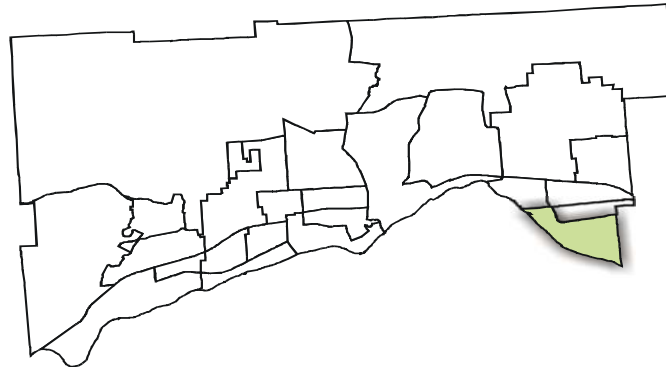
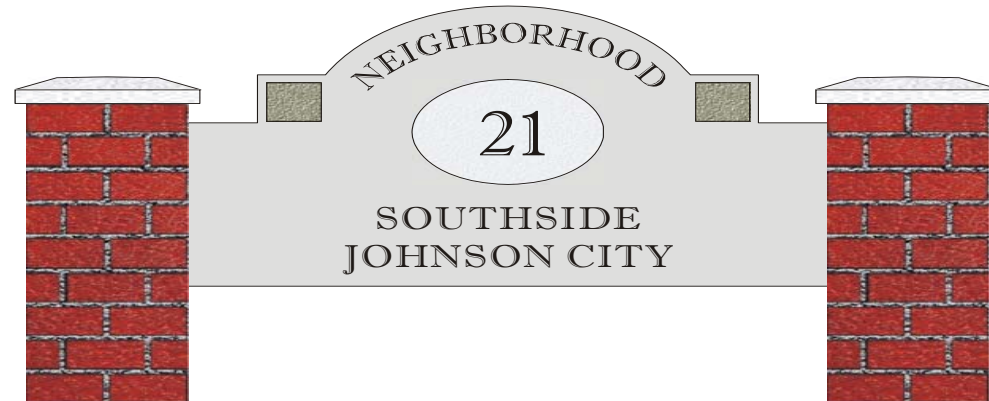


# TOWN OF UNION

## COMPREHENSIVE PLAN

### DEMOGRAPHIC PROFILE



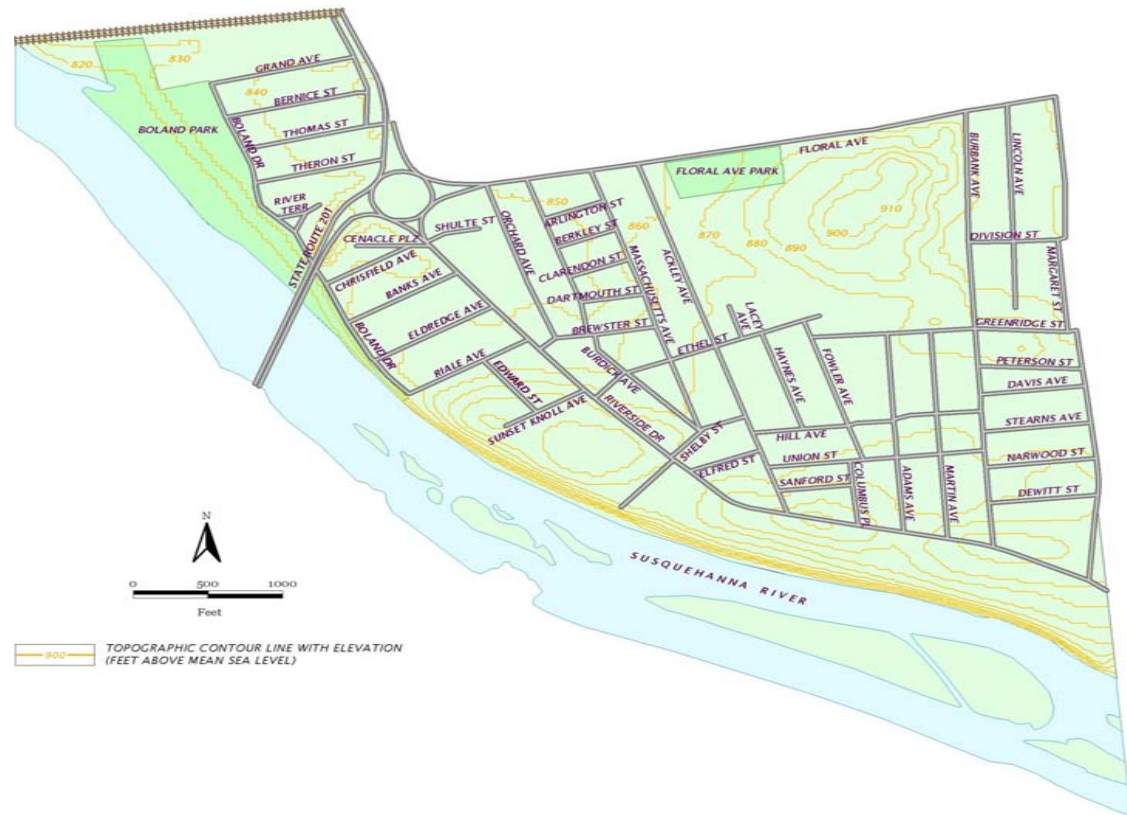
### **NEIGHBORHOOD SETTING**

Southside Johnson City occupies 430 acres, or 2% of the total area of the town, and ranks 10<sup>th</sup> of 25 neighborhoods in size. It occupies the portion of Johnson City south of Floral Avenue and west of NY Route 201. Southside Johnson City is accessed from the east by Floral Avenue and Riverside Drive, and is accessed from the south by NY Route 201. These roads converge in a traffic circle at the eastern side of the neighborhood.

### **LANDSCAPE FEATURES**

Southside Johnson City is flat except for a small knoll in the Floral Park Cemetery, in the northeast corner of the neighborhood, and a series of knolls along the Susquehanna River at the southern boundary of the neighborhood. The riverbank is steeply sloped except for the segment along Boland Drive, west of NY Route 201. The 100-year flood zone extends into the northwest corner of the neighborhood, west of Boland Drive and north of Grand Avenue. The residences on the north side of Grand Avenue are within the 100-year flood zone.

Map 1 ~ Neighborhood 21



### EXISTING LAND USE

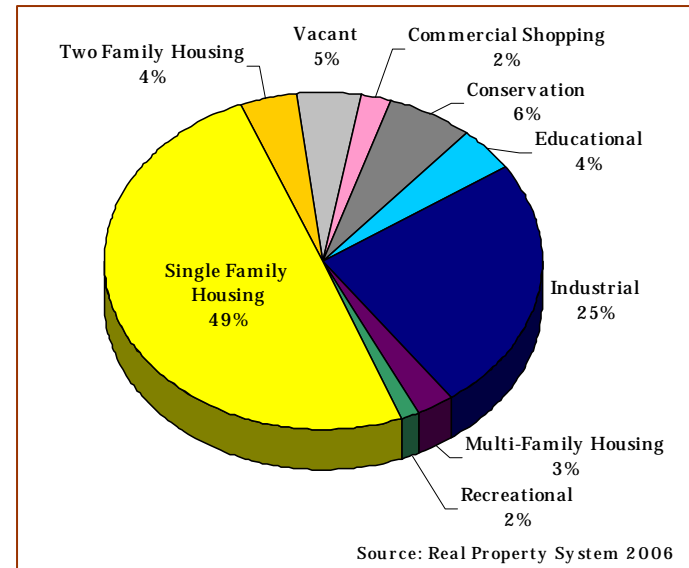
Figure 1 shows parcel acreage by land use. Forty-nine percent of the parcel acreage is used for single-family housing, while seven percent is either two-family or multi-family housing. Twenty-five percent of the parcel acreage has industrial land use, eight percent is used for conservation and recreation, four percent is used for education, and five percent is vacant. A residential area occupies most of the northwestern portion of the neighborhood, west of NY Route 201. West of Boland Drive and north of Grand Avenue is vacant land. The Blessed Sacrament Church lies

 **Photograph 1 ~ Davis College**



immediately south of the entrance to Riverside Drive from NY Route 201. A residential area lies south of the church between the river and Riverside Drive. Further south along Riverside Drive is Davis College and The Susquehanna Nursing Home. A single residential street separates the college from the nursing home. Just beyond the nursing home, Riverside Drive turns to a more westerly direction. West of the nursing home several professional offices lie on the south side of Riverside Drive. West of the offices, St. Patrick's Cemetery and the Slovak Catholic Cemetery occupy the southeast corner of the neighborhood between Riverside Drive and the river. A shopping plaza is located across from the cemetery, on the north side of Riverside Drive, east of Burbank Avenue.

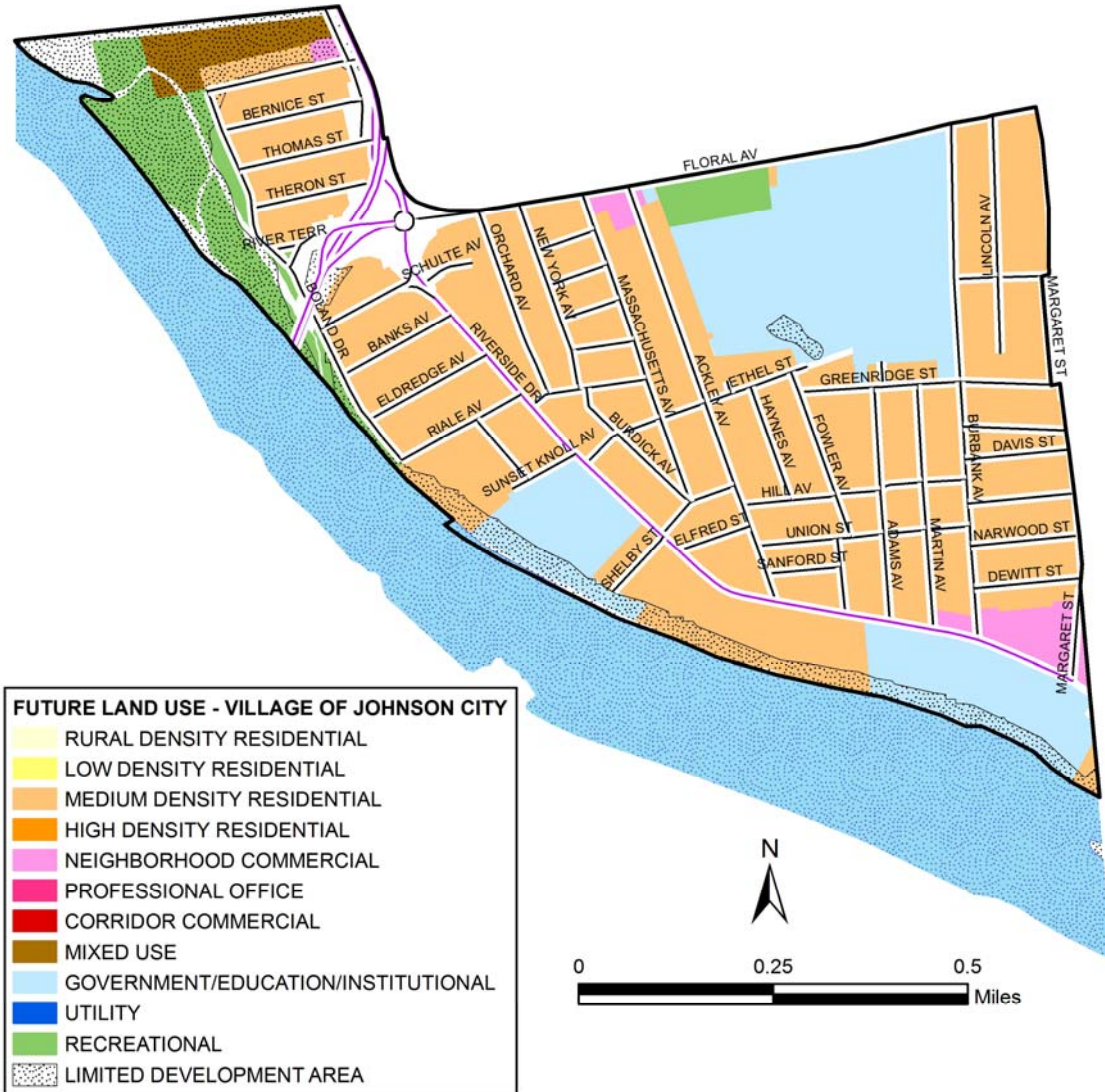
 **Figure 1 ~ Existing Land Use By Acreage**



### FUTURE LAND USE

Map 2 ~ Proposed Future Land Use, Neighborhood 21

This neighborhood is south of Floral Avenue and the area west of NYS Route 201. This neighborhood contains two Village Parks – Boland and Floral Avenue. The area along Riverside Drive is a mixture of uses such as medical offices, a church, cemeteries, a nursing home, Davis College, and a neighborhood retail shopping center. This area is attractive to medical offices because of its proximity to Lourdes Hospital in Binghamton and Wilson Regional Medical Center in Johnson City. The primary zoning of this area is Residential 4,000 (R4) east and north of Riverside Drive and Residential 6,000 (R6) north of the college and around the traffic circle. There is also a small area of Neighborhood Commercial along Floral Avenue that includes some specialty shops, a dance studio, and a church. There is a small industrial and commercial area along Riverside Drive near Grand Avenue.





## Town of Union Unified Comprehensive Plan

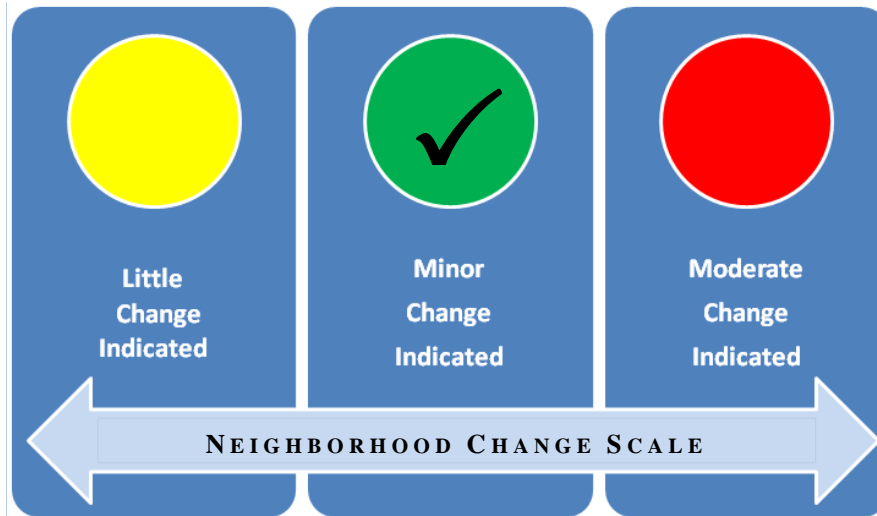
The Residential 6,000 zoning district allows by right a school and by special permit a medical office. The R4 district permits one and two family, schools by right, and hospitals and medical offices by special permit. This should be modified to have an overlay zone for office use along Riverside Drive. These uses seem inappropriate in these zoning classifications outside of the main roadways.

 Photograph 2 ~ New Floral Avenue Park Playground Unit



 Photograph 3 ~ Rt. 201 Flyover and Roundabout





### **CHANGE INDICATOR**

Based upon the proposed Future Land Use recommendations, it is not anticipated that there will be a significant amount of change in Neighborhood 21. The western portion of the neighborhood is prone to flooding. This largely residential neighborhood is essentially built out. The primary focus for this neighborhood should be stabilization and enhancement of the existing housing stock. The Town and Village have been implementing various capital improvement projects aimed at improving the safety and aesthetics of Floral Avenue Park which sits along a busy segment of the village's road network.

Boland Park has been identified as a preferred location for a segment of a riverbank trail proposed as part of the 1999 Binghamton Metropolitan Greenway Study.

## Town of Union Unified Comprehensive Plan

### MINORITY POPULATION

Table 1 shows the racial/ethnic composition of the neighborhood. Between the years 1990 and 2000, the minority population increased from 2.5% to 6.3%. In the year 2000, the percentage of minority population was smaller than that of the Town of Union (6.9%), New York State (37.0%), and the Nation (29.5%). Southside Johnson City ranks 15<sup>th</sup> out of 25 neighborhoods in percentage of minority population.

 **Table 1 ~ Racial/Ethnic Composition**

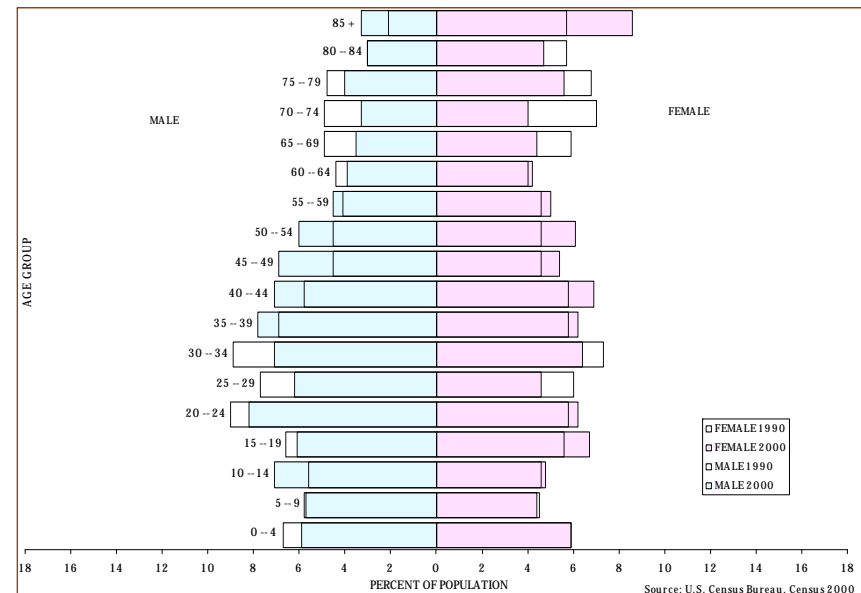
	NH 21 1990	%	NH 21 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	3,861		3,643		56,298		18,976,457		281,421,906	
Hispanic or Latino	25	0.6	56	1.5	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	3,836	99.4	3,587	98.5	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	3,785	98.0	3,447	94.6	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	32	0.8	62	1.7	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	2	0.1	3	0.1	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	36	0.9	64	1.8	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	6	0.2	22	0.6	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			45	1.2	775	1.4	590,182	3.1	6,826,228	2.4
Minority	95	2.5	231	6.3	3,864	6.9	7,018,223	37.0	83,081,797	29.5

Source: U.S. Census Bureau, Census 2000

### AGE

Figure 2 shows age distribution by gender. Between 1990 and 2000, the percentage of the population aged 0 to 4, 25 to 34, and 65 to 84 decreased, while the percentage of population aged 10 to 14, 35 to 54, and 85 and over increased over the same time period. Southside Johnson City ranks 17<sup>th</sup> out of 25 neighborhoods in percentage of population aged 17 and under, and 5<sup>th</sup> in percentage of population aged 62 and over.

 **Figure 2 ~ Population Pyramid**



## Town of Union Unified Comprehensive Plan

### EDUCATIONAL ATTAINMENT

Table 2 shows the educational attainment for the population aged 25 and over. The percentage of the population aged 25 and over that graduated from high school increased from 78.3% in 1990 to 83.7% in 2000, and in 2000 was smaller than that of the Town of Union (84.8%), but larger than that of New York State (79.1%), and the Nation (80.4%). The percentage of the population aged 25 and over that earned Associate's Degrees as their highest level of education increased from 9.6% in 1990 to 9.9% in 2000, and in 2000 was smaller than that of the Town of Union (10.5%), but larger than that of New York State (7.2%), and the Nation (6.3%). The percentage of the population aged 25 and over that earned Bachelor's Degrees as their highest level of education decreased from 12.8% in 1990 to 10.4% in 2000, and in 2000 was smaller than that of the Town of Union (13.7%), New York State (15.6%), and the Nation (15.5%). The percentage of the population aged 25 and over that earned Graduate or professional degrees as their highest level of education increased from 6.5% in 1990 to 7.9% in 2000, and in 2000 was smaller than that of the Town of Union (9.8%), New York State (11.8%), and the Nation (8.9%).

 Table 2 ~ Educational Attainment

	NH21 1990	%	NH21 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	221	8.1	130	5.1	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	369	13.6	286	11.2	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	916	33.7	906	35.4	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	426	15.7	513	20.1	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	260	9.6	254	9.9	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	347	12.8	265	10.4	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	177	6.5	202	7.9	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	2,126	78.3	2,140	83.7	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	2,716	100	2,556	100	39,390	100	12,542,536	100	182,211,639	100

Source: U.S. Census Bureau, Census 2000



## Town of Union Unified Comprehensive Plan

### HOUSEHOLDS

Table 3 shows household type. The percentage of family households decreased from 65.6% in 1990 to 59.2% in 2000. The percentage of family households in Southside Johnson City was smaller than that of the Town of Union (59.3%), New York State (65.7%), and the Nation (68.1%). Southside Johnson City ranks 12<sup>th</sup> out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 21 1990	%	NH 21 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	1,567		1,506		24,538		7,056,860		105,480,101	
Family households	1,028	65.6	891	59.2	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	539	34.4	615	40.8	9,982	40.7	2,417,473	34.3	33,692,754	31.9

Source: U.S. Census Bureau, Census 2000

### HOUSING

Table 4 shows housing occupancy. The percentage of vacant housing units increased from 4.0% in 1990 to 5.6% in 2000. The housing vacancy rate in 2000 was smaller than that of the Town of Union (7.4%), New York State (8.1%), and the Nation (9.0%). Southside Johnson City ranks 18<sup>th</sup> out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH 21 1990	%	NH 21 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	1,633		1,596		26,507		7,679,307		115,904,641	
Occupied	1,567	96.0	1,506	94.4	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	66	4.0	90	5.6	1,969	7.4	622,447	8.1	10,424,540	9.0

Source: U.S. Census Bureau, Census 2000

## Town of Union Unified Comprehensive Plan

Table 5 shows housing tenure. The percentage of owner-occupied housing units decreased slightly from 72.6% in 1990 to 71.4% in 2000, and in 2000, was larger than that of the Town of Union (60.1%), the Nation (66.2%), and New York State (63.0%). Southside Johnson City ranks 8<sup>th</sup> out of 25 neighborhoods in percentage of owner-occupied housing units.

 Table 5 ~ Housing Tenure

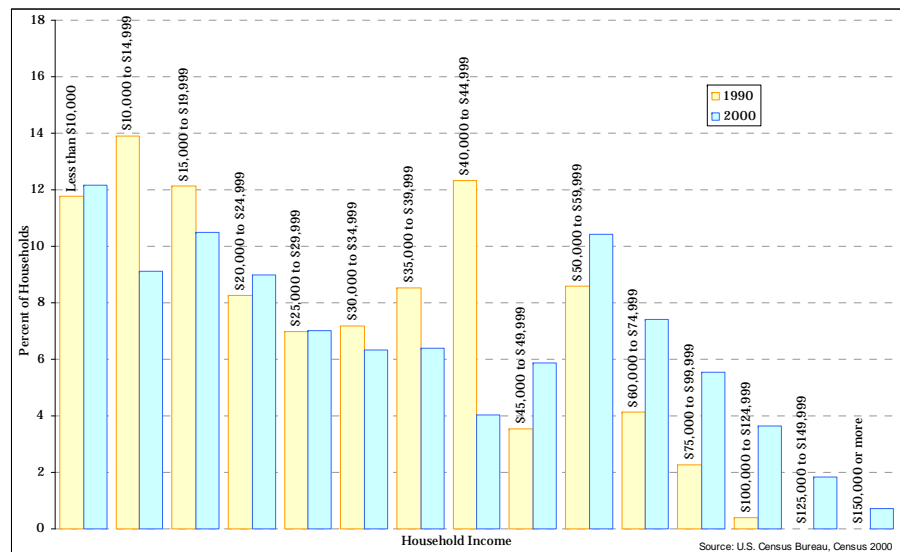
	NH 21 1990	%	NH 21 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	1,567		1,506		24,538		7,056,860		105,480,101	
Owner occupied	1,137	72.6	1,075	71.4	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	430	27.4	431	28.6	9,791	39.9	3,317,694	47.0	35,664,348	33.8

Source: U.S. Census Bureau, Census 2000

## HOUSEHOLD INCOME

Figure 3 shows the change in household income from 1990 to 2000. The percentage of households earning less than \$44,999 decreased in this neighborhood from 1990 to 2000, while at the same time the percentage of households that earned over \$45,000 increased.

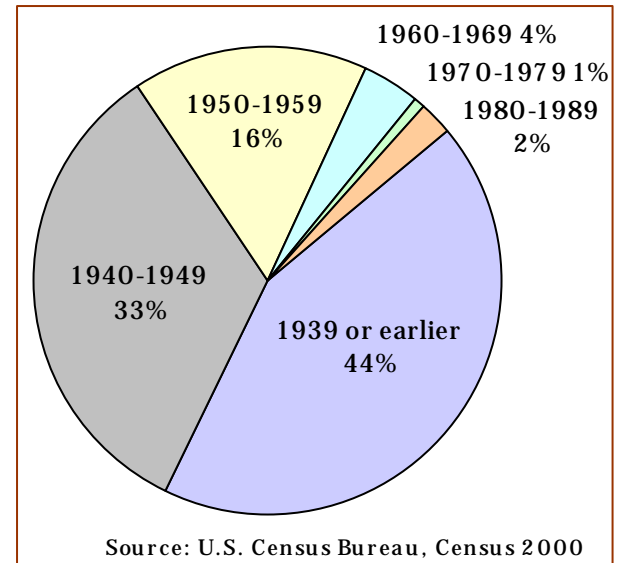
 Figure 3 ~ Household Income Change, 1990-2000



### AGE OF HOUSING STRUCTURES

Figure 4 shows housing age. Forty-four percent of the housing structures were built prior to 1940. Almost half (49%) were built between 1940 and 1959. The remaining seven percent were built between 1960 and 1989. None were built post 1989.

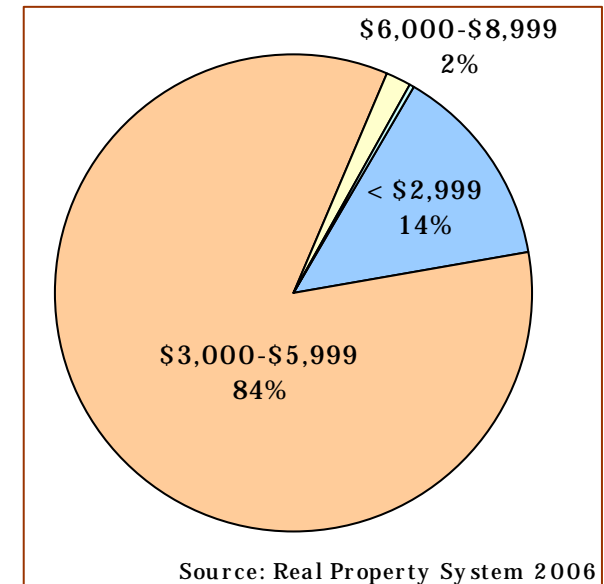
 Figure 4 ~ Age of Housing



### ASSESSED VALUE

Figure 5 illustrates the assessed value percentages of residential property. Fourteen percent of the residential properties have assessed values of less than \$2,999, eighty-four percent have assessed values of between \$3,000 and \$5,999, and two percent has assessed values of between \$6,000 and \$8,999. Five properties, less than one half of one percent, have assessed values of greater than \$9,000.

 Figure 5 ~ Assessed Value



## REAL PROPERTY VALUE

Figure 6 shows residential property Full Market Values (FMVs). Two percent of the residential properties have FMVs of less than \$49,999, ninety-three percent have FMVs of between \$50,000 and \$99,999, and five percent have FMVs of between \$100,000 and \$199,999. Five properties have a FMVs of greater than \$200,000.

 Figure 6 ~ Full Market Value

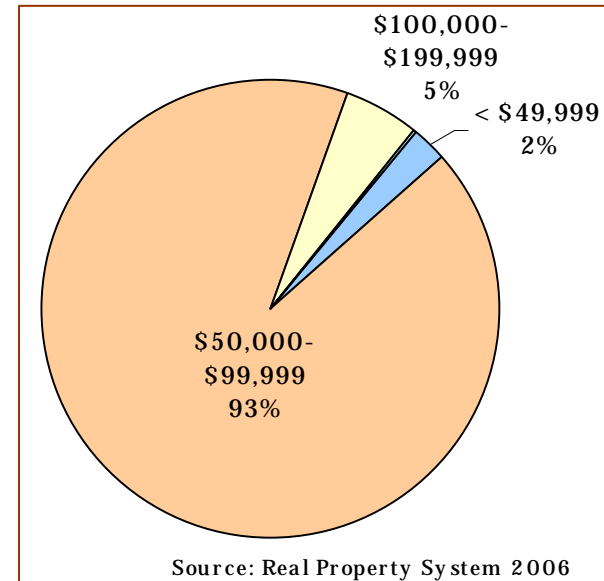


Table 6 Shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

 Table 6 ~ Median Housing Value, By Block Group

Block Group 1, Census Tract 141	Block Group 2, Census Tract 141	Block Group 3, Census Tract 141	Block Group 4, Census Tract 141	Block Group 5, Census Tract 141	Neighborhood Average
\$63,900	\$64,500	\$62,200	\$54,400	\$65,100	\$62,020

Source: U.S. Census Bureau, Census 2000

## Town of Union Unified Comprehensive Plan

### OCCUPATIONAL STRUCTURE

The occupational structure shows that thirty-six percent of the residents in this neighborhood are employed in Management, Professional, and Related Occupations and another twenty-seven percent work in Sales and Office Occupations. Service Occupations account for twenty percent of the labor force, while Construction, Extraction, and Maintenance make up six percent, and Production, Transportation, and Material Moving comprises eleven percent. None of the residents in this neighborhood were employed in Farming, Fishing, or Forestry Occupations.

 **Table 7 ~ Occupational Structure, By Percentage Of Labor Force (LF)**

Management, Professional, and Related Occupations				Service Occupations				Sales and Office Occupations				Farming, Fishing, and Forestry Occupations				Construction, Extraction, and Maintenance Occupations				Production, Transportation, and Material Moving Occupations			
# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF
222	13.0	393	23.1	138	8.1	195	11.5	187	11.0	279	16.4	0	0.0	0	0.0	104	6.1	0	0.0	151	8.9	34	2.0

Source: U.S. Census Bureau, Census 2000

### COMMUTE TIME

Over eighty percent of the residents spend less than twenty minutes traveling to work each day, while thirteen percent spend between twenty and forty-five minutes to get to their place of employment and only about two percent spend more than forty-five minutes to commute to work. Five percent of the residents work from their homes.

 **Table 8 ~ Commute Time To Place Of Employment**

Amount of Time Spent Getting to Work							
Worked at Home	%	Less than 20 minutes	%	20 to 45 minutes	%	More than 45 minutes	%
83	5.0	1,345	80.3	218	13.0	30	1.8

Source: U.S. Census Bureau, Census 2000