

Appendix D
Social and Economic
Considerations

Appendix D-1
Conceptual Stage Relocation Plan

CONCEPTUAL STAGE RELOCATION PLAN

PIN 3501.60
Interstate Route 81 Viaduct
City of Syracuse
Onondaga County
Projected Letting Date: To Be Determined

Reviewed and Approved by: Robert W. Rugg

Date: March 22, 2022

INTRODUCTION:

Three alternatives are currently being studied for the Interstate 81 (I-81) Viaduct Replacement Project in the City of Syracuse. The purpose of this report is to identify the residential and commercial displacements that would be required for the three alternatives under consideration for the project and assess the potential for sufficient replacement properties to accommodate the relocations. This assessment is being made on the basis of a study of general characteristics of the area, a determination of the approximate number and general nature of the necessary displacements and a survey of available residential and commercial relocation facilities in the community at this time.

PROJECT ALTERNATIVES:

The three alternatives being studied are described as follows:

- 1) No Build Alternative – The No Build Alternative, which would provide continuous maintenance of the existing highway system, serves as the baseline against which the other alternatives can be compared.
- 2) Viaduct Alternative – Under this alternative, the I-81 viaduct would be reconstructed to meet 60 MPH design standards except for three curves that would meet 50 MPH and two curves that would meet 55 MPH design standards for the horizontal stopping sight distance.
- 3) Community Grid (CG) Alternative – Under this alternative, the I-81 viaduct would be removed between Colvin Street and the I-81/I-690 interchange and replaced with a street-level urban arterial. The existing I-481 corridor around Syracuse would be re-designated as I-81. In addition, modifications would be made to highway features along I-690 and on the existing I-81/I-481 southern and northern interchanges. Under this alternative, the Almond Street corridor would end at Erie Boulevard and a new I-81 access would be created at Oswego Boulevard. Access to the elevated I-690 would be accomplished by a new interchange to be built at the Crouse and Irving Streets junction with I-690.

DESCRIPTION OF THE AREA:

I-81 is an approximately 700-mile long highway in the eastern United States. It begins at I-40 in Dandridge, Tennessee and extends northeasterly through Tennessee, Virginia, Maryland, West Virginia, Pennsylvania, and New York, terminating at Highway 401 in Ontario Canada. It is the primary north-south highway through Central New York, serving Binghamton, Cortland, Syracuse, and Watertown and provides an international crossing into Canada at the Thousand Islands Bridge.

I-81 serves many of the Syracuse region's destinations and employment centers, including Downtown Syracuse; University Hill, which includes several hospitals, Syracuse University, SUNY College of Environmental Science and Forestry (SUNY ESF), and the Carrier Dome; Destiny USA Mall; and Syracuse Hancock International Airport. I-81 also connects to the east-west interstates that pass through Syracuse (Interstate 90 (New York State Thruway) and I-690) as well as I-481.

The project limits, common to the Viaduct and Community Grid Alternatives, includes an approximately 3.75-mile section of I-81 from Colvin Street to Hiawatha Boulevard and the 2.5-mile section of I-690 from approximately the West Street interchange (which extends to Leavenworth Street) to Lodi Street. The Community Grid Alternative would also result in improvements along I-481, including its interchanges with I-81, and along I-690. These improvements would be necessitated by potentially relocating I-81 from its current location within the City of Syracuse to the current I-481. The project limits are shown on the attached **Exhibit 1, Figure S-1**.

The project alternatives may include improvements to Almond Street and the east-west streets that intersect Almond Street. The alternatives may also include improvements to other local streets within Downtown Syracuse as shown in the inset of Figure S-1. It should be noted that the project limits are dynamic and may be revised and/or modified as options for the I-81 Viaduct Project are explored.

The portions of I-81, I-690, and City streets to be affected by the project are completely within the City of Syracuse. The portions of I-481 to be affected under the Community Grid Alternative is within the City of Syracuse and the Towns of Dewitt and Cicero.

According to the 2020 census, the city population was 148,620, and its metropolitan area (including the aforementioned towns) had a population of 650,154.

RELOCATION ASSESSMENT:

The No Build Alternative would not require any acquisition.

The Viaduct Alternative would require the acquisition of 24 commercial buildings, some vacant and some with multiple businesses, as noted below. The four residential properties identified are all included in the commercial property count as they are multi-use (containing commercial entities on the first floor and apartments on the upper floors) see Exhibit 1; Figure 3-1, 3-2, & 3-3, R-1).

39 commercial businesses, 95 residential units, and 8 personal property only (storage units) would be required to relocate with the Viaduct Alternative.

**The Viaduct Alternative
COMMERCIAL PROPERTIES AFFECTED**

Bldg. ID #	Tax Map #	Address / Square Footage	Commercial Occupant(s)	Estimated Value based on Public Record
#1	008.-20-01	117 Butternut Street 10,318 sf	-Veterans Fastener Supply (owner)	\$435,000
#2	017.-01-01	329 N Salina Street 41,472 sf	-Syracuse Behavioral Health (tenant) -D'Arcangelo & Co. LLP CPA's (tenant) -FairHealth (tenant)	\$4,200,000
#4	017.-01-02	319-325 N Salina Street 40,632 sf	-Currently vacant storefront -Your Creation (tenant) -Easy Convenience (tenant) -Apple Nails (tenant) -Dorcas African Braiding Hair Salon (tenant)	\$1,029,000
#5A	104.-03-01	471-481 Oswego Blvd (One Websters Landing) 33,330 sf	-VIP Structures, Inc. (owner) -IPD Engineering (tenant)	\$1,920,000
#5B	104.-03-02.1	493 Oswego Blvd rear 2,223 sf	-Onondaga County Sewer Dept. (owner)	\$167,000
#10	103.-14-01	421 East Water Street 850 sf	-M&T Bank (tenant)	\$459,000
#11	103.-13-01	500 Erie Blvd East 31,196 sf	-Currently Vacant Storefront -Currently Vacant Storefront	\$2,826,000
#13	103.-21-06	517 E Washington St 7,500 sf	-Central New York Eye and Tissue Bank (owner)	\$504,000
#14	103.-24-02	603 East Fayette St. 3,638 sf	-Storage/surface parking (owner PPO)	\$230,000
#15	102.-05-01	610 East Fayette St. (601 E. Genesee St) 21,960 sf	-McMahon-Ryan Child Advocacy Center (tenant)	\$1,525,000
#16	102.-05-01	309 S McBride Street (601 E. Genesee St) 25,920 sf	SU Peck Hall -Falk College of Sports and Human Dynamics Dept. of Marriage & Family Therapy (tenant) -St. Josephs Outpatient Behavioral Healthcare (tenant)	\$1,825,000
#17	102.-06-04	600 E Genesee Street 66,672 sf	-Presidential Plaza Medical Office Building (14 tenants)	\$3,297,000
#18	030.-05-01	400 Burnet Avenue 58,792 sf	-L&G Machining (tenant) -Zausmer-Frisch (tenant) -Four (4) storage areas (4 tenant PPO)	\$435,000

Bldg. ID #	Tax Map #	Address / Square Footage	Commercial Occupant(s)	Estimated Value based on Public Record
#24A	008.-09-07	901 N State Street 14,625 sf	-Avalon Copy Center (<i>tenant</i>)	\$623,000
#24B	008.-09-06	909 N State Street 13,392 sf	-Storage area (<i>owner PPO</i>)	\$160,000
#24C	008.-09-05	915 N State Street 15,080 sf	-Storage area (<i>owner PPO</i>)	\$174,000
#26	104.-02-02	220 Herald Place 59,520 sf	-CNY Neurodiagnostics (<i>tenant</i>) -The Pressroom Pub (<i>tenant</i>)	\$3,687,000
#27	104.-05-01	123-129 East Willow St 10,515 sf	-Currently vacant	\$884,000
#31	103.-21-03	110 South McBride St 1,750 sf	-Storage Center (<i>owner PPO</i>)	\$104,000
#32	103.-21-05	521-527 E Washington St 2,615 sf	-Quality Family Dental (<i>tenant</i>)	\$246,000
#38	104.-06-02	126 N Warren Street 6,000 sf	- Currently vacant	\$758,000
#52	050.-10-01	500 Renwick Avenue 13,330 sf	-Syracuse Housing Authority Garage (<i>owner</i>)	\$266,000
#55	118.-07-01	215 Genant Drive 12,168 sf	-M7 Group Inc. (<i>tenant</i>)	\$471,000
#57	103.-22-2.2	110 Almond Street 2,100 sf	-Dunkin Donuts drive thru (<i>tenant</i>)	\$793,000

The Viaduct Alternative
RESIDENTIAL PROPERTIES AFFECTED

Bldg. ID #	Tax Map #	Address / Square Footage	Units	Estimated Value based on Public Record
#4	017.-01-02	319-325 N Salina St 40,632 sf	(10) 1 BR/1 BA Tenant Apartments (16) 2 BR/1 BA Tenant Apartments	\$700/mo. \$900/mo.
#26	104.-02-02	220 Herald Place 59,520 sf	(2) 1 BR/1 BA Tenant Apartments (25) 2 BR/1 BA Tenant Apartments	\$2,000/mo \$2,400/mo
#27	104.-05-01	123-129 East Willow St 10,515 sf	(4) 2 BR/2 BA Tenant Apartment	\$2,200/mo.
#11	103.-13-01	500 Erie Blvd East 31,196 sf	(38) 1 BR/1 BA Tenant Apartments	\$1,050/mo.

Market research indicates that there are sufficient replacement properties to accommodate the relocations required for this alternative. **See Exhibit 2 for residential market listings and Exhibit 3 for commercial market listings.**

The Community Grid Alternative would require the acquisition of 4 commercial buildings, one with multiple businesses, as noted below, and no (0) residential properties (see Exhibit 1; Figure 3-25, 3-26 & 3-27, R-2).

5 commercial businesses would be required to relocate with the Community Grid Alternative.

The Community Grid Alternative
COMMERCIAL PROPERTIES AFFECTED

Bldg ID #	Tax Map #	Address / Square Footage	Commercial Occupant	Estimated Value based on Public Record
#47	030.-04-20	101 Lodi Street 10,910 sf	-Tobin's Real Wood Furniture (<i>tenant</i>) -Corinthian Arms (<i>tenant</i>)	\$261,000
#52	050.-10-01	500 Renwick Avenue 13,330 sf	-Syracuse Housing Authority Garage (<i>owner</i>)	\$266,000
#55	118.-07-01	215 Genant Drive 12,168 sf	-M7 Group Inc. (<i>tenant</i>)	\$471,000
#57	103.-22-02.2	110 Almond Street 2,100 sf	-Dunkin Donuts drive thru (<i>tenant</i>)	\$793,000

Market research indicates that there are sufficient replacement properties to accommodate the relocations required for this alternative. **See Exhibit 2 for residential market listings and Exhibit 3 for commercial market listings.**

RELOCATION ASSISTANCE AND SERVICES

In effecting the relocation activities on this project, the following assurances are made:

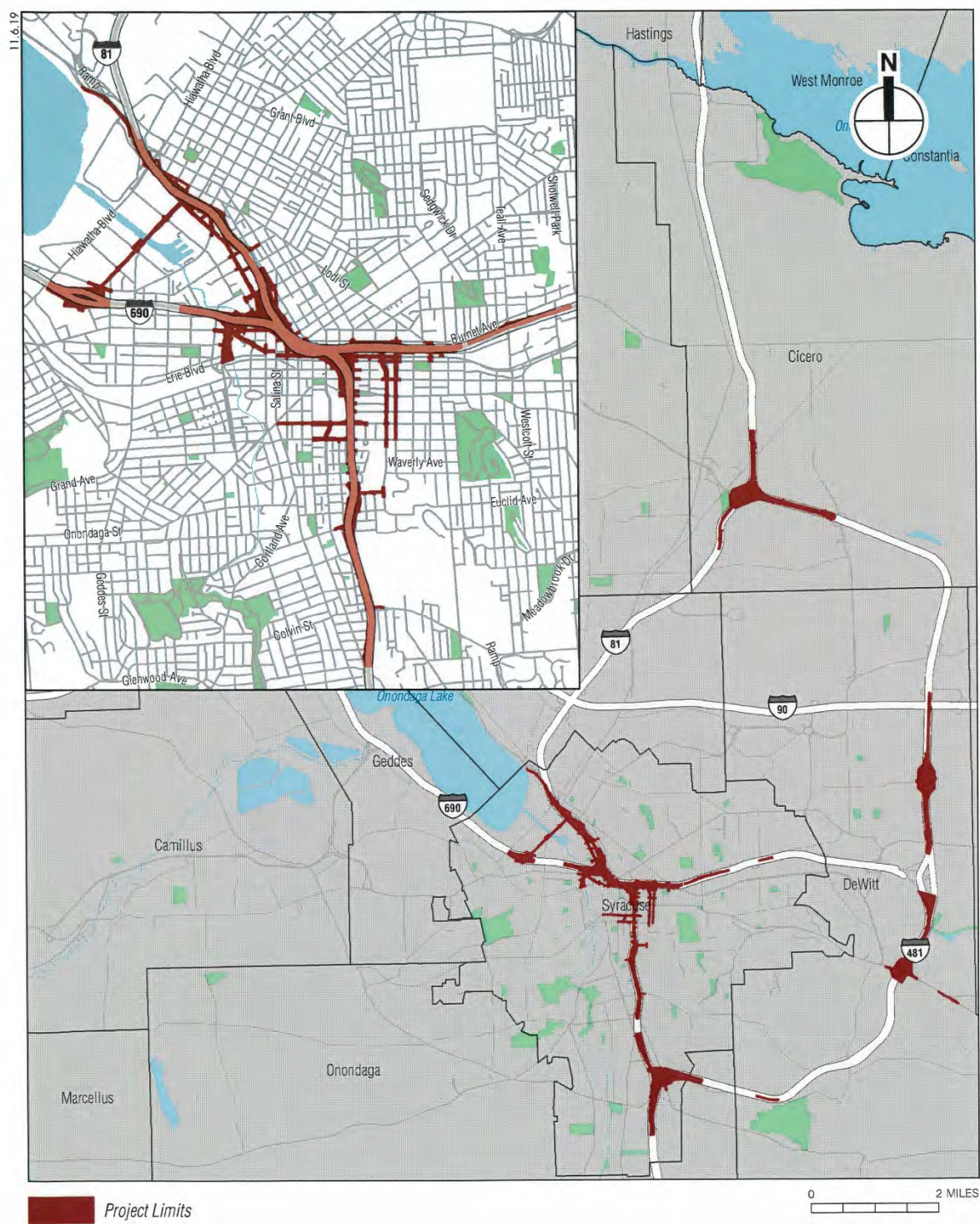
- 1) As part of the preparation procedure for the acquisition stage relocation plan, each site occupant will be personally interviewed to determine their specific relocation needs.
- 2) The acquisition and relocation assistance program will be conducted in accordance with the requirements and standards of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended or as may be amended, as authorized by Section 30 of New York's Highway Law and implementing Rules and Regulations (Part 101, Title 17, NYCRR).
- 3) All site occupants will be furnished a copy of the State's information booklet and will be fully informed of all benefits to which they may be entitled.
- 4) No site occupant will be required to move from their property without at least 90-day written notice.
- 5) Comparable replacement housing will be available and offered to all residential occupants.
- 6) The relocation program will be carried out in an orderly, humane and timely fashion.
- 7) Relocation assistance will be offered to all relocatees without discrimination.
- 8) An on-site relocation office will not be established on this project. Staff from the Regional Office will provide relocation assistance at hours convenient to the displacees.

Conclusion:

There are sufficient available residential and commercial offerings on the market to accomplish successful relocation of the residential and commercial displacees for each of the alternatives. There is no known highway construction or other projects, by any public or private agency scheduled which would affect the availability of replacement property. It is estimated that the relocation of the Viaduct Alternative can be accomplished within two years from the date of vesting and the relocations for the Community Grid Alternative can be accomplished within one year from the date of vesting.

Prepared by: Adam Rhodes Date: March 22, 2022

Exhibit 1 Maps



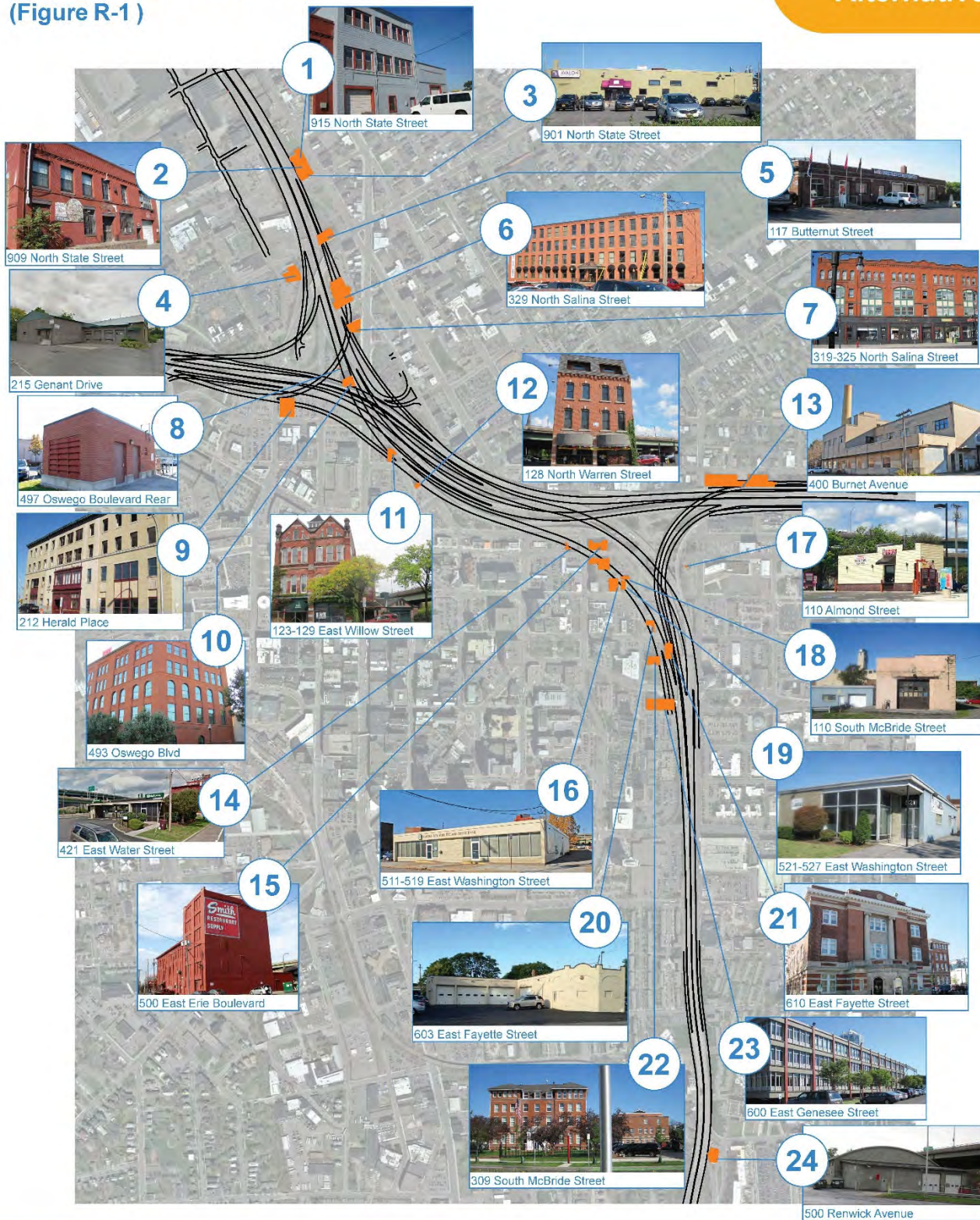
I-81 Viaduct Project

**Project Area
Figure S-1**

Building Acquisitions

(Figure R-1)

Viaduct
Alternative



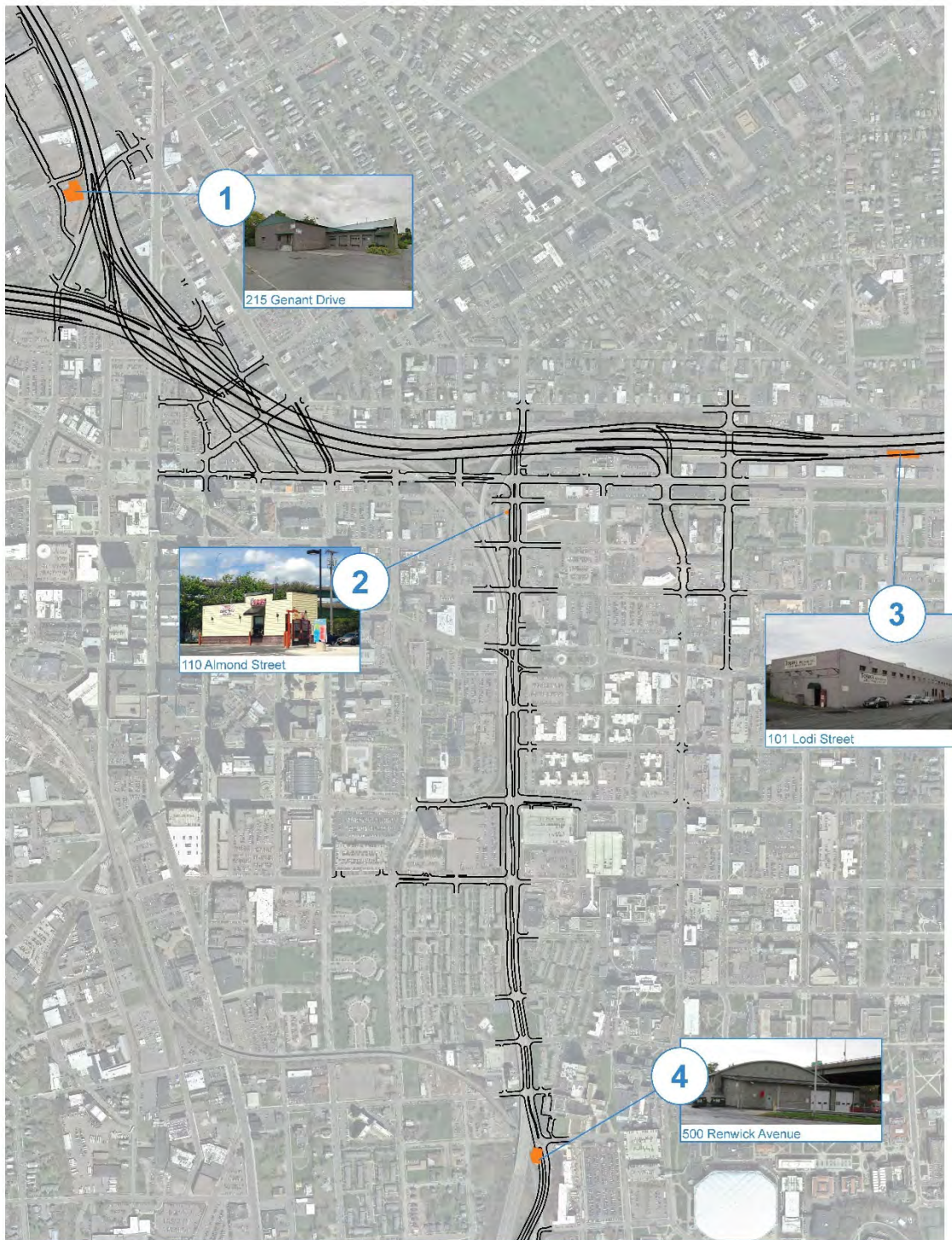
I-81 Viaduct
Project



Department of
Transportation

Building Acquisitions (Figure R-2)

Community Grid Alternative

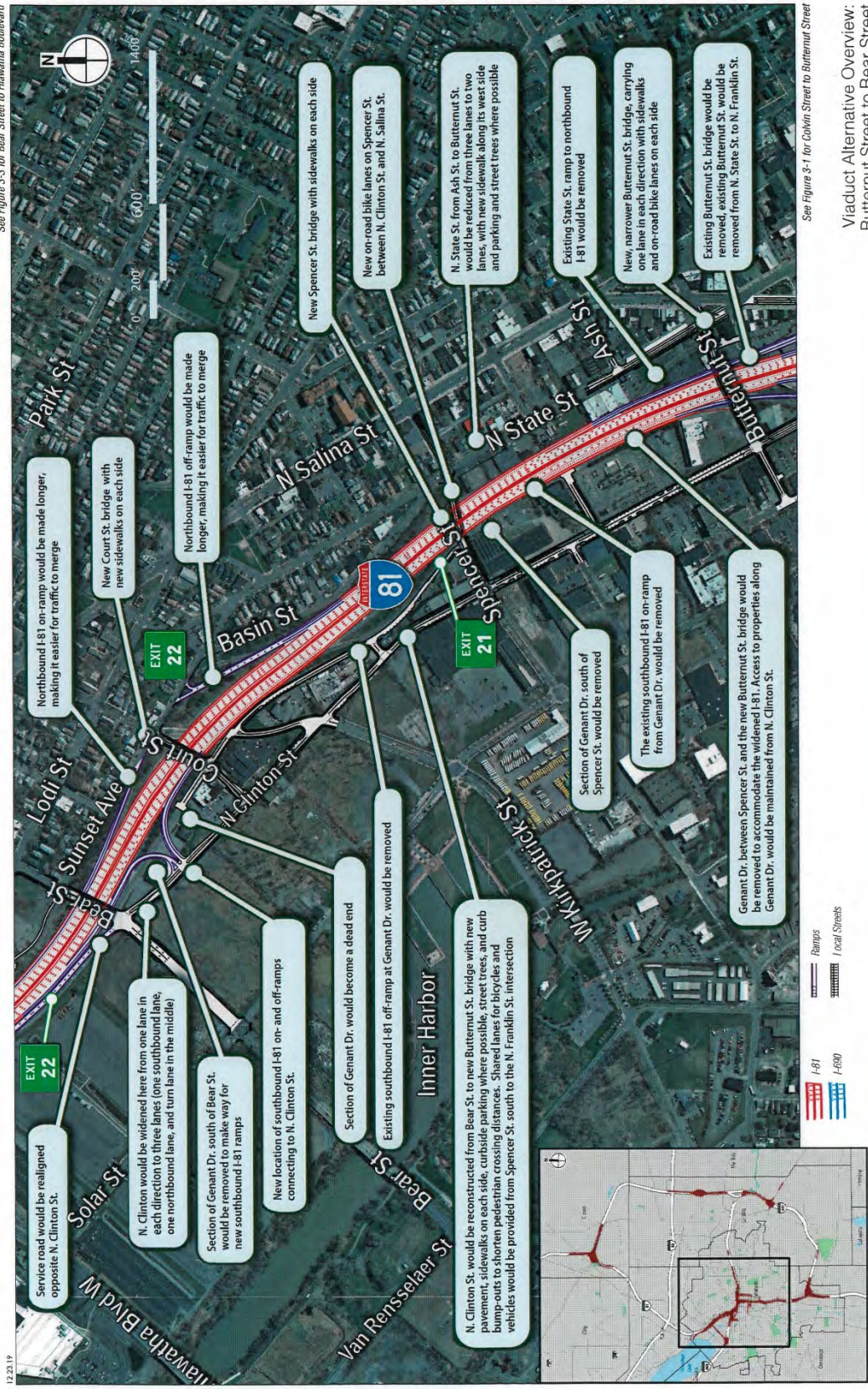




Viaduct Alternative Overview:
Colvin Street to Butternut Street
Figure 3-1

I-81 Viaduct Project

See Figure 3-3 for Bear Street to Haverthwa Boulevard



See Figure 3-1 for Gavin Street to Butternut Street

Viaduct Alternative Overview:
Butternut Street to Bear Street
Figure 3-2

I-81 Viaduct Project



See Figure 3-2 for Butternut to Bear Streets

I-81 Viaduct Project

Viaduct Alternative Overview:
Bear Street to Hiawatha Boulevard
Figure 3-3

See Figure 3-26 for Butternut to Bear Streets

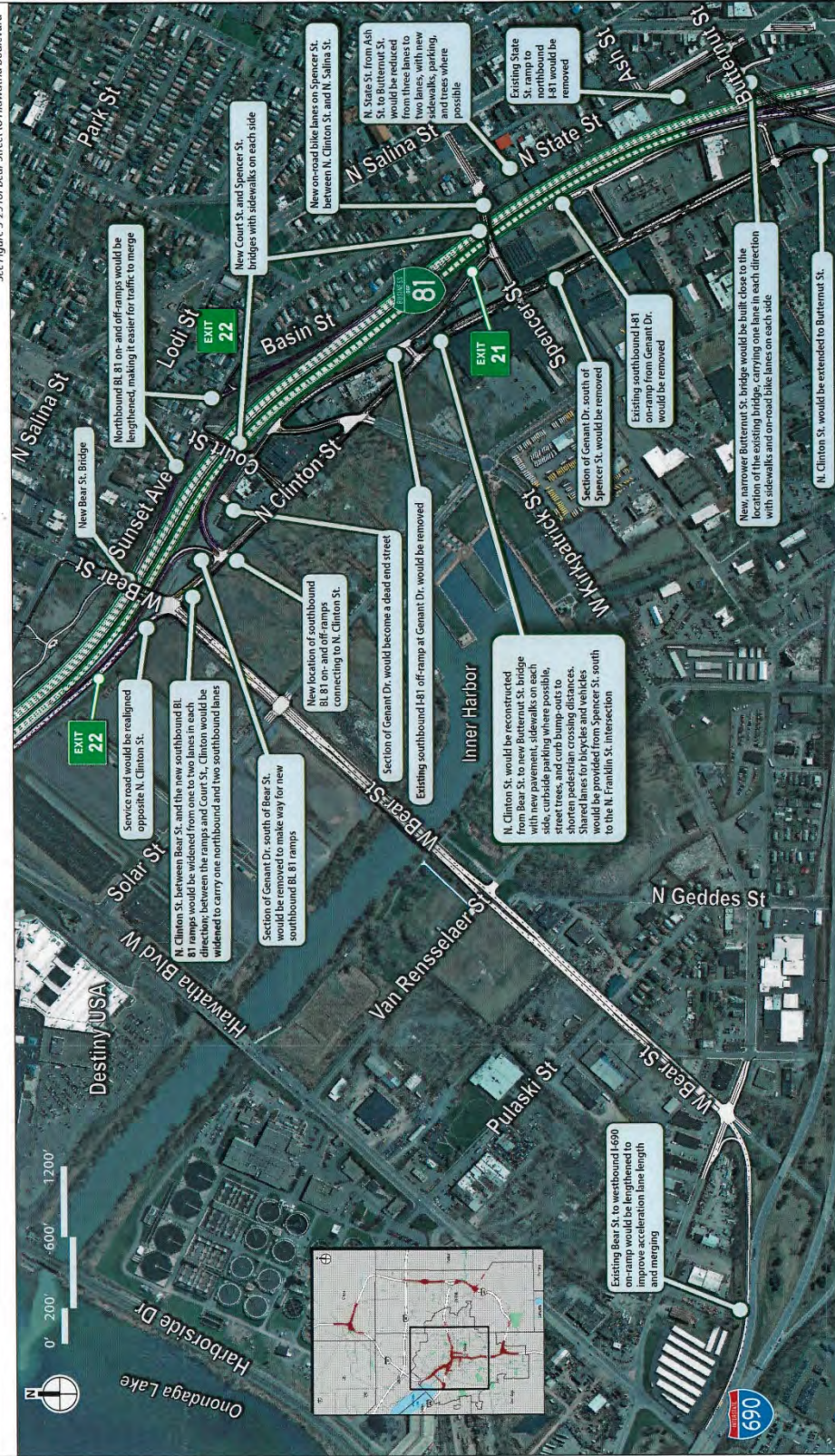


BL -81
I-690

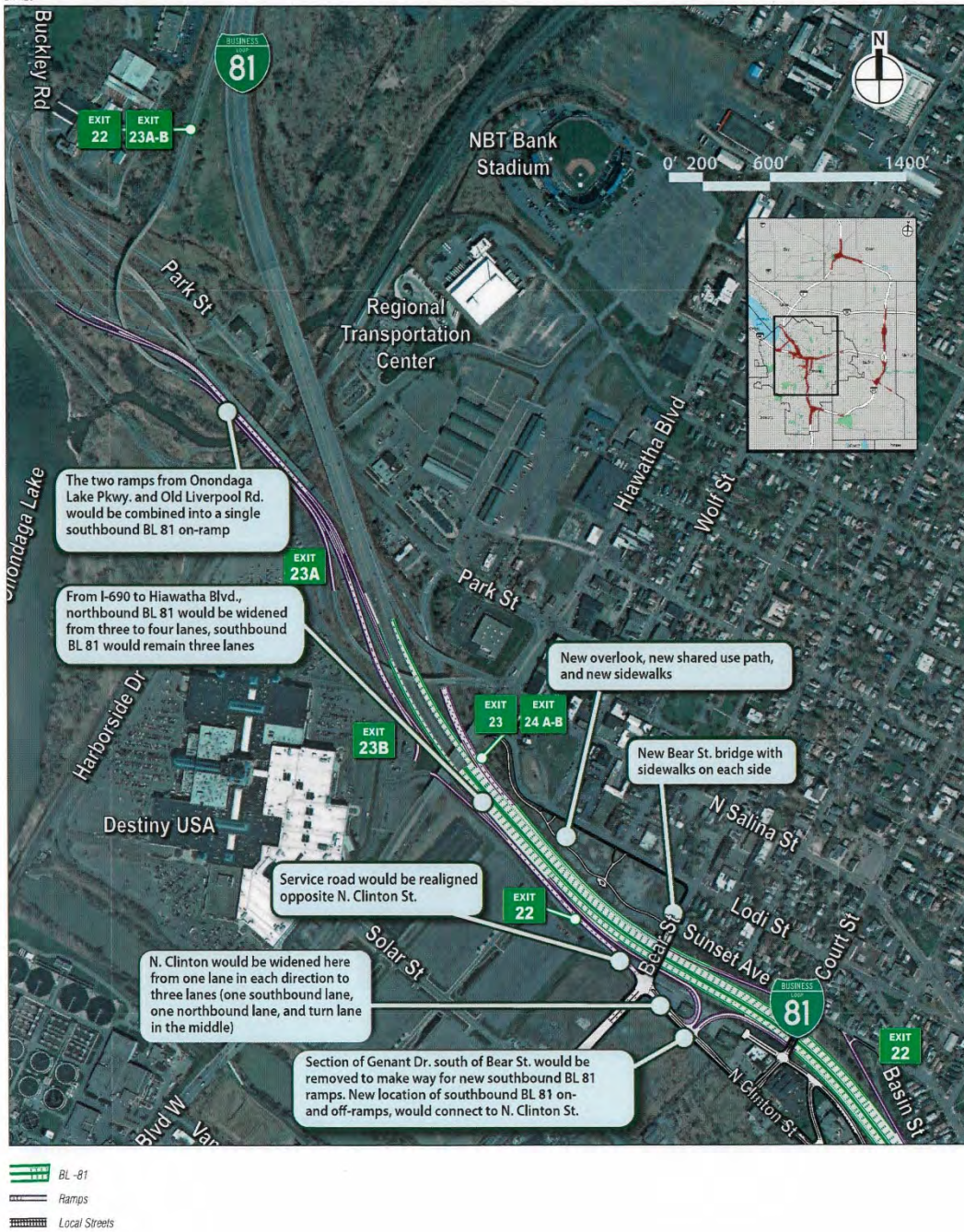
Ramps
Local Streets

Community Grid Alternative:
Colvin Street to Butternut Street
Figure 3-25

I-81 Viaduct Project



Community Grid Alternative:
Butternut Street to Bear Street
Figure 3-26



Community Grid Alternative Overview:
Bear Street to Hiawatha Boulevard
Figure 3-27

EXHIBIT 2 –RESIDENTIAL NEEDS & MARKET OFFERINGS

VIADUCT ALTERNATIVE

Owners to be relocated

none

Tenants to be relocated

95 tenant occupied units (in 4 multi use buildings) 4 – > 2 bedroom/2 bath
41 – > 2 bedroom/1 bath
50 – > 1 bedroom/1 bath

(4 multi use buildings containing apartments taken under the Viaduct Alternative)

COMMUNITY GRID ALTERNATIVE

No owners or tenants would be displaced

The following current market data indicates that there are sufficient replacement properties to accommodate the required relocations.

Market Listing Data – Apartments for Rent

<u>RENT/MONTH</u>	<u>ADDRESS</u>	<u>SIZE/STYLE</u>
\$1,800	Iron Pier Apartments 720 Van Rensselaer Street, Syracuse	1 bed/1 bath – 4 stories
\$830	Rugby Square Apartments 212 Dorchester Ave, Syracuse	1 bed/1 bath – 3 stories
\$1,200	Clarendon Heights 508 Ivy Ridge Road, Syracuse	1 bed/1 bath – 2 stories
\$1,200	Regency Tower 770 James Street, Syracuse	1 bed/1 bath – 15 stories
\$897	Nob Hill Apartments 101 Lafayette Road, Syracuse	1 bed/1 bath – 6 stories
\$1,450	Pike Block 300 S Salina St, Syracuse	1 bed/1 bath – 5 stories
\$1,550	Oak Knitting Mill 102 W Division St, Syracuse	1 bed/1 bath – 4 stories
\$1,450	300 E Washington 300 E Washington St, Syracuse	1 bed/1 bath – 10 stories
\$1,595	Addis Building 449-453 S Salina St, Syracuse	1 bed/1 bath – 5 stories
\$1,100	538 Erie Blvd 538 Erie Blvd W, Syracuse	1 bed/1 bath – 4 stories
\$1,400	The Uncommon Apartments 900-916 E Fayette St	1 bed/1 bath – 4 stories
\$1,095	The Meadows 140 Westbrook Hills Dr, Syracuse	1 bed/1 bath – 2 stories
\$1,195	Fayette Place 712-714 E Fayette St, Syracuse	1 bed/1 bath – 4 stories
\$950	Merrell-Soule Building 600 N Franklin St, Syracuse	1 bed/1 bath – 3 stories
\$913	Maplewood Apartment Homes 113 Croyden Ln, Syracuse	1 bed/1 bath – 2 stories
\$1,060	High Acres Apartments and Townhomes 5111 Ball Rd, Syracuse	1 bed/1 bath – 2 stories

Market Listing Data – Apartments for Rent - CONTINUED

<u>RENT/MONTH</u>	<u>ADDRESS</u>	<u>SIZE/STYLE</u>
\$1,650	Dey's Plaza Apartments 401 S Salina St, Syracuse	1 bed/1 bath – 6 stories
\$710	Grant Village 117 Edtim Rd, Syracuse	1 bed/1 bath – 2 stories
\$1,045	Winkworth Apartment Homes 3179 Bellevue Ave, Syracuse	1 bed/1 bath – 2 stories
\$845	Paul Apartment Homes 1114 E Genesee St, Syracuse	1 bed/1 bath – 2 stories
\$1,050	The Flats at North Salina 466 N Salina St, Syracuse	1 bed/1 bath – 3 stories
\$1,650	Merchant Commons 220 S Warren St, Syracuse	1 bed/1 bath – 7 stories
\$1,600	Creekwalk Commons 324 W Water St, Syracuse	1 bed/1 bath – 4 stories
\$799	502 University Apartments 502 University Ave, Syracuse	1 bed/1 bath – 4 stories
\$845	Plaza Apartments 1108 E Genesee St, Syracuse	1 bed/1 bath – 4 stories
\$1,198	Nob Hill Apartments 101 Lafayette Road, Syracuse	2 bed/1.5 bath – 6 stories
\$1,348	Newbury Apartment Homes 116 Newbury Hollow Ln, Syracuse	2 bed/1 bath – 3 stories
\$2,100	300 E Washington 300 E Washington St, Syracuse	2 bed/2 bath – 10 stories
\$1,625	The Uncommon Apartments 900-916 E Fayette St	2 bed/1 bath – 4 stories
\$1,290	The Meadows 140 Westbrook Hills Dr, Syracuse	2 bed/1 bath – 2 stories
\$1,950	Merrell-Soule Building 600 N Franklin St, Syracuse	2 bed/1 bath – 3 stories
\$1,500	Maplewood Apartment Homes 113 Croyden Ln, Syracuse	2 bed/ 1 bath – 2 stories
\$1,215	High Acres Apartments and Townhomes 5111 Ball Rd, Syracuse	2 bed/1.5 bath – 2 stories
\$2,200	Dey's Plaza Apartments 401 S Salina St, Syracuse	2 bed/2 bath – 6 stories
\$850	Grant Village 117 Edtim Rd, Syracuse	2 bed/1 bath – 2 stories
\$1,195	Winkworth Apartment Homes 3179 Bellevue Ave, Syracuse	2 bed/ 1 bath – 2 stories
\$1,045	Paul Apartment Homes 1114 E Genesee St, Syracuse	2 bed/1 bath – 2 stories
\$1.700	Creekwalk Commons 324 W Water St, Syracuse	2 bed/1 bath – 4 stories
\$1,075	502 University Apartments 502 University Ave, Syracuse	2 bed/1 bath – 4 stories
\$1.045	Plaza Apartments 1108 E Genesee St, Syracuse	2 bed/1 bath – 4 stories
\$2,300	Icon Tower 344 S Warren St, Syracuse	2 bed/2 bath – 10 stories

Market Listing Data – Apartments for Rent - CONTINUED

<u>RENT/MONTH</u>	<u>ADDRESS</u>	<u>SIZE/STYLE</u>
\$1,350	Franklin View Terrace 210 W Division St, Syracuse	2 bed/1 bath – 4 stories
\$980	Brook Manor Apartment Homes 313 Schaffer Ave, Syracuse	2 bed/1 bath – 3 stories
\$1,150	Hiawatha Heights Apartments 617 Hiawatha Blvd, Syracuse	2 bed/1 bath – 4 stories
\$895	Arbor Heights Apartments 212-213 Beattie St, Syracuse	2 bed/1 bath – 3 stories
\$955	Hidden Valley Apartments 123 Remington Ave, Syracuse	2 bed/1 bath – 3 stories
\$1,349	Kasson Place 615 James St, Syracuse	2 bed/1 bath – 7 stories
\$965	Greenway Place 200-204 Hawley Ave, Syracuse	2 bed/1 bath – 2 stories
\$1,600	Swiss Village Apartments 99 Alpine Drive, Syracuse	2 bed/1 bath – 3 stories
\$1,350	One Franklin Square 460 N Franklin St, Syracuse	2 bed/1 bath – 7 stories
\$1,450	Wailer Lofts 755-759 N Salina St, Syracuse	2 bed/2 bath – 4 stories
\$1,250	St. Patrick's Lofts 300 Lowell Ave N, Syracuse	2 bed/2 bath – 3 stories
\$1,430	Jefferson Tower 50 Presidential Plz, Syracuse	2 bed/1 bath – 24 stories
\$846	Courtyard at James 708 James St, Syracuse	2 bed/1 bath – 2 stories
\$1,178	Madison Towers 601 S Townsend St, Syracuse	2 bed/1.5 bath – 14 stories
\$800	Bellevue Heights Apartments 1741 West Onondaga St, Syracuse	2 bed/1 bath – 3 stories
\$945	4907 Grolier 4907 Grolier Rd, Syracuse	2 bed/1 bath – 2 stories
\$1,900	The Grange Building 203-215 E Water St, Syracuse	2 bed/1.5 bath – 4 stories
\$1,200	Clinton Street Commons Apartments 721 N Clinton St, Syracuse	2 bed/2 bath – 4 stories
\$1,050	Greenwich Manor Apartments 683 E Seneca Tpk, Syracuse	2 bed/2 bath – 3 stories
\$775	Remington Gardens 184 Remington Ave, Syracuse	2 bed/1 bath – 3 stories
\$846	Courtyard at James 708 James St, Syracuse	2 bed/1 bath – 3 stories
\$900	1706 Park 1706 Park St, Syracuse	2 bed/1 bath – 3 stories
\$725	265 Grand 265 Grand Ave, Syracuse	2 bed/1 bath – 2 stories
\$1,200	105 Remington 105 Remington Ave, Syracuse	2 bed/1 bath – 3 stories

Market Listing Data – Apartments for Rent - CONTINUED

<u>RENT/MONTH</u>	<u>ADDRESS</u>	<u>SIZE/STYLE</u>
\$1,100	1641 W Genesee 1641 W Genesee St, Syracuse	2 bed/1 bath – 2 stories
\$950	121 Arnett 121 Arnett Ave, Syracuse	2 bed/1 bath – 2 stories
\$1,125	752 Allen 752 Allen St, Syracuse	2 bed/1 bath – 2 stories
\$1,250	309 Columbus 309 Columbus Ave, Syracuse	2 bed/1 bath – 2 stories
\$1,200	300 Hawley 300 Hawley Ave, Syracuse	2 bed/1 bath – 2 stories
\$1,500	206 Clarendon 206 Clarendon St, Syracuse	2 bed/1 bath – 2 stories

Market Listing Data – Mixed Use Buildings for Sale

\$425,000	615-617 N Salina St, Syracuse	7,680 sf 3 stories Retail ground floor, upper floors have apts.
\$1,600,000	216 W Genesee St, Syracuse	11,620 sf 4 stories Retail ground floor, upper floors have apts.
\$850,000	611-617 N Salina St, Syracuse	14,202 sf 3 stories Retail ground floor, upper floors have apts.
\$299,000	1500 Lodi St, Syracuse	6,637 sf 2 stories Retail ground floor, upper floor has apts.
\$15,500,000	472 Salina St S, Syracuse	72,414 sf 7 stories Retail ground floor, upper floors have apts.
\$349,000	439-445 Hawley Ave, Syracuse	8,768 sf 2 stories Retail ground floor, upper floor has apts.
\$499,000	656 N Salina St, Syracuse	3,000 sf 3 stories Retail ground floor, upper floors have apts.

EXHIBIT 3 –COMMERCIAL NEEDS & MARKET OFFERINGS

VIADUCT ALTERNATIVE

The Viaduct Alternative would require the relocation of 5 owner occupied businesses, 34 tenant businesses, and 8 commercial personal property only (PPO) moves as listed below.

Type of Business	Occupancy	Sq. Footage	Public Record Property Value
117 Butternut Street Retail fastener supply	Owner	10,318	\$435,000
329 N. Salina Street Human Services	Tenant	41,472	\$4,200,000
CPA firm	Tenant		
Medical data firm	Tenant		
319-325 N. Salina Street Convenience Store	Tenant	40,632	\$1,029,000
Gift Shop	Tenant		
Nail Salon	Tenant		
Hair Salon	Tenant		
471-481 Oswego Boulevard Engineering Firm	Owner	33,330	\$1,920,000
Engineering Firm	Tenant		
493 Oswego Blvd (rear) Municipal Sewer building	Owner	2,223	\$167,000
421 East Water Street Bank	Tenant	850	\$459,000
110 S. McBride Street Storage	Owner (PPO)	1,750	\$104,000
517 E Washington Street Tissue Bank	Owner	7,500	\$504,000
603 E. Fayette Street Storage	Owner (PPO)	3,638	\$230,000
610 E. Fayette Street Child Advocacy Center	Tenant	21,960	\$1,525,000
601 E. Genesee Street College Department	Tenant	25,920	\$1,825,000
Healthcare	Tenant		
600 E. Genesee Street OB/GYN Medical Office	Tenant	66,672	\$3,297,000
Endocrinology Medical Office	Tenant		
Upstate Dept. of Psychiatry	Tenant		
Chiropractic Medical Office	Tenant		
Orthopedic Medical Office	Tenant		
Psychology/Family Behavior Medical Off.	Tenant		
Clinical Laboratory	Tenant		
OB/GYN Medical Office	Tenant		
Psychology Medical Office	Tenant		
Psychotherapist Medical Office	Tenant		
Dentist Office	Tenant		
Psychology Medical Office	Tenant		
Psychology Medical Office	Tenant		
Clinical Laboratory	Tenant		

Type of Business	Occupancy	Sq. Footage	Public Record Property Value
400 Burnet Avenue Machine Shop	Tenant	58,792	\$435,000
Building Services	Tenant		
Building Material Storage	Tenant (PPO)		
Car Storage	Tenant (PPO)		
Misc. Storage	Owner (PPO)		
Automotive garage storage	Owner (PPO)		
901 N. State Street Copy Center	Tenant	14,625	\$623,000
909 N. State Street Storage	Owner (PPO)	13,392	\$160,000
915 N. State Street Storage	Owner (PPO)	15,080	\$174,000
220 Herald Place Pub/Restaurant	Tenant	59,520	\$3,687,000
Medical Office	Tenant		
521 E Washington Street Dental Office	Tenant	2,615	\$246,000
500 Renwick Avenue Housing Authority Maintenance Garage	Owner	13,332	\$266,000
215 Genant Drive M7 Group Inc.	Tenant	12,168	\$471,000
110 Almond Street Donut shop	Tenant	2,100	\$793,000

COMMUNITY GRID ALTERNATIVE

The Community Grid Alternative would require the relocation of 1 owner occupied businesses and 4 tenant businesses as described below.

Type of Business	Occupancy	Sq. Footage	Public Record Property Value
101 Lodi Street Furniture maker	Tenant	10,910	\$261,000
Arms Dealer	Tenant		
500 Renwick Avenue Housing Authority Maintenance Garage	Owner	13,332	\$266,000
215 Genant Drive M7 Group Inc.	Tenant	12,168	\$471,000
110 Almond Street Donut shop	Tenant	2,100	\$793,000

The commercial relocations required on the Viaduct and Community Grid Alternatives cover a range of 850 sf to 66,672 sf. The following market data indicate that there are sufficient replacement properties to accommodate these relocations.

Market Listing Data – Commercial Buildings for RENT

RENT SF/Year	BUILDING Address	SIZE min. divisible to max. contiguous (SF)
\$19.50 \$20	109 S Warren St, Syracuse	551 to 9,309
\$5.50	1 General Motors Way, Syracuse	27,300 to 72,522
\$6 \$6.75	900 Hiawatha Blvd E, Syracuse	2,250 to 4,000
\$5.50	6361 Thompson Rd, Syracuse	8,400 to 99,777
\$15	725 Erie Blvd W, Syracuse	850 to 2,800
\$15	1860 Erie Blvd E, Syracuse	500 to 1,500
\$6	117 Bruce St, Syracuse	4,000
\$7.75	605 Cambridge Ave, Syracuse	6,960
\$12	812 State Fair Blvd, Syracuse	2,000
\$5.75	112 Pickard Dr E, Syracuse	10,966
\$12	200 Gateway Park Dr, Syracuse	2,883
\$12	1710-1720 N Salina St, Syracuse	2,700
\$10.45	301-313 W Onondaga St, Syracuse	2,300
\$15	348-352 S Salina St, Syracuse	3,587
\$20	400 S Salina St, Syracuse	1,500 to 59,817
\$15	950-960 James St, Syracuse	15,000
\$15	451 S Warren St	700 to 3,219
\$12 \$16	620 W Erie Blvd, Syracuse	561 to 22,464
\$24.50	3065 Erie Blvd E, Syracuse	2,078
\$15 \$17	1970 W Fayette St, Syracuse	500 to 8,200
\$12	701 N Salina St, Syracuse	1,700
\$5	1224 W Genesee St, Syracuse	10,000 to 35,601
\$5	6700 Vip Pky, Syracuse	9,000
\$20	328 W Kirkpatrick St, Syracuse	1,400
\$20	425 Solar St, Syracuse	13,904 to 27,808
\$25	703 Van Rensselaar St, Syracuse	25,000 to 50,000
\$8.17	1109 N Townsend St, Syracuse	3,673
\$12 \$16.50	247-259 W Fayette St, Syracuse	943 to 1,100
\$14.52	219 S West St, Syracuse	40 to 1,240
\$32	2216-2224 E Colvin St, Syracuse	750
\$18	101-239 N Salina St, Syracuse	3,000 to 11,000
\$18	220 S Warren St, Syracuse	5,000 to 19,000
\$13	105 Twin Oaks Dr, Syracuse	6,568 to 15,299
\$25	900-916 E Fayette St, Syracuse	2,800 to 3,693
\$20	300 E Washington St, Syracuse	1,000 to 9,000
\$28	1005 E Fayette St, Syracuse	726
\$13	2102-2214 W Genesee St, Syracuse	1,991 to 53,269
\$14	2363 James St, Syracuse	9,349 to 21,965
\$10	300 S Salina St, Syracuse	2,889 to 7,017
\$20	720 Van Rensselaar St, Syracuse	1,000 to 8,436
\$10	2649 Erie Blvd E, Syracuse	10,000 to 50,000
\$20	101 N Clinton St, Syracuse	12,000 to 22,000

Market Listing Data – Commercial Buildings for SALE

PRICE	BUILDING Address	SIZE (SF)
\$450,000	Bar/Restaurant 1801 Butternut St, Syracuse	3,424
\$499,000	Medical Building 2804-2806 Court St, Syracuse	6,042
\$4,192,000	Bank 3400 W Genesee St, Syracuse	3,028
\$795,000	Restaurant 304 E Onondaga St, Syracuse	7,945
\$450,000	Medical Building 4309 E Genesee St, De Witt	5,504
\$285,000	Storefront/Retail/Office 308 E Molloy Rd, Syracuse	4,013
\$375,000	Mixed Use 1918-1922 South Ave, Syracuse	3,393
\$2,900,000	Storefront/Retail/Office 220-229 Gedess St, Syracuse	50,000
\$450,000	Office Condo 526-528 Plum St, Syracuse	3,820
\$800,000	Warehouse 1930 W Fayette St, Syracuse	3,200
\$325,000	Medical Building 1801 Burnet Ave, Syracuse	3,698
\$1,500,000	Manufacturing 123 Larned St, Syracuse	36,000
\$2,950,000	Medical Buidling 430 E Genesee St, Syracuse	81,810
\$189,000	Freestanding 1248 Wolf St, Syracuse	4,227
\$340,000	Light Manufacturing 4000 New Court Ave, Syracuse	9,485
\$2,250,000	Light Manufacturing 1224 W Genesee St, Syracuse	35,601
\$925,000	Freestanding 3485 Erie Blvd E, Syracuse	4,300
\$650,000	Restaurant 153 Ainsley Dr, Syracuse	5,644
\$295,000	Restaurant 3705 Brewerton Rd, Syracuse	6,915
\$999,000	Office 109 Twin Oaks Dr, Syracuse	12,500
\$449,000	Mixed Use 1414 Grant Blvd, Syracuse	13,554
\$385,000	Retail 1000-1024 S Geddes St, Syracuse	7,200
\$599,000	Retail/Office 210-2014 Walton St, Syracuse	10,160
\$750,000	Specialty 808 N Salina St, Syracuse	25,000
\$380,000	Light Manufacturing 1035-1037 Montgomery Street	9,800

PRICE	BUILDING Address	SIZE (SF)
\$1,500,000	Auto Repair Shop 1805-1815 N Salina St	6,237
\$429,900	Specialty 411 N Salina St, Syracuse	5,000
\$650,000	Office 711 E Genesee St, Syracuse	6,800
\$849,000	Freestanding 5804 Bridge St, Syracuse	6,200
\$1,890,000	Mixed Use 709 E Genesee St, Syracuse	9,036

EXHIBIT 4 –SOURCES OF MARKET OFFERINGS

apartments.com – listings as of 03/11/2022

Property Management Alliance at www.pma500.com - listings as of 03/14/2022

Cityfeet.com – listings as of 03/14/2022

Loopnet.com – listings as of 03/14/2022

The Icon Companies <http://theiconcompanies.com> – listings as of 03/14/2022

Pyramid Brokerage Company www.pyramidbrokerage.com listings as of 03/14/2022