Section Four:
Physical Context

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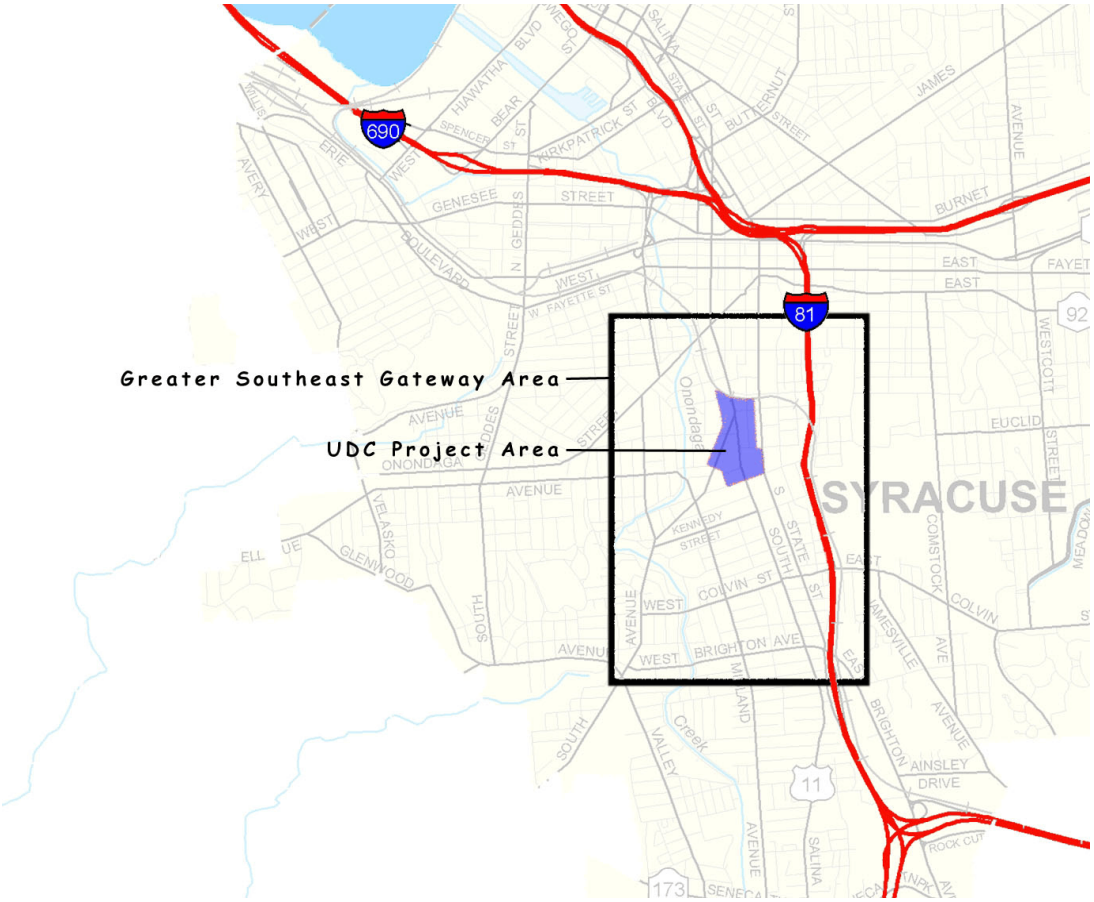
CITY CONTEXT

The Gateway Area has been the subject of many physical planning studies over the past 7 years. Urban Landscape Proposals were advanced by the SUNY Syracuse ESF School of Landscape Architecture in 1998 and Neighborhood Planning proposals have been mad by the SU School of Architecture and the Urban Design Center of Syracuse in 1999.



The Southeast Gateway area just south of Downtown Syracuse and west of I-81

The Southeast Gateway Community Development Corporation has been working to advance development in this area for over five years. Many neighborhood individuals and groups have worked to develop new ideas for housing and commercial development in the greater Gateway area.

This report utilizes the recent findings of the MetroEdge economic analysis and market projections as support for previously gathered information by the Urban Design Center and the SE Gateway CDC for a phased development of first floor commercial space as the generator of a neighborhood center of shops, markets, stores, services and restaurants. These developments would be built in a manor to create an area where people will shop, work and live, and planned to provide an interesting and inviting place to visit.

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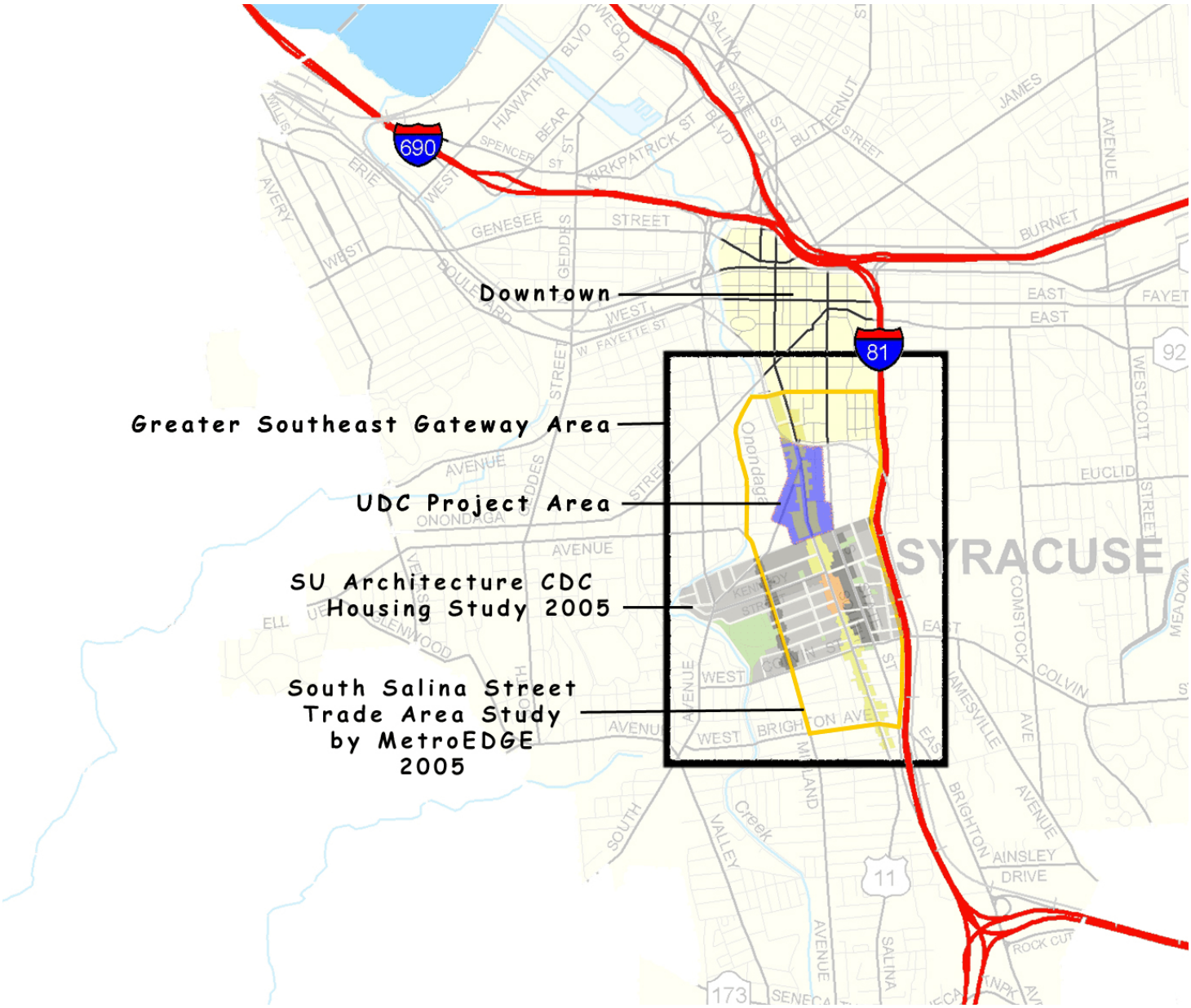
RELATED STUDY AREAS

The Southeast Gateway neighborhood has been the subject of many development studies and proposals in recent years. Independent and combined design studios from the Syracuse University School of Architecture



CDC (Community Design Center) and the SUNY ESF School of Landscape Architecture, along with the UDC (Urban Design Center), all working with the neighborhood residents and business owners, have made significant planning proposals to City planning representatives starting in 1999.

The MetroEDGE economic analysis and a recent housing study by the SU Architecture CDC studio have added valuable information to the potential for creating a “Gateway Economic Development Corporation”.

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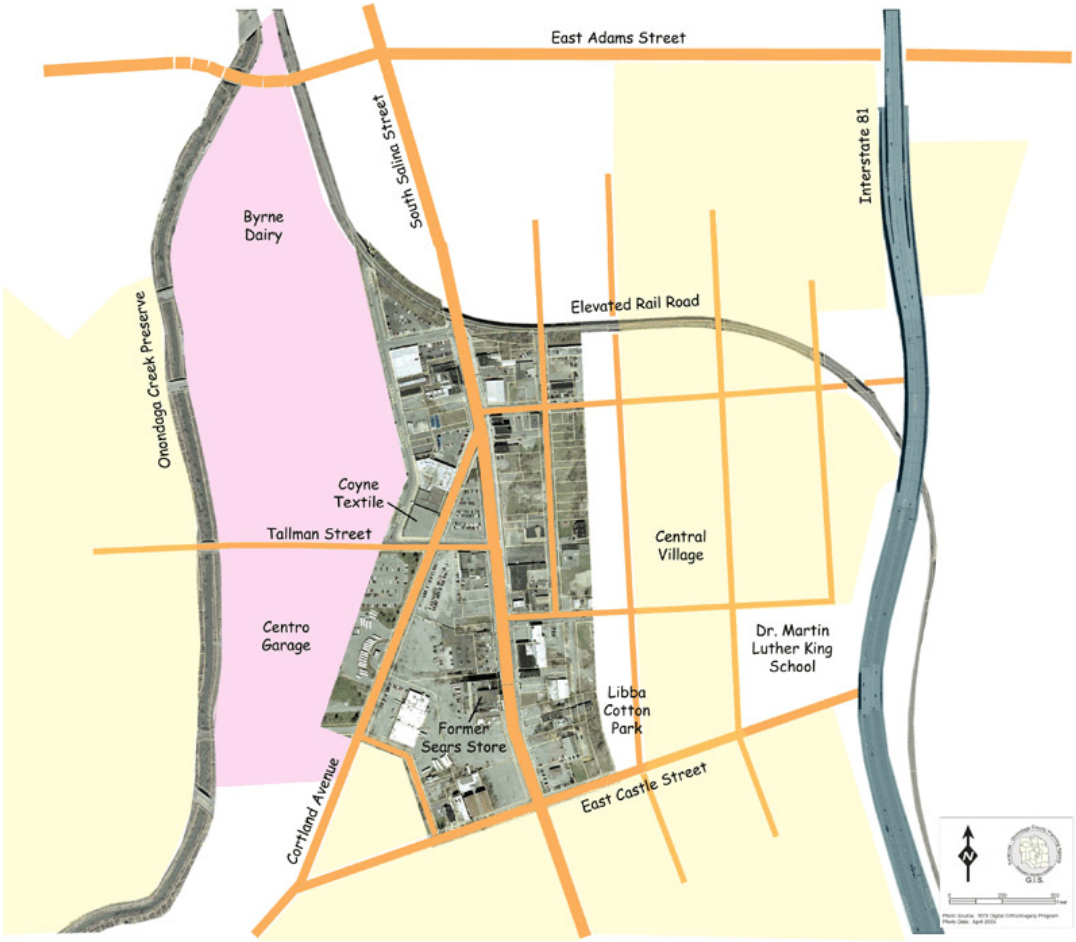
SITE CONTEXT

The area studied for this Design Plan [the aerial photograph portion shown below] is just south of the Syracuse Downtown center. This area evolved around the intersection of South Salina Street, Stare Rt. 11, and Cortland Avenue, two of the original commercial routes linking Syracuse and the agricultural communities to the south.



Center of Downtown Syracuse to the north

Syracuse University & Hospital complex immediately to the east

The OnTrack elevated railway runs through the neighborhood, forming a "wall" or visual barrier between this area of the city.

I-81 runs along the east edge of the Southeast Gateway Neighborhood.

Onondaga Creek is a close walk to the west, through what has evolved from low lands and flood plain, to many industrial uses. Over the past 150 years residential neighborhoods have developed to the east and south. South Salina Street was predominantly residential in these early years, and transforming to commercial uses from the 1920's and 1930's. Over the past 30 years, with the growth of shopping malls and larger retail stores, this area has see little economic growth.

The areas in yellow are predominantly residential, including Syracuse Housing Authority apartments and managed properties. Many homeowners in the area are second & third generation families. Business owners and associations have promoted the need for a neighborhood commercial center.

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EMPIRE ZONE

Purple areas indicate the Empire Development Zone from the Onondaga County GIS mapping website which showns the areas available for New York State economic assistance.

Most of the proposed Gateway Neighborhood Commercial Center is in these Empire Zones.

State Brownfield Site Development Programs

Environmental Restoration Program (ERP)

The ERP is funded by the New York State Department of Environmental Conservation (NYS-DEC) and is available to both municipalities and community-based organizations (501c3 nonprofits). The program has two distinct phases, investigation and remediation, and 90% of the costs incurred are reimbursable. The one primary exception to this is demolition, where only 50% of the costs associated are reimbursable.

Future Project: SIDA properties on the 1000 block of South Salina Street
Summary: O'Brien & Gere Consultants have submitted a proposal for the completion of the ERP application. A pre-application meeting has been scheduled for November 1st with OBG and James Burke from the NYS-DEC. Phase I and II tests that have already been completed will be used to prove that this site is a good candidate for the ERP.

Brownfield Opportunity Area (BOA) Program

Summary: The Brownfield Opportunity Areas Program provides municipalities and community based organizations with assistance (up to 90 percent of the eligible costs) to complete area-wide planning approaches to brownfields redevelopment. The Brownfield Opportunity Areas Program will enable municipalities and community based organizations to:

- Address a range of problems posed by multiple brownfield sites;
- Build consensus on the future uses for the area with an emphasis on strategic brownfield sites; and
- Establish the multi-agency and private-sector partnerships necessary to leverage assistance and investments to revitalize neighborhoods and communities.

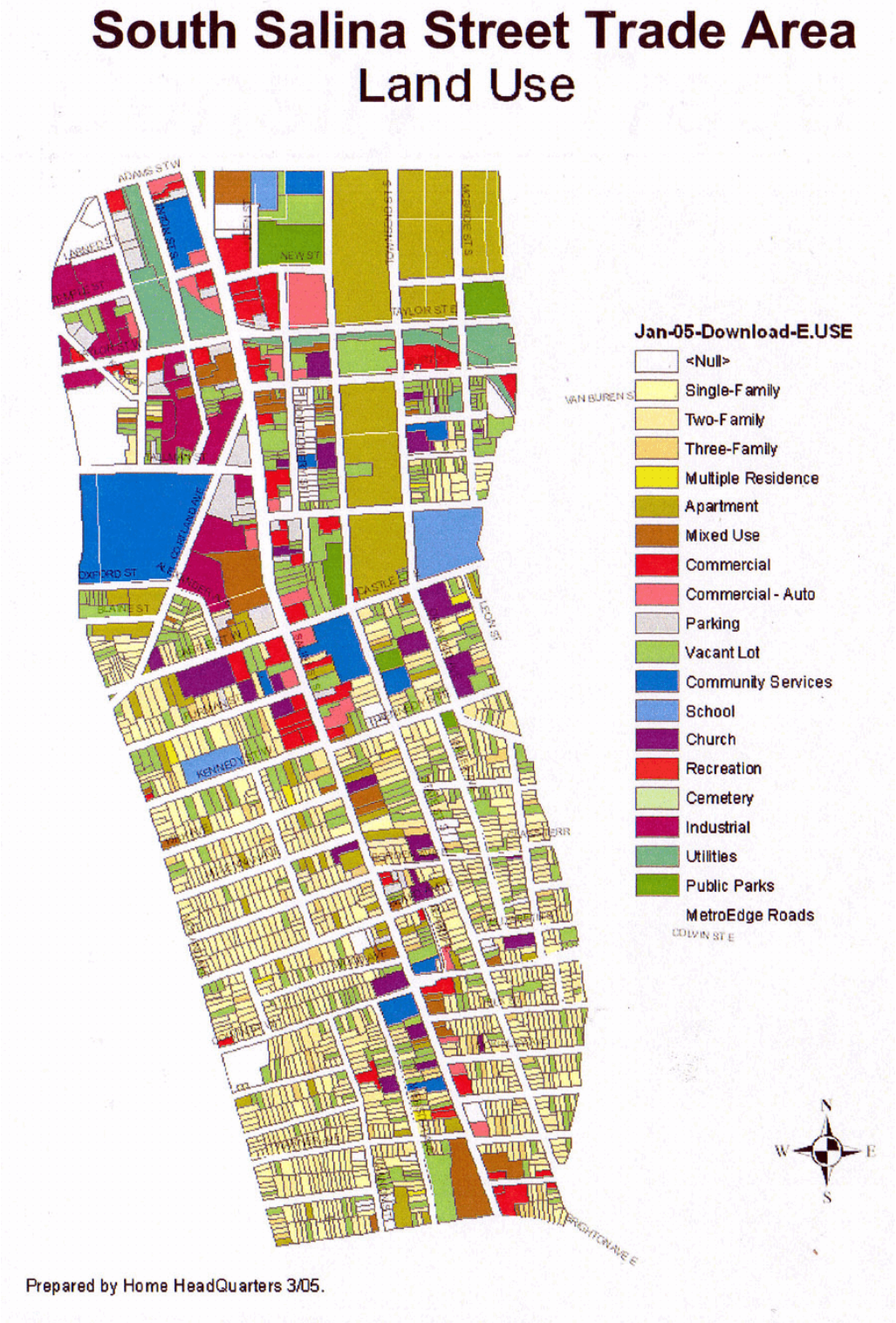
Three phases exist within the BOA program; Pre-Nomination, Nomination, and Site Assessment. Syracuse is currently at the Nomination Phase Level. The Nomination phase provides an in-depth and thorough description and analysis, including an economic and market trends analysis, of existing conditions, opportunities, and reuse potential for properties located in the proposed BOA. The BOA emphasizes the identification and reuse potential of priority brownfield sites that are catalysts for revitalization.

Two areas are targeted in Syracuse for the Nomination Phase of the BOA: The Gateway Area of the South Side of Syracuse, and The Erie Boulevard Area:

The Gateway Area: This neighborhood is located just south of Downtown Syracuse, and is characterized with approximately 4 brownfield sites with multiple parcels per site, in a 59-acre area. The study area is situated between Cortland Avenue and state Street, and is bordered by E. Taylor Street on the North, and West and East Kennedy Streets on the South.

Please contact the Office of Economic Development at Syracuse City Hall for further assistance with these programs.

MetroEDGE Report Study Area



This map shows the MetroEdge "Trade Area", the Economic Market Analysis area study of 2005-2006.

Land uses are shown either side of South Salina Street, extending from Adams Street at the north to Brighton Avenue at the south.

I-81 runs along the right edge of the map.

The area is predominantly residential with commercial uses along South Salina Street, apartments to the northeast area, and one and multi-family housing to the south. Mixed industrial and commercial used complete the northwest quadrant

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Existing Businesses and Conditions

Many years of business decline and the resulting building decay has left this area with a fragment of it's original business density and character.

Existing buildings will need to be rehabilitated to be compatible with new development construction.

Some buildings presently closed should be renovated for commercial use, rather than being demolished.

Preliminary land planning and control is necessary to be able to develop the intended master plan design.

An index of the existing buildings and commercial space needed to verify existing development areas.

Preliminary rehabilitation estimates are suggested elsewhere in this report.