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CAYUGA CHAUTAUQUA CHEMUNG CHENANGO CLINTON

COLUMBIA **CORTLAND** DELAWARE DUTCHESS ERIE

ESSEX FRANKLIN FULTON GENESEE GREENE HAMILTON

CENTRAL NEW YORK

HERKIMER JEFFERSON KINGS LEWIS LIVINGSTON

MADISON MONROE MONTGOMERY NASSAU NEW YORK

NIAGARA ONEIDA **ONONDAGA** ONTARIO ORANGE

ORLEANS **OSWEGO** OTSEGO PUTNAM QUEENS RENSSELAER

RICHMOND ROCKLAND SARATOGA SCHENECTADY

SCHUYLER SCHOHARIE SENECA STEUBEN ST. LAWRENCE

SUFFOLK SULLIVAN TIOGA TOMPKINS ULSTER WARREN

WASHINGTON WAYNE WESTCHESTER WYOMING YATES



Welcome!

On behalf of the Central New York Regional Economic Development Council, it is our pleasure to welcome Governor Cuomo and the Strategic Implementation Assessment Team to Syracuse.

As part of your visit, we will tour several locations that are driving a remarkable progress in our region. **More than \$1.4 billion in capital investment is underway in Syracuse, anchoring a regional resurgence than can be seen with transformative projects from Oswego to Cortland, Auburn to Oneida, and across areas in between.**

We will see more than 30 projects that are part of this resurgence; many of them would not be possible without crucial support they receive through the Regional Council process. These investments are just a few examples of the focused, strategic approach to economic and community development that is driving change and growth across the five-county Central New York region.

Each of these projects supports one or more of three overarching goals developed by the Council with input from thousands of members of the community.



Strengthen Targeted Industry Concentrations that Leverage Unique Economic Assets



Improve Competitiveness in, and Connections to, the Regional, National, and Global Economies



Revitalize our Region's Urban Cores, Main Streets and Neighborhoods

We are proud of the progress that we are seeing in Syracuse and across the Central New York region. Through the Regional Council structure and with close collaboration across our five counties, we are building a strong foundation for long-term growth and success.

We hope you enjoy the tour!

Sincerely,

Nancy Cantor
Co-Chair
Chancellor, Syracuse University



Robert M. Simpson
Co-Chair
President, CenterState Corporation for Economic Opportunity



CNY Biotech Accelerator



- Project Cost: \$23 million
- REDC Project:
Round 1 - \$2 million
Round 2 - \$1 million Requested
- Joint Project, SUNY ESF and Upstate University Hospital
- 40,000 square foot bioscience business incubator with space for up to 21 companies
- Jobs: 200



Loguen's Crossing



- Project Cost: \$285 million
- REDC Project:
Round 1 - \$3.6 million
Round 2 - \$1 million Requested
- 10-acre mixed-use development site meeting the needs of University Hill's growing anchor institutions
- Project includes office space, research facilities, residential & retail
- Completion: April, 2014



Syracuse Center of Excellence BEES Laboratory in Environmental and Energy Systems



- BEES Project Cost: \$8.7 million
- REDC Project:
Round 1 - \$3 million
- Funding for new research and development labs specifically focused on the New York Energy Regional Innovation Cluster
- Syracuse COE is the first building on University Hill to earn LEED platinum status. Total project cost \$106.5 million
- Jobs: 40



Syracuse Stage



- Project Cost: \$6.8 million
- REDC Project:
Round 2 - \$500,000 Requested
- Renovation & conversion of the Arthur Storch Theatre and creation of new production center
- Jobs: 2

Copper Beech Commons



- Project Cost: \$26 million
- REDC Project: No
- Renovation of the historic armory and a new four-story addition to house 300 students
- Jobs: 10

Ronald McDonald House

- Project Cost: \$6 million
- REDC Project: No
- Facility will double the number of rooms available meeting the needs of Crouse & Golisano Children's hospitals



Connective Corridor



- Project Cost: \$46.3 million
- REDC Project:
Round 2 - \$250,000 Requested
- Gateway connecting University Hill and downtown Syracuse
- \$10 million federal TIGER grant secured to complete the Connective Corridor
- REDC Funding requested for facade improvement program
- Jobs: 10



Syracuse University Bookstore



- Project Cost: \$20 million
- REDC Project: No
- 85,000 square foot mixed-use project, combining new SU bookstore, fitness center & retail space
- Project meets growing needs of anchor institutions and the public
- Completion: Fall 2013
- Jobs: 18



Crouse Hospital Witting Surgical Center



- Project Cost: \$50 million
- REDC Project: No
- 15 new inpatient operating rooms and support areas
- Jobs: 35



Crouse Hospital Baker NICU



- Project Cost: \$10.5 million
- REDC Project: No
- REDC Project Round 2 - \$1 million requested
- Renovation and enhancement of the regions' leading neonatal intensive care unit for high-risk newborn care, including a sterile procedures room and isolation rooms
- Jobs: 15 new jobs added to Crouse's 2,200 employee workforce

SUNY Upstate Institute for Human Performance



- Project Cost: \$72 million
- REDC Project: No
- Completion: November 2013.
- 159,000 square foot expansion to accommodate brain research at Upstate Medical University
- Cross disciplinary teams will investigate progressive diseases of the brain, spine & nervous system.
- Jobs: 72

SUNY Upstate Cancer Center



- Project Cost: \$85 million
- REDC Project: No
- New 90,000 square foot regional center to provide cancer care for children and adults
- Jobs: 75



Interstate 81



The elevated section of I-81 through Syracuse will reach the end of its useful life in 2017. It is a high priority for the community to determine the future of this highway in Central New York.





September 12, 2012

Ms. Joan McDonald, Commissioner
New York State Department of Transportation
50 Wolf Road,
Albany, New York, 12232

Dear Commissioner McDonald:

On behalf of the governmental, business and educational leadership of Syracuse and Central New York, we are writing to share our collective opinion that the decision around the future of Interstate 81 as it passes through Onondaga County is a once in a lifetime opportunity to re-think and re-plan for a major piece of infrastructure - that shapes all of our communities and serves all of our constituents - in an open, honest and solution-oriented fashion.

That was not the legacy of the highway when it was first built in the 1960's. It drove right through the center of Syracuse, cutting the city in half, relocating whole neighborhoods from its path. The scars of that earlier project remain a defining element of our cityscape today.

We are therefore appreciative of the thorough process that New York State Department of Transportation (NYSDOT) has directed to gather input from residents, business owners and the traveling public regarding the future of the interstate. As community leaders who work closely together every day on major issues and opportunities for our region, all of us, and our staff, have been and will continue to be actively engaged in that process.

In particular, it is our intent to ensure that this years-long planning process result in an outcome that reflects the needs and values of our communities, as well as a final decision-making process that places appropriate weight on the values which our region holds most dear.

We appreciate traffic flow, ease of accessibility, highway safety and cost as fundamental considerations in planning the future of I-81 through Syracuse. However, when considering its impact on Syracuse and our region, there are additional concerns that are no less fundamental:

1. **Urban Revitalization** -- The construction of I-81 while it made the city one of the most accessible major cities, also divided our city in half. The elevated portion of the I-81 viaduct literally divides downtown Syracuse from the University Hill area, one of the largest and most dynamic educational/medical complexes in the state. This is a significant impediment to our economic growth. Even with the obstacle of the highway, Syracuse has \$1.4 billion in new development recently completed, underway, or about to start in the next year. The center city is taking its rightful place as the region's generator of economic growth, and any project must support this and accommodate it.
2. **Respect for Neighborhood Integrity** -- We need to guarantee that our community and its neighborhoods are not further impacted by the construction of the highway or an alternative to it. We realize that the existing highway is not built to today's federal standards, but we need to

LEADING BUSINESS AND ECONOMIC GROWTH IN CENTERSTATE NEW YORK

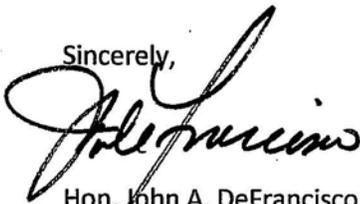
eliminate or minimize any impacts on these adjacent neighborhoods. We want to preserve these neighborhoods, and over the last decade the population of the City has stabilized, and residential growth in the neighborhoods at the center of the city have actually become some of the fastest growing census tracts in the county.

3. **Economic Benefits** -- We want to make sure that the decision to replace the highway does not only reflect the costs of new infrastructure, but fully takes into the account the benefits as well. Some of the more expensive options may in fact yield greater benefits by helping us to re-unify the community and to follow in the footsteps of communities such as Boston, Providence, San Francisco and Milwaukee where new infrastructure projects have become economic drivers to the community in which they are located.
4. **Environmental and Health Benefits** -- We want to make sure that environmental and health benefits are thoroughly studied and understood. Syracuse is a leading "green" city, and our economy is, in part, built around companies and institutions which specialize in the environment and health care. The state's Center of Excellence in Environment and Energy Systems is located in Syracuse, right at the interchange for I-81 and I-690. Onondaga County is a national leader in "green" infrastructure construction, and the County's "Save the Rain" project has garnered national attention. We want to make sure that any answer going forward takes into account the protection of our residents' health and the environment and looks for ways to reduce carbon emissions, and maximizes our ability to take advantage of mass transit and other alternatives which will reduce greenhouse gasses and minimizes health impacts on nearby residents.
5. **Visual Impact** -- We also want to completely change the visual impact the existing highway has on the city. We want any new infrastructure to incorporate design principals to make the infrastructure a thing of beauty, and something that is no longer seen as a barrier wall. The current environment around I-81 leaves much to be desired, and where efforts were made to reduce those impacts in the old scheme have left us with spaces under the highway where no one wants to walk, parks where no one wants to visit, and trees that have died and never been replaced. This is not just a conduit to move vehicles through the city, it must be a piece of architecture that becomes a focal point for the city's visitors and residents.
6. **Safety** -- And we need infrastructure that is safe for the area's drivers, pedestrians and bicyclists. It can't be left as an area where pedestrians and bicyclists cross at their own risk, and is a high accident location for the intersections below and adjacent to (Almond Street) the highway.

We would like the opportunity to meet with you and talk to you about how we can effectively work together to change the legacy of the current highway. We will not come with a pre-conceived idea of the "right" solution, but rather with an eye towards providing active leadership in this collaborative process so that we, and our constituents, residents, and members can all support and be enthusiastic about the result.

We thank you for your consideration and look forward to meeting with you to discuss this in more detail.

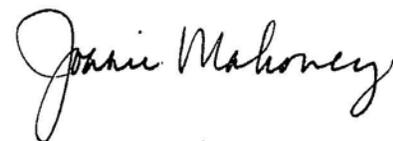
Sincerely,



Hon. John A. DeFrancisco
NYS Senate



Hon. William B. Magnarelli
NYS Assembly



Hon. Joanne M. Mahoney
County Executive
Onondaga County

Hon. David J. Valesky
NYS Senate

Hon. Samuel D. Roberts
NYS Assembly

Hon. Stephanie A. Miner
Mayor
City of Syracuse

Hon. J. Ryan McMahon, II
Chairman
Onondaga County Legislature

Dr. Nancy E. Cantor
President and Chancellor
Syracuse University

Robert M. Simpson
President and CEO
CenterState Corporation for
Economic Opportunity

James V. Breuer
President
Hueber-Breuer Construction

Van B. Robinson
President
Syracuse Common Council

David R. Smith, MD
President
SUNY Upstate Medical University

Paul J. Kronenberg, MD
President and CEO
Crouse Hospital

Dr. Cornelius B. Murphy, Jr.
President
SUNY College of Environmental
Science & Forestry

SUNY Upstate Geneva Tower & Harrison House



- Project Cost: \$32 million
- REDC Project: No
- Renovation of the former Townsend Tower and Harrison House apartments in Presidential Plaza for student housing
- Will accommodate about 400 SUNY Upstate students and medical residents.
- Completion: Geneva Tower complete; Harrison House Fall 2014
- Jobs: 6



Prospect Hill Homes by Housing Visions

- Project Cost: \$10 million
- REDC Project: No
- Formerly blighted, crime-ridden properties converted to 50 units of affordable housing. Some housing entry-level St. Joseph's workers. Leveraging additional private investment.





- Project Cost: \$2 million
- REDC Project:
Round 2 - \$320,000 Requested
- To create mixed-use retail, food service, and residential across from St. Joseph's Hospital
- Jobs: 30

438 North Franklin Street

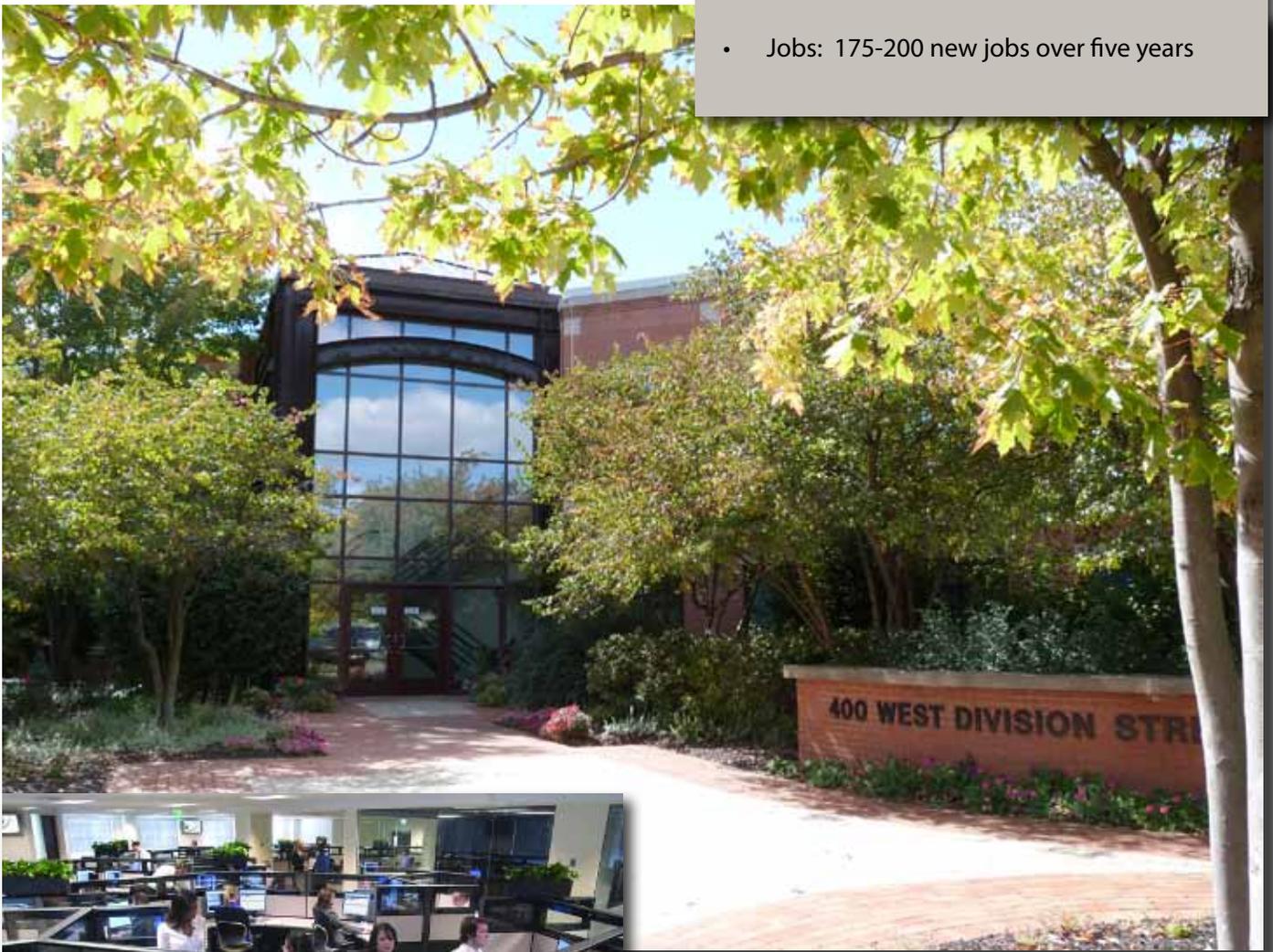
- Project Cost: \$7 million
- REDC Project: No
- New Construction, 36,000 square foot, class A Office Building



Rapid Response Monitoring



- Project Cost: \$1.3 million
- REDC Project:
Round 2 - \$1.5 million Requested
- 20,000 square foot addition to existing facility for call center
- Jobs: 175-200 new jobs over five years



Inner Harbor Redevelopment



- Project Cost: \$350 million
- REDC Project:
Round 1 - \$3 million
Round 2 - \$1.5 million requested-
- Development would feature a satellite campus for Onondaga Community College, housing for 4,000 students, a 3-story hotel, residential apartments, offices and ground-level retail space.



- Project Cost: \$540 million
- REDC Project: No
- 6th largest retail center in US
- 1.3 million square foot expansion of Carousel Center; Introducing 100 new brands to Syracuse
- Jobs: 2,000 new retail and construction jobs



Gear Factory



- Project Cost: \$1.3 million
- REDC Project:
Round 2 - \$680,000 Requested
- Complete renovation of 65,000 square foot warehouse for artisan manufacturers
- Expected to result in 5 new businesses, 30 artist studios, 18 live/work units
- Jobs: 10

Near Westside Housing



60 homes renovated or built new since 2007. Housing is part of \$70.2 million in investment on the Near Westside.



ProLiteracy / WCNY



- Project Cost: \$20 million
- REDC Project: No
- Renovation of the former Case Supply Warehouse
- Building will become home to WCNY's upstate hub for public television & media as well as global headquarters for ProLiteracy



King & King Architects



- Project Cost:
- REDC Project: No
- King & King renovated abandoned warehouse to LEED platinum standards for their headquarters. Now a anchor for growth on the Near Westside.
- Jobs: 80



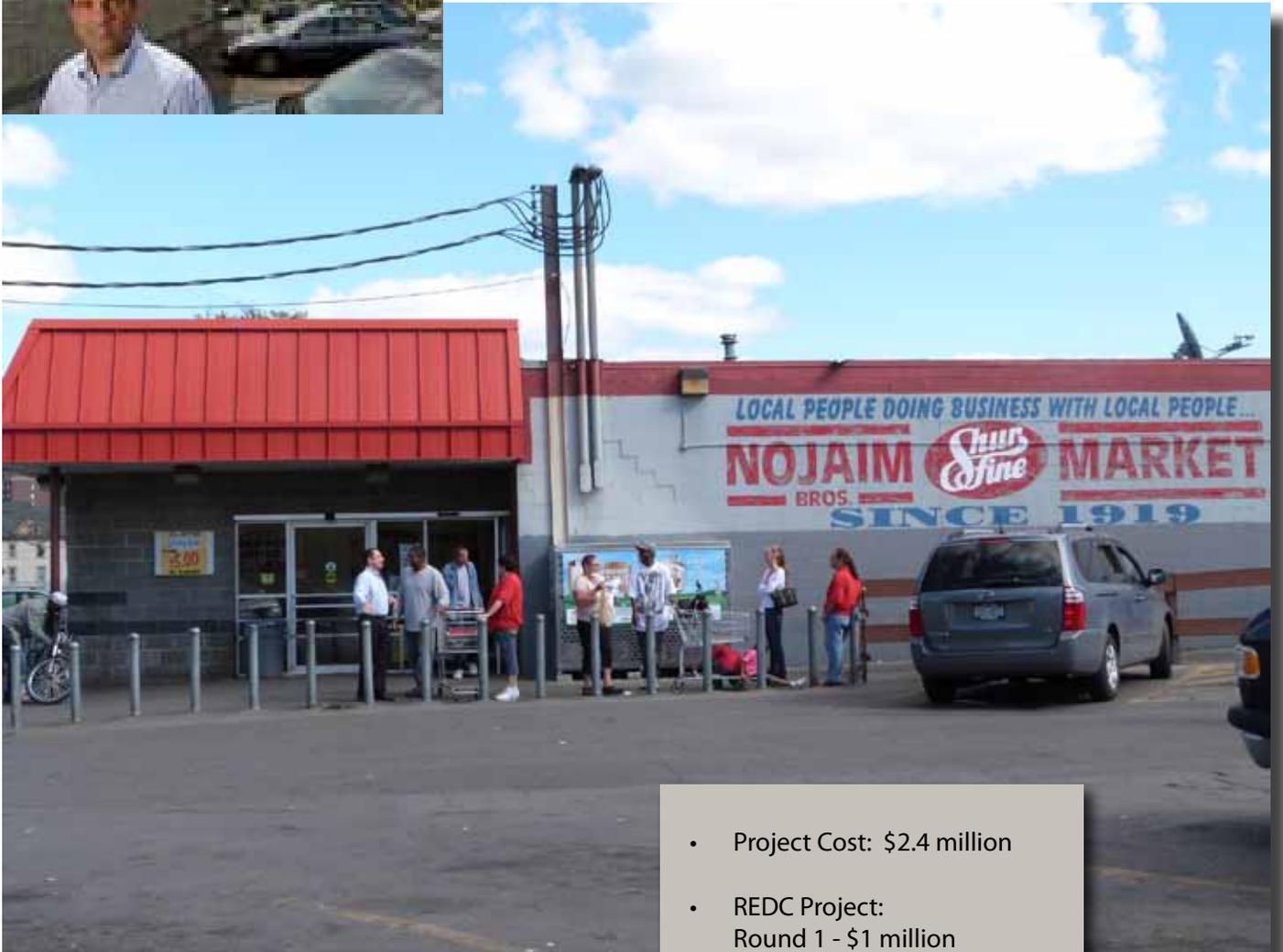
Lincoln Supply



- Project Cost: \$4 million
- REDC Project: No
- 10 Mixed-use apartments, commercial & office space



Nojaims Market



- Project Cost: \$2.4 million
- REDC Project:
Round 1 - \$1 million
- In partnership with St. Joseph's Health Clinic, renovate and expand for a combined grocery store/ health clinic
- Jobs: 12

Centro Transit Hub



- Project Cost: \$14 million
- REDC Project: No
- Offers passengers sheltered, climate-controlled facility



Sibley's Building



- Project Cost: \$18.7 million
- REDC Project:
Round 2 - \$2.5 million Requested
- Mixed-use development that will create 62,000 square feet retail space and 60 residential units
- Jobs: 42

Dey's Plaza Apartments



- Project Cost: \$7 million
- REDC Project: No
- Conversion to 45 residential units and ground-floor retail space
- Follows earlier \$18 million project, which created new class A office space in the building



Merchants Commons



- Project Cost: \$12 million
- REDC Project:
Round 1 - \$837,500
- Transformation of two vacant buildings into 66 residential units; 23,700 square feet of office space; 1,750 square feet of retail space
- Completion: Spring 2013
- Jobs: 65

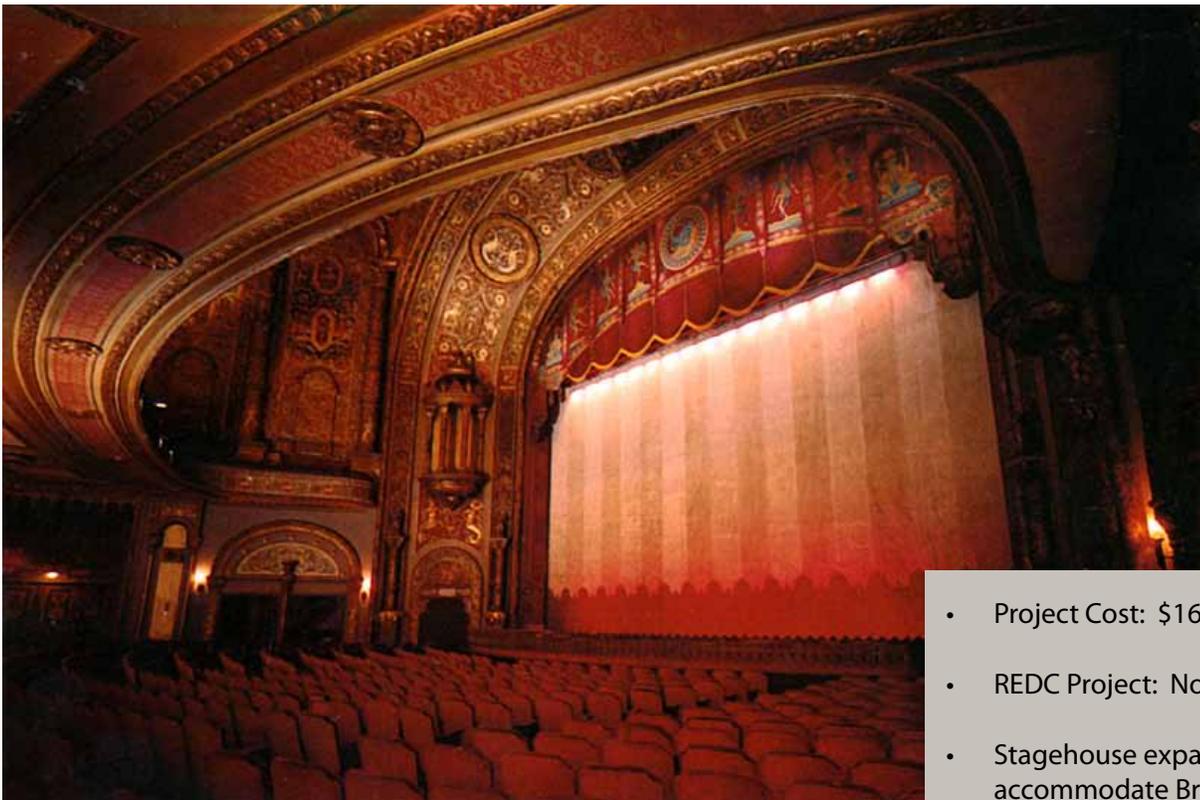
Pike Block



- Project Cost: \$25 million
- REDC Project: No
- Combines 4 historic properties in the center of downtown; 130,000 square feet converted to 78 market rate apartments. 25,000 square feet retail space



Landmark Theatre Stagehouse Expansion



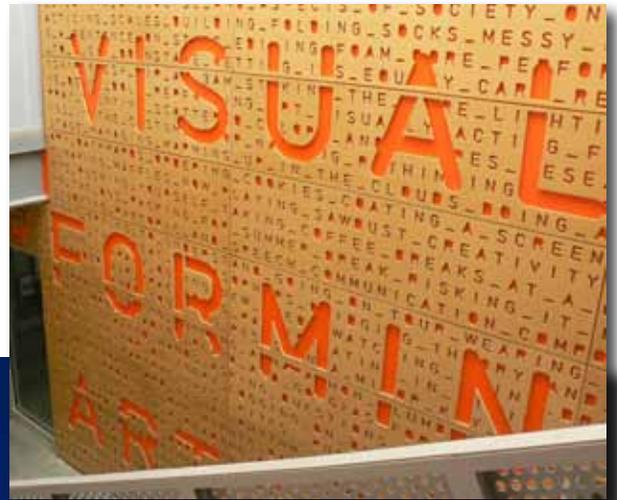
- Project Cost: \$16 million
- REDC Project: No
- Stagehouse expansion to accommodate Broadway shows. Expected to double theatre use, generating an additional 200,000 visitors per year

The Inns at Armory Square (Marriott)

- Project Cost: \$29 million
- REDC Project: No
- 102-room Courtyard by Marriott and a 78-room Residence Inn
- Jobs: 100 full-time
- Completion: 2013



The Warehouse



- Project Cost:
- REDC Project: No
- Home to SU School of Visual & Performing Arts; 600 students & faculty occupy the building each day, directly connecting Syracuse University with downtown