



Office of the Mayor

Matthew J. Driscoll, Mayor

Press Release

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Construction Begins on New Armory Square Building

Syracuse NY- Mayor Matthew J. Driscoll joined with other city and community leaders today in celebrating the start of construction on the first private new private sector building downtown in downtown Syracuse since 1992.

Jefferson Clinton Commons will add 53,000 square feet of office and retail space to Armory Square on its first two floors. In addition, 18 new residential units will be built into the structure's third and fourth floors.

“The downtown skyline is about to see its first major change since 1992 and we can thank the growing demand for downtown housing for creating this opportunity,” said Mayor Driscoll. “This \$21 million investment by Joe Hucko and his partners will create a new gateway into Armory Square, the region's top entertainment and dining district.”

The project is being built by Washington Street Partners Inc. and designed by MacKnight Architects of Armory Square.

Project Facts Provided by the Developer

- There will be 18 upscale build-to-suit residences ranging from 1,200 to 2,000 square feet. Prices are expected to start in the mid \$200,000s. A number of the condos have already been purchased.
- Professional services and amenities will be offered by the Jefferson-Clinton Hotel located directly across the street.
- A garage and onsite parking will accommodate over 210 cars.
- The developer is committed to incorporating environmentally-friendly green building technology into the complex.
- The project also incorporates the Pomeroy Place building, an existing structure, into its overall design. That building provides 10,000 square feet of leasable space for office or retail tenants and is 100% leased.

Joe Hucko said, “I want to thank the Mayor and his economic development team for getting this project off drawing the board and into the ground. I would also like to thank tenants of this building for their early commitment to make this project possible. We are very excited about this project.”

The major office tenant for the new building is the Sugarman Law Firm, which will move 50 employees into the new space when it is completed and open in early 2009.

“Today is an exciting day for Sugarman Law Firm. Our firm has been located downtown for nearly 100 years and it is important to us to remain downtown as we continue to grow. This building makes that possible,” said Sam Vulcano, Sugarman Law Firm managing partner. “It will be terrific to remain downtown and be a part of the thriving Armory Square District in this state-of-the-art green building. Our commitment reinforces our belief in the potential that downtown Syracuse holds for businesses. We are optimistic that downtown will continue to see positive growth and renewal and are proud to play a part in that process.”

David A. Mankiewicz, executive director of the Downtown Committee, said, “A healthy future for downtown requires new infill development on vacant sites. Using this space for a mixed-use project combining retail, office and residential uses, is exactly what’s needed for revitalization. In addition, Joe Hucko and his outstanding team at Washington Street Partners should be commended for ensuring that this will be a ‘green’ LEED-certified building, meeting the highest environmental standards.”

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