

areas of very poor quality in the stable areas which should be examined and required to conform with minimum housing standards. In addition, traffic congestion and hazards should be prevented by designation of major streets for through traffic, thus reserving the local streets for local traffic. This kind of street pattern is, in fact, partly responsible for these better neighborhoods, for the newer subdivisions have been designed generally to provide collector and local streets.

Summary of Residential Quality

The Diagrammatic Pattern of Residential Quality on Plate Number 38 shows that Utica has a comparatively small blighted residential area, but a large area of substandard residential development. The band of good residential area suitable for conservation is an important part of Utica's housing resources and needs increased protection to prevent extension of the adjacent substandard conditions. The residential areas of high quality are in the newest and most remote portions of the city.

Measures for treatment of each type of residential quality have been discussed in preceding paragraphs, and include application of minimum housing standards, zoning regulations and development of a major street system. In addition to use of these technical and administrative processes, citizen group action through Neighborhood Improvement Associations can be effective in protection of areas of good residential quality. An individual's efforts to preserve and enhance the character of his neighborhood may be ineffective, whereas organized group action may improve neighborhood appearance, safety and stability.

(B) PROPOSED COMPREHENSIVE HOUSING PROGRAM

Protective Measures and Minimum Standards

The City Plan and Zoning. Utica has available several effective measures for improving and maintaining the quality of housing. One of the most comprehensive of these measures is the new City Plan. Its stated objective is to guide the orderly and efficient growth of the community.

Specific goals of the city plan include adequate provisions for residential, commercial, industrial and recreational land uses in a balanced pattern; and protection of residential neighborhoods from encroachment of commercial and industrial uses. Achievement of these goals may be aided by the proposed zoning ordinance - a tried and proven tool of planning.

Another goal of the City Plan is to establish an adequate system of major streets to carry arterial traffic outside of residential neighborhoods, thus reducing congestion, noise and hazards which ultimately cause deterioration and blight.

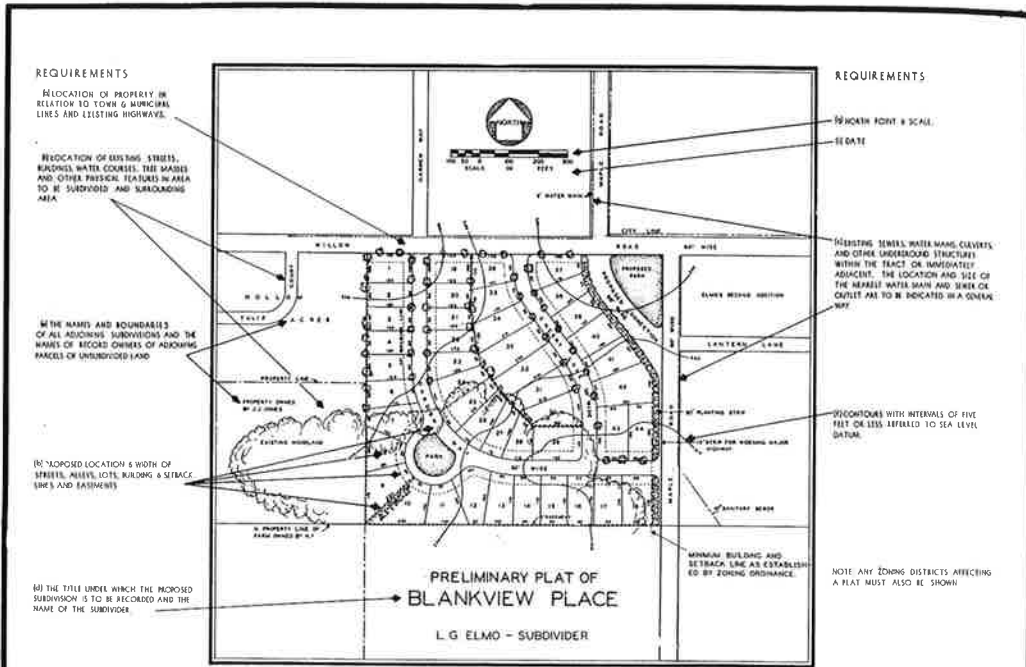
An adequate system of public schools, parks and playgrounds, properly related to the various residential neighborhoods, is another of the important goals of the Comprehensive City Plan.

Minimum Housing Standards. There is no more justice in permitting the rent or sale of unsafe and unsanitary housing than in permitting the sale of tainted meat or spoiled food.

One of the most important steps toward improvement of present housing in Utica is the adoption and enforcement of a housing ordinance. Such an ordinance is designed to protect the public safety and health by establishing minimum housing standards for habitable buildings.

Subdivision Regulations. Successful subdivision planning involves far more than the mere layout of street and lot lines. It includes the planning of neighborhoods in a broad sense, beginning with the selection of the raw land; layout of streets and houses to secure the greatest economy, safety and beauty; adequate provision for schools, parks and playgrounds, transportation, shopping centers and other community services; and the use of a sound financing and marketing program.

There is urgent need in Utica for the adoption of subdivision regulations to define minimum standards for streets and walks, block and lot sizes, parks and playgrounds, and



EXAMPLE OF A PRELIMINARY SUBDIVISION PLAN CONTAINING ALL INFORMATION REQUIRED BY SUBDIVISION REGULATIONS

REQUIREMENTS

RELOCATION OF PROPERTY IN RELATION TO TOWN & MUNICIPAL LINES AND EXISTING HIGHWAY.

RELOCATION OF EXISTING STREETS, RAILROADS, WATER COURSES, TREE MARKS AND OTHER PHYSICAL FEATURES IN AREA TO BE SUBDIVIDED AND SURROUNDING AREA.

THE NAMES AND BOUNDARIES OF ALL ADJOINING SUBDIVISIONS AND THE NAMES OF RECORD OWNERS OF ADJOINING PARCELS OF UNSUBDIVIDED LAND.

THE LOCATIONS & WIDTHS OF STREETS, ALLEYS, LOTS, BUILDING & SETBACK LINES AND BUILDINGS.

BE THE TITLE UNDER WHICH THE PROPOSED SUBDIVISION IS TO BE RECORDED AND THE NAME OF THE SUBDIVIDER.

EXISTING SEWER, WATER MAIN, CULVERTS AND OTHER UNDERGROUND STRUCTURES WITHIN THE TRACT OR IMMEDIATELY ADJACENT. THE LOCATION AND SIZE OF THE SEWER, WATER MAIN AND SEWER OR CULVERT ARE TO BE INDICATED IN A CLEAR WAY.

CONTINGENTS WITH INTERVALS OF THE FEET OR LESS REFERRED TO SEA LEVEL DATUM.

MINIMUM BUILDING AND SETBACK LINE AS ESTABLISHED BY ZONING ORDINANCE.

NOTE ANY ZONING DISTRICTS AFFECTING A PLAT MUST ALSO BE SHOWN.

PRELIMINARY PLAT OF
BLANKVIEW PLACE
L. G. ELMO - SUBDIVIDER

ILLUSTRATIONS OF CERTAIN PRINCIPLES OF LAND SUBDIVISION

REQUIREMENTS

MINOR STREETS SHOULD ENTER MAJOR STREETS AT RIGHT ANGLES TO MINIMIZE TRAFFIC HAZARD. LOTS WITH DOUBLE FRONTAGE ARE UNECONOMICAL AND UNDESIRABLE AND SHOULD BE AVOIDED.

LOTS SHOULD BE ARRANGED TO OBTAIN MAXIMUM FRONTAGE ON OPEN SPACES, PARKS, AND VIEWS.

WOODEN HOMES WITH STEEPLED CHANGES FREQUENTLY HAVE GREAT DRAINAGE PROBLEMS. CONSIDERABLE IN PRESIDENTIAL LOTS TO VARY FROM THE PLAN OF THE LOT IS USELESS. LOTS 30 TO 60 FEET IN WIDTH SHOULD NOT EXCEED 120 FEET IN DEPTH. LARGER LOTS SHOULD HAVE A SIMILAR PROPORTION.

COMMERCIAL AREAS SHOULD NOT BE DEVELOPED IN AN UNDEVELOPED AND HAZARDOUS MANNER BUT SHOULD BE CONCENTRATED IN A GROUP AND PROVIDED WITH ADEQUATE OFF-STREET PARKING AND SERVICE AREAS.

INTERSECTIONS OF MAJOR STREETS WITH MAJOR STREETS SHOULD ALWAYS BE MADE TO THE MINIMUM TO MINIMIZE INTERFERENCES, CAUSE DELAY AND INJURY. THE MINIMUM INTERSECTION IS SHOWN FOR COMPOUND INTERSECTION OF LOTS ON MAJOR STREETS AND PROVISION OF PLANTING SCHEMES WILL PROTECT HOMES FROM TRAFFIC.

LOT LINES PERPENDICULAR TO THE STREET FRONTAGE REQUIRE BUILDING LINES IN GOOD RELATION TO EACH OTHER & TO THE STREET & PREVENTS AN UNDESIRABLE "SAW-TOOTH" EFFECT.

DEAD END STREETS SHOULD BE AVOIDED & A MINIMUM AREA SHOULD BE OF STREETS AND LOTS FORMED TO PRODUCE ATTRACTIVE GROUPS OF HOMES.

ADJUSTMENT OF THE SUBDIVISION TO THE TOPOGRAPHY OF THE GROUND RESULTS IN BETTER STREET AND LOT SHAPES, A MORE ECONOMIC DEVELOPMENT WITH LESS GRADING, AND A PRESERVED MUCH NATURAL TREES IN ORDER TO THE USE OF TROUGH GROUND - RAVINES, WHEAT COURSES, ETC. FOR PARK PURPOSES. UNDESIRABLE VALLEYS WITHIN THE SUBDIVISION.

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similar essentials for successful subdivisions. The regulations should also define the procedure to be followed by the land subdivider in submitting a preliminary layout and a final or record plat map. The regulations place the responsibility for review, recommendations and approval or disapproval of the subdivision layout upon the Planning Board.

Plate Number 39 shows an example of a Preliminary Subdivision Plan which contains the various items of information listed in the suggested subdivision regulations. The plate also shows details illustrating certain principles of land subdivision.

Subdivision Design

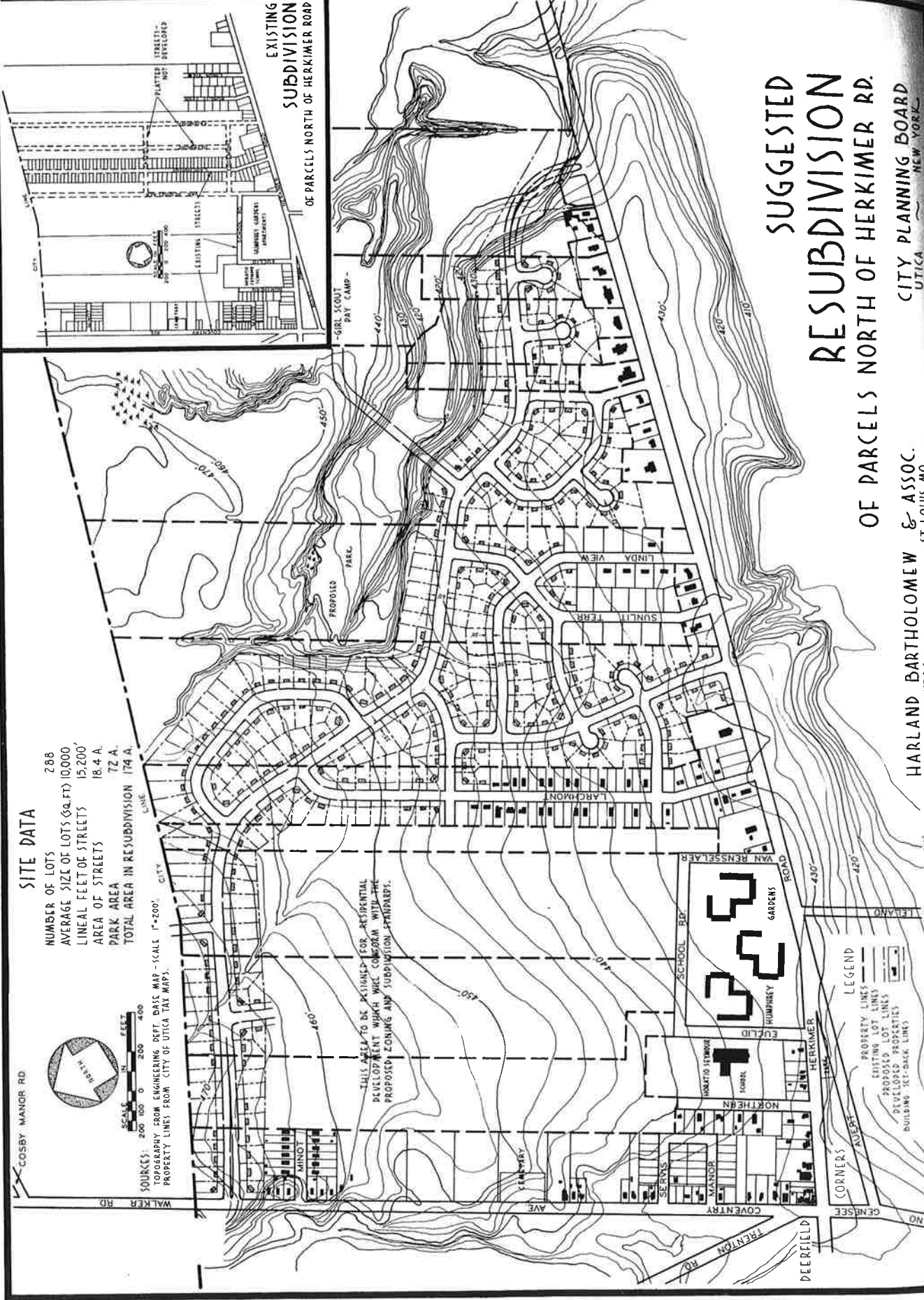
Where large, undeveloped areas which are suitable for residential use are available the greatest possible advantage should be taken of the errors of the past to guide new developments according to the best modern subdivision practices. In order to demonstrate the possibilities of designing whole neighborhoods instead of individual tracts of land, a partially developed portion of North Utica has been taken as an example. (See Plate Number 40).

The area involved in the resubdivision design studies lies adjacent to the Deerfield Corners commercial center, and Seymour Public Elementary School, north of Herkimer Road and east of Coventry Avenue.

Present conditions which must be given consideration in studies for design of the entire area are the separate ownership of different tracts, and existing residential developments along Herkimer Road, Linda View Drive and Larchmont Street.

In view of the need for parks in this area if this portion of North Utica develops as indicated, the enhanced value of residential properties adjacent to park areas, and the problems involved in developing the land north of the ravine for residential purposes, an initial step in design of the area was to set aside the ravine area for park purposes.

A second step was to lay out a collector street adjacent to the park which would provide circulation through the neighborhood from Coventry Avenue near the city line to Herkimer Road. This street should be 60 feet or more wide and the pavement



SITE DATA

NUMBER OF LOTS 288
 AVERAGE SIZE OF LOTS (SQ. FT.) 10,000
 LINEAL FEET OF STREETS 15,200'
 AREA OF STREETS 18.4 A.
 PARK AREA IN RESUBDIVISION 72 A.
 TOTAL AREA IN RESUBDIVISION 174 A.

SOURCES: 200 00 0 200 400
 TOPOGRAPHY FROM ENGINEERING DEPT. BASIC MAP - SCALE 1"=200'.
 PROPERTY LINES FROM CITY OF UTICA TAX MAPS.

THIS MAP IS TO BE DESIGNED FOR RESIDENTIAL
 DEVELOPMENT WHICH WOULD CONFORM WITH THE
 PROPOSED ZONING AND SUBDIVISION STANDARDS.

LEGEND
 PROPERTY LINES
 EXISTING LOT LINES
 PROPOSED LOT LINES
 DEVELOPED PROPERTIES
 BUILDING FOOTPRINTS

**SUGGESTED
 RESUBDIVISION
 OF PARCELS NORTH OF HERKIMER RD.**

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DESIGNED BY - R.D. BAILEY
 DRAWN BY - R.H. MEYER

should be designed to carry buses.

Development of a residential neighborhood according to this layout would require less street area per lot than the usual monotonous parallel streets. The proposed park would provide necessary open play space and would have a stabilizing effect upon the adjacent properties. Neighborhood shopping facilities are available at Deerfield Corners, and the public elementary school is nearby. The high residential quality of this neighborhood would be maintained for many years.

Redevelopment of Blighted and Substandard Areas

The studies of Residential Quality show that almost half of the residential blocks in Utica are of blighted or substandard quality. This situation creates serious problems of decent living conditions, decentralization of population, decreasing tax revenues and increasing costs for public services.

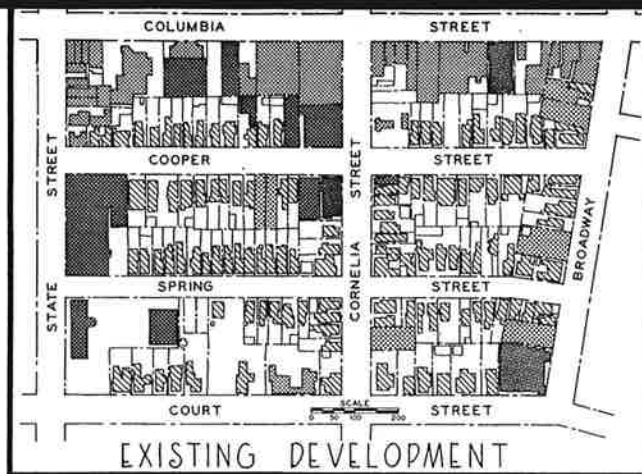
Plate Number 41 shows a redevelopment study of the Cooper-Spring Street area. Many other parts of Utica might well be studied for redevelopment. This area was selected because it is a small residential island which is now substandard, is surrounded by commercial and industrial uses, and by blighted residential uses. Due to its poor neighborhood environment, and the conditions of old houses, high population and structural density, below average rentals and a relatively low percentage of owner-occupancy, the area is easy prey for spread of the blight nearby. It is also ripe for redevelopment into a stable residential area.

It is not intended that redevelopment of substandard areas such as this one should be done under a public housing program. Rather, redevelopment by private enterprise through corporations formed for the purpose is proposed.

Housing Legislation

The State of New York has led the way in housing legislation. There are three main groups of laws, as follows:

- a. The Redevelopment Corporation Law provides general powers to private corporations to clear, replan and

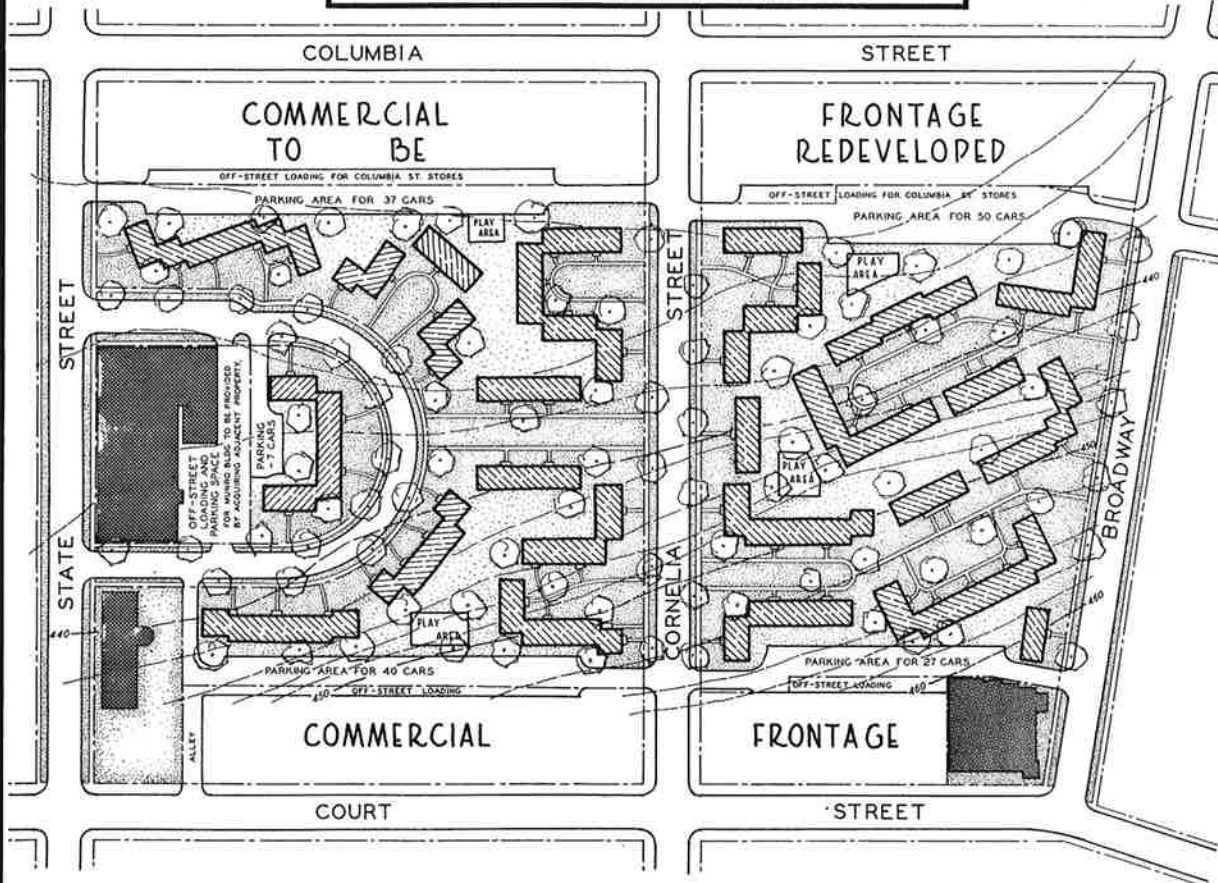


KEY

- RESIDENTIAL USE
- COMMERCIAL USE
- INDUSTRIAL USE
- EXISTING PARKING LOTS
- PUBLIC & SEMI-PUBLIC
- CONTOUR LINES (ELEVATION)
- PROPERTY LINES

SITE DATA

DWELLING UNITS	266
DWELLING UNITS PER ACRE	19
TOTAL AREA	14.0 A.
BUILDING COVERAGE $\frac{\text{sq. ft.}}{\text{acre}}$	21.9%
STREET AREA - PRESENT $\frac{\text{sq. ft.}}{\text{acre}}$	18.650
STREET AREA - PROPOSED $\frac{\text{sq. ft.}}{\text{acre}}$	5.940
NO. OF OFF-STREET PARKING SPACES	161



A REDEVELOPMENT STUDY

FOR THE

COOPER - SPRING ST. AREA

HARLAND BARTHOLOMEW & ASSOC.
CITY PLANNERS ~ ST. LOUIS, MO.



CITY PLANNING BOARD
UTICA ~ NEW YORK

rebuild substandard or insanitary areas including the erection of industrial, commercial, residential or public structures, and facilities appurtenant thereto. Saving banks and insurance companies may invest in redevelopment projects, and earnings are limited to 5 per cent of redevelopment costs. Taxes may be frozen for a period of ten years at the return from the area before redevelopment. The standards and planning of projects under this law are supervised by the City Planning Board.

- b. The Redevelopment Companies Law is broader in scope than the Corporations Law. Areas may be cleared, planned and reconstructed to provide adequate, safe and properly planned dwellings and such appurtenant commercial, cultural and recreational facilities as are considered desirable.

Redevelopment may be done in built-up substandard or unsanitary areas, or in areas which are sparsely developed, where the type and character of existing development are economic and social liabilities to the city.

The property of a redevelopment company may be exempt for a period not over 25 years from any increase over the assessed valuation existing prior to redevelopment. The city may condemn property, and sell or lease it to a redevelopment company. Control over the standards and planning may be exercised either by the City Planning Board or by the Common Council.

Insurance companies may own stock in a redevelopment company, and earnings are limited to 6 per cent of development costs.

New York City has 11 limited dividend housing developments, such as Boulevard Gardens in Queens and Knickerbocker Village. Rents range from less than \$10 to about \$14 per room per month.

- c. The Public Housing Law provides for construction, operation and maintenance of low rent housing projects for families of low income. The State is empowered to make 50-year loans to municipalities or their housing authorities up to 100 per cent of the development cost. The State is also empowered to pay an annual cash subsidy equal to the largest annual interest charge paid by the municipal authority, plus one per cent. The municipality must match the cash subsidy of the State, but the tax exemption given by the municipality on the value of the new buildings may be used as an off-set and usually is sufficient to meet this matching requirement.

State-aided low rent public housing projects may be made available to families whose total income is not more than five times the rent for a small family, or six times the rent for a family with three or more dependents. Emergency aid for veterans of World War II is provided by legislation enacted in 1946 whereby they are eligible if their income does not exceed seven times the rent for a family with two dependents, or eight times the rent for a family with three or more dependents.

As described in preceding pages of this report, Utica will have 467 permanent public housing dwelling units with the completion of the Humphrey Gardens project in North Utica. Thus, 1.6 per cent of the total dwelling units in the city will be public housing. The additional 200 units proposed in South Utica will increase public housing to 2.5 per cent of the city's total dwelling units.