

FROM BROWN TO GREEN:

A Revitalization Strategy for the Downtown Rome Brownfield Opportunity Area

Step 2: Draft Nomination Study

APPENDICES

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FINAL – SEPTEMBER 2012

Submitted By:

City of Rome, New York
Department of Community & Economic Development

FROM BROWN TO GREEN:

*A Revitalization Strategy for the Downtown Rome
Brownfield Opportunity Area*

Step 2: Draft Nomination Study

APPENDIX A

Community Outreach

FINAL – SEPTEMBER 2012

Submitted By:

City of Rome, New York
Department of Community & Economic Development

COMMUNITY OUTREACH PLAN

The draft Community Outreach Plan (COP) for the Rome Brownfield Opportunity Area is included below, which describes the methods and techniques that will be used to engage the community throughout the course of the development of the Nomination Study.

The following methods were incorporated in the planning process to gather input and provide updates on the status of the project:

- Steering committee meetings
- Project website
- Public meetings
- Public workshop
- Stakeholder meetings

Introduction

1. Purpose of the Plan: The Community Outreach Plan (COP) identifies a variety of forums and outreach mechanisms to engage interested persons in planning for the East Rome Business Park Brownfield Opportunity Area (BOA). The COP is a *guide* to involving the community in the planning process, not a checklist of required actions. Some elements of the plan may change as the planning process unfolds. Other opportunities for public engagement, not identified in this plan, may be identified. The COP is consistent with the Department of State Work Plan and Bergmann Associates' proposed Scope of Services. The COP does not include tasks related to the development of GIS data and services, as they do not have a public participation component.

2. Elements of the Plan:

- Project Progress Meetings
- Steering Committee Meetings
- Public Information Meetings
- Community Visioning Workshop
- Community Design Workshop
- Stakeholder Meetings
- Public Hearing
- Additional Elements

3. Partners (Steering Committee Membership and Contact Information):

Name	Representing
Debbie Adamo	Citizen
Debbie Conway	Fort Stanwix
Chris Destito (posthumously)	The Beeches & The Savoy
Rod & Verda Hesse	Citizens
Frank Marasco	Citizen
Fred Arcuri	Mohawk Valley EDGE
Laura Tully	Lake Delta State Park
Tom Varano	Citizen
Diane Shoemaker	City of Rome, DCED
Frank Tallarino	City of Rome, Public Works
Chris Mercurio	City of Rome, DCED
Patricia Walsh	City of Rome,
Gerard Feeney	City of Rome, Corporate Council
Tammy Burkhardt	City of Rome, Mayor's Office
Mark Domenico	City of Rome, Code Enforcement

4. Contacts:

For further information, or questions, please contact the following individuals:

- Diane Shoemaker, Department of Community & Economic Development, City of Rome
dshoemaker@romecitygov.com, (315) 339-7608
- Christian Mercurio, Department of Community & Economic Development, City of Rome
cmercurio@romecitygov.com, (315)339-5450
- David MacLeod, NYS Department of State
dmacleod@dos.state.ny.us, (518) 474-4949
- Andrew Raus, AICP, Bergmann Associates
araus@bergmannpc.com, (585) 232-5135
- Kimberly Baptiste, AICP, Bergmann Associates
kbaptiste@bergmannpc.com, (585)232-5135

COMMUNITY OUTREACH PLAN

5. Overall Community Outreach Schedule

See Appendix B for the overall outreach schedule.

Elements of the Community Outreach Plan

1. Project Progress Meetings

- **Purpose:** The purpose of the Project Progress Meetings is to present and discuss the current status of the project with the City.
- **Membership:** This group is made up elected City officials and City staff.
- **Public Participation:** Meetings are not open to the public for attendance.
- **Notification:** E-mail from Chris Mercurio, Department of Community & Economic Development, City of Rome, or Bergmann staff member.
- **Schedule:** Meetings to be held on same day as the Project Progress Meetings with the City. Please refer to Attachment B– Overall Project Schedule, for anticipated Steering Committee meeting dates. Specific dates will be determined as needed.

There are currently eight meetings scheduled for the project; two additional meetings could be scheduled as needed.

2. Steering Committee Meetings

- **Purpose:** The project Steering Committee is charged with directing the overall vision of the plan and its recommendations. The purpose of the meetings are to present, discuss, and receive direction on project specifics, as well as to discuss and resolve comments resulting from review of project documents, advisory agency review, and coordination with other agencies. The Steering Committee is the primary group guiding the preparation of the plan, functioning as the lead in its detailed development.

For the purposes of this project, the Steering Committee will be the working entity on this project and will have

the greatest contact with and oversight of the consultant.

- **Membership:** This group is made up of key stakeholders.
- **Public Participation:** Meetings can be open to the public for attendance. However, in the interest of ensuring productive meetings, comments or participation from the public in meeting proceedings are at the discretion of the Steering Committee.
- **Notification:** E-mail from Chris Mercurio, Department of Community & Economic Development, City of Rome, or Bergmann staff member.
- **Schedule:** Meetings to be held on same day as the Project Progress Meetings with the City. Please refer to Attachment B– Overall Project Schedule, for anticipated Steering Committee meeting dates. Specific dates will be determined as needed.

There are currently eight meetings scheduled for the project; two additional meetings can be scheduled as needed.

3. Public Information Meetings

- **Purpose:** To present the draft BOA Nomination to the general public. Function as the initial jump-start to the broader public participatory elements of the planning process, which includes a visioning workshop and a design workshop. To present, discuss, and receive input on project specifics from advisory agencies, local officials, and citizens.
- **Membership:** General public.
- **Public Participation:** Meetings will be advertised to the public in advance, and are open to all. Bergmann will provide presentation materials after each meeting for posting on the City's website.
- **Notification:** The city of Rome will be responsible for posting announcements on the City website (www.romenewyork.com), along with relevant print media (Rome Sentinel, Rome Observer, etc.). Bergmann Associates will assist the City with

COMMUNITY OUTREACH PLAN

appropriate notification. All public notice submissions are the responsibility of the City of Rome. Steering Committee members will be encouraged to forward notifications to their respective network of stakeholders and known interested parties.

- **Meeting Coordination:** Responsibility for obtaining an appropriate meeting venue and assisting, where possible, with required media technology needs lies with the City of Rome. Bergmann Associates will provide laptops, projectors, and other materials as appropriate. Refreshments will be provided and coordinated by City of Rome staff. Visual aids, including a brochure and foam core mounted figures, will be provided. Information gathered from these events will be summarized and distributed to the Steering Committee within one week of the meeting date.
- **Schedule:** Meetings will be held during the sixth month of the project. See Appendix B for preliminary scheduling. Three public meetings are currently scheduled for the project (note that these meetings will be held over a 1 to 2 day period and all will present the same information). Meetings will be scheduled to facilitate participation by as many interested parties as possible.

4. Community Visioning Workshop

- **Purpose:** The first goal of the visioning workshop is to educate the community regarding the potential benefits of this project. Due to varying levels of planning expertise and interest amongst the potential participants, the process requires an educational and transparent approach to ensure an accurate understanding, and to elicit broader and more effective involvement in the planning process. The second goal is focused on identifying the desired direction, goals, and objectives of the community for the Study Area. This will provide a framework for the project vision and policies.
- **Membership:** Steering Committee members. General public.
- **Public Participation:** The Community Visioning Workshop is open to the public for attendance and will be advertised in advance. Bergmann will

provide presentation materials after each meeting for posting on the website.

- **Notification:** The City of Rome will be responsible for posting announcements on the City website (www.romenewyork.com), along with relevant print media (Rome Sentinel, Rome Observer, etc.). Bergmann Associates will assist the City with appropriate notification. All public notice submissions are the responsibility of the City of Rome. Steering Committee members will be encouraged to forward notifications to their respective network of stakeholders and known interested parties.
- **Meeting Coordination:** Responsibility for obtaining an appropriate meeting venue and assisting, where possible, with required media technology needs lies with the City of Rome. Bergmann Associates will provide laptops, projectors, and other materials as appropriate. Refreshments will be provided and coordinated by City of Rome staff. Information gathered from these events will be summarized and distributed to the Steering Committee within one week of the meeting date.
- **Schedule:** The workshop is currently scheduled for the third month of the project. See Appendix B for the overall outreach schedule.

5. Community Design Workshop

- **Purpose:** The Community Design Workshop will occur after a solid understanding of existing conditions is established, market realities are known, and a vision statement is drafted. Interactive surveys (preferred development survey, placemaking survey, etc.) will be used to facilitate community participation in the conceptual design and layout of the Study Area. In addition, benchmark communities will be used to describe to participants what other communities are doing with similar sites.
- **Membership:** Steering Committee members. General public.
- **Public Participation:** The Community Design Workshop is open to the public for attendance and

COMMUNITY OUTREACH PLAN

will be advertised in advance. Bergmann will provide presentation materials after each meeting for posting on the website.

- **Notification:** The City of Rome will be responsible for posting announcements on the City website (www.romenewyork.com), along with relevant print media (Rome Sentinel, Rome Observer, etc.). Bergmann Associates will assist the City with appropriate notification. All public notice submissions are the responsibility of the City of Rome. Steering Committee members will be encouraged to forward notifications to their respective network of stakeholders and known interested parties.
- **Meeting Coordination:** Responsibility for obtaining an appropriate meeting venue and assisting, where possible, with required media technology needs lies with the City of Rome. Bergmann Associates will provide laptops, projectors, and other materials as appropriate. Refreshments will be provided and coordinated by City of Rome staff. Information gathered from these events will be summarized and distributed to the Steering Committee within one week of the meeting date.
- **Schedule:** The workshop is currently scheduled for the eighth month of the project. See Appendix B for the overall outreach schedule.

6. Stakeholder Meetings

- **Purpose:** To gather information from regionally significant organizations, government agencies, and other stakeholders in an effort to gain insight into desired goals for the project sites as well as the identification of any constraints that may affect re-use potential. Results will be integrated into the BOA Plan as appropriate.
- **Membership:** These meetings may be designated by the Steering Committee or consultant as determined necessary to acquire additional information relevant to the planning process. Example stakeholders may include neighborhood groups, the Mohawk Valley Water Authority, Oneida County Sewer Authority, and National Grid.

- **Public Participation:** Meetings will not be open to the public.
- **Notification:** E-mail from Chris Mercurio, Department of Community & Economic Development, City of Rome, with coordination from Bergmann staff.
- **Schedule:** These meetings will be of greatest assistance in the beginning stages of the planning process and have thus been scheduled for month four. These meetings will occur over a 1 to 2 day period.

7. Public Hearing

- **Purpose:** To adopt the BOA Plan simultaneously with the Generic Environmental Impact Statement
- **Membership:** General public.
- **Public Participation:** Meetings will be advertised to the public in advance, and are open to all. Bergmann will provide presentation materials after the meeting for posting on the website.
- **Notification:** The City of Rome will be responsible for posting announcements on the City website (www.romenewyork.com), along with relevant print media (Rome Sentinel, Rome Observer, etc.). Bergmann Associates will assist the City with appropriate notification. All public notice submissions are the responsibility of the City of Rome. Steering Committee members will be encouraged to forward notifications to their respective network of stakeholders and known interested parties.
- **Meeting Coordination:** Responsibility for obtaining an appropriate meeting venue and assisting, where possible, with required media technology needs lies with the City of Rome. Bergmann Associates will provide laptops, projectors, and other hardware as appropriate. Information gathered from this event will be summarized and distributed to the Steering Committee within one week of the meeting date.
- **Schedule:** One Public Hearing is currently scheduled for the project. This hearing shall occur at the completion of the project prior to adoption of

the Final BOA Plan. The hearing is tentatively scheduled for month 14, as shown in Appendix B. Specific date, time, and location for the meeting to be determined.

8. Additional Elements

- **Website Development:** Develop a website at the onset of the project. Over time, it will expand to include meeting dates, work products, maps, GIS data and functionality and other relevant resources. This website can be provided to one of the project partners at the completion of the planning process for future operation and management during the implementation phase.
- **Community Contact List:** Prepare, update, and maintain a community contacts list that includes the names, addresses, telephone numbers, and email addresses of individuals and organizations with a stake in the proposed action to be used on a regular basis to keep the contacts informed of progress on the plan.

Consultation Methods and Techniques

A variety of consultation techniques have been used throughout the planning process to inform project partners, local residents, and interested stakeholders and to gather their feedback regarding the planning effort. Examples of consultation methods that were utilized include:

- One-on-one meetings between CED staff and BOA property owners and stakeholders
- Phone conversations between CED staff and BOA property owners and stakeholders
- Meetings between CED staff and interested organizations, such as Chamber of Commerce
- In-person and conference calls between CED, consultant team, and DOS
- Presentations to interested groups / organizations
- Website with interactive comment page
- Informational project booth at local community event (2009 Home Show)
- Stakeholder meetings with consultant team
- Public Meeting at Rome Air Force Research Laboratories

CONSULTATION METHODS

Steering Committee Meetings

The City identified government, business and resident representatives to serve as the BOA Steering Committee (see roster, meeting schedule and minutes in Appendix 2). The Steering Committee was tasked with gathering input, reviewing project deliverables and determining “next steps” in the planning process. The City enlisted additional members to join the steering committee process as the project progressed and agendas changed.

At the first Steering Committee meeting, held on August 12, 2008, members were provided with an introduction to the BOA initiative, an outline of proposed goals, and an opportunity to ask questions.

At the second meeting, held on October 7, 2008, the agenda included a presentation of preliminary findings associated with the BOA. Demographic, property inventory and marketing information provided the group with a basic understanding of the target area and focus areas for potential development. Projects and concepts identified in past planning efforts was discussed.

At the third meeting, held on January 20, 2009, the planning subarea boundaries were discussed and refined and strategic sites for redevelopment were considered.

A fourth meeting was held on September 1, 2010 to review the draft components of the Nomination Study, which was followed up by a fifth meeting on November 3, 2010 to continue the dialogue regarding recommendations for each study area.

The sixth and final meeting is tentatively scheduled for February 2011 to review the completed draft Nomination Study and gain any final insight from the steering committee members prior to submission to DOS.

CONSULTATION METHODS

Public Meetings

The first scheduled Public Meeting was held at Rome City Hall on November 17, 2008. The meeting focused on introducing the BOA concept to the public, including target area property information – location, demographics and marketing findings. The attendees were asked to consider a vision for the area and were encouraged to provide ongoing feedback throughout the process. Please see Appendix 4 for additional information related to this meeting.

Though a series of public meetings was initially scheduled, the City of Rome recognized early on that traditional public meetings may not be effective due to consistent low turnouts for such meetings. With this in mind, the City identified alternative means for soliciting input from the public.

The public outreach alternatives that were implemented as part of the planning process are summarized below:

- The project website was expanded to include a comment page that allowed viewers to look at subareas, view subarea descriptions, identify potential brownfield sites, and provide comments on the BOA or specific subareas.
- The CED and consultant team developed an exhibit for a presentation booth at a widely attended community event, the 2009 City of Rome Home Show. A member of the consultant team attended the Home Show on a Saturday morning in an effort to meet residents, share information about the planning process, and solicit input. Although a significant amount of feedback was not obtained during the Home Show, the website address was widely distributed and a number of residents requested more information and/or to become involved in the planning process. A list of 64 residents was compiled based on information obtained at the Home Show. This community contact list was utilized in promoting and seeking involvement in later aspects of the project.

- Representatives from the CED led a public meeting on April 22, 2009 at the Rome Air Force Research Laboratory. The meeting was part of their Earth Day forum. Approximately fifty individuals attended the event and provided feedback related to the BOA revitalization study. Additional information on the meeting can be found in Appendix B.
- A public meeting event will be scheduled at the conclusion of Phase 2, Draft Nomination Study to present the final plan and solicit feedback regarding the findings, strategic sites, and summary analysis. It is expected that this meeting will be held in March 2011 and will also serve as the kick-off to Phase 3, Implementation Strategy.

Stakeholder Meetings

The City of Rome identified resident, business and organization property owners and representatives from the BOA area as project “stakeholders”. Both formal and informal meetings were held with the stakeholders to inform them of planning process and to gather input. Meetings between CED project staff and Study Area property owners, business interests, local organizations, residents, and other potential stakeholders were held throughout the planning process at CED offices and at locations within the BOA. Information obtained at these meetings was shared by CED with members of the consulting team. More information to be provided by CED staff

Two formal stakeholder meetings were held at Rome City Hall on December 15, 2008. Residents from the South James Street and East Dominick Street neighborhoods were invited to provide background information and identify issues and opportunities, as well as their vision for the BOA area.

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APPENDIX B

Community Outreach Materials

FINAL – SEPTEMBER 2012

Submitted By:

City of Rome, New York

Department of Community & Economic Development

COMMUNITY PARTICIPATION MATERIALS

Steering Committee Meeting Minutes

Meeting minutes for each of the Steering Committee meetings held during the planning process are included in Appendix B. Steering committee meetings were held as follows:

- Meeting #1: August 12, 2008
- Meeting #2: October 7, 2008
- Meeting #3: January 20, 2009
- Meeting #4: September 1, 2010
- Meeting #5: November 3, 2010
- Meeting #6: February 2011 (TBD)

Meeting Materials for Public Meetings, Stakeholder Meetings, and the Home Show

Materials for each of the meetings open to the public held during the planning process are included in Appendix B. Public Information Meetings were held as follows:

- Public Information Meeting: November 17, 2008
- Stakeholder Meetings: December 15, 2008
- Rome Home Show: April 25, 2009

STEERING COMMITTEE MEETING MINUTES

City of Rome BROWNFIELD OPPORTUNITY AREA

Meeting Minutes

Steering Committee Meeting #1

August 12, 2008

Attendants: David MacLeod, Department of State
Diane Shoemaker, City of Rome, Planning
Chris Mecurio, City of Rome, Planning
Frank Tallarino, City of Rome, Public Works
Patricia Walsh, City of Rome, Planning
Tammy Burkhart, City of Rome, Mayor's Office
Mark Domenico, City of Rome, Code Enforcement
Debbie Adamo, Rowan Group
Donna Burch, Adirondack Bank
Debbie Conway, Fort Stanwix
Rod Hesse, Interested Public
Verda Hesse, Interested Public
Frank Marasco, Interested Public
Tom Varano, 2nd Ward Councilor
Andrew Raus, Bergmann Associates
Kimberly Baptiste, Bergmann Associates
Don Nims, Bergmann Associates

Meeting commenced at approximately 6:05 PM.

1. **Introduction and welcome by Chris Mecurio.**
Powerpoint presentation introducing the project and providing background information on the BOA program and City of Rome.
2. **Overview of BOA Program by David MacLeod.**
Introduction to program stressing that the project is intended to be community-based with a focus on neighborhood planning. The focus of the program is on revitalizing impacted neighborhoods, not just brownfield sites.
3. **Review of Work Plan by Andy Raus.**
Work Plan, Timeline, and Study Area Concept Plan distributed to all meeting attendees. Work Plan summarized. Question and Answer period opened.
4. **Discussion and Comment Period.**
 - Diane: Need to combine vision of all past and current planning projects to set out new vision for the entire Study Area that works together with other planning initiatives.
 - Chris: Ultimately need to implement a marketing "assault" to get people to buy-in to final plan. Discussion of marketing tools, including conference attendance and developer RFP package.
 - Discussion of other planning initiatives including, Main Street, trails, James Street housing, etc.
 - Requested contact list/directory of people affiliated with the various other projects completed or underway within Study Area.

STEERING COMMITTEE MEETING MINUTES

- Discussion of interactive website.
- Use of recycled paper for this project – keep project “green”.
- Look into Open Meeting Law to determine required protocol for future Steering Committee meetings.
- Discussion of media outreach. Monthly article in local paper? Newsletter of project status posted on website and distributed to media?
- Discussion of keeping City Council apprised of status. Possibility of password access to special section of City website or a City Council newsletter.

Roles and Responsibilities.

General overview of the roles and responsibilities of the Steering Committee, City, DOS, and project team presented by Andy Raus.

Next Meeting Date.

Next Steering Committee Meeting was set for 6:00 PM on Tuesday, October 7th in the City Hall IT Room. Topics for that meeting will include existing conditions inventory and economic and market trends analysis.

Meeting concluded at approximately 7:35 PM.

STEERING COMMITTEE MEETING MINUTES

City of Rome BROWNFIELD OPPORTUNITY AREA

Meeting Minutes

Steering Committee Meeting #3

January 20, 2009

Attendants: David MacLeod, Department of State
Diane Shoemaker, City of Rome, Planning
Chris Mecurio, City of Rome, Planning
Rod Hesse, Interested Public
Verda Hesse, Interested Public
Frank Marasco, Interested Public
Andrew Raus, Bergmann Associates
Kimberly Baptiste, Bergmann Associates

Meeting commenced at approximately 6:15 PM.

1. Review of Agenda.

Bergmann Associates presented the Meeting Agenda and discussed the purpose of the meeting.

2. Presentation of Draft Strategic Sites.

•Bergmann Associates presented the draft Strategic Sites Plan which identified 18 potential strategic sites within the study area. It was expressed that this map was anticipated to be modified by the Steering Committee and public.

3. Discussion and Comment Period.

•Two-hour discussion and comment period commenced. Highlights of that discussion are identified below (not necessarily in order):

- Recommended changes to subareas were identified:
 - Waterfront Redevelopment subarea extended to include Bellamy Harbor Park.
 - Erie Boulevard Corridor subarea split into two. East side of road adjacent to Mohawk River to be incorporated into Little Italy / Neighborhood Mixed Use subarea. West side to remain Erie Boulevard Corridor subarea.
 - Industrial Redevelopment Subarea to be split. Property west of Mill Street, including City Yard, to be new subarea. Properties east of Mill Street to remain as Industrial Redevelopment subarea.
 - New subarea to be developed which includes canal owned waterfront land on east side of subarea and large, vacant parcel at eastern tip. Subarea to be classified for commercial waterfront development.
- Meeting attendees expressed desire to see Verizon site adjacent to Bellamy Harbor Park relocated. Ideal site may be the Canterbury property directly across the street. This site is vacant and would be suitable to meet the needs of Verizon. Adjacent City-owned property may be able to be used for storage, per Verizon's needs. Verizon has three years left on their current lease.
- City expressed need to make a decision regarding the City Yard site so the overall BOA plan can move forward. Should the DPW stay or be moved? Steering committee members in attendance agreed that it should be relocated to another site more suitable for that type of use outside of the BOA. Tuxedo Mobile Home Park was identified as a suitable option. BA to move forward in determine feasibility.
- Discussion of need for Vision. Dave MacLeod stressed importance of having a vision in place before moving forward. City and public need to decide what they want and plan to get it as opposed to taking

STEERING COMMITTEE MEETING MINUTES

- whatever comes to them.
- Visioning ideas emerging from meeting:
 - Need for boat storage – study area may be good location
 - Commercial harbor on east end
 - Float plane area
 - Make industry and recreation work together
 - Riverwalk on Mohawk River
 - Indoor soccer facility or community center on City Yard site
 - Improved signage
 - Performance measures in place to guide new development
 - The importance of community participation in defining a vision was stressed
 - Discussion commenced about engaging public in process. Group discussed holding next public meeting in conjunction with community event. Next large-scale event is home show in March or April. City to look into having a booth/display at the show. Bergmann to update map and related materials for at show.
 - Potential opportunity for having large-scale insert in Sentinel newspaper. City to look into cost.
 - Other options discussed. BA to follow-up with City regarding next steps and scheduling for public outreach efforts.

Next Steps.

- City to follow up on marketing / soliciting input at Home Show.
- City to follow up on identifying costs of newspaper insert.
- City and DOS to provide comments to BA on draft report (Feb 09)
- BA to make revisions to report based on staff meeting.
- BA to revise subarea plan for use at public meetings and for future public input efforts.

Next Meeting Date.

No next steering committee date was set. City and BA to coordinate to identify best approach based on timing of public outreach initiatives.

Meeting concluded at approximately 8:35 PM.

STEERING COMMITTEE MEETING MINUTES

City of Rome BROWNFIELD OPPORTUNITY AREA

Meeting Minutes

Steering Committee Meeting #4

September 1, 2010

Attendants: Diane Shoemaker, City of Rome
Chris Mecurio, City of Rome
Matt Andrews, City of Rome
Frank Tallarino, City of Rome
Mark Domenico, City of Rome
Butch Conover, City of Rome
Debbie Conway, Fort Stanwix
Rod Hesse, Interested Public
Verda Hesse, Interested Public
Frank Marasco, Interested Public
Kimberly Baptiste, Bergmann Associates

Meeting commenced at approximately 6:00 PM.

1. Introduction

Chris Mercurio welcome meeting attendees and provided a brief overview of the project status.

2. Project Overview and “Seeing Progress in the BOA”

Kimberly Baptiste presented a powerpoint that summarized the work that has been completed over the last year, as well as how the Nomination Study document has been modified to better meet the needs of the City. Copies of the Subarea Map were distributed and the various character areas were discussed. Kimberly presented a number of implementation projects that have been on-going in the BOA.

3. GIS as a Tool for the City

Butch Conover, Deputy Commissioner of Public Works for the City of Rome presented the steering committee with an overview of GIS applications they City is currently developing to help better understand and evaluate existing conditions as they relate to service and infrastructure. A number of questions regarding the technology were directed to Mr. Conover.

4. Subarea Plan Presentation

Kimberly Baptiste provided an overview of the subarea plans for Waterfront Village, East Rome Residential, and Erie Boulevard Gateway, focusing on recommended implementation actions. Drafts of each subarea plan were distributed to committee members. Committee members were asked to review the subarea plans and provide any comments or suggestions.

5. Discussion

Following the presentation, the Steering Committee had the opportunity to provide comments and ask questions related to the project. Discussion focused on the need to improve the pedestrian experience and safety concerns for pedestrians along Erie Boulevard. It was noted that enforcement is one of the

STEERING COMMITTEE MEETING MINUTES

key issues related to pedestrian safety – cars don't slow down and they are not punished for not respecting pedestrians rights.

No specific changes to the subarea plans were noted at the meeting. It was expected that committee members would follow up with City staff regarding any specific changes after individual review of the subarea plans.

6. Next Steps.

- BA to make revisions to Subarea Plans based on committee comments
- BA to provide draft Subarea Plans for East Rome Residential, Employment District, Recreation Corridor, and Waterfront Greenspace for review at next meeting.

7. Next Meeting Dates.

Meeting dates were set for the following dates:

- October 6th, 2010
- November 3rd, 2010
- December 1st, 2010

Meeting concluded at approximately 8:00 PM.

STEERING COMMITTEE MEETING MINUTES

City of Rome BROWNFIELD OPPORTUNITY AREA

Meeting Minutes

Steering Committee Meeting #5

November 3, 2010

Attendants: Diane Shoemaker, City of Rome, Planning
Chris Mecurio, City of Rome, Planning
Matt Andrews, City of Rome, Planning
Fred Arcuri, Mohawk Valley EDGE
Rod Hesse, Interested Public
Verda Hesse, Interested Public
Frank Marasco, Interested Public
Stephen LeFevre, Barton & Loguidice, PC
Andrew Raus, Bergmann Associates
Matt Chatfield, Bergmann Associates

Meeting commenced at approximately 3:30 PM.

1. Review of Agenda.

Bergmann Associates presented the Meeting Agenda and discussed the purpose of the meeting.

2. Presentation of Draft Subarea Plans.

Bergmann Associates presented draft versions plans for the Recreation Corridor, Employment District, East Rome Residential and Waterfront Greenspace Subareas.

3. Discussion and Comment Period.

Ninety-minute discussion and comment period commenced. Highlights of that discussion are identified below (not necessarily in order):

- Recommended changes to subareas were identified:
 - ◊ Recreation Corridor should be cognizant of single-family homes and seek to improve their property values.
 - ◊ Trail on National Grid property may have to follow the existing service road, and will likely be fenced on both sides.
 - ◊ Consider alternative housing for youth at the former Columbus Avenue School in the East Rome Residential Subarea.
 - ◊ Focus on identifying a few key open space properties in East Rome Residential Subarea, but avoid recommendations that would include additional maintenance costs.
 - ◊ Rod Mill property should be focus of initial implementation efforts.
 - ◊ Waterfront Greenspace should remain available for industrial expansion in the future should the Employment District become fully built-out.
 - ◊ No trails or recreation in Waterfront Greenspace other than those proposed adjacent to the Rod Mill property.
 - ◊ Waterfront Greenspace should focus on taking advantage of potential biomass opportunities as an interim land use.
 - ◊ An expanded environmental assessment will be needed for the large, privately-owned property in Waterfront Greenspace. Anecdotal evidence of significant ash dumping on property.

STEERING COMMITTEE MEETING MINUTES

- Discussion regarding the prioritization of strategic sites:
 - ◊ Group spent approximately 20 minutes prioritizing the 22 strategic sites into High, Medium, and Low categories. The group felt that the City should identify a few quick wins that could gather momentum for implementation.

4. Next Steps.

- BA to make revisions to Subarea Plans based on staff meeting.
- BA to provide draft Implementation section for review at next meeting.

5. Next Meeting Date.

- December 1, 2010 at 3:30pm.

Meeting concluded at approximately 5:35 PM.

PUBLIC MEETING MATERIALS

SUMMARY NOTES FROM MEETING

BROWNFIELD OPPORTUNITY AREA

City of Rome

Public Informational Meeting

November 17, 2008

1. Welcome

- Project was introduced by Chris Mercurio.

2. Project Background

- What is a brownfield?
- Brownfield Opportunity Area Program (BOA)

The consultant team presented background information on the BOA program and specific sites to be studied as part of the process, including the Rod Mill site and City Yard site.

3. Project Progress, Status and Timeline

The consultant team reviewed the project timeline and updated public on status and next steps.

4. Concept Plan

The consultant team presented preliminary land use and design concepts for review and consideration by the public.

5. Market Analysis

The economic and market trends analysis for the BOA and individual sites was presented, including demographic characteristics and a summary of key redevelopment potentials feasible within the study area.

6. Q&A

The City and consultant team addressed questions from the public regarding the projects within the Brownfield Opportunity Area study area. Approximately 20 members of the public were in attendance at the meeting.

STAKEHOLDER MEETINGS MATERIALS

BROWNFIELD OPPORTUNITY AREA (BOA) / REVITALIZATION PROJECT STAKEHOLDER MEETING HANDOUT

Project Overview

The City of Rome Brownfield Opportunity Area / Revitalization Project is an effort being undertaken by the City, through funding awarded by the NYS Department of State, to identify a redevelopment strategy for the study area depicted below. The study looks not only at the redevelopment of brownfield / industrial parcels, but focuses on identifying strategies and solutions to promote neighborhood revitalization throughout the study area. Although this project is still in its early phases, it builds upon a series of previously completed planning efforts undertaken for this area over the course of the past five years.



Project Website

Please also visit the City of Rome Brownfield Opportunity Area website for additional project information and for periodic updates regarding the project. In the future we hope to incorporate a way to provide comments on the planning process directly from the website.

<http://www.rome-ny.gov/BOA/>

Comments

Please feel free to share your comments with the project team. Comments can be forwarded directly to Kimberly Baptiste at Bergmann Associates by email or mail. You can also contact the City of Rome Department of Community and Economic Development. Contact information is provided below:

Email: kbaptiste@bergmannpc.com

Mail: 28 East Main Street, 200 First Federal Plaza, Rochester, NY 14614\

Space for comments has been provided on the reverse side of this handout.

STAKEHOLDER MEETINGS MATERIALS

Downtown Rome BOA & Reuse Strategy for Rod Mill Site City of Rome Oneida County

December 15, 2008
Rome, NY

Residential Stakeholders Meeting Summary

<u>Name</u>	<u>Address</u>
Toni Coote	1001 Seneca Street
Dolly Bragg	309 Gansevoort Ave.
Mary O. Davis	404 N. George St.

Revere Ware was once ~6,000 employees, built up a lot of the existing worker housing. Now only ~300 employees. Use to be one of the most well kept properties in East Rome.

Little Italy Initiative – Upgrading streetscape

- Improve landscaping
- Add red, white and green street signs
- Improve lighting
- Add banners
- Not enough money to implement all initiatives.

Opportunity

- A more attractive, successful East Dominick
- Family businesses would be nice
- One neighborhood store – need more
- Would prefer no more drug stores
- Would like to see a shoe store
- Too many bars
- Harbor Way – shops and restaurants as a draw for canal
- American Alloy – new employees, nicer appearance
- Little Italy – service to employees
- Want better neighbors who take care of the facility and contribute amenities to the community
- Want families to stay
- Want it to look good.
- Provide opportunities for job training – what skills are needed?
- An extended care facility would be good.
- Easy access to groceries and the hospital from the Towers Apartments

STAKEHOLDER MEETINGS MATERIALS

- The Towers and other similar facilities are full; there are waiting lists.
- Rome has a rich history – make it better known
- The Canal Corp. is using Canal Corp's building. Not available for use by public. Could City provide an alternative?
- Add a museum near Belamy Harbor Park?
- When out of town bicyclists/boats arrive there is not enough information for out of town visitors to know what is in the area. Need at least a kiosk.
- Consider summer concerts along Canal on a bandstand.
- Gathering spot for the City
- The railroad station is one of the most beautiful buildings in the City. Increase access to the station.
- Cannot buy a ticket to Amtrak at the station. It is not staffed and it is not a scheduled stop! It only stops if someone makes a reservation.
- Bring immigrants to start a new life and want to work. Too many residents do not want to work.
- Bronx/Rochester example – "Implementation"
- How many residential buildings need to be restored/torn down to make them more livable?
- Immigrants want nice housing; they can afford fixer-uppers and typically fix them up.
- Considering providing rental bikes, telephone, taxi service, etc. ... at Belamy Harbor Park
- Use the National Park Services' design standards for adding new interpretation kiosks
- Mohawk River it needs to be cleaned. Note that a trail along the river will be built next year.
- Consider adding public art on bridges (Little Italy)

STAKEHOLDER MEETINGS MATERIALS

YOU ARE INVITED TO PARTICIPATE IN A STAKEHOLDER MEETING for the City of Rome BROWNFIELD OPPORTUNITY AREA (BOA) / REVITALIZATION PROJECT

Date: Monday, December 15th
Time: 1:00 PM
Where: Community and Economic Development Conference Room, 3rd Floor, City Hall
What: South James Street Neighborhood Stakeholder Meeting

We hope you accept this invitation to participate in a stakeholder meeting in support of the City of Rome Brownfield Opportunity Area (BOA) / Revitalization Project. You have been identified to participate in this meeting because of your personal knowledge, interests, and expertise. We will be hosting a series of stakeholder meetings throughout the course of the planning process which will seek to gather input from commercial property owners, residential interests, industrial property owners, agencies, and potential future landowners and developers. The goal of the stakeholder meeting to which you have been invited is to gather your valued input on the opportunities, issues, and vision for the study area as it relates to creating a viable environment for *the South James Street Neighborhood*.



The City of Rome Brownfield Opportunity Area / Revitalization Project is an effort being undertaken by the City, through funding awarded by the NYS Department of State, to identify a redevelopment strategy for the study area depicted below:

The study looks not only at the redevelopment of brownfield/industrial parcels, but focuses on identifying strategies and solutions to promote neighborhood revitalization throughout the study area. Although this project is still in its early phases, it builds upon a series of previously completed planning efforts undertaken for this area over the course of the past five years.

RSVP Information:

Please RSVP to confirm your attendance directly to Kimberly Baptiste at Bergmann Associates by December 10th, 2008. You may RSVP by email (kbaptiste@bergmannpc.com) or phone (585-232-5137 ext. 323). Kimberly is also available to answer any questions you may have regarding the BOA project.

HOME SHOW MATERIALS

CITY OF ROME, NEW YORK

OFFICE OF THE MAYOR
ROME CITY HALL – 198 N. WASHINGTON STREET
ROME, NEW YORK 13440-5815
Telephone: (315) 339-7677 Fax: (315) 339-7667
www.romenewyork.com



James F. Brown, Mayor

For Release: Immediately
Contact: Chris Mercurio 315-339-5450

Community Input Sought for BOA Plan

Rome residents will have a chance to provide input regarding future development in East and South Rome at the Rome Area Chamber of Commerce Home Show on April 25. Show attendees will be asked to review work completed to date and to provide ideas for future project development. The community participation effort is part of Rome's Brownfield Opportunity Area (BOA) Plan that is designed to help inventory and market both private and public properties in a target area within and around designated brownfield areas. According to Mayor Brown, "We see the American Alloy Steel (AAS) infill project and the Housing Visions' Canal Village housing project as prime examples of what the City can do to move Rome into the future - focusing redevelopment on our brownfield areas and deteriorating neighborhoods."

Diane Shoemaker, director of Community and Economic Development reports that her department has acquired \$265,000 in State grant funding to complete the planning process that will help identify additional paths for revitalization around the Erie Canal, East Rome Business Park, Little Italy Main Street Corridor, Rome's DPW facility, Whitesboro Street, and neighborhoods in South Rome. Shoemaker says, "The planning process, referred to as *"From Brown to Green: A Revitalization Strategy for the East Rome Brownfield Opportunity Area"* provides opportunities to work with private entities like Housing Visions and AAS to strategize how we can "live, work and play" in areas that have been blighting eyesores for 40+ years."

The New York State BOA Program was developed to assist communities in promoting redevelopment by turning dormant and blighted land into vibrant redevelopment areas, while also restoring the environmental quality of contaminated lands. In Rome, the BOA initiative provides the City with an opportunity to build on the successes of recent years, including waterfront and downtown development in the study area. The successful realization of the BOA project will result in increased jobs and an enhanced quality of life for city residents. It will coordinate and accelerate avenues for smart and innovative business and will encourage residential growth.

Preliminary planning efforts associated with the BOA project began in 2008 with the development of an Existing Conditions Assessment of the study area and initial public outreach, including a public meeting and stakeholder meetings. However, that is just the beginning. The City will continue to seek public involvement in the Plan through all of 2009 as the project transitions from data collection and information gathering phases to conceptual design and implementation.

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April 22, 2009

HOME SHOW MATERIALS

From Brown to Green:

A Revitalization Strategy for the East Rome BOA

The City of Rome Brownfield Opportunity Area encompasses approximately 498 acres of land along the Erie Canal and includes Little Italy, the East Rome Business Park, a portion of South James Street, and Erie Boulevard from the Canal to Fort Stanwix.

The BOA program seeks to establish a locally-driven revitalization plan and implementation strategy to achieve redevelopment in a proactive manner. The program is designed to assist communities by turning blighted land and neighborhoods into productive, energized areas while also restoring environmental quality.

Please visit the project website to learn more about the East Rome BOA, review project materials, and share your thoughts and ideas about the study area.



HOME SHOW MATERIALS

BOA Public Meeting

Saturday, April 25, 2009, 10:00 AM-3:00 PM

Rome Armory, Black River Blvd, Rome, NY 13440



	<u>Name</u>	<u>Telephone</u>	<u>E-mail</u>	<u>Learn more</u>	<u>Participate</u>
1	Aiello, Rick	542-2669	raiello1@twcny.rr.com	X	X
2	Babcock, C	941-6889		X	X
3	Baker, Robert	281-5618		X	X
4	Balcavage, Pat	337-4472		X	X
5	Bielby, Judy	533-5892			X
6	Boyd, Tina	335-4810	tinyt73@twcny.rr.com	X	X
7	Brown, Pat	533-6304	brownrsvh@aol.com	X	X
8	Bruce, Ellie	337-2091			X
9	Butters, Keith	336-5437	kabutters@aol.com	X	X
10	Carleo, Stella	334-4314		X	
11	Carnevale, Laura	363-7001		X	
12	Carney, Tom	240-5403		X	X
13	Carrado, B	337-5995		X	X
14	Carrier, Martei	337-9569		X	
15	Chester, Ruth	336-7292		x	
16	Conua, Kim	337-0256		X	X
17	Cook, Gary	337-0067		X	X
18	Dorn, Bob	525-6485	rcd1964@hotmail.com	X	X
19	Dunn, Denise	225-2236		X	X
20	Ferrier, Janet	865-4883		X	
21	Geary, Dillan	336-3408		X	
22	Geary, Elise	271-1542	elisegeary666@yahoo.com	X	X
23	Grasso, Pam	337-1667		X	X
24	Green, Beth	697-6205		X	
25	Hoehn Siddall, Kathy		kathy@aaronsiddall.com	X	
26	Hurst, Jennifer	337-0730	jimhurst99@hotmail.com	X	X
27	Iverson, Nate	335-7876	native-nate@hotmail.com	X	X
28	Iverson, Victor	338-7876	viverson@twcny.rr.com		X
29	Jasek, Amanda	942-5377	amandajasek@yahoo.com	X	
30	Kleber, Anne Marie	337-6254		X	
31	Kozlowski, Nancy	533-5880		X	

HOME SHOW MATERIALS

BOA Public Meeting

Saturday, April 25, 2009, 10:00 AM-3:00 PM

Rome Armory, Black River Blvd, Rome, NY 13440



	<u>Name</u>	<u>Telephone</u>	<u>E-mail</u>	<u>Learn more</u>	<u>Participate</u>
32	LaPorte, T	533-5175		X	X
33	Leaman, Carolee	339-1272		X	X
34	Lee, Henry	337-8998		X	X
35	Lipa, Erin	533-7053	erin0479@yahoo.com	X	
36	Marina, Mercedes	339-0114			X
37	Miller, Jessica	245-4323	jemiller@metlife.com	X	X
38	Moore, Diane	334-9153		X	X
39	Moulton, Frank	865-4020		X	
40	Oliver, Patricia	339-2733		X	X
41	O'Toole, Daniel	264-3792	daotoole@utica.edu	X	X
42	Parmley	336-3842		X	
43	Pazdur, Cheri	533-5328	cpazdur@hotmail.com	X	
44	Platt, Jessica	335-6357		X	X
45	Platt, Joanna	335-6358		X	X
46	Pratt, Annie	335-5827		X	X
47	Riley, B.T.	533-6133		X	X
48	Rivera, Amber	886-1145		X	X
49	Shalna, Michelle	332-0377	shalna524@aol.com	X	X
50	Sheppard, Marie	533-5100		X	X
51	Small, Fran	292-3973		X	
52	Smith, Peggy		juno143200@yahoo.com	X	
53	Stell, Cynthia	533-5134		X	X
54	Stell, Jennifer	339-5818		X	
55	Stigleman, Joseph	533-7449		X	
56	Sutter, James	339-3976		X	X
57	Trudeau, Marjorie	336-7681		X	X
58	Varlare, Kathy	697-7692		X	
59	Weston, Audrey	571-6619	X	X	X
60	Wilburn, James	339-4724	jwilburn@twcny.rr.com	X	
61	Willis, Chad	794-9904		X	X
62	Willis, Lindsey	941-8118		X	X
63	Winters, Dawn	336-5159		X	X
64	Wright, Robert	339-0095		X	X

FROM BROWN TO GREEN:
*A Revitalization Strategy for the Downtown Rome
Brownfield Opportunity Area*

Step 2: Draft Nomination Study

APPENDIX C

Analysis of the Brownfield Opportunity Area

Existing Land Use and Zoning..... C-1
Excelsior Investment Zones C-12
Brownfield and Vacant Sites C-13
Land Ownership C-19
Parks and Open Space C-20
Historic or Archeological Significant Areas..... C-21
Transportation Systems C-22
Infrastructure..... C-24
Natural Resources C-25

FINAL – SEPTEMBER 2012

Submitted By:

City of Rome, New York
Department of Community & Economic Development

EXISTING LAND USE and ZONING

The inventory and analysis component of this Nomination Study is intended to provide a greater understanding of existing conditions, opportunities and reuse potentials specific to the BOA Study Area. Planning for the future requires a clear understanding of current conditions and recent trends. A look at these trends allows community leaders to make informed decisions about future direction. This portion of the report provides a summary of key information related to the social, economic, and environmental character of the BOA Study Area.

Existing Land Use and Zoning

When considering potential redevelopment scenarios for the Rome BOA, it is important to understand existing land use patterns and zoning regulations that guide development decisions. Evaluating this information will assist in the identification of how proposed development can best fit into the existing urban fabric, and will indicate where zoning changes may be required to realize the shared vision for the BOA Study Area. According to parcel data obtained from the City of Rome, the BOA comprises 991 parcels encompassing approximately 402 acres of land (out of 513 total Study Area acres). Lands committed to public rights-of-way are not designated land uses, and within the Rome BOA account for approximately 22 percent of the Study Area.

Land Uses

The land uses within the BOA are shown on Map 4, and are categorized according to the New York State Office of Real Property Services (NYSORPS) classification system. Individual property land use classifications are determined at the local level during the property assessment process. A nine-category land use classification system has been developed by NYSORPS to assist municipalities with the assessment of property valuations. Seven of the nine land use categories are present within the BOA, with the categories for Agriculture and Conservation & Parks not represented. It should be noted that land use data utilized for this report is based on local assessment information, and there is the possibility for a small margin of error as property assessments may not be up-to-date or may contain erroneous information.

Table C-1 provides the number of parcels and amount of land within each land use category for the Rome BOA.

Table C-1. Real Property Classifications, BOA

Property Class	Property Class Code	Number of Parcels	Acres	Average Parcel Size (acres)	Percent of Land Area	Percent of Parcels
Unclassified	--	1	4.2	0.46	1.0%	0.1%
Residential	200's	516	74.4	0.14	18.5%	52.1%
Vacant	300's	298	98.6	0.33	24.5%	30.1%
Commercial	400's	122	50.8	0.42	12.7%	12.3%
Recreation & Entertainment	500's	8	6.5	0.91	1.6%	0.8%
Community Services	600's	17	38.6	2.27	9.6%	1.7%
Industrial	700's	12	52.8	4.40	13.1%	1.2%
Public Services	800's	17	75.9	5.33	18.9%	1.7%
TOTALS		991	401.7	0.4	100.0%	100.0%

EXISTING LAND USE and ZONING

Land uses within the BOA are mixed, with public services, residential, industrial, and commercial uses accounting for the greatest amount of land. While vacant properties, which account for one-quarter of the total Study Area, may be viewed as a potential negative factor in a neighborhood, they also represent opportunities for redevelopment. Based on land areas, the Study Area land uses are well-rounded, with a high quality mixture of employment, service and residential opportunities. The Study Area, however, appears deficient in recreation and entertainment uses to satisfy the needs of the residential and business populations. Also, while the property assessment data does not indicate the presence of parks, there are six public parks occupying 25.5 acres of land within the Study Area. In conjunction with a positive mix of land uses, the concentration of residential uses in two distinct neighborhoods provides a critical mass necessary to support future commercial, industrial, or recreational development within the BOA.

A detailed breakdown of land uses by subarea is included in Appendix 6 of the Rome BOA Nomination Study.

Zoning Districts

The City of Rome is divided into 13 zoning districts, eight of which are present in the BOA Study Area as identified on Map 5. A brief description of each district within the BOA can be found below:

- *R-2: Small Lot Single-Family Residential* – to provide for small lot single-family residential uses including attached single family and duplexes.
- *R-P: Residential/professional* – to provide for a mix of residential and small professional office uses.
- *C-2: Mixed commercial/residential* – to provide for mixed use development that combines commercial, office, entertainment, public and residential uses on a single site or corridor.
- *C-3: General commercial* – to provide for a broad range of commercial development including a full range of retail, office and service uses with a local or regional market.
- *C-4: Central commercial* – to provide for commercial and some residential development within Rome's central business district that allows a broad range of uses to reflect the central business district's role as a cultural, office and governmental center.
- *E-1: Business and industrial park* – to provide an environment exclusively for and conducive to the development and protection of modern, large-scale specialized manufacturing, office development, research facilities and related uses.
- *E-3: General industrial* – to provide areas of the city that are suitable for light industrial uses and also for a wide range of heavier manufacturing and processing activities.
- *P-Z: Preservation zone* – to protect from current development land where soil, water and access conditions make beneficial development possible only under special conditions.

The distribution of zoning districts across the BOA Study Area closely mirrors the pattern of existing land uses. Although a wide variety of development types are currently allowed in the Study Area based on current zoning, existing district regulations may prevent the full realization of the BOA vision. For example, the proposed Recreation Corridor subarea is currently zoned as E-1 (Business and Industrial Park). This zoning classification does not permit residential land uses, and only permits commercial/retail land uses that are directly supportive of adjacent industrial development. Such limitations potentially limit options for the redevelopment of the subarea. Modifications to the existing zoning within the Rome BOA may be warranted to provide a greater level of flexibility in order to achieve the desired vision for the BOA and individual subareas.

A more detailed discussion of zoning broken down by subarea follows.

SUBAREA ANALYSIS OF LAND USE and ZONING

South Rome Residential Subarea

The South Rome Residential subarea is located in the western portion of the BOA and encompasses 307 parcels covering 36.4 acres, the majority of which are residential in nature (see Table C-2).

Table C-2. Real Property Classifications, South Rome Residential Subarea

Property Class	Property Class Code	Number of Parcels	Acres	Average Parcel Size (acres)	Percent of Land Area	Percent of Parcels
Unclassified	--	0	0	0	0%	0%
Agriculture	100's	0	0.0	0.0	0.0%	0.0%
Residential	200's	186	21.4	0.1	58.9%	60.8%
Vacant	300's	92	10.5	0.1	29.4%	30.1%
Commercial	400's	23	3.3	0.1	9.2%	7.5%
Recreation & Entertainment	500's	1	0.1	0.1	0.3%	0.3%
Community Services	600's	2	0.3	0.2	0.9%	0.7%
Industrial	700's	0	0.0	0.0	0.0%	0.0%
Public Services	800's	2	0.2	0.1	0.7%	0.7%
Conservation & Parks	900's	0	0.0	0.0	0.0%	0.0%
TOTALS		306	35.9	0.1	100.0%	100.0%

While residential parcels are the predominant land use classification, this subarea also comprises a large number of vacant properties (28.9% of total land area). Residential infill development, similar to the current on-going Housing Visions project, is appropriate in this BOA subarea. Both vacant and developed properties can be identified as strategic sites for redevelopment as part of the BOA planning process, however, vacant parcels are often easier to develop as they do not require demolition of existing buildings. Infill development that is in keeping with the scale and character of an established residential neighborhood can be an important economic development and revitalization catalyst for the residential area, increasing property values, generating community property, and improving property maintenance activities.

Two zoning districts encompass portions of the South Rome Residential subarea – Mixed Commercial/Residential (C-2) and Small Lot Single-Family Residential (R-2). The Mixed Commercial/Residential (C-2) district is confined to the South James Street Corridor and extends for one block in either direction. This district comprises 100 parcels covering approximately 12.9 acres. The Small Lot Single-Family Residential (R-2) district encompasses 207 parcels and approximately 23.5 acres. This district is bounded by Avenue A to the west and Canal Street to the north and east.

A portion of the Rome Investment Zone is also located within the Mixed-Use Commercial and Residential subarea, including a total of 48 parcels (see Map 6). As noted, Investment Zones can provide tax benefits to eligible businesses located within the zone. Thus, any redevelopment recommendations for this BOA subarea should give special consideration to these parcels.

SUBAREA ANALYSIS OF LAND USE and ZONING

Waterfront Village Subarea

The Waterfront Village subarea encompasses 80 parcels covering approximately 40.2 acres, the majority of which are residential or vacant in nature (see Table C-3).

Table C-3. Real Property Classifications, Waterfront Recreation and Residential Subarea

Property Class	Property Class Code	Number of Parcels	Acres	Average Parcel Size (acres)	Percent of Land Area	Percent of Parcels
Unclassified	--	0	0	0	0%	0%
Agriculture	100's	0	0.0	0.0	0.0%	0.0%
Residential	200's	31	7.2	0.2	18.2%	39.7%
Vacant	300's	39	12.3	0.3	31.1%	50.0%
Commercial	400's	3	2.5	0.8	6.2%	3.8%
Recreation & Entertainment	500's	0	0.0	0.0	0.0%	0.0%
Community Services	600's	1	3.8	3.8	9.5%	1.3%
Industrial	700's	0	0.0	0.0	0.0%	0.0%
Public Services	800's	4	13.9	3.5	35.0%	5.1%
Conservation & Parks	900's	0	0.0	0.0	0.0%	0.0%
TOTALS		78	39.6	0.5	100.0%	100.0%

In terms of both land area and the number of parcels, vacant land uses comprise the largest portion of the Waterfront Village subarea, covering approximately 12.3 acres (31.1 percent). This is a notable opportunity for the BOA as a large percentage of the vacant land is located along the Erie Canal waterfront.

Four of the City's thirteen zoning districts – Mixed Commercial/Residential (C-2), Light Industrial (E-3), Preservation Zone (P-Z), and Small Lot Single-Family Residential (R-2) – are located within the Waterfront Village subarea. In terms of both acres and the number of parcels, the Small Lot Single-Family Residential (R-2) district is the largest zoning district, accounting for 20.0 acres on 54 parcels, all of which are located in the central portion of the subarea. Two parcels covering 0.6 acres are not associated with any zoning district.

The Waterfront Village subarea also includes six parcels identified as part of the Rome Investment Zone, totaling 12.4 acres. Refer to Map 6 for specific parcels within the subarea.

SUBAREA ANALYSIS OF LAND USE and ZONING

Erie Boulevard Gateway Subarea

The Erie Boulevard Gateway subarea encompasses 86 parcels covering approximately 31.9 acres, the majority of which are classified as vacant or commercial (see Table C-4).

Table C-4. Real Property Classifications, Erie Boulevard Gateway Subarea

Property Class	Property Class Code	Number of Parcels	Acres	Average Parcel Size (acres)	Percent of Land Area	Percent of Parcels
Unclassified	--	0	0	0	0%	0%
Agriculture	100's	0	0.0	0.0	0%	0%
Residential	200's	30	5.7	0.2	17.9%	34.9%
Vacant	300's	32	9.3	0.3	29.1%	37.2%
Commercial	400's	17	8.4	0.5	26.2%	19.8%
Recreation & Entertainment	500's	0	0.0	0.0	0.0%	0.0%
Community Services	600's	1	0.4	0.4	1.3%	1.2%
Industrial	700's	2	5.1	2.6	16.0%	2.3%
Public Services	800's	4	3.0	0.8	9.5%	4.7%
Conservation & Parks	900's	0	0.0	0.0	0%	0%
TOTALS		86	31.9	0.6	100.0%	100.0%

This subarea is comprised of 28.6 % vacant land. Commercial uses comprise the next largest category, accounting for more than one-quarter of the total subarea. This information, as well as the location of this subarea, suggests that there are significant redevelopment opportunities available within the Erie Boulevard Gateway subarea.

Four of the City's 13 zoning districts – Mixed Commercial/Residential (C-2), General Commercial (C-3), Central Commercial (C-4), and Light Industrial (E-3) – lie within the Erie Boulevard Gateway subarea. The Mixed Commercial/Residential (C-2) district is located along the central portion of Erie Boulevard and in the northwest corner of the subarea along South James Street. The General Commercial (C-3) district is the predominant district and is located along Erie Boulevard and South James Street. Central Commercial (C-4) parcels are located near the junction of Black River and Erie Boulevards. The Light Industrial (E-3) district is confined to the southwest corner of the Erie Boulevard Gateway subarea. The zoning for this district implies that redevelopment will largely focus on commercial uses, with the potential for a mix of some light industrial uses, as well.

A portion of the Rome Investment Zone is also located within the Erie Boulevard Gateway subarea. Forty parcels within this subarea are considered part of the Investment Zone (see Map 6).

SUBAREA ANALYSIS OF LAND USE and ZONING

Historic Gateway

The Historic Gateway subarea encompasses 22 parcels on 22.3 acres and includes the Fort Stanwix National Monument. This subarea includes a series of transportation gateways formed by the East Dominick Street/Black River Boulevard and East Erie Boulevard/Black River Boulevard intersections. All properties in the Historic Gateway are zoned Central Commercial (C-5), with only one property located within the Empire Zone.

Table C-5. Real Property Classifications, Historic Gateway Subarea

Property Class	Property Class Code	Number of Parcels	Acres	Average Parcel Size (acres)	Percent of Land Area	Percent of Parcels
Unclassified	--	0	0.0	0.0	0.0%	0.0%
Agriculture	100's	0	0.0	0.0	0.0%	0.0%
Residential	200's	8	0.5	0.1	2.3%	36.4%
Vacant	300's	5	0.5	0.1	2.4%	22.7%
Commercial	400's	1	0.1	0.1	0.3%	4.5%
Recreation & Entertainment	500's	2	1.7	0.9	7.7%	9.1%
Community Services	600's	5	19.0	3.8	85.3%	22.7%
Industrial	700's	0	0.0	0.0	0.0%	0.0%
Public Services	800's	1	0.5	0.5	2.0%	4.5%
Conservation & Parks	900's	0	0	0	0.0%	0.0%
	TOTALS	22	22.3	0.3	100.0%	100.0%

SUBAREA ANALYSIS OF LAND USE and ZONING

Little Italy Main Street Commercial Subarea

The Little Italy Main Street Commercial subarea comprises 115 parcels covering approximately 31.3 acres. Although commercial uses dominate the Neighborhood Scale Commercial subarea, residential and vacant uses also characterize this area (see Table C-6).

Table C-6. Real Property Classifications, Little Italy Main Street Commercial

Property Class	Property Class Code	Number of Parcels	Acres	Average Parcel Size (acres)	Percent of Land Area	Percent of Parcels
Unclassified	--	0	0.0	0.0	0.0%	0.0%
Agriculture	100's	0	0	0	0%	0%
Residential	200's	26	3.3	0.1	10.4%	22.6%
Vacant	300's	34	5.4	0.2	17.4%	29.6%
Commercial	400's	48	10.8	0.2	34.3%	41.7%
Recreation & Entertainment	500's	1	0.1	0.1	0.3%	0.9%
Community Services	600's	4	3.9	1.0	12.6%	3.5%
Industrial	700's	1	2.0	2.0	6.5%	0.9%
Public Services	800's	1	6.0	5.8	18.5%	0.9%
Conservation & Parks	900's	0	0	0	0%	0%
TOTALS		115	31.6	0.3	100.0%	100.0%

In terms of the number of parcels, vacant parcels, commercial parcels, and residential parcels are the predominant uses in the Little Italy Main Street Commercial subarea. In terms of land area, this subarea is largely comprised of commercial uses, many of which are part of the City's revitalization of Little Italy. Public service properties also account for a sizeable amount of land area. Redevelopment in this subarea will likely build on the successes associated with Little Italy commercial and providing goods and services for an anticipated growing workforce in the East Rome Business Park.

Four zoning districts encompass portions of the Little Italy Main Street Commercial subarea – Mixed Commercial/Residential (C-2), Business and Industrial Park (E-1), Light Industrial (E-3), and Small Lot Single-Family Residential (R-2). These zoning districts allow for a combination of land uses which is consistent with the overarching vision for the BOA. The majority of this subarea is zoned under the Mixed Commercial/Residential (C-2) district, which encompasses 21.4 acres (68.4 percent). The other zoning districts are scattered throughout the subarea. A large parcel that encompasses the railroad right-of-way is not included in any zoning district.

Approximately 84% of the parcels in the Little Italy Main Street Commercial subarea are located within the Rome Investment Zone. The revitalization of this subarea could be furthered by marketing and advertising the potential benefits of locating a business in an Investment Zone. Specific parcels identified as part of the Investment Zone are noted on Map 6.

SUBAREA ANALYSIS OF LAND USE and ZONING

East Rome Residential Subarea

The East Rome Residential subarea encompasses 48.1 acres over 303 parcels and is dominated by residential uses (see Table C-7).

Table C-7. Real Property Classifications, East Rome Residential Subarea

Property Class	Property Class Code	Number of Parcels	Acres	Average Parcel Size (acres)	Percent of Land Area	Percent of Parcels
Unclassified	--	0	0.0	0.0	0%	0%
Agriculture	100's	0	0	0	0.0%	0.0%
Residential	200's	205	29.3	0.1	58.5%	67.2%
Vacant	300's	78	12.0	0.2	28.3%	25.6%
Commercial	400's	18	5.4	0.3	10.3%	5.9%
Recreation & Entertainment	500's	2	0.3	0.1	0.6%	0.7%
Community Services	600's	2	1.1	0.6	2.2%	0.7%
Industrial	700's	0	0	0	0.0%	0.0%
Public Services	800's	0	0	0	0.0%	0.0%
Conservation & Parks	900's	0	0	0	0.0%	0.0%
TOTALS		305	48.1	0.2	100.0%	100.0%

While residential uses comprise the largest category of land uses, there are still a significant number of vacant properties within this subarea that could lend themselves to new infill development projects.

There are four zoning districts within the East Rome Residential Subarea –Mixed Commercial/Residential (C-2), Preservation Zone (P-Z), Small Lot Single-Family Residential (R-2), and Residential/Professional (R-P) – encompass the Little Italy Residential subarea. The Mixed Commercial/Residential (C-2) district is primarily located along the southern boundary of this subarea in areas adjacent to East Dominick Street, as well as within the western portion of the subarea between River Street and Black River Boulevard. The Small Lot Single-Family Residential (R-2) district is located east of the Mohawk River and covers the majority of the eastern portion of the site, covering 33.1 acres. This is the largest district in this subarea.

Only a small portion of the Rome Investment Zone falls within the East Rome Residential subarea. Of the 303 parcels within this subarea, 12 are located within the Investment Zone (see Map 6).

SUBAREA ANALYSIS OF LAND USE and ZONING

Recreation Corridor Subarea

The Recreation Corridor subarea is located in the heart of the Rome BOA Study Area and covers approximately 41.2 acres over 29 parcels (see Table C-8). Two land use types – public services and community services – dominate this subarea. It should be noted that the Rome City Yard site is located within this subarea.

Table C-8. Real Property Classifications, Recreation Corridor Subarea

Property Class	Property Class Code	Number of Parcels	Acres	Average Parcel Size (acres)	Percent of Land Area	Percent of Parcels
Unclassified	--	0	0	0.0	0.0%	0.0%
Agriculture	100's	0	0	0.0	0.0%	0.0%
Residential	200's	14	2.5	0.2	6.2%	48.3%
Vacant	300's	8	1.9	0.2	4.7%	27.6%
Commercial	400's	2	1.5	0.8	3.7%	6.9%
Recreation & Entertainment	500's	0	0	0.0	0.0%	0.0%
Community Services	600's	2	10.0	5.0	24.3%	6.9%
Industrial	700's	1	0.3	0.3	0.8%	3.4%
Public Services	800's	2	24.9	12.4	60.4%	6.9%
Conservation & Parks	900's	0	0	0.0	0.0%	0.0%
TOTALS		29	41.2	1.4	100.0%	100.0%

The Rome Substation 22.3A, owned by Niagara Mohawk Power Corporation, is the single largest parcel in this subarea, covering 22.1 acres along the eastern shore of the Mohawk River. Adjacent to this parcel is the 10.0-acre Rome City Yard site; together, these two sites comprise almost 85 percent of the Mill Street Mixed-Use subarea.

Two zoning districts are located within the Recreation Corridor subarea – Business and Industrial Park (E-1) and Light Industrial (E-3). Of the 29 parcels located in this subarea, 27 are currently zoned as Business and Industrial Park (E-1); the two parcels zoned as Light Industrial (E-3) in the southeastern corner of the subarea, off of Essex Street.

While only 10 of this subarea's 29 parcels are located within the Investment Zone, they account for 32.2 acres, or 78 percent of the total land area. Please see Map 6 to identify the specific parcels within the subarea.

SUBAREA ANALYSIS OF LAND USE and ZONING

Employment District Subarea

The Employment District subarea is the largest of the nine subareas, covering 98 acres over 46 parcels (see Table C-9). In terms of land area, three land use types – industrial, vacant, and commercial – dominate this subarea.

Table C-9. Real Property Classifications, Employment District Subarea

Property Class	Property Class Code	Number of Parcels	Acres	Average Parcel Size (acres)	Percent of Land Area	Percent of Parcels
Unclassified	--	3	2.8	0.9	2.9%	6.5%
Agriculture	100's	0	0.0	0.0	0.0%	0.0%
Residential	200's	15	3.4	0.2	3.5%	32.6%
Vacant	300's	7	17.3	2.5	17.7%	15.2%
Commercial	400's	10	19.0	1.9	19.4%	21.7%
Recreation & Entertainment	500's	1	4.2	4.2	4.3%	2.2%
Community Services	600's	0	0.0	0.0	0.0%	0.0%
Industrial	700's	8	45.3	5.7	46.2%	17.4%
Public Services	800's	2	6.0	3.0	6.1%	4.3%
Conservation & Parks	900's	0	0	0	0.0%	0.0%
TOTALS		46	98.0	2.3	100.0%	100.0%

Encompassing 81.6 acres, industrial, vacant, and commercial land uses occupy a majority of property within the Employment District Subarea. There are considerable opportunities for industrial and commercial redevelopment given the amount of area these land uses cover.

Four zoning districts are located within the Employment District subarea – General Commercial (C-3), Business and Industrial Park (E-1), Light Industrial (E-3), and Small Lot Single-Family Residential (R-2). The majority of this subarea is zoned as either Business and Industrial Park (E-1) or Light Industrial (E-3). Combined, these districts encompass 34 parcels (77.3 percent) and 73.4 acres (78.5 percent). These districts are located entirely south of Railroad Street; all parcels zoned as General Commercial (C-3) or Small Lot Single-Family Residential (R-2) are located north of Railroad Street and south of East Dominick Street.

Of the 46 parcels located in the Employment District subarea, 41 fall within the Rome Investment Zone. Please refer to Map 6 for specific parcels within this subarea.

SUBAREA ANALYSIS OF LAND USE and ZONING

Waterfront Greenspace Subarea

The Waterfront Greenspace subarea covers 47.7 acres on three parcels (see Table C-10) and is situated along the Erie Canal shoreline, allowing it to realize a high potential for redevelopment. Two land use types – vacant and public services – comprise this subarea.

Table C-10. Real Property Classifications, Waterfront Greenspace Subarea

Property Class	Property Class Code	Number of Parcels	Acres	Average Parcel Size (acres)	Percent of Land Area	Percent of Parcels
Unclassified	--	0	0	0	0%	0%
Agriculture	100's	0	0	0	0%	0%
Residential	200's	0	0	0	0%	0%
Vacant	300's	1	24	24	52.5%	50.0%
Commercial	400's	0	0	0	0%	0%
Recreation & Entertainment	500's	0	0	0	0%	0%
Community Services	600's	0	0	0	0%	0%
Industrial	700's	0	0	0	0%	0%
Public Services	800's	1	21.7	19.6	47.5%	50.0%
Conservation & Parks	900's	0	0	0	0%	0%
TOTALS		2	45.7	15.9	100.0%	100.0%

As noted in Table C-9, both parcels comprising the Waterfront Greenspace subarea are considerably large; given this amount of land area, combined with its waterfront location, this subarea is well positioned for redevelopment. The parcel immediately adjacent to the canal is currently zoned as Preservation Zone (P-Z) and the northern parcel is zoned as Light Industrial (E-3); the northern parcel is also included in the Rome Investment Zone (please see Map 6).

EXCELSIOR INVESTMENT ZONES

The Excelsior Jobs Program replaces the former Empire Zone Program, which was largely geographic in application. The Excelsior Program provides added incentives for firms located within Investment Zones, however, the majority of tax incentives are job and investment related. The Excelsior Jobs Program will provide job creation and investment incentives to firms in targeted industries, such as biotechnology, pharmaceuticals, clean-technology, green technology, financial services, agriculture and manufacturing. Firms in these strategic industries that create and maintain new jobs or make significant financial investment will be eligible for up to four new tax credits. The fourth and final available tax credits leverages a firm's location within an Investment Zone. Approved Investment Zones are the same geographic areas as included in the former Empire Zone Program. A significant portion of the Downtown Rome BOA (224 acres, or 45 percent) is located within Excelsior Jobs Program Rome Investment Zone, substantially increasing the marketability of these designated properties.

Firms in the Excelsior Jobs Program may qualify for four new, fully refundable tax credits. Businesses claim the credits over a five year period. As of the writing of this document, the future eligibility requirements and available incentives is unsettled due to anticipated changes in State administrative policy. The information provided below is the most current legislation as of December 31, 2010. To earn any of the following credits firms must first meet and maintain the established job and investment thresholds outlined in Program Eligibility below:

- **The Excelsior Jobs Tax Credit:** A credit of up to \$5,000 per new job to cover a portion of the associated payroll cost.
- **The Excelsior Investment Tax Credit:** Valued at two percent of qualified investments.
- **The Excelsior Research and Development Tax Credit:** A ten percent credit for new investments based on the Federal Research and Development credit.
- **The Excelsior Real Property Tax Credit:** Available to firms locating within Investment Zones and to firms in targeted industries that meet higher employment and investment thresholds. A participant in the excelsior jobs program who either qualified as a regionally significant project or is located in an investment zone shall be eligible to claim a credit for a period of five years. The credit shall be equal to 50 percent of the eligible real property taxes on the real property comprising the regionally significant project or located in the investment zone that were assessed and paid in the year immediately prior to application.

The Program is limited to firms making a substantial commitment to growth – either in employment or through investing significant capital in a New York facility. The Job Growth Track comprises 75 percent of the Program and includes all firms in targeted industries creating new jobs in New York. Twenty-five percent is set aside for the Investment Track firms who have at least 50 employees and make significant new capital investments in a New York facility and which meet a benefit-cost threshold of at least \$10 of investment and new wages for every \$1 of tax credit. All firms approved for participation in the program are eligible to apply for the Jobs Tax Credit, the Investment Tax Credit, and the Research and Development Tax Credit. Only certain categories of firms are eligible to also apply for the Real Property Tax Credit, yet there is no specific requirement for these firms to be located within an Investment Zone.

BROWNFIELD and VACANT SITES

Overview

By definition, “a ‘brownfield’ is real property whose expansion, redevelopment or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. These sites are typically former industrial or commercial properties where operations may have resulted in environmental impairment.”

While most of the properties identified in the BOA as potential brownfields are commercial or industrial in nature, properties from which underground storage tanks (USTs) were removed have also been included, regardless of the property’s land use classification (e.g., residential uses).

As noted in the *Existing Land Use and Zoning* section, NYSORPS has identified nine land use categories that are used to classify lands within New York State, including vacant lands. Vacant lands are defined by NYSORPS as “property that is not in use, is in temporary use, or lacks permanent improvement.” As vacant sites can present substantial opportunities for redevelopment, it is important to note that any property located within the Rome BOA assigned to the *Vacant* category was included in this analysis to assist in the identification of strategic sites.

Map 7 identifies each of the potential brownfield and/or vacant sites within the BOA Study Area, and identifies those sites that have undergone, or are undergoing, some level of remediation. Based on a review of existing environmental databases and reports, as well as property classification and assessment data, 364 parcels encompassing approximately 229 acres were identified as potential brownfields, vacant sites, or both (see Table C-11). These parcels comprise nearly two-thirds of the total land area within the Rome BOA boundary. A total of 92 sites have been identified as potential brownfields. According to assessment data, 69 of these sites are in some form of active use, with the remaining 23 parcels classified as both potential brownfields and vacant sites. There are currently 16 sites in some stage of remediation, from the removal of underground storage tanks to site investigations as part of the NYSDEC Environmental Restoration Program. There are 81 publicly-owned parcels within the BOA, 55 of which are categorized as potential brownfields and/or vacant parcels. Only two publicly-owned parcels are vacant brownfield sites.

In terms of source of contamination, Map 8 provides a breakdown of the primary pollutant of concern for properties identified as potential brownfields based on six general categories:

- Potential petroleum contamination;
- Potential chemical contamination;
- Former dry cleaner;
- Former gas/service station;
- Existing or historic manufacturing; and
- Historic coal use/storage.

Without financial assistance from designated remediation programs, the cost of environmental cleanup can make the redevelopment of brownfield sites economically uncompetitive in the marketplace due to the legal and procedural steps necessary to test, remediate, acquire, and reuse these sites. Knowledge of the type and degree of contamination present can be helpful to inform property owners of the potential financial costs and timeframes necessary for remediation, and provide insight into contaminant-specific government funding that may exist.

BROWNFIELD and VACANT SITES

Table C-11. Summary of Brownfield and Vacant Sites, BOA

Property Status	Number of Parcels	Area (acres)	Average Parcel Size (acres)	% of Total BOA Parcel Area	Publicly-Owned Parcels	Publicly-Owned Area (acres)
Brownfield only	69	131.5	1.91	41.8%	8	26.5
Vacant only	272	47.7	0.21	13.2%	41	12.5
Brownfield and Vacant	23	49.7	2.16	9.9%	6	21.3
<i>Total Brownfield and Vacant Parcels</i>	<i>364</i>	<i>228.9</i>	<i>0.63</i>	<i>64.9%</i>	<i>55</i>	<i>60.2</i>
Other Parcels	627	170.2	0.27	35.1%	26	58.5
BOA Totals	991	401.7	0.40	100.0%	81	118.7

Source: Bergmann Associates, NYS DEC, Environmental Data Resources

The Descriptive Profiles found in Appendix D provide detailed, site-specific information (e.g., parcel identification number, NYSORPS property classification code, potential environmental issues, environmental remediation efforts) regarding each parcel identified as a potential brownfield or vacant site, including any remaining environmental concerns that may exist. The following section provides information on brownfield and vacant parcels by subarea.

South Rome Residential Subarea

Of the 307 parcels located within the South Rome Residential subarea, 96 were identified as potential brownfields or vacant sites; these parcels represent 31.3 percent of the total land area in this subarea.

Table C-12. Brownfield and Vacant Sites, South Rome Residential Subarea

Property Status	Number of Parcels	Parcel Size (acres)	Average Parcel Size (acres)	% of Total Subarea Parcel Area
Brownfield only	5	0.8	0.2	2.2%
Vacant only	86	9.2	0.1	25.3%
Brownfield and Vacant	5	1.4	0.3	3.8%
<i>Total Brownfield and Vacant Parcels</i>	<i>96</i>	<i>11.4</i>	<i>0.1</i>	<i>31.3%</i>
Other Parcels	211	25.0	0.1	68.7%
Subarea Totals	306	35.9	0.1	100.0%

Source: Bergmann Associates, NYS DEC, Environmental Data Resources

BROWNFIELD and VACANT SITES

Waterfront Village Subarea

As is depicted in Table C-12, the Waterfront Village Subarea includes 80 parcels encompassing 40.2 acres. Based on the results of the analysis, approximately 35 percent (14.1 acres) of this subarea includes potential brownfield or vacant sites. As with the South Rome Residential subarea, the residential character of the Waterfront Village Subarea has resulted in fewer potential brownfields than more industrialized areas, with the exception of those parcels located immediately adjacent to the Erie Canal.

Table C-12. Brownfield and Vacant Sites, Waterfront Village Subarea

Property Status	Number of Parcels	Parcel Size (acres)	Average Parcel Size (acres)	% of Total Subarea Parcel Area
Brownfield only	2	1.8	0.9	4.5%
Vacant only	39	12.3	0.3	30.6%
Brownfield and Vacant	0	0.0	0.0	0.0%
<i>Total Brownfield and Vacant Parcels</i>	<i>41</i>	<i>14.1</i>	<i>0.3</i>	<i>35.1%</i>
Other Parcels	39	26.1	0.7	64.9%
Subarea Totals	80	40.2	0.5	100.0%

Source: Bergmann Associates, NYS DEC, Environmental Data Resources

Erie Boulevard Gateway Subarea

This subarea's history as a transportation corridor is an important factor related to the high number of potential brownfield sites; 64 of the 86 parcels located within were identified as potential brownfields or vacant sites (see Table C-13). These sites are scattered throughout the subarea, with the most notable being the 3.6-acre R&S Steel site on Canal Street which comprises 30 percent of the total potential brownfield land area.

Table C-13. Brownfield and Vacant Sites, Erie Boulevard Gateway Subarea

Property Status	Number of Parcels	Parcel Size (acres)	Average Parcel Size (acres)	% of Total Subarea Parcel Area
Brownfield only	23	12.2	0.5	38.2%
Vacant only	31	9.1	0.3	28.5%
Brownfield and Vacant	9	2.5	0.3	7.9%
<i>Total Brownfield and Vacant Parcels</i>	<i>63</i>	<i>23.8</i>	<i>0.3</i>	<i>74.6%</i>
Other Parcels	31	8.1	0.3	25.4%
Subareas	86	31.9	0.6	100.0%

Source: Bergmann Associates, NYS DEC, Environmental Data Resources

BROWNFIELD and VACANT SITES

Historic Gateway Subarea

There are no brownfield sites located within the Historic Gateway subarea, as this area did not have a strong history of industrial activity. However, this area is a critical gateway into downtown, and a primary linkage between the downtown core and the BOA study area.

Table C-14. Brownfield and Vacant Sites, Historic Gateway Subarea

Property Status	Number of Parcels	Parcel Size (acres)	Average Parcel Size (acres)	% of Total Subarea Parcel Area
Brownfield only	0	0	0	0%
Vacant only	5	0.5	0.1	2.2%
Brownfield and Vacant	0	0	0	0
<i>Total Brownfield and Vacant Parcels</i>	5	0.5	0.1	2.2%
<hr/>				
Other Parcels	17	21.8	1.3	97.8%
Subarea Totals	22	22.3	.3	100.0%

Source: Bergmann Associates, NYS DEC, Environmental Data Resources

Little Italy Main Street Commercial Subarea

The Little Italy Main Street Commercial subarea has the highest number of parcels identified as potential brownfields (33) of all subareas within the Rome BOA (see Table C-15). The largest concentration of these sites occurs near the northwest corner of this subarea, near the convergence of East Erie Boulevard, Bouck Street, East Dominick Street, and the Genesee & Mohawk Valley Railroad line (see Map 7).

Table C-15. Brownfield and Vacant Sites, Little Italy Main Street Commercial Subarea

Property Status	Number of Parcels	Parcel Size (acres)	Average Parcel Size (acres)	% of Total Subarea Parcel Area
Brownfield only	14	23.2	1.7	74.1%
Vacant only	32	4.9	0.15	15.7%
Brownfield and Vacant	2	0.5	0.25	1.6%
<i>Total Brownfield and Vacant Parcels</i>	48	28.6	0.6	91.4%
<hr/>				
Other Parcels	67	3.4	0.05	10.2%
Subarea Totals	115	31.6	0.3	100.0%

Source: Bergmann Associates, NYS DEC, Environmental Data Resources

BROWNFIELD and VACANT SITES

Little Italy Residential Subarea

As can be seen in Table C-16, approximately 26 percent (12.7 acres) of this subarea comprises potential brownfield or vacant sites, with the vast majority identified as vacant. As with the other predominately residential subareas, the residential character of the Little Italy Residential subarea has resulted in fewer potential brownfields than more industrialized areas.

Table C-16. Brownfield and Vacant Sites, East Rome Residential Subarea

Property Status	Number of Parcels	Parcel Size (acres)	Average Parcel Size (acres)	% of Total Subarea Parcel Area
Brownfield only	1	0.7	0.67	1.4%
Vacant only	78	11.9	0.15	25.0%
Brownfield and Vacant	0	0.0	0.00	0.0%
<i>Brownfield and Vacant Parcel Totals</i>	<i>79</i>	<i>12.6</i>	<i>0.16</i>	<i>26.4%</i>
Other Parcels	226	35.4	0.16	73.6%
Subarea Totals	305	48.1	0.16	100.0%

Source: Bergmann Associates, NYS DEC, Environmental Data Resources

Recreation Corridor Subarea

Encompassing the western portion of the East Rome Business Park, the Recreation Corridor subarea has the second largest concentration of potential brownfield and vacant sites (97.1 percent of the subarea's total land area). This is expected based on the historical use of the site for industrial purposes since the mid-19th century and the current site uses.

Table C-17. Brownfield and Vacant Sites, Recreation Corridor Subarea

Property Status	Number of Parcels	Parcel Size (acres)	Average Parcel Size (acres)	% of Total Subarea Parcel Area
Brownfield only	9	38.1	4.2	90.9%
Vacant only	6	1.7	0.3	4.7%
Brownfield and Vacant	1	0.2	0.2	0.0%
<i>Total Brownfield and Vacant Parcels</i>	<i>16</i>	<i>40.0</i>	<i>2.5</i>	<i>97.1%</i>
Other Parcels	13	1.2	0.1	2.9%
Subarea Totals	29	41.2	1.4	100.0%

Source: Bergmann Associates, NYS DEC, Environmental Data Resources

BROWNFIELD and VACANT SITES

Employment District Subarea

Encompassing the eastern portion of the East Rome Business Park, the Employment District subarea has the largest amount of acreage identified as potential brownfield and vacant sites (94.3 acres). This is expected given the past and present uses of these sites (e.g., General Cable). Additionally, six parcels totaling approximately 42.7 acres have at least begun the site remediation process, with portions of the work being complete on a few of the parcels.

Table C-18. Brownfield and Vacant Sites, Employment District Subarea

Property Status	Number of Parcels	Parcel Size (acres)	Average Parcel Size (acres)	% of Total Subarea Parcel Area
Brownfield only	16	60	3.75	61.2%
Vacant only	7	17.3	2.5	17.7%
Brownfield and Vacant	4	17	4.25	17.3%
<i>Total Brownfield and Vacant Parcels</i>	27	94.3	3.3	96.2%
<hr/>				
Other Parcels	19	3.7	0.2	3.8%
Subarea Totals	46	98.0	2.3	100.0%

Source: Bergmann Associates, NYS DEC, Environmental Data Resources

Waterfront Greenspace Subarea

Both parcels located within the Waterfront Commercial subarea are identified as potential brownfield sites, with some remediation work completed on the northern-most site.

Table C-19. Brownfield and Vacant Sites, Waterfront Greenspace Subarea

Property Status	Number of Parcels	Parcel Size (acres)	Average Parcel Size (acres)	% of Total Subarea Parcel Area
Brownfield only	1	19.6	19.6	41.1%
Vacant only	0	0.0	0.0	0.0%
Brownfield and Vacant	2	28.1	14.0	58.9%
<i>Total Brownfield and Vacant Parcels</i>	2	47.7	15.9	100.0%
<hr/>				
Other Parcels	0	0.0	0.0	0.0%
Subarea Totals	3	47.7	15.9	100.0%

Source: Bergmann Associates, NYS DEC, Environmental Data Resources

LAND OWNERSHIP

Revitalization of the Rome BOA Study Area is likely to include the rehabilitation and redevelopment of individual parcels, along with larger-scale projects across multiple parcels. The Study Area, particularly within the Employment District, is characterized by sizeable parcels that can accommodate large single uses or a number of smaller uses. Other subareas in the BOA are defined by small parcels that may require land assembly prior to an extensive redevelopment project.

Land assembly is a challenge to many redevelopment activities as parcelization (i.e., contiguous properties with several different owners) often requires coordination efforts with multiple land owners. The additional level of complexity incurred through multiple-ownership projects extends project timelines and increases the cost of redevelopment. For example, the Canal Village Neighborhood Revitalization and Affordable Housing Project on South James Street required the securitization of 12 separate properties under the ownership of multiple public and private entities. The project was initially conceptualized in 2004 and completed in 2010, exemplifying the potential time implications associated with privately owned properties. In many instances, the carrying-costs associated with acquiring the ownership of, and/or rights to, numerous properties over a long period of time can have a detrimental effect to the quality and type of final development. Understanding land ownership patterns, and their potential implications, is an important step in formulating future development scenarios.

Based on an analysis of real property data provided by the City of Rome, approximately 71 percent (285.4 acres and 908 parcels) of the land area within the Rome BOA is currently held in private ownership. Of the 83 parcels held in public ownership, 67 parcels are owned by the City of Rome. Although the largest public landowner, City property ownership represents only 12 percent (48 acres) of the total BOA land area.

The Historic Gateway subarea, the Recreation Corridor subarea, the Employment District subarea, the Waterfront Greenspace subarea, and the Waterfront Recreational and Residential subarea comprise the largest amounts of publicly-owned lands. In some instances, publicly-owned land has increased potential for redevelopment as the costs and timeline associated with acquisition and assembly can be greatly reduced. Additionally, more than 60 percent of the Mohawk River and Erie Canal waterfront is publicly-owned, which could facilitate land assembly in these valued locations and provide potential locations for water-dependent or water-enhanced development and recreation opportunities.

Table C-20 provides a more detailed breakdown of ownership patterns, while Map 10 identifies the public and private lands within the Study Area.

Table C-20. Summary of Property Ownership, BOA

Ownership	Number of Parcels	Acres	Percent of Land Area
Publicly Owned Parcels	83	116.3	29%
<i>City of Rome</i>	67	47.8	11.9%
<i>Rome Urban Renewal</i>	1	0.5	0%
<i>National Park Service</i>	1	16.7	4.1%
<i>Oneida Co Board of Legislatures</i>	2	0.5	0%
<i>Oneida Co Industrial Development</i>	6	14.5	3.6%
<i>State of New York</i>	6	34.2	8.5%
Privately Owned Parcels	908	285.4	71.0%

PARKS and OPEN SPACE

City of Rome residents and visitors are provided with a wide variety of parks for passive and active recreational activities. There are six public parks located within the BOA, and two additional public parks located directly adjacent to the Study Area. Park and recreation facilities in and adjacent to the Study Area are identified on Map 11.

Bellamy Harbor Park

Located along the northern shore of the Erie Canal, this 7.3 acre park provides benches, boat docks, and a handicapped-accessible promenade and fishing area. The City is currently coordinating with the NYS Canal Corporation to fund and install a kayak launch and pavilion improvements. Bellamy Harbor Park is also located along the Erie Canalway Trail and the future Mohawk River Trail, connecting this public open space with recreation destinations throughout the city and region.

Uvanni Park

This small 0.3-acre pocket park is located at the southwestern corner of Lynch and Lawrence Streets in the South Rome Residential Subarea. This recently constructed park is predominantly a playground area with seating and modest lawn areas, developed on three former residential parcels.

Gansevoort Park and Veteran's Park

These two formal parks are located in the City's Gansevoort-Bellamy Parks Historic District. At 0.8 and 0.9 acres, respectively, each of these parks is comprised of one square city block, and contain formalized plantings, mature trees, seating areas, historic monuments, and walkways. The Historic District includes the former City Hall building, St. James Church, the Onieda County Court House, and the Federal Post Office building.

Fort Stanwix National Monument

The Fort Stanwix National Monument is an approximately 16 acre reconstruction of an historic colonial-era military installation that was also utilized during the Revolutionary War. The park land surrounding the enclosed portion of the monument is open for public use as a recreational space, and the monument itself has no admission fee. The newly constructed 13,700 square foot Marinus Willett Collections Management and Education Center serves as a regional tourism center and an interactive museum and exhibit space on the grounds of the Fort Stanwix monument.

Fire and Police Memorial Park

This 0.15 acre park serves as a memorial and gathering site to honor local and national fire and police services members lost in the line of duty. This park was enhanced in 2005 to include a memorial site for the terrorist attacks on September 11, 2001, and includes sculptures, flagpoles, and seating spaces. This park is located across Black River Boulevard from the City of Rome Central Fire Station.

Surrounding Park Facilities

In addition to the six parks within the BOA, Gryziek Field and Pinti Field are large neighborhood-scale parks with a variety of passive and active recreation offerings located just outside the Study Area boundary. Gryziek Field is a 10.3-acre neighborhood park and playground that offers a filtered pool, bathhouse, play area, shelter, basketball, tennis, ball fields and fishing. Pinti Field, covering 14.6 acres, is one of the City's largest parks and features the Tosti Pool and bathhouse, a skateboard park, Bill Coughlin Fitness Trail, clubhouse, play areas, ball fields, and a basketball and picnic area.

HISTORIC or ARCHEOLOGICAL SIGNIFICANT AREAS

The City of Rome contains six properties and one district listed on the National Register of Historic Places. The Fort Stanwix National Monument is the only listed property within the BOA Study Area boundaries, as identified in Map 13. The Fort Stanwix National Monument was placed on the Register on October, 1966. In 1935, Fort Stanwix was recognized as a National Monument for its association with the French and Indian War (one of only two sites in the nation), American Revolutionary War, and as a gathering place for American Indians. The original fort dates to 1758 and was rebuilt in 1776. Today's Fort Stanwix is a reproduction built to near-original form in 1975. The Marinus Willett Collections Management and Education Center is a new addition to the site, serving as a National Park Service visitors' center and museum which includes exhibit and storage space.

Fort Stanwix is not only important to the BOA for its historic significance, but also for its potential to serve as a regional tourism destination. Connecting the Fort to other redevelopment areas in the BOA, including the waterfront, will be a key component of the revitalization of the Study Area from both a local and regional perspective. Future trails and green infrastructure will position the Fort as a central gateway and focal point in the City and BOA.

The Gansevoort-Bellamy Parks Historic District was added to the Register in November 1975, and includes adjacent properties within the BOA boundary, including St. Peter's Church, the Federal Post Office, the old City Hall building, and Gansevoort and Veteran's Parks.

A second National Register listed building, the Zion Episcopal Church, is located west of the Gansevoort-Bellamy Parks Historic District, but is not included in the BOA boundary. Located at 140 W. Liberty Street, Zion Church was listed on the National Register on August, 1997 and is also a Historic Church of the Episcopal Diocese of Central New York.

TRANSPORTATION SYSTEMS

Roadways

The BOA Study Area includes approximately 12.4 miles of local roads and 2.8 miles of State Routes, including Route 26, Route 46, and Route 49. All of the State Routes located in the Study Area are characterized by four travel lanes (two in either direction), as well as defined turning lanes. Traffic data is commonly utilized by the real estate development industry to determine appropriate locations for commercial and retail uses based on the amount of exposure a given site has to area travelers. Based on traffic count data provided by the NYS Department of Transportation, the average annual daily traffic for the state routes in 2006 was 17,882 vehicles. Traffic count data has not been collected for the local roads within the Study Area. Key transportation elements within the Study Area are depicted in Map 14.

Public Transit

In terms of public transportation, public bus service is provided to the City of Rome by Centro of Oneida, which operates six routes in the City. All Centro routes run from approximately 7:00 AM to 6:00 PM on weekdays and from 9:00 AM to 6:00 PM on Saturdays. There is no service to the City, including the Study Area, on Sunday. All routes regularly converge simultaneously at the George Street Garage to enable easy access and transfers. Centro Route 4 and Centro Route 7 service the Rome BOA Study Area, providing an easy and efficient means of transporting people to the various attractions within the Study Area and to other important locations throughout the City (e.g., Griffiss Technology Park). The lack of bus service on Sundays negatively impacts the mobility of transit-dependent individuals that reside within the Study Area. This may also limit the ability of residents located outside the Study Area to take full advantage of the services and amenities that result from redevelopment of the BOA.

Canals and Trails

Providing approximately two miles of waterfront property within the Rome BOA, the Erie Canal is a valuable asset in terms of recreational opportunities, commercial potential, and cultural heritage. Promoting the Canal and providing greater opportunities for its access and use are key components of the BOA vision. The Canal's historical value is recognized statewide; the history of the Canal dates back to July 4, 1817 when its construction began in Rome approximately three miles from the Study Area at the Erie Canal Village. The City recognizes the value of the Erie Canal and anticipates it will be capitalized upon as redevelopment scenarios for the BOA are created. The City of Rome has recently taken advantage of the Erie Canal Greenway Grant Program which provides funding for canal improvements and enhanced economic opportunities associated with the Erie Canal. The City has recently received the following grants from this program:

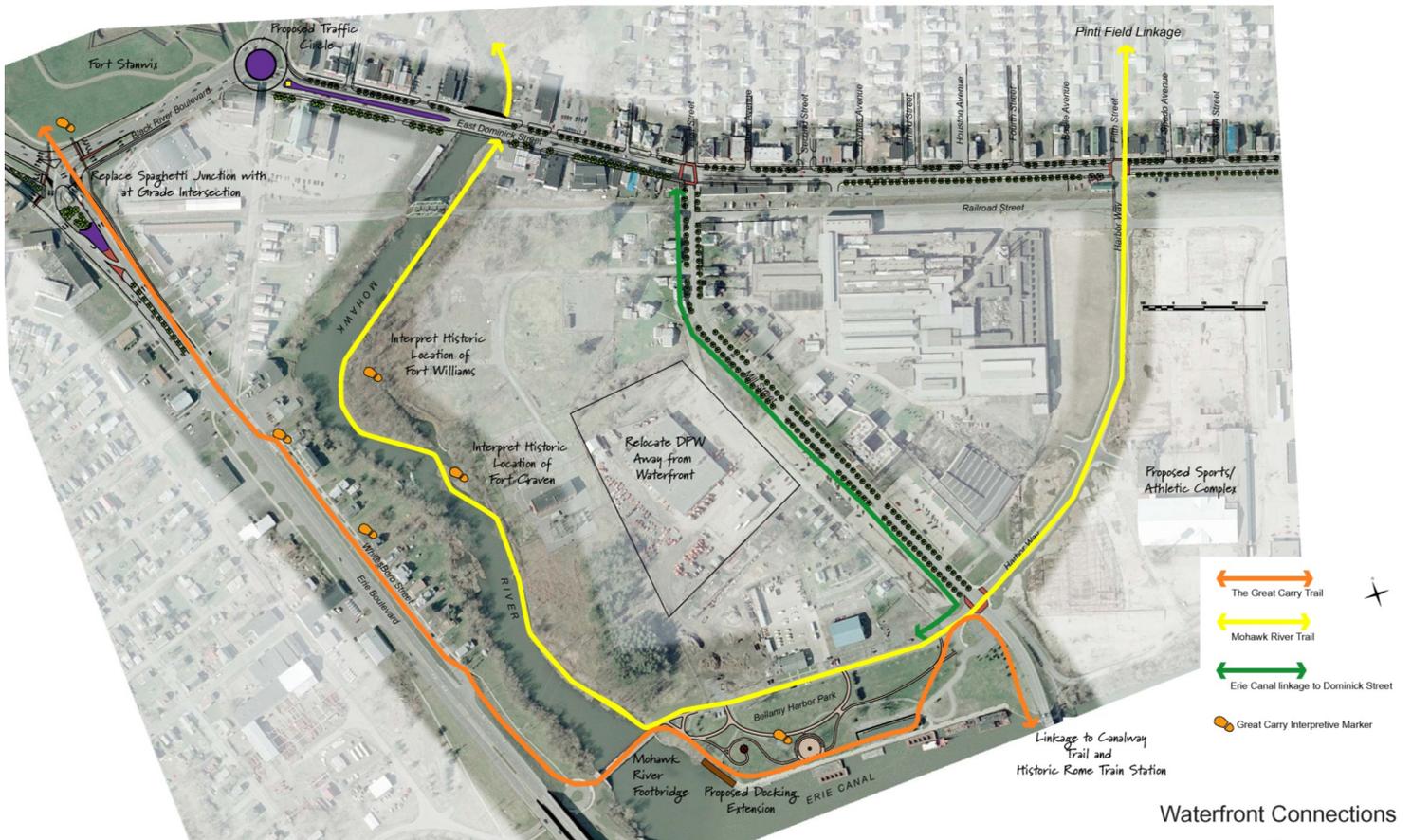
- Canal Greenway Access: Main Street Connections – the City received a grant in the amount of \$225,000 for a Canal Community Infrastructure Project that will provide incentives for boaters to stop in the area. The project includes parking, public docks, and interpretive signage, and will connect both residents and visitors between the Canal, Rome's soon-to-be-constructed Canalway Trail, and the city's downtown Main Streets District.
- Bellamy Harbor Improvements – the City received a grant in the amount of \$135,000 to provide a multi-purpose canal transportation center with facilities for hikers, bikers, and boaters, along with other needed improvements at Bellamy Harbor Park.

Several proposed multi-use trails are located within the BOA. The proposed NYS Canalway Trail and the Mohawk River Trail run through the Study Area. These trails represent important linkages between the Canal, Fort Stanwix, downtown Rome, adjacent neighborhoods and recreation destinations throughout the region.

The Rome Urban Design Plan identifies existing and proposed trails and connections within the BOA, specifically focusing on creating stronger connections to the waterfront and outlying key destination sites. Figure C-21 shows the trail and waterfront connections as presented in the Rome Urban Design Plan.

TRANSPORTATION SYSTEMS

Figure C-21. Existing and Proposed Waterfront Trails and Connections



Source: Rome Urban Design Plan, 2006

Railroad

The 1.7-miles of railroad track within the Study Area associated with the Mohawk, Adirondack & Northern Railroad currently operates an industrial rail spur that services the Revere Copper facility and the current American Alloy Steel facility on East Dominick Street. An additional siding is proposed to service the new American Alloy Steel facility currently under construction along Harbor Way. This stretch of track is classified as Class 1 and is thus limited to traveling speeds of no more than 10 miles per hour for freight traffic and 15 miles per hour for passenger traffic. Although passenger service has been discontinued along this portion of the corridor, the track does connect to the CSX Transportation, Inc. Chicago Line approximately two miles southwest of the Study Area. The Chicago Line provides passenger service with direct connections to Chicago (IL), Cleveland (OH), Erie (PA), Buffalo (NY), Syracuse (NY), Amsterdam (NY), Hoffman (NY), and Albany (NY) and additional connections to locations throughout the United States.

Passenger rail service is provided on CSX rails by Amtrak via the Empire and Maple lines, linking Rome with the cities of Toronto, Niagara Falls, Buffalo, Rochester, Syracuse, Albany and New York City, and many others in between. The newly refurbished station is located directly south of the canal, and can be accessed from the BOA Study Area via the Mill Street Bridge.

INFRASTRUCTURE

To better understand development potentials within the BOA, it is important to assess the existing infrastructure available within the Study Area, including water supply, wastewater disposal, and storm water management. The following is a brief discussion of existing infrastructure in place to support current businesses and future development. The City of Rome's municipal water and sanitary sewer systems are depicted on Map 15.

Water Supply

The current water supply provides adequate service to residents and business, and is capable of providing adequate pressures to the study area without the need for booster pumps. According to personnel, the City's Stokes Water Treatment plant is currently operating between 50 and 65 percent of capacity based on average-daily and maximum-daily demand. As a result, the current system also has adequate remaining supply, between 5 and 7 million gallons per day, to support future development within the BOA Study Area.

During the construction of Harbor Way in 2000, the City installed a new water main to service future development within the East Rome Business Park (ERBP). There are several private water lines and services remaining on the properties within the ERBP, of which the age, condition, and precise location are unknown. Due to the likelihood that this infrastructure is approaching 50 years old, it is recommended that future redevelopment activities not rely on these existing services to meet project needs.

Wastewater Disposal

The City of Rome operates a gravity sanitary sewer system which collects wastewater and delivers it to a treatment facility located on Wright Drive east of the City limits. While fluctuations in storm water infiltration between spring and summer vary the remaining capacity at the treatment plant, there is currently over one million gallons per day of excess capacity to service future development in the BOA Study Area. Utilizing conservative rates determined by the NYSDEC, this equates to approximately 10 million square feet of additional retail and/or office space.

Private sanitary lines within the industrial core of the BOA Study Area contain numerous combined sanitary and storm sewers that do not meet current standards. It is recommended that existing suspected combined sewer systems not be relied upon to meet future development needs, and that new lines be connected to existing services running along primary streets as seen in Map 15.

Storm Water Management Facilities

The City of Rome storm sewer system closely follows City streets, collecting storm water and delivering it to a number of discharge points along the Mohawk River and Erie Canal. While some existing infrastructure remains to deal with storm water, a majority of these services are combined with private sanitary, or are of an age and condition that limit reuse for new development. According to Rome Department of Public Works personnel, the storm system is adequately-sized and performing to the requirements of the City's NYSDEC SPDES permits for these discharge points. The City's current system is appropriately designed to manage the quantity of storm water generated within the Study Area.

An additional area of importance when dealing with storm water is the quality of the run-off as it enters the Mohawk River or Erie Canal. This issue is of great importance to maintaining quality of life and recreational and tourism opportunities within the Study Area. Within the BOA Study Area, storm water runs off impervious surfaces and is directed to the river or canal without undergoing pre-treatment, as there are currently no publicly maintained storm water detention or retention basins within the East Rome Business Park. The City should consider adopting an innovative regionalized or neighborhood-level approach to storm water management through the provision of bio-retention areas, wetlands, and areas of pervious paving. Taking an innovative and sustainable approach to storm water management within the BOA Study Area will assist in preserving the City's important natural resources, while signaling an added level of sophistication and awareness to existing businesses and prospective investors.

NATURAL RESOURCE and ENVIRONMENTAL FEATURES

Floodplains

The Mohawk River bisects the East Rome BOA and flows for approximately one mile before it exits the Study Area into the Erie Canal. The Mohawk River is one of the predominant natural feature located within the Rome BOA, with scenic views and commercial and recreational opportunities that could provide additional enticement for redevelopment. As with most watercourses, the Mohawk River is bounded by a series of floodplains. Floodplains are defined according to the frequency of flood occurrences. For example, lands within a 100-year floodplain have a one percent or greater chance of flooding in any given year. As can be seen in Map 16, the risk of extensive flooding along the Mohawk River is greatest at its northern reaches within the Study Area. Knowing the location of floodplains within the Rome BOA is important as these areas often present both physical and regulatory impediments to development.

Based on an analysis of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs), approximately 30 acres of 100-year floodplains were identified along the Mohawk River within the Rome BOA, the majority of which are located north of East Dominick Street. Additionally, approximately six acres of 100-year floodplains were identified along the northern edge of the Erie Canal, primarily in the eastern portion of the Study Area. Given the limited extent of floodplains within the Study Area, it is not anticipated that they will pose significant limitations to the redevelopment of property within the BOA.

Greenspace and Vegetated Areas

Land cover data provided by the Multi-Resolution Land Characteristics (MRLC) Consortium was analyzed to determine the amount and location of upland natural resources within the Study Area. Land cover comprises the physical material that covers the earth – grass, asphalt, trees, bare ground, water – and is determined based on the interpretation of aerial photography. Using this data, it was found that approximately 22.5 acres (4.4 percent) of the Study Area is covered by deciduous forest and 49.1 acres (9.6 percent) is covered by grasslands or shrublands.

The majority of greenspace and vegetation within the BOA Study Area is located in the southeastern portion of the Rome BOA. The next largest area is a grassland-dominated site located behind the existing mobile home park, east of South James Street. Bellamy Harbor Park, on the northern shore of the Erie Canal, comprises a third area of open space dominated by maintained grasslands. Finally, just north of East Dominick Street along the Mohawk River is an area dominated by deciduous forest.

Greenspace and vegetated areas provide numerous environmental benefits, including the improvement of air quality, a potential reduction in energy consumption, and the protection of lakes and streams through the reduction of polluted runoff. The presence of non-programmed open spaces and natural habitats also improves the scenic qualities of urban environments by providing visual variety and breaking up viewsheds in urban spaces. With approximately 87 percent of the BOA considered urban or paved land cover, the protection and enhancement of the remaining greenspace should be a primary consideration in Study Area redevelopment projects. The maintenance and enhancement of these existing areas will reduce the burden on potential developers to ‘soften’ the industrial environment within the BOA, while improving property values and providing positive returns on a modest investment in plantings.

Wetlands

In addition to providing food and habitat for a wide range of plant and animal species, wetlands contribute to improved water quality by impeding drainage flow from developed land and filtering out pollutant- and sediment-laden run-off before entering streams. Wetlands located along streams and rivers also provide valuable flood protection, acting as storage basins and reducing the amount of downstream flow. The NYSDEC regulates wetlands that are 12.4 acres (5 hectares) or greater, with an additional 100 foot buffer placed around these waterbodies for their protection. Federally regulated wetlands under the jurisdiction of the Army Corps of Engineers are less than 12.4 acres in size and generally not categorized by the NYSDEC. There are no NYSDEC or federally regulated wetlands located within the Rome BOA.

NATURAL RESOURCE and ENVIRONMENTAL FEATURES

Topography

The topography of the Rome BOA is generally flat with few steep slopes. Elevations within the Study Area range from approximately 419 feet to 457 feet above mean sea level (AMSL), with the average elevation at 436 feet AMSL. For the purposes of this report, slopes are broken out into three categories – five to 15 percent, 15 to 25 percent, and greater than 25 percent.

Table C-22. Slopes, BOA

Percent Slope	Acres	Percent of BOA
Less than 5	477.4	93.1%
5 to 15	30.1	5.9%
15 to 25	5.2	1.0%
Greater than 25	0.2	0.0%
TOTALS	513	100.0%

Source: Digital Elevation Model (DEM)

This information is important to the redevelopment of the BOA area because, as a general rule, housing should be constructed on slopes no greater than 20 to 25 percent, industrial sites should not exceed slopes of 3 to 4 percent, and local roads are generally limited to slopes less than 10 percent. Based on the results of the topographic analysis, 93 percent of the Study Area comprises slopes of less than five percent. Areas of steeper slopes are confined to the channels of the Mohawk River and Erie Canal. Thus, steep slopes should not impede redevelopment within the Rome BOA.

Soils and Surface Geology

The Rome BOA encompasses six soil types, of which three comprise more than 85 percent of the total BOA land area – Canandaigua silt loams, Urban lands, and the Alton-Urban land complex (see Table C-22).

Soil properties are one set of factors that influence land development, including site selection, building and site design, construction, performance after construction, and maintenance. The Natural Resource Conservation Service (NRCS) has developed a rating system that indicates the extent to which a given soil type is limited by all of the soil features that affect particular types of development (i.e., dwellings, small commercial buildings, and local roads and streets). These ratings include:

Not Limited – indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected.

Somewhat Limited – indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected.

Very Limited – indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Table C-23 summarizes the degree to which soils within the Rome BOA are limited for three general types of development – dwellings, small commercial buildings, and local roads and streets. Based upon NRCS classifications, over 39 percent of the Study Area has a development potential that is ‘very limited’ due to soil conditions. The ratings

NATURAL RESOURCE and ENVIRONMENTAL FEATURES

are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs (i.e., depth to a water table, ponding, flooding, subsidence, shrink-swell potential, and compressibility).

Table C-23. Soil Types and Development Limitations, BOA

Soil Type ¹	Acres	Percent Cover	Development Limitations		
			Dwellings	Small Commercial Buildings	Local Roads and Streets
Alton-Urban land complex, 0 to 3 percent slopes	102.9	21.5%	Not Limited	Not Limited	Somewhat Limited
Canandaigua silt loam	181.6	38.0%	Very Limited	Very Limited	Very Limited
Udorthents, smoothed	39.2	8.2%	Not Rated	Not Rated	Not Rated
Urban land	147.9	30.9%	Not Limited	Not Limited	Not Limited
Wakeville silt loam, occasionally flooded	3.6	0.8%	Very Limited	Very Limited	Very Limited
Wayland silt loam	2.6	0.6%	Very Limited	Very Limited	Very Limited
TOTALS	477.9	100.0%			

1. This does not include areas classified as water

These ratings are not site-specific within the Rome BOA and do not specifically address the development potential of a given property. Nor does this information eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced prior to development. Additionally, due to map scale affects, small areas of different soil types may exist within the mapped areas of a specific soil type.

An analysis of surface geology was also conducted for the Rome BOA as the type and location of these materials can have important implications for development. Areas heavy in clay, for example, can prohibit many types of development due to its engineering properties. Using data provided by the New York State Museum, it was determined that the Study Area is comprised of alluvium, lacustrine sand, and outwash sand and gravel. It is not anticipated that these materials will prohibit development. However, lacustrine sands may be a greater limiting factor on development potential than outwash sand and gravel. Further investigations should be completed for each potential development site to determine appropriate foundation design and to accurately gauge potential development costs. It should not be assumed that particular foundations can be utilized for a given project prior to a study of soil conditions.

Groundwater

It is important to determine the location and type of groundwater aquifers that underlie any property prior to development. An aquifer is a subsurface geologic formation with large voids and pore spaces that accumulate groundwater. The groundwater in most aquifers can be removed economically via wells and pumps for use as a domestic water supply. Aquifers fall into two categories—confined and unconfined. Confined aquifers, also known as artesian aquifers, are areas sandwiched between two layers of impermeable materials (e.g., clay) that impede the flow of water into and out of the aquifer. As a result, activities above a confined aquifer are likely to have minimal impact on the groundwater supply. Unconfined aquifers, however, do not possess an upper confining layer and are instead bounded by the water table. As such, these types of aquifers, especially those located near the surface, are particularly vulnerable to contamination. Any development that occurs above an unconfined aquifer may have the

NATURAL RESOURCE and ENVIRONMENTAL FEATURES

potential to impact groundwater quality. Development above an unconfined aquifer may be regulated by the NYSDEC, and measures should be utilized to preclude negative impacts.

Based on an analysis of data provided by the NYSDEC, it was determined that the entire Rome BOA is situated above an unconfined aquifer that yields 10 to 100 gallons per minute or more of groundwater. This rate of flow is sufficient for activities ranging from irrigation to domestic water supplies. As a result of the potential to utilize this aquifer for domestic water supplies, the NYSDEC may require additional permitting and mitigation measures to protect groundwater, potentially restricting development. For example, land uses that store potentially hazardous materials may be required to supply additional containment measures, or may be generally prohibited. All industrial and manufacturing development projects should closely coordinate with the NYSDEC to minimize impacts to project budgets and schedules.

Fish and Wildlife Habitats

As the Rome BOA is located within a heavily urbanized area, it lacks significant habitat for wildlife. Based on an analysis of land cover data, only 14 percent of the Study Area is covered by grasslands, shrublands or deciduous forests. Given the limited amount of potential habitat, as well as the BOA's urban location, it is likely that only common species of urban wildlife (e.g., raccoons, opossums, crows) inhabit the Study Area. In terms of fish habitat, the Mohawk River provides cold water habitat for trout species beginning at its confluence with the Erie Canal and moving upriver. In April and May of 2008, more than 11,000 brown trout yearlings were released by the NYSDEC into the Mohawk River in Rome. Additionally, the NYSDEC released more than 20,000 walleye into the Mohawk River in Rome in 2007. This valuable fisheries resource could play a role in promoting future tourism-related business opportunities within the Rome BOA Study Area.

FROM BROWN TO GREEN:

*A Revitalization Strategy for the Downtown Rome
Brownfield Opportunity Area*

Step 2: Draft Nomination Study

APPENDIX D

Market Analysis

FINAL – SEPTEMBER 2012

Submitted By:

City of Rome, New York
Department of Community & Economic Development

FROM BROWN TO GREEN:

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APPENDIX E

Study Area Maps

FINAL – SEPTEMBER 2012

Submitted By:

City of Rome, New York
Department of Community & Economic Development

FROM BROWN TO GREEN:

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Step 2: Draft Nomination Study

APPENDIX F

Descriptive Profile Datasheets

FINAL – SEPTEMBER 2012

Submitted By:

City of Rome, New York
Department of Community & Economic Development