

- The consultants completed a demographic analysis of the East Side neighborhood that compared the 1990 and 2000 Census years;
- The consultants performed a detailed analysis of the Census blocks in the area adjacent to the Cameo Theater;
- An extensive set of GIS maps was created to illustrate the demographic data;
- A set of sketches of the Robinson Street corridor was developed.

3.0 – NEIGHBORHOOD DEFINITION

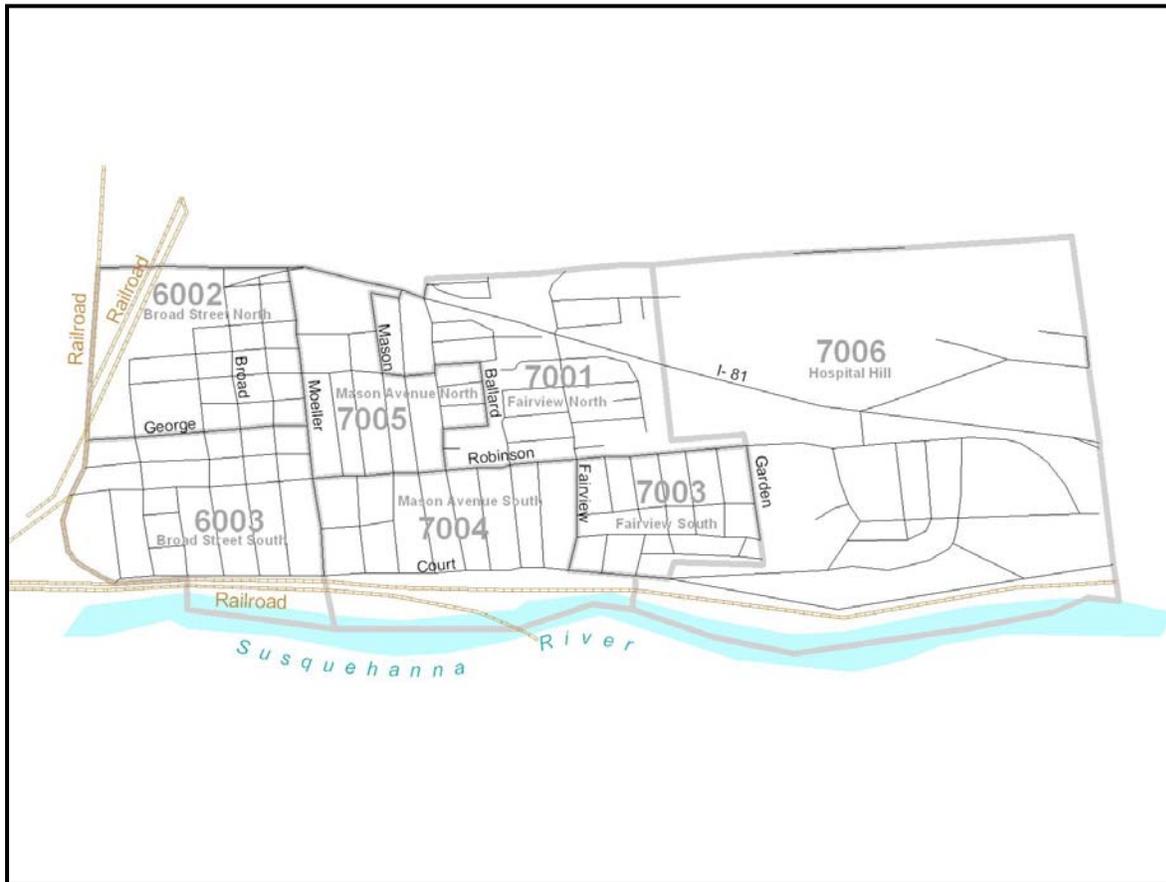
In many ways, Binghamton's East Side neighborhood is defined and contained by sharp breaks in the landscape of the City. The Conrail yards and tracks form the western boundary, I-81 limits the neighborhood on the north, the old State Hospital and the hill behind it are on the east, and the Susquehanna River defines the southern boundary.

For the purposes of reporting census counts, the U.S. government has divided the country in small areas called 'block groups'. The East Side is composed of seven such areas (Figure 3.1). The U.S. Census Bureau identifies these block groups with a numeric code but we believe that it will be easier for local residents to understand the discussion that follows if we assign locally meaningful names to these block groups.

Block group 6002, which we are calling **Broad Street North**, is bounded by Moeller Street on the east, George Street on the south, the railroad tracks on the west and I-81 on the north. This block group contains the bulk of the industrial parcels in the East Side neighborhood as well as a number of scattered commercial properties. Both the industrial and commercial parcels are concentrated on the west side of the block group close to the railroad. In general, however, residential land use dominates, especially in the eastern half.

Block group 6003, which we have named **Broad Street South**, has Moeller Street on the east, the Susquehanna River on the south, the railroad tracks on the west and George Street on the north. This block group contains the majority of the Robinson Street commercial corridor as well as a significant number of the Court Street businesses. In addition, there are a large number of residential properties including much of the multi-unit housing in the East Side.

Figure 3.1 East Side Block Groups



Block group 7005 or **Mason Avenue North** is defined on the east by a series of streets including (from north to south) Mason Avenue, East Frederick Street, Gray Street, Ballard Street, Moody Street and Bigelow Street. The south is bounded by Robinson Street, the west by Moeller Street and the north by I-81. This block group contains several Robinson Street commercial parcels along its southern edge and East Middle School in its north. However, it is predominantly single family residential.

Block group 7004, **Mason Avenue South**, with Fairview Avenue on the east, the Susquehanna River on the south, Moeller Street on the west and Robinson Street on the north, contains the majority of the East Side Court Street Businesses as well as a number of Robinson Street businesses. However, this block group is also predominantly single family residential.

Block group 7001, which we are calling **Fairview North**, has as its eastern edge the border of the tax parcels that make up the State Hospital grounds. The southern edge is Robinson Street. The western edge is made up of the streets that form the boundary with block group 7005 (from south to north—

Bigelow Street, Moody Street, Ballard Street, Gray Street, East Frederick Street and Mason Ave). The northern edge is the city border with Port Dickinson so that this block group includes residential areas north of I-81. Although this block group is also largely single family residential, it includes Coolidge Elementary School, Fairview Park, and Good Shepherd-Fairview Nursing Home.

Block group 7003, which we have named **Fairview South**, is bounded by Garden Avenue on the east, Court Street on the south, Fairview Avenue on the west and Robinson Street on the north. This is the smallest of the East Side block groups and is almost entirely single family residential. It does, however, include a significant part of the Court Street businesses.

Block group 7006 or **Hospital Hill** is defined on the north, east and south by the city boundaries and on the west by the residential areas of block groups 7001 (Fairview North) and 7003 (Fairview South). Although this block group contains a few residential parcels, the area is mostly occupied by health care activities.

Summing the land use distribution, industrial land-uses are largely in the Broad Street North block group, with the majority of the multi-family residential and the bulk of the Robinson Street commercial area located in the Broad Street South block group. The Court Street businesses are divided between the Broad Street South, Mason Avenue South, and Fairview South block groups. The residential areas are mostly in Mason Avenue North and South as well as Fairview North and South.

3.1.0 LAND USE

According to 2008 parcel data obtained from Broome County, the East Side study area consists of 1,942 parcels covering approximately 660 acres of land. Parcel area does not include land areas such as transportation rights-of-way, and is therefore a smaller portion of the study area's total land area. Land use classifications are determined by the county assessor according to a system established by the New York State Office of Real Property Services (NYSORPS). NYSORPS uses nine categories to classify land based on the primary use of each parcel. Within the East Side neighborhood, seven of the nine land uses used by NYSORPS are present. Nine parcels did not have NYSORPS data and are therefore excluded from analysis. The breakdown of land uses with the East Side project area is provided in Table 3.1, and illustrated in Figure 3.2

Table 3.1 East Side Land Uses, 2008

Class Code	Property Type	Parcels	Acreage	% Composition
100	Agricultural	0	0	0.0%
200	Residential	1,531	238.46	36.0%
300	Vacant Land	181	40.08	6.1%
400	Commercial	190	70.33	10.6%
500	Recreation & Entertainment	4	4.74	0.7%
600	Community Services	19	292.22	44.2%
700	Industrial	13	15.32	2.3%
800	Public Services	4	0.33	0.0%
900	Wild, Forested, Conservation Lands & Public Parks	0	0	0.0%
Totals		1942	661.48	100.0%

Each of the land uses present in the study area are described in greater detail below:

Residential

The East Side study area’s secondary land use is residential, which occupies a total of 238.46 acres. There are 1,531 residential parcels in the study area, the majority of which are single family homes (75 percent). Two-family homes make up approximately 21 percent of residential parcels. Residential parcels make up 78 percent of all parcels within the study area but are typically smaller than parcel areas for other land uses. Even though residential properties are the dominant land

Figure 3.2 Houses on E. Frederick Street



use within the study area when considering the number of parcels, they account for only 36 percent of all parcel land area.

Vacant

A portion of the land, 40 acres or 6 percent of the land area, within the East Side is vacant land. According to the NYSORPS, vacant land is any property “that is not in use, is in temporary use, or that lacks permanent improvement.” The vacant properties are dispersed throughout the East Side. There are vacant properties in the commercial, residential, and industrial zones. Clusters of vacant residential properties are found on Glen Avenue, northern Gaylord Street, Fellows Avenue, Merritt Street, and Willard Street. The East Side contains approximately 85 city blocks. 56 blocks contain one or more vacant parcel, or 66 percent of East Side blocks. This abundance of vacant property affects East Side residents, lowering the tax base and area property values, and imposing environmental and health threats. Its presence also provides a significant opportunity for infill residential and commercial development.

Commercial

There are 190 parcels designated as commercial, making commercial the third largest land use within the East Side study area. Commercial properties occupy a total of 70 acres or 10 percent of the total land area. The largest commercial parcel is 3.46 acres in size located on Robinson Street. The majority of commercial properties are located along the western boundary, Robinson Street, and all of upper Court Street.

Figure 3.3 Burton Avenue Park

Recreation and Entertainment

Four parcels are designated for recreation and entertainment. According to the NYSORPS, these properties are “used by groups for recreation, amusement or entertainment.” Three of these parcels are located on Robinson Street and one is located on Burton Avenue. These parcels comprise a total of 4.74 acres or less than 1 percent of the total land areas. Fairview Park is located in the eastern portion of the study area and Burton Park is located in the southern portion.



Community Service

The East Side's primary land use is community service which occupies a total of 292 acres. Community service parcels are parcels that are designated for use towards the "well-being of the community." The largest parcel in the East Side is 264 acres and contains the Greater Binghamton Health Center as well as the former New York State Inebriate Asylum. Calvin Coolidge Elementary School occupies 5.57 acres along Robinson Street and East Middle School occupies 13.1 acres on E. Frederick Street. The remaining parcels include religious institutions, the Salvation Army, and the Good Shepherd Fairview Home.

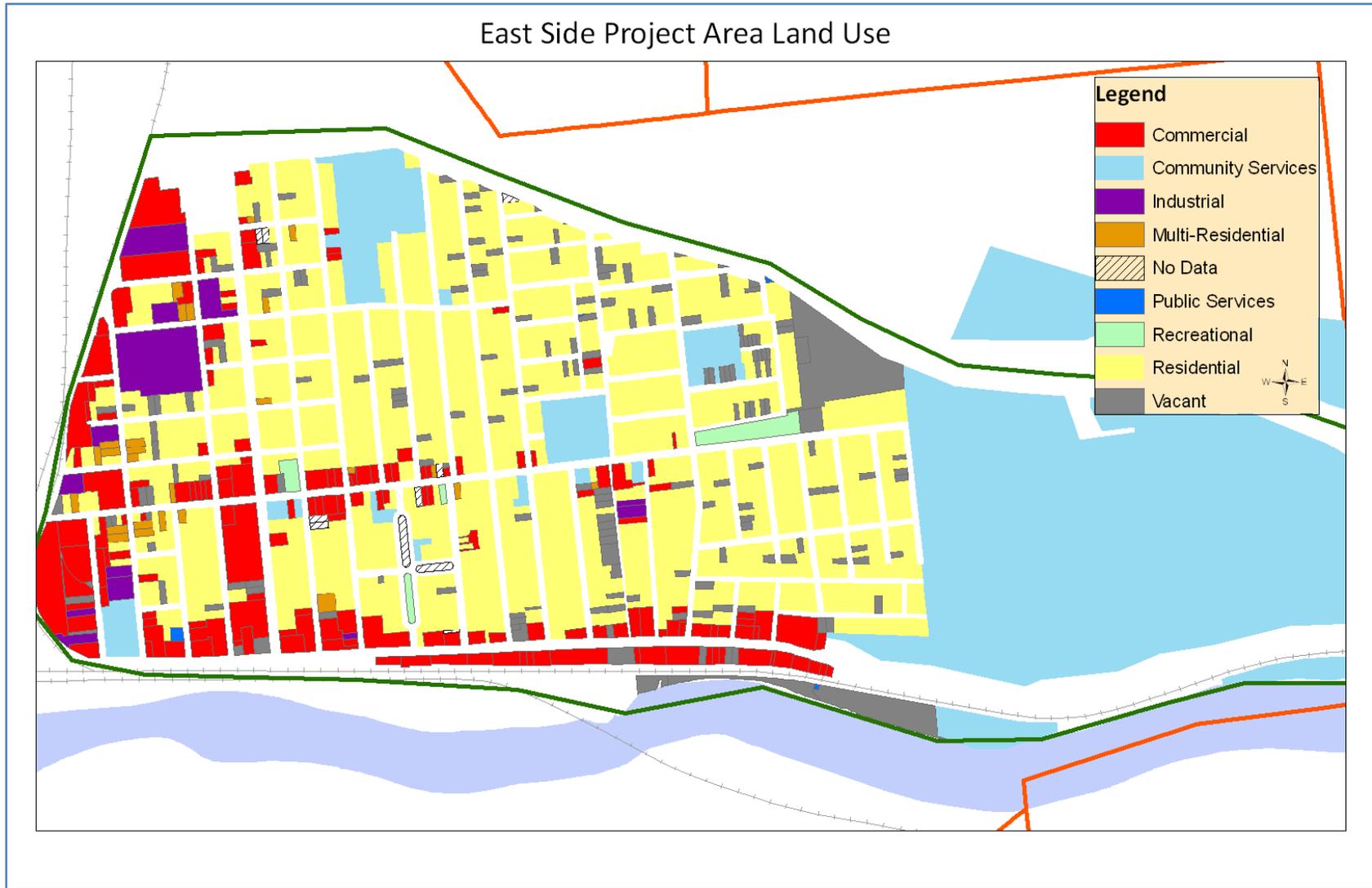
Industrial

There are 13 parcels in the study area that have industrial uses. These parcels occupy a total of 15.3 acres, which is only 2.3 percent of the study area's parcel land use. The largest industrial parcel is 7 acres, while the average parcel size for this land use is 1.18 acres. The majority of industrial parcels are located in the western portion of the study area along the railroad tracks.

Public Service

Properties that are designated as public services by the NYSORPS are those intended to "provide services to the general public." This land use represents the smallest use within the study area, with only 4 parcels designated as public services. Two of these parcels are owned by the City of Binghamton, one is owned by the New York State Electric and Gas Company to provide utility service to the area. The remaining parcel is owned by WBNG Newco, LLC a local television station. Together the parcels occupy less than once acres of land, representing 0.05 percent of all land area in the study area.

Figure 3.4 East Side Existing Land Use



3.2.0 Zoning

The City of Binghamton last revised their zoning code in July 2006, following the 2003 revision of its Comprehensive Plan. The existing zoning code establishes 12 total zoning districts including three residential districts, six commercial districts and three industrial districts throughout the City. In the East Side, five of the twelve districts are present, including two residential districts, two commercial districts and one industrial district. Understanding the existing zoning within the study area will assist with encouraging land development revitalization efforts that are harmonious with City’s vision for the area. The zoning districts present in the East Side are summarized in Table 3.2 and depicted on Figure 3.5.

Table 3.2 Existing Zoning Designations

Zoning Designation		Name	# Parcels	Acreage	Portion of Study Area (Acreage)
Residential	R-1	Residential Single Unit Dwelling District	314	328.26	49.5%
	R-2	Residential One and Two Unit Dwelling District	1,322	223.33	33.7%
	R-3	Residential Multi-Unit Dwelling District	0	--	--
Totals			1,636	551.59	83.1%
Commercial	C-1	Service Commercial District	112	37.04	5.6%
	C-2	Downtown Business District	0	--	--
	C-3	Medical District	0	--	--
	C-4	Neighborhood Commercial District	135	33.13	5.0%
	C-5	Neighborhood Office District	0	--	--
	C-6	Limited Neighborhood Commercial District	0	--	--
Totals			247	70.17	10.6%
Industrial	I-1	Urban Business Park District	0	--	--
	I-2	Light and Medium Industrial District	0	--	--
	I-3	Heavy Industrial District	69	41.65	6.3%
Totals			69	41.65	6.3%
Study Area Total			1,952	663.41	100.0%

Residential

Properties that are zoned residential make up the largest portion of the study area accounting for 83 percent of the land area. Two residential zoning districts are located in the East Side: the R-1, Residential Single Unit Dwelling Districts and the R-2, Residential One and Two Unit Dwelling District. The R-1 zoning district is intended to designate areas appropriate for single-family dwelling units that allow for a low density development pattern. The R-1 District is the largest zoning district in the East Side. It is comprised of 328.26 acres or 49.5 percent of land area.

The R-2 zoning district is intended to designate areas appropriate for a mix of one-unit and multi-unit dwellings that allow low to moderate density development. The R-2 designation is the seconded largest zoning designation in the East Side, occupying 223 acres or approximately 33.7 percent of the land area.

Commercial

The commercial areas are broken down into six districts. The East Side study area contains only the C-1, Service Commercial District and the C-4, Neighborhood Commercial District. The C-1 zoning district is intended to designate areas where commercial, light industrial and storage activities should be concentrated. The C-1 district occupies approximately 34 acres or 5.6 percent of land area. The C-1 district is located primarily along the upper Court Street corridor and within the block bounded by Court Street, Broad Avenue, Robinson Street and Ely Street.

The C-4 district identifies areas where general retail, service and office activities should exist to serve adjacent neighborhoods. Approximately 5 percent of the East Side parcel area is designated as a Neighborhood Commercial District. Parcels located within the C-4 zoning district are located along the Robinson Street corridor from the railroad tracks to Milford Street. There is also a small concentration of C-4 parcels along the northern section of Broad Avenue between Grant Street and the on-ramp to I-86/Route 17. There are 247 commercially zoned parcels that make up 10 percent of the East Side's parcel area.

Industrial

One of three industrial districts is present in the East Side: the I-3, Heavy Industrial District. The I-3 district is intended to designate areas that are appropriate for intense industrial uses. The -3 zoning

designation comprises 41.65 acres or approximately 6.3 percent of the study area. The I-3 district is located in the western portion of the study area along the railroad tracks.

3.2.1 Summary Zoning Analysis

Understanding the existing land uses and zoning districts in the East Side study area provides an understanding of where and how future development and investment may occur. Additionally, knowledge of how land is being used within the existing zoning provides a framework for recommendations for revitalization. The majority of the property within the study area is zoned and used as residential property. Lands zoned for residential use primarily incorporate residential and community service uses. These areas include the study areas parks and open space, educational facilities, and residential properties. The majority of vacant properties occur in the residential districts. These lots provide an opportunity for residential infill or the creation of green space. Commercial and Industrial zoning designations and uses are clustered along the upper Court Street corridor, Robinson Street corridor and along the railroad tracks. In addition, many parcels zoned for commercial uses are currently vacant, which provides the opportunity to attract businesses to the Robinson Street and upper Court Street corridors.

Figure 3.5 East Side Existing Zoning

