

ONONDAGA COUNTY



- ON 11: White Pine Commerce Park
- ON 12: Radisson West Entry Road
- ON 13: COR Collamer Crossing
- ON 14: Hancock Airpark
- ON 15: Syracuse Research Park
- ON 16: Syracuse Lakefront
- ON 17: Widewaters Business Park
- ON 18: Morgan Road and Wetzel Road-Development Area
- ON 19: Northern Boulevard and Island Road-Development Area

nationalgrid

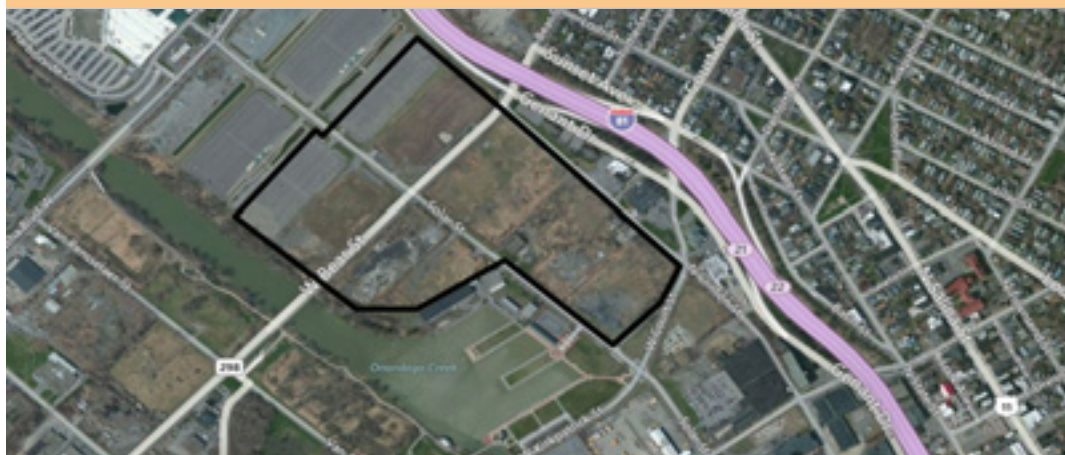


Central New York Regional Planning and Development Board

Syracuse Lakefront

Bear Street and Solar Street

CITY OF SYRACUSE, ONONDAGA COUNTY



Site Profile Characteristics

Site Address

- 301 Bear Street West, Syracuse, NY, 13204

Property Description

- The 54-acre is located on the east side of the City of Syracuse's Inner Harbor between Downtown Syracuse and Onondaga Lake on a former industrial site.
- The City of Syracuse has planned to redevelop the southeastern portion of the Site as mixed use while the northwest portion may retain its industrial use.
- The Syracuse IDA owns 22 acres while private owners control the remainder.
- The major business nearby is the Destiny USA Mall (formerly Carousel Mall).

Land Use

- Land use on the Site is currently vacant industrial land.
- Adjacent land uses include park land, warehousing, parking lots, bus garages, and interstate highway.

Zoning

- The Site, located within the City of Syracuse, contains a portion zoned Class B Industrial District and another zoned Lakefront Urban Center District.
- The Class B Industrial District permits most forms of light industrial, warehousing, and office use.
- Zoning regulations in the Lakefront Urban Center District are building-form-based rather than use-based.
- Form-based requirements for this district generally focus on creating a mixed-use, urban public realm. This means multi-story structures with maximum frontage, minimal setbacks, and ground floor retail.
- Building-form-based regulations are employed via site plan approval.
- Additionally, the site is blanketed by a Tourism Overlay District.
- Provisions of this district must be applied for and granted, otherwise underlying zoning regulations apply.
- Office building use is permitted in the district as well as tourism-related warehousing and renewable-energy-related light manufacturing.
- Other forms of light industrial or warehousing use require site plan approval in this overlay district.

Local Contact

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Onondaga Co. IDA Contact

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COR Development Co. has \$350M plan to develop 28 acres of Inner Harbor into mixed-use lakefront project including 130-room Aloft Hotel, commercial and residential development

Take advantage of cleared sites along the Inner Harbor, where investment funds from NYS are spent

Form-based zoning code allows for flexible use restrictions and maximum lot coverage

Syracuse Lakefront

Bear Street and Solar Street

CITY OF SYRACUSE, ONONDAGA COUNTY



Property Tax Assessments

- The fifteen undeveloped parcels on the Site range in size from 0.5 to 8.55 acres and in assessed value from \$117,600 to \$2,234,000.

Topography

- The Site is generally flat with minimal gradients throughout.
- Elevations at the Site range from 370 feet along the Onondaga Creek side to 390 feet along Clinton Street.

Hydrologic Characteristics

- This Site is adjacent to Onondaga Creek and the City of Syracuse Inner Harbor.
- Groundwater moves westward toward the Creek and Inner Harbor.
- Water table depth at the Site is generally greater than 6.6 feet.
- On-site soil groups are unknown due to lack of USDA data.
- The depth to bedrock is greater than 6.6 feet.
- Permeability and bearing strength for structures are unknown due to lack of USDA data.

Environmental Site Assessment Summary

- There are no regulated NYSDEC or NWI (federal and/or state) wetlands mapped on the Site.
- Onondaga Creek is identified as a designated inland waterway and parallels the Site.
- Portions of the Site are located within the 100-year and 500-year flood zones associated with Onondaga Creek.
- The Site is not located within a Critical Environmental Area.
- Federally protected species with potential to be located within the Site include: American Hart's-tongue Fern; Indiana Bat; Bog Turtle; and Eastern Massasauga Rattlesnake.
- The entirety of the Site is located within an Archeologically Sensitive Area.
- The Site is not located within a State certified agricultural district.

Syracuse Lakefront

Bear Street and Solar Street

CITY OF SYRACUSE, ONONDAGA COUNTY



Transportation and Site Access

- The Site is part of the Syracuse street grid and can be accessed from Bear St., Solar St., Clinton St., and Court St.
- The northeastern part of the Site abuts an off-ramp to Exit 22 southbound on I-81 and on-ramps to I-81 (Exits 21 & 23-24) are less than a 1 mile away.
- Access to NYS Thruway (I-90) Exit 36 is 3 miles away via I-81.
- CSXT operates north/south & east/west rail mainline 1 mile west of the Site.
- The Syracuse Rail Yard and Intermodal Terminal is located 9 miles east from the Site in Syracuse, NY.
- The Site is adjacent to the Syracuse Inner Harbor on Onondaga Creek, which runs into Onondaga Lake and the NYS Canal System.
- Port of Oswego, located in Oswego, NY, is approximately 40 miles northwest of the Site.
- Syracuse Hancock International Airport is located approximately 6 miles northeast of the Site, centrally located in Onondaga County.
- CENTRO provides bus services from Downtown Syracuse to DestiNY USA along Solar Street via Routes #82 and #550.

Utilities

Municipal Water Supply

- Public water supply is provided to the Site via a 10" water main.
- The City of Syracuse currently has the ability to provide 2.35 million gallons per day and a maximum pressure of 100 psi at the Site.

Municipal Sewer

- Public sewer is provided to the Site via a 33" gravity sewer main. Sewage is treated at Onondaga County Department of Water Environmental Protection's Metro Wastewater Treatment Plant (WWTP).
- The WWTP is functioning well and its SPDES excursions are not of significant concern. The WWTP available capacity is 18.65 million gallons per day.
- Moratorium on new users requires that any added sewer flows must be offset by equivalent inflow/infiltration reductions.
- Storm sewers at the Site are combined with sanitary sewers.

Electric Service

- National Grid provides electric services directly to the Site via overhead lines along Bear Street and N. Clinton Street.

Natural Gas

- The Site is directly served by 4" National Grid distribution lines along Solar Street and N. Clinton Street.
- A 20" gas main is located to the southeast of the site along W. Kirkpatrick Street and Solar Street.

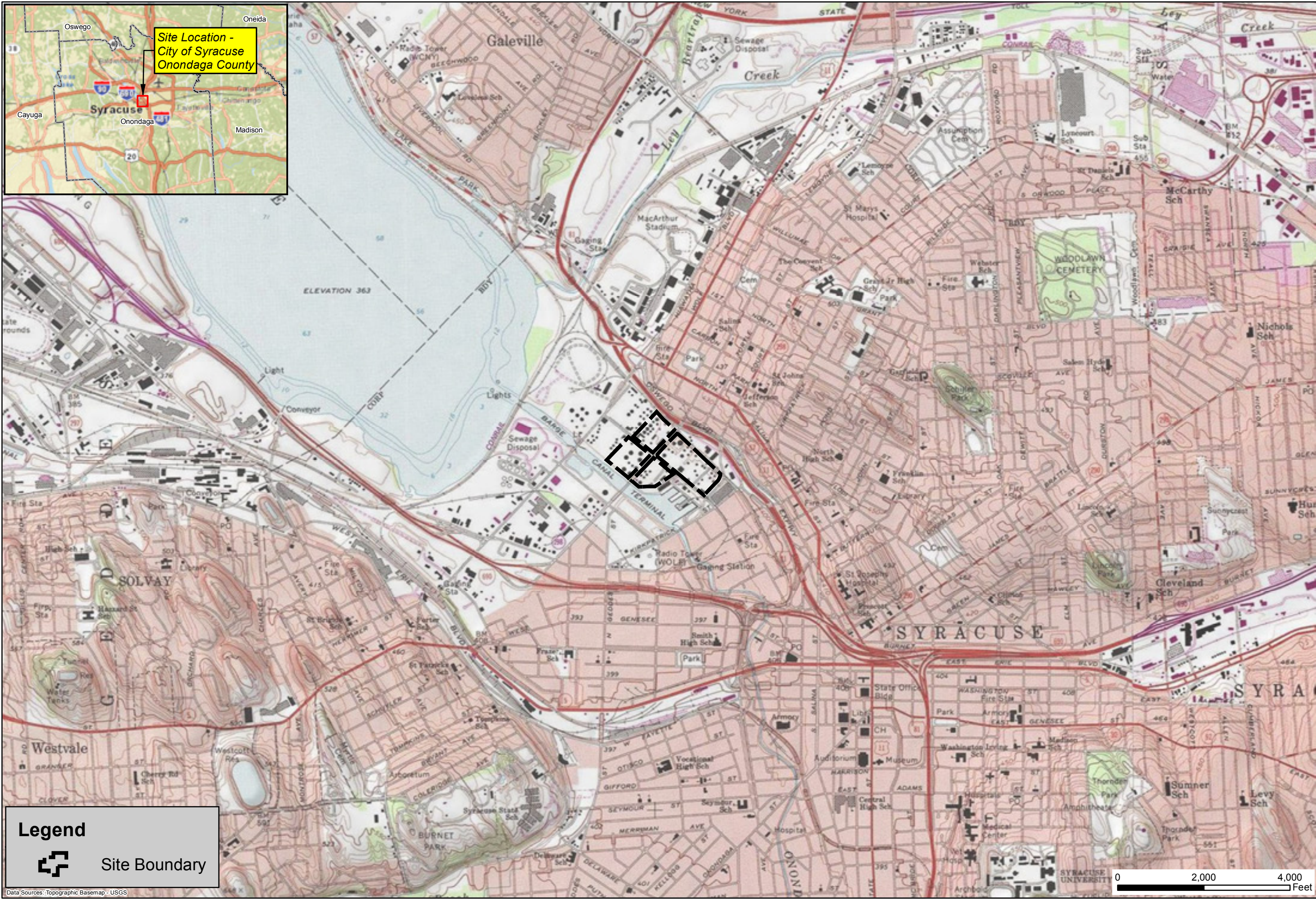
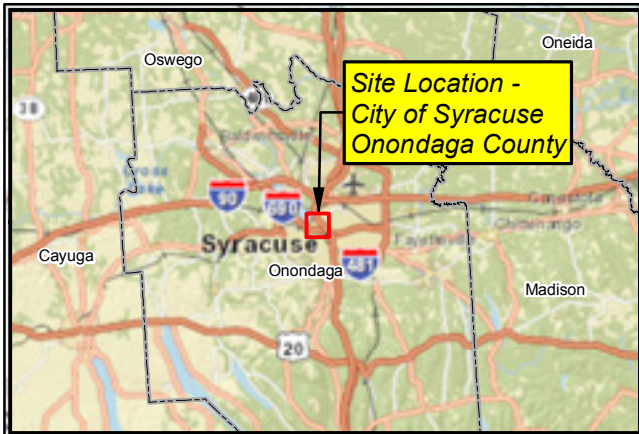
Telecommunications

- Verizon and Time Warner provide telephone and internet services directly to the Site. Location data not available without further study.




Site Layout Features

- ◆ Over 50 acres available in the City of Syracuse
- ◆ Part of the Lakefront Urban Center District
- ◆ Mixed use development potential to include residential, office, professional services, retail, restaurant, entertainment, art galleries, community service
- ◆ Close proximity to Interstates 81 and 690, Franklin Square, Downtown Syracuse, Destiny USA
- ◆ Direct access to sites using city street
- ◆ Municipal utility infrastructures available
- ◆ Unique waterfront development opportunities
- ◆ Past industrial uses and current environmental clean up and contamination issues require compliance and sensitivity to development scenarios
- ◆ Streets require frontage of building; density form based zoning applies
- ◆ Some uses may require special permit
- ◆ Parking on-street, or on-site
- ◆ On current metro transit routes



Legend

 Site Boundary

Data Sources: Topographic Basemap - USGS

nationalgrid

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BL

Barton & Loguidice, P.C.

ON-16 Syracuse Lakefront

Area Location Map

Onondaga County 301 Bear Street West, Syracuse, NY, 13204 New York



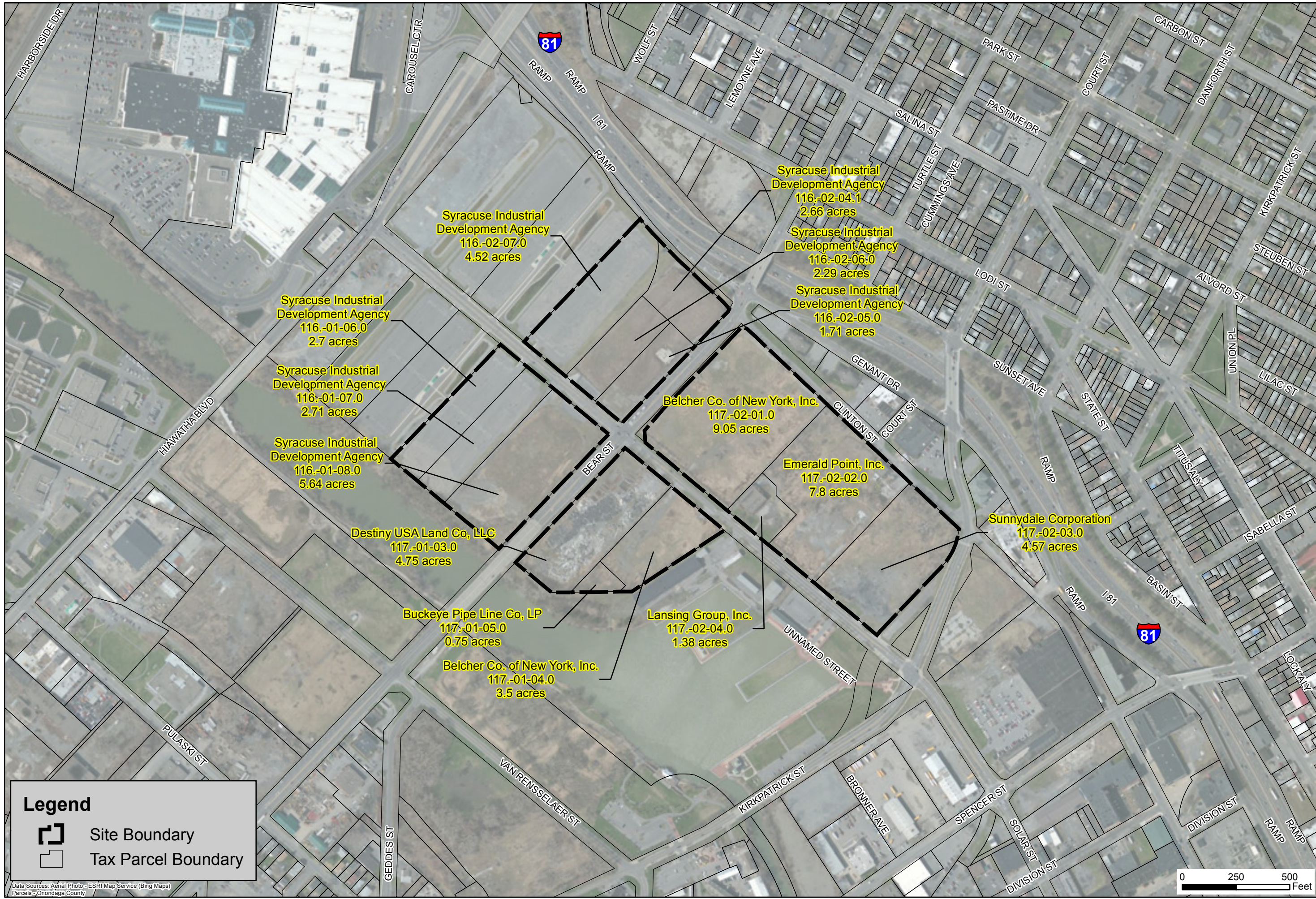
Date August 2013

Scale As Shown

Figure Number 1

File Number 1581.001

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Legend

Site Boundary

Tax Parcel Boundary

Data Sources: Aerial Photo - ESRI Map Service (Bing Maps)
Parcels - Onondaga County

ON-16 Syracuse Lakefront

Site Location Map

New York

Onondaga County

Date

August 2013

Scale

As Shown

Figure Number

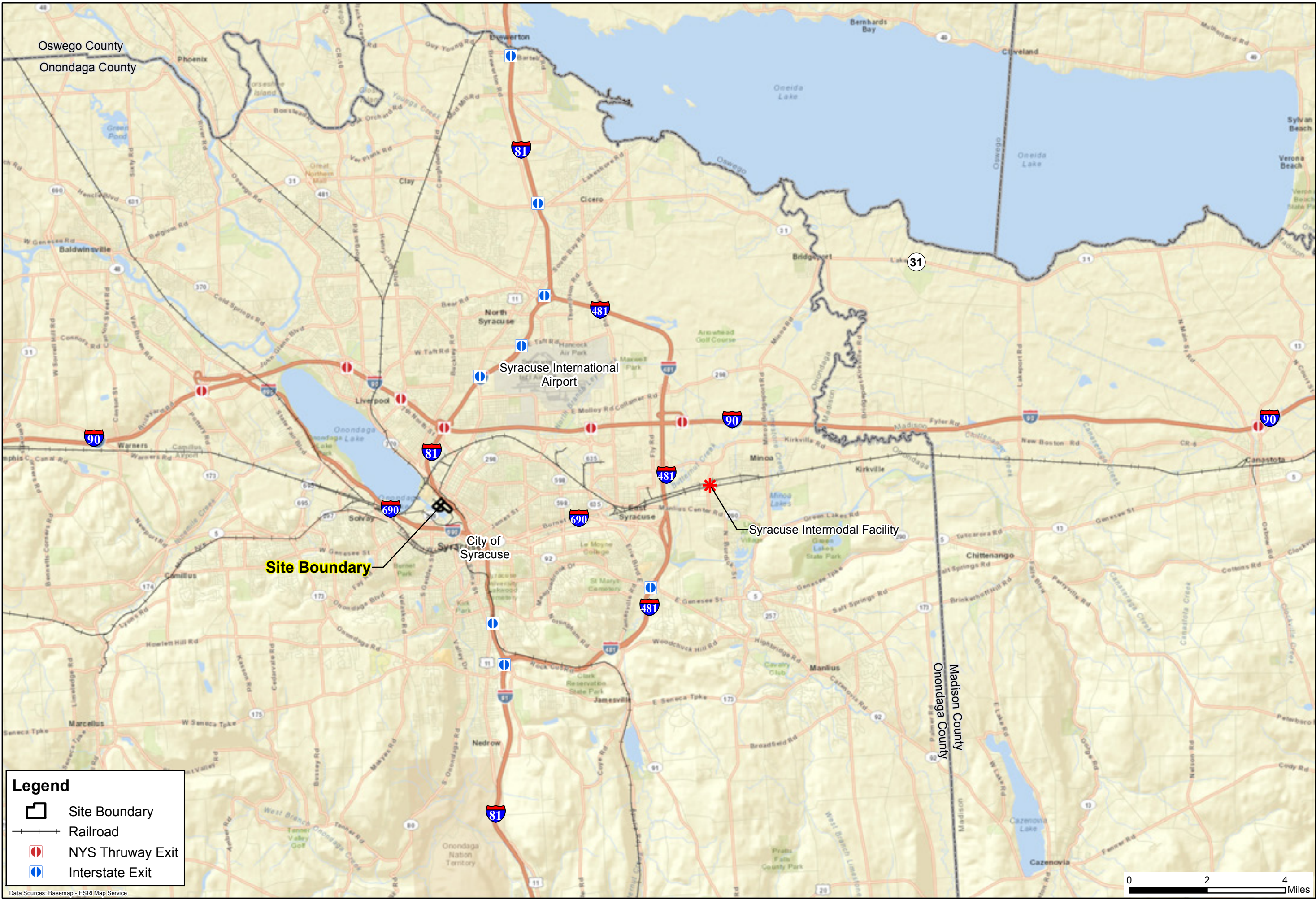
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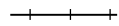


1581.001

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1581.001



Legend

-  Site Boundary
-  Railroad
-  NYS Thruway Exit
-  Interstate Exit

Data Sources: Basemap - ESRI Map Service




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ON-16 Syracuse Lakefront

Transportation

New York



Date
August 2013

Scale
As Shown


Figure Number
3

File Number
1581.001

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Legend

 Site Boundary

Data Sources: Topographic Basemap-USGS



Central New York Regional Planning & Development Board

ON-16 Syracuse Lakefront

Site Topography

Onondaga County

New York



Date

August 2013

Scale

As Shown

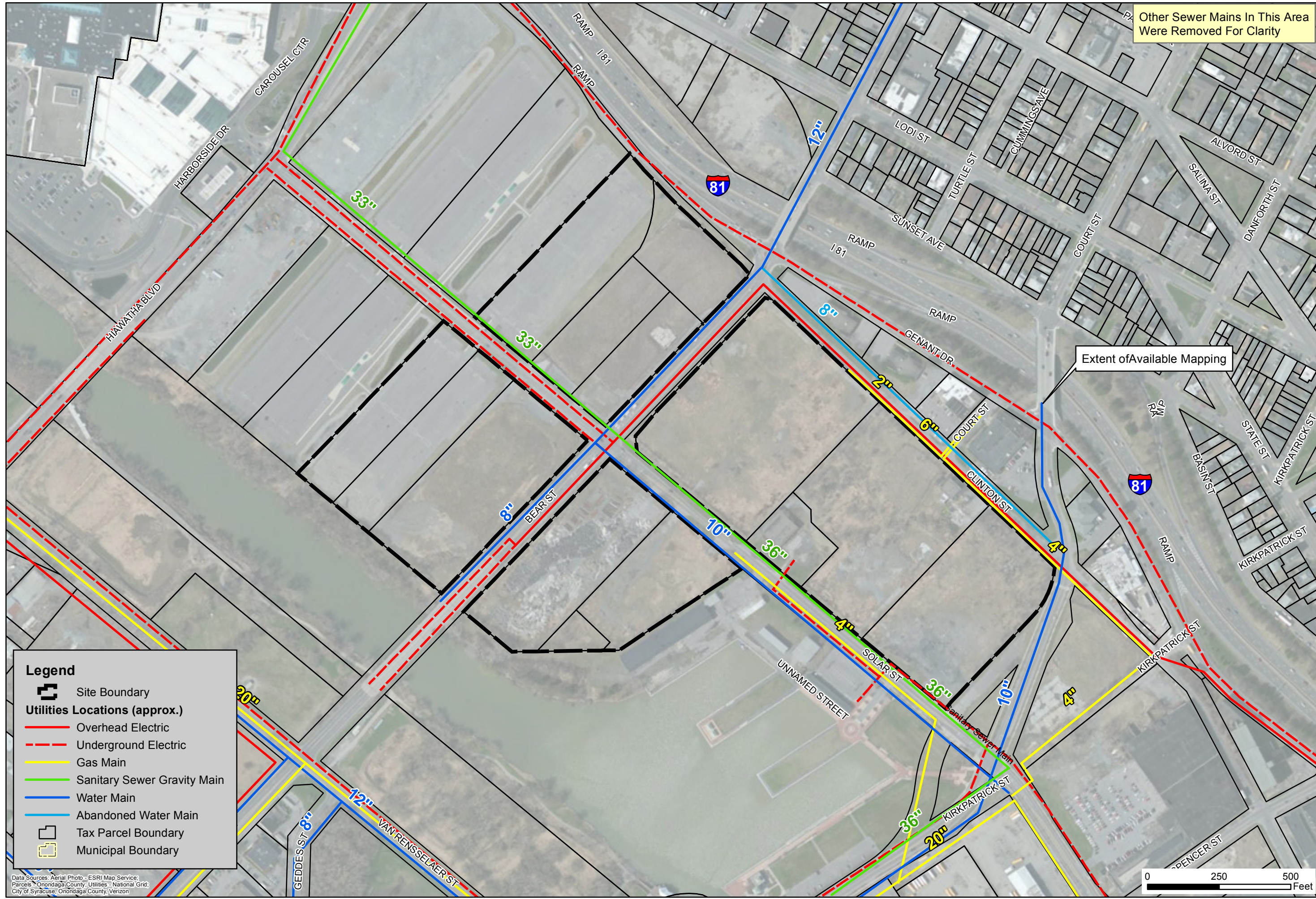
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Other Sewer Mains In This Area
Were Removed For Clarity

Extent of Available Mapping

Legend

Site Boundary

Utilities Locations (approx.)

Overhead Electric

Underground Electric

Gas Main

Sanitary Sewer Gravity Main

Water Main

Abandoned Water Main

Tax Parcel Boundary

Municipal Boundary

Data Sources: Aerial Photo - ESRI Map Service;
Parcels - Onondaga County; Utilities - National Grid;
City of Syracuse, Onondaga County, Verizon

ON-16 Syracuse Lakefront

Utility Locations

Onondaga County

New York

Date
August 2013

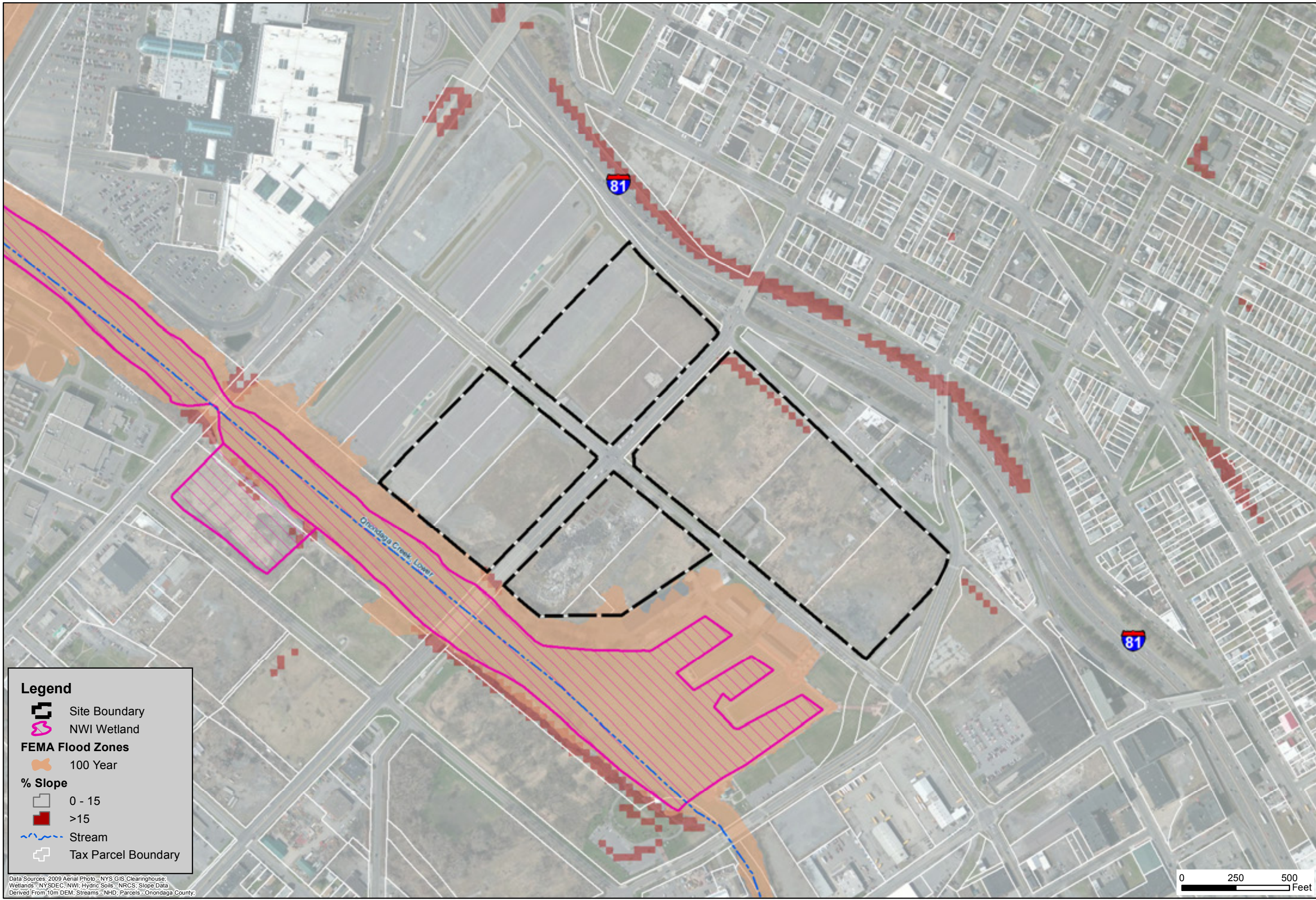
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7

File Number
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Map created by Barton and Loguidice P.C. using National Grid data. All rights reserved.



Legend

Site Boundary

NWI Wetland

FEMA Flood Zones

100 Year

% Slope

0 - 15

>15

Stream

Tax Parcel Boundary

Data Sources: 2009 Aerial Photo - NYS GIS Clearinghouse;
Wetlands - NYSDEC NWI; Hydric Soils - NRCS; Slope Data
Derived From 10m DEM; Streams - NHD; Parcels - Onondaga County

ON-16 Syracuse Lakefront

Development Considerations

Onondaga County

New York

Date
August 2013

Scale
As Shown

Figure Number
8

File Number
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0250500

Feet

0250500

Feet

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LAND USE

Total Size (acres)	54.03	Assessed Value	Assessed values for parcels on the site range from \$117,600 to \$2,234,000 on acreages ranging from 0.5 to 8.55 acres.
Land Use	Vacant industrial land	Adjacent Properties	Park land; harbor; parking lots; warehousing; bus garage; and interstate highway.
Road Frontage	2150 feet on Solar St; 1450 feet on W Bear St; 1450 feet on N Clinton St; 175 feet on W Court St	Comments	A dichotomy of land use exists on this site with regards to current use adjacent to the site and planned use for the site. The SE half of the site is zoned Lakefront Urban Center District which prescribes a mixed-use style of development while much of the area retains an industrial bent and environmental cleanup around the Inner Harbor persists. The NW portion of the site remains zoned for light industry.

ZONING

Uses Permitted

The site, located within the City of Syracuse, contains portions zoned Class B Industrial District and other portions zoned Lakefront Urban Center District. Permitted uses in the Class B Industrial District include local retail and service stores; office buildings and banks; studios, galleries, central telephone exchange buildings; restaurants; frozen food locker plants; animal hospitals, clinics, and dog kennels; churches, parish houses, and convents; public golf courses, including club houses accessory thereto, public recreation grounds; public buildings including municipal community houses and firehouses; hospitals, semi-public buildings and horticultural nurseries and greenhouses; wholesale business buildings and warehouses; cold storage plants; newspapers and job printing plants; bakeries, candy and confectionery establishments; dairies; carpenter shops; cabinet making; furniture-upholstery; cigar and tobacco manufacturers; electric and gas appliances; laundries; tinsmiths; plumbing, steam and hot water fitting; tailor shops; dry cleaning and dyeing; light manufacturing establishments employing more than five (5) persons or occupying more than 40% of the floor area utilizing electricity or other unobjectionable motive power and free from objectionable machinery and processes and free from objectionable odors, fumes, dirt, vibration or noise and similar characteristics; any trade or industry which does not by reason of the emission of noise, dust, or odors and the like become obnoxious or dangerous to the health and safety of the public; bulk oil storage tanks; trade and vocational schools; nonprofit community centers with locational requirements dictated by the neighborhood service nature of the program to be offered; private recreation clubs, such as golf courses, tennis clubs, or swimming clubs, including club houses or locker buildings accessory thereto; new motor vehicle sales; used motor vehicle sales; motor vehicle rental; parking lots; on-site parking; private garages; parking garages; motor freight terminals, transportation terminals, bus holding areas; contractors' yards; light

Syracuse Lakefront

duty or heavy duty motor vehicle repair; and hotels and motels. The Lakefront Urban Center District is a form-based section of the Zoning Code rather than regulation based primarily on uses and dimensions. This type of land use regulation focuses on the creation of a dignified public realm with interconnecting streets lined with buildings. Because the uses are varied, they are harmonized using regulations that address design issues such as building type and placement, facades, streetscapes, and street layout. Prohibited uses in this district include billboards; freestanding towers for wireless communications (transmitting devices attached to buildings shall be permitted); gasoline service stations, motor vehicle repair, motor vehicle sales, parking lots in the first layer of a lot, and drive-through windows. In addition to the Class B Industrial District and the Lakefront Urban Center District, the site also falls under the Tourism Overlay District. The underlying zoning and regulating plan, where applicable, for the area covered by the Tourism Overlay District shall remain in effect, except where an applicant has received approval for an application for development under the provisions of the Tourism Overlay District regulations, in which case the underlying zoning shall be superseded. Permitted uses in the Tourism Overlay District include golf courses, including club houses and other accessory uses thereto; auditoriums, stadium and other sports venues, theaters, skating rinks, bowling alleys, indoor amusement venues, entertainment venues, parks and playgrounds; hotels, motels, and related lodging facilities; restaurants; studios, galleries, museums and exhibition areas; spas; convention centers; marinas, water parks and aquariums; retail and service stores, office buildings, employment training facilities, tourism centers and banks, except for free-standing retail commercial uses (commonly referred to as “big box” or “strip commercial” retail) exceeding 60,000 square feet in gross floor area; dwellings, apartments, condominiums, and tourist lodging; parking lots, on-site parking, private garages, parking garages, mass transit and public transportation facilities and warehouse/distribution facilities used in connection with tourism uses within or outside of the TO district; research, development and light manufacturing facilities for renewable energy generation, cogeneration facilities, and distribution of energy generated for or used in connection with tourism related uses and uses permitted by the underlying zoning; and any related uses not specifically listed above that the Planning Commission determines will further the intent of Section B-IX, Article 6. Additionally, retail frontage is required on the parcels along Solar Street across from the Inner Harbor.

Off Street Parking

Off-street parking requirements are categorized by use in the City of Syracuse. Use as an office building requires at least one (1) parking space shall be provided for each five hundred (500) square feet of net floor area used for office purposes while for uses which exceed one thousand (1000) square feet in net floor area, the first one thousand (1000) square feet of net floor area shall be included in calculating the required number of parking spaces. In the Lakefront Urban Center District, parking requirements are based on use. Residential units require one space per dwelling unit. Use as lodging requires one space per bedroom and one for each on-duty employee. Office use requires one space for each 500 net square feet while retail and child care require one space for each 350 sq. ft. of gross retail space. Light manufacturing, water-dependent uses, or civic uses necessitates a special permit from the Planning Board. Required parking does not need to be provided on-site, as long as it is located within two blocks of the building. Parking lots shall be at the Second or Third Layer from the frontage and shall be screened by a building, streetwall, or continuous hedge between 3.5 and 4.5 feet in height. Streetwalls shall be constructed of a material matching the adjacent building façade.

Syracuse Lakefront

Openings in such streetwalls and hedges shall be no larger than necessary to allow automobile and pedestrian access. If, due to site constraints or a pre-existing condition, a parking lot is located in the first layer, it shall be screened by a streetwall and/or hedge.

Set-backs

The Lakefront Urban Center District has a build-to-line of 0-12 feet, rather than a front yard minimum setback. Minimum side and rear yard setbacks in this district are 0 feet. In the Class B Industrial District, there are no setback requirements unless the parcel abuts a residential use, in which case the setback requirements of the residential district shall apply. The site will not abut any residential properties as it is bounded by the Inner Harbor, Interstate-81, and the Lakefront Urban Center District which is a mixed-use zone.

Percent of Site that may be utilized

100.00%

Control of Nuisances

Nuisances such as noise, odor, glare, fumes, and dust are characteristics that are considered in the issuance of special permits in the City of Syracuse. Such nuisances in objectionable or offensive situations are also generally prohibited from Class B Industrial Districts.

Height Restrictions

Unless abutting a residential district, there are no building height restrictions in the Class B Industrial District. The Lakefront Urban Center District requires building heights between two and six stories.

DEVELOPMENT IMPLICATIONS SUMMARY

The site, located within the City of Syracuse, contains portions zoned Class B Industrial District and other portions zoned Lakefront Urban Center District. The Class B Industrial District permits most forms of light industrial, warehousing, and office use. The Lakefront Urban Center District is a form-based section of the Zoning Code rather than regulation based primarily on uses and dimensions. This type of land use regulation focuses on the creation of a dignified public realm with interconnecting streets lined with buildings. Because the uses are varied, they are harmonized using regulations that address design issues such as building type and placement, facades, streetscapes, and street layout. Building-form-based regulations are employed via the site plan approval process. Additionally, the site is blanketed by a Tourism Overlay District. The underlying zoning and regulating plan, where applicable, for the area covered by the Tourism Overlay District shall remain in effect, except where an applicant has received approval for an application for development under the provisions of the Tourism Overlay District regulations, in which case the underlying zoning shall be superseded. Office building use is permitted in the district as well as tourism-related warehousing and renewable-energy-related light manufacturing. Other forms of light industrial or warehousing use would need to be addressed during the site plan approval process. Lastly, retail frontage is required on the parcels along Solar Street across from the Inner Harbor as part of the general regulating plan.

Syracuse Lakefront

TOPOGRAPHIC INFORMATION

Topography	The majority of the site lies between 370 - 390 feet above mean sea level.
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Potential Aesthetic Problems	No potential aesthetic problems were identified for the site.
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Restrictions	No topographic restrictions were identified for the site.
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SOILS

Mapping Units	The entire site is mapped as Urban Land.
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Drainage Class	The site drainage class is unknown.
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Hydrologic Soil Groups	The site hydrologic soil group is unknown.
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Depth to Groundwater	The depth to groundwater is greater than 6.6 feet.
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Permeability	The site permeability is unknown.
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Depth to Bedrock	The depth to bedrock is greater than 6.6 feet.
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Bearing Strength	The bearing strength of materials on the site is unknown due to lack of data from USDA database.
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Hydric Soils Present?	No hydric soils are present on the site.	Groundwater Variation	Groundwater varies according to seasonal wetness.
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Hydric Inclusions in Soils?	None of the mapped soils contain mapped soil units with hydric inclusions.
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WETLANDS

NYSDEC Wetlands Present?	There are no regulated NYSDEC mapped wetlands on the site.
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National Wetlands Inventory	The National Wetland Inventory mapping identified one wetland. A riverine, unconsolidated bottom wetland that encompasses 30.75-acres is mapped immediately to the west of the site. This wetland is known as Onondaga Creek. The boundaries of National Wetland Inventory (Federal and/or State) mapped wetlands have not been field verified.
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Wetlands Delineation Available	No information regarding historic wetland delineations was available for review.
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WATERS / STREAMS

Onsite NYSDEC Mapped Streams	Onondaga Creek flows north through the site.
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Syracuse Lakefront

Stream Classification	Onondaga Creek is identified as a Class C stream with C Standards at the point where it flows through the site.
Flow Regime	Onondaga Creek is a perennial stream system.
Other Water Resources	Onondaga Lake is located approximately 0.7 mile north of the site.
Coastal Resources	Onondaga Creek is identified as a designated inland waterway. The City of Syracuse is not recognized as having a Local Waterfront Revitalization Plan (LWRP).

FLOOD PLAINS

Flood Plain Information	Portions of the site are located within the 100-year and 500-year flood zones associated with Onondaga Creek.
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FISH AND WILDLIFE

Nature Explorer Results (State Species)	<p>The NYSDEC's Nature Explorer identified the following threatened or endangered species as possible residents of Onondaga County: Indiana bat; Bald eagle; Black tern; Common tern; Henslow's sparrow; Least bittern; Northern harrier; Peregrine falcon; Pied-billed grebe; Sedge wren; Short-eared owl; Upland sandpiper; Blanding's turtle; Bog turtle; Eastern massasauga; Timber rattlesnake; Lake chubsucker; Lake sturgeon; Longear sunfish; American waterwort; Angled spikerush; Bear's-foot; Big shellbark hickory; Broad-lipped twayblade; Brown bog sedge; Button-bush dodder; Calypso; Carey's smartweed; Cloud sedge; Cooper's milkvetch; Cork elm; Crane fly orchid; Creeping sedge; Dragon's mouth orchid; Drummond's rock-cress; Dwarf glasswort; eastern prairie fringed orchid; Fairy wand; Farwell's water-milfoil; Field dodder; Glaucous sedge; Glomerate sedge; Golden puccoon; Golden-seal; Goosefoot Corn-salad; Great Plains flatsedge, hair-like sedge; Heart sorrel; Hooker's orchid; Kentucky coffee tree; Knotted spikerush; Lake-cress; Large twayblade; Lindley's aster; Little-leaf Tick-trefoil; Marsh arrow-grass; Marsh valerian; Michigan lily; Midland sedge; Mountain death camas; Nodding pogonia; Northern bog aster; Northern bog violet; Northern wild comfrey; Nuttall's tick-trefoil; Ohio goldenrod; Orange fringed orchid; Pink wintergreen; Possum-haw; Purple cress; Puttyroot; Ram's-head ladyslipper; Red pigweed; Reflexed sedge; Rock-cress; Rough avens; Salt-meadow grass; Sartwell's sedge; Scarlet-Indian Paintbrush; Schweinitz's sedge; Scirpus-like rush; Scotch lovage; Sea Purslane; Seabeach amaranth; Seaside bulrush; Seaside crowfoot; Seaside gerardia; Seaside plantain; Sheathed pondweed; Shining bedstraw; Short's sedge; Showy aster; Slender blue flag; Slender marsh-pink; Small bur-reed; Small floating bladderwort; Small white ladyslipper; Small whorled pogonia; Small yellow ladyslipper; Small's knotweed; smooth bur-marigold; Southern twayblade; Spiny water-nymph; Spreading chervil; Stargrass; Sticky false asphodel; Stiff Tick-trefoil; Staight-leaf pondweed; Swamp louse wort; Swamp smartweed; Sweet coltsfoot; Sweet-scented Indian -plantain; Tall bellflower; Terrestrial starwort; Troublesome sedge; Twin-leaf; Virginia false gromwell; Virginia three-seeded Mercury; White basswood; Wild pink; Wild sweet-William; Woodland agrimony; Woodland bluegrass; Yellow giant-hyssop; Yellow wild flax; Creeping juniper; Blunt-lobe grape fern; Climbing fern; Common moonwort; Hart's-tongue fern;</p>
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Syracuse Lakefront

marsh horsetail; Mingan moonwort; Prairie dunewort; and Rugulose grape fern.

US Fish and Wildlife
Service (Federal Species)

Federally protected species that are reported by the US Fish and Wildlife Service with the potential to be located on the site include: American hart's-tongue fern, Indiana bat, bog turtle, and eastern massasauga rattlesnake.

CRITICAL ENVIRONMENTAL AREA

Site within or near
Critical Environmental
Area

The project is not located within a Critical Environmental Area.

CULTURAL AND HISTORIC RESOURCES

Archaeologically Sensitive Area?

The entire site is located within a State Historic Preservation Office mapped Archaeological Sensitive Area.

Nationally Registered or Eligible
Historic Site?

No National Register or National Register Eligible sites (that have been submitted) are considered onsite.

Adjoining a Nationally Registered
or Eligible Historic Site?

No National Register or National Register Eligible sites are mapped on adjoining parcels to the site.

AGRICULTURAL

State Agricultural District

The site is not located within an Onondaga County mapped Agricultural District.

POTENTIAL PERMIT REQUIREMENTS

Article 15 for Excavation and Fill in Navigable Water through NYSDEC
Section 401 Water Quality Certification through NYSDEC
Section 404 Clean Water Act through USACE
Section 10 Rivers and Harbors Act through USACE

ENVIRONMENTAL IMPLICATIONS SUMMARY

Prior to the site being developed a wetland delineation of the entire site should be performed. Development of the site could result in impacts to Waters of the United States in the form of streams and wetlands. Areas within the 100-year floodplain should be avoided or elevated to reduce potential flooding impacts. A cultural/historic resource review should be completed on-site prior to any development. A threatened and endangered species habitat assessment should also be completed on site prior to development.

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ROADWAY

Adjacent Roadway Network

The Syracuse Lakefront is located within the City of Syracuse adjacent to the Inner Harbor of Onondaga Lake in Onondaga County, NY. The primary adjacent roadways include Hiawatha Blvd., Bear St. (NYS Route 298), N. Clinton St., W. Court St. and Solar St. Bear St. is classified as a Principal Arterial, Solar St. a Collector Road, W. Court St. And Hiawatha Blvd. Are Minor Arterials and N. Clinton St. a local road. All of the abutting streets fall under the jurisdiction of the City of Syracuse.

Traffic Count Data

The Average Annual Daily Traffic (AADT) counts as measured in vehicles per day (vpd) from the NYS Department of Transportation are as follows:
On Bear St. between I-690 and I-81 the AADT was 9,940 vpd (September 2004).
On W. Hiawatha Blvd. between Solar St. and Spencer St. the AADT was 26,126 vpd (June 2009).

Distance to Interstate Highway Network

There are multiple access points to I-81 (Exit 21 Catawba St.-Spencer St., Exit 22 Court St., Exits 23-24 A-B Hiawatha Blvd, Park St., Old Liverpool Rd. Onondaga Lake Pkwy., Bear St., Hiawatha Blvd.) for northbound and southbound travel less than 1 mile from the site. The NYS Thruway (I-90) is accessible 3 miles north from I-81 northbound (Exit 25A Albany-Buffalo) of the Lakefront for eastbound and westbound travel.

Truck Routes

Primary truck access to the Syracuse Lakefront is via I-81 to Hiawatha Blvd. and Solar St. or via I-690 to Bear St. and Solar St.

Public Transit Stop Near Site

CENTRO provides bus services from Downtown Syracuse to DestiNY USA along Solar Street via Routes #82 and #550.

RAIL

Freight Rail Service Summary

CSX Transportation (CSXT) operates a Class I freight railroad network in the Central New York region. Specifically, the Chicago Main Line provides east/west rail services that link Central New York with New York City, Boston and Chicago through the Syracuse Rail Yard. The St. Lawrence Subdivision of the CSXT network provides north/south rail services linking Syracuse to Massena, and ultimately Montreal from the Syracuse Rail Yard. The St. Lawrence Subdivision junctions with the Fulton Subdivision which provides rail services to the Fulton and Oswego areas. CSXT maintains rail yards in Selkirk and Syracuse, intermodal terminals in Syracuse and Buffalo, and TRANSFLOW terminals in Albany, Syracuse, and Buffalo, NY.

CNY is also served by the NYS&W rail line, a regional network that provides rail freight service from the Syracuse area along a main line south to Binghamton and the NYC metropolitan area, as well as the Finger Lakes Railway Corporation, a short line rail network that provides freight rail service from the Syracuse area to Western New York and Pennsylvania.

Distance to Rail Siding

CSXT operates north/south & east/west rail mainline 1 mile west of the Park. The Park currently is not served by or adjacent to rail siding. The Syracuse Rail Yard and Intermodal Terminal is located 9 miles east from the Park in Syracuse, NY.

Syracuse Lakefront

AVIATION

Nearest Commercial Airport

Syracuse Hancock International Airport is located approximately 6 miles northeast of the site. Syracuse Hancock International Airport is recognized as a primary commercial service airport and is part of the New York State Airport System.

MARINE

Nearest Deepwater Port

The closest deepwater port is located is the Port of Oswego, located in Oswego, NY, which is approximately 40 miles northwest of the site.

NYS Canal System

The closest access for commercial barge shipping via the NYS Canal System is currently available from the terminal wall located in Syracuse, NY, adjacent to the site.

PERMITTING

Permits

NYSDOT and City of Syracuse highway work permits will be required for any roadway/utility improvements proposed within the respective ROW's of Bear St., N. Clinton St., W. Court St. and Solar St. In addition, any additional access proposed to these roadways will require a commercial driveway permit approved by the NYSDOT and the City of Syracuse.

DEVELOPMENT IMPLICATIONS SUMMARY

The Syracuse Lakefront is supported by a multimodal transportation network with access to roadway, aviation, water, and rail infrastructure located within close proximity of the site.

Syracuse Lakefront

WATER SUPPLY

Public Water Supply Available at Site?	Yes
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Distance From Site (mi.)	N/A
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System Information

Owner	City of Syracuse
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Source of Supply	Skaneateles Lake
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Method of Treatment	Coarse Screening, Chlorination, Fluoridation
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Treatment General Comments	Hydrofluosilicic acid is added to maintain a target fluoride level of 1 mg/l. Water is re-chlorinated and phosphate is added for corrosion control at the City's reservoirs.
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Storage	City of Syracuse Woodland Reservoir, Westcott Reservoir, two standpipe tanks, and three tanks that comprise Morningside Reservoir
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System Capacity

System Capacity (gpd)	55,300,000
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System Average Daily Demand (gpd)	34,399,000
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System Peak Daily Demand (gpd)	34,400,000
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Available System Capacity (gpd)	20,900,000
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Capacity "Bottlenecks"	None reported
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Site Specific Details

Is Site in Existing Water District	Yes	City of Syracuse
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Size of water main at site (in)	10
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Available Capacity at site (gpd)	2,347,200	System has ample capacity and has supplied 45-55 MGD in the past.
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Pressure at site (psi)	100
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Have any flow tests been performed near site recently?	Yes
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Other Details

Syracuse Lakefront

User charges and water rates

Min. rate per month (based on 433.3 cubic feet) - \$12.61/unit; First 10,000 cu. Ft. per month - \$2.91/100 cu. Ft; Next 10,000 cu. Ft./month - \$2.17/100 cu. Ft; Next 980,000 cu. Ft./month - \$1.83/100 cu. Ft.; Over 1,000,000 cu. Ft./month - \$1.26/100 cu. Ft

Future upgrades planned

Woodland Reservoir UV Project - installation of ultraviolet light treatment equipment. Estimate completion in Fall 2014.

Future demands known at this time

None reported

General Comments

Hydrant flow test was performed on Spencer Street near Solar Street in 2008. Test showed 100 psi of static pressure, 40 psi of residual pressure, flow of 1,630 gpm, and a projected flow of 1,900 gpm at 20 psi.

The Metropolitan Water Board (MWB) supplements the City's water supply during times of drought, emergencies, or high consumption. The MWB system draws water from Lake Ontario.

Summary

2.3 million gallons per day of public water is available at the site from the City of Syracuse via a 10-inch water main.

Contact Notes

Kim Kelchner - City of Syracuse (315-473-2609 ext. 238), City of Syracuse Annual Drinking Water Quality Report for 2012.

SEWER COLLECTION SYSTEM

Public Sewer Available at Site?

Yes

Distance from site (mi.)

N/A

System Information

Owner Onondaga County Department of Water Environment Protection

System Capacity

Collection System Description and Capacities

Sewage from the site has access to a 33-inch concrete sewer main on Solar St. There are not any pump stations prior to discharge at the WWTP.

Collection System "Bottlenecks"

Limited capacity in the 33-inch concrete sewer main

Collection System Wet-Weather Issues

There are wet-weather issues for this collection system as a result of combined sewers.

Moratorium on New Users

Yes

There is a one/one offset due to combined sewer overflows in the area. This means that any added capacity

Syracuse Lakefront

must be offset by equivalent inflow/infiltration reductions.

Site Specific Details

Site in existing sewer district	Yes	Onondaga County Consolidated Sanitary District
Size of sewer main at site (in)	33	
Available capacity of sewer main at site (gpd)	0 - Any added capacity must be offset by equivalent inflow/infiltration reductions.	

Other Details

Sewer User Charges	\$0.94 per 100 cubic feet	
Future Upgrades Planned	Potential development in this area may result in improvements to this collection system.	
Future Demands Known at this Time	None reported	

Storm Sewers

Storm sewers available at site	Yes	There are combined storm sewers at this site.
Site within MS4 Area	Yes	

Summary

Collection System Comments	Calcium build-up at joints of concrete sewer cause issues at times.
Sewer Summary	Public gravity sewers are available at the site. The sewers have limited capacity and there is a one/one offset moratorium that would require any added capacity to be offset by equivalent inflow/infiltration reductions.

RECEIVING WASTEWATER TREATMENT PLANT (WWTP)

Owner / WWTP Name	Onondaga County Department of Water Environment Protection / Metro Treatment Plant
Description of Treatment Processes	The Metro WWTP uses primary settling, aeration, secondary clarification, partial ammonia removal on a seasonal basis, phosphorus removal, tertiary treatment and settling, and effluent disinfection for treatment. Metro discharges to Onondaga Lake.

Treatment Plant Capacity Details

Syracuse Lakefront

WWTP Average Daily Design Flow (mgd)	84.2
WWTP Current Avg Daily Flow, Annual (mgd)	57.2
WWTP Current Avg Monthly Flow 'Wet' (March-May)	60.1
WWTP Current Avg Monthly Flow 'Dry' (June-August)	55.1
WWTP Max Average Monthly Flow (past three years) (mgd)	68.2
WWTP Average Available Flow Capacity (mgd) (Average Daily Design - Average 'Wet' Months)	24.1

SPDES Permit Constraints

	WWTP SPDES Limits	Current 3-Year Average	Available Capacity
Flow (mgd)	80	61.34	22.86
Nitrogen	NH3 - 1.2 mg/l (Jul to Sep), 2.4 (Oct to Jun)	TKN - 2.2 mg/l; NH3 - .46 mg/l; Nitrite - .041 mg/l; Nitrate - 12.9 mg/l	
Phosphorous	0.12 mg/l	0.086 mg/l	0.034 mg/l
BOD Monthly Avg	21 mg/l & 14747 lb/day	2.1 mg/l & 1044 lb/day	18.9 mg/l & 13703 lb/day
BOD 7 Day Avg	31.5 mg/l & 22120 lb/day	2.25 mg/l & 1177.8 lb/day	29.25 mg/l & 20942.2 lb/day
TSS Monthly Avg	30 mg/l & 20016 lb/day	5.1 mg/l & 2583 lb/day	24.9 mg/l & 17433 lb/day
TSS 7 Day Avg	45 mg/l & 30024 lb/day	6.1 mg/l & 3278 lb/day	38.9 mg/l & 26746 lb/day
Settleable Solids Daily Max	0.8 ml/l	0.49 ml/l	0.31 ml/l
pH	6.0 - 9.0 Range	7.2	N/A
Other			
SPDES Limit Excursions (past three years)		Phosphorus Apr '12; Phenol Jun '12, Jul '12, Sep '12, and Nov '12; TCE Oct '12 and Nov '12; Coliform Jul '12 and Aug '12	

Other Details

Future Upgrades Planned	None reported
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Syracuse Lakefront

Future Demands Known at
This Time

None reported

Moratorium on New Users

No

Treatment Plant Summary

WWTP Summary

The WWTP appears to be performing well with regards to its SPDES limits. OCDWEP's Infrastructure Capacity Constraints Report dated June 12, 2013 states that the plant has 18.65 MGD in remaining capacity based on 95% of the design flow which is a trigger for a flow management

Contact Notes

Chris Deitman, Sewer Maintenance Superintendent - Onondaga County Department of Water Environment Protection (315-435-5402), Onondaga County Department of Water Environment Protection - Infrastructure Capacity Constraints Report dated June 12, 2013

ELECTRIC

Provider

National Grid

3 Phase Voltage (V)

4.16kV (Overhead)

3 Phase Proximity to Site

Adjacent

Single Phase Voltage (V)

N/A

Single Phase Proximity to Site

N/A

Comments

National Grid provides overhead electric lines along Bear Street and N. Clinton Street.

GAS

Provider

National Grid

Type

Natural Gas

Proximity to Site

Adjacent

Pipe Size (in)

2, 4, 6, 20

Pressure (psi)

24 (2", 4", 6", 20")

Comments

A 4" gas line is located along Solar Street (along the south side of the site) and N. Clinton Street (along the north side of the site). The 2" line and 6" line extend further west along N. Clinton Street from the 4" line. A 20" gas main is located

Syracuse Lakefront

to the south of the site along W. Kirkpatrick Street, Solar Street, and Van Rensselaer Street

TELECOMMUNICATIONS

Provider

Verizon

Proximity to Site

Adjacent

Comments

INTERNET

Provider

Verizon / Time Warner Cable

Proximity to Site

Adjacent

Comments

DEVELOPMENT IMPLICATIONS SUMMARY

Sewer - There is a one/one offset moratorium that would require any added capacity to be offset by equivalent inflow/infiltration reductions.