

NORTHSIDE TNT 7 FIVE-YEAR PLAN

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INTRODUCTION

Syracuse's Northside, which is the area bounded by the city's northernmost line, Teall Avenue, and Routes 81 and 690, boasts a rich history. It is the oldest section of the city with a variety of homes, architecture, and historic sites. It is also the home of Syracuse's first significant commerce – the production of salt. The Syracuse Northside has been the home of many nations, starting with Haudenosaunee, as well as providing a gateway for immigrants from Ireland, Germany, Italy, Vietnam, Laos, Bosnia, Sudan and many more to come. For more than two centuries, immigrants looking for a better life have found the Northside vigorous, hospitable, and environmentally pleasant with its several parks and green spaces¹.

Purpose

The purpose of this document is to act as a citizen-driven 5-year neighborhood action plan for the area designated as Tomorrow's Neighborhoods Today (TNT) Area 7-Northside. This plan will serve as an advisory document for City of Syracuse staff and elected officials in their efforts to help the citizens of the Northside achieve their community goals. The completion of this plan is required by General Ordinance No. 48, section 48-2(a) of the City of Syracuse. This plan fulfills the requirements of the General Ordinance, and will act as an advisory appendix to the City of Syracuse Comprehensive Plan of 2025. Through this dual role, the 5-year Neighborhood Plan will guide the planning and development decision making processes for residents, businesses, developers, not-for-profit agencies, and City and County operating departments for the Northside Area.

Chronology of the plan

The process for the Northside TNT 7-Year Neighborhood Plan began in March of 2009 with the release and distribution of the Northside TNT Survey. The results of the survey provided the City of Syracuse staff members with quantitative data from a sample of the residents' population. The surveys were distributed in two forms, paper and online.

Beginning in April 2009, three workshops were held in the Northside neighborhood. Led by Community Development Department staff, these workshops were designed to bring together members of the community to assess physical, economic, social, and perceptual conditions, and to create a shared vision for the entire Northside. Following the conclusion of the workshops and after data and information were compiled, a writing team was formed to organize the information in a comprehensive and coherent manner, and an easy to read report.

¹ Taken from TNT Northside plan 2007

Table 1: Workshops

Workshop	Title	Date
1	What is “working” and what is “not working” in Northside	April 22 2009
2	Goals and objectives for Northside’s future	May 27 2009
3	How to achieve the desired future vision for Northside	June 24 2009

I. PHYSICAL

1. Housing

The majority of the housing stock, in Northside neighborhoods, is of good quality and sound construction. Many of the single and two family residential buildings date to the mid-19th century and were built in the romantic styles of the period. The architectural features and use of materials make the historic houses distinctive. Other Northside neighborhoods were developed from 1910 to 1950 and the styles of the houses range from bungalow to center hall colonial.

a. Single Family Housing

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. Significant clusters of these worker houses are found throughout the city’s Northside neighborhoods. These one story small-scale folk houses have a narrow gable-front and are generally one room wide and several rooms deep, some are also 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 individual and small families. These houses are also in close proximity to public facilities such as schools, libraries and healthcare centers.

Although the one floor layout has a potential appeal to retirees and older empty nesters, these working houses were initially built without garages and driveways, which generate parking problems in some areas². A limited number of houses from the mid-20th century were built on the Northside. These buildings stand in sharp contrast to older houses.

In general, this combination of housing types gives the neighborhoods a rich physical character that supports a dynamic socio-cultural mix. Single- to four-family residential buildings typically occupy small to mid-size lots, resulting in dense residential blocks traditionally associated with well knit urban neighborhoods.

² *The Housing Component of the City of Syracuse Comprehensive Plan*. Syracuse, NY: SUNY-ESF, 2005. Faculty of Landscape Architecture Urban Design Studio. Print.

The neighborhoods' older housing stock is generally well maintained. However, there are individual properties and concentrations of contiguous properties that suffer from deferred maintenance, inappropriate renovations and/or damage. Sporadic demolitions, which may seem justifiable on a property-by-property basis, have an equally detrimental impact on overall neighborhood character. Such conditions suggest a lack of reinvestment that affects quality of life in the neighborhood.

According to the Neighborhood Plan Surveys done during the summer of 2009, residents were satisfied with the financial help provided to the area by Home Headquarters and the vast improvement shown by the recent Housing Visions projects near St. Joseph's Hospital.

Throughout the city of Syracuse many properties have been purchased by companies organized as LLCs (limited liability corporations). An LLC protects the identity of the individuals who have formed the LLC from disclosure. This makes it extremely difficult for City of Syracuse officials to contact the owners for code and tax issues. The Northside has been particularly hard hit. In the 1990's, when it seemed likely Destiny would be developed, many investors noted the low price of real estate and purchased property in the Northside in the expectation of making substantial profit. Instead, the value of these properties has decreased and the LLCs do not have sufficient capital or other resources to renovate and repair these properties so that they could be self-sustaining. The City of Syracuse, with the enactment of the rental registry law, is making inroads in identifying the actual owners of these properties; however, the law will not take full effect until January 2011.

Residents state that there is a problem regarding dilapidated boarded up houses. Others houses are occupied but deteriorating, though residents realize the city is pursuing every legal angle to bring properties into compliance. Non-owner occupied buildings remain a problem, and the adult clubs and dilapidated areas of North Salina and Wolf Streets denigrate the neighborhood.

What appears to have most success is complete neighborhood revitalization such as what occurred in the Lincoln Hill area. Lincoln Hill use of Syracuse Neighborhood Initiative (SNI) funding and support from the city has shown good results.

A beautification/streetscape program has not materially helped Butternut Street. A lack of trust by the residents developed when the city ignored the work of the landscape designer which was based on citizen input gathered during community meetings. The appearance of the area has improved in the last two decades, but the goal of making it a "nice neighborhood" has not yet been attained. Although some residents north of Butternut Circle have taken advantage of the most recent 1% loan program for the Court Woodlawn neighborhoods, within a few blocks south of Butternut Circle a "war zone mentality" persists.

b. Multi-unit Housing

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 are subject to zoning regulations and building codes.³

The Northside exhibits a mix of multiple-family residential buildings such as row houses, mid- and high-rise apartment buildings, and townhouse complexes. This combination of housing contributes to the socio-cultural diversity of the Northside. Single to four-family residential buildings typically occupy small to mid-size lots, resulting in dense residential blocks⁴.

c. Housing Projects

A key to neighborhood stabilization is home ownership. Overall, the Northside mirrors statistics for the City of Syracuse, with the split approximately 70% rentals to 30% owner occupied. However, some Northside neighborhoods have a higher rate of owner occupancy, such as Census Tract 4, which encompasses the Court-Woodlawn area. This area is about 70% owner occupied and efforts such as a façade grant program have been used to support owner occupants. Funds allocated in the Northside by Home HeadQuarters: (*Data courtesy of Home HeadQuarters HHQ 2009)

Northside Programs*	Units	Funding
Lincoln Hill Mini-Grants	76	\$ 378,665.00
Lincoln Hill Loans	12	\$ 86,434.00
Lincoln Hill Purchase Rehab	5	\$ 26,041.00
Northside SNI V. Loan	20	\$ 215,565.00
Northside SNI V. Roof Program	5	\$ 68,978.00
Northside SNI V. Purchase Rehab	2	\$ 7,894.00
Court Woodlawn 1% Loans	79	\$ 161,305.00
N. Townsend Property Dev.	19	\$ 660,034.00
Lincoln Hill Property Dev.	17	\$ 1,107,860.00

³ *The Housing Component of the City of Syracuse Comprehensive Plan*. Syracuse, NY: SUNY-ESF, 2005. Faculty of Landscape Architecture Urban Design Studio. Print.

⁴ *Northside Neighborhoods: an Urban Design Study*. Syracuse, NY: SUNY-ESF, 2001. Faculty of Landscape Architecture Urban Design Studio. Print.

Total:	235	\$ 2,712,776.00
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Prospect Hill Project⁵:

The Prospect Hill redevelopment project is a partnership among St. Joseph’s Hospital, the Metropolitan Development Association, Home HeadQuarters, Housing Visions, and the Northside Collaborative.

The project includes several on-going strategies as follows:

- Housing Revitalization and New Construction on Townsend and Catherine Streets
- Home Ownership Strategies
- Prospect Hill Master Plan, which includes 2 phases: (1) Market Research /Economic Development; (2) Land Use Plan/Property Development
- Neighborhood Business Development
- Public Art and Community Building

The Syracuse Neighborhood Initiative (SNI)⁶:

The Syracuse Neighborhood Initiative (SNI) has provided funding of nearly \$8 million within the Northside TNT planning area. The City of Syracuse has provided additional funding in excess of \$2 million. These funds have been used to improve streetscapes, rehabilitate or remove blighted properties, build new single family homes for first-time home buyers, provide financial assistance to owner occupants for repairs and home improvements, and provide financial and architectural support to businesses for façade improvements.

d. External Factors Affecting Housing

Crime is perceived as a problem, particularly quality of life issues. While the murder rate is lower than in other parts of the city, there are still many drug crimes, thefts, neighborhood annoyances such as large groups loitering, playing loud music, and petty vandalism.

The prevalence of adult clubs on North Salina Street negatively impacts the Washington Square area. Although the clubs themselves are in some cases well run (and legal), they attract the drug and prostitution element that has made otherwise nice neighborhoods undesirable.

A large percentage of multi-family homes are owned by absentee landlords, many of whom are shielded by New York State LLC laws. Many of these properties are allowed to deteriorate until they become blighted. Syracuse’s zoning regulations, particularly those that address blighted properties, are not always strongly enforced and do not

⁵ Prospect Hill Neighborhood Revitalization Strategy Flyer

⁶Prospect Hill Neighborhood Revitalization Strategy Document, January 2008

support revitalization efforts. In addition, appraisals are often unrealistically low and prevent potential buyers from securing loans.

The “scatter” approach to redevelopment has worked in some of the better neighborhoods, but it has not materially improved life in the more dilapidated areas. In the near future, more large-scale projects modeled after SNI's Lincoln Hill, St. Joseph's Prospect Hill, and NEHDA/Hawley Avenue should be developed and implemented. However, attention should be paid to the fact that higher income levels in a few areas of the Northside coupled with a more sporadic pattern of neighborhood blight skew the overall demographic planning area. This aspect can lead to unfavorable decisions regarding the allocation of scarce resources.

Conflict between recent immigrants and residents in some areas is a newly-developing concern. For centuries, immigrants have been attacked when they moved into neighborhoods all across America. Italian, German and Irish immigrants have told countless stories about how they were treated when they settled on Syracuse's Northside.

The Post-Standard has reported that refugee children are attacked when they get off the school bus. Some children have been attacked while riding their bikes and skateboards in the neighborhood. They are afraid to walk the neighborhood alone because of the attacks. Many of the attacks are by black youths and young adults. Most refugees don't call 911 because they speak little or no English. They also distrust law enforcement because of the experiences they had in their homelands and refugee camps.

Since late December 2008, InterFaith Works Communitywide Dialogue to End Racism started a dialogue circle at the White Branch Library on Butternut Street to engage community residents and refugees in a conversation about race and tolerance. The group, comprising refugees from Asia, Africa, African Americans and European Americans, gathers to share their experiences. Many of the refugees talk about fleeing war, life in the refugee camp, and the attacks they experienced in the neighborhood.⁷

Goals*:

1. Keep a variety of housing types throughout the Northside
2. Increase home ownership
3. Increase home ownership through non traditional options such as co-housing, cooperatives and condominiums

⁷ Sieh, Maureen . "Burmese and Bhutanese refugees face attacks and threats on Syracuse's Northside." *The Post-Standard* 14 July 2009 [Syracuse NY].

4. Revitalize some small targeted areas in need of complete redevelopment. These areas may be part of larger areas that would not qualify or would be too large to completely re-develop.
5. Complete the Land Use Plan and Zoning revision
6. Strengthen Syracuse codes including those that deal with dilapidated and blighted properties

*(*See actions, measures for success and partners for each goal, at the Physical section of the Action Plan)*

2. Streets and Transportation

a. Streets, Sidewalks, Alleys

Streets on the Northside follow basically two different patterns: the grid in which the street-block pattern is based on a rectilinear layout and buildings follow a distinct arrangement; and the organic pattern, in which streets and blocks are laid out in a more curvilinear form, organized in a less rigid pattern⁸.

Most blocks have very walk able lengths. The only area that exhibits a different urban configuration is the one beyond Hiawatha Boulevard, which is consistent with its non-residential land use. This area hosts the Farmers Market and the Alliance Bank Stadium.

The quality of streetscapes throughout the Northside is not uniform. In general, areas such as Little Italy, major streets, and areas around the schools have streetscapes that are in very good condition. However, many neighborhood streets have lost their right-of-way (street-side strips) and many sidewalks have been paved with asphalt. In fact, many “unimproved streets,” lack city-provided curbs, proper drainage, and planting strips.

These planting strips are of critical importance to the quality of life in a neighborhood. A green space of at least 5 feet between sidewalk and road not only provides the-setting for a healthy canopy, but also can be used for drainage purposes. Careful regard for the appropriate type of trees for these spaces has not always occurred, resulting in problems such as conflicts under utility lines and sidewalks broken by overgrown roots. Currently,

⁸ *The Preservation Component of the City of Syracuse Comprehensive Plan*. Syracuse, NY: SUNY-ESF, 2003.

Faculty of Landscape Architecture Urban Design Studio. Print.

the management of street-side strips is the responsibility of the City of Syracuse's Department of Public Works and Department of Parks, Recreation and Youth Programs.

The Northside has a number of ingress and egress points, which facilitates vehicular access to the two major highways, Routes 690 and I-81 which are the south and west boundaries of TNT 7. Residents should be involved in the discussions regarding the future of I81 currently underway so they can be aware of the challenges and opportunities that might arise throughout the process.

Service alleys might be undertaken in neighborhoods where existing building density and lot sizes prohibit or limit adequate off-street parking. These service alleys could also be created when in-fill construction replicates such traditional density and off-street parking and/or driveways cannot be best accessed at the fronts of properties.

b. Public Transportation

CENTRO, a Central New York Regional Transportation Authority Company, serves the public transportation needs of the City of Syracuse's residents.

Intra City routes are designed with Downtown as the final destination, with different transfer points spread over the transit area. The following routes operate, specifically, through the Northside:

East Syracuse/Shoppingtown
Eastwood/Shop City
Grant Boulevard – Oak – Darlington
Mattydale/ Wolf
N. Salina & Buckley
Park Hill
Butternut-Grant Boulevard
Court-Park/ Shop City

Bus stop locations were designed for safety and to balance the needs of bus riders, pedestrians, and drivers. They were chosen to be close enough to serve the public without adding to traffic congestion on narrow streets.

Transportation Center

The William F. Walsh Regional Transportation Center (RTC) is a major Northside transportation asset and Central New York's one-stop transportation center, which provides service to other cities. The RTC is home to train and bus services provided by Amtrak, Greyhound and Trailways. Centro operates several routes that connect the RTC with downtown and other city neighborhoods.

Goals*:

1. Provide streetscape and landscape improvements which enhances the pedestrian experience and strengthen connections
2. Develop streetscape plans that improve retailing activities through commercial corridors
3. Find innovative solutions for residential parking shortage
4. Redesign I-81 to incorporate the Northside into the urban fabric

*(*See actions, measures for success and partners for each goal, at the Physical section of the Action Plan)*

II. COMMUNITY ASSETS

1. Parks and Greenspaces

Syracuse's Northside is fortunate to call itself home to numerous parks and greenspaces, from Schiller Park to Washington Square Park to Butternut Circle. Parks and green areas range in size and purpose.

Schiller and Lincoln Parks are typical parks with playgrounds, ball fields, tennis courts and swimming pools. Schiller Park also includes the Bova Community Center and a recently refurbished statue of poets Goethe and Schiller. Furthermore, Lincoln Park features a gazebo ideal for enjoying a summer evening concert. Both are situated on drumlins that provide striking views of the city and beyond from the summit of their roundtops.

Smaller park areas include Washington Square, which celebrated its 100th anniversary in 2008 with the rededication of its restored fountain monument, McChesney Park, which lies adjacent to Grant Middle School and includes a community center, and diminutive Burlingham Memorial Park. Rose Hill and 1st Ward cemeteries-parks also provide contemplative green areas to the residents of the Northside.

Finally, there are abundant small greenspaces and "pocket parks" scattered throughout the Northside that reflect the rich history of the community and of the value of nature. Playgrounds, streetscapes, monuments, and landscaped corners dot the Northside. In all, 33 identified parks and greenspaces comprise the generous array of natural areas that enrich the community.

Citizen involvement is strong, as evidenced by a number of recent initiatives. Some examples include the Butternut traffic circle beautification, coordinated by the Court-Woodlawn Taskforce; the rededication of Kirkpatrick Monument in Washington Square by the Washington Square Neighborhood Taskforce; Lincoln Hill Neighborhood Association's annual Hot Dog Social in Lincoln Park; and Danforth-Pond-Butternut Neighborhood Task Force tree planting at 1st North St. Park

2. Libraries

Two branches of the Onondaga County Public Library system are located in Planning Area 7.

White Branch Library, located at 763 Butternut St., is a central part of the Northside community. The library is named in honor of Dr. Charles Edward White (1848-1923), principal of Franklin School for 36 years, White Branch Library is the city's oldest branch. Designed by architect Melvin S. King in the colonial style on the site of the original Franklin School, it opened to the public on July 1, 1925.

White Branch serves the city's most ethnically and racially diverse populations. The library provides over 23,000 books and media resources, computers with Internet access, and programs for adults and children. The library's basement houses an English Language Literacy Lab for those interested in learning or improving their English language skills. It also provides ESOL (English for Speakers of Other Languages) and citizenship resources in various formats for the adult learner.

The Community Wide Dialogue to End Racism held its monthly dialogue circle for area residents, including refugees, at White Branch in 2008 and 2009 in partnership with The Center for New Americans, The Collaborative Ministries of the Franciscans at the Assisi Center, and Franklin Elementary School. In August 2009, those partners looked to White Branch to be the key organizer of a "Peace March" to marshal a positive force to counteract alarming crimes on the Northside. Over 500 marchers participated.

In addition, a satellite library is housed in the Syracuse Northeast Community Center adjacent to Dr. Weeks Elementary School, providing books, media and computer access to residents of the Hawley-Oak St-Lincoln Hill areas.

3. Northside Community/Police Centers

The Syracuse Northeast Community Center (SNCC), located at 716 Hawley Avenue, directly adjacent to Dr. Weeks Elementary School, has been a significant asset to the

Northside community since 1978. For over 30 years SNCC has provided a variety of programs and services directly to residents of the Northside and has housed partner organizations (component agencies) such as Catholic Charities, Hawley Youth Organization, a branch of the Onondaga County Public Library, and The Naturally Occurring Retirement Community (NORC), that has provided an array of additional services.

Programs include the After School Enrichment program for youth 5–12 years old, which provides academic help for students and daily hot dinners. Also this program includes Basic Needs Assistance, a confidential service that includes a food pantry and information/referral service to help address issues related to hunger, housing, education, and employment. In addition, on Friday and Saturday nights, the Center offers a Teen Night Beat program directed at youth 13-19 years old to provide teens with a safe setting. Furthermore, a Facilitated Enrollment program provides community outreach to identify and assist families and individuals without health insurance coverage, to assist participants in enrolling in affordable health insurance through Child Health Plus, Family Health Plus, and Medicaid. Finally, SNCC houses a Senior Center where PEACE, Inc. provides a daily lunch to seniors, and the Center offers intergenerational programs, health and fitness activities, arts and crafts, cards, games, and Bingo.

The Syracuse Department of Parks, Recreation and Youth Services are another component agency of the Center supervising recreation activities for youth and adults such as biddy, field trips, and Syracuse Flyers wheelchair basketball. The Onondaga County Health Department holds Women, Infant and Children (WIC) clinics weekly for eligible women and their infant children. Finally, the Syracuse police have a Community Policing office and an active daily presence at the Center and in the neighborhood, promoting safety and security in the community.

However, the need for a second police/community center of the Northside on Butternut Street is apparent. Though criminal activity has increased in the central Butternut Street corridor over the past few years; the level of activity can still be readily addressed by introducing such a center to this area. Its purpose would be twofold: (1) to inject a constant police presence into the neighborhood, and (2) to offer outreach programs to: a) local youths in order to curb illegal street activity; b) adults to address various social and domestic issues; and c) newly arrived refugees of all ages, to help them assimilate into the neighborhood and to feel less isolated or afraid of the police. To work successfully, this center must be the combined effort of the Police Dept., socially minded professionals, and community volunteers. All three have shown recent support and are currently working to bring this plan to fruition.

4. Franciscan Collaborative Ministries⁹

Franciscan Collaborative Ministries is a spiritually-oriented non-profit community renewal organization undertaking various social entrepreneurship initiatives in an effort to revitalize the Northside of the City of Syracuse. The physical home of the Collaboratory is located on the first floor of the Assisi Center, and serves as the official meeting space for all Collaboratory functions.

Current Projects:

- The Northside Mosaic is a creative documentary project in which people of all ages and backgrounds capture and share experiences that reflect the spirit of Syracuse's Northside. Participants will be asked to engage their community through a variety of mediums such as audio, photography, film, painting, sculpture, graphic design, essays, poetry and music.
- The Freedom Garden is in the process of converting the former site of two abandoned buildings on the corner of Lodi and Townsend St. into a neighborhood floral green space.

5. Regional Destinations

a. Alliance Stadium

Alliance Bank Stadium is an 11,117-seat minor league baseball stadium in Syracuse, New York. The stadium opened on April 10, 1997, replacing the aging Mac Arthur Stadium which had been home to Syracuse's professional baseball team since 1934. The stadium was previously known as P&C Stadium, a name derived from P&C Foods, the regional chain of supermarkets run by Syracuse-based Penn Traffic Corporation.

The stadium is home to the Syracuse Chiefs, the Triple-A affiliate of the Washington Nationals. The field's outfield dimensions are 330 feet (100 m) to left field, 400 feet (120 m) to center field, and 330 feet (100 m) to right field.

b. Open Hand Theater, Inc

The Open Hand Theater, founded in 1980, is a non-profit - tax deductible 501(c)3 corporation. The theater welcomes people to the art of mask and puppetry. Its mission is to connect the ancient art and ritual of mask and puppetry with

⁹ <http://www.franciscanm.org/collaboratory.php>

contemporary life. The theater explores the concerns of our technologically advanced culture through the wisdom of myth and fantasy.¹⁰

c. Columbus Day Parade and Festival¹¹

The parade and festival in Syracuse's Little Italy section may be named for Christopher Columbus, but the event's real focus is on the neighborhood. The festival celebrates the history, culture and future of the city's Northside. The neighborhood revitalization is celebrated throughout the festival. Individuals and organizations that have contributed to the quality of life on the Northside are recognized during the festivities.

The festival started seven years ago when organizers decided to revive the tradition of the Columbus Day parade. The idea was to have the parade in Eastwood, where it had originally been. But the revitalization of the city's Little Italy area gave organizers another idea. They decided to have the parade in Little Italy and add a festival to celebrate the neighborhood as well as Columbus Day.

Goals*:

1. Enhance support and resources for city parks and green spaces
2. Increase the level of funding and staffing to support the size, character and amenities, and activities of Northside Plans
3. Enhance facilities and programs of the White Branch Library
4. Improve Schiller Park

*(*See actions, measures for success and partners for each goal, at the Community Assets section of the Action Plan)*

III. ECONOMIC ASSETS

¹⁰ <http://groups.yahoo.com/group/open-hand-theater/?yguid=266315944>

¹¹ Fitzsimmons, Maureen. "Celebrating a Community: Little Italy." *The Post Standard* 2 Oct. 2008 [Syracuse NY]

1. Commercial Corridors:

The principal commercial corridors of the Northside are: James Street; Lodi Street; Burnet Avenue; Grant Boulevard; Hiawatha Boulevard; Park Street; North Salina Street; and Butternut Street. Most of the commercial land uses are concentrated near Downtown and the Lakefront. Most of the buildings are suitable for mixed use development, with commercial uses on the first floor and residential on the second floor. These areas are served by mass transit and are relatively walkable.

For instance, North Salina Street, whose buildings exhibit a strong relationship to the street and the sidewalk, has been the object of major improvements in its streetscape in the last 10 years. Industrial, commercial, and residential uses occupy Butternut Street. In addition, James Street has been developed for corporate offices and insurance companies, which have their headquarters along the corridor¹².

Many sections of the industrial corridors such as Wolf Street are no longer occupied and are deteriorating. Small businesses are beginning to occupy some of these buildings and are changing the demographics.

On street parking is limited along most commercial corridors. The situation gets worse during the evening hours when restaurants are busiest. That is why a parking study of commercial corridors should be conducted. The plan should include (a) an inventory of available on-and-off street parking, (b) an assessment of future needs, and (c) a coordinated parking plan tied to future development.

2. Corner stores

Corner stores are no longer the focus of positive neighborhood activity that they were in the past. Competition from supermarkets, with their expanded offerings and extended hours, has led many corner stores to lose importance as sources of food. Instead they have become a source of loitering. Currently many of them predominantly sell beer, cigarettes, and lottery tickets. In some instances, they are used as a façade for illegal activities. These operations should be subject to a different and special approach that regulates their operation to enhance quality of life.

¹²*Northside Neighborhoods: an Urban Design Study*. Syracuse, NY: SUNY-ESF, 2001. Faculty of Landscape

Architecture Urban Design Studio. Print.

3. St. Joseph's Hospital Health Center

St. Joseph's Hospital Health Center provides a variety of comprehensive inpatient, outpatient and same day services. The medical center also offers a broad range of community programs, ranging from health fairs and screenings to seminars and support groups¹³.

Education has played an important role at St. Joseph's Hospital, almost since its inception. The program was formalized in 1872, when students at Syracuse University's College of Medicine were granted clinical instruction privileges at the hospital. Through affiliation with a number of other educational institutions (including LeMoyne College), the hospital serves as a clinical teaching setting for licensed practical nursing, medical social services, medical technology, physical therapy, physician's assistants, professional nursing, respiratory therapy, and X-ray technology.¹⁴

4. Central New York Regional Farmers & Flea Market

Central New York Regional Farmers & Flea Market is New York's largest farmer's market in business continuously since 1933. It's open every Saturday of the year, as well as Thursdays from May to mid-November. Farmers sell produce and flowers, and crafts are offered for sale by artisans. The flea market operates every Sunday, year round. Both markets have a mix of indoor and outdoor shopping.¹⁵

On Saturdays, the market has an enormous offering of fresh flowers & plants, local produce of every description, sellers of baked goods, fresh fish, local wines, fine handmade crafts and jewelry, canned fruits and preserves, many cheeses and many other surprises.¹⁶

5. Lending Institutions in the area:

Home HeadQuarters, HSBC, Key Bank, Cooperative Federal Credit Union. .

Goals*:

1. Create a comprehensive neighborhood-parking plan to address increased demand in targeted areas

¹³ http://www.sjhsyr.org/sjhhc/stj_patient.asp

¹⁴ http://www.sjhsyr.org/sjhhc/stj_edu.asp

¹⁵

http://www.10best.com/Syracuse,NY/Shopping/Shopping_Centers/71222/Central_New_York_Regional_Farmers_&_Flea_Market_Syracuse_NY/

¹⁶ <http://www.localharvest.org/review.jsp?id=1555>

2. Improve curb appeal of business and other structures, especially from property to curb.
3. Foster a healthy and sustainable business atmosphere by establishing a marketing campaign that promotes the Northside as a desirable place to locate a business.
4. Provide tools for the establishment of small businesses, especially targeting immigrants
5. Redevelop Wolf St., Butternut St., North Salina St. (north of Kirkpatrick St.), and other business/commercial corridors.
6. Further regulation and professionalism of rental property management

*(*See actions, measures for success and partners for each goal, at the Economic Assets section of the Action Plan)*

IV. SOCIAL/ PERCEPTUAL/IMAGE

1. Historic Districts/Unique neighborhoods

The Northside is home to a rich array of architectural treasures, the legacy of an active industrial period and includes two historic preservation districts: Sedgwick-Highland-James, and Hawley-Green.

Sedgwick-Highland-James – Historic Preservation District

The Sedgwick-Highland-James district was established, in 1977, as Syracuse's first residential local historic district. The homes represent some of the finest works by Syracuse architects and builders, including Ward Wellington Ward, Dwight James Baum, Paul Hueber, Bonta and Taylor, Archimedes Russell, and Harry King.

The district includes three distinct but contiguous sections: Upper James Street, the original Sedgwick Farm Land Tract, and a contiguous length of Highland Avenue with its side streets, Oak and DeWitt. The three areas are unified by the continuity of their architectural styles and neighborhood character. The residences in these areas are among the finest in the City and approximately 95% of them were built in the first three decades of the twentieth century, imparting a distinctive architectural flavor to the district of Tudor, Italianate, Colonial Revival and Spanish Revival styles.

The Sedgwick Farm Tract, which makes up the bulk of the Preservation District, is unique not only for the large number of fine early twentieth century residences which characterize the tract, but also for its contribution to residential land planning. The Sedgwick Farm Land Company, which developed the tract between 1900 and 1925, employed a unique curvilinear street pattern which departed from the "traditional" block-grid system in use in Syracuse from the early 19th century.

The James Street portion of the Sedgwick-Highland-James Preservation District contains properties fronting on James Street (both north and south of the street) from DeWitt Street east to the intersection of James Street and Teall Avenue. This section of James Street also contains a variety of residences constructed principally between 1900 and 1930 (several of which have been converted to businesses). The homes here are an extension of the nineteenth century mansions which once lined lower James Street until the destruction of most of them after 1950.

Sedgwick-Highland-James survives as one of the most important, intact collections of fine residential architecture in the city. Many of Syracuse's most distinguished examples of picturesque Cottage, Spanish Colonial Revival, Tudor and Georgian Revival Style residences are represented here. These homes additionally reflect many of the best works of Syracuse architects and builders of the period. The district's visual appeal and continuity of architectural expression impart a unique identity to the Sedgwick-Highland-James area and makes a significant contribution to the community as a whole¹⁷.

Hawley-Green – Historic District

The Hawley-Green Street Historic District, listed on the National Register of Historic Places in 1979, is located on the near northeast side of the city of Syracuse. It consists of approximately fifty structures, primarily residential, located along parts of Hawley and Green Streets and the adjoining side streets of McBride, Howard, and Lodi. Neighborhood commercial services are located at the intersection of Catherine, Green, and Hawley.

The original housing stock of Hawley-Green consisted of Greek Revival, Gothic Revival, and Italianate-style structures, some of which still line its streets. By the late nineteenth century the neighborhood had attracted more upperclass residents, who replaced many of the original structures with Second Empire, Queen Anne, and Stick style homes.

Today many of the homes have been restored, the larger ones converted into multi-unit apartment houses, the smaller ones home to a growing artistic community. The area has become famous for its "painted ladies," Victorian homes painted in pastel colors.

The neighborhood is known as LGBT-friendly.

The Hawley-Green Street Historic District reflects the growth of the city of Syracuse with its blend of architectural styles dating from the early nineteenth to the early

¹⁷ Report of the Landmark Preservation Board

twentieth century. Modest row houses such as Greenway Place, as well as palatial mansions along Green Street indicate that the area accommodated a wide range of economic classes, ethnic heritages, and functions in close proximity.

During the last fifty years many of the larger residences have been broken up into apartments, and even the smallest homes are often not owner occupied. In the process, most houses have had rear additions and new entrances on the side or front installed. The vogue for front porches around the turn of the century has also resulted in changes to some of the buildings in the district. Today, after years of deterioration and neglect, partly due to the scarcity of owner occupied buildings, there is a growing concern for neighborhood rehabilitation. Recently there has been an awakening of community pride, which is reflected in some exterior restorations¹⁸.

Lincoln Hill Neighborhood

"The newest vintage neighborhood in Syracuse," Lincoln Hill is bounded by James Street, Teall Avenue, Hawley Avenue and Elm Street. Currently a mostly middle-income, single family residential area of about 1,000 households, it increasingly includes multi-family rental units, with a few mom-and-pop grocery stores, corner taverns and small businesses dotting the area. In the past it was part of a larger neighborhood called "the Vineyard," and this heritage is reflected in the grapevine motif of the Lincoln Hill Neighborhood Association's logo. Although the neighborhood has identified itself as Lincoln Hill only since the 1980s, its history goes back much further.

In the late 1870s, the area then known as Williams Hill was made accessible to carriages thanks to the auspices of Mr. L.G. Sherwood. Mr. Sherwood built a roadway from James Street south to the hill that now stands as the centerpiece of Lincoln Park, thus opening up the oak-covered summit to the public. The 19.5 acre parcel, bordered by Robinson Street, Sherwood Avenue, Hawley Avenue and Mather Street, was bought by the city in 1898 and became a public park. It was variously known as Robinson's Woods and Sherwood Woods before finally being named after Abraham Lincoln.

In the early 1980's, developers Steve Buechner and Paul Fowler built a town house complex where the former Roman Catholic bishop's mansion on James Street had stood before it burned down, and the partners started calling themselves Lincoln Hill Associates. In 1987, they built the Lincoln Hill town houses on the empty lot where the former Lincoln School had been, and the present-day identity of the community was born.

In the spring of 2001, neighborhood residents approached the City and requested that the area be included in Phase III of the Syracuse Neighborhood Initiative (SNI), a citywide revitalization effort begun two years earlier through the efforts of then-Congressman

¹⁸ http://www.livingplaces.com/NY/Onondaga_County/Syracuse_City/Hawley-Green_Street_Historic_District.html

James Walsh. While SNI Phases I and II helped fund Lincoln Park improvements and several housing rehabilitation projects, Phase III engaged residents and other stakeholders in a market-based revitalization planning process. The Lincoln Hill Neighborhood Association (LHNA) was formed and the boundaries of the community formalized. In the ensuing years, successive phases of SNI funding have enabled LHNA to undertake and complete a number of neighborhood revitalization projects, including streetscape improvements, acquisition of problem properties which were subsequently demolished or rehabbed, partnerships with Home Headquarters to build a number of single-family new homes, improvements to Lincoln Park, the establishment of a revolving loan fund for resident property improvements, and several other initiatives. Community engagement remains high, and the identity of the neighborhood remains a source of pride for its residents.

Conservation Districts

At some point, some areas of the Northside can be nominated as conservation districts. Conservation districts are areas of a city having distinctive character, as embodied in the street patterns, building density, size, form, features, materials, and site topography that make them integral parts of the city's identity. The purpose of establishing such districts is to identify, retain and enhance community character in those areas that have a definite cohesiveness, but may not merit consideration as local historic districts.

Conservation districts will be defined through establishment of an overlay zoning classification, which will not alter an area's land use zoning designation, but rather provide a measure of protection from inappropriate development within the district while still allowing for community growth and change. The Landmark Preservation Board will be responsible for reviewing proposed conservation district designations making recommendations to the City Planning Commission, and will be responsible for reviewing proposed physical changes within established districts.

Conservation areas would be proposed by any resident or group of residents from potential conservation area, the Landmark Preservation Board, City Planning Commission, or Common Council. Design guidelines addressing repairs, substantial development and new construction will be developed for conservation districts and used by the Board when reviewing proposed activities¹⁹.

¹⁹ *The Preservation Component of the City of Syracuse Comprehensive Plan*. Syracuse, NY: SUNY-ESF, 2003. 69-70.

2. Vacancy

Vacant houses decrease the property values of surrounding properties and attract drug dealers, prostitutes, and gamblers. They also become fire hazards that can easily spread to the contiguous properties.

Even though there are numerous vacant parcels throughout the Northside, their relatively small footprint facilitates their redevelopment through strategies that take place at the neighborhood level. Some strategies might include their rehabilitation into pocket parks, community gardens, or their annexation to the contiguous properties. In some instances, selected demolition might be encouraged, especially in those areas with insufficient parking and extremely deteriorated housing stock.

Goals*:

1. Encourage and assist homeowners in home maintenance and improvements
2. Decrease the number of vacant properties on the Northside
3. Beautify residential neighborhoods
4. Reduce Loitering near bars and other businesses, such as corner stores.
5. Improve the reputation of Northside schools as quality community schools.
6. Highlight and find opportunities to celebrate the ethnic diversity of the Northside
7. Open a Police/Community Center on Butternut St. similar to the Wolf Street Center and offer youth and immigrant activities
8. Educate Syracuse's residents about the Historic Legacy of the Northside
9. Create/Enhance a positive image of the Northside
10. Promote Youth Organizations and programs.
11. Increase participation and attendance at TNT meetings by being more diversified.

*(*See actions, measures for success and partners for each goal, at the Social/Perceptual/Image Assets section of the Action Plan)*

ACKNOWLEDGEMENT

This plan would not have been possible without the active participation of the writing team, which consisted of approximately 6 individuals' members of Northside TNT and Community Development Department staff. The team was formed in March of 2009, and charged with assessing the information gathered in the Workshops, determining a functional and effective format to report the plan, and editing the report to create a comprehensive and operation 5-Year Neighborhood Plan.

V. Action Plan

Northside TNT 7 -Year Neighborhood Plan 2010-2015

Physical

Goal	Actions	Measures for Success	Partners
Keep variety of housing types throughout the Northside	<ul style="list-style-type: none"> • Develop neighborhood housing guidelines that identify the character and type of houses. • Present the Guidelines to the City Officials. 	<ul style="list-style-type: none"> • Guidelines developed by 2011 and presented 	TNT, real estate companies, neighborhood groups, City, Planning Commission
Increase home ownership	<ul style="list-style-type: none"> • Stress on affordability • Educate/Involve Realtors • Get lenders involved • Advocate for more homeownership programs such as down-payment and closing costs grants. 	<ul style="list-style-type: none"> • Increase the number of home owners. 	Chamber of Commerce, realtors, neighborhood associations, TNT, NEHDA, Home HeadQuarters
Increase homeownership through non-traditional options such as co-housing, cooperatives and condominiums	<ul style="list-style-type: none"> • Identify housing organizations, businesses, and other communities that provide examples that have been successful, then implement 	<ul style="list-style-type: none"> • Strategies developed by 2011 	TNT, real estate companies, neighborhood groups, NEHDA, Home HeadQuarters
Revitalize some small targeted areas in need of complete redevelopment.	<ul style="list-style-type: none"> • Identify, target, and develop plans for revitalizing areas. 	<ul style="list-style-type: none"> • Develop a strategy and procure funding by 2011 	TNT, Community Development, State and Federal government, private agencies.
Complete the Land Use Plan and zoning revision	<ul style="list-style-type: none"> • Advocate for the completion of the plan and zoning revisions. 	<ul style="list-style-type: none"> • Land Use Plan completed by 2011 • Zoning Ordinances amended by 2011 	TNT, City, Common Council, Onondaga County

Northside TNT 7 -Year Neighborhood Plan 2010-2015 (Continued)

Physical

Goal	Actions	Measures for Success	Partners
Strengthen Syracuse Codes including those that deal with dilapidated and blighted properties	<ul style="list-style-type: none"> • Identify specific laws in need of revision • Advocate for new or strengthened laws 	<ul style="list-style-type: none"> • Changes in laws • Improved enforcement 	TNT, Neighborhoods groups
Provide streetscape and landscape improvements which enhances the pedestrian experience and strengthen connections	<ul style="list-style-type: none"> • Identify areas in need of improvement. • Enhance connections to neighborhood amenities • Enhance connections between residential areas and business corridors 	<ul style="list-style-type: none"> • Identify areas by 2011 • Projects completed by 2015 	TNT, Community Development, private agencies, State and Federal government
Develop streetscape plans that improve retailing activities through commercial corridors	<ul style="list-style-type: none"> • Identify areas and funding. 	<ul style="list-style-type: none"> • Identify areas and funding by 2011, and complete projects by 2015 	TNT, City, business associations, Chamber of Commerce, colleges and universities
Find innovative solutions for residential parking shortage	<ul style="list-style-type: none"> • Identify specific blocks or areas where the shortage exists • Review current land use on these specific sites • Propose strategies 	<ul style="list-style-type: none"> • Identify specific blocks or areas by 2011 	TNT, City, SMTC, ESF
Redesign I-81 to incorporate the Northside into the urban fabric	<ul style="list-style-type: none"> • Notify NYSDOT, FHWA, and City to include TNT in the design review and approval process. 	<ul style="list-style-type: none"> • Involvement by TNT in design process, completed by 2011-2015 	TNT, City, NYSDOT, FHWA

Northside TNT 7-Year Neighborhood Plan 2010-2015

Community Assets

Goal	Actions	Measures for Success	Partners
Enhance support and resources for city parks and greenspaces.	<ul style="list-style-type: none"> • Support Syracuse Parks Conservancy that assists in the operation, maintenance, and programming in Syracuse's parks in partnership with the City. • Partner with ES • F to use city parks as "laboratories"; • Partner with organizations and businesses to provide stewardship for city greenspaces. 	<ul style="list-style-type: none"> • Establish partnership for park by 2011 • Improvement implemented by 2015 	City, TNT, SUNY-ESF, State and Federal government, Parks Conservancy, private agencies.
Increase the level of funding and staffing to support the size, character, amenities, and activities of Northside parks	<ul style="list-style-type: none"> • Identify funding and target key needs. 	<ul style="list-style-type: none"> • Increased funding for Northside Parks 	TNT, Parks Conservancy, City, Recreation and Youth Programs, private agencies
Enhance facilities and programs of the White Branch Library	<ul style="list-style-type: none"> • Identify the needs of the Library and create plans for improvement 	<ul style="list-style-type: none"> • Plans done by 2011 	TNT, City, Common Council, and County government.
Improve Schiller Park	<ul style="list-style-type: none"> • Update the plan and identify resources 	<ul style="list-style-type: none"> • Plan done by 2010 • Improvement implemented by 2015 	SUNY-ESF, State and Federal governments, private businesses and agencies, TNT, Syracuse Parks Conservancy

Economic Assets

Goal	Actions	Measures for Success	Partners
Create comprehensive parking plans to address increased demand in targeted areas.	<ul style="list-style-type: none"> Advocate for parking studies on commercial corridors and targeted areas. 	<ul style="list-style-type: none"> Parking Studies completed by 2011 	TNT, City, SMTC, and Greater North Salina Businesses Association
Improve curb appeal of business and other structures, especially from property to curb.	<ul style="list-style-type: none"> Identify the standards and legal responsibilities. Educate and work with businesses and property owners 	<ul style="list-style-type: none"> Standards and legal responsibilities identified by 2011 	TNT, City, Individual Businesses, Greater North Salina Businesses Association, The Franciscan Collaboratory.
Foster a healthy and sustainable business atmosphere by establishing a marketing campaign that promotes the Northside as a desirable place to locate a business	<ul style="list-style-type: none"> Identify the Northside's market needs, pinpoint specific gaps in services and create a proactive strategy for attracting businesses into the neighborhood, particularly to fill empty retail store fronts. 	<ul style="list-style-type: none"> Marketing campaign developed by 2011 	TNT, Economic Development, Syracuse Chamber, Greater North Salina Business Association
Provide tools for the establishment of small businesses, especially targeting immigrants.	<ul style="list-style-type: none"> Identify types of businesses that are needed to strengthen the community 	<ul style="list-style-type: none"> Business plan developed by 2011 	TNT, City, Greater North Salina Businesses Association, The Franciscan Collaboratory, Whitman School of Management and LeMoyne College
Redevelop Wolf St., Butternut St., North Salina St. (north of Kirkpatrick), and other business/commercial corridors	<ul style="list-style-type: none"> Create redevelopment plans Identify funding for redevelopment plans 	<ul style="list-style-type: none"> Plans completed by 2011 Funds and other resources identified Plans implemented by 2015 	TNT, Economic Development, Syracuse Chamber, Greater North Salina Business Association, ESF
Further regulation and professionalism of rental property management.	<ul style="list-style-type: none"> Research laws and advocate for certification or licensing of individuals or firms doing property management. 	<ul style="list-style-type: none"> Require certification or licensing of property managers. 	TNT, City, Common Council

Northside TNT 7-Year Neighborhood Plan 2010-2015

Social/Perceptual/Image

Goal	Actions	Measures for Success	Partners
Encourage and assist homeowners in home maintenance and improvements.	<ul style="list-style-type: none"> • Create marketing campaign targeted to young families, empty nesters, newlyweds, and first time homebuyers. 	<ul style="list-style-type: none"> • Effective campaign in place by 2011 	TNT, Code Enforcement, Home HeadQuarters, NEHDA
Decrease the number of vacant properties on the Northside	<ul style="list-style-type: none"> • Develop a marketing plan for the vacant properties 	<ul style="list-style-type: none"> • Plan in place by 2011 	TNT, real estate agencies, Home HeadQuarters, NEHDA
Beautify residential neighborhoods	<ul style="list-style-type: none"> • Identify strategies for beautification; • Bring Westcott bulb project model to Northside 	<ul style="list-style-type: none"> • Establish neighborhood beautification strategies by 2011 	City, TNT, neighborhood organizations, churches
Reduce loitering near bars and other businesses, such as corner stores;	<ul style="list-style-type: none"> • Increase use of nuisance abatement and other existing laws. • Investigate new strategies and new laws. 	<ul style="list-style-type: none"> • Significant enforcement such as nuisance abatement 	TNT, Police Department, businesses, Neighborhood Watch groups
Improve the reputation of the Northside schools as quality community schools.	<ul style="list-style-type: none"> • Leverage the City School District to promote school events and positive interests. 	<ul style="list-style-type: none"> • Improved perception of Northside schools in follow up survey 	School Board, TNT, PTOs
Highlight and find opportunities to celebrate the ethnic diversity of the Northside	<ul style="list-style-type: none"> • Identify strategies to promote and coordinate existing activities 	<ul style="list-style-type: none"> • Have a plan to promote ethnic diversity by 2011 	TNT, The Northside Collaboratory and others
Open a Police/Community Center on Butternut St. similar to the Wolf Street Center	<ul style="list-style-type: none"> • Work with Police Department to develop strategies to support the center. 	<ul style="list-style-type: none"> • New Police/Community Center in 2010 with community support including volunteers 	TNT, Police Department, City residents
Educate Syracuse's residents about the historic legacy of the Northside.	<ul style="list-style-type: none"> • Develop strategies for historic education 	<ul style="list-style-type: none"> • Strategies and plans get developed by 2011 	TNT, PACNY, OHA, City

Northside TNT 7-Year Neighborhood Plan 2010-2015 (Continued)

Social/Perceptual/Image

Goal	Actions	Measures for Success	Partners
Create/enhance a positive image of the Northside	<ul style="list-style-type: none"> • Contact Realtors • Contact Media • Distribute Brochures 	<ul style="list-style-type: none"> • More media coverage on the Northside 	Chamber of Commerce, local real-estate associations, neighborhood associations
Promote youth organizations and programs	<ul style="list-style-type: none"> • Identify current youth programs and needs of the youth community 	<ul style="list-style-type: none"> • Programs and needs identified by 2011 • Increased youth programs and participation by 2015 	TNT, neighborhoods groups, faith-based organizations, Boy Scouts, Girl Scouts
Increase participation and attendance at TNT meetings by being more diversified	<ul style="list-style-type: none"> • Outreach to renters as well as homeowners • Identify neighborhood leaders • Communicate with religious and social organizations 	<ul style="list-style-type: none"> • Increased meeting attendance and more diverse attendees. 	TNT, neighborhood groups, faith-based and social organizations

APPENDICES

Census Data by TNT



