

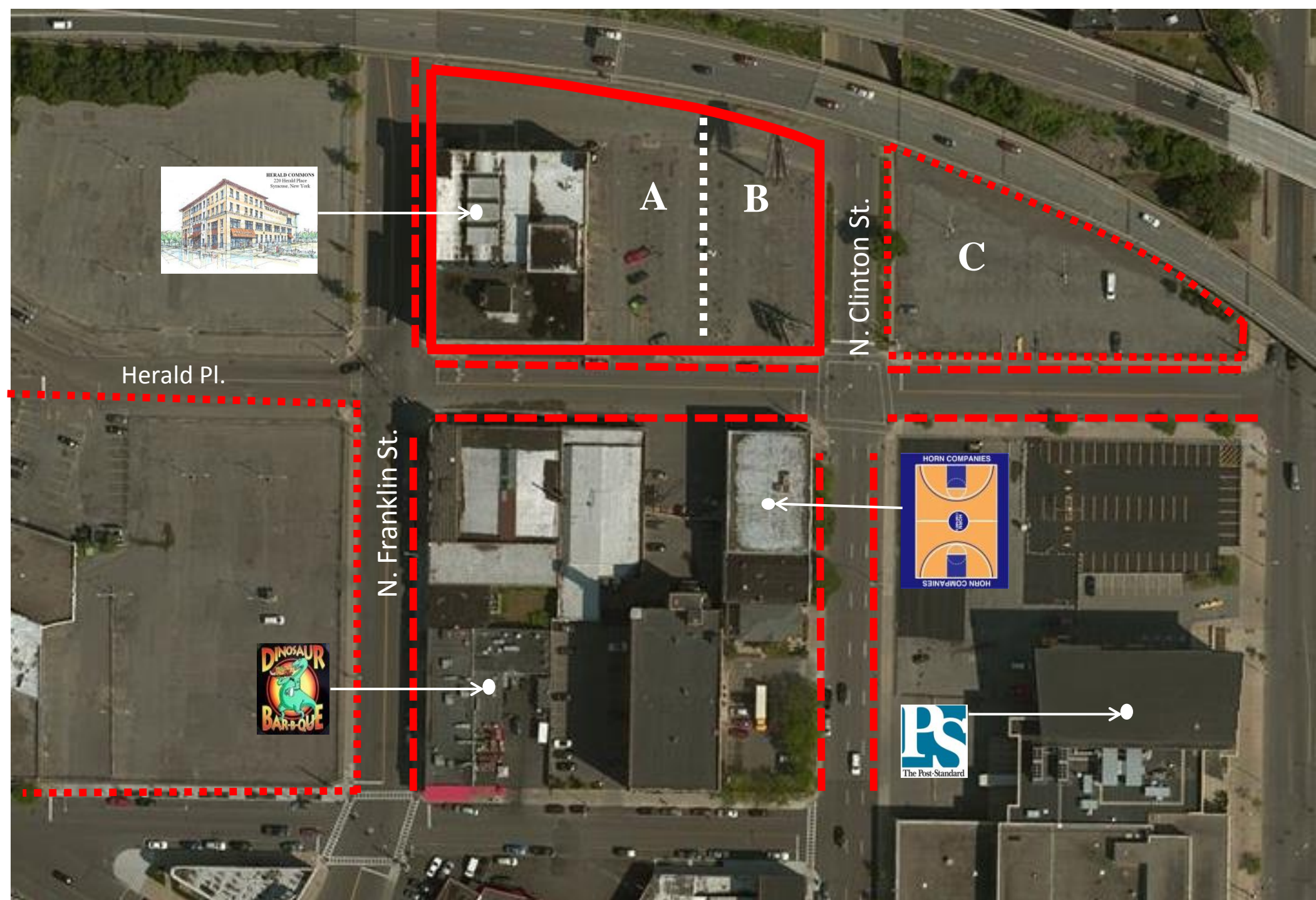


Photo taken of the Syracuse Herald Building in 1928

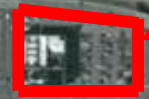
HERALD COMMONS

220 Herald Place
Syracuse, New York
In Herald Square





Franklin Square



Armory Square

220 Herald Pl

Syracuse, NY 13202

Population

	1 mi radius		3 mi radius		5 mi radius	
Estimated Population (2013)	21,688		141,986		226,552	
Projected Population (2018)	21,670		141,867		226,367	
Census Population (2010)	21,691		142,012		226,598	
Census Population (2000)	21,427		143,157		226,069	
<i>Projected Annual Growth (2013 to 2018)</i>	-18	-	-119	-	-185	-
<i>Historical Annual Growth (2010 to 2013)</i>	-3	-	-26	-	-46	-
<i>Historical Annual Growth (2000 to 2010)</i>	264	0.1%	-1,145	-0.1%	529	-

Households

Estimated Households (2013)	9,243		56,303		91,764	
Projected Households (2018)	9,304		56,679		92,371	
Census Households (2010)	9,241		56,291		91,740	
Census Households (2000)	9,598		57,898		92,704	
<i>Projected Annual Growth (2013 to 2018)</i>	60	0.1%	376	0.1%	607	0.1%
<i>Historical Annual Growth (2010 to 2013)</i>	2	-	11	-	24	-
<i>Historical Annual Growth (2000 to 2010)</i>	-356	-0.4%	-1,607	-0.3%	-964	-0.1%

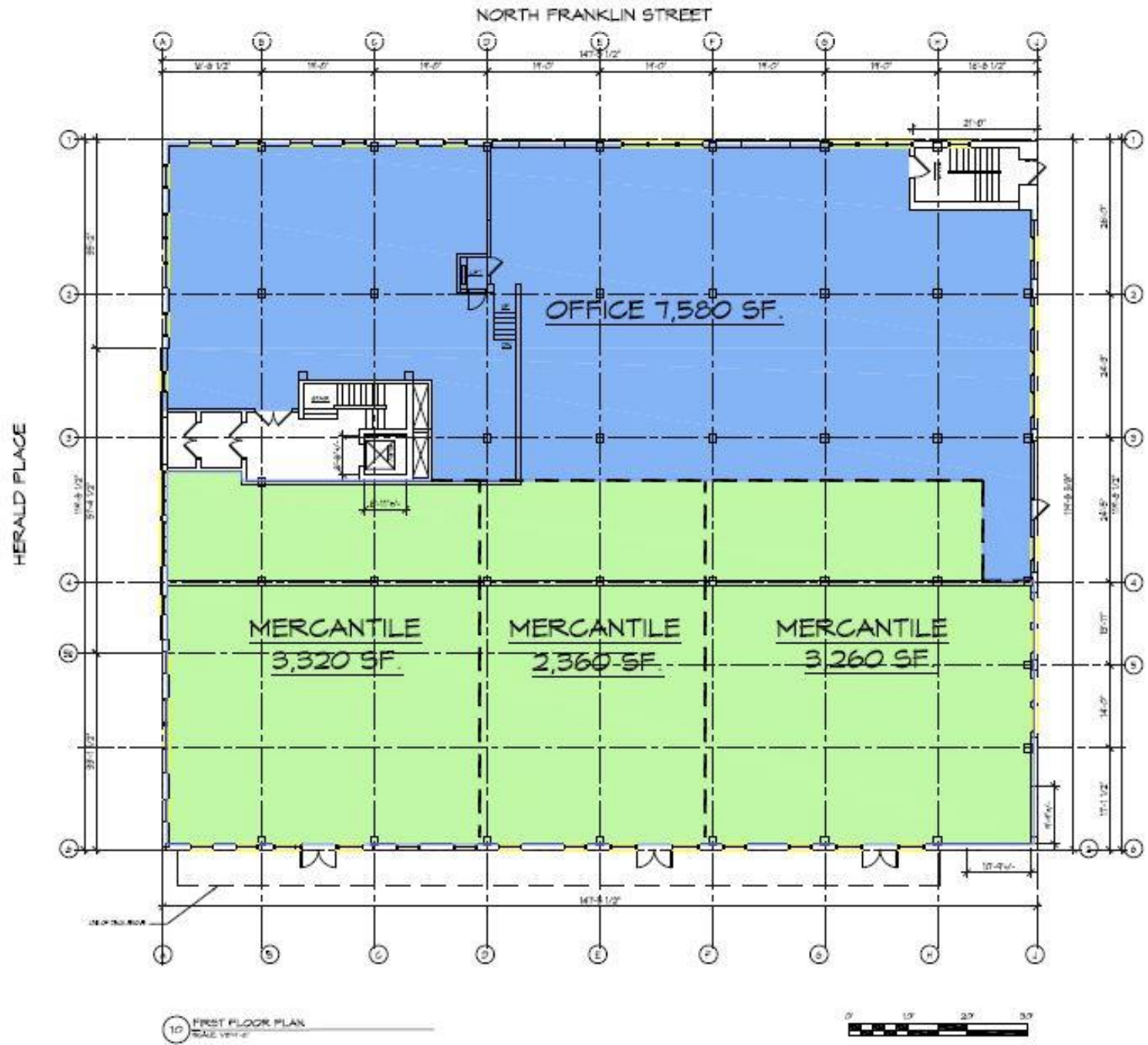
Average Household Income

Estimated Average Household Income (2013)	\$30,064		\$44,901		\$52,254	
Projected Average Household Income (2018)	\$30,838		\$46,049		\$53,594	
Census Average Household Income (2010)	\$29,062		\$43,030		\$50,212	
Census Average Household Income (2000)	\$26,297		\$37,678		\$42,753	
<i>Projected Annual Growth (2013 to 2018)</i>	\$773	0.5%	\$1,149	0.5%	\$1,340	0.5%
<i>Historical Annual Growth (2010 to 2013)</i>	\$1,002	1.1%	\$1,871	1.4%	\$2,041	1.4%
<i>Historical Annual Growth (2000 to 2010)</i>	\$2,765	1.1%	\$5,352	1.4%	\$7,460	1.7%

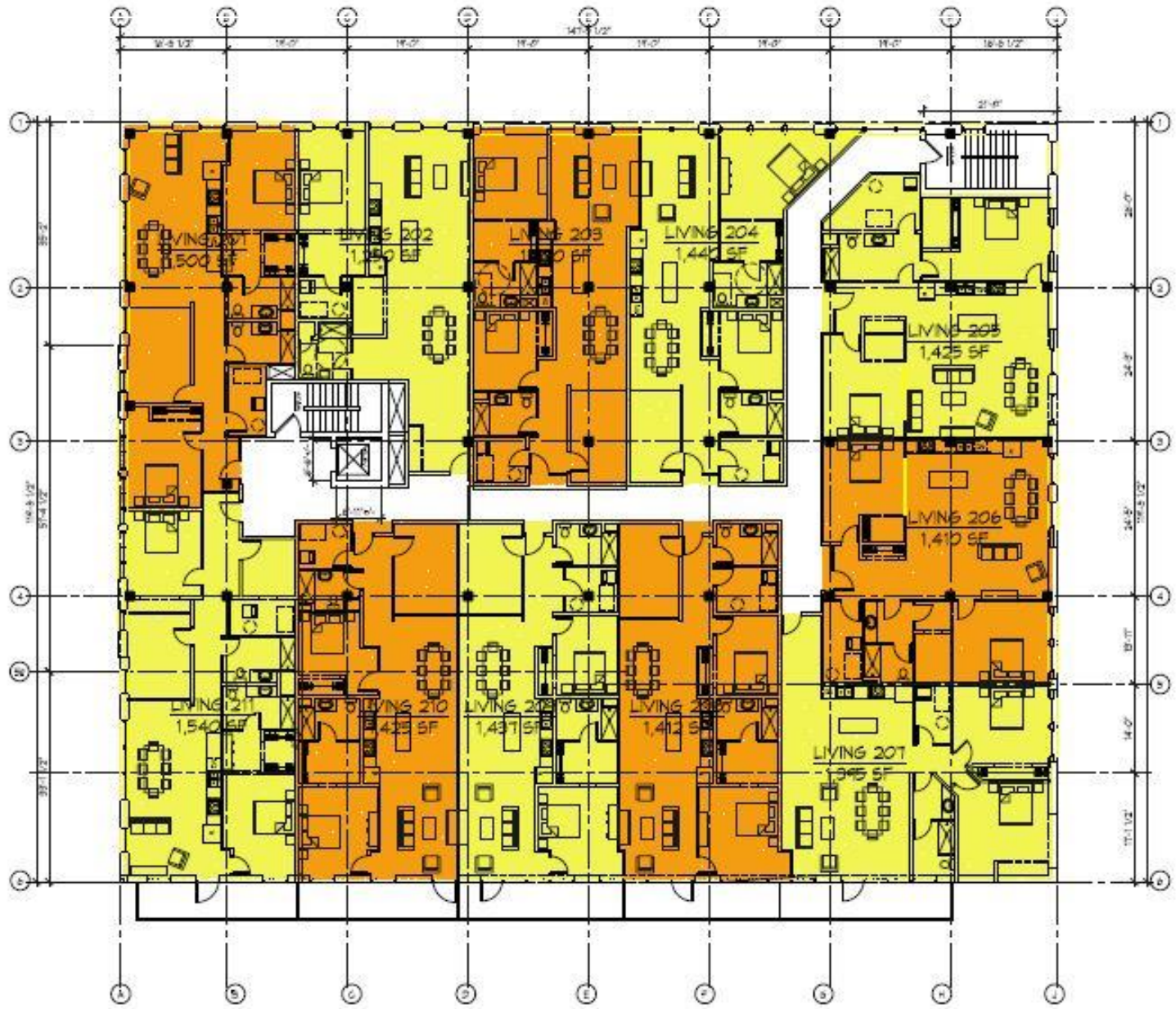
Median Household Income

Estimated Median Household Income (2013)	\$22,040		\$36,205		\$42,685	
Projected Median Household Income (2018)	\$23,866		\$38,672		\$45,480	
Census Median Household Income (2010)	\$20,908		\$34,542		\$40,794	
Census Median Household Income (2000)	\$17,285		\$29,178		\$33,989	
<i>Projected Annual Growth (2013 to 2018)</i>	\$1,826	1.7%	\$2,467	1.4%	\$2,795	1.3%
<i>Historical Annual Growth (2010 to 2013)</i>	\$1,132	1.8%	\$1,663	1.6%	\$1,891	1.5%
<i>Historical Annual Growth (2000 to 2010)</i>	\$3,623	2.1%	\$5,364	1.8%	\$6,804	2.0%

First Floor Plans



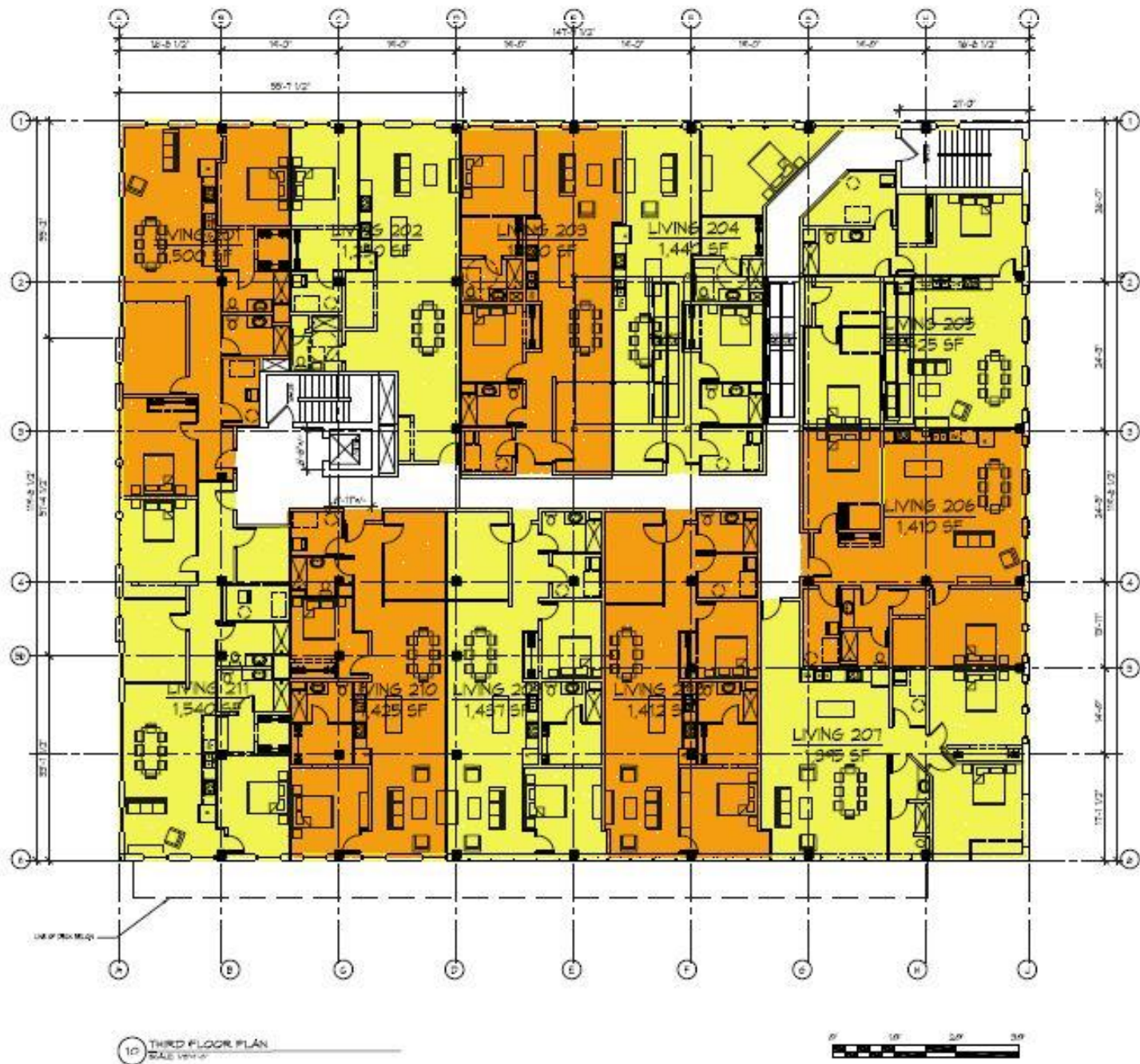
Second Floor Plans



10 SECOND FLOOR PLAN
SCALE 1/8"=1'-0"



Third Floor Plans



Fourth Floor Plans

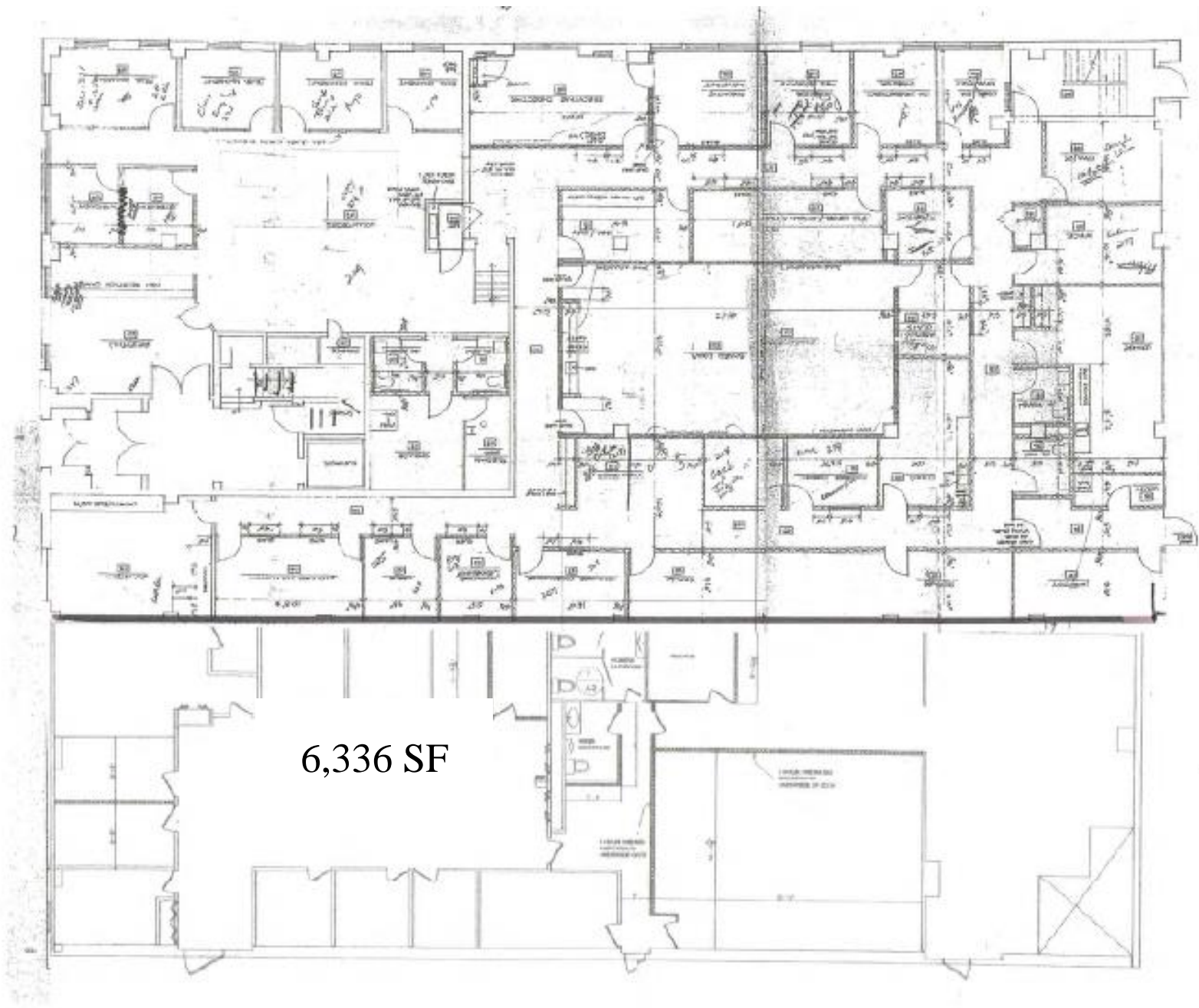


10 FOURTH FLOOR PLAN AND ROOF
SCALE 1/8"=1'-0"



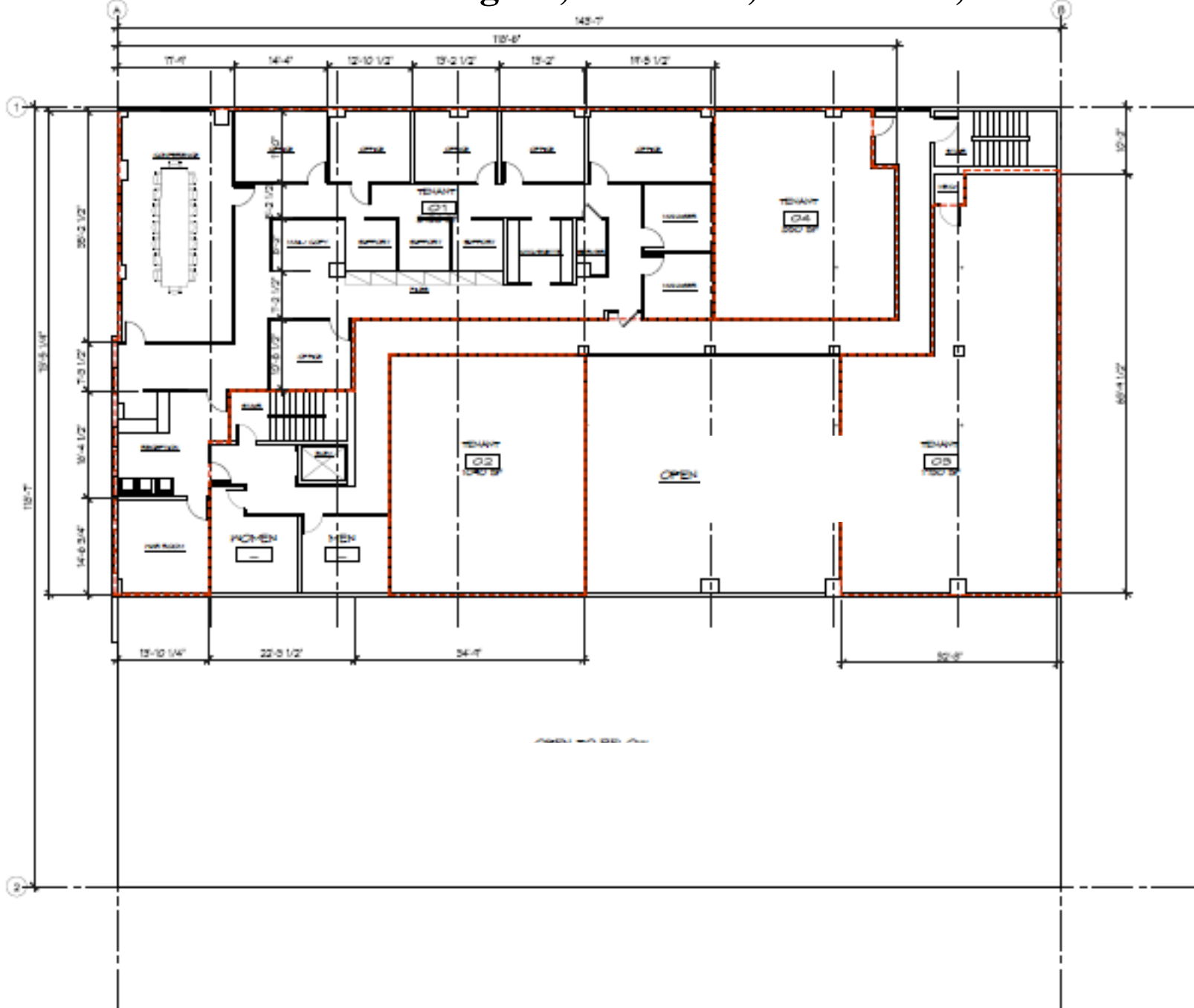
First Floor Existing 11,088 SF + 6,336 SF = 17, 280 SF

Herald Place



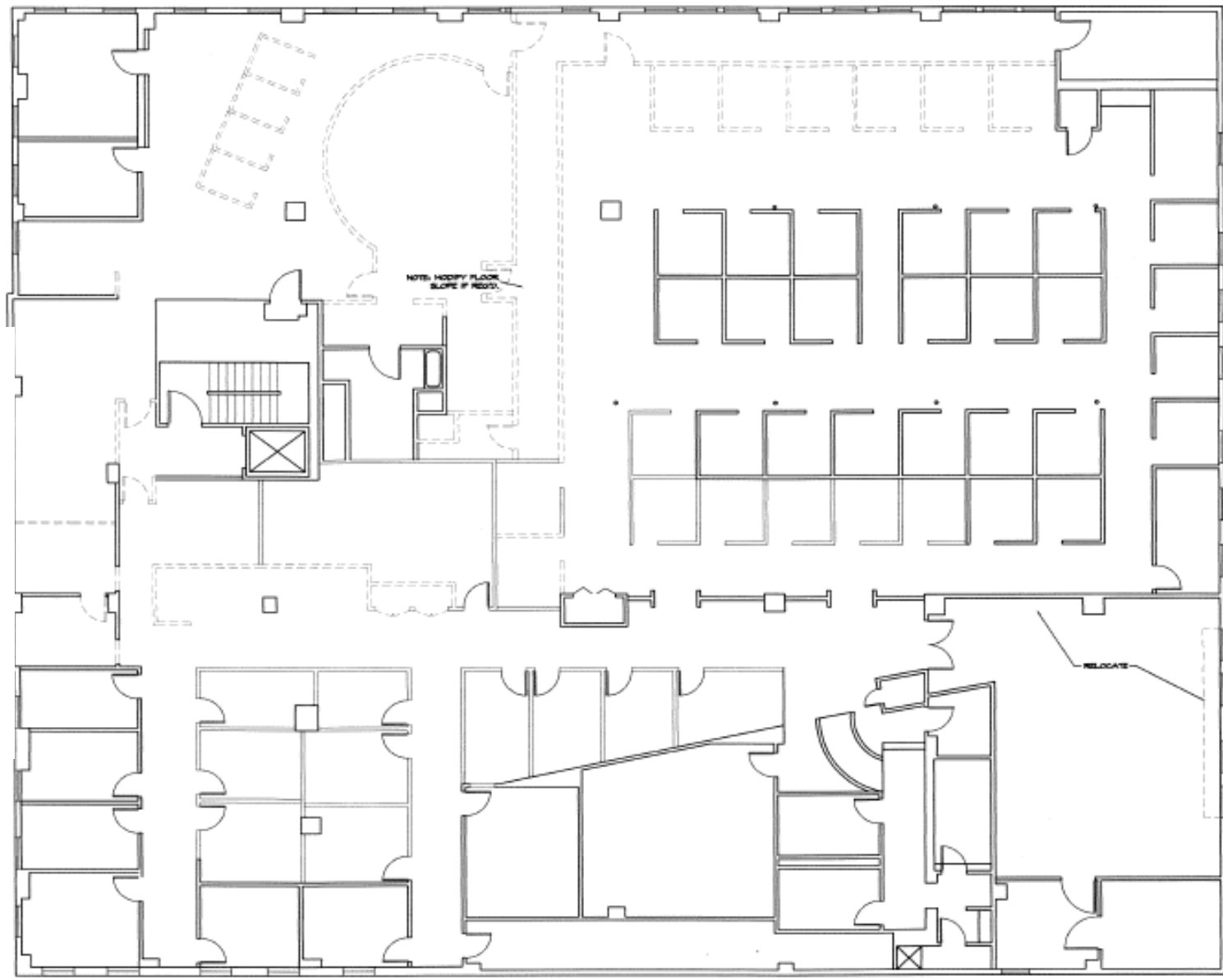
Second Floor Existing 11,088 SF + 6,336 SF = 17,280 SF

Herald Place



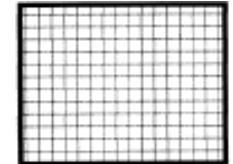
Third Floor Existing 17,280 SF

Herald Place



----- EXISTING WALL TO BE DEMOLISHED
 _____ EXISTING WALL TO REMAIN

DEMOLITION PLAN
 SCALE: 1/8"=1'-0"



ONONDAGA CASE MGT
 3RD FLOOR
 HERALD PLACE
 SYRACUSE, NY

THE CRISSEY ARCHITECTURAL GROUP
 993 North Ave.
 Syracuse NY 13208
 Phone: 315-431-0844
 Fax: 315-465-7819
 Email: crissey@crisseygroup.com
 Web: www.crisseygroup.com

JOB NUM	01063
DRAWN BY	CDIC
CHECKED	
DATE	06-26-01
REVISIONS	

DRAWING TITLE
 DEMOLITION PLAN
 SHEET NUMBER
G-1
 01063 G-1 DEMO PLAN

Fourth Floor Existing 5,512 SF + 1020 SF = 6,532 SF

Herald Place













Lofts on Willow



Community Preservation Corporation





FOR RENT
1,700 SF
RETAIL / OFFICE
(315) 484-3258

FOR RENT
4,200 SF

Clad Aluminum Doors



Main entrance and two interior lobby doors to be installed at Herald Commons along with new interior lighting and renovations. Clad aluminum doors will offer a new high class look.

Building Updates:

- Contract for new elevator signed
- Contract for new parking lot rehab signed
- Contract for lobby renovations and entrance doors signed