minimis* impact on the property.



Properties subject to Section 4(f) include: publicly or privately owned historic or archaeological properties which are listed or eligible for listing in the National Register; and publicly owned parks, recreation areas, or wildlife and waterfowl refuges.

***New York State Historic Preservation Act of 1980 (Article 14 of the New York State Parks, Recreation and Historic Preservation Law)***

The State Historic Preservation Act declares it a policy of the State of New York to engage in a comprehensive program for historic preservation and establishes the State Register of Historic Places. Section 14.09 of the Act was modeled on Section 106 of the National Historic Preservation Act and requires state agencies to consult with the OPRHP Commissioner if it appears that any project may cause any change, beneficial or adverse, to historic properties listed in or eligible for inclusion in the National or State Registers of Historic Places.

***Section 233 of the New York State Education Law***

The State of New York enacted Section 233 of the Education Law in 1958 to protect publicly owned cultural, scientific, and paleontological resources. Section 233 requires a permit from the New York State Museum for the excavation, investigation, removal, appropriation, or destruction of any object of archaeological, historical, cultural, social, scientific or paleontological interest, situated on, in or under lands owned by the State of New York. Section 233 also requires reporting of unanticipated discoveries of such objects on state lands.

The NYSDOT has an interagency with the New York State Education Department to progress studies for the identification of historic properties pursuant to Section 14.09 and 18 CFR Part 800.

***City of Syracuse Zoning Ordinance (Part C, Section VII–Historic Preservation)***

Section VII of the City of Syracuse Zoning Ordinance establishes the City of Syracuse Landmarks Preservation Board and authorizes the board to make recommendations to the City Planning Commission and the Syracuse Common Council for designations of Preservation Districts and Protected Sites. Material changes to these properties require a Certificate of Appropriateness from the Syracuse Landmarks Preservation Board. The ordinance applies to all Protected Sites and to all buildings, structures, outbuildings, walls, fences, steps, topographical features, earthworks, paving and signs within a designated Protected District.

***Cultural Context***

***Prehistoric Context***

During the Wisconsin glacialiation, the study area was blanketed by continental glaciers that once extended as far south as Long Island. Glacial retreat at the end of the Pleistocene exposed a landscape that had been significantly modified by ice. The postglacial environment that confronted the first Americans was vastly different than that of the present day, and Paleoindian groups entering the central New York region would likely have encountered a mosaic of rapidly changing environments. Paleoenvironmental reconstruction suggests that the extent of environments within the vicinity of present-day Syracuse may have consisted of spruce parkland and tundra (Carr and Adovasio 2002). The Pleistocene megafauna that initially inhabited

this environment (mastodon, mammoth, bison) became extinct at the end of the Late Glacial episode and were replaced by modern species, including elk, moose, and caribou (Carr and Adovasio 2002).

Archaeological evidence suggests that Paleoindian hunter-gatherers entered the central New York region at least 11,300 years ago (Laub 2002). Seasonal changes in resource availability meant that Paleoindian groups developed resource procurement strategies that required seasonal migration. Despite this migratory pattern, it is probable that these groups returned to known occupation sites that were located close to critical resources, such as water and lithic raw materials. Intact archaeological sites in the Northeast and in the New England-Maritimes suggest that Paleoindian populations favored rich ecological zones associated with swamps, rivers, and postglacial lakes (Pasquariello and Loorya 2006). Archaeologically, Paleoindian artifact assemblages within the Northeast are dominated by lithic technologies, particularly fluted projectile points, utilized flakes, and smaller bifacial tools, such as scrapers and burins (Carr and Adovasio 2002). Paleoindian populations also relied heavily on perishable technologies, such as textile, bone, and wooden tools. However, differential preservation of archaeological materials typically makes these technologies far less visible in the artifact assemblages from known sites in the region.

In general, Paleoindian sites are uncommon in the Northeast. A number of factors contribute to the lack of sites from this period. While several fluted points have been recovered in central New York, the age of Paleoindian deposits, subsequent landscape modifications, and associated ground disturbance make the likelihood of encountering intact Paleoindian sites relatively low. Other significant factors that affect the visibility of intact sites include the low population densities during the Paleoindian period, the nature of material culture types common to hunter-gatherer groups, and the general environmental conditions in the region at the end of the Wisconsinan glaciation. The paleoenvironmental landscape was also significantly altered by natural environmental conditions precipitated by a host of processes, including isostatic rebound, post-glacial eustatic sea level rise, and concomitant changes in characteristics of alluvial environments. These and other natural processes have further obscured the relationship between the paleoenvironmental environment and the modern landscape.

A warming climate and a greater ecological diversity following glacial retreat prompted changes in subsistence strategies and technologies (Ritchie 1965). The Archaic period (10,000-3,000 years ago) saw the emergence of mixed deciduous-coniferous forests and the appearance of essentially modern faunal assemblages in the Northeast (Quinn et al. 1999). Technological developments, such as smaller projectile points, indicate a trend towards hunting strategies that relied on smaller, locally available fauna, such as white-tailed deer, turkey, waterfowl, and black bear. Seasonal availability of game animals, aquatic resources, and wild plant foods continued to make hunting and foraging successful resource procurement strategies, particularly in coastal areas. These strategies contributed to a population growth throughout the Northeast during the Archaic period (Fagan 2000). Although the Early Archaic is poorly understood in New York, sites from this period have been identified in the western, central, and in southeastern regions of the state.

Within the study area, the Middle Archaic is characterized by an adaptive strategy that relied on a combination of hunting, fishing, and gathering (Pasquariello and Loorya 2006). Middle Archaic sites are typically associated with rivers, swamps, lakes, estuaries, and coastlines. The proximity of these sites to existing waterways suggests that Middle Archaic populations were exploiting seasonal fish runs and bird migrations along the Eastern Flyway (Pasquariello and Loorya 2006). The emergence of ground and polished stone tools during the Middle Archaic indicate that techniques to process nuts and edible plants were also becoming better refined during this stage (Ritchie 1965).

The Late Archaic saw the florescence of a number of cultural manifestations across the Northeast. In the study area, Late Archaic sites from the Laurentian Tradition and the Brewerton phase have been identified (Ritchie 1965). While the relationship between these two cultural manifestations in New York is somewhat unclear, it is apparent that by the Late Archaic cultural diversity was expanding rapidly (Quiggle 2008). The settlement patterns that developed in resource-abundant areas suggest the use of seasonal base camps to augment migratory resource procurement strategies. This semi-sedentary pattern is represented by an increase in the number house structures, storage pits, and larger quantities of organic food remains (Quinn et al. 1999; Ritchie 1965). While typical Late Archaic sites in the vicinity of the study area to be relatively small, they are found on all landforms and environmental areas.

Archaeologists have long recognized a Terminal Archaic period that bridges the Archaic and Woodland periods in the Northeast (Ritchie 1965). Characteristics of the Terminal Archaic include the use of steatite cooking vessels and the appearance of Orient Fishtail projectile points. Orient Fishtail points are typically found throughout the Long Island, southern New England, and the Hudson River Valley, although morphological correlates have been identified throughout the Northeast (Justice 1987).

The most significant technological development to occur during the Woodland period (3,000 years ago—AD 1550) was the widespread manufacture and use of ceramic vessels. Ceramic vessels appeared in isolated areas in eastern North America during the Late Archaic, but became only regionally significant in the Northeast approximately 3,000 years ago (Quinn et al. 1999). Ceramic manufacture reflects increasingly sedentary settlement patterns and a growing dependence on domesticated plants, although evidence for cultigens is somewhat lacking for much of the Northeast during the Early Woodland period.

While a variety of cultural manifestations continued to appear throughout the Woodland period, a regional assessment indicates that Middle Woodland populations continued a shift toward more sedentary communities. Marine resources—particularly shellfish—became increasingly important during the Middle Woodland, and researchers have identified an increase in coastal and riverine settlements during this period (Pasquariello and Loorya 2006).

Maize, bean, and squash agriculture became an important source of subsistence during the Late Woodland period (Quiggle 2005). Major sociopolitical changes accompanied the widespread adoption of cultivation practices, including increased territorialization and changes in residence patterns. These changes led to the emergence of an identifiable Iroquoian Tradition within western, central, and northern New York State by AD 1300. Large, nucleated semi-permanent Iroquoian settlements were originally located along floodplains, river terraces, or coastlines. However, by the 1300s, Iroquoian communities began to relocate villages to defensible upland areas. In many cases, these villages were protected by stockade walls erected as an additional fortification. Iroquoian communities were oriented around maize, bean, and squash cultivation in fields near settlements. Temporary upland camps and task-specific activity sites augmented the resources available in the lowland areas surrounding villages.

Archaeological evidence indicates that a rising tide of violence among Iroquois groups impelled the Seneca, Onondaga, Cayuga, Mohawk, Oneida (and later the Tuscarora) to form the League of Peace preceding European arrival. Tradition suggests that the League was founded on the shores of Onondaga Lake. The Onondaga people who occupied the Syracuse area at the time of European contact played a pivotal role in the formation of the Iroquois confederacy and are still regarded as the keepers of the League's central fire (Grumet 1995).

## *Historic Context*

Ephemeral contact between Native Americans and Europeans along the Atlantic Coast of North America may have begun as early as the 1490s. Unverified evidence from archival records indicates that European fishing fleets may have made landfall along the coast of Newfoundland and the Gulf of St. Lawrence toward the end of the 15th century (Grumet 1995). Hostilities between Native Americans and the French limited trade relations and stifled European attempts to establish in the Syracuse area during the 1500s (Grumet 1995). Notwithstanding these difficulties, archaeological evidence indicates that European trade items were obtained by indigenous coastal groups from European fishing and whaling fleets and made their way inland through trading intermediaries during the 16th century (Quiggle 2008). European settlers that soon followed early explorers and missionaries into the interior of the continent encountered an indigenous population already wracked by epidemic diseases brought from the Old World. Waves of epidemics killed thousands of Native Americans living in the Northeast during the early contact period. These epidemics were compounded by internecine hostilities fostered by competition for access to European trade goods (Quiggle 2006). Warfare among indigenous populations would kill thousand of Native Americans and force others to flee the region during the 17th century (Grumet 1995).

Overall, the 17th century was a period of tremendous social and political upheaval across the entirety of Northeastern North America. Early meetings between Europeans and the Onondaga may have taken place as early as 1615, but the first documented, sustained contact in the vicinity began with Simon LeMoyne's expedition in 1654. With the permission of the Onondaga, French Jesuit missionaries established an early fortified missionary post along the shores of Onondaga Lake in the 1650s. The post, named Sainte Marie Gannentaha (Saint Marie Among the Iroquois), was short-lived, and tensions between the Onondaga and the French led to the expulsion of the missionaries in 1658 (Grumet 1995). A replica of the trading post has been reconstructed in Onondaga County Park, and currently serves as a museum and living-history site.

The Jesuits again entered the region in the late 1600s, and established a presence that would last until 1687. Hostilities between the European powers soon drew in the Iroquois, and the resulting conflict forced the Onondaga to flee their principal town in 1696. Large Onondaga villages were reestablished in the study area by the early 1700s, and the Onondaga maintained tenuous trade relationships with European powers over the next several years. During the Seven Years War (1755-1762), the Onondaga remained officially neutral, but many sided openly with the French in their conflict with the British. The Onondaga again remained outwardly neutral during the American Revolution. Despite this stance, the primary Onondaga villages served as staging points for British raids on the American forces. In 1779, a large American force attacked the Onondaga communities in the region, burning villages and longhouses in retribution for attacks on European settlements. The 1779 Sullivan-Clinton Campaign forced many remaining Iroquois to flee north to Canada. While the Onondaga retained a presence in the region, their population was greatly reduced by the beginning of the 19<sup>th</sup> century.

The region's economic development was originally founded on salt production, an industry centered on the shores of Onondaga Lake (Hardin 1993). Prior to the advent of modern refrigeration, salt was essential for preserving meat and other perishable foodstuffs. As early as the mid-seventeenth century, French missionary Father Simon LeMoyne recognized the potential for value of the briny water that issued from springs along the shores of Onondaga Lake. By 1794, salt was being manufactured at large-scale saltworks on the southwest corner of the lake (Hardin 1993). As the salt industry continued to grow during the early nineteenth century, so too did the infrastructure required to support large-scale production. Wooden well houses, stone pump houses, vats for boiling brine, and shallow vats for facilitating evaporation were all common features of the salt industry along Onondaga Lake. In addition to this manufacturing infrastructure,

facilities such as the cooperages necessary to manufacture kettles and barrels developed to support the saltworks. Homes for administrators and workers were also sited near the saltworks, although few examples remain today (Hardin 1993).

The construction of the Erie Canal between 1817 and 1823 provided a vital link between the interior of the continent and centers of commerce along the Hudson River and the Atlantic seaboard (Hartgen Archaeological Associates, Inc. 2009). Construction of the canal brought immigrants from Ireland and elsewhere in Western Europe to upstate New York. The regional impact of the canal system was immense, and the connectivity that it provided played a central role in transforming New York into the “Empire State” (OPRHP 2007). The access to markets afforded by the Erie Canal revolutionized upstate New York communities and created the largest inland port in the nation at Buffalo. In the Syracuse area, the canal provided an efficient and low-cost means of transporting salt and chemicals to eastern and emerging western markets. As cities like Chicago grew into regional economic centers, salt became increasingly important to preserve commodities like beef and pork that were shipped from these inland ports. Just five years after the opening of the canal, the population of Syracuse nearly tripled, and, by 1850, the city’s population exceeded 22,000 (Bernstein 2005). The canal provided a conduit for ideas and people as well. Traveling preachers, fugitive slaves, and immigrants seeking work in Syracuse’s booming salt industry moved along the canal (Hardin 1993). On a national level, the Erie Canal served to connect the East Coast with the Great Lakes states and the Midwest. This interconnection served to strengthen political and social ties between these regions.

By the beginning of the Civil War, saltworks extended from present-day Liverpool along Onondaga Lake south to downtown Syracuse. The salt industry drew immigrants from Europe to the Syracuse area, and many of the present-day ethnic neighborhoods in the city were founded by laborers that arrived in the region to work at the saltworks. Merchants and others profited from the influx of people and the success of both the canal and the salt industry. By the mid-nineteenth century, Syracuse had grown from a small backwater settlement to a cosmopolitan city, described by one visitor as “one of enchantment” (Hardin 1993). The concomitant growth of the saltworks and the canal were primarily responsible for this rapid development. Salt production increased at the beginning of the Civil War, and the industry reached a peak of 9 million bushels in 1862 (Hardin 1993).

Following the Civil War, the industry began to decline as salt deposits were located elsewhere (Hardin 1993). The original towpath canal underwent several realignments and improvements throughout the late 1800s to accommodate increased traffic and larger and deeper-draft vessels. The canal continued to provide an economic conduit for the region’s manufacturing and important agricultural sectors, but the growth of the railroads proved a faster means of transporting goods and raw materials to eastern and western markets. By the early twentieth century, the historic Erie Canal had fallen into disrepair. A catastrophic failure of the canal’s foundation caused a collapse of a section of the canal in downtown Syracuse in 1907 that washed away several boats and a building (Hardin 1993). Construction of a new canal capable of accommodating barges was approved in 1903 and construction was completed in 1908 (NPS 1998). The last canal boat passed through Syracuse on the historic Erie Canal in (ECM 2009). Sewers, waterlines and other public services were laid in the old canal bed, and portions of the canal were subsequently in-filled with dirt and covered with blacktop to create modern roadways through the city (ECM 2009). Although the Barge Canal is still in operation, the New York State Canal System had its greatest economic and social impact between 1825 and 1855 (NPS 1998).

The construction of the Barge Canal, the dominance of the railroads, and the economic turmoil of the Great Depression had a tremendous negative impact on the growth of the Syracuse region. Following World War

II, the population began to shift toward surrounding suburbs, and construction activities moved from downtown to housing tracts and industries in nearby communities such as DeWitt and Baldwinsville. The construction of major highways and transportation corridors such as I-81, I-690, and I-481 facilitated the urban exodus that dramatically changed the nature and character of the downtown area.

In many ways, the late nineteenth and early twentieth century neighborhoods and buildings that remain in downtown Syracuse hearken back to the “golden age” of the Erie Canal. While Syracuse University and companies such as Carrier Corporation continued as important features of the city’s growth following World War II, the mechanisms that transformed Syracuse into a center of business and capital were associated with the salt industry and the historic canal system.

**Historic Buildings, Structures, Objects, and Districts Listed in the National Register of Historic Places**

<b>National Register No.</b>	<b>Municipality</b>	<b>Address</b>	<b>Property Name</b>
00NR01626	Syracuse	501 Plum Street	O.M. Edwards Bldg.
01NR01806	Syracuse	1074 West Genesee St.	Harriet May Mills Residence
01NR01807	Syracuse	309 Van Rensselaer Street	Alton Simmons House
01NR01881	Syracuse	Siraford, Ackerman, Morningside, Comstock	Berkeley Park Subdivision Historic District
01NR01882	Syracuse	Onondaga Avenue	Onondaga Park
03NR05080	Syracuse	2000-2004 West Genesee Street	Babcock-Shattuck House
04NR05222	Syracuse	Greenwood Avenue	Elmwood Park
06NR05624	Syracuse	230 West Willow Street	C.W. Snow & Company Warehouse
07NR05718	Syracuse	2627 East Genesee Street	Harry N. Burnhans House
07NR05819	Syracuse	500 South Warren Street	Hotel Syracuse
08NR05881	Syracuse	910 Madison Street	Temple Society of Concord
90NR01699	Syracuse	Ostrom Avenue	Thornden Park
90NR02097	Syracuse	S.E. corner of Erie Blvd. E. and Montgomery St.	Weighlock Building
90NR02093	Syracuse	N of Syracuse on Berwick Rd.	Alvord House
90NR02101	Syracuse	107 James St.	Third National Bank
90NR02102	Syracuse	106 E. Washington St.	White Memorial Building
90NR02103	Syracuse	819 Madison St.	Grace Episcopal Church
90NR02104	Syracuse	311 Montgomery St.	Central New York Telephone & Telegraph Building
90NR02105	Syracuse	307 S. Townsend St.	Hamilton White House
90NR02106	Syracuse	Syracuse University Campus	Hall of Languages, Syracuse University
90NR02107	Syracuse	Syracuse University Campus	Crouse College, Syracuse University
90NR02108	Syracuse	101 - 203 E. Water, 120 - 200 E. Genesee, 113 Salina, 109 - 114 S. Warren Sts.	Hanover Square Historic District
90NR02109	Syracuse	233 E. Washington St.	Syracuse City Hall
90NR02112	Syracuse	210-216 W. Water St.	Amos Block
90NR02113	Syracuse	310 Montgomery St.	St. Paul's Cathedral & Parish House
90NR02115	Syracuse	Green St. and Hawley Ave.	Hawley-Green Street Historic District
90NR02116	Syracuse	E. Jefferson, E. Onondaga, Montgomery and E. Fayette Sts.	Montgomery Street-Columbus Circle Historic District
90NR02117	Syracuse	Syracuse University Campus	Syracuse University - Comstock Tract Buildings
90NR02123	Syracuse	S. Clinton, S. Franklin, Walton, W. Fayette, and W. Jefferson Sts.	Armory Square Historic District
90NR02118	Syracuse	Central Ave. and Main Street	Central Technical High School
90NR02122	Syracuse	438 Columbus Ave.	Gustav Stickley House
90NR02124	Syracuse	101 College Place	Pi Chapter House of Psi Upsilon Fraternity

Historic Buildings, Structures, Objects, and Districts Listed in the National Register of Historic Places			
National Register No.	Municipality	Address	Property Name
90NR02125	Syracuse	517-519 to 947 - 951 & 522-524 to 850-854 N. Salina, 1121 N. Townsend St & 504-518 Prospect Ave.	North Salina Street Historic District
90NR02126	Syracuse	111 W. Kennedy St. and 1555-1829 and 1606-1830 S. Salina St.	South Salina Street Historic District
90NR03144	Liverpool	314 Second St.	Lucius Gleason House
90NR03310	Syracuse	Oakwood Avenue	Oakwood Cemetery
91NR00249	Syracuse	Clinton Square	Syracuse Post Office and Court House
96NR00963	Fayetteville	7262 East Genesee St.	Charles Estabrook Mansion
96NR01110	Syracuse	100 Circle Road	Ward House
96NR01112	Syracuse	819 Cornstock Ave.	Estabrook House
96NR01113	Syracuse	518 Danforth Street	Chapman Residence
96NR01114	Syracuse	707 Danforth Street	Gang House
96NR01115	Syracuse	114 Dorset Rd.	Spencer Residence
96NR01116	Syracuse	2201 East Genesee Street	Collins Residence
96NR01117	Syracuse	2654 East Genesee Street	Poehlman Residence
96NR01120	Syracuse	110 Highland Street	Garrett Residence
96NR01121	Syracuse	827 Lancaster Street	Welsh Residence
96NR01122	Syracuse	1035 Oak Street	Ziegler Residence
96NR01123	Syracuse	176 Robineau Rd.	White Residence
96NR01124	Syracuse	225 Robineau Rd.	Stowell Residence
96NR01126	Syracuse	215 Salt Springs Rd.	Fuller Residence
96NR01128	Syracuse	112 Scottholm Terrace	Sanderson Residence
96NR01129	Syracuse	301 Scottholm Boulevard	Sanderson House
96NR01130	Syracuse	105 Strathmore Drive	Clark House
96NR01131	Syracuse	106 Strathmore Drive	Porter Residence
96NR01135	Syracuse	329 Westcott Street	Blanchard House
97NR01252	Syracuse	232 East Onondaga Street	Plymouth Congregational Church
97NR01288	Syracuse	501 James Street	First English Lutheran Church
98NR01294	Syracuse	300 North Center Street	First Presbyterian Church of East Syracuse



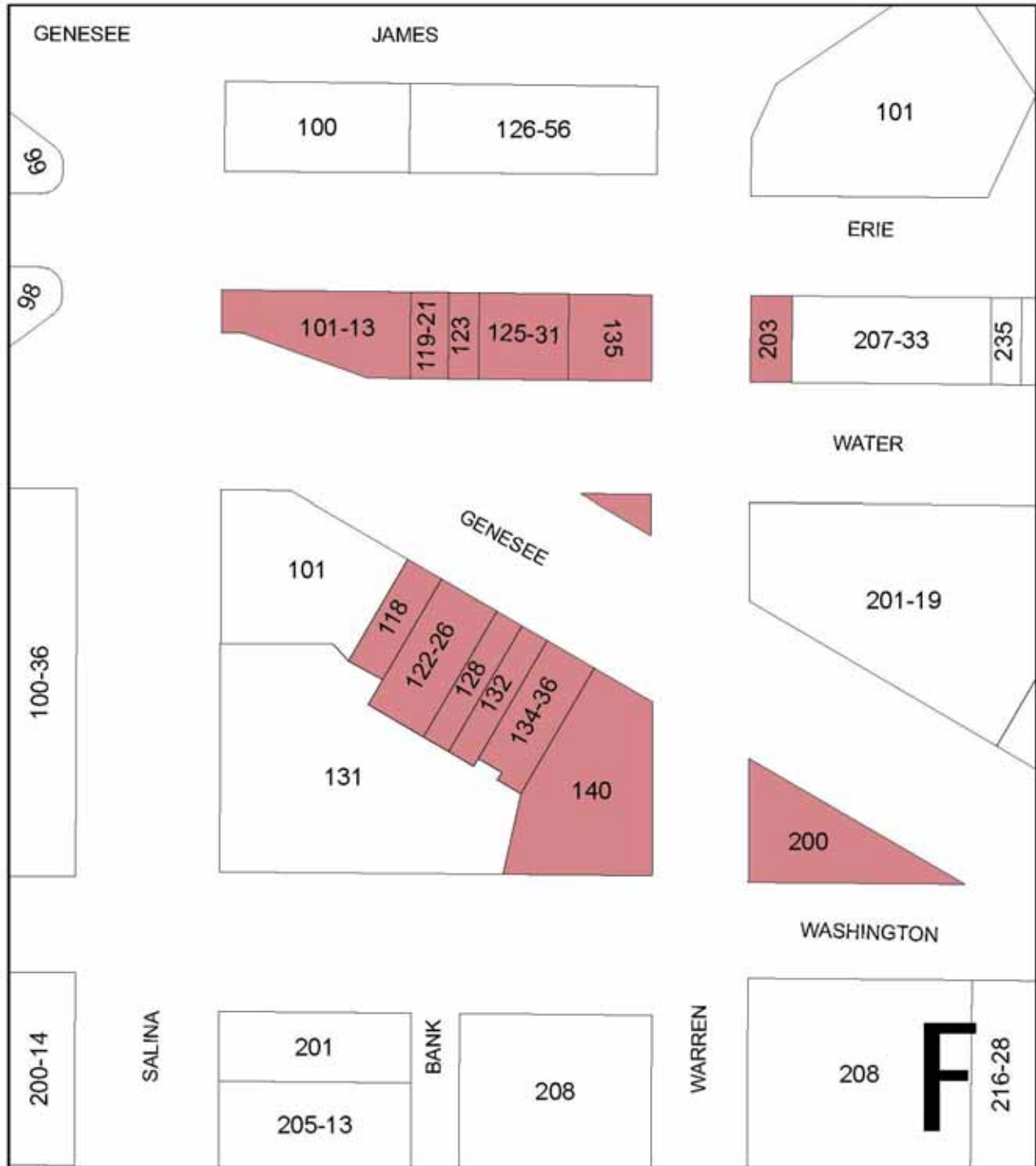
Local Protected Sites / Syracuse, New York

	<b>ADDRESS</b>	<b>NAME</b>
1	105 Academy Green	Academy Green
2	300 S. Avery Avenue	Pass Arboretum
3	718-720 South Beech Street	United Baptist Church
4	836 Butternut Street	Former Kress Drug Store
5	* 438 Columbus Avenue	Stickley House
6	940 Comstock Avenue	Oakwood Cemetery
7	1800 Erie Boulevard West	Geddes Pump House
8	711 East Fayette Street	A.M.E. Zion Church
9	2002-12 East Genesee Street	Jewish War Veterans Home
10	1104 East Genesee Street	Medical offices
11	125 Gertrude Street	Residence
12	* 306 Hawley Avenue	George Beadle House
13	418 Howard Street	Residence
14	437 James Street	Church of the Savior
15	914 Lodi Street	Rose Hill Cemetery
16	922 Madison Street	Wilson Apartments
17	118 Merriman Avenue	Residence
18	500 North McBride Street	Truesdell/Schoeneck House
19	714 North McBride Street	Louis Will Residence (Salvation Army Group Home)
20	328, 329 Milburn Drive	Village Green
21	* 310 Montgomery Street	St. Paul's Episcopal Cathedral
22	* 501 Onondaga Avenue	Lower Onondaga Park
23	* 501 Onondaga Avenue	Upper Onondaga Park
24	* 232 East Onondaga Street	Plymouth Congregational Church
25	500 West Onondaga Street	Henry J. Mowry House/Fairchild & Meech Funeral Home (The Art of Massage)
26	514 (506) West Onondaga Street	Dr. Grumen House (AAA Building)
27	* 726 West Onondaga Street	Alexander T. Brown House
28	927 Park Avenue	Sacred Heart Church
29	1400-08 Park Street	St. John the Baptist Church
30	1509 Park Street	Parke S. Avery House
31	204 Robineau Road	Robineau House
32	206 (210) Robineau Road	Robineau Studio
33	* 541 Robineau Road	Elmwood Park
34	* 812 N. Salina Street	Church of the Assumption
35	* 362 S. Salina Street	Landmark Theater
36	1431 S. Salina Street	Residence
37	* 1631 S. Salina Street	Gothic Cottage
38	* 1641 S. Salina Street	New Jerusalem Church of God in Christ
39	2110-12 South Salina Street	South Presbyterian Church
40	417 W. Seneca Turnpike	Forman House
41	213 Scottholm Terrace	Skoler House
42	214 North State Street	Former St. John the Evangelist Rectory
43	301 South State Street	Fayette Park
44	* 206 Summit Avenue	Dunfee House
45	* 501 Ostrum Avenue	Thornden Park
46	105 South Townsend Street	Brennan Motor Manufacturing
47	109 South Townsend Street	Brennan Motor Manufacturing
48	115 South Townsend Street	
49	* 307 South Townsend Street	Hamilton White House
50	* 703 Walnut Avenue	Horace Wilkinson House (Phi Delta Theta Fraternity)
51	431-41 South Warren Street	WFBL Building (431-35, 437-41)
52	* 233 East Washington Street	Syracuse City Hall
53	501 East Washington Street	Brown's Place
54	1010 East Washington Street	Ignatius Fiesinger House
55	818 South West Street	Second Olivet Missionary Church
56	819 South West Street	Nathan Breed House
	* denotes a National Register property	





# Hanover Square Preservation District





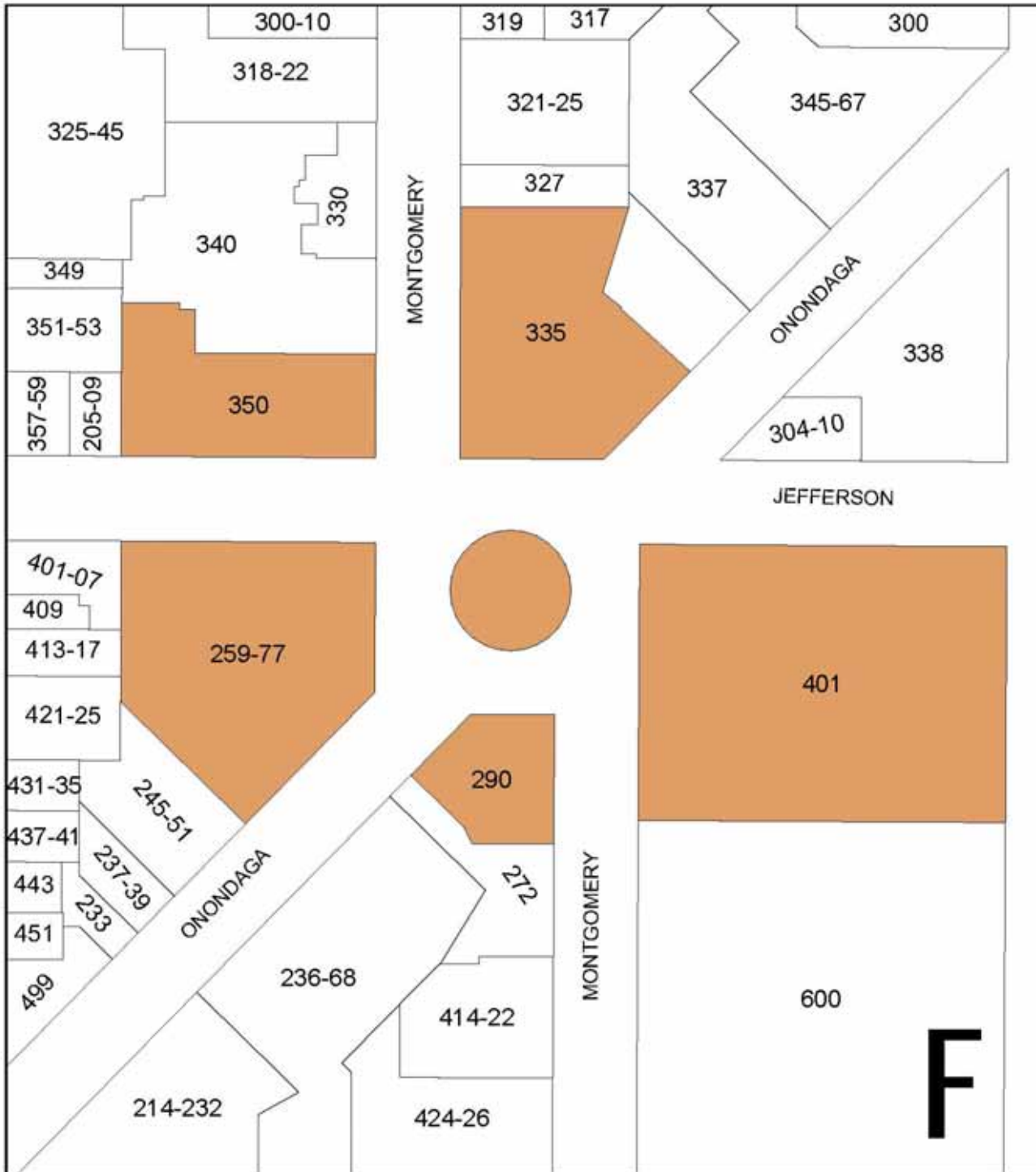
# Berkeley Park Historic District



City of Berkeley, Dept. of Engineering, Division of Mapping & Surveying - April 2008



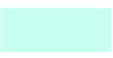
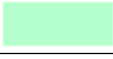








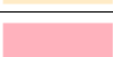
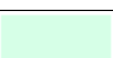
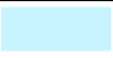

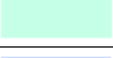

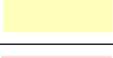
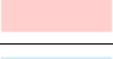
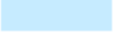

# Columbus Circle Preservation District



## Attachment E

**Table 4.4 USDA Soils Within Study Area**

Map Symbol	Soil Name	Farmland Classification
	A1A Alton gravelly fine sandy loam, 0 to 3 percent slopes	All areas are prime farmland
	A1B Alton gravelly fine sandy loam, 3 to 8 percent slopes	All areas are prime farmland
	A1C Alton gravelly fine sandy loam, rolling	Other Soils
	AoA Appleton loam, 0 to 3 percent slopes	Other Soils
	ArB Arkport very fine sandy loam, 2 to 6 percent slopes	All areas are prime farmland
	ArC Arkport very fine sandy loam, rolling	Other Soils
	ArD Arkport very fine sandy loam, hilly	Other Soils
	AwB Aurora silt loam, 0 to 6 percent slopes	Other Soils
	AXE Aurora-Farmington-Rock outcrop association, steep	Other Soils
	BeB Benson silt loam, undulating	Other Soils
	BeC Benson silt loam, rolling	Other Soils
	BNC Benson-Wassaic-Rock outcrop association, sloping	Other Soils
	BNF Benson-Wassaic-Rock outcrop association, very steep	Other Soils
	BoB Bombay gravelly loam, 2 to 8 percent slopes	All areas are prime farmland
	CaB Camillus silt loam, 2 to 6 percent slopes	All areas are prime farmland
	CaC Camillus silt loam, 6 to 12 percent slopes	Other Soils
	CaC2 Camillus silt loam, 6 to 12 percent slopes, eroded	Other Soils
	CaD2 Camillus silt loam, 12 to 18 percent slopes eroded	Other Soils
	CBE Camillus and Lairdsville channery soils, steep	Other Soils
	Cd Canandaigua mucky silt loam	Other Soils
	Ce Carlisle muck	Other Soils
	CfB Cazenovia silt loam, 2 to 8 percent slopes	All areas are prime farmland

Map Symbol	Soil Name	Farmland Classification
	CfC Cazenovia silt loam, 8 to 15 percent slopes	Other Soils
	CfC2 Cazenovia silt loam, 8 to 15 percent slopes, eroded	Other Soils
	CFL Cut and fill land	Other Soils
	CgD Cazenovia soils, 15 to 25 percent slopes	Other Soils
	ChA Collamer silt loam, 0 to 2 percent slopes	All areas are prime farmland
	ChB Collamer silt loam, 2 to 6 percent slopes	All areas are prime farmland
	CIB Colonie loamy fine sand, 0 to 6 percent slopes	All areas are prime farmland
	CIC Colonie loamy fine sand, rolling	Other Soils
	CrB Croghan loamy fine sand, 0 to 6 percent slopes	Other Soils
	DuC Dunkirk silt loam, rolling	Other Soils
	Ed Edwards muck	Other Soils
	FL Fluvaquents, frequently flooded	Other Soils
	Fo Fonda mucky silty clay loam	Other Soils
	Fr Fredon loam	Other Soils
	GaA Galen very fine sandy loam, 0 to 2 percent slopes	All areas are prime farmland
	GaB Galen very fine sandy loam, 2 to 6 percent slopes	All areas are prime farmland
	Ha Halsey mucky loam	Other Soils
	Hb Hamlin silt loam	All areas are prime farmland
	Hc Hamlin silt loam, high bottom	All areas are prime farmland
	He Herkimer silt loam	All areas are prime farmland
	HIA Hilton loam, 0 to 3 percent slopes	All areas are prime farmland
	HIB Hilton loam, 3 to 8 percent slopes	All areas are prime farmland
	HnB Honeoye silt loam, 2 to 8 percent slopes	All areas are prime farmland
	HnC Honeoye silt loam, 8 to 15 percent slopes	Other Soils
	HnCK Honeoye silt loam, rolling	Other Soils

Map Symbol	Soil Name	Farmland Classification
	HoD Honeoye and Lansing gravelly silt loams, 15 to 25 percent slopes	Other Soils
	HSC Honeoye very stony soils, sloping	Other Soils
	HTE Honeoye, Lansing, and Ontario soils, steep	Other Soils
	HTF Honeoye, Lansing, and Ontario soils, very steep	Other Soils
	HwA Howard gravelly fine sandy loam, 0 to 3 percent slopes	All areas are prime farmland
	HwB Howard gravelly fine sandy loam, 3 to 8 percent slopes	All areas are prime farmland
	HwC Howard gravelly fine sandy loam, rolling	Other Soils
	HxA Howard gravelly loam, 0 to 3 percent slopes	All areas are prime farmland
	HyA Howard gravelly silt loam, 0 to 3 percent slopes	All areas are prime farmland
	HyB Howard gravelly silt loam, 3 to 8 percent slopes	All areas are prime farmland
	KeA Kendaia silt loam, 0 to 3 percent slopes	Other Soils
	KeB Kendaia silt loam, 3 to 8 percent slopes	Other Soils
	LaB Lairdsville silt loam, 2 to 6 percent slopes	Other Soils
	LbC2 Lairdsville silty clay loam, 6 to 12 percent slopes, eroded	Other Soils
	Lk Lakemont silty clay loam	Other Soils
	Lm Lamson very fine sandy loam	Other Soils
	LtA Lima silt loam, 0 to 3 percent slopes	All areas are prime farmland
	LtB Lima silt loam, 3 to 8 percent slopes	All areas are prime farmland
	LvB Lockport and Brockport silty clay loams, 0 to 6 percent slopes	Other Soils
	Ly Lyons silt loam	Other Soils
	Ma Made land, chemical waste	Other Soils
	MdB Madrid fine sandy loam, 2 to 8 percent slopes	All areas are prime farmland
	MdC Madrid fine sandy loam, 8 to 15 percent slopes	Other Soils
	MgB Madrid gravelly loam, 2 to 8 percent slopes	All areas are prime farmland



Map Symbol	Soil Name	Farmland Classification
	MgC Madrid gravelly loam, 8 to 15 percent slopes	Other Soils
	MhA Manheim silt loam, 0 to 3 percent slopes	Other Soils
	MhB Manheim silt loam, 3 to 8 percent slopes	Other Soils
	ML Made land	Other Soils
	Ms Martisco and Warners soils	Other Soils
	MtA Minoa fine sandy loam, 0 to 2 percent slopes	Other Soils
	MtB Minoa fine sandy loam, 2 to 6 percent slopes	Other Soils
	MwB Mohawk silt loam, 2 to 8 percent slopes	All areas are prime farmland
	MwC Mohawk silt loam, 8 to 15 percent slopes	Other Soils
	MwD Mohawk silt loam, 15 to 25 percent slopes	Other Soils
	Na Naumburg loamy fine sand	Other Soils
	NgA Niagara silt loam, 0 to 4 percent slopes	Other Soils
	OdA Odessa silty clay loam, 0 to 2 percent slopes	Other Soils
	OgB Ontario loam, 2 to 8 percent slopes	All areas are prime farmland
	OnC Ontario gravelly loam, 8 to 15 percent slopes	Other Soils
	OpD Ontario and Madrid soils, 15 to 25 percent slopes	Other Soils
	OvA Ovid silt loam, 0 to 3 percent slopes	Other Soils
	OvB Ovid silt loam, 3 to 8 percent slopes	Other Soils
	PaB Palatine shaly silt loam, 2 to 6 percent slopes	All areas are prime farmland
	PaC Palatine shaly silt loam, 6 to 12 percent slopes	Other Soils
	Pb Palms muck	Other Soils
	PG Gravel pits	Other Soils
	PgA Palmyra gravelly loam, 0 to 3 percent slopes	All areas are prime farmland
	PgB Palmyra gravelly loam, 3 to 8 percent slopes	All areas are prime farmland

Map Symbol	Soil Name	Farmland Classification
	PgC Palmyra gravelly loam, rolling	Other Soils
	PHD Palmyra and Howard soils, hilly	Other Soils
	PHE Palmyra and Howard soils, steep	Other Soils
	PHF Palmyra and Howard soils, very steep	Other Soils
	PpA Phelps gravelly loam, 0 to 3 percent slopes	All areas are prime farmland
	Pt Quarries	Other Soils
	Rh Rhinebeck silt loam	Other Soils
	SA Saprists and Fluvaquents, ponded	Other Soils
	Te Teel silt loam	All areas are prime farmland
	Ub Urban land	Other Soils
	Va Varick silt loam	Other Soils
	W Water	Other Soils
	WaA Wampsville gravelly silt loam, 0 to 3 percent slopes	All areas are prime farmland
	WaB Wampsville gravelly silt loam, 3 to 8 percent slopes	All areas are prime farmland
	Wb Wareham loamy fine sand	Other Soils
	WcB Wassaic silt loam, 0 to 8 percent slopes	All areas are prime farmland
	WcC Wassaic silt loam, 8 to 15 percent slopes	Other Soils
	WDD Wassaic-Benson silt loams, moderately steep	Other Soils
	Wn Wayland silt loam	Other Soils
	Wv Weaver silt loam	All areas are prime farmland
	WwA Williamson silt loam, 0 to 2 percent slopes	All areas are prime farmland
	WwB Williamson silt loam, 2 to 6 percent slopes	All areas are prime farmland
	WwC Williamson silt loam, rolling	Other Soils





**Stantec**

## **Hazardous Waste/Contaminated Materials Screening**

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New York State Department of Transportation  
Interstate 81 Corridor Assessment  
City of Syracuse, Onondaga County, New York

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### ***Introduction***

This Hazardous Waste/Contaminated Materials Screening has been prepared for the Interstate 81 Corridor Assessment, located in the Town of Cicero, Village of North Syracuse, Town of Clay, Town of Salina, and City of Syracuse, Onondaga County, New York (Overall Figure 1). This preliminary screening follows guidelines set forth in Chapter 5.1 of the New York State Department of Transportation (NYSDOT) Environmental Procedures Manual, excepting that no site visit was conducted as part of the Corridor Assessment.

This Hazardous Waste/Contaminated Materials Screening involved the following sources of data collection:

1. Past Land Use Research—including a review of historical aerial photographs dated 1938, 1951, and 1966 from the Historical Aerial Photographs of New York website hosted by Cornell University, and historical aerial photographs dated 1985, 1986, and 1995 from the USGS Earth Explorer website; historic Sanborn Fire Insurance Maps, dated 1910, 1953, 1971, and 1990 provided by Environmental Data Resource Inc. (EDR) of Milford, Connecticut (Attachment A); and historical topographic maps dated 1944, 1947, 1973, 1978, and 2010; and
2. An environmental regulatory database report, prepared by EDR, was obtained to assist in identifying recognized environmental conditions at the site. A copy of the EDR database report is attached to this report as Attachment B.

This database report included, but was not limited to review of the following regulatory databases:

Federal: United States Environmental Protection Agency (EPA) National Priority List (NPL) Sites, EPA Delisted NPL Sites, EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) Sites, EPA CERCLIS No Further Remedial Action Planned (NFRAP) Sites, EPA Resource Conservation and Recovery Act (RCRA) Corrective Action (CORRACTS) Facilities, EPA RCRA Non-CORRACTS Treatment, Storage, and Disposal (TSD) Facilities, EPA RCRA Small and Large Quantity Generators, EPA Institutional Control/Engineering Control Registries, and Emergency Response Notification System (ERNS) Database.

State and Local: New York State Department of Environmental Conservation (DEC) Inactive Hazardous Waste Disposal Sites (IHWDS), DEC IHWDS Remedial Plan Sites (including voluntary cleanup sites or Brownfield sites), DEC Hazardous Substance Waste Disposal Sites (HSWDS), DEC Active Solid Waste Facilities (ASWF), DEC Index of Leaking Underground Storage Tank (LTANK) Spill Incidents, DEC Petroleum Bulk Storage (PBS) Facilities, DEC Chemical Bulk Storage (CBS) Facilities, and DEC Index of Surficial Spill Incidents.

Other: Tribal Records, EDR Proprietary Records (Manufactured Gas Plants), and County/ Local Unique Database (Local - Waste Oil Dumping)

### ***Project Area***

The Corridor study area is defined as the I-81 Corridor Assessment. The corridor extends from I-481 at the south (Interchange 16A) to I-481 at the north (Interchange 29). The corridor also includes a section of I-690 from Interchanges 11/12 (West Street) on the west to Interchange 14 (Teall Avenue) on the east. A 1/2 mile bandwidth (1/4 mile radius) was used for the majority of the corridor, with a one mile bandwidth (1/2 mile radius) used in the viaduct area, from Interchange 20 on the north to Raynor Avenue just south of the viaduct and also along the I-690 portion of the project (Figures 1-16).

The area surrounding the I-690 Interchange is primarily developed, urban land. The areas to the north and south are suburban commercial, industrial, and residential areas.

### ***Historic Land Use (Corridor Study Area and Adjacent Properties)***

#### Historical Aerial Photographs

Historical aerial photographs dated 1938, 1951, and 1966 were examined on the Historical Aerial Photographs of New York website hosted by Cornell University, and historical aerial photographs dated 1985, 1986, and 1995 were obtained from the USGS Earth Explorer website. The 1966 and later aerial photographs indicated that roadway configuration and nearby developed properties appeared generally similar to current conditions. Parts of I-690 and I-481 had not yet been completed in 1966. In the 1951 and 1938 photographs, I-81, I-690, and I-481 do not appear to have been built. Large storage tanks located near Onondaga Lake were visible in all of the years photographed.

#### Historic Sanborn Fire Insurance Maps

Stantec contacted EDR to obtain copies of historic Sanborn Fire Insurance Maps that covered the Corridor study area. Fourteen years with varying coverage were available; in order to obtain representative maps from years with the largest apparent coverage of the Corridor study area, maps dating 1910, 1953, 1971, and 1990 were obtained (see Attachment A). The maps show the Corridor study area passes through the City of Syracuse in the southern portion and suburbs in the northern portion. The Corridor study area passes through industrial, commercial, and residential areas, and historically included nearby large storage tank farms, factories, automotive service garages, gasoline filling stations, commercial areas, railroads, canals, and dwellings. I-81 and I-690 were not

present in 1953 and is shown in its current condition in 1990. Portions of the two highways are depicted as being under construction or completed in 1971.

#### Historic Topographic Maps

A review of historic topographic maps that covered the Corridor study area was conducted. The topographic maps dated 1944, 1978, and 2010 (Cicero) and 1947, 1973, and 2010 (Syracuse West) show the Corridor study area to be situated in the City of Syracuse and in the Towns of Cicero, Clay, and Salina and the Village of North Syracuse. The topographic maps indicate that I-81 and I-690 had been constructed between the 1940's and the 1970's.

Based on topographic gradients, regional surface water and ground water are anticipated to be controlled by the local streams and Creeks, as well as Onondaga Lake. In addition, sewers are likely to influence groundwater flow on a local basis.

#### ***Regulatory Listings***

An environmental regulatory database report, prepared by Environmental Data Resource Inc. (EDR) of Milford, Connecticut was obtained to assist in identifying recognized environmental conditions at the site. A copy of the EDR database report is attached to this report as Attachment B. Orphan sites (those with poor or unusable address information) were identified in throughout the Corridor study area; however, upon review they appear either to be outside of the Corridor study area or to not represent an area of concern.

According to EDR's DataMap™ Report, there is one (1) EPA NPL site located within one-half (1/2) mile of the I-81 Corridor. The site is the Onondaga Lake Sediments (EPA ID NYD986913580), located at Onondaga Lake, 1,200<sup>±</sup> feet west of the Corridor study area. Based on topographic gradient, it is anticipated that groundwater flow in the vicinity of this facility will be to the west, away from the Corridor study area.

According to EDR's DataMap™ Report, there are five (5) EPA CERCLIS facilities located within one-half (1/2) mile of the I-81 Corridor. The first site is the Onondaga Lake Sediments (EPA ID NYD986913580), which was previously described above. The second facility is the Quanta Resources Site – USEPA Region 2 (EPA ID NYD980592448), located at 2802-2810 Lodi Street, adjacent to the east of the Corridor study area. Based on general topographic gradient, it is anticipated that groundwater flow direction in the vicinity of this facility will be to the west and towards the Corridor study area. The third facility is Otisca Oil (EPA ID NYN000206223), located at 900 North McBride Street, 1,400<sup>±</sup> feet east of the Corridor study area. Based on general topographic gradient, it is anticipated that groundwater flow direction in the vicinity of this facility will be to the west, towards the Corridor study area. The fourth facility is the Winkleman Property (EPA ID NYC200400349), located at 101-113 Greenway Avenue, adjacent to the south of the Corridor study area. Based on general topographic gradient, it is anticipated that groundwater flow direction in the vicinity of this facility will be to the north, towards the Corridor study area. The fifth facility is 509 University Avenue Hazmat Response (EPA ID NYN000205991), located at 509 University Avenue, 2,100<sup>±</sup> feet east of the Corridor study

area. Based on general topographic gradient, it is anticipated that groundwater flow direction in the vicinity of this facility will be to the northwest, towards the Corridor study area.

According to EDR's DataMap™ Report, there are three (3) EPA CERCLIS NFRAP facilities located within one-half (1/2) mile of the I-81 Corridor. The first facility is Coastal Oil New York Inc (EPA ID NYD046544649), located at 475 Solar Street, 1,200± feet west of the Corridor study area. Based on topographic gradient, it is anticipated that groundwater flow in the vicinity of this facility will be to the southwest, away from the Corridor study area. The second facility is Rotondo Warehouse (EPA ID NYD982531980), located at 212 W Division Street, 600± feet southwest of the Corridor study area. Based on general topographic gradient, it is anticipated that groundwater flow direction in the vicinity of this facility will be to the southwest and away from the Corridor study area. The third facility is NMPC – Erie Blvd Complex (EPA ID NYD006994735), located at 300 Erie Boulevard W, 600± feet south of the Corridor study area. Based on general topographic gradient, it is anticipated that groundwater flow direction in the vicinity of this facility will be to the west, away from the Corridor study area. Additional information pertaining to these sites is included in Attachment B.

According to EDR's DataMap™ Report, there are five (5) EPA RCRA CORRACTS facilities located within one-half mile of the I-81 Corridor. The first facility is the Quanta Resources Site – USEPA Region 2 (EPA ID NYD980592448), located at 2802-2810 Lodi Street, adjacent to the east of the Corridor study area. Based on general topographic gradient, it is anticipated that groundwater flow direction in the vicinity of this facility will be to the west and towards the Corridor study area. The second facility is McKesson Envirosystems (EPA ID NYD075806836), located at 400 Bear Street S, 2,400± feet southwest of the Corridor study area. Based on general topographic gradient, it is anticipated that groundwater flow direction in the vicinity of this facility will be to the northeast, towards the barge canal and away from the Corridor study area. The last three facilities are Niagara Mohawk Seventh North (EPA ID NYD000730382), Niagara Mohawk North Albany (EPA ID NYD000730408), and Niagara Mohawk Dewey Avenue (EPA ID NYD000730390), all listed as located at 300 Erie Boulevard W, 600± feet south of the Corridor study area. However, it appears that none of these three facilities are within the Corridor study area and that the address listed instead refers to the corporate mailing address.

According to EDR's DataMap™ Report, there are three (3) EPA RCRA TSD facilities located within one-half mile of the I-81 Corridor. The three facilities are listed as Niagara Mohawk Seventh North (EPA ID NYD000730382), Niagara Mohawk North Albany (EPA ID NYD000730408), and Niagara Mohawk Dewey Avenue (EPA ID NYD000730390). However, as described above, none of these three facilities are within the Corridor study area.

According to EDR's DataMap™ Report, there are 11 EPA RCRA Large Quantity Generator facilities, 38 EPA RCRA Small Quantity Generator facilities, 57 EPA RCRA Conditionally Exempt Small Quantity Generator facilities, and 362 EPA RCRA Non-Generator facilities located within one-half mile of the I-81 Corridor. Additional information regarding these facilities is included in the EDR database report in Attachment B. The presence of these facilities on this listing only identifies, for regulatory purposes, that these facilities previously or

currently generate, store, and/or transport hazardous waste. It does not infer that contamination problems do or do not exist at these facilities.

According to EDR's DataMap™ Report, there are five (5) US Brownfields facilities located within one-half mile of the I-81 Corridor. The facilities are 1045-1047 South Salina Street (ACRES Property ID 14742), 1049-1071 South Salina Street (ACRES Property ID 14743), 1073-1079 South Salina Street (ACRES Property ID 14744), 1081-1085 South Salina Street (ACRES Property ID 14745), and 1101-1111 South Salina Street (ACRES Property ID 14746). The facilities are located 1,600± feet west of the Corridor study area. Based on general topographic gradient, it is anticipated that groundwater flow direction in the vicinity of these sites will be to the west and away from the Corridor study area.

According to EDR's DataMap™ Report, there is one (1) EPA Toxic Chemical Release Inventory System (TRIS) facility located within one-half mile of the I-81 Corridor. The facility is Triad Technologies Inc (EPA ID No. 13204TRDTC15), located at 105 Spencer Street, adjacent to the Corridor study area to the west. Based on general topographic gradient, it is anticipated that groundwater flow direction in the vicinity of this facility will be to the west and away from the Corridor study area.

According to EDR's DataMap™ Report, there are five-hundred-fifty (550) EPA Facility Index System (FINDS) facilities located within one-half mile of the I-81 Corridor. The presence of these facilities, and others, on the FRS list only identifies, for regulatory purposes, that these facilities are tracked by the EPA. It does not infer that contamination problems exist at these facilities.

According to EDR's DataMap™ Report, there are four (4) DEC IHWDS facilities located within one mile of the I-81 Corridor. The first facility is the Quanta Resources Site – USEPA Region 2 (DEC ID 58626), located at 2802-2810 Lodi Street, adjacent to the east of the Corridor study area. Based on general topographic gradient, it is anticipated that groundwater flow direction in the vicinity of this facility will be to the west and towards the Corridor study area. The second facility is McKesson Envirosystems (DEC ID 56333), located at 400 Bear Street S, 2,400± feet southwest of the Corridor study area. Based on general topographic gradient, it is anticipated that groundwater flow direction in the vicinity of this facility will be to the northeast towards the barge canal and away from the Corridor study area. The third facility is the Peter Winkleman Company Inc (DEC ID 57865), located at 101 Greenway Avenue, adjacent to the south of the Corridor study area. Based on general topographic gradient, it is anticipated that groundwater flow direction in the vicinity of this facility will be to the north, towards the Corridor study area. The last facility is NM – Erie Blvd – Syracuse MGP (DEC ID 56354), located at 300 Erie Boulevard W, 600± feet south of the Corridor study area. Based on general topographic gradient, it is anticipated that groundwater flow direction in the vicinity of this facility will be to the west, away from the Corridor study area.

According to EDR's DataMap™ Report, there are five (5) DEC IHWDS Remedial Plan facilities (including voluntary cleanup sites or Brownfield sites) located within one-half mile of the I-81 Corridor. The first facility is the Former Greyhound Bus Terminal (DEC ID No. 57704), located at 815 Erie Boulevard East, adjacent to the south and up-gradient from the Corridor study area. The second facility is the 110 Luther Avenue Site (DEC ID No.



413678), located at 110 Luther Avenue, adjacent to the southeast of and down-gradient from the Corridor study area. The third facility is American Bag and Metal Company Inc (DEC ID No. 58089), located at 400-404/380 Spencer Street, 1,700<sup>±</sup> feet northwest of and down-gradient from the Corridor study area. The fourth facility is 432 North Franklin Street (DEC ID No. 58698), located at 432 North Franklin Street, 300<sup>±</sup> feet northwest and cross-gradient from the Corridor study area. The fifth facility is 700 Out Parcel LLC (DEC ID No. 381036), located at 701-709 East Water Street, 100<sup>±</sup> feet southeast of and up-gradient from the Corridor study area.

According to EDR’s DataMap™ Report, there are three (3) DEC HSWDS facilities located within one-half mile of the I-81 Corridor. The first facility is Rotondo Warehouse (DEC ID 734041), located at West Division Street, 600<sup>±</sup> feet southwest of the Corridor study area. Based on general topographic gradient, it is anticipated that groundwater flow direction in the vicinity of this facility will be to the southwest and downgradient from the Corridor study area. The second facility is the Peter Winkleman Company Inc (EPA ID NYD986866382), located at 101 Greenway Avenue, adjacent to the south of the Corridor study area. Based on general topographic gradient, it is anticipated that groundwater flow direction in the vicinity of this facility will be to the north, towards the Corridor study area. The last facility is NiMo Syracuse (Erie), located at 300 Erie Boulevard W, 600<sup>±</sup> feet south of the Corridor study area. Based on general topographic gradient, it is anticipated that groundwater flow direction in the vicinity of this facility will be to the west, downgradient from the Corridor study area.

According to EDR’s DataMap™ Report, there are sixteen (16) DEC ASWF facilities located within one-half mile of the I-81 Corridor. These facilities are summarized in the table below.

**ASWF Facilities within One-Half Mile of the Corridor Study Area**

Facility	Location	Proximity to the Corridor Study Area
Ley Creek Tran. Station	5158 Ley Creek Drive	1,200 <sup>±</sup> feet east and down-gradient
ABC Used Auto Parts	2424 Lodi Street	400 <sup>±</sup> feet north and up-gradient
PBS Towing	1201 N State Street	Adjacent northeast and up-gradient
Hiawatha Used Cars Inc & Auto	1006 N. State Street	200 <sup>±</sup> feet northeast and up-gradient
Fields Towing	468 W. Kirkpatrick Street	1,700 <sup>±</sup> feet northeast and up-gradient
Pascarella’s Towing	1504 Burnet Avenue	100 <sup>±</sup> feet north and up-gradient
Rendino’s Towing	324 Lodi Street	500 <sup>±</sup> feet north and up-gradient
City of Syracuse C&D T.S.	1200 Canal Street Ext.	Adjacent to the south and cross-gradient
AAA Auto Parts Inc	121 Teall Avenue	700 <sup>±</sup> feet south and up-gradient
Kassel Auto Parts of Syracuse	121 Teall Avenue	700 <sup>±</sup> feet south and up-gradient
Solvay LF (V)	Woods Road	1,200 <sup>±</sup> feet west and down-gradient
St Foreign Auto	415 E. Brighton Avenue	500 <sup>±</sup> feet east and up-gradient
AAA Abandon Auto	559 E. Brighton Avenue	300 <sup>±</sup> feet east and up-gradient
Empire Blue Cross & Blue Shield	621 E Brighton Ave	600 <sup>±</sup> feet east and up-gradient
TNT Towing Service	130 E Florence Street	1,800 <sup>±</sup> feet west and down-gradient
W D Henson Inc	210 E Florence Avenue	1,700 <sup>±</sup> feet west and down-gradient

According to EDR’s DataMap™ Report, there are 279 DEC PBS facilities located within one-half mile of the I-81 Corridor. Additional information regarding these facilities is included in the EDR database report in Attachment B. The presence of these facilities on the PBS list only identifies, for regulatory purposes, that these facilities are tracked by the DEC. It does not infer that contamination problems exist at these facilities.

According to EDR’s DataMap™ Report, there are 24 DEC CBS facilities located within one-half mile of the I-81 Corridor. Additional information regarding these facilities is included in the EDR database report in Attachment B. The presence of these facilities, and others, on the CBS list only identifies, for regulatory purposes, that these facilities are tracked by the DEC. It does not infer that contamination problems exist at these facilities.

According to EDR’s DataMap™ Report, there are nine (9) DEC Major Oil Storing Facilities (MOSFs) located within one-half mile of the I-81 Corridor. These facilities are summarized in the table below. Additional information regarding these facilities is included in the EDR database report in Attachment B. The presence of these facilities on the MOSF list only identifies, for regulatory purposes, that these facilities are tracked by the DEC. It does not infer that contamination problems exist at these facilities.

**Major Oil Storing Facilities within One Mile of the Corridor Study Area**

<b>DEC PBS No.</b>	<b>Facility</b>	<b>Location</b>	<b>Proximity to the Corridor Study Area</b>
7-2220	US Air Fuel Storage Facility	Hancock International Airport	Adjacent to the southeast and up-gradient
7-1540	Sun Syracuse Marketing Terminal	301 W. Hiawatha Boulevard	Adjacent to the southwest and down-gradient
7-1440	YAD-PCO Terminal Facility	401 Hiawatha Boulevard	1,000 <sup>±</sup> feet southwest and down-gradient
7-1360	AHC Syracuse Terminal	420 West Hiawatha Boulevard	1,000 <sup>±</sup> feet southwest and down-gradient
7-1640	Citgo Petroleum Syracuse Terminal	545 Solar Street	1,000 <sup>±</sup> feet southwest and down-gradient
7-1400	Syracuse Atlantic Terminal	540 Solar Street	Adjacent to the southwest and down-gradient
7-1480	Mobil Oil Corporation Syracuse	502 Solar Street	250 <sup>±</sup> feet southwest and down-gradient
7-1580	Coastal Oil New York, Inc. (Syracuse)	475 Solar Street	1,000 <sup>±</sup> feet southwest and down-gradient
7-1820	Shotmeyer Terminal	418 Solar Street	1,000 <sup>±</sup> feet southwest and down-gradient

There are 207 sites within one-half mile of the Corridor study area that appear on the Leaking Storage Tank Incident Reports (LTANKS). Additional information regarding these spill incidents is included in the EDR database report in Attachment B. All but two of these spill incidents have been closed or inactivated by the DEC, which suggests that they were resolved to the satisfaction of the DEC. The first incident is Sunshine Minute Mart (Spill ID No. 0-109902), located at 501 W Genesee Street, 400<sup>±</sup> feet south of and down-gradient from the Corridor study area. The second incident is Parking Lot (Spill ID No. 0-610014),

located at 701 East Water Street, 100<sup>±</sup> feet southeast of and up-gradient from the Corridor study area.

There are 803 sites within one-half mile of the Corridor study area that appear on the DEC Spills list. Additional information regarding these spill incidents is included in the EDR database report in Attachment B. All but fifteen of these spill incidents have been closed or inactivated by the DEC, which suggests that they were resolved to the satisfaction of the DEC. The fifteen “active” spill incidents reported to the DEC in the vicinity of the I-81 Corridor are summarized in the table below. Note that the building located at 921 N State Street (the former Andy’s Cycle, Spill No. 0-912690) has been demolished.

**Active Reported Spill Incidents within One Mile of the Corridor Study Area**

<b>Spill No.</b>	<b>Facility</b>	<b>Location</b>	<b>Proximity to Corridor Study Area</b>
0-600731	Sunshine Minute Mart	5824 East Taft Road	900 <sup>±</sup> feet southeast of and up-gradient
0-105092	Sunoco Station	5824 E Taft Road	900 <sup>±</sup> feet southeast of and up-gradient
0-601858	Exxon Mobil Station	419 East Taft Road	800 <sup>±</sup> feet northwest of and up-gradient
8-710616	Northern Lights Mobil Service	2801 Brewerton Rd	800 <sup>±</sup> feet east of and up-gradient
0-510964	Exxon Mobil #11915	2723 Brewerton Rd	Adjacent to the east and up-gradient
0-707396	Former Valvoline Instant	2700 Brewerton Rd	1,500 <sup>±</sup> feet east and up-gradient
8-903138	Sun Terminal	Oil City, Hiawatha Blvd.	Adjacent to the southwest and down-gradient
0-913849	Business That Is Now Defunct	709 Catherine St	1,5800 <sup>±</sup> feet east and up-gradient
0-912690	Andys Cycle	921 N State Street	Adjacent to the east and up-gradient
0-813682	Fullers Superette	789 W. Genesee St	700 <sup>±</sup> feet south and up-gradient
9-702847	Sears Oil/Gas	Erie Blvd	Adjacent to the south and down-gradient
0-650820	Former Midtown Plaza, Center of Excellence Constr	728 Washington Street	600 <sup>±</sup> feet southeast and up-gradient
0-603125	Exxon Mobil	1641 Erie Blvd East	1,200 <sup>±</sup> feet south and up-gradient
0-910008	C.N.Y.Centro Inc.	200 Cortland Ave.	2,100 <sup>±</sup> feet west and down-gradient
0-601259	Exxon Mobil	968 East Brighton Ave	1,200 <sup>±</sup> feet southeast and up-gradient

There is one (1) site within one-half mile of the Corridor study area listed in the EDR Proprietary Records (Manufactured Gas Plants). The site is NiMo – Syracuse – Erie MGP

located at 300 Erie Blvd West, 600<sup>±</sup> feet south and down-gradient from the Corridor study area.

### **Conclusions**

- The area surrounding the I-690 Interchange is primarily developed, urban land. The areas to the north and south are suburban commercial, industrial, and residential areas.
- Based on their proximity, there are several sites of potential concern located in the vicinity of the I-81 Corridor.

The Onondaga Lake Sediments (EPA ID NYD986913580) is an NPL and CERCLIS site located at Onondaga Lake, 1,200<sup>±</sup> feet west of the Corridor study area. Based on topographic gradient, it is anticipated that groundwater flow in the vicinity of this facility will be to the west, away from the Corridor study area.

Quanta Resources Site – USEPA Region 2 (EPA ID NYD980592448) is a CERCLIS site located at 2802-2810 Lodi Street, adjacent to the east and up-gradient from the Corridor study area.

The Winkleman Property (EPA ID NYC200400349) is a CERCLIS site located at 101-113 Greenway Avenue, adjacent to the south and up-gradient from the Corridor study area.

Triad Technologies Inc (EPA ID No. 13204TRDTC15) is a TRIS site located at 105 Spencer Street, adjacent and down-gradient from the Corridor study area to the west.

Former Greyhound Bus Terminal (DEC ID No. 57704) is an IHWDS site located at 815 Erie Boulevard East, adjacent to the south and up-gradient from the Corridor study area.

PBS Towing is an ASWF site located at 1201 N State Street, adjacent to the northeast and up-gradient from the Corridor study area.

US Air Fuel Storage Facility is a MOSF site located at Hancock International Airport, adjacent to the southeast and up-gradient from the Corridor study area.

Several MOSF sites (Sun Syracuse Marketing Terminal located at 301 W. Hiawatha Boulevard, Syracuse Atlantic Terminal located at 540 Solar Street, and Mobil Oil Corporation Syracuse located at 502 Solar Street) are located adjacent to the southwest and down-gradient from the Corridor study area.

Exxon Mobil #11915 (DEC ID No. 0-510964) is a spill located at 2723 Brewerton Rd, adjacent and upgradient from the Corridor study area.

Andys Cycle (DEC ID No. 0-912690) is a spill located at 921 N State Street, adjacent and upgradient from the Corridor study area. Note that the building located at 921 N State Street has been demolished.

Additional areas of concern identified based on the Historic Land Use Screening will likely be in the following general areas – such as the Erie Canal Corridor, the Oil City Area, or the New York Central Trail Yard area. Once strategies are under development an in dept review of the past land use specific to each alternative would be conducted.

Given the numerous orphan sites in close proximity to the primary study area, there is the potential that historic or current activities within the areas identified in the preceding list may have impacted soil and/or groundwater within or adjacent to the primary study area.

Given their close proximity to the Corridor study area, there is the potential that historic or current activities within the areas identified in the preceding section may have impacted soil and/or groundwater within or adjacent to the Corridor study area. Further investigations in these areas may be warranted. If subsequent investigations indicate that contamination exists within the Corridor study area, then provisions should be made to protect worker safety and for the proper handling and disposal of all contaminated soil and groundwater encountered. Alternatively, if additional investigations of these areas are not conducted, it is recommended that each area be identified on the final plans as a potential area of subsurface contamination. As such, soil and groundwater within these areas should be monitored during excavation activities, and if contaminated soil or groundwater is encountered, then provisions should be made to protect worker safety and for the proper handling and disposal of all contaminated soil and groundwater encountered. Opportunities for remediation will be addressed at a future stage of the project.

### ***Figures***

Overall Figure 1 – Identified Environmental Database Sites  
Identified Environmental Database Sites - Key  
Figures 1-16 – Identified Environmental Database Sites Segments

### ***Attachments***

Attachment A – EDR Sanborn Map Correspondence  
Attachment B – Environmental Data Resources, Inc. (EDR) Regulatory Database Report

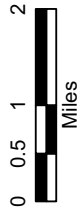
# Interstate 81 Corridor Assessment

## Identified Environmental Database Sites

**Legend**

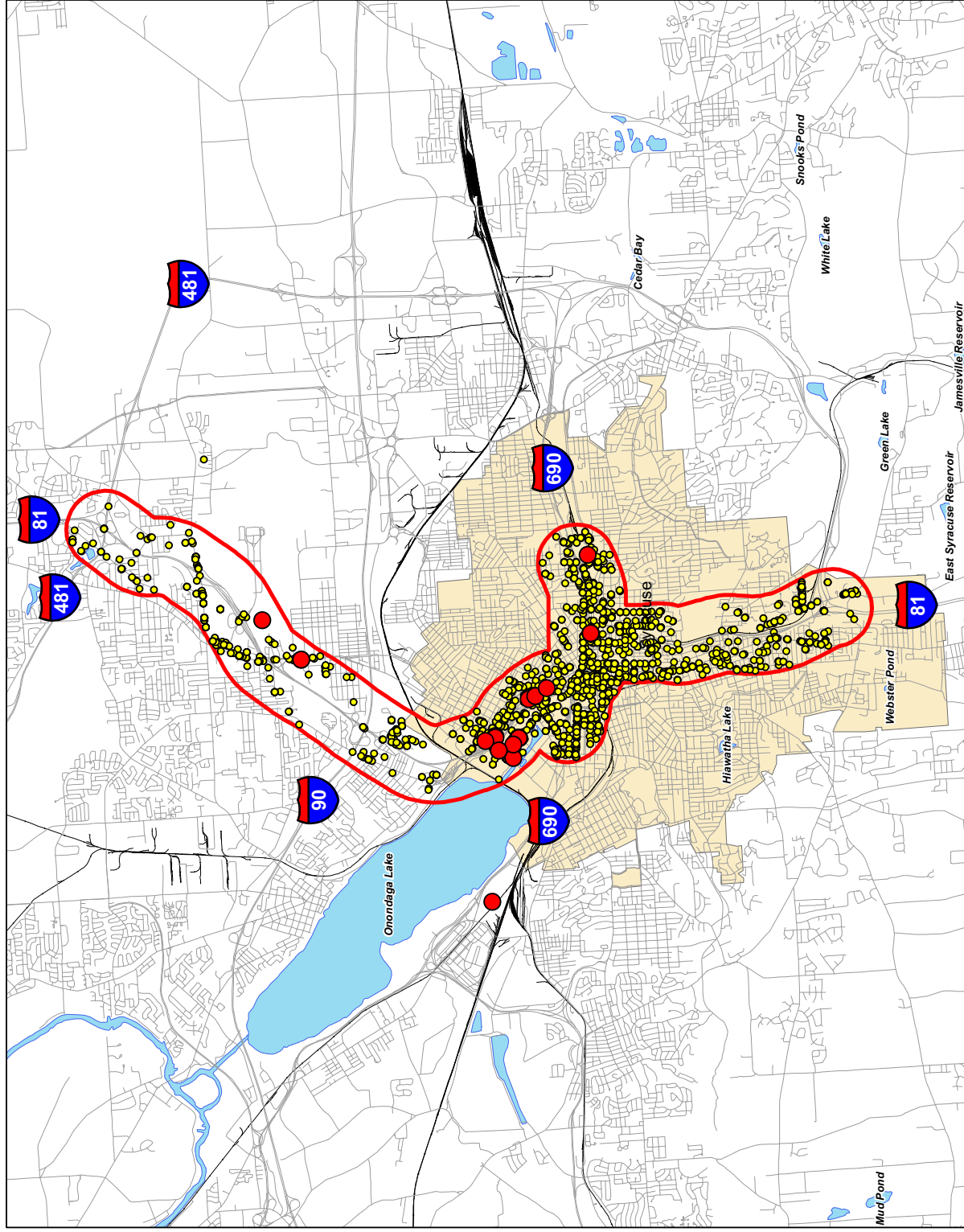
- Areas of Concern
- Identified Environmental Database Sites
- Railroad
- Waterways
- City

Note: Areas of Concern do not include the Erie Canal Corridor or the New York Central Railroad Areas



**OVERALL  
FIGURE 1**





# Interstate 81 Corridor Assessment Identified Environmental Database Sites

## Legend

- Area of Concern
- Identified Environmental Database Sites



DRAFT

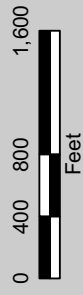
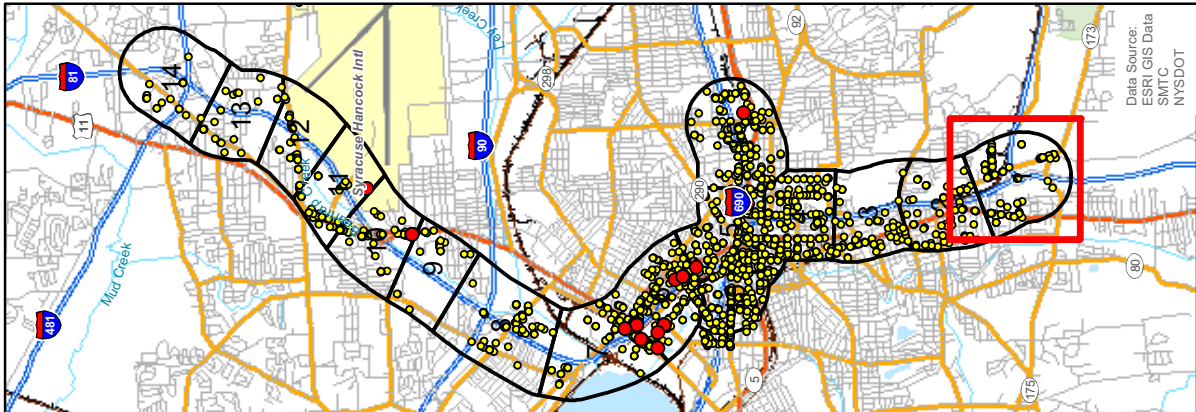


FIGURE 1

Original in Color - Scanned



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# Interstate 81 Corridor Assessment Identified Environmental Database Sites

## Legend

- Area of Concern
- Identified Environmental Database Sites



DRAFT

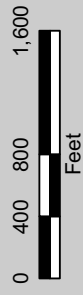
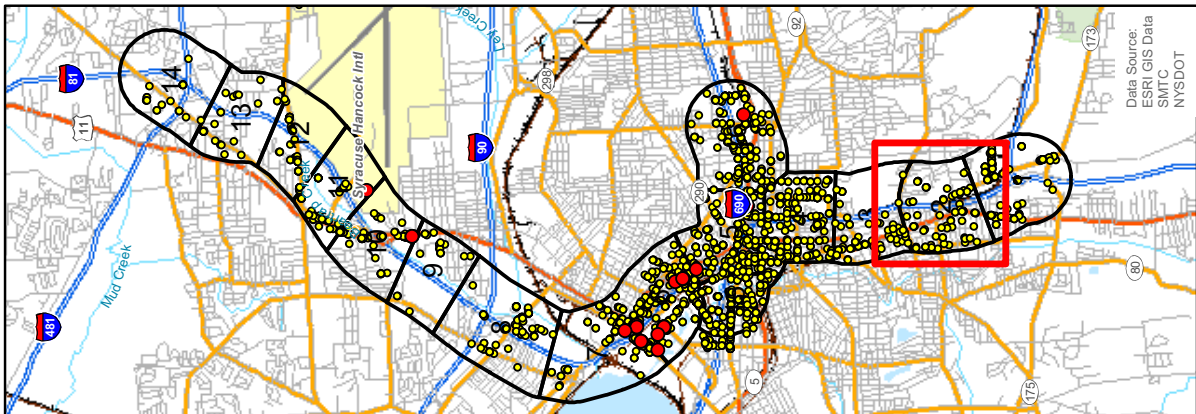
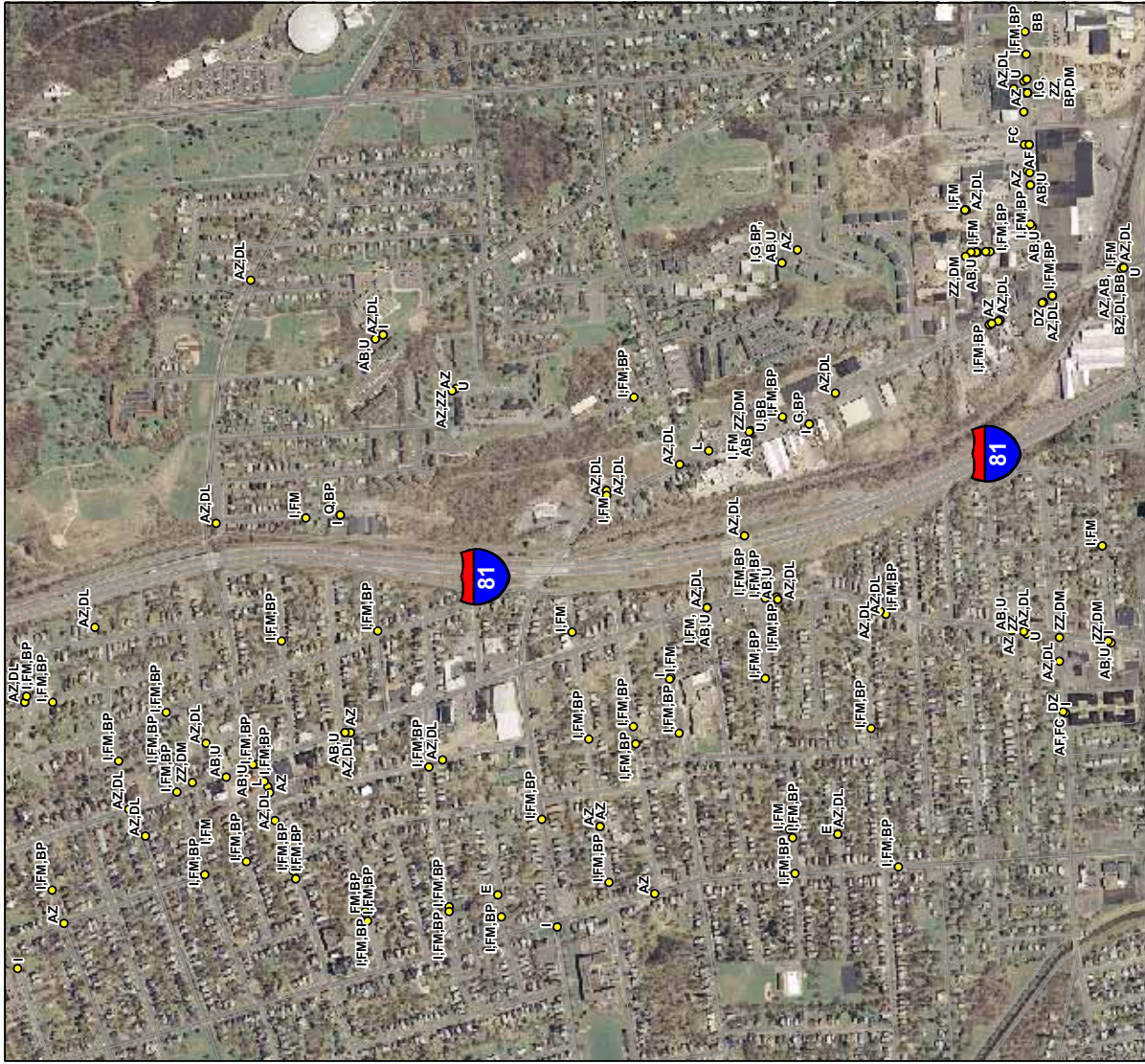


FIGURE 2

Original in Color - Scanned



06/26/2010



# Interstate 81 Corridor Assessment Identified Environmental Database Sites

## Legend

- Area of Concern
- Identified Environmental Database Sites



DRAFT

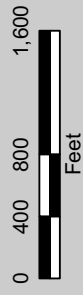
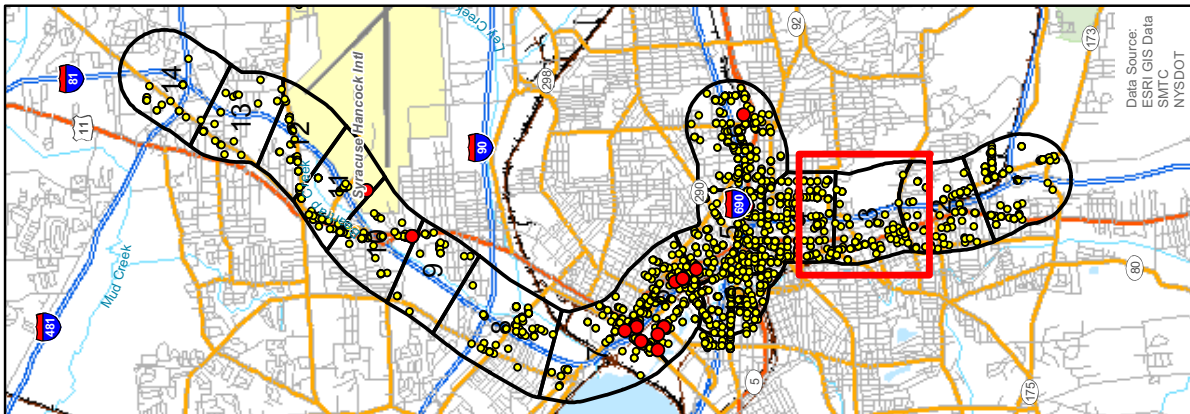
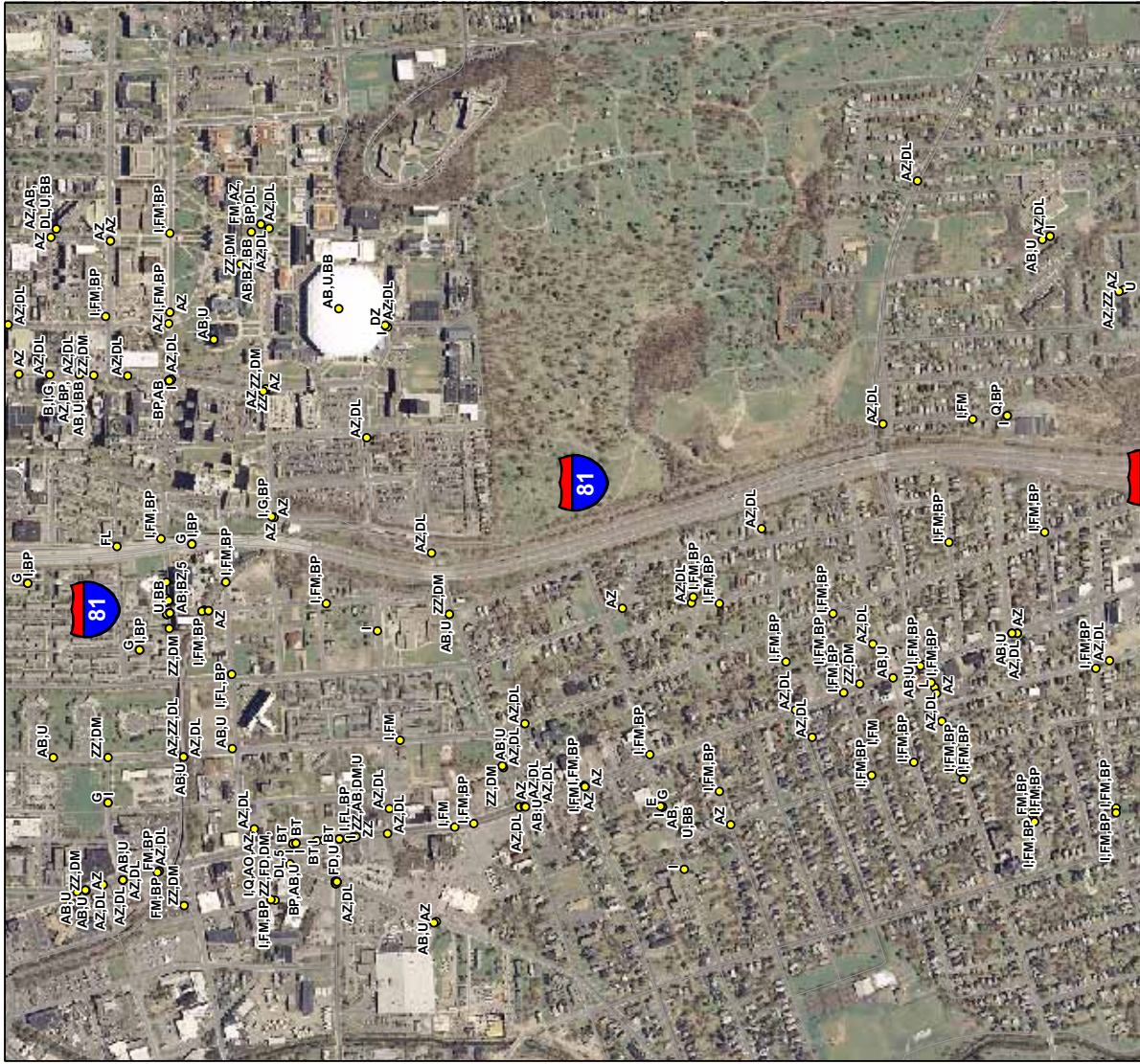


FIGURE 3

Original in Color - Statistics



# Interstate 81 Corridor Assessment

## Identified Environmental Database Sites

### Legend

- Area of Concern
- Identified Environmental Database Sites



DRAFT

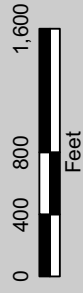
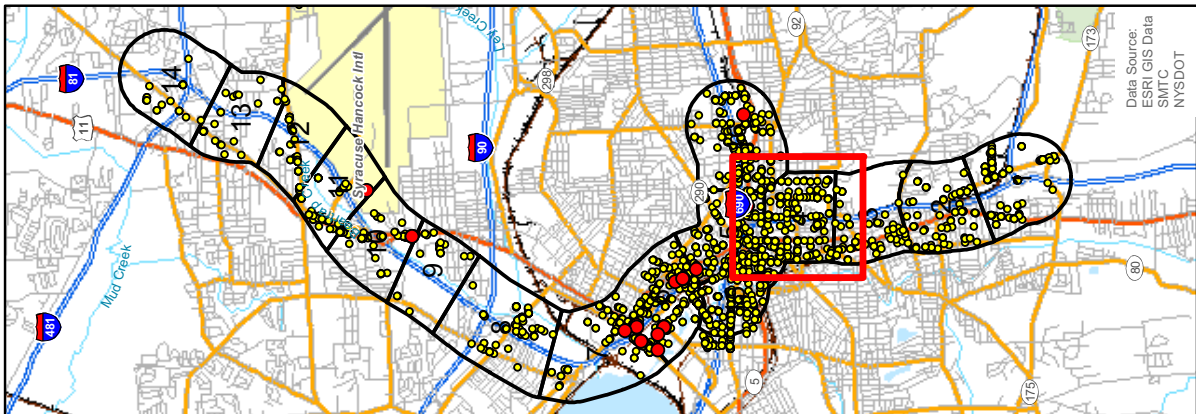
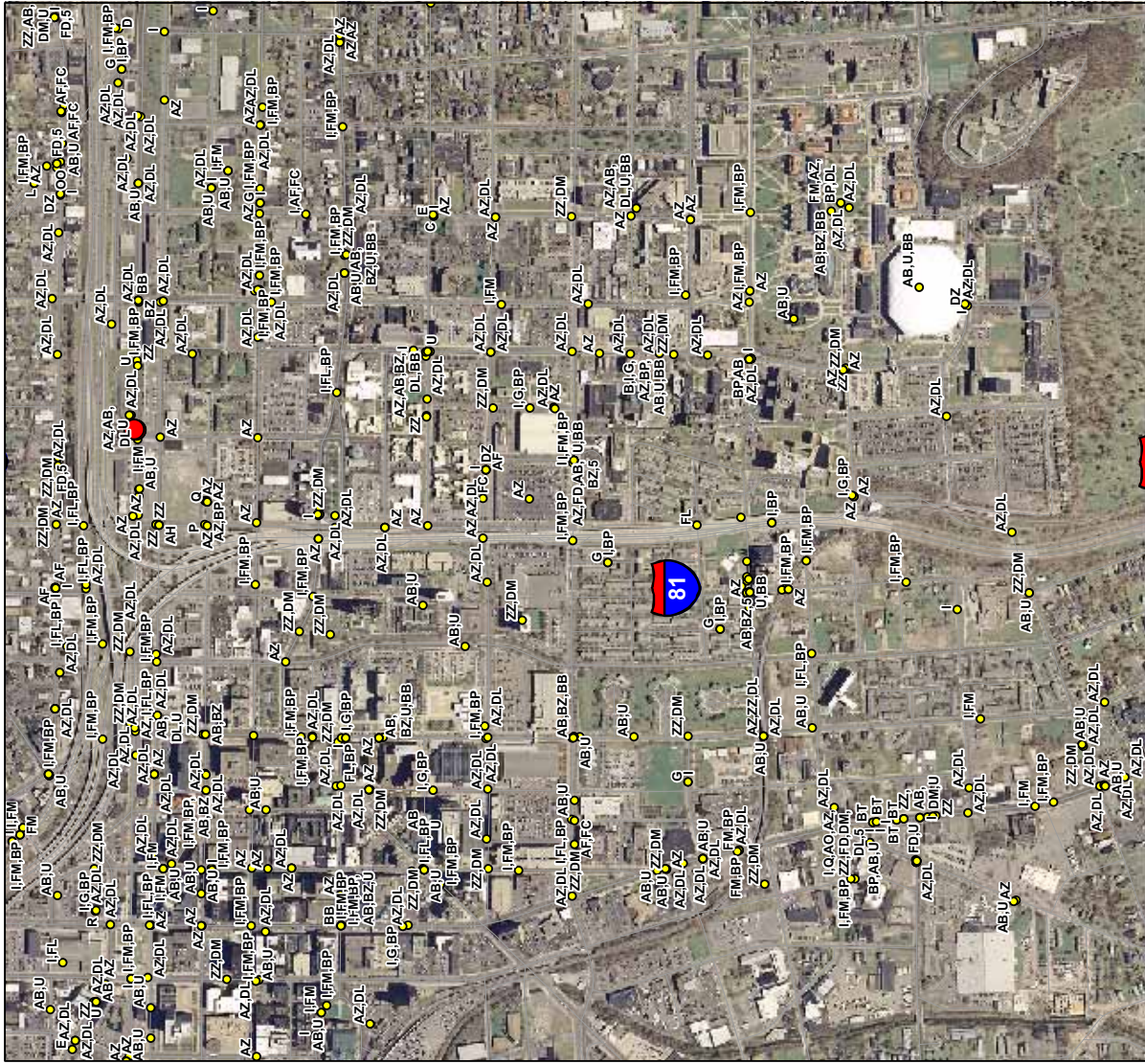


FIGURE 4

Original in Color - Scanned



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# Interstate 81 Corridor Assessment Identified Environmental Database Sites

## Legend

- Area of Concern
- Identified Environmental Database Sites



DRAFT

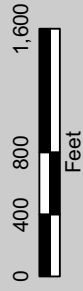
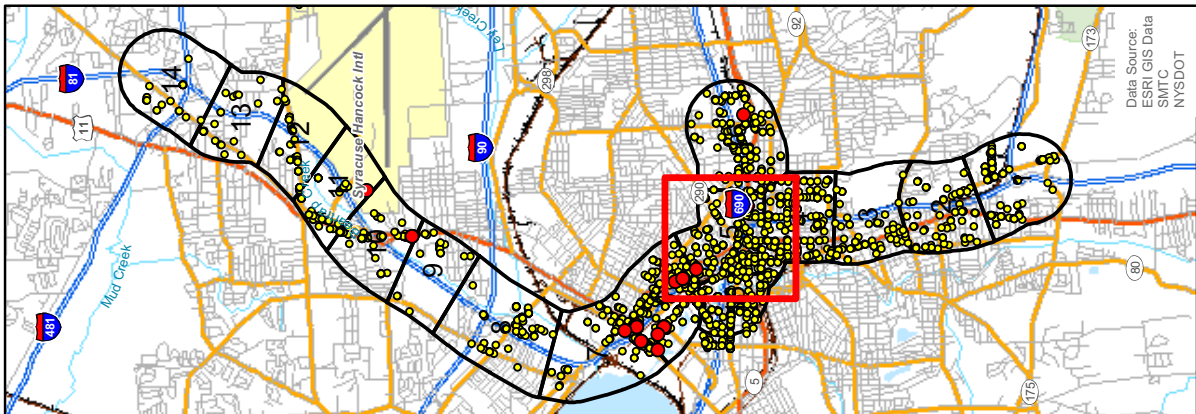
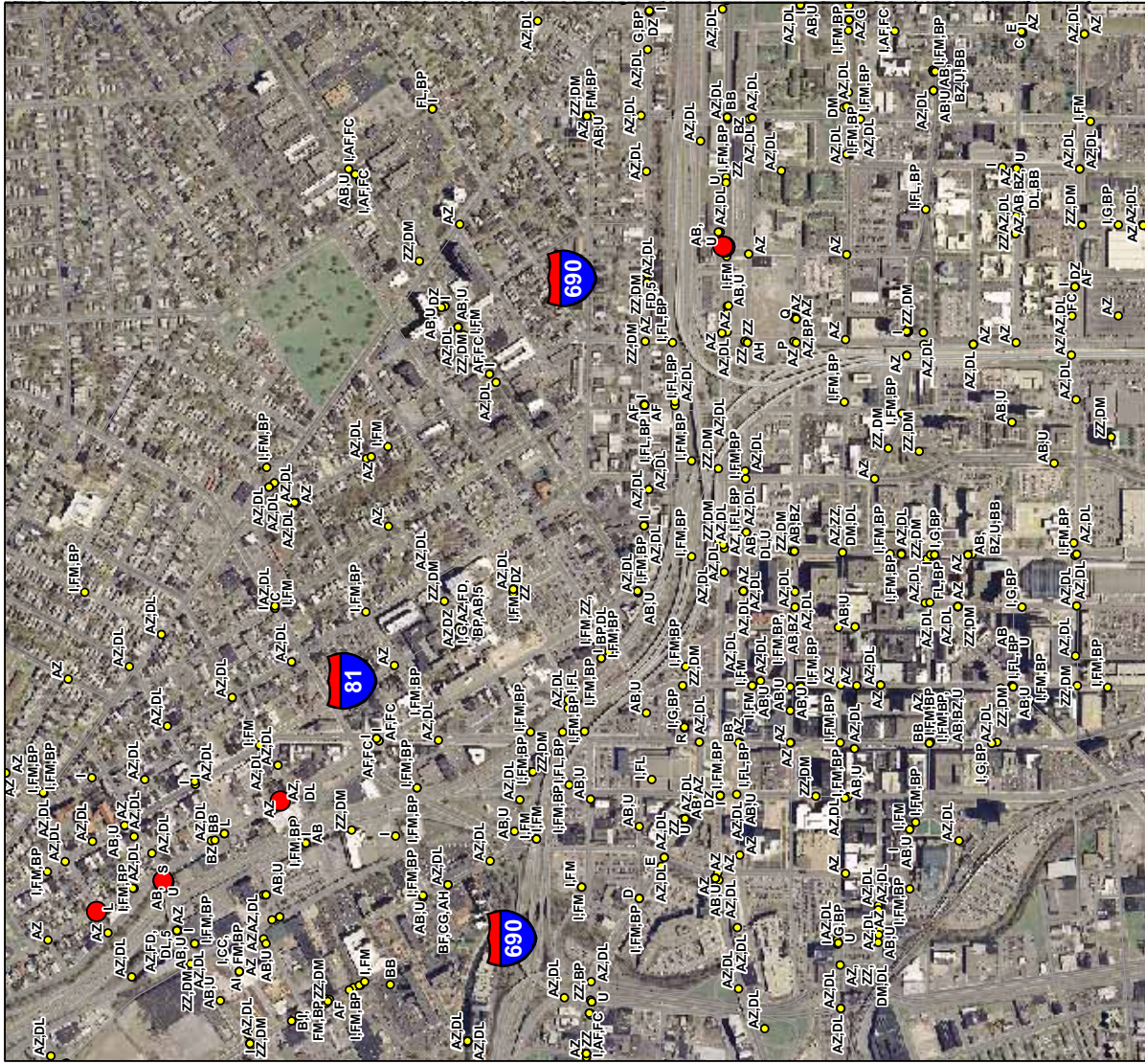


FIGURE 5

Original in Color - Scanned



04/28/2010

# Interstate 81 Corridor Assessment Identified Environmental Database Sites

## Legend

- Area of Concern
- Identified Environmental Database Sites



DRAFT

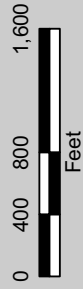
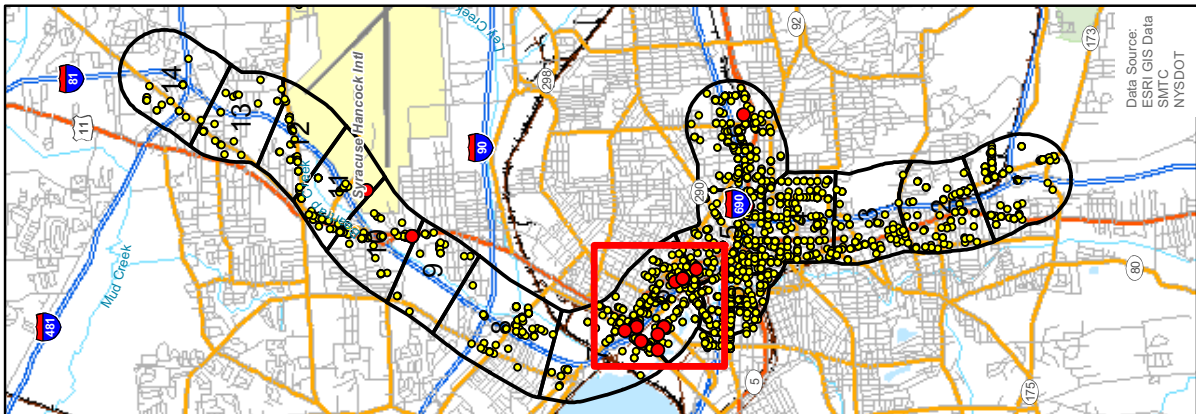
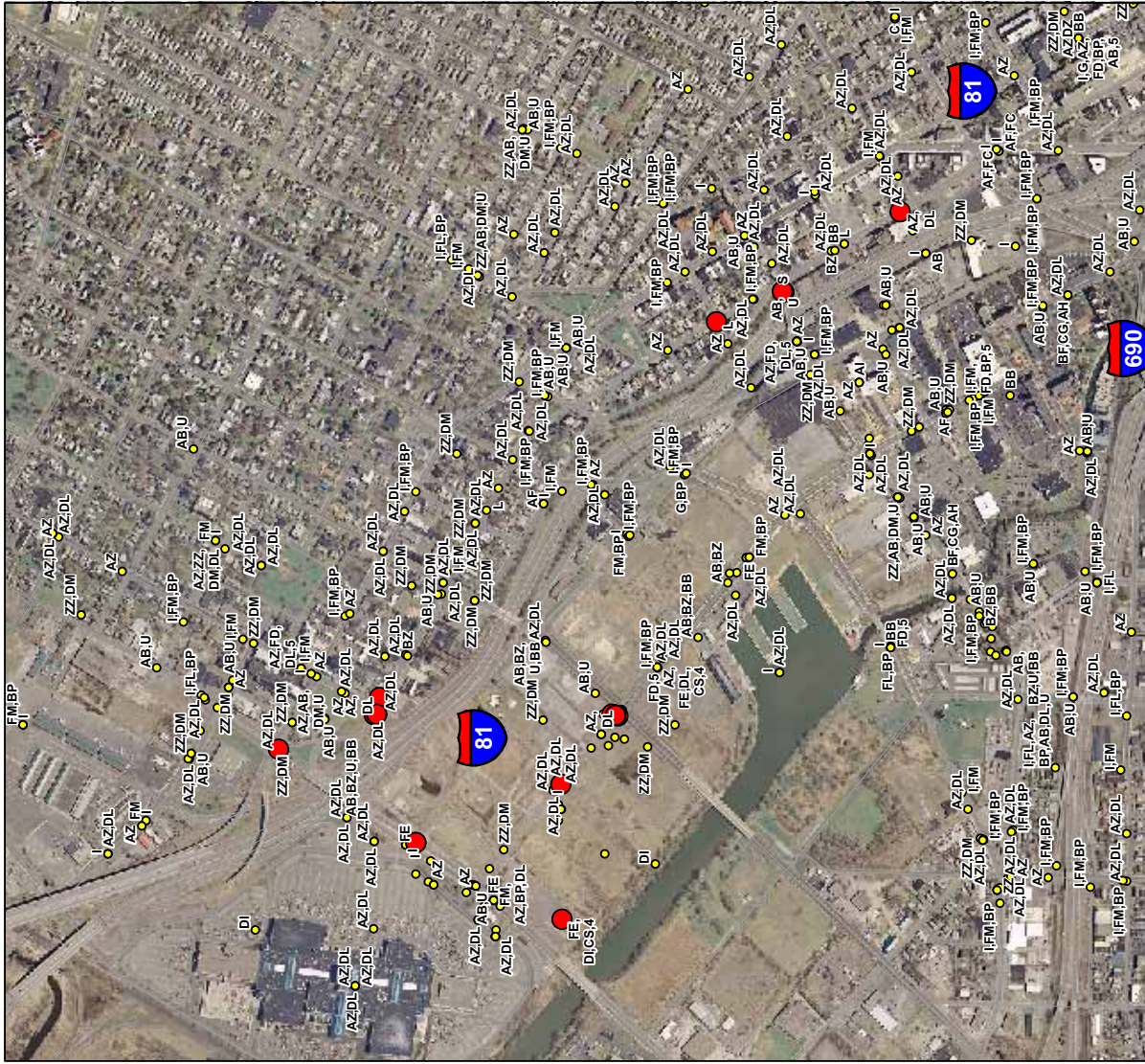


FIGURE 6

Original in Color - Statistics



04/28/2010

# Interstate 81 Corridor Assessment Identified Environmental Database Sites

## Legend

- Area of Concern
- Identified Environmental Database Sites



DRAFT

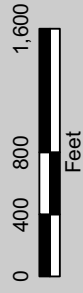
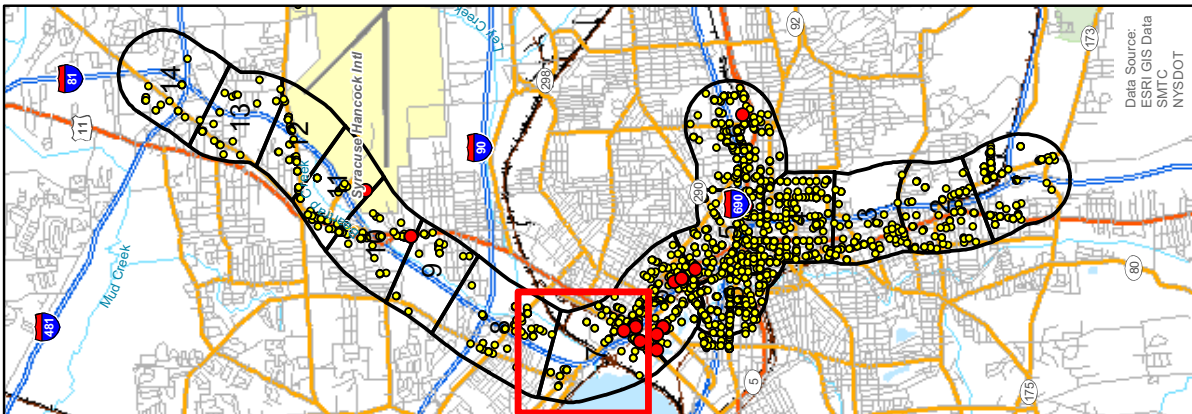
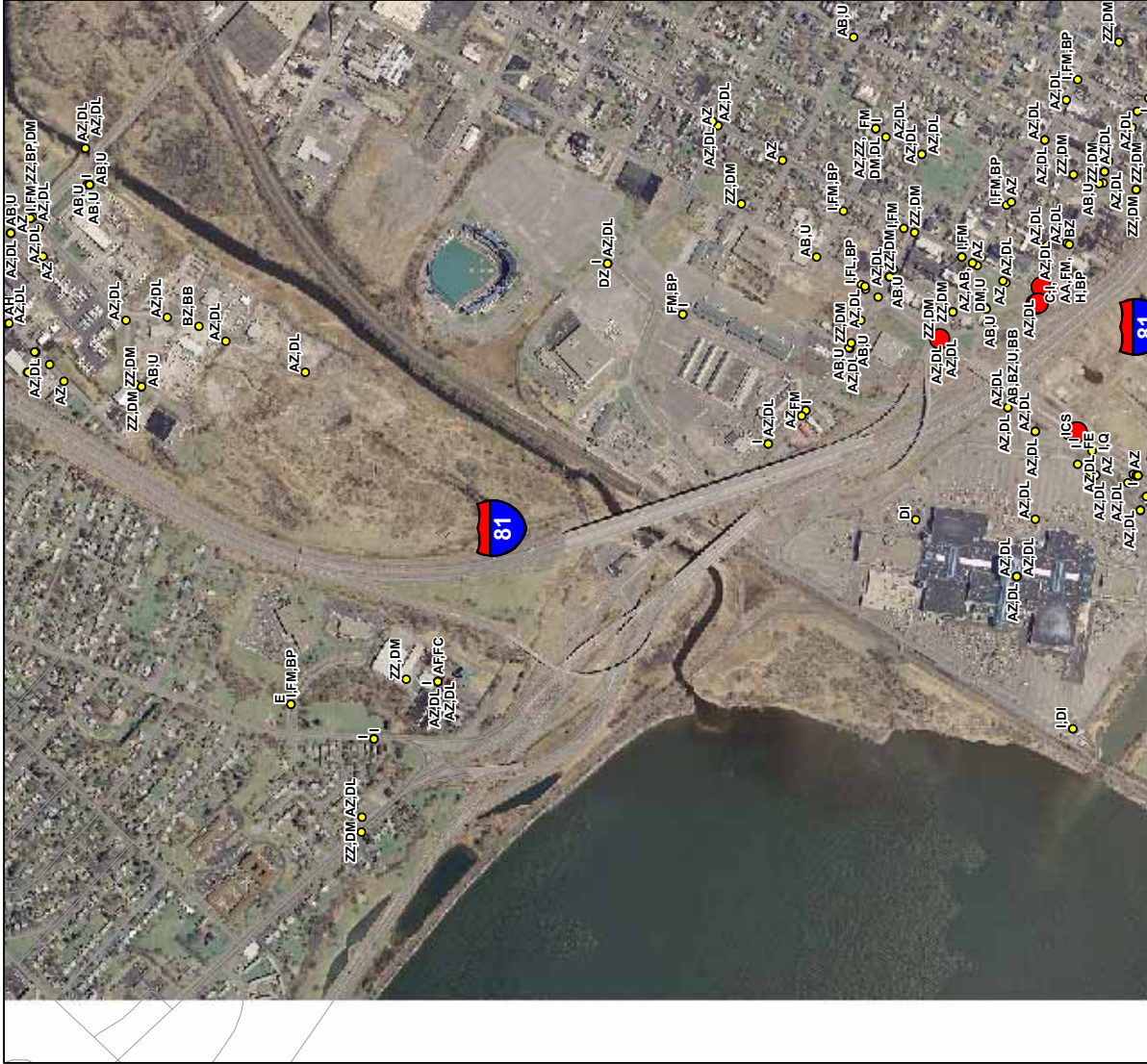


FIGURE 7

Original in Color - Screened



05/20/2010

# Interstate 81 Corridor Assessment Identified Environmental Database Sites

## Legend

- Area of Concern
- Identified Environmental Database Sites



DRAFT

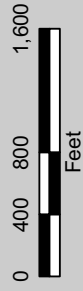
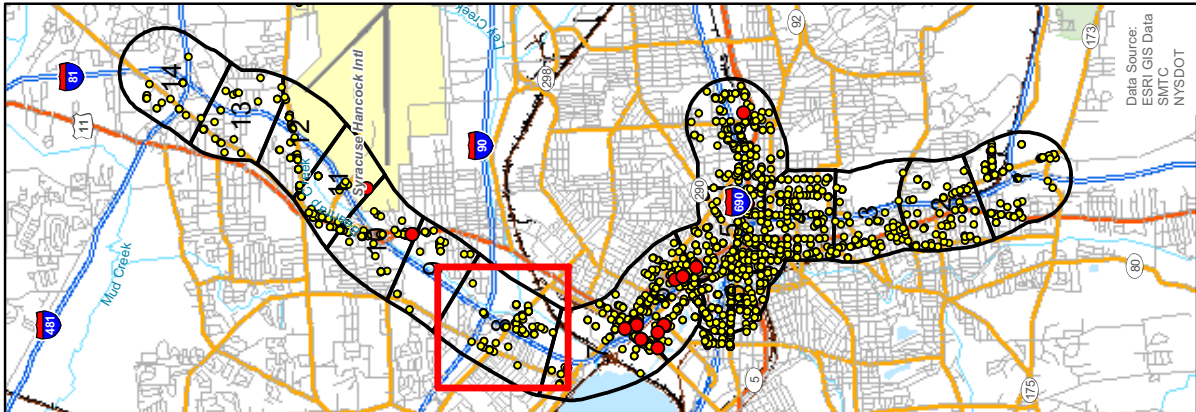
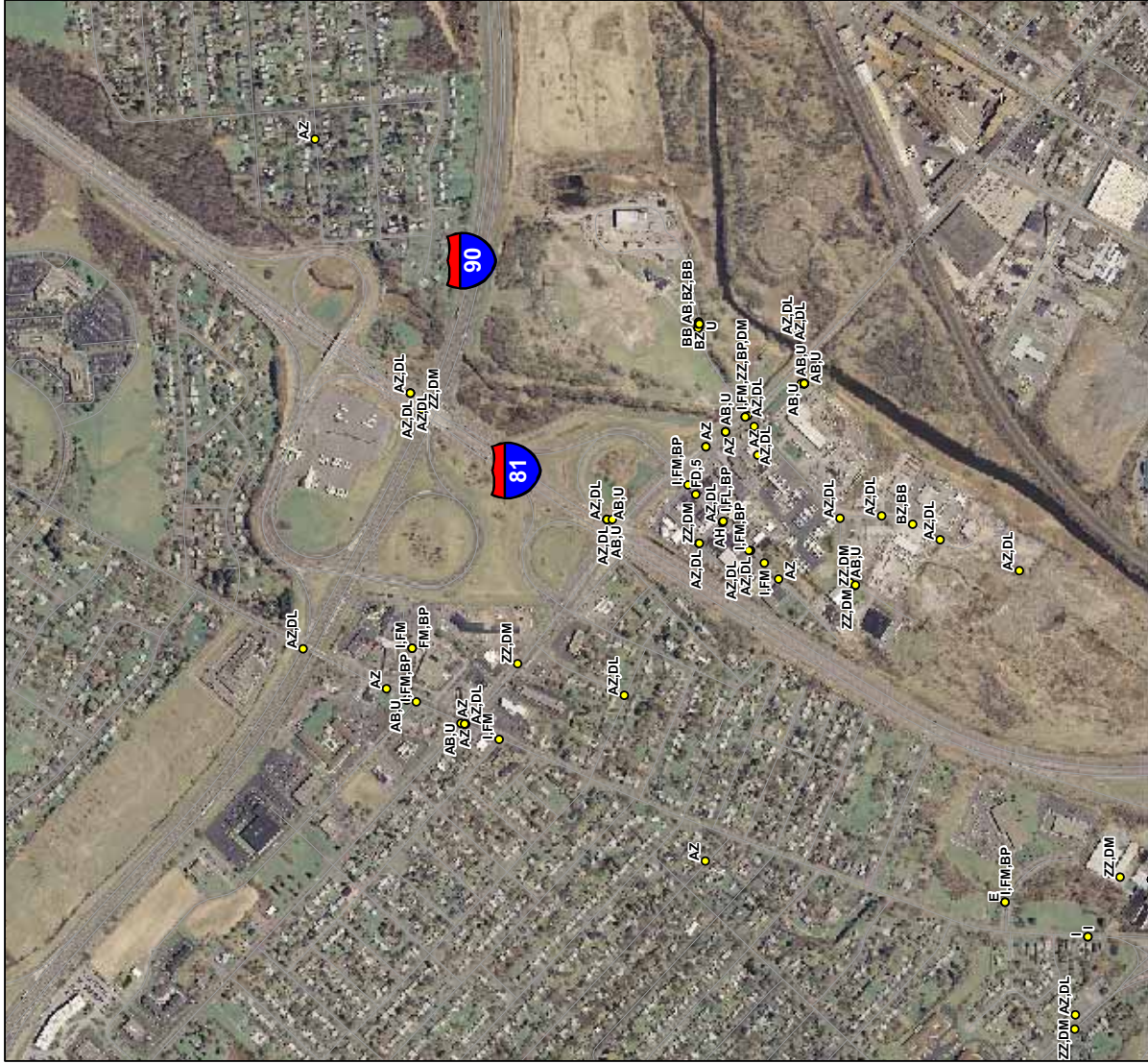


FIGURE 8

Original in Color - Screens



Data Source:  
ESRI GIS Data  
SMTCC  
NYS DOT

04/26/2010

# Interstate 81 Corridor Assessment Identified Environmental Database Sites

## Legend

- Area of Concern
- Identified Environmental Database Sites



DRAFT

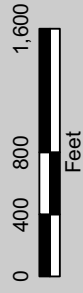
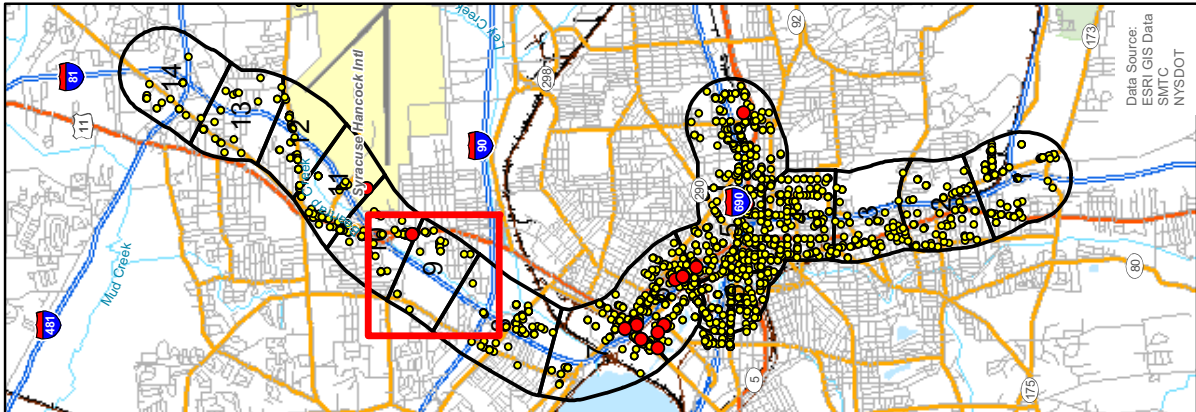


FIGURE 9

Original in Color - Screened



Data Source:  
ESRI GIS Data  
SMTC  
NYS DOT

06/26/2010

# Interstate 81 Corridor Assessment Identified Environmental Database Sites

## Legend

- Area of Concern
- Identified Environmental Database Sites



DRAFT

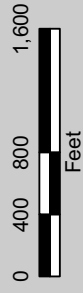
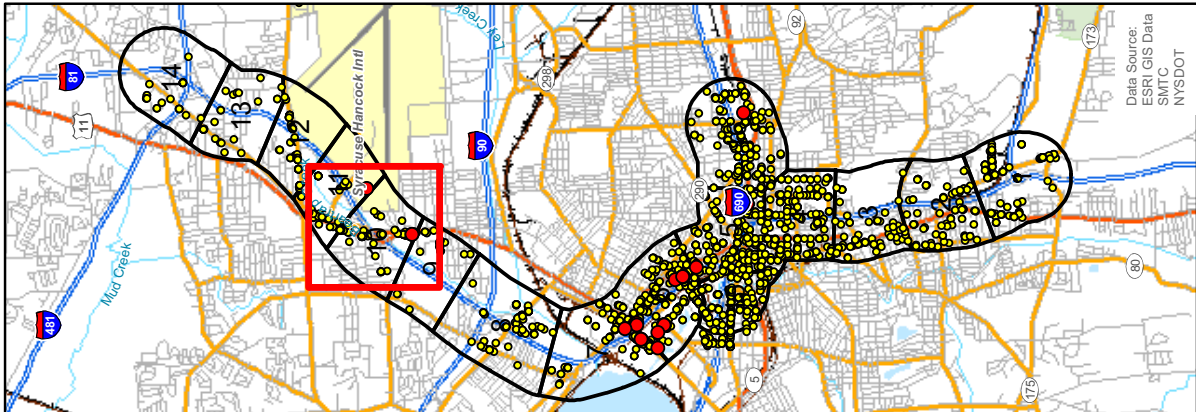
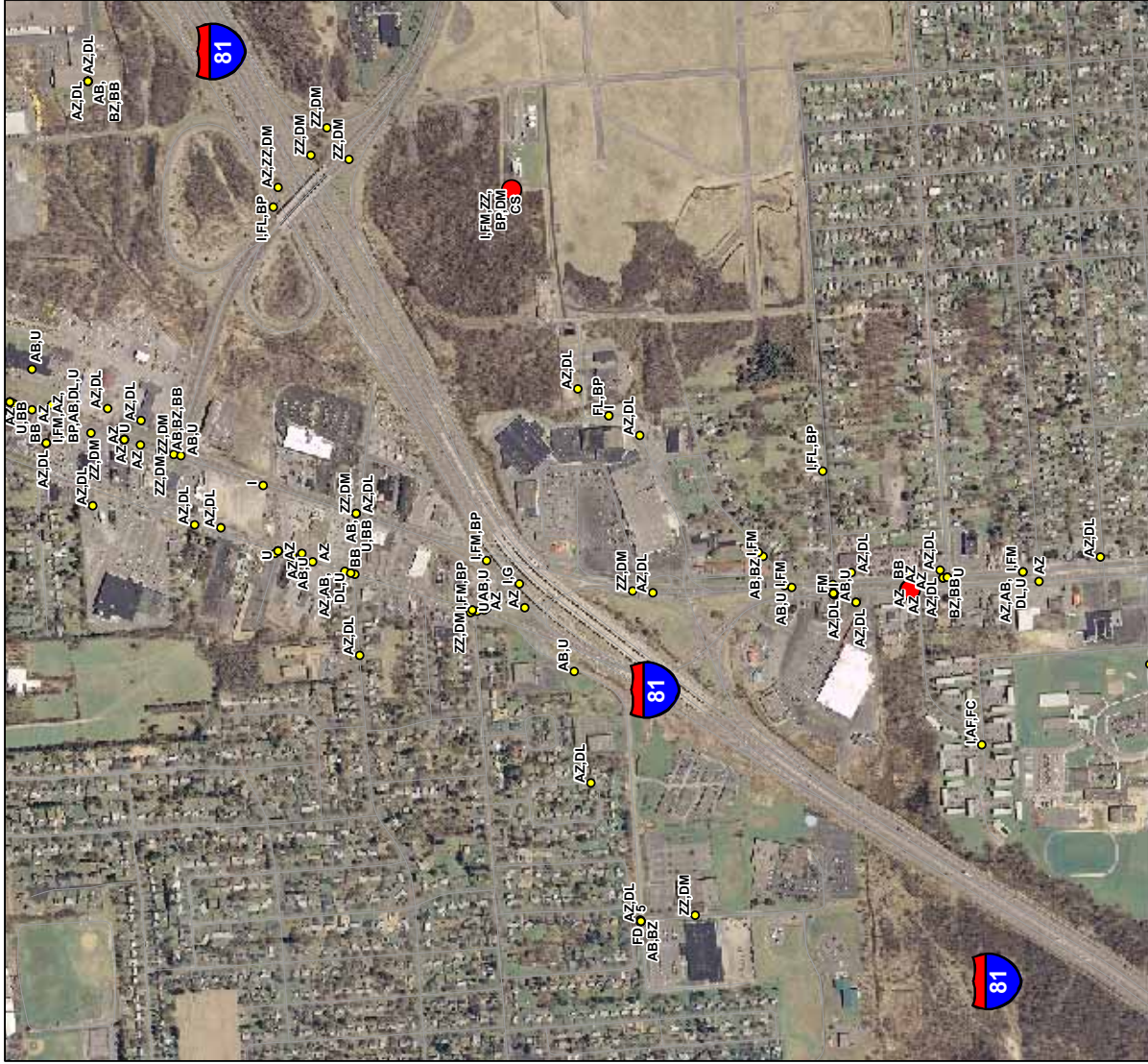


FIGURE 10

Original in Color - Scanned



Data Source:  
ESRI GIS Data  
SMTC  
NYS DOT

06/26/2010



# Interstate 81 Corridor Assessment Identified Environmental Database Sites

## Legend

- Area of Concern
- Identified Environmental Database Sites



DRAFT

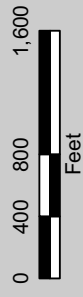
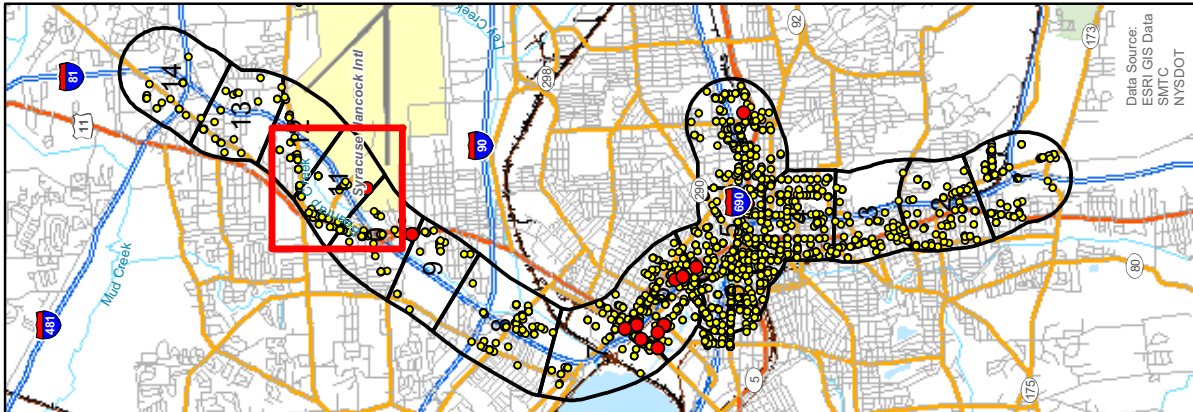


FIGURE 11

Original in Color - Scanned



04/28/2010

# Interstate 81 Corridor Assessment Identified Environmental Database Sites

## Legend

- Area of Concern
- Identified Environmental Database Sites



DRAFT

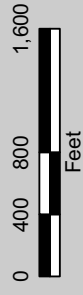
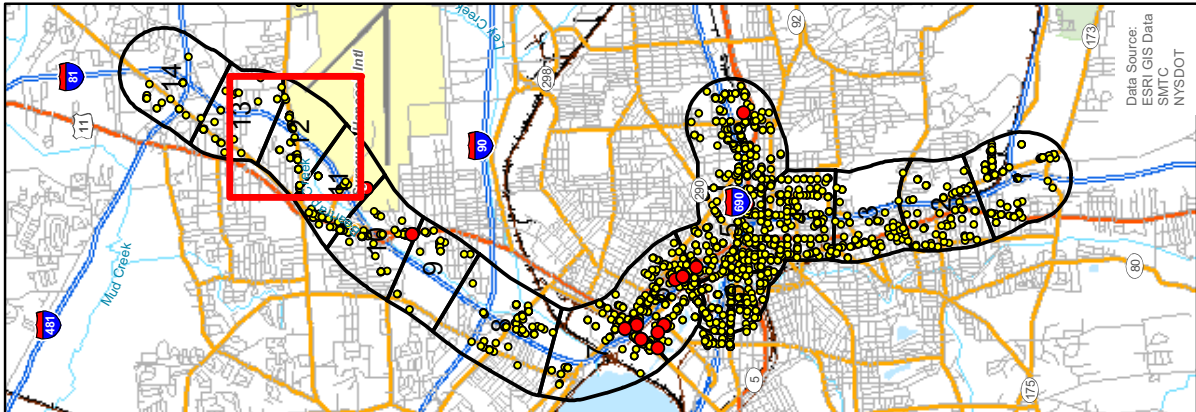


FIGURE 12

Original in Color - Screened



06/28/2010



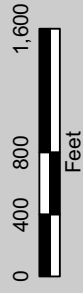
# Interstate 81 Corridor Assessment Identified Environmental Database Sites

## Legend

- Area of Concern
- Identified Environmental Database Sites

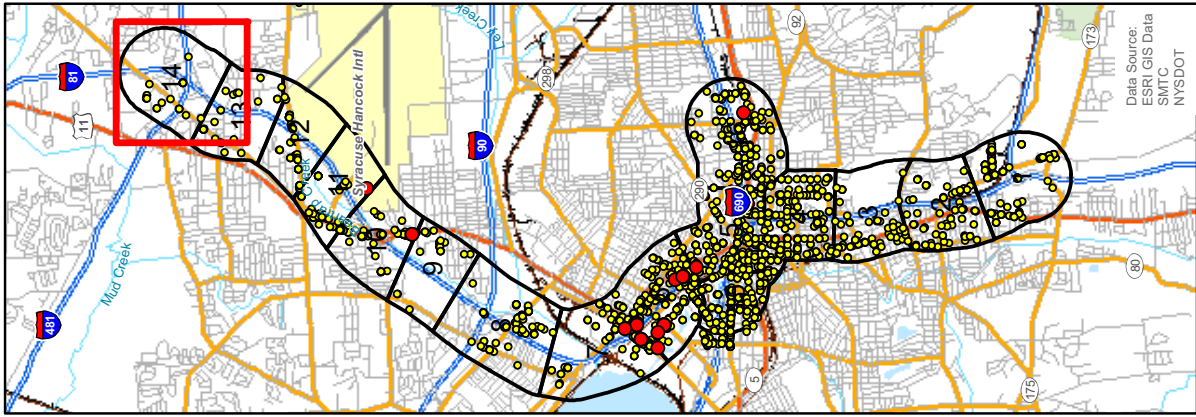


DRAFT



**FIGURE 14**

Original in Color - Screened



Data Source:  
ESRI GIS Data  
SMTCC  
NYS DOT

05/26/2010

# Interstate 81 Corridor Assessment Identified Environmental Database Sites

## Legend

- Area of Concern
- Identified Environmental Database Sites



DRAFT

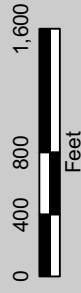
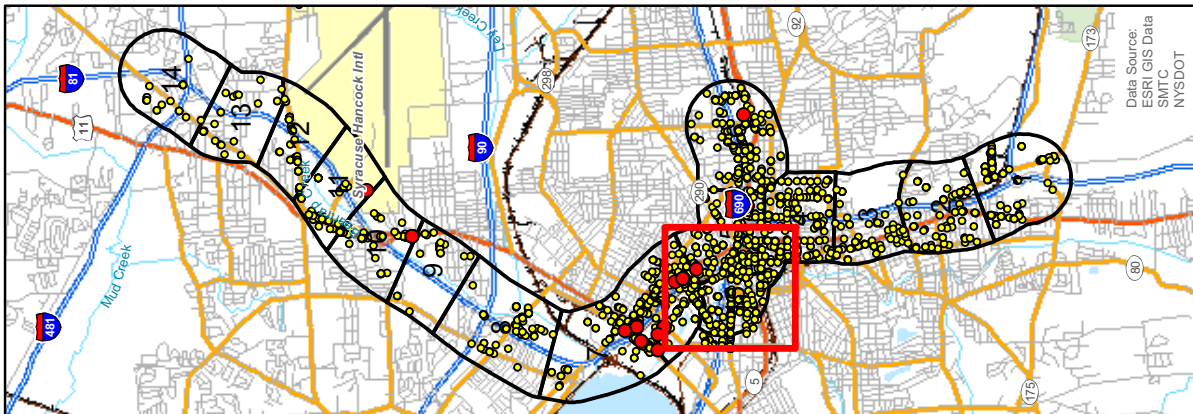
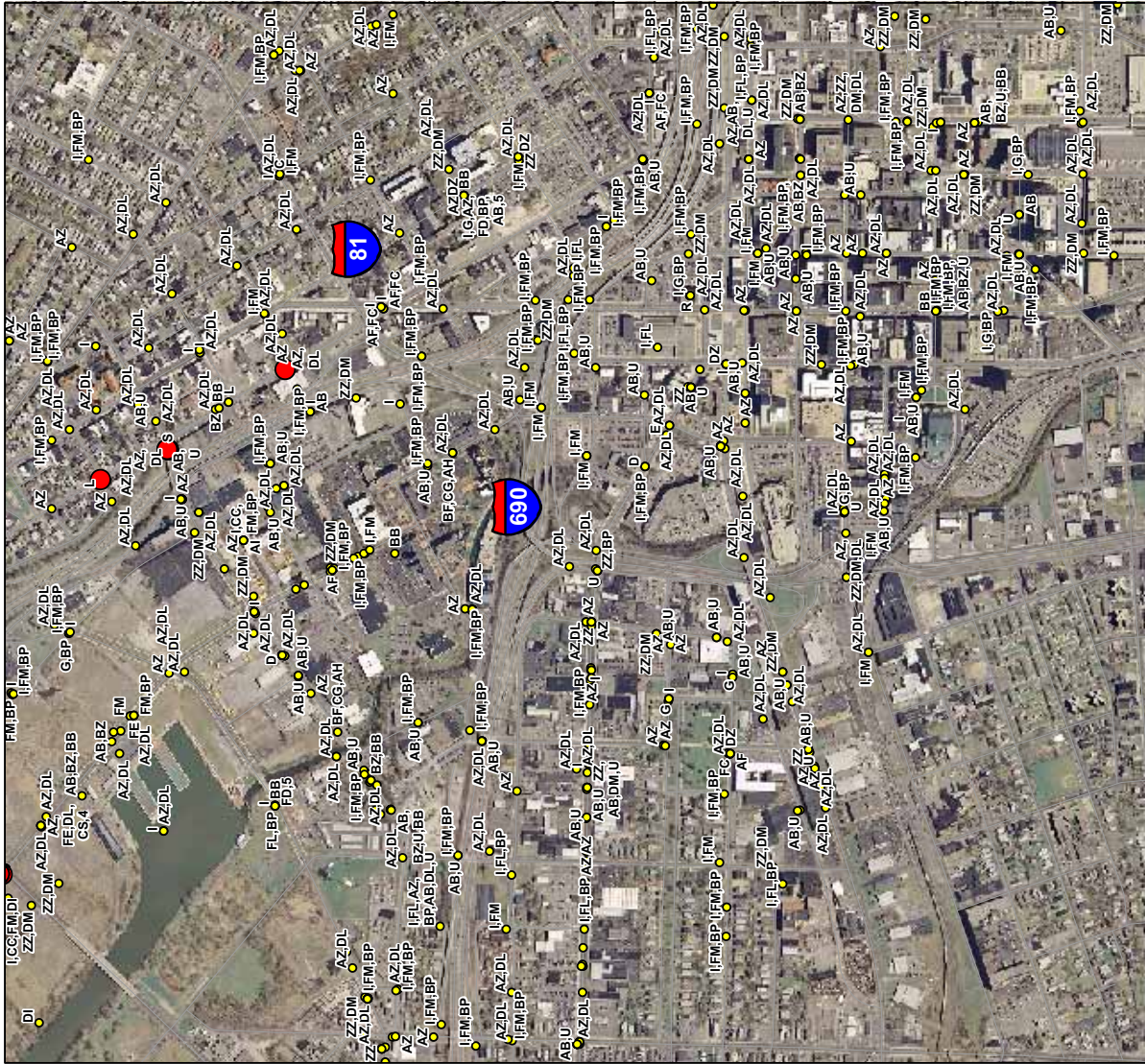


FIGURE 15

Original in Color - Scanned



04/22/2010

# Interstate 81 Corridor Assessment Identified Environmental Database Sites

## Legend

- Area of Concern
- Identified Environmental Database Sites



DRAFT

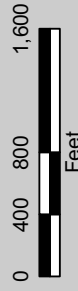
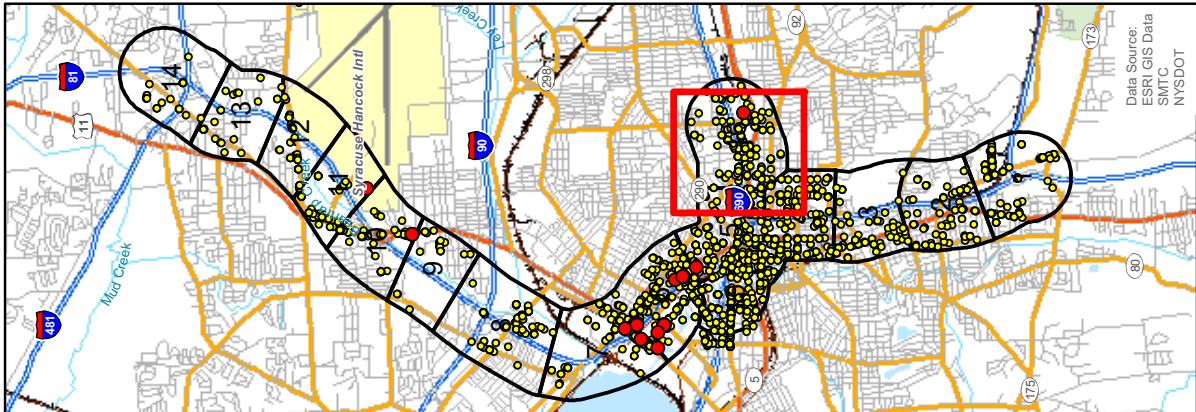
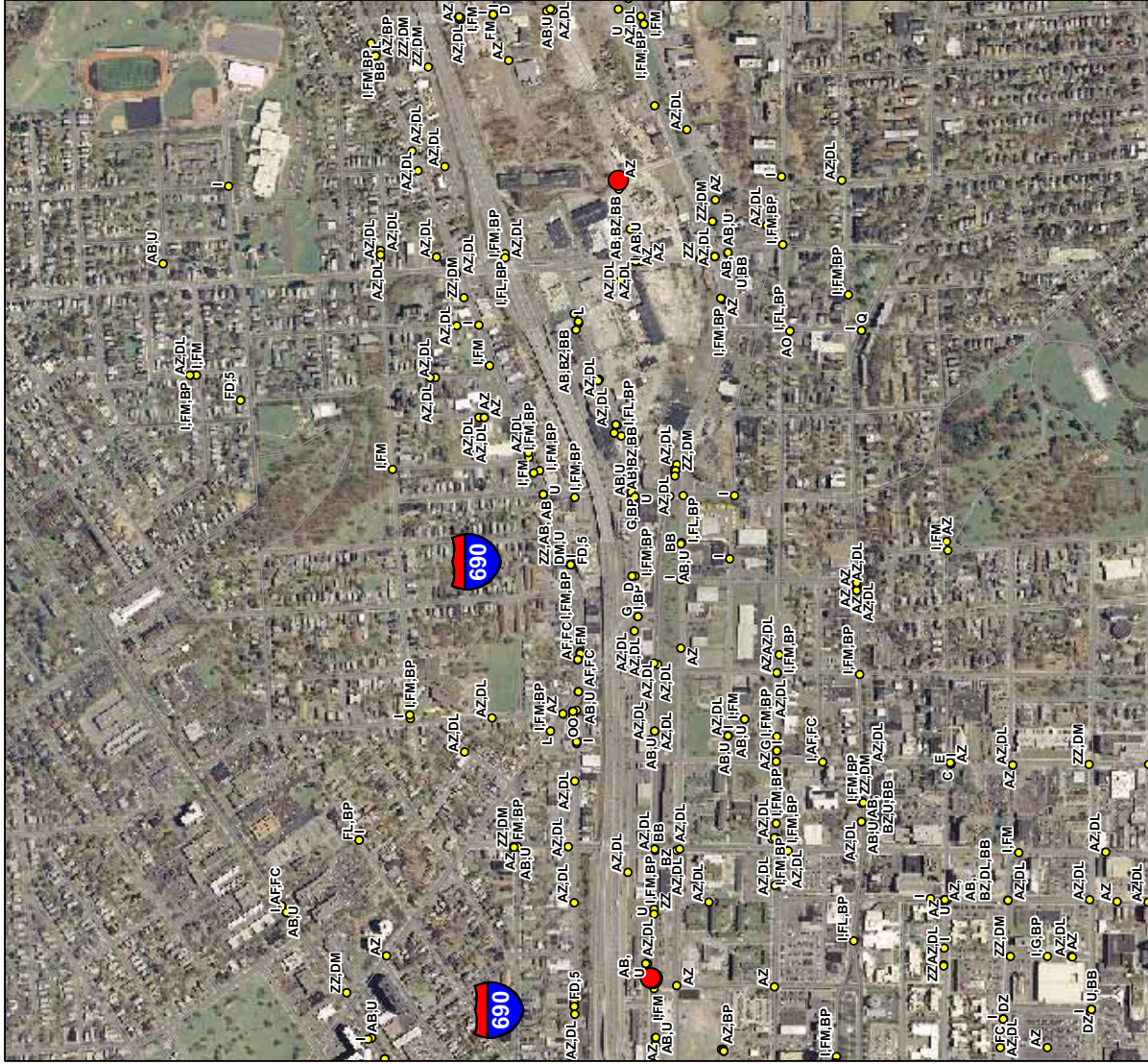


FIGURE 16

Original in Color - Scanned



Data Source:  
ESRI GIS Data  
SMTIC  
NYS DOT

04/28/2010