

The Housing Component of the City of Syracuse Comprehensive Plan

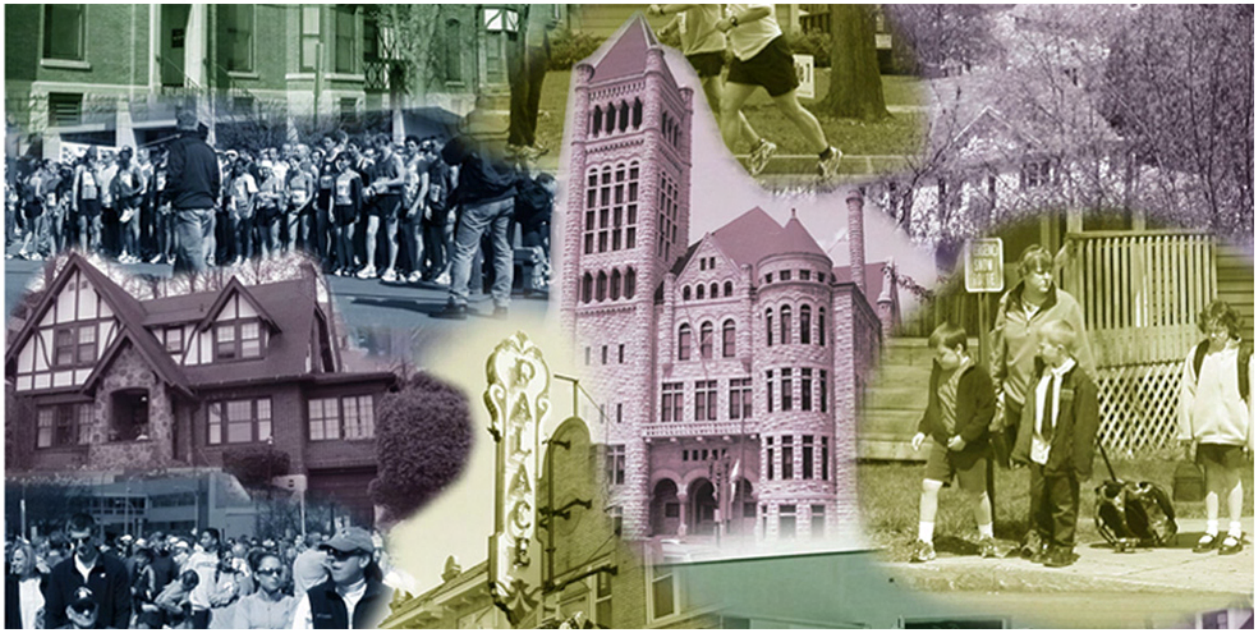
Faculty of Landscape Architecture

Urban Design Studio

State University of New York

College of Environmental Science and Forestry





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TABLE OF CONTENTS

PREFACE.....	1
INTRODUCTION.....	2
History of Syracuse.....	2
Demographics.....	6
Methods.....	18
Organization of the Plan.....	18
INVENTORY AND ANALYSIS.....	20
Housing Mechanisms and Actors.....	20
Housing Economics.....	31
Zoning and Land Use	37
Organizational Patterns and Built Form.....	42
GOALS, OBJECTIVES AND RECOMMENDED ACTIONS.....	55
Goal One.....	55
Goal Two.....	59
Goal Three.....	63
DETAILED RECOMMENDATIONS.....	72
Goal One Recommendations.....	72
Goal Two Recommendations.....	82
Goal Three Recommendations.....	102
CONCLUSION.....	105
BIBLIOGRAPHY.....	106

Preface



PREFACE

Vital cities have marvelous innate abilities for understanding, communicating and contriving and inventing what is required to combat their difficulties. Perhaps the most striking example of this ability is the effect that big cities have had on disease... The surplus wealth, the productivity, the close-grained juxtaposition of talents that permit society to support advances such as these are themselves products of our organization into cities, and especially into big and dense cities.

It may be romantic to search for that salves of society's ills in slow-moving rustic surroundings, or among innocent, unspoiled provincials, if such exist, but it is a waste of time. Does anyone suppose that, in real life, answers to any of the great questions that worry us today are going to come out of homogeneous settlements?

Dull, inert cities, it is true do contain the seeds of their own destruction and little else. But lively, diverse, intense cities contain the seeds of their own regeneration, with energy enough to carry over for problems and needs outside themselves.

Jane Jacobs. *Death and Life of Great American Cities*. 1961

In August of 2001, political and civic leaders in Syracuse realized that it was necessary for Syracusans to improve upon the shaping of their community, and thereby committed to developing a new Comprehensive Plan for the City of Syracuse. This document comprises the Housing Plan of that Plan. It is the section that addresses the financial,

physical and social issues related to residential neighborhood and community concerns, as well as related citywide issues. The Housing Plan is the third section of the Comprehensive Plan to be completed, which is evidence of how important the city's residents and neighborhoods are to the future of Syracuse and its sense of community as a whole.



Introduction



INTRODUCTION

Every city contains places that are intimately familiar to its residents, locations that evoke memories and support family activities, long-established landmarks from past generations, spaces that make-up the matrix of everyday lives. Yet no single place elicits more memories, has more meaning, and is more of a landmark than those that are called home. They are tangible evidence of life experiences, the embodiment of personal character, and the soul of family life. And it is the vast collection of homes in a community that combine to form the foundation of its neighborhoods.

Homeownership has long been linked to increased civic responsibility, community involvement, neighborhood stability and increased personal and collective savings and wealth. This belief underlies a primary goal of the federal Housing Act of 1949 and most subsequent national legislation, that is that “a decent home and suitable living environment for every American family.” Despite this commitment, however, the US Department of Housing and Urban Development, Housing Policy for the 21st Century states that “this task has become more difficult today due to the increasing demand for limited government resources and, in some areas, burdensome regulations.” The most significant evidence of this point is the proposed 2006 federal budget cuts to the Community Development and Empowerment Zones programs.

These programs and several others have assisted a wide variety of projects in Syracuse, all of which now face some degree of threat. It is critical that the City

of Syracuse advocate for full restoration of these programs budgets to their 2005 level. More importantly, the City, local advocacy organizations and private citizens must take action to identify and implement creative methods for supplementing these public programs so critical to urban housing. For the housing stock that supports the fifth largest city in New York State has fallen victim to insufficient repair, inappropriate development, and abandonment and demolition. Each of these activities has had a cumulative negative effect on the overall character of Syracuse and thereby diminished the quality of life for its residents. This situation must be altered if the city is to retain and ultimately stabilize its population and remain a vibrant, viable community. There must be widespread recognition and outspoken support for city living. There must be a commitment to retaining and enhancing the great variety of housing options and neighborhoods offered in Syracuse. And there must be a concerted effort to seek and obtain substantial and sustained investment in the city housing market.

The 20th Century ended with a call for Syracuse to embrace environmental sustainability, smart growth and new urbanism. Through these movements, citizens recognized the need to conserve community resources, including natural area, the built environment and the very people that live here. Embracing the traditional physical density, architecturally distinctiveness, and cultural diversity that is city living is in keeping with these responsible approaches to community planning.

History of Syracuse: An Overview

Like most American urban areas, the City of Syracuse began as a series of small,



independent hamlets clustered around natural resources and transportation corridors. Salina near the shores of Onondaga Lake, Syracuse, Lodi and Geddes along the Great Genesee Turnpike and Erie Canal, Onondaga Valley along the old Seneca trail, and other early 19th century settlements ultimately formed the nucleus of the young city. Salina, the first of these noted settlements, and Geddes were established and grew as a result of the area's natural salt deposits and subsequent salt production. Syracuse and Lodi developed largely due to their position along the primary east-west transportation corridors through the state—making them important to shipping the area's salt throughout the country. And Onondaga benefited from its turnpike connections to the Finger Lakes region and beyond.

Through-routes such as the turnpikes were based on long established regional Native American trails, while local Indian paths determined the location of many community streets. The Genesee Turnpike initially connected settlements on the eastern fringes of today's Onondaga County and ultimately became a primary east-west route not only through the young communities, but also across the central portion of the region. In 1804 through the political persuasions of James Geddes, a transplanted Pennsylvanian, the State sold 250 acres of the Salt Springs Reservation to extend the road west to the small settlement Geddes had founded. In addition to this primary road, the Erie Canal carved a major swath through the landscape and also served most of these early communities. Travel and transport on the Canal, as well as the successful development and seemingly unstoppable expansion of the salt industry, dominated the area for most of the early 19th century. Syracuse's original Erie Canal packet landing stood adjacent

to the Genesee Street turnpike, creating a multi-use common. Soon named Clinton Square, after the canal-building governor, it became the area's primary civic space. The adjacent Hanover Square, just south of the Erie and Oswego Canals junction and north of the first Washington Street railroad depot Vanderbilt Station [1837, enlarged 1839], became an early mercantile center. Retail activity spread south along Salina Street.

By the mid-1830s, each of the original villages had incorporated and some dozen years later, in 1848, Salina, Lodi and Syracuse were joined to become the City of Syracuse. When the political boundaries of the new municipality were drawn they encompassed the various street alignments of each village. Yet because none of these systems was laid out in correspondence with the other, streets and blocks met at odd angles throughout the city—giving the young urban fabric an interesting quality that was further enhanced by the types and styles of its built form. Prior to incorporation, the areas to become the city were characterized by mostly small wood frame buildings, with a few 2-3-story masonry buildings. Salt blocks and associated buildings and structures of the salt manufacturers dominated the area closest to the shores of Onondaga Lake and south towards the Canal. The lands to the periphery of these built-up areas were largely open—either undeveloped, used for farming or, as in the case of some promontories, used as community burial grounds.

The 1850s and 1860s brought rapid growth as the Canal and then the railroads fueled the local economy. Just as the Canal passed through the new city's center, so did the railroads—making them equally prominent features on the urban landscape. Not only did the tracks literally



run through downtown streets, but also the various railroad stations consumed entire downtown blocks, including the 1869 New York Central Railroad (NYCRR) Station on Franklin Street between Washington and Fayette. Not only did the tracks literally run through downtown streets, but the various railroad stations consumed entire downtown blocks. Tracks, bridges, trestles and other railroad related features were scattered within the neighborhoods as well, particularly those where the community's many industries were expanding due to improved rail service.

Immigrants continued to pour into the city, first to build these transportation corridors and later to work on them or at industries dependent on these links to the State and country. Not surprisingly, individuals and families chose to live and work within neighborhoods having large numbers from their respective "old country." These cultural groups affected the urban fabric through the construction of religious properties, fraternal organizations and clubs, in addition to their homes and small commercial establishments. During these decades, community leaders expanded business interests in terms of their markets and operating physical plants; they also continued to build stately residential dwellings for their families and supported the construction of worker housing for their employees. Arguably the area to become Downtown exhibited the greatest change, as the core of the former village of Syracuse evolved into the center of a more sophisticated municipality. Both the city and county governments established their seats within the expanding Downtown, as did several religious denominations, the banking industry, and a variety of prominent businesses. Residential districts developed south and east of Clinton and Hanover Squares,

around Center [Fayette] Park and St. Mary's [Columbus] Circle.

This time also gave rise to other social and civic improvements. Largely through the efforts of Elias W. Leavenworth, a local businessman, politician and philanthropist, citizens became interested in enhancing overall city image and quality of life. This was an interest in using nature as a foil to the ills of urban conditions, and was expressed best when Syracuse community leaders—through the newly created Syracuse Improvement Society—initiated plans for wide, paved tree-lined streets and a system of parks and open spaces.

The late 19th century also saw private enterprises expand both railroad and street railway systems in the municipality. The first Delaware, Lackawanna & Western (DL&W) station was constructed in 1870, while the NYCRR constructed its second station in 1895; and numerous independent streetcar operators laid tracks throughout the city. It was this effort in the 1890s that began widespread city neighborhood development. The street railways made it easy for community leaders and the growing middle class to travel to centrally located jobs from homes situated at the city's fringe, and residential development in the city's neighborhoods increased. The once fashionable downtown residential addresses were left behind as the community's most prominent families moved out of the central core and into new residential enclaves, and the area remained home primarily to the city's working class. Residential development in the neighborhoods offered single-family units, as well as two- and three-family buildings. In some cases, lots were purchased and houses built by citizens with the financial resources necessary to construct stylish state-of-the-art



residences. Most housing development, however, was done on speculation with an eye toward attracting the increasing number of middle-income families that could finally afford their own home.

With the salt industry declining at the turn-of-the-20th century, Syracusans turned their attention to other manufacturing pursuits, many based on inventions developed locally. Some businesses did retain ties to salt production, but eventually diversified their product line. These advances in industry continued to support the local workforce and residential development remained steady. The increasing neighborhood population also had the benefit of improved and new parks, an expanding public school system, and effective police and fire protection. And Downtown Syracuse continued to serve as the government, business and cultural center of the community. Even with the closing of the Erie Canal in 1923 and the removal of railroad tracks from the streets in 1936, the city center remained an active and vibrant place. The Hotel Syracuse, a 612-room giant, opened in 1924 and reflected an era of downtown elegance and status, as did the impressive 1927 Art Deco State Tower Building.

This continued economic prosperity and attendant physical growth reached its peak by the middle of the 20th century. The post-war years saw many businesses and residents leave the urban core and move out of the city. In a desperate attempt to retain viable commercial entities, elected officials and political leaders became increasingly flexible with local legislation

and planning goals in order to entice business to remain in the city. They also embraced the federal programs touted as a means to combat urban disinvestment, participating in urban renewal and highway building with the same blind faith of community leaders across the country. This attempt to stabilize the city's economic base often conflicted with the needs and desires of residents, and therefore did little to convince some homeowners to stay, while at the same time purposefully dislocated others, such as the majority of the 15th Ward that lay east of Montgomery Street. In addition public services were consolidated leaving some buildings vacant, with Central High School on Warren Street the most notable example Downtown. These and other factors resulted in on-going out-migration, with many owner-occupied properties becoming rental units, some neighborhood areas realizing a decrease in sense of community and cultural continuity, and the city core exhibiting increased vacancy, abandonment and demolition.

As the 20th century drew to a close, the city continued to fall prey to unplanned community growth. Many properties were razed in attempts to spur potential reinvestment or, more unfortunately, incongruous development. Nevertheless, the ever-present pressure of single-purpose projects, shortsighted decisions, and lack of a comprehensive plan continues to generate concern for the future of housing and, therefore, the future of the city neighborhoods.



DEMOGRAPHICS

The City of Syracuse has evolved from a crossroads settlement of the early 19th century to a bustling industrial and transportation hub at the turn of by 1900, to an urban center poised for change as the new millennium begins. In order to ensure that the city remains a desirable place to live, work and play there must be an understanding of past and future population dynamics.

Data gathered from the US Census Bureau for 1990 and 2000 affords a general understanding of changes in the local population. This information, along with that provided by the Greater Syracuse Board of Realtors, also offers some insights regarding the local housing market

City of Syracuse Profile

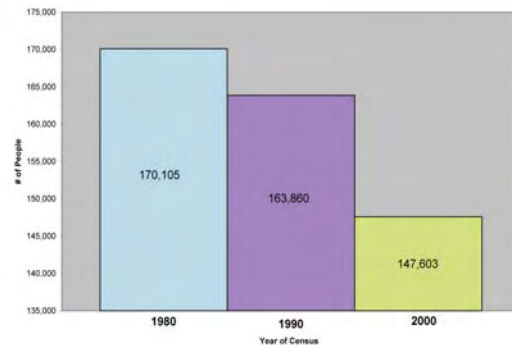
Syracuse, located in Onondaga County in the geographic center of New York State, encompasses 26 square miles and contained a population of 147,603 residents in 2000. It is the financial and economic center of the Central New York due to numerous transportation connections to surrounding cities, States and Canada, including the New York State Thruway, Amtrak train lines, the New York State Barge Canal System, Hancock International Airport and Interstates 81 and 690.

Throughout the 1800s, salt was produced commercially in Syracuse from the natural deposits surrounding Onondaga Lake. The salt industry boomed and Syracuse grew economically, geographically and in population due to the prosperity of this industry. Near the turn of the 20th century, the city underwent an economic

transformation as the salt industry gave way to new industries, such as New Process Gear, Crouse-Hinds, Crucible Steel, Bristol-Myers Squibb and Carrier Corporation. By the middle of the century, Syracuse realized a second major shift, from manufacturing to service-based businesses, with banking and insurance becoming predominant components of the local economy. Today, major area employers include SUNY Upstate Medical University and University Hospital, Syracuse University, Saint Josephs Hospital, and Niagara Mohawk Power Corporation. Regional attractions include the New York State Fairgrounds, Carrier Dome, and P&C Stadium and Carousel Center Mall.

Population Demographics

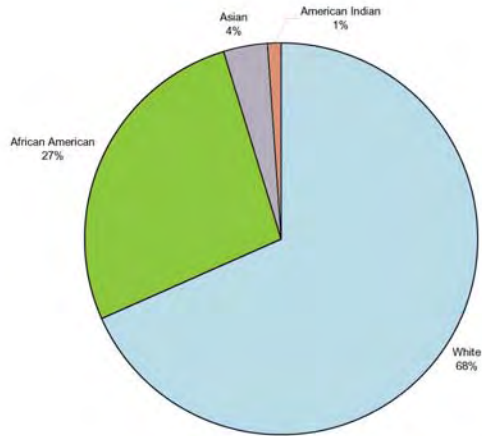
In 1950, the City of Syracuse reached its peak population of 220,583. Between 1990 and 2000, there was a decrease of 16,257 people or 9.9% of the population, leaving the total at 147,603.



Race

The two principal racial groups within the city population are whites (64%) and African Americans (27%). No other group comprises more than 4%.





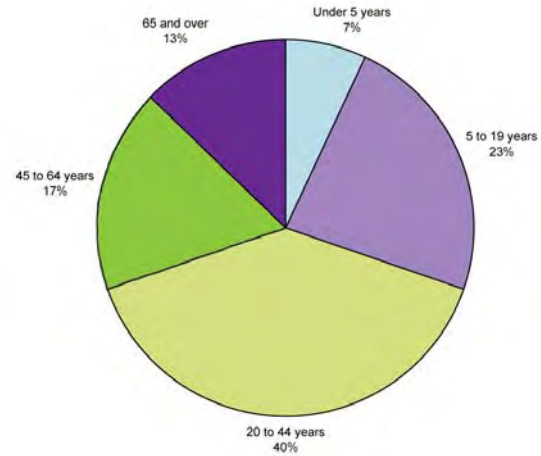
Ethnicity

Ten ethnic groups comprise 68% of the total population, with Irish, Italian and German the 3 largest at 16%, 14% and 12% respectively. Each of the remaining 7 represents between 1% and 8%, and combined 25%, of the population. The balance, some 32%, is comprised of several additional ethnic groups. This breakdown represents an extremely diverse mix representative of most urban communities.

Ethnicity	Percent
Irish	15.9%
Italian	14.1%
German	12.2%
English	7.6%
Polish	5.0%
French	4.2%
United States or American	2.4%
French Canadian	1.7%
Dutch	1.5%
Sub-Saharan African	1.5%
Scottish	1.4%
Other ancestries	40.8%

Age Distribution

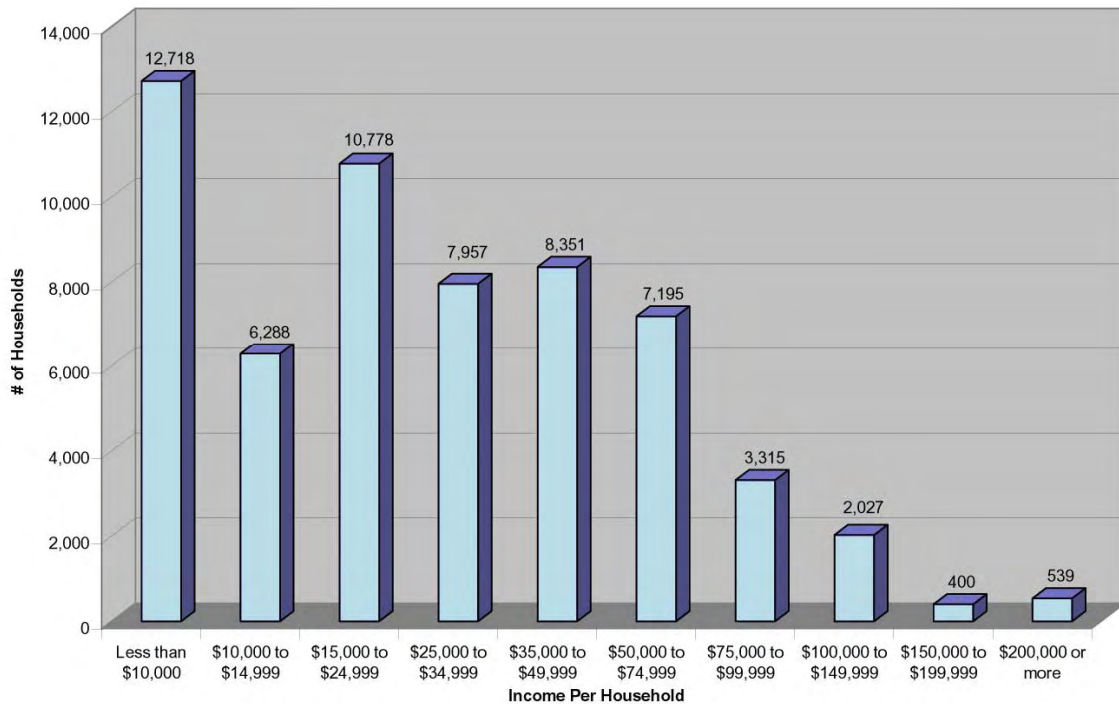
The vast majority of the Syracuse population is 20-44 years of age, representing 39.4% of the total. The second highest group is 5-19 years at 23% and 45-64 years at 17%. This latter category increased 3% from 1990.



Income Per Household

Of the almost 60,000 households in Syracuse, approximately 21% have an income of less than \$10,000 per year, while less than 1% record income greater than \$200,000. Nearly one-third of all households (32%) fall between \$25,000 and \$74,999 per year.





Labor Force

Of the total city population, just over 114,000 individuals are 16 years or older. Of those, 53% are employed, 9% are unemployed, and the balance at 38 % is not in the labor force.

Individuals working in management and professional occupations make-up one-

third of the employed workforce. Just over one-quarter (26%) is employed in sales and office occupations; and just under one-quarter (22%) works in service occupations. Only 15% is involved in production, transportation and material moving occupations, showing a dramatic shift away from the city's traditional manufacturing and industrial economy.



Occupation	% Population
Total Population 16 years and older:	77.3%
Management and Professional Occupations	
Management	6.1%
Business and financial operations	2.8%
Computer and mathematical	1.4%
Architecture and engineering	1.4%
Life, physical and social science	1.1%
Community and social services	3.0%
Legal services	1.1%
Education, training and library	8.4%
Arts, design, entertainment, sports and media	2.1%
Healthcare practitioners and technical	5.1%
Service Occupations	
Healthcare support	4.1%

Protective service	2.2%
Food preparation and serving	7.5%
Building and grounds cleaning and maintenance	4.7%
Personal care and service	3.1%
Sales and Office Occupations	
Sales and related	10.0%
Office and administrative support	15.8%
Farming, Fishing, and Forestry Occupations	0.2%
Construction, Extraction and Maintenance Occupations	
Construction and extraction	2.5%
Installation, maintenance and repair	2.8%
Production, Transportation and Material Moving Occupations	
Production	9.0%
Transportation and material moving	5.5%



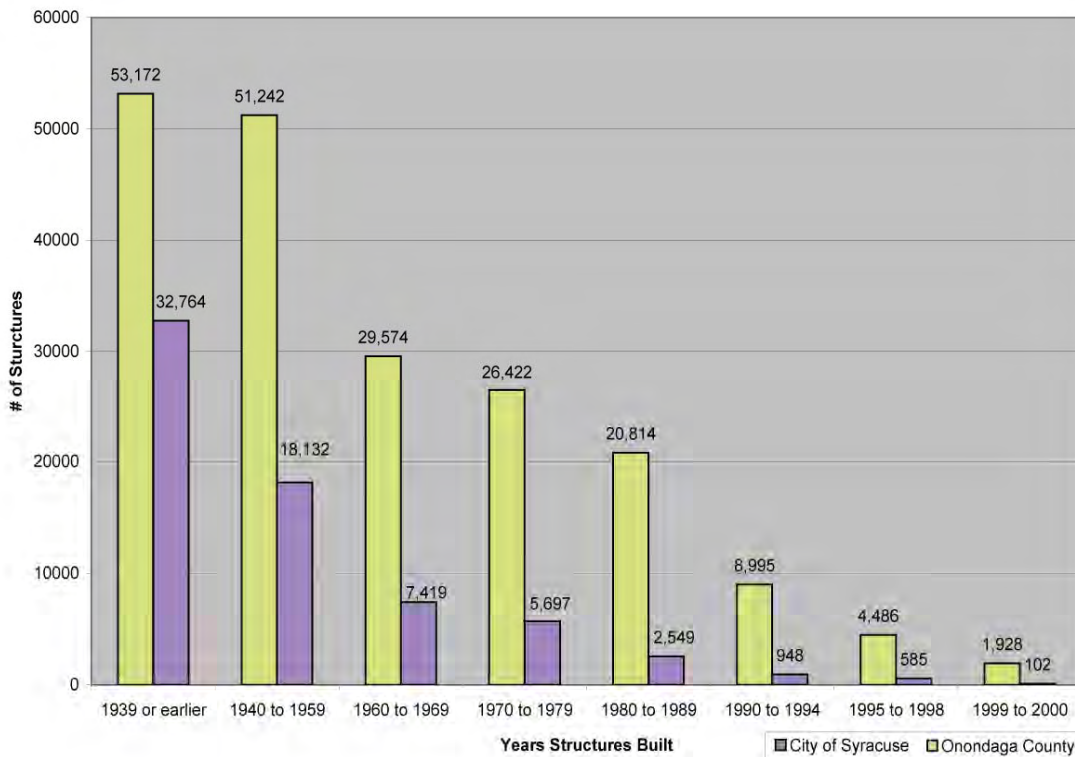
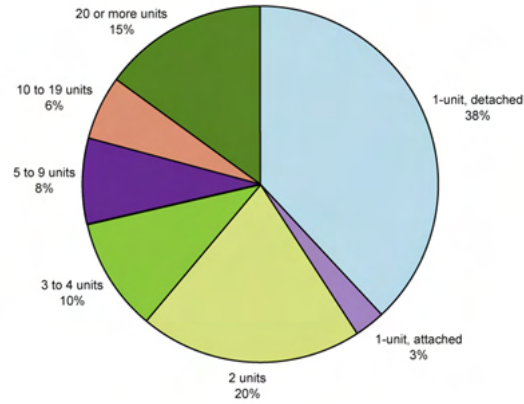
Housing Data

Syracuse contains 68,196 total housing units, with 75% built before 1960 and, more specifically, 47% or 32,764 constructed in 1939 or earlier. Houses built after 1980 make up only 6% of the total. By contrast, Onondaga County contains 196,633 housing units; 53% of those were built before 1960, with almost 33,000 or 17% constructed before in 1939 or earlier. Three times as many houses were built in the county after 1980 (18%) than in the city, reflecting a continuation of residential suburban sprawl.

Units in Structure

The total number of city housing units has decreased by 3,306 units since 1990 due to renovations and demolition. Detached single-family houses constitute more than one-third of all city housing units, while

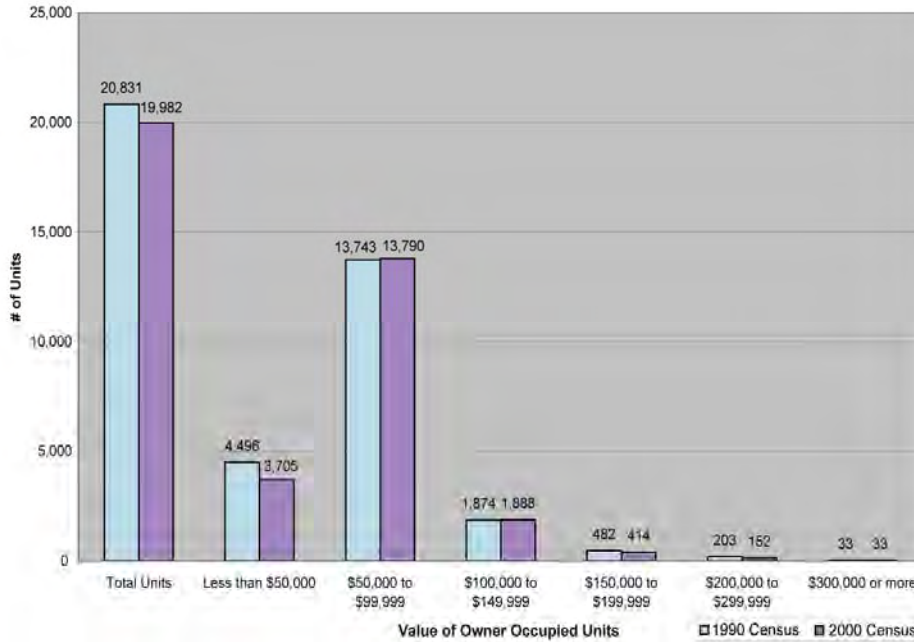
the second and third largest categories are 2 family units and 20-or more units, at 20% and 15% respectively. The smallest group is single attached units at 3%, representing the low number of condominiums, cooperatives and row houses in the city.



Value of Owner Occupied Units

Nearly 69% of all owner-occupied units within Syracuse are valued between \$50,000 and \$99,999. The second highest group (19%) is for properties valued at less than \$50,000. No one of the remaining categories makes up 10% of the total and, in fact, two classifications represent less than 1% combined,

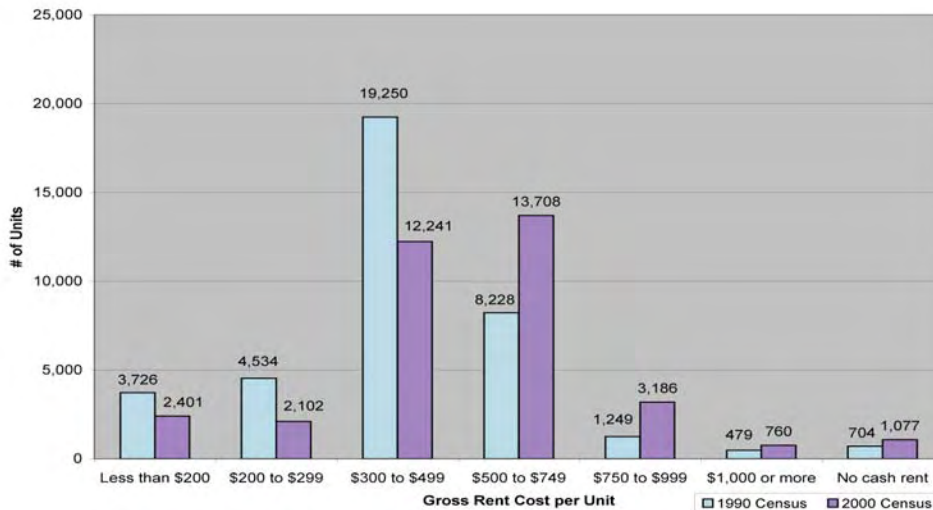
\$200,000-\$299,999 and \$300,000 and up. In addition, the most significant change between 1990 and 2000 occurred in the \$50,000 and under group, which realized a decrease of 791 units. There has been virtually no increase in the number of units at the top end of the market, that is those valued at \$200,000 or more.



Gross Rent Costs

Approximately 47% of all rental units have a gross rent (the contract rent plus average monthly utilities) of \$499 or less per month, with 35% in the \$300-\$499 category. The single greatest percentage

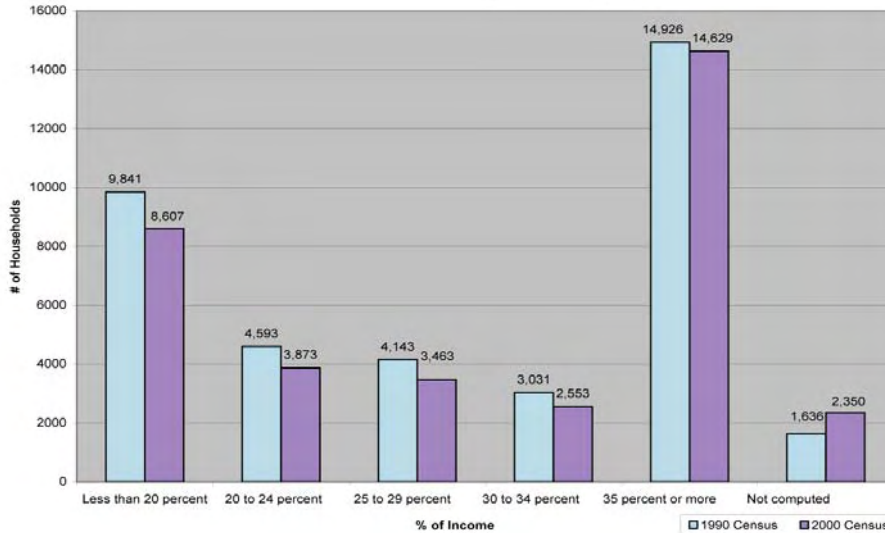
(39%) has gross monthly rents of \$500-\$749. This category also saw the greatest increase in number of units, from 8,228 in 1990 to 13,780 in 2000; and the remaining three highest rent categories also increased in number of units although not as great.



Gross Rent as % of Household Income

For the 35,475 renter-occupied housing units in Syracuse the greatest percentage of renters (41%) pay 35% or more of their household income to gross rent. This category is the national average of gross rent as a percentage of household income.

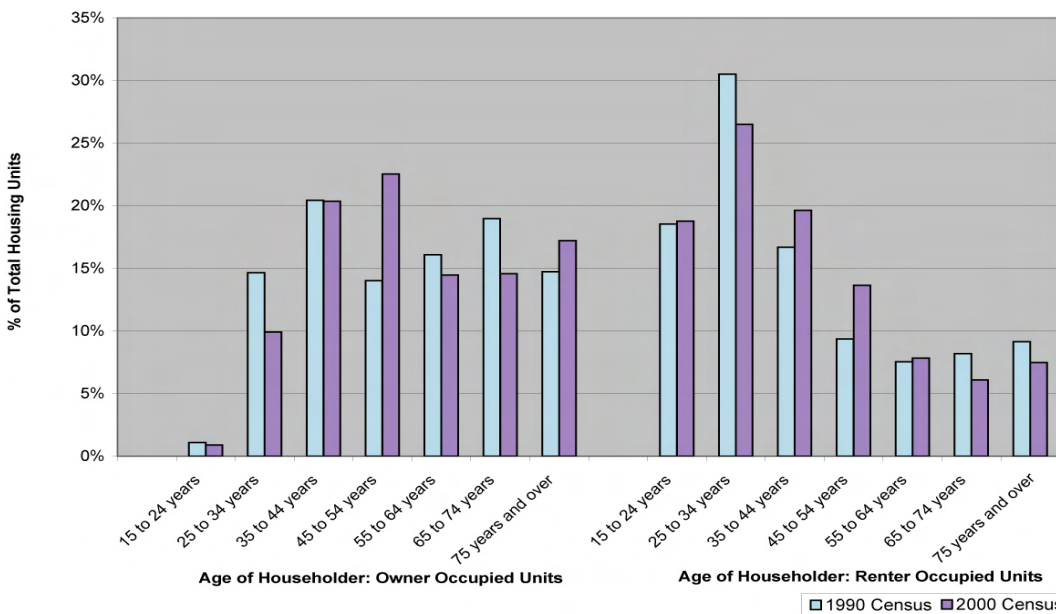
The next largest percentage (24%) pays less than 20% of their household income to gross rent. The remaining categories of renters, representing 28% of all rental units, pay 20% to 34% of their income to rent.



Tenure By Age of Householder

Individuals aged 45-54 years make up the greatest percentage (27%) of owner-occupied units in the city, and had the greatest increase (1670) in total number since 1990. The only other age group that showed some increase (204) was 75 years and older. The smallest percentage (1%)

of owner-occupants is the 15-24 year old category. The greatest percentage (27%) of renter occupied units is the 25-34 year old group, which experienced a decrease of 2,274 since 1990—as did two other age groups, 65-74 years (973) and 75 years and older (844). All other recorded categories had some degree of increase.



Real Estate Sales 2000-2005

Real estate transactions in Syracuse from 2000 to 2005 show the north side of the city with the greatest increase in average sale prices—over \$16,000 in 5 years. The

westside and eastside neighborhoods had increases of \$15,000 and \$12,000 respectively, whereas southside sales realized the most modest increase of just over \$4,000.

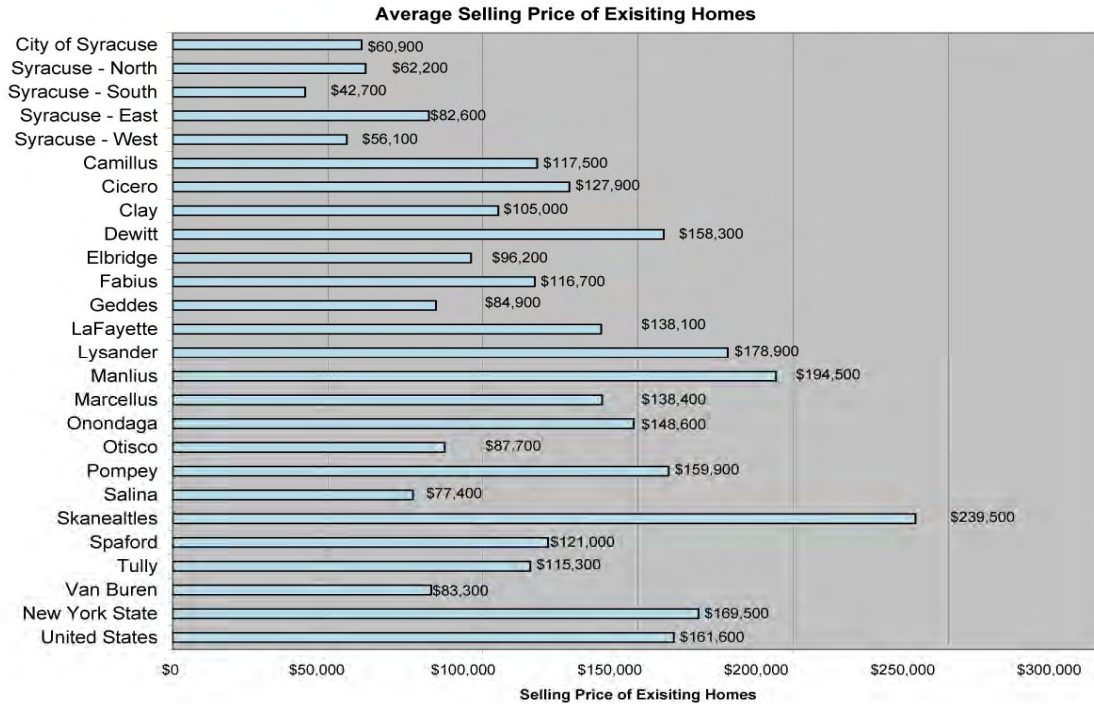
Northside	Total Properties	Avg. Price	Residential	Condo.	Multiple Units	Apartments	Empty Lots	Commercial
2000	432	\$55,836	306	20	98	4	3	1
2001	491	\$62,734	349	21	111	6	1	3
2002	640	\$63,448	449	17	166	1	0	7
2003	603	\$71,130	389	16	183	9	0	6
2004	674	\$73,453	457	20	171	17	0	9
2005	164	\$72,260	102	6	53	2	0	1
Southside								
2000	198	\$35,396	147	3	45	1	0	2
2001	233	\$32,877	174	2	56	0	1	0
2002	222	\$38,674	177	2	40	1	1	1
2003	223	\$43,543	180	1	35	3	1	3
2004	272	\$47,722	227	0	38	2	1	4
2005	55	\$40,002	39	0	14	0	1	1
Eastside								
2000	233	\$82,116	193	11	27	2	0	0
2001	325	\$79,301	279	8	35	1	0	2
2002	328	\$83,946	262	10	54	1	0	1
2003	322	\$93,023	267	8	38	3	3	3
2004	392	\$98,613	333	5	49	2	1	2
2005	61	\$94,903	43	1	15	1	0	1
Westside								
2000	225	\$45,617	155	1	64	2	1	2
2001	254	\$50,618	153	5	93	1	2	0
2002	323	\$53,110	214	0	99	3	2	5
2003	333	\$59,596	220	1	110	0	0	2
2004	326	\$59,900	199	4	111	3	0	9
2005	59	\$61,134	32	2	22	2	1	0

Average Selling Price of Homes

To date in 2005 the average sale price of a house in Syracuse is \$60,900 while the average for New York State and the northeast US is \$169,500 and \$170,000 respectively, \$108,000 more. All Onondaga County suburbs, such as Camillus, Cicero, Manlius and Tully, also

have higher averages than Syracuse—ranging from \$77,400 in Salina (\$16,500 more) to \$239,500 in Skaneateles (\$178,600 more). Within the city, the eastside neighborhoods have the highest average value at \$82,600 and the southside the lowest at \$42,700.



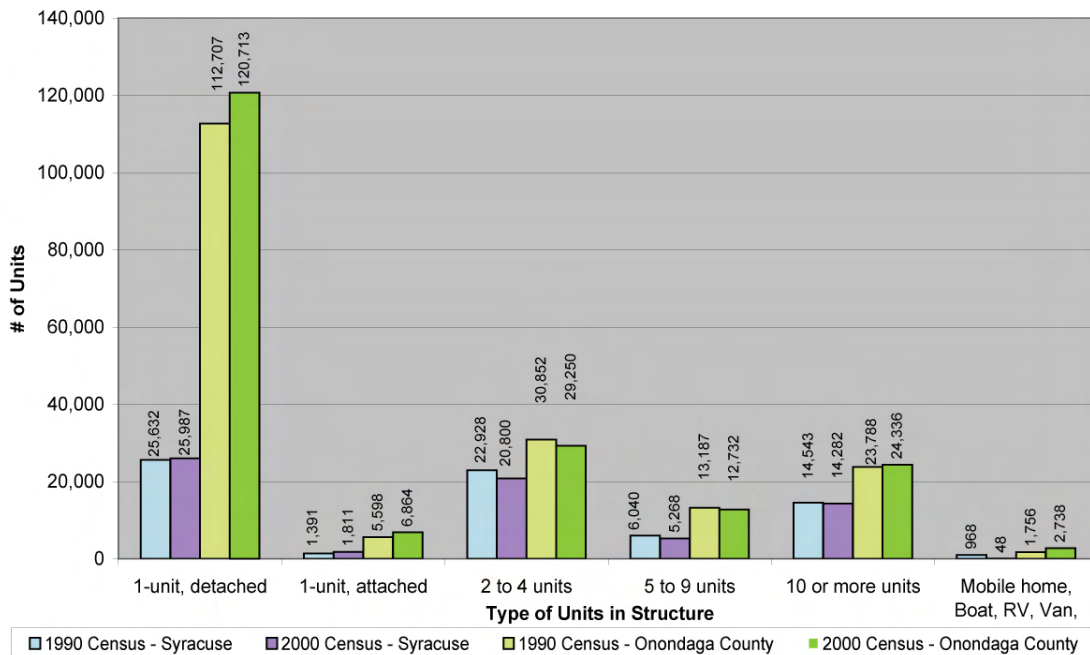
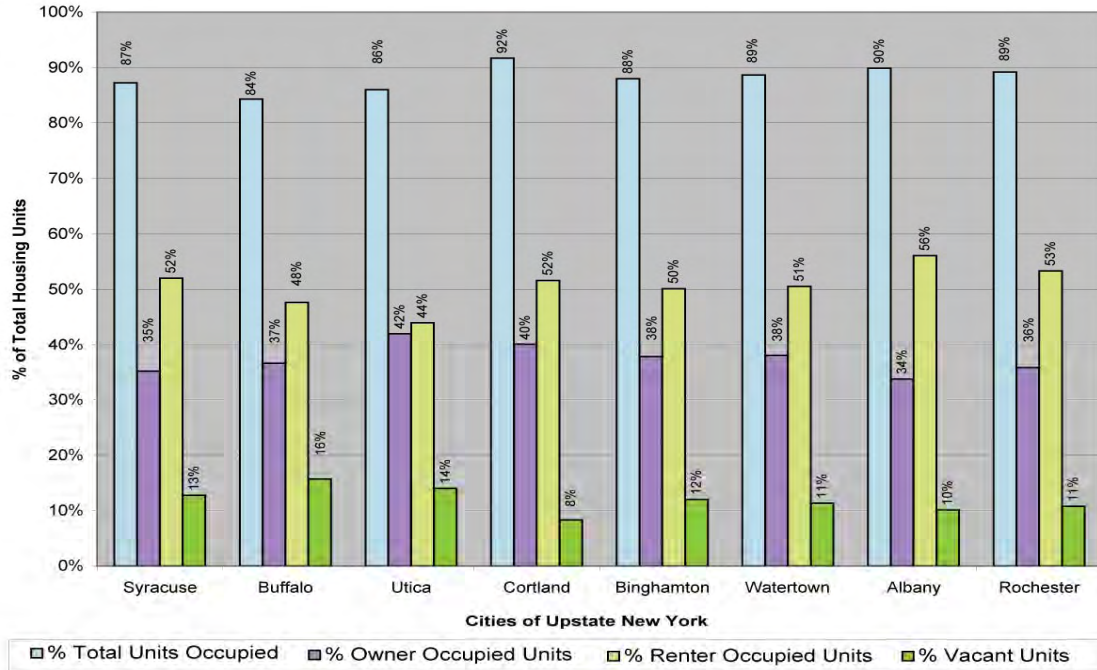


Geographic Comparison

Syracuse contains 21.5% of all single-family detached houses within Onondaga County, 71% of all 2-4 unit buildings, and 52% of all 5-or more unit buildings. This breakdown is indicative of the traditional higher density of cities and lower density of suburban and rural areas that comprise

the bulk of most New York counties. It also illustrates the steady sprawl development of outlying areas in Onondaga County and, to a lesser extent, the slow loss of single-family units within Syracuse.





When compared to Buffalo, Rochester and Albany, Syracuse is third in total units occupied at 87% and second highest for vacant units, that is 13% of its total units. Buffalo has the lowest percentage of occupied units (84%) and the highest percentage that are vacant (16%).

Of the same four cities, Syracuse has the highest percentage of structures with 5 or more units, which is almost 29% of its total stock. It ranks second to Rochester in terms of single-family units, having 38% to its 43%.



When considered in the larger context, Syracuse data for total units occupied, owner-occupied units, renter-occupied units and vacant units are analogous to those of other upstate cities. This

similarity illustrates relative consistency for both general population and housing market statistics in cities throughout the region.

	Syracuse	Buffalo	Albany	Rochester
Total Housing Units	68,196	145,574	45,288	99,820
1-unit, detached	38.1%	30.1%	26.9%	42.9%
1-unit, attached	2.7%	3.7%	4.7%	4.6%
2 units	20.3%	41.6%	27.6%	19.8%
3 to 4 units	10.2%	10.1%	16.8%	11.4%
5 to 9 units	7.7%	4.7%	8.3%	6.4%
10 to 19 units	6.0%	2.3%	4.7%	3.2%
20 or more units	15.0%	7.4%	10.9%	11.7%



City of Syracuse Profile

The City of Syracuse, located in Onondaga County in the geographic center of New York State, encompasses 26 square miles and contained a population of 147,603 residents in 2000. It is the financial and economic center of the Central New York due to numerous transportation connections to surrounding cities, states and Canada, including the New York State Thruway, Amtrak train lines, the New York State Barge Canal System, Hancock International Airport, and Interstates 81 and 690.

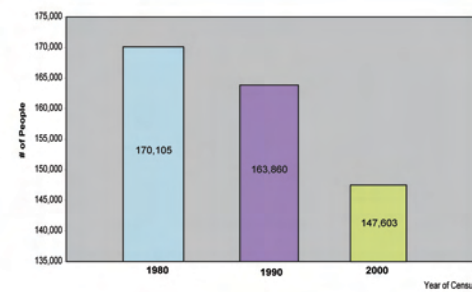
Information regarding population demographics was obtained from the US Census for 1990 and 2000, with data specific to both Syracuse and Onondaga County referenced. The Census also was referenced for information related to housing for both the city and county, and additional material regarding real estate values and transactions was obtained from the Greater Syracuse Board of Realtors.

Population Demographics

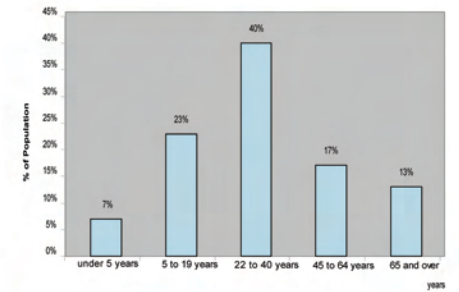
In 1950 Syracuse reached its peak population of 220,583. Since then, the population has steadily declined to 147,603 in 2000. Between 1990 and 2000, the city experienced a decrease of 16,257 people or 9.9% of its population. In 2000, 39.4% of residents were 20 to 44 years of age and 12.9% were over 65. Between 1990 and 2000, there was a 3% increase in the 45 to 64 year group.

Of the 59,568 households recorded in Syracuse in 2000, 76% had an income of less than \$75,000 per year and 21.4% had an income of less than \$10,000 per year. The 2000 Census recorded 64% of the population as white, 25% African American, and 3.4% Asian. In terms of ethnicity, the 3 largest groups are Irish (15.9%), Italian (14.1%) and German (12.2%), followed by English, Polish and French together comprising 16.8% of the population.

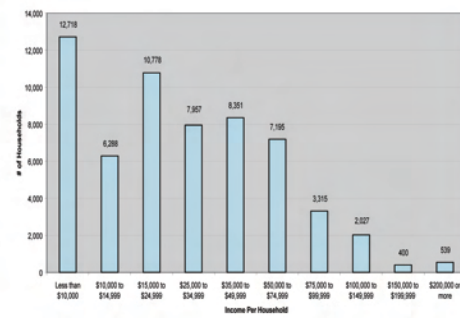
Population



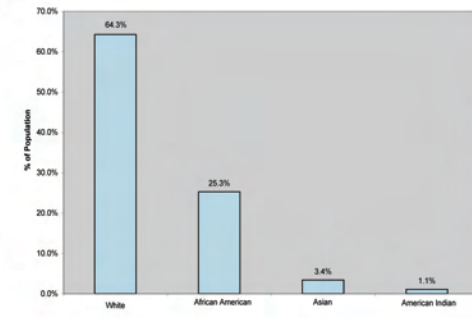
Age



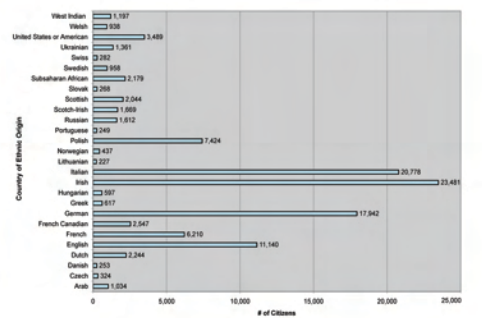
Income



Race



Ethnicity



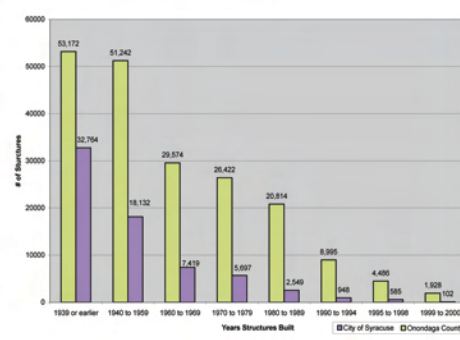
Housing Data

Syracuse contains 68,196 total housing units, with 75% built before 1960 and, more specifically, 47% or 32,764 constructed in 1939 or earlier. Houses constructed after 1980 make up only 6% of the total. By contrast, Onondaga County contains 196,633 housing units, and 53% of those were built before 1960 and 18% after 1980.

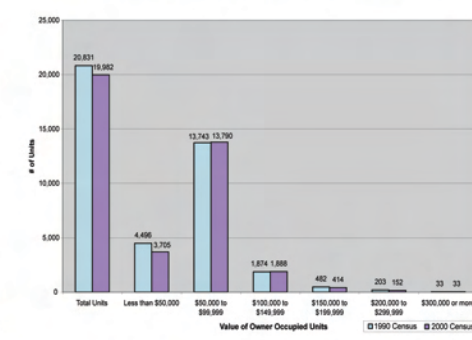
The total number of city housing units has decreased by 3,306 units since 1990 and there has been no increase in the number of units at the top end of the market, that is valued at \$100,000 or more. Nearly 69% of all owner-occupied units within Syracuse are valued between \$50,000 and \$99,999.

In 1990 75% of all rental units had a gross rent (the contract rent plus average monthly utilities) of \$499 or less per month, with the largest percentage (50%) having a gross rent of \$300-499/month. Ten years later, 47% of all rental units had a gross rent of \$499 or less, with the largest percentage (38%) having a gross rent of \$500-749.

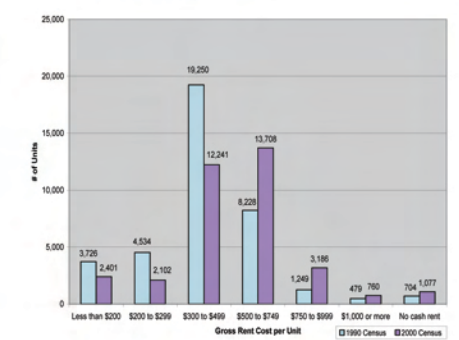
Year Structures Built



Value of Owner Occupied Housing



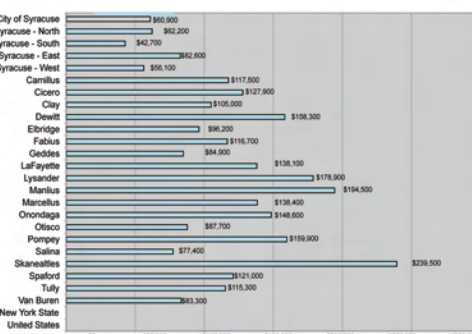
Gross Rent Costs



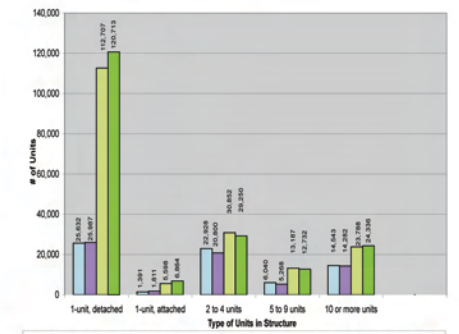
Property Sales

Neighborhood	Total Properties	Avg. Price	Residential	Condos	Multiple Units	Apts.	Empty Units	Commercial	
Northside	2000: 432	\$33,836	306	20	99	4	3	1	
2001	491	\$62,734	349	21	113	6	1	3	
2002	640	\$63,448	449	17	166	1	0	7	
2003	603	\$74,130	389	16	183	9	0	6	
2004	674	\$73,453	457	20	171	17	0	9	
2005	164	\$72,260	102	6	53	2	0	1	
Southside	2000	198	\$33,396	147	3	45	1	0	2
2001	233	\$32,677	174	2	46	0	1	0	
2002	222	\$38,674	177	2	40	1	1	1	
2003	223	\$43,543	180	1	35	3	1	3	
2004	272	\$47,722	227	0	38	2	1	4	
2005	55	\$49,002	39	0	14	0	1	1	
Eastside	2000	223	\$82,116	193	11	27	2	0	0
2001	325	\$79,301	279	8	35	1	0	2	
2002	328	\$83,946	262	10	54	1	0	1	
2003	322	\$93,023	267	8	38	3	0	3	
2004	302	\$98,613	333	5	49	2	1	2	
2005	61	\$94,903	43	1	15	1	0	1	
Westside	2000	225	\$45,637	155	1	64	2	1	2
2001	284	\$56,638	153	3	93	1	2	0	
2002	323	\$53,100	214	0	99	3	2	5	
2003	333	\$59,596	230	1	110	0	0	2	
2004	326	\$59,900	199	4	113	3	0	0	
2005	89	\$61,134	32	2	22	2	1	0	

Average Price of Existing Housing



Units in Structure



Geographic Comparisons

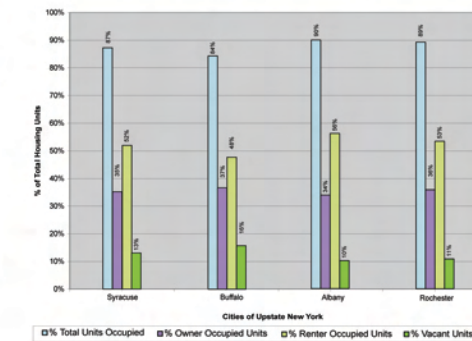
Of the 59,568 households recorded in Syracuse in 2000, 76% had an income of less than \$75,000 per year and 21.4% had an income of less than \$10,000 per year. The 2000 Census recorded 64% of the population as white, 25% African American, and 3.4% Asian. In terms of ethnicity, the 3 largest groups are Irish (15.9%), Italian (14.1%) and German (12.2%), followed by English, Polish and French together comprising 16.8% of the population.

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General Housing Statistics Comparisons



Methods

Preparation of Housing Plan of the Syracuse Comprehensive Plan was carried out as a traditional planning and design undertaking. The process included conducting an inventory of pertinent information, evaluating collected material and data, formulating goals and objectives, and developing recommendations. The proposals put forth consist of policy, program and physical actions.

The project process involved a combination of thorough and limited research. A thorough level of research was undertaken with respect to the existing housing physical environment and zoning and land use. Other areas of research were investigated on a more limited basis, particularly the wide range of community and economic development mechanisms that occur in other communities within New York State and across the nation.

Primary and secondary source materials were referenced and included books, articles in professional periodicals, conference and seminar proceedings, and publications of public agencies and private organizations; web pages accessed via the Internet also were utilized. Additional information was collected through interviews with staff from the City of Syracuse, Onondaga County and a number of not-for-profit advocacy or special interest organizations.

On-site investigations were conducted during the entire project period, providing an opportunity to examine existing conditions from mid-winter through spring. The initial field investigation involved a two-week image study based on the work of noted urban planner Kevin Lynch in his seminal book *The Image of the City*. The result generated an

initial indication of those components of the City of Syracuse that contribute to the city's identity, give it meaning and, therefore, are worth protecting. Various paths, edges, nodes, landmarks and districts were articulated on a city plan and served as a graphic reference throughout the project.

Public participation in development of the Housing Plan was obtained through a 21-person steering committee. Members included representatives of the Syracuse Common Council, Syracuse Landmark Preservation Board, Syracuse City Planning Commission, Syracuse-Onondaga County Planning Agency, Syracuse Departments of Community Development and Economic Development, University Neighborhood Preservation Association Inc., Housing Visions Unlimited Inc., Eastside Neighborhood In Partnership Inc., Northeast Hawley Development Association Inc., Home Headquarters Inc., Syracuse Model Neighborhood Corp., Empire Housing and Development Corp., Onondaga Historical Association. In addition, other at-large members represented the design, development and educational communities within the city. Working meetings involving the entire committee were conducted in conjunction with the first three phases of the project; and subsequently smaller work sessions were organized to engage individual committee members in the formulation of recommendations.

Organization of the Plan

The Housing Plan generally is organized according to each phase of work conducted.

Inventory and *Analysis* give a summary of all data that was collected. A definition is



provided for each topic investigated, including an explanation of why such information was considered relevant to the plan. A brief summary of facts obtained is presented. The analysis component is structured as problems and opportunities related to the inventoried topics.

Goals, Objectives and Recommended Actions, presents the three primary goals for the

Housing Plan. This narrative also provides the objectives pursuant to each goal and the proposed policy, program and physical project recommendations related to each objective.

Detailed Recommendations puts forward a number of proposals that are more fully developed and that might serve as the first recommendations to be implemented.



Inventory and Analysis



INVENTORY AND ANALYSIS

To further understand the dynamics of housing in the City of Syracuse, information was gathered through various means to form a holistic image of the issues. Social and cultural information was gleaned through various sources. Statistics regarding census data and taxation trends were compiled. Public agencies, non-profit organizations and for-profit entities were all interviewed. Information from pertinent literature, reports and academic works was gathered.

During the inventory of social and cultural factors, housing mechanisms and actors, housing economics, zoning and land use were all considered. The study of the physical environment included an inventory of organizational, built form, open space and vacant land.

From the information collected an analysis was conducted that resulted in a list of problems and opportunities.

Problems are defined considered to be existing physical conditions, uses or programs that are inadequate, insufficient or inappropriate for current or future needs.

Opportunities are physical features, uses or programs that may potentially be utilized to help satisfy current and future needs.

Housing Mechanisms and Actors

Inventory

There are many individuals and organizations in place to help neighborhoods, homeowners and tenants

in Syracuse. Mechanisms include the laws, regulations, rules and programs that facilitate home ownership, construction of new and rehabilitation of existing houses, long and short term maintenance. Housing actors are those who play a role in the administering of these mechanisms. Some of these housing mechanisms and actors operate statewide, while others only operate within a specific sector of Syracuse.

Many of the primary housing mechanisms at play in the City of Syracuse are public agencies administered through the municipal government. The Departments of Community Development and Economic Development both have mandates focused around neighborhood housing and businesses. The Community Development Department creates a Consolidated Plan for the city every five years, which evaluates existing conditions and proposes actions related to the expenditure of federal grant monies. Data is collected and proposals are made largely according to Neighborhood Revitalization Strategy Areas (NRSA), based in large part on census demographics but also relating to physical and social characteristics.

The primary City vehicle for soliciting public involvement in the creation of the Plan is the Tomorrow's Neighborhoods Today (TNT) program. This initiative is based loosely on the combined boundaries of several NRSA's, rather than representing individually distinct neighborhoods within the community.

The department also issues building and demolition permits, administers code inspections, and enforces provisions of the zoning ordinance.

While the department is comprised of individuals representing a variety of disciplines and expertise, there are few if



any planners and designers with educational or practical experience dealing with the physical conditions of cities.

The Department of Economic Development addresses neighborhood issues through permit assistance, financing programs, business development training, and workforce development programs. Staff also work with the Syracuse Industrial Development Agency and Syracuse Economic Development Corporation, subsidiaries of the city administration, which can provide additional assistance to neighborhood-based development projects. The Department also handles the federal Empowerment Zone and New York State Empire Zone programs.

The City Department of Assessment also has an impact on neighborhood issues, as it is the primary vehicle for valuing property and collecting real property taxes. Because a substantial portion of property in the city is owned by tax-exempt entities, such as hospitals, educational institutions and advocacy organizations, a minority of property owners carries the majority of the real property taxes. As the resident population continues to decrease, an even smaller percentage of property owners are asked to assume more of the burden.

In addition to these municipal agencies, there are numerous not-for-profit (NFP) entities involved in housing and neighborhood concerns. These organizations include the Syracuse Housing Authority, Home Headquarters, Inc., Syracuse Model Neighborhood Corporation, Empire Housing & Development Corp., Syracuse United Neighbors, Inc., Housing Visions Unlimited, Inc., Jubilee Homes of Syracuse, Inc., Northeast Hawley Development Association, Inc., University

Neighborhood Preservation Association, Inc. and Eastside Neighbors in Partnership, Inc. Though not an exhaustive list of all of the NFP groups addressing Syracuse housing and neighborhood concerns, these groups are among the most active.

The *Syracuse Housing Authority* operates the public housing units throughout the City of Syracuse. The SHA provides the oversight and maintenance of these properties, as well as educational and training programs for tenants. The agency acquires land for redevelopment, as well as funds development of new green spaces and remediation of brownfield sites.

Home Headquarters assists all homeowners within the city. Its mission is to increase the number of owner occupants in the city by offering homebuyer education, financial counseling, housing repair and rehabilitation programs, innovative loan products, financing assistance and post-purchase counseling to homebuyers. One of the largest NFPs in Syracuse, Home Headquarters has provided numerous training programs, informational courses, flexible loans, child-care assistance programs, and distressed properties programs.

The *Syracuse Model Neighborhood Corporation* (SMNC) works primarily in the southside of Syracuse, focusing on the South Salina Street Corridor. Its mission is to provide decent and affordable housing for low-income families, as well as selling new or renovated houses to moderate-income families. One of its recent large projects was completed at the corner of South Salina Street and West Beard Street, where the organization constructed nine infill houses.



The *Empire Housing and Development Corporation* has projects across New York State, but its primary base of operation is in Syracuse. Its primary mission is to provide affordable housing to all New York State residents. Recently the organization constructed new owner-occupant houses at the corner of South Geddes Street and Bellevue Avenue, partnered with the University Neighborhood Preservation Association to purchase and rehabilitate four houses in the University Neighborhood, and established plans for several projects in the Park Avenue neighborhood.

Syracuse United Neighbors Inc. (SUN) operates primarily in the westside and southside neighborhoods. In addition to striving for local affordable housing, SUN works to organize its constituents into a group of active, knowledgeable and involved citizens who strive for a crime- and drug-free community. Although not actively involved in providing financial housing assistance, SUN has successfully lobbied the City for policy as well as regulatory changes to help the quality of life in their neighborhoods.

Housing Visions Unlimited operates throughout New York State, though in Syracuse its efforts are focused along the greater East Genesee Street Corridor. The agency's acquires clusters of land in areas of decline, rehabilitates and constructs houses, and then offers these properties as viable, affordable housing. Housing Visions has recently focused its efforts along East Fayette Street, specifically near the intersection of South Beech Street.

Jubilee Homes of Syracuse, Inc. works within communities to the south and west of Downtown Syracuse. They provide low-cost housing through a land trust, as well as work toward spurring economic

development within their neighborhoods. In addition to the creation of many infill houses, Jubilee Homes has created programs such as Urban Delights and the Southwest Economic Business Resource Center.

The *Northeast Hawley Development Association, Inc. (NEHDA)* is based in the Hawley-Green National Historic District and assists homeowners in the local Northside communities. In addition to rehabilitation of existing houses and construction of infill houses, NEDHA provides mortgage counseling and financial assistance to current and new homeowners. Some recent accomplishments have been the "Windows in Time" project along North Salina Street, as well as counseling and assisting nearly one hundred neighborhood homeowners.

The *University Neighborhood Preservation Association, Inc. (UNPA)* operates in the neighborhood east and south of Syracuse University. Its mission is to ensure a healthy mix of owner-occupant and rental housing for the neighborhood through mortgage assistance, technical advice and property development. Its principal program provides modest grants for closing coats to individuals and families purchasing a primary residence in its service area. Over 500 grants have been provided since the organization was founded over 10 years ago.

The *Eastside Neighbors in Partnership, Inc. (ENIP)* works in the near eastside neighborhood, an area bounded by Erie Boulevard, Madison Street, Almond Street and Seeley Road. It focuses on housing development, housing improvement, community gardening, neighborhood improvement, corner development and youth development. Recently they have created a successful "Porches Plus"



program to improve curbside appeal of properties, as well as undertaking the rehabilitation of the building on the corner of Westcott Street and East Genesee Streets, dubbed the ENACT House.

The higher education institutions of Syracuse are considered significant actors in Syracuse housing. Members of the Campus Life / Residential Life Offices for Syracuse University, the State University of New York College of Environmental Science and Forestry (SUNY ESF), and LeMoyne College were interviewed. Syracuse University maintains a policy that requires its students to live on campus for their first two years of schooling. Thereafter the students are free to make their own housing choices, and many choose to live in local rental apartments. SUNY ESF students use the dormitory facilities provided by Syracuse University, however the college only requires its students to reside in on-campus housing for one year. In contrast to these two institutions, LeMoyne College requires all students live on campus, with exceptions given to individuals who have proven themselves academically, and can demonstrate civic responsibility.

A final set of mechanisms that affect Syracuse are the documents and studies commissioned by and / or created for the City administration, Onondaga County and / or private community advocacy organizations such as the Metropolitan Development Association. One of the more comprehensive documents is *The Onondaga County Settlement Plan*. Produced by the well-known planning and design consultants Duany Platter-Zyberk & Company, this plan applies the principles of New Urbanism to Onondaga County. By using their Urban-Rural Transect the consultants cite appropriate methods of development for Onondaga County that

reinforces Syracuse at the center of the metropolitan region.

Problems

1. *Inappropriate boundaries for Tomorrow's Neighborhoods Today (TNT) sectors.*
TNT Neighborhood sectors do not correspond to neighborhood boundaries, be they real or perceived. The sectors have proven to be too large for full community participation.
2. *Potentially indefensible boundaries for Neighborhood Revitalization Strategy Areas (NRSAs).*

The boundaries of the NRSAs were based on federal guidelines and primarily related to US Census data collected at the inception of the federal Community Development Program in the 1970s. Given the changes in Syracuse demographics the current boundaries might not be valid. In addition, areas such as the Lakefront Area have no established constituency.

3. *Small, inexperienced professional planning staff.*

The recent high turn over of planning staff, as well as an emphasis on policy planners, has left the city administration without professional staff who understand the nuisances of physical design problems in planning. This situation leaves the administration vulnerable to uninformed decision-making.

4. *No shared vision between Not-For-Profit (NFP) housing organizations and the City regarding new housing density.*

There is a disparity between housing and neighborhood organizations and city staff regarding single-family houses versus multiple units, as well as how small and mid-size lots vacant lots are handled compared to larger urban lots.



5. *Lack of comprehensive vision for the quality of neighborhood housing.*

Neighborhoods often perceive that they must compete with one another for limited available funding for housing. Absent a holistic approach that outlines common goals and objectives, resources are dissipated throughout the city instead of being strategically placed where they can have the most impact.

6. *No definitive municipal plan to increase housing units in Downtown.*

While private entities may be developing residential units in Downtown, the City has not provided a physical plan that defines the context in which housing may be most effective and successful.

7. *Unclear municipal policy regarding vacant properties.*

The continuous cycle of disrepair, deterioration and demolition of housing stock concerns many residents who do not understand the City's policies toward vacant buildings. In addition, post-demolition lots often appear abandoned, which enhances neighborhood concerns.

8. *Inadequate zoning ordinance and cumbersome process for review of development proposals.*

The current zoning ordinance was last revised in the 1950s and does not address contemporary urban issues, or traditional neighborhood development. Smaller developers are additionally hindered by the current confusing codes and ubiquitous variances.

9. *Inconsistent and inefficient code and ordinance enforcement.*

Though the city administration tries to enforce the building code and zoning regulations, it is often overwhelmed. This situation is partially due to a shortage of city resources, as well as a climate of

disregard for both the building code and zoning laws.

10. *New construction only meets minimum standards regarding compatibility with existing neighborhood context.*

While some new infill projects may meet contemporary needs, these projects only marginally fit within the visual and physical context of existing neighborhood block and street patterns and housing types.

11. *Marginal efforts to retain and improve existing or construct new market rate housing.*

The apparent lack of open market pressure to reuse existing housing, as well as the City's decreasing population, has left many Syracuse neighborhoods with few prospects for increased reinvestment and others with none at all. This situation is exacerbated by the bountiful supply and variety of housing in Syracuse.

12. *Extreme views of some neighborhoods in the press.*

The natural tendency of mass media toward sensationalism has created an extreme view of certain neighborhoods in some people's minds, and a full understanding of these dynamic communities is never publicized. The unfortunate result is the perception that such neighborhoods are not, and cannot, be good places to live.

13. *Limited tangible benefits to residents as a result of Empire & Empowerment Zones.*

Although participating businesses can point to advantages derived from both Zones, there is little documentation that residents living within the Zones have benefited from these State-wide programs.

14. *Emphasis on proposed Destiny USA Project.*



While the large Destiny project offers much publicity for the City, the tangible benefits to city residents appear minimal. Not only does the project no longer contain a new housing component, but the tenuous nature of plans for Destiny has created uncertainty regarding the future of surrounding neighborhoods.

Opportunities

1. *Improve code enforcement.*

Though a regular enforcement schedule is in place, an expanded approach can provide a greater level of compliance. With increased compliance many neighborhoods can be spared from incremental, but persistent physical and visual degradation.

2. *Consolidate the development review process.*

The current review process is confusing and inhibits people without many resources or experience from becoming involved in development projects. A more efficient and clearly defined process can attract a greater number of investors to the City.

3. *Encourage acquisition and rehabilitation of existing housing stock through mothballing and homesteading vacant buildings.*

Instead of demolition, Syracuse has the opportunity to promote the rehabilitation of its older structures through use of various programs. While many of these properties may not currently be in demand, their continued presence can eventually act as a boon to future neighborhood reinvestment.

4. *Utilize flexibility in building codes to accommodate older and historic buildings.*

The City has many older properties with unique needs. Promoting the greater flexibility the building code allows for older buildings can more alleviate apprehensions regarding reinvestment

and/or adaptive reuse, and in turn be beneficial toward attracting new residents.

5. *Use historic preservation as a stabilization agent.*

Intact older neighborhoods have weathered many changing trends and still continue to have an appealing physical character. Using historic preservation and neighborhood conservation to stabilize and encourage investment is a fiscally responsible action that can have large economic benefits for Syracuse neighborhoods.

6. *Provide additional housing opportunities for growing empty-nester population.*

The aging of the “baby boom” generation has presented an increased desire for housing closer to the public services, health care and cultural facilities that a city offers. Syracuse is in a strong position to capitalize on this trend given it is the seat of county government, home to institutional health care and center of the region’s cultural community.

7. *Increase publicity regarding Home Headquarters’ (HHQ) programs.*

As the largest housing advocacy organization in the City, HHQs has had many positive impacts on the neighborhoods within Syracuse. These impacts can be shared to create more confidence in Syracuse, as well as increase participation in its programs.

8. *Enhance involvement and responsibility of local universities and colleges in the neighborhoods.*

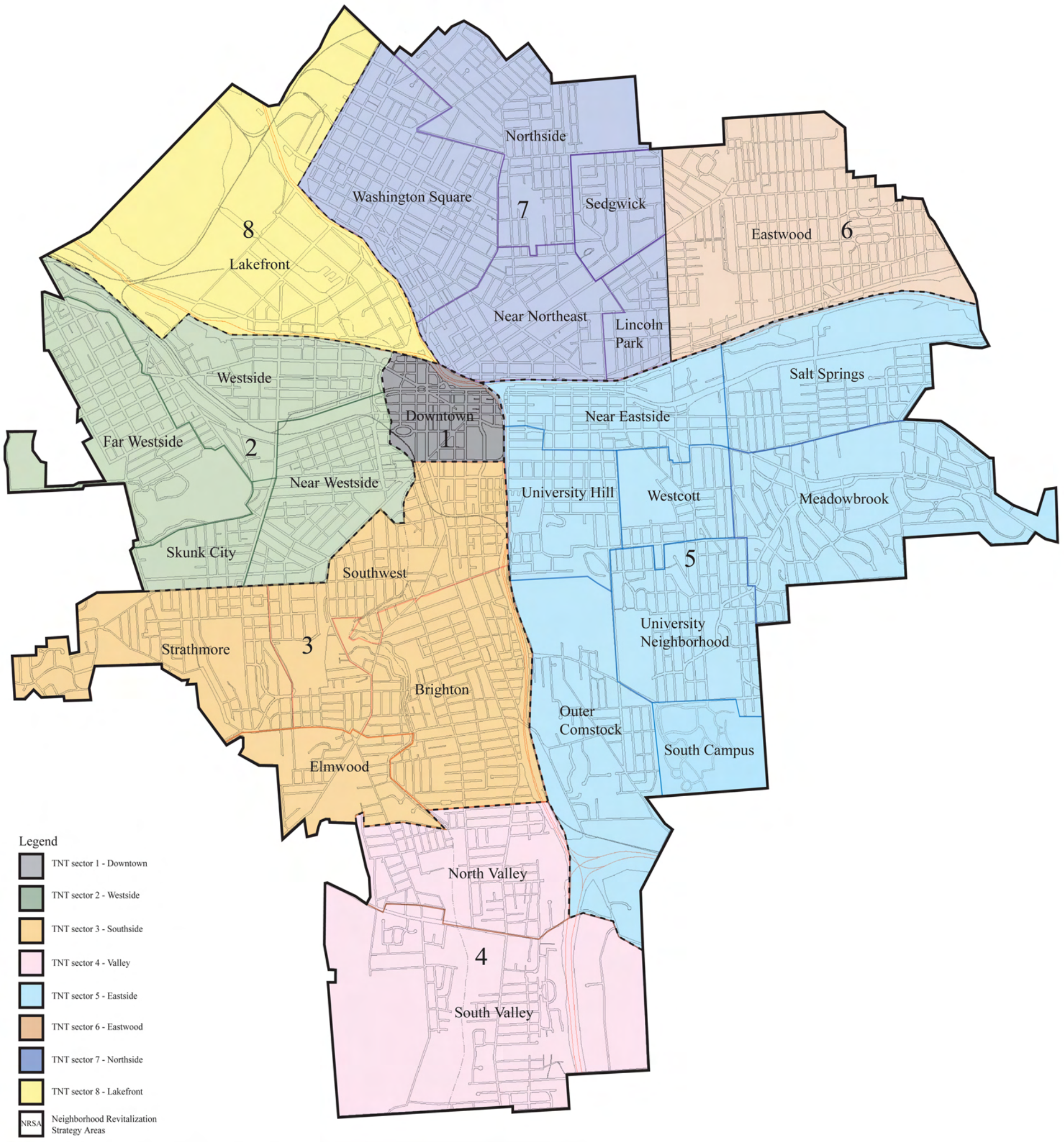
The institutions of higher learning in Syracuse have a great opportunity to play a more active role in the way they affect local neighborhoods. Current off-campus activities (such as service learning opportunities and research efforts) have been well-received and can be models for other initiatives. Similarly, the student



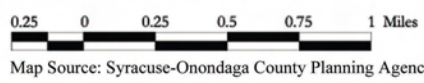
rental market has a huge impact on neighborhoods and can be used as an

asset rather than as a destabilizing factor due largely to excessive rental units.





- Legend**
- TNT sector 1 - Downtown
 - TNT sector 2 - Westside
 - TNT sector 3 - Southside
 - TNT sector 4 - Valley
 - TNT sector 5 - Eastside
 - TNT sector 6 - Eastwood
 - TNT sector 7 - Northside
 - TNT sector 8 - Lakefront
 - NRSA Neighborhood Revitalization Strategy Areas



Map Source: Syracuse-Onondaga County Planning Agency (2/99)

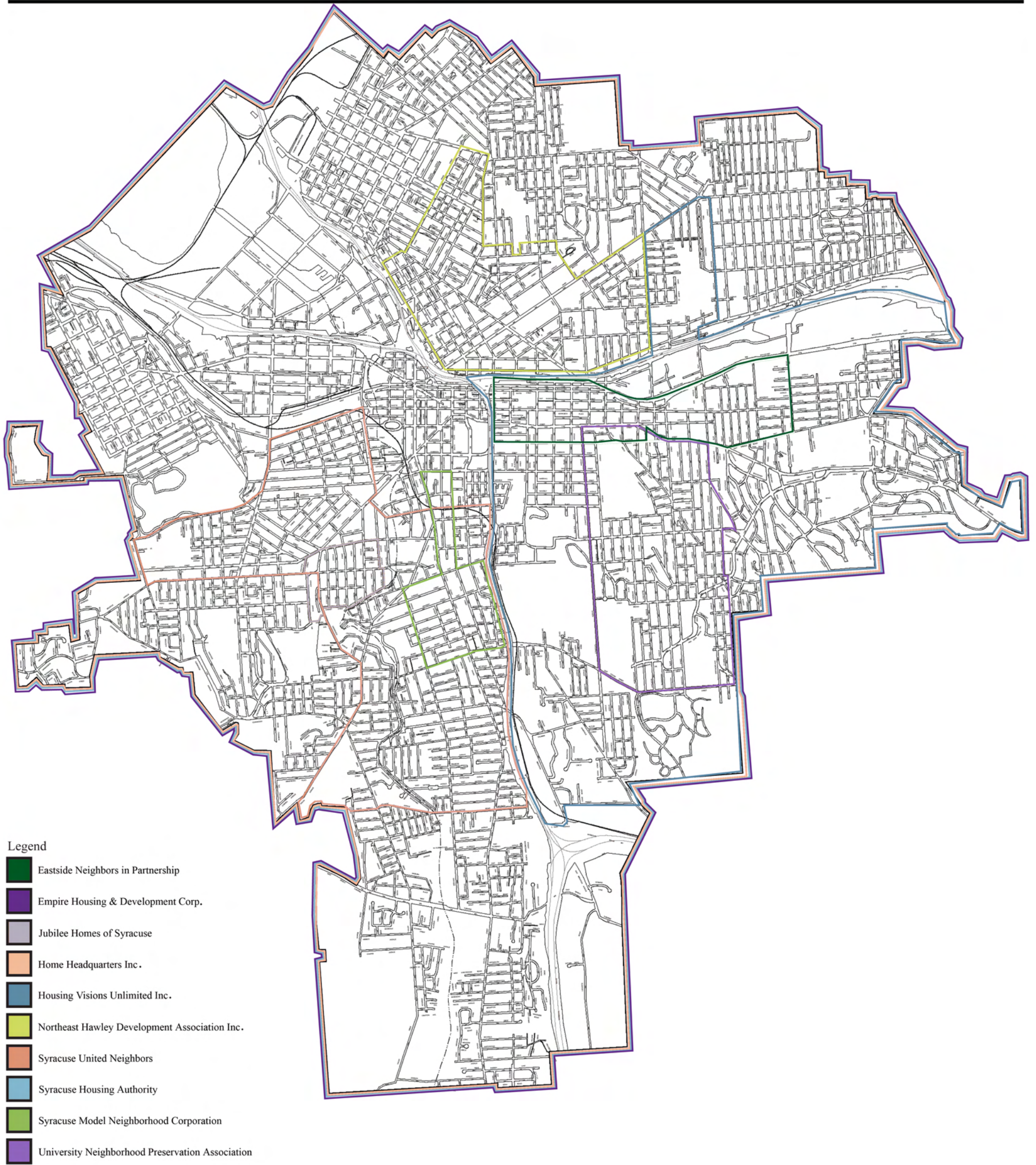
Faculty of Landscape Architecture
 State University of New York
 College of Environmental Science and Forestry

TNT Sectors and NRSA Areas

City of Syracuse Housing Plan



Urban Design Studio 2005



Legend

- Eastside Neighbors in Partnership
- Empire Housing & Development Corp.
- Jubilee Homes of Syracuse
- Home Headquarters Inc.
- Housing Visions Unlimited Inc.
- Northeast Hawley Development Association Inc.
- Syracuse United Neighbors
- Syracuse Housing Authority
- Syracuse Model Neighborhood Corporation
- University Neighborhood Preservation Association

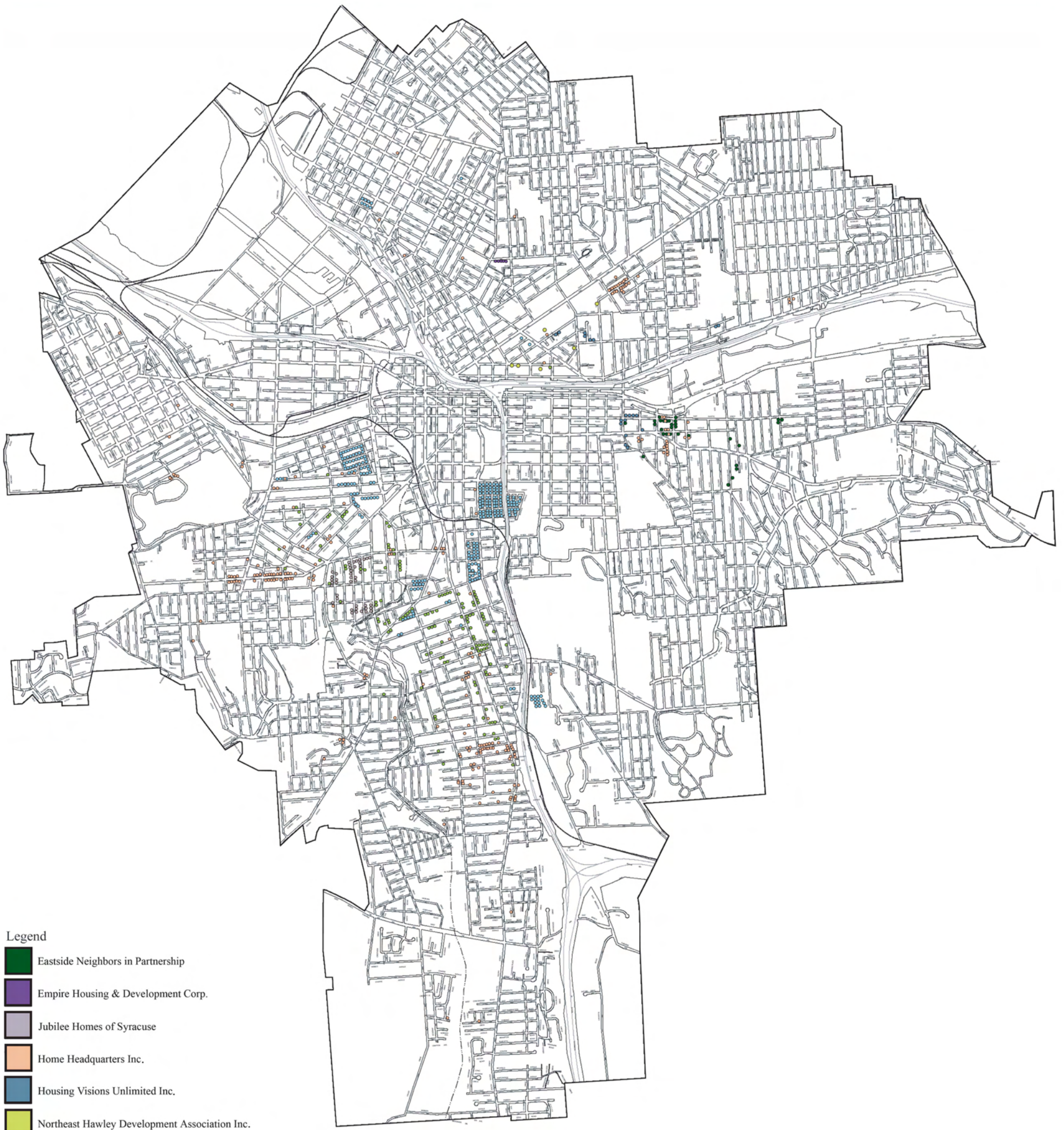
0.25 0 0.25 0.5 0.75 1 Miles

Map Source: Syracuse-Onondaga County Planning Agency (2/99)



North

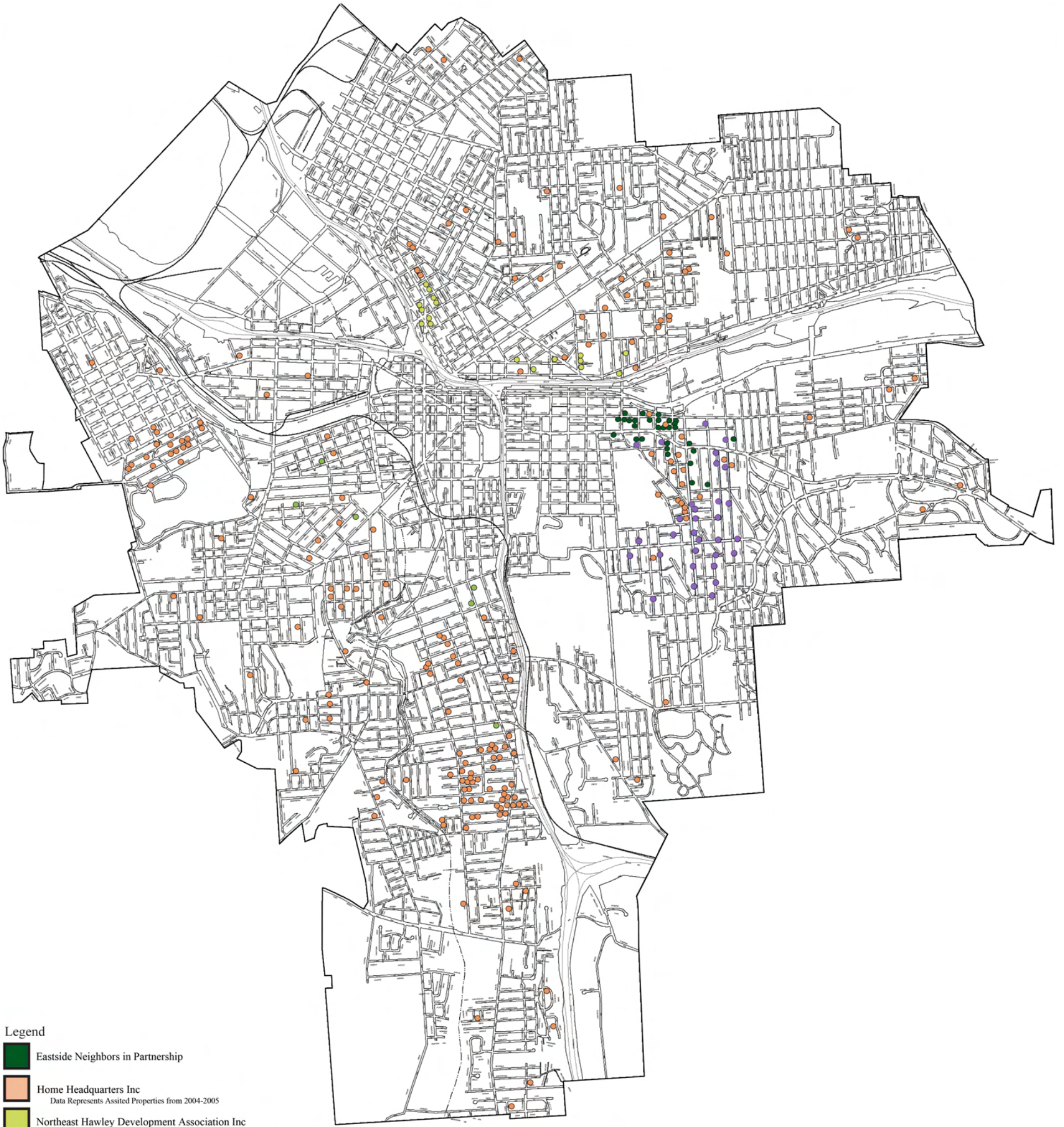




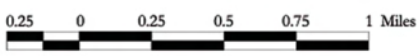
- Legend**
- Eastside Neighbors in Partnership
 - Empire Housing & Development Corp.
 - Jubilee Homes of Syracuse
 - Home Headquarters Inc.
 - Housing Visions Unlimited Inc.
 - Northeast Hawley Development Association Inc.
 - Syracuse Housing Authority
 - Syracuse Model Neighborhood Corporation

0.25 0 0.25 0.5 0.75 1 Miles
 Map Source: Syracuse-Onondaga County Planning Agency (2/99)





- Legend**
- Eastside Neighbors in Partnership
 - Home Headquarters Inc
Data Represents Assisted Properties from 2004-2005
 - Northeast Hawley Development Association Inc
 - University Neighborhood Preservation Association
 - Syracuse Model Neighborhood Corporation



Housing Economics

Inventory

Housing economics is the relationship between housing and the market, as influenced by federal, State and local government actions to promote both affordable and market rate housing through policy programs. Economic incentive programs include grants, loans, land and mortgage guarantees, and tax deductions, abatements and credits. In an age when suburban communities still are perceived as more preferable than urban neighborhoods, such incentives are particularly crucial to retaining current city residents, attracting new residents, and increasing homeownership in cities. Private financing options and the rate of return on housing investments also are critical factors in making housing decisions. In addition, both the real and perceived condition of individual buildings, specific neighborhoods, and entire sectors of a city greatly influence decisions related to one's personal home as well as speculative investment choices.

Information collected includes programs offered by federal, State and local governments. Federal programs include the investment tax credits for low-income housing and historic rehabilitations, Community Development Block Grants and loan guarantees through the US Department of Housing and Urban Development (HUD), and tax advantages available through Empowerment Zones. New York State programs addressing housing are those available through the Division of Housing and Community Renewal, including the recently established New York Main Street program that encourages mixed-use projects on traditional main streets. While most local municipal programs receive

funding from these and other federal and State sources, one city program – the Homeowner Tax Incentive Program, Section 444a of the Real Property Tax Law, does provide an additional incentive for city homeowners without resulting in a long-term or permanent loss of tax revenue for the city.

Finally, housing economics was considered in the context of numerous reports such as *The Essential New York Initiative*. This study was produced jointly by the Battelle Memorial Institute, widely regarded as one of the world's leading consultants in the technology-oriented development, and Catalytix, founded by Richard Florida, who produced the groundbreaking book *The Rise of the Creative Class*. The study calls attention to the economic and social importance of the "creative class" in maintaining diverse and vibrant population.

Analysis

Problems

1. *High percentage of tax-exempt properties.* Substantial amounts of revenue are lost annually due to the inordinate number of properties granted tax exemptions. This situation not only impacts the City's general revenue stream, but also places an extraordinary burden on the small percentage of property owners that pay taxes based on full value assessment.

2. *Failure to publicize temporary real property tax abatements.*

While permanent partial and/or full tax exemptions have a long-term negative impact on the City, short term exemptions can be used to attract new residents and/or encourage housing reinvestment. Currently the city administration does not take advantage of these opportunities.



3. *No definitive municipal policy regarding absentee-owner accountability.*

The City has not created a climate where absentee investor-owners are necessarily held accountable for poorly maintained properties. This situation creates concern that outside investment ultimately can lead to property neglect and neighborhood decline.

4. *Inadequate local rents given operating costs.*

Current income levels derived from rental properties do not meet the cost of maintenance and operation. Such restricted rents can lead to disinvestment and, in some cases, abandonment of properties.

5. *Decrease in CDBG funds.*

As with most urban areas, Syracuse has come to rely on the CDBG program for local housing initiatives. In light of the proposed Bush 2005-2006 federal budget cuts to this program, the City faces shortfalls in most of its housing programs.

6. *Difficulty for NFP housing organizations to successfully diversify funding sources.*

Reliance on government funding, such as the Syracuse Neighborhood Initiative or Community Development Block Grant dollars, has left many organizations dependent on the sometime mercurial nature of public monies. This circumstance is especially problematic because of the anticipated decrease in CDBG money in the future.

7. *Insufficient number of public programs to support affordable housing.*

The City and NFP housing organizations have limited resources to address affordable housing and these are spread thin throughout the city. With the impending decrease in federal funding, the issue of finding alternate resources for funding becomes paramount.

8. *Limited neighborhood business investment to support local issues.*

Although many neighborhood commercial areas contribute to an area's overall economic and cultural well-being, the smaller businesses associated with most City neighborhoods are unable to provide funds to help with neighborhood concerns.

9. *High demand for market-rate housing for Downtown with sufficient supply.*

Existing market-rate housing in Downtown is filled to capacity, and many properties even have a waiting list. While these conditions show a high demand for more housing units in the center of the city, there is no definitive plan for increasing the supply.

10. *Low demand for older properties that require a strong reinvestment ethic.*

While the city has a large supply of older housing stock, the majority of young home buyers are not looking to purchase a property that is need of repair. The lack of capital to make necessary improvements and/or the lack of experience to provide sweat-equity make many older properties less desirable.

11. *Lowered property values as a result of negative neighborhood image.*

Local media coverage and popular culture has created skewed views of certain city neighborhoods, painting a pessimistic view often based on isolated events. Disinvestment often results, which over time leads to a dramatic drop in property values.

Opportunities

1. *Target available housing programs.*

Identifying and investing in city neighborhoods that are in need of larger amounts of revenue to make a more dramatic and permanent change can



advance homeownership and private housing reinvestment in key neighborhoods. Similarly, concentrating existing and/or new programs at adjacent or near-by properties can arrest economic decline in transitional neighborhoods..

2. *Publicize the City's unique older housing stock.*

Some older houses, such as former salt and railroad worker homes, are distinctive housing types unique to the City. Marketing such properties based on their special character can create new interest among potential homebuyers.

3. *Emphasize the low cost of in-city, market rate housing.*

Although the depressed housing market generally is not viewed as a benefit, in the short-term promoting the low cost of in-city housing can result in an increase in home acquisitions. Many classes of buyers—first-time owners, the elderly, extend families, empty-nesters—can find these lower prices extremely attractive.

4. *Promote existing historic preservation tax credits for residential development.*

Redevelopment of historic properties for housing has successfully occurred in the City. Many of these investors have taken advantage of the available federal preservation tax credits. Given the high number of historic properties, the City has the opportunity to attract additional developers interested in such project if it aggressively markets these credits.

5. *Propagate information regarding real property tax and home value protection programs.*

The City can realize an increase in home reinvestment, as well as home acquisition, by providing more information about these programs to both existing and future homeowners. Individuals can be more inclined to purchase an in-city home and make a long-term commitment to a

neighborhood due to the benefits offered by these programs

6. *Market newly-created, large tracts of land for new housing development.*

While the older building stock does offer a variety of housing types, the City can take advantage of larger tracts of land in some neighborhoods to provide other housing options. For example, with the aging population new construction offers the opportunity to develop housing more sensitive to housing needs of the elderly. Building on vacant land also can result in retaining traditional neighborhood densities.

7. *Increase supply of Downtown market rate housing.*

The idea of living in Downtown is attractive to many and in Syracuse there is a demonstrative demand for additional center city housing options. The City can realize substantial economic investment if a comprehensive strategy is implemented to increase Downtown housing.

8. *Encourage mixed-use projects.*

New development that includes retail, services and housing could be attractive to potential residents, and would fill a much needed housing niche for young professionals, empty-nesters, elderly, and those not wanting to rely so heavily on their cars.

9. *Campaign in-city living to target demographic groups.*

The City offers housing opportunities unique to urban areas and because of that can target its efforts to attract specific populations as potential residents and/or homebuyers. By working with local realtors and housing and neighborhood advocacy groups, particular neighborhoods and/or types of housing can be made economically competitive with other regional options.



10. *Partner with local realtors and homebuilders.* Both the Greater Syracuse Board of Realtors and the Home Builders Association can provide insights and creative approaches for improving in-city housing. By joining forces with those who sell and construct housing, the City can see an increase in house sales and, potentially, new construction.

11. *Educate real estate professionals regarding the unique value of older housing offered in the City.*

Most of the older housing stock is of a higher quality than that produced in present day construction. Exterior and interior architectural detail and the, use of traditional building materials and techniques set most in-city houses apart from their suburban contemporaries, and make them very appealing to many homebuyers. If local realtors emphasized these characteristics as benefits, the local housing stock can become more attractive to wider variety of potential homeowners.

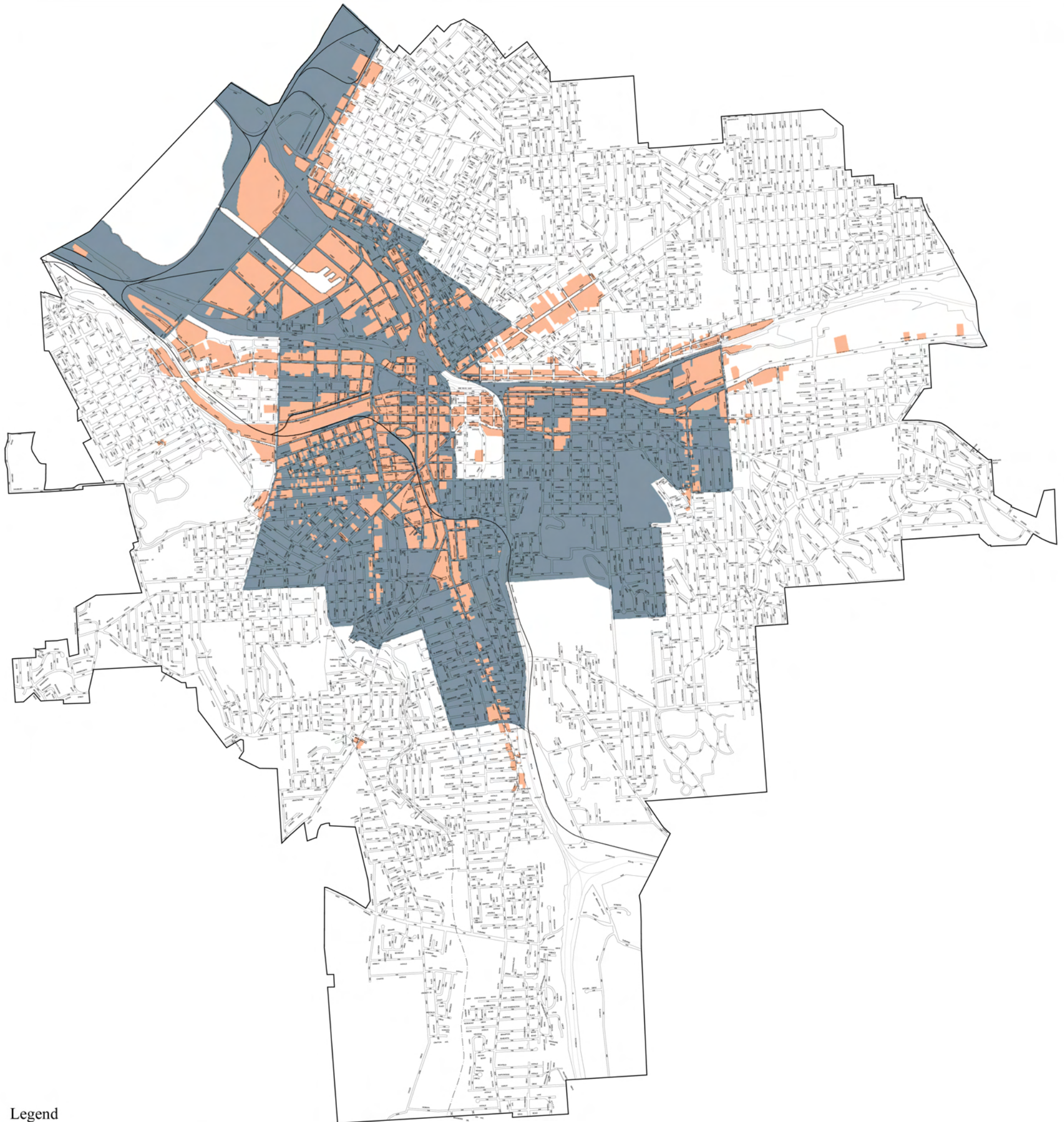
12. *Assist outside investors.*

Encouraging this new pool of people who see the value in investing in the local housing market can stabilize neighborhoods in transition, advance already improving neighborhoods, and/or fill voids in the local development community. With proper safe-guards in place to insure long-term investment, the City can realize a dramatic, positive turn-around in the local housing market.

13. *Utilize local universities and colleges as economic development resources.*

Tapping into the knowledge and skills of area educational institutions can provide new and creative opportunities for increasing reinvestment in the City's neighborhoods. Additionally in working with the various academic administrations, the resident student population can become a stronger economic asset to the community





Legend

- Federal Empowerment Zone
- State Empire Zone

0.25 0 0.25 0.5 0.75 1 Miles



Map Source: Preservation Component of Syracuse's Comprehensive Plan (2003) North

Faculty of Landscape Architecture

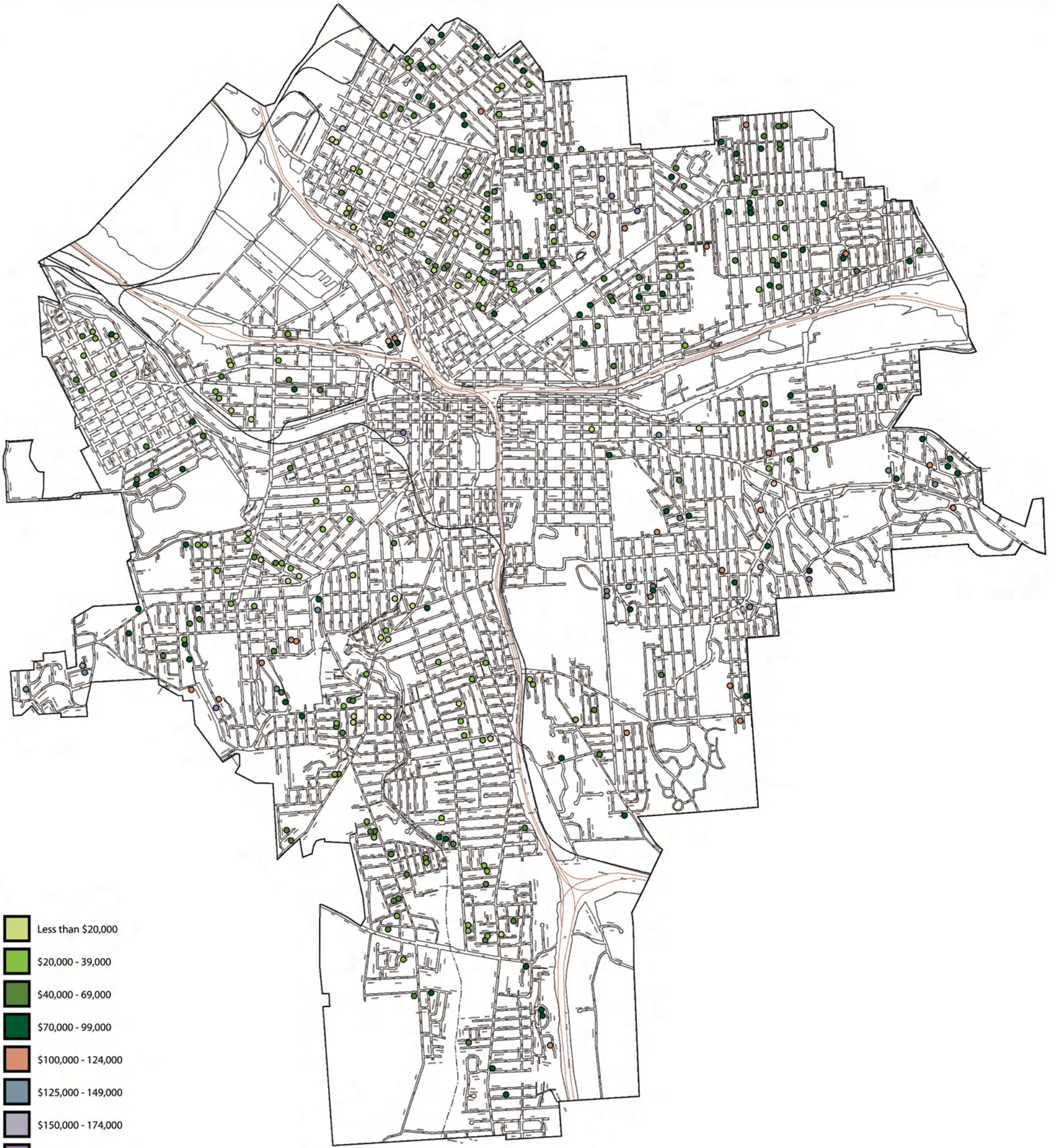
State University of New York
College of Environmental Science and Forestry

Economic Development Zones

City of Syracuse Housing Plan

Urban Design Studio 2005





- Less than \$20,000
- \$20,000 - 39,000
- \$40,000 - 69,000
- \$70,000 - 99,000
- \$100,000 - 124,000
- \$125,000 - 149,000
- \$150,000 - 174,000
- \$175,000 - 224,000
- \$225,000 - 299,000
- More than \$300,000

Information compiled from January 20 - April 17, 2005
 0.25 0 0.25 0.5 0.75 1 Miles



Faculty of Landscape Architecture
 State University of New York
 College of Environmental Science and Forestry

Real Estate Transactions

City of Syracuse Housing Plan



Zoning & Land Use

Inventory

Zoning is the implementation of comprehensive planning, and a guide for land use. The City of Syracuse maintains zoning rules and regulations in order to promote orderly and manageable growth of the urban environment, and to protect the health, safety and welfare of the inhabitants of the city. This occurs through the designation of zoning districts, which contain rules, regulations, restrictions and prohibitions that encourage or discourage certain types of land use for each property in the city.

Zoning is intended to be uniform within each district, with properties treated equally. The zoning rules and regulations describe the physical characteristics required for each district, which include setbacks, density, height and bulk of structures, and parking.

Zoning has had a significant impact on the way that the city has evolved to its current physical form. Syracuse first adopted a zoning ordinance in 1922 and, since that time, the articles have been amended to accommodate urban growth and changing ideas about city development, but have never been entirely revised. For this study, the City of Syracuse Zoning Rules and Regulations of 2002 was referenced, along with information collected from interviews with various city and county officials. Twenty-seven different zoning districts and four overlay districts were found within the City of Syracuse.

Zoning Districts

RA-1 Residential District, Class A-1
RA-2 Residential District, Class A-2
RA Residential District, Class A

RAA Residential District, Class AA
RB-1 Residential District, Class B-1
RB-1T Residential District, Class B-1 Transitional
RB Residential District, Class B
RB-T Residential District, Class B Transitional
RC Residential District, Class C
OA Office District, Class A
OB Office District, Class B
RS Residential Service District
BA Local Business District, Class A
PSD Planned Shopping District
CBD-R Central Business District, Retail District
CBD-OS Central Business District, Office and Service District
CBD-OSR Central Business District, Office and Service District (Restricted)
CBD-GS Central Business District, General Service District
CBD-LS Central Business District, Local Business District
CBD-HDR Central Business District, High Density Residential
CBD-MDR Central Business District, Medium Density Residential
CBD-GSA Central Business District, General Service A District
CA Commercial District, Class A
CB Commercial District, Class B
IA Industrial District, Class A
IB Industrial District, Class B
PID Planned Institutional District

Zoning Overlay Districts

Preservation District
Special Neighborhood District
Eastwood-James Street District

The majority of the city is zoned for residential use, the most restrictive type of development; however, large swaths are zoned for industrial development, which allows greater variation in land use and physical form. In between the residential and industrial areas are smaller corridors zoned for business and commercial use.



At the heart of the city is Downtown with eight types of central business district zoning. There are also a few large segments zoned for planned institutional development, where the universities and hospitals are located. Used for the least amount of land, zoning for office development is found in a few small areas of the city.

A number of variances have been approved throughout the city, within each of the noted zoning districts. Area variances permit applications to deviate from the prescribed physical allowances for each zoning classification. Use variances permit applications to depart from allowable uses defined for each classification. Both variances are widely applied for and routinely approved within Syracuse.

Analysis

Problems

1. *Outdated Syracuse Zoning Rules and Regulations.*

The current zoning ordinance was written in the 1930s and revised in the 1950s. The zoning from this time emphasized automobile use and a suburban lifestyle. These antiquated guidelines do not address contemporary urban issues or traditional neighborhood development.

2. *Lack of guidelines to assess appropriateness of variance requests.*

The ability to discern between healthy and detrimental variances is currently lacking within the Syracuse municipal structure. Furthermore, a resistance to actual zoning modifications has created a climate where variances are over-use, and over-approved.

3. *Difficulty in accurately defining neighborhoods in transition.*

With widespread use of variances, it is difficult to ascertain city neighborhoods that are in transitional. Of particular concern is the inability to identify residential areas that are being eroded by the incremental encroachment of incompatible commercial uses.

4. *Limited guidelines to ensure Planned Institutional Districts (PIDs) relate to the surrounding context.*

The zoning ordinance currently does not account for the edge effects created at the transitions from a PID zone to adjacent zoning districts, particularly those that are primarily residential. Without specific guidelines addresses these areas, there is no assurance of continuity or compatibility of land use and/or general physical character..

5. *Insufficient zoning enforcement.*

There appears to limited and/or inconsistent enforcement of various zoning regulations, which can have great impact on overall neighborhood land use and physical character. One of the most common transgressions is the sporadic enforcement of the sign ordinance and surface parking provisions within city neighborhoods. Both non-conforming signs and parking lots exist in many neighborhoods and are allowed to remain without official variances.

6. *Absence of professional planning or design qualifications for appointees to the City Planning Commission (CPC) & Board of Zoning Appeals (BZA).*

Many cities require that some members of planning and zoning bodies have professional qualifications in order to serve. Syracuse, however, has no such guidelines, which at times can hinder decision-making.

7. *Poor communication regarding CPC and BZA actions in neighborhoods.*



Current notification procedures reach only the closest properties to a location under review by city review bodies. Additionally, the information received is relatively vague and it is cumbersome to obtain clarification, which keeps adjacent property owners and residents uninformed of zoning actions.

8. *Inadequate existing project site review.*

The current project site review process and criteria do not comprehensively address the multifaceted character of Syracuse's diverse neighborhoods and therefore result in an ineffective design review mechanism. The emphasis on assessing physical character on a case-by-case basis, rather than utilizing an established set of design standards and guidelines, does not ensure neighborhood character can remain uncompromised.

Opportunities

1. *Revise zoning ordinance so that it acts as a more effective tool for planning.*

Modifying the city zoning ordinance to better reflect traditional urban conditions, rather than mid-20th century suburban expansion ideals, can improve both municipal decision-making and private sector proposals.

2. *Use overlay zoning classifications to address neighborhood aesthetics.*

Expanding the use and type of overlay zoning districts can more effectively protect preferred neighborhood character. Combined with increased and well-defined regulations for aesthetics throughout the zoning ordinance, specific overlay classification can provide optimal oversight for development in many city neighborhoods.

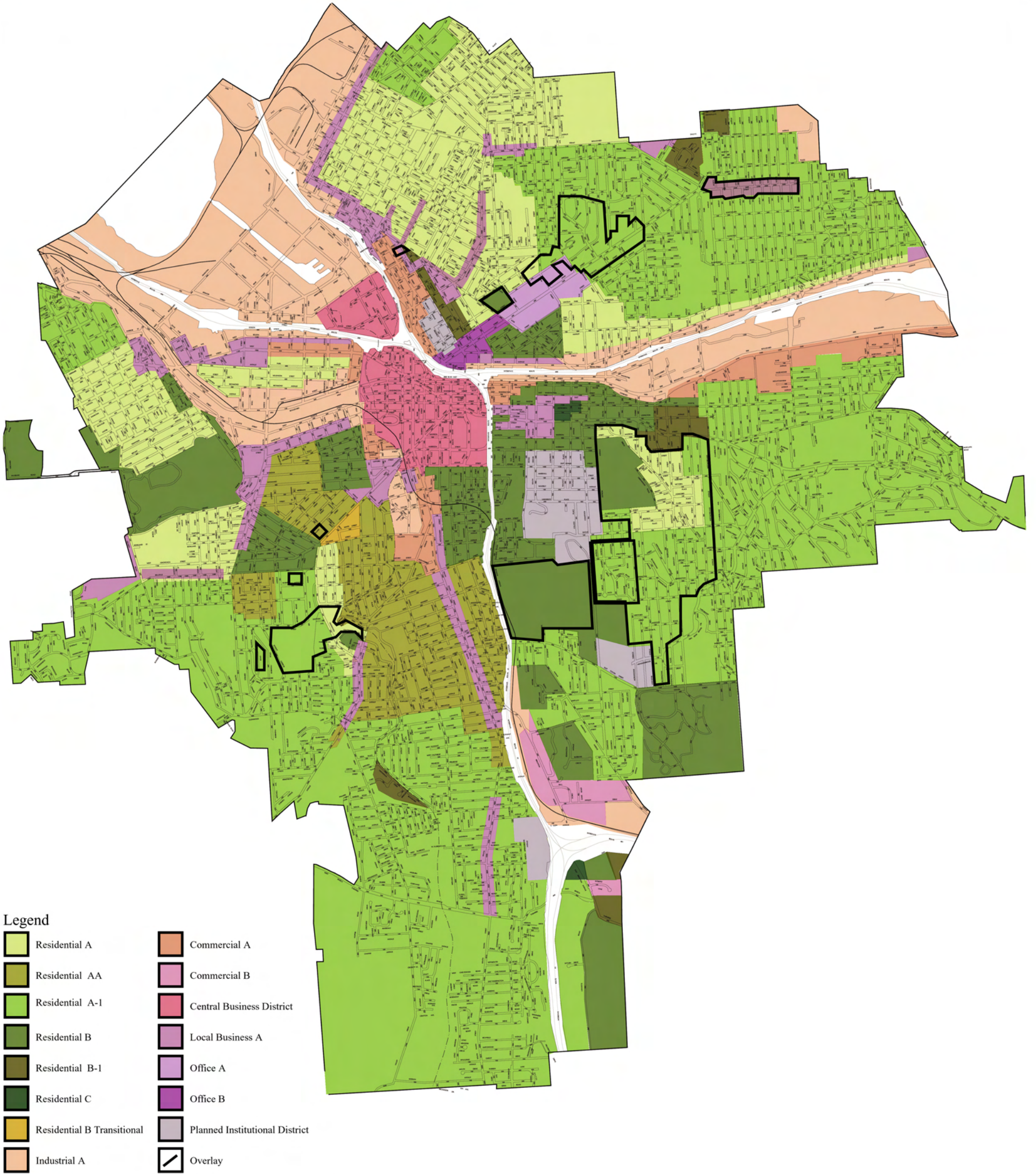
3. *Identify housing market needs.*

In conjunction with other entities, the City should assess housing needs for a wide variety of users, including the elderly, young professionals, families and empty-nesters, as well as for all income levels. With such information, as well as an understanding of what housing options are available, the City can maximize its housing assets.

4. *Encourage adoption of Onondaga County Settlement Plan to guide regional housing development decisions.*

The Settlement Plan is a very progressive document that advocates for smart growth and new urbanism. If adopted by all municipalities within the metropolitan region there can be a long-term benefit to urban housing concerns.





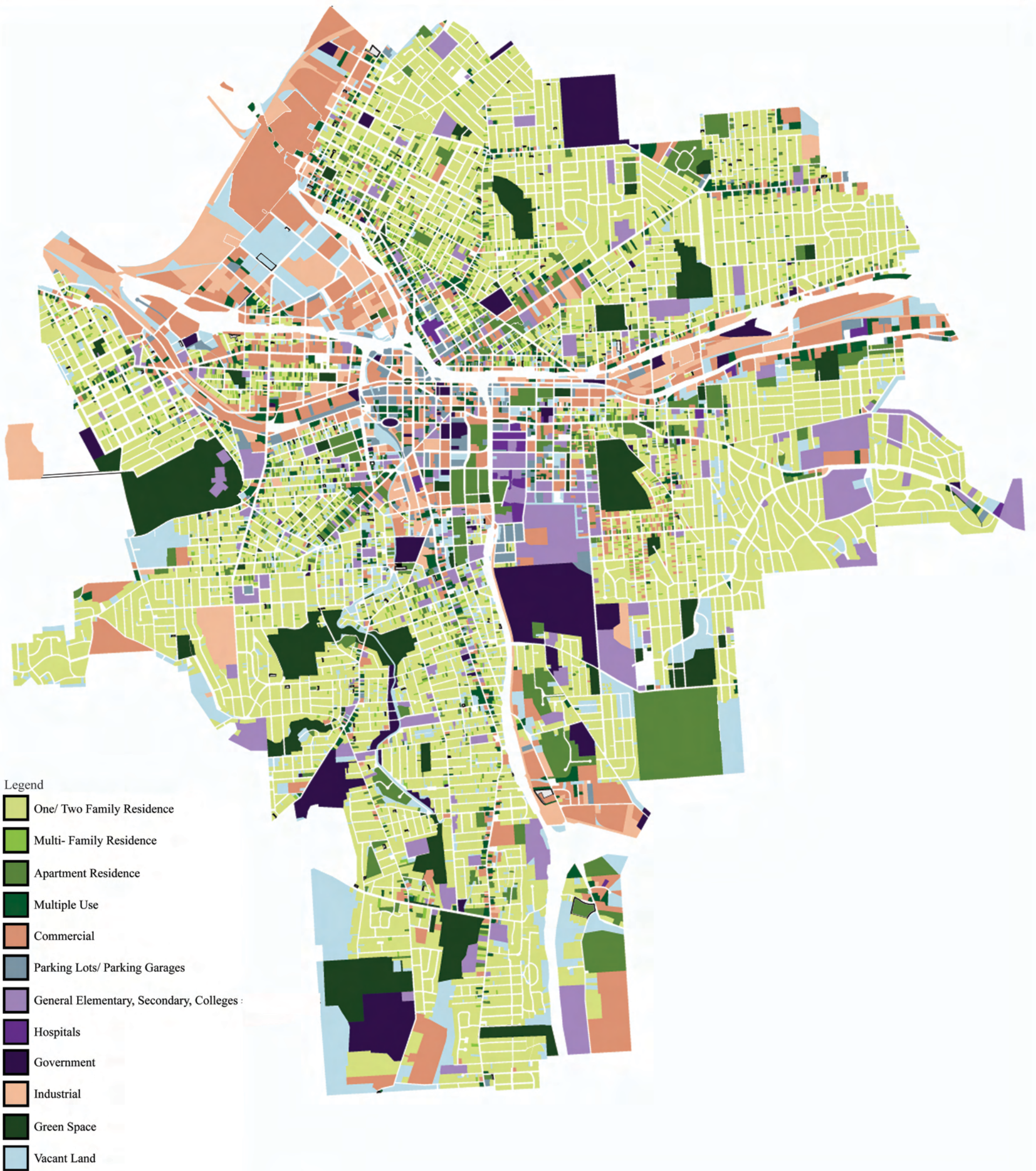
0.25 0 0.25 0.5 0.75 1 Miles

Map Source: Syracuse-Onondaga County Planning Agency (2/99)



North





- Legend
- One/ Two Family Residence
 - Multi- Family Residence
 - Apartment Residence
 - Multiple Use
 - Commercial
 - Parking Lots/ Parking Garages
 - General Elementary, Secondary, Colleges :
 - Hospitals
 - Government
 - Industrial
 - Green Space
 - Vacant Land

0.25 0 0.25 0.5 0.75 1 Miles
 Map Source: Syracuse-Onondaga County Planning Agency (2/99)



Organizational Patterns & Built Form

Inventory

Neighborhood patterns may be the result of political influences and legal requirements; or they may correspond to historic events, societal needs or cultural preferences. Some of these patterns stem from the initial incorporation of Syracuse, with the merger of the villages of Salina and Syracuse. As the city expanded preexisting patterns of extant villages were connected and newer new developments were laid according to the fashion of the day. The underlying natural topography affects all these patterns, resulting in physical characteristics decidedly unique to Syracuse. Regardless of their origin, the arrangement of streets, blocks and lots create the fundamental order of the city, while buildings contribute to its overall character.

Information regarding organizational patterns and built form focused on buildings, lots, and streets.

For buildings, form, height, width, architectural style, exterior features, and materials and housing type were recorded for each neighborhood

For lots, their alignment to the street, size, shape, frontage, front and side yard setbacks was noted.

For streets, observations focused on the sidewalks, planting strips, street trees, curbs, lights, and other street furnishings.

In order to fully understand the physical factors at play in Syracuse, data was gathered through primary and secondary sources, site visits, and interviews with local officials. The collected information

focused primarily on neighborhood residential and business areas.

Residential Areas

Two primary patterns emerged, with many sub-variations. The first was the grid, identified as those areas where the predominant street-block pattern is based on a rectilinear layout and the buildings are forced into a distinct arrangement, regardless of topography. The second example was organic, in which streets and blocks are laid out in a more curvilinear form, with the streets, blocks and lots organized in a less rigid pattern. Within each pattern, lot characteristics varied greatly, from extremely narrow frontages with generous depths to fairly expansive widths with comparable depths. Buildings were equally diverse, although most were two and a half stories tall, having a degree of architectural detail and exhibiting diverse material variation. Two family houses also occurred frequently throughout the city.

Business Areas

Although an emphasis was placed on data associated with residential areas, patterns for neighborhood business area also were examined. Two patterns were evident. The first is where the built form responds to the surrounding context, producing an area that is in concert with pattern of the contiguous residential fabric. There are examples of this style across the city: the Westcott business district, North Salina Street, and Tipperary Hill. A second pattern is business areas, most often developed in the late 20th Century, which are visually and physically separate from the neighborhoods that surround them. Such patterns are found along portions of South Salina Street, as well as James Street near Downtown.

With each identified residential and business area pattern other physical



features were recognized and evaluated, including housing types, historic property patterns, traditional urban fabric, open space, vacant properties, and edge conditions between neighborhoods.

Problems

1. *Overabundance of vacant buildings and lots.* Syracuse's loss of population, among other factors, has left many homes vacant, which in turn has resulted in vacant lots as these houses often are left to deteriorate and ultimately are demolished. This loss of building fabric dramatically impacts the visual character as well as physical density of neighborhoods.

2. *Areas of disinvestment in existing housing stock.*

Some city neighborhoods have experienced substantial disinvestment as the percentage of owner-occupants, as well as overall resident population, has decreased. As absentee investor-owners find it more difficult to command adequate rents, many properties are subjected to deferred maintenance or outright abandonment, thereby diminishing not only the economic but also the cultural value of neighborhoods.

3. *Infill housing that does not relate to its neighborhood context.*

Many infill houses constructed within the last 20 years have little or no relation to the neighborhood in which they were built. Not only do these houses detract from traditional neighborhood character, but their low-cost appearance also projects a message that a neighborhood is not worthy of high quality, substantial investment.

4. *Inappropriate modifications of existing buildings.*

Lacking guidelines for maintenance or repairs, the City is unable to assist property owners in making informed

decisions about modifications to existing housing stock. The impact of inappropriate changes goes beyond an individual property and affects overall neighborhood character, adding to the perception of limited reinvestment.

5. *Incremental loss of important neighborhood characteristics.*

The character of the neighborhood streetscape is as important as the character of its architecture. Elements in the public right-of-way, such as sidewalks, curbs, lights and signs, cannot be lost if City neighborhoods are to be perceived as areas deserving of reinvestment and civic pride.

6. *Perception that older housing stock cannot meet contemporary needs.*

Older homes are often perceived as unable to meet the needs of the modern homeowner. If the community fails to convey the many creative ways to adaptively reuse older structures to provide modern conveniences, the majority of the City's housing stock will continue to be viewed as obsolete.

7. *Loss of traditional physical density in some neighborhoods.*

The cumulative effect of vacancy and disinvestment has created neighborhoods that no longer function as dense urban environments, and are tending to mimic a more suburban density. While suburban density is appropriate in some places, the urban environment of a city is not one of those areas.

8. *High percentage of absentee investor-owned properties.*

Absentee-owned properties can create a sense of insecurity for local and long-time residents, as such owners rarely develop a personal commitment to a neighborhood. In addition, rental populations are often



transient and may not be aware of civic or neighborhood responsibilities.

9. *Negative impacts of high volume traffic corridors on contiguous neighborhoods.*

The physical and visual impacts of several inter- and intra-vehicular routes have had detrimental effects on abutting residential areas, as well as have disrupted pedestrian connections between the neighborhoods they separate. These conditions make it difficult to market homes near such corridors

10. *Short-term effectiveness of some public services.*

Some current practices, particularly related to street repairs and/or reconstruction and sidewalk improvements, do not always result in long-term solutions. The physical and visual result often can compound the problems generated by adjoining deteriorating and/or vacant houses.

11. *Increased parking needs to dramatic changes in density.*

Some city neighborhoods have experienced an influx of residents in spite of the overall loss in city population. These areas, such as those near most of the educational and medical institutions, are now beyond their capacity to accommodate parking on residential lots and on the street. In addition, some neighborhoods include lots that virtue of their legal boundaries and/or the underlying topography cannot offer off-street parking.

12. *Lack of convenience and service retail in neighborhoods.*

As residential population demographics in the City have changed, so have neighborhood commercial areas. Without a local residential market to support them, many businesses have been forced to move or close altogether; others that have

remained have become the target of unfriendly and sometimes illegal activities.

13. *Reactionary development strategy.*

Syracuse's development strategy has largely been passive, as various sitting administrations have responded to unsolicited proposals rather the pro-actively seeking out preferred projects. The absence of a long term vision has created dissonant character in many neighborhoods.

14. *Limited understanding of market rate housing market or potential investor preferences.*

The City lacks adequate information to fully address the desires of middle-income and affluent home-buyers, as well as the investment interests of housing developers. Current demands of these constituencies will continue to go unmet until there is a better understanding of their expectations.

Opportunities

1. *Enhance diversity of existing neighborhood organizational patterns.*

Based on the community's historic development, the City has a unique fabric that defines its physical structure. Accepting and embracing the various organizational patterns that combine to form this fabric can help maintain neighborhood identity.

2. *Improve transitions between contiguous neighborhoods.*

The edges of many neighborhoods often are more susceptible to changes than their cores. Carefully guiding public and private investment at neighborhood edges can make these transitional areas more desirable.



3. *Maintain with some minor modifications traditional physical densities.*

The City developed and functioned well in the past based on traditional urban densities. Even with a decreased population, its changing needs and impacts of the present market, it is critical to maintain these long-established physical densities as a means to preserving traditional neighborhood character.

4. *Retain and support traditional neighborhood commercial areas and businesses.*

Having an area of small businesses aides in identifying neighborhoods, with some commercial areas the centerpiece of a neighborhood and central to its identity. The City can highlight these important locations and use them to attract compatible neighborhood businesses.

5. *Recognize parks and open space as integral to neighborhood identity.*

Green space is a place of interaction, pleasure and refreshment in city life. Syracuse's well-established parks and open spaces can be utilized even further to engender community involvement and civic pride.

6. *Rediscover Onondaga Creek as a neighborhood amenity.*

Opening up the Onondaga Creek corridor and improving its condition for use as an enhancement can restore an important neighborhood feature that is now ignored and underappreciated.

7. *Encourage rehabilitation of older structures and compatible new construction to reach specific housing markets.*

Creating options for those that wish to live in innovative, unique or special needs housing, such as lofts, work-live, or fully accessible units, can be achieved through a combination of adaptive reuse of existing buildings and new construction on vacant

land. Providing such specialized housing can reach new market groups for city living.

8. *Capitalize on the City's large stock of two-family houses.*

Being able to rent part of a property to help pay for the mortgage on a new home is an attractive proposition for first-time homebuyers. In other cases, two separate but distinctive housing units in the same building are appealing to extended family members dependent on one another. Marketing the City's two-family homes in this way can make them a unique opportunity for certain populations.

9. *Preserve the distinctive quality of existing housing stock.*

Syracuse has a rich variety of housing types representing a long-continuum of architectural styles as well as building types. Many are particular to the City, such as the former salt and railroad worker homes, row houses and high-rise towers. Retaining this diverse mix, and encouraging on-going maintenance and sensitive modifications, can strengthen the City's residential areas.

10. *Prioritize retention and reuse over demolition of existing buildings.*

Some of the houses that have been demolished were architectural gems that can never be reproduced in a cost effective manner, nor adequately replaced in marking the City's development over time. Others, although not individually outstanding, were integral to defining individual streets or neighborhoods and were equally important as evidence of the City's evolution. While it is understood that some structures might be beyond reasonable repair and reuse, the City can use a more selective demolition process as way to safeguard overall neighborhood quality.

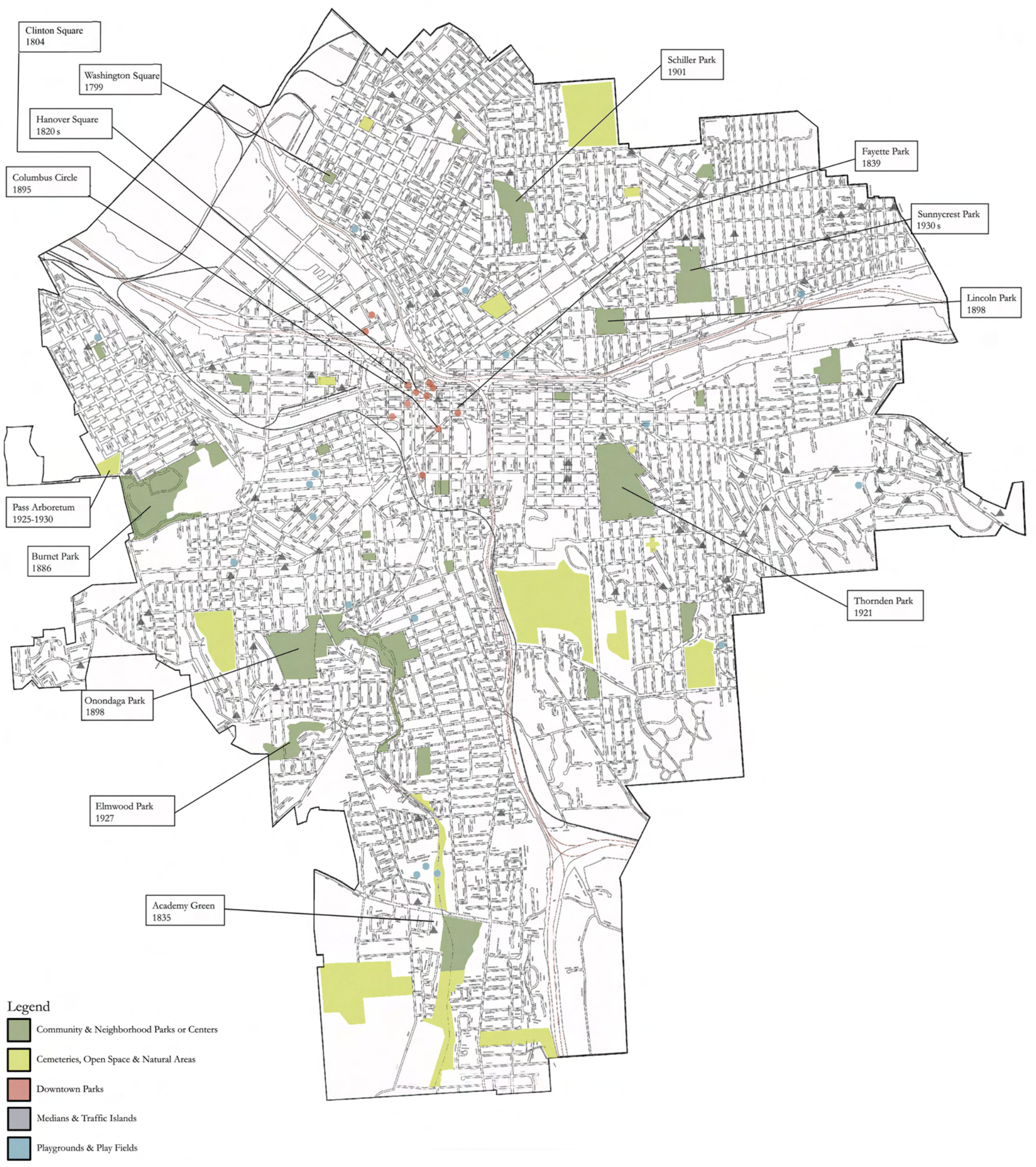


11. *Convert older and/or historic large single-family houses and former industrial buildings into multi-unit housing.*

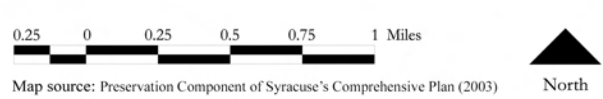
In neighborhoods where some single-family dwellings are too large to meet individual family needs, consideration should be given to converting select properties into multiple units. Similarly rather than abandon or demolish former

industrial building because they no longer serve contemporary practices, these structures should be adaptively reused for high-density housing. Preserving such properties provides an imaginative mechanism for maintaining traditional City character while adding additional housing options.





- Legend**
- Community & Neighborhood Parks or Centers
 - Cemeteries, Open Space & Natural Areas
 - Downtown Parks
 - Medians & Traffic Islands
 - Playgrounds & Play Fields

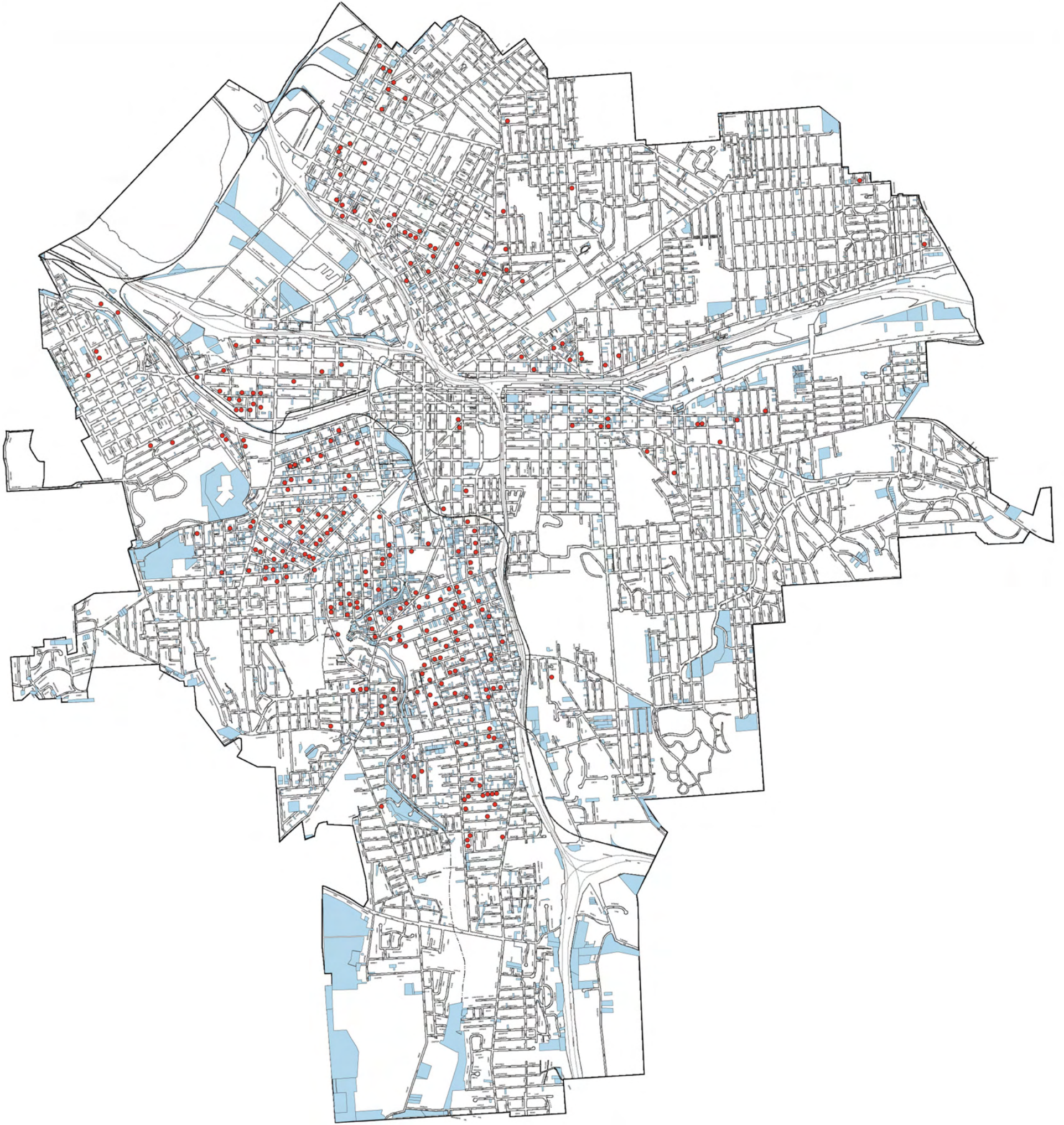


Map source: Preservation Component of Syracuse's Comprehensive Plan (2003)

Faculty of Landscape Architecture
 State University of New York
 College of Environmental Science and Forestry

Parks & Open Space
City of Syracuse Housing Plan
 Urban Design Studio 2005





- Vacant Properties and Slated Demolitions
- Slated Demolitions

0.25 0 0.25 0.5 0.75 1 Miles

Map Source: Syracuse-Onondaga County Planning Agency (2/99)



North

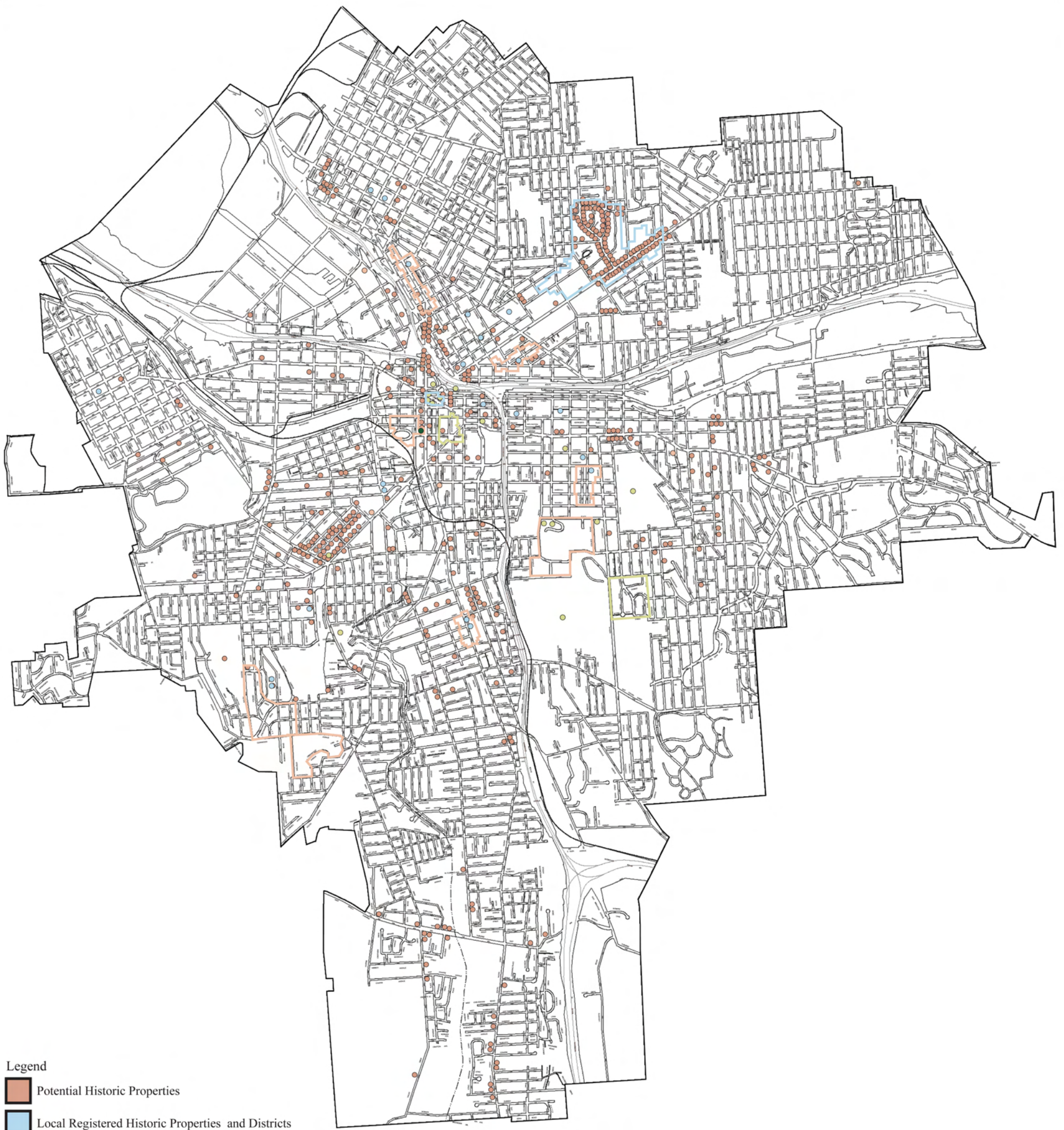
Faculty of Landscape Architecture **Vacant Properties & Slated Demolitions**

State University of New York
College of Environmental Science and Forestry

City of Syracuse Housing Plan

Urban Design Studio 2005





- Legend
- Potential Historic Properties
 - Local Registered Historic Properties and Districts
 - National and State Registered Historic Properties and Districts
 - National, State and Local Registered Historic Properties and Districts

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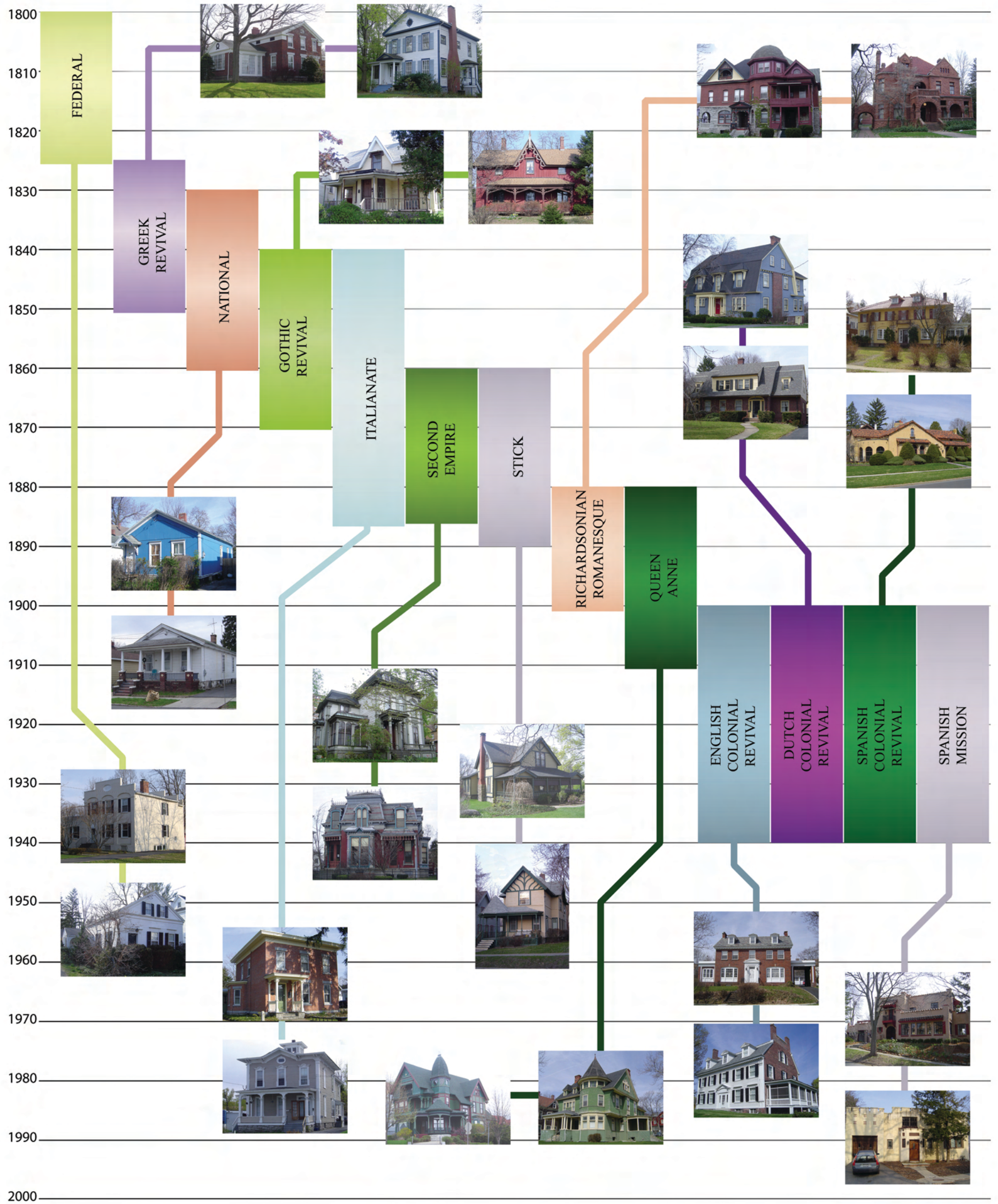
Map Source: Syracuse-Onondaga County Planning Agency (2/99)
 Information Source: City of Syracuse Preservation Plan (2003)

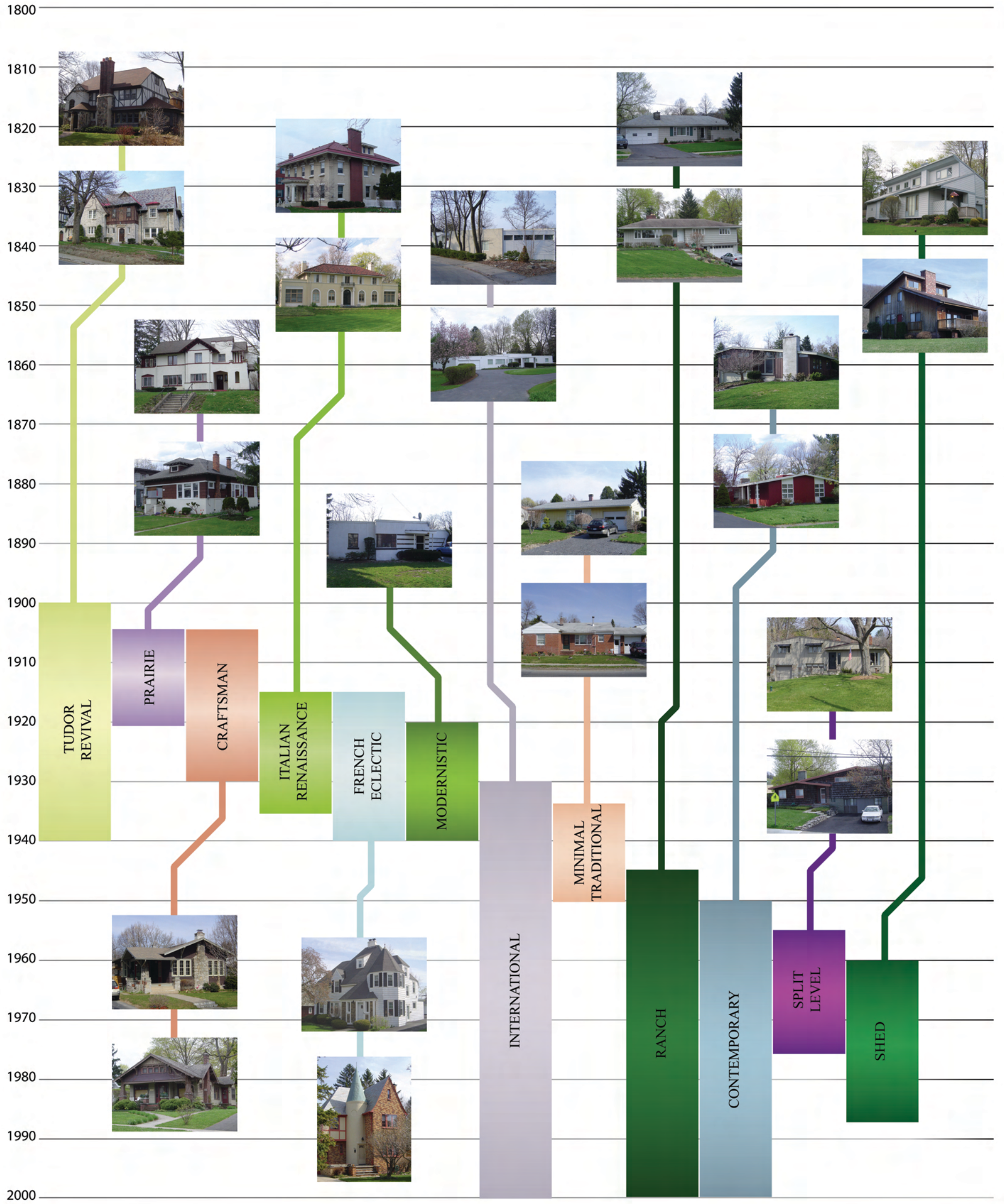
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Historic Properties

City of Syracuse Housing Plan









Type A
 Medium Square Block Pattern
 Layout: Square and Medium
 Density: High to Medium
 Setback: Large to Medium
 Building Size: 1-2 stories, footprint varies
 Lot Size/Shape: Long and Narrow
 Examples: Original town of Salina, Far West Side



Type F-2
 Mix of Square and Rectangular Block Pattern
 Layout: Square-Rectangular and Varies
 Density: Low
 Setback: Large to Medium
 Building Size: 1-2 stories, footprint varies
 Lot Size/Shape: Varies
 Examples: North of Sedgwick, Valley Green Area



Type B
 Large Square Block Pattern
 Layout: Square and Fairly Large
 Density: Medium, lower than Type-A
 Setback: Medium
 Building Size: 1-2 stories, footprint varies
 Lot Size/Shape: Long and Narrow
 Example: E. Genesee Area



Type G-1
 Curvilinear Block Pattern
 Layout: Irregular and Large
 Density: Medium
 Setback: Medium to Large
 Building Size: 1-2 stories, footprint large to medium
 Lot Size/Shape: Long and Wide
 Examples: Bradford Hills, Sedgwick



Type C
 North/South Rectangular Block Pattern
 Layout: Rectangular and Large
 Density: Medium
 Setback: Medium to Large
 Building Size: 1-2 stories, footprint medium to small
 Lot Size/Shape: Long and Narrow
 Examples: Eastwood, University Area



Type G-2
 Mix of Curvilinear and Grid Block Pattern
 Layout: Irregular and Medium to Large
 Density: Lower than G-1
 Setback: Large
 Building Size: 1-2 stories, footprint large to medium
 Lot Size/Shape: Medium
 Examples: Winkworth, Lower S. Salina Area



Type D
 East/West Rectangular Block Pattern
 Layout: Rectangular and Large
 Density: Medium, lower than Type-E
 Setback: Large to Medium
 Building Size: 1-2 stories, footprint large to medium
 Lot Size/Shape: Long and Medium
 Examples: Midland Area, Outer Salt Springs Area



Type H
 Large Curvilinear Block Pattern
 Layout: Organic and Varies
 Density: Low
 Setback: Varies
 Building Size: 1-4 stories, footprint varies
 Lot Size/Shape: Varies
 Examples: Grant Village, South Campus



Type E
 General Rectangular Block Pattern
 Layout: Rectangular and Varies
 Density: High
 Setback: Small
 Building Size: 1-2 stories, footprint varies
 Lot Shape/Size: Long and Medium, smaller than Type-D
 Examples: Tipprary Hill, Seymour-Shonnard Area



Central Business District
 Layout: Square-Rectangular and Large to Small
 Density: High to Low
 Setback: Large to none
 Building Size: 1-20 stories, footprint large to small
 Lot Size/Shape: Varies
 Example: Downtown



Type F-1
 Mix of Square and Rectangular Block Pattern
 Layout: Square-Rectangular and Varies
 Density: High
 Setback: Small
 Building Size: 1-2 stories, footprint varies
 Lot Size/Shape: Varies
 Examples: North Side of the City, Outer Bellevue Area



Open
 Layout: Varies
 Density: Low
 Setback: N/A
 Building Size: Few or no buildings
 Lot Size/Shape: Varies
 Examples: Burnett Park, Nottingham High School

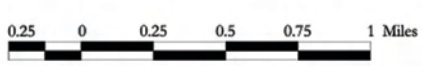
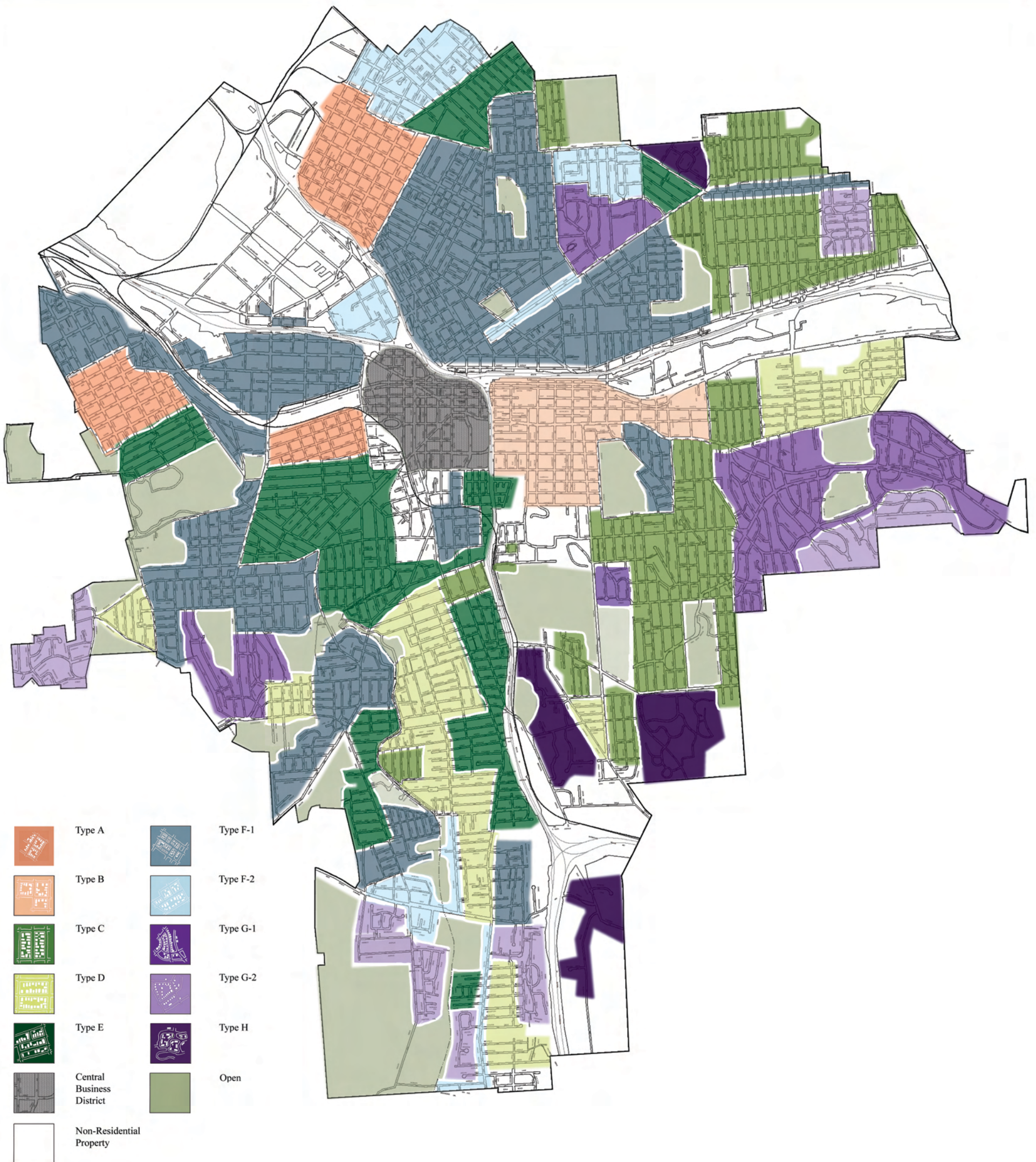
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Map Source: Syracuse-Onondaga County Planning Agency (2/99)



North





Map Source: Syracuse-Onondaga County Planning Agency (2/99)
 Information Source:

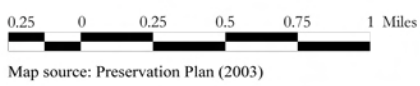
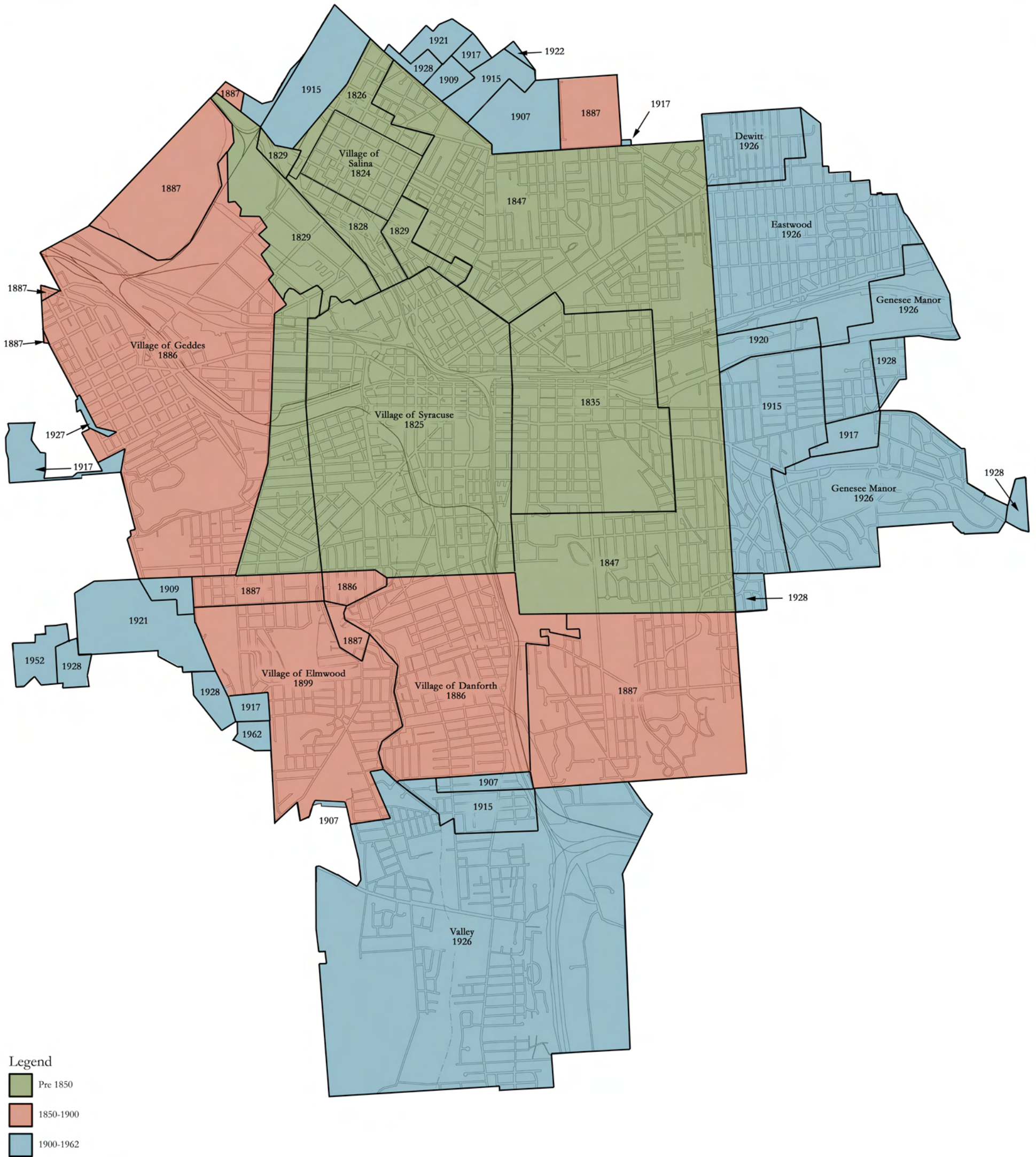
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Organizational Patterns & Built Form

City of Syracuse Housing Plan



Urban Design Studio 2005



Map source: Preservation Plan (2003)



Goals, Objectives and Recommended Actions



GOALS, OBJECTIVES AND RECOMMENDED ACTIONS

Based on the data collected during the inventory and the subsequent evaluation of that information, three Housing goals were developed, each with supportive objectives and each of those with recommended actions. Goals are defined as the general results toward which all efforts will be directed. Objectives are the specific attainable results pursuant to each goal; and recommended actions are the policies, programs and physical projects that are the real means to reaching each goal. Recognizing that not all the recommendations presented are fully developed, nor that they all can be accomplished at once, additional research, development of detailed tasks, and public discussion and debate must continue.

The Housing Plan of the Syracuse Comprehensive Plan has four goals:

- To celebrate Syracuse as a great place to live.
- To capitalize on the City's distinctive neighborhoods.
- To strengthen the City housing market.

Goal 1: Celebrate Syracuse as a great place to live.

From the earliest years of the republic to late 1800s, Americans lived within close proximity to their work places out of necessity, and many even resided and worked within the same property. As the 20th century approached advances in industry, along with emergence of the middle class, resulted in more people able to selectively choose where to live. And while the choice often included placing

some distance between home and work, convenience and economy of travel remained a concern, preventing wholesale abandonment of the nation's cities. This trend changed dramatically, however, following World War II when unprecedented economic growth coupled with federal policies led to an explosion of suburban development. Distances between home and work once considered too costly to cover in terms of time and money gradually became acceptable. Outward migration of residents was in some cases matched by a similar shift in business, as some enterprises followed their customers. Fortunately this urban exodus was not complete. Cities continued to house the seats of government, commerce and culture, and remained inhabited by a vivid mosaic of cultural groups. They still had an intensity, an energy, evocative of high concentrations of people within a dense physical environment—and thereby remained decidedly more dynamic and vibrant than their outlying communities. This rich mix of societal components, and the physical fabric that supports it, distinguishes Syracuse from its surroundings—making it a logical choice as “home” for many current and future Central New Yorkers.

Objective 1: Promote urban living.

As the 21st century begins to unfold and Americans continue to benefit from even greater mobility and exponential advances in technology, choosing where to live increasingly has less to do with life's necessities and more to do with personal preferences. Cities offer a wide range of both traditional and innovative housing options and therefore can far better accommodate more segments of the regional population. In addition, cities



such as Syracuse allow individuals and families to pursue increasing amounts of security and equity as housing needs and preferences change over the course of time, without having to move to another community.

Action 1: Emphasize housing options unique to living in the city, such as living in Downtown, near major universities and colleges, and in historic buildings.

Action 2: Encourage acquisition of 2-family houses to first-time homeowners, extended families, and other special markets.

Action 3: Publicize potential for walk-to-work city neighborhoods.

Action 4: Develop incentives to attract police officers, fire fighters and teachers as city residents.

Action 5: Enforce residency requirements for all city employees.

Action 6: Consolidate public relations efforts with other entities to promote in-city living, including a multi-media campaign for widespread distribution.

Objective 2: Maintain and then increase the resident population.

In addition to employment opportunities, a wide variety of factors that influence daily life are considered when choosing a place to live, including social dynamics of a neighborhood, delivery of public services, proximity to convenience and service retail, and return on real property investment. Heightened security and safety concerns that stem from global, regional and local occurrences cannot overshadow the need for cities to address these other quality of life issues. The City

of Syracuse must adopt policies and institute programs that positively respond to the needs and concerns of its current residents, giving those already vested in the community reason to stay. Once out-migration is halted and the population stabilized, the City will realize far greater success in attracting new residents.

Action 1: Encourage regional smart growth and adoption of the Onondaga County Settlement Plan.

Action 2: Pursue diversification and expansion of the city's employment base.

Action 2: Continue to provide a full-range of housing opportunities for a variety of lifestyles.

Action 3: Increase home ownership, including non-traditional options such as co-housing, cooperatives and condominiums.

Action 4: Invest in quality of life resources, such as parks and open space, cultural venues and historic properties.

Action 5: Strengthen the public school system.

Objective 3: Provide support for owner-occupants.

Home ownership can occur at the onset of adulthood and personal independence or it can come at the culmination of years of effort. It can last for a brief period or an entire lifetime, and for that time it can relate to an isolated property or to several different ones. No matter when it began or how long it lasts, home ownership brings with it a wide variety of personal and community responsibilities. One must be prepared not only to meet the



financial obligations of acquiring property, but also to adequately maintain it over time. And this commitment to insure both the fiscal and physical integrity of one's home must extend to the neighborhood in which it is located. Cities such as Syracuse contain a high concentration of private advocacy organizations and public agencies that have the means to assist individuals and families in meeting their obligations as homeowners and neighbors.

Action 1: Coordinate with not-for-profit housing organizations to distribute information regarding existing owner-occupant training and assistance programs.

Action 2: Support rent-to-own programs.

Action 3: Expand existing and create new programs aimed at quality home repair and maintenance.

Action 4: Partner with the building trades and design professionals regarding information and resources regarding quality home repair and maintenance.

Action 5: Target specific existing programs for absentee/investor owners.

Objective 4: Advocate programs that assist renters.

Although home ownership might be a goal for a large number of individuals and families, many do not have nor can they obtain the personal or financial resources necessary to become owner-occupants. Others choose not to take on the responsibilities inherent in ownership; and still others are transient residents who

forgo establishing the ties often associated with owning a home. In any city renters often make up a significant segment of the population and, as such, they should make an emotional investment in the neighborhoods in which they live. The City of Syracuse must take an active role in supporting programs that successfully will address the needs of renters, thereby instilling in them an increased sense of community-belonging and civic pride.

Action 1: Encourage creation of tenant associations.

Action 2: Coordinate with not-for-profit organizations and state and federal agencies regarding renters' insurance, legal services, and similar programs.

Objective 5: Require accountability of absentee investor owners.

Cities across the country, and particularly in the Northeast, generally have seen a steady decline in population over the last fifty years. A common result of this decrease in residents is an oversupply of housing, which in turn can lead to a depressed housing market. The resulting low property values attract investors, many from outside a community. While such absentee property owners seek to maximize their investment over time, their remote location and therefore lack of personal association with a city can result in negligible improvement to both the fiscal and physical condition of individual properties, and by extension neighborhoods. With appropriate policies and programs in place, Syracuse can safeguard against insensitive and/or irresponsible absentee investors

Action 1: Enforce codes and ordinances consistently.



Action 2: Create and implement rental housing licensing program.

Action 3: Tax all non-owner occupant residential properties as commercial property.

Objective 6: Enhance neighborhood identity and character.

Every neighborhood in every city has physical and cultural characteristics that make it a great place to live—or that, with careful planning and determination, can be used to make it more attractive in the future. Some of these characteristics have been entrenched in the collective psyche for generations and are as commonplace as a traffic light or as extraordinary as dramatic, natural topography. Some are relatively new additions, such as the calligraphy of Eastern Asia or the fragrance of Caribbean cuisine. Regardless, overtime these features can define a neighborhood, providing residents with a sense of shared identity and purpose. Syracuse has many outstanding neighborhoods that evoke such feelings, and several others that have the potential to illicit a similar response.

Action 1: Improve the TNT program.

- Define smaller sectors.
- Develop common program goals and objectives.
- Foster community and political support for program.
- Provide professional staff support, including seasoned senior level planners/designers and training opportunities for younger members.
- Publicize program results.

Action 2: Support neighborhood businesses as integral to neighborhood identity.

Action 3: Invest in neighborhood parks and open space.

Action 4: Retain and expand neighborhood-based schools.

Action 5: Promote and expand existing community-participation programs.

- Continue community gardens opportunities
- Promote adopt-a-lots opportunities
- Support neighborhood watch

Action 6: Promote existing and new neighborhood-based events and programs.

- Support both existing and new festivals, parades and similar celebrations.
- Create public awards programs recognizing notable neighborhood persons, places and events.
- Partner with not-for-profit organizations to publicize neighborhood events and programs.

Action 7: Promote civic responsibility and community involvement.

Objective 7: Enhance the role of local universities and colleges in city life.

Recent trends in community planning strongly promote advancing the “creative class,” that portion of the general population involved in the visual and performing arts, design, technology and medicine. There also is a call for cities to grow their under-40 population, those persons just entering the work force, beginning careers and making their first contributions to society. Institutions of higher learning are principal generators of such individuals and therefore potentially can have the greatest success involving the creative class and younger adults in a community. Syracuse is fortunate to be



home to several nationally recognized universities and colleges, each of which already contributes to the community. Expanding already successful town-gown ventures and partnerships and fostering new ones will serve both the City and institutions well.

Action 1: Encourage community-based, off-campus involvements.

- Support unique off-campus classroom options, such as Syracuse University Architecture and Fine Arts programs.
- Support entrepreneurial business programs, such as those through the Syracuse University Maxwell School of Citizenship and Public Affairs.
- Support cooperation between area universities and colleges and the Syracuse School District, such as the ESF In the Classroom program by the SUNY College of Environmental Science and Forestry.
- Increase municipal internships and community service opportunities for area university and college students.
- Collaborate with faculty and students through service learning and research.

Action 2: Encourage institution-sponsored programs promoting civic responsibility in students living off-campus.

- Promote LeMoyne College off-campus residency requirements as a model.
- Consider national examples for local application.

Action 3: Encourage all area universities and colleges to be “good neighbors.”

Goal 2: Capitalize on the City’s distinctive neighborhoods.

Cities are physically complex, decidedly heterogeneous, and above all dense. Street, blocks and lots are arranged in discernible patterns, sometimes with no one organization more dominant than the others and resulting in an intricately woven configuration. Within these patterns, buildings and structures are present in a multitude of sizes and shapes and exhibiting an abundant array of stylistic accouterments, materials and colors. What at first glance might appear as row upon row of the same is anything but. Seemingly uniform collections are unquestionably distinguished by the richness of their detail. Similarly there are open spaces that contribute to a city’s visual and physical variety, sometimes occurring as breaks in the pattern and at other times reinforcing the underlying organization. These places are important counterpoints to the otherwise tightly packed composition of buildings and structures that define a city. They serve to contrast with, rather than replace, dense urban fabric. And it is this density, the intimacy that comes from buildings in close proximity to one another, that more than any other physical characteristic sets a city apart from its surroundings. Demolition of even one building can diminish traditional density. Loss of multiple buildings can be devastating. Syracuse must make the most of all these physical attributes, particularly as they occur within the neighborhoods, for these places are the essence of city living.

Objective 1: Preserve diverse physical neighborhood character.

City neighborhoods are the canvas upon which generations of individuals and families leave evidence of their lives. They are a composite of personal and



shared values and experiences manifested in physical features and cultural expression. They are illustrative of how the citizenry finds comfort and security, expresses triumph and success, and commemorates loss and disappointment. And like their inhabitants, neighborhoods are unique. For despite having similarities in size and shape, economic and physical condition, or total population and demographic breakdown, city neighborhoods are distinguishable from one another in their details. Syracuse has such distinctive, yet compatible, neighborhoods—and both the physical character of the city as a whole and that of its individual parts must be protected and enhanced.

Action 1: Retain traditional densities.

- Create and enforce standards for minimum and maximum lot frontages.
- Modify and enforce standards for minimum and maximum lot coverage.

Action 2: Improve streetscape character.

- Continue implementation of the *Comprehensive Urban Forest Management Plan*.
- Create and implement comprehensive streetscape design and maintenance standards.
- Utilize light levels to enhance streetscape character.
- Commit to short- and long-term public investment for public improvements.

Action 3: Ensure neighborhood walkability.

- Develop a comprehensive pedestrian circulation plan.
- Provide clearly defined pedestrian connections from residential areas to neighborhood schools, library

branches, parks and open space, and business areas.

- Ensure universal access.

Action 4: Encourage alternative, non-vehicular circulation.

- Pursue connections to regional bicycle systems.
- Investigate intra-city bicycle system
- Investigate potential to expand intra-city On-Track service.

Action 5: Address physical parking needs.

- Modify and enforce design standards for parking lots.
- Create legal and administrative mechanisms and design standards for neighborhood parking lots.
- Institute residential parking permit program in key neighborhoods.

Action 6: Retain and/or introduce physical features that distinguish individual neighborhoods.

- Retain historic and/or traditional features such as entry walls/piers, signs, decorative lighting, and brick street paving.
- Promote neighborhood identification signs.
- Implement a multi-faceted, neighborhood-based public art program.

Action 7: Address transitional edges of neighborhoods.

- Promote pedestrian connections between adjacent neighborhoods.
- Improve streetscape character in areas of transition
- Improve current and future conditions at unique neighborhood edges.
- Mitigate impacts high volume corridors such as the interstates and urban arterials.



- Implement recommendations for open space improvements along the Onondaga Creek corridor.

Objective 2: Retain traditional and add new housing types.

To be socially and economically successful a city must support a diverse population and therefore offer a wide variety of housing options. There must be a good assortment of both housing types and affordability to serve the greatest cross-section of the citizenry. Housing types must address both owner-occupants and renters, and include apartments, detached single-family residences, condominiums, co-operatives, work-live units, and assisted living facilities. Existing building stock must be considered a first priority in providing these choices, and compatible new construction used to supplement the supply as demand increases. Creative adaptive re-use, property assembly, and public-private partnerships also can be used to provide new or currently under-represented housing types in the community. In addition housing options must serve the range of incomes found within the population, providing high-quality public, affordable and market-rate choices. The building stock and distinct neighborhoods in Syracuse have the potential to provide this exciting mix of housing types as well as a broad range of affordability.

Action 1: Increase property inspections and improve code enforcement.

- Identify alternative sources of funding to support additional inspectors.
- Explore potential for frequent cyclical inspections.

Action 2: Create and enforce guidelines for repair and maintenance of existing housing stock.

Action 3: Promote reuse of select older large buildings for housing.

- Coordinate with not-for-profit organizations and individual property owners to market available buildings.
- Support conversion of large, former single-family houses into multiple units.
- Support conversion of former industrial buildings into multiple units.
- Support development of work-live units, such as artists' lofts/studios.
- Support mixed-use projects.

Action 4: Target reuse of existing smaller housing stock.

- Coordinate with not-for-profit organizations and individual property owners to develop and/or market existing smaller houses to first-time buyers and singles.
- Coordinate with not-for-profit organizations to develop retirement and life-care communities.

Action 5: Promote housing types that attract a broad market.

Action 6: Encourage new housing development in Downtown.

Objective 3: Undertake a comprehensive approach to vacant properties.

Cities that continue to suffer from a steadily declining population are faced with an oversupply of housing, some of which becomes vacant, tax delinquent and/or abandoned in the face of decreasing property values. Such disinvestment first becomes evident in the rapid deterioration of buildings due to a lack of maintenance or acts of vandalism. It is more glaring as buildings are razed and replaced by vacant, often unkempt



lots. And it is unmistakable when there is no discernible plan for reversing the trend. The result is incremental destruction of traditional neighborhood composition and ultimately community character. Many Syracuse neighborhoods have fallen prey to the combination of less-than-effective code enforcement and an aggressive municipal demolition policy, leaving many blocks physically scarred and visually disturbing. Both policies and programs must be put in place to ensure more positive short- and long-term solutions to the problem of vacant properties.

Action 1: Promote retention of existing buildings over demolition.

- Modify and enforce requirements for securing vacant buildings.
- Prioritize code enforcement and policing of vacant buildings.
- Coordinate with not-for-profit organizations and individual property owners to market vacant buildings.

Action 2: Promote new construction on open neighborhood lots.

- Create and enforce maintenance standards for vacant lots.
- Coordinate with not-for-profit organizations and individual property owners to develop and/or market individual vacant lots.
- Create and enforce design guidelines to ensure compatible new construction.

Action 3: Develop special options for strategically located vacant lots.

Objective 4: Develop a comprehensive park and open space plan.

The physical and cultural vibrancy of a city neighborhood can be greatly enhanced by the amount of open space

found within or adjacent to it. Large-scale municipal parks act as physical and visual counterbalances to the buildings and structures that comprise the bulk of neighborhood texture. They are contrasting yet complimentary to the forms, materials, textures and colors of architecture. Small parks and open spaces provide similar relief, although on a more intimate scale as they relate to more immediate portions of a neighborhood. Natural areas, whether maintained or unmanaged, afford a more striking contrast with city fabric but nonetheless add to neighborhood character and identity. The City of Syracuse has an outstanding collection of formal, informal and natural open spaces that increase the attractiveness of its neighborhoods. Employing a more pro-active approach to managing, maintaining and using these places will only enhance this quality.

Action 1: Design and implement a management and maintenance plan for all public park/open space properties.

Action 2: Use small-scale parks and open space to enhance neighborhood character.

Action 3: Promote historic significance of key parks.

- Designate all eligible historic properties.
- Maintain historic features.
- Publicize park histories.

Action 4: Develop master plan for Onondaga Creek corridor that recognizes its value as a neighborhood amenity.

Action 5: Encourage the establishment of park friends groups.



Objective 5: Revise the Zoning Rules and Regulations.

The current Syracuse Zoning Rules and Regulations originally were written in 1922, and have not been completely revised since the 1950s. Changes made at that time reflect the popular mid-twentieth century focus of promoting more suburban, and therefore less dense, physical city fabric. Limited revisions made sporadically since then do not relate to an overarching approach to long-range community planning, but rather to single issues raised by various constituencies. The result is that the current text provides little direction as to preferred land use patterns, physical characteristics or visual quality, and addresses primarily use and building bulk, mass and setbacks. A comprehensive revision of the zoning ordinance that incorporates greater sensitivity to traditional urban fabric will result in a legal mechanism supportive of smart growth and economic reinvestment.

Action 1: Provide direct correlation to the Comprehensive Plan.

Action 2: Reinforce existing, desirable land use patterns in terms of allowable and special uses.

Action 3: Incorporate provisions for conservation districts as per the Preservation Component of the Comprehensive Plan.

Action 4: Expand requirements for planned institutional districts, including provisions that address issues of aesthetics and physical context—particularly where contiguous to residential zones.

Action 5: Expand and enforce the requirements for surface parking lots and screening.

Action 6: Expand and enforce provisions of the sign ordinance, particularly as related to all signage in residential districts.

Action 7: Incorporate additional overlay districts.

Action 8: Expand design review mechanisms and design guidelines.

Action 9: Develop guidelines for reviewing and approving variance, subdivision and special permit requests.

Action 10: Increase public notification time, area and degree of information disseminated.

Action 11: Incorporate professional qualifications and training for City Planning Commission and Board of Zoning Appeals members.

Goal 3: Strengthen the City housing market.

As suburban sprawl continues to swallow millions of acres of farmland and woodlots, traditional American cities are seeing their economic base threatened if not significantly diminished. Developers continue to be lured to outlying areas by relatively cheap land, low construction costs and public subsidies, taking their capital for investment further and further from urban centers. Left in the wake of these visually chaotic, functionally complex and culturally mundane environments, the nation's cities battle to remain financially solvent and socially viable. They struggle to attract investors because urban land remains comparatively expensive and construction is somewhat more costly. And they must fight against



the real and perceived negatives of concentrated poverty that result from public policies and programs. While all city sectors suffer from these factors, the effect perhaps is most disheartening in the neighborhood housing market. Many cities have had some success in combating these factors, but most often through individual projects that have had isolated impact. To realize more comprehensive financial revitalization, and in particular a rejuvenated housing market, there must be a commitment to diversifying and strengthening a city's economic base—in large part by stabilizing and then expanding the number of middle-income residents. Increasing this component of the Syracuse population will help fuel the community's economic engine, for these are the individuals and families that have the financial wherewithal to create jobs, invest in their homes, steadfastly add to the tax base, and make contributions to the community at large.

Objective 1: Advocate for housing reinvestment.

In order to reverse the trend of inner city abandonment and declining property values, steps must be taken to instill investor confidence in urban neighborhoods. Homeowners must have some assurance that investments made in their property will not be diminished or entirely undermined by inappropriate development, abandonment or demolition. Although it might not be possible to guarantee a particular rate of return, there should be some degree of certainty that both the financial and emotional capital expended was worth the risk. Outside investors, however, often require a more definitive promise of reasonable financial profit and, not being personally vested in the neighborhood, will more readily withdraw their interest at the first signs of potential loss. To

prevent such decisions, cities such as Syracuse can enact public policies and programs that set the stage for private investment.

Action 1: Develop and distribute information about available housing programs.

- Improve communication and administrative links to current programs through multi-media outlets.
- Enhance and continually update data.
- Coordinate with not-for-profit organizations to distribute information.
- Publicize successful projects that incorporate current programs.

Action 2: Enhance existing local programs.

- Revise and promote Section 444a of the local Real Property Tax Law to provide maximum exemptions.
- Promote the Home Value Protection program.
- Target a percentage of existing programs in close proximity to one another.

Action 3: Encourage creation of new and expansion of existing employer-based incentives for owner-occupant acquisitions.

- Promote programs offered by St. Joseph's Hospital, Syracuse University and LeMoyne College as good local models.
- Encourage existing program providers to develop complimentary offerings, such as home improvement assistance.
- Target current and new major employers to create similar programs.

Action 4: Capture capital available from out-of-area investors.



- Coordinate with not-for-profit organizations to create investment vehicle linked to housing.
- Proactively pursue prospective investors.
- Promote use of neighborhood plans to guide expenditure of investment dollars.

Action 5: Create new assistance programs based on successful national models.

- Establish financial mechanisms that assist owner-occupants of market-rate housing.
- Develop and implement programs that prevent unnecessary demolition.
- Provide programs that assist at-risk property owners, such as the elderly.
- Continue public-private partnerships to advance housing development.

Action 6: Support passage of federal and state tax credit programs for owners of historic homes.

Objective 2: Promote the low cost and great variety of in-city market-rate housing.

Housing in American city neighborhoods comes in a range of sizes, configurations, physical conditions, aesthetic quality and costs; and it most is often densely arranged in layers that have developed over generations. This variety has the potential to satisfy a broad spectrum of the citizenry, thereby ensuring community diversity and vibrancy. As urban populations continue to decline, however, it is difficult to see this potential. Housing abandonment, building demolition and loss of neighborhood character discourage economic investment and eventually lead to reduced property values. Certainly such a downward turn in a city's financial state should be avoided. However once

the decline is in progress, the depressed real estate values can and must be seen as a means to reverse the trend. The case must be made that the low cost of high quality housing in a city like Syracuse is too good to pass up.

Action 1: Market in-city housing options as offering the potential for increased amounts of financial security and equity, as well as perpetual affordability.

Action 2: Endorse unique in-city options as meeting contemporary living preferences and needs.

Action 3: Endorse 2-family houses as an affordable option for most first-time homeowners.

Action 4: Coordinate efforts with Chamber of Commerce and Metropolitan Development Association to attract employees from new and expanding businesses as new city residents.

Action 5: Use regional events to attract new residents.

Action 6: Support creation of joint public-private multi-media outlets to market city housing.

- Illustrate advantages of in-city living.
- Describe the added features of city housing types.
- Describe the broad array of housing and neighborhood choices
- Extol the economic value associated with in-city homeownership.
- Partner with the Greater Syracuse Board of Realtors to collect and disseminate information.



Objective 3: Promote new housing projects.

Both public and private sources of funding are available to support housing development projects within cities. Some programs are restricted to projects that address low- and moderate-income individuals and families, while a few others are more broad-based. Regardless of the focus, city administrations must leverage these resources to attract developers. Additionally both comprehensive community plans and more specific neighborhood strategies can lend credibility to and ensure the success of urban housing projects. Any well thought-out approach to strengthening the Syracuse housing market must include provisions for new and innovatively structured housing proposals.

Action 1: Develop and distribute information about available financial assistance programs.

- Improve communication and administrative links to current programs through multi-media outlets.
- Enhance and continually update data.
- Coordinate with not-for-profit organizations to distribute information.
- Publicize successful projects that incorporated current programs.

Action 2: Create new programs based on successful national models.

- Establish financial mechanisms that assist owner-occupants of market-rate housing.
- Provide programs that assist growing and new markets, such as the elderly and the creative class.
- Continue public-private partnerships to advance housing development.
- Proactively seek developers for key properties.

Action 3: Streamline development review process for housing projects of all scales and sizes.

- Develop guidelines for submission requirements.
- Coordinate review responsibilities among city departments.

Objective 4: Pursue redevelopment of vacant land for housing.

The short-term physical treatment of vacant properties and their long-term disposition requires careful consideration by a city administration. Vacant buildings, particularly those left abandoned and lacking maintenance for a significant period, do not contribute significantly to the tax base. Vacant lots produce even less in taxable income for a city and, worse yet, diminish the value of surrounding properties. Cities that establish and enforce serious penalties for building abandonment, tax delinquency and/or code violations can begin to dilute assaults on a neighborhood's economic base. A complimentary approach for dealing with already vacant lots, including alternatives to demolition, can further prevent degradation of older neighborhoods in cities like Syracuse.

Action 1: Monitor availability of land for development.

Action 2: Implement site control strategies, such as land banking, for multiple vacant properties in key neighborhoods.

Action 3: Work with not-for-profit organizations and private interests, such as the Home Builders Association, to market and develop sites.



Action 4: Support creative development options, such as an in-city Parade of Homes and urban retirement communities.

Objective 5: Preserve neighborhood commercial areas.

Housing and neighborhood business areas are strongly dependent on one another, each lending economic stability and social viability to the other. The residential sector provides the customers necessary to support the range of businesses traditionally found in these small enclaves. The commercial areas provide the residents with a place to obtain goods and services, exchange ideas and information, and experience cultural expression. They offer entrepreneurs the chance to establish new businesses and expand older ones, and in doing so to provide job opportunities. And they help to keep cities walkable. Syracuse boasts a great many neighborhood business areas containing both long-established and innovated establishments. The continued economic success of these areas will have a positive impact on the value of adjacent residential properties.

Action 1: Support traditional mix of convenience retail in neighborhoods.

- Identify key individual business and commercial areas in neighborhood plans.
- Target existing economic development programs for business retention and expansion.
- Proactively seek out new businesses to diversity neighborhood options.
- Encourage participation in small business training programs.
- Promote benefits of Empire and Empowerment Zones where applicable.

Action 2: Promote community responsibility among neighborhood businesses.

- Enforce Certificate of Use regulations.
- Encourage business sponsorship of neighborhood organizations and events.

Action 3: Pursue annual participation in New York State Main Street program.

Objective 6: Explore taxation policies that generate a more equitable distribution of the property tax burden.

Some of the most popular incentives used to encourage development are tax abatements and credits, particularly those used to reduce real property taxes. Projects incorporating these allowances can have an immediate, positive impact on a city's economic condition. If the tax abatements are permanent, however, the long-term economic benefits of these projects are somewhat diminished. Similarly reuse of vacant properties by tax-exempt entities—while potentially resulting in physical, visual and social improvements, has limited lasting economic payment as they generate no net gain in property taxes. Syracuse, which already has an inordinate percentage of its properties held by non-taxable owners as well as others that have full or partial permanent exemptions, should consider measures that will provide more reasonable distribution property tax responsibilities.

Action 1: Prioritize proposals for vacant properties that will generate real property taxes.

Action 2: Limit the reuse of vacant properties for institutional,



governmental and other tax-exempt purposes.

Action 3: Support temporary rather than long-term and/or permanent real property tax abatement and/or exemptions.

Action 4: Reconsider present valuation process and formula.

The three goals of the Housing Component of the Comprehensive Plan clearly recognize the importance of establishing community-based programs that champion urban living, fostering an appreciation for the urban fabric that comprises Syracuse's unique housing options and diverse neighborhoods, and pursuing all available resources to maximize economic benefits for the city housing market.



Goal One: Celebrate Syracuse as a great place to live.

Objective 1: Promote urban living.



Walton Street in the Armory Square Neighborhood.

Action 1: Emphasize housing options unique to living in the city, such as living in Downtown, near major universities and colleges, in historic buildings, etc.



Apartment plan for Willow Street warehouse
A local development group wants to turn a records warehouse at the corner of Willow and Clinton streets into a 49-unit apartment building. The project is valued at \$5.86 million. The developer plans to ask City staff for help in financing the project, plus tax breaks and other assistance.

THIS BUILDING which houses Iron Mountain Record Storage Co. (below) a business record storage facility, is the proposed site of Urban Village, a building of residential lofts on Willow Street. The location is on Willow between Franklin and Clinton streets, next to the Dinosaur Bar-B-Que (below, at left).

Apartment aimed at young downtowners
Conversion of warehouse near Clinton Square could start this summer.
By Rick Mortlarty Staff writer
A local development team plans to turn a four-story warehouse near Clinton Square into a 49-unit apartment building. The team, led by developer Douglas Sutherland, expects to start work on the 92-year-old building at 230 Willow St. in August and have the first tenants move in around May 2006. Each apartment in the new Urban Village will feature 13-foot ceilings, open floor plans, exposed ductwork and windows 9 feet tall and 12 feet wide. Rents for the one- and two-bedroom units will range from about \$650 a month to \$950 a month — a little lower than what some other recently created downtown apartments have been renting for, Sutherland said. Rents at Sutherland's Lofts at Franklin Square start at \$795 and go up to about \$1,300. **DEVELOPER, PAGE A-4**

Proposed Downtown residential project.

Action 2: Encourage acquisitions of 2-family houses to first-time homeowners, extended families, and other special markets.



Park Street in Northside Neighborhood.

Action 3: Publicize potential for walk-to-work programs in city neighborhoods.

Action 4: Develop incentives to attract police officers, fire fighters and teachers as city residents.

Action 5: Enforce residency requirements for all city employees.

Action 6: Consolidate public relations efforts with other entities to promote in-city living, create a multi-media campaign for widespread distribution.

Objective 2: Maintain and then increase the resident population.



Water Street in the Hanover Square Neighborhood

Action 1: Encourage regional smart growth and adoption of the Onondaga County Settlement Plan.
Action 2: Pursue diversification and expansion of the city's employment base.



Bristol expands city's employment base.

Action 3: Continue to provide a full-range of housing opportunities for a variety of lifestyles.



Senior Housing, Franklin Square.

Action 4: Increase home ownership, including non-traditional options such as co-housing, cooperatives and condominiums.

Action 5: Invest in quality of life resources, such as parks and open space, cultural venues and historic properties.



Historic Palace Theater in Eastwood.

Action 6: Strengthen the public school system.

Objective 3: Provide support for owner-occupants.

Action 1: Coordinate with not-for-profit organizations to distribute information regarding existing owner-occupant training and assistance programs.

Action 2: Support rent-to-own programs.

Action 3: Expand existing and create new programs aimed at quality home repair and maintenance.



Southside Neighborhood Action Group Grant.

Action 4: Partner with the building trades and design professionals regarding information and resources regarding quality home repair and maintenance.



Building Trade and Design Professionals cooperation.

Action 5: Target specific existing programs for absentee/investor owners.

Objective 4: Advocate programs that assist renters.

Action 1: Encourage creation of tenant associations.

Action 2: Coordinate with NFP organizations and state and federal agencies regarding renters' insurance, legal services, and similar programs.

Objective 5: Require accountability of absentee investor owners.

Action 1: Enforce codes and ordinances consistently.



Oak Street on Northside.

Action 2: Create and implement rental housing licensing programs.

Action 3: Tax all non-owner occupant residential properties as commercial property.

Objective 6: Enhance neighborhood identity and character.

Action 1: Improve the TNT program.

Action 2: Support neighborhood businesses as integral to neighborhood identity.



Steigerwald on Grant Boulevard in Far Northside Neighborhood.

Action 3: Invest in neighborhood parks and open space.

Action 4: Retain and expand neighborhood-based schools.



Edward Smith Elementary School in University Neighborhood.

Action 5: Promote and expand existing community-participation programs.



Westcott Street Fair.

Action 6: Promote existing and new neighborhood-based events and programs.

Action 7: Promote civic responsibility and community involvement.



Articles on 40 Below Group.

Objective 7: Enhance the role of local universities and colleges in city life.

Action 1: Encourage community-based, off-campus involvements.

Action 2: Encourage institution-sponsored programs promoting civic responsibility in students living off-campus.

Action 3: Encourage all area universities and colleges to be "good neighbors."



Goal Two: Capitalize on the City's distinctive neighborhoods.

Objective 1: Preserve diverse physical neighborhood character.

Action 1: Retain traditional densities.



Shotwell Park, Eastwood.

Action 2: Improve streetscape character.



Inappropriate street tree maintenance.

Action 3: Ensure neighborhood walkability.

Action 4: Encourage alternative, non-vehicular circulation.



Viable transportation alternative.

Action 5: Address physical parking needs.

Action 6: Retain and/or introduce the physical features that distinguish individual neighborhoods.



Neighborhood marker.

Action 7: Address transitional edges of neighborhoods.

Objective 2: Retain traditional and add new housing types.

Action 1: Increase property inspection and improve code enforcement.

Action 2: Create and enforce guidelines for repair and maintenance of existing housing stock.

Action 3: Promote reuse of select older large buildings for housing.



Brick School Terrace, adaptive reuse of former school.

Action 4: Target reuse of existing smaller housing stock.



Example of small scale housing stock.

Action 6: Encourage new housing development in Downtown.

Action 5: Promote housing types that attract a broad market.

Objective 3: Undertake a comprehensive approach to vacant properties.

Action 1: Promote retention of existing buildings over demolition.



Building demolition on Westside.

Action 2: Promote new construction on open neighborhood lots.



New construction on Southwest neighborhood.

Action 3: Develop special options for strategically located vacant lots.

Objective 4: Develop a comprehensive park and open space plan.



Sunnycrest Park.

Action 1: Design and implement a management and maintenance plan for all public park/open space properties.



Fence replacement in Salem Hyde neighborhood playground.

Action 2: Use small-scale parks and open space to enhance neighborhood character.



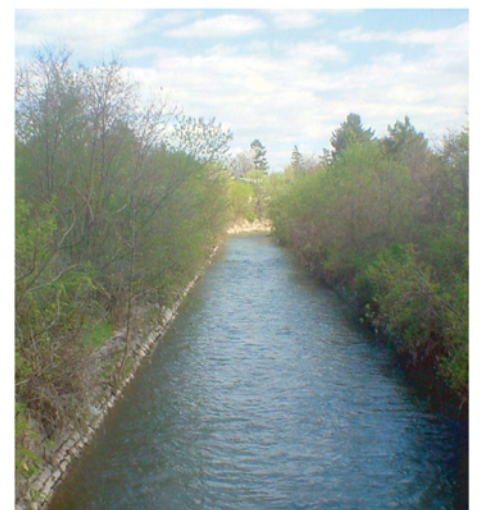
Lewis Park, Tipperary Hill.

Action 3: Promote historic significance of key parks.



Amphitheater in Thornden Park.

Action 4: Develop master plan for Onondaga Creek corridor that recognizes its value as a neighborhood amenity.



Onondaga Creek in Kirk Park.

Action 5: Encourage the establishment of park friends groups.

Objective 5: Revise the Zoning Rules and Regulations.



Syracuse zoning ordinance.

Action 1: Provide direct correlation to the Comprehensive Plan.

Action 2: Reinforce existing, desirable land use patterns in terms of allowable and special uses.

Action 3: Incorporate provisions for conservation districts as per the Preservation Component of the Comprehensive Plan.

Action 4: Expand requirements for planned institutional districts, including provisions that address issues of aesthetics and physical context-particularly where contiguous to residential zones.

Action 5: Expand and enforce the requirements for surface parking lots and screening.

Action 6: Expand and enforce provisions of the sign ordinance, particularly as related to all signage in residential districts.

Action 7: Incorporate additional overlay districts.

Action 8: Expand design review mechanisms and design guidelines.

Action 9: Develop guidelines for reviewing and approving variance, subdivision and special permit requests.

Action 10: Increase public notification time, area and degree of information disseminated.

Action 11: Incorporate professional qualifications and training for City Planning Commission and Board of Zoning Appeals members.



Goal Three: Strengthen the City housing market.

Objective 1: Advocate for housing re-investment.



Recent property sale..

Action 1: Develop and distribute information about available housing programs.



Home Headquarters, Inc. brochures.

Action 2: Enhance existing local programs.

Action 3: Encourage creation of new and expansion of existing employer-based incentives for owner-occupant acquisitions.

Action 4: Capture capital available from out-of-area investors.



Increasing outside investment.

Action 5: Create new assistance programs based on successful national models.

Action 6: Support passage of federal and state tax credit programs for owners of historic homes.



Historic 1850 home in Hawley-Green District.

Objective 2: Promote the low cost and great variety of in-city market-rate housing.

Action 1: Market in-city housing options as offering the potential for increased amounts of financial security and equity, as well as perpetual affordability.



Growing options for home buyers.

Action 2: Endorse unique in-city options as meeting contemporary living preferences and needs.

Action 3: Endorse 2-family houses as an affordable option for most first-time homeowners.

Action 4: Coordinate efforts with Chamber of Commerce and Metropolitan Development Association to attract employees from new and expanding businesses as new city residents.

Action 5: Use regional events to attract new residents.



Annual New York State Fair.

Action 6: Support creation of joint public-private multi-media outlets to market city housing.

Objective 3: Promote new housing projects.

Action 1: Develop and distribute information about available financial assistance programs.



Current programs and organizations.

Action 2: Create new programs based on successful national models.

Action 3: Streamline development review process for housing projects of all scales and sizes.

Objective 4: Pursue redevelopment of vacant land for housing.

Action 1: Monitor availability of land for development.



One of many vacant lots in the city.

Action 2: Implement site control strategies, such as land banking, for multiple vacant properties in key neighborhoods.



Infill housing examples in near Northeast neighborhood.

Action 3: Work with Not-for-profit organizations and private interests, such as the Home Builders Association, to market and develop sites.

Action 4: Support creative development options, such as in-city Parade of Homes and urban retirement communities.

Objective 5: Preserve neighborhood commercial areas.



Book store on James Street.

Action 1: Support traditional mix of convenience retail in neighborhoods.



A family favorite in the Valley since 1954.

Action 2: Promote community responsibility among neighborhood businesses.

Action 3: Pursue annual participation in New York State Main Street Program.



North Salina Street.

Objective 6: Explore taxation policies that generate a more equitable distribution of the property tax burden.



Change of assessment notification.

Action 1: Prioritize proposals for vacant properties that will generate real property taxes.

Action 2: Limit the reuse of vacant properties for institutional, governmental and other tax-exempt purposes.

Action 3: Support temporary rather than long-term and/or permanent real property tax abatement and/or exemptions.

Action 4: Reconsider present valuation process and formula.



Detailed Recommendations



GOAL ONE RECOMMENDATIONS

Critical to any place where people live is identity, from the large-scale of the city, to the street where one lives. Both physical factors and cultural influences contribute to community identity. It is manifested in a distinct neighborhood with recognizable boundaries, along a main street comprised of small shops and stores, and through architecture, monuments and art. Community identity instills emotional connections between places and residents, and can serve to attract visitors and potential new residents alike.

Programs and events that bring residents together can reinforce neighborhood image and character, resulting in even stronger community identity. Three neighborhood events and programs are recommended that will build upon and strengthen the identity of Syracuse's neighborhoods as well as promote the city as a great place to live.

Artful Living

Public art has the ability to define and enrich one's environment when it reflects a community's history and values through careful placement and expression. Incrementally installing highly visible artwork will ultimately build neighborhood identity, distinguishing the area from other parts of the city. The *Artful Living* program is designed to make symbolic, identifiable art part of one's everyday environment and thereby enhance the quality of living in Syracuse neighborhoods.

Purpose

Two- and three-dimensional artworks, some permanent and others temporary,

can be found in many Syracuse neighborhoods on both public and private properties. In some cases these works are related to neighborhood and city history. Memorial statues and monuments commemorate significant individuals, places, and events. Murals resurrect long-lost wall advertising, mimic neighborhood character, and reflect community composition. More abstract features add form, color, texture, and movement to the landscape. Some pieces were commissioned specifically for their locations, while others were selected on a more informal basis. Participating artists include individuals and groups and local residents as well as outside talent. *Artful Living* will build upon this already strong base for public art in the neighborhoods by promoting the same diverse mix of art forms, locations, themes, and artists. In addition, the program will rely heavily on the participation of neighborhood schools, with the intent to strengthen ties between children and teens and their home community.

Administration

Art Review Panels will be established in each neighborhood to develop themes based on neighborhood interests, identify and secure potential display sites, nominate potential artist participants, aid the City in the installation of artworks, and obtain program underwrite. The Review Panels will be overseen and administered by The Institution of a Now Culture (ThINC).

Each Panel will assemble annually to assess existing artworks and hold competitions for at least one new installation. In the inaugural year, one permanent piece and two temporary pieces will be installed. The Review Panels, after selecting the nominees, will invite the neighborhood residents and



property owners to vote on final selections for installation.

Components

The program will consist of both permanent and temporary art. Pieces that are designated as permanent will remain displayed for five years from the time of installation. Temporary art will be pieces displayed for one year following installation. To avoid excessive accumulation of artwork within neighborhoods, a maximum of three pieces of art should be visible from any given location. When the artwork reaches its maximum density, the Review Panels will evaluate which pieces should be replaced or relocated taking into consideration age and physical condition.

The annual selection process will take into account the location and availability of display sites. Multiple sites in close proximity to one another, offer the opportunity to install a series of pieces related by theme. For example, the bridges crossing Meadowbrook Drive in the city's east side neighborhoods can become the Walls of the Wild, responding to a high percentage of tree cover, large private lots, and winding water course that characterize the area.

Building walls sporting the ghosts of former advertisements have the potential to be rejuvenated and literally recall the artful promotions of years past. As an alternative those seemingly blank canvases can be given new life as a mural reflecting current events and community happenings. In either case, such wall art will be expressive of both neighborhood history and revitalization.

The addition of theme based three-dimensional artwork can be used to enhance the small public open spaces scattered throughout Syracuse. These

often triangular-shaped pieces of land generally represent the confluence of city streets laid out in patterns rather than the traditional urban grid. They occupy conspicuous locations in the city landscape and therefore will make excellent exhibit locations for Artful Living commissions.

Less permanent components of neighborhoods can be considered for temporary artworks. For example, fences installed for visual screening, security or controlling access can be made more interesting and appealing through the addition of art. Such works will add substantially to neighborhood quality and image.

Syracuse Art Trail

Art has the power to provoke introspection and generate public debate, in general to stimulate new thinking. Through the *Syracuse Art Trail* art will be used to celebrate the city's culture and creativity. It aims to stimulate excellence and innovation in visual arts, and promote life-long learning in, through and about the arts. The program encourages access to the arts and artistic expression for the widest range of people, and seeks to sustain and stimulate growth in the city's cultural economy.

Purpose

The community-wide *Syracuse Art Trail* will showcase the distinctive character of various city neighborhoods by using them as a backdrop for works by local, regional and national artists. The program will celebrate the many talented local artists that make the city their home. This broad based recognition potentially will encourage other local artists to join the



trail in the future and, more importantly, possibly entice non-resident artists to make Syracuse their home.

Administration

The Program will be a joint venture between the City, Syracuse Cultural Resources Council and neighborhood and art organizations such as The Institution of a Now Culture (ThINC). The City will assist with distribution and set-up of event signage and provide increased security within the participating neighborhoods. Involved organizations will promote and advertise the Trail. A Trail planning committee will establish specific dates and times for the event, artist selection, brochure distribution, and temporary installation of signs and banners.

Components

The program will take place over the course of a summer month and consist of established walking routes between exhibition sites in a neighborhood. Each participating neighborhood will be highlighted for one weekend, with 4-5 neighborhoods show cased each year.

Artists will be selected on the basis of established and viewed by the CRC in conjunction with a panel comprised of neighborhood residents and community members. Exhibition sites will include but not be limited to private porches, yards, studios and other indoor spaces. The Trail will cover a half-mile radius to promote easy walking access and safety among attendees. Selected artists will receive exhibition instructions for their display location in each neighborhood.

Each weekend event will be documented in program neighborhood-specific brochures containing maps, purchasing information, and event schedules. The brochures will meet design standards for layouts, images, fonts, size and color. In

addition, throughout each exhibiting neighborhood, there will be program advertising through the use of Banners, Sandwich Boards Signs, Exhibit Location Markers, and Posters. Uniform signage and banners will provide clear and distinctive way-finding mechanisms for the Trail attendees.

The Trail will be promoted through a colorful program brochure highlighted by a logo. It will include art exhibition examples, a city map featuring the participating neighborhoods and contact information. Participating artists and local sponsors also will be acknowledged. In addition, a neighborhood-specific tri-fold brochure will have both the Trail program logo and the logo of the co-sponsoring neighborhood. This brochure will include examples of art on display, a neighborhood map featuring photographs of exclusive locations, and participating artists' addresses.

Passion for Parks

Most parks increase the economic value of adjacent properties, and enhance the physical attractiveness of their surroundings. They simulate improvement in the adjoining neighborhoods and are an effective tool for shaping the identity and character of the community in which they are located. In Syracuse 23 parks occupy almost 1000 acres of land and are significant in the historic development of the City.

Purpose

A well-maintained park can support a variety of recreational activities that in turn can create vitality in the surrounding areas. Such activities are essential for the success of the park and its neighborhood.



Celebrating Syracuse parks with an annual festival would hold benefits for the parks, neighborhood and city as a whole.

Administration

The event will be a joint venture between the City, CANOPY, and neighborhood-based associations, with CANOPY taking primary responsibility for the overall organization of the event. The Local groups will plan events specific to their neighborhood park, and the City will supply clean-up staff and security. Planning their parks events on that day and the City for supplying the use of park facilities and clean up staff and security. Local neighborhood businesses and food vendors will be encouraged to sponsor the event, as well as have a booth in the park. Event sponsors will support program costs and an annual fund for the festival established by CANOPY in the first years.

Components

One designated Saturday during National Recreation and Parks month in July, the festival will be celebrated in the City's eight community parks: Burnet, Elmwood, Kirk, Meachem Field, Onondaga, Schiller, Sunnycrest and Thornden Parks.

Events in each park will vary, building on the amenities available at the park. Each park will have numerous activities for all ages with several that will extend beyond the park into the surrounding neighborhoods. This festival will strengthen neighborhood distinctiveness, promote community pride, and raise interest in and awareness of neighborhood identity throughout the year.

An event site plan locating all temporary structures will be prepared for each park festival. The site plan will define suitable areas for specific uses and activities throughout the festival day. Vendors will

be located on flat paved surfaces, within a short distance of a power source and in a highly visible area near a park entrance.

Coordinated advertising and promotional materials will be developed for the overall festival as well as each individual Park program. Parks programs will provide a schedule of events and activities occurring throughout the day, and will meet design guidelines for placement of images, font, size and color. The activities schedule and park image will vary for each park.

Activity venues, vendors and festive displays will provide added color and interest throughout the day-long event. Special attention will be given to park entries. Balloons, signs, banners and temporary gateways will enhance the entry to both the Park and festival. Programs extending into the night will incorporate distinctive lighting.

Schiller Park

Schiller Park is a 37.36 acre Community Park located in the North Side Neighborhood of Syracuse. Before the 1900s the site was a forested drumlin with a cleared high point known as "Round Top". The City purchased the park in 1905 and renamed it Schiller Park. It originally contained a field house, running track, swimming pool, bathhouse and tennis courts. Two different loop drives circled the landform along with brick walkways and mature tree stands. In the first half of the 20th century the Northside Neighborhood was primarily inhabited by German immigrants and in 1911, a statue of Goethe and Schiller were placed in the northwest corner of the park.

Schiller Park contains one of the highest points in the City offering extraordinary views to the south and west. Today the lower portion of the park has two softball



fields, paved parking, six tennis courts, basketball court, handball courts and play equipment with a 45-foot long slide. Lou Bova Recreation Center also is in this portion of the park beside a gazebo erected in 2000.

The park offers a wide range of potential events venues to support a full festival program.

Meachem Field

Meachem Field is Syracuse’s southern most community park located on the West Seneca Turnpike and Midland Avenue in the South Valley neighborhood. Sabine Meachem originally owned the land which was once used by the Onondaga Valley Academy and local

baseball teams. Meachem allowed the use of his land by the Syracuse Department of Parks and Recreation and the City acquired it in 1946.

Meachem Field has two lighted softball diamonds and one lighted baseball diamond, two multi-purpose athletic fields and three lighted tennis courts. The Valley pool is located south of Meachem Field on Amidon Drive adjoining the McCarthy School grounds. The park also has a field house, ice rink, two paved parking areas, storage buildings and access to Onondaga Creek. The park is used extensively including at night, making it an excellent candidate for festival events extending into the evening.



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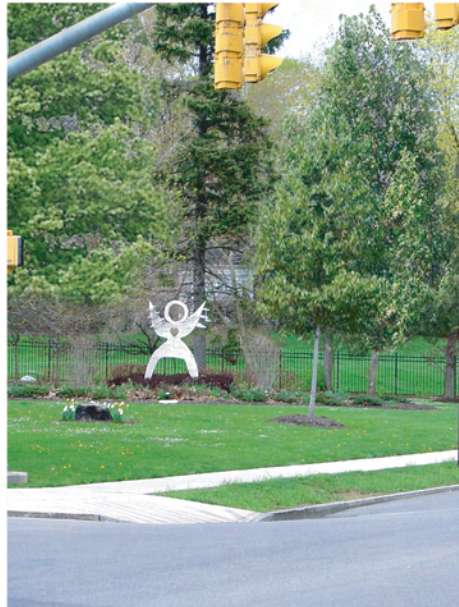
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Intersection of East Genesee Street and Salt Springs Road



203 South Lowell Avenue



Existing, Intersection of N. Salina St., Iodi St., and Kirkpartick St.



Existing, Wilson Farms 1120 North Salina Street



Existing, Meadowbrook Drive



Proposed, Meadowbrook Drive



Existing, 1025 South Salina Street



Proposed, 1025 South Salina Street



Proposed, Intersection of N. Salina St., Iodi St., and Kirkpartick St.



Proposed, Wilson Farms 1120 North Salina Street

Neighborhoods & Art

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Each weekend event will be documented in program neighborhood-specific brochures containing maps, purchasing information, and event schedules. The brochures will meet design standards for layouts, images, fonts, size and color. In addition, throughout each exhibiting neighborhood, there will be program advertising through the use of Banners, Sandwich Boards Signs, Exhibit Location Markers, and Posters. Uniform signage and banners will provide clear and distinctive way-finding mechanisms for the Trail attendees.

Program Brochure

The Trail will be promoted through a colorful tri-fold program brochure highlighted by a logo. It will include art exhibition examples, city map featuring the participating neighborhoods, and contact information, and invited artists and local sponsors will be acknowledged.

The brochure features the Syracuse Art Trail logo and a map of the city with four neighborhoods highlighted: Westcott (green), Strathmore (pink), Southwest (yellow), and Tipperary Hill (red). It lists the following details:

- HOSTING NEIGHBORHOODS:** WESTCOTT, STRATHMORE, SOUTHWEST, TIPPERARY HILL
- WHAT TO LOOK FOR...:** Wooden Bowls, Jewelry, Paintings & Pastels, Colorful Tile Mosaics, Pottery, Henna Tattooing
- WESTCOTT:** WESTCOTT COMMUNITY CENTER, 826 EUCLID AVE. (315) 478-8634. WESTCOTT ART TRAIL PROGRAM, SATURDAY & SUNDAY JUNE 4 - 5, 10:00AM - 5:00PM.
- SOUTHWEST:** SOUTHWEST COMMUNITY CENTER, 401 SOUTH AVE. (315) 474-6823. SOUTHWEST ART TRAIL PROGRAM, SATURDAY & SUNDAY JUNE 18-19, 10:00AM - 5:00PM.
- STRATHMORE:** STRATHMORES ONONDAGA PARK. STRATHMORE ART TRAIL PROGRAM, SATURDAY & SUNDAY JUNE 11 - 12, 10:00AM - 5:00PM.
- TIPPERARY HILL:** TIPPERARY HILL MEMORIAL PARK. TIPPERARY HILL ART TRAIL, SATURDAY & SUNDAY JUNE 25 - 26, 10:00AM - 5:00PM.



Existing Exhibit Location Marker

Neighborhood Brochure

A neighborhood-specific color tri-fold brochure will have both the Trail program logo and the organization logo of the participating neighborhood. This brochure, also will include examples of art on display, neighborhood map featuring photographs of exclusive locations, and participating artists' addresses.

The brochure features the Syracuse Art Trail logo and a map of the Westcott & University Neighborhood with a 1/4 mile and 1/2 mile radius. It lists the following artists and their addresses:

- 001 WESTCOTT ST.** AMY RIDE - MOSAICS, LYNDA FUCHS - JEWELRY, ROB LEVY - CERAMICS, JOE KING - OILS
- 002 LANCASTER AVE.** SUE BORK - HATS & BAGS
- 003 TRINITY PL.** LYNDA KLIEN - POTTERY, NICK CASE - PHOTOS, LEE COX - WATER COLOR, JOHN SMITH - GLASS
- 004 CLARKE ST.** JAY BEARD - SOAPS
- 005 FELLOWS AVE.** JACKIE WHITE - JEWELRY, KAREN PATS - METALS, PAUL WISK - LANTERNS
- 006 EUCLID AVE.** JEFF NOMS - TILES
- 007 LENNOX AVE.** DOREEN PITS - SCARVES
- 008 EUCLID TERRACE** BOB BROWN - TIE-DYE, TIM LONG - POTTERY, JOHN CALL - GLASS
- 009 MARYLAND AVE.** TY LANE - PAINTINGS
- 010 BERKELY DR.** ANDY BOTE - CLOTHES
- 011 WESTCOTT ST.** ANN WATERS - OILS, JEWEL TEEKE - WOOD, KEVIN REED - MUSIC
- 012 EUCLID AVE.** SID PAGE - PASTELS



Proposed Exhibit Location Markers



Banner



Sandwich Board Signs



Exhibit Location Markers



Posters



Syracuse Parks Festival

Most parks increase the economic value of adjacent properties, and enhance the physical attractiveness of their surroundings. They simulate improvement in the adjoining neighborhoods and are an effective tool for shaping the identity and character of the community in which they are located. In Syracuse 23 parks occupy almost 1000 acres of land and are significant in the historic development of the City. A well maintained park can support a variety of recreational activities which in turn can create vitality in the surrounding areas. Such activities are essential for the success of the park and its neighborhood. Celebrating Syracuse parks with an annual festival would hold benefits for the parks, neighborhood and city as a whole.

One designated Saturday during National Recreation and Parks month in July, the festival will be celebrated in the City's eight community parks: Burnet, Elmwood, Kirk, Meachem Field, Onondaga, Schiller, Sunnycrest and Thornden Parks.

The event will be a joint venture between the City, CANOPY, and neighborhood-based associations, with CANOPY taking primary responsibility for the overall organization of the event. The Local groups will plan events specific to their neighborhood park, and the City will supply clean-up staff and security, planning their parks events on that day and the City for supplying the use of park facilities and clean up staff and security. Local neighborhood businesses and food vendors will be encouraged to sponsor the event, as well as have a booth in the park. Program costs will be supported by event sponsors and an annual fund for the festival established by CANOPY in the first years.

Events in each park will vary, building on the amenities available at the park. Each park will have numerous activities for all ages with several that will extend beyond the park into the surrounding neighborhoods. This festival will strengthen neighborhood distinctiveness, promote community pride, and raise interest in and awareness of neighborhood identity throughout the year.

An event site plan locating all temporary structures will be prepared for each park festival. The site plan will define suitable areas for specific uses and activities throughout the festival day. Vendors will be located on flat paved surfaces, within a short distance of a power source and in a highly visible area near a park entrance.

Coordinated advertising and promotional materials will be developed for the overall festival as well as each individual Park program. Parks programs will provide a schedule of events and activities occurring throughout the day, and will meet design guidelines for placement of images, font, size and color. The activities schedule and park image will vary for each park.

Activity venues, vendors and festive displays will provide added color and interest throughout the day-long event. Special attention will be given to park entries. Balloons, signs, banners and temporary gateways will enhance the entry to both the Park and festival. Programs extending into the night will incorporate distinctive lighting.



Syracuse Parks Festival Logo.

Schiller Park

Schiller Park is a 37.36 acre Community Park located in the North Side Neighborhood of Syracuse. Before the 1900s the site was a forested drumlin with a cleared high point known as "Round Top". The City purchased the park in 1905 and renamed it Schiller Park. It originally contained a field house, running track, swimming pool, bathhouse and tennis courts. Two different loop drives circled the landform along with brick walkways and mature tree stands. In the first half of the 20th century the Northside Neighborhood was primarily inhabited by German immigrants and in 1911, a statue of Goethe and Schiller were placed in the northwest corner of the park.

Schiller Park contains one of the highest points in the City offering extraordinary views to the south and west. Today the lower portion of the park has two softball fields, paved parking, six tennis courts, basketball court, handball courts and play equipment with a 45-foot long slide. Lou Bova Recreation Center also is in this portion of the park beside a gazebo erected in 2000.

The park offers a wide range of potential events venues to support a full festival program.



Schiller Park south parking area.



Schiller Park south paved parking area, Parks Festival.

Meachem Field

Meachem Field is Syracuse's southern most community park located on the West Seneca Turnpike and Midland Avenue in the South Valley neighborhood. Sabine Meachem originally owned the land which was once used by the Onondaga Valley Academy and local baseball teams. Meachem allowed the use of his land by the Syracuse Department of Parks and Recreation and the City acquired it in 1946.

Meachem Field has two lighted softball diamonds and one lighted baseball diamond, two multi-purpose athletic fields and three lighted tennis courts. The Valley pool is located south of Meachem Field on Amidon Drive adjoining the McCarthy School grounds. The park also has a field house, ice rink, two paved parking areas, storage buildings and access to Onondaga Creek. The park is used extensively including at night, making it an excellent candidate for festival events extending into the evening.



Meachem Field northeast entrance.



Meachem Field northeast entrance, Parks Festival at night.



Event Site Plan - Schiller Park

Schiller Park Festival

Celebrate your local park & National Recreation & Parks Month

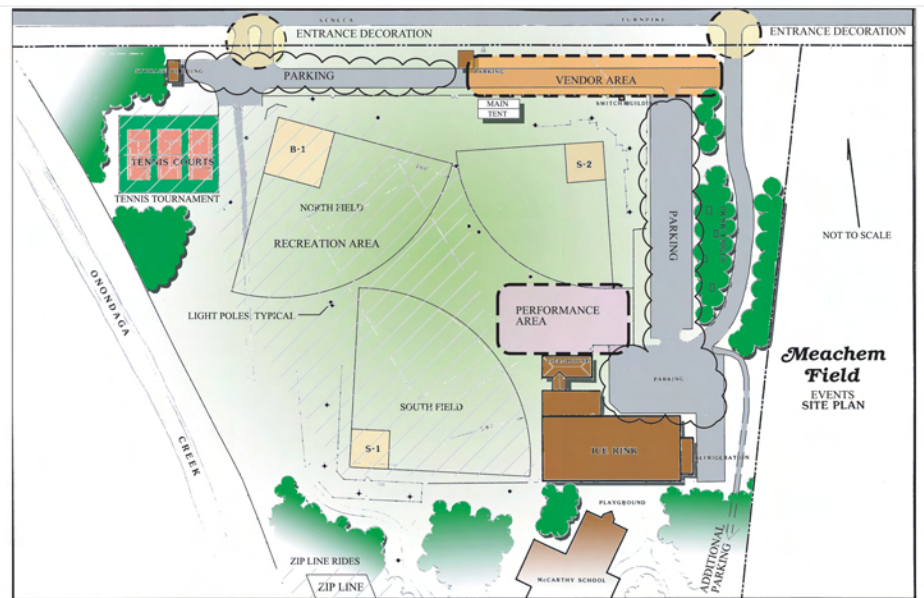
Saturday July 16th

Food & Fun for All Ages!

Events Schedule

- Community Breakfast: Holy Trinity Church, 501 Park Street followed by procession to Schiller... 9am
- Trees of Schiller Park: Identification Walking Tour, meet @ Gazebo... 10am & 3pm
- Children's Scavenger Hunt, Meet @ Gazebo... 11am
- Bicycle Race Around Park, Meet @ The Monument... 11:30am
- Children's Kite Flying Contest, South Field... 1pm
- Adult Softball Game, North Field... 2pm
- Lincoln Middle School Band Performance on the Round Top... 4pm
- Food Vendors and Exhibitions, Southern Parking Area... 10am-Sunset

Schiller Park Festival brochure.



Event Site Plan - Meachem Field

Meachem Field Fest

Celebrate Your Local Park & National Recreation & Parks Month

Saturday July 16th

Food & Fun for All Ages!

Activity schedule

- Community Breakfast, St. James Holy Catholic Church, 4837 S. Salina St., followed by procession to park... 9am
- Children's Kite Flying Contest, North Field... 10am
- Meachem Field & Neighborhood Walking Tour, Meet @ Main Tent... 11am&2pm
- Adult Soft Ball Game, North Field... 1pm & 5pm
- Youth Soft Ball Game, South Field... 11am & 3pm
- Tennis Tournament... 1pm-5pm
- Zip Line Rides sponsored by the McCarthy School... 12pm
- McCarthy School Band Performance and Closing Ceremony @ the Performance Area... 8pm
- Food Vendors and Exhibitions, Main Tent & Vendor Area... 10am-8pm

Meachem Field Festival brochure.



GOAL TWO RECOMMENDATIONS

The neighborhoods of Syracuse are physically complex places. Their individual streets and blocks are intricate systems, some rigidly arranged and repetitive, others less distinctive but equally memorable. They are finely detailed by a rich array of housing types and architectural styles that add texture and color. And they are further articulated by a wide variety of open spaces and natural features.

Policies and programs that retain the traditional urban character of Syracuse neighborhoods will ensure that the city continues to offer the most unique housing and living options in the region. Two primary multiple-component initiatives are recommended that will enhance the physical character of Syracuse neighborhoods: **Calling Syracuse Home** and **Syracuse Vacant Property Strategy**.

Calling Syracuse Home

In considering the wide range of policies and programs that could be instituted to foster an increased resident population, it is clear the City must take a leadership role in extolling the benefits of in-city living. *Calling Syracuse Home* is a multi-faceted City initiative that will do just that.

Calling Syracuse Home will identify and publicize the many benefits of living in traditional urban neighborhoods, as well as Downtown. It will promote the city housing stock as affordable and highly competitive in price. It also will advance the individual neighborhoods, housing types and lifestyle options unique to living within the city limits.

This comprehensive strategy seeks to direct development proposals to targeted properties where they will generate the greatest benefit to individual neighborhoods and the city at large. In addition it serves as a long-range planning tool for retaining current city residents, particularly as housing needs change over an individual's lifetime. Lastly, it also is structured to attract new city residents from those already residing in surrounding communities, individuals and families moving into the metropolitan region for the first time, and, most importantly, native Central New Yorkers moving back home.

Purpose

To market Syracuse's diverse housing types and styles, as well as its neighborhoods, as a means of stabilizing and subsequently increasing the resident population. The initiative will enhance the social and physical framework of existing neighborhoods and establish complimentary new ones.

Administration

Calling Syracuse Home will be administered by the City of Syracuse in association with housing advocacy organizations, neighborhood associations and local realtors, developers, businesses and educational institutions.

Program Components

The initiative is divided into two principal parts: ***Welcome Home!*** and ***Syracuse City Living***

Welcome Home!

The City of Syracuse boasts an impressive variety of housing options for current and prospective residents. Both owner-occupants and renters can choose from older, traditional properties constructed as



early as the first decades of the 19th century and as recently as 2005. These options occur in buildings that represent the full range of architectural styles popularized over this nearly 200 year period. They also are available in a broad array of sizes offering an equally extensive mix of functional and logistical features.

While local realtors, developers and/or contractors might promote these in-city housing options, they logically focus attention on those properties where they have a vested interest. Through the *Welcome Home!* program, the City will ensure the most comprehensive promotion of its housing options and, therefore, greatly increase the potential of retaining current and attracting new residents. While information will be useful to all current and prospective residents, the program will focus on owner-occupants.

The program is a multi-media campaign that provides information on specific housing types, including single family houses (both smaller and larger examples), two family houses, condominiums, and co-ops. Data will include a definition of what constitutes each type, an example illustrating housing features, and which neighborhoods have high concentrations of each type.

The City will produce both an on-line and printed publications, with the former available through the City web site and the latter available through a variety of outlets. The City will work in conjunction with local realtors and not-for-profit organizations to create and distribute both the on-line and printed material, both of which will be updated every month.

Welcome Home! will include a comparison of living in the city with living in an outlying community, emphasizing the

advantages of becoming a city resident. Supporting this evaluation will be testimonials of both new Syracuse homeowners and life-long residents. A primary component of the program will be to continually obtain such accolades for publication.

The program also will include information explaining ownership options helpful hints, and an example for each housing type. Each month one housing type will be highlighted, using property currently on the market as an example. In addition, *Welcome Home!* will be used to publicize unique in-city living opportunities, particularly new housing projects. Specifically:

Single Family Houses

A single-family dwelling provides one housing unit within a single building, typically on one lot. Building sizes can range from 600 sq. ft. to 6000 sq. ft. Modifications are at the discretion of the owner, but subject to zoning regulations and building codes.

Large Single Family Houses

Syracuse has several neighborhoods that offer large single family houses, which consist of three or more bedrooms and additional rooms such as dens, libraries and finished attics. They come in a variety of styles, with many having exquisite architectural features and detail such as carved moldings, hardwood floors, stained glass windows, fireplaces, large porches, and slate or tile roofs. Prices generally range from \$80,000 to \$500,000.

Small Single Family Houses

The city also offers an extensive collection of small single family houses, usually containing 3 or fewer bedrooms. These buildings also are executed in a wide range of architectural styles and exhibit equally interesting, although somewhat less



exuberant, detailing and features. A good percentage of these smaller houses are one-story. Prices generally range from \$40,000-\$200,000.

Two-family Homes

A two-family dwelling provides two housing units within a single building, typically on one lot. Units are either side-by-side or one unit per floor. Modifications are at the discretion of the owner, but subject to zoning regulations and building codes.

Two-family houses can be found in almost every Syracuse neighborhood, with the greatest concentration in those areas developed around the turn of the 20th century. Like their single-family counterparts, these houses provide a good deal of architectural detail. Prices generally range \$30,000-\$90,000.

Condominiums

A condominium provides multiple units, most often within a single building on single lot, but multiple buildings and lots can be involved. Ownership involves a single unit and a shared interest in the common area, which includes the building exterior and amenities such as swimming pools, clubhouses, tennis courts and play areas. A monthly fee covers general repairs and maintenance to common areas, as well as to build up cash reserves for future needs. All modifications and maintenance to common areas are the responsibility of the condominium association, but subject to zoning regulations and building codes. Modifications of individual units are at the discretion of the owner, but subject to stipulations of the condominium agreement and building codes.

In the last 20 years, a number of condominiums have been developed in Syracuse, primarily within Downtown and

nearby Franklin Square in older or historic properties. Condominium units offer interesting architectural features and details inherent in former commercial and industrial buildings. Prices generally range from \$150,000 to \$350,000.

Housing Co-operatives

A housing co-op provides multiple units within a single building or multiple buildings on one or more lots. Ownership involves shares in a corporation, with members having occupancy rights to a specific unit. Each resident or resident household has membership in the co-operative association and pays a monthly fee to cover a prorated share of the operating expenses. Housing cooperatives can be established in high-rise buildings, garden-style apartments, townhouses or single-family houses.

Housing cooperatives are relatively new to Syracuse and only a few have been established. Nevertheless, the concept holds great promise particularly as an alternative to renting.

This and other information provided through *Welcome Home!* will substantially increase awareness of Syracuse housing options. Individuals and organizations involved in the construction, rehabilitation, sale and/or rental of housing will be encouraged to use program materials.

Syracuse City Living

Of the various housing options available in Syracuse many have the potential to serve specific constituencies or particular populations, with some well suited to the city's unique housing types. Through long-range plans the residential needs and/or preferences of distinct groups can be matched with certain in-city housing options. By proactively seeking developers



and/or partnering with not-for-profit organizations, the City can generate projects that entice specific segments of the population to remain in or move into Syracuse to take advantage of these options.

In considering the current and likely future demographics of the city and surrounding metropolitan region, as well as recent planning and marketing initiatives, there are several constituencies that should be considered priorities as *Syracuse City Living* projects. Of these groups, three arguably deserve attention first: retirees and empty-nesters, the creative class, and young professionals.

Northside Retirement Community

In the mid-19th century a particular urban house form was used in great numbers to provide housing for canal and railroad workers in Syracuse. These simple, one-story small-scale folk houses have a narrow gable-front and are generally one room wide and several rooms deep. Some are elaborately styled at the roofline, front entry and front porch; others are unadorned. The small footprint and overall square footage make them attractive options for individuals and small families. What holds greater promise for their continued use, however, is the one-floor layout and its potential appeal to retirees and older empty-nesters.

Neighborhood Context

Significant clusters of these worker houses are found throughout the city's north side neighborhoods, which include a wide variety of life-amenities preferred or needed by retirees and seniors. The houses are in close proximity to public facilities, such as Franklin Magnet School and White Branch of the Onondaga County Library; health care at St. Joseph's Hospital; and convenience retail and

service along both Butternut and North Salina Streets. There are a variety of nearby small, public open spaces that accommodate passive recreation; and the area is host to a number of religious entities, social organizations and cultural facilities. Downtown, the Central New York Regional Market, P&C Stadium and Carousel Mall are all in close proximity, and CENTRO bus service is readily available.

Project Structure

The popularity and necessity of retirement communities will increase as the general population continues to age. As many individuals and families consider options, the City of Syracuse has the opportunity to use its older worker housing stock to put forth a new model. This in-city retirement community will emphasize independent living in detached housing within a traditional neighborhood, providing both the necessary and most preferred features and services for retirement and senior living.

Working in conjunction with private developers and/or not-for-profit organizations over an extended time period, the City can facilitate acquisition of these small houses to one entity for ownership, rehabilitation and management. The selected properties must be in close proximity to one another and of a sufficient total number to maintain a strong sense of neighborhood, as well as support efficient administration and management. Routine daily, seasonal and cyclical property maintenance will be provided, such as exterior and interior painting and up-keep, general repairs to site and building features, and response to emergency situations. Depending on lot size, some properties will offer private driveways while others will have shared drives. Where space permits, garages will be provided. Properties also will



incorporate gardens of various sizes and community garden areas will be available as well.

It is recommended that:

- the traditional worker houses be preserved and rehabilitated;
- existing clusters of these units be maintained;
- in-fill housing of similar character be constructed on select vacant lots;
- public streetscapes adjacent to these units be improved; and
- connections to neighborhood amenities and destinations be strengthened.

Although the emphasis will be on independent living, the community also should incorporate assisted living. Existing facilities in the neighborhood can be evaluated for expansion or new facilities can be developed depending on current and anticipated needs. The adaptive reuse of large, older buildings should be considered a first priority for this purpose. Regardless of final form, such a facility will allow residents needing modest care assistance to remain within their community, rather than move to an isolated setting.

Projects like the recommended Northside Retirement Community will give retired and older Syracuse residents a viable in-city housing option, most notably one that allows them to continue living independently, or with assisted care, in a traditional neighborhood setting. Just as importantly, such projects will make good use of sound housing stock, stabilize the population, and strengthen sense of community.

Downtown Artists Community

As American society continues to move away from its roots in labor-intensive industries and towards increasing high technology, those individuals with professional expertise, experience and educational background related to the arts, technology and new advances are becoming a greater portion of the general population. National, regional and local studies strongly recommend that cities actively pursue this “creative class” and entice them to become residents. Given the number of nationally recognized universities and colleges in Syracuse, along with the growing collection of emergent high technology businesses, the City has a ready-made pool of potential candidates.

Neighborhood Context

Clearly all sectors of Syracuse have buildings, structures and spaces that are evocative of significant cultural trends and events, or are important cultural venues. But it is Downtown that contains the greatest concentration of monumental places that literally and figuratively embody the community’s collective cultural heritage. It is here that one finds the great examples of architecture, civic art and public spaces; grand movie palaces, imposing museums and eclectic art galleries; and homes of the symphony, opera and performance theater. Their close physical proximity to one another invites joint or complimentary events, programs and exhibits, which in turn unleash a creative energy throughout the city center. The rich concentration of cultural organizations and facilities in Downtown Syracuse is a prestigious assemblage that can be enhanced and expanded by the addition of artist studio-lofts and additional galleries.



Project Structure

The city has a strong resident artist population that is supplemented by untold numbers of vocational artists that practice various crafts. These individuals, coupled with the outstanding arts community infrastructure and equally exceptional assortment of older and historic building stock in Downtown, give Syracuse the opportunity to offer an unparalleled live-work opportunity for the creative class in Central New York.

Working in conjunction with private developers and/or not-for-profit organizations over an extended time period, the City can facilitate acquisition and redevelopment of key properties for artist studio-lofts with supporting galleries. Following the recommendations in the *Downtown Master Plan Component* of the Comprehensive Plan, the City should identify those properties best suited for conversion to residential use, with particular attention given to those buildings with larger open floor plans. Concurrent to seeking and securing interested developers, the City must implement modifications to outdated zoning regulations in order to support the creation of live-work units. In addition, it must demonstrate a willingness to support creative design solutions, specifically as related to current building code requirements.

In addition it is recommended that:

- older and historic buildings be preserved and rehabilitated;
- individual units have open floor plans, with common storage areas provided;
- first-floor spaces be reserved for galleries, with convenience retail and service as a second option;

- provisions for loading and parking be provided, without requiring demolition of existing buildings;
- adjacent properties be promoted for improved and/or new mixed-use development;
- public streetscapes adjacent to these properties be improved; and
- connections to other Downtown and nearby neighborhood arts venues and housing be strengthened.

While many potential project sites are located on or adjacent to the recently announced Syracuse University “Connective Corridor” as well as adjacent to many not-for-profit arts based facilities, the emphasis of City efforts should be on attracting for-profit developers. Projects should offer market-rate studio-loft units as rentals, condominiums and co-ops. These options will support the greatest cross-section of the local artist population and give rise to a resident community that reflects the diversity of artistic expression.

Projects that result in Downtown artist studio-lofts will give professional artists the most unique opportunity for combined live-work space in the region, and one that places them at the heart of community’s cultural core. Equally important, these types of projects will reuse significant older and historic buildings, increase the Downtown residential population and thereby strengthen the physical and social character of the center city.

Walk-to-Work Neighborhood

One of the most heralded aspects of urban living is the walk-ability of cities, that is the uniquely personal and intimate interaction of walking to and from home,



work and play. To varying degrees, all Syracuse neighborhoods afford their residents this experience and the attendant social vibrancy that comes with it. Some areas of the city have strong pedestrian links to local businesses that provide convenience goods and services. Others offer important connections to neighborhood schools, libraries and cultural facilities. And still others provide convenient walking routes to key employment centers, a situation considered attractive by many young professionals. It is this last type of connection that the City of Syracuse can exploit to offer exciting residential opportunities to this segment of the population.

Neighborhood Context

Several Syracuse neighborhoods offer a good mix of housing options in close proximity to Downtown or University Hill—arguably the two largest employment hubs. Among them, the Park Avenue neighborhood has both small and large single-family and two-family detached houses and multiple unit rental properties. The broad front yards, central boulevard and street trees along Park Avenue, coupled with Leavenworth Park, provide ample open space. Small businesses scattered throughout the area offer convenience goods and services; and both private and public schools are nearby. The combination of housing types, neighborhood amenities, and closeness to Downtown give the neighborhood strong potential to be a successful walk-to-work community.

Although no one specific group need be targeted for a walk-to-work community, city efforts should be focused on initiating plans for such neighborhoods that will cater to young professionals. Whether singles, couples or heads of families, this

segment of the population has steadily declined in recent years. Offering vibrant neighborhoods that encourage and support walk-to-work can be one way to increase the number of below-40 resident Syracusans.

Project Structure

Just as the local universities and colleges generate members of the creative class, they also produce great numbers of young professionals annually. As the collective regional community strives to provide employment opportunities to entice these individuals to remain in the area, steps can be taken to make particular Syracuse neighborhoods more appealing as their housing choices due to proximity to primary work locations.

Working in conjunction with private developers and/or not-for-profit organizations over an extended time period, the City can facilitate acquisition and redevelopment of key properties for a mix of affordable and market-rate owner-occupancy and rental housing. Among these should be vacant and/or underutilized industrial buildings that can be converted to apartments, condominiums and/or co-ops. An emphasis should be placed on the traditional character of the community, as well as those individual properties that are historically significant. Concurrent to seeking and securing interested developers and not-for-profit housing organizations, the City must implement modifications to outdated zoning regulations and enforce provisions that will safeguard the area from incongruous commercial encroachment. Park and public streetscape improvements should be carefully planned and implemented, including provisions for alternative means of transportation.

It is recommended that:



- Older and historic buildings be preserved and rehabilitated
- In-fill housing of similar character be constructed on select vacant lots
- Provisions for alternative transportation, such as bicycles, be provided in the public rights-of-way
- Public streetscapes be improved
- Primary pedestrian routes connecting the neighborhood to Downtown be enhanced

Syracuse Vacant Property Strategy

The definition and identification of vacant properties must be made as efficient and consistent as possible for any city to effectively combat the detrimental physical and social impacts of such properties. With accurate documentation, municipal agencies can coordinate how vacant parcels are maintained, managed and ultimately, redeveloped. In addition, a city must develop standards by which tax delinquent vacant properties are more easily reabsorbed into the city housing market and neighborhood structure.

In order to holistically and effectively address the growing number of vacant properties in Syracuse, the city must institute changes to existing policies and programs, as well as create new mechanisms based on national models; specifically:

- One agency with sole responsibility for the identification and management of vacant properties.
- A Tracking Task Force to work in coordination with the agency.

- A central database.
- A policy that accrues to future development.

'In Rem' Approach

One of the most successful national models is the 'In Rem' approach which consists of four required components:

- A mechanism to waive unpaid property taxes, penalties and interest; one that attracts developers by removing profit-detering costs. For example, the landbank authority can solicit bids for back taxes owed the municipality and, after a designated "redemption period," the land can be made available to developers free of any penalty costs.
- An expeditious foreclosure process that provides a marketable and insurable title. By employing a judicial foreclosure process vacant properties can be granted a clear title, one sufficient to obtain necessary insurances. Such action can be coupled with a more aggressive approach to seizing tax delinquent properties.
- The existence of Community Development Corporations and NFP organizations with a capacity to redevelop distressed properties. Most cities have these entities, which must be encouraged to work cooperatively to address vacant properties.
- The ability to sell properties at below-fair market value. The involved municipal governments and authority must accept that the most important economic gains will not come from selling these parcels, but rather in the future once the vacant properties have been redeveloped and are again contributing to the tax base.



In addition, there are two supplementary preferred components:

- The cooperation and agreement among various governments to which property taxes are due.
- A process through which properties can be assembled for future development.

When all six of these components are in place, a city has the capability to create and manage a “land bank.”

The Landbank Authority

Landbanking allows a municipality to acquire, hold, manage, and develop tax delinquent and vacant properties. It is a flexible mechanism capable of being modified to address a specific city’s problems. An independent organization or agency, the landbank authority, is the principal vehicle for carrying out these tasks. It can be established in tandem with significant reform of the tax foreclosure policy, designed to focus on the inventory of tax delinquent properties, and tied directly to local government policies and planning priorities.

The responsibilities of a landbank authority for Syracuse will be most effective if incorporated into the Syracuse Urban Renewal Agency (SURA). This agency already possesses the ability to acquire property and therefore can more readily acquire properties that have become vacant through abandonment, foreclosure or donation. The SURA will hold all titles, and all taxes or liens against properties will be waived. In addition the SURA will oversee property maintenance, as well as pursue long-term development options. The City Department of Public Works will be the primary vehicle for undertaking daily, seasonal and cyclical maintenance tasks.

Requests for proposals, prepared in conjunction with the City Department of Economic Development, will be developed and distributed for individual properties as well as multiple properties. The SURA will transfer properties in such a way to ensure neighborhood character is enhanced and responsible developers are attracted. A principle goal will be to obtain the highest and best use of the property and, by extension, the neighborhood and community at large.

The establishment of an effective inventory system for tracking all vacant buildings, vacant parcels, and tax delinquent property will be necessary, including a wider and more effective use of Geographic Information Systems (GIS) software by SURA and all city agencies. This must be continually updated to ensure accuracy and maximize effective planning.

All vacant properties in Syracuse, whether under the control of the SURA or not, should be evaluated for temporary or permanent development options. Depending on available funding and market conditions at the time a parcel first becomes vacant, the most appropriate strategy will be determined for properties under SURA control.

Permanent development options will be implemented if funding is available and temporary development options will be implemented if funding for an appropriate permanent option is not available. All short-term conditions can be reevaluated and alternative temporary, or permanent, options can be implemented.

Permanent Options

Rehabilitation

Rehabilitation of a vacant building will be undertaken if the building is structurally



sound and historically significant or contributes to the identity of the surrounding neighborhood.

New Development

In-fill construction will be undertaken on all lots deemed buildable by city ordinances, regulations and codes. Design guidelines for such buildings will ensure consistency with traditional neighborhood character.

Mid - Block Alley

Construction of mid- block shared alleys will be undertaken in neighborhoods where existing building density and lot sizes prohibit or limit adequate off-street parking. Mid-block alleys also will be created when infill construction replicates such traditional density and off-street parking and/or driveways cannot be best accessed at the fronts of properties. If there is the ability to control most of an entire block that is at least 200' deep, and the neighborhood is of a traditionally high density, then a mid-block alley and re-subdivision are appropriate.

Mid - Block Right of Way

Construction of mid-block rights-of-way will be undertaken when sufficient vacant land is available in an exceptionally long block, to create a new thru-block public street. The vacant parcels must be 60' wide, align through a block, and be more than 100' from the end of a block.

Split Lot

Vacant lots will be split and resulting parcels subdivided and attached to the adjacent properties when the lots are too narrow to support in-fill construction.

Temporary Options

Landbanking

Landbanking will be undertaken if funding is not available or the market cannot support new development at the time a parcel first becomes vacant. Such parcels will be held by the SURA and their status reevaluated over time.

Mothballing

Securing a vacant building will be undertaken if it meets the criteria for rehabilitation, but no funding is available when it first becomes vacant. Windows, doors, and all other openings will be boarded and secured. Roofs are foundations will be made weather tight. Such properties will be inspected annually and subject to routine maintenance.

Parking Lots

Surface parking will be undertaken if there is a demonstrated need for parking in the neighborhood. Design guidelines for such lots will ensure limited impact on the traditional neighborhood character. Parking lots must have a central block location and be approximately one block from those who would use it.

Play lots

Play lots will be undertaken if there is a demonstrated need that cannot currently be met in a nearby park facility. **Play lots must be visible from the street.**

Community Gardens

Community gardens will be undertaken if there is a demonstrated interest in individual and/or group gardening opportunities. Such gardens will be created and/or managed through existing municipal programs for such gardens.

Bio-lots

Bio-lots will be undertaken if a vacant lot is an identified brownfield. This approach although temporary is somewhat longer in term. Phyto-remediation or pollution removal through biological processes will



by used, followed by installation of new vegetation.

Given all the possible short- and long-term development options that have been identified for vacant properties, it is likely there can be significant physical improvement in many Syracuse neighborhoods. Illustrating various combinations of these alternatives in just three neighborhoods demonstrates how successful a comprehensive Vacant Property Strategy will be for Syracuse.

Wayne-Howard Streets

In applying the Vacant Property Strategy to the block bounded by Wayne and Howard Streets in the Near Northeast Neighborhood particular consideration must be given to the historic significance of the neighborhood, which is listed in the New York State and National Registers of Historic Places. This status recognizes the importance of the neighborhood in the development of Syracuse. The overall layout of streets and blocks, density of buildings, and the buildings themselves are tangible evidence of this significance. The short- and long-term disposition of currently vacant properties should not further diminish these neighborhood elements.

The house at 418 Howard Street, although isolated from nearby buildings by several vacant lots, is a structurally sound building that contributes to the traditional character of the neighborhood. Based on Strategy development options, the building should be secured and ultimately rehabilitated. Its contiguous parcels present the opportunity to employ several of the permanent options.

The collection of lots along Howard Street provides ample space to construct a new multiple unit dwelling that is

harmonious with the historic row houses lining the west side of the block, reinforcing the street edge. Design guidelines can be used to ensure compatibility with neighborhood character. By re-subdividing and incorporating portions of the lots along Wayne Street, a mid-block alley can be created to provide vehicular access to the new building facing Howard. The balance of the vacant land on Wayne can be used as two new lots that each support in-fill construction similar to the historic single-family, detached houses along the balance of the block.

South State-Woodland Streets

Through implementation of the Vacant Property Strategy the high number of vacant properties along both South State and Woodland Streets in the Near Southside Neighborhood can be used to halt decline and spur reinvestment. The area includes the Faith Tabernacle Christian Center Church of God and Christ, which can serve as a primary catalyst in these efforts. Like most religious organizations, this Church has functional and programmatic needs that can be addressed on or at its property. Parking, outdoor event or special use space, important to neighborhood-base groups as well as visitors, can be accommodated by employing both short- and long-term Strategy development options.

The parcels immediately adjacent to the Church property can be used as parking for church members and, through a cooperative agreement, nearby neighbors. Design guidelines along with new zoning provisions can ensure compatibility with neighborhood character. In the long run, parcels adjoining this lot can be used for future parking expansion if necessary. Based on the Strategy options, these



properties can be used for community gardens. General oversight and administration can be addressed with the assistance of existing city programs for such gardens.

The other scattered vacant lots in the area can be targeted for new development of houses, maintaining the traditional density of the neighborhood. A single development project involving all or a vast majority of these parcels should be pursued. In-fill construction on such a scale will provide the critical mass necessary to all but guarantee success. That is, the substantial number of new houses will have a dramatic, positive physical impact and equally beneficial economic effect on the area as a result of the overall investment, individual property values and jobs created through construction.

The project also should include the rehabilitation of those vacant buildings that meet the Strategy criteria. Rehabilitation and new construction should occur simultaneously, even if the project is phased. Both repair of existing buildings and design of in-fill will be undertaken in a manner that respects traditional neighborhood character. The overall project can stimulate complimentary investment in privately owned properties in the area.

Gifford-Seymour Streets

The Vacant Property Strategy can be used to improve neighborhood circulation and/or temporarily increase play opportunities in the Gifford and Seymour Streets area. The long-established street block system, although important to overall neighborhood character, can inhibit community interaction due to the exceptionally long east-west blocks. Providing shorter travel distances for both pedestrians and motorists can be achieved by creating new connections where multiple vacant lots are aligned through a block. These new rights-of-ways will be designed with generous setback allowances to protect and enhance contiguous occupied properties. They can be limited to pedestrian circulation or also accommodate vehicular traffic.

As an alternative where multiple blocks are not adequately aligned through a block, or do not provide adequate space, a temporary development option can be considered. In areas where there are insufficient recreational facilities for young children in nearby city parks and open space, the vacant parcels can become neighborhood play lots. As short-term uses, these play areas should be designed to meet the current population, with attention to the needs and preferences of both children and supervising adults. Permanent development of these parcels, as well as long-term provisions for play in municipal parks, should be pursued concurrent with planning for play lots.



Calling Syracuse Home

In considering the wide range of policies and programs that could be instituted to foster an increased resident population, it is clear the City must take a leadership role in extolling the benefits of in-city living. Calling Syracuse Home is a multi-faceted City initiative that will do just that.

Calling Syracuse Home will identify and publicize the many benefits of living in traditional urban neighborhoods, as well as Downtown. It will promote the city housing stock as affordable and highly competitive in price. It also will advance the individual neighborhoods, housing types and lifestyle options unique to living within the city limits.

This comprehensive strategy seeks to direct development proposals to targeted properties where they will generate the greatest benefit to individual neighborhoods and the city at large. In addition it serves as a long-range planning tool for retaining current city residents, particularly as housing needs change over an individual's lifetime. Lastly, it also is structured to attract new city residents from those already residing in surrounding communities, individuals and families moving into the metropolitan region for the first time, and, most importantly, native Central New Yorkers moving back home.

Purpose

To market Syracuse's diverse housing types and styles, as well as its neighborhoods, as a means of stabilizing and subsequently increasing the resident population. The initiative will enhance the social and physical framework of existing neighborhoods and establish complimentary new ones.

Administration

Calling Syracuse Home will be administered by the City of Syracuse in association with housing advocacy organizations, neighborhood associations and local realtors, developers, businesses and educational institutions.

Program Components

The initiative is divided into two principal parts: *Welcome Home!* and Syracuse City Living

Welcome Home!

The City of Syracuse boasts an impressive variety of housing options for current and prospective residents. Both owner-occupants and renters can choose from older, traditional properties constructed as early as the first decades of the 19th century and as recently as 2005. These options occur in buildings that represent the full range of architectural styles popularized over this nearly 200 year period. They also are available in a broad array of sizes offering an equally extensive mix of functional and logistical features.

While local realtors, developers and/or contractors might promote these in-city housing options, they logically focus attention on those properties where they have a vested interest. Through the *Welcome Home!* program, the City will ensure the most comprehensive promotion of its housing options and greatly increase the potential of retaining and attracting new residents. While information will be useful to all current and prospective residents, the program will focus on owner-occupants.

The program is a multi-media campaign that provides information on specific housing types, including single family houses (both smaller and larger examples), two family houses, condominiums, and co-ops. Data will include a definitions features, of each type and which neighborhoods have high concentrations of each type.

The City will produce both an on-line and printed publications, with the former available through the City web site and the latter available through a variety of outlets. The City will work in conjunction with local realtors and not-for-profit organizations to create and distribute both the on-line and printed material, both of which will be updated every month.

Welcome Home! will include a comparison of living in the city with living in an outlying community, emphasizing the advantages of city residency. Supporting this evaluation will be testimonials of both new Syracuse homeowners and life-long residents. A primary component of the program will be to continually obtain such accolades for publication.

The program also will include information on ownership options helpful hints, and a housing types. Each month one housing type will be highlighted, using property currently on the market as an example. In addition, *Welcome Home!* will be used to publicize unique in-city living opportunities, particularly new housing projects.

Single Family House

A single-family dwelling provides one housing unit within a single building, typically on one lot. Building sizes can range from 600 sq. ft. to 6000 sq. ft. Modifications are at the discretion of the owner, but subject to zoning regulations and building codes.



Large Single Family House



\$309,900

3,344 SF, 10 rooms, 1925
Lot Size: 70x130
Single Family House, Tudor Style (designed by Merton Granger), Brick
4 bedrooms: Master Bedroom and 2 bedrooms on 2nd floor, 2 bedrooms on 3rd floor (finished attic), 2 1/2 baths, Large Formal Dining, Formal Kitchen with Pantry, Living room, Master Bedroom, Office, Library, Foyer, Entry Hall, Study, Den

Utilities and Details:
Plumbing—Some Copper Pipes, Newer Gas Hot Water Heater
Electric—220 amp service
Heat—Gas, Forced air, newer furnace
Appliances—Dishwasher, Disposal, Dryer, Gas Oven, free standing Range, Refrigerator, Washer

Amenities:
2-Car Detached Garage
Peg and Buttery Hardwoods on First Floor
Original Oak Moldings and Bookcases in Library
Leaded Glass Windows Throughout
Keck Window in Living Room
Huge Carved Mantle with Moravian Tiles
Original Butler's Pantry with Leaded Glass Cabinets
Stainless Appliances
Dramatic Oak Stairway with Custom Carpet
Huge Master Bedroom: walk-in closet, Full Master Bath with Jacuzzi Tub, Recessed Shelves
Security System
Slate Roof
Stained Glass First Floor Living Room
Two Fireplaces: First and Third Floor
Internet/Cable/Phone hookups

Syracuse has several neighborhoods that offer large single family houses, which consist of three or more bedrooms and additional rooms such as dens, libraries and finished attics. They come in a variety of styles, with many having exquisite architectural features and detail such as carved moldings, hardwood floors, stained glass windows, fireplaces, large porches, and slate or tile roofs. Prices generally range from \$80,000 to \$500,000.

Syracuse...



Why Live In Syracuse?

Neighborhood Character

Syracuse's distinct neighborhoods have been established for years. They have sidewalks, old growth trees, and a sense of permanence that newer suburban developments cannot offer.

Variety of Housing Types
From the single family house to condominiums and cooperatives, in-city housing offers a variety of options that do not exist in any other single community in the region.

Architectural Character
The historic character and high quality construction of Syracuse's housing stock spans many decades and would be nearly impossible to reproduce.

Walkability
City living provides the unparalleled opportunity to walk from home, work, the grocery store, or a restaurant, and engage friends and neighbors in a way not possible in a car-oriented suburban developments.

The alternative...



Testimonials

There is a recent trend that urban centers are being rediscovered as great places to live and work. Long-time Syracuseans heartily agree the city has outstanding attributes that cannot be duplicated in outlying communities. The city is held in high regard by its residents, and they have great pride that this sense of community is not limited to one sector, or one neighborhood, but applies to all of Syracuse.

Before buying this house I had many acquaintances say I should look outside the city. There were those who said I should leave for better schools, safer and closer knit communities. Having been a previous homeowner in the Syracuse University area though, I realized all that the city and the university area specifically had to offer. I liked the city schools, I felt safe and I had a wealth of good friends and neighbors living right here in the city. Ed Smith is renowned for its inclusion program. I have experienced this first hand as my daughter has received special services through the school since kindergarten. There is no other place I'd rather have her be. Both she and my son benefit from the school's inclusion approach. They have grown to respect and understand differences and have learned compassion and tolerance. Ed Smith has also done a terrific job in introducing our children to the arts, partnering with local talent and allowing our children to get hands-on experience in areas such as photography and poetry.

- Geni Canny
University Area

Over the last nine years, we have lived in the University area. Our daughter attended Ed Smith School. Some people speak disparagingly of Syracuse, but I believe the heart of the City is the people. We have found a spirit of energy and optimism and diversity in the University area, people who believe in making this a better city. We have been a part of this community as students, teachers, coaches, and renters... Nothing makes us happier than being surrounded by people we know are interested in making the world a better place.

- T. Mosier
University Area

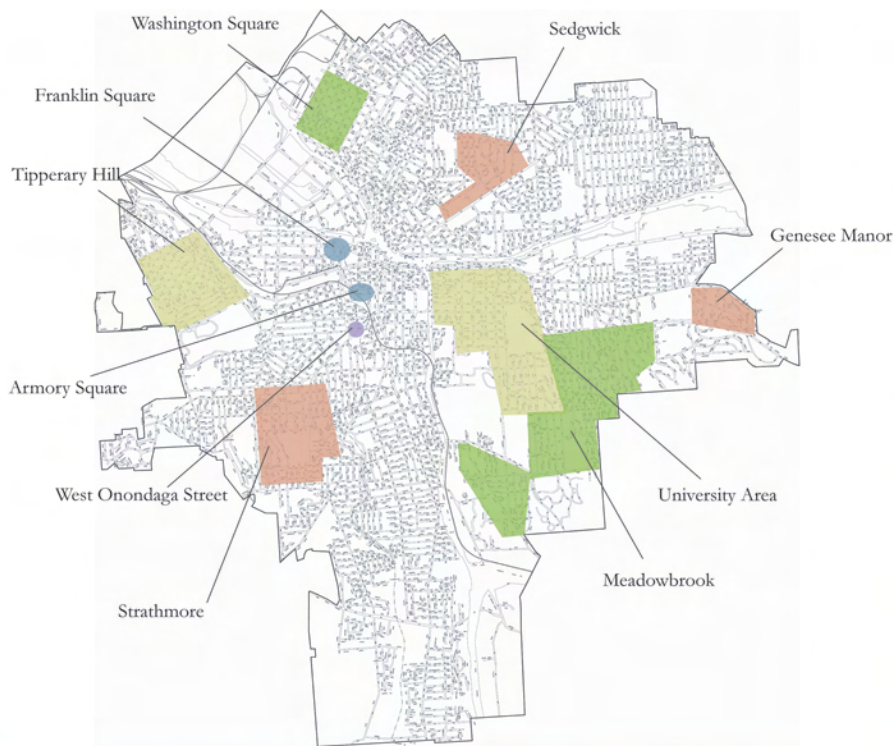
I live on Longmeadow Dr in the Valley and bought a house there in August of '04. We like the valley because unlike any other area in the city it is more like a quiet town than a large city. There are an abundance of trees in the valley which add to the rural feeling of the area. If you have a copy of the Syracuse Urban Forestry Master Plan you will see that TNT 4 (valley area) has a 46.6% tree cover which is 20% more than the city average. The tree and wildlife population is like no other place in the city. I have seen deer running through my backyard on many occasions. The valley is a quiet place to live with all the amenities of a city.

- Brian Liberti
Valley

I am a 2005 graduate of the SUNY College of Environmental Science and Forestry and recently bought a home in Syracuse. I grew up on Tipperary Hill and have been a resident of Syracuse all of my life. I believe in the city, and its associated lifestyle is appealing to me. I like the idea of walking downtown for festivals and being able to walk to work so I don't have to rely on a private automobile. If I want a ride, a Centro bus stop isn't far from my house either. I want to be able to raise my own children in the city just like I was. I believe in the city school district, giving our young people the best education. I myself am a product of the city school district and am a staunch supporter of it. With more people like myself voicing their support, the sooner the change of people's views of the city schools will happen, and the school system will finally get the respect it deserves.

- Jeffrey Romano
Park Ave District





2-Family House

A two-family dwelling provides two housing units within a single building, typically on one lot. Units are either side-by-side or one unit per floor. Modifications are at the discretion of the owner, but subject to zoning regulations and building codes.

University Area and Tipperary Hill Neighborhoods

Example Specifications of Recently Marketed Property:

\$74,900
 1,650 SF; 5 rooms per unit, 1920s
 Lot Size: 40x115
 Stacked 2 Family House, Colonial, Vinyl Siding
 Each unit: 2 bedroom, 1 bath, Formal Dining room,
 Eat-in Kitchen, Living room, Attic and basement space

Utilities and Details:
 Plumbing-Lead risers, newer hot water heater
 Electric-220 service
 Heat-Gas, forced air, older furnace
 Appliances-Refrigerator, Stove, Washer, Dryer

Amenities:
 Enclosed second story porch
 Hardwood, Oak trim and details
 Living room windows are original small windows
 Hardwood and resilient flooring
 Most are newer windows
 New Roof
 Off street parking for 2+ cars, asphalt drive
 Separate attic and basement stairwell access
 Internet/Cable/Phone hookups

Area:
 Tree lined streets
 One block from Schiller Park
 Near bus line



Large Single Family House

A single-family dwelling provides one housing unit within a single building, typically on one lot. Building sizes can range from 1000 sq. ft. to 6000 sq. ft. Modifications are at the discretion of the owner, but subject to zoning regulations and building codes.

Strathmore, Genesee Manor and Sedgwick Neighborhoods

Example Specifications of Recently Marketed Property:

\$309,900
 3,344 SF; 10 rooms, 1925
 Lot Size: 70x130
 Single Family House, Tudor Style (designed by Merton Granger), Brick
 4 bedrooms: Master Bedroom and 2 bedrooms on 2nd floor, 2 bedrooms on 3rd floor (finished attic), 2 1/2 baths, Large Formal Dining, Formal Kitchen with Pantry, Living room, Master Bedroom, Office, Library, Foyer, Entry Hall, Study, Den

Utilities and Details:
 Plumbing-Some Copper Pipes, Newer Gas Hot Water Heater
 Electric-220 amp service
 Heat-Gas, Forced air, newer furnace
 Appliances-Dishwasher, Disposal, Dryer, Gas Oven, free standing Range, Refrigerator, Washer

Amenities:
 2-Car Detached Garage
 Peg and Butterfly Hardwoods on First Floor
 Original Oak Moldings and Bookcases in Library
 Leaded Glass Windows Throughout
 Keek Window in Living Room
 Huge Carved Mantle with Moravian Tiles
 Original Butler's Pantry with Leaded Glass Cabinets
 Stainless Appliances
 Dramatic Oak Stairway with Custom Carpet
 Huge Master Bedroom: walk-in closet, Full Master Bath with Jacuzzi Tub, Recessed Shelves
 Security System
 Slate Roof
 Stained Glass
 Two Fireplaces: First and Third Floor
 Internet/Cable/Phone hookups

Area:
 Excellent Sidewalks
 Tree lined Streets



Small Single Family House

A single-family dwelling provides one housing unit within a single building, typically on one lot. Building sizes can range from 600 sq. ft. to 1400 sq. ft. Modifications are at the discretion of the owner, but subject to zoning regulations and building codes.

Meadowbrook, Outer Comstock, and Washington Square Neighborhoods

Example Specifications of Recently Marketed Property:

\$84,900
 1,144 SF; 5 rooms, 1925
 Lot Size: 36x132
 Single Family House, Colonial, Stucco
 2 bedroom, 1 1/2 bath, Formal Dining Room, Eat-in Kitchen, Living room, Unfurnished Attic and basement space

Utilities and Details:
 Plumbing-Lead and galvanized pipes, newer hot water heater
 Electric-220 service
 Heat-Gas, gravity air, newer furnace
 Appliances-Gas oven, Range, Gas cook top, Range Hood, Exhaust Fan, Refrigerator

Amenities:
 2-Car Detached Garage
 Back Deck, enclosed front porch
 Recent addition in rear
 Natural wood kitchen cabinets and detailing
 Stained glass in stairwell
 Carpeted Living and Dining room
 Relatively new interior, updated while maintaining original features
 Internet/Cable/Phone hookups

Area:
 Tree Lined Streets
 Sidewalks in good condition
 Block Walk to Bus line



Co-op Housing

A housing co-op provides multiple units within a single building or multiple buildings on one or more lots. Ownership involves shares in a corporation, with members having occupancy rights to a specific unit. Each resident or resident household has membership in the co-operative association and pays a monthly fee to cover a prorated share of the operating expenses. Housing cooperatives can be established in high-rise buildings, garden-style apartments, townhouses or single-family houses.

West Onondaga Street

Example Specifications of Recently Marketed Property:

\$36,900
 890 SF; 5 rooms, 1927
 Lot Size: N/A
 1 Level Flat in 5-story Historic Renovated Building
 1 Bedroom, 1 Bath, Den, Study, Foyer, Entry Hall

Utilities and Details:
 Plumbing-All New, Some Copper
 Electric-220 amp service
 Heat-Gas new hot water tank
 Appliances- Gas Oven, Range, Refrigerator

Amenities:
 29-unit Building with 5 storefronts
 2 elevators
 Gated parking
 Available rooftop garden space
 Monthly fee includes all heat & hot water
 Ceiling fan
 Ideal for Young Professionals
 Views to Onondaga Creek
 Cable/Internet/Phone hookups

Area:
 Walking distance to Downtown
 First floor shops
 Near bus line



Condominiums

A condominium provides multiple units, most often within a single building on single lot, but multiple buildings and lots can be involved. Ownership involves a single unit and a shared interest in the common area, which includes the building exterior and amenities such as swimming pools, clubhouses, tennis courts and play areas. A monthly fee covers general repairs and maintenance to common areas, as well as to build up cash reserves for future needs. All modifications and maintenance to common areas are the responsibility of the condominium association, but subject to zoning regulations and building codes. Modifications of individual units are at the discretion of the owner, but subject to stipulations of the condominium agreement and building codes.

Franklin and Armory Square

Example Specifications of Recently Marketed Property:

\$319,900
 2,021 SF; 6 rooms, 1994
 Lot Size: Building is 345x207
 1 Level Flat, on Second Floor of Condo Complex in Franklin Square, Renovated Brick Factory Building/Warehouse
 2 Large bedrooms, 1 bath, Large Formal Dining, Living room, Office Space, Attic Space, No Basement

Utilities and Details:
 Plumbing-All new, Some Copper
 Electric-220 amp service
 Heat-Gas new hot water tank
 Appliances- Dishwasher, Disposal, Electric Oven, Built-in Range with Hood, Exhaust Fan, and Gas Cook Top, Microwave Oven

Amenities:
 Exercise Facilities /Tennis Courts
 Gas fireplace with fireplace screen that services dining and living room.
 Some handicap doors
 Elevator that meets standards with wheelchair hall - Minimum 4' Wide
 Wheelchair kitchen with lots of cabinet space
 Central AC, Set Back Thermostat
 Large windows matching character to building style
 Cathedral ceilings
 First floor laundry
 Homeowner's Association
 Hardwood floors
 Exposed brick in walls
 Parking space/Garage Option
 Cable/Internet/Phone hookups

Area:
 Walking distance to Downtown
 Access to Onondaga Creek Walk
 Professional offices, shops, restaurants, and services within immediate vicinity



Retirement Community



Project Structure

The popularity and necessity of retirement communities will increase as the general population continues to age. As many individuals and families consider options, the City of Syracuse has the opportunity to use its older worker housing stock to put forth a new model. This in-city retirement community will emphasize independent living in detached housing within a traditional neighborhood, providing both the necessary and most preferred features and services for retirement and senior living.

Working in conjunction with private developers and/or not-for-profit organizations over an extended time period, the City can facilitate acquisition of these small houses to one entity for ownership, rehabilitation and management. The selected properties must be in close proximity to one another and of a sufficient total number to maintain a strong sense of neighborhood, as well as support efficient administration and management. Routine daily, seasonal and cyclical property maintenance will be provided, such as exterior and interior painting and up-keep, general repairs to site and building features, and response to emergency situations. Depending on lot size, some properties will offer private driveways while others will have shared drives. Where space permits, garages will be provided. Properties also will incorporate gardens of various sizes and community garden areas will be available as well.

In addition it is recommended that:

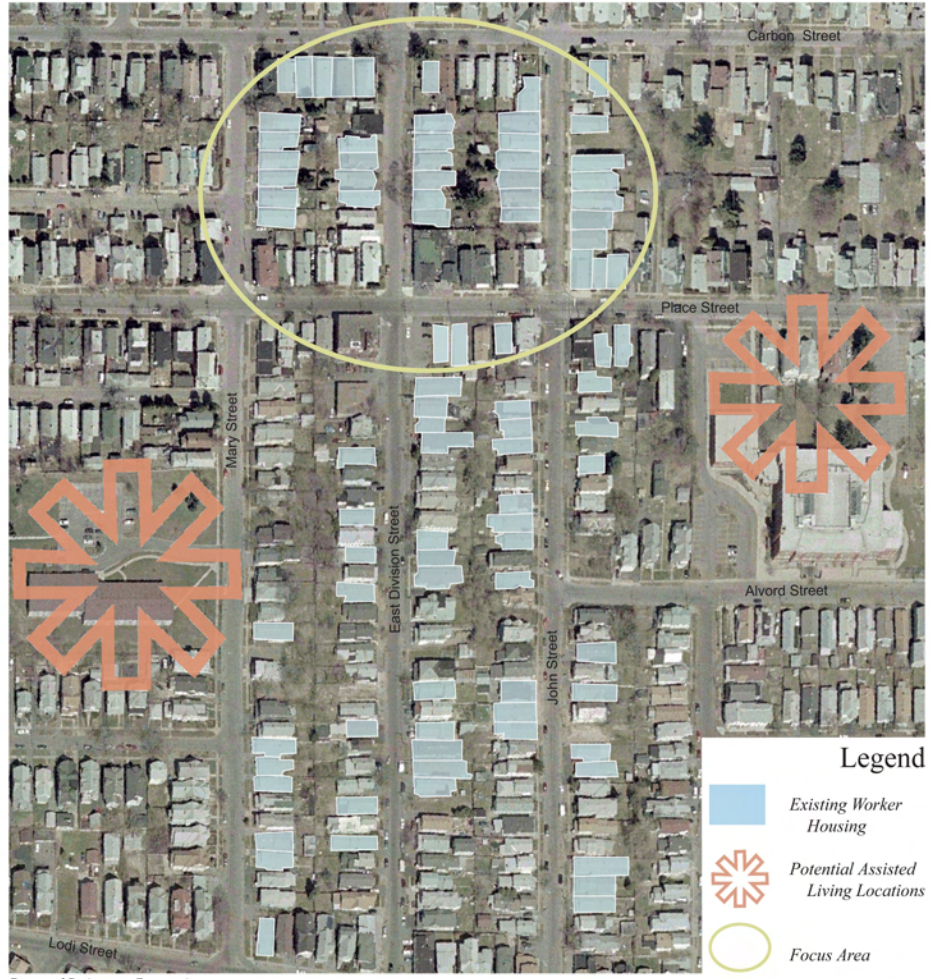
- The traditional worker houses be preserved and rehabilitated
- Existing clusters of these units be retained;
- In-fill housing of similar character be constructed on select vacant lots
- Public streetscapes adjacent to these units be improved
- Connections to neighborhood amenities and destinations be strengthened

Housing Type

In the mid-19th century a particular urban house form was used in great numbers to provide housing for canal and railroad workers in Syracuse. These simple, one-story small-scale folk houses have a narrow gable-front and are generally one room wide and several rooms deep. Some are elaborately styled at the roofline, front entry and front porch; others are unadorned. The small footprint and overall square footage make them attractive options for individuals and small families. What holds greater promise for their continued use, however, is the one-floor layout and its potential appeal to retirees and older empty-nesters.

Neighborhood Location

Significant clusters of these worker houses are found throughout the city's north side neighborhoods, which include a wide variety of life-amenities preferred or needed by retirees and seniors. The houses are in close proximity to public facilities, such as Franklin Magnet School and White Branch of the Onondaga County Library; health care at St. Joseph's Hospital; and convenience retail and service along both Butternut and North Salina Streets. There are a variety of nearby small, public open spaces that accommodate passive recreation; and the area is host to a number of religious entities, social organizations and cultural facilities. Downtown, the Central New York Regional Market, P&C Stadium and Carousel Mall are all in close proximity, and CENTRO bus service is readily available.



Proposed Retirement Community



Existing, Worker House on Peters Street



Existing, Worker House on Carbon Street



Existing, Streetscape on Carbon Street



Proposed, Streetscape on Carbon Street



Existing, Streetscape on John Street



Proposed, Streetscape on John Street

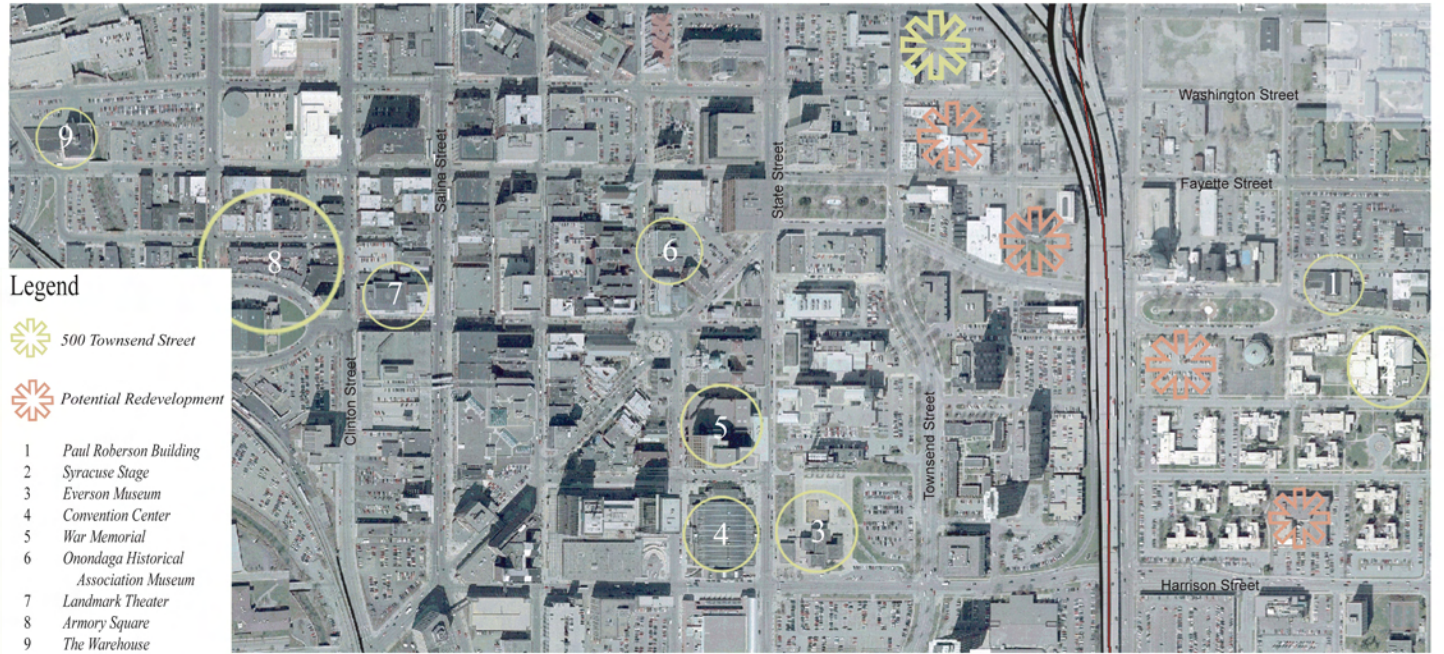


Proposed Senior Housing



Scale 1"=30' NORTH




Downtown Artists Community



Legend

-  500 Townsend Street
-  Potential Redevelopment
- 1 Paul Roberson Building
- 2 Syracuse Stage
- 3 Everson Museum
- 4 Convention Center
- 5 War Memorial
- 6 Onondaga Historical Association Museum
- 7 Landmark Theater
- 8 Armory Square
- 9 The Warehouse

Cultural Resources in the Downtown Area

Not to Scale 

Neighborhood Context

Clearly all sectors of Syracuse have buildings, structures and spaces that are evocative of significant cultural trends and events, or are important cultural venues. But it is Downtown that contains the greatest concentration of monumental places that literally and figuratively embody the community's collective cultural heritage. It is here that one finds the great examples of architecture, civic art and public spaces; grand movie palaces, imposing museums and eclectic art galleries; and homes of the symphony, opera and performance theater. Their close physical proximity to one another invites joint or complimentary events, programs and exhibits, which in turn unleash a creative energy throughout the city center. The rich concentration of cultural organizations and facilities in Downtown Syracuse is a prestigious assemblage that can be enhanced and expanded by the addition of artist studio-lofts and additional galleries.



Existing, 500 Townsend Street



Proposed, 500 Townsend Street

In addition it is recommended that:

- Older and historic buildings be preserved and rehabilitated
- Individual units have open floor plans, with common storage areas provided
- First-floor space be reserved for galleries, with convenience retail and service as a second option
- Provisions for loading and parking be provided, without requiring demolition of existing buildings
- Adjacent properties be promoted for improved and/or new mixed-use developments
- Public streetscapes adjacent to these properties be improved
- Connections to other Downtown and nearby neighborhood art venues and housing be strengthened

Project Structure

The city has a strong resident artist population that is supplemented by untold numbers of avocational artists that practice various crafts. These individuals, coupled with the outstanding arts community infrastructure and equally exceptional assortment of older and historic building stock in Downtown, give Syracuse the opportunity to offer an unparalleled live-work opportunity for the creative class in Central New York.

Working in conjunction with private developers and/or not-for-profit organizations over an extended time period, the City can facilitate acquisition and redevelopment of key properties for artist studio-lofts with supporting galleries. Following the recommendations in the *Downtown Master Plan Component* of the Comprehensive Plan, the City should identify those properties best suited for conversion to residential use, with particular attention given to those buildings with larger open floor plans. Concurrent to seeking and securing interested developers, the City must implement modifications to outdated zoning regulations in order to support the creation of live-work units. In addition, it must demonstrate a willingness to support creative design solutions, specifically as related to current building code requirements.

500 Townsend Street is a potential rehabilitation project, which calls for converting the former commercial building into residential studio units. Square footage of this property allows for approximately 17 studio units in the upper levels. A private inner courtyard will offer multi-functional space for recreation and social opportunities. Provisions for loading and parking will be provided on site. This potential project site and others identified are within close proximity of one another. They are also close to other Downtown and nearby neighborhoods, cultural venues, which encourages walking between these existing and proposed facilities.




Existing, 500 Townsend Street, Water Street



Proposed, 500 Townsend Street, Water Street

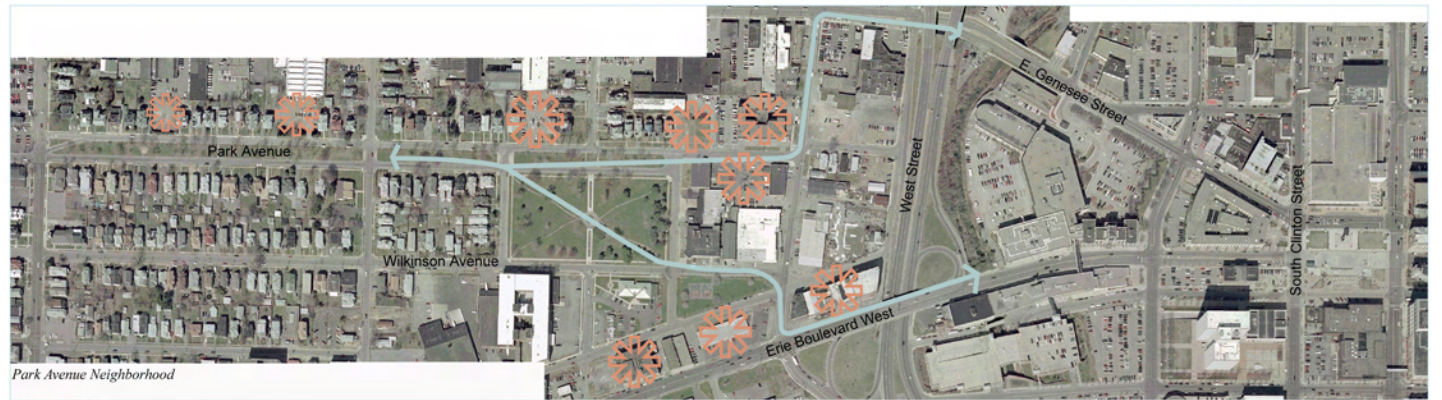


Proposed Artist Studio Lofts at 500 Townsend Street

Scale 1"=30' 



Walk-to-Work Neighborhood



Legend
 Potential Re-Development
 Connection to Downtown

Not to Scale

One of the most heralded aspects of urban living is the walkability of cities, that is the uniquely personal and intimate interaction of walking to and from home, work and play. To varying degrees, all Syracuse neighborhoods afford their residents this experience and the attendant social vibrancy that comes with it. Some areas of the city have strong pedestrian links to local businesses that provide convenience goods and services. Others offer important connections to neighborhood schools, libraries and cultural facilities. And still others provide convenient walking routes to key employment centers, a situation considered attractive by many young professionals. It is this last type of connection that the City of Syracuse can exploit to offer exciting residential opportunities to this segment of the population.



Existing, Single-Family Houses on Park Avenue



Existing, Single-Family House on Park Avenue

Park Avenue

Several Syracuse neighborhoods offer a good mix of housing options in close proximity to Downtown or University Hill—arguably the two largest employment hubs. Among them, the Park Avenue neighborhood has both small and large single-family and two-family detached houses and multiple unit rental properties. The broad front yards, central boulevard and street trees along Park Avenue, coupled with Leavenworth Park, provide ample open space. Small businesses scattered throughout the area offer convenience goods and services; and both private and public schools are nearby. The combination of housing types, neighborhood amenities, and closeness to Downtown give the neighborhood strong potential to be a successful walk-to-work community.



Existing, Two-Family House on Park Avenue



Leavenworth Park

Although no one specific group need be targeted for a walk-to-work community, city efforts should be focused on initiating plans for such neighborhoods that will cater to young professionals. Whether singles, couples or heads of families, this segment of the population has steadily declined in recent years. Offering vibrant neighborhoods that encourage and support walk-to-work can be one way to increase the number of below-40 resident Syracusans.

Project Structure

Just as the local universities and colleges generate members of the creative class, they also produce great numbers of young professionals annually. As the collective regional community strives to provide employment opportunities to entice these individuals to remain in the area, steps can be taken to make particular Syracuse neighborhoods more appealing as their housing choices due to proximity to primary work locations.

Working in conjunction with private developers and/or not-for-profit organizations over an extended time period, the City can facilitate acquisition and redevelopment of key properties for a mix of affordable and market-rate owner-occupancy and rental housing. Among these should be vacant and/or underutilized industrial buildings that can be converted to apartments, condominiums and/or co-ops. An emphasis should be placed on the traditional character of the community, as well as those individual properties that are historically significant. Concurrent to seeking and securing interested developers and not-for-profit housing organizations, the City must implement modifications to outdated zoning regulations and enforce provisions that will safeguard the area from incongruous commercial encroachment. Park and public streetscape improvements should be carefully planned and implemented, including provisions for alternative means of transportation.

It is recommended that:

- Older and historic buildings be preserved and rehabilitated
- In-fill housing of similar character be constructed on select vacant lots
- Provisions for alternative transportation, such as bicycles, be provided in the public rights-of-way
- Public streetscapes be improved
- Primary pedestrian routes connecting the neighborhood to Downtown be enhanced



Conceptual Plan Showing New Development and Streetscape Improvements

Not to Scale



Existing, Vacant Lots on Park Avenue



Proposed, New Development on Park Avenue



Existing, West Genesee Street Conditions



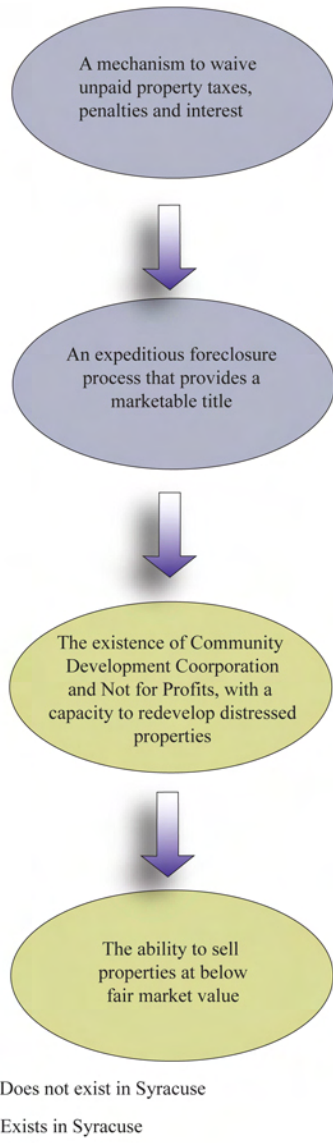
Proposed, West Genesee Street Improvements



Vacant Properties Strategy

In order to holistically and effectively address the growing number of vacant properties in Syracuse, the city must institute changes to existing policies and programs, as well as create new mechanisms based on national models; specifically:

- One agency must take sole responsibility for the identification and management of vacant properties.
- A Tracking Task Force must be created to work in coordination with the agency.
- A central database must be maintained and be compatible with GIS programs used by the City and Onondaga County Departments.
- The city must adopt a policy that accrues to future development.



The 'In Rem' Approach

The 'In Rem' approach consists of four required components:

- A mechanism to waive unpaid property taxes, penalties and interest; one that attracts developers by removing profit-detering costs.
 - An expeditious foreclosure process that provides a marketable and insurable title.
 - The existence of Community Development Corporations and Not For Profit organizations, with a capacity to redevelop distressed properties.
 - The ability to sell properties at below-fair market value.
- There are two additional preferred components:
- The cooperation and agreement among various governments to which property taxes are due.
 - A process through which properties can be assembled for future development.

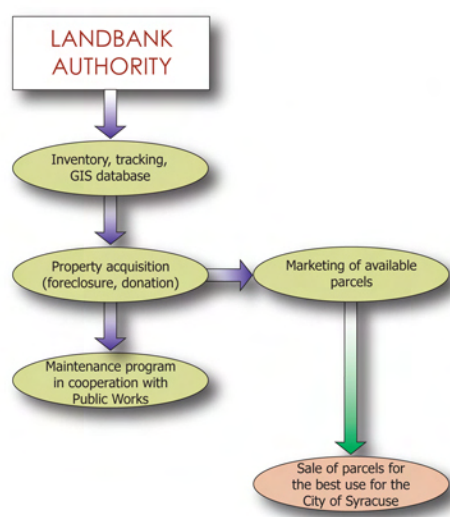
When all six of these components are in place, a city has the capability to create and manage a "land bank", most effectively through an independent agency.

Land Bank Decision Making Process



Landbanking Authority

The responsibilities of a landbank authority for Syracuse will be most effective if incorporated into the Syracuse Urban Renewal Agency (SURA). This agency already possesses the ability to acquire property and therefore can more readily acquire properties that have become vacant through abandonment, foreclosure or donation. The SURA will hold all titles, and all taxes or liens against properties will be waived. In addition the SURA will oversee property maintenance, as well as pursue long-term development options. The City Department of Public Works will be the primary vehicle for undertaking daily, seasonal and cyclical maintenance tasks. Requests for proposals, prepared in conjunction with the City Department of Economic Development, will be developed and distributed for individual properties as well as multiple properties. The SURA will transfer properties in such a way to ensure neighborhood character is enhanced and responsible developers are attracted. A principle goal will be to obtain the highest and best use of the property and, by extension, the neighborhood and community at large.



Permanent and Temporary Development Options

All vacant properties, in Syracuse whether under the control of the SURA or not, should be evaluated for temporary or permanent development options, are eligible. Depending on available funding and market conditions at the time a parcel first becomes vacant. The most appropriate strategy will be determined for properties under SURA control. Permanent development options will be implemented if funding is available when a parcel first becomes vacant. Temporary development options will be implemented if funding for an appropriate permanent option is not available at the time a parcel first becomes vacant. All short-term conditions can be reevaluated and alternative temporary, or permanent, options can be implemented.

Permanent Options

Rehabilitation: Rehabilitation of a vacant building will be undertaken if the building is structurally sound and historically significant or contributes to the identity of the surrounding neighborhood.

New Development: In-fill construction will be undertaken on all lots deemed buildable by city ordinances, regulations and codes. Design guidelines for such buildings will ensure consistency with traditional neighborhood character.

Mid - Block Alley: Construction of mid-block shared alleys will be undertaken in neighborhoods where existing building density and lot sizes prohibit or limit adequate off-street parking. Mid-block alleys also will be created when in-fill construction replicates such density and off-street parking and/or drive-ways cannot be best accessed at the fronts of properties.

Mid - Block Right of Way: Construction of mid-block rights-of-way will be undertaken when sufficient vacant land is available in an exceptionally long block, to create a new thru-block public street.

Split Lot: Vacant lots will be split and resulting parcels subdivided and attached to the adjacent properties when the lots are too narrow to support in-fill construction.

Temporary Options

Land Banking: Land banking will be undertaken if funding is not available or the market cannot support new development at the time a parcel first becomes vacant. Such parcels will be held by the SURA and their status reevaluated over time.

Mothballing: Securing a vacant building will be undertaken if it meets the criteria for rehabilitation, but no funding is available when it first becomes vacant.

Parking Lots: Surface parking will be undertaken if there is a demonstrated need for parking in the neighborhood. Design guidelines for such lots will ensure limited impact on the traditional neighborhood character.

Play lots: Play lots will be undertaken if there is a demonstrated need that cannot currently be met in a nearby park facility.

Community Gardens: Community gardens will be undertaken if there is a demonstrated interest in individual and/or group gardening opportunities. Such gardens will be created and/or managed through existing city programs.

Bio- lots: Bio- lots will be undertaken if a vacant lot is an identified Brownfield.



Wayne - Howard Streets



In applying the Vacant Property Strategy to the block bounded by Wayne and Howard Streets in the Near Northeast Neighborhood particular consideration must be given to the historic significance of the neighborhood, which is listed in the New York State and National Registers of Historic Places. This status recognizes the importance of the neighborhood in the development of Syracuse. The overall layout of streets and blocks, density of buildings, and the buildings themselves are tangible evidence of this significance. The short- and long-term disposition of currently vacant properties should not further diminish these neighborhood elements.

The house at 418 Howard Street, although isolated from nearby buildings by several vacant lots, is a structurally sound building that contributes to the traditional character of the neighborhood. Based on Strategy development options, the building should be secured and ultimately rehabilitated. Its contiguous parcels present the opportunity to employ several of the permanent options.

The collection of lots along Howard Street provides ample space to construct a new multiple unit dwelling that mimics the historic row houses lining the west side of the block, reinforcing the street edge. Design guidelines can be used to ensure compatibility with neighborhood character. By re-subdividing and incorporating portions of the lots along Wayne Street, a mid-block alley can be created to provide vehicular access to the new building facing Howard. The balance of the vacant land on Wayne can be used as two new lots that each support in-fill construction similar to the historic single-family, detached houses along the balance of the block.



Wayne Street & Howard Street

Not To Scale



Wayne Street & Howard Street

Not To Scale



Legend

- Property Line
- New Construction
- Rehabilitated House



Existing, Wayne Street



Proposed, Infill Housing and Streetscape Improvements



Existing, Howard Street



Proposed, Rehabilitation and Infill Housing



Existing, Howard Street



Proposed, Infill Housing



South State Street and Woodland Avenue



Through the Vacant Property Strategy the high number of vacant properties along both South State and Woodland Streets in the Near Southside Neighborhood can be used to halt decline and spur reinvestment. The area includes the Faith Tabernacle Christian Center Church of God and Christ, which can serve as a primary catalyst in these efforts

The parcels adjacent to the Church property can be used as parking. Design guidelines along with new zoning provisions can ensure compatibility with neighborhood character. The parcels adjoining this lot can be used for future parking expansion or temporarily for community gardens.

The other scattered vacant lots in the area can be targeted for new development. A single development project involving all or a vast majority of these parcels should be pursued. The addition of this number of new houses will have a dramatic, positive economic impact on the area.

The project also should include the rehabilitation of those vacant buildings that meet the strategy criteria. Rehabilitation and new construction should occur simultaneously. Repair of existing buildings and design of in-fill will respect traditional neighborhood character. The overall project can stimulate complimentary investment in privately owned properties in the area.



South State Street & Woodland Avenue Intersection




Not To Scale



South State Street & Woodland Avenue Neighborhood

Not To Scale

Legend

-  Property Line
-  New Construction
-  Rehabilitated House



Existing, South State Street



Proposed, Infill Housing and Streetscape Improvements



Existing, South State Street



Proposed, Community Garden



Existing, South State Street



Proposed, Infill Housing and Streetscape Improvements



Gifford - Seymour Street



The Vacant Property Strategy can be used to improve neighborhood circulation and/or temporarily increase play opportunities in the Gifford and Seymour Streets area. The long-established street block system, although important to overall neighborhood character, can inhibit community interaction due to the exceptionally long east-west blocks. Providing shorter travel distances for both pedestrians and motorists can be achieved by creating new connections where multiple vacant lots are aligned through a block. These new rights-of-ways will be designed with generous setback allowances to protect and enhance contiguous occupied properties. They can be limited to pedestrian circulation or also accommodate vehicular traffic.

As an alternative where multiple blocks are not adequately aligned through a block, or do not provide adequate space, a temporary development option can be considered. In areas where there are insufficient recreational facilities for young children in nearby city parks and open space, the vacant parcels can become neighborhood play lots. As short-term uses, these play areas should be designed to meet the current population, with attention to the needs and preferences of both children and supervising adults. Permanent development of these parcels, as well as long-term provisions for play in municipal parks, should be pursued concurrent with planning for play lots.



Gifford and Seymour Street

Not To Scale



Proposed Mid-Block Right of Way

Not To Scale



Proposed Green Space and Play-Lot

Not To Scale



Existing, Gifford Street



Proposed, Mid-Block Right of Way



Proposed, Green Space and Play Lot

GOAL THREE RECOMMENDATIONS

In spite of the general popularity and acceptance of regional smart growth policies and support of traditional urban centers, the Central New York region has put few mechanisms in place to ensure that these forward-looking philosophies are realized in the Syracuse metropolitan region. Absent a unified and strong commitment to reinvest in existing infrastructure and communities, rather than continue sprawl development, the City of Syracuse must aggressively pursue creative mechanisms for strengthening its economic base and instilling investment confidence in its housing market.

Efforts that focus on capturing the ever-increasing number of non-local individuals and groups investing in the Syracuse real estate market – particularly the housing portion – will greatly expand the available pool of monies for housing initiatives. One major program is recommended that will generate additional capital for residential development, as well as target market-rate housing.

Development Headquarters, Inc.

Home Headquarters has an outstanding record of success in advocating for quality housing and neighborhoods in Syracuse. In 2004 HHW facilitated close to 200 first-time homeowners, generated more than \$10 million in mortgage financing, counseled more than 1,000 prospective homebuyers, helped 1790 residents with home repairs totaling almost \$3 million, provided curb-appeal mini-grants totaling over \$1 million, graduated over 500 from homebuyer education courses, and rehabilitated and sold 9 former vacant houses to owner-occupants.

With such an outstanding record, HHQ is uniquely positioned among local housing advocacy organizations to pursue additional funds and administer new mechanisms that access untapped resources and markets. In particular, the organization has the requisite experience to successfully capture a larger share of the market-rate housing population for Syracuse. This can be accomplished by:

- Capitalizing on the current national and regional trends in real estate investment.
- Facilitating citizen financial investment in their neighborhoods.
- Updating the housing stock and thereby making it more competitive in the regional housing market.
- Adding to the city tax base.
- Promoting owner occupancy.

Purpose

To aggressively advocate for and realize increased housing reinvestment. By building upon the wide variety of successful programs administered by Home Headquarters, the City can further efforts to facilitate the rehabilitation of Syracuse's housing stock. Properties considered unattractive for resale, particularly at market rates, can be made more appealing to discerning buyer. Targeting such properties adjacent to stable neighborhoods will not only maximize the property-specific investment, but also realize a net increase in overall neighborhood property values.

Administration

Home Headquarters will oversee the program in partnership with the City of Syracuse, and a wide spectrum of investors, including local citizens, outside parties, banks and other lending institutions.



Target Audience

Private individuals, groups and similar entities interested in obtaining a reasonable return on investment, as well as local citizens committed to improving the City's neighborhoods.

Program Structure

- Apply for foundation grants to leverage startup funding
- Pool investment capital from the growing number of private parties and local citizens by means of investment contracts and tax free municipal bond sales
- Acquire residential properties through tax foreclosure from the City of Syracuse and by creating partnerships with various banking institutions
- Prepare construction documents for building rehabilitation focusing on quality methods, materials and

updated amenities that have proven attractive to middle class homebuyers

- Market houses to owner occupants, highlighting rehabilitation efforts and low closing costs associated with the properties
- Re-deposit sale profits into Real Estate Investment Trust (REIT) and return investor profits according to Contracts

Investments will be of limited risk due to Home Headquarters current Home Value protection Program. Competitive returns will be based upon individual contracts that follow guidelines outlining the rate of return and the time frame for payments.

Most importantly, investors will be investing in a community of established neighborhoods through an organization with extensive knowledge and experience in the Syracuse housing market.



Development Headquarters

The Preservation Component of the City of Syracuse Comprehensive Plan outlines three potential programs to improve the housing stock in the city from a historic preservation perspective. Each program sets out to market Syracuse as a great place to live, to protect historic structures from demolition, and to encourage the rehabilitation of such properties. As such, these programs also support the goals of the Housing Plan, and in particular the desire to strengthen the city housing market.

In addition, it is recommended that the underlying principles of these efforts be enhanced by augmenting an existing economic mechanism for the physical rehabilitation of the city's housing stock. Specifically, Home Headquarters will be expanded by:

- Capitalizing on the current national and regional trends in real estate investment.
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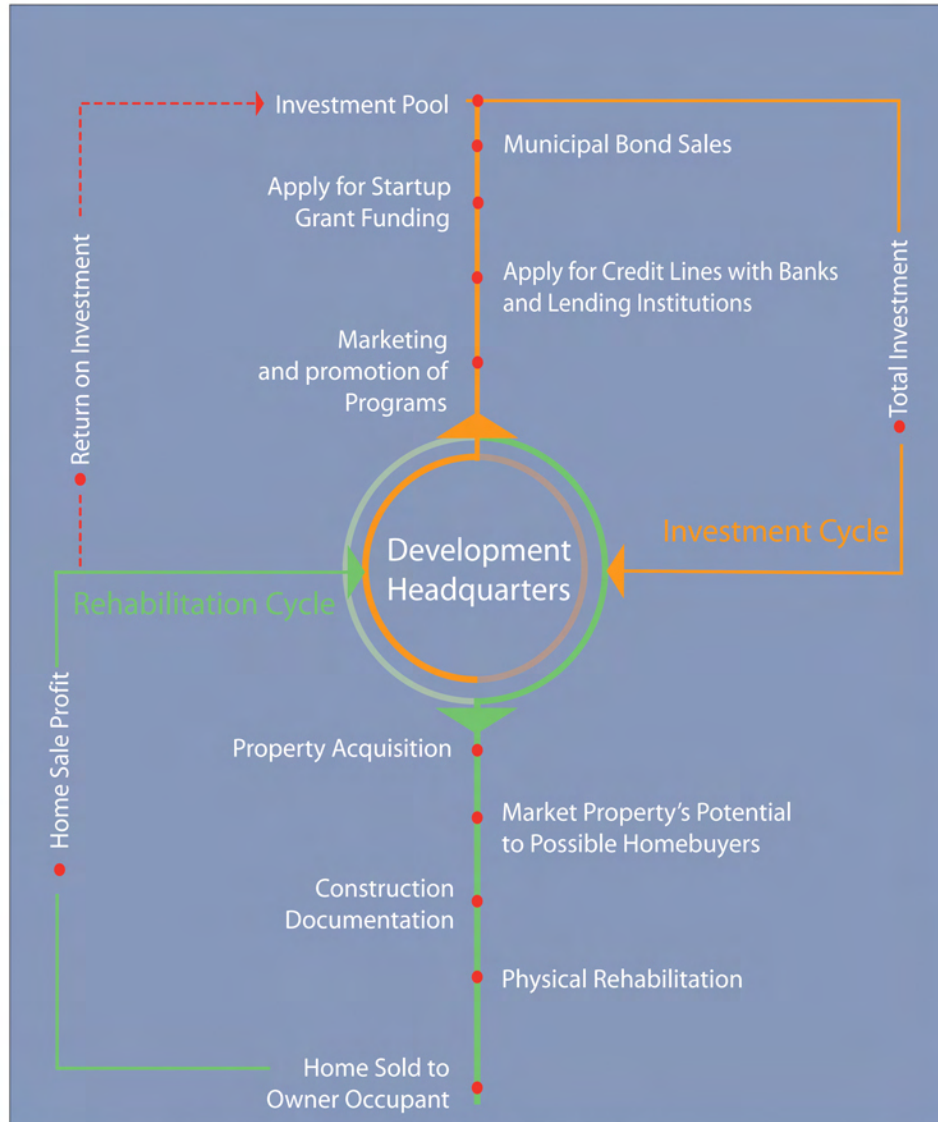
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Development Headquarters has two major cycles of operation, the investment cycle and the rehabilitation cycle.

The Syracuse Investment Partnership will be marketed regionally and nationally to investment groups and individuals.

Taking Stock In Your Block, will offer residents a way of making a significant contribution to their neighborhoods through the sale of municipal bonds.



Home Headquarters Success in Syracuse, 2004



221 Shotwell Park

- Facilitated close to 200 first-time homeowners
- Generated more than \$10.6 Million in mortgage financing



1021 Stolp Avenue

- Counseled more than 1,000 prospective homebuyers
- Helped 173 residents with home repairs totaling \$2.8 Million



Cannon Newell Neighborhood

- Provided curb-appeal mini grants totaling over \$1 Million
- Graduated over 520 from Homebuyer Education Courses



145-147 Lexington Avenue

- Rehabilitated NINE formerly vacant homes then sold to owner-occupants, resulting in \$377,669 in rehabilitation contracts.



Conclusion



CONCLUSION

The rehabilitation of housing and rebuilding of neighborhoods within American cities is an effort that is alive and well. It is one that is generating a groundswell of civic and community pride. And it is an effort that has caught the attention of individual citizens, business leaders and government officials. Less than five years ago, Paul S. Grogan and Tony Proscio made this case in their highly acclaimed *Comeback Cities: A Blueprint for Urban Neighborhood Revival*.

The American inner city is rebounding—not just here and there, not just cosmetically, but fundamentally. It is the result of a fragile but palpable change in both the economic and the politics of poor urban neighborhoods. Though not yet visible everywhere, the shift is discernable in enough places to unsettle longstanding assumptions about the future of urban communities...

Yet the evidence...makes clear that *something is happening* in formerly bleak neighborhoods all over the country, something unforeseen and, at least in recent decades, unprecedented. Empty-nesters taking up residence in once-hopeless downtowns; merchants, police, and non-profit groups restoring order and vitality to neighborhood markets, communities retaking control of the derelict housing, parks and even schools; capital flowing into inner-city markets at unheard-of rates. Individually small and uneven, when these changes are seen together, they add up to something coherent and phenomenal.

Paul S. Grogan and Tony Proscio, *Comeback Cities: A Blueprint for Urban Neighborhood Revival*. 2000

Revitalization of housing in urban centers is happening and it is phenomenal: housing stock considered outdated is being adapted through creative measures; stalled new development is being reexamined and reconfigured to ensure success; and city residents are renewing their commitment to city living. Sections of cities once perceived as tired and hopeless are being recharged by fresh ideas and growing optimism. The incremental dedication of public and private resources fundamental to these efforts is tangible, and can be sustained so such neighborhood revitalization will remain successful.

The Housing Plan Component of the Comprehensive Plan for the City of Syracuse encourages community leaders, public officials, grass-roots organizations and private individuals to advance the benefits of city living. It identifies the great variety of city neighborhoods and strong social potential each offers current and prospective residents. And it calls for a commitment to reinvigorate the local housing market through creative investment.

Adoption and implementation of the Housing Plan component of the Comprehensive Plan will underscore the value of city living as an attractive, diverse and distinct experience.



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