

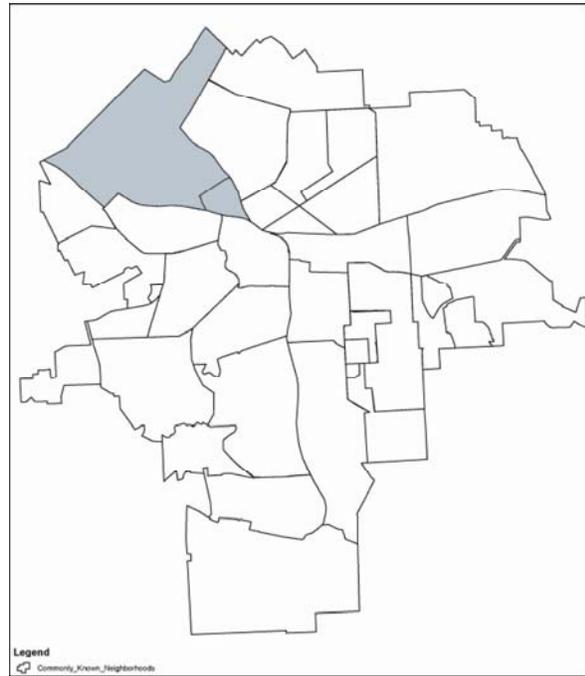
Lakefront District Profile

Boundaries

The Lakefront district is bounded by Seventh North Street on the north; East Hiawatha Boulevard and Route 81 on the east; Route 690 on the south; and City limits (Onondaga Lake) on the west.

Primary Characteristics

For many years, the area was largely industrial and was home to the oil storage facilities commonly known as “Oil City.” The removal of the oil tanks and the opening of Carousel Center shopping mall in the early 1990s brought some commercial activity to the district. Franklin Square, once home to factories and warehouses, has been redeveloped for residential and commercial use. The renovation of the Inner Harbor area has also brought more activity to the Lakefront district. The three areas are connected to each other and to Downtown by Solar Street, which could act as a conduit for further commercial and residential development.



Lakefront Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
402	262	1.5	77	2.4	\$23,977	10.9%	3.8%

Housing Description

Much of the Lakefront area remains undeveloped and unpopulated. Most of the private residences in the Lakefront district are located in the redeveloped Franklin Square, which features newly-built luxury condos and lofts, located in old industrial buildings. These buildings, which are in good condition and well-cared for, are popular with upper-income young professionals and empty nesters.



Other residences are located in an older, lower-income neighborhood west of the Inner Harbor. Part of the Maciejowa neighborhood, this area is comprised mainly one- and two-family homes built in the early-20th century, and many are in need of rehabilitation or demolition. The future of the Carousel Center

expansion and the Inner Harbor development will likely guide the City’s approach to this neighborhood.

Franklin Square provides good examples of rectangular multi-storied forms, which became the basic physical configuration for early factory buildings. These buildings, which feature large

interior spaces necessary to house heavy machinery, are ideal for conversion to apartments and offices. The redevelopment of Plum Court, Mission Landing, the Hurbson Building, Bridgewater Place, and the Lofts at Franklin Square (in the historic O. M. Edwards Building) are examples of adaptive re-use in the Franklin Square area.

Lakefront Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1942	301	96	172	41.9%	57.1%	268	33	11.0%

Economic Development

The major business enterprise in the Lakefront district is the Carousel Center, a shopping mall that houses major department stores, numerous clothing and housewares retailers, upscale boutiques, bookstores, toy stores, restaurants, a health club, and a multiplex movie theater. Plans were developed to expand the Carousel Center, transforming it into a regional shopping and entertainment destination. Phase 1 of this expansion was begun, but construction is now halted due to financial concerns. The status of this project remains unclear.



To the east, the area along the I-81 corridor is home to commercial offices, warehouses, and businesses such as a restaurant, a liquor store, and a fresh food market. To the west, North Geddes Street and Hiawatha Boulevard are the sites of light commercial development.

In addition, the Inner Harbor is now the site of a public pavilion and amphitheater. The City is working with the New York State Canal Corporation to revitalize the area, and plans include businesses, residences, and entertainment facilities such as a marina and aquarium.



Greenspace & Recreation

There is limited greenspace in the Lakefront district, and the area is plagued with brownfields and contamination leftover from its industrial past. The Creekwalk currently extends two miles from Franklin Square to the Inner Harbor, and a future expansion will extend the Creekwalk south to Armory Square in the Downtown district and north to connect with the Onondaga Lake Loop Trail. The large open space at the head of the Inner Harbor is

used for summer festivities, and the heart of Franklin Square is Franklin Square Park, a public plaza with flowers, trees, and fountains.

Housing Development Strategies

- Promote Homeownership – Down-payment and closing costs assistance could be offered to promote homeownership and owner-occupancy in the older neighborhood.
- Owner Rehab – Residents of the older neighborhood should be encouraged to rehabilitate their homes with loans, mini-grants, and tax credits.
- Middle and Upper Income Market – Upscale professional singles and couples are attracted to Franklin Square.

Promotional Strategies

- Population Specific Marketing – Young professionals are likely to consider Franklin Square a desirable location.

Success Indicators

- Creation of entertainment and recreational options independent of DestiNY
- Reduced Vacancy Rate