



**Central Industrial Corridor  
ReVITALization Plan**

**Brownfield Opportunity Area  
Pre-Nomination Study**

**Final Draft**

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# Section 1 Project Description and Boundary

## 1.1 Project Introduction

In 2009, the City of Utica received a NYS Brownfield Opportunity Area (BOA) Program Grant to complete a BOA **Pre-Nomination Study**.

The study's proposed "opportunity" area, referred to in this report as the **Central Industrial Corridor (CIC)**, includes an approximate 1,100 acres, is characterized by over fifty potential brownfield sites, and is divided into four center-city sub-areas:

1. **Oriskany Street Corridor**
2. **Bagg's Square District**
3. **Harbor District**
4. **Broad Street Corridor**

The proposed BOA study area has a centralized downtown location and each of the priority brownfield, vacant and/or underutilized sites were identified based on past industrial activities - all with potential negative environmental conditions – and, with their re-use potential in mind. Outside funding and technical assistance are critical to eliminate impediments and a broad and strategic revitalization approach to remediate and redevelop the contiguous areas will enable the City to meet the environmental and economic needs in a more cost effective and timely manner.

The BOA will be integrated with:

- City of Utica Master Plan Master Plan (2011)
- North Genesee Street Corridor Management Plan (2009)
- Gateway Historic Canal District Revitalization Plan (2003)
- Utica Harbor Master Plan (2013 - Present)
- Local Waterfront Access Plan, LWAP (2011)
- Mohawk Valley Sustainability Plan (2013)

The **Pre-Nomination Study** will provide a basic preliminary analysis of the area affected by brownfield sites including: a description and justification of the study area and associated boundaries; a description and understanding of current land use and zoning; the delineation and description of existing brownfield sites and other underutilized properties; and, a description of the area's potential for revitalization. In accordance with the requirements of the BOA program, key project objectives include:

- ❖ Identifying and providing a clear description and justification for a **manageable study area** and associated boundaries;
- ❖ Establishing a **community participation process** to develop a common vision for the area, including goals and objectives;
- ❖ Identifying the multi-agency, private-sector, and other community **partnerships** necessary to inform the process and leverage assistance for revitalizing the community; and
- ❖ Completing **preliminary recommendations** to revitalize the area.

## 1.2 Introduction to the Brownfield Opportunity Area (BOA) Program

The Brownfield Opportunity Area (BOA) program law of October 2003 provides for grants and technical support to help municipalities and community-based organizations complete and implement revitalization strategies for neighborhoods or areas affected by brownfields or economic distress. The NYS Department of State (DOS) administers the BOA program and it is their goal to work in partnership to develop and realize a community vision for revitalization and economic development.

Under the BOA program, DOS partners with the New York State Department of Environmental Conservation (DEC) to blend the DOS expertise in community based planning projects with the DEC expertise in assessing and cleaning-up brownfields. BOA grant money is used to develop realistic plans for the implementation of an area-wide approach to brownfield remediation. BOA-funded projects may be reimbursed for up to 90% of the total eligible project costs.

*NYS Brownfield Opportunity Area Program information is available at: <http://www.dos.ny.gov/opd/>*

In general, brownfields are dormant properties where contamination or perceived contamination has impeded investment and redevelopment, making them an economic and environmental drain on localities.

The legal definition of a brownfield:

*A “brownfield” or “brownfield site” is defined in New York State Environmental Conservation Law Article 27, Title 14, as any real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant. Brownfields are typically properties that were historically used for industrial or commercial operations, which may have resulted in environmental impairment. The presence of brownfields may discourage investment in surrounding properties and, as a result, can facilitate neighborhood blight.*

Through the BOA program, brownfields are transformed from liabilities to community assets that can generate businesses, jobs and revenue and provide new housing and public amenities.

### **BOA Program Purpose**

The BOA program provides an area-wide approach, rather than the traditional site-by-site approach, for the assessment and redevelopment of potential brownfields and other vacant or abandoned properties. This neighborhood approach enables communities to more comprehensively assess existing economic and environmental conditions associated with brownfield blight and the impact on residents. The BOA program also helps to identify and prioritize community supported redevelopment opportunities. The overall objective is to attract public and private financial and intellectual investment. The neighborhoods and areas where BOA program resources are generally applied may include industrial/manufacturing, mixed-use commercial, residential, downtown and waterfront.

### **BOA Program Goals**

- **Assess Redevelopment Opportunities** posed by a concentration of brownfields and economic distress.
- **Build a Shared Community Vision and Consensus** regarding the reuse and redevelopment of strategic sites.

- **Identify Action Steps** through collaboration and coordination with local, state, and federal agencies, community groups and private sector partners.
- **Develop Public–Private Partnerships** necessary to leverage investment and implement projects.

### **BOA Program Flexibility**

The BOA Program recognizes that successful brownfield redevelopment comes in many forms and that each community has its own unique revitalization challenges, goals and opportunities. The program provides a flexible planning framework for communities so they can tailor their approach to catalyze the redevelopment of strategic sites and affected areas through a locally-driven process.

Successful redevelopment and community revitalization requires: strong local leadership; inclusive and meaningful public engagement; a clear and realistic vision for revitalization; and diverse public and private partnerships for implementation. Together, these ingredients will ensure communities – large and small – become better places.

BOA program grants support a variety of community revitalization activities including:

- ✓ community visioning and other public participation processes
- ✓ existing conditions analysis
- ✓ strategic site identification
- ✓ economic and market studies
- ✓ investigations to assess site contamination and environmental conditions
- ✓ site-specific redevelopment plans
- ✓ infrastructure improvement studies
- ✓ environmental impact assessments and statements
- ✓ marketing to attract developer interest
- ✓ local law changes
- ✓ development standards and design guidelines

Most actions to spur investment, clean-up, and redevelop brownfields and other underutilized sites are BOA program-eligible. These types of activities are permitted and included in three program steps starting with the **Phase 1: Pre-Nomination Study** followed by two “next steps”:

**Phase 2: Nomination Study** – The Nomination Study 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 BOA - with an emphasis on strategic sites as catalysts for revitalization. The Nomination includes a description of key findings and recommendations to advance the neighborhood, municipality and region.

**Phase 3: Implementation Strategy** – The Implementation Strategy phase provides for a range of techniques and actions to advance strategic sites - supporting infrastructure and overall neighborhood revitalization through investment, enhanced public amenities and improved environmental quality. Specifically, Phase 3 focuses on individual site assessments (when required) to determine remediation strategies and needs. For strategic sites, detailed reuse and redevelopment strategies are created along with marketing strategies.

## **BOA Program Key Outcomes**

Through a community-driven process, the desired outcomes upon completion of all three Phases include:

- **Effective Revitalization Strategies**  
Clear and effective neighborhood and site specific redevelopment action steps which are cost-effective and timely
- **Site Assessments**  
Specific assessments to identify contamination issues and clean-up options
- **Portfolio of Shovel-Ready Sites**  
Investment options for a range of businesses types and uses
- **Investment Priorities**  
Focusing on economic development and community renewal potential
- **Environmental Justice**  
Issues and concerns related to negative environmental consequences
- **Marketing Materials**  
Professional site renderings, brochures, web displays, and requests for developer proposals to attract interest and investment
- **Public – Private Partnerships**  
Multi-agency and private-sector partnerships to leverage investments, improve supporting infrastructure, and provide essential community facilities

## **BOA Program Benefits**

- **Redevelopment and Investment**  
A return of strategic brownfields and other parcels back to productive use - prioritizing public and private investment
- **Empowerment**  
Public and private resources for proactive and positive change
- **Predictability**  
Removing uncertainty and increasing predictability regarding site conditions, contamination, ownership, future uses, supporting infrastructure, and redevelopment costs
- **Advocacy**  
Support from NYS DOS and DEC helps connect the community's revitalization needs with resources from other agency programs and sources
- **Priority and Preference**  
Designated BOA's shall receive priority and preference from the state's Environmental Protection Fund (EPF) and Environmental Restoration Programs (ERP)
- **Tax Credits**  
Development projects that are consistent with the BOA Plan may be eligible for tax credit if the site has been accepted in the Brownfield Clean-up Program



## **BOA Program Designation Process**

1. The municipality or community organization submits the BOA Nomination and Implementation Strategy to the New York State Secretary of State for review.
2. The Secretary of State determines the consistency of the BOA Nomination and Implementation Strategy with the General Municipal Law, Section 970-r.
3. If the BOA Nomination and Implementation Strategy is determined to be consistent with the provisions of the General Municipal Law (in Section 970-r) the BOA shall be designated.
4. If the BOA Nomination and Implementation Strategy is determined *not* to be consistent with the provisions of the General Municipal Law (Section 970-r.), the applicant shall be advised in writing regarding how the BOA Nomination and Implementation Strategy should be amended.
5. The applicant may revise and re-submit the BOA Nomination and Implementation Strategy to the Secretary of State.

### **1.3 Community Overview and Description**

#### **Introduction**

The City of Utica is located in the southeastern section of Oneida County and in the NYS Mohawk Valley Economic Development Region. The City is bordered to the east by the Oneida/Herkimer County Line and the Town of Frankfort, the Town of Deerfield to the north, the Town of Marcy to the north and west, and the Town of Whitestown to the east. The NYS Erie Canal bisects the northern tip of the City and together provides significant tourism and recreational opportunities. The NYS Canal Corporation operates their primary maintenance facility at Utica Harbor, and a portion of the Canalway Trail runs west from Utica.

Utica is located at Exit 31 of the NYS Thruway and within a 4 - hour drive of every major city in New York State, including New York City (250 miles), Buffalo (200 miles), Rochester (130 miles), Albany (90 miles), Binghamton (90 miles) and Syracuse (60 miles).

With its location in the center of the state and along the NYS Thruway, Utica is well positioned to capitalize on the emerging technology corridor. Specifically, the College of Nanoscale Science (CNSE) and Engineering is separating from SUNY Albany and merging with the SUNY Institute of Technology (SUNYIT) in Marcy (just north of Utica city limits). In advance of this merger this partnership has already produced the Computer Chip Commercialization Center (Quad-C) at SUNYIT, a hub for nanotechnology research, development, and manufacturing. At full build out, this \$500 million initiative is expected to create more than 900 high-tech jobs on site. In addition to Quad-C, the Marcy Nanocenter site is located just west of the SUNYIT campus. The Nanocenter site is recognized as a world class site for potential microchip manufacturing facilities because of location near CNSE, proximity to major highways, water, sewer, and power capacities, and shovel-ready investments by New York State. The NYS Thruway provides quick access from "Nano Utica" to the City of Schenectady, home of General Electric; the CNSE's Albany Nano Tech Complex in Albany, and Global Foundries in Malta, NY, Saratoga County.

**Refer to Figure 1A (Community Context Map) and Map 1B (Study Area Context Map)**

Following is a summary of the demographic, social, and economic characteristics, as well as a discussion of key community features and historical trends relevant to the BOA plan and process. Existing conditions and trends in the study area will help inform the planning process and can assist community leaders in making decisions regarding the future of their neighborhoods.

<b>Table 1: City of Utica Basic Characteristics</b> (Source: US Census, NYS Department of Labor, Google Maps, Saratoga Associates)	
<b>County</b>	Oneida
<b>Metropolitan Statistical Area (MSA)</b>	Utica-Rome MSA
<b>2010 Utica Population</b>	62,235
<b>NYS Dept of Labor Market Region</b>	Mohawk Valley
<b>Distance to New York City</b>	250 miles
<b>Distance to Albany</b>	90 miles
<b>Distance to Syracuse</b>	60 miles
<b>Transportation Networks</b>	Road: Interstate 90 (NYS Thruway) Exit 31; I-790, Route 5/8/12 (North-South Arterial) Rail: Amtrak (Utica) Air: Oneida County Airport, Rome and Syracuse Hancock International Airport (56 miles west of Utica) Water: Barge Canal and Mohawk River

**Historical Overview – Utica, NY & BOA**

“The City of Utica and the county of Oneida have marched hand in hand through the 19th and 20th centuries, their histories inextricably connected by their people, places and events. The first permanent settlers arrived at about the same time (the 1780s), mostly from the same place (New England) and for the same reasons (a plentiful supply of available land, water, trees and fertile soil).

After the Revolutionary War ended in 1783, a small settlement began to grow around Fort Schuyler (once located on land near the eastern terminus of Main Street in downtown Utica). Enterprising citizens of Fort Schuyler (Bagg’s Square area) began to build and operate hotels, inns, taverns, blacksmith shops, wagon repair shops and stores of all kinds. In the spring of 1790, John Post and his family took up residence in Old Fort Schuyler. Post sold tobacco, blankets, ammunition and whiskey from his house. In 1791, he built a store on Bagg's Square and soon became a very wealthy merchant.

In 1794 Moses Bagg arrived as a blacksmith, but soon was operating a tavern at the square that later would be named for him and his family. In 1812, his son, Moses Bagg Jr., erected a large hotel on the site and Bagg's Hotel remained there until the 1930s. In the spring of 1798, 13 citizens of Fort Schuyler gathered in Bagg's Tavern to select a new name for the village. They wrote their choices on slips of paper and placed them in a hat. Attorney Erastus Clark knew that the Phoenicians had built a city near Carthage that later rivaled Carthage as a powerful city and religious center. That city was called "Utica" and that's the name Clark wrote on his slip of paper. And that's the slip of paper that was drawn. On

April 3, 1798, Fort Schuyler was incorporated as a village and that new village would be called "Utica."

In 1817, construction began on the Erie Canal – a vital waterway that would change the village of Utica forever. It would help it to grow and prosper at a rate much faster than most cities in the state. The entire length of the canal – 363 miles of water linking the Hudson River with Lake Erie – was opened in October 1825. And, of course, like all communities on the canal, Utica's population grew rapidly – from 5,041 in 1825 10,183 in 1835.

From its very beginning, Utica had been a leading transportation center and two events in the 1830s made it one of the busiest in the country. In 1836, the Chenango Canal was completed. It connected the Erie Canal in Utica to Binghamton and the coal fields of Pennsylvania. The second event was the coming of the railroad. In 1837, the Utica & Schenectady Railroad was completed and, at the time, the 72-mile line was the longest in the world. Freight and products could be moved to market faster and cheaper than on canal boats and citizens could travel to faraway places in shorter periods of time.

From the late 1830's to the mid-1840's the city's cotton and woolen mills were still using hand and some water power to operate looms and other machines. Utica's wealthy citizens — industrialists like Theodore Faxton — gave the city a boost by paying out of their own pockets to convert the Utica's textile mills to stream-powered mills and build new woolen and cotton mills, too. Within two years, the city had the Utica Steam Cotton Mills, the Utica Steam Woolen Mills, the Globe Woolen Mills and dozens of other industries using steam to run their machinery. The city's "Textile Era" had begun and it would be the city's major industry for the next 100 years, employing thousands of men and women and making Utica "the knit goods capital of the world." By 1902, there were 19 large knitting mills within the city limits employing more than 20,000 men and women.

Utica's John Butterfield, in the 1850s, had formed the Overland Mail Company and was the first to deliver mail and passengers from the Mississippi River to California in fewer than 25 days. He returned to Utica and in 1862 headed a horse-drawn trolley company that installed tracks from Utica's Bagg's Square to New Hartford and then on to Clinton. When trolley service began in 1863, Utica was only the fifth city in the country to have a regularly scheduled street-car line (*the others being New York, Boston, Philadelphia and New Orleans*).

In 1881, the Saturday Globe newspaper was founded by William and Thomas Baker. Within two years, it was one of the most-read publications in the world. It was the first illustrated newspaper in the country and its circulation reached more than 200,000 – from a building in Bagg's Square. As the city approached the 20th century, railroads and trolleys were its guarantee that it would continue to grow and prosper. Dozens of trains were rolling in and out of Utica daily with passengers, freight and foreign-born men and women to work in its mills and factories.”

*From the Oneida County Historical Society*

*(<http://www.oneidacountyhistory.org/Municipalities/Municipalities.asp>)*

After the turn of the twentieth century, Utica had grown significantly due primarily to the growth in the manufacturing industry. In 1911, Uticans received news from the NYS Barge Canal Terminal Commission that the State would locate one of about a dozen canal terminals being planned on the new "canal of the future " in Utica. The Barge Canal was completed in 1918, a significant engineering achievement rivaling the Panama Canal, and Utica received what is arguably the best harbor on the

Canal System in terms of its proximity to downtown providing efficient transfer materials to and from the major industries that had been formerly served by the Old Erie Canal. By 1925, Utica had 75 churches, 45 schools, two newspapers along with libraries and parks – all the amenities of a healthy, self-sustaining vibrant city. In addition, the city had become home to large Italian-American, Irish, and Polish populations.

However, by the mid-20th century, like many cities in the upstate rustbelt, virtually all of the textile mills closed. Utica became a major player in the tool and die industry and a manufacturing center for radios and the General Electric Company employed 8,000 workers. In the mid-1960's they and others eventually closed the doors. As with many northeast industrial cities, Utica began a period of extended decline. As the surrounding region grew during the mid-1990s, Utica's center city began to lose population, jobs, and tax dollars. The urban fabric of the center city declined rapidly, leaving the pedestrian as an afterthought and the automobile as the driver for redevelopment. Upon the destruction of many of Utica's early structures, bricks and mortar was the physical loss. But the greater demise was the history that took place in these locations – eventually leaving Utica with brittle archives – the brownfields of a rustbelt community. Until recently, the four CIC corridors received attention as Utica's most disinvested and vacant commercial areas.

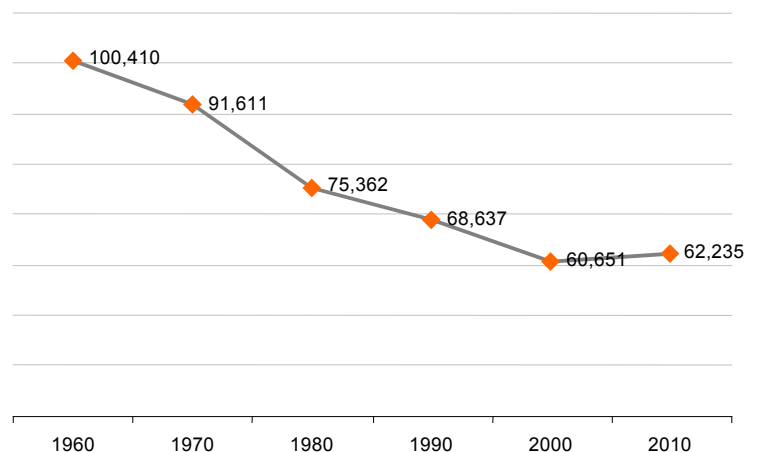
### **Demographic and Economic Trends Summary**

Following is a summary of the demographic, social, economic, employment and housing conditions for the region, city and when available, for the proposed BOA Study Area. The full socio-economic analysis is located in Appendix A. The results of this analysis are based upon a combination of data including the 2010 U.S. Census, 2008-2010 American Community Survey 3-Year Estimates, 2006-2010 American Community Survey – 5 Year Estimates, 2013 Fiscal Profile, NYS Comptroller's Office, the Bureau of Labor Statistics, and the NYS Department of Labor.

The proposed BOA is within all or a portion of four Census Tracts: 9800.02 which includes all property north of the rail line, including the Harbor District Sub-Area; 208.02 and 208.03 covering the Broad Street Sub-Area, 201.02 covering Bagg's Square and the eastern section of the Oriskany Street Sub-Area; with tract 214.02 covering the western tip of Oriskany Street.

It is important to note that Census Tracts 9800.02, 208.02, 208.03 and 214.02 include property beyond the BOA. Therefore, the information provided will be used in combination with other data for analysis purposes and to draw conclusions.

**Graphic 1 – City of Utica Population Change: 1960 - 2010**



## ***Significant Trends . . .***

- > ***Population Decline*** -With the exodus of the manufacturing industry that had sustained much of Utica's economy, the City's population has declined dramatically since 1960. In the years between 1930 and 1960, Utica's population held constant near 100,000. However, between 1960 and 2000, population levels fell at an average rate of about 12 percent per decade. In 2010, Utica's population of 62,235 was 39 percent lower than it was in 1950.
- > ***BOA Population*** -In 2010, the BOA Study Area had a population of 9,963, a decrease of only 4 persons since 2000. No population data before 2000 is available at the Census Tract level. Since the BOA does not follow the Census Tracts exactly, the total population within the BOA is actually less. Based upon these data, the area holds less than 16% of the City's population.
- > ***Refugee Population*** - According to a Zogby study (<http://www.zogbyanalytics.com/news/307-new-zogby-study-finds-utica-a-welcoming-community>) nearly one in four Utica residents is a refugee. Facilitated by the Mohawk Valley Resource Center for Refugees (MVRRCR), residents from a wide variety of nations and cultures have found a new home in the city of Utica since 1976. Today, students who speak 43 different languages study in the Utica City School District.

A study by Hamilton College - The Fiscal Impact of Refugee Resettlement In the Mohawk Valley. Paul Hagstrom, Hamilton College, June 2000, looked at the economic impact of refugees. The study noted - *While most require help from several social welfare programs like heating aid or food stamps to begin with, they have a positive economic impact. It takes about six years, but soon those families are paying income and sales tax and buying homes. And they're providing services to newer arrivals.* Many of the new citizens in Utica are residing in and around the study area.

- > ***The Budget Gap*** - Utica has been in fiscal decline in recent years, relying on non-recurring revenues to fill budget gaps. The City has drawn down its fund balance and its Water Trust Fund consistently over the past four years. In fiscal year 2011-12, the City came close to depleting both funds to cover budget shortfalls. Moody's Investors Service and Fitch Ratings recently downgraded the City's long-term rating based on the City's deteriorating fiscal condition, including ongoing structural budget imbalance, use of fund balance and liquidity issues.
- > ***City Expenditures*** - Utica's expenditures grew at an average annual rate of 2.7 % from 2001 to 2011, while revenues grew by 2.5 %. The City had outstanding debt of \$59.7 million in 2011, and had exhausted 55.4 % of its Constitutional Debt Limit, compared to the 22 % of debt limit exhausted by the median city in the State. Utica has spent down nearly all of its fund balance since 2007. With these resources no longer available, the City's ability to address budget gaps or unforeseen expenses is severely limited.
- > ***City Revenues*** - Utica's total revenues grew at an average rate of 2.5 % between 2001 and 2011, compared to an average growth rate of 3.4 % for all cities in the State. The City is particularly reliant on real property taxes and State aid, which represent 30.9 and 26.1 % of its revenue pool, respectively. State aid – a source largely beyond the City's control – grew an average of 2.7 % per year from 2001 to 2011. This increase was mostly due to increases in the

State's Aid and Incentives for Municipalities (AIM) revenue-sharing program, which grew 65.3 % between 2005 and 2009, but has declined by 5.9 % between 2009 and 2012. The City is budgeted to receive \$259 per capita through this program in 2013, less than the average of \$290 per capita for all cities.

- > **Housing Market** - Despite significant growth in most of the State's housing market during the middle part of the decade, Utica's property values remained relatively flat until 2008. From 2008 through 2011, property values increased at an average rate of 9.1 % annually, and then declined by nearly 5 % between 2011 and 2012. In contrast, values statewide, and especially in downstate cities, grew dramatically between 2002 and 2008, averaging nearly 10 % growth on an average annual basis, and then declined.
- > **Vacant Housing** - Utica has a higher percentage of vacant housing units than most other cities across the State. High vacancy rates ultimately limit the amount of property tax the City is able to collect. Since Utica also has a property tax exemption rate of nearly 37 % (compared to 32 % for the median city), the City is facing a difficult property tax situation, with relatively few revenue-generating options. As of 2012, Utica had exhausted 58 % of its Constitutional Tax Limit (CTL), which is higher than the median for other cities in the State (44%).
- > **Federal Aid** - The City also relies more heavily on federal aid – another source beyond its control – than other cities in the Mohawk Valley and in the State. In 2011, federal aid – primarily attributable to Community Development Block Grants and the “Section 8” rental assistance program – made up 14.6 % of total revenues. Sales taxes, a volatile source for which the City has exercised its right to pre-empt a portion of County sales tax (i.e., impose its own sales tax), made up 17.0 % of the City's revenues in 2011. However, growth has been modest, increasing only by 0.8 % annually, on average, since 2006.

## **Education**

The education levels of Utica's workforce will play a critical role in the extent to which the City will be able to participate in an economy driven by knowledge-intensive industries. As identified in Utica's recently adopted Master Plan . . .

*Today's new and growing businesses are built on the creativity and innovation of entrepreneurs, business people, and skilled workers. These people can chose to live anywhere in the world. Utica must seek ways to attract them to this city – to set up enterprises and put down roots.”*

In 2010, 20 % of the city's population lacked a high school diploma, nearly 6 % higher than Oneida County and New York State respectively. Only 15.9 % of Utica residents hold a Bachelor's degree compared to 32.8 % statewide.

## **Income Characteristics**

Utica's median income of \$31,381 in 2010 was below the median for all New York cities of \$37,607 and the State median of \$55,603. In addition, 24.3 % of its families live in poverty, compared with 10.8 % statewide.

**Table 2 Median Household Income by Census Tract**  
(2006-2010 American Community Survey – 5-Yr Estimates – 2010 Inflation Adjusted Dollars)

	Census Tract 201.02 (Bagg’s Square, eastern Oriskany St.)	Census Tract 208.02 (Eastern Broad Street)	Census tract 208.03 (Western Broad Street)	Census Tract 214.02 (Western tip of Oriskany St.)
<b>Median Household Income</b>	\$26,083	\$35,583	\$21,863	\$46,667

As presented in Table 2 – Median Household Income by Census Tract, households within the BOA generally have incomes below the City’s median value. The few exceptions are the tracts 208.02 and 214.02 which include lands outside the BOA and are not an accurate reflection of the overall CIC conditions. Tract 201.02, which includes Bagg’s Square, is likely more representative of the BOA. These findings may be reflective of the housing conditions and how their close proximity to existing, vacant and underutilized industrial property may be negatively impacting neighborhood quality. There are no data for Tract 9800.02.

**Employment Indicators**

***Labor Force***

The City has approximately 60% of its population within the labor force - 4 % points lower than New York State. Understanding labor trends is critical to the development of successful strategies to connect residents with the labor market - to benefit people in need.

***Industry and Employment***

Within the Utica-Rome Metropolitan Statistical Area (MSA), the leading industry in terms of the number of establishments is Retail Trade with approximately 14,585 employees in 1,058 establishments. While employment data at the Census Tract level does not exist for the CIC BOA, the top ten employers in the study area have been identified. **Appendix B** identifies all of the top employers within the boundaries of the BOA including:

- ❖ Empire Recycling
- ❖ City of Utica Department of Public Works
- ❖ United States of America – Alexander Pirnie Federal Office Building
- ❖ Commercial Travelers Insurance
- ❖ Observer Dispatch
- ❖ Human Technologies Corporation
- ❖ Birnie Bus
- ❖ ECR International
- Casa Imports
- Trenton Technology

According to the NYS Department of Labor, the (non-seasonally adjusted) unemployment rate for the Utica-Rome Metro Area went from 8.1% in December 2011 to 8.6% in December 2012, while Oneida County went from 8.0 in December 2011 to 8.5% in December 2012. The 52 county upstate areas had an unemployment rate of 7.9% in December 2011 jumping to 8.4% in December 2012.

The unemployment rate in the Utica-Rome MSA decreased from 9.4 % in February 2013 to 8.2 % in February 2014. This marks the 13th consecutive month of over-the-year improvements in the jobless rate. From September 2007 - January 2013, the jobless rate never declined from the previous year.

The unemployment rate in the Utica-Rome MSA decreased from 8.7% in March 2013 to 7.6% in March 2014. This marks the 14th consecutive month of over-the-year improvements in the jobless rate.

High-tech jobs made up less than 2% of total jobs in 2012 in the Utica-Rome MSA (metropolitan statistical area), compared to 2.5% in the state and 3.0% in the nation. However, the number of high-tech jobs in Utica-Rome has increased by 73% from 2000 to 2012, compared to 4% and 15% growth for the state and nation, respectively.

### **Housing Characteristics**

In 2010, there was an 11.5% vacancy rate city wide and over a 16.5% vacancy rate within the CIC BOA. According to the American Community Survey 5-Year Estimates between 2006 and 2010, the City of Utica had a median housing value of \$85,300. Within the CIC BOA, the median housing value was estimated at approximately \$59,100 by the same 5-year estimate.

These findings may be attributable to the predominance of vacant and underutilized property as well as known and potential brownfields within the CIC BOA. Neighborhoods and districts with high vacancy rates are more likely to have deteriorating housing and building stocks, blighted conditions and an overall poor quality of life for residents and employees. Decreasing the vacancy rate is a critical element to improving housing values, neighborhood character and overall quality of life and will be a primary goal of this plans recommendations.

### **Planning Efforts Related to the CIC and BOA**

The BOA Pre-Nomination study, as well as subsequent BOA phases, will consider and incorporate recent, current, and future planning efforts completed in the city. Many of these plans directly or indirectly affect the CIC and its revitalization efforts. Examining existing plans and understanding ongoing efforts provides a framework to guide the recommendations of the CIC BOA Study. The vision, goals and recommendations have served to guide the preparation of this Pre-Nomination Study and will continue to serve in guiding the next phases of the BOA Study.

#### **1. City of Utica Master Plan**

The City of Utica adopted their most recent Master Plan on October 5, 2011, providing strategies for the City to increase its competitiveness and serve as a hub of regional collaboration, social diversity, sustainability and economic progress. The Master Plan's Vision is as follows:



*“Utica is the place for people seeking a culturally-rich, economically-successful, and environmentally-friendly place to live, visit, and conduct business. Our homes, our neighborhoods, our schools, our places of work and play allow for opportunities for an even exchange between people and place; Utica is a community that invites all the people to utilize their unique qualities to emerge and define our City. Utica is the hub of regional collaboration, social diversity, and economic progress. Our City is ripe with potential, which we will maximize with extensive community input, emphasizing high performance, sustainable economic redevelopment, and a healthy network of neighborhoods, parks, and waterfront renewal.”*

The Master Plan’s vision, guiding principles, goals and strategies are based upon the common themes identified during the extensive public participation project. These themes or objectives are:

- Preservation of historic and urban characteristics;
- Environmental sustainability;
- Creation of high-quality employment opportunities;
- Educational excellence;
- Enhancement of mobility throughout the City;
- Increase in public safety, including the reduction of crime;
- Improved maintenance and upkeep of rental units citywide;
- Rebuilding the City’s image; and
- Ethnic diversity as an important quality to build upon.

The City considered the future of the CIC study area and identified primary objectives for this study in the City’s Master Plan as follows:

- > ***Re-engage stakeholders*** who have participated in previous brownfield redevelopment initiatives and discussions and gain new input from existing neighborhood interest groups and the Master Plan Advisory Committee.
- > ***Facilitate of future investment and growth*** through focused planning and strategic investment and marketing.
- > ***Convert strategic properties from brownfields*** to shovel-ready condition.
- > ***Revitalize City areas that have high historic interest***, underutilized natural resources, or architectural potential including such areas as the Erie Canal Harbor and the Bagg’s Square District, which is listed on the National Register of Historic Places.
- > ***Integrate the BOA study with the Master Plan***

## **2. The North Genesee Street Corridor Management Plan**

The North Genesee Street Corridor Management Plan (NGSCMP) was prepared in 2009 to evaluate land use opportunities in the corridor to define arterial management actions. Public discussion was facilitated to form a consensus on an appropriate land use and transportation vision for the corridor. The Plan provides recommendations for land use designations, zoning ordinances and map revisions, and transportation/land-use design guidelines. With respect to the CIC Study Area, the NGSCMP provides the following vision for the corridor:

- **A fully-integrated multi-modal network** that safely and efficiently transports people, goods and services;
- **An attractive and accessible place** to conduct business;
- **A welcoming gateway** into the City of Utica; and
- **A vital connector** between the New York State Thruway, Mohawk River and downtown Utica.

*North Genesee Street Corridor Management Plan Goals include:*

- **Safety:** Support safe bicycle, pedestrian and vehicular movement throughout the North Genesee Street corridor;
- **Visual Character:** Enhance the visual character and identity of the North Genesee Street corridor;
- **Gateway:** Create a sense of arrival into the City of Utica;
- **Pedestrian Amenities:** Make walking and bicycling along the North Genesee Street corridor comfortable and convenient; and
- **Way finding and Information Signage:** Establish an informational and way finding system of signage that contributes to the overall appearance and consistency of the corridor.

### **3. Gateway Historic Canal District Revitalization Plan**

The Gateway Historic Canal District Revitalization Plan was prepared for a study area bounded by Genesee Street to the east, State Street to the west, Columbia Street to the South and the rail line to the north. The initiative was intended to target strategic public investments that will “reuse and recycle” the land in this significant location adjacent to the Utica Central Business District. The Plan includes parts of the Oriskany Street Sub-Area; the western portion of the Bagg’s Square Sub-Area and also provides a significant connection between downtown and the waterfront. A number of the plan’s goals and objectives are relevant to the Revitalization Plan Project including:

- **Improving the marketability of urban land** by establishing a system of recreation space, including parks and walking trails that will add to the redevelopment potential of surrounding lands and buildings;
- **Establishing a circulation plan** that facilitates economic growth through a realignment of traffic patterns for stronger physical connections with the Central Business District, Harbor Point, Utica Marsh, North Genesee Street Corridor, and the rest of the city
- **Establishing a connection** between the Gateway District and future waterfront development.
- **Promoting local and regional tourism** by building on the existing strengths of the Gateway District through the exploration of design, development and funding opportunities for Erie Canal-related projects

#### **4. Utica Harbor Master Plan**

New York State began the transfer of ownership of 20 acres of land in North Utica to the Utica Harbor Point Local Development Corporation (HPLDC) in 2008. A 2011 NYSDOS grant from Round 1 of the Consolidated Funding Application (CFA) grant program has helped the City of Utica and the HPLDC fund a preliminary waterfront plan designed to realize the goals set forth in the Utica Master Plan; "a mixed-use destination attraction for Utica to enhance the existing water's edge with public and private investments." Area land and conditions have been analyzed by the consultant team engaged in the work in order to develop a market overview, explore land-use alternatives, and identify possible infrastructure improvements. The Utica Harbor redevelopment plans include the integration of waterfront, recreational, cultural and commercial uses. The plan further recognizes that the connection of this land to Genesee Street and the City's marina is an opportunity to create a welcoming and cohesive entrance to the city.

#### **5. Local Waterfront Access Plan**

The Local Waterfront Access Plan (LWAP), 2011, established a coordinated framework for public access and circulation along the Mohawk River and Erie Canal - to develop waterfront access improvements that will compliment land-use investments made within its boundary. The Study Area is roughly bounded by CSX rail lines to the south, the City corporate boundaries to the east and west, and the NYS Thruway to the north. The area is divided up into the Western Portion, the Central Portion and the Eastern Portion. The CIC BOA includes part of the Western Portion and all of the Central Portion. The LWAP offers a series of recommendations for revitalizing the Harbor area consistent with the recommendations of the Master Plan and in more detail. There are also recommendations for access improvements into the Harbor area, gateway improvements, and, of course, improved access to water-based recreational opportunities. The LWAP takes a more detailed analysis of the potential revitalization and improvement projects that can occur in this area and provides an implementation plan addressing time frame, responsible agency, teaming partners and possible sources for funding.

#### **6. Mohawk Valley Sustainability Plan**

The NYSERDA Cleaner Greener- funded Sustainability Plan advocates support for the development of a Mohawk Valley BOA fund to assist with private investment in the region's brownfield areas tied to the BOA, LWRP and Main Street programs. A Plan goal is to: **provide technical assistance and collaboration to redevelop Main Streets, Waterfronts and Brownfields.**

### **1.4 Project Overview and Description**

Following is an overview of the proposed CIC BOA in terms of existing land uses and development patterns - along with a summary of brownfield sites and other key properties. Also included are potential opportunities for new uses, businesses, housing, employment opportunities, generation of revenues, public amenities, recreational opportunities, and improvements to the overall environmental quality. A detailed description of the CIC BOA is provided in *1.5 Brownfield Opportunity Area Brownfield Description and Justification*, and *2 Preliminary Analysis of the BOA*

## **Location**

The CIC BOA as represented in *Figure 1C Brownfield Opportunity Area Map* covers a large geographic area through the central area of the City of Utica and includes 1,165 parcels totaling approximately 1,103 acres. The uses and conditions of buildings and properties vary greatly.

At the eastern end of the CIC BOA is a mix of industrial and residential, while the central portion is a major commercial and entertainment sector. The western end is predominantly highway commercial and industrial with some residential neighborhoods to the southern en south. For the most part, the zoning classifications mirror existing uses throughout the CIC. Specific adjustments to allowable uses, bulk standards and parking requirements may be required to facilitate revitalization in the CIC BOA.

- 49% of lands are either vacant or industrial - 32% vacant and 17% industrial
- 45 key sites considered as either brownfields, suspected brownfields, vacant or underutilized, totaling almost 370 acres of land.

The CIC BOA has been divided into the following four manageable Sub-Areas based on existing land use patterns:

- 1. Oriskany Street Corridor**
- 2. Bagg’s Square District**
- 3. Harbor District**
- 4. Broad Street Corridor**

<b>Table 3 – Pre-Nomination BOA Sub-Areas Parcel Information</b> (Source: Oneida County Real Property Tax Service 2011 and Shumaker)		
<b>Sub-Area</b>	<b># of Parcels</b>	<b>Acres</b>
1. Oriskany Street Corridor	559	126.7
2. Bagg’s Square District	176	71.1
3. Harbor District	158	587.1
4. Broad Street Corridor	272	331.2
<b>Totals</b>	<b>1,165</b>	<b>1,116.1</b>

Following is a brief summary of the existing conditions and revitalization opportunities for each sub-area.

### **1. Oriskany Street Corridor**

The Oriskany Street Corridor is located west of the North-South Interchange and the Utica-Yorkville border and includes the highest percentage of residential lands in the CIC BOA and the second highest percentage of land classified as commercial. This Sub-Area is primarily an auto-dependent section of the City and inhibited by several brownfield properties and structures that had been part of manufacturing facilities in the past and are currently being used primarily for low-end warehousing and storage.

Based upon the analysis, there are eight (8) brownfields, suspected brownfields, vacant or underutilized sites and buildings on thirty (30) total acres. Based upon historic uses, the presence of soil and/or groundwater contaminants is possible. Further analysis will be required to confirm the presence and extent of contamination and the requirements for remediation if necessary.

Given the current types and condition of existing land uses in the Oriskany Street Corridor, future light industrial and commercial uses should be promoted on both sides of Oriskany Street with internal road and pedestrian connections. In addition to protecting the residential neighborhoods to the south from incompatible development, there should be a focus on integrating new appropriately scaled neighborhood commercial and mixed-use projects to catalyze revitalization.

## **2. Bagg's Square**

Bagg's Square is located in the middle of the CIC BOA and split by Genesee Street into east and west sections. The eastern section has more existing buildings than the western section, and laid out in a more predictable grid pattern. The western section is comprised of more vacant lands with the uses more spread out and less walkable. Based upon the analysis, there are nine (9) sites, totaling twenty five (25) acres considered brownfields, suspected brownfields, vacant or underutilized. Due to previous uses, soil and/or groundwater contamination is likely in these areas.

Despite the presence of challenging properties, this District has significant revitalization potential for new mixed-use infill and redevelopment of existing structures due to its historic character and designation; close proximity to the Harbor District; and, the presence of the Utica Auditorium and train station. It is critical to enhance and protect the historic character of the District.

## **3. Harbor District**

The majority of the lands in this District west of North Genesee Street including Harbor Point and the Inner Harbor Area have undergone different levels of remediation by multiple parties. Some remediation has also taken place east of North Genesee Street. Based upon the analysis, eleven (11) sites, totaling three hundred and sixteen (316) acres, have been identified as brownfields, suspected brownfields, vacant or underutilized.

Given the complexity of contamination, remediation, and possible limitations on future uses after all remediation is complete, compounded by multiple property owners, a coordinated planning and development approach with strong integration of public-private-partnerships will be essential for this District to achieve its fullest potential. Recognizing this need, the city of Utica in cooperation with the Utica Harbor Point Local Development Corporation is preparing a detailed development plan to guide all future public and private investment in an around the Erie Canal Harbor including Harbor Point.

The significant amount of waterfront will play a key role in revitalizing the area through new mixed-use retail, office, residential, and recreational uses. North Genesee Street is the primary gateway into the City and the District. Ensuring future growth along this corridor that is undertaken in a compatible and complementary manner will be critical. Development at the east of North Genesee Street will likely remain a mix of commercial and light industrial. It is anticipated that the Harbor District will contribute significantly to local growth in the form of new jobs and businesses. The area

may serve as a much needed catalyst for the continued revitalization for the remainder of the CIC BOA.

#### **4. Broad Street Corridor**

The Broad Street Corridor is characterized by large industrial buildings, many of which are underutilized. Specifically, the analysis identified seventeen (17) sites occupying just over eighty eight (88) acres of land classified as brownfields, suspected brownfields, vacant or underutilized. North of Broad Street sits a number of large scale industrial buildings with suspected contamination. On South of Broad Street there is a mix of light industrial, commercial and residential uses. The District is clearly suffering from the previous decline in local manufacturing with several properties are in poor shape.

The recommended future development pattern in the Broad Street Corridor is a continuation of larger scale industrial uses north of Broad Street with smaller scaled light industrial uses to the south. Efficient reuse of the existing properties and infill development should be encouraged coupled with streetscape improvements to enhance the corridor's aesthetics and character. Careful planning will be necessary to allow for appropriate transitional uses between the residential/mixed-use neighborhoods and industrial districts to protect the character of these adjacent neighborhoods and allow the industrial zoned properties to grow to their fullest potential.

### **1.5 Brownfield Opportunity Area Boundary Description and Justification**

Following is a description of the proposed CIC BOA areas along with a justification of the proposed overall boundary.

The CIC BOA covers a large geographic area through the central area of the City of Utica. The proposed BOA has been divided into four manageable Sub-Areas based on existing land use patterns. The BOA Study Area and the Sub-Areas are depicted on Figure 1C – Brownfield Opportunity Area Map.

#### **SUB-AREA 1 – Oriskany Street Corridor**

This 127 acre Sub-Area follows Oriskany Street from the North-South Arterial interchange westerly to the Utica-Yorkville border. The Sub-Area is bounded by CSX railroad tracks to the north and Whitesboro Street to the south. North of the CSX tracks is the Utica Marsh for the eastern portion of the Sub-Area. The CSX tracks serve as the boundary between the City and the Town of Marcy for the western portion of the Sub-Area.

Between Erie and Whitesboro Streets there are several residential neighborhoods with mixed commercial uses, as well as industrial uses. This area is inhibited by several vacant and underutilized properties and buildings and has been negatively impacted by the deteriorating conditions of property between Erie and Oriskany Streets.

Oriskany Street generally follows the path of the Old Erie Canal on the western side of the City. This corridor is lined with a mix of commercial, residential and industrial uses with scattered vacant

properties. The Yorkville portion of Oriskany Street has seen significant commercial development over the years while the Utica section is inhibited by brownfields and structures that had been part of manufacturing facilities - some currently being used for low-end warehousing and storage.

**Major Businesses & Employers** - The Oriskany Street Corridor has seen the loss of major businesses over the last several years with the departure of Hyusong USA, Inc. in 2011 and the relocation of Mele & Company to the Dominic Assaro Industrial Park also in 2011. The remaining businesses include warehousing, automobile repairs, and small retail establishments.

## **SUB-AREA 2 – Bagg’s Square District**

The 71 acre Bagg’s Square District is the oldest neighborhood in the City of Utica. Oriskany Street serves as the southern boundary, with the CSX tracks serving as the northern boundary. The North-South Arterial interchange serves as the western boundary. The eastern boundary is Oriskany Street after 2<sup>nd</sup> Street.

Bagg’s Square East (east of Genesee and North Genesee Streets) includes Union Station, Children’s Museum, Historic Bagg’s Monument Building, State Courthouse and a number of former industrial parcels along Main Street. According to historical Sanborn fire insurance maps, former industrial facilities in this area include former meat dressing and packing operations including Sweet & Co., Armour & Co., Adrian Lee, and Jacob Dold, and textile and clothing manufactures including H.D. Pixley & Son, Kincaid & Kimble, and Frisbie-Stansfield. The 1907 Sanborn Map shows Standard Oil Company (Utica Station) and International Heater Company at the eastern-most section of Main Street in Bagg’s Square East and Divine Brothers Company and Clark Horrocks & Company on the north corners of Hotel and Whitesboro Streets in Bagg’s Square West. Bagg’s Square East also includes the former CONMED building on Broad Street, which is now vacant and owned by the City.

This section of the Sub-Area has the potential to be walkable (for the estimated 500 employees), but is currently identified by DOT as one of the most dangerous areas for automobiles – and pedestrians. North of the CSX tracks is the more commercial Harbor District - with no safe pedestrian access for its employees and visitors to access Bagg’s Square and the center city.

Bagg’s Square West (west of Genesee and North Genesee Streets) is also known as the “Gateway Historical Canal District” (Gateway District) and includes the Utica Memorial Auditorium. A portion of the Gateway District is on the National Register of Historic Places (NRHP) as the “Lower Genesee Street Historic District.” This Sub-Area is somewhat walkable and characterized by existing and former industrial and office buildings and many vacant and/or underutilized properties. The portion of the Sub-Area bounded by Genesee and Seneca Streets to the east and west, and Whitesboro and Liberty Streets to the north and south is a distinctive gateway entering downtown Utica.

In an effort to spur reinvestment and revitalize the Bagg’s Square Sub-Area, the City prepared the “Gateway Historic Canal District Revitalization Plan” in 2003. Based on this plan, the City Common Council adopted a form-based zoning code in 2005 to regulate development within the Gateway. The form-based code acknowledges the significant architecture that remains in the Gateway area and provides for a mixture of uses compatible with the historic development.

The City has recently completed a NYS Department of Environmental Conservation-funded

Environmental Restoration Program (ERP) at Potter Street, immediately behind the Auditorium. This includes property of a former tannery and button factory. A portion of this area has been made “shovel ready” for future development under a federal Economic Development Administration (EDA) grant.

**Major Businesses & Employers** – The area is at the beginning of a resurgence and businesses have begun to re-purpose the formerly vacant and underutilized for Class A office space, restaurants, shops, and lofts. Oneida County has offices on the 2nd and 3rd floors of Union Station which also still houses Amtrak, the Adirondack Scenic Railroad, and various bus companies. The Children's Museum is located adjacent to the train station and is a popular local attraction. The corporate location of Pacemaker Steel and Piping Company, suppliers to equipment manufacturers and fabricators, resides on Main Street in Bagg's Square East. The Utica Memorial Auditorium sits at the western section of Bagg's Square West and has recently received State funding for site improvements and expansion in conjunction with the re-establishment of an American Hockey League (AHL) franchise at the facility.

### **SUB-AREA 3 – Harbor District**

The 587 acre Harbor District is bounded by the CSX tracks to the south and the NYS Thruway to the north. The Mohawk River serves as the approximate western boundary, with the eastern boundary located a distance of approximately 4,000 ft. east of Leland Ave. The Sub-Area includes North Genesee from the CSX railroad overpass northerly to the River Road interchange. This corridor is dominated by commercial uses (restaurants, hotels & fast food) lining both sides. West of North Genesee Street is Utica Erie Canal Harbor and waterfront areas along the Erie Canal along with existing and former industrial uses, a NYSDOT facility and the Canal Corporation Maintenance facility. East of North Genesee Street and Leland Avenue include several existing and former industrial uses. East of Leland Avenue is the former City landfill.

This Sub-Area includes the former Utica Gas and Electric Company site, known as Harbor Point west of North Genesee Street. This site, which now is a legacy site of National Grid, was once the location of the largest energy-producing complex in North America. Harbor Point is approximately 140 acres of land located between Utica Erie Canal Harbor and the Mohawk River. The area was developed around 1850 and has been the site of two manufactured gas plants (MGPs), a coal-fired steam plant, petroleum storage and distribution facility, and a tar products plant. Due to the industry's intensive past uses, the Harbor District Sub-Area has known environmental concerns.

**Major Businesses & Employers** - As mentioned above the North Genesee Street corridor, directly off Thruway Exit 31 is the home for many of the area's chain hotels and restaurants. Wurz Avenue is heavily industrialized and includes ELG Utica Alloys, Nathan Steel, City of Utica Public Works Garage, Midway Industrial Supply, Centro Utica, Carlo Masi Sons & Daughter, and Harbor Point Minerals. Empire Recycling Corporation and R.E. Michel Company are also present in this Sub-Area off of N. Genesee Street and on or near Lee Street.

### **SUB-AREA 4 - Broad Street Corridor**

This 331 acre Sub-Area follows Broad Street from the Mohawk Street intersection easterly to the Utica-Frankfort border. The Sub-Area is bounded by CSX tracks to the north and Catherine Street to the south. The eastern portion of the Sub-Area includes lands south of Catherine Street. A section is



bounded by Ontario Street to the west, Weston Ave. to the south and Culver Street to the east. The Sub-Area continues south of Catherine Street with Bleecker Street serving as the southern border through to the Utica-Frankfort border.

This Sub-Area once was the main manufacturing area in Utica and abandoned and dilapidated factory buildings are still present along its length. Along the north side of Catherine Street, several older single and multi-family homes are mixed with existing and former commercial and industrial uses. Catherine Street presents a clear boundary between the distinctive industrial area to the north and distinctive, primarily residential neighborhoods to the south. The condition of this Sub-Area has and will continue to have negative consequences on these residential neighborhoods to the south unless revitalization efforts are pursued.

The Sub-Area also includes the Dominic Assaro Industrial Park and the former General Electric manufacturing facility, a 0.5 million square foot, 3-to 4-story-building complex on the north side of Broad Street. One major success story in the Sub-Area is Casa Imports, which occupies several of the older factory buildings for storage and distribution of food products imported from Italy.

**Major Businesses & Employers** - In addition to Casa imports, there are numerous businesses along Broad Street, many of the them are suppliers, distributors, or wholesalers including Avico Broad Street Street Cash and Carry, Pepsi Beverages, Haun Welding Supply, Adirondack Window Products, I Tech Associates and Pacemaker Steel and Piping (secondary location). There are also a few small manufacturing and fabrication facilities: USA Sewing (gloves) and HPK Industries (disposable garments) and Gauthier Fabricating, Inc (sheet metal fabricator).

## 1.6 Community Vision, Goals and Objectives

### 10-15 Year Vision Statements

A 10-15 year Vision for the proposed CIC BOA and Visions for each individual Sub-Area were developed by the Steering Committee via the public participation process, taking into consideration the visioning and analytical work from the Master Plan and the Waterfront Access Plan. This Vision represents how the CIC BOA and individual Sub-Areas will appear in 10 -15 years - after the ideas and recommendations set forth in this plan are implemented.

The Visions were crafted to be consistent with previous planning studies while meeting the needs and of the CIC BOA and objectives of the BOA program. An overall vision statement for the CIC BOA is presented first, followed by individual vision discussions for each Sub-Area.

### CIC BOA Vision

*Through focused planning, strategic investments and targeted marketing efforts, the City of Utica has worked with property and business owners, additional stakeholders, and the State of New York to successfully clean up, redevelop, and reintegrate vacant and underutilized properties and brownfield sites back into the City's urban fabric. These actions have led to significant job creation; infrastructure*

*and aesthetic improvements; increased investment in surrounding neighborhoods; and an overall improvement to the quality of life in Utica for its residents, visitors and business owners.*

## **1. Oriskany Street Corridor Vision**

The Oriskany Street area has undergone a significant positive shift from an underutilized industrial corridor to a center of modern commercial and light industrial uses. New investment in commercial retail has occurred and the formerly challenged residential neighborhoods, east and west of Barnes Avenue, have successfully shifted to a thriving mix of retail, office and residential uses. Streetscape improvements along Oriskany Street and intersecting roads to the south, including new sidewalks and pedestrian lighting, have integrated the area with adjoining neighborhoods and the Brewery District. These improvements, combined with a consolidation of curb cuts and design standards, have had a positive impact on the aesthetics and walkability for pedestrians.

## **2. Bagg's Square Vision**

The Bagg's Square District is a sustainable mix of entertainment, hospitality, retail, residential and office uses. Bagg's Square West serves as an entertainment and recreation center. The Utica Memorial Auditorium has undergone an expansion and new hospitality and entertainment venues have been located on former vacant and underutilized properties. Underutilized buildings have been converted to residential, retail and office spaces along Seneca, Hotel and North Genesee Streets. There are safe and interesting pedestrian connections to the Harbor District over the CSX tracks, which have resulted in Bagg's Square becoming a major gateway to the city's waterfront.

Bagg's Square East is a thriving live-work mixed-use neighborhood anchored by Union Station. The former industrial buildings have been successfully converted to a mix of residential and office uses with retail at street level – attracting workers to live in the area. The increase in residential units has spurred economic renewal with developers converting first floors to service businesses. Gateway improvements including greenscape and historic restorations along Main and Oriskany Street and at the site of the former Fort Schuyler have improved the area's aesthetics. The neighborhood has become very walkable, with safe intersections and crossings to accommodate the hundreds of residents, workers and visitors who actively and daily support the service industries occupying the once-vacant buildings and lots. Significant improvements to the North Genesee Street interchange have created safe and distinctive pedestrian connections between the east and west sections of the Sub-Area.

## **3. Harbor District Vision**

The Harbor District is now a citywide resource enjoyed Utica's residents and visitors. After many years of planning and environmental cleanup, Harbor Point has successfully transitioned waterfront use in the city from primarily industrial, void of public access, to a thriving mix of recreation, commercial, hospitality and residential uses.

The completion of the Utica Harbor project provides private boat access (on the east side of Utica's Erie Canal Harbor) and has spurred additional private investment throughout the waterfront area including new hotels, restaurants and entertainment uses. The NYS Canal Corporation has transferred a portion of its 20-acre property at the Harbor to the Local Development Corporation which has since been privately developed and serves as a "working harbor" for private and public boat traffic. The harbor is lined with commercial uses including restaurants and a waterfront promenade.

NYS Canal System is now on the National Register of Historic Places and the period of significance for the listing is 1905, when construction of New York's 20th century canal system began, through 1957, when the St. Lawrence Seaway opened. The Utica Harbor attraction captures and promotes the significance of this listing. Patrons are learning or re-learning the story of the Barge Canal project as an engineering landmark. Living history elements incorporated into the harbor redevelopment, via design standards and historic interpretations, are creating an atmosphere of the canal and the harbor during the industrial era, providing a truly unique experience for its visitors.

Harbor Point, on the west side of the Harbor, is now home to a multi-use, multi-seasonal recreational facility with pedestrian connections to the Utica Marsh and the Bagg's Square District. The North Genesee Street corridor has seen streetscape and pedestrian connection improvements as well as new investments in commercial development guided by design standards. The entire Harbor District has consistent architectural and site design elements that have significantly improved the northern gateway into the city. East of North Genesee Street and along the Erie Canal and Mohawk River, new commercial and residential development has occurred by capitalizing on waterfront locations. The interior of the district, between North Genesee Street and Leland Ave., continues to serve as a successful commercial and light industrial center providing employment opportunities and visitor services and amenities.

#### **4. Broad Street Vision**

The lands north of Broad Street have been successfully revitalized to serve as the city's hub of large-scale industrial uses and serves as a significant job creation center. Vacant and underutilized buildings and properties have been renovated or removed to make way for new commercial and light industrial uses south of Broad Street. The Dominic Assaro Industrial Park has seen significant enhancements through more unified design standards.

New and careful development has protected and respected the residential neighborhoods to the south through consistent site and architectural design, encouraging compatible development and ensuring appropriate buffers between uses. Internal roads in the industrial and commercial developments have been constructed to limit the amount of curb cuts and decrease truck traffic on public streets. This has improved pedestrian safety and allowed pedestrian-oriented commercial development to take place along Broad and Catherine Streets, while preserving the interior of the lands for larger scale uses. The existing residential neighborhood to the south has been revitalized as a result of the major improvements to the Broad Street area. New investment has been seen throughout the residential areas and the neighborhoods are thriving with a mix of residential and neighborhood-oriented commercial uses.

## **Community Goals and Objectives**

Based upon the work performed as part of Step 1, and taking into consideration recommendations in the City's Master Plan and the LWAP, the following are priority goals and objectives considered necessary to achieve the above described Vision(s). These goals and objectives will be further refined in Phase 2 – Nomination Study of the Brownfield Opportunity Area Program.

### **Goal #1**

Reconnect each Sub-Area

### **Goal #2**

Remediate and Facilitate the Revitalization of Challenged Properties

### **Goal #3**

Create Live/work Neighborhoods

### **Goal #4**

Eliminate Pedestrian Barriers

### **Goal #5**

Position Properties north of Broad Street for a Regional Industrial (Jobs) Center

### **Goal #6**

Integrate Smart Growth and Sustainability in Redevelopment Projects

### **Goal #7**

Facilitate New Housing and Investment Opportunities in Commercial and Residential Neighborhoods

### **Goal #8**

Enhance Streetscapes

### **Goal #9**

Connect Sub Areas, Focusing on Harbor Point and the Inner Harbor, to the City Center

## **1.7 Community Participation**

For the Step 1 Pre-Nomination Study, the Mayor and the Commissioner of Urban and Economic Development designated an Advisory Steering Committee to develop the plan with the help of a planning consultant team led by Saratoga Associates. The Committee included individuals with knowledge of the project area and some members were Utica Master Plan process participants. The full Community Public Participation and Visioning Plan, along with Public Workshop meeting notes, are provided in Appendix C.

Public participation weaved itself through all aspects of the planning process. Engaging the public, providing them with planning technical assistance and listening to their concerns, ideas, and dreams was crucial in developing a plan that is relevant and will stand the test of time. A new dialog was

established between public and private organizations interested in advancing the City. Throughout this process, there were a variety of opportunities for the public to become involved.

A series of four Steering Committee meetings were held. All committee meetings were convened at City Hall and were open to the public. Property owner stakeholders were invited by the Mayor to attend one of two meetings to learn about the project, ask questions and offer recommendations for moving forward. Those were not able to attend were encouraged to communicate with the Department of Urban and Economic Development for more information or to provide input.

The BOA project was introduced at a public “open house” where the general public and Utica Common Council members were invited to attend and provide feedback and recommendations, with respect to revitalization opportunities. The event was publicized via local media and held at the Utica Public Library. An informational flyer, which included a map of the proposed CIC BOA, was developed and made available at each meeting and distributed by the Urban and Economic Development office, City Hall.

Through all of the public participation events, a number of common ideas emerged. The vision, goals and objectives set forth in this plan are based on these ideas, as listed below:

- ❖ Integrate BOA studies with the Utica Master Plan and other planning studies.
- ❖ Convert brownfield properties to potential sites of redevelopment.
- ❖ Revitalize former industrial sites, underutilized properties and historic places.
- ❖ Focus on areas where there is potential for collaboration with current property owners.
- ❖ Rebuild the City’s image and market areas with potential for investment.

**Steering Committee Meetings**

- > May 17, 2011
- > June 16, 2011
- > August 3, 2011
- > March 6, 2012

**Community At-Large Meetings**

- > July 25, 2011 – Property Owner Meetings (two sessions)
- > July 27, 2011 – Public Open House
- > March 22, 2012 – Public Hearing on Grant Application – Step 2

## Section 2 Preliminary Analysis of the Brownfield Opportunity Area

### 2.1 Existing Land Use

According to the Oneida County Real Property Department and detailed in *Table 3 – Land Use – CIC BOA*, there are 1,165 parcels totaling approximately 1,103 acres in the proposed CIC BOA classified as follows:

- 381 residential – 40.88 acres
- 328 commercial – 235.5 acres
- 327 vacant – 353 acres
- 74 industrial - 191.29 acres

The largest classification in terms of acreage is vacant land at 353 acres, followed by commercial at 235.5 and industrial at 191.29 acres. Refer to *Figure 2 – Existing Land Use* for additional information on the locations of each land use classification in the CIC BOA and for each Sub-Area.

<b>Table 3</b>			
<b>Land Use – CIC BOA</b>			
(Source: Oneida County Real Property Tax Service 2011)			
<b>Land Use</b>	<b>Number of Parcels</b>	<b>Acreage</b>	<b>% Of Acreage</b>
Residential	381	40.88	3.7%
Vacant	327	353.03	32%
Commercial	328	235.5	21.3%
Recreation and Entertainment	8	6.229	.056%
Community Service	21	81.52	7.39%
Industrial	74	191.29	17.34%
Public Services	20	189.54	17.18%
Wild, Forested, Conservation and Public Parks	6	5.19	.047%
<b>Total</b>	<b>1,165</b>	<b>1,103.18</b>	<b>99%*</b>
*%ages have been rounded and therefore do not add up to 100%.			

Tables 4 through 7 provide a breakdown of land use classifications for each CIC Sub-Area.

- **The Harbor District has the most vacant land** at 284.6 acres, followed by Oriskany Street’s 31 acres and Bagg’s Square’s 22 acres. Most vacant land in the Harbor District is part of the former City of Utica landfill east of Leland Avenue. The Inner Harbor, the southern portion of Harbor Point and the property of a former hotel between the Erie Canal and the NYS Thruway contain the balance of the vacant lands.

- **The Broad Street Sub-Area contains the majority industrial lands at 94 acres**, followed by the Harbor District at 84. Oriskany Street has 11.9 acres and Bagg’s Square with 1.2 acres. The Harbor District (east of North Genesee Street) and Broad Street Sub-Areas are well suited to continue serving as the primary cluster of industrial uses in the future.
- **Broad Street has 106 commercial classified acres**, Oriskany Street 51, Harbor District 45, and Bagg’s Square 34. While Broad Street has the most acreage, Bagg’s Square has the highest percentage (47.6 % of total) of commercial, followed by Oriskany Street at 40 %. Referring to Figure 2, the Bagg’s Square and Oriskany Sub-Areas are and would likely remain the primary commercial areas of the CIC BOA. A significant portion of the Broad Street Sub-Area classified as commercial is the Dominic Assaro Industrial Park, which is primarily light industrial in nature.

<b>Table 4</b>			
<b>Land Use – Oriskany Street Sub-Area</b>			
(Source: Oneida County Real Property Tax Service 2011)			
<b>Land Use</b>	<b>Number of Parcels</b>	<b>Acreage</b>	<b>% Of Acreage</b>
Residential	305	31.8	25.1%
Vacant	131	30.9	24.4%
Commercial	113	51	40.2%
Recreation and Entertainment	1	0.009	0.0%
Community Service	1	0.22	0.2%
Industrial	6	11.9	9.4%
Public Services	1	0.14	0.1%
Wild, Forested, Conservation and Public Parks	1	0.79	0.6%
<b>Total</b>	<b>559</b>	<b>126.752</b>	<b>99%*</b>
*%ages have been rounded and therefore do not add up to 100%.			

<b>Table 5</b>			
<b>Land Use – Harbor District Sub-Area</b>			
(Source: Oneida County Real Property Tax Service 2011)			
<b>Land Use</b>	<b>Number of Parcels</b>	<b>Acreage</b>	<b>% Of Acreage</b>
Residential	3	0.1	0.02%
Vacant	57	287.7	49%
Commercial	51	44.7	7.61%
Recreation and Entertainment	0	0	0.0%
Community Service	9	51.1	8.7%
Industrial	22	84.2	14.3%
Public Services	11	114.9	19.57%
Wild, Forested, Conservation and Public Parks	5	4.4	0.75%
<b>Total</b>	<b>158</b>	<b>587.1</b>	<b>99%*</b>
*%ages have been rounded and therefore do not add up to 100%.			

<b>Table 6</b>			
<b>Land Use – Broad Street Sub-Area</b>			
(Source: Oneida County Real Property Tax Service 2011)			
<b>Land Use</b>	<b>Number of Parcels</b>	<b>Acreage</b>	<b>Pct. Of Acreage</b>
Residential	72	8.9	2.8%
Vacant	68	15.4	4.8%
Commercial	78	105.9	33.0%
Recreation and Entertainment	1	0.02	0.0%
Community Service	3	24.5	7.6%
Industrial	43	94	29.3%
Public Services	7	72.5	22.6%
Wild, Forested, Conservation and Public Parks	0	0	0.0%
<b>Total</b>	<b>272</b>	<b>321.22</b>	<b>99%*</b>
*%ages have been rounded and therefore do not add up to 100%.			

<b>Table 7</b>			
<b>Land Use – Bagg's Square Sub-Area</b>			
(Source: Oneida County Real Property Tax Service 2011)			
<b>Land Use</b>	<b>Number of Parcels</b>	<b>Acreage</b>	<b>Pct. Of Acreage</b>
Residential	1	0.08	0.1%
Vacant	71	22.1	31.1%
Commercial	86	33.9	47.6%
Recreation and Entertainment	6	6.2	8.7%
Community Service	8	5.7	8.0%
Industrial	3	1.19	1.7%
Public Services	1	2	2.8%
Wild, Forested, Conservation and Public Parks	0	0	0.0%
<b>Total</b>	<b>176</b>	<b>71.17</b>	<b>99%*</b>
*%ages have been rounded and therefore do not add up to 100%.			

## 2.2 Existing Zoning

Tables 8 through 11 provide a detailed breakdown of the different zoning districts within each CIC BOA Sub-Area. A visual description of the existing zoning is provided in *Figure 3 – Existing Zoning Map*. The following detailed analysis is based upon *Chapter 2-29 Zoning* of the City of Utica Code; last updated December 19, 2012.



<b>Table 8</b>				
<b>Existing Zoning - Oriskany Street Sub-Area</b>				
(Source: City of Utica 2011)				
<b>Zone</b>	<b>Zone Name</b>	<b>Number of Parcels</b>	<b>Acreage</b>	<b>%age of Area</b>
CN	Neighborhood Commercial	157	30.79	15.34%
PDI	Planned Development Industrial	5	2.03	1.01%
CH	Highway Commercial	25	10.86	5.41%
CCBD	Central Business District	1	0.23	0.12%
I 1	Light Industrial	23	54.78	27.29%
RM 1	Multi-Family - Low Density	178	24.94	12.42%
CC	Community Commercial	213	44.62	22.23%
RM 2	Multi-Family - High Density	34	4.31	2.15%
RT 1	Two Family - Low Density	1	0.65	0.33%
PDE	Planned Development Extraordinary	2	0.22	0.11%
I 1	Land Conservation	13	27.30	13.60%
	<b>Total</b>	<b>652</b>	<b>200.75</b>	<b>99%*</b>

\*%ages have been rounded and therefore do not add up to 100%.

### **1. Oriskany Street Sub-Area**

This sub-area is zoned:

- Light Industrial - 27.29%
- Community Commercial - 22.23%
- Neighborhood Commercial - 15.34%.

The existing zoning is consistent with the proposed recommendations and visions for Oriskany Street Sub-Area. It is recommended that the city explore design standards to facilitate consolidated development patterns and to protect adjoining residential properties and neighborhoods to the south.

### **2. Harbor District Sub-Area**

The majority (62.10%) of the Harbor District Sub-Area is zoned Land Conservation. This zoning boundary follows the 100-year flood plain boundary. Future improvements to this area are likely to be recreation oriented and would therefore be compliant with the Land Conservation designation. The majority of remaining land east of Genesee Street is zoned Light Industrial and Community Commercial which carries regulations consistent with the proposed recommendations. The Light Industrial District also allows for uses permitted by the Highway Commercial District.

It is suggested that the city reevaluate the full list of uses allowed in the Light Industrial District to ensure that lands are well suited for light industrial uses are not utilized for other uses that might be incompatible with the vision for the sub-area. Future modifications to the boundaries of these two districts and additional requirements may also be pursued to ensure appropriate separation between industrial and commercial uses. More importantly, appropriate design standards along North Genesee Street will help enhance and protect this major gateway into Harbor Point and the City. The majority of

the remaining land west of North Genesee Street are zoned Planned Development Extraordinary. The City is currently pursuing a coordinated redevelopment strategy for Harbor Point and surrounding area. It is anticipated that one or more new planned development district(s) will be established to facilitate the preferred redevelopment alternatives.

<b>Table 9</b>				
<b>Existing Zoning - Harbor District Sub-Area</b>				
(Source: City of Utica 2011)				
<b>Zone</b>	<b>Zone Name</b>	<b>Number of Parcels</b>	<b>Acreage</b>	<b>%age of Area</b>
RM 2	Multi-Family - High Density	2	0.02	0.00%
CH	Highway Commercial	2	0.21	0.02%
I 1	Light Industrial	56	144.89	15.47%
LC	Land Conservation	91	581.71	62.10%
CC	Community Commercial	69	90.05	9.61%
PDE	Planned Development Extraordinary	51	119.85	12.79%
	<b>Total</b>	<b>271</b>	<b>936.72</b>	<b>99%*</b>

\*%ages have been rounded and therefore do not add up to 100%.

### 3. Broad Street Sub-Area

Much (74.69%) of the Broad Street Sub-Area is zoned Light Industrial. As recommended for the Harbor District Sub-Area, the allowable uses in the Light Industrial District should be reviewed to ensure only appropriate uses are permitted and incompatible uses are prohibited. This sub-area abuts several residential neighborhoods to the south with existing industrial uses scattered among residential uses. Protective measures including, but not limited to design standards and buffers, should be considered to protect these neighborhoods from adjacent industrial uses.

<b>Table 10</b>				
<b>Existing Zoning - Broad Street</b>				
(Source: City of Utica 2011)				
<b>Zone</b>	<b>Zone Name</b>	<b>Number of Parcels</b>	<b>Acreage</b>	<b>%age of Area</b>
RS 2	Single Family - Medium Density	1	0.0003	0.00%
RT 1	Two Family - Low Density	2	0.52	0.12%
I 1	Light Industrial	139	326.34	74.69%
CC	Community Commercial	19	12.98	2.97%
RM 1	Multi-Family - Low Density	111	19.24	4.40%
RM 2	Multi-Family - High Density	32	7.34	1.68%
I 1	Land Conservation	7	69.60	15.93%
RS 1	Single Family - Low Density	2	0.89	0.20%
	<b>Total</b>	<b>313</b>	<b>436.91</b>	<b>99%*</b>

\*%ages have been rounded and therefore do not add up to 100%.

Between Jefferson and Kossuth Avenues (north of Catherine Street to Broad), lands are zoned Multi-Family-High Density. According to the land use map, the majority of the property is commercial and vacant, with only a few residential uses. It is recommended that this area be re-zoned to facilitate the infill of small-scale office, flex space and other related uses such as light industrial and commercial uses consistent with the remainder of the lands north of Catherine to Broad.

For the area roughly bounded by Ontario Street to the west, Bleecker Street to the south, and Culver Ave to the east, it is recommended that a mixed-use commercial district be considered to facilitate appropriate infill development. Existing uses are a mix of older residential and vacant lands with encroaching commercial and industrial uses.

The Dominic Assaro Industrial Park is an important asset to the City and this sub-area. It is recommended that a build-out of the park be considered with a continued focus on light industrial manufacturing, office and flex space.

#### **4. Bagg's Square Sub-Area**

The majority of Bagg's Square, east of North Genesee Street, is zoned Community Commercial. According to the Zoning Ordinance, the purpose and intent of this zoning district is to provide areas for large scale shopping and service centers, and to delineate predominantly retail shopping areas outside the Central Business District. The current bulk standards for this district are more suited to suburban style development requiring 15 ft side lot setbacks and limiting the max lot coverage to 40%. It is recommended that 0 ft side lot setbacks be permitted allowing new buildings to be built with adjoining sidewalls, consistent with the desired urban character. In addition, larger maximum lot coverages should be permitted allowing owners to take full advantage of available land for new infill.

Within the Community Commercial District, off-street parking is required to be located on the lot of the proposed development. For Bagg's Square east and west, waiving off-street parking requirements, similar to provisions in the Central Business District, is recommended. A waiver, combined with increased lot coverage allowances, will permit developers to take full advantage of available land for new construction. In addition, a long-term public parking strategy for Bagg's Square is recommended.

The existing allowed floor to area ratio (FAR) of 2.0 is also insufficient to facilitate new construction at higher densities. It is recommended that a FAR of 5 to 6 be considered which may result in new infill development. The Community Commercial zone has no height restrictions. It is recommended that a maximum height be identified to ensure buildings heights are consistent with existing buildings - with some flexibility to go slightly higher.

Within Bagg's Square, west of North Genesee Street, the primary zoning district (25.57%) is Highway Commercial with the remaining districts being Light Industrial, Planned Development Extraordinary and Multi-Family-High Density. The Highway Commercial district, similar to the Community Commercial district, east of North Genesee Street, is more suited to promote suburban and highway oriented development. According to the Zoning Ordinance, the purpose and intent of the Highway Commercial District is to provide locations on heavily traveled collector and arterial highways for those commercial and service uses which are oriented to the automobile or do not depend upon adjoining uses for reasons of comparison shopping or pedestrian trade. Also included in this district are those areas which are

appropriate for mixed commercial and industrial uses by virtue of their proximity to or location on the collector and arterial roads.

The bulk and off-street parking standards are also more suited to suburban style development and would prohibit maximization of available land for development. The allowed FAR of 4 may limit potential infill development. Similar to the Community Commercial east of North Genesee, a FAR of 5 or 6 may be productive. The current maximum building height is 50 feet. Allowing new construction of 6-7 stories is recommended.

The entire Bagg’s Square west is within the Gateway Historic District-Form Based Code Overlay District. The Gateway Historic Canal District is intended to foster a vibrant, safe, twenty-four hour District that encourages a broad range of residential, commercial, office, institutional, public, and cultural and entertainment uses and activities. The design standards define and promote the district as a desirable place to live, work and recreate.

The design based standards have been established to maintain the historical and architectural character of the Gateway Historic Canal District and to guide future development that is compatible and harmonious with the existing character. Design character types are established and allowed in specific areas based on a predominant and easily recognizable character or theme that is self-contained.

<b>Table 11</b>				
<b>Existing Zoning - Bagg's Square</b>				
<i>(Source: City of Utica 2011)</i>				
Zone	Zone Name	Number of Parcels	Acreage	%age of Area
RM 2	Multi-Family - High Density	11	15.75	12.11%
CCBD	Central Business District	2	1.47	1.13%
CH	Highway Commercial	99	33.24	25.57%
I 1	Light Industrial	9	19.53	15.02%
PDE	Planned Development Extraordinary	15	12.78	9.83%
I 1	Land Conservation	2	0.47	0.36%
CC	Community Commercial	85	46.77	35.97%
	<b>Total</b>	<b>223</b>	<b>130.01</b>	<b>99%*</b>

\*%ages have been rounded and therefore do not add up to 100%.

### **City of Utica Scenic and Historic Preservation Districts**

The City of Utica regulates historic properties through the Scenic and Historic Preservation District regulations. The purpose of these regulations is to protect, enhance, and ensure the preservation of landmarks and historic districts to promote the economic, cultural, educational, and general welfare of the public. The existing designated properties are indicated on Figure 3B– Existing Zoning Map, Special Districts which includes portions of Bagg’s Square.

Properties within the District are regulated by the Scenic and Historic Preservation District Commission. The Commission works with property owners planning new construction, restoration, alterations or renovations to ensure compliance with the prescribed standards in the law. Its goal is to partner with owners in a way that brings about uniformity, stimulates cohesiveness and ultimately increases property values. The Commission has the authority to approve or reject plans – including proposed demolitions – and monitors approved projects for compliance. It also offers guidance on how compliance can be achieved. It will be critical for new development in the CIC BOA to protect and enhance existing historic resources, and the existing regulations are an asset in the revitalization of the CIC BOA.

### 2.3 **Brownfield, Abandoned and Vacant Sites**

The presence of brownfields, and/or abandoned, vacant and underutilized sites and buildings provides the proposed BOA with limitations and opportunities for redevelopment. Brownfields and suspected brownfields located within the study area were identified based on the current and/or historical use of each site, as well as known environmental or health concerns. Sources of information used to screen for potential brownfield, abandoned and vacant sites included interviews with City of Utica staff, Federal and State environmental records (Environmental Data Resources, Inc. report), Sanborn and USGS Historic maps, and historic aerial photographs. Confirmation of current site conditions was accomplished by site inspections. Property ownership, parcel numbers, and sizes were determined from Oneida County Real Property tax records.

For the purpose of this study, the following definitions were used:

**Brownfield:** Any real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant (NYS Environmental Conservation Law Article 27, Title 14).

**Underutilized Buildings or Properties:** Properties, with or without improvements, and buildings that are partially occupied and are not currently being used to their highest potential.

**Vacant Building:** An unoccupied building that is abandoned, unattended or not actively used as a place of residence or business.

**Vacant Properties:** Those that have been assigned a “vacant” classification by the Oneida County Real Property Department.

Following is an overview of the brownfields, suspected brownfields, vacant and underutilized sites and buildings identified within each Sub-Area of the proposed CIC BOA. The locations of these properties in each Sub-Area are depicted on *Figures 4a and 4b – Underutilized Brownfield Sites*. Appendix D provides the following information for each property identified: Site Map No., Street, Tax Map Parcel, Acreage, Owner Name and Address, and a summary description of previous use, known or suspected contamination and any remediation completed.

<b>Table 12 Summary of Brownfield and Underutilized Property Sites</b>				
<b>Sub-Area</b>	<b>Potential Brownfields Sites</b>	<b>Underutilized or Vacant Sites</b>	<b>Acreage</b>	<b>Percent of Sub-Area</b>
Oriskany Street	7	1	30.4	24.0%
Bagg's Square	8	1	25.3	35.6%
Harbor District	8	3	316.1	53.8%
Broad Street	17	0	87.7	26.4%
<b>Total</b>	<b>40</b>	<b>5</b>	<b>459.5</b>	

### 1. Oriskany Street Sub-Area

As depicted in *Figure 4a – Underutilized Brownfield Sites – Oriskany Street Sub-Area*, there are eight (8) brownfields, suspected brownfields, vacant and underutilized sites and buildings on thirty (30) acres of land.

- **Site 3** contains the largest grouping of properties at fourteen (14) acres. Current uses include an auto parts and an auto repair business. The majority of the area is vacant with the foundations of previous buildings present. Manufacturing operations were established at the site prior to 1899 and continued throughout the 1900s with light industrial manufacturing entities. The area was the site of the former Utica Knitting Mill and Mele Manufacturing. Based on historic uses, the presence of soil and/or groundwater contaminants is possible. This location is a priority grouping of parcels for targeted cleanup and redevelopment.
- The remainder of the sites in the Sub-Area include an abandoned gas station (**Site 1**), an abandoned factory (**Site 2**), a 0.13 acre vacant lot (**Site 4**), an abandoned building -possible gas station (**Site 5**) and a 0.76 acre vacant lot (**Site 6**), a 9.03 acre underutilized lot (**Site 8**), and the 3.6 acre former Hyosing USA Facility on Oriskany Street (**Site 7**).

### 2. Bagg's Square Sub-Area

A total of nine (9) sites were identified in the Bagg's Square Sub-Area on twenty five (25) acres of land.

- **Site 12** contains just over two (2.3) acres and includes the vacant CONMED Building – currently owned by the City through foreclosure. In the early 1900s, the site was occupied by a combination of dwellings, commercial businesses, and junk piles. From the mid-1900s through the 1980s, commercial and light industrial businesses were prevalent. Based upon historic uses, the presence of soil and/or groundwater contaminants is possible. This site is located in the heart of Bagg's Square East and presents a significant redevelopment opportunity.

- The second priority location is **Site 13**, bounded by Whitesboro and Water Streets. This just over two (2.16) acre grouping of parcels was occupied by commercial businesses, as early as 1899 and by the mid-1900s, manufacturing operations were prevalent. Specifically, the site was home to the former “Saturday Globe” newspaper/printing plant and the Horrocks-Ibboston Company. The sites have been vacant since the 1980s with the exception of one structure that is currently being used for storage. A March 2011 remedial investigation of a just over one (1.6) acre parcel identified the presence of soil and groundwater contamination and a record of decision was issued with remedial guidance. The property grouping well suited for restricted redevelopment. Water Street is a connector from Bagg;s West and East to Union Station.
- The “Gateway Site” (**Site 17**) is an underutilized parcel owned and marketed by the City. The site was formerly owned by the Utica Municipal Housing Authority and was a former location of the Washington Court Housing Complex.
- Two sites (**Sites 14 and 16**) sit in the location of the former Fort Schuyler in Bagg’s Square East. **Sites 9, 10, and 11** are Liberty Street, Broadway, and Whitesboro Street properties ideal for infill development. **Site 15** is the former Tartan Textile Building, providing significant opportunities for reinvestment and potential expansion for the Utica Memorial Auditorium in Bagg’s Square West.

### 3. Broad Street Sub-Area

The Broad Street area contains seventeen (17) sites occupying eighty eight (88) acres of land.

- **Sites 23 24, and 25**, north of Broad Street, is the location of the former Skenandoa and Oneita Mills and the former General Electric Co. plant. Along with **Site 21**, the properties contain four very large buildings on forty-eight (48) acres, many of which are underutilized. There are a few existing businesses in these buildings, with the most successful being Casa Imports. **Site 21** is the former abandoned power house and surrounding property. Based on the age and condition of the buildings, historical site use and site inspection observations, the presence of contaminants on or beneath the site are likely. The former General Electric building is currently being used for warehousing. The remainder of the site includes a vacant lot, one residence, loading docks, a large AST, and a transformer bank on the east side of the building. Based upon the past and current uses, there is the potential for contamination.
- There is concern of contamination on two sites located within the Dominic Assaro Industrial Park (**Sites 22 and 28**): the Joseph and Fleiss Co. coat factory and an auto wrecking facility.
- There are also three NYSDEC State Superfund Sites labeled **Site 29, 30, and 31** **Site 30** is the former "Charlestown" site which once was the home of the Sperry-Rand Corporation and Savage Arms Corporation.

### 4. Harbor District Sub-Area

There are eleven (11) sites identified within the Harbor District occupying three hundred and (316) acres. Harbor Point is located between the Utica Erie Canal Harbor and Mohawk River. The area was initially developed around 1850 and has been the site of two manufactured gas plants (MGPs), a coal-

fired steam plant, petroleum storage and distribution facility, and a tar products plant. National Grid continues to make progress toward final remediation under a Voluntary Cleanup Agreement with the New York State Department of Environmental Conservation (NYSDEC). Less than three years of work remains, including additional soil removal and capping, before portions of the property can be released from the NYSDEC oversight and long-term leases can be negotiated. National Grid intends to progress plans at Harbor Point so they are consistent with the City's conceptual land use plans as developed under the NYSDOS Local Waterfront Revitalization Program. Soil caps may need to be constructed at the correct elevation and with proper materials for different uses, such as parking lots and pads for building foundations.

- **Site 41** is the former Harbor Point Manufactured Gas Plant site being cleaned up by National Grid. Other sites in the vicinity of Harbor Point include **Site 42**, the former NY Tar Emulsion Products Company, **Site 40**, the former Monarch Chemical Co. Inc., and **Site 39**, the former Mohawk Valley Fuel Company location.
- **Sites 44, 44A-44D** represent properties where dredge spoils are known or are suspected to have been deposited
- **Site 43** includes the former City of Utica landfill and surrounding properties.

## 2.4 Transportation and Infrastructure

The City is located off Exit 31 of the NYS Thruway and within a four (4) hour drive of every major city in New York State, including New York City (250 miles), Buffalo (200 miles), Rochester (130 miles), Albany (90 miles), Binghamton (90 miles) and Syracuse (60 miles). Both Genesee Street and Interstate 790/North-South Arterial provide quick access into the City. The Oriskany Street East-West Arterial serves as the primary route through the northern portion of the City.

While these roads provide direct automobile connections into and around the City and proposed BOA, they also currently serve as barriers to pedestrian and bicycle transportation. The NYSDOT is in the planning phases for improvements including two in the Bagg's Square Sub-Area: the Multi-way Boulevard "Dieting" of Oriskany Street from Broad Street to Cornelia Street; and future improvements to the North Genesee Street Bridge and on-ramps. Within the Oriskany Street Sub-Area, NYSDOT is completing the North-South Arterial Viaduct project including improved intersections at Oriskany Street and Champlin Avenue and Oriskany Street, State Street Off-Ramp, and Cornelia Street. Together these projects will compliment the desired revitalization strategies in the BOA Study resulting in improved connections, streetscapes, and pedestrian walkability. Continued close coordination with DOT will be necessary during the final design and construction phases to ensure mutually beneficial outcomes in the BOA.

The City is located along the NYS Erie Canal System, a significant tourist draw and an opportunity for recreation and transportation. The Canal provides a unique transportation resource that allows boaters to travel from Buffalo, to Albany, north Lake Champlain and Canada and to Lake Ontario through Oswego. Given the limitless destinations and significant amount of boat traffic during the boating



season, Utica is well positioned to reap positive benefits by creating an attractive destination along its waterfront.

The City is located within a short drive of the Adirondack Mountains and serves as the southern terminus of the Adirondack Scenic Railroad. The Railroad, which runs from Utica to Old Forge, is a tourism railroad with plans to ultimately connect to Lake Placid. Utica’s historic train station provides Amtrak passenger service to Albany, Boston, NYC, Syracuse, Rochester, and Buffalo. The station, located within the Bagg’s Square Sub-Area is a community and economic development asset.

Utica’s public transportation system is provided by CENTRO, a Central New York Regional Transportation Authority Company. Bus service is available in each Sub-Area. This Step 1 Report does not include an evaluation of CENTRO’s service within the BOA. It is recommended that during the Step 2 and 3 planning phases, a more detailed analysis of the potential for additional stops and lines to accommodate the revitalization projects be conducted.

As indicated in *Figure 5 – Transportation and Infrastructure*, municipal water is provided throughout the proposed BOA. Municipal sewer is also provided and extends north along North Genesee Street to Harbor Locks Road West. Extension of the water and sewer lines within the Harbor District Sub-Area, including the Inner Harbor is likely as part of any future redevelopment. The remainder of the proposed BOA is well serviced by water and sewer.

## 2.5 Land Ownership

As depicted in *Figure 6 – Land Ownership Patterns Map*, and *Table 18 – Land Ownership*, there is a significant amount of publicly-owned land within the BOA, with the City owning approximately 177 acres. The largest collection of land owned by the City includes the former landfill located in the Harbor District Sub-Area. The City also owns several parcels in Bagg’s Square West and Oriskany Street, which presents opportunities for cleanup, and revitalization.

<b>Table 18 Land Ownership</b> (Source: City of Utica 2011)		
<b>Ownership</b>	<b>Parcels</b>	<b>Area (Acres)</b>
Private	998	653
Public-Federal	3	25
Public-State	4	12
Public-City	85	177
Public-Other <sup>1</sup>	213	844
<b>Total</b>	<b>1,303</b>	<b>1,711</b>
<sup>1</sup> Total includes acreage associated with public roads		

## 2.6 Natural Resources

As depicted in *Figure 7 – Natural Resources Map*, the Harbor District Sub-Area is the only location where wetlands may prohibit some redevelopment. Harbor Point contains wetlands under the jurisdiction of the NYSDEC that are also likely under the jurisdiction of the Army Corps of Engineers. Locations adjacent to the Mohawk River, east of Leland Avenue, also have jurisdictional wetlands. In the Oriskany Street Sub-Area, the CSX tracks act as the southern border to the NYSDEC wetlands and are not expected to impact revitalization efforts in this area. Significant portions of the Harbor District are also within the 100-year flood plain as is the northern portion of Bagg’s Square West. Besides the Harbor District, the remainder of the CIC BOA lacks any significant development constraints related to wetlands and flooding.

## 2.7 Summary of Preliminary Analysis and Recommendations

### 1. Oriskany Street Sub-Area

As depicted in *Figure 8A – Oriskany Street Sub-Area Actions for Revitalization Map*, the following recommendations are provided:

- A. **Promote Catalytic Projects** with a focus on new commercial and light industrial uses with internal road and pedestrian connections.
- B. **Promote Light Industrial and Commercial Uses on Oriskany Street.**
- C. **Consider Land Banking** properties in the existing residential neighborhood east and west of Barnes Avenue to facilitate redevelopment consistent with the Master Plan.
- D. **Develop and Promote Design Standards** to facilitate consistent development patterns.
- E. **Complete Gateway Beautification Improvements** at the intersection of Oriskany and Whitesboro Streets - the western gateway into the City.
- F. **Develop Pedestrian/bicycle Connections** between the Sub-Area and the Brewery District, as well as between the Brewery District and the Bagg's Square West Sub-Area.
- G. **Preserve Residential Neighborhoods**

### 2. Bagg's Square Sub-Area

As depicted in *Figure 8B – Bagg's Square Sub-Area Actions for Revitalization Map*, the following recommendations are provided:

- A. **Develop a Stakeholder Group** of property owners to guide redevelopment.
- B. **Promote and Provide Incentives** for mixed-use residential/commercial projects.
- C. **Focus on Mixed-use Residential/Retail and Office** in Bagg's Square East.
- D. **Focus on Mixed-use Residential, Commercial and Entertainment** in Bagg's West.
- E. **Promote and Provide Incentives for First-floor Retail** - where practical.
- F. **The Fort Schuyler site should be Investigated and Remediated** (as necessary) to provide a key gateway to Bagg's Square.
- G. **Evaluate the Re-establishment of Water Street** between Washington Street and Union Station.

- H. **Promote the Utica Memorial Auditorium** (the “Aud”) and strengthen the connection between the Aud and the Brewery District and integrate the Aud into the Bagg's Square West neighborhood..
- I. **Consider the Tartan Textile Building for Expansion of the Aud** - pursue preliminary cost estimates for removal and cleanup of the building to facilitate reuse of the property.
- J. **Establish a Parking Strategy** - including Expanded Parking for the Auditorium and public/private ownership of parcels
- K. **Make Bagg’s Square Walkable** - complete Streetscape and pedestrian improvements.
- L. **Investigate and Complete Connections** between Sub Areas and Bagg’s Square and the Harbor District.
- M. **Preserve the Historic and Authentic Character** of Bagg’s Square.
- N. **Enforce the Form-Based Code** and modify as necessary to facilitate compatible development.

### 3. Harbor District Sub-Area

As depicted in *Figure 8C – Harbor District Sub-Area Actions for Revitalization Map*, the following recommendations are provided:

- A. **Incorporate a Coordinated Planning and Development Approach** with strong integration of public-private-partnerships in cooperation with the Utica Harbor Point Local Development Corporation to guide all future public and private investment in an around the Erie Canal Harbor including Harbor Point.
- B. **Organize a Harbor District Property Owners Group** to help guide redevelopment.
- C. **Incorporate Retail, Restaurants, Recreation and Entertainment Uses.**
- D. **Promote the Utica Harbor Redevelopment Project** - a new marina and waterfront promenade along with mixed-use development on the east side of the harbor and recreational uses on the west side of the harbor.
- E. **Promote Recreation-based Development** to include a multi-use, multi-seasonal recreation facility.
- F. **Enhance North Genesee Street as the Gateway** via design standards, pedestrian connections and streetscape improvements.
- G. **Investigate a New Road** - between North Genesee Street and Leland Avenue, near Aqua Vino.
- H. **Install Enhanced Boat Docking** – to accommodate 14 ft. to 46 ft. boats.
- I. **Focus on Auto and Boat-oriented Retail** for properties north of the Erie Canal.

- J. Encourage Waterfront Residential Development with Waterfront Activities** - a boat club and marina on the property boarded by Leland Avenue, North Genesee Street, the Erie Canal and the Mohawk River (currently property that includes Aqua Vino).
- K. Provide Incentives for New Infill Commercial Development along** North Genesee Street.
- L. Promote Commercial and Light Industrial Uses** between North Genesee Street and Leland Avenue.
- M. Provide Technical Assistance and Incentives for Beautification Efforts and Projects**
- N. Consider a Zoning Overlay District**, with site and architecture design standards, to ensure consistency of future development.
- O. Complete Pedestrian Connections** between the Harbor District and Bagg's Square Sub-Area.
- P. Support the extension of the Canalway Trail** to the east.
- Q. Continue Remediation of the former City Landfill.**

#### **4. Broad Street Sub-Area**

As depicted in *Figure 8D – Broad Street Sub-Area Actions for Revitalization Map*, the following recommendations are provided:

- A. Promote Light and Large-scale Industrial Uses.**
- B. Focus on Property Environmental Evaluations and potential Re-use Options.**
- C. Identify Sources to Leverage Funding for Building Renovations and Demolitions.**
- D. Investigate a Potential Truck Route.**
- E. Complete Market Feasibility Analysis for Specific Properties.**
- F. Dominic Assaro Industrial Park**
  - Develop and enforce public and private development standards to enhance the overall park design and improve the efficiency of its building and road placement.
  - Light industrial, manufacturing, office/flex space should be encouraged and promoted.
- G. Recruit Commercial Businesses that Provide Employee Services.**
- H. Focus on Infill, Light Industrial, Small-scale Office/flex and R&D Development** for the lands between Broad and Catherine Streets
- I. Preserve Existing Residential Neighborhoods**
- J. Complete Gateway Improvements** at Culver Avenue and Bleecker Street.
- K. Complete Streetscape and Pedestrian Improvements** throughout the Sub-Area.
- L. Provide Property Owners Incentive** to improve the appearance of properties and buildings.

## **Key Planning Recommendations**

The following is a listing of recommendations that include specific activities that may be conducted under the Nomination Study to advance redevelopment and improve conditions in the BOA.

### **1. Retail, Housing and Light Industrial Market Analysis**

Based on preliminary information provided in the Pre-Nomination Study, and the recent NANO Utica expansion projections, the City should assess the existing retail, housing and light industrial needs and potential in the study area, City and region. Opportunities for new development should be identified specific to the BOA Study Area. Funding strategies and incentive packages to encourage targeted economic development and business growth should be identified.

### **2. North of Broad Street Master Plan and Feasibility Study**

A preliminary redevelopment feasibility study should be conducted for the area North of Broad Street identified for future large-scale industrial uses in the Pre-Nomination Study. The study should identify: highest and best uses for this area consistent with the City's Vision; realistic opportunities for reuse of existing buildings and associated economic benefits; and preliminary cost estimates for removing buildings, if deemed necessary. One or more redevelopment alternative concepts and associated preliminary cost estimates with an analysis of the economic benefits should be included.

### **3. Bagg's Square East and West Master Plan**

A conceptual master plan will help identify potential build-out scenarios. A market analysis should be included to help ensure proper building and site design and layout; access, parking, relationships and linkages to surrounding properties and significant and historic structures.

### **4. Streetscape and Pedestrian Facility Plan**

To address concerns associated with pedestrian safety, walkability and traffic speeds, a Streetscape and Pedestrian Facility Plan should identify improvements and enhancements for study area streetscapes, including conceptual streetscape designs. Traffic-calming measures and recommendations for roadway improvements and circulation patterns should also be considered.

### **5. Harbor Point and Inner Harbor Master Plans**

The City, in partnership with National Grid and the Canal Corporation, will need continued planning for the re-programming of Canal Corporation facilities, rehabilitation of harbor walls, capping of an on-site dredge spoils area, enhancement of access roads, construction of a public marina, and the establishment of dedicated areas for private investment. The Harbor Point site, in accordance with the Utica Master Plan, will include development of recreational or entertainment facilities as well as open space preservation and trails. Alternatives should be investigated to include a baseball/soccer stadium, outdoor amphitheater and/or softball fields.

### **6. Gateway and Wayfinding and Signage Plan**

Gateway concepts and signage plans should be developed for the following locations: the western gateway at Oriskany/Whitesboro Streets; eastern gateway into Bagg's Square East at Oriskany and Broad Streets; and the Culver Avenue/Bleecker Street gateway.

## **7. Design Standards**

Unified design standards for new development in specified zones of the Oriskany Street, Bagg's Square, Broad Street and Harbor District Sub-Areas are necessary.

## **8. Critical Pedestrian Connections Study**

Safe pedestrian connections are critical from: East and West Bagg's Square to North Genesee Street and the Utica Harbor; from the Brewery District, adjacent to the Oriskany Street Corridor and the Utica Memorial Auditorium; and, between East and West Bagg's Square.

## **9. East-West Arterial Improvements Analysis**

The implementation of "traffic calming" throughout the east-west arterial (5S/Oriskany Street) corridor to improve pedestrian safety is necessary for successful development. Plans should include a road "dieting" option to eliminate travel lanes that exists primarily on Oriskany Street between Seneca and Second Streets. The viability of a roundabout at Genesee Street at Oriskany Street also needs to be explored with the NYSDOT.

## **10. City-owned Property Brownfield Assessments**

There were forty-five (45) brownfield sites identified in the Step 1 Nomination Study – requiring assessments. Many of these sites consist of multiple parcels and property owners. The City or the City's Urban Renewal Agency currently own twenty-eight (28) parcels that are located on twelve (12) different potential brownfields sites. The 28 parcels will be eligible for additional environmental assessment under the Step 2 BOA. Some of these properties are slated for significant master planning efforts, including **Site 10** on Liberty Street, **Site 13** former Horrocks-Ibbotson in the West Bagg's Square area, and **Site 39** former Mohawk Valley Fuel Company

## **11. Priority Brownfield Redevelopment Analysis**

There are currently priority brownfield sites in Utica in need of further assessment and special meetings and analysis with current and/or prior owners or responsible parties. These sites include:

- 1. Site 3** – former Utica Knitting Company, south side of Oriskany Street, Oriskany Street Corridor Sub-Area.
- 2. Site 41** – former Utica Gas and Electric Company, Harbor Point, Harbor District Sub-Area.
- 3. Site 15** – former Tartan Textile Company, corner of Oriskany and Charles Streets in Bagg's Square Sub-Area.
- 4. Site 14** – former Standard Oil Company tank farm, at east end of Main Street, Bagg's Square Sub-Area.
- 5. Site 12** – former ConMed Corporation facility, at Broad Street in Bagg's Square Sub-Area.
- 6. Site 37** – former Matts Petroleum Site, at Leland Avenue in the Harbor District.
- 7. Site 23, 24, and 25** – former Skenandoa, Oneita Mills, and General Electric, north side of Broad Street, in the Broad Street Corridor Sub-Area.
- 8. Site 27** – former General Electric plant, at Bleecker and Oscar Streets in the Broad Street Corridor Sub-Area.

**Appendix A**  
**Socio-Economic Analysis**

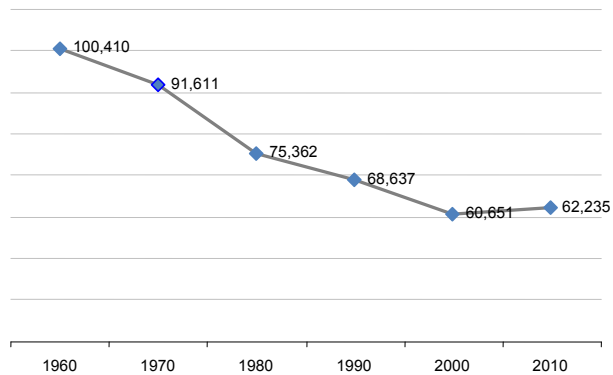
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## Population

Since the 1960s, the population of Utica has progressively decreased. A major factor in this decline can be attributed to continued technological changes and the downsizing/restructuring of major employers such as Lockheed Martin and Griffiss Air Force Base. According to US Census Data, Utica lost 40 percent of its population between 1960 and 2000, while experiencing a slight resurgence (2.6%) during the last decade as indicated in Graphic 1 – City of Utica Population Change: 1960 – 2010.

Graphic 1 – City of Utica Population Change: 1960 - 2010



In addition to the relocation of manufacturing jobs to other areas of the United States, the immediate postwar era saw a rise in automobile ownership, which enabled many employers and urban residents to relocate to suburban areas, such as New Hartford and Marcy. Utica’s “livability,” a factor crucial to its original growth, may have proved increasingly inadequate in comparison to the lifestyle afforded by the suburbs.

Based upon 2010 Census data at the Census Tract level, the CIC BOA has a population of approximately 9,693. As stated above, the tracts include lands outside of the CIC BOA. Specifically, tracts 208.02 and 208.3 at Broad Street includes lands south the Sub-Area and therefore impacts the overall figures. Census Tract 214.02 at the western tip of Oriskany Street includes several residential neighborhoods to the south and is not an accurate representation of the population in the CIC BOA. Despite these inaccuracies, it is evident that the CIC BOA is not heavily populated with only approximately 16% of the City’s total population. This finding is consistent with *Figure 2 – Existing Land Use Map* and supporting data discussed in more detail in Section 2.1 of this Report.

## Age Profile

Understanding the age profile helps guide community planning and investment decisions for housing, recreation, infrastructure, economic development and overall revitalization efforts. Population is also the single largest determining factor in the size and composition of the labor force (which generally includes people who are either working or looking for work).

According to the 2010 US Census, the City of Utica has a relatively young population when compared to Oneida County. On the whole, the population within the City is roughly six years younger than that of the County, and three years younger than that of the State. The City has a larger percentage of pre-school and school-aged children when compared to both Oneida County and the

State. There are also more college-aged persons residing in the City, which can be attributed to the presence of local colleges and universities.

<b>Table 2: Age Cohort Profile 2010</b>			
<b>(Source: U.S. Census, 2010 Summary File 1)</b>			
	<b>City of Utica</b>	<b>Oneida County</b>	<b>New York State</b>
Pre – School (< 5 yrs)	7.5%	5.6%	5.9%
School Age (5-18 yrs)	17.2%	16.2%	16.3%
College Age (18 – 24 yrs)	12.4%	9.9%	10.2%
Working Adults (25-54 yrs)	37.3%	39.1%	42.0%
Empty Nesters (55 – 64 yrs)	10.6%	12.8%	11.9%
Seniors (65+)	14.8%	15.4%	13.5%
Median Age	34.8 years	40.8 years	38.0 years

Specifically, the following three age groups: “Under 5,” “15-18” and the “28-24” exceed the corresponding groups of Oneida County and New York State. Children under 5 years of age represent 7.5% of the City’s total population, which is just shy of 2 full percentage points higher than the County and 1.5% higher than the State figure. By now, this cohort has begun moving well into elementary school and is therefore increasing the total number of students being served by the public and private educational institutions.

Evaluating these three groups together indicates a high demand for educational services at all levels within the City and a potential strain being placed on these resources. At the current rate, demand on the educational system will increase for the foreseeable future. In addition to educational resources, residents between ages 15 and 24 are also creating a large demand for recreational, entertainment and other resources and amenities geared towards this age population.

The age group between 25 and 54 represent the primary labor force age. For Utica, this cohort represents 37.3% of the City’s population compared to 39.1% and 42% for Oneida County and New York State respectively. These data may indicate that upon graduation people leave the area in search of jobs and perhaps a different quality of life. The relatively low number of working age adults indicates that Utica may not be attractive for younger persons. This demonstrates a possible need for enhanced cultural and recreational opportunities, entertainment, and employment opportunities that target this younger generation.

While the current primary labor force lags in comparison to the region, the size of the 15-24 year old group indicates that the labor force has the potential to rise significantly. If a majority of this age group remains in the City, it will present both challenges and opportunities. To help retain this population and stem continued population loss of the work force; the City will need to consider strategies for encouraging job growth and improved quality of life. Reinvestment and revitalization strategies in the CIC can play a significant role in retaining and attracting a vibrant workforce.

The City’s population of 55 years and older is fairly consistent with the State and County levels. Despite this, with over 25% of the City’s total population 55 years and older, there will continue to be increased demands for basic senior services, medical care and affordable senior housing. This age group can also serve as a lucrative market for many communities by targeting health care industries, commercial services and different levels of housing, all of which generate jobs and tax revenue.

***Educational Attainment***

Education levels have a strong correlation to economic success of the community. It is not uncommon for individuals in industry-based communities to begin working in the manufacturing and trade industries directly out of high school. Communities that have and continue to be negatively impacted by shifting manufacturing trends have found themselves at a major disadvantage when the local population attempts to seek employment requiring different skill sets.

As the economy continues to shift away from traditional manufacturing jobs and towards higher-skilled jobs, prospective employees will require education levels beyond a high school diploma or equivalent in order to be eligible and competitive.

As depicted in *Table 3 – Educational Attainment, 2010*, approximately 20 percent of the City’s residents are without a high school diploma, a rate significantly higher than Oneida County and the State. Currently, information industries – which many communities are seizing upon as a way in which to revitalize their economy – require workers with specific skill sets.

The educational level of Utica’s workforce will play a critical role in the extent to which the City will be able to participate in an economy driven by knowledge-intensive industries. As the recently adopted Master Plan states, “Economic development is a cornerstone of growth. Today’s new and growing businesses are built on the creativity and innovation of entrepreneurs, business people, and skilled workers. These people can chose to live anywhere in the world. Utica must seek ways to attract them to this city – to set up enterprises and put down roots.”

The current level of educational attainment will put Utica at a disadvantage. Therefore, there must to be a focus on attracting new residents with higher levels of education while encouraging current residents to pursue continuing education.

<b>Table 3: Educational Attainment, 2010</b>			
<small>(Source: U.S. Census Bureau; 2008-2010 American Community Survey 3-Year Estimates)</small>			
<b>Level of Attainment (Ages 25+)</b>	<b>City of Utica</b>	<b>Oneida County</b>	<b>New York State</b>
Less than 9 <sup>th</sup> grade	8.8%	5.3%	7.1%
9 <sup>th</sup> – 12 <sup>th</sup> grade, no diploma	11.2%	8.5%	8.4%
Percent without high school diploma	20.0%	13.8%	15.4%
High school graduate (includes equivalency)	31.9%	33.4%	27.6%
Some college, no degree	21.6%	20.2%	16.4%
Associates degree	11.6%	11.4%	8.2%
Bachelor’s degree	9.2%	12.8%	18.4%
Graduate degree	5.8%	8.5%	13.9%
Percent bachelor’s degree or higher	15.0%	21.3%	32.3%

### ***Housing Characteristics***

An analysis of the housing characteristics in the region and study area, including housing stock, owner occupancy, and housing values, contributes to a better understanding of social and economic conditions in the CIC BOA. According to the 2010 Census, there are 28,166 housing units in the City of which 3,261 of those units were vacant, a 11.5% vacancy rate. At the Census Tract level, there is less than 4,562 housing units in the CIC Study Area, with 755 of those vacant, a 16.5% vacancy rate. The vacancy rate for the CIC BOA is supported by the results of the existing land use analysis and demonstrates a need to evaluate revitalization opportunities.

According to the American Community Survey 5-Year Estimates between 2006 and 2010, the City of Utica had a median housing value of \$85,300. Within the CIC BOA, Census Tract 201.02 which covers Bagg's Square and eastern Oriskany Street had a median housing value of \$40,500, followed by \$53,800 for tract 208.3 (western Broad Street), \$65,000 for tract 214.02 (western tip of Oriskany Street) and \$77,000 for tract 208.02 (eastern portion of Broad Street). There was no data for tract 9800.002 (Harbor District) which had only 3 housing units according to the 2010 Census. Overall, housing values within the CIC BOA are lower than the City as a whole and may be attributable to each neighborhood's close proximity to vacant and underutilized property as well as known and potential brownfields. Improvements to these areas may result in improved housing values and related neighborhood enhancements and overall quality of life.

### ***Income Characteristics***

Understanding a community's income characteristics is also an important indicator for determining a community's economic well-being. The Utica median household income reflects many factors, including the transition from a goods producing (manufacturing) employment based economy to a service sector based economy; the educational attainment of its residents, and the age of the population. According to the 2008-2010 American Community Survey, the City of Utica had a median household income of \$32,140 in 2010, up 29 % from 1999 (measured in current dollars). This figure is significantly lower than that of the Oneida County (\$47,257) and of New York State (\$55,217).

<b>Table 4: Income 2010*</b>			
<small>(Source: U.S. Census Bureau; 2008-2010 American Community Survey 3-Year Estimates)</small>			
	<b>City of Utica</b>	<b>Oneida County</b>	<b>New York State</b>
Median Household Income	\$32,140	\$47,257	\$55,217
Median Family Income	\$40,083	\$59,1688	\$67,059
Per Capita Income	\$17,073	\$23,214	\$30,791

\*(in 2010 inflation-adjusted dollars)

### ***Income by Census Tract***

According to Table 5 – Median Household Income by Census Tract, the households within the CIC BOA generally have incomes below the City's median value. The few exceptions are the tracts 208.02 and 214.02. These areas include lands outside the CIC BOA and are not reflective of the overall conditions. Tract 201.02, which includes Bagg's is likely the more representative of the CIC BOA.

With the exception of homes within or near the Broad Street Sub-Area, the median household income for the rest of the CIC BOA are significantly below the City’s figure. This finding may be reflective of the housing conditions and how their close proximity to existing, vacant and underutilized industrial property may negatively impact the quality of the neighborhoods.

<b>Table 5 Median Household Income by Census Tract</b> (Source 2006-2010 American Community Survey – 5-Year Estimates – in 2010 Inflation Adjusted Dollars)				
	Census Tract 201.02 (Bagg’s Square, eastern Oriskany St.)	Census Tract 208.02 (Eastern Broad Street)	Census Tract 208.03 (Western Broad Street)	Census Tract 214.02 (Western tip of Oriskany St.)
<b>Median Household Income</b>	\$26,083	35,583	\$21,863	\$46,667

***Economic Composition***

Utica and the surrounding region, whose employment history has been based on a manufacturing economy for decades, has suffered greatly as its largest employers downsized, realigned, or closed, including Lockheed-Martin and Griffis Air Force Base in the 1990s. Manufacturing jobs gave way to lower-paid service sector jobs, which partially accounts for Utica’s low household income. Utica is a dramatic example of a community that has been affected by the transition from a manufacturing-based economy to a service-based economy, and must develop strategies to address this in order to facilitate revitalization of the area.

A more detailed analysis of the demographic trends as well as a targeted market analysis will be prepared as part of next phase of the BOA process – Step 2: Nomination Study.

***Employment Indicators***

The social and economic condition of a community is reliant, at least partially, on its residents’ ability to succeed in the labor force. In the knowledge-based economy, good jobs require higher levels of skill and knowledge than ever before. Many jobs that were considered non-college level by employers are now classified as college level. Education upgrading has occurred in many occupations due to changes in job duties, business practices, or technology.

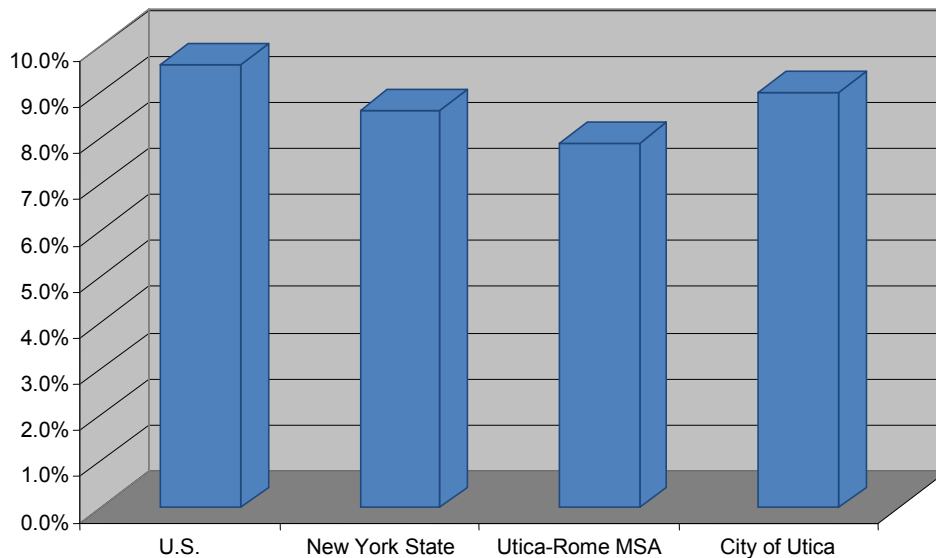
It is important to understand labor trends in Utica as the City develops strategies to connect its residents with the labor market, and as the City identifies its approaches to develop programs that benefit people in need.

Table 6 – Labor Force Participation Rate, illustrates that the share of Utica adults in the labor force is similar to the County, but slightly lower than New York State.

<b>Table 6: Labor Force Participation Rate, 2010</b>			
<small>(Source: U.S. Census Bureau; 2008-2010 American Community Survey 3-Year Estimates)</small>			
	<b>Population 16 and Over</b>	<b>In Labor Force</b>	<b>Labor Force Participation Rate</b>
City of Utica	47,572	28,544	60.0%
Oneida County	189,524	112,893	59.6%
New York State	15,503,530	9,926,359	64.0%

The New York State Department of Labor tracks unemployment data down to the city level. Clearly, the past few years have been one of the most volatile periods for employment and the economy in decades, and this is reflected in the unemployment rate for all geographies. As illustrated by *Graphic 2 – Unemployment Rates – 2010*, the City of Utica is currently experiencing a relatively higher unemployment rate compared to the region and state levels.

**Graphic 2 – Unemployment Rates, 2010**



Source: Bureau of Labor Statistics

As illustrated in *Table 7 – Share of Workers by Major Industries*, the majority of workers in the City of Utica are employed in the Educational, Health and Social Services; Retail Trade; Arts Entertainment, Accommodation and Food Services; and Manufacturing Industries. These trends mirror both Oneida County and the State.

<b>Table 7: Share of Workers by Major Industries, 2010</b> (Source: U.S. Census Bureau; 2008-2010 American Community Survey 3-Year Estimates)			
<b>Industry (Pop 16+)</b>	<b>City of Utica</b>	<b>Oneida County</b>	<b>New York State</b>
Agriculture, Forestry, Fishing, Hunting, Mining	0.2%	1.0%	0.6%
Construction	4.4%	5.4%	5.8%
Manufacturing	9.4%	10.6%	7.0%
Wholesale Trade	1.8%	2.3%	2.7%
Retail Trade	15.9%	12.2%	10.7%
Transportation and Utilities	3.2%	3.8%	5.2%
Information	2.0%	1.7%	3.0%
Finance, Insurance, Real Estate	7.0%	7.5%	8.4%
Professional, Scientific, Management, Admin	6.3%	7.3%	10.9%
Educational, Health and Social Services	28.3%	28.4%	27.1%
Arts, Entertainment, Accommodation, and Food Svc	11.2%	8.5%	8.6%
Other Services	4.3%	4.1%	5.1%
Public Administration	6.1%	7.3%	4.9%

As of 2010, and indicated in Table 8 - NAICS Industry Employment and Wages, the leading industry in terms of the number of establishments is Retail Trade. NAICS stands for the North American Industry Classification System, the standard used by Federal statistical agencies in classifying business establishments. Approximately 14,584 employees, in 1,058 establishments work within the Retail Trade industry in the Utica – Rome, NY MSA. The leading industry in terms of the number of employees is Health Care and Social Assistance. Almost 20,000 employees work among 676 establishments in the region.

The presence of the medical manufacturing giant, CONMED, is a major factor in the City of Utica’s strong position as a producer of medical equipment and supplies. Direct access to the facility from the New York State Thruway is available using the North South Arterial Highway (also known as Routes 8, 12 and 5).

**Table 8: NAICS Industry Employment and Wages,  
Utica – Rome, NY, Metropolitan Statistical Area (MSA): 2010**

(Source: New York State Department of Labor)

Industry	Number of Establishments	Average Annual Employment	Employment as a % of Total	Total Annual Wages	Average Annual Wages
Agriculture, Forestry, Fishing and Hunting	15	309	0.25%	\$6,509,278	\$21,066
Mining	14	182	0.15%	\$7,916,999	\$43,500
Utilities	10	296	0.24%	26,021,115	\$87,909
Construction	647	3,018	2.4%	\$133,176,307	\$44,127
Manufacturing	310	11,175	9.0%	\$495,283,385	\$44,321
Wholesale Trade	237	3,079	2.5%	\$131,731,837	\$42,784
Retail Trade	1,040	13,675	11.1%	\$309,312,082	\$22,619
Transportation and Warehousing	131	4,076	3.3%	\$150,308,802	\$36,877
Information	116	2,040	1.6%	\$81,348,633	\$39,877
Finance and Insurance	323	6,120	4.9%	\$303,860,196	\$49,650
Real Estate and Rental and Leasing	221	818	0.66%	\$22,585,407	\$27,611
Professional and Technical Services	464	3,947	3.2%	\$196,870,525	\$49,879
Management of Companies and Enterprises	30	679	0.55%	\$45,600,646	\$67,159
Administrative and Waste Services	218	3,695	3.0%	\$95,792,781	\$25,925
Educational Services	39	2,465	2.0%	\$91,593,719	\$37,158
Health Care and Social Assistance	721	22,250	18.0%	\$768,184,110	\$34,525
Arts, Entertainment and Recreation	132	1,606	1.3%	\$29,829,404	\$18,574
Accommodation and Food Services	683	8,419	6.8%	\$109,229,337	\$12,974
Industry	Number of Establishments	Average Annual Employment	Employment as a % of Total	Total Annual Wages	Average Annual Wages
Other Services	717	3,302	2.7%	\$67,778,317	\$20,526
Unclassified	7	82	.007%	\$1,929,587	\$23,532
<b>Total, All Industries</b>	<b>6,075</b>	<b>123,600</b>	<b>100.0%</b>	<b>\$4,486,186,906</b>	<b>\$36,296</b>

According to the US Department of Labor and the US Bureau of Labor Statistics Winter 2011-2012 Occupational Outlook Quarterly, nationally, employment is projected to increase by more than 5.6 million in the Health Care and Social Assistance sector between 2010 and 2020. Home health care



services and individual and family services are expected to lead growth in this sector. Growth in professional and business services is expected to be led by providers of management, scientific, and technical consulting services. Both the health care and social assistance sector and the construction sector are projected to grow by more than twice as fast as the average for all industries between 2010 and 2020. Growth in health care and social assistance is expected to be driven by increased demand from an aging population. In construction, projected rapid employment growth represents a partial recovery of significant job losses that occurred between 2007 and 2009.

*Note: Employment trends and projections will be studied in greater detail during the second step of the BOA process utilizing data from the 2010 US Census yet to be released, as well as information from the New York State Department of Labor and the Bureau of Economic Analysis.*

In order to diversify the city's economy and attract and retain young, educated professionals to the City of Utica, focus must be paid to developing strategies that will create additional high paying jobs in the Professional and Technical Services and Health Care and Social Assistance Industries.

**Appendix B**  
**List of Major Employers**

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## **Major Employers-Harbor Area**

### Business

- Canal Corporation
- Department of Transportation Maintenance Facility
- Empire Recycling
- Carlo Masi Sons & Daughter, Inc.
- Department of Public Works-City of Utica
- Harbor Point Minerals
- Eva Gourmet
- Ultra Coat
- CENTRO garage
- International Paper
- Falvo Manufacturing

### Hotels

- Hampton Inn
- Holiday Inn
- Best Western
- Motel 6
- Red Roof Inn
- Days Inn

### Restaurants

- Delmonico's
- Aqua Vino
- Babes Macaroni Bar and Grill
- Dunkin Donuts
- Taco Bell
- McDonalds
- Nicky Doodles

## **Major Employers-Bagg's Square Area**

### Important to note

- The AUD
- Children's Museum
- Federal Office Building
- Boehlert Transportation Center-Utica
  - AMTRAK
  - Greyhound
  - Adirondack Scenic Railroad
  - Oneida County Offices

### Business

- Insight House
- PJ Green

- Smith Packing Company
- Syracuse Auto Parts
- Fisher Auto Parts
- Commercial Travelers Insurance
- Rent-a-Center
- Observer-Dispatch
- Kids Oneida
- Jet Net
- Snow Grass
- Pacemaker Steel & Piping Company
- F.W. Webb Company
- Twin Cities Auto
- Hygeia of NY
- Joseph Flihan Company
- Conmed
- Kunkel Ambulance
- Pezzolanella Construction/Cobblestone Building

#### Restaurants

- Utica Coffee Roasting Company
- Tailor and the Cook
- Master Pizza

### **Major Employers-Oriskany Street Area**

#### Business

- Stash's Bottle Recycling
- TP Brake and Muffler
- Mavis Tire Cole Muffler
- M & S Auto Electric
- Kevin Fahy Kitchens and Bath
- Fast Track
- Dollar General
- DDS Motor Sports
- Enjem's Flooring America

#### Restaurants

- Dunkin Donuts
- Patio Grill

### **Major Employers-Broad Street Area**

#### Business

- Central Association for the Blind and Visually Impaired
- Pezzolanella Construction/Cobblestone Construction
- Austin-Mohawk
- HTC
- Birnie Bus

- ECR International
- Bosch
- Waste Management
- Nimey Automotive
- New Hartford Sheet Metal
- Pacemaker Steel & Piping Company
- Casa Imports
- Precise Kit
- HPK Industries
- Trenton Technology
- USA Sewing
- AVICO
- Pepsi Co.
- Atlantic Testing
- National Water Main Cleaning Company
- Hahn Welding Supplies
- Joseph Flihan Company
- Cranesville Concrete Company

Restaurants

- Roma Sausage and Deli
- Tony's Bakery

**Appendix C**

**Community Public Participation and Visioning Plan and Public Workshop Meeting Notes**

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# A Refreshing Future

## The Utica Industrial Corridor ReVITALization Plan

### What is the plan?

The City of Utica is in the process of developing a revitalization plan for the central industrial corridor. They are currently in the initial study phase. The program is funded through a New York State Brownfield Opportunity Area (BOA) program grant.

A brownfield is defined as any real property whose re-use or redevelopment may be complicated by the presence, either real or perceived, of some environmental condition or contaminant.

The New York State grant provides financial and technical expertise to communities, therefore enabling municipalities to revitalize valuable brownfield property once considered to be unusable.

### Where is Utica's Central Industrial Corridor?

The target area for Utica's program is the "Central Industrial Corridor," located adjacent to the Mohawk River and the Erie Canal. This area has a long history of past industrial uses, including manufactured gas plants, a coal-fired steam plant, a petroleum storage and distribution facility, and a tar products plant.

Four sub-areas, based on land use patterns, are included in this region:

- **Oriskany Street Corridor**
- **Baggs Square District**
- **Harbor District**
- **Broad Street Corridor**

### What can the plan do for Utica?

This study was one that was identified through the Utica

Master Plan process. The City will be incorporating planning that has been done through the Utica Master Plan and other redevelopment plans as this project is completed.



Using New York State resources, the revitalization plan affords an opportunity to conduct a complete study of all potential brownfield sites in the region. The ultimate goal of the plan is to restore the area's high level of historic interest, identify and properly utilize natural resources, and ensure architectural potential.

### What is the next step?

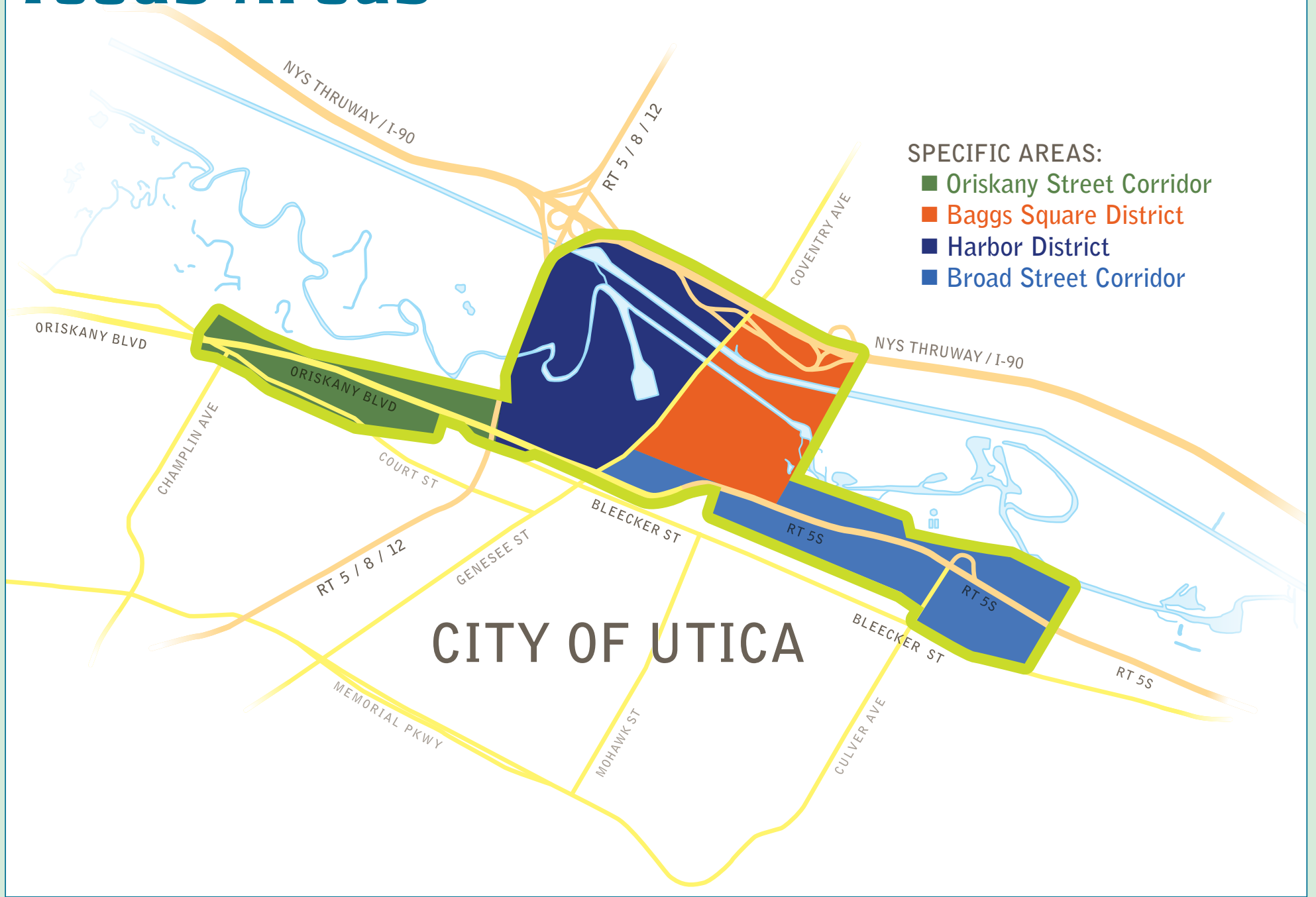
The initial study phase is in process. The outcome will be a preliminary description and analysis of the Central Industrial Corridor.

### Key project objectives include:

- **Identifying and providing a clear description and justification of a manageable study area and associated boundaries;**
- **Establishing a community participation process to begin identifying a common vision for the area, including goals and objectives;**
- **Identifying the multi-agency, private-sector, and other community partnerships necessary to inform the process and leverage assistance for revitalizing the community;**
- **Completing a preliminary analysis of the study area and preliminary recommendations to revitalize the area**

For additional information on the BOA program, please visit the NYS Department of State Web site at: [http://nyswaterfronts.com/grantopps\\_BOA.asp](http://nyswaterfronts.com/grantopps_BOA.asp) or contact Brian Thomas, City of Utica Director of Urban Planning, at 792-0181.

# Focus Areas



**Brownfield Opportunity Area Pre-Nomination Study  
The Central Industrial Corridor  
Utica, NY**

**DRAFT Community Participation and Visioning Plan**

**Introduction**

*Public participation is a key element of any successful land use development strategy.*

This Community Participation and Visioning Plan is intended to help clarify the methods by which the public will be informed of and engaged in the Central Industrial Corridor Brownfield Opportunity Area (BOA) Project. This plan is intended to clarify and define the responsibilities of the City of Utica Department of Urban and Economic Development, the Consulting Team and the project Steering Committee (collectively to be referred to as the Project Team) and explain critical project deliverables, including the Pre-Nomination Study. By doing so, all individuals involved will be provided with clear expectations regarding their ability to offer input and how that input will be processed by the Project Team.

In order to properly administer this plan it is important to review the stakeholders that will be involved and outline the potential roles they can play throughout the process. The first section of this document therefore includes a 'Summary of Those Involved.' This section is then followed by 'The Role of the Steering Committee,' which explains the tasks and responsibilities that they are charged with. Finally, the 'Community Participation and Visioning Process' provides an explanation of the public outreach process to be employed, including an outline pertaining to the recommended number of community meetings as well as the purpose of those meetings.

**Summary of Those Involved**

For the duration of this process, the Project Team will strive to interact with many different groups of people from a variety of backgrounds. These groups will likely include:

Elected Officials – These individuals perform a variety of tasks, including representing the community's interests, administering local statutes and receipt/ownership of all BOA products. Because of these factors it is important for elected officials to be actively engaged throughout the project. The type of elected officials involved may include (but are not limited to) the Mayor and members of the City of Utica Common Council.

Community Groups, Organizations and Non-Profits – Community groups, organizations, non-profits and related stakeholders serve many functions in the community. These groups can

be informal, such as neighborhood associations or formally recognized entities. Examples of groups that work in the City of Utica and the surrounding area that may have direct interest in this project include but are not limited to: Mohawk Valley Edge, Mohawk Valley Chamber of Commerce, Madison Oneida BOCES and ARC Oneida-Lewis Chapter.

**Property and Business Owners** – The BOA planning process will include discussions regarding future land use and reuse policies and concepts. As a result, property and business owners (direct stakeholders) associated with lands preliminarily identified as brownfields, will be encouraged to actively participate in the planning process. As part of the outreach process, the direct stakeholders will be invited to meet with the Project Team to learn about the program and provide their ideas, recommendations, additional information about their property and to voice any concerns that they may have. The direct stakeholders will also contribute towards the vision statement and goals.

**General Public** – There are likely to be topics raised during the project requiring input from the community as a whole. In order to facilitate this communication process a specific number of meetings will be held to discuss the BOA project and the future of the site. The general public should be involved in the process so that they can gain information on the project and provide input and their ideas about a vision to local leaders and the Project Team.

### **Role of the Steering Committee**

The Steering Committee has been established to assist in the preparation of the Brownfield Opportunity Area Pre-Nomination Study. The committee will serve in an advisory capacity to contribute, review and provide comment on documents prepared in association with the Pre-Nomination Study. The City of Utica will be responsible for arranging meetings.

The Steering Committee “kickoff meeting” is being held in order to explain the Brownfield Opportunity Areas Program and the project’s intent and scope and to solicit initial input on a vision for the study area, including goals, objectives, opportunities and constraints. An initial meeting schedule will be reviewed and agreed upon. A summary of the tasks assigned to the Steering Committee is as follows:

Primary tasks of the Central Industrial Corridor BOA Steering Committee:

- > Designation of a Steering Committee Chairperson
- > Review and contribute to the draft Community Participation and Visioning Plan;
- > Provide oversight for the organization and scheduling of The Central Industrial Corridor Brownfield Opportunity Area public workshops;

- > Establish a draft Vision Statement that will be presented to and reviewed by the community at public workshops;
- > Establish a narrative description of the proposed Brownfield Opportunity Area, and justification of the proposed geographic boundary.

Beyond completion of the above tasks, the Steering Committee will be responsible for assisting the City of Utica and their consultants with the following project elements:

- > Review the information gathered from the public workshops;
- > Review the draft Pre-Nomination Study (as completed by the Project Team);
- > Support public workshops so that the public can review and provide input on the completeness and accuracy of the draft Pre-Nomination Study;
- > Approve the draft Pre-Nomination Study after comments have been received by the public;

### **Community Participation and Visioning Process**

A vision statement, and a preliminary set of goals and objectives to be achieved relative to community redevelopment and revitalization, as shaped and expressed by the community will be established. Such goals and objectives shall, where practicable, reflect the principles of quality community development, as shaped and expressed by the Steering Committee, property owners and community.

### **Public Outreach**

Public involvement is considered to be a central component that will directly influence the outcome and success of the project. Communicating project goals to project stakeholders will therefore be an important consideration. This project will develop and utilize a variety of tools and methods in order to assure that all interested parties receive adequate notice of project events and important project benchmarks and are made aware of draft materials that require review.

The following tools and methods will be used in order to achieve this goal of excellent public involvement

**Communication and Outreach Tools** – It will be the goal of the Project Team to communicate project goals, concepts, ideas and other issues to stakeholders in a clear and effective manner. This can best be accomplished by utilizing an array of communication tools in order to facilitate the conveyance and discussion of the existing state and potential future

state(s) of the project study area. These communication methods will utilize a mix of graphic and narrative approaches.

Public Notification – The Project Team will discuss and develop adequate measures to provide all members of the public with adequate notice of project events and important benchmarks. This may include the creation of flyers for local distribution, email notifications, website postings, and press releases to be issued to local media (with an emphasis on media outlets that have a large local circulation).

### **Visioning Process**

The Project Team will be responsible for creating a Draft Community Vision Statement for the proposed BOA project area, including the goals and objectives for future redevelopment. The vision, goals and objectives will be guided in part by information from the property owners and public obtained during the initial meetings and the initial public workshop.

The vision, goals and objectives will also be guided by the significant amount of visioning work and analysis already conducted for the involved properties as part of the Master Plan, the Waterfront Access Plan, the North Genesee Street Corridor Management Plan, the Gateway Historic Canal District Revitalization Plan, and the Utica Marsh Management Plan of July 1980. These reports, their vision statements and relevant goals and recommendations will serve as a good starting point. Our intent will be to utilize and modify as appropriate, the vision, goals and objectives from these previous reports. The vision and applicable goals and recommendations of these reports are provided below for reference.

### ***City of Utica Master Plan***

#### ***Vision Statement***

Utica is the place for people seeking a culturally rich, economically successful, and environmentally friendly place to live, visit, and conduct business. Our homes, our neighborhoods, our schools, our places of work and play allow for opportunities for an even exchange between people and place; Utica is a community that invites all the people to utilize their unique qualities to emerge and define our City. Utica is the hub of regional collaboration, social diversity, and economic progress. Our City is ripe with potential, which we will maximize with extensive community input, emphasizing high-performance, sustainable economic redevelopment, and a healthy network of neighborhoods, parks, and waterfront renewal.

## **Goals**

### Infrastructure & Waterfront Development

Goal 8: Increase public awareness, public access and connectivity to the Historic Districts and Erie Canal/Mohawk River.

#### *Implementation Strategies:*

- > Create better access to the following districts and sub-districts:
  - > East and West Baggs Square (Lower Genesee Street Historic District)
  - > Gateway District – Whitesboro between Seneca and Potter
  - > Harbor Point and Inner Harbor
  - > Erie Canal – East of North Genesee Street
  - > Varick Street/Brewery District
- > Develop “Way Finding Signage” and visual links to direct residents and visitors to key areas around the City.
- > Explore opportunities to create improved connectivity across the Mohawk River.

GOAL 9: Develop the Waterfront and Inner Harbor as a mixed-use destination attraction for Utica that enhances the existing waters edge with public and private investment.

#### *Implementation Strategies:*

- > Implement consistent portions of Niagara Mohawk’s Harbor Point Plan.
- > Create public (or mixed public and commercial) uses at Harbor Point and Inner Harbor. One concept developed for Harbor Point is the relocation of Murnane Field facilities. This will allow the City to create a cluster of ball fields and host softball and baseball tournaments and open Murnane Fields for new future economic development opportunities. The concept at Harbor Point calls for the relocation of Donovan Stadium and creates an opportunity to attract an “A” baseball organization, develop a waterfront promenade, and include concession space, commercial/ retail space and the potential for a new hotel. The concept also improves the connection between the waterfront and Gateway District with a possible connection between Washington Street to Seneca Street.

### Parks, Recreation, Arts/Culture & Historic Preservation Goals from the Utica Master Plan

Goal 3: Develop use of the Erie Canal and the Mohawk River around Historic, Recreational, and Regional objectives to stimulate Economic Development.

#### *Implementation Strategies:*

- > Change the perception of safety and accessibility by making entrance points more inviting, clearly marked and signed, increasing use for family activity.
- > Include Utica police bike patrol (or volunteer patrols) on trails and launching areas on the river. i.e.: Barnes Ave.
- > Celebrate the Utica-Rome connection via the canal. The first shovel was dug in Rome and the first trip on the canal began in Utica. Mark these historic happenings at the sites.
- > Create an annual festival that celebrates the Sister Cities' connection with fun re-enactments, interactive children's play (Daymon Night's Secret Treasure,) races on the canal with four man "mule teams" pulling bateaus and similar events.
- > Relocate Murnane Field facilities to Harbor Point. This will allow the City to create a cluster of ball fields and to host softball and baseball tournaments. The plan also calls for a new Donovan Stadium; creating an opportunity to attract a Class "A" baseball organization, develop a waterfront promenade, with concession space, commercial/retail space and the potential for a new hotel. This also improves the connection between the waterfront and downtown with a connection between Washington Street to Seneca Street.

### **North Genesee Street Corridor Management Plan**

The North Genesee Street corridor is envisioned as:

- > A fully-integrated multi-modal network that safely and efficiently transports people, goods and services
- > An attractive and accessible place to conduct business
- > A welcoming gateway into the City of Utica
- > A vital connector between the New York State Thruway, Mohawk River, and downtown Utica.

### **Goals from the North Genesee Street Corridor Management Plan**

- > Safety: Support safe bicycle, pedestrian and vehicular movement throughout the North Genesee Street corridor.



- > Visual Character: Enhance the visual character and identity of the North Genesee Street corridor.
- > Gateway: Create a sense of arrival into the City of Utica.
- > Pedestrian Amenities: To make walking and bicycling along the North Genesee Street corridor comfortable and convenient.
- > Way finding and Information Signage: To establish an informational and way finding system of signage that contributes to the overall appearance and consistency of the corridor.

### ***Gateway Historic Canal District Revitalization Plan***

Gateway Historic Canal District revitalization represents an opportunity for the City of Utica to establish totally unique and marketable land use opportunities. The initiative is intended to target strategic public investments that will “reuse and recycle” the land in this significant location adjacent to the Utica Central Business District. The development of this project also provides a significant connection between downtown and the waterfront. A number of the plan’s goals and objectives are relevant to this Waterfront Access Plan:

#### *Goal: Improve the marketability of urban land*

- > Establish a system of recreation space, including parks and walking trails that will add to the redevelopment potential of surrounding lands and buildings.

#### *Goal: Establish a circulation plan that facilitates economic growth*

- > Realign traffic patterns to establish a stronger physical connection with the Central Business District, Harbor Point, the Utica Marsh, the North Genesee Street corridor, and the rest of the city
- > Consider the future needs of pedestrians and cyclists as part of an overall multi-modal circulation plan
- > Establish a connection between the Gateway District and future waterfront development

#### *Goal: Promote local and regional tourism by building on the existing strengths of the Gateway District*

- > Explore design, development and funding opportunities for Erie Canal-related projects
- > Encourage linkages between the Erie Canal, Harbor Point and the Utica Marsh
- > Complete the off-road segment of the Erie Canalway Trail between Utica and Little Falls

### **Harbor Point Redevelopment Framework Plan**

There are significant opportunities at Harbor Point for improved recreational and leisure-time activities and expanded tourism opportunities for the residents of the City of Utica and the overall region, which will translate into an expansion of the local economy and increased municipal revenue. The area is recognized as an underutilized portion along the Mohawk River that can contribute to the revitalization of the urban core. Due to the area's location along the river and proximity to downtown and the regional transportation network, the area presents a unique opportunity to introduce activities and distinctive land uses, providing a unique recreational and commercial development experience along the Mohawk River and Erie Canal System. The Harbor Point Redevelopment Plan includes the integration of waterfront, recreational, cultural and commercial uses. The plan further recognizes that the connection of this land to Genesee Street and the city's marina is an opportunity to create a welcoming and cohesive entrance to the city.

### **Utica Marsh Management Plan of July 1980**

The Utica Marsh Management Plan encompasses over 200 acres of wetlands associated with the floodplain of the Mohawk River in the City of Utica and the Town of Marcy. The Utica Marsh Management Plan was developed by the NYSDEC with guidance and support of many organizations who were organized under the Utica Marsh Advisory Committee.

The Utica Marsh Management Plan has a number of goals and objectives that are compatible with this exercise to improve waterfront accessibility. Below are those most compatible with the BOA project:

- > To improve access to the Marsh in a manner consistent with conservation of the resource including links via the Barge canal Bikeway and the proposed connecting link from the City of Utica.
- > To provide access via the railroad maintenance road and communications with Conrail (now CSX). *The previous administration of Utica had suggested establishing a trolley connection from Union Station to the Marsh via the St. Lawrence Division track.*
- > To provide a bikeway link from the East-West canal Bikeway.
- > To provide connection points to the Natural Trail System (extensive in the western part of the marsh) to the lands east of the Route 12 Arterial or connections into the Harbor Point project area. The only connection would be via the Barge Canal Bikeway and the Harbor Lock gate.
- > To maintain the ecosystem in the Marsh.

## **Stakeholder and Public Meetings**

The formats outlined below are intended as a general framework from which to build upon through committee discussion.

### **Brownfield Property and Business Owner Meetings**

As previously stated, property and business owners (direct stakeholders) associated with lands preliminarily identified as brownfields, will be encouraged to actively participate in the planning process. The direct stakeholders will be invited to meet with the Project Team to learn about the process, provide ideas, recommendations, additional information about their property and to voice any concerns they may have. The landowners will also be asked to contribute to the development of the vision and goals.

Due to the number of involved properties preliminarily identified as brownfields, the Study Area will be divided into two sections and the Project Team will conduct two separate meetings. A list of the direct stakeholders will be shared with the Steering Committee during the kick-off meeting and will be asked for their comment and approval of the outreach process. Each direct stakeholder will be invited to the meeting by mail invitation. Follow-up phone calls may be made to ensure the direct stakeholders received the invite and to answer any initial questions they might have.

### **Public Workshop No. 1**

The first public workshop will be scheduled for July 27, 2011. The intent of this initial public “open house” will be to educate the public about the BOA program in general; and a more specific description of the Central Industrial Corridor BOA project including the project boundary. The workshop can take place in an “open house” format, providing the public with an opportunity to casually visit and discuss the project with members of the Project Team during early hours prior to a formal presentation.

The public will be solicited to provide input on subjects such as community goals and objectives and to discuss possible barriers and prospects regarding future uses. Upon completion of this initial meeting the Steering Committee will have public input regarding the overall project and will also have information to guide the draft vision statement.

## **Draft/Tentative Public Workshop No. 1 Schedule:**

### **4:00 – 6:00: Open House**

Materials (maps, charts, handouts, etc.) will be put on display and/or made available. The public is welcome to casually browse materials and interact with the Project Team. Team Members will be on-hand to answer questions and explain project goals and objectives and listen to/gather public input. The public will also be given the opportunity to submit questions regarding all aspects of the project.

### **6:30 – 7:00: Formal Presentation**

A formal presentation of key material, including the project goals, existing conditions, BOA geographic boundary, and draft vision statement/goals and objectives will be presented by Team Members. An exploration of alternative approaches to revitalization will be conducted. Instructions for upcoming Break-Out Sessions will be provided. Public Q&A will follow.

### **7:00 – 8:00: Breakout Sessions/Group Activities**

The public will be given an opportunity interact with staff at various stations in the workshop venue. Stations will be designed to generate discussion and pull information relevant to specific subject areas, such as vision statement, recreation, economy, housing, community character, etc. Dynamic tools and techniques will be developed and used to facilitate dialogue and public input.

### **8:00 – 8:30: Review and Conclusion**

A summary of the discussions that took place during the break-out sessions will be provided. The workshop will be concluded and next steps explained.

All information gathered during this workshop will be incorporated into the draft Pre-Nomination Study.

### **Final Public Forum: Presentation and Review of Findings (Discuss the degree to which we provide for public comment)**

A final public meeting will be held in early 2012 with the intention of presenting project findings, which will be in the form of the draft Pre-Nomination Study. The public will be given an opportunity to review and provide input on the completeness and accuracy of the draft Pre-Nomination Study during an established public review period. The public review period will be at least 21 days but shall not exceed 30 days. The draft Pre-Nomination Study will be posted online in advance of the scheduled date of the meeting and will be made available to the public in hard copy format upon request. The public will be urged to provide their input in

their preferred format: either in person at the public workshop or in writing before, during or after the public workshop, either through letter correspondence or electronically.

Public comments received will be considered and incorporated into the final draft Pre-Nomination Study, as necessary and appropriate. All final products will require Steering Committee approval before submission to the New York State Department of State, Office of Coastal, Local Government and Community Sustainability for final approval.

All public meetings will be advertised through one or more formats, including advance notice in selected local newspaper(s) and through a mix of other media, as necessary and appropriate



Utica Industrial Corridor  
 ReVITALization Plan  
 Brownfield Opportunity Area Program Pre-Nomination Study

**Summary Report**

Open House

July 27, 2011 6:00 pm – 8:00 pm

<b>STEERING COMMITTEE</b>	<b>PRESENT (X)</b>
Fred Arcuri, Mohawk Valley EDGE	--
Nancy Burroughs, National Grid	--
Philip Casamento, Casa Imports	--
Mark DeSalvo, Martin Luther King Jr. Elementary School	<b>X</b>
Frank Elias, Mohawk Valley Chamber of Commerce	--
Richard Evans, Pacemaker Steel & Piping	--
Tony Esposito, JetNet	--
Lucretia Hunt, Madison-Oneida BOCES	<b>X</b>
Karen Korotzer, The Arc, Oneida-Lewis Chapter	--
Dominic Pavia, Pavia Real Estate Services	--
Jack Spaeth, City of Utica	--
<b>CITY OF UTICA/CONSULTANT TEAM</b>	
Brian Thomas, City of Utica	<b>X</b>
Matt Rogers, Saratoga Associates	<b>X</b>
Paul Romano, Shumaker Engineering	<b>X</b>
Bob Koslosky, Shumaker Engineering	<b>X</b>
Allison Damiano-DeTraglia, The Paige Group	<b>X</b>
Nancy Pattarini, The Paige Group	<b>X</b>

**Discussion Summary:**

There were a total of ten attendees at the open house, reporters from YNN and WKTV, two Steering Committee members, plus the consultant team.

Handouts about the plan were provided to all in attendance. A map of the full project area, as well as detailed maps of the specific areas were on display.

The consultant team presented a Power Point presentation about the program, then opened it up to questions.

The items that were discussed included:

- Clarification of the program and how it can benefit The City of Utica.
- The connection with the Utica Master Plan.
- Ability to partner/revitalize areas outside of the project area including Old Main.
- Ability to partner with Municipal Housing Authority/Mohawk Valley Community College at their training center.
- Interest in selling property in the area

**Next Steps:**

- Attendees were interested in staying connected to the project



Utica Industrial Corridor  
 ReVITALization Plan  
 Brownfield Opportunity Area Program Pre-Nomination Study

**Summary Report**

Property Owner Meetings

July 25, 2011 5:00 pm – 6:30 pm and 7:00pm – 8:30 pm

<b>STEERING COMMITTEE</b>	<b>PRESENT (X)</b>
Fred Arcuri, Mohawk Valley EDGE	--
Nancy Burroughs, National Grid	--
Philip Casamento, Casa Imports	--
Mark DeSalvo, Martin Luther King Jr. Elementary School	--
Frank Elias, Mohawk Valley Chamber of Commerce	<b>X</b>
Richard Evans, Pacemaker Steel & Piping	--
Tony Esposito, JetNet	--
Lucretia Hunt, Madison-Oneida BOCES	<b>X</b>
Karen Korotzer, The Arc, Oneida-Lewis Chapter	--
Dominic Pavia, Pavia Real Estate Services	<b>X</b>
Jack Spaeth, City of Utica	--
<b>CITY OF UTICA/CONSULTANT TEAM</b>	
Brian Thomas, City of Utica	<b>X</b>
Matt Rogers, Saratoga Associates	<b>X</b>
Paul Romano, Shumaker Engineering	<b>X</b>
Bob Koslosky, Shumaker Engineering	<b>X</b>
Allison Damiano-DeTraglia, The Paige Group	<b>X</b>
Nancy Pattarini, The Paige Group	<b>X</b>



**Discussion Summary:**

At the first Property Owner Meeting, in addition to the consultant team, three Steering Committee members, three property owners and one City of Utica Council Member (Jerome McKinsey) were in attendance. One property owner attended the second session.

Handouts about the plan were provided to all in attendance. A map of the full project area, as well as detailed maps of the specific areas were on display.

The consultant team presented a Power Point presentation explaining the program for each of the sessions and then opened it up to questions.

The items that were discussed include:

- How the Program could benefit property owners, their neighborhoods and community. There was discussion from property owners that covered the following; “What is in it for me?” “Why would I want to be engaged in this process?” and “What will it mean for Utica when this plan is complete?”
- Clarification was requested that private involvement is voluntary, that this is not a clean-up program, and that this does not mean that every property within the area is a brownfield. It was clarified that this historically was the central industrial corridor, and to that point it has the highest concentration of brownfields/potential brownfields in the City.
- There were questions as to the status on the National Grid cleanup site and its impact on other properties in the area.
- The group discussed if they felt this program area would be viable for residential vs. industrial/commercial. The feeling was this was not an area for residential growth
- The need for infrastructure and beautification programs was discussed.
- The potential for growth around the Utica Aud was discussed.
- Two of the property owners in attendance were very much in favor of the program and were looking to sell their properties.
- Benefits of the program area were discussed including Utica being a gateway to the Adirondacks, waterfront access, NYS Thruway access, proximity to downtown.

**Next Steps:**

- Attendees were interested in staying connected to the project.

**Appendix D**  
**Brownfield, Suspected Brownfields, Vacant and Underutilized Properties and Buildings**

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**Pre-Nomination Study**  
**Descriptive Profile of Brownfield and Underutilized Properties**  
**Site 1**

**Tax Map information (section/block and lot number(s)):**

306.017-1-61  
306.017-1-62

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Abandoned petroleum station – Corner of Oriskany St. and Whitesboro St.

**Address:** 2242 Whitesboro St.  
Utica, NY 13502

**Owner(s):** 1. Upper Mohawk Valley Regional Water Board, 1 Kennedy Plz, Utica, NY 13502  
2. The People of the State of New York, 207 Genesee Street, Utica, NY 13501

**Publicly owned (yes/no):** Yes. Partially owned by the Upper Mohawk Valley

**Foreclosure list (yes/no):** No

**Size:** 0.80 acres

**Existing buildings (number and general condition):** 2 structures on site

**Zoning:** Light Industrial

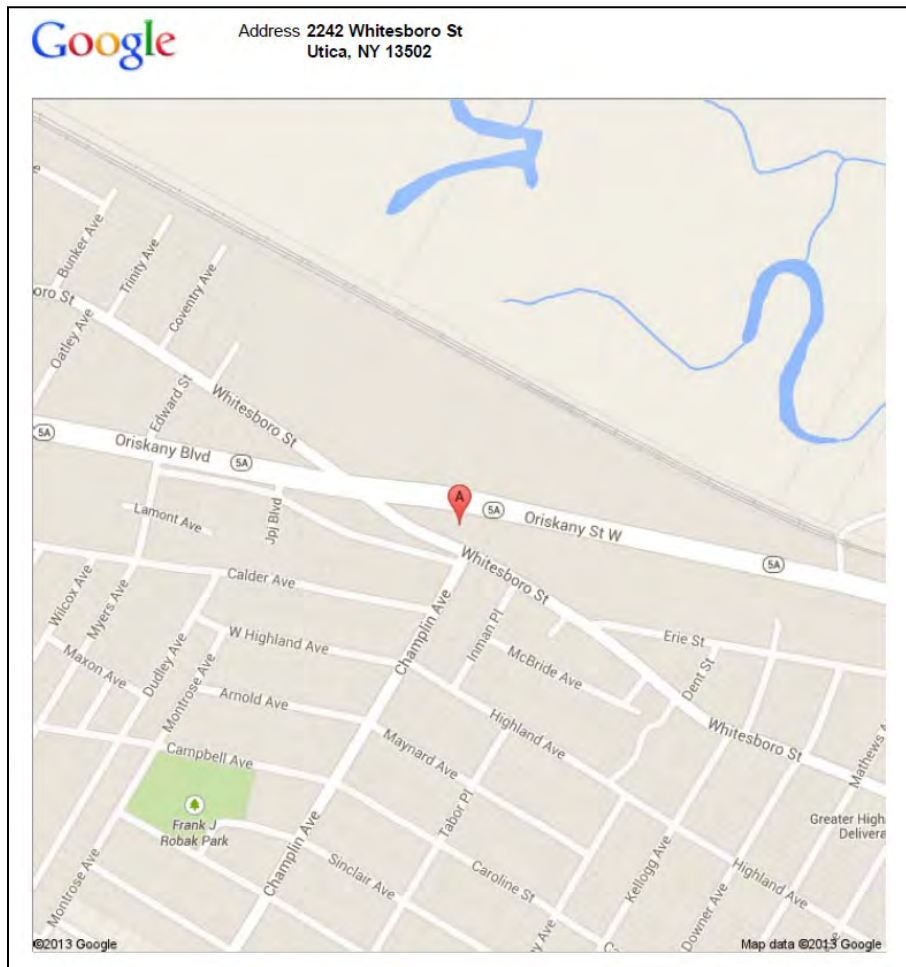
**Zone and/or District status: (Check all that apply)**

NYS Empire zone:	<input checked="" type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

**Use Status/ Property Description/Use and Environmental History:**

A petroleum dispensing station was located on this 0.78 acre site from the early 1950's until the early 2000's. Currently, the subject property is abandoned. Petroleum dispensing pumps, an overhead canopy, and two abandoned structures are present on-site (removed by NYSDOT in 2013). It is suspected that underground storage tanks are present. Historic site use associated with petroleum dispensing operations may have resulted in impacts to groundwater and/or subsurface soil. Contaminants of concern include volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals. A portion of the site was purchased by NYSDOT in 2012 for Champlain Avenue extension.

## Location Map



## Digital Photos



**Pre-Nomination Study**  
**Descriptive Profile of Brownfield and Underutilized Properties**  
**Site 2**

**Tax Map information (section/block and lot number(s)):**

306.017-1-17

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Abandoned factory – 100 Mathews Ave. (Corner of Mathews and Erie)

**Address:** 102 Mathews Ave  
Utica, NY 13502

**Owner(s):** 102 Mathews avenue, LLC, 6 Avery Pl, Utica, NY 13502

**Publically owned (yes/no):** No

**Foreclosure list (yes/no):** No

**Size:** 2.16 acres

**Existing buildings (number and general condition):** 1 structure

**Zoning:** Neighborhood Commercial & Multi-Family High density

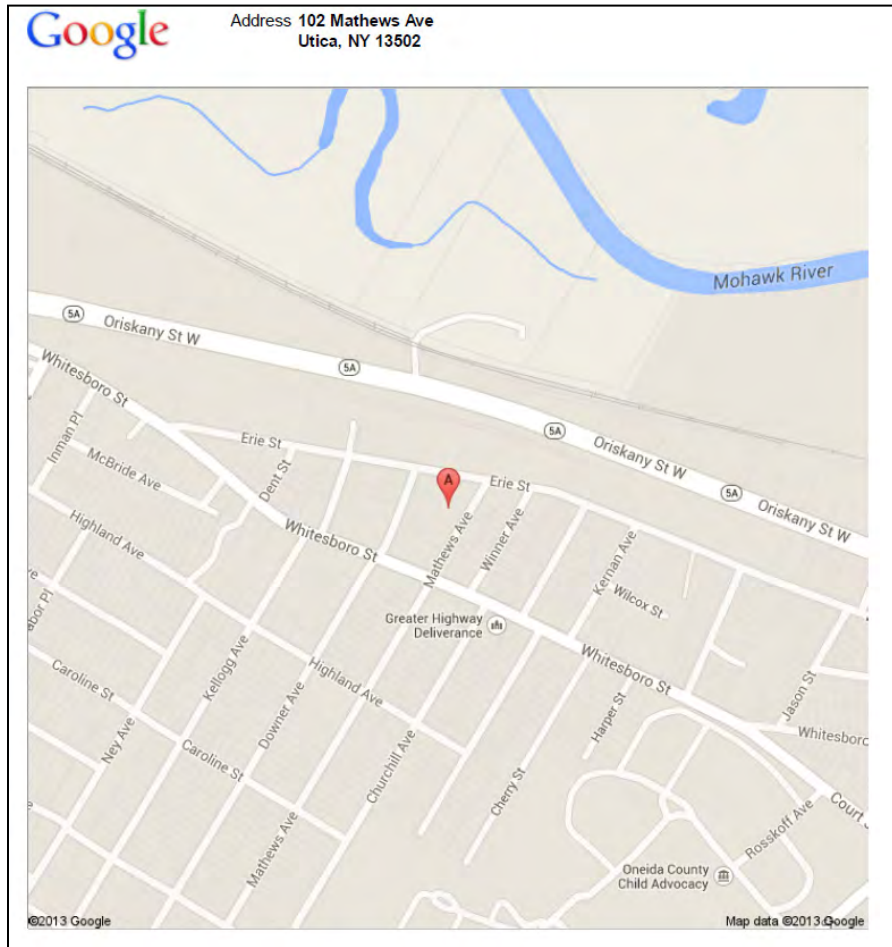
**Zone and/or District status:** (Check all that apply)

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NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

**Use Status/ Property Description/Use and Environmental History:**

This site consists of a 2.16 acre parcel of land which was used for light to medium industrial operations (knitting mill, machine shop, and a packaging corporation) from as early as 1899. The structure on-site may be presently used for storage as the grounds appear maintained. Based on historic site use, the presence of soil and/or groundwater contaminants beneath the site are possible. Contaminants of concern include VOCs, SVOCs, polychlorinated biphenyls (PCBs), and metals.

## Location Map



## Digital Photos





**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties  
Site 3**

**Tax Map information (section/block and lot number(s)):**

318.022-2-2	306.017-1-16	306.017-1-58.1
318.022-2-1	306.017-1-57	

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Vacant lots – Between Oriskany St. and Erie St.**Address:** 1532 Erie Street and 1700 Erie Street  
Utica, NY 13502

**Owner(s):**

1. Suprunchik, Mikhail, 416 Ontario St 3D, Utica, NY 13501
2. C-BAM, LLC, 1100 E Morehead St, Charlotte ,NC 28204
3. City of Utica, 1 Kennedy Plz, Utica, NY 13502
4. Loconti, Vito, 2222 Oriskany St W, Utica, NY 13502
5. A-1 Frame & Body, Inc., 471 Larchmont Ave W, Utica, NY 13502

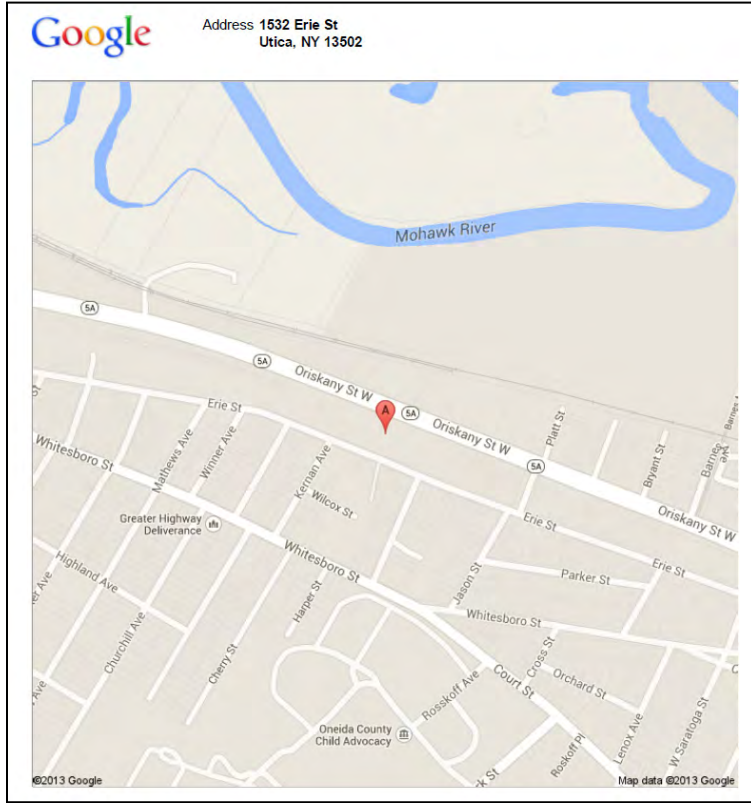
**Publicly owned (yes/no):** Yes. It is partially owned by the city of Utica.**Foreclosure list (yes/no):** Yes**Size:** 13.52 acres**Existing buildings (number and general condition):** 4 structures**Zoning:** Light Industrial**Zone and/or District status:** (Check all that apply)

NYS Empire zone:	<input checked="" type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

**Use Status/ Property Description/Use and Environmental History:**

This identified area consists of multiple parcels of land comprising 13.52 acres. Currently, an auto parts and an auto repair business exist within the subject area. The majority of the area is vacant with foundations of previous buildings present. Manufacturing operations were established at the site prior to 1899. Throughout the 1900's, light industrial manufacturing entities operated at this location. Based on historic use, the presence of soil and/or groundwater contaminants such as VOCs, SVOCs, PCBs, and metals are possible. Former Utica Knitting Co. Mill and Mele & Co. Manufacturing.

## Location Map

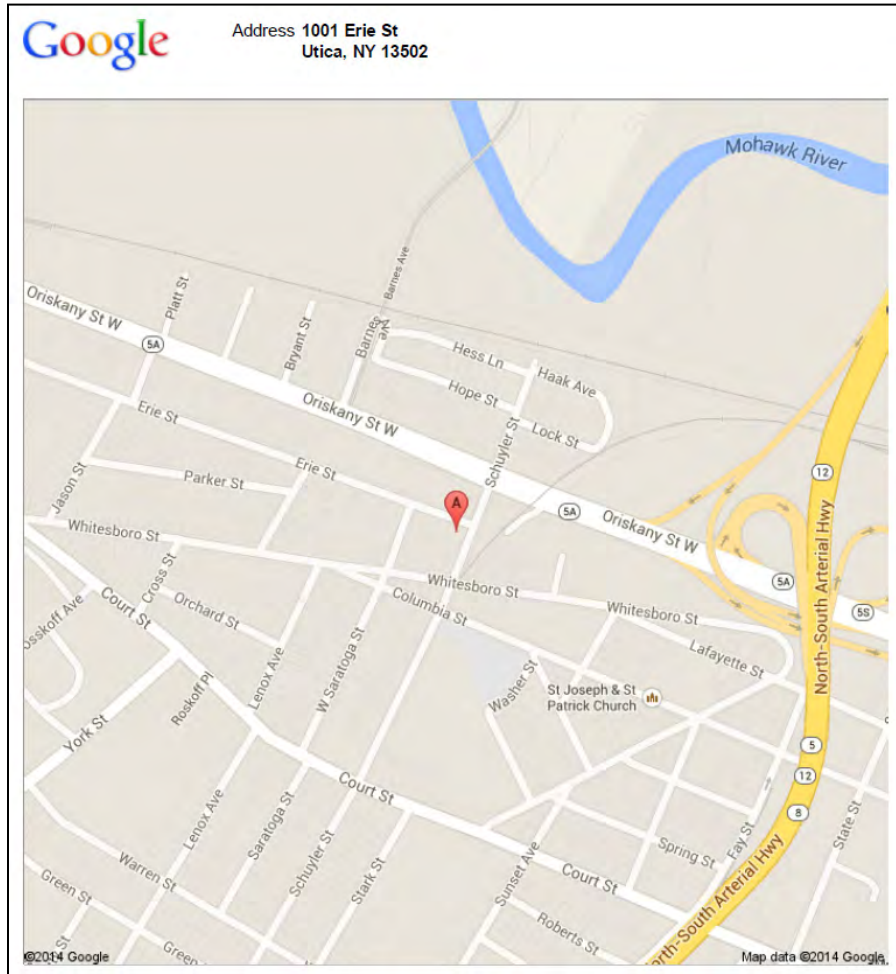


## Digital Photos





## Location Map



## Digital Photos



**Pre-Nomination Study**  
**Descriptive Profile of Brownfield and Underutilized Properties**  
**Site 5**

**Tax Map information (section/block and lot number(s)):**

306.018-1-9

**Preliminary Assessment of Importance and Ranking:**High Medium Low 

**Name:** Abandoned building/lot (Possible petroleum dispensing station (RS Auto) – North side of Oriskany St., immediately west of Fastrac.

**Address:** Oriskany St.  
 Utica, NY 13502

**Owner(s):** Pflanz Trust, 32745 Willowbrook Ln, N. Ridgeville, OH 44039

**Publically owned (yes/no):** No

**Foreclosure list (yes/no):** No

**Size:** 0.45 acres

**Existing buildings (number and general condition):** 1 structure

**Zoning:** Highway Commercial

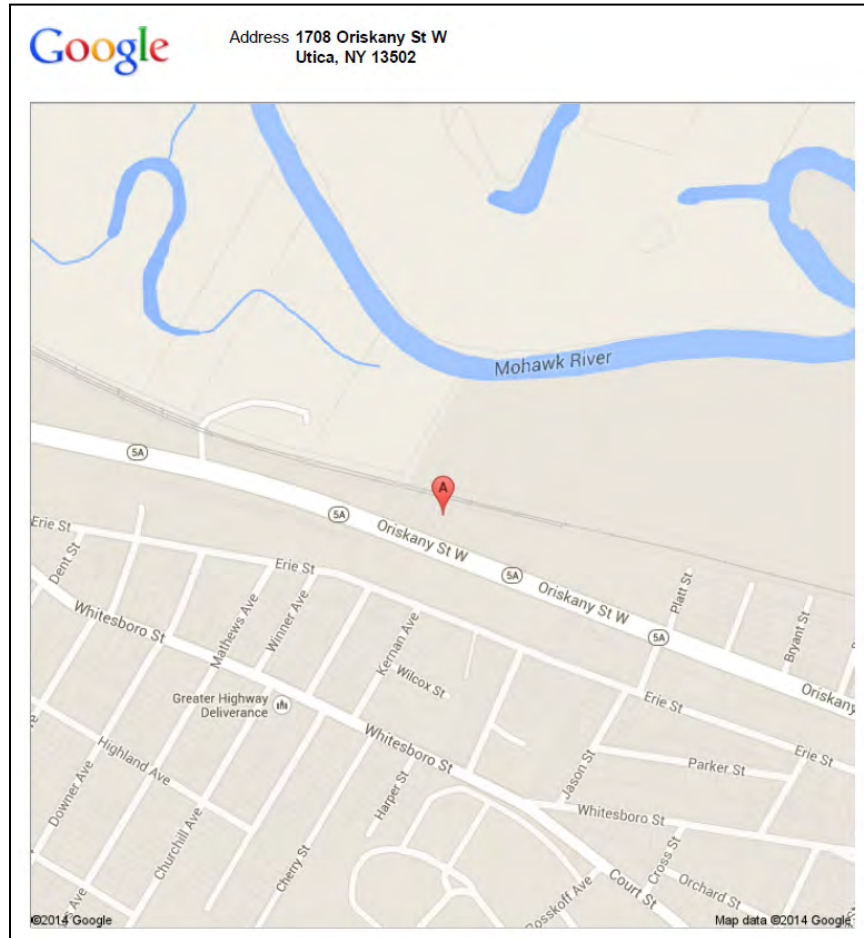
**Zone and/or District status:** (Check all that apply)

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NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

**Use Status/ Property Description/Use and Environmental History:**

This 0.45 acre parcel contains an abandoned structure and roadside signage indicating evidence of previous petroleum dispensing/automobile repair operations. Based on historic use, the presence of soil and/or groundwater contaminants such as VOCs, SVOCs, and metals are possible.

## Location Map



## Digital Photos



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties  
Site 6**

**Tax Map information (section/block and lot number(s)):**

306.017-1-8

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Vacant lot – Oriskany St., between .Enjems & DDS Motor Sports.

**Address:** Oriskany St.  
Utica, NY 13502

**Owner(s):** Enjem, Eileen M., 2010 Oriskany St W, Utica, NY 13502

**Publically owned (yes/no):** No

**Foreclosure list (yes/no):** No

**Size:** 0.76 acres

**Existing buildings (number and general condition):** 0 structures

**Zoning:** Highway Commercial

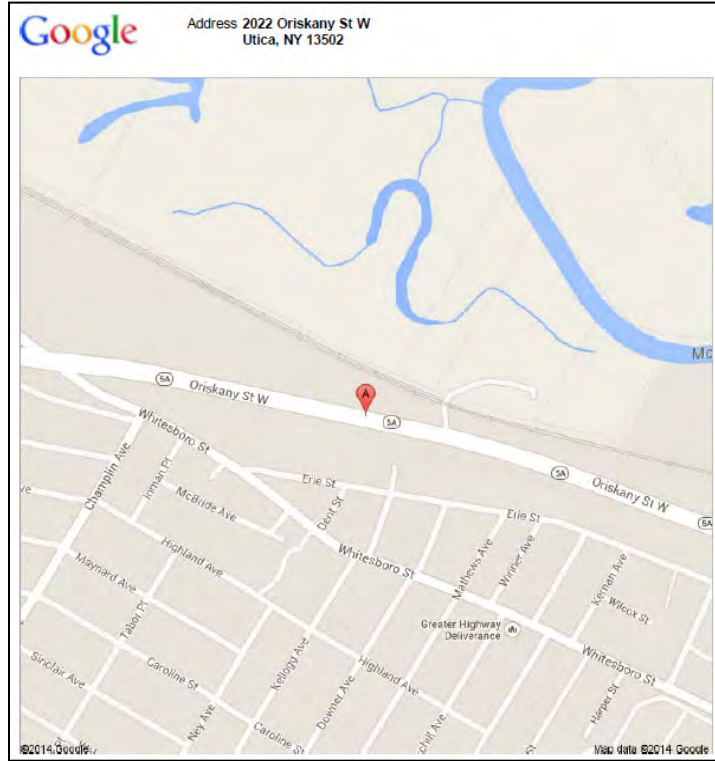
**Zone and/or District status: (Check all that apply)**

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NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

**Use Status/ Property Description/Use and Environmental History:**

This 0.76 acre vacant lot is in the vicinity of a 1973 petroleum gasoline dispensing station. Based on historic use, the presence of soil and/or groundwater contaminants such as VOCs, SVOCs, and metals are possible.

## Location Map



## Digital Photos





**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties  
Site 7**

**Tax Map information (section/block and lot number(s)):**

306.017-1-60

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Former Dunlop Tire and Hyosung USA

**Address:** 2214 Whitesboro St.  
Utica, NY 13502

**Owner(s):** 2214 Whitesboro Street, LLC, 2248 Dewing Ave, Utica, NY 13502

**Publically owned (yes/no):** No

**Foreclosure list (yes/no):** No

**Size:** 3.60

**Existing buildings (number and general condition):** 2 structures

**Zoning:** Light Industrial

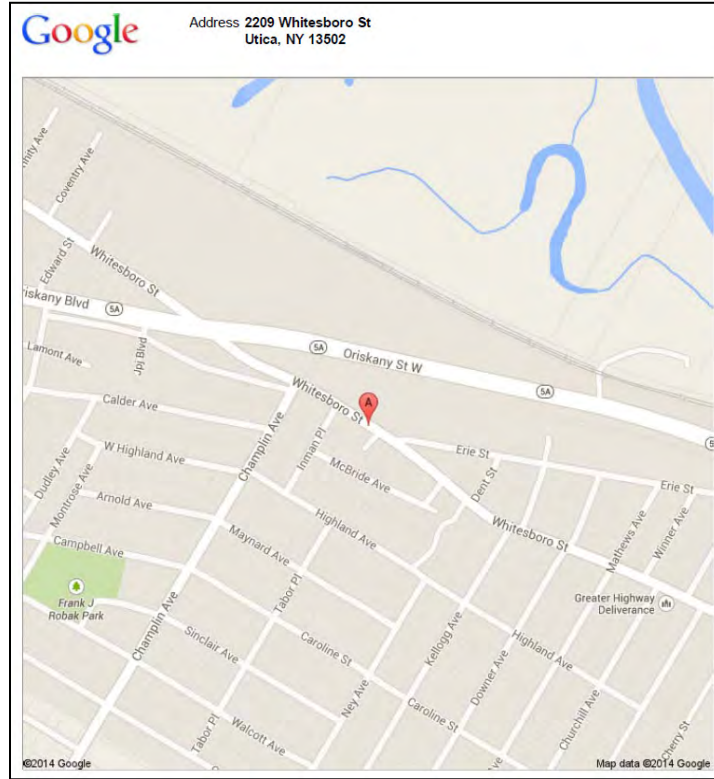
**Zone and/or District status: (Check all that apply)**

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NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

**Use Status/ Property Description/Use and Environmental History:**

Former Dunlop Tire & Rubber Corporation of America (1957 Sanborn) and Hyosung USA manufacturing facilities. Contaminants such as VOCs, SVOCs, PCBs, and metals are possible.

## Location Map



## Digital Photos



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties  
Site 8**

**Tax Map information (section/block and lot number(s)):**

306.017-1-1

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** A-L&L Self Storage

**Address:** 2222 Oriskany Street  
Utica, NY 13502

**Owner(s):** Daniel Loconti, Vita Salerno, and Antoinette Talerico  
2222 Oriskany St Utica, NY 13502

**Publically owned (yes/no):** No

**Foreclosure list (yes/no):** No

**Size:** 9.03 acres

**Existing buildings (number and general condition):** Storage units in good condition

**Zoning:** Light Industrial

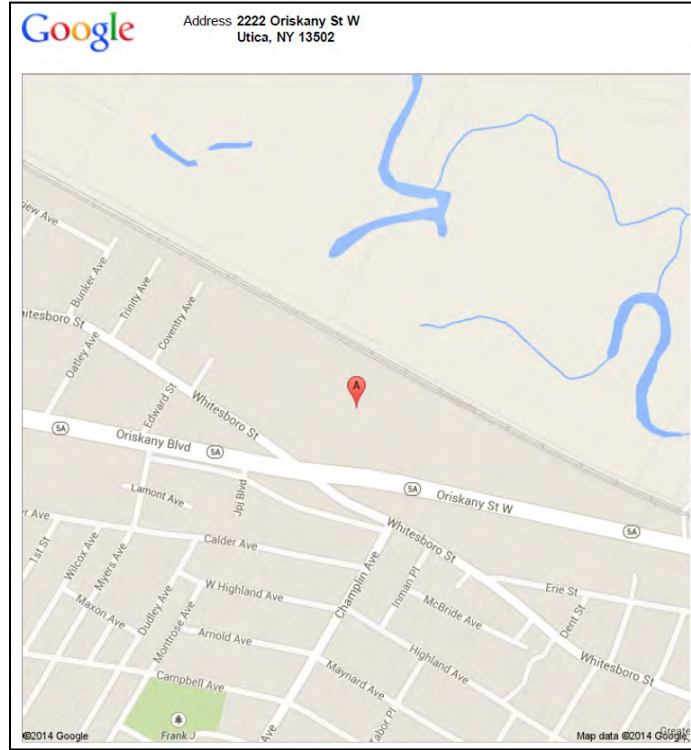
**Zone and/or District status: (Check all that apply)**

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NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

**Use Status/ Property Description/Use and Environmental History:**

Underutilized Site. Sanborn Maps have not revealed any industrial manufacturing activity.

## Location Map



## Digital Photos

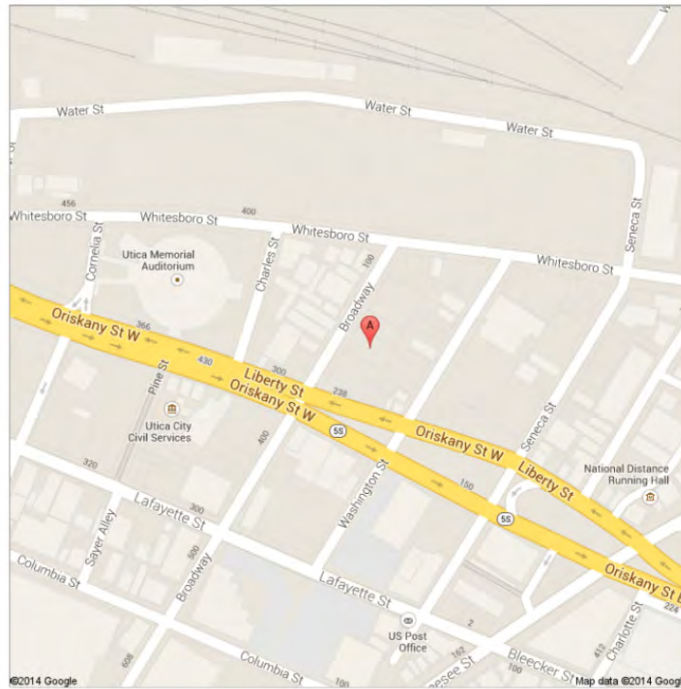




# Location Map



Address 119 Broadway  
Utica, NY 13502



# Digital Photos

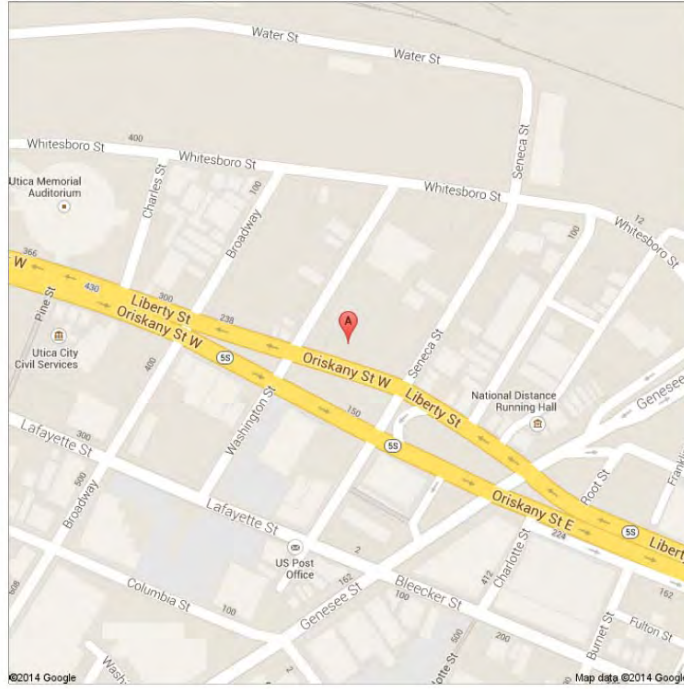




# Location Map



Address 142 Liberty St  
Utica, NY 13502



# Digital Photos



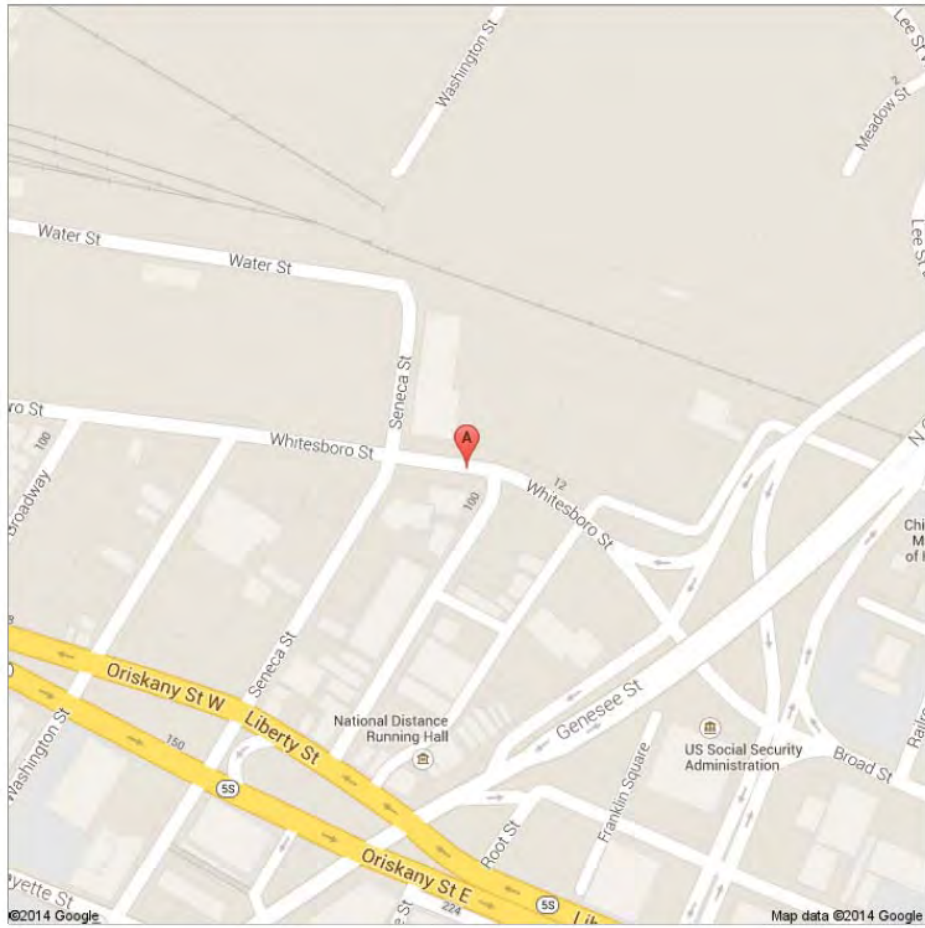




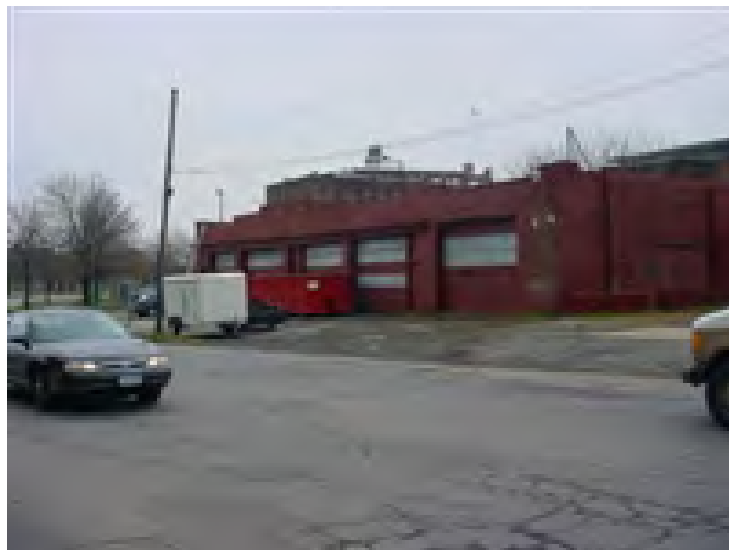
## Location Map



Address **105 Whitesboro St**  
**Utica, NY 13502**



## Digital Photos

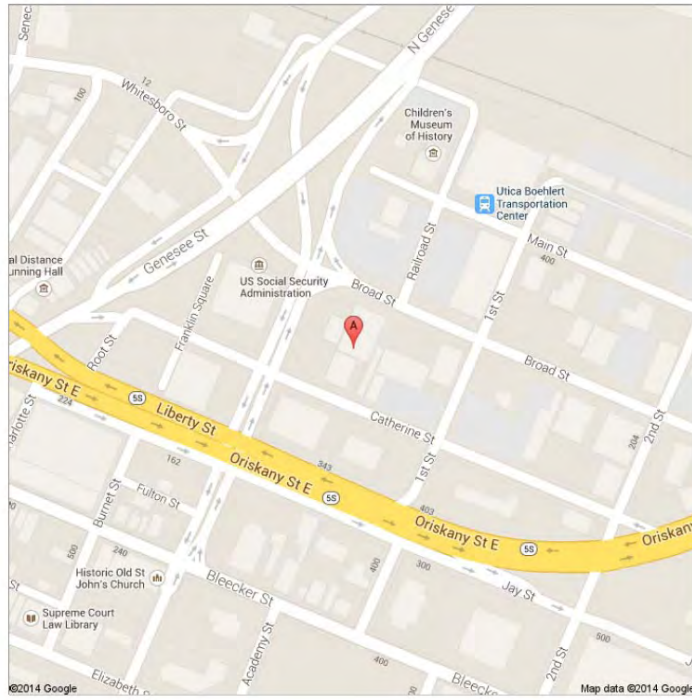




# Location Map



Address 310 Broad St  
Utica, NY 13501



# Digital Photos

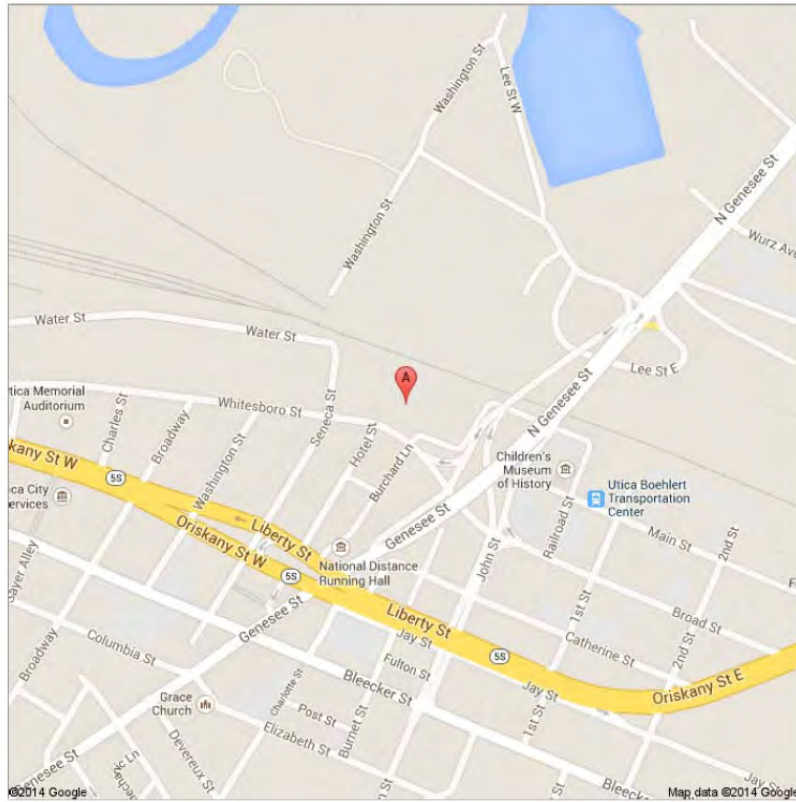




## Location Map



Address 30 Whitesboro St  
Utica, NY 13502



## Digital Photos

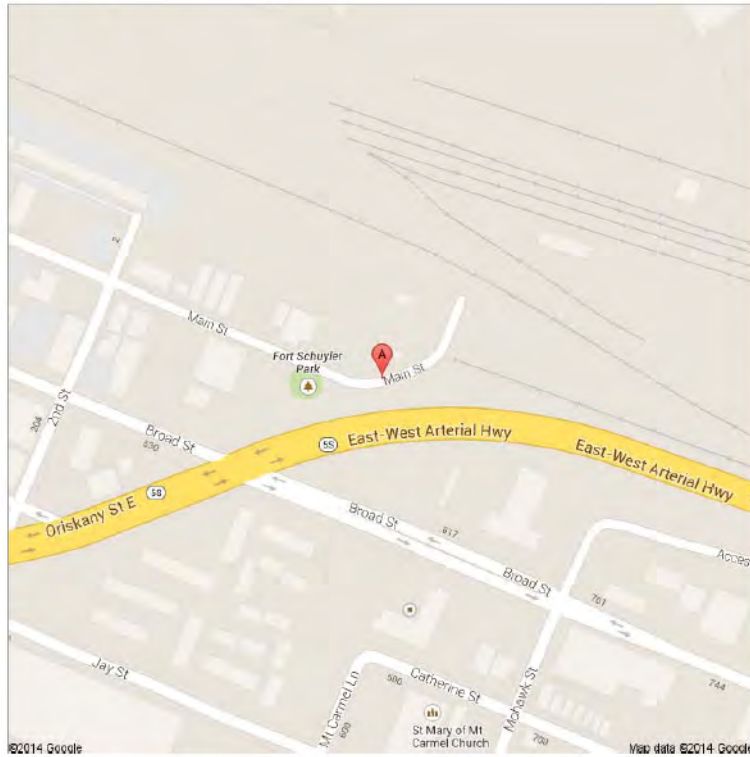




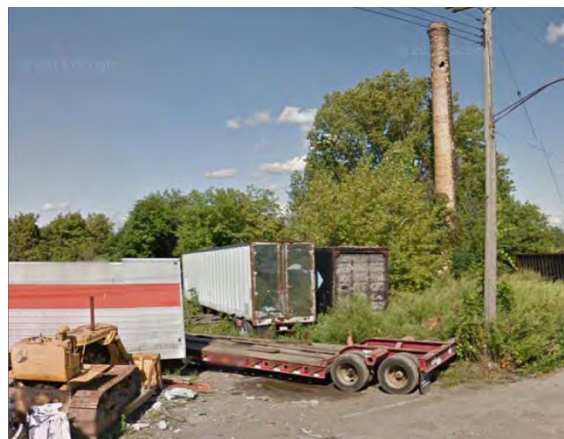
## Location Map



Address 621 Main St  
Utica, NY 13501



## Digital Photos



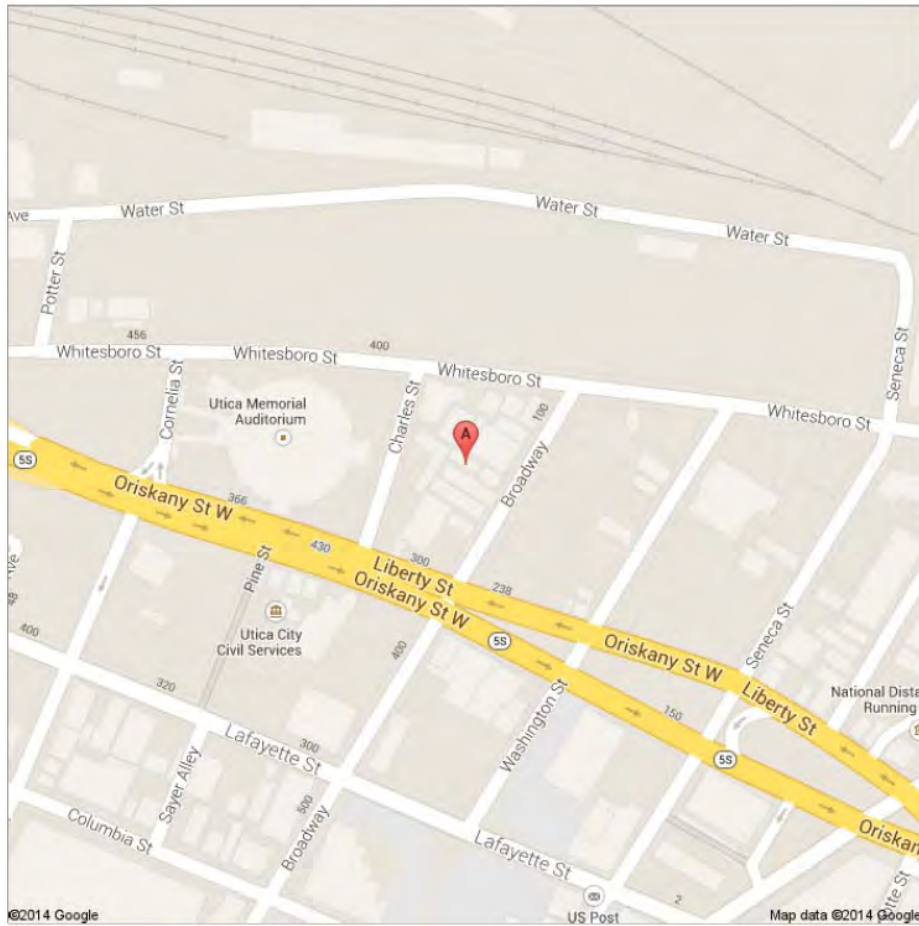




## Location Map



Address 300 Oriskany St W  
Utica, NY 13502



## Digital Photos



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties  
Site 16**

**Tax Map information (section/block and lot number(s)):**

319.009-1-7.1  
319.009-1-7.2

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Vacant lots – Main St.

**Address:** 514 Main St, Utica, NY 13501  
520 Main St, Utica, NY 13501

**Owner(s):** Charles Millar & Son Co, 501 Main St, Utica, NY 13501

**Publically owned (yes/no):** No

**Foreclosure list (yes/no):** No

**Size:** 0.49 acres

**Existing buildings (number and general condition):** 0 structures

**Zoning:** Community Commercial

**Zone and/or District status:** (Check all that apply)

NYS Empire zone:	<input checked="" type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input checked="" type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

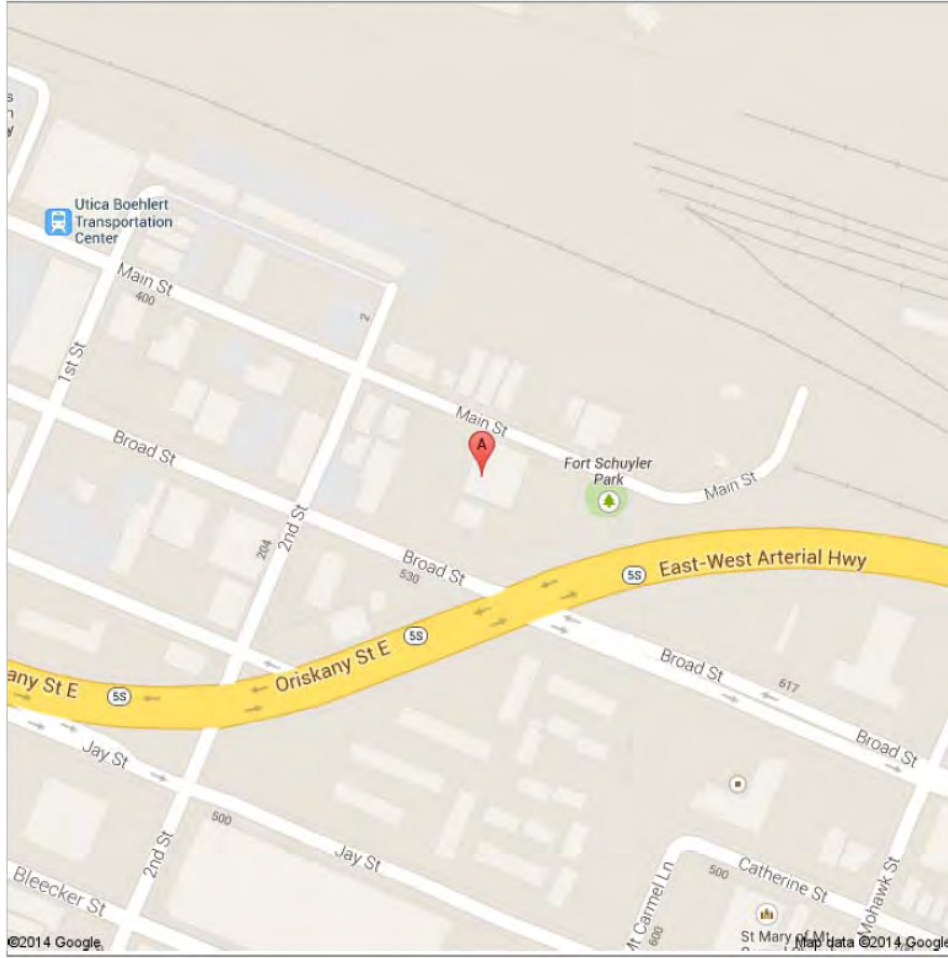
**Use Status/ Property Description/Use and Environmental History:**

This site consists of 0.49 acres currently vacant and formerly used by Charles Millar & Sons Co. Manufacturer of pipes, valves and fittings. Soil and/or groundwater contaminants may include VOCs, SVOCs, and metals.

## Location Map



Address 520 Main St  
Utica, NY 13501



## Digital Photos



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties  
Site 17**

**Tax Map information (section/block and lot number(s)):**

318.034-1-1  
318.008-1-52.1

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Gateway Park (former Washington Court Apartments)

**Address:** Whitesboro St, Utica, NY 13502

**Owner(s):** Utica Urban Renewal Agency, 1 Kennedy Plz, Utica, NY 13502

**Publically owned (yes/no):** Yes

**Foreclosure list (yes/no):** No

**Size:** 15.34 acres

**Existing buildings (number and general condition):** 1 structure, good condition

**Zoning:** Multi family – Low-Density

**Zone and/or District status: (Check all that apply)**

NYS Empire zone:	<input checked="" type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: <u>Gateway</u>	<input checked="" type="checkbox"/>		

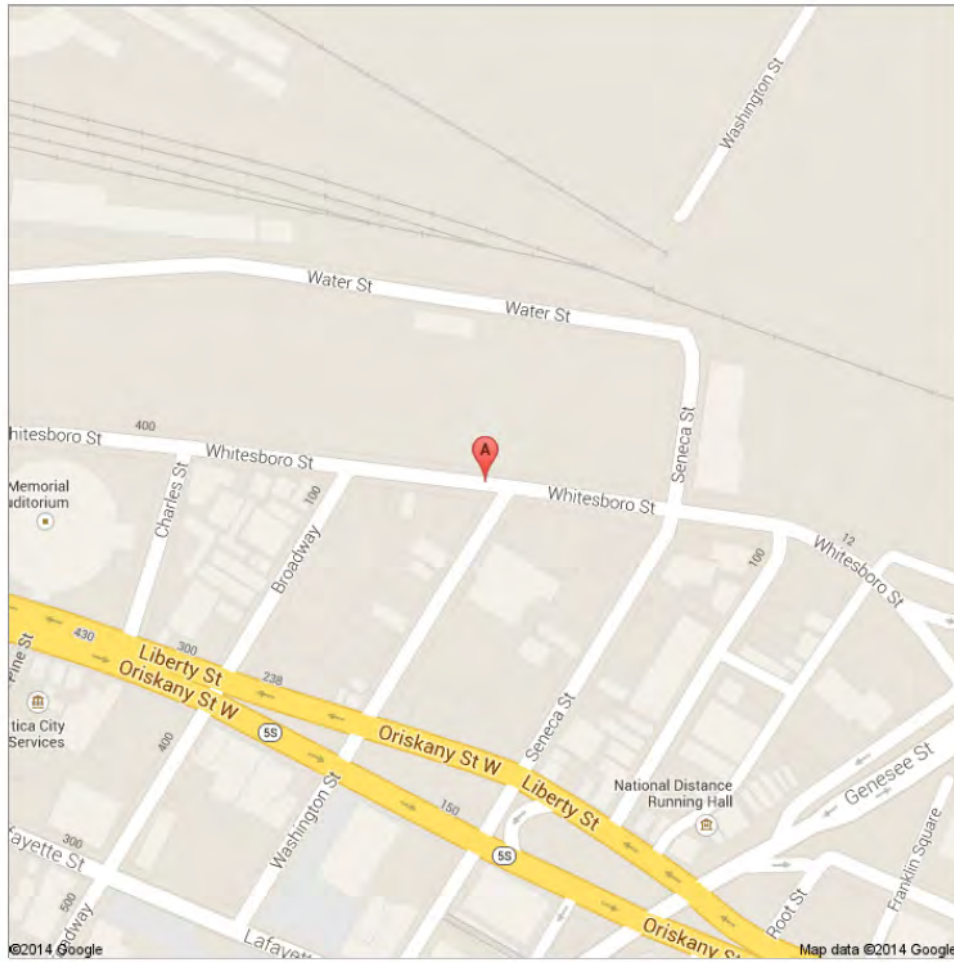
**Use Status/ Property Description/Use and Environmental History:**

Underutilized Site where contaminants such as VOCs, SVOCs, and metals are possible.

## Location Map



Address 222 Whitesboro St  
Utica, NY 13502



## Digital Photos



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties  
Site 18**

**Tax Map information (section/block and lot number(s)):**

319.009-2-17.1  
319.009-2-17.2

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Abandoned Warehouse/Property (Broad St. Warehouse Corp.) – Corner of Broad St. and Mohawk St.

**Address:** 710 Broad St, Utica, NY 13501  
Catherine St.

**Owner(s):** Claris LLC, 161 Drive Inn Rd, Frankfort, NY 13340

**Publically owned (yes/no):** No

**Foreclosure list (yes/no):** No

**Size:** 1.41 acres

**Existing buildings (number and general condition):** 1 structure

**Zoning:** Light Industry

**Zone and/or District status:** (Check all that apply)

NYS Empire zone:	<input checked="" type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

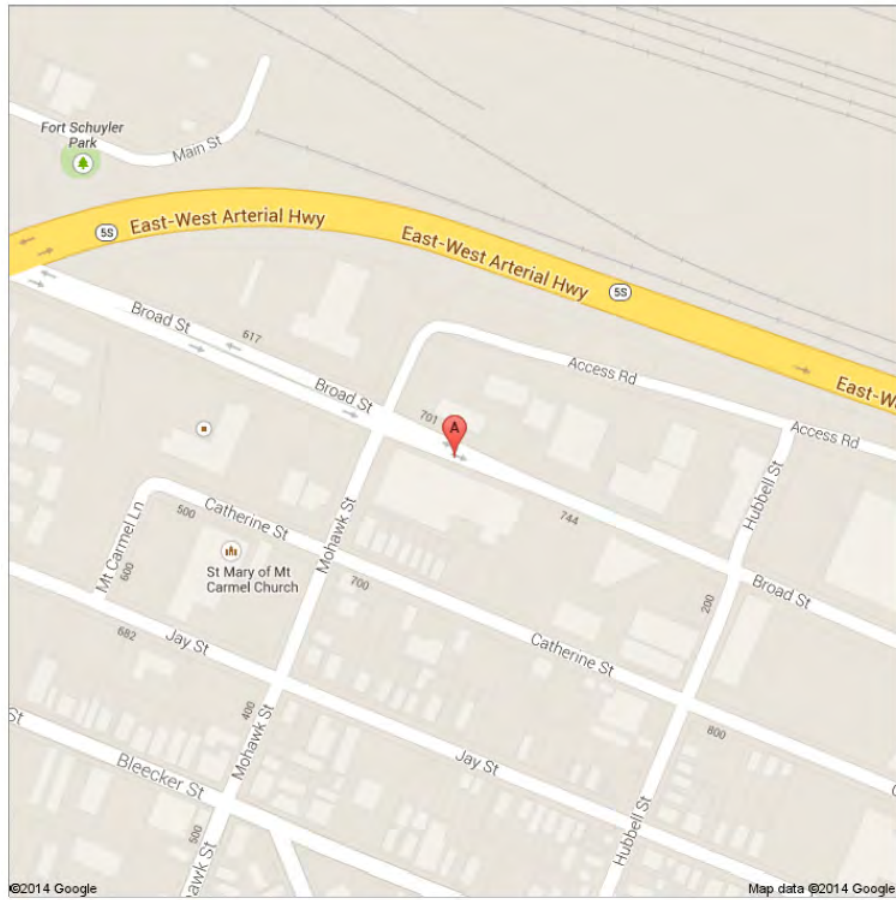
**Use Status/ Property Description/Use and Environmental History:**

This property is currently occupied by the Broad Street Warehouse Corporation (BSWC) facility which includes a multi-story warehouse and parking lots. The facility appears not to be in operation or is underutilized. The site consists of two parcels of property totaling 1.41 acres. A review of the historical Sanborn Maps indicates that the BSWC has occupied the site since 1952. Potential contaminants of concern may include VOCs, SVOCs, metals, and PCBs. Formerly the site was the Avalon Knitware Co. mill.

## Location Map



Address 720 Broad St  
Utica, NY 13501



## Digital Photos



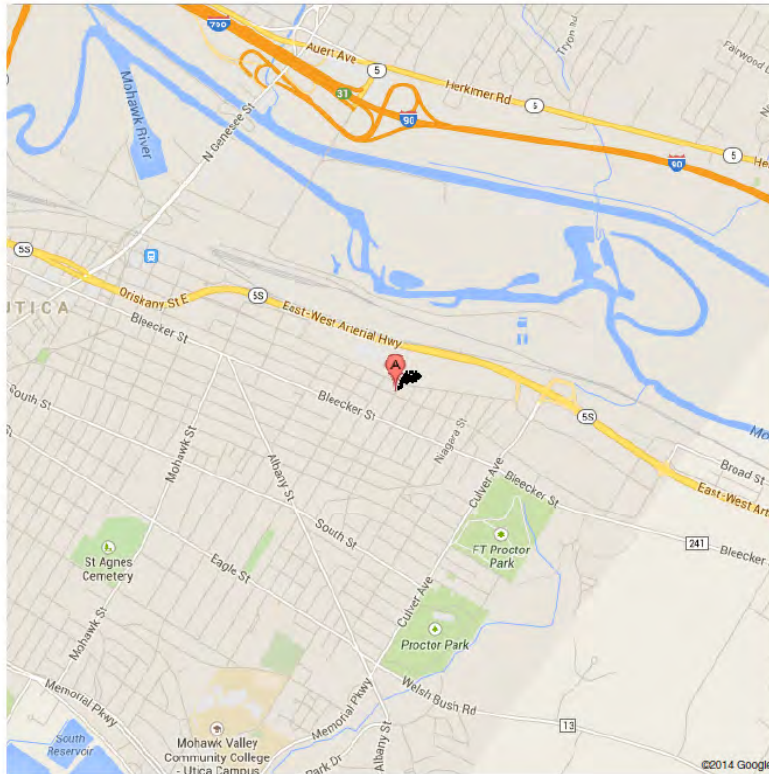




## Location Map



Address 310 Milgate St  
Utica, NY 13501



## Digital Photos

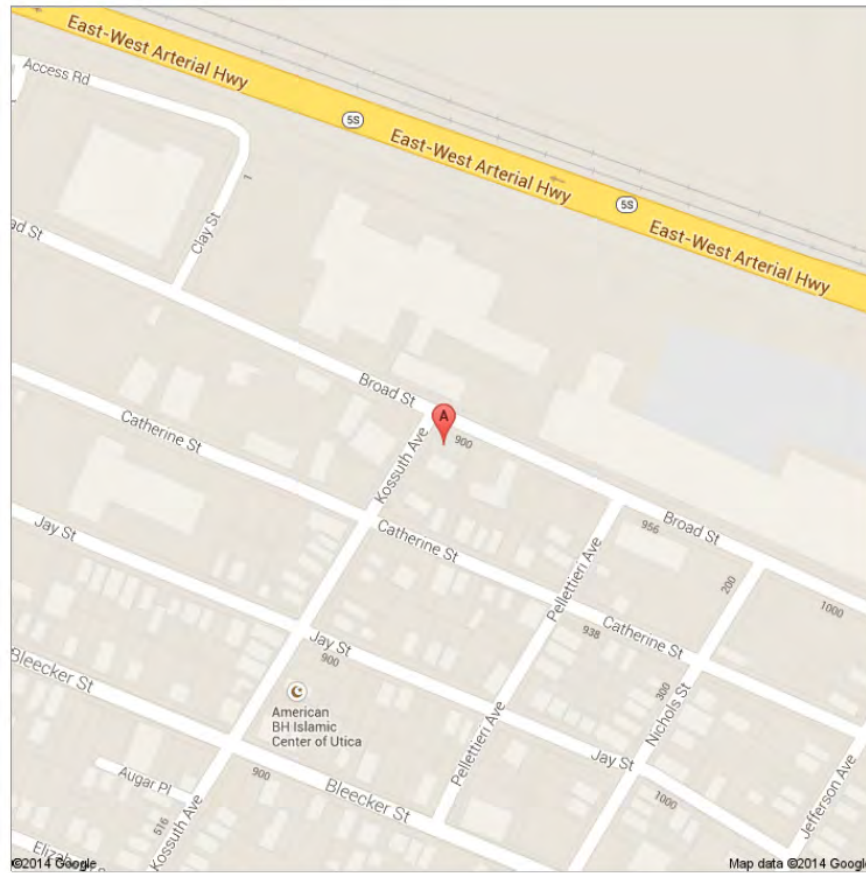




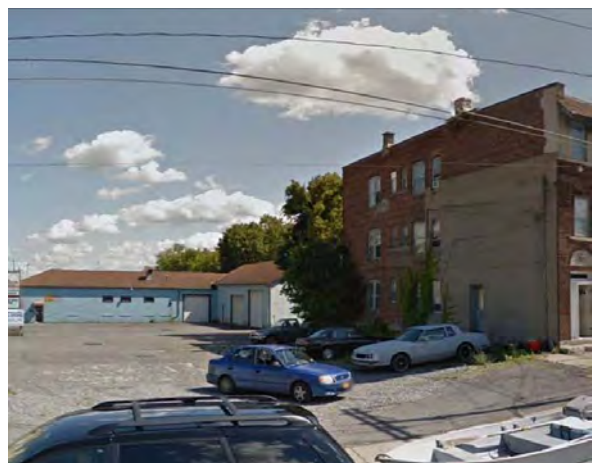
## Location Map



Address **900 Broad St**  
Utica, NY 13501



## Digital Photos

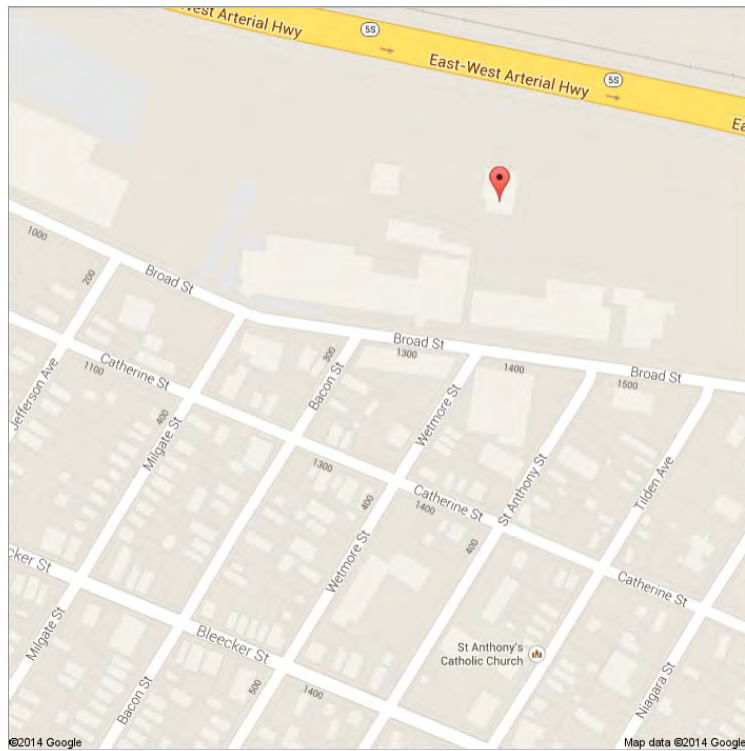




## Location Map



Address East-West Arterial Hwy  
Utica, NY 13504



## Digital Photos



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties  
Site 22**

**Tax Map information (section/block and lot number(s)):**

19.015-2-30  
319.015-2-29

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Abandoned building/Vacant – Culver Ave & Beech Grove Pl**Address:** 2005 Beechgrove Pl, Utica, Ny 13502**Owner(s):** Vintage Properties, LLC., PO Box 178, Utica, NY 13503**Publically owned (yes/no):** No**Foreclosure list (yes/no):** No**Size:** 4.65 acres**Existing buildings (number and general condition):** 1 structure**Zoning:** Light Industry**Zone and/or District status:** (Check all that apply)

NYS Empire zone:	<input checked="" type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

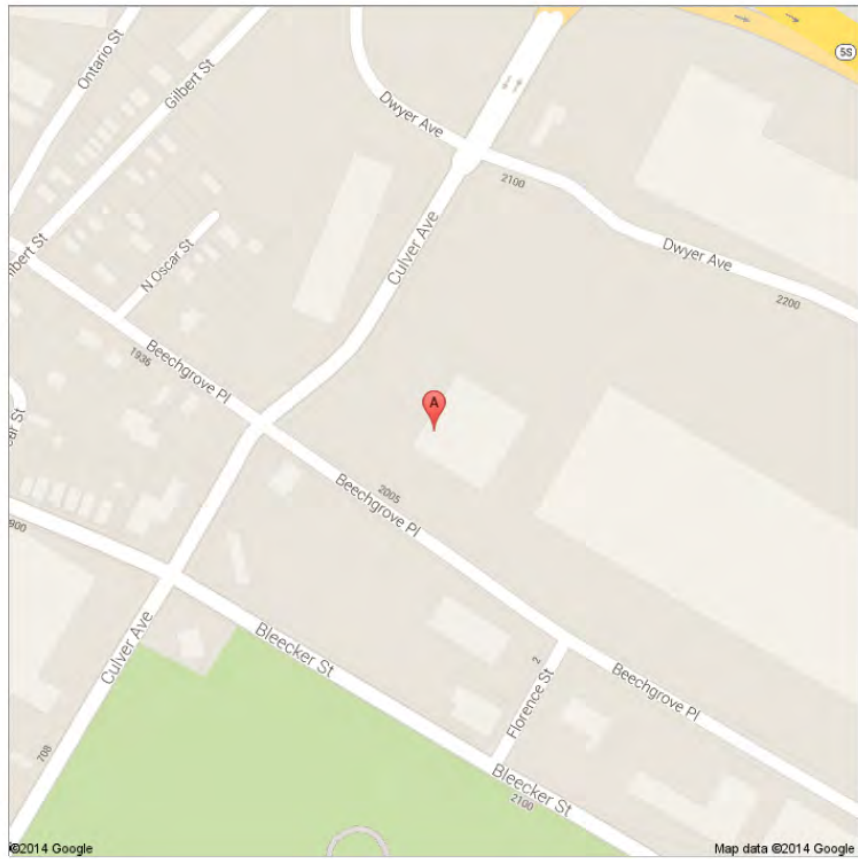
**Use Status/ Property Description/Use and Environmental History:**

The total acreage of this site is 4.65 acres. A 1907 map shows the site being occupied by the Utica Pipe Foundry. On the 1952 and 1973 Sanborn Maps, the northeast portion of the site is occupied by the Utica Structural Steel Inc. foundry. The 1986 Sanborn Map indicates that the former foundry operation is vacant and the southern portion of the site is occupied by the Joseph and Fleiss Co. coat factory. Based on the age and condition of the buildings, historical site use and site inspection, the presence of contaminants on or beneath the site is likely. Potential contaminants of concern may include VOCs, SVOCs, metals and PCBs.

## Location Map



Address 2005 Beechgrove Pl  
Utica, NY 13501



## Digital Photos



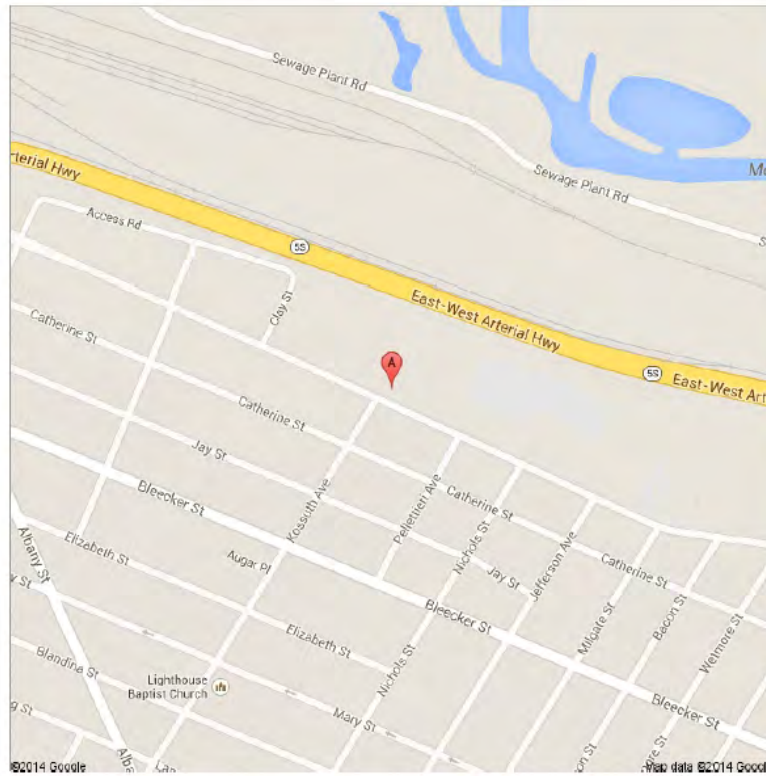




# Location Map



Address **851 Broad St**  
Utica, NY 13501

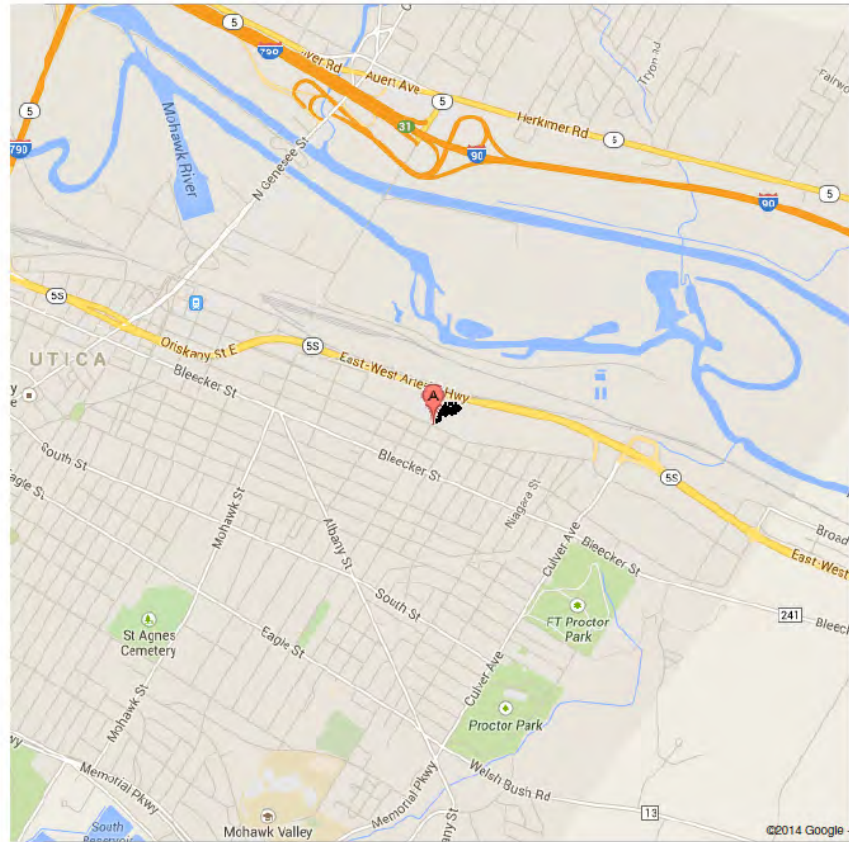


# Digital Photos





## Location Map



## Digital Photos

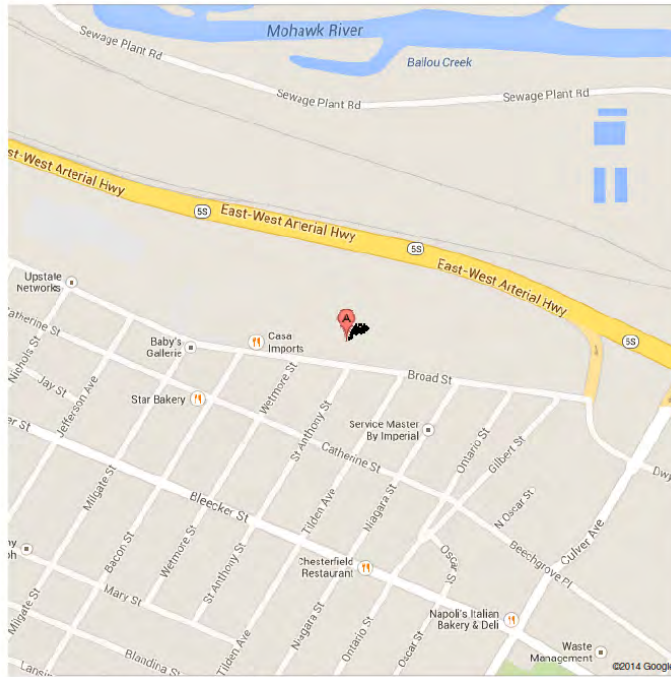




# Location Map



Address 1501 Broad St  
Utica, NY 13501



# Digital Photos



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties  
Site 26**

**Tax Map information (section/block and lot number(s)):**

319.015-1-1.1  
319.015-1-1.2

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Former Mutual Box Board Company

**Address:** 1821 Broad St, Utica, NY 13501

**Owner(s):** JAYCHLO, LLC, 1821 Broad St., Utica, NY 13501

**Publically owned (yes/no):** No

**Foreclosure list (yes/no):** No

**Size:** 4.01

**Existing buildings (number and general condition):** 2 structures

**Zoning:** Light Industry

**Zone and/or District status: (Check all that apply)**

NYS Empire zone:	<input checked="" type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

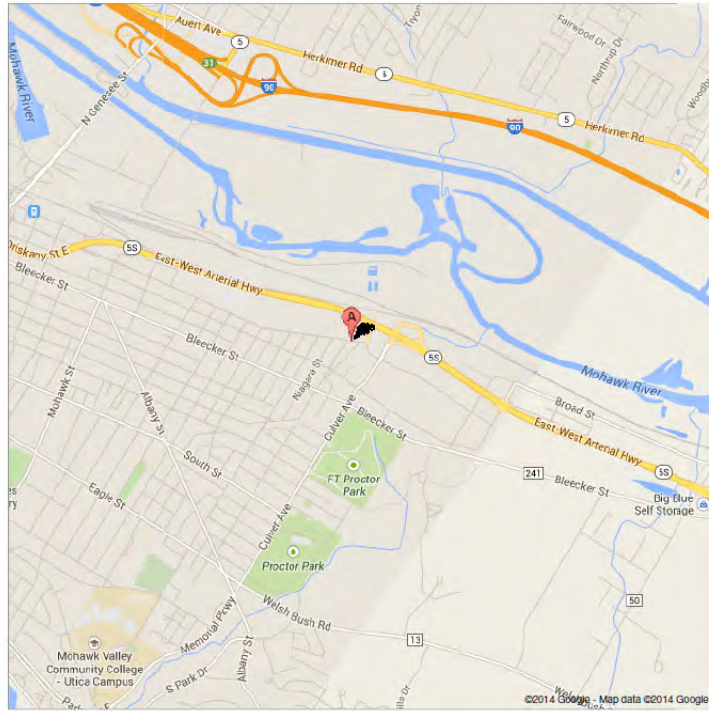
**Use Status/ Property Description/Use and Environmental History:**

Former Mutual Box Board Company. Based on historic industrial use soil and/or groundwater contaminants may include VOCs, SVOCs, PCBs and metals.

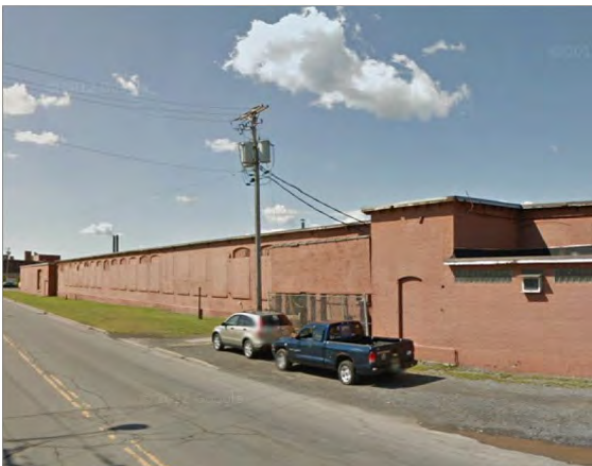
# Location Map



Address 1821 Broad St  
Utica, NY 13501



# Digital Photos



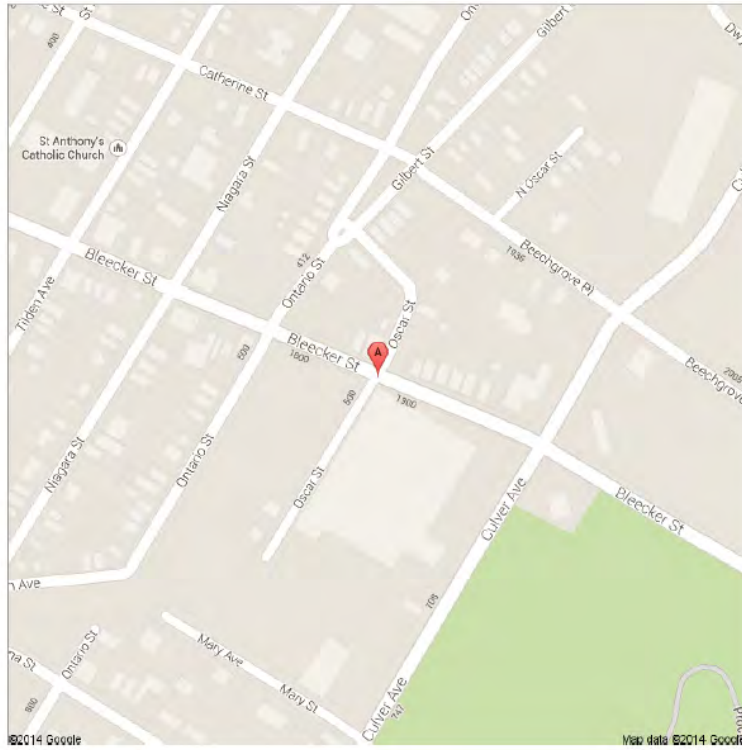




## Location Map



Address 1900 Bleecker St  
Utica, NY 13501



## Digital Photos



**Pre-Nomination Study**  
**Descriptive Profile of Brownfield and Underutilized Properties**  
**Site 28**

**Tax Map information (section/block and lot number(s)):**

319.019-1-1.2

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Vacant Lot – South Side of Dwyer Avenue

**Address:** Beechgrove Pl, Utica, NY 13501

**Owner(s):** One Oxford Crossing, LLC, PO Box 684, New Hartford, NY 13413

**Publically owned (yes/no):** No

**Foreclosure list (yes/no):** No

**Size:** 6.21 acres

**Existing buildings (number and general condition):** 0 structures

**Zoning:** Light Industry

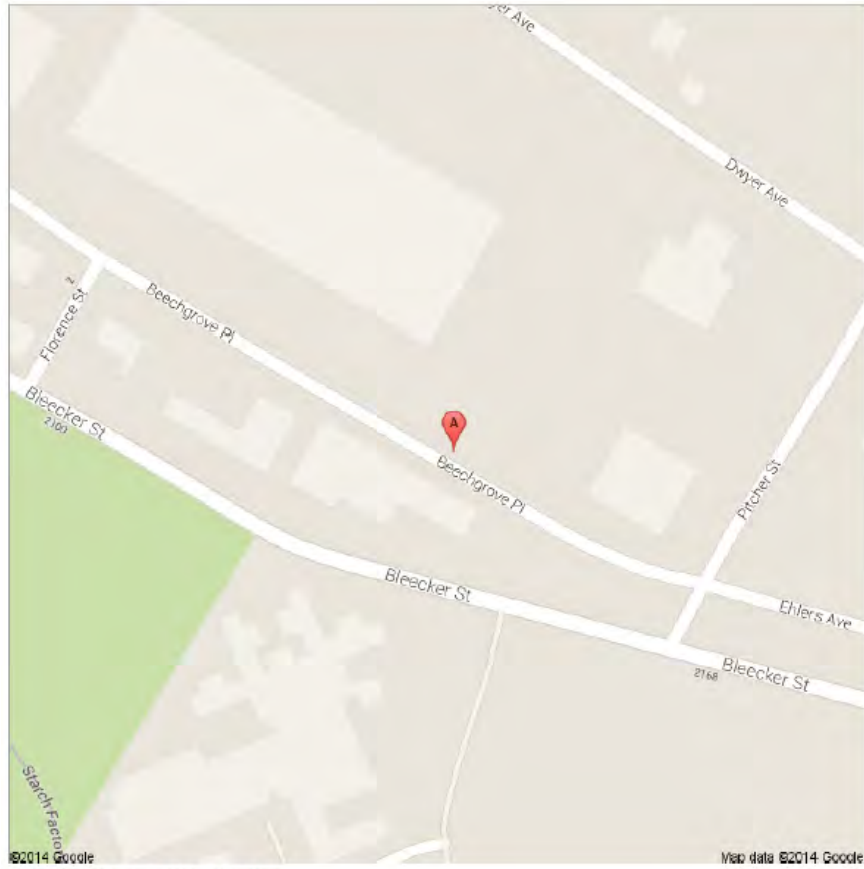
**Zone and/or District status: (Check all that apply)**

NYS Empire zone:	<input checked="" type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

**Use Status/ Property Description/Use and Environmental History:**

North half of site formerly auto wrecking (1973 Sanborn Map). Contaminants of concern include VOCs, SVOCs, metals, and PCBs.

## Location Map



A **Beechgrove Construction**  
2175 Beechgrove Pl, Utica, NY  
(315) 793-3000

## Digital Photos



**Pre-Nomination Study**  
**Descriptive Profile of Brownfield and Underutilized Properties**  
**Site 29**

**Tax Map information (section/block and lot number(s)):**

319.020-1-18

**Preliminary Assessment of Importance and Ranking:**

High                       Medium                       Low

**Name:** Lot Adjacent to Cobblestone Construction Building**Address:** Dwyer Ave, Utica, NY 13501**Owner(s):** Cobblestone Construction, LLC, 421 Broad St, Utica, NY 13501**Publically owned (yes/no):** No**Foreclosure list (yes/no):** No**Size:** 2.35 acres**Existing buildings (number and general condition):** 0 structures**Zoning:** Light Industry**Zone and/or District status: (Check all that apply)**

NYS Empire zone:	X	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

**Use Status/ Property Description/Use and Environmental History:**

2145 Dwyer Avenue NYSDEC State Superfund site. Former carriage manufacturing (1899 Sanborn Map), auto body manufacturing (1925 Sanborn Map), textile machinery manufacturing (1952 Sanborn Map), and fire ruins (1973 Sanborn Map). Currently, a NYSDEC remediation system is present on site. Contaminants of concern include VOCs, SVOCs, and metals.

## Location Map



Address Turner St  
Utica, NY 13501



## Digital Photos



**Pre-Nomination Study**  
**Descriptive Profile of Brownfield and Underutilized Properties**  
**Site 30**

**Tax Map information (section/block and lot number(s)):**

319.020-1-8  
 319.020-1-9  
 319.020-1-10

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Abandoned Utility Substation**Address:** Turner St, Utica, NY 13501

**Owner(s):** 1. Niagara Mohawk, 300 Erie Blvd, Syracuse, NY 13202  
 2. 301 Turner St, LLC, 210 Commons Rd, Utica, NY 13502

**Publically owned (yes/no):** No**Foreclosure list (yes/no):** No**Size:** 0.89 acres**Existing buildings (number and general condition):** 1 structures**Zoning:** Light Industry**Zone and/or District status:** (Check all that apply)

NYS Empire zone:	<input checked="" type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

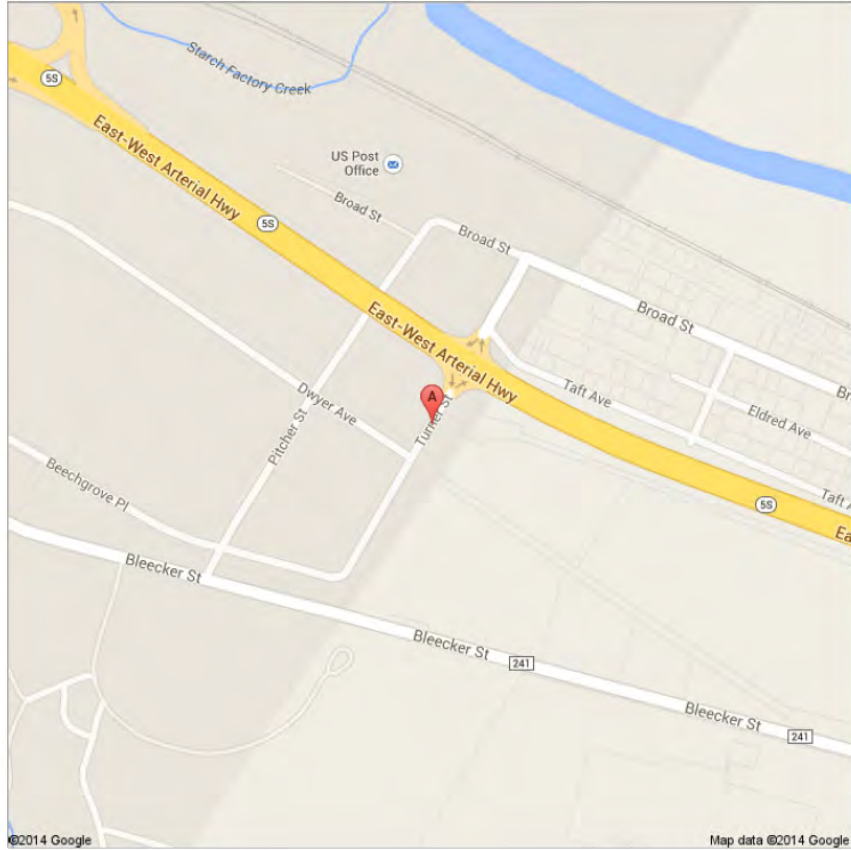
**Use Status/ Property Description/Use and Environmental History:**

Listed as Turner Road NYSDEC State Superfund site. Foundation ruins and a groundwater monitoring well present adjacent to existing structure. Contaminants of concern include VOCs, SVOCs, PCBs, and metals.

## Location Map



Address **3 Turner St**  
**Utica, NY 13501**



## Digital Photos





**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties  
Site 31**

**Tax Map information (section/block and lot number(s)):**

319.020-1-11.2

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Abandoned Utility Substation

**Address:** 311 Turner St, Utica, NY 13501

**Owner(s):** Charleston Mall of Utica, LLC, 3 Hopper St, Utica, NY 13501

**Publically owned (yes/no):** No

**Foreclosure list (yes/no):** No

**Size:** 1.20 acres

**Existing buildings (number and general condition):** 2 structures

**Zoning:** Light Industry

**Zone and/or District status: (Check all that apply)**

NYS Empire zone:	<input checked="" type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

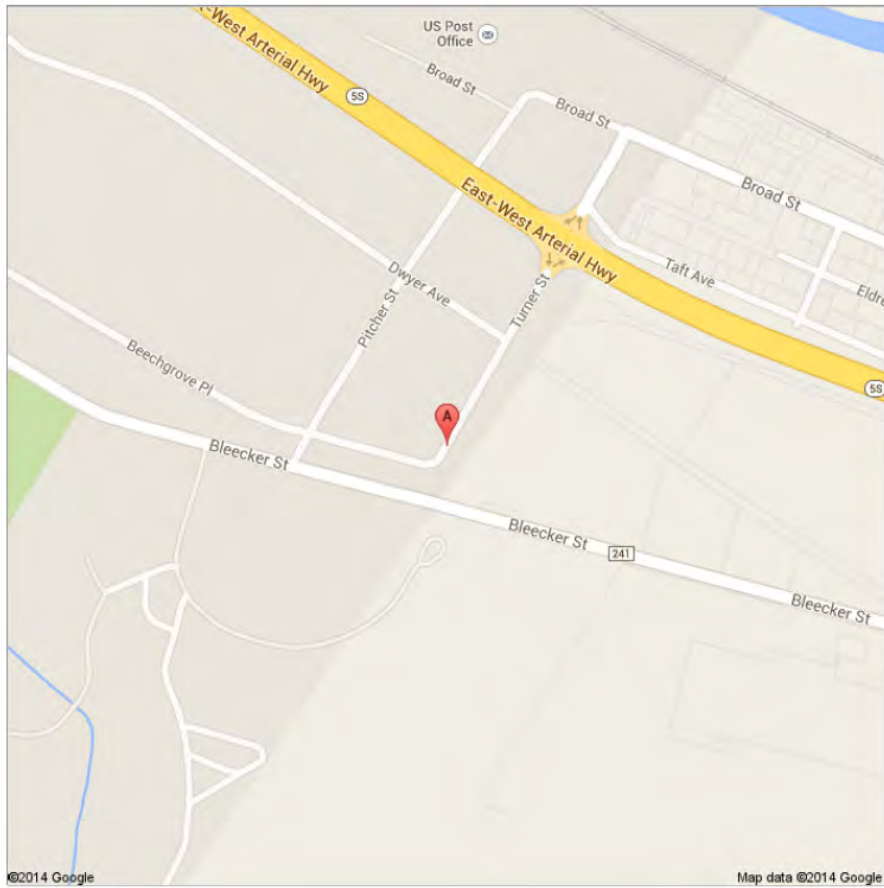
**Use Status/ Property Description/Use and Environmental History:**

Buildings fronting Turner Street are within the City of Utica. Listed NYSDEC State Superfund site. Former Sperry-Rand Corporation and The Savage Arms Corporation manufacturing facilities. Contaminants of concern include VOCs, SVOCs, and metals.

## Location Map



Address **311 Turner St**  
**Utica, NY 13501**



## Digital Photos



**Pre-Nomination Study**  
**Descriptive Profile of Brownfield and Underutilized Properties**  
**Site 32**

**Tax Map information (section/block and lot number(s)):**

319.016-1-2

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Former Junk Yard North of Broad Street

**Address:** Broad St, Utica, NY 13501

**Owner(s):** Bradford J. Gorea Sr., 6 Deerpath Ct, New Hartford, NY 13413

**Publically owned (yes/no):** No

**Foreclosure list (yes/no):** No

**Size:** 5.80 acres

**Existing buildings (number and general condition):** 0 structures

**Zoning:** Light Industry

**Zone and/or District status: (Check all that apply)**

NYS Empire zone:	<input type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

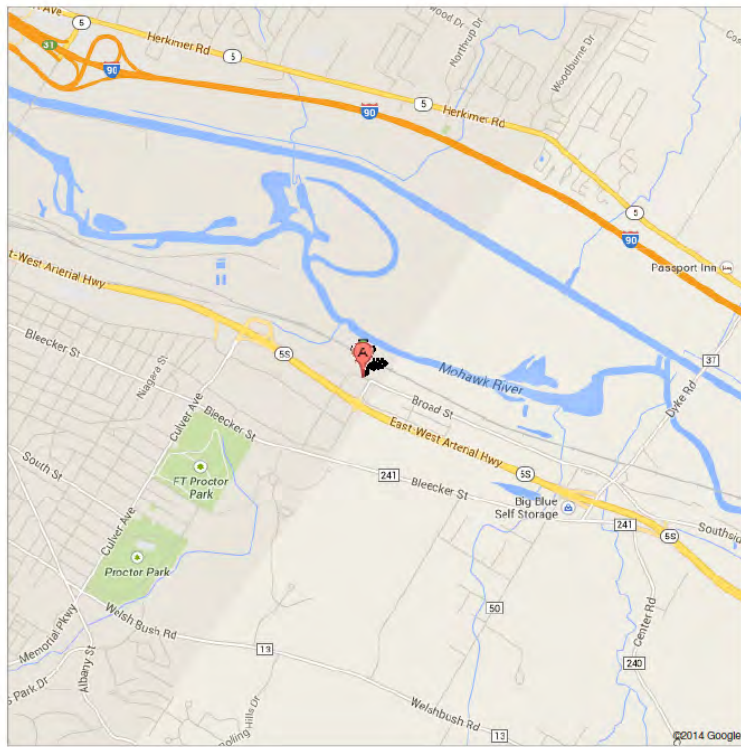
**Use Status/ Property Description/Use and Environmental History:**

Currently used for parking of truck trailers. Former junk yard (USGS Topographic Map). Contaminants of concern include VOCs, SVOCs, and metals.

# Location Map



Address 2101-2161 Broad St  
Utica, NY 13504



# Digital Photos



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties  
Site 33**

**Tax Map information (section/block and lot number(s)):**

319.020-1-3

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Former Gas Station – Southwest Corner Intersection of Turner and Broad Streets

**Address:** 2160 Broad St, Utica, NY 13501

**Owner(s):** Maria Bagan, 2160 Broad St, Utica, NY 13501

**Publically owned (yes/no):** No

**Foreclosure list (yes/no):** No

**Size:** 0.23 acres

**Existing buildings (number and general condition):** 1 structures

**Zoning:** Light Industry

**Zone and/or District status: (Check all that apply)**

NYS Empire zone:	<input checked="" type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

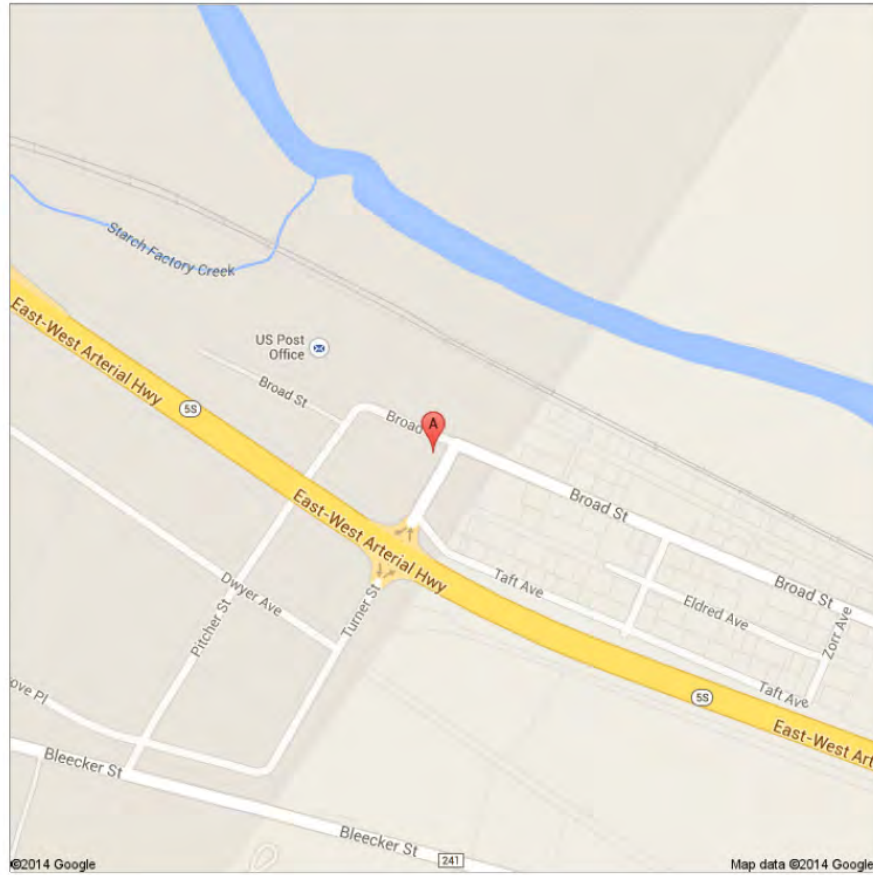
**Use Status/ Property Description/Use and Environmental History:**

Currently Upstate Auto (closed/inactive?). Contaminants of concern include VOCs and SVOCs (petroleum), and metals.

## Location Map



Address **2160 Broad St**  
**Utica, NY 13501**



## Digital Photos



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties  
Site 34**

**Tax Map information (section/block and lot number(s)):**

319.020-1-4

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Former Gas Station – Southwest Corner Intersection of Turner and Broad Streets

**Address:** Turner St, Utica, NY 13501

**Owner(s):** Vladimir Germanovich, 503 Albrecht Rd, Rome, NY 13440

**Publically owned (yes/no):** No

**Foreclosure list (yes/no):** No

**Size:** 0.13 acres

**Existing buildings (number and general condition):** 1 structures

**Zoning:** Light Industry

**Zone and/or District status: (Check all that apply)**

NYS Empire zone:	<input checked="" type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

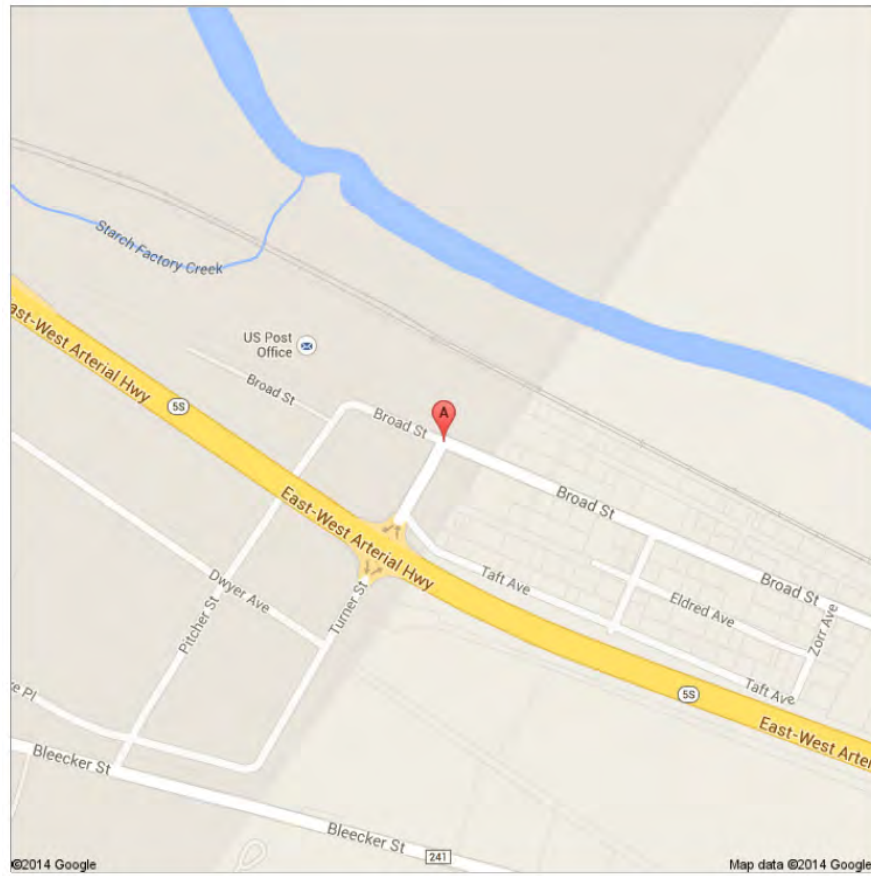
**Use Status/ Property Description/Use and Environmental History:**

Abandoned gas station. Contaminants of concern include VOCs and SVOCs (petroleum), and metals.

## Location Map



Address **2164 Broad St**  
**Utica, NY 13504**



## Digital Photos





**Pre-Nomination Study**  
**Descriptive Profile of Brownfield and Underutilized Properties**  
**Site 35**

**Tax Map information (section/block and lot number(s)):**

319.005-1-4

**Preliminary Assessment of Importance and Ranking:**

High                       Medium                       Low

**Name:** Closed Gas Station – 188 Genesee St.**Address:** 188 Genesee St, Utica, NY 13502**Owner(s):** Two Frederick St, LLC, 230 Genesee St. Utica, NY 13502**Publically owned (yes/no):** No**Foreclosure list (yes/no):** No**Size:** 0.45 acres**Existing buildings (number and general condition):** 1 structures**Zoning:** Community Commercial**Zone and/or District status: (Check all that apply)**

NYS Empire zone:	X	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

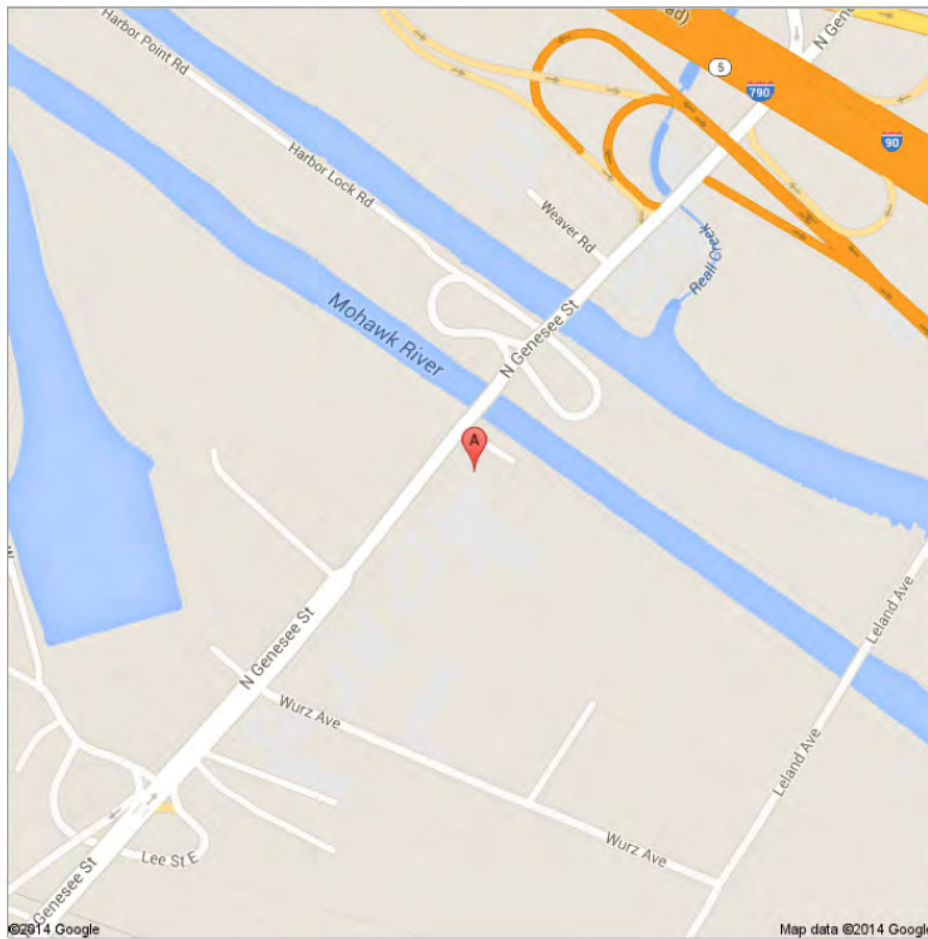
**Use Status/ Property Description/Use and Environmental History:**

This site is currently occupied by a closed service station. The total acreage of this property is 0.45 acres. The site appears as vacant on the 1899 Sanborn Map and as occupied by dwellings on the 1925 and 1952 Sanborn Maps. The site appears as a filling station on the 1973 and 1986 Sanborn Maps. This parcel appears on both the NYS LTANKS and NYS Historical LTANKS databases as North Genesee Automotive. These files indicate that a spill file was opened during removal of a total of six (6) USTs. The spill was closed by the NYSDEC in 1998 as meeting standards. Based on the age and condition of the buildings, historical site use and site inspection observations, the presence of contaminants on or beneath the site is likely. Potential contaminants of concern may include VOCs, SVOCs, and metals.

## Location Map



Address **188 N Genesee St**  
**Utica, NY 13502**



## Digital Photos



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties  
Site 36**

**Tax Map information (section/block and lot number(s)):**

319.005-1-9

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Vacant lot between Denny's and Days Inn

**Address:** 166 Genesee St, Utica, NY 13502

**Owner(s):** 166 Genesee St, LLC, 151 Genesee St, Utica, NY 13502

**Publically owned (yes/no):** No

**Foreclosure list (yes/no):** No

**Size:** 0.36 acres

**Existing buildings (number and general condition):** 0 structures

**Zoning:** Community Commercial

**Zone and/or District status: (Check all that apply)**

NYS Empire zone:	<input checked="" type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

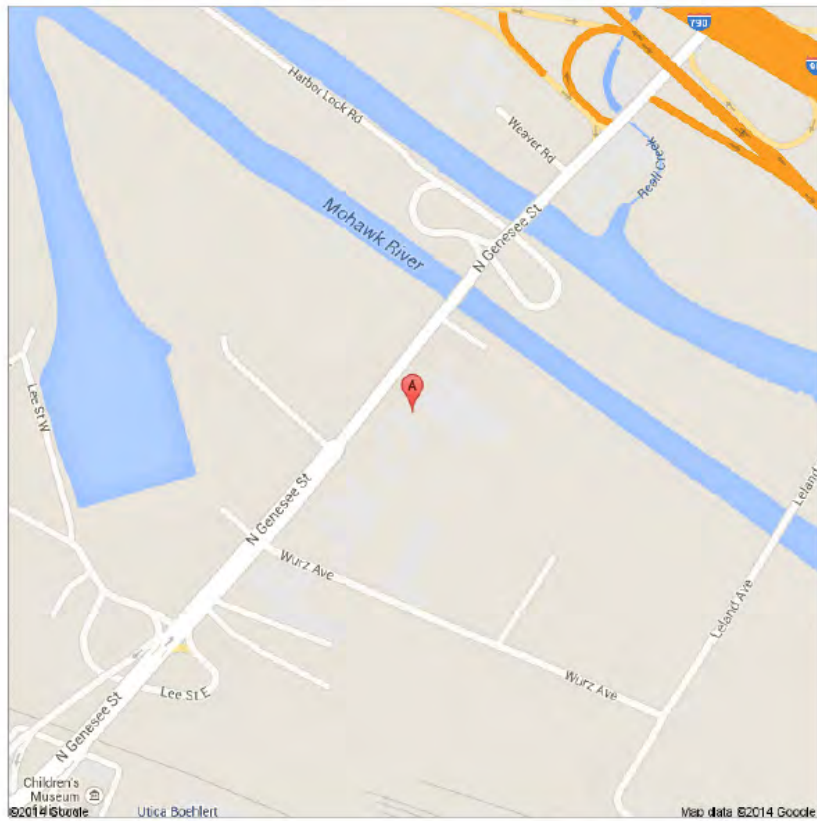
**Use Status/ Property Description/Use and Environmental History:**

Unknown environmental condition. Potential SVOCs and metals in urban fill.

## Location Map

Google

Address **166 N Genesee St**  
Utica, NY 13502



## Digital Photos

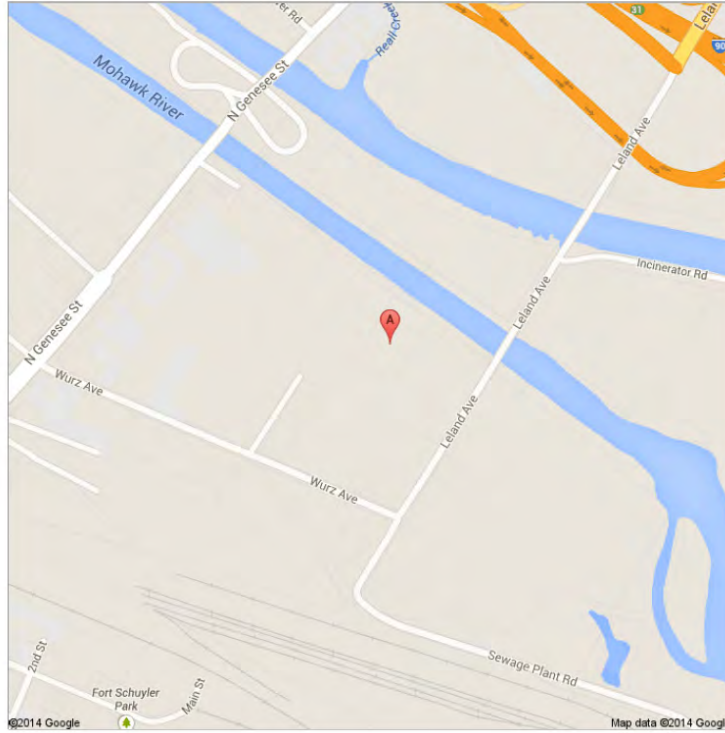




# Location Map



Address **69 Wurz Ave**  
Utica, NY 13502



# Digital Photos



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties  
Site 38**

**Tax Map information (section/block and lot number(s)):**

318.008-1-18

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Vacant Building /Property – 105 through 109 North Genesee St.

**Address:** 107 N Genesee St, Utica, NY 13502

**Owner(s):** City of Utica, 1 Kennedy Plz, Utica, NY 13502

**Publically owned (yes/no):** Yes, owned by the city of Utica

**Foreclosure list (yes/no):** No

**Size:** 0.56 acres

**Existing buildings (number and general condition):** 1 structures

**Zoning:** Planned Development Extraordinary

**Zone and/or District status: (Check all that apply)**

NYS Empire zone:	<input checked="" type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

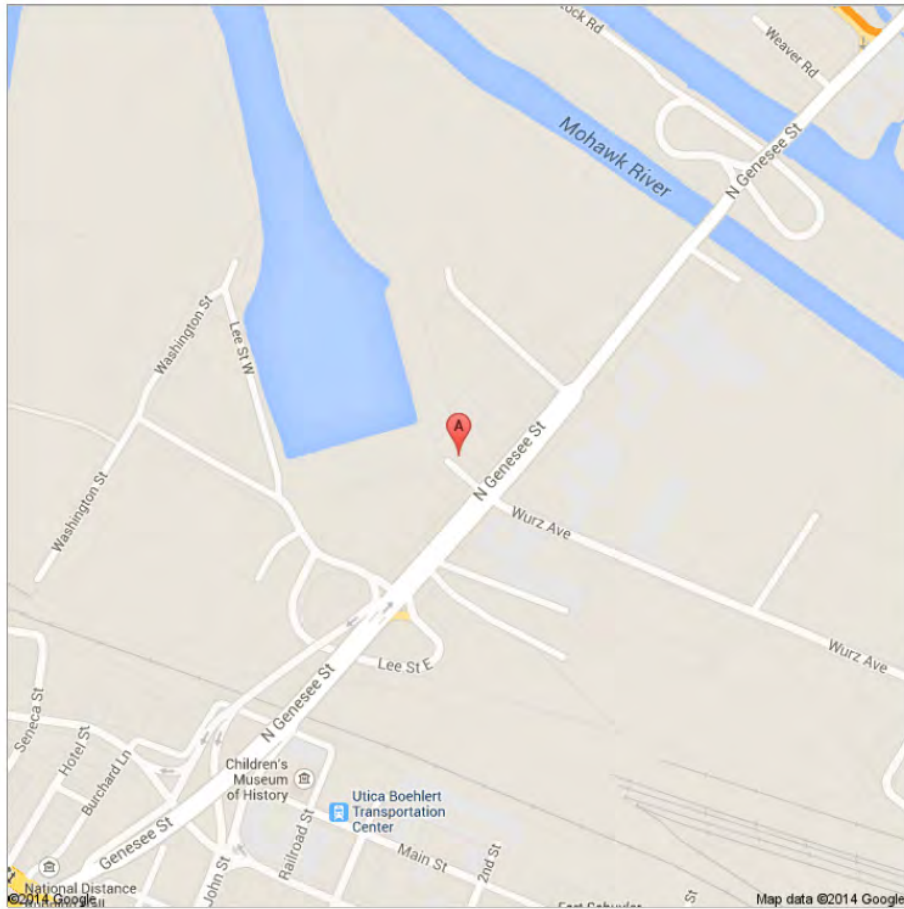
**Use Status/ Property Description/Use and Environmental History:**

This site was the district office of the New York State Department of Public Works before it merged with other Departments to become the New York State Department of Transportation. The site is vacant and underutilized.

## Location Map



Address **105 N Genesee St**  
Utica, NY 13502



## Digital Photos



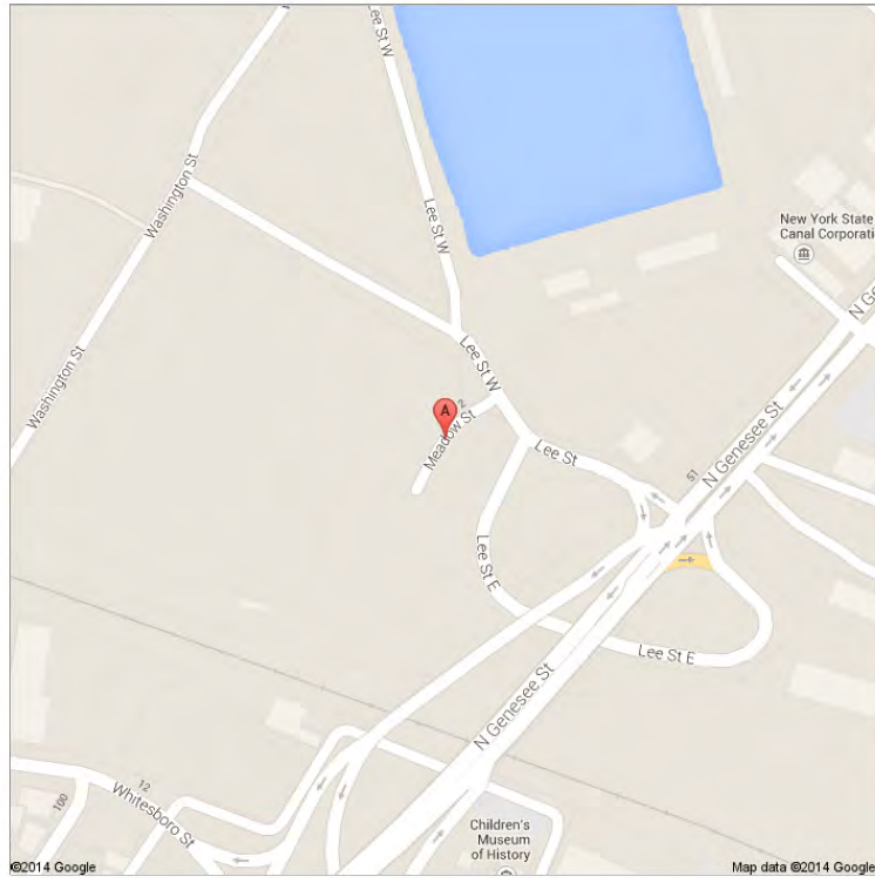




## Location Map



Address **Meadow St**  
**Utica, NY 13502**



## Digital Photos



**Pre-Nomination Study**  
**Descriptive Profile of Brownfield and Underutilized Properties**  
**Site 40**

**Tax Map information (section/block and lot number(s)):**

318.008-1-6.1

**Preliminary Assessment of Importance and Ranking:**

High                       Medium                       Low

**Name:** Former Monarch Chemical Co. Inc.**Address:** Meadow St, Utica, NY 13502**Owner(s):** Monarch Chemicals Inc, 1765 Ringling Blvd, Sarasota, FL 34236**Publically owned (yes/no):** No**Foreclosure list (yes/no):** No**Size:** 4.06 acres**Existing buildings (number and general condition):** 1 structures**Zoning:** Planned Development Extraordinary**Zone and/or District status: (Check all that apply)**

NYS Empire zone:	X	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

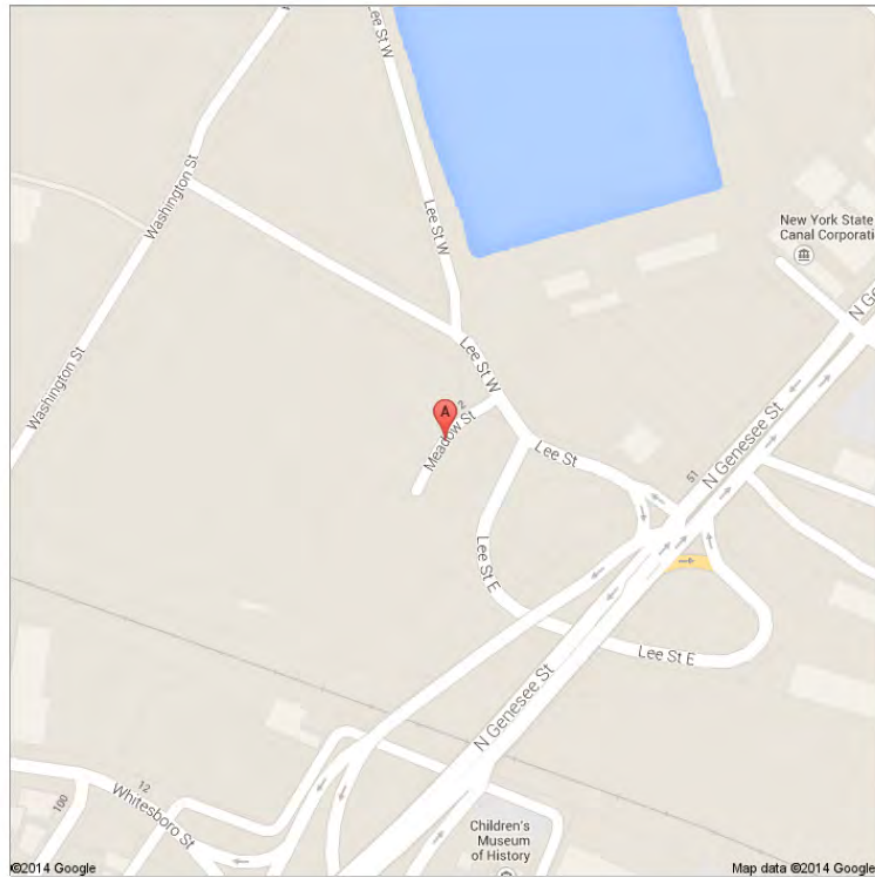
**Use Status/ Property Description/Use and Environmental History:**

The site is currently vacant with former building foundations evident. A utility housing containing an active groundwater remediation system is present on site. According to NYSDEC files, the former Monarch Chemical site is listed as State Superfund Class 2 Inactive Hazardous Waste Site. The facility manufactured sodium hypochlorite and sulfuric acid and repackaged bulk chemicals for retail distribution. Site soil is contaminated with SVOCs and groundwater is contaminated with VOCs (methylene chloride, tetrachloroethene, toluene, trichloroethane, trichloroethene). The western portion of the site has been contained within a barrier wall and capped landfill as part of remedial activities at the adjacent National Grid Harbor Point project.

## Location Map



Address **Meadow St**  
**Utica, NY 13502**



## Digital Photos

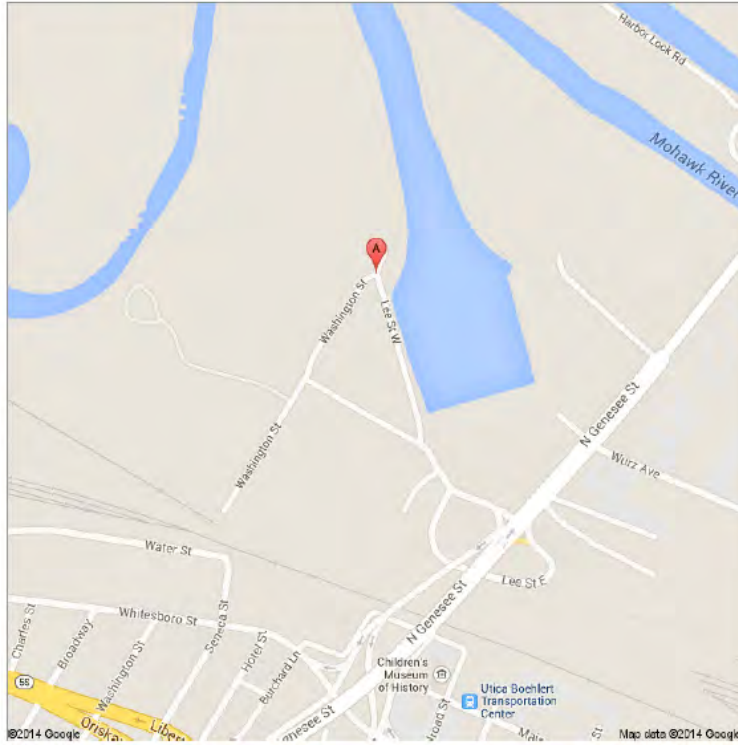




# Location Map



Address **Washington St & Lee St W**  
**W**  
**Washington St & Lee St W**  
Utica, NY 13502



# Digital Photos



**Pre-Nomination Study**  
**Descriptive Profile of Brownfield and Underutilized Properties**  
**Site 42**

**Tax Map information (section/block and lot number(s)):**

318.008-1-1

**Preliminary Assessment of Importance and Ranking:**

High                       Medium                       Low

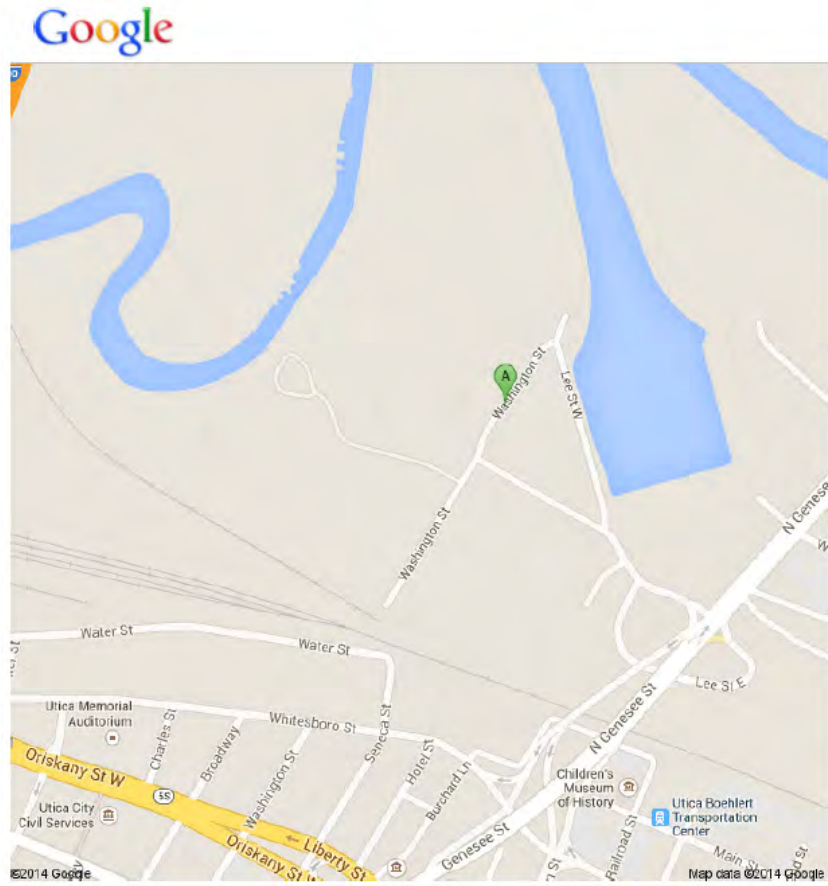
**Name:** Former New York Tar Emulsion Products Company**Address:** Mohawk Flts, Utica, NY 13502**Owner(s):** New York Tar Emulsions Inc., 1911 Lorings Xing, Cortland, NY 13045**Publically owned (yes/no):** No**Foreclosure list (yes/no):** No**Size:** 2.96 acres**Existing buildings (number and general condition):** 0 structures**Zoning:** Planned Development Extraordinary**Zone and/or District status: (Check all that apply)**

NYS Empire zone:	<input type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

**Use Status/ Property Description/Use and Environmental History:**

This 2.96 acre site is surrounded by the National Grid Harbor Point site but is undergoing remediation by a separate responsible party (Suit-Kote Corp.). The site is listed by the NYSDEC as a Class 4 State Superfund Hazardous Waste site. Currently the site is vacant. Formerly, the facility manufactured road tar and asphalt products. Site soils were contaminated with coal tar and oils (SVOCs). Groundwater is contaminated with coal tar NAPL, SVOCs (benzo(a)pyrene), and VOCs (benzene, ethylbenzene, toluene, xylene). Shallow contaminated soil was removed in 2005 and a soil cover was placed over remaining subsurface impacted soil. Subsurface NAPL recovery is ongoing.

## Location Map



## Digital Photos



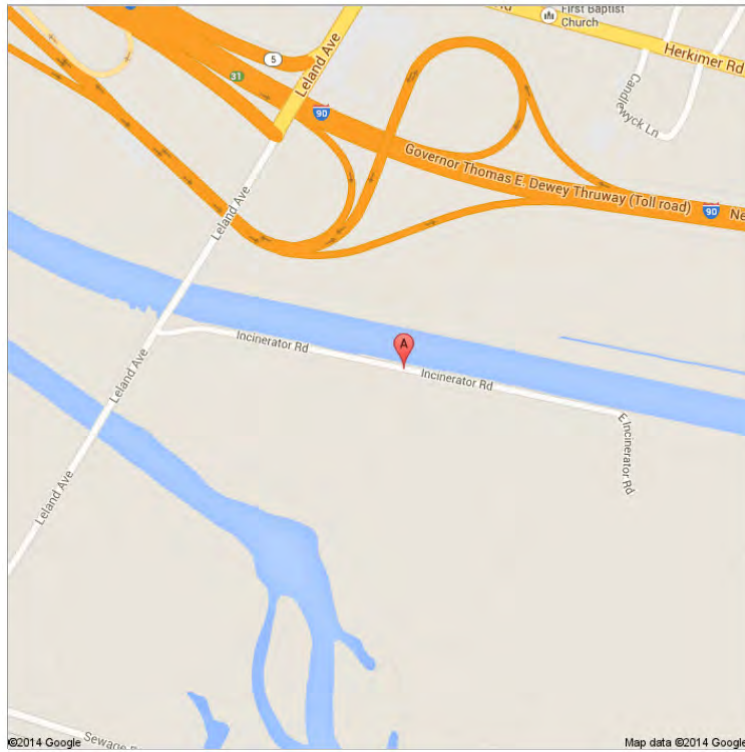




## Location Map



Address **Incinerator Rd**  
**Utica, NY 13502**



## Digital Photos



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties  
Site 44**

**Tax Map information (section/block and lot number(s)):**

306.020-1-8  
306.020-1-11  
306.020-1-9

**Preliminary Assessment of Importance and Ranking:**

High                       Medium                       Low

**Name:** Harbor District properties with potential canal dredging materials**Address:** Wells Ave, Utica, NY 13502  
Genesee St, Utica, NY 13502**Owner(s):** 1. 126 Wells Avenue, LLC, 401 Herkimer Rd, Utica, NY 13502  
2. New York State Canal Corp., 200 Albany, NY 12209**Publicly owned (yes/no):** Parcel 306.020-1-11 is owned by the New York State Canal Corp.**Foreclosure list (yes/no):** No**Size:** 19.14 acres**Existing buildings (number and general condition):** 1 structures**Zoning:** Planned Development Extraordinary**Zone and/or District status: (Check all that apply)**

NYS Empire zone:	<input checked="" type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

\*- Parcels 306.020-1-8 and 306.020-1-9 are within the NYS Empire Zone

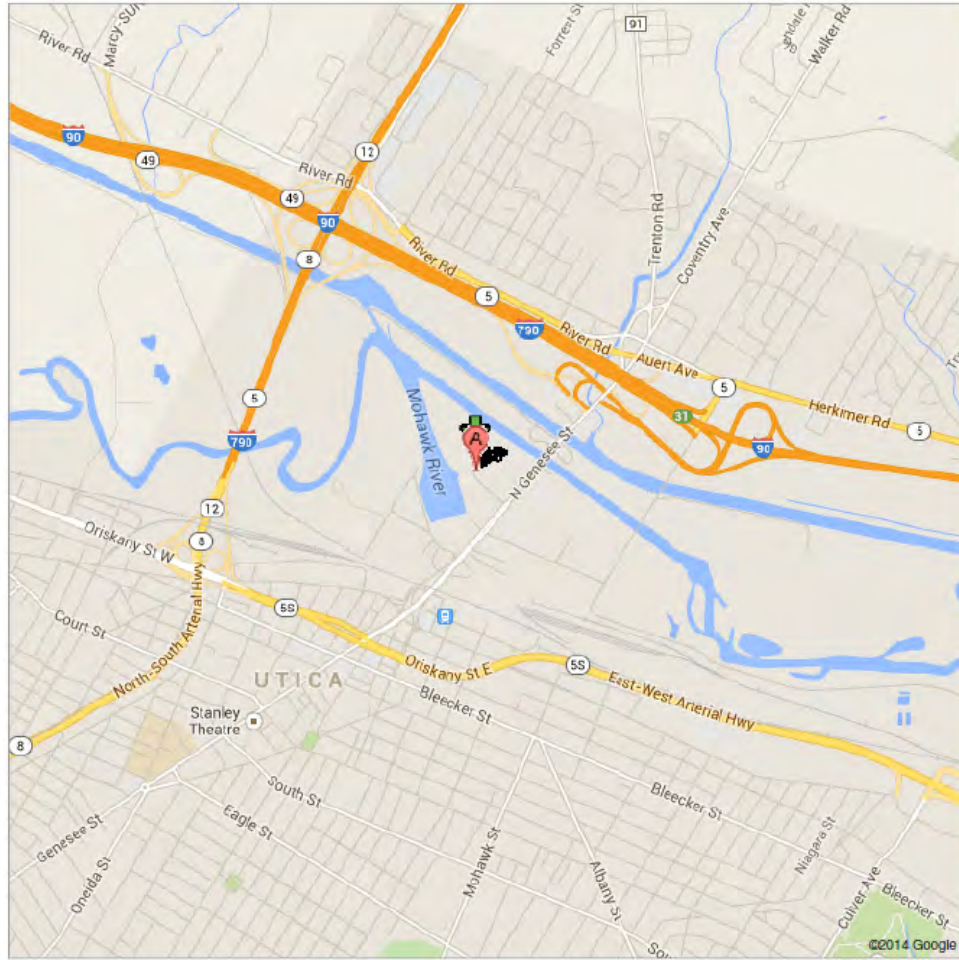
**Use Status/ Property Description/Use and Environmental History:**

These properties are adjacent to the Barge Canal and have (or may have) had materials dredged from the canal deposited on them. Contaminants of concern include SVOCs, metals, and PCBs.

## Location Map



Address 98 Wells Ave  
Utica, NY 13502



## Digital Photos



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties  
Site 44A**

**Tax Map information (section/block and lot number(s)):**

306.020-1-2

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Harbor District properties with potential canal dredging materials

**Address:** Genesee St (Rear), Utica, NY 13502

**Owner(s):** Niagara Mohawk, 300 Erie Blvd W, Syracuse, NY 13202

**Publically owned (yes/no):** No

**Foreclosure list (yes/no):** No

**Size:** 3.42 acres

**Existing buildings (number and general condition):** 0 structures

**Zoning:** Planned Development Extraordinary

**Zone and/or District status: (Check all that apply)**

NYS Empire zone:	<input checked="" type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

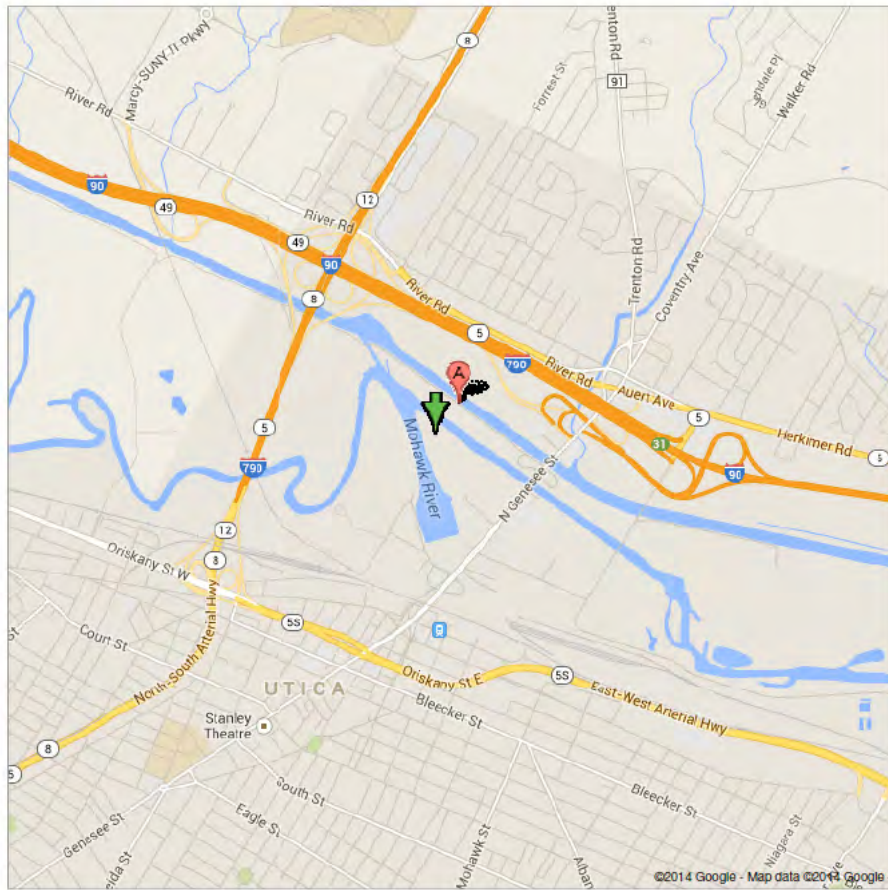
**Use Status/ Property Description/Use and Environmental History:**

These properties are adjacent to the Barge Canal and have (or may have) had materials dredged from the canal deposited on them. Contaminants of concern include SVOCs, metals, and PCBs.

## Location Map



Address 87-99 Harbor Lock Rd W  
Utica, NY 13502



## Digital Photos



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties  
Site 44B**

**Tax Map information (section/block and lot number(s)):**

306.020-1 (part of)

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Harbor District properties with potential canal dredging materials

**Address:** Harbor Lock Rd, Utica, NY 13502

**Owner(s):** New York State Canal Corp., 200 Southern Blvd, Albany, NY 12209

**Publicly owned (yes/no):** Yes, by New York State Canal Corp.

**Foreclosure list (yes/no):** No

**Size:** 12.60 acres

**Existing buildings (number and general condition):** 0 structures

**Zoning:** Land Conservation

**Zone and/or District status: (Check all that apply)**

NYS Empire zone:	<input type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

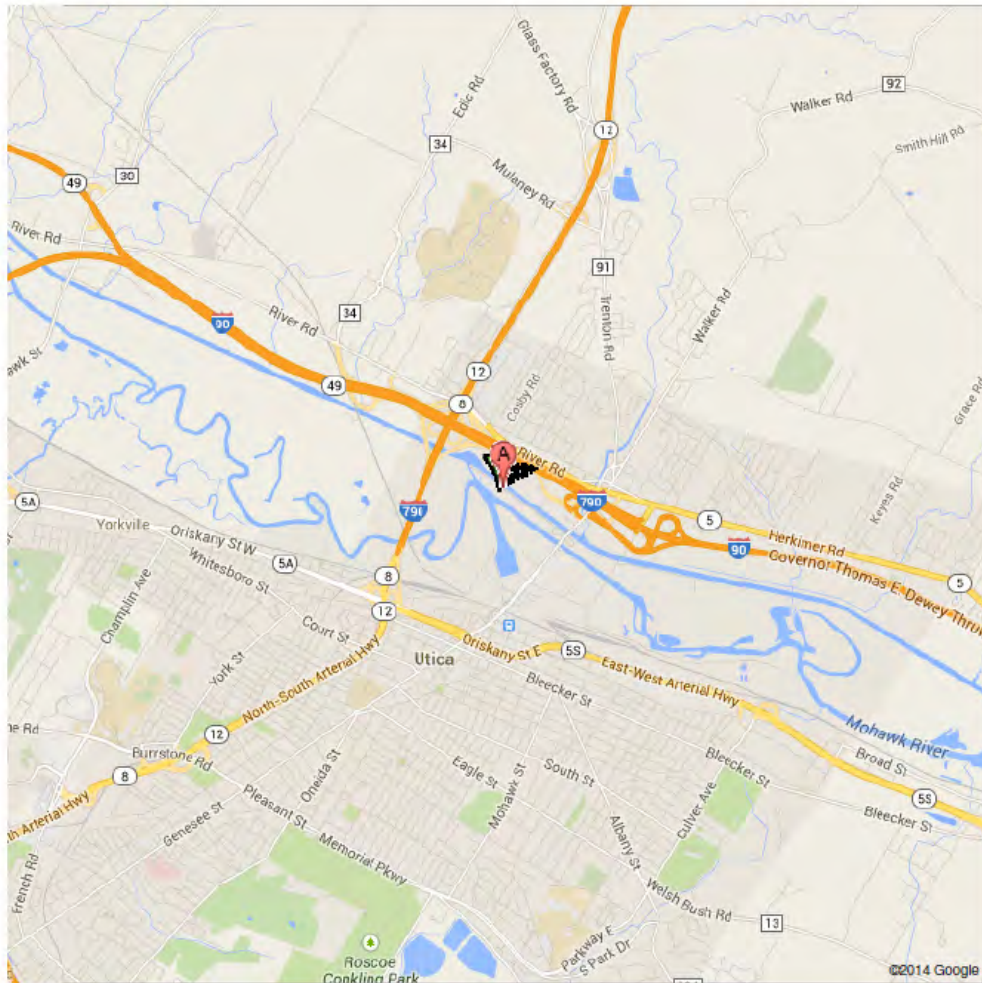
**Use Status/ Property Description/Use and Environmental History:**

These properties are adjacent to the Barge Canal and have (or may have) had materials dredged from the canal deposited on them. Contaminants of concern include SVOCs, metals, and PCBs.

## Location Map



Address 87-99 Harbor Lock Rd W  
Utica, NY 13502



## Digital Photos





**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties  
Site 44C**

**Tax Map information (section/block and lot number(s)):**

307.017-1-15

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Harbor District properties with potential canal dredging materials

**Address:** 215 Leland Ave, Utica, NY 13502

**Owner(s):** American Christian Credit Union, PO Box 5100, Glendora, CA, 91740

**Publically owned (yes/no):** No

**Foreclosure list (yes/no):** No

**Size:** 9.73 acres

**Existing buildings (number and general condition):** 4 structures

**Zoning:** Land Conservation

**Zone and/or District status: (Check all that apply)**

NYS Empire zone:	<input type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

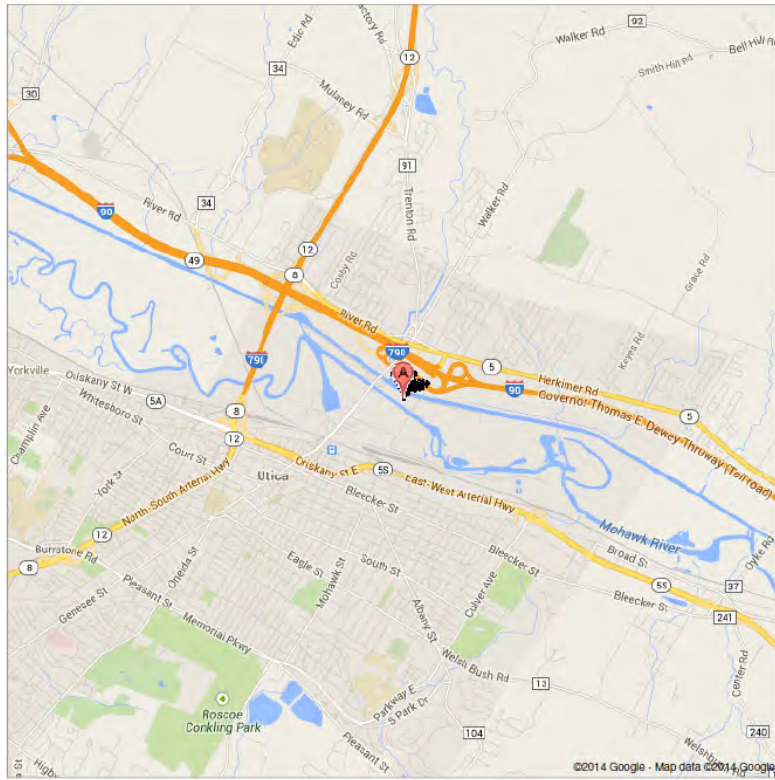
**Use Status/ Property Description/Use and Environmental History:**

These properties are adjacent to the Barge Canal and have (or may have) had materials dredged from the canal deposited on them. Contaminants of concern include SVOCs, metals, and PCBs.

## Location Map



Address 215 Leland Ave  
Utica, NY 13502



## Digital Photos



**Pre-Nomination Study  
Descriptive Profile of Brownfield and Underutilized Properties  
Site 44D**

**Tax Map information (section/block and lot number(s)):**

317.017-1-13.3  
307.017-1-13.2

**Preliminary Assessment of Importance and Ranking:**

High  Medium  Low

**Name:** Harbor District properties with potential canal dredging materials

**Address:** 306 N Genesee St, Utica, NY 13502  
302 N Genesee St, Utica, NY 13502

**Owner(s):** 1. City of Utica, 1 Kennedy Plz, Utica NY, 13501  
2. LOARC Realty, LLC, 52 Pond Ln, Utica, NY 13502

**Publicly owned (yes/no):** Parcel 307.017-13.3 (1.75 acres) is owned by the City of Utica

**Foreclosure list (yes/no):** No

**Size:** 20.03 acres

**Existing buildings (number and general condition):** 2 structures

**Zoning:** Community Commercial

**Zone and/or District status: (Check all that apply)**

NYS Empire zone:	<input checked="" type="checkbox"/>	Business Improvement District:	<input type="checkbox"/>
NYS Environmental Zone	<input type="checkbox"/>	Special assessment District:	<input type="checkbox"/>
Urban Renewal Area	<input type="checkbox"/>	Historic District:	<input type="checkbox"/>
Federal enterprise zone	<input type="checkbox"/>	Archeologically Significant Area:	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>		

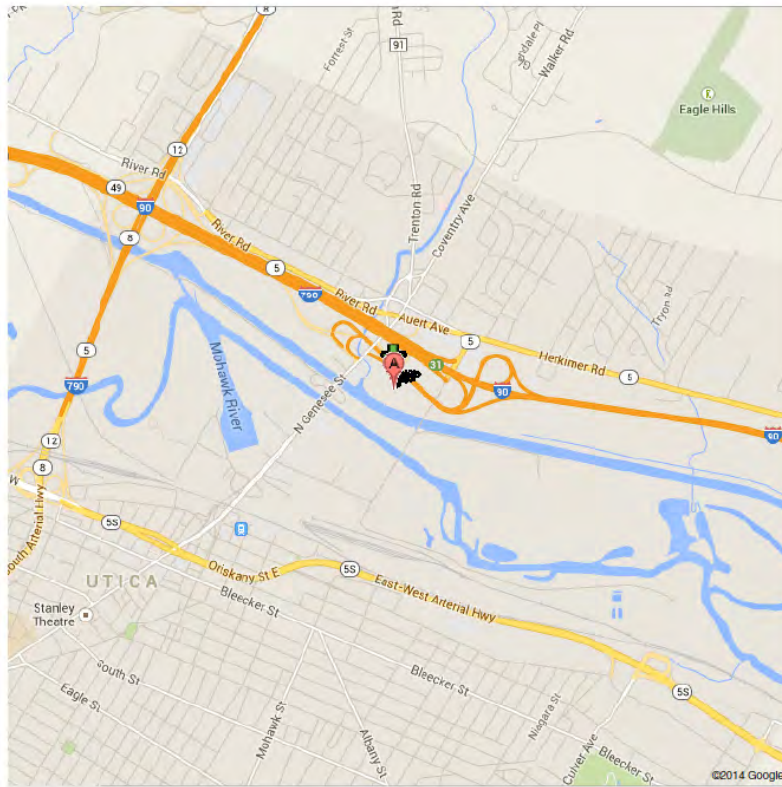
**Use Status/ Property Description/Use and Environmental History:**

These properties are adjacent to the Barge Canal and have (or may have) had materials dredged from the canal deposited on them. Contaminants of concern include SVOCs, metals, and PCBs.

## Location Map



Address 300 N Genesee St  
Utica, NY 13502



## Digital Photos

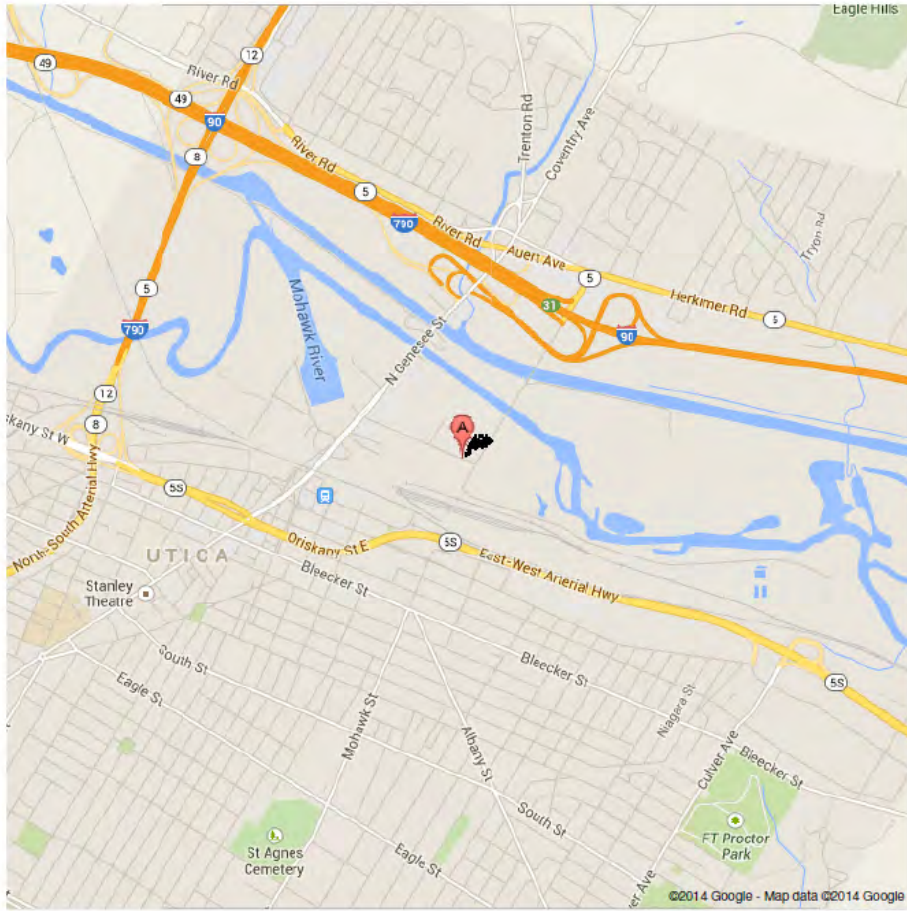




## Location Map



Address 66 Wurz Ave  
Utica, NY 13502



## Digital Photos





# Central Industrial Corridor ReVITALization Plan

## Brownfield Opportunity Area Pre-Nomination Study

Final Draft  
Summary Table and Figures

October 2014

Prepared With Assistance From:

**SARATOGA**  
ASSOCIATES

Landscape Architects, Architects,  
Engineers, and Planners, P.C.

**SHUMAKER**  
Consulting Engineering & Land Surveying, P.C.

the **paige** group  
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This Document was prepared for the City of Utica and the New York State Department of State with state funds provided through the Brownfield Opportunity Areas Program.

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Sub-Area	Site Map No.	Site Label	Location Number	Loc. Prefix	Location Street Name	Loc. Suffix	PIN	Acres	Owner Name	Owner Address	Owner City, State	Description
Oriskany St Area	1	Abandoned petroleum station – Corner of Oriskany St. and Whitesboro St.	0		WHITESBORO	St	306.017-1-61	0.06	Upper Mohawk Valley Regional Water Board	1 Kennedy Plz	Utica, NY 13502	A petroleum dispensing station was located on this 0.78 acre site from the early 1950's until the early 2000's. Currently, the subject property is abandoned. Petroleum dispensing pumps, an overhead canopy, and two abandoned structures are present on-site. It is suspected that underground storage tanks are present. Historic site use associated with petroleum dispensing operations may have resulted in impacts to groundwater and/or subsurface soil. Contaminants of concern include volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals. Purchased by NYSDOT in 2012 for Champlain Avenue extension.
			2242		WHITESBORO	St	306.017-1-62	0.72	The People of the State of the New York	207 Genesee Street	Utica, NY 13501	
Oriskany St Area	2	Abandoned factory – 102 Mathews Ave. (Corner of Mathews and Erie).	102		MATHEWS	Ave	306.017-1-17	2.16	102 Mathews avenue, LLC	6 Avery Pl	Utica, NY 13502	This site consists of a 2.16 acre parcel of land which was used for light to medium industrial operations (knitting mill, machine shop, and a packaging corporation) from as early as 1899. The structure on-site may be presently used for storage as the grounds appear maintained. Based on historic site use, the presence of soil and/or groundwater contaminants beneath the site are possible. Contaminants of concern include VOCs, SVOCs, polychlorinated biphenyls (PCBs), and metals.
Oriskany St Area	3	Vacant lots – Between Oriskany St. and Erie St.	1532		ERIE	St	318.022-2-2	5.33	Mikhail Suprunchik	416 Ontario St 3D	Utica, NY 13501	This identified area consists of multiple parcels of land comprising 13.52 acres. Currently, an auto parts and an auto repair business exist within the subject area. The majority of the area is vacant with foundations of previous buildings present. Manufacturing operations were established at the site prior to 1899. Throughout the 1900's, light industrial manufacturing entities operated at this location. Based on historic use, the presence of soil and/or groundwater contaminants such as VOCs, SVOCs, PCBs, and metals are possible. Former Utica Knitting Co. Mill and Mele & Co. Manufacturing.
			1700		ERIE	St	318.022-2-1	2.03	C-BAM, LLC	1100 E Morehead St	Charlotte NC 28204	
			0		ERIE	St	306.017-1-16	0.56	City of Utica	1 Kennedy Plz	Utica, NY 13502	
			0		ERIE	St	306.017-1-57	4.30	Loconti, Vito	2222 Oriskany St W	Utica, NY 13502	
			0		ERIE	St	306.017-1-58.1	1.30	A-1 Frame & Body, Inc.	471 Larchmont Ave W	Utica, NY 13502	
Oriskany St Area	4	Vacant lot – Corner of Erie St. and Schuyler St.	1001		ERIE	St	318.032-1-14	0.13	Purpura, George	1308 Herkimer Rd	Utica, NY 13502	This 0.13 acre vacant lot was part of a coal yard between 1899 and 1952. According to the 1952 Sanborn map, gasoline tanks were present on-site. The site was used for automobile sales sometime after 1952 through 1986. Based on historic use, the presence of soil and/or groundwater contaminants such as VOCs, SVOCs, and metals are possible.
Oriskany St Area	5	Abandoned building/lot (Possible petroleum dispensing station (RS Auto) – North side of Oriskany St., immediately west of	0		ORISKANY	St	306.018-1-9	0.45	Pflanz Trust	32745 Willowbrook Ln	N. Ridgeville, OH 44039	This 0.45 acre parcel contains an abandoned structure and roadside signage indicating evidence of previous petroleum dispensing/automobile repair operations. Based on historic use, the presence of soil and/or groundwater contaminants such as VOCs, SVOCs, and metals are possible.
Oriskany St Area	6	Vacant lot – Oriskany St., between.Enjems & DDS Motor Sports	0		ORISKANY	St	306.017-1-8	0.76	Enjem, Eileen M.	2010 Oriskany St W	Utica, NY 13502	This 0.76 acre vacant lot is in the vicinity of a 1973 petroleum gasoline dispensing station. Based on historic use, the presence of soil and/or groundwater contaminants such as VOCs, SVOCs, and metals are possible.
Oriskany St Area	7	Former Dunlop Tire and Hyosung USA	2214		WHITESBORO	St	306.017-1-60	3.60	2214 Whitesboro Street, LLC	2248 Dewing Ave	Clayville NY 13322	Former Dunlop Tire & Rubber Corporation of America (1957 Sanborn) and Hyosung USA manufacturing facilities. Contaminants such as VOCs, SVOCs, PCBs, and metals are possible.

Oriskany St Area	8	A-L&L Self Storage	2222		ORISKANY	St	306.017-1-1	9.03	Daniel Loconti, Vita Salerno, and Antoinette Talerico	2222 Oriskany St.	Utica, NY 13502	Underutilized Site. Sanborn Maps have not revealed any industrial manufacturing activity.
Bagg's Square Area	9	Vacant lots – Between Oriskany St./Whiteboro St. & Broadway /Washington St.	119		BROADWAY		318.043-1-57	0.20	Charles Street Property Management, Inc	808 Third Ave	Utica, NY 13501	This multiple parcel site consists of 0.78 acres. Currently, no structures are present and the grounds appear maintained. Historically, a junk yard was present as early as 1925. Since 1973 the site has been used for parking. Based on historic use, the presence of soil and/or groundwater contaminants such as VOCs, SVOCs, PCBs and metals are possible.
			115,117		BROADWAY		318.043-1-58	0.16	Charles Street Property Management, Inc	808 Third Ave	Utica, NY 13501	
			113		BROADWAY		318.043-1-59	0.15	Charles Street Property Management, Inc	808 Third Ave	Utica, NY 13501	
			109		BROADWAY		318.043-1-60	0.19	St Mathew's Temple Church of God In Christ of Utica	110 Washington St	Utica, NY 13502	
			0		WHITESBORO	St	318.043-1-4	0.07	St Mathew's Temple Church of God In Christ of Utica	110 Washington St	Utica, NY 13502	
			0		WHITESBORO	St	318.043-1-3	0.05	St Mathew's Temple Church of God In Christ of Utica	112 Washington St	Utica, NY 13502	
			227		WHITESBORO	St	318.043-1-2	0.10	St Mathew's Temple Church of God In Christ of Utica	112 Washington St	Utica, NY 13502	
			0		WHITESBORO	St	318.043-1-1	0.06	St Mathew's Temple Church of God In Christ of Utica	112 Washington St	Utica, NY 13502	
Bagg's Square Area	10	Vacant lots – North of Oriskany St., between Seneca St. & Washington St.	0		LIBERTY	St	318.043-1-26	0.05	Wesley Smith Realty LLC		Utica, NY 13503	This multiple parcel site consists of 0.82 acres. Currently, no structures are present and the grounds are maintained. From the early to mid 1900's, the site was occupied by a commercial business (hotel) with areas used for automobile storage. Automobile storage/parking and trucking activities dominated the site after 1952. By 1986 the site was being used for parking. Based on historic use, the presence of soil and/or groundwater contaminants such as VOCs, SVOCs and metals are possible.
			150		LIBERTY	St	318.043-1-28	0.06	City Of Utica	1 Kennedy Plz	Utica, NY 13502	
			0		LIBERTY	St	318.043-1-27	0.08	City Of Utica	1 Kennedy Plz	Utica, NY 13502	
			0		LIBERTY	St	318.043-1-25	0.25	City Of Utica	1 Kennedy Plz	Utica, NY 13502	
			132		SENECA	St	318.043-1-22	0.38	Wesley Smith Realty LLC		Utica, NY 13503	
Bagg's Square Area	11	Former petroleum dispensing station/Abandoned building – East of Seneca St./South of Whitesboro St./West of Hotel St.	0		WHITESBORO	St	318.043-2-1	0.47	Wesley Smith Realty LLC		Utica, NY 13503	This site consists of 0.47 acres. Most of the site is vacant. An abandoned structure is present on the east side. In the early 1900's, the site was occupied by commercial operations. From the 1950's through the mid-1980's, petroleum dispensing, automobile repair, and welding operations occurred on site. Based on historic use, the presence of soil and/or groundwater contaminants such as VOCs, SVOCs, PCBs and metals are possible.
Bagg's Square Area	12	Underutilized CON-MED Building – Between Broad St. & Catherine St./ 1st & John St.	212		FIRST	St	318.044-1-50	0.01	310 Broad Street, LLC	333 Ganson St	Buffalo NY 14203	This multiple parcel site consists of 2.3 acres. In the early 1900's, the site was occupied with a combination of dwellings, commercial businesses, and junk piles. From the mid-1900's through the 1980's, commercial and light industrial businesses were prevalent. Currently, a multi level structure (CON-MED building) occupies the site. Based on historic use, the presence of soil and/or groundwater contaminants such as VOCs, SVOCs, PCBs and metals are possible.
			0		CATHERINE	St	318.044-1-49	0.01	310 Broad Street, LLC	333 Ganson St	Buffalo NY 14203	
			311		CATHERINE	St	318.044-1-48	0.01	310 Broad Street, LLC	333 Ganson St	Buffalo NY 14203	
			326		BROAD	St	318.044-1-41	0.01	310 Broad Street, LLC	333 Ganson St	Buffalo NY 14203	
			335		CATHERINE	St	318.044-1-42	0.01	310 Broad Street, LLC	333 Ganson St	Buffalo NY 14203	
			310		BROAD	St	318.044-1-44	2.30	310 Broad Street, LLC	333 Ganson St	Buffalo NY 14203	
			0		BROAD	St	318.044-1-43.3	0.01	310 Broad Street, LLC	333 Ganson St	Buffalo NY 14203	
			0		BROAD	St	318.044-1-43.2	0.01	310 Broad Street, LLC	333 Ganson St	Buffalo NY 14203	
			0		CATHERINE	St	318.044-1-43.1	0.01	310 Broad Street, LLC	333 Ganson St	Buffalo NY 14203	
Bagg's Square Area	13	Vacant lot/Underutilized building – Water St. / East of PJ Green	0		DIVISION	St	318.008-1-41	0.09	Boilermaker Road Race Inc.	P.O. Box 512	Utica, NY 13503	This multiple parcel site consists of 2.16 acres. Commercial businesses occupied the site as early as 1899. By the mid-1900's, manufacturing operations were prevalent. A gasoline tank existed in the area for approximately 50 years. Since approximately the mid-1980's, the site has been vacant, one structure is present on site which appears to be used for storage. Based on historic use, the presence of soil and/or groundwater contaminants such as VOCs, SVOCs, PCBs and metals are possible. Former "Saturday Globe" newspaper/printing plant and Horrocks-Ibbotson Company.
			16		WHITESBORO	St	318.008-1-44	0.36	City Of Utica	1 Kennedy Plz	Utica, NY 13502	
			0		WATER	St	318.008-1-42	0.04	City Of Utica	1 Kennedy Plz	Utica, NY 13502	
			0		WATER	St	318.008-1-43	0.02	City Of Utica	1 Kennedy Plz	Utica, NY 13502	
			0		WHITESBORO	St	318.008-1-45	0.37	City Of Utica	1 Kennedy Plz	Utica, NY 13502	
			26		WHITESBORO	St	318.008-1-46	0.26	City Of Utica	1 Kennedy Plz	Utica, NY 13502	
			0		WATER	St	318.008-1-47	0.06	City Of Utica	1 Kennedy Plz	Utica, NY 13502	
			0		WHITESBORO	St	318.008-1-48	0.53	City Of Utica	1 Kennedy Plz	Utica, NY 13502	
			0		WHITESBORO	St	318.008-1-49	0.44	Nat'l Bldg & Restoration Corp.	1010 Tilden Ave	Utica, NY 13501	

Bagg's Square Area	14	Vacant lots/Junk Yard – Main St.	0		MAIN	St	319.009-1-5	0.78	523 Main Street Realty Corp.	15 Taber Rd	Utica, NY 13501	Prior to the 1900's, this 0.78 acre parcel was occupied with oil tanks owned by the Standard Oil Company. Through the early and mid 1900's, light industrial manufacturing and a pumping station/boiler house existed within the parcel. In the 1970's, the subject area was vacant, a junk yard had developed in the area by the 1980's. Currently, a portion of the subject site is a junk yard with the majority of the site being thickly vegetated. A single-level derelict structure and a smoke stack are also present. Based on historic use, the presence of soil and/or groundwater contaminants such as VOCs, SVOCs, PCBs and metals are possible.
Bagg's Square Area	15	Former Tartan Textile building – Between Oriskany St. & Whitesboro St. / Broadway & St. Charles St.	300		ORISKANY	St	318.034-1-20	1.90	Charles Street Property Management, Inc	808 Third Ave	Utica, NY 13501	This parcel of land contains 1.90 acres. In the early 1900's, the area was occupied with a mixture of residential dwellings and commercial businesses. Scrap yards and auto wrecking operations also existed. By the mid 1900's, a commercial laundry business dominated the site but automobile scrapping still occurred. Currently, a structure is present on site, which is partially used by commercial businesses. Based on historic use, the presence of soil and/or groundwater contaminants such as VOCs, SVOCs, PCBs and metals are possible.
Bagg's Square Area	16	Vacant lots – Main St.	514		MAIN	St	319.009-1-7.1	0.48	Charles Millar & Son Co	501 Main St	Utica, NY 13501	This site consists of 0.49 acres currently vacant and formerly used by Charles Millar & Sons Co. Manufacturer of pipes, valves and fittings. Soil and/or groundwater contaminants may include VOCs, SVOCs, and metals.
			520		MAIN	St	319.009-1-7.2	0.01	Charles Millar & Son Co	501 Main St	Utica, NY 13501	
Bagg's Square Area	17	Gateway Park (former Washington Court Apartments)	0		WHITESBORO	St	318.034-1-1	4.89	Utica Urban Renewal Agency	1 Kennedy Plz	Utica, NY 13502	Underutilized Site where contaminants such as VOCs, SVOCs, and metals are possible.
			0		WHITESBORO	St	318.008-1-52.1	10.45	Utica Urban Renewal Agency	1 Kennedy Plz	Utica, NY 13502	
Broad Street Area	18	Abandoned Warehouse/ Property (Broad St. Warehouse Corp.) – Corner of Broad St. and Mohawk St.	710		BROAD	St	319.009-2-17.1	1.40	Claris LLC	161 Drive Inn Rd	Frankfort NY 13340	This property is currently occupied by the Broad Street Warehouse Corporation (BSWC) facility which includes a multi-story warehouse and parking lots. The facility appears not to be in operation or is underutilized. The site consists of two parcels of property totaling 1.92 acres. A review of the historical Sanborn Maps indicates that the BSWC has occupied the site since 1952. Potential contaminants of concern may include VOCs, SVOCs, metals, and PCBs. Formerly the site was the Avalon Knitware Co. mill.
			0		CATHERINE	St	319.009-2-17.2	0.01	Claris LLC	161 Drive Inn Rd	Frankfort NY 13340	
Broad Street Area	19	Abandoned Building /Junkyard – 1100 Broad St. and 310 Milgate St., between Jefferson Ave. & Milgate St.	1100		BROAD	St	319.055-1-34	1.00	Bradford J Gorea, Sr	1100 Broad St	New Hartford, NY 13413	This site is currently occupied by an abandoned decaying building and an auto junkyard. The facility appears not to be in operation or is underutilized. The site consists of two parcels of property. The 1899 Sanborn Map indicates the site was occupied by dwellings and a blacksmith shop. The 1925 and 1952 Sanborn Maps illustrated the property as vacant. The 1973 and 1986 Sanborn Maps show the site being occupied by a motor freight station and truck repair facility. The site is referenced in the NYS Spills and Historical NYS Spill databases, with releases from drums, a fuel dispenser island, and possible unregistered USTs. Based on the age and condition of the buildings, historical site use, site inspection observations and information included in the environmental database review, the presence of contaminants on or beneath the site is likely. Potential contaminants of concern may include VOCs, SVOCs, and metals.
			310		MILGATE	St	319.055-1-38	0.09	Gorea, Bradford J. and Gorea, Karen	6 Deerpath Ct	New Hartford, NY 13413	
Broad Street Area	20	Vacant Lot – 900 Broad St Corner of Broad St and Kossuth Ave.	900		BROAD	St	319.055-1-1	0.09	City of Utica	1 Kennedy Plz	Utica, NY 13502	This property is currently vacant with a total acreage of 0.09 acres. The 1952 and later Sanborn Maps show the property occupied by a filling station. The site is referenced in the NYS Leaking Tanks (LTANKS) and Historical Leaking Tanks (Hist. LTANKS) databases. The files reference the presence of contaminated soil during the removal of a gasoline UST. Based on the historic site use and information included in the environmental database, soil and/or groundwater contamination beneath the site is likely. Potential contaminants of concern may include VOCs, SVOCs and metals.

Broad Street Area	21	Abandoned Power House/Surrounding Property – North of Broad Street	0		BROAD ST (REAR)		319.014-1-16	3.00	Broad St Industrial Park Inc.	901 Broad St	Utica, NY 13502	Abandoned power house for the former Skenandoa Cotton Co. mill is located on this site. This former power house consists of a decaying multi-story brick structure with a large smoke stack and large steel AST. The AST most likely contained fuel oil for the power house. This facility does not appear on any of the reviewed Sanborn Maps. Based on the age and condition of the buildings, historical site use and site inspection observations, the presence of contaminants on or beneath the site is likely. Potential contaminants of concern may include VOCs, SVOCs, metals and PCBs.
			0		BROAD ST (REAR)		319.014-1-15.5	1.02	Casa Imports Inc	P.O. Box 4429	Utica NY 13504	
Broad Street Area	22	Abandoned building/Vacant – Culver Ave & Beech Grove Pl.	0		BEECHGROVE	St	319.015-2-30	0.15	Vintage Properties, LLC.	P.O. Box 178	Utica, NY 13503	The total acreage of this site is 4.65 acres. A 1907 map shows the site being occupied by the Utica Pipe Foundry. The 1986 Sanborn Map indicates that the former foundry operation is gone and the site is occupied by the Joseph and Fleiss Co. coat factory. Based on the age and condition of the buildings, historical site use and site inspection, the presence of contaminants on or beneath the site is likely. Potential contaminants of concern may include VOCs, SVOCs, metals and PCBs.
			2005		BEECHGROVE	Pl	319.015-2-29	4.50	Vintage Properties, LLC	P.O. Box 178	Utica, NY 13503	
Broad Street Area	23	Former Oneita Knitting Mills	829		BROAD ST (REAR)	St	319.009-2-4	0.05	Broad St Industrial Park Inc	901 Broad St	Utica, NY 13501	Former Oneita Co. textile mill. Based on historic industrial use soil and/or groundwater contaminants may include VOCs, SVOCs, PCBs and metals.
			829		BROAD	St	319.009-2-5	3.10	Broad St Industrial Park Inc	901 Broad St	Utica, NY 13501	
			825		BROAD	St	319.009-2-7	0.74	Sykes, David Sr	764 Rutger St	Utica, NY 13501	
			841		BROAD	St	319.009-2-6	0.41	C & N Enterprises, LLC	7786 State Route 5	Clinton NY 13323	
			821		BROAD	St	319.014-1-1	0.21	Broad St Industrial Park Inc	901 Broad St	Utica, NY 13501	
			845		BROAD	St	319.014-1-2	0.24	Dickan, John P.	168 East Rd	Frankfort NY 13340	
			851		BROAD	St	319.014-1-3.1	0.35	J and E Holdings NY LLC	851 BROAD St	Utica, NY 13501	
			847		BROAD ST (REAR)	St	319.014-1-3.2	0.21	Dickan, John P.	168 E River Rd	Frankfort, NY 13340	
			0		BROAD ST (REAR)	St	319.014-1-4	0.03	City of Utica	1 Kennedy Plz	Utica, NY 13502	
			861		BROAD	St	319.014-1-5	1.00	Broad St Industrial Park Inc	901 Broad St	Utica, NY 13501	
			877		BROAD	St	319.014-1-6	1.80	Broad St Industrial Park Inc	901 Broad St	Utica, NY 13501	
Broad Street Area	24	Former Mohawk Valley Cotton Company and former General Electric Co. Plant	0		BROAD	St	319.014-1-7	2.70	Broad St Industrial Park Inc	901 Broad St	Utica, NY 13501	Former Mohawk Valley Cotton mill and later General Electric Co. manufacturing plant. Based on historic industrial use soil and/or groundwater contaminants may include VOCs, SVOCs, PCBs and metals.
			0		BROAD ST (REAR)	St	319.014-1-9	1.50	Broad St Industrial Park Inc	901 Broad St	Utica, NY 13501	
			0		BROAD ST (REAR)	Ave	319.014-1-10	1.40	Broad St Industrial Park Inc	901 Broad St	Utica, NY 13501	
			901		BROAD	St	319.014-1-8	0.66	Broad St Industrial Park Inc.	901 Broad St	Utica, NY 13501	
			0		BROAD	St	319.014-1-12	4.70	Broad St Industrial Park Inc.	901 Broad St	Utica, NY 13501	
			0		BROAD ST (REAR)	Ave	319.014-1-11	4.10	Broad St Industrial Park Inc.	901 Broad St	Utica, NY 13501	
Broad Street Area	25	Former Skenandoa Cotton Company	0		BROAD	St	319.014-1-15.1	17.78	Casa Imports Inc.	P.O. Box 4429	Utica, NY 13504	Former Skenandoa Cotton Company. Based on historic industrial use soil and/or groundwater contaminants may include VOCs, SVOCs, PCBs and metals.
			1301		BROAD	St	319.014-1-13	2.28	Casa Imports Inc.	P.O. Box 4429	Utica, NY 13504	
			0		BROAD	St	319.014-1-21	0.64	Gauthier Sheet Metal Inc.	PO Box 152	Utica, NY 13503	
			1501		BROAD	St	319.014-1-14	2.76	1501 Broad Street Corp,	P.O. Box 4429	Utica, NY 13504	
			0		BROAD	St	319.014-1-15.4	0.44	BBK Associates, LLC	7420 Cheese Factory Rd	Barneveld NY 13304	
			0		BROAD	St	319.014-1-15.3	0.51	BBK Associates, LLC	7420 Cheese Factory Rd	Barneveld NY 13304	

Broad Street Area	26	Former Mutual Box Board Company	0		BROAD		319.015-1-1.1	0.01	JAYCHLO, LLC	1821 Broad St	Utica NY 13501	Former Mutual Box Board Company. Based on historic industrial use soil and/or groundwater contaminants may include VOCs, SVOCs, PCBs and metals.
			1821		BROAD		319.015-1-1.2	4.00	JAYCHLO, LLC	1821 Broad St	Utica NY 13501	
Broad Street Area	27	Former General Electric Company Plant	0		BLEEKER	St	319.072-3-4	3.50	Utica 1900, LLC	90 Broad St	New York NY 10004	Former General Electric Co. Plant. Currently, Bleeker Street Warehouse with vacant lot and one residence to the west between Ontario and Oscar streets. Loading docks, large AST, and transformer bank on east side of building. Contaminants of concern may include VOCs, SVOCs, PCBs and metals.
			0		BLEEKER	St	319.072-3-10	4.20	City Of Utica	1 Kennedy Plaza	Utica, NY 13502	
			522		OSCAR	St	319.072-3-17	0.11	John Napoli	39 Nob Rd	Utica, NY 13501	
			0		OSCAR	St	319.072-3-18	0.11	John Napoli	39 Nob Rd	Utica, NY 13501	
			0		OSCAR	St	319.072-3-19	0.11	John Napoli	39 Nob Rd	Utica, NY 13501	
Board Street Area	28	Vacant Lot – South Side of Dwyer Avenue	0		BEECHGROVE	Pl	319.019-1-1.2	6.21	One Oxford Crossing LLC	PO Box 684	New Hartford, NY 13413	North half of site formerly auto wrecking (1973 Sanborn Map). Contaminants of concern include VOCs, SVOCs, metals, and PCBs.
Board Street Area	29	Lot Adjacent to Cobblestone Construction Building.	0		DWYER	Ave	319.020-1-18	2.35	Cobblestone Construction LLC	421 Broad Street	Utica, NY 13501	2145 Dwyer Avenue NYSDEC State Superfund site. Former carriage manufacturing (1899 Sanborn Map), auto body manufacturing (1925 Sanborn Map), textile machinery manufacturing (1952 Sanborn Map), and fire ruins (1973 Sanborn Map). Currently, a NYSDEC remediation system is present on site. Contaminants of concern include VOCs, SVOCs, and metals.
Board Street Area	30	Abandoned Utility Substation	0		TURNER	St	319.020-1-8	0.35	Niagara Mohawk	300 Erie Blvd W	Syracuse, NY 13202	Listed as Turner Road NYSDEC State Superfund site. Foundation ruins and a groundwater monitoring well present adjacent to existing structure. Contaminants of concern include VOCs, SVOCs, PCBs, and metals.
			0		TURNER	St	319.020-1-9	0.16	Niagara Mohawk	300 Erie Blvd W	Syracuse, NY 13202	
			0		TURNER	St	319.020-1-10	0.38	301 Turner Street, LLC	210 Commons Road	Utica, NY 13502	
Board Street Area	31	Former Charlestown Site	311		TURNER	St	319.020-1-11.2	1.20	Charlestown Mall of Utica, LLC	3 Hopper St	Utica NY 13501	Buildings fronting Turner Street are within the City of Utica. Listed NYSDEC State Superfund site. Former Sperry-Rand Corporation and The Savage Arms Corporation manufacturing facilities. Contaminants of concern include VOCs, SVOCs, and metals.
Board Street Area	32	Former Junk Yard North of Broad Street	0		BROAD	St	319.016-1-2	5.80	Bradford J. Gorea Sr.	6 Deerpath Ct	New Hartford, NY 13413	Currently used for parking of truck trailers. Former junk yard (USGS Topographic Map). Contaminants of concern include VOCs, SVOCs, and metals.
Board Street Area	33	Former Gas Station – Southwest Corner Intersection of Turner and Broad	2160		BROAD	St	319.020-1-3	0.23	Maria Bagan	2160 Broad Street	Utica, NY 13501	Currently Upstate Auto (closed/inactive?). Contaminants of concern include VOCs and SVOCs (petroleum), and metals.
Board Street Area	34	Former Gas Station – Southeast Corner Intersection of Turner and Broad Streets	0		TURNER	St	319.020-1-4	0.13	Vladimir Germanovich	503 Albrecht Rd	Rome NY 13440	Abandoned gas station. Contaminants of concern include VOCs and SVOCs (petroleum), and metals.
Harbor District	35	Closed Gas Station – 188 Genesee St.	188	N	GENESEEE	St	319.005-1-4	0.45	Two Fredrick Street LLC	230 N GENESEEE St	Utica NY 13502	This site is currently occupied by a closed service station. The total acreage of this property is 0.44 acres. The site appears as vacant on the 1899 Sanborn Map and as occupied by dwellings on the 1925 and 1952 Sanborn Maps. The site appears as a filling station on the 1973 and 1986 Sanborn Maps. This parcel appears on both the NYS LTANKS and NYS Historical LTANKS databases as North Genesee Automotive. These files indicate that a spill file was opened during removal of a total of six (6) USTs. The spill was closed by the NYSDEC in 1998 as meeting standards. Based on the age and condition of the buildings, historical site use and site inspection observations, the presence of contaminants on or beneath the site is likely. Potential contaminants of concern may include VOCs, SVOCs, and metals.

Harbor District	36	Vacant lot between Denny's and Days Inn	166	N	GENESEE	St	319.005-1-9	0.36	166 N Genesee Street, LLC	151 N GENESEE St	Utica, NY 13502	Unknown environmental condition. Potential SVOCs and metals in urban fill.
Harbor District	37	Former Matts Petroleum, abandoned building and soil piles – 69 Wurz Ave and 201 Leland Ave.	69		WURZ	Ave	319.005-1-27	4.00	Ivan Shut	1104 Windfall Rd	Utica, NY 13502	These parcels are currently occupied by abandoned buildings, demolition debris and what appear to be contaminated soil piles. The total acreage of these properties is 8.65 acres. The site does not appear on the 1899 Sanborn Map. The 1907 Sanborn Map shows G.F. Weaver and Sons, Brick Manufacturers. The site appears on the 1925 Sanborn Map as the Frank Burgess Petroleum Products Co. and an abandoned brick yard. The site appears on the 1952, 1973 and 1986 Sanborn Maps as the Shell Oil Co. Inc., Tidewater Associated Oil Co., and Burgess Oil Heating Corp., petroleum storage facilities with multiple large ASTs and associated buildings. Based on the age and condition of the buildings, historical site use and site inspection observations, the presence of contaminants on or beneath the site is likely. Potential contaminants of concern may include VOCs, SVOCs, metals and PCBs.
			201		LELAND	Ave	319.005-1-31	4.70	City Of Utica	1 Kennedy Plz	Utica, NY 13502	
Harbor District	38	Vacant Building /Property – 105 through 109 North Genesee St.	107	N	GENESEE	St	318.008-1-18	0.56	City of Utica	1 Kennedy Plz	Utica NY 13502	This site was the district office of the New York State Department of Public Works before it merged with other Departments to become the New York State Department of Transportation. The site is vacant and underutilized.
Harbor District	39	Vacant lots – Meadow St.	0		MEADOW	St	318.008-1-7.3	3.00	City Of Utica	1 Kennedy Plz	Utica, NY 13502	This site is currently vacant with some concrete foundations and abandoned vehicles present. The 1952, 1973, and 1986 Sanborn Maps show site occupied by multiple petroleum ASTs belonging to the Mohawk Valley Fuel Co. Based on historical site use and site inspection observations, the presence of contaminants on or beneath the site is likely. Potential contaminants of concern may include VOCs, SVOCs, metals and PCBs.
			0		MEADOW	St	318.008-1-7.1	0.70	City Of Utica	1 Kennedy Plz	Utica, NY 13502	
Harbor District	40	Former Monarch Chemical Co. Inc.	0		MEADOW	St	318.008-1-6.1	4.06	Monarch Chemicals Inc	1765 Ringling Blvd	Sarasota FL 34236	The site is currently vacant with former building foundations evident. A utility housing containing an active groundwater remediation system is present on site. According to NYSDEC files, the former Monarch Chemical site is listed as State Superfund Class 2 Inactive Hazardous Waste Site. The facility manufactured sodium hypochlorite and sulfuric acid and repackaged bulk chemicals for retail distribution. Site soil is contaminated with SVOCs and groundwater is contaminated with VOCs (methylene chloride, tetrachloroethene, toluene, trichloroethane, trichloroethene). The western portion of the site has been contained within a barrier wall and capped landfill as part of remedial activities at the adjacent National Grid Harbor Point project.
Harbor District	41	Harbor Point Complex- Former Niagara Mohawk Power Corporation	0		MOHAWK	Flts	318.008-1-53	0.01	Oneida Co Ind Devel Agcy and Northern RR Corp	8364 Lewiston Rd	Batavia, NY 14020	These parcels are currently part of a hazardous waste clean-up action. The total acreage is approximately 90 acres. The site appears on the SHWs, HSWDS, Engineering Control, Institutional Control, CERCLIS, FINDS and NYS Spills databases. The southern portion of the site on the 1899 Sanborn Map is occupied by the Equitable Gas and Electric Co. with multiple Gasometer tanks. The rest of the site appears vacant. The 1925 Sanborn references the Utica Gas and Electric Co. The 1952, 1973 and 1986 Sanborn Maps show that the site has been significantly expanded and now includes Niagara Mohawk Power Corp. facilities on the east and west sides of Washington St. and Koppers Co. Inc. tar products facility on the west side of Washington St. Contaminants of concern include VOCs, SVOCs, metals and PCBs.
			0		MOHAWK	Flts	318.008-1-5	7.88	Niagara Mohawk	300 Erie Blvd W	Syracuse, NY 13202	
			0		MEADOW	St	318.008-1-6.2	3.70	Niagara Mohawk	300 Erie Blvd W	Syracuse, NY 13202	
			0		MOHAWK	Flts	318.008-1-4	2.26	Niagara Mohawk Power Corp.	104 Lynch Ave	Utica, NY 13502	
			0		MOHAWK	Flts	318.008-1-3	2.00	Niagara Mohawk Power Corp.	300 Erie Blvd W	Syracuse, NY 13202	
			0		MOHAWK	Flts	318.008-1-2	1.45	Niagara Mohawk Power Corp.	300 Erie Blvd W	Syracuse, NY 13202	
			0		MOHAWK	Flts	306.020-1-1	72.02	Niagara Mohawk	300 Erie Blvd W	Syracuse, NY 13202	



Harbor District	42	Former New York Tar Emulsion Products Company	0		MOHAWK	Flts	318.008-1-1	2.96	New York Tar Emulsions Inc.	1911 Lorings Xing	Cortland, NY 13045-5160	This 2.76 acre site is surrounded by the National Grid Harbor Point site but is undergoing remediation by a separate responsible party (Suit-Kote Corp.). The site is listed by the NYSDEC as a Class 4 State Superfund Hazardous Waste site. Currently the site is vacant. Formerly, the facility manufactured road tar and asphalt products. Site soils were contaminated with coal tar and oils (SVOCs). Groundwater is contaminated with coal tar NAPL, SVOCs (benzo(a)pyrene), and VOCs (benzene, ethylbenzene, toluene, xylene). Shallow contaminated soil was removed in 2005 and a soil cover was placed over remaining subsurface impacted soil. Subsurface NAPL recovery is ongoing.
Harbor District	43	Former City of Utica Dump and Incinerator	0		LELAND	Ave	319.005-1-34	12.20	Weaver, Frederick G.	The Meadows Apt 12C	New Hartford NY 13413	This site is listed by the NYSDEC as a Class 2 Inactive Hazardous Waste Disposal Site. Incinerator operation including ash dumping and open municipal dump operations took place on this site from the 1930s through the 1970s. From 1972 through 1997 approximately 7 acres of the site were used for "hardfill" disposal including construction/demolition debris and brush/leaves. A temporary cap was placed over the hardfill area following filling operations. According to the 2003 NYSDEC Record of Decision, approximately 52 acres of the site received hazardous waste. Contaminants detected above action levels during NYSDEC site investigations include metals and PCBs in site soil and sediment, metals in groundwater and leachate, and SVOCs in surface water, soil, and sediment. The Record of Decision requires consolidation of waste and capping of the landfill in accordance with Part 360 regulations.
					MOHAWK	Flts	319.006-1-8	9.91	City Of Utica	1 Kennedy Plz	Utica, NY 13502	
					MOHAWK	Flts	319.006-1-7	21.10	City Of Utica	1 Kennedy Plz	Utica, NY 13502	
			0		MOHAWK	Flts	319.006-1-6	6.21	City Of Utica	1 Kennedy Plz	Utica, NY 13502	
			0		MOHAWK	Flts	319.006-1-5	4.23	City Of Utica	1 Kennedy Plz	Utica, NY 13502	
			0		MOHAWK	Flts	319.006-1-4	19.90	City Of Utica	1 Kennedy Plz	Utica, NY 13502	
			0		MOHAWK	Flts	319.006-1-3	24.30	City Of Utica	1 Kennedy Plz	Utica, NY 13502	
			0		MOHAWK	Flts	319.006-1-2	28.95	City Of Utica	1 Kennedy Plz	Utica, NY 13502	
		MOHAWK	Flts	319.010-1-1	6.00	City Of Utica	1 Kennedy Plz	Utica, NY 13502				
Harbor District	44	Harbor District properties with potential canal dredging materials	0	N	WELLS	AVE	306.020-1-8	1.58	26 Wells Avenue, LLC.	401 Herkimer Rd	Utica, NY 13502	These properties are adjacent to the Barge Canal and have (or may have) had materials dredged from the canal deposited on them. Contaminants of concern include SVOCs, metals, and PCBs.
			0	N	GENESEE	ST	306.020-1-11	16.42	New York State Canal Corp.	200 Southern Blvd	Albany, NY 12209	
			0	N	WELLS	Ave	306.020-1-9	1.14	26 Wells Avenue, LLC.	401 Herkimer Rd	Utica, NY 13502	
	44A		0	N	GENESEE (REAR)	ST	306.020-1-2	3.42	Niagara Mohawk	300 Erie Blvd W	Syracuse, NY 13202	
	44B		0		HARBOR LOCK	RD	306.020-1 (part of)	12.60	New York State Canal Corp.	200 Southern Blvd	Albany, NY 12209	
	44C		215		LELAND	Ave	307.017-1-15	9.73	American Christian Credit Union	P.O. Box 5100, 2100 E Route 66 Ste 100	Glendora CA 91740	
	44D		306	N	GENESEE	St	307.017-1-13.3	1.75	City of Utica	1 Kennedy Plz	Utica, NY 13502	
			302	N	GENESEE	St	307.017-1-13.2	18.28	LOARC Realty, LLC	52 Pond Ln	Utica, NY 13502	
Harbor District	45	Vacant/underutilized properties south of Wurz Ave.	62		WURZ	Ave	319.005-1-38.3	2.96	Utica Transloading, LLC	71 Wurz Ave	Utica, NY 13502	This site is located along the South side of Wurz Avenue between Leland Avenue and the Nathan Steel, Inc. facility. The site is mostly vacant and partly wooded. Adjacent businesses use a small portion of the site along Leland Avenue for parking. There is a small storage building and yard in the central portion of the site. This area was formerly used as a rail yard therefore soil contaminants of concern consist of SVOCs and metals.
			66		WURZ	Ave	319.005-1-38.2	3.16	Harbor Point Mineral Products, Inc.	71 Wurz Ave	Utica, NY 13502	
					WURZ	Ave	319.005-1-38.1	2.13	Clearview Acres Ltd	P.O. Box 53	Utica, NY 13502	



# City of Utica Central Industrial Corridor

## Step 1: Pre-nomination


Map 1B - Study Area Context Map

January 2014

### KEY

 Central Industrial Corridor Proposed BOA

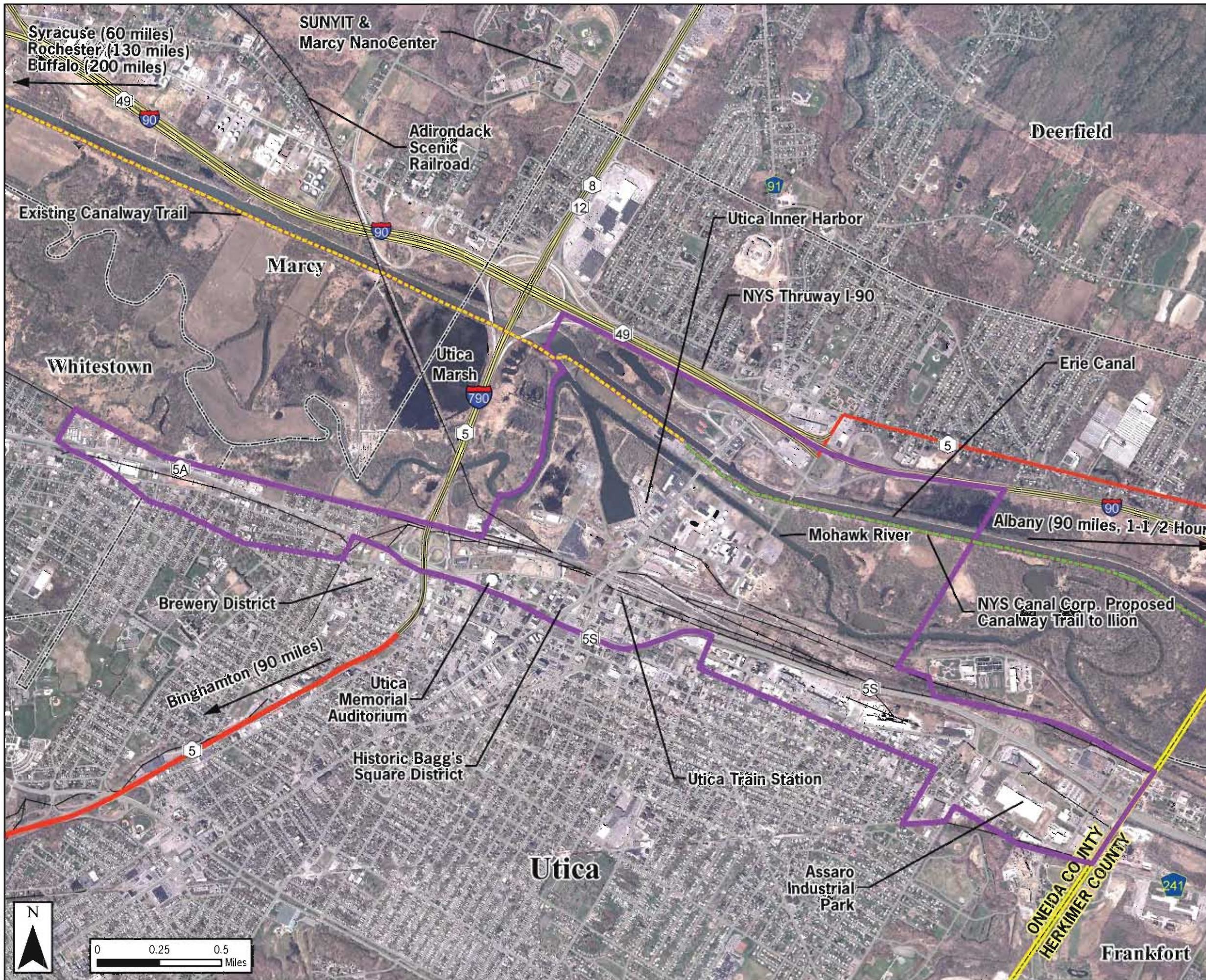
### Roads

 Limited Access Highway

 Divided Highway

 Arterial Road

 Minor Road



PROJECT # 2011 - 11007  
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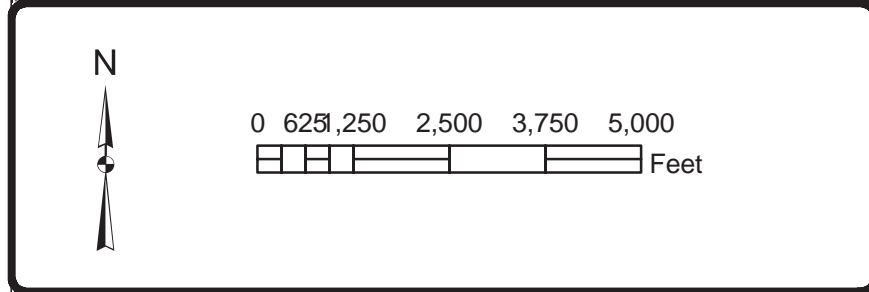
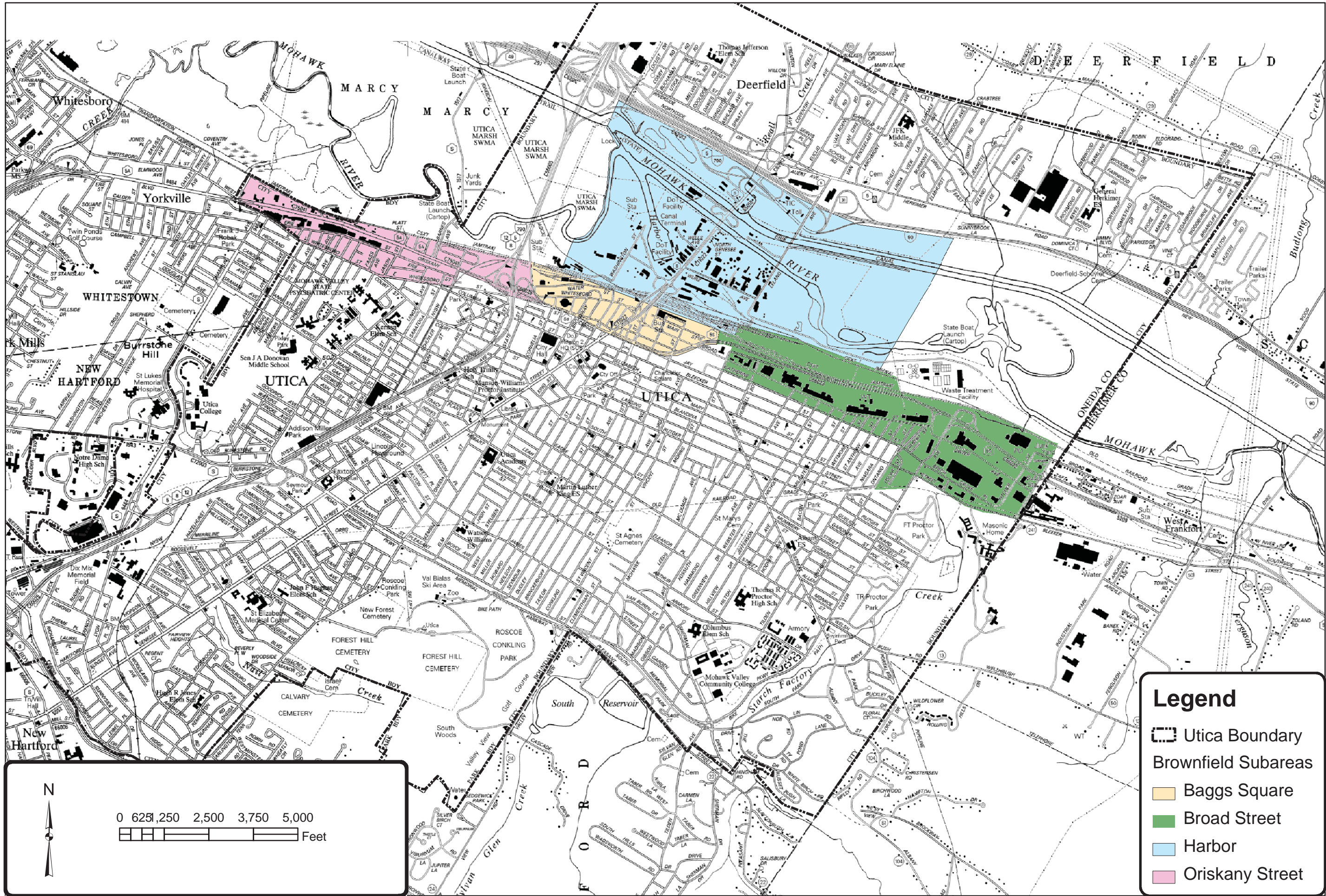
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File Location: B:\2011\11007\Maps\StudyAreaContextMap.mxd

**SARATOGA ASSOCIATES**

Landscape Architects, Architects,  
Engineers, and Planners, P.C.  
New York City - Saratoga Springs - Syracuse





**Legend**

- Utica Boundary
- Brownfield Subareas
- Baggs Square
- Broad Street
- Harbor
- Oriskany Street

Figure	1c		
Drawn by	BEW	PDR	PDR
Checked by			
Proj. MGR			
Date	09/30/11		
Proj. No.	8202.01		

**BROWNFIELD OPPORTUNITY AREA  
BOUNDARY MAP**  
Oneida County  
New York

City of Utica  
Brownfield Opportunity Areas  
Pre-Nomination Study  
Central Industrial Corridor

430 COURT STREET, UTICA, NY 13502  
PHONE (315)724-0100 / FAX (315)724-3715

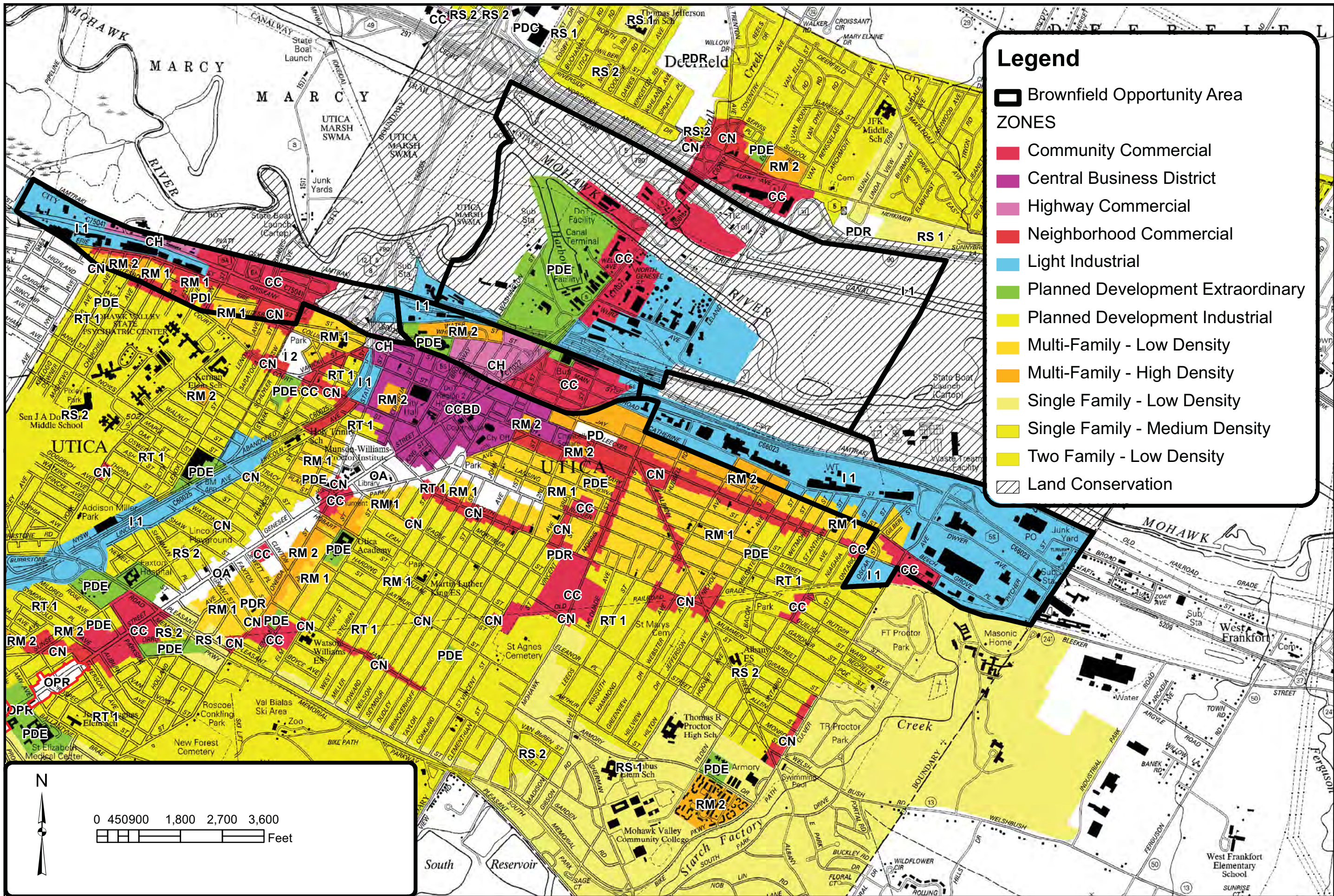


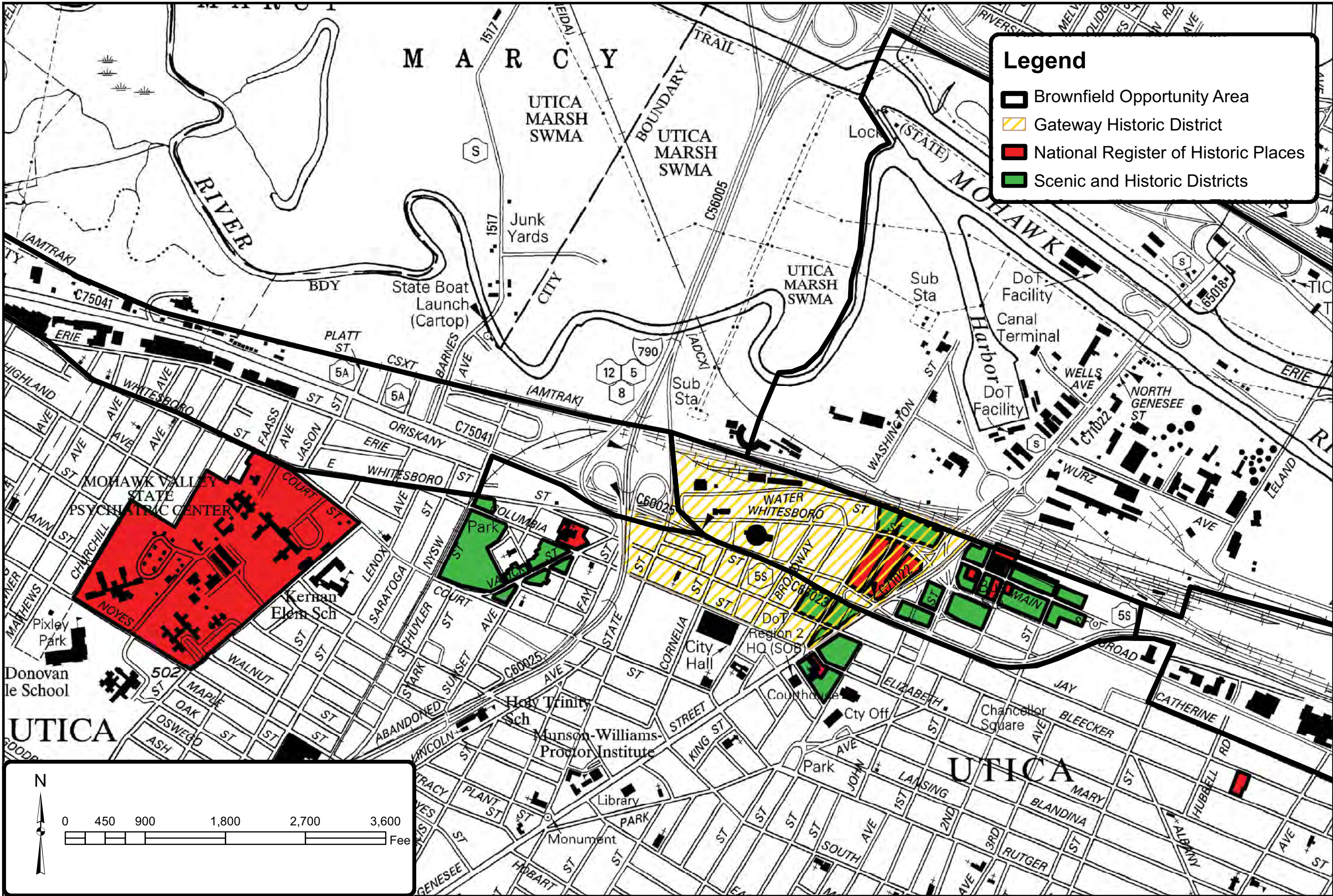
Figure **3A**

Drawn by FRC  
 Checked by PDR  
 Proj. MGR PDR  
 Date 11/15/13  
 Proj. No. 8202.01

**EXISTING ZONING MAP**  
 Oneida County  
 City of Utica, New York

City Of Utica  
 Brownfield Opportunity Areas  
 Pre-Nomination Study  
 Central Industrial Corridor

**STUMAKER**  
 Consulting Engineering & Land Surveying, P.C.  
 430 COURT STREET, UTICA, NY 13502  
 PHONE (315)724-0100 / FAX (315)724-3715



**Legend**

- Brownfield Opportunity Area
- Gateway Historic District
- National Register of Historic Places
- Scenic and Historic Districts

Figure	<b>3B</b>		
Drawn by	FRC	PDR	PDR
Checked by	Proj. MGR	Date	11/15/13
Proj. No	8202.01		

**EXISTING ZONING MAP**  
Oneida County

City of Utica, New York

City Of Utica  
Brownfield Opportunity Areas  
Pre-Nomination Study  
Central Industrial Corridor

SHUMAKER  
Consulting Engineers & Land Surveying, PLLC  
430 COURT STREET, UTICA, NY 13502  
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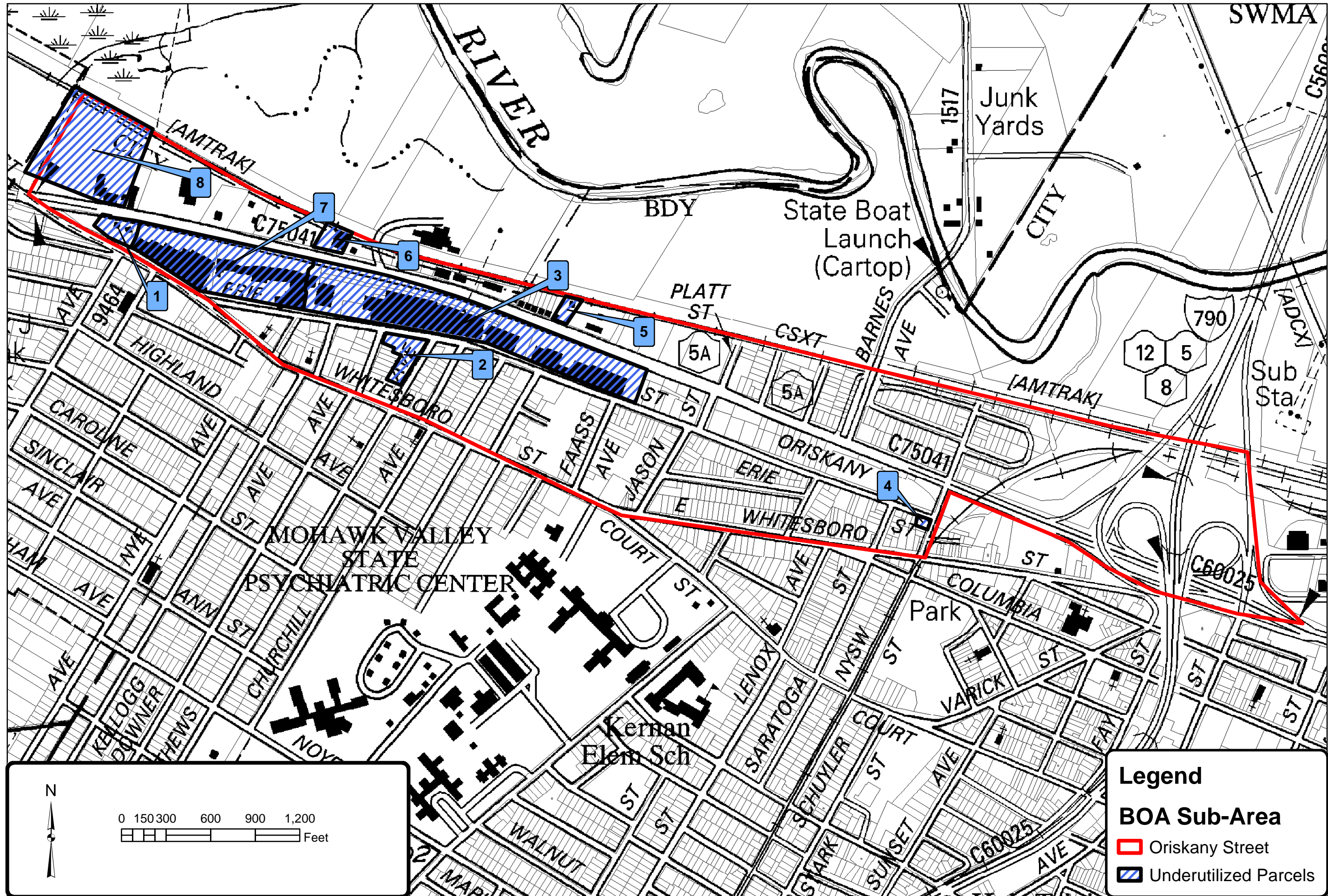


Figure	4a		
Drawn by	BEW	PDR	PDR
Checked by			
Proj. MGR			
Date	11/13/12		
Proj. No.	8202.01		

**UNDERUTILIZED BROWNFIELD SITES**  
**ORISKANY STREET SUB-AREA**  
 Oneida County  
 City of Utica, New York

City Of Utica  
 Brownfield Opportunity Areas  
 Pre-Nomination Study  
 Central Industrial Corridor

**STUMAKER**  
 Consulting Engineering & Land Surveying, P.C.  
 430 COURT STREET, UTICA, NY 13502  
 PHONE (315)724-0100 / FAX (315)724-3715

**Legend**  
**BOA Sub-Area**  
 Oriskany Street  
 Underutilized Parcels

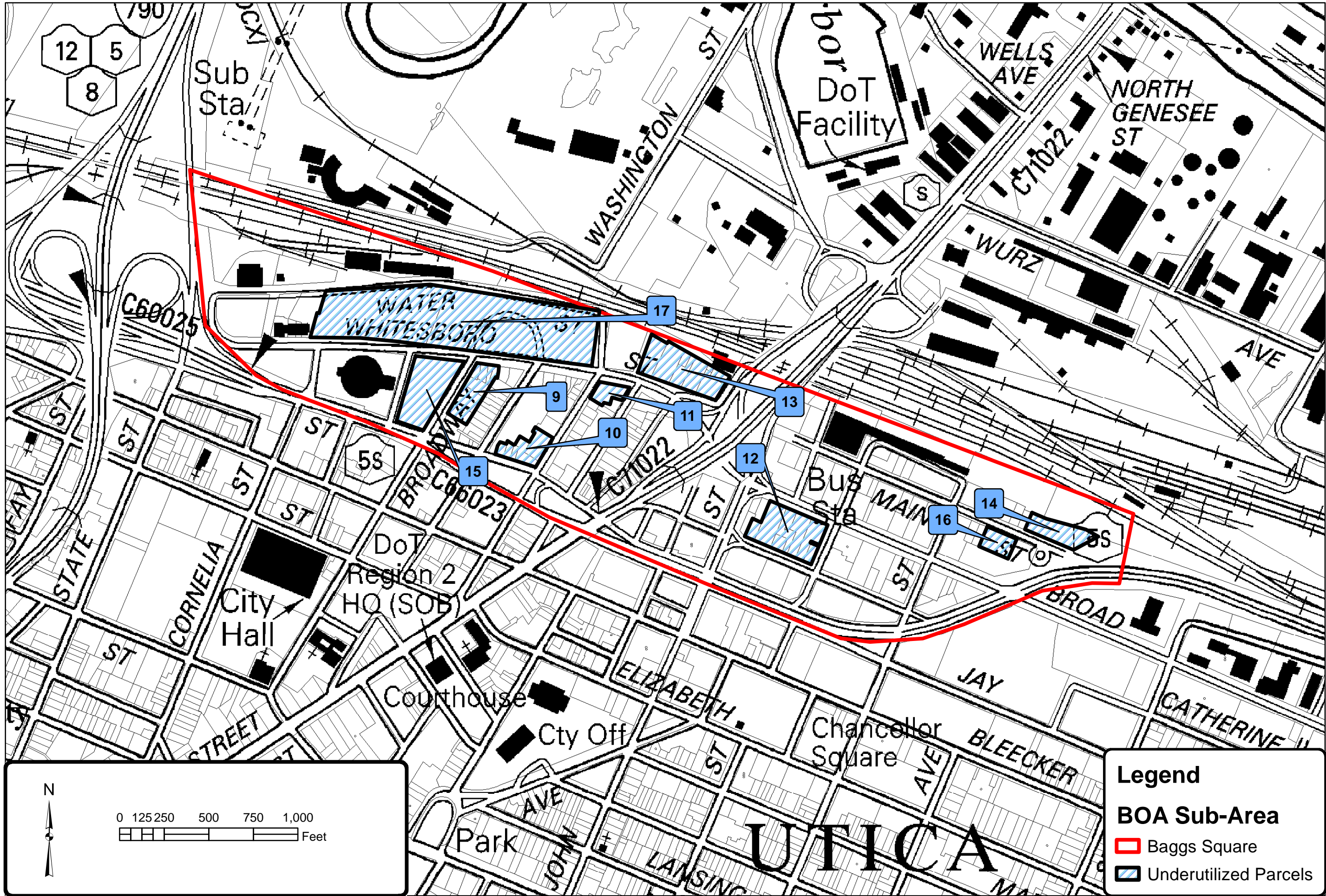





Figure	4b		
Drawn by	BEW	PDR	PDR
Checked by			
Proj. MGR			
Date	11/13/12		
Proj. No.	8202.01		

**UNDERUTILIZED BROWNFIELD SITES**  
**BAGG'S SQUARE SUB-AREA**  
 Oneida County  
 City of Utica, New York

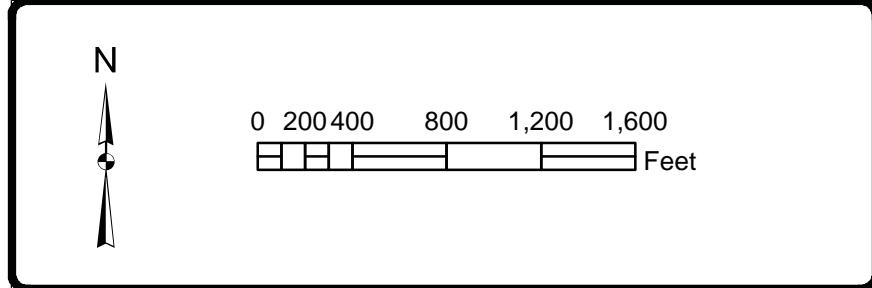
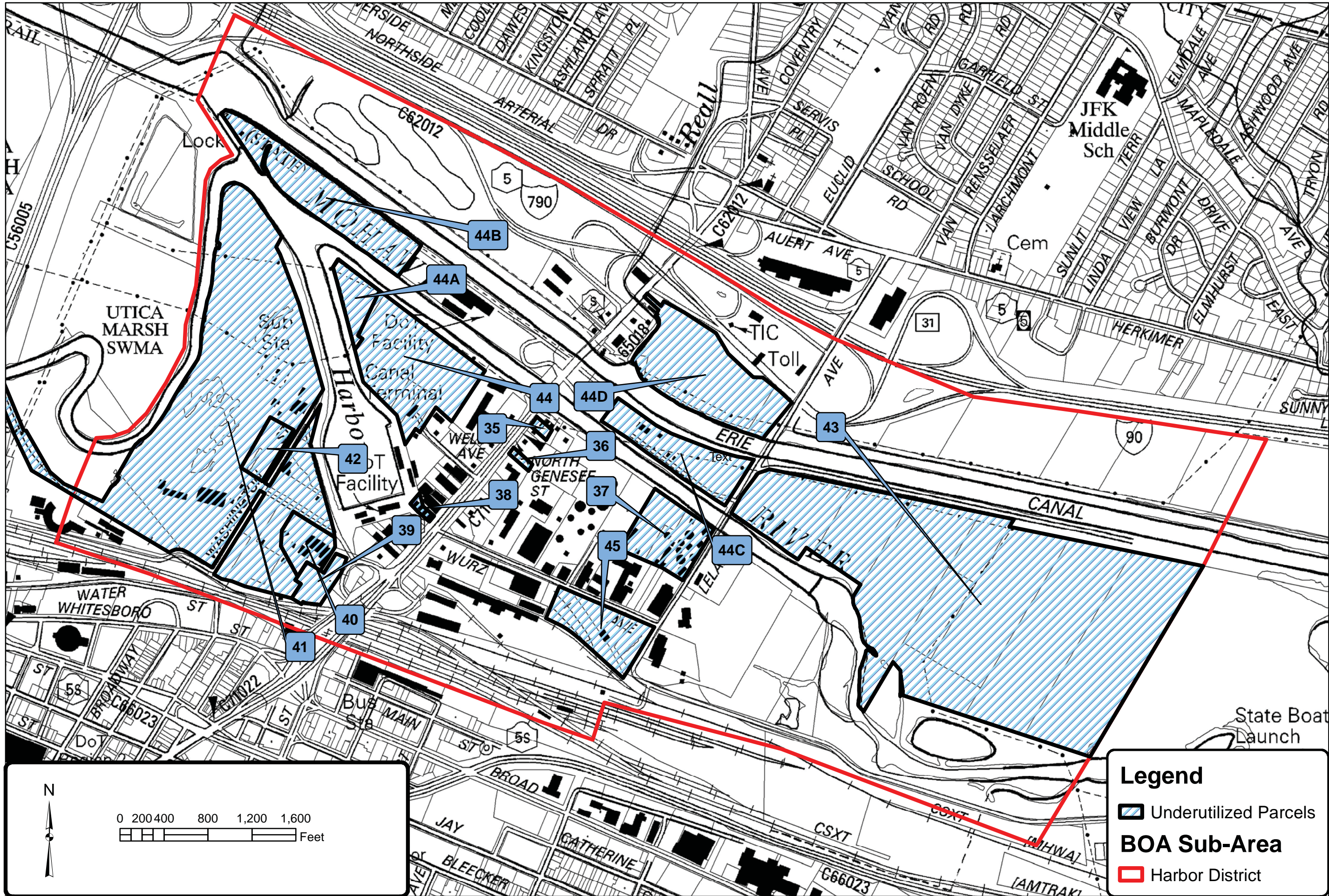
City Of Utica  
 Brownfield Opportunity Areas  
 Pre-Nomination Study  
 Central Industrial Corridor

  
 Consulting Engineering & Land Surveying, P.C.  
 430 COURT STREET, UTICA, NY 13502  
 PHONE (315)724-0100 / FAX (315)724-3715

**Legend**  
**BOA Sub-Area**  
 Baggs Square  
 Underutilized Parcels

  
 0 125 250 500 750 1,000  
 Feet





**Legend**

- Underutilized Parcels
- BOA Sub-Area**
- Harbor District

Figure	<b>4C</b>	
Drawn by	FRC	WCN
Checked by	WCN	WCN
Proj. MGR	WCN	02/11/14
Date	02/11/14	
Proj. No	8202.01	

**UNDERUTILIZED BROWNFIELD SITES**  
**HARBOR DISTRICT SUB-AREA**  
 Oneida County  
 City of Utica, New York

City Of Utica  
 Brownfield Opportunity Areas  
 Pre-Nomination Study  
 Central Industrial Corridor

Consulting Engineering & Land Surveying, P.C.  
 430 COURT STREET, UTICA, NY 13502  
 PHONE (315)724-0100 / FAX (315)724-3715

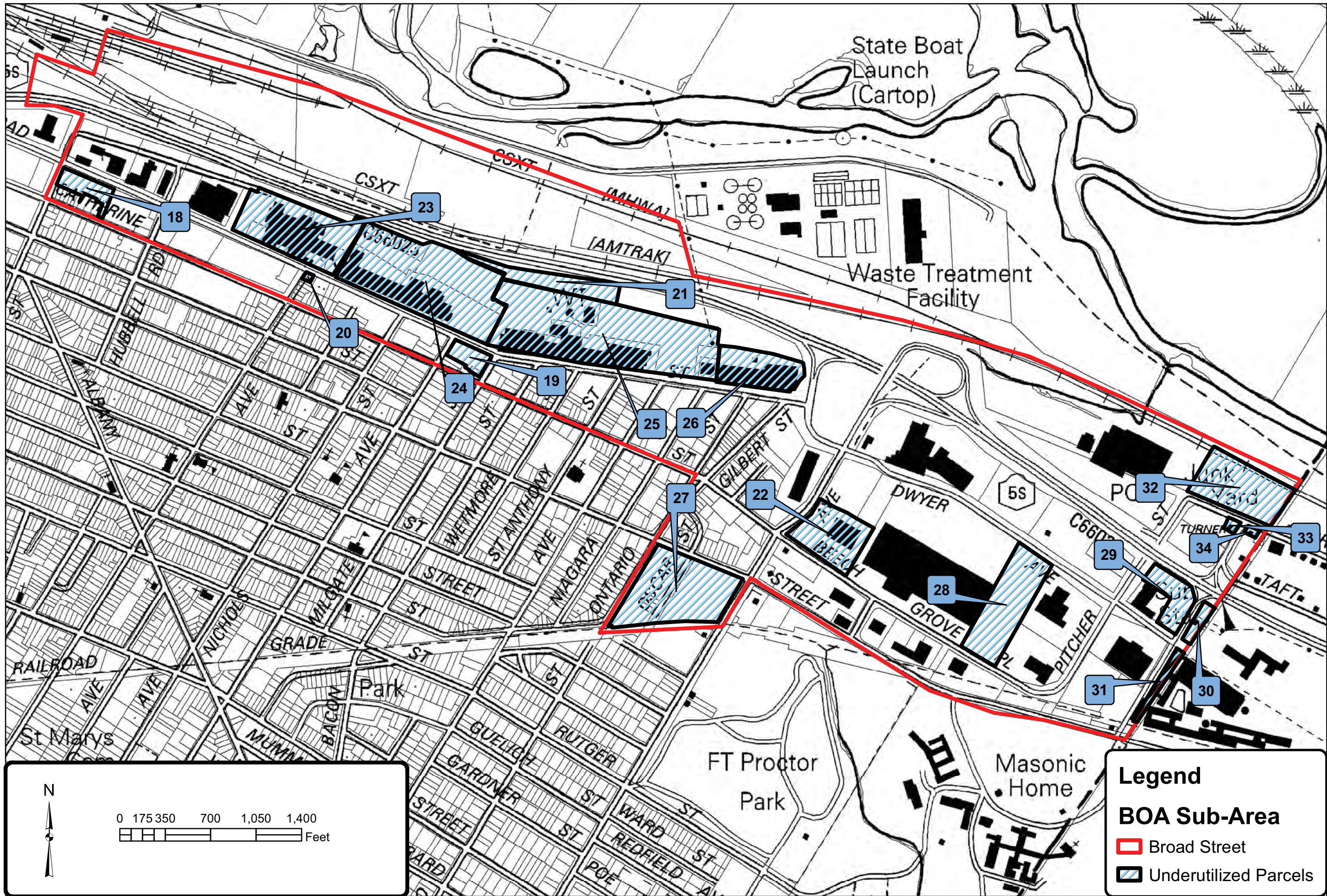


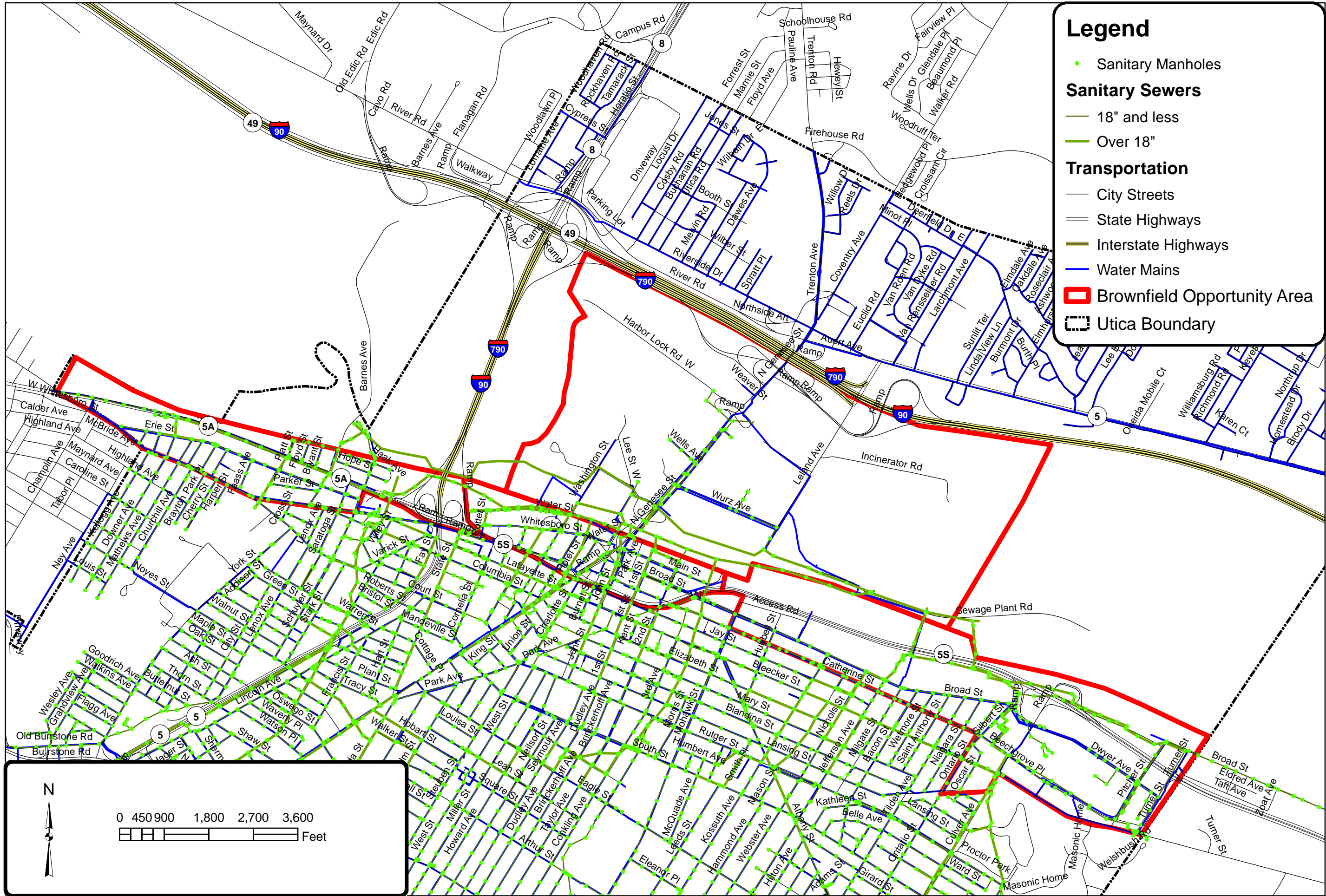
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Checked by	WCN	WCN	WCN
Proj. MGR	WCN	WCN	WCN
Date	02/11/14		
Proj. No	8202.01		

**UNDERUTILIZED BROWNFIELD SITES**  
**BROAD STREET SUB-AREA**  
 Oneida County  
 City of Utica, New York

City Of Utica  
 Brownfield Opportunity Areas  
 Pre-Nomination Study  
 Central Industrial Corridor

**STUMAKER**  
 Consulting Engineering & Land Surveying, LLC  
 430 COURT STREET, UTICA, NY 13502  
 PHONE (315)724-0100 / FAX (315)724-3715

**Legend**  
**BOA Sub-Area**  
 [Red Line] Broad Street  
 [Blue Hatched Box] Underutilized Parcels



### Legend

- Sanitary Manholes
- Sanitary Sewers**
  - 18" and less
  - Over 18"
- Transportation**
  - City Streets
  - State Highways
  - Interstate Highways
  - Water Mains
  - ▭ Brownfield Opportunity Area
  - ⋯ Utica Boundary

N

0 450 900 1,800 2,700 3,600 Feet

Figure	5		
Drawn by	BEW	PDR	PDR
Checked by			
Proj. MGR			09/30/11
Date			
Proj. No			8202.01

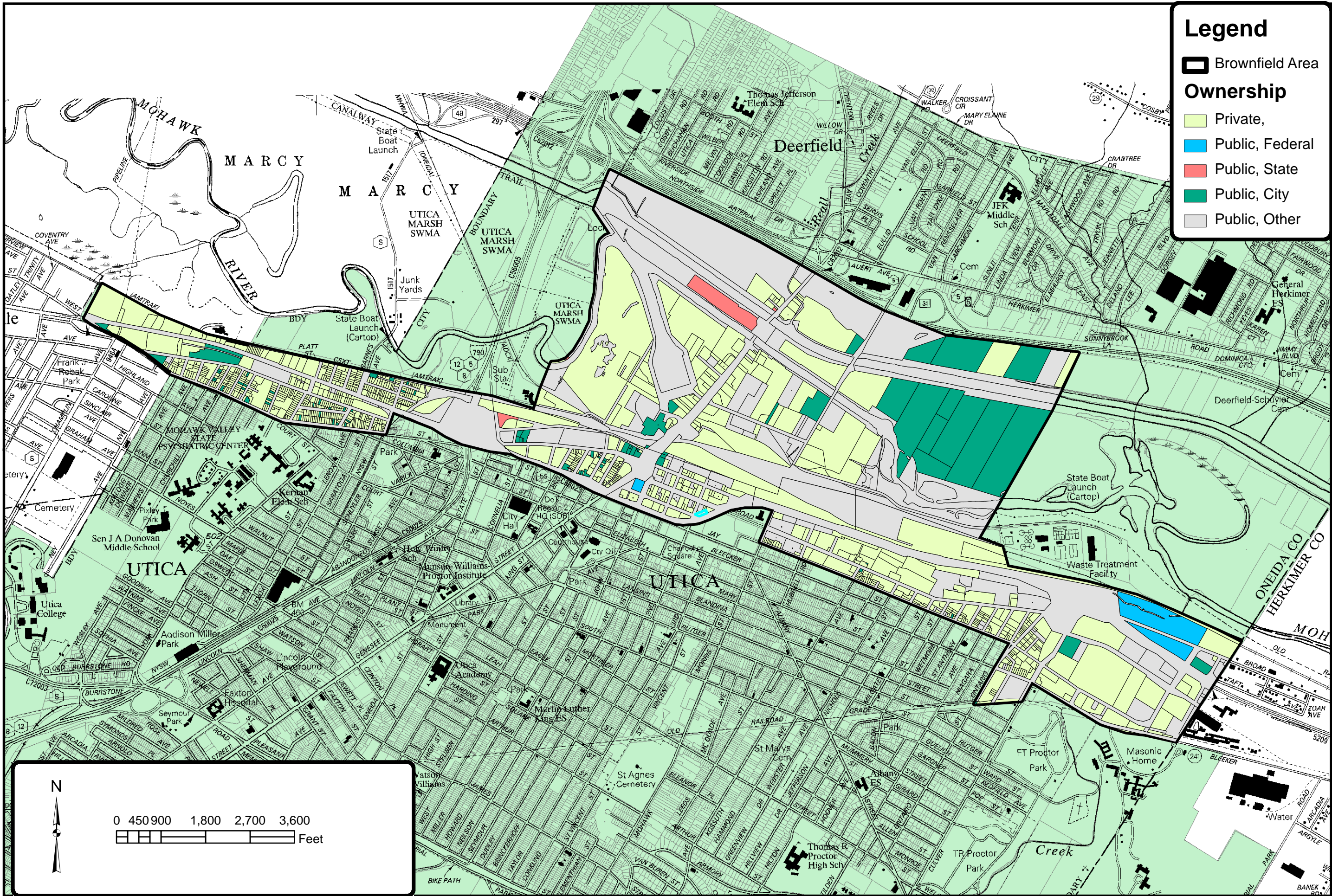
**TRANSPORTATION AND INFRASTRUCTURE**

Oneida County

City of Utica, New York

**City Of Utica**  
**Brownfield Opportunity Areas**  
**Pre-Nomination Study**  
**Central Industrial Corridor**

Consulting Engineering & Land Surveying, P.C.  
 430 COURT STREET, UTICA, NY 13502  
 PHONE (315)724-0100 / FAX (315)724-3715



### Legend

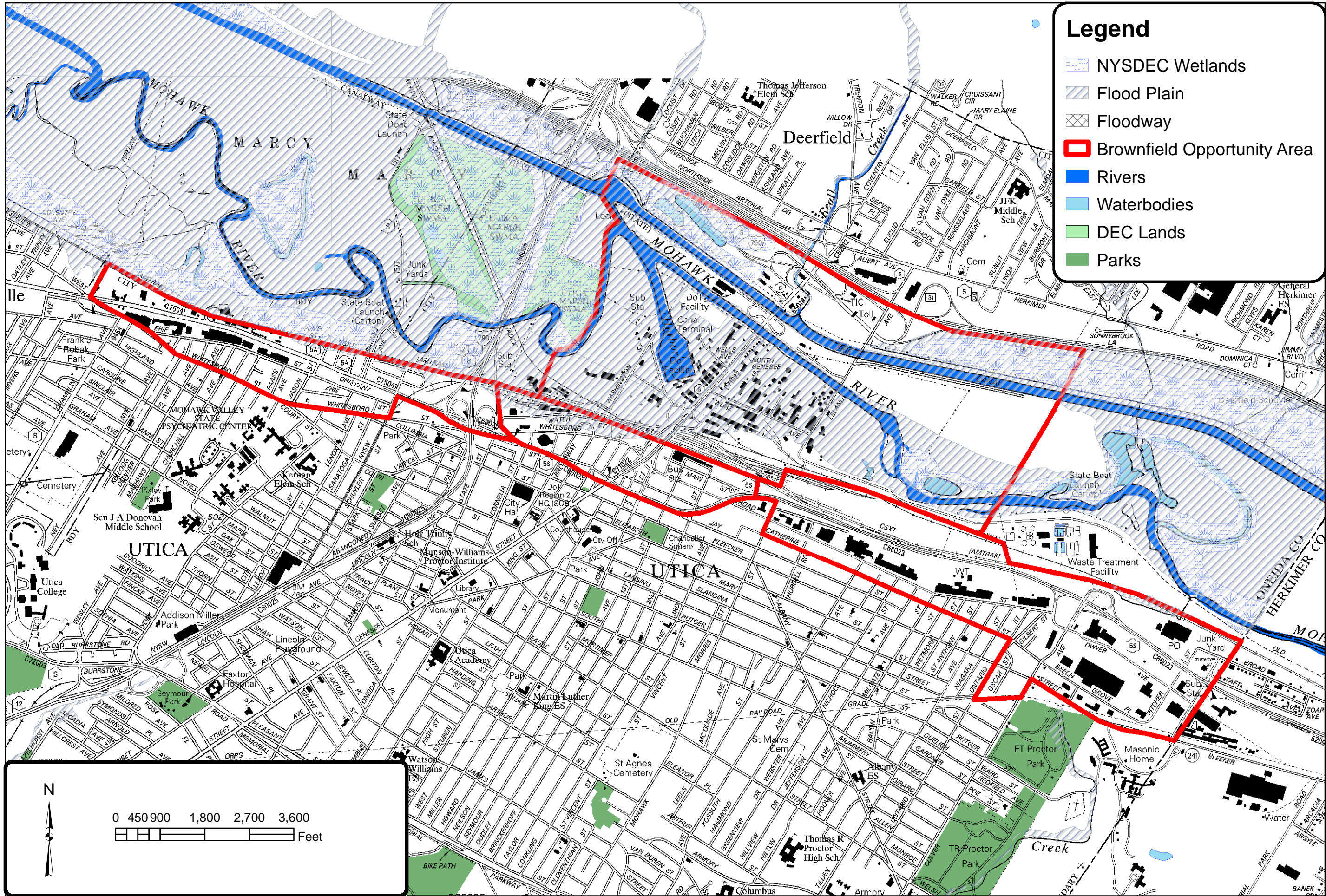
- Brownfield Area
- Ownership**
- Private,
- Public, Federal
- Public, State
- Public, City
- Public, Other

Figure	<b>6</b>			
Drawn by	BEW	PDR	PDR	
Checked by				
Proj. MGR				
Date			03/13/12	
Proj. No				8202.01

**LAND OWNERSHIP PATTERNS**  
 Oneida County  
 City of Utica, New York

**City Of Utica**  
 Brownfield Opportunity Areas  
 Pre-Nomination Study  
 Central Industrial Corridor

**STUMAKER**  
 Consulting Engineering & Land Surveying, P.C.  
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### Legend

- NYSDEC Wetlands
- Flood Plain
- Floodway
- Brownfield Opportunity Area
- Rivers
- Waterbodies
- DEC Lands
- Parks

Figure	7		
Drawn by	BEW	PDR	PDR
Checked by			
Proj. MGR	03/11/12		
Date			
Proj. No	8202.01		

**NATURAL RESOURCES**  
Oneida County

New York

City of Utica  
Brownfield Opportunity Areas  
Pre-Nomination Study  
Central Industrial Corridor

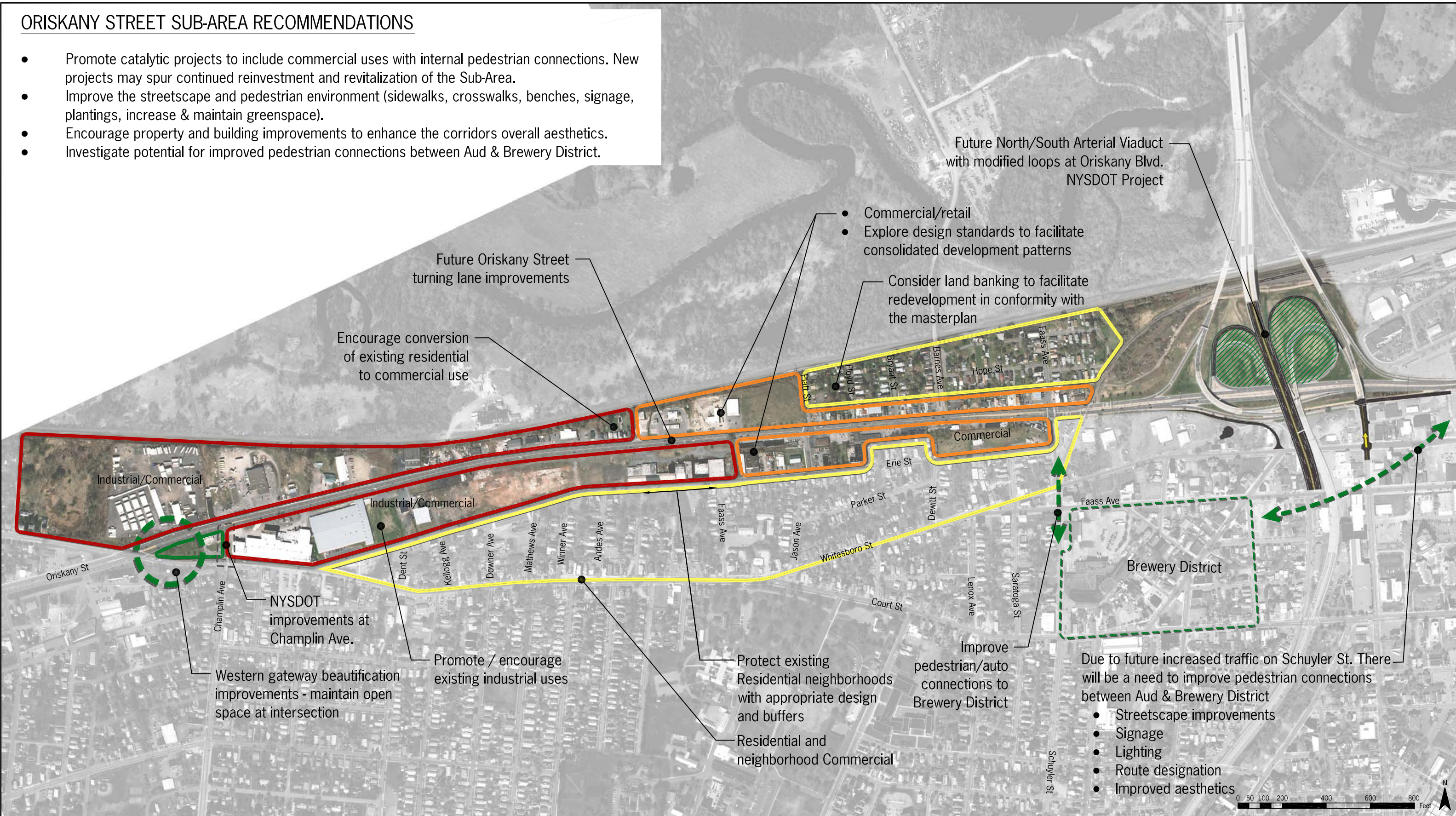
Consulting Engineering & Land Surveying, P.C.  
430 COURT STREET, UTICA, NY 13502  
PHONE (315)724-0100 / FAX (315)724-3715

N

0 450 900 1,800 2,700 3,600 Feet

# ORISKANY STREET SUB-AREA RECOMMENDATIONS

- Promote catalytic projects to include commercial uses with internal pedestrian connections. New projects may spur continued reinvestment and revitalization of the Sub-Area.
- Improve the streetscape and pedestrian environment (sidewalks, crosswalks, benches, signage, plantings, increase & maintain greenspace).
- Encourage property and building improvements to enhance the corridors overall aesthetics.
- Investigate potential for improved pedestrian connections between Aud & Brewery District.



# BAGG'S SQUARE SUB-AREA RECOMMENDATIONS

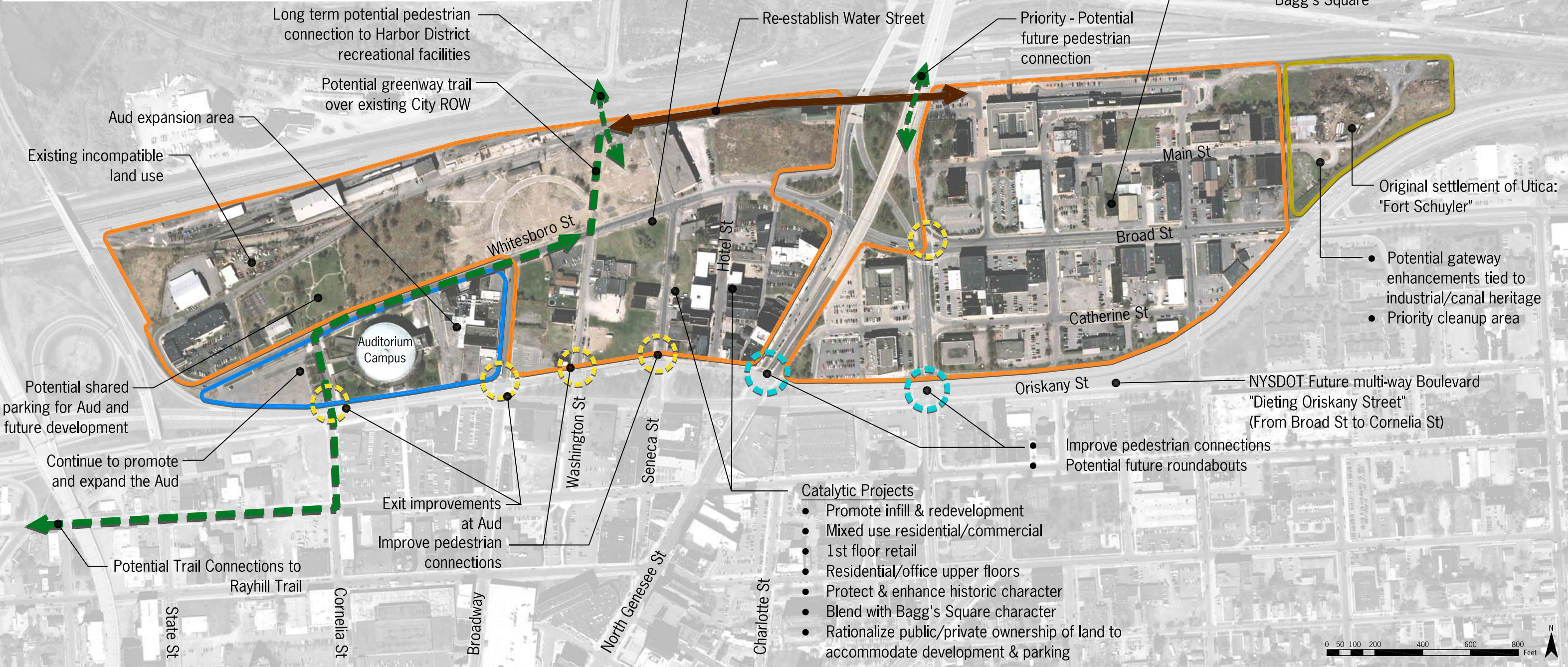
- Promote a transition to more mixed-use residential/commercial uses
- East section to focus on mixed-use residential/retail & office
- West section to focus on mixed-use residential, commercial & entertainment including the integration of the Aud with new development
- Streetscape & pedestrian environment improvements required throughout the Sub-Area
- The Sub-Area will serve as the hub for pedestrians & bicycle connections between the Harbor District & the rest of the city

## Catalytic Projects

- Evaluate potential contamination & redevelopment options
- Promote new mixed-use development
- Entertainment & hospitality uses
- New investment may facilitate re-investment along Hotel Street
- Blend new development with historic character of Bagg's Square

## Catalytic Projects

- Promote new construction and in-fill
- Re-use historic buildings when practical
- 1st floor retail
- Office/commercial/hospitality/residential upper floors
- Identify opportunities for integrating future uses with rail station/rail passengers
- Maintain & improve historic character of Bagg's Square



## Catalytic Projects

- Promote infill & redevelopment
- Mixed use residential/commercial
- 1st floor retail
- Residential/office upper floors
- Protect & enhance historic character
- Blend with Bagg's Square character
- Rationalize public/private ownership of land to accommodate development & parking

**SARATOGA ASSOCIATES**

**SHUMAKER**  
Consulting Engineering & Land Surveying, P.C.

**the paige group**  
results built on insight™

- Mixed-Use/Commercial
- Remedial Cleanup
- Recreation/Entertainment



# Utica Industrial Corridor Revitalization Plan BOA

Actions for Revitalization  
City of Utica, NY

January 2014

Figure 8B  
Bagg's Square Sub-Area

# BROAD STREET SUB-AREA RECOMMENDATIONS

- Area to remain a vital location for industrial uses in the City of Utica.
- The focus will be on evaluating potential environmental contamination and reuse options for existing buildings.
- Removal of buildings may be required to facilitate new and modern uses, including research and development, technology-based and small-scale light industrial uses.
- Adjoining residential and mixed-use neighborhoods must be protected from incompatible uses.
- Encourage streetscape and pedestrian environment improvements.
- Utilize enhanced streetscape as barriers and transition zone.

## Remediation

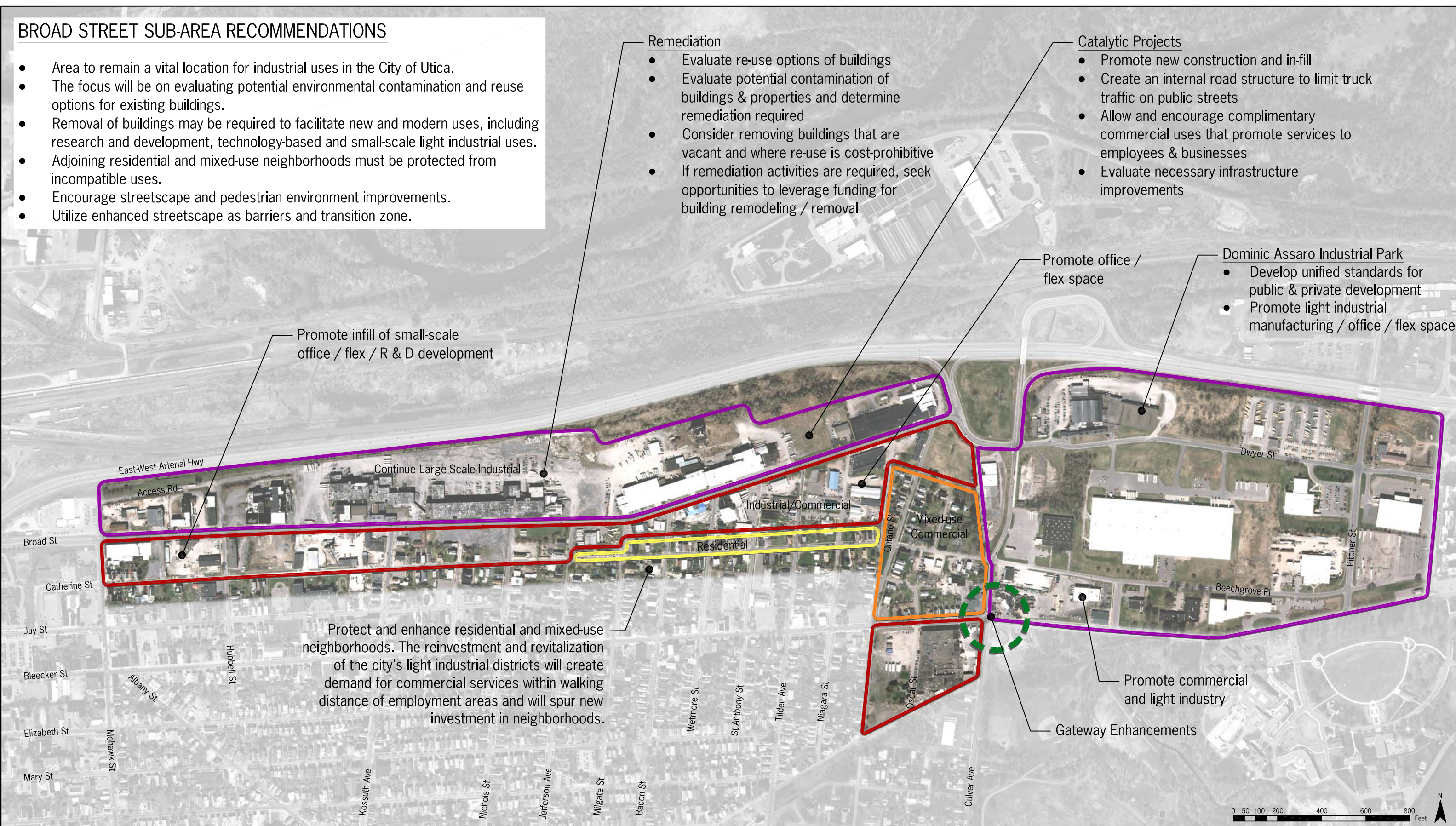
- Evaluate re-use options of buildings
- Evaluate potential contamination of buildings & properties and determine remediation required
- Consider removing buildings that are vacant and where re-use is cost-prohibitive
- If remediation activities are required, seek opportunities to leverage funding for building remodeling / removal

## Catalytic Projects

- Promote new construction and in-fill
- Create an internal road structure to limit truck traffic on public streets
- Allow and encourage complimentary commercial uses that promote services to employees & businesses
- Evaluate necessary infrastructure improvements

## Dominic Assaro Industrial Park

- Develop unified standards for public & private development
- Promote light industrial manufacturing / office / flex space



Promote infill of small-scale office / flex / R & D development

Protect and enhance residential and mixed-use neighborhoods. The reinvestment and revitalization of the city's light industrial districts will create demand for commercial services within walking distance of employment areas and will spur new investment in neighborhoods.

- Industrial
- Industrial/Commercial
- Mixed-Use/Commercial
- Residential

Promote office / flex space

Promote commercial and light industry

Gateway Enhancements

Continue Large-Scale Industrial

Industrial/Commercial

Residential

Mixed-use Commercial

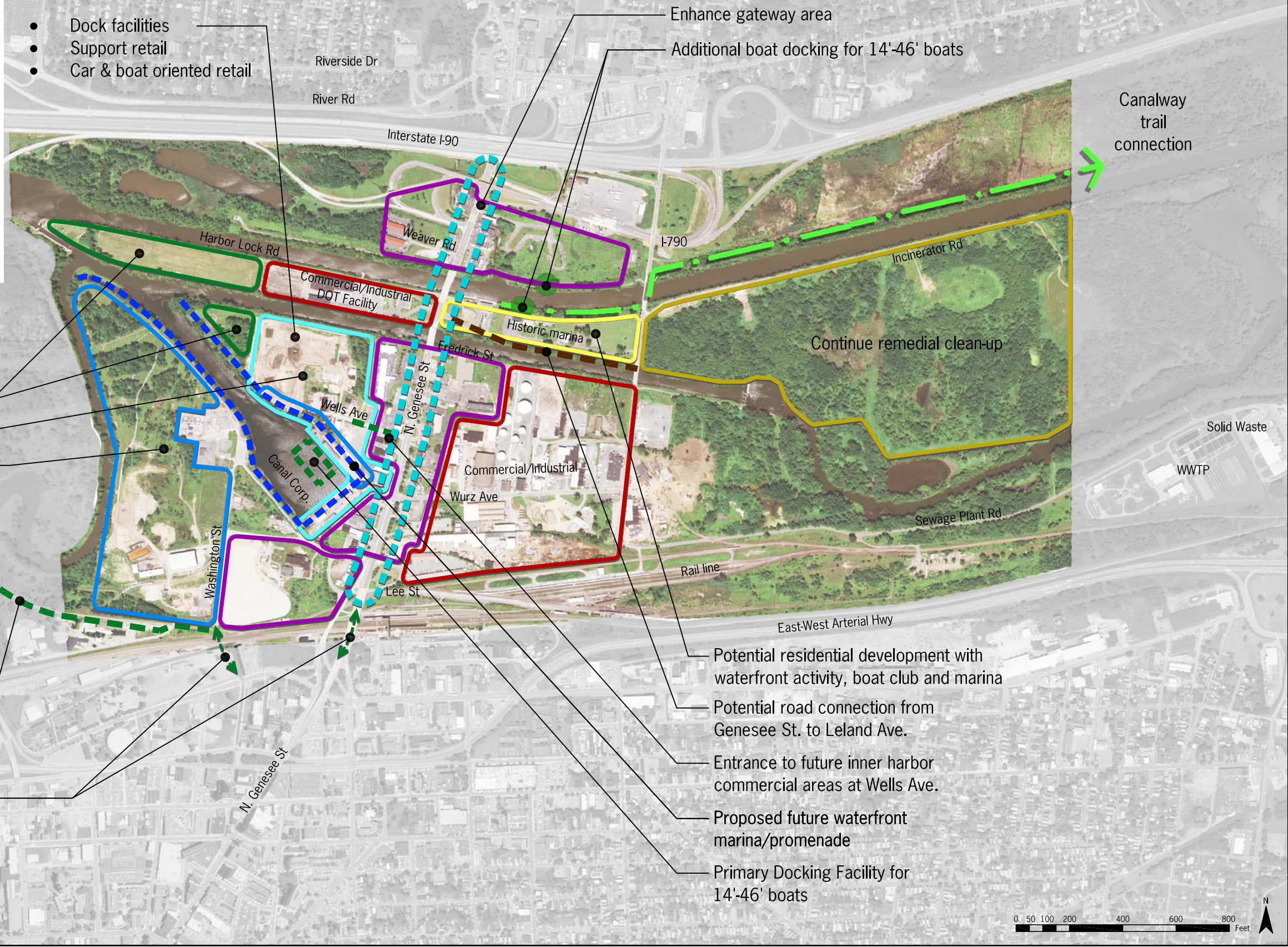
Beechgrove Pl











# HARBOR SUB-AREA RECOMMENDATIONS

- Pursue coordinated development consistent with the recommendations in the Master Plan and LWAP
- Facilitate the revitalization of the Sub-Area by encouraging a mix of retail, restaurants, recreation & entertainment uses
- Beautification of the Sub-Area will be key in the revitalization efforts
- Consider developing a stakeholder group of Harbor District property owners to guide redevelopment in accordance with various planning efforts
- Consider an overlay district with design standards to guide future development

- Dock facilities
- Support retail
- Car & boat oriented retail



 Commercial	 Remedial Cleanup
 Industrial/Commercial	 Catalytic Projects
 Mixed-Use/Commercial	 Recreation/Entertainment
 Residential	 Open Space

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Landscape Architects, Architects, Engineers, and Planners, P.C.  
NEW YORK CITY > SARATOGA SPRINGS > SYRACUSE

**SHUMAKER**  
Consulting Engineering & Land Surveying, P.C.

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