APPENDIX 26

Analysis of the Brownfield Opportunity Area

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 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. 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. 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.

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.

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 is 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.

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.

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.

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.

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 GreenspaceSubarea

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.

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.

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, 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
Total Brownfield and Vacant Parcels	*364*	*228.9*	*0.63*	*64.9%*	*55*	*60.2*
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%
Total Brownfield and Vacant Parcels	*96*	*11.4*	*0.1*	*31.3%*
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%
Total Brownfield and Vacant Parcels	*41*	*14.1*	*0.3*	*35.1%*
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%
Total Brownfield and Vacant Parcels	*63*	*23.8*	*0.3*	*74.6%*
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
Total Brownfield and Vacant Parcels	*5*	*0.5*	*0.1*	*2.2%*
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.

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%
Total Brownfield and Vacant Parcels	*48*	*28.6*	*0.6*	*91.4%*
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%
Brownfield and Vacant Parcel Totals	*79*	*12.6*	*0.16*	*26.4%*
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%
Total Brownfield and Vacant Parcels	*16*	*40.0*	*2.5*	*97.1%*
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%
Total Brownfield and Vacant Parcels	*27*	*94.3*	*3.3*	*96.2%*
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%
Total Brownfield and Vacant Parcels	*2*	*47.7*	*15.9*	*100.0%*
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 Houisng 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.

Table C-20. Summary of Property Ownership, BOA

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

Source: City of Rome Real Property Data

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.

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. Gryziec 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 SIGNFICANT 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. 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.

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.

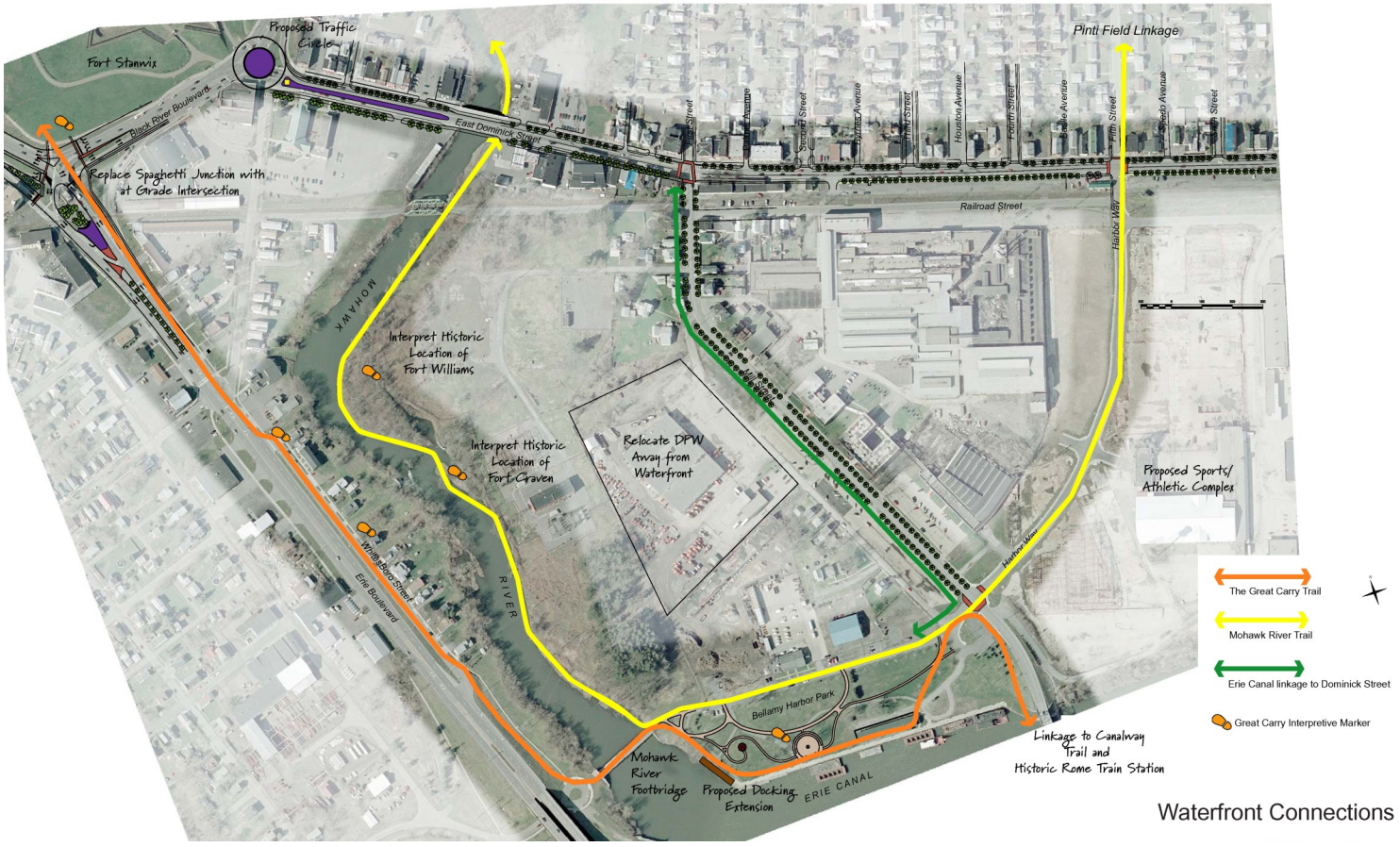
Several proposed multi-use trails are located within the BOA. The proposed NYS Canalway Trail and the Mohawk River Trail run through the Study Area. These trails represent important linkages between the Canal, Fort Stanwix, downtown Rome, adjacent neighborhoods and recreation destinations throughout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

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

TRANSPORTATION SYSTEMS

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.

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.

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. 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.

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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 are based on the soil properties that affect the capacity of the soil to support a load without movement and on the

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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 potential to impact groundwater quality. Development above an unconfined aquifer may be regulated by the

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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.