

CITY OF SYRACUSE
URBAN RENEWAL PLAN

Urban Renewal Agency

Greater Syracuse Plan

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I. EXTENT AND PURPOSE OF PLAN

The Greater Syracuse Development Area Urban Renewal Plan provides a framework for the development and/or redevelopment of multiple properties in the area comprising the Greater Syracuse Urban Renewal Area.

The boundaries of the Project area, as described in *Exhibit A*, include hundreds of properties in need of development or redevelopment.

The provisions of the Plan, described in the in the following sections, are based on the requirements for a redevelopment plan set forth in Article 15 of the General Municipal Laws of New York State.

II. DESCRIPTION OF PROJECT AREA

The boundaries of the project area are described in *Exhibit A*, attached hereto and shown on *Map 1: Project Boundaries*, attached hereto as *Exhibit B*.

III. RELATIONSHIP TO COMMUNITY COMPREHENSIVE PLAN, GOAL, AND OBJECTIVES

This Urban Renewal Plan, to be administered by the Syracuse Urban Renewal Agency (hereinafter, "Agency") is designed to acquire individual parcels within the area and plan them into use for the elimination of slums and blights, the benefit of low and/or moderate income residents, and/or the redevelopment of underutilized parcels through an overall land use strategy consistent with the housing, economic, and community development strategies of the City's Community Development Block Grant (CDBG) Program. The Agency, through the employees and members of the Agency, will use its planning and land disposition expertise to acquire and thereafter to dispose of the properties in an appropriate fashion, consistent with the identified needs of the neighborhood residents for better housing, commercial services, recreational facilities, employment opportunities, and the removal of blighting influences that presently discourage investment in properties and further the deterioration of neighborhoods. Presently planned use of the CDBG and City capital improvements will be coordinated with the property acquisition and disposition activities of the Agency.

IV. PROPOSED LAND USES

- A. Existing land uses, major thoroughfares, public street rights of way and easements, are shown on *Map 2: Project Land Use Map* attached hereto as *Exhibit C*
- B. Proposed land uses shall be in conformance with the City of Syracuse Zoning Ordinances and as shown on *Map 3: Project Zoning Map* attached hereto as *Exhibit D*.

- C. The basic objectives of the Greater Syracuse Urban Renewal Plan include the inspection, rehabilitation, demolition, or deconstruction of existing structures. A statement of land uses to be permitted is not necessary as changes in current land uses are not anticipated. Any change in existing uses in the development of vacant parcels would be by private development only. These new uses must comply with the established zoning ordinances of the City of Syracuse.

V. PROPOSED LAND ACQUISITION

A. Proposed Land acquisition.

Land Acquisition proposed within the project area will be determined as needed. As such, any proposed land acquisition will be approved by the Syracuse Urban Renewal Agency in accordance with Article 15 and Article 15A of the General Municipal Law.

B. Standards for Acquisition

Real property or any interest in real property may be acquired where on the basis of current inspections, the Syracuse Urban Renewal Agency determines that deficiencies exist which 1) create hazards to the community; and/or 2) cause a blighting influence on the surrounding neighborhood; and/or 3) render the property as severely underutilized; and/or 4) otherwise hinder the completion of goals of the Urban Renewal Program, the Urban Renewal Agency, and/or this Plan.

C. Methods of Acquisition

The Agency may acquire real property or any interest therein by gift, grant, devise, purchase, condemnation, or by any other process allowable pursuant to Articles 15 and 15-a of the General Municipal Law.

D. Post Acquisition

Upon the acquisition of real property the Syracuse Agency may:

1. deconstruct or demolish any structure on the property;
2. sell the property subject to rehabilitation in accordance with this plan;
3. rehabilitate any structure or structures on the property and sell such rehabilitated properties for use in accordance with this plan;

4. sell the property subject to development correcting underutilization;
5. develop underutilized properties, allowing them to function at the peak of their economic and community potential;
6. with regards to vacant properties without structures, sell said property to an adjacent land owner, subdivide the property for sale to multiple adjacent land owners, or sell the property subject to redevelopment in accordance with this plan;
7. sell, lease for a term not exceeding ninety-nine years, or otherwise dispose any real property by any method permissible pursuant to Article 15 or 15-1 of the General Municipal law.

VI. PROPOSED PUBLIC, SEMI-PUBLIC, PRIVATE, OR COMMUNITY FACILITIES OR UTILITIES

Included in the Greater Syracuse Urban Renewal Area are areas designated as park lands or public facilities. Some of these properties may be underutilized as community public facilities, and require development or redevelopment to allow them to perform at peak potential. The Agency will work with any such developers as deemed necessary to restore these public properties to their full operating potential.

VII. PROPOSED METHODS AND TECHNIQUES OF URBAN RENEWAL

The methods and techniques of urban renewal proposed for use within the project include but are not limited to:

- A. Acquisition of largely vacant, underutilized, deteriorated, and/or unproductive properties by the City of Syracuse or the Syracuse Urban Renewal Agency, for disposition to qualified developers, development, or redevelopment entities that will further the planned redevelopment strategies that are part of this Urban Renewal Plan.
- B. The re-planning of development areas, parcels, and/or subdivision patterns for public and/or private uses within the project area, including the adjustment of provisions for pedestrian, vehicular and service access from project area or adjacent public rights-of-way.
- C. The planning, siting, design, and construction of new public amenities within the project area in a manner designed to enhance pedestrian enjoyment and increase the attractiveness of the area for both public use and private investment in new uses and structures.

- D. The deconstruction or demolition of some existing structures within the project area in order to correct substandard area conditions and enable planning for area redevelopment in accordance with the plan.
- E. The disposition of project area development sites by sale or lease, and, subject to development standards incorporated in binding disposition agreements, to qualified public or private development entities for developments which carry out the provisions of this Plan.
- F. The construction of new buildings, subject to design review by the Agency, in accordance with the plan.
- G. The planning, design, and construction of utility and other infrastructure adjustments, connections, and replacements as needed.
- H. The preservation and restoration of key architectural and historically significant properties that have a viable public or private use, and which are consistent with the redevelopment objectives in this plan.
- I. Code actions designed to implement provisions and objectives of the plan through: 1) adjustments or amendments to the municipality's zoning and/or Property Conservation Code; 2) concentrated enforcements of the existing codes within the Urban Renewal Area; 3) identification and referral of properties to the Agency for purpose of acquisition and 4) cooperation and coordination between the Division of Codes and the Agency with regards to the monitoring and management of Agency owned properties.
- J. The coordination with the City of Syracuse and/or the developer(s) for the remediation of brownfields for the sites that have potential use for economic development.

VIII. CODE & ORDINANCE CHANGES TO IMPLEMENT THE PLAN

No new codes, ordinances, or amendments to existing codes are required or necessary to effectuate the Greater Syracuse Urban Renewal Plan.

IX. DEVELOPMENT STANDARDS

In order to carry out the public purpose of the plan, all development of property originally disposed or transferred pursuant to Article XIII of this plan by the Syracuse Urban Renewal Agency and within the project area shall be in compliance with the standards set forth below. The Syracuse Urban Renewal Agency shall review all proposals to ensure that these standards are met. Definitions shall be consistent with those contained in the City of Syracuse Zoning Ordinance except where otherwise noted in this Plan.

A. Permitted Uses

Any building constructed in the project area shall contain one or more of the uses identified in Section IV of this Plan.

B. Changes in Use

Once a building has been constructed and occupied, no use shall be changed to a different land use without a change of use permit by the Urban Renewal Agency, and a variance granted by the Board of Zoning Appeals and/or other local approving body as required by law. Application for a change of use permit or variance shall first be made to the Agency and then to the Board of Zoning Appeals. No change of use permit and variance shall be issued unless the proposed use is in compliance with all the provisions of this Urban Renewal Plan and all other applicable regulations.

Every application for a change of use permit and variance shall be accompanied by design plans, a plot plan, floor plans, and/or site plan which has been prepared in sufficient detail to clearly indicate the nature of the proposed change in use, to show the manner in which the land or building is proposed to be used and to indicate how required parking will be provided.

Approval of a change of use permit and variance will require the respective approval by majority vote of the Members of the Agency and the appropriate vote of the Board of Zoning Appeals, in addition to any other approvals which may be required by law.

X. TIME SCHEDULE

The implementation of this plan will begin upon its adoption by the Syracuse Common Council. It is proposed that property acquisition activity begin immediately. Development of the remainder of the project area will be completed within a ten year time period.

XI. DURATION OF PLAN CONTROLS

The regulations, standards, and controls, contained in this Plan will be binding and effective by deed or lease upon all purchasers or lessees of land disposed of or transferred pursuant to Article XIII of this plan, as well as their heirs or assigns for a period of fifteen (15) years from the date of approval of this Plan by the Common Council of the City of Syracuse, New York.

XII. CHANGES IN THE APPROVED PLAN

This plan may be amended at any time by the Syracuse Urban Renewal Agency, and the Common Council of the City of Syracuse, New York, along with the approval of the Syracuse Planning Commission, upon the requirements of Article 15 and Article 15-a of the New York State Municipal Law.

XIII. DISPOSITION OF PROPERTY

A. Method of Disposition

Any and all parcels of property within the project area which are to be sold, leased, or optioned by the Syracuse Urban Renewal Agency shall be sold, leased, or optioned in accordance with §§ 556(1,2,4), of the General Municipal Law or any other method allowable pursuant to Articles 15 and 15-a of the General Municipal Laws of the State of New York. The Agency shall make a determination as to the method for which each property shall be disposed of. The forms of disposal shall be in compliance with § 556(1); or § 556(2) and 507(2)(b-e); or 556(4), of the General Municipal Laws of the State of New York or any other method allowable pursuant to Articles 15 and 15-a of the General Municipal Laws of the State of New York.

B. Deed Restrictions

The disposition of any real property shall include all deed restrictions and covenants deemed appropriate by the Agency in order to carry out the public purpose of this plan.

C. Reverter Clauses

All purchase agreements, leases, deeds, and option agreements pertaining to property shall contain a reverter clause whereby title to or control of the parcel or development area shall automatically revert back to the Agency if the agreed upon re-planning, and/or clearing, and/or rehabilitation, and/or restoration, and/or renewing, and/or conservation, and/or improvement, and/or reconstruction, and/or redevelopment does not occur within the time frame stipulated in said purchase agreements, lease, deed, or option agreement. Said reverter clauses at the option of the Syracuse Urban Renewal Agency may be made subject to any financing approved by the Agency.

D. Extensions of Time

The Agency shall have authority to grant extensions on any purchase, lease, or option agreement where such a request is directed in writing to the Agency for its consideration.

E. Rehabilitation by Developers and Redevelopers

1. Permitted Use

The permitted uses shall be in accordance with the zoning ordinances of the City of Syracuse, the County of Onondaga, and such agencies as required by the provisions of state and local law.

2. Obligations of Developers and Redevelopers

- a. The Developer or Redeveloper (hereinafter collectively referred to as “Developer”) shall begin and complete the development of the land for the uses required in this plan and the construction of developments/improvements agreed upon in the disposition contract within a reasonable time period to be provided for in the said disposition contract between the Syracuse Urban Renewal Agency and the Developer.
- b. Prior to commencement of the construction or improvement, architectural drawings, specifications, plans, and modifications for the construction or developments, or improvements on the land shall be submitted by the Developer to the Agency for the review and approval of the Agency. Any such plans must be in compliance with the Urban Renewal Plan, the City of Syracuse Property Conservation Code, and all zoning ordinances of the City of Syracuse.
- c. It is expressly understood that approval of any plans by the Agency applies to any and all features shown thereon, and that subsequent additions, deletions, or other modifications thereof are required to be submitted by the Developer for approval by the Agency before actual construction may begin.

XIV. ACQUISITION OF AIR RIGHTS AND CONCOMITANT EASEMENTS OR OTHER RIGHTS OF USER NECESSARY FOR THE USE AND DEVELOPMENT OF SUCH AIR RIGHTS

The basic objectives of the Greater Syracuse Urban Renewal Plan include the inspection, rehabilitation, demolition, or deconstruction of existing structures. A statement of proposed acquisition of air rights is not necessary as it is not anticipated that the Agency will acquire any air rights other than those air rights that come generally associated with the acquisition of any parcel of real property within the Urban Renewal Area.

XV. PROPOSED PROGRAM OF CODE ENFORCEMENT

The Syracuse Urban Renewal Agency will cooperate and coordinate with the City of Syracuse Division of Code enforcement to establish a program of code enforcement within the Area for Urban Renewal which includes but is not limited to:

- A. The concentrated enforcement of the Syracuse Property Conservation Code and the Zoning Ordinances of the City of Syracuse within the Urban Renewal Area; and
- B. the monitoring of various properties within the Urban Renewal Area for the purposes of referring or recommending that said properties be acquired by the Syracuse Urban Renewal Agency in accordance with this plan;
- C. The utilization of certain employees of the Division of Code Enforcement to assist the agency with certain aspects of management of Agency owned properties including monitoring, cutting and maintenance of lawns and yards, clean-ups of trash and debris, board ups of vacant properties, correction of minor deficiencies on the properties and otherwise preparing the properties for sale, coordinating repairs, and allowing for inspection of the properties to prospective purchasers.

Beginning at the point of intersection of the centerline of Hiawatha Boulevard East and Grant Boulevard thence proceeding southeast along Grant Boulevard to the intersection with the centerline of Dewitt Street, thence proceeding south along Dewitt Street to the intersection with the centerline of Highland Avenue, thence proceeding southwest along Highland Avenue to the intersection with the centerline of Highland Street, thence proceeding southeast along Highland Street to the intersection with the centerline of James Street, thence proceeding northeast along James Street to the intersection with the centerline of Teall Avenue, thence proceeding south along Teall Avenue to the edge of New York State Highway Route 690, thence proceeding east along the edge of New York State Highway Route 690 to the centerline of Peat Street, thence proceeding south along Peat Street until Peat Street turns into Westmoreland Avenue, thence continuing south along the centerline of Westmoreland Avenue to the intersection with the centerline of East Genesee Street, thence proceeding west along East Genesee Street to the edge of Interstate Highway 81, thence proceeding north along the edge of Interstate Highway 81 to the centerline of Hiawatha Boulevard East, thence proceeding northeast along Hiawatha Boulevard East to the centerline of Hiawatha Boulevard East and Grant Boulevard, the point of origin.

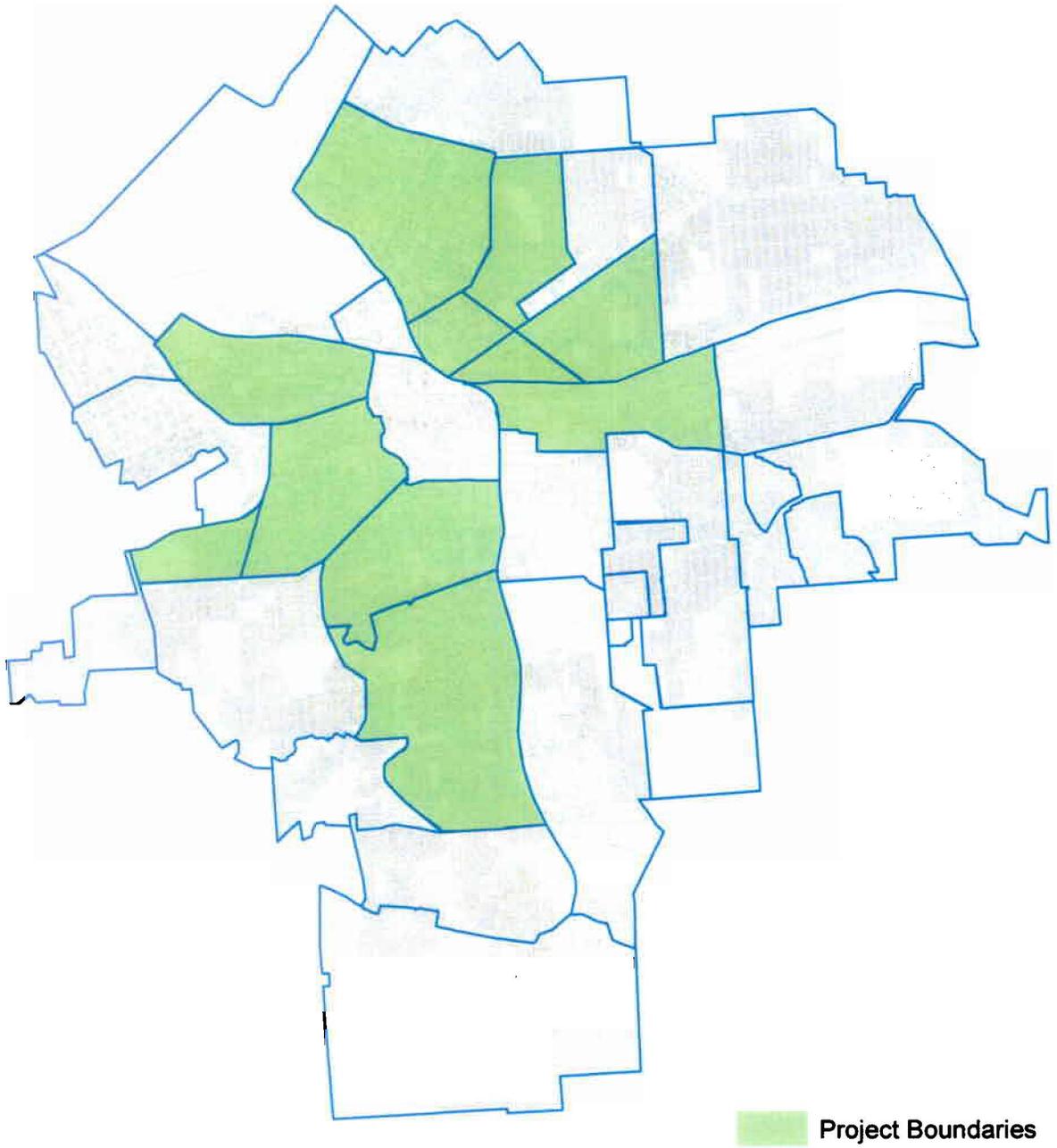
AND;

Beginning at the point of intersection of the centerline of Erie Boulevard West and Hiawatha Boulevard West, thence proceeding northeast along Hiawatha Boulevard West to the edge of New York Highway Route 690, thence proceeding east along the Edge of new York Highway Route 690 to the centerline of West Street, thence proceeding south along West Street to the intersection with the centerline of West Water Street, thence proceeding east along West Water street to centerline of Onondaga Creek, thence proceeding south along Onondaga Creek to the centerline of West Adams Street, thence proceeding east along West Adams Street to the edge of Interstate Highway 81, thence proceeding south along the edge of Interstate I-81 to a point where Walrath Road would intersect with Interstate I-81 if Wallrath Road was extended directly east to I-81, thence proceeding West to the centerline of Wallrath Road, thence continuing west along Walrath Road until Wallrath Road becomes Ballantyne Road, thence continuing west along the centerline of Ballantyne Road to the centerline of Onondaga Creek, thence north along Onondaga Creek to the centerline of West Brighton Avenue, thence west along West Brighton Avenue to the intersection with the centerline of South Avenue, thence north along South Avenue to the intersection with the centerline of Onondaga Avenue, thence north along Onondaga Avenue to the intersection with the centerline of West Onondaga Street, thence west along West Onondaga Street to the intersection with the centerline of Velasko Road, thence north along Velasko Road to the intersection with the centerline of Grand Avenue, thence east along Grand Avenue to the intersection with the centerline of South Geddes Street, thence north along South Geddes Street to the intersection with the centerline of Erie Boulevard West, thence northwest along Erie Boulevard West to the intersection with the centerline of Hiawatha Boulevard West and Erie Boulevard West, the point of origin.

Including the Neighborhoods of : Washington Square, Northside, Lincoln Hill, Near Eastside, Hawley Green, Prospect Hill, Park Ave, Near Westside, Skunk City, Southwest, and Southside.

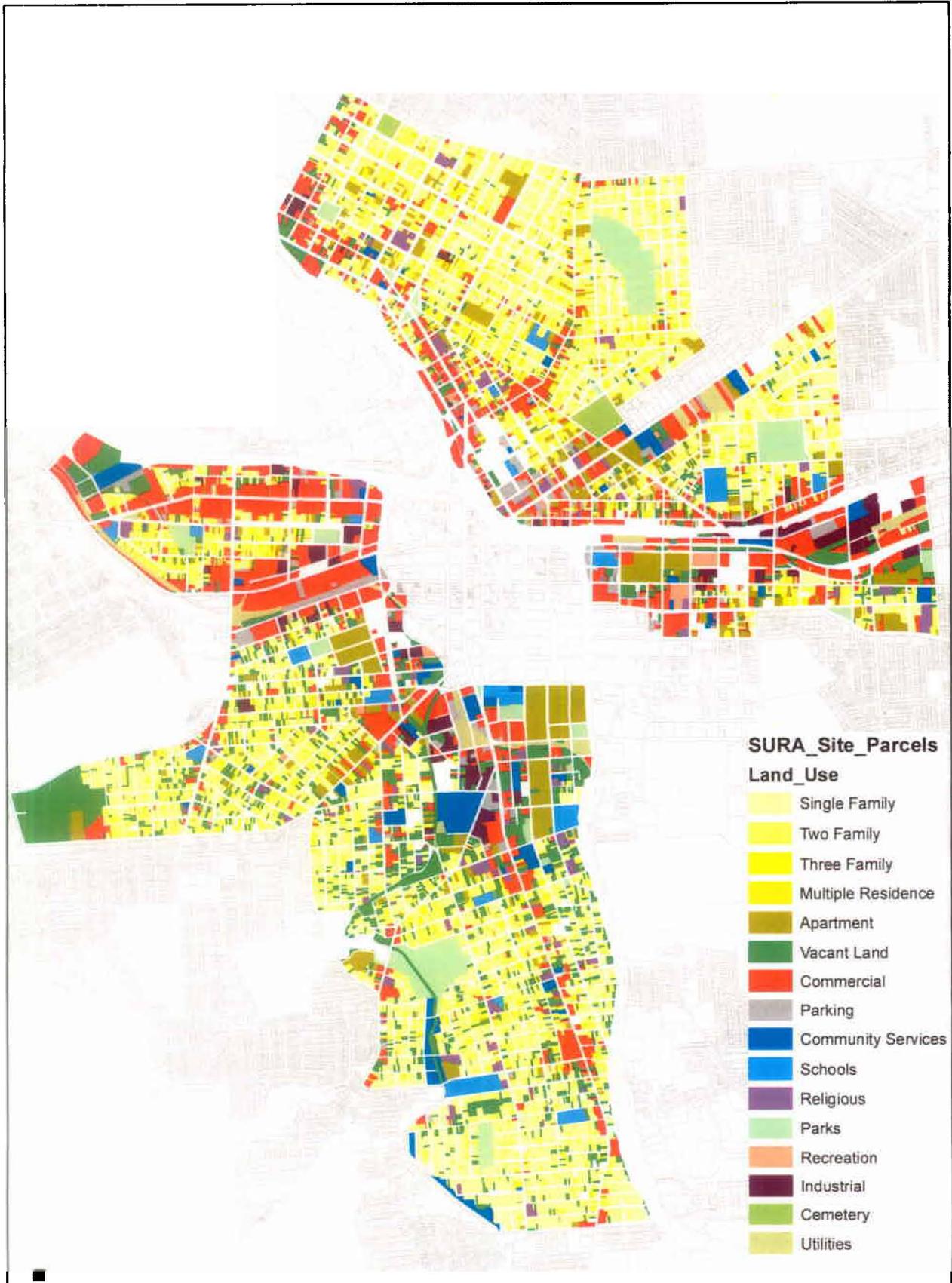
EXHIBIT A

Project Boundaries Map



Prepared by the Syracuse Department of Neighborhood and Business Development - August 2010

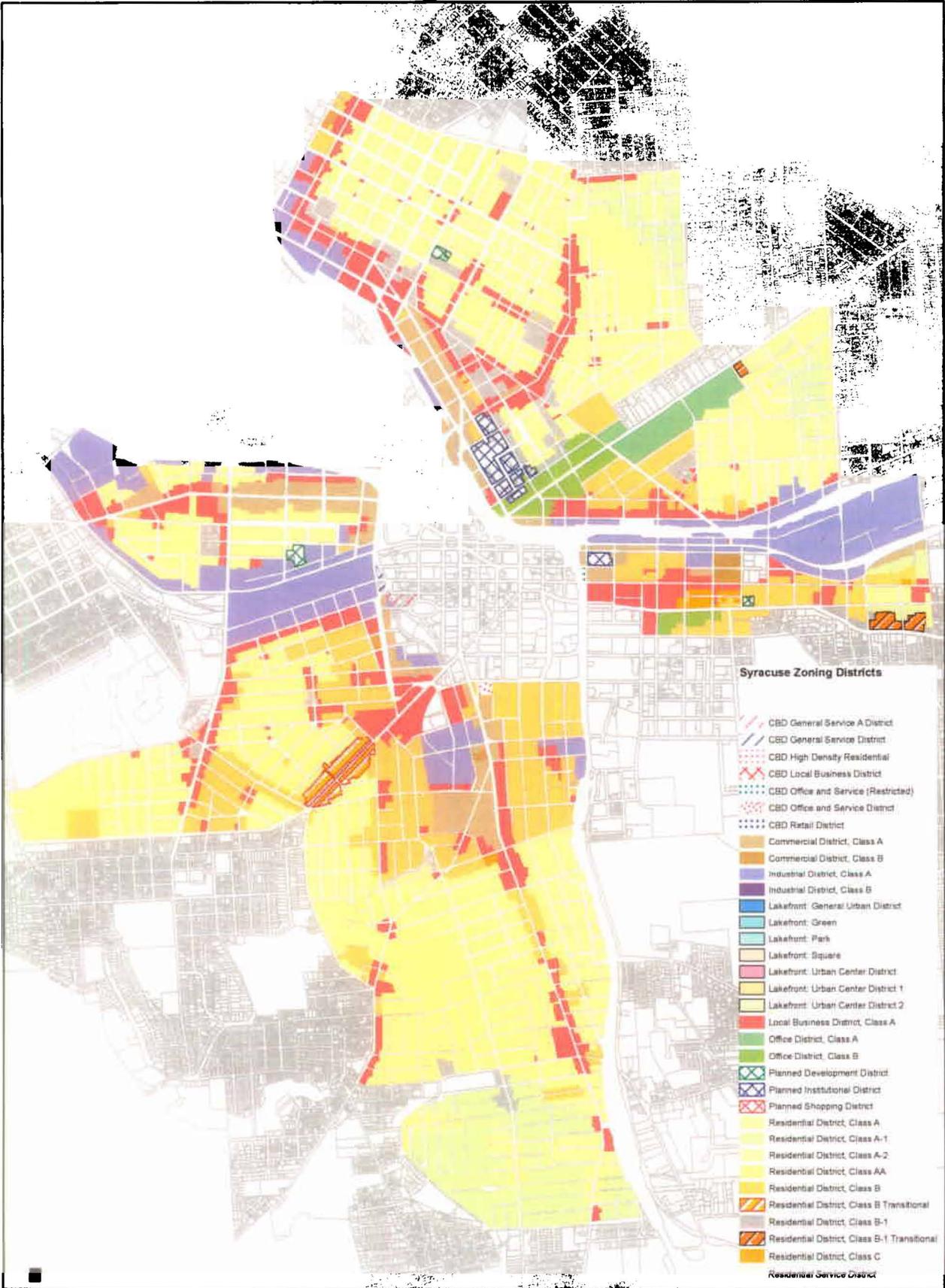
SURA Site Area Land Use



Prepared by the Syracuse Office of Neighborhood and Business Development - August 2010

Exhibit c

SURA Site Area Zoning Districts



Prepared by the Syracuse Office of Neighborhood and Business Development - August 2010

Exhibit D