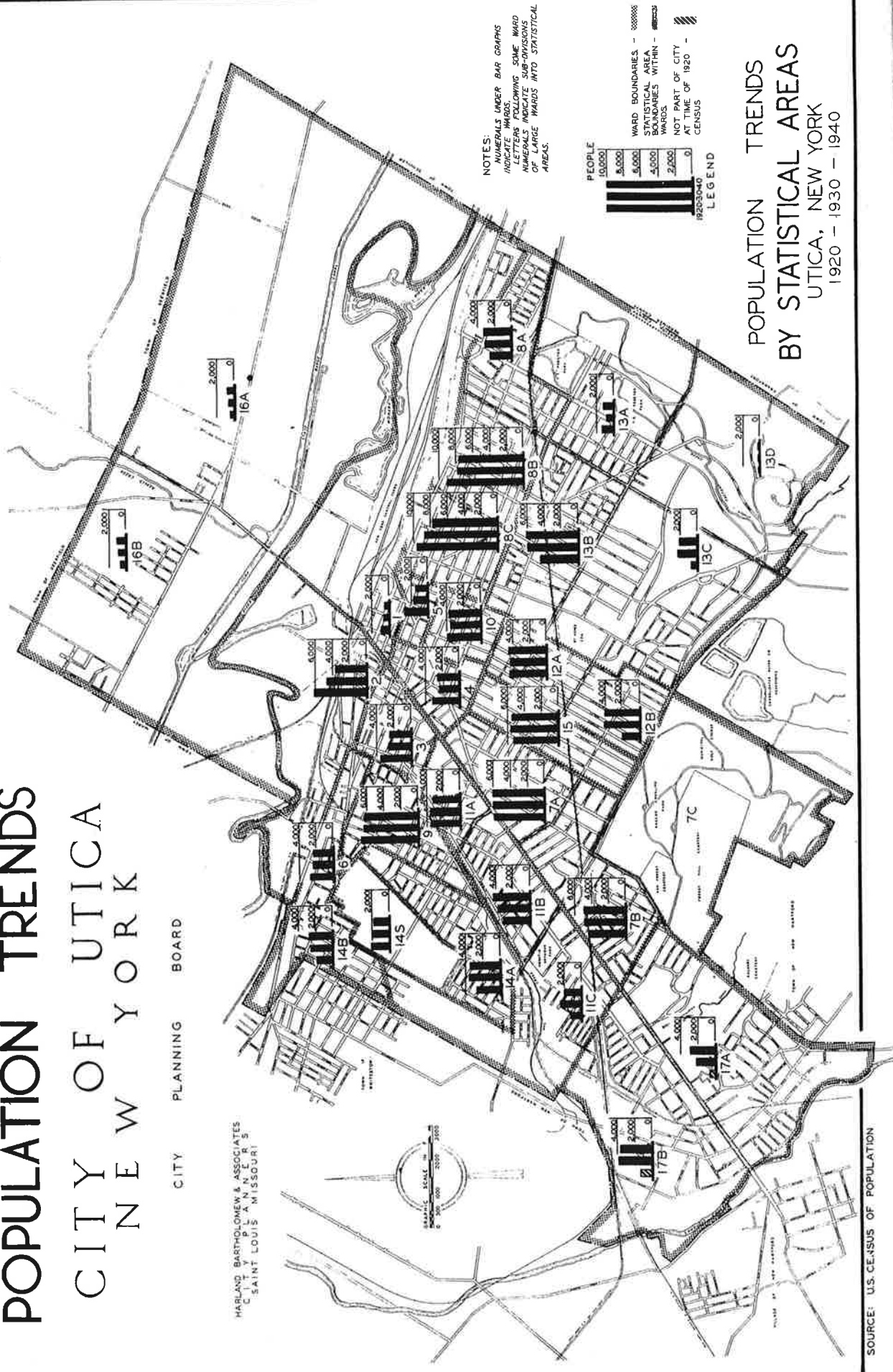


POPULATION TRENDS CITY OF UTICA NEW YORK

CITY PLANNING BOARD

HARLAND BARTHOLOMEW & ASSOCIATES
CITY PLANNERS
SAINT LOUIS, MISSOURI



NOTES:
NUMERALS UNDER BAR GRAPHS
INDICATE WARD.
NUMERALS INDICATE SUB-DIVISIONS
OF LARGE WARDS INTO STATISTICAL
AREAS.

PEOPLE
10,000
5,000
4,000
2,000
0

WARD BOUNDARIES -

STATISTICAL AREA BOUNDARIES WITHIN -

NOT PART OF CITY AT TIME OF 1920 CENSUS -

LEGEND

POPULATION TRENDS BY STATISTICAL AREAS UTICA, NEW YORK 1920 - 1930 - 1940

SOURCE: U.S. CENSUS OF POPULATION

(B) POPULATION AND LAND USE

Population

National Trends in Population

The population of many American cities began to decline about twenty years ago. The rate of growth of approximately half of the Nation's 197 cities over 50,000 was static or declining in 1940, and almost a third (60) actually lost population. Utica is one of the 60 cities which has lost population.

Prominent among the factors which contributed to the decline of population in cities was the rapid development of automobiles and good roads which has made it possible for people to live in suburban and rural areas among more pleasant and less congested surroundings.

A temporary factor in the decline in the population of many cities was the movement from urban to rural areas during the depression decade. This movement was reversed during the war years at centers of industry, and most cities continue to maintain their war-swollen population. This is one cause for the housing shortage which now exists in most urban communities.

The normal population growth of a nation, region or city amounts to the numerical difference between births and deaths, and in-migration over out-migration. The birth rate has been declining in the United States for almost a century. That fact, and its significance, have been obscured until recently by heavy adult immigration, by a marked decrease in mortality rates, and by the large proportion of women of child-bearing ages.

Since about 1925, there has been a decline in the rate of national population growth. In the early twenties, the population increased about 1,880,000 each year. Ten years later, the annual increase was only 900,000.

The birth rate in the United States dropped from more than 25 per 1,000 population in 1915 to 18 per 1,000 in 1940. People living in cities have fewer children than those in the country, so that cities are unable to reproduce their own population. Regionally, the North and East have a lower birth rate than the South and West.

The death rate has been reduced more than one third during this century, and the span of life expectancy has gone up from about 49 to 65.8 years.

Restriction of immigration since 1924, after a long "open door" period, has been an important factor in the lower rate of growth. As late as 1940 there were 11,500,000 foreign-born whites in the country. Between 1930 and 1940, 47,000 more persons left this country than entered it.

The great changes in national and local population - fewer young and more old people, and the declining rate of growth of cities - vitally affect the future of cities and the nation. Growth means expanding values for investments, buildings and land. A declining population may mean declining private and public revenues.

Population Trends in Utica.

Significant facts about Utica's population characteristics and trends are summarized in the following paragraphs:

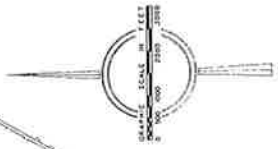
1. Population Growth in Utica, as in the United States, New York State and Oneida County, shows a declining trend, and stabilization is indicated toward the end of the century. The Utica-Rome Metropolitan District has maintained a gradual population increase, mostly in the Oneida County portion thereof. Population growth in Utica has been continuous except during the depression decade when a net out-migration of over 3,400 persons resulted in an actual decrease of 1,222 persons. (See Plate 1.)

2. Utica's Present Population is estimated to be 106,750 persons. This estimate is based upon a total of 28,520 dwelling units in the City at the present time as determined by the City Planning study of Existing Land Uses. Population per

CITY OF UTICA NEW YORK

CITY PLANNING BOARD

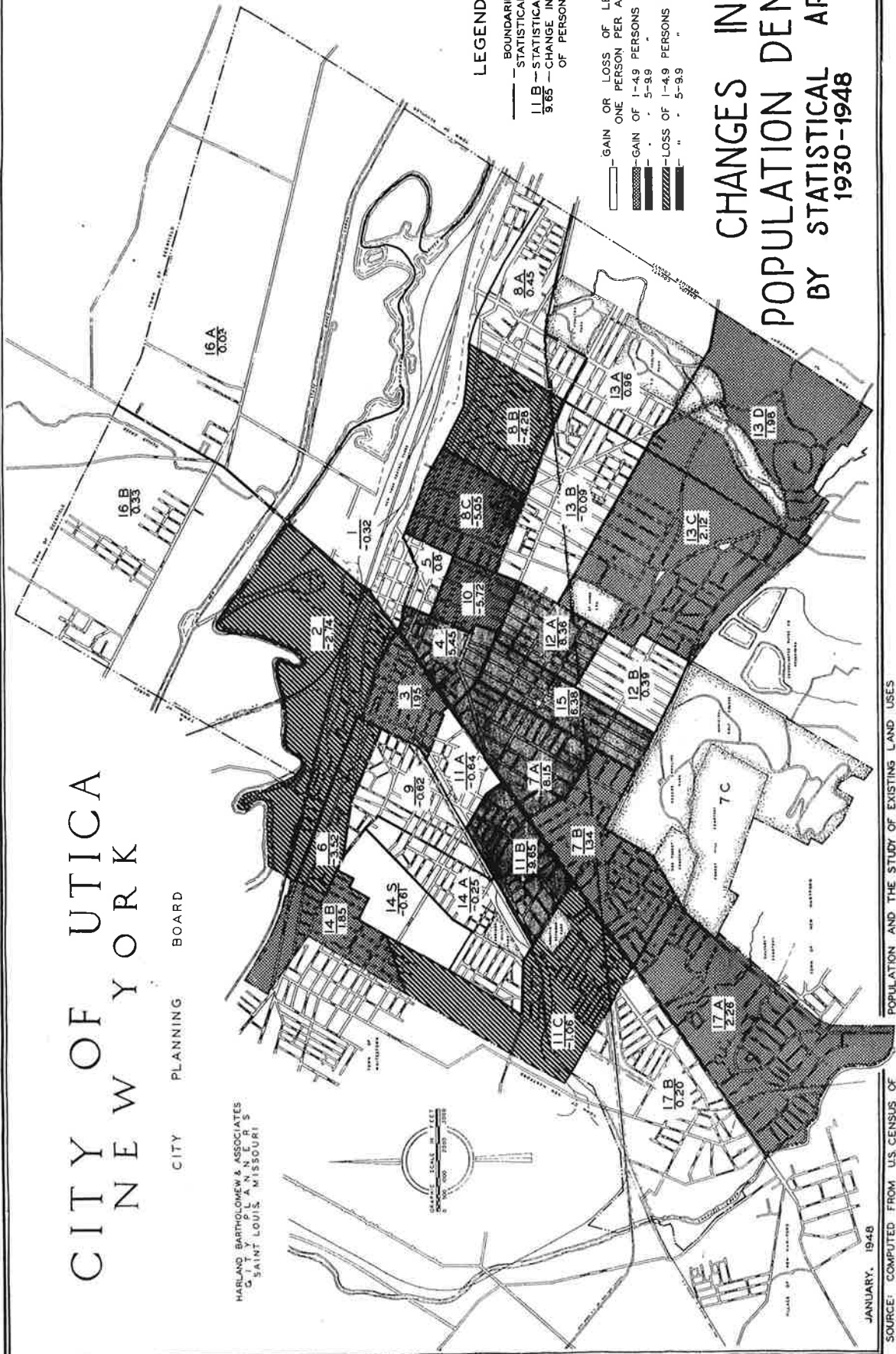
HARLAND BARTHOLOMEW & ASSOCIATES
CONSULTING ENGINEERS
ST. LOUIS, MISSOURI



LEGEND

- BOUNDARIES OF STATISTICAL AREAS
- 11B — STATISTICAL AREA
- 9.65 — CHANGE IN THE NO. OF PERSONS / ACRE
- GAIN OR LOSS OF LESS THAN ONE PERSON PER ACRE
- GAIN OF 1-4.9 PERSONS PER ACRE
- LOSS OF 1-4.9 PERSONS PER ACRE
- " " 5-9.9

CHANGES IN POPULATION DENSITY BY STATISTICAL AREAS 1930-1948



JANUARY, 1948

SOURCE: COMPUTED FROM U.S. CENSUS OF

POPULATION AND THE STUDY OF EXISTING LAND USES

dwelling unit by wards, as determined by the 1940 Census of Population, was used to estimate the total population living in the present 28,520 dwellings in the City.

3. The Distribution of Population in Utica has been influenced by a number of factors. The Mohawk River and tributary streams, through the adjacent hills influenced the location of Utica, and of transportation routes. These, in turn, have influenced the location of the City's industrial and commercial centers, and its residential areas.

The same physical features have served as barriers to retard City expansion evenly through the City. For example, the Mohawk River and the difficulties and expense of providing adequate crossings, have retarded development of the quarter of the City lying north thereof. Extension of municipal facilities and services has also been retarded by the River, thus further delaying equitable development of the City. Some crowded portions of Utica, meanwhile, are losing population.

4. The Gross Population Density in Utica is relatively low. As an aid in analyzing population distribution, densities and trends, 30 statistical areas have been defined in the 17 wards of the City. Present densities range from 0.41 to 76.0 persons per acre. Although the latter is not extremely dense, the former is very sparse for a large area of the City suitable for development.

Population density is relatively static in half of the statistical areas of the City. In five statistical areas in the older part of the City, densities have decreased since 1930. In 11 of the 30 statistical areas, densities have increased. (See Plate 4.)

5. As a Basis for Planning Studies, it is estimated that the population of Utica in 1970 will be 116,160 persons. This would represent an increase of almost ten thousand persons over the presently estimated population, and an increase of over fifteen thousand from the 1940 census enumeration.

In arriving at the estimate of 116,160 persons in Utica in 1970, it was assumed that Utica would continue to grow in

the average proportion of 0.074 per cent of the national population. It was further assumed that Utica's industrial and commercial facilities, residential areas, and public facilities and services would be expanded and improved to accommodate and encourage community growth. This optimistic forecast represents a desirable goal to be achieved by coordinated community endeavor.

Influence of Population Density on Governmental Costs.

The trend toward more even distribution of the population through the entire residential area should be a favorable factor in costs of governmental services.

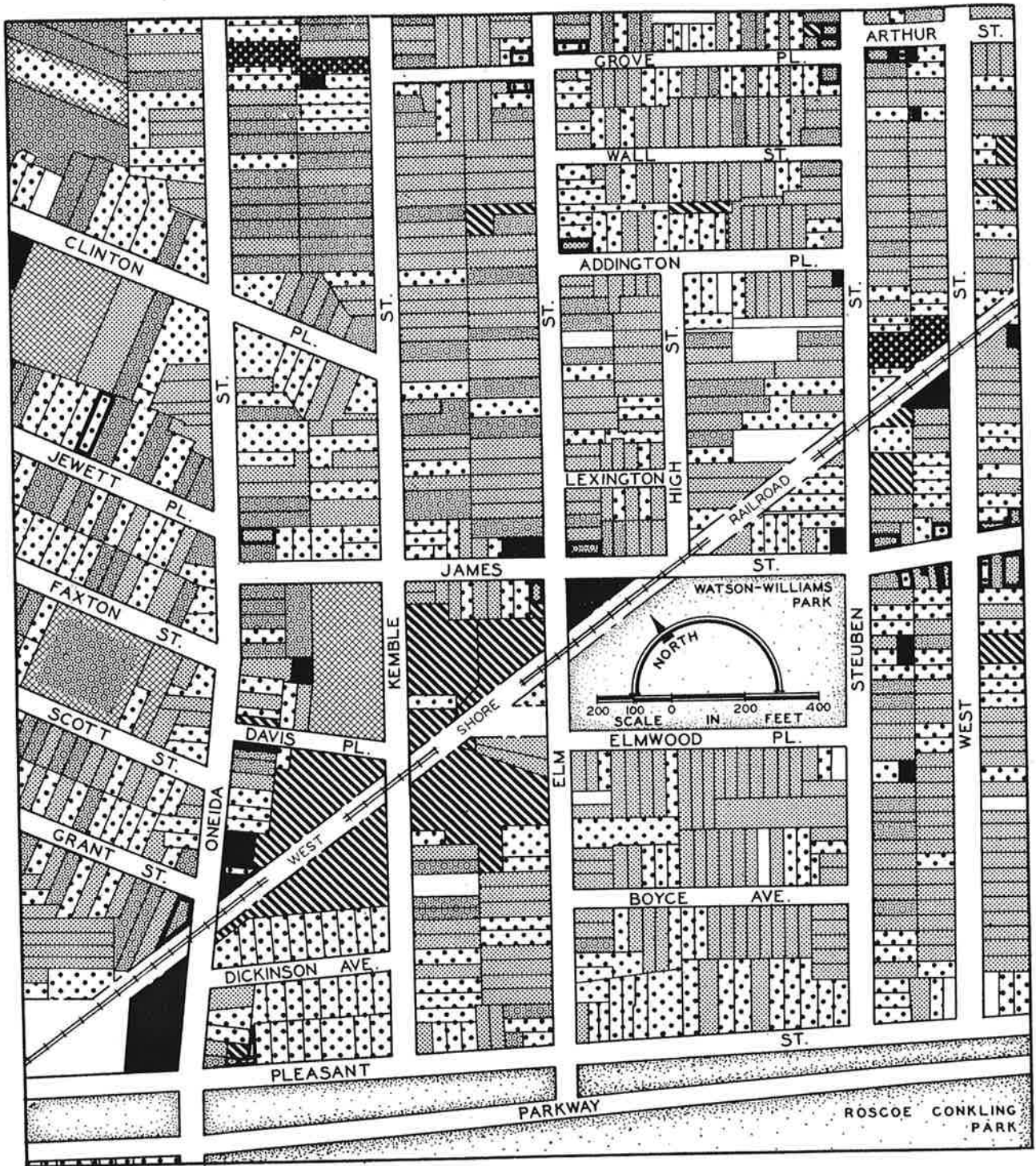
The usual municipal improvements provided in residential areas include paved streets, sewer and water systems, schools, parks and playgrounds. Public services include fire, police, health and welfare services. The cost of public services does not increase in proportion to the number of residents, except in the case of services to the individual such as health and welfare. Fire and police costs are higher in congested districts, but lower on a per capita basis than in sparsely settled areas where distances are greater. Income from taxes obviously is higher in a stable, developed area than in a sparsely settled area.

Municipal facilities in sparsely settled and in blighted areas cost more than in stable developed areas. Municipal revenue, however, is low in such areas.

It is obviously desirable, therefore, to develop the residential areas of the City so as to balance governmental services, costs and taxes.

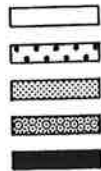
Land Use

The hundred and seven thousand people who live and work in Utica impose various kinds of uses upon the land of the City. These land uses include residences, streets, stores and warehouses, factories, parks, schools and other community institutions. The location, type, intensity and character of



LEGEND

VACANT LAND
 ONE-FAMILY RESIDENCE
 TWO-FAMILY RESIDENCE
 MULTIPLE RESIDENCE
 COMMERCIAL USE



LIGHT INDUSTRIAL USE
 HEAVY INDUSTRIAL USE
 PUBLIC & SEMI-PUBLIC
 PARKS & PLAYGROUNDS
 COMBINATION OF USES



SAMPLE OF THE LAND USE MAP

CITY PLANNING BOARD
 UTICA, NEW YORK

HARLAND BARTHOLOMEW & ASSOC.
 CITY PLANNERS
 SAINT LOUIS, MISSOURI

the various land uses in Utica are essential information for planning the future pattern of the City, and for establishing the proper scales for a new zoning plan.

During the century and a half of Utica's growth from a pioneer village, development has been dictated largely by the needs of the moment and by land speculation. The undirected evolution of the present Utica has produced haphazard development, incompatible mixture of uses such as stores and factories in residential neighborhoods, and scattered, uneconomical development in other parts of the community. Inadequate direction, coordination and control of urban development is resulting in depreciation of residential neighborhoods, and in waste in the provision of essential City services.

The study of Utica's present and probable future population outlined a pattern of growth and population distribution for the City. Succeeding elements of the Comprehensive City Plan will be designed to provide ^{proper} physical facilities and necessary controls for achieving an efficient relationship between the contemplated population and essential community services.

This study of the various uses which are made of the land on which Utica is built is based upon factual data regarding each lot in the City. These data are classified according to different kinds of residential, commercial, and industrial uses. They correspond, in general, with the land use districts of the existing zoning map and ordinance.

This present study provides an opportunity for comparison of the existing land uses in Utica with the existing areas zoned for the various uses. It also provides basic data for the preparation of a new zoning ordinance in scale with the needs of Utica today and for some years to come.

Existing Land Uses.

In order to study the physical pattern of the City, it is necessary to have complete and accurate information regarding the present use of all the land which makes up the City.

The Existing Land Use Map of Utica (not reproduced

TABLE 1
EXISTING LAND USE
UTICA, N.Y.

Use Classification	UTICA			20 CITIES*	
	Area In Acres	Percent of Total City Developed Area Area		Percent of Total City Developed Area Area	Percent of Total City Developed Area Area
Single-Family	1,072.6	10.3	16.3	20.70	35.42
Two-Family	667.0	6.4	10.1	1.89	3.23
Multiple-Family	279.0	2.7	4.2	0.89	1.52
Commercial	278.0	2.7	4.2	1.48	2.54
Light Industry	171.0	1.6	2.6	1.34	2.29
Heavy Industry	374.0	3.6	5.7	1.98	3.38
Railroad	622.5	6.0	9.5	2.78	4.75
Public & Semi-Public	1,171.2	11.3	17.7	4.45	7.61
Parks	665.7	6.4	10.1	3.74	6.40
Streets	<u>1,298.3</u>	<u>12.5</u>	<u>19.7</u>	<u>19.21</u>	<u>32.86</u>
Total Developed Land	6,600.0	63.5	100.0	58.45	100.00
Vacant Land**	3,511.7	33.9		39.85	
River Areas	<u>276.0</u>	<u>2.6</u>		<u>1.69</u>	
Total Area	10,387.0	100.0		100.00	

Notes - * Percentages for 20 self-contained cities having 50,000 to 150,000 population which have been surveyed by Harland Bartholomew and Associates to April 22, 1947.

** Vacant land includes 605.7 Acres of land in Agricultural use representing 5.8 per cent of the total city area.

in this report. See Plate 5.) is the result of a detailed study of each of the 22 thousand parcels of land within the City. For this study, the 155 tax maps which show every lot in the City were used as work sheets to determine the existing use of each lot. This determination was made by research in such records as the insurance atlas, the city directory, and the city's up-to-date assessment records. Finally, these data were checked in the field by inspection of each lot.

Computations have been made of the number, type and area of residential, commercial, industrial and public and semi-public uses. The information derived from these computations has been tabulated in order to provide comparisons, analyses and evaluations of the different land uses in Utica. The computations of the amount of land devoted to each type of use take into account the developed area of the City as well as the total area, for relationships between the population and the area actually in use for the different urban purposes are more important than relationships of the population to the total City area.

Analysis of Existing Land Uses.

The areas and percentages of the land in Utica in the various land use classifications are shown on Table 1. This table is a statistical summary of the land uses shown on the Land Use Map which, due to its nature and size, is not included in this report. Plate 5 shows a sample of the data presented on the large Existing Land Use Map.

Utica's 10,387 acres may be broadly grouped into Developed Land, Vacant Land, and River Area.

Vacant Land in Utica amounts to 3,512 acres and represents 33.9 per cent of the City area. More than 600 acres of this vacant land is in active agricultural use. The percentage of land in Utica which is not in any urban use is not excessively high, however, for the average of 20 cities in the 50,000 to 150,000 population group is 39.85 per cent. Recent studies in Schenectady and Binghamton show 22.2 and 34.2 per cent of vacant land, respectively.

River Area (not including the Barge Canal which was computed as public property) amounts to 276 acres or 2.6 per cent of the City area.

Developed land in Utica amounts to 6,600 acres. On this land the residential, commercial, industrial, park, street and public and semi-public facilities of the City have been built. Utica's developed land comprises 63.5 per cent of the City area, contrasted with 58.45 per cent in 20 other cities.

Residential uses occupy 2,018.6 acres in Utica, or 19.4 per cent of the total City area. This is a relatively low percentage of the City in residential use, for the average in the 20 cities previously referred to was 23.48 per cent. The percentage of developed area of Utica in residential uses is also low, being 30.6 per cent, compared with 40.17 per cent in the 20 cities.

The table shows that the percentage of Utica's area in single-family residential use is only half the average of the 20 cities. The percentage of total and developed area in Utica used for two-family and multiple-family residences is about three times the corresponding averages in the 20 cities.

Commercial Land Use in Utica occupies almost twice the percentage of total and developed City area that is used by the average of the 20 cities. This extensive use of land for commercial purposes is, no doubt, a reflection of Utica's advantageous position at the crossing of transportation routes and as a trading center.

Industrial uses occupy 545 acres of land in Utica, or 5.2 per cent of the total City area. The percentage of the City area used for light industry is similar to the average of the 20 cities, but the percentage used for heavy industry in Utica is twice as great as in the 20 cities.

Railroad Land Use is important in Utica, and exceeds the combined areas of light and heavy industry. Six per cent of Utica's total City area and 9.5 per cent of the developed area is used by the four railroads, twice as much as in the other 20 cities.

Public and Semi-Public Uses occupy an unusually large percentage of the Utica City area. The percentage of this class of land use is two and a half times as great in Utica as the average of the 20 cities. The condition is due to some 225 acres of the Utica State Hospital grounds and 158 acres of Masonic Home grounds within the city limits, as well as numerous other homes for the care of children and indigents, and a few large cemeteries.

Park Lands in Utica occupy a slightly greater percentage of the City area than the average for the 20 other cities. Utica's parks amount to ten per cent of the developed portion of the City, which meets the rule-of-thumb area standards of recreational authorities.

Streets occupy only 12.5 per cent of the total City area and 19.7 per cent of the developed City area. These are notably in comparison with the average of 19.21 and 32.86 per cent, respectively, in the other 20 cities.

Summary of Existing Land Use Problems.

Utica has a normal percentage of the City area in vacant land. The old part of the City is intensively developed, and much of the vacant land is in large, rather solid blocks. An unusually small percentage of the City is in residential use. One-family residences constitute a relatively small portion of the residential land use, and two-family and multiple-family residential uses are well above the average.

The importance of Utica as a trading center is indicated by the fact that the land in commercial use is about twice that of the average city. The area devoted to heavy industry and railroads within the City is also higher than average.

Parks and other public and semi-public land uses constitute rather high percentages of the area of Utica. The percentage dedicated to streets is unusually small, probably due to the compact character of the City and the limited areas in one-family residential use.

Although Utica has had the benefit of zoning for 24 years, commercial and industrial units are scattered throughout

TABLE 2

EXISTING AND ESTIMATED LAND USE NEEDS
UTICA, N. Y.

Use Classification	Area Used at Present	Acres Used per 100 Persons	Average of 22 Cities*	Est. Acres for 116,160 Persons	Est. Additional Acreage
Single-Family	1,072.6	1.00	2.56	1,173	100
Two-Family	667.0	0.62	0.23	730	63
Multiple-Family	279.0	0.26	0.11	303	24
Commercial	278.0	0.26	0.18	302	24
Light Industry	171.0	0.16	0.17	186	15
Heavy Industry	374.0	0.35	0.24	406	32
Railroads	622.5	0.58	0.34	623**	-
Public and Semi-Public	1,171.2	1.10	0.56	1,261	90
Parks	665.8	0.62	0.46	720	54
Streets	1,298.3	1.21	2.38	1,410	112
Total	6,600.0	6.16	7.23	7,114	514

* From surveys made by Harland Bartholomew and Associates . Cities are self-contained and have populations between 50,000 and 150,000.

** Railroad Area assumed to remain constant.

the City. These intensive uses are injurious to residential districts and definite steps should be taken toward their gradual removal. Small apartment buildings, also, are intermixed with less intensive residential uses. Careful planning and zoning administration should guide orderly arrangement of these various land uses to arrest degeneration of residential neighborhoods.

Future Land Use Requirements.

Land use studies of many cities show a definite relationship between the area used for the various urban purposes and the population of the community. It is possible, therefore, to make reasonable estimates of future requirements on the basis of present ratios.

Population studies for Utica indicate that the presently estimated population of 106,750 will increase to 116,160 by 1970. Table 2 shows the present acreage per hundred persons now in each land use, and the estimate of acreage required. The estimates of future land use requirements as based upon the assumption that use areas will increase in direct proportion to the population.

Comparison of Utica with averages found in 20 other cities where similar studies have been made reveals considerable variation, particularly in residential areas, public and semi-public areas and streets. Utica's low ratio of area to population in single-family use calls attention again to the relatively small proportion of the City developed for that use; and conversely, confirms the relatively large proportion in two-family and multiple-family use. The compact urban development resulting from the predominance of two-family dwellings is reflected in the relatively low ratio of street area to population.

Neighborhoods of single-family homes are gaining in favor in Utica. On the basis of a direct ratio of area to estimated future population, 100 additional acres or a total of 1,173 acres would be required by 1970. The average of 20 cities is 2.56 acres per hundred persons. It is to be expected that the area of Utica to be used by single-family dwell-

st.
litional
reage

100

63

24

24

15

32

-

90

54

112

514

ings in 1970 will be much greater than is indicated by projecting the area-population ratio.

It has been noted that the percentage of the City used for residential purposes is unusually small, due in great measure to the predominance of dwellings for two or more families. It is doubtful that much additional construction of two-family dwellings will occur in the future.

Multiple-family dwellings use a comparatively large portion of the Utica area. Based upon the present population and area, the future population would require about 303 acres. However, several old, substandard residential areas of Utica must be redeveloped in the future, and multiple-family housing of some type will probably be found most feasible for the purpose. In order to pave the way for such improvements, a large portion of the old residential area must be zoned for this use, producing a greater area than is indicated by the area-population estimate.

Utica's ratio of commercial area to present population is comparatively high. Excessive zoning for possible commercial use encourages real estate speculation, depreciation of residential properties in commercial zones, and shifting of business locations. It is proposed to provide only a reasonable margin of commercial area above immediate and anticipated requirements in order to stabilize the commercial districts.

Industrial zones, both existing and proposed, are well in excess of anticipated requirements due to the River Flats which constitute a large area in reserve.

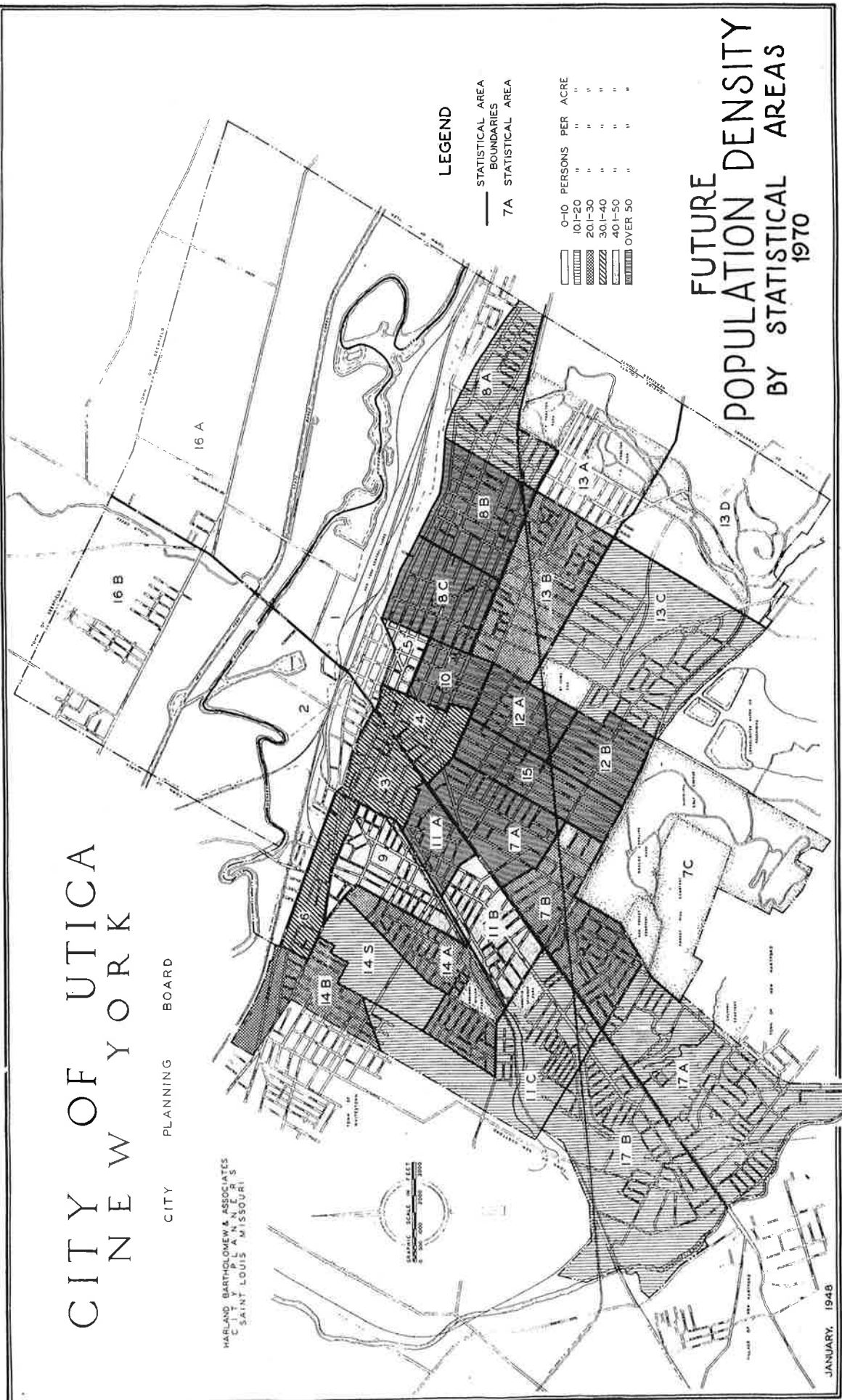
Only normal increases in public and semi-public areas and parks are anticipated, inasmuch as the proportion of such areas is already well above average in Utica.

It is assumed that the present area devoted to railroad facilities will be sufficient, and that no increase will be necessary in the future. Although some particular areas or facilities may necessarily expand, others may be combined or otherwise reduced. The present river area will be reduced by about sixty-six acres when the channel is straightened in

CITY OF UTICA NEW YORK

CITY PLANNING BOARD

HARLAND BARTHOLOMEW & ASSOCIATES
CITY PLANNERS
SAINT LOUIS, MISSOURI



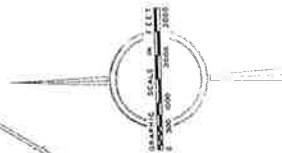
FUTURE POPULATION DENSITY BY STATISTICAL AREAS 1970

JANUARY, 1948

CITY OF UTICA NEW YORK

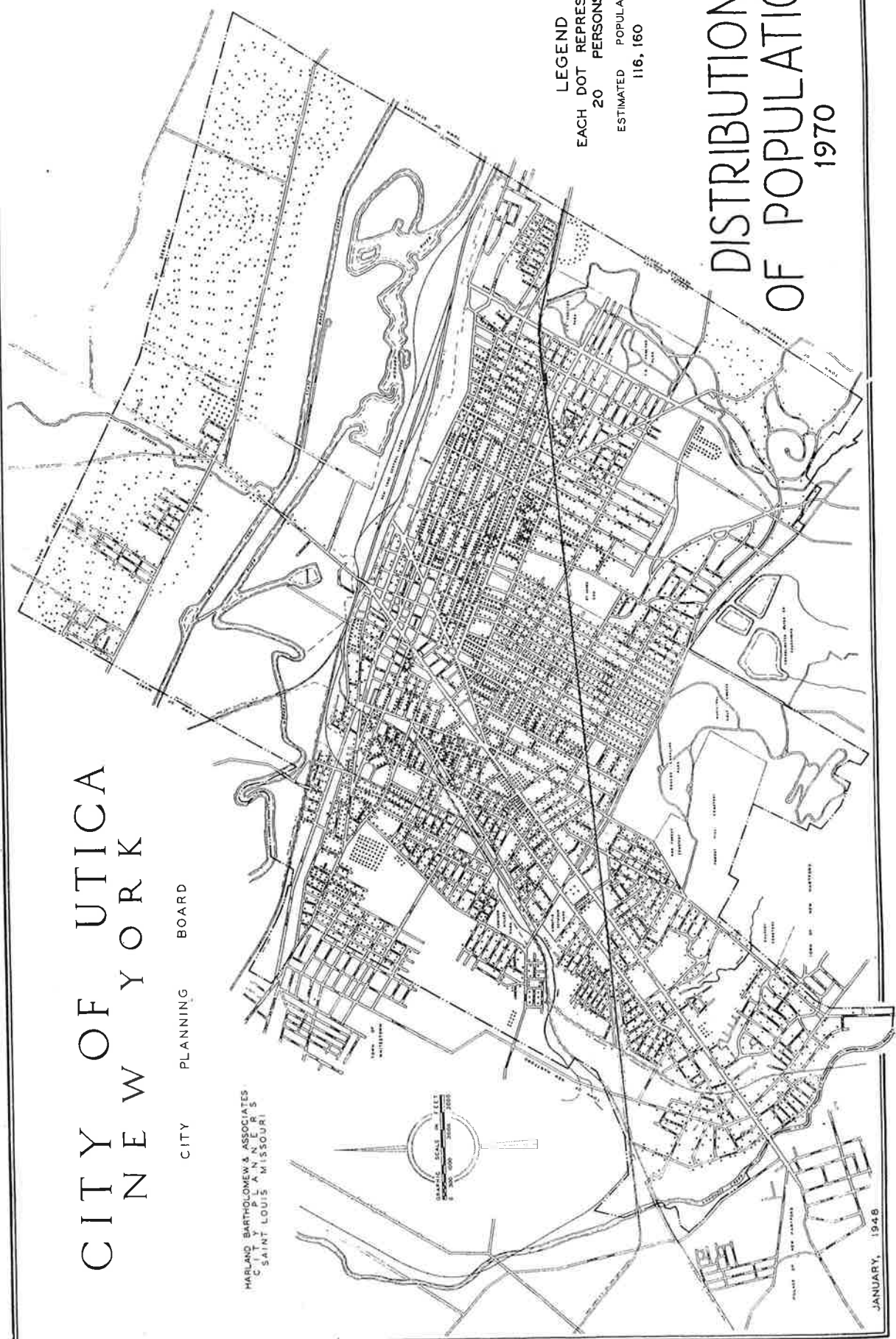
CITY PLANNING BOARD

HARLAND BATHOLOMEW & ASSOCIATES
C. SAINT LOUIS, MISSOURI



LEGEND
EACH DOT REPRESENTS
20 PERSONS
ESTIMATED POPULATION
116,160

DISTRIBUTION OF POPULATION 1970



JANUARY, 1948

connection with construction of the proposed sewage disposal plan.

Distribution of the Future Population in Utica.

Reduction of population density in Utica in old and presently congested areas of the City is indicated on Plate number 6. Expansion of other areas of the City suitable for increased residential development is also indicated. Subsequent parts of the Comprehensive City Plan of Utica will propose measures to provide more even population densities and distribution. These measures will include the land use study to determine areas now used chiefly for residential, commercial or industrial uses; and zoning, to guide orderly development of the community, protect property values, and safeguard public health and the general public welfare. The measures will include the major street plan to eliminate traffic bottlenecks and barriers to proper city expansion, and to facilitate the flow and storage of vehicles; and they will propose neighborhoods of homes with the school, local shopping, and recreational areas, as their centers.

Future Density of Population in Utica.

Plate number 7 shows a pattern of population density in Utica by statistical areas for 1970. This density map shows expansion of population into underdeveloped portions of the City, and continued reduction of density in old congested portions of the City which have been losing population in recent years. These changes conform with the indicated trends of population growth and density of Utica. This study of present and future density can serve as a guide to the orderly and efficient development of residential areas in the future.