



Onondaga County Annual Planning Symposium

June 7, 2012

Syracuse, New York

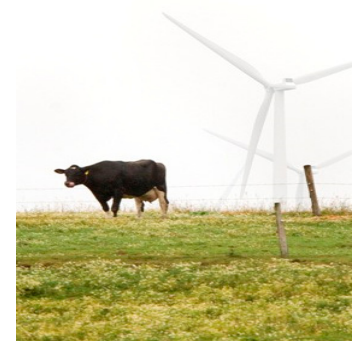
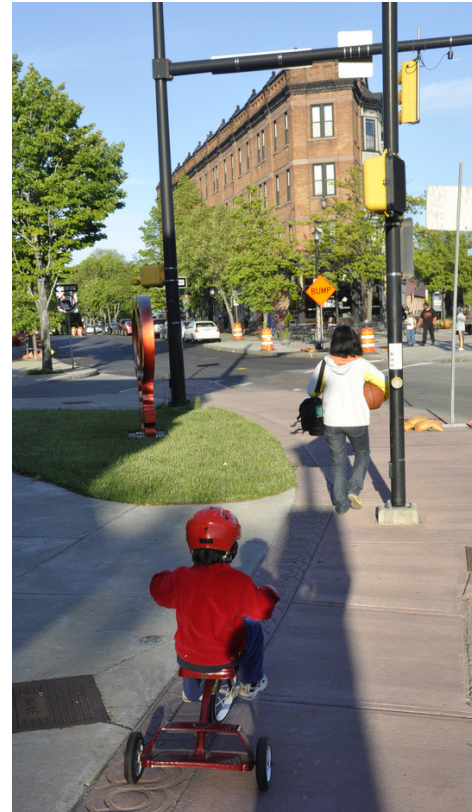


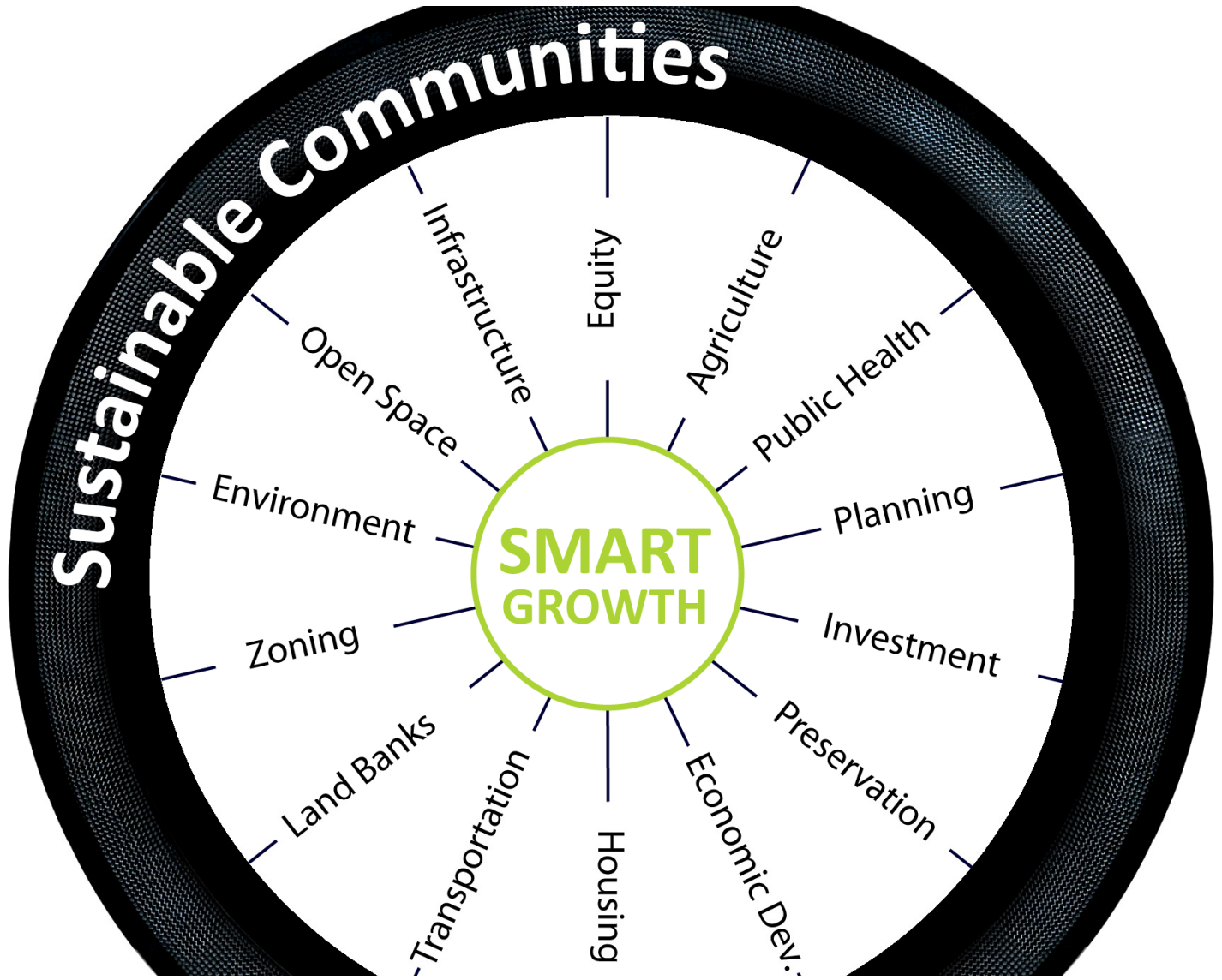
Promoting Sustainable Economic &
Community Development
Throughout New York State

Peter B. Fleischer
Executive Director

Smart Growth IS:

- Healthy Communities
- Regionally Appropriate Sustainable Community & Economic Development
- Alternative Transportation
- Main Street, Urban, Rural





Empire State Future

- A coalition of 61 businesses, civic and environmental organizations

Mission:

- Dedicated to the revitalization of New York's main streets, town centers and urban areas



Steering Committee



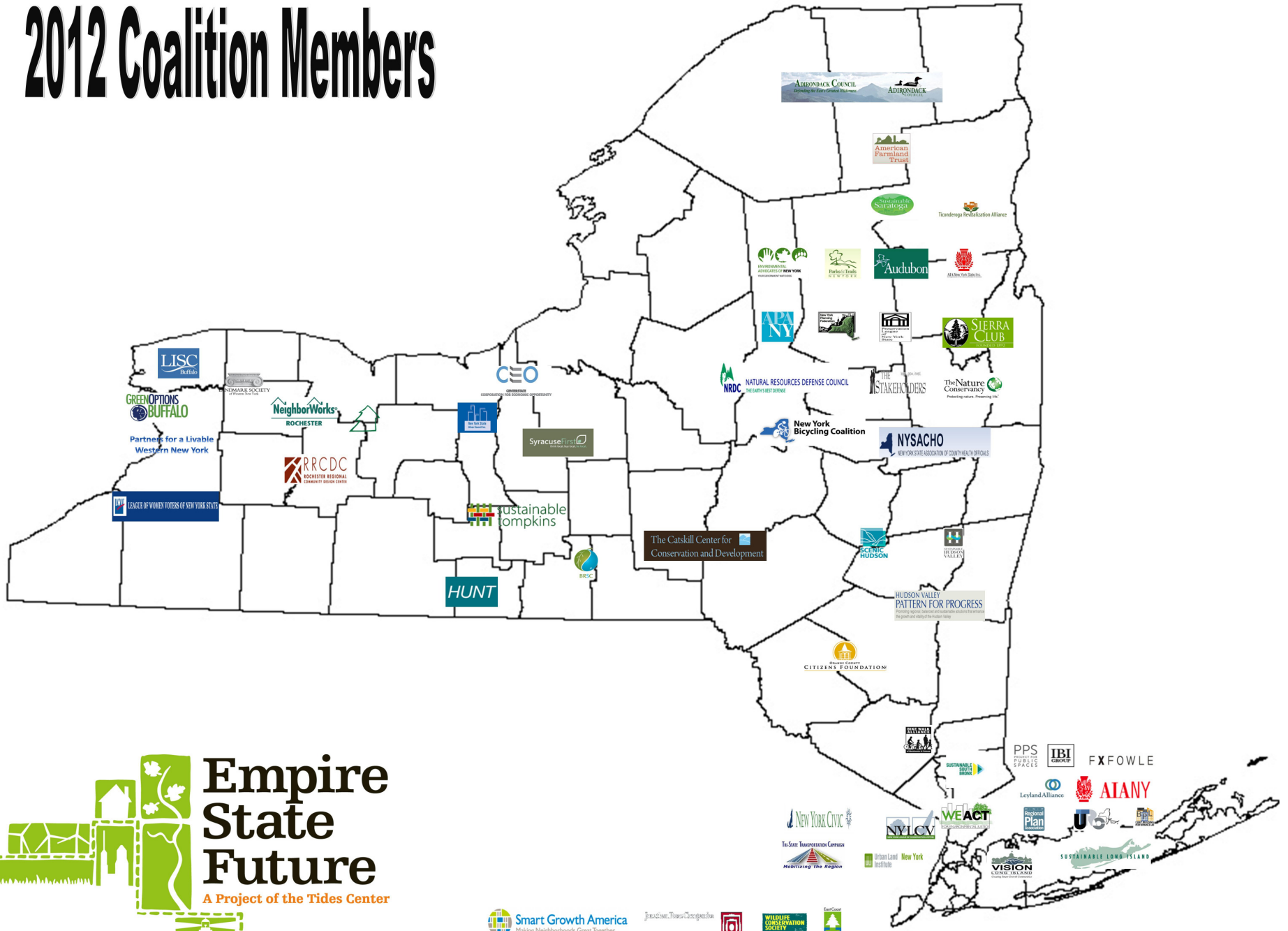
CENTERSTATE
CORPORATION FOR ECONOMIC OPPORTUNITY



**Partners for a Livable
Western New York**



2012 Coalition Members




Empire State Future
A Project of the Tides Center



Smart Growth America
Wildlife Conservation Society

Funders



SURDNA FOUNDATION

THE NEW YORK
COMMUNITY TRUST



THE
ROCKEFELLER
FOUNDATION



FORD FOUNDATION



THE COMMUNITY FOUNDATION



ESF Principles

- Use Limited Public Resources Wisely: Reinvest in Existing Population Centers
- Energy Demand Reduction
- Public Transit, Walking, Biking
- Discourage Low-density Automobile-based Development



ESF Principles Continued

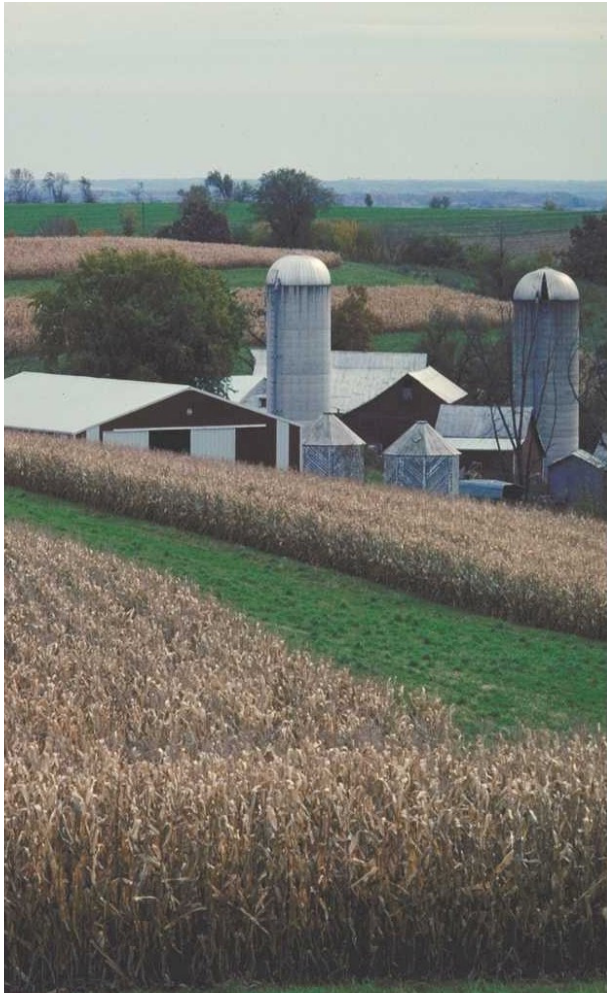
- Affordable, Accessible Housing
- Greenhouse Gas Emission Reductions
- Equitable, Sustainable Growth
- Rural Economic Opportunity/Farmland Protection



What We Do

- Education/Awareness
- Policy Advocacy/Accountability
- Transportation Equity





State & National Trends

Can You Afford It?

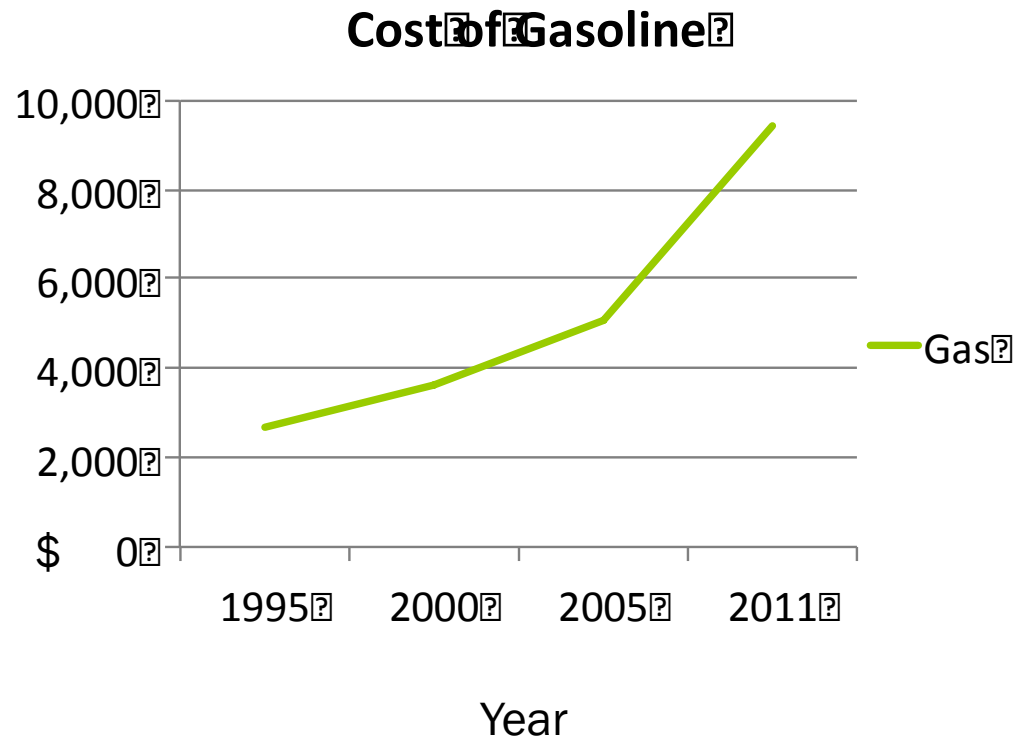
The effect of high gasoline prices on the “Extended Family”

- \$4,300 increase since 2005

Cost per gallon- 2000- \$1.60, 2005- \$2.24, 2011 -\$4.15 (NYSERDA)

Assumes: 12 mpg “truck”- 20,000 mi/year

Second car- 20 mpg, 12,000 mi/year

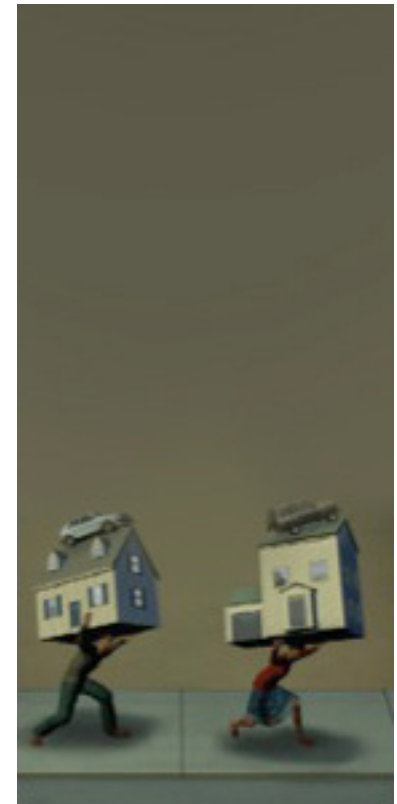
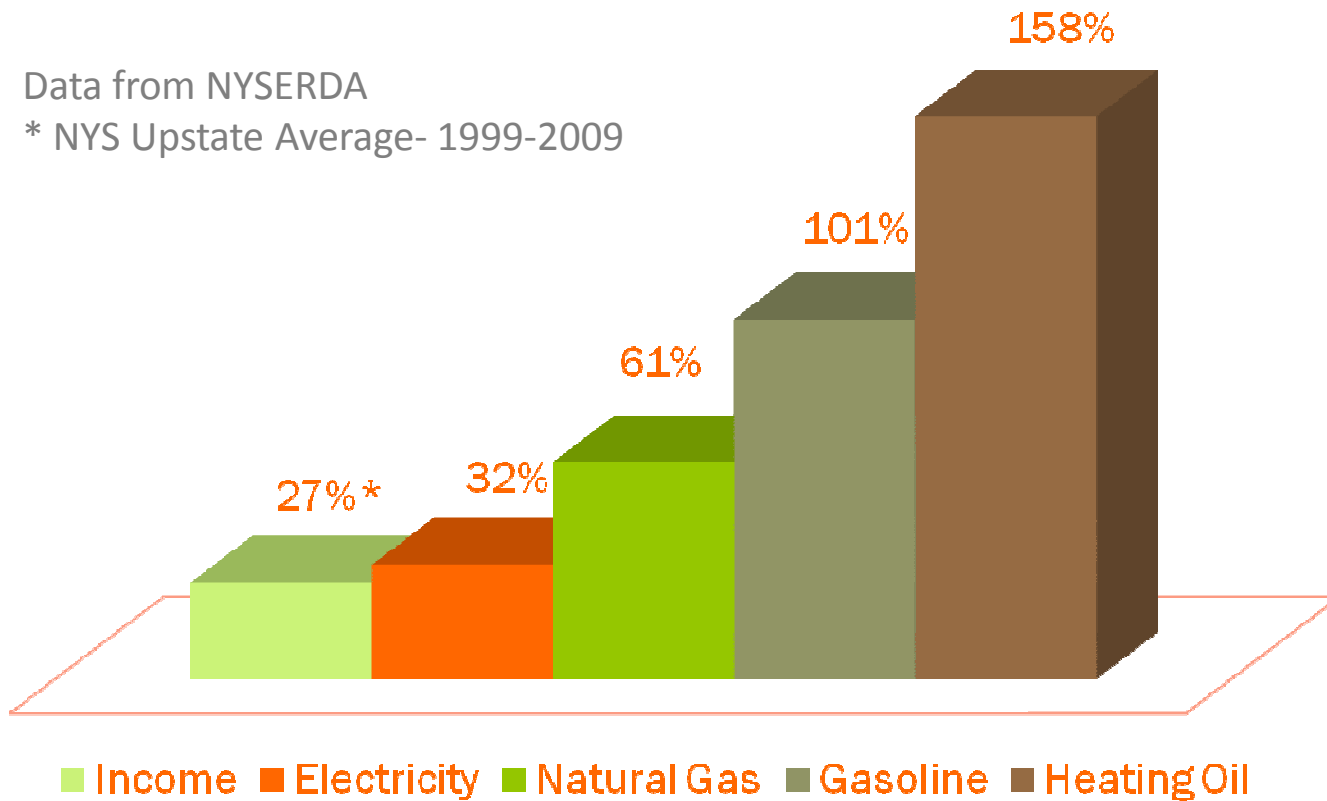


Change in Energy Prices vs. Income

(2000-2009)

Data from NYSERDA

* NYS Upstate Average- 1999-2009



Public Health

- 1 New Yorker out of 4 is obese and 1 NY child out of 3 is obese/overweight (NYSDOH)
- The number of NYS adults with diabetes has doubled since 1994, will again by 2050, significantly increasing the annual cost.
- In 2011, NYS will spend approximately \$9.9b on adult obesity-related health- By 2020 \$13.63b/yr



Aging

Working-age population to the age
65+ population in NYS :

2010: 4.01/1 2025*: 2.79/1

Onondaga County:

2010: 3.69/1 2025** 2.71/1

Upstate: 75% of those over 50 live in
single-family detached homes

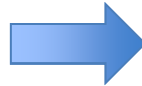
*(AARP, 2005)

** (PAD, 2011)



“The Times They Are a Changin’”

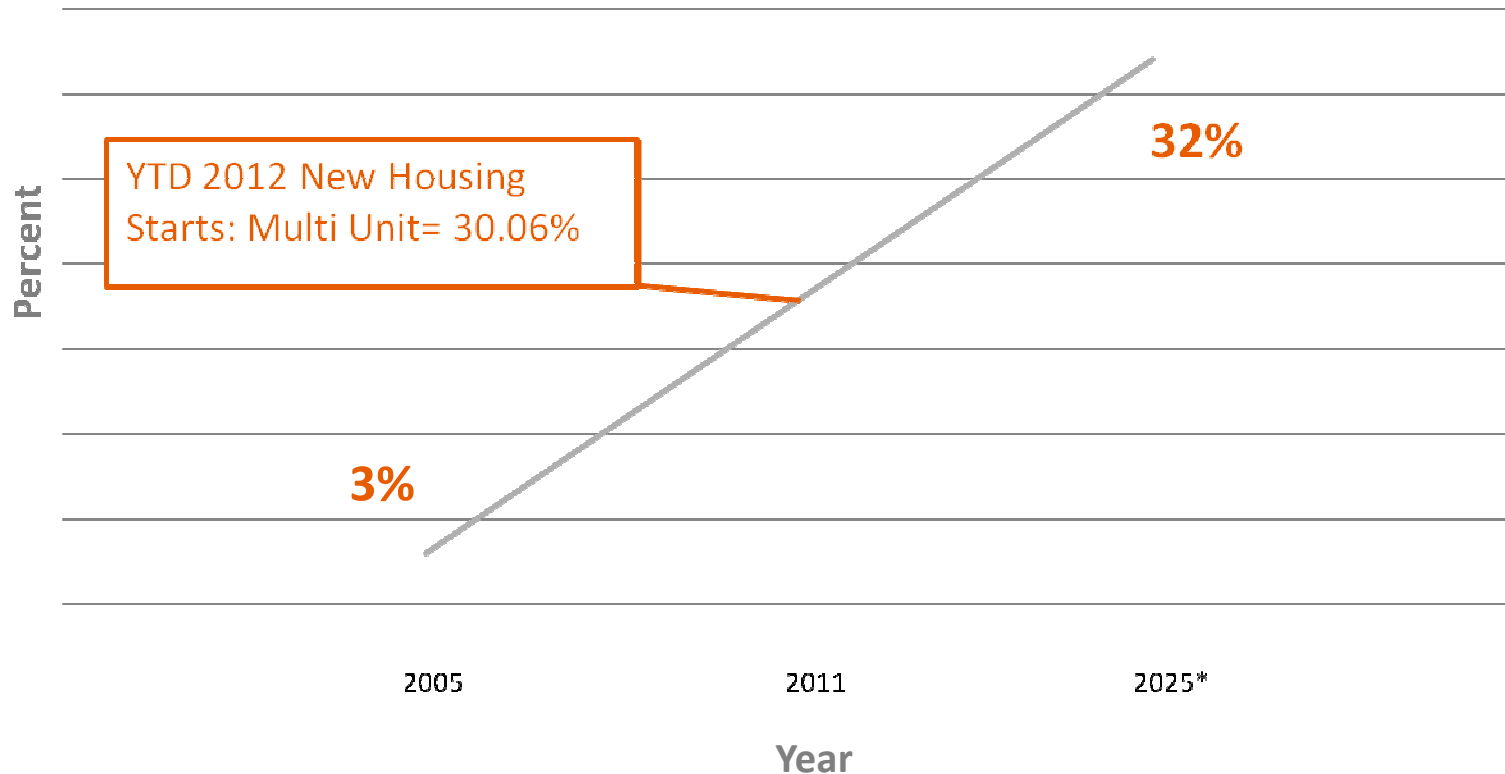
Annual rate of growth in American cities and surrounding urban areas has now surpassed that of exurbs for the first time in at least 20 years (Census 2010).



Housing Demand

- 88% of respondents placed more value on the quality of the neighborhood than the size of the home (National Association of Realtors, 2011)
- “Homeowners accept that they can live comfortably and more affordably in smaller houses or apartments and gain economies from driving less” (American Institute of Architects, 2010)
- “Infill areas and 24-hour neighborhoods in cities and urbanizing suburban nodes become more desirable locations for the large population cohorts of aging, empty-nest baby boomers and their young adult, echo boomer offspring.” (AIA, 2010)
- Homebuyers demand (Urban Land Institute, 2011)
 - Front porches that allow for more neighborhood connection
 - Sustainable/green energy home features

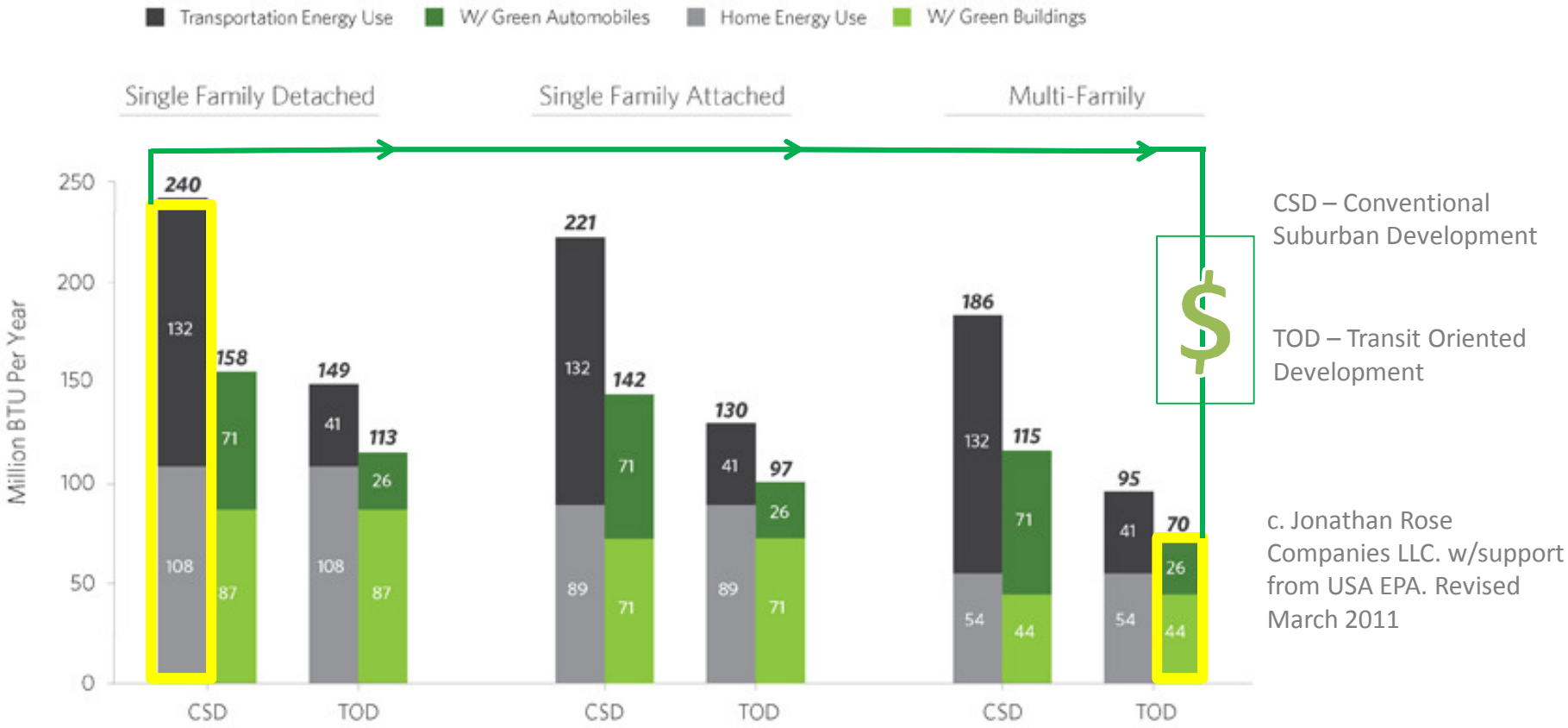
Demand for Homes in Livable, Walkable Communities



National Homebuilders EPA Survey, (2005-2006)



Smart Growth = Lower Energy Bill



BY 2025: 132M HOUSEHOLDS*

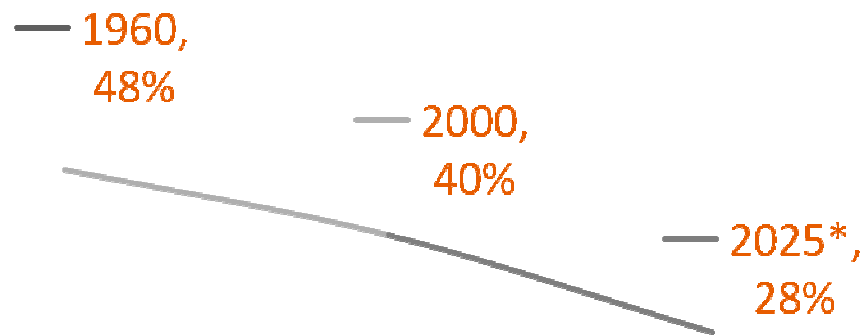


27M additional U.S. Households*

- 14M HH w/out children
- 9.5M single HH
- 2.6M w/children
- .8 non-relatives

*Riche, HUD (2003).

By 2025: only 28% of Households will have even 1 Child



Martha Farnsworth Riche, "How Changes in the Nation's Age and Household Structure Will Reshape Housing Demand in the 21st Century," HUD (2003).

Lower ~~Prices~~ Tax Revenue, Guaranteed!

Development Type Tax \$ per acre (thousands)

Mixed use, downtown 6+ story	\$250
Mixed-use, downtown 4-story	\$45
4-story apartment	\$18
Mall*	\$8
1-2 story office building	\$7
City commercial	\$2.4
City residential	\$1.7
County residential	\$1.2

*Study completed in Ashville, NC: Public Interest Projects













A photograph of a busy city street, likely in New York City, showing a diverse group of people walking and a person pushing a bicycle. The scene is vibrant and active, with various storefronts and buildings in the background.

Revitalization in New York

LAND BANKS

- Cities of Buffalo, Lackawanna, Tonawanda and Erie County
- City of Syracuse and Onondaga County
- City of Schenectady, County of Schenectady and City of Amsterdam
- Chautauqua County
- City of Newburgh



COMPLETE STREETS

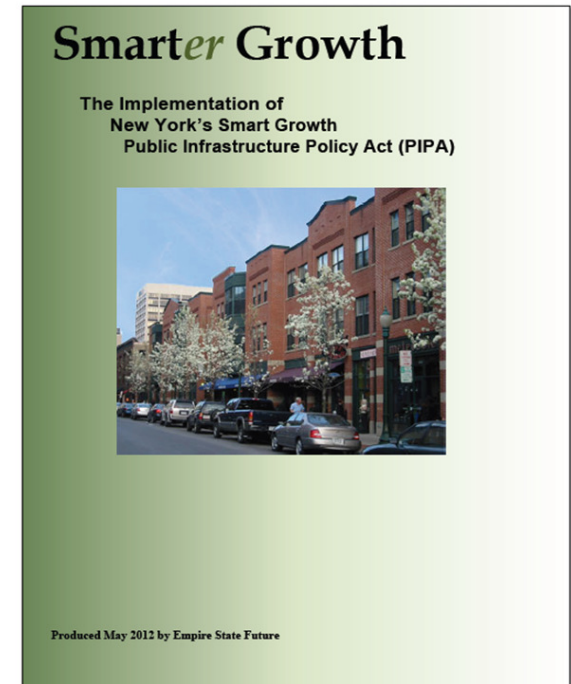
- Many local NYS communities- cities, counties, towns, villages have passed laws or resolutions



IMPLEMENTING THE SMART GROWTH LAW- ESF RECOMMENDATIONS

1. Directive from Governor
2. More Education from Department of State
3. Incentives/Disincentives
4. Additional Legislation
5. Include the Regional Economic Development Councils

ESF will convene state agencies and authorities to discuss best practices



BUFFALO GREEN CODE

- Designed to implement Comprehensive Plan
- Allows for mixed-use, walkable neighborhoods
- Extends economic development opportunities for existing structures and promotes infill.
- Form-based code replaces a zoning code with 12 base districts, 20 overlay districts, and 46 urban renewal plans, each with its own set of regulations.



PROJECT GREEN- ROCHESTER

- Recognizes that Rochester's built environment no longer matches population trends.
- Brings the number of residential properties inline with market demand
- Replaces vacant properties with large areas of green space connected by pedestrian and bicycle-friendly "green corridors."



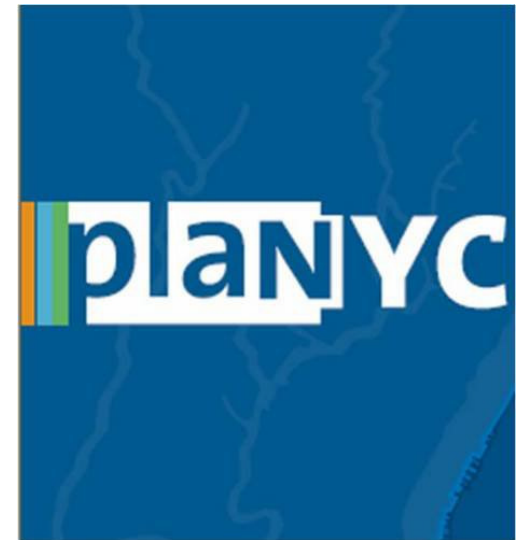
PLAN NYC

Comprehensive, long-term, sustainability agenda aiming to build a greener NYC:

- Reducing carbon dioxide emissions by 30% by 2030.
- Prepares for an additional one million New Yorkers while enhancing quality-of life

Zone Green- modifications to the city's zoning rules:

- Allows for implementation of solar and wind power systems, energy retrofits, etc.

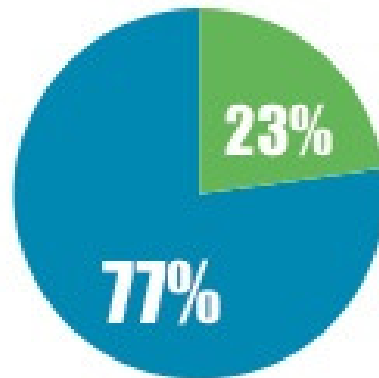




BUILDING ON CENTRAL NEW YORK'S MOMENTUM



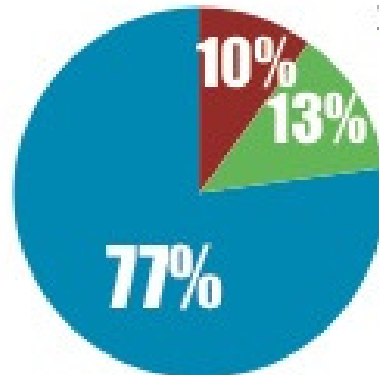
THE DESIRE FOR LIVABLE COMMUNITIES




Arrangement of Future Development



-  Housing and buildings should be closely spaced, with sidewalks leading to nearby shops and parks, even if it means smaller homes and yards.
-  Housing and buildings should be spread out, even if it means less open areas and farmland and having to drive more.

Location of Future Development



-  Within already developed communities with available buildings or unused lands.
-  Anywhere people want to build.
-  On open land at the edges of existing development.

2010 Survey: SMTC, SOCPA

DEVELOPMENT THAT PAYS

Fiscal Impact Analysis from the OC Sustainable Development Plan:

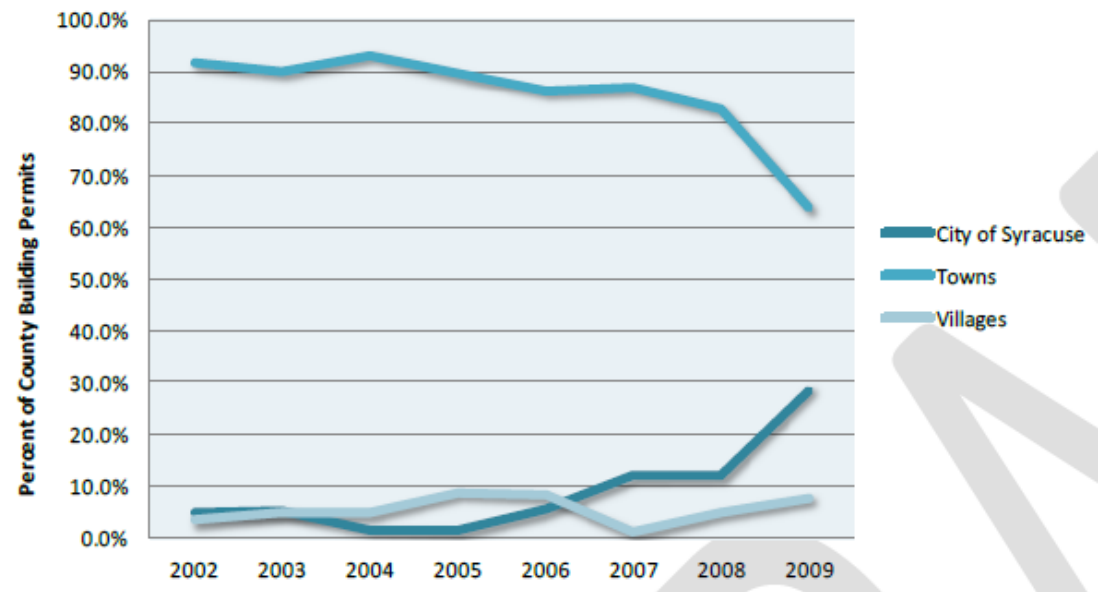
- Smart Growth principles would result in approximately \$21 million more in net fiscal benefit than would our current development trends.
- Suburban residential development requires \$734.61 more in services per ¼ acre than it generates in tax revenue. Dense urban residential development requires more in services than it generates in revenues as well. However, the density of urban areas reduces the impact as less infrastructure is required and the costs are spread across more households.
- Dense urban-commercial properties result in the greatest amount of net revenue per ¼ acre

TREND COMES HOME

“Data from 2002- 2009 shows that the proportion of building permits issued in towns began to drop, while those issued in the City started to rise.”

Figure LS-4: Building Permits Issued in Onondaga County by Municipality Type (2002 to 2009)

SOURCE: Syracuse-Onondaga County Planning Agency

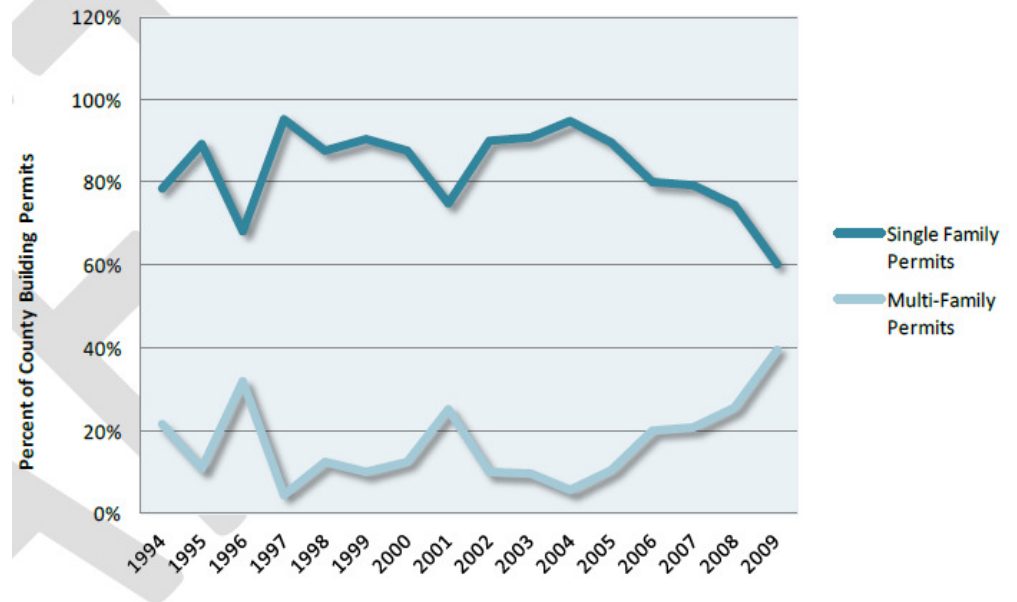


BUILDING LIVABLE COMMUNITIES

“Beginning in 2004, the proportion of permits issued for single-family residential homes began to decline, while permits for multi-family residential increased”

Figure LS-5: Building Permits Issued in Onondaga County by Residential Type (1994 to 2009)

SOURCE: Syracuse-Onondaga County Planning Agency



Onondaga County (2010)

Total Population- 467,026

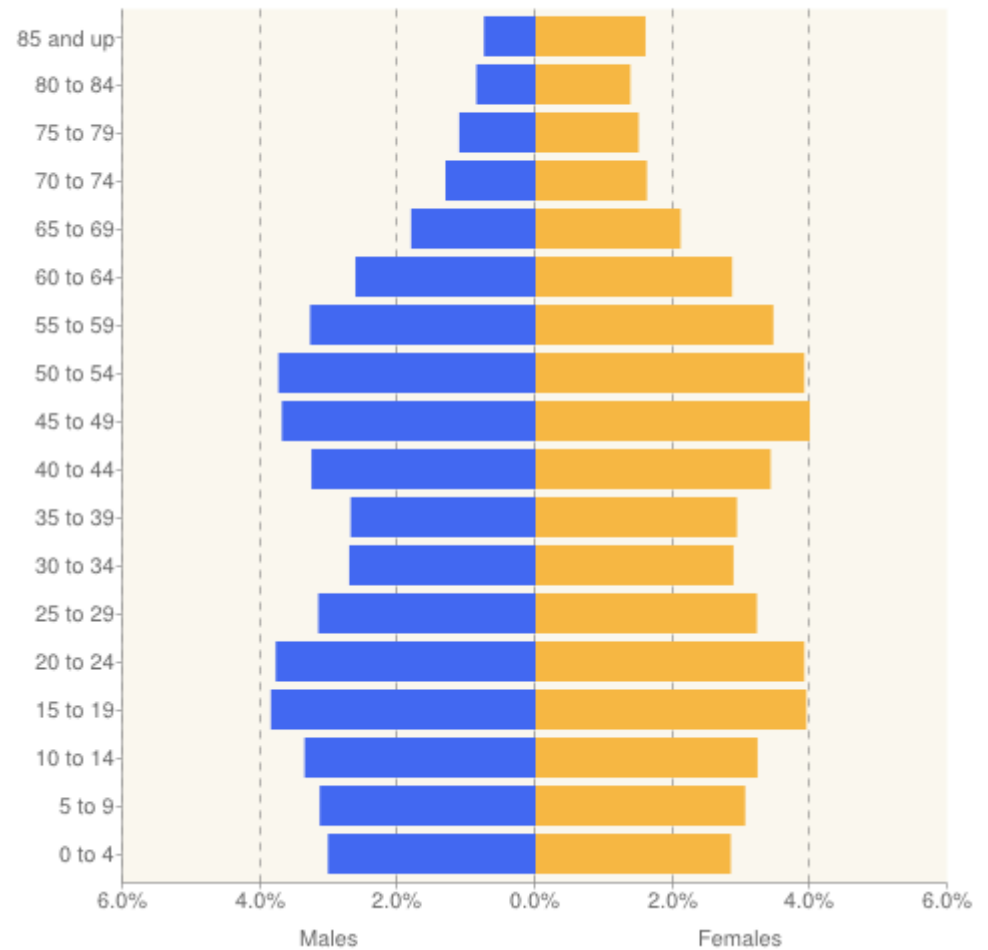
Syracuse- 145,170

65-plus – 65,578 (14%)

25– 64 – 242,061 (51.8%)

Cornell PAD (2011)

Projected age distribution for: 2010
Onondaga County



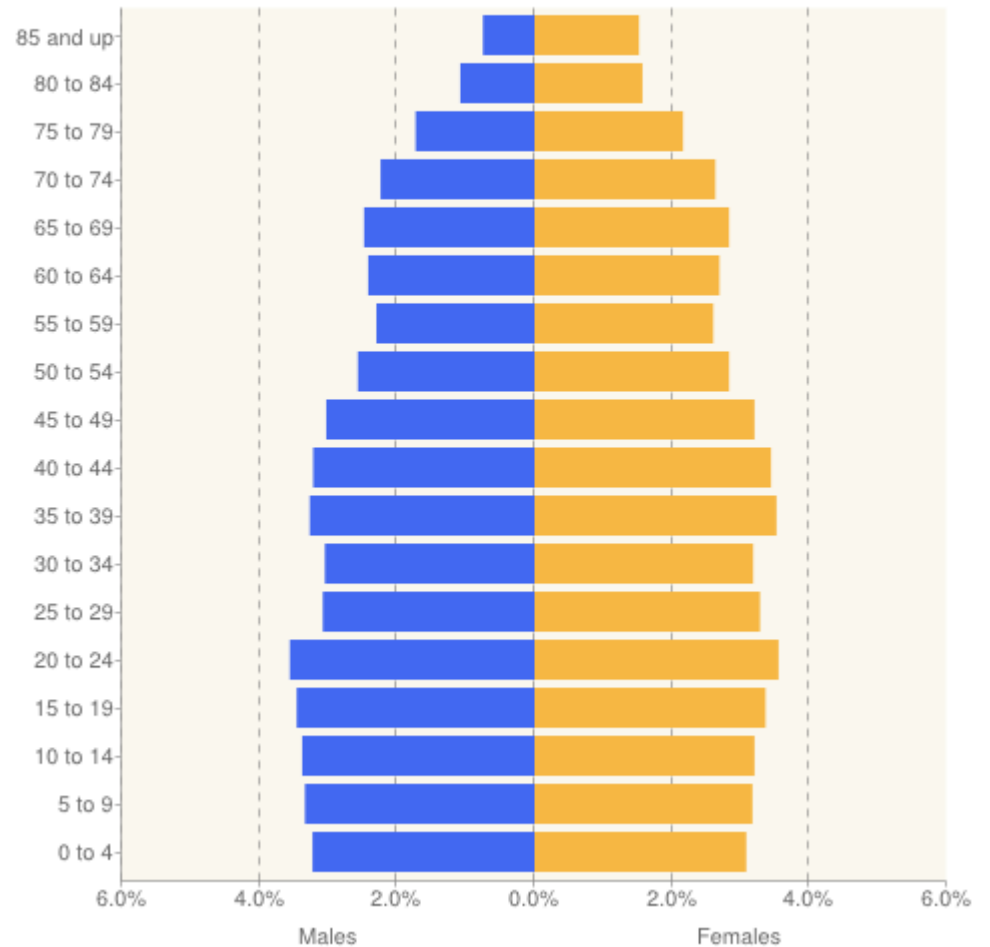
Onondaga County (2030)

Total Population-474,630
(increase 7,640)

65-plus – 90,143 (19%)
25-64 – 226,237 (48.6%)

Cornell PAD (2011)

Projected age distribution for: 2030
Onondaga County



THE BIGGER PICTURE

- A regional model for other NYS Communities
- Opportunity to influence state policy based on findings
- Create a economically, environmentally, and equitably sustainable NYS







NYS Progress

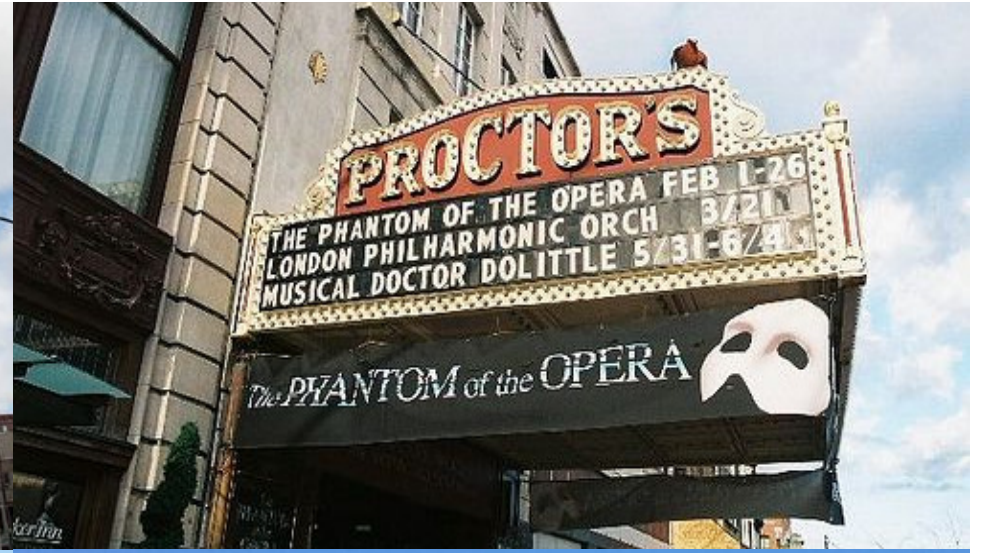




NYS Progress



**Empire
State
Future**
A Project of the Tides Center





Questions?

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