

City of Syracuse Local Waterfront Revitalization Program

PUBLIC WORKSHOP #1

September 13, 2021

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What is a LWRP?

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LWRP Process

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Interactive Exercise



01

WHAT IS A LWWRP?



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LWRP Program

- NYS Department of State funded program - more than a plan, is part of a larger “program”
- Establishes consensus on preferred future land and water uses
- Identifies vision for waterfront, and a means to achieve that vision

Local Waterfront Revitalization Programs in the Coastal Area: Guidance Manual for Preparing Local Programs



Prepared by:
New York State Department of State
Office of Planning, Development,
and Community Infrastructure



Andrew M. Cuomo, Governor
Rossana Rosado, Secretary of State

Benefits of a LWRP

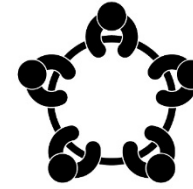
- Provides a clear direction for appropriate and **desirable waterfront development**
- Increases opportunities to obtain public and private **funding for future projects**
- Establishes long-term partnerships: **government + private sector + residents**
- **Aligns local, state and federal actions**



Waterfronts



Engagement



Connectivity & Accessibility



Investment

**Local
Waterfront
Revitalization
Program**

Placemaking &
Community Character



Neighborhoods



Defining the LWRP Boundary



Project Team



**Department
of State**

Maria Garcia, Project Manager
Jaime Reppert



Waterfront
Advisory
Committee

Community
Stakeholders
& Residents

Owen Kerney City Planning, LWRP Project Manager
Rebecca Klossner City Planning Division
Dan Kwasnowski City-County Planning Director
Travis Glazier County Office of the Environment
Megan Costa County Planning Division

Consultant Team



02

LWRP PROCESS



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01

Local Commitment and Consultation

02

Inventory and Analysis

03

Policies and Programs

04

Defining Local Projects

05

Implementing the LWRP



- Advisory Committee Meetings
- Stakeholder Interviews
- Public Workshops
 - Walking Tours
 - “Pop-Up” Events
- Project Website



- Obtain information from groups / individuals with a vested interest in the City's waterfront
- May include developers, business owners, property owners, special interest groups, etc.



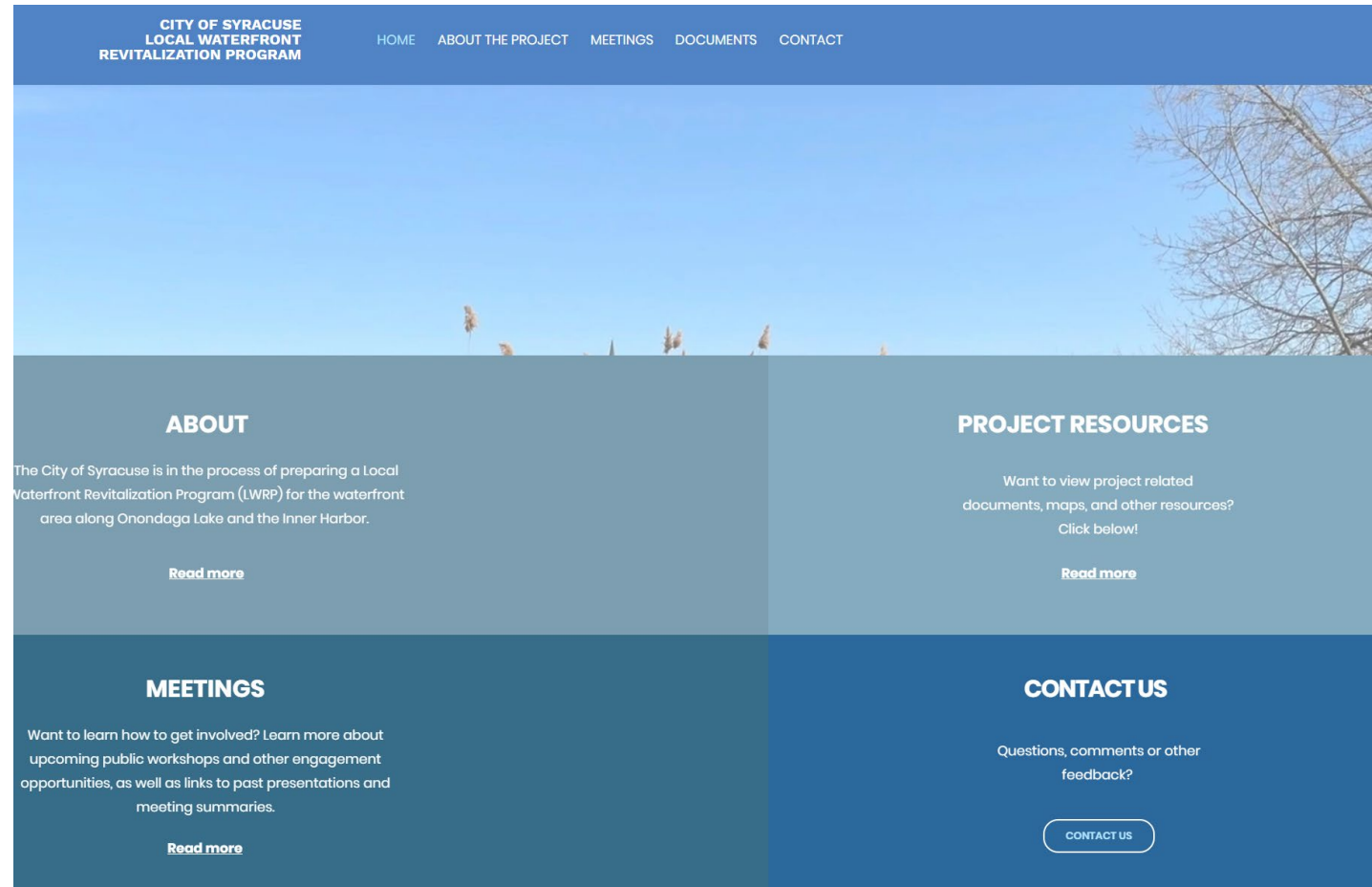
01 LOCAL COMMITMENT


Public Workshops + Pop-Up Events



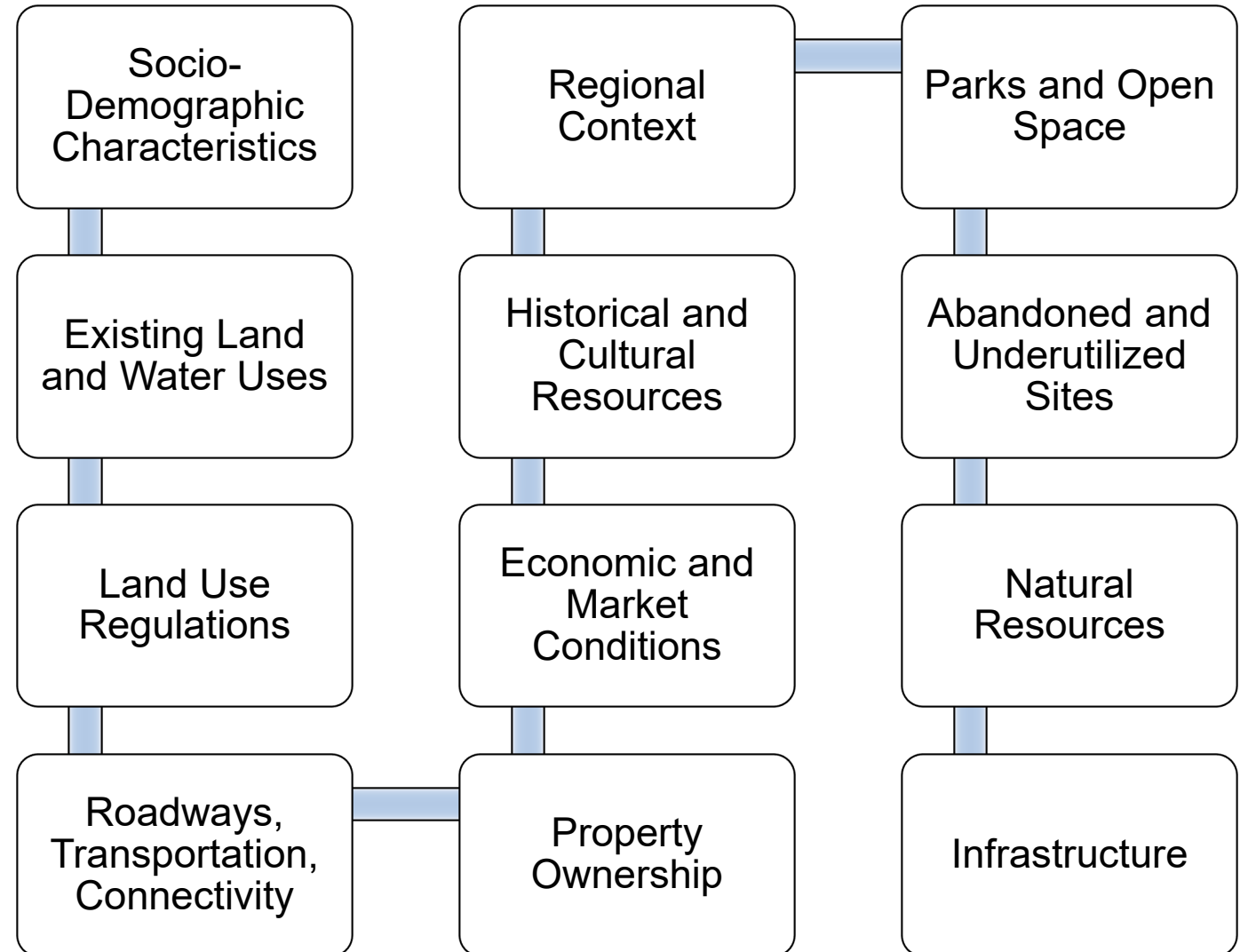
www.syracuselwrp.com

- Standalone webpage for the public to engage and stay informed about the project 24/7
- Integrate community surveys, comment pages and interactive mapping features



- 
- Syracuse LWRP (2001)
 - Syracuse 2040 Comprehensive Plan
 - ReZone Syracuse
 - Hi-Lo Brownfield Opportunity Area (BOA)
 - Creekwalk Improvements
 - Syracuse Sustainability Plan
 - Ongoing Site Remediation Projects
 - Park Street Greenway Plan
 - I-81
 - Syracuse Food Plan

- Understand key opportunities and challenges within the WRA
- Inform potential projects



- Enforceable statements of action that support the goals of the LWRP
- Balance economic development and preservation of natural resources
- Guide actions at all government levels to ensure “consistency” and coordinated decision-making
- Adapt State coastal policies to meet local needs and objectives

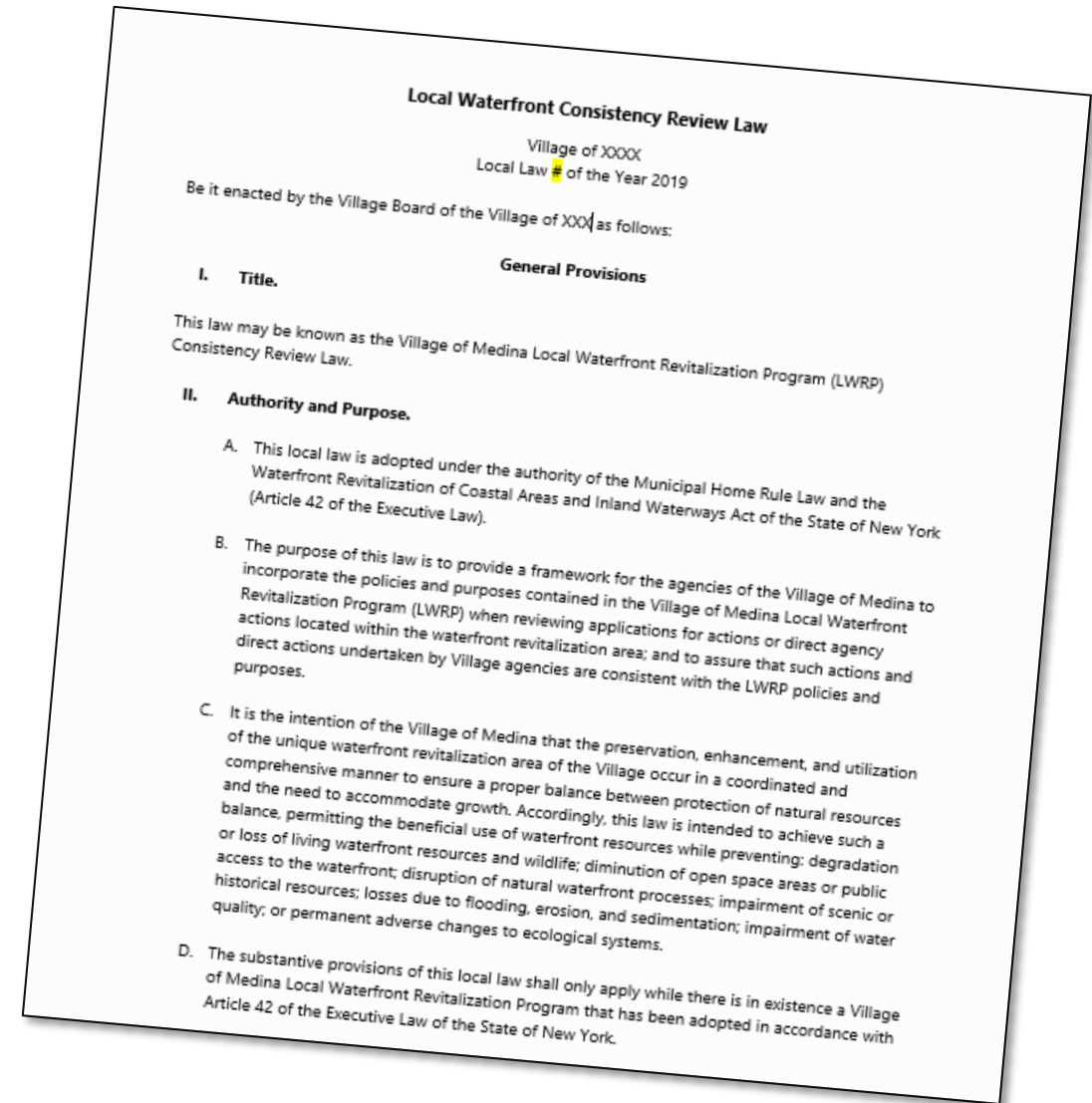
TEN STATE-DEFINED SUBJECT AREAS

1. Development
2. Fish and Wildlife
3. Flood and Erosion Hazards
4. Public Access
5. Recreation
6. Historic and Scenic Resources
7. Agricultural
8. Energy
9. Water and Air
10. Wetlands

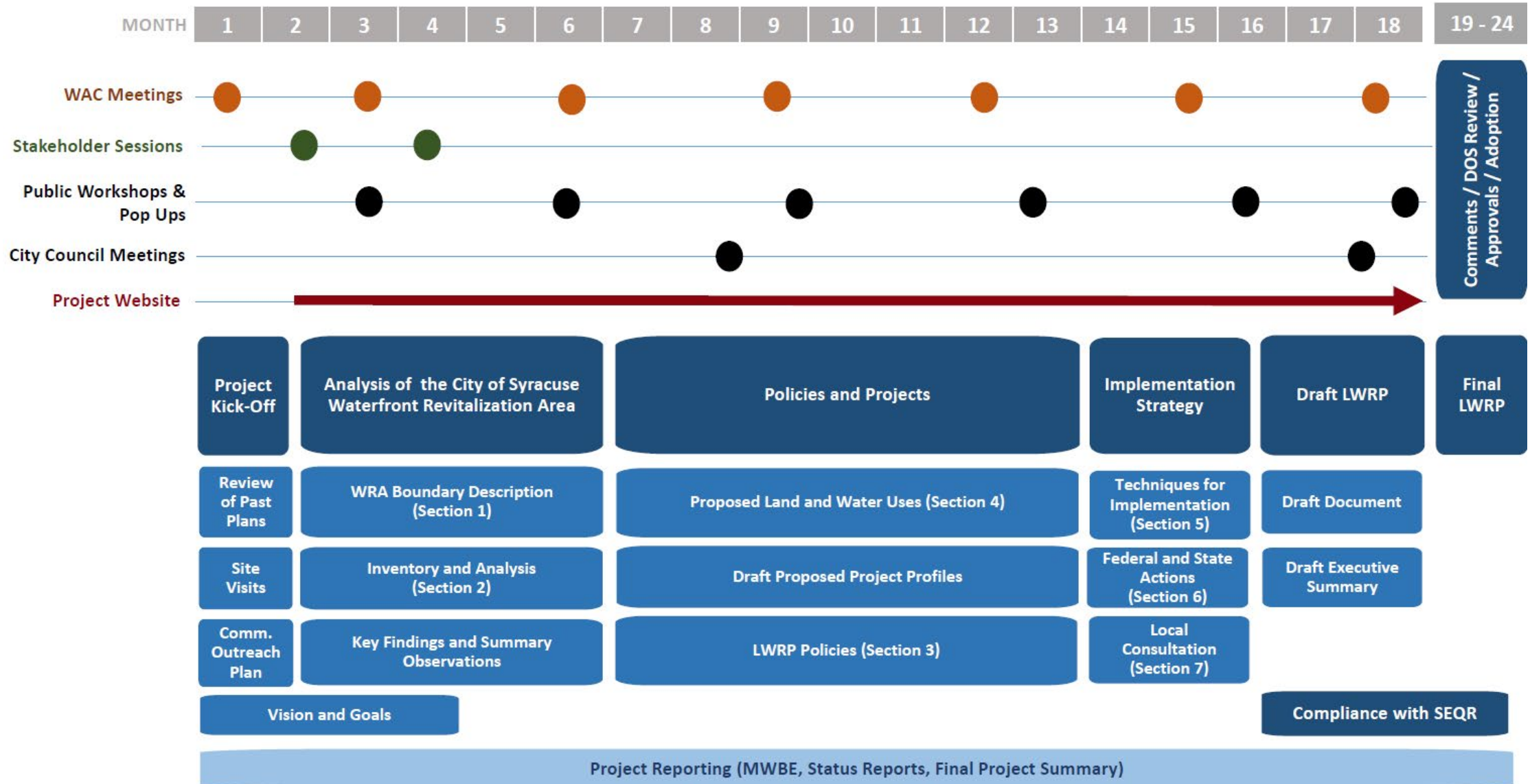
- Private Sector Projects
- Trails and Connections
- Water Access
- User / Visitor Amenities
- Public Spaces
- Interpretation
- Infrastructure
- Flood Protection



- Local Waterfront Consistency Review Law
- Zoning Recommendations / Revisions
- New Regulations needed to implement LWRP
- Other public and private actions
- Local Management Structure necessary to review consistency
- Financial resources necessary to implement LWRP



Project Schedule



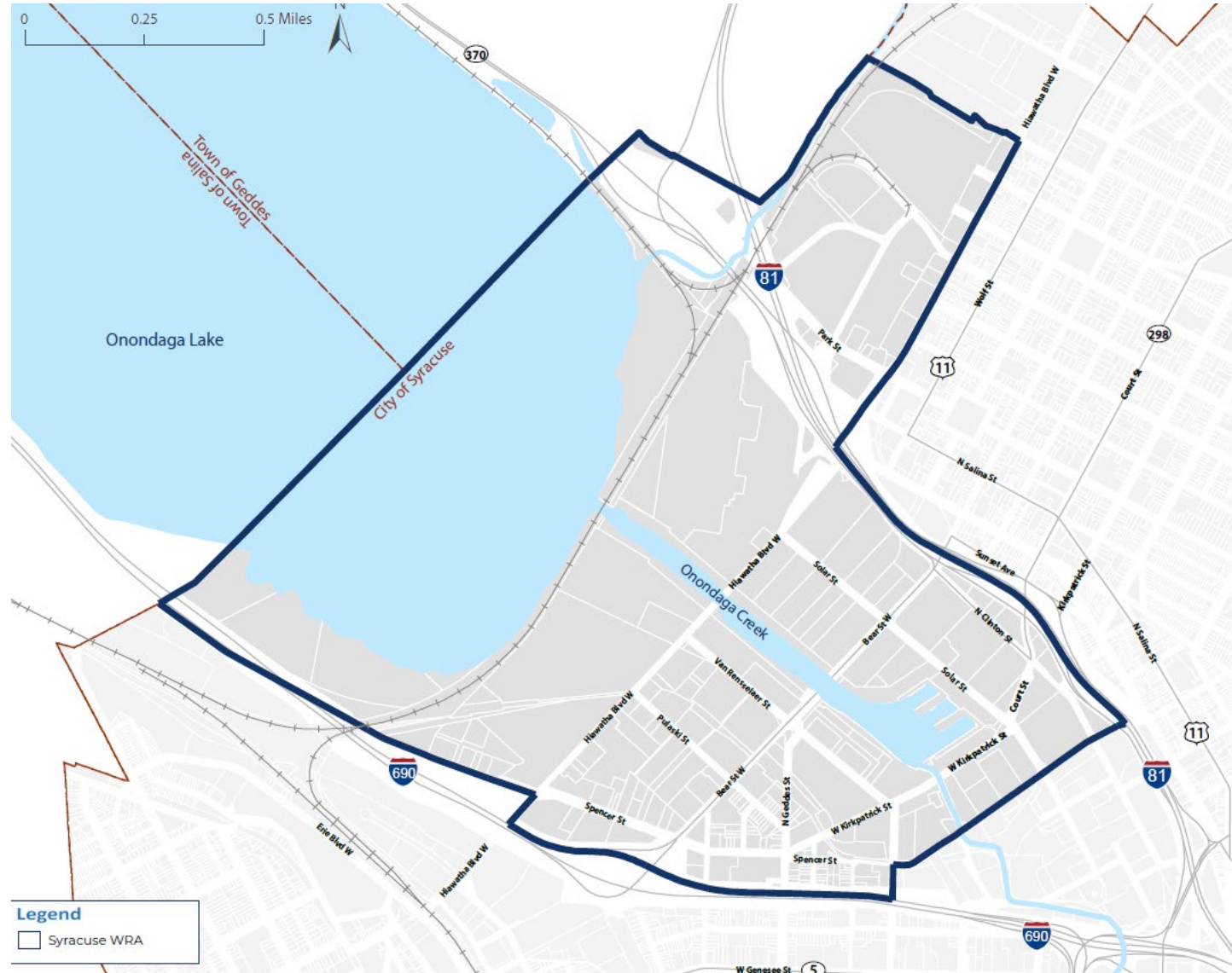
03

EXISTING CONDITIONS ANALYSIS - KEY TAKEAWAYS



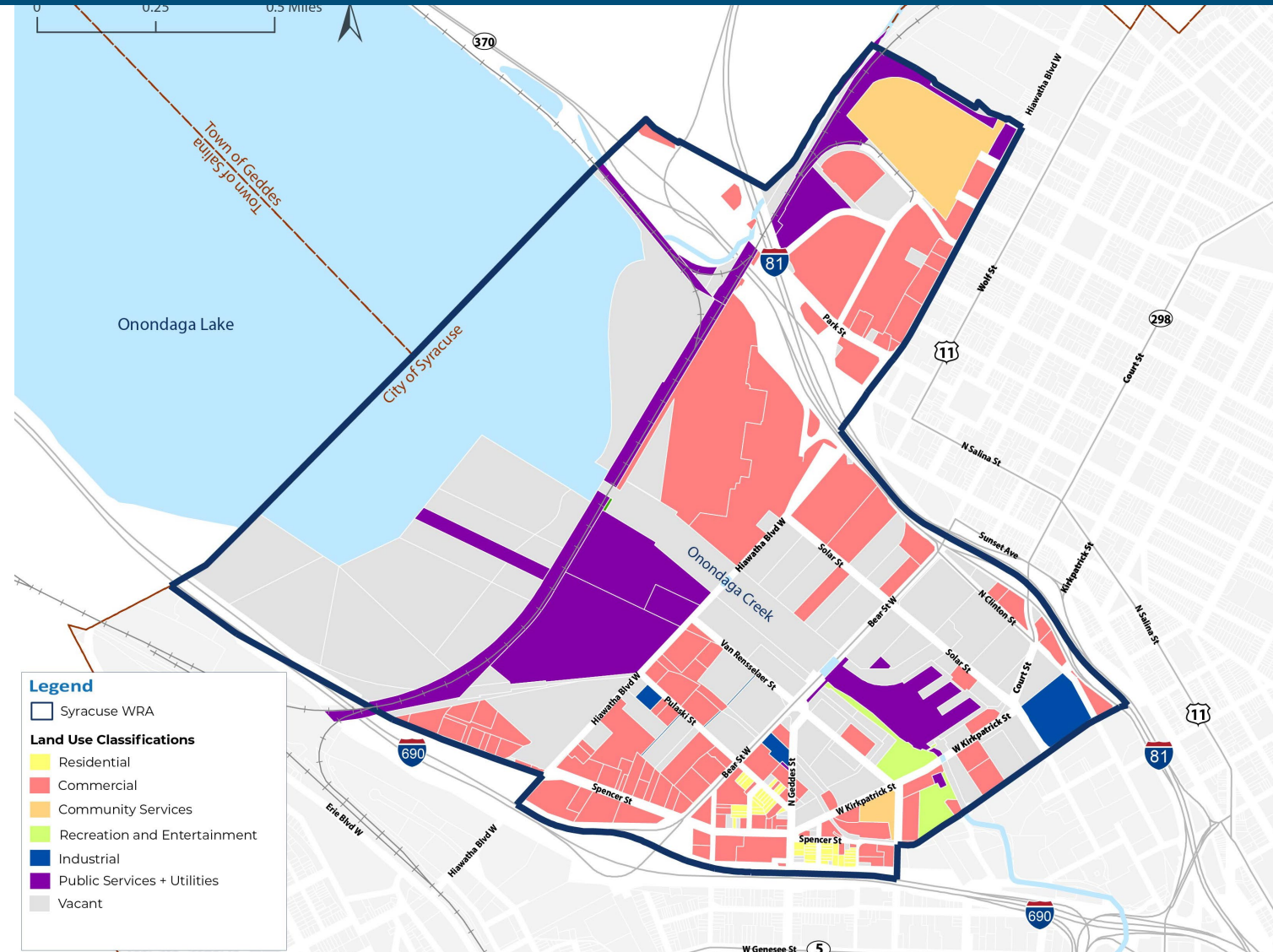
Overview

- Past Plans + Initiatives
- Existing Conditions + Trends
 - Physical Characteristics
 - Market Characteristics



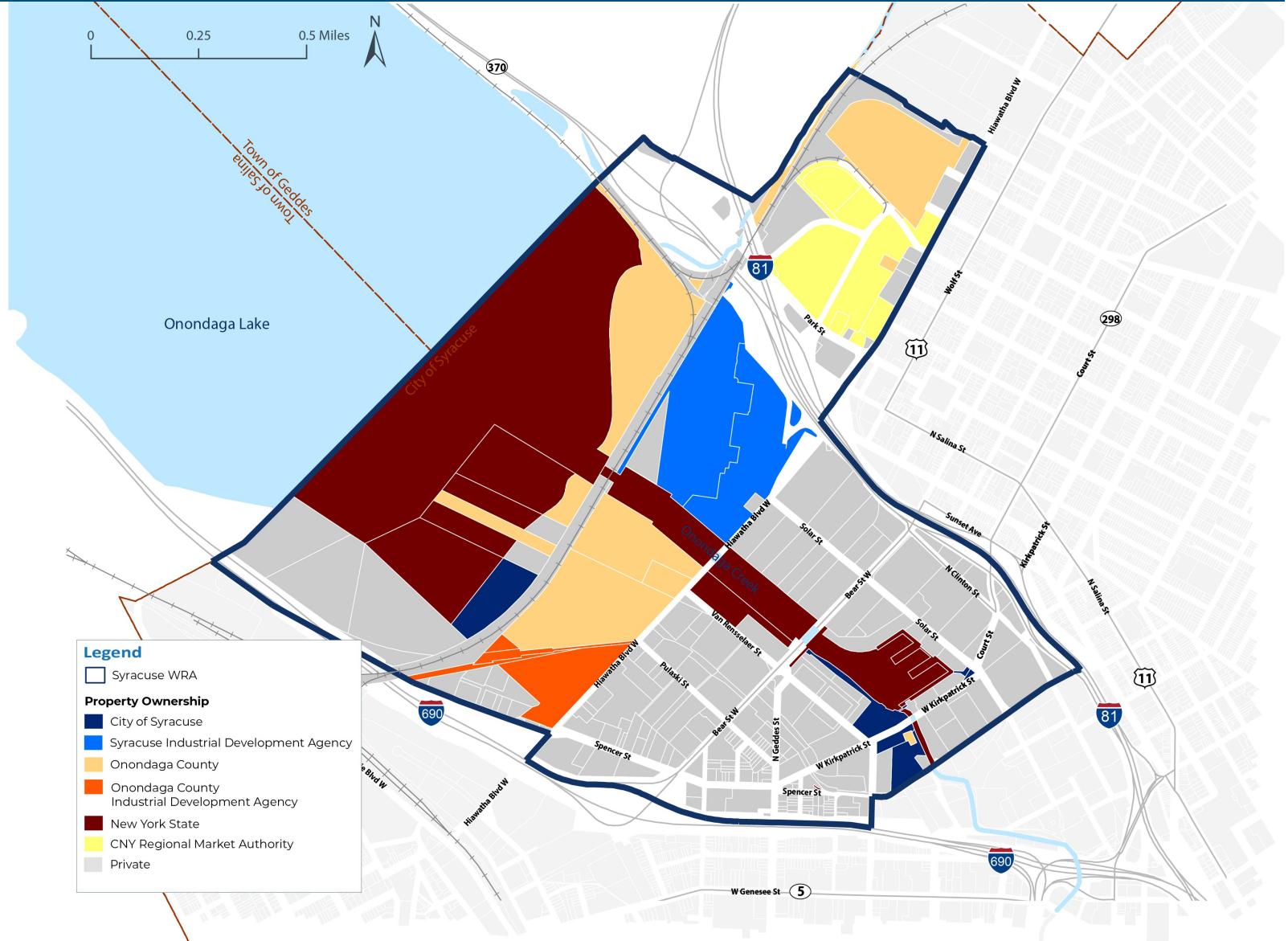
Existing Land Use

	total area in WRA: 1010 acres	
	# of parcels	% of total area (acres)
Vacant	108	60.9% (613.9)
Commercial	118	25.7% (258.4)
Public Services	15	9.2% (93.2)
Recreation + Entertainment	2	1.5% (15.4)
Industrial	6	1.1% (11.2)
Community Services	3	0.9% (9.1)
Residential	44	0.6% (6.1)



Public Land Ownership

	# of parcels	% of total area (acres)
PUBLICLY-OWNED		
City of Syracuse	7	2.4% (24.7)
Syracuse IDA	2	7.3% (73.1)
Onondaga County	12	8.3% (83.2)
Onondaga County IDA	4	4.3% (43.1)
CNY Regional Market Authority	9	6.4% (64.3)
New York State	13	29.7% (299.1)
MAJOR PRIVATE LAND OWNERS		
Destiny USA	19	7.0% (70.9)
COR Development Co.	19	3.6% (36)
Salt City Enterprises	34	2.3% (23.3)
Allied Chemical Corp	6	9.9% (99.9)
NY Central Lines LLC	4	3.4% (34.2)



Brownfields and Underutilized Sites



Legend

Syracuse WRA

Remediation Sites - Registry of Inactive Sites

Classification 2 - Site has confirmed disposal of hazardous waste or listed on the Federal National Priorities List.

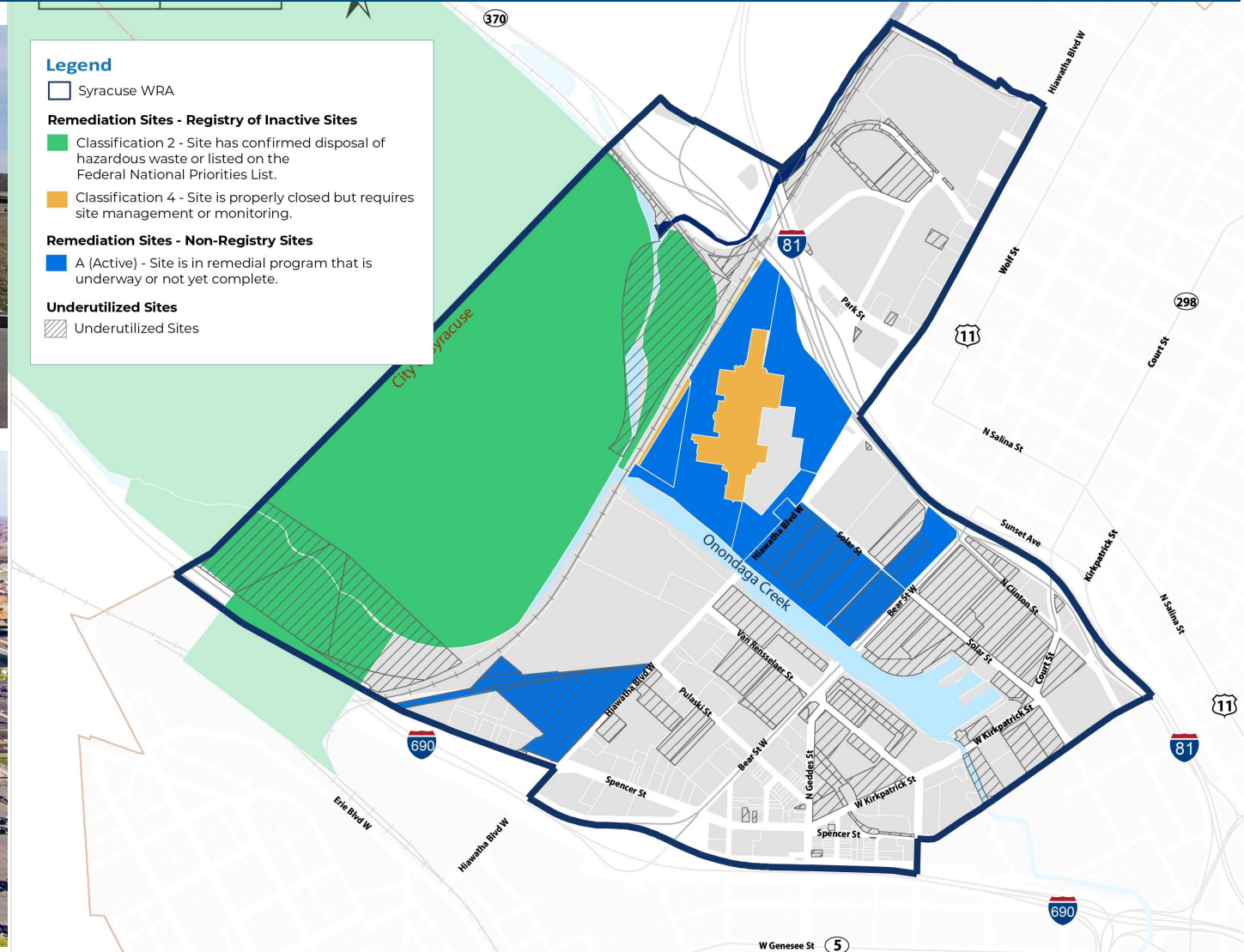
Classification 4 - Site is properly closed but requires site management or monitoring.

Remediation Sites - Non-Registry Sites

A (Active) - Site is in remedial program that is underway or not yet complete.

Underutilized Sites

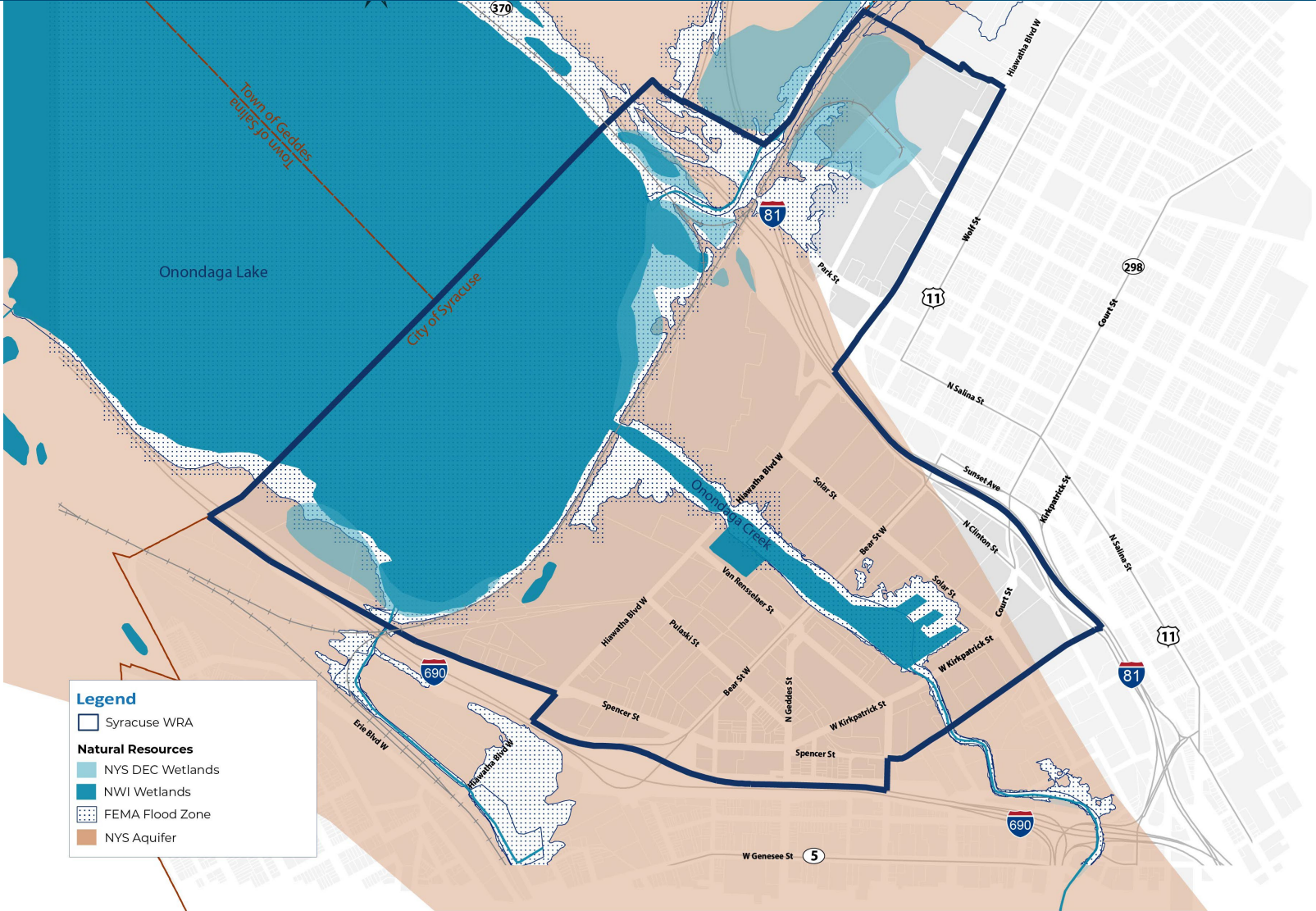
Underutilized Sites



Recreation and Tourism Resources



Natural Resources



Market Analysis

Real estate market analysis to determine future development opportunities in the WRA.

- Retail Market
- Multi-Family Market
- Office Market
- Hospitality and Recreation

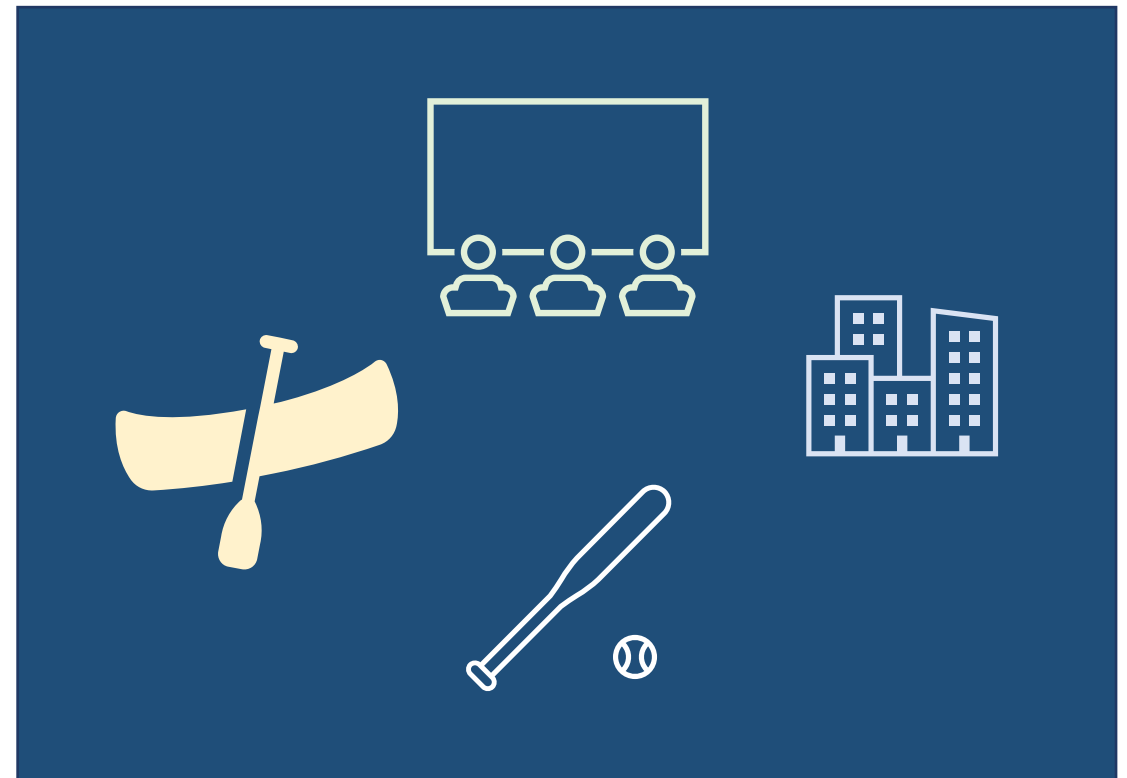


Market Potential

Multi-Family Housing Market



Entertainment and Recreation



Key Takeaways

- Opportunity to adaptively reuse and develop underutilized / vacant sites
- Opportunity to expand existing water-dependent uses to enhance recreation offerings, such as boating facilities and fishing access points
- Opportunity to fill in gaps through multi-modal improvements to key destinations throughout the WRA
- Opportunity to leverage existing assets for increased tourism opportunities



04

NEXT STEPS



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Next Steps

September

1

Finalize Existing Conditions

Conduct Stakeholder Interviews

October

2

Needs and Opportunities

Committee Meeting #2

November/December

3

Policies + Programs

Project Identification

PROJECT WEBSITE

Check out the new project website and
contact the project team anytime!

www.syracuse1wrp.com



05

DISCUSSION AND INTERACTIVE EXERCISE



READY TO SHARE SOME FEEDBACK?



1

Grab your phone

www.menti.com|

2

Go to www.menti.com



3

Enter the code