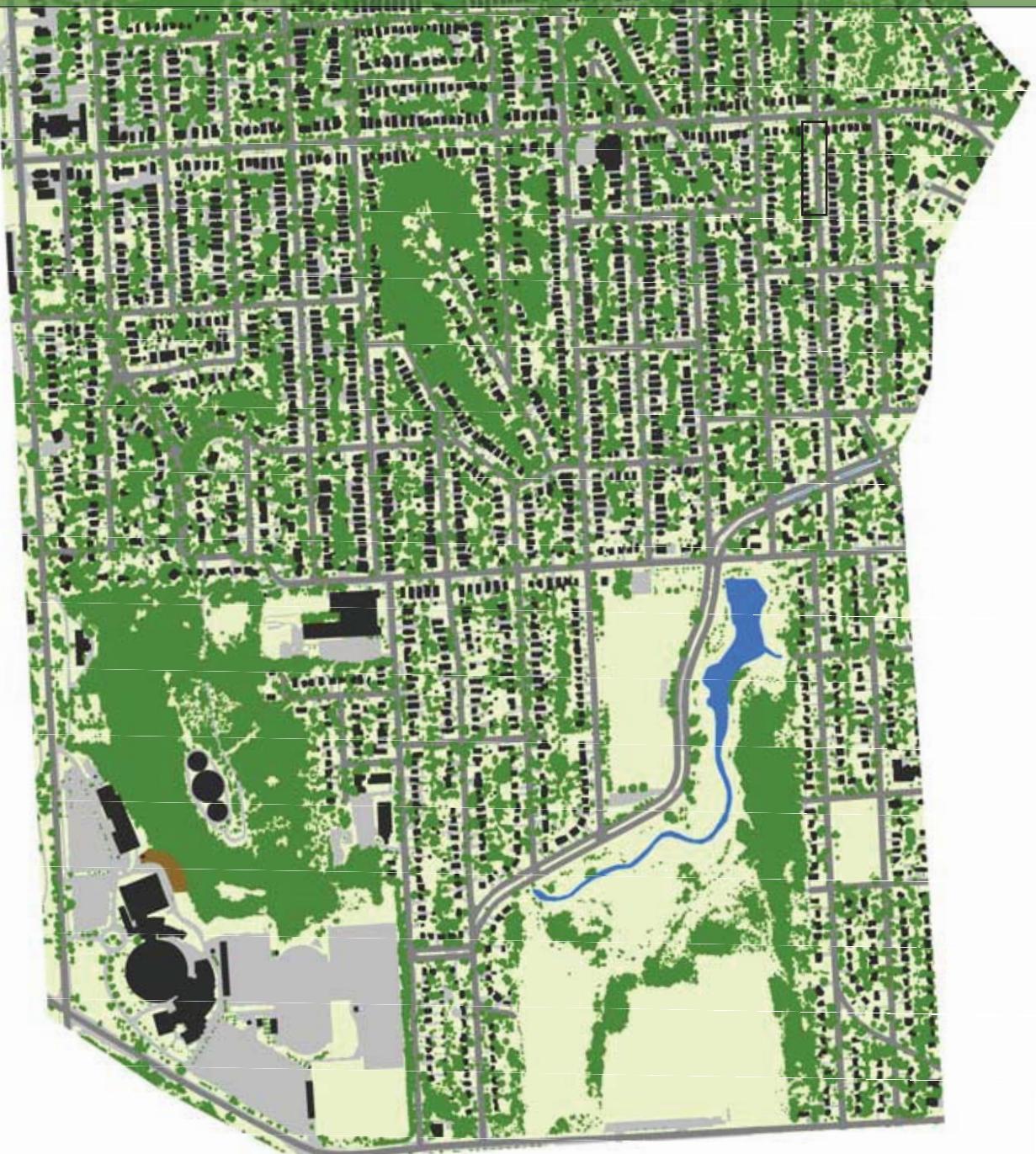


The University/Westcott Housing and Neighborhood Plan



Project Advisory Committee - the following community members helped guide the development of the plan. The final plan does not reflect the views of all committee members.

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George Curry	David Michel	Paul Walsh
Luke Dougherty	Norman Roth	Marilyn Zaleon
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Appendix 1 - Process Overview and First Stage Process and Results

Appendix 2 - Second Stage Process and Results

Appendix 3 - Third Stage Process and Results



INTRODUCTION

The University/Westcott Housing and Neighborhood Plan describes a shared vision for the future which neighborhood residents, institutions and other stakeholders can work individually and collectively toward achieving. The plan was created through a process that engaged the local knowledge and expertise of a broad spectrum of residents and other stakeholders. The process was guided by an Advisory Committee composed of representatives of neighborhood organizations, the institutions, landlords and the city. The plan seeks to build on the neighborhood's many strengths and assets while addressing concerns and issues that were brought forward during an 18 month process of dialogue and investigation.

Preparation of the Plan has been sponsored by the University Neighborhood Preservation Association (UNPA). UNPA's original intent was to prepare a plan that would guide their strategic actions over the next five to seven years in accomplishing their mission, which includes the promotion of owner occupancy in the area east of the Syracuse University campus. They had the foresight, however, to understand the value of opening the process to broader community participation so that the resulting plan could guide the strategic actions of multiple organizations and city departments. The Plan reinforces and builds on the City of Syracuse Housing Plan (2010).

The planning process was organized into three stages.

The first stage was designed to uncover and understand the neighborhood, primarily through the varied perspectives of those who live, work or own businesses in the neighborhood. Through the interview questions and workshop activities shared values, assets and strengths, issues and concerns, opportunities and resources were documented and confirmed. Through analysis of this data, preliminary goals were developed.

During the second stage possible ways of achieving the neighborhood goals were developed and considered through alternative action strategies and physical design interventions. The project team expanded to include students in the SUNY ESF Department of Landscape Architecture Community Design and Planning Thematic Studio. The students worked with community members to explore priority issues in greater depth at a second neighborhood forum and prepared design studies which they presented and discussed at a special presentation forum.

In the final stage the project team worked closely with the Advisory Committee to refine the goals and action strategies, to perform more in-depth research and to develop specific recommendations around priority issues. The final draft plan that emerged from this entire process was presented in a final neighborhood forum during which those present had the opportunity to help prioritize action strategies and brainstorm methods to distribute the plan broadly.



The Plan and Document Organization

The Housing and Neighborhood Plan is composed of a Vision Statement, Goals and Action Strategies and two diagrams which illustrate application of the Vision to the physical space of the neighborhood.

The Vision Statement is an expression of how the community wants to be able to describe the neighborhood 10 to 15 years in the future.

A series of five goals define the ways that the community intends to achieve the vision. The goal topic areas are those that emerged as most important and relevant to the community. The first two goals focus on housing related issues, and the other three goals address additional characteristics that will continue to make the neighborhood one of choice for a diverse population.

Under each goal are five or more action strategies which describe programs, plans or policies that can be undertaken and implemented by small groups, organizations and institutions. The ideas for the action strategies emerged from the brainstorming at workshops, follow-up research and discussions within the advisory committee. Some action strategies can be accomplished almost immediately with readily available resources, while others are longer term and will require additional planning, partnerships and funding.

The Housing and Market Strategy Diagram provides recommendations for housing choices and marketing ideas for different areas of the neighborhood. The recommendations come from analysis and synthesis of data on the existing housing stock, opportunities for building reuse, proximity to neighborhood resources and ownership trends. *The Gateway and Green Infrastructure Diagram* identifies the major entries to the neighborhood where a sense of welcome and the neighborhood image should be reinforced and celebrated. It also illustrates the concept of a “green infrastructure” network, strengthening connections between the numerous natural and cultural resources within the neighborhood by utilizing ecological principles and “complete streets” principles while promoting walking, biking and use of public transportation.

While the plan document is concise, it was developed through a rich dialogic process that produced data, analysis and synthesis, presentations and design alternatives that provide valuable insight and understanding of the issues and opportunities that exist in the neighborhood. This information is documented in the three Appendices. Those interested in implementing the Plan should review this information because it will add depth to understanding the goals and implementation of the action strategies.

University/Westcott Neighborhood Vision Statement

The University/Westcott Neighborhood offers a range of housing options and amenities to accommodate a diversity of residents at all life stages. Our neighborhood values a sense of community that is strengthened by respectful communication, cooperative decision making and civic engagement. We uphold a long tradition of home ownership and seek to expand such opportunities, and provide a balance between long and short term residents. Properties are exceptionally well maintained and renovations exhibit respect for the traditional style, character, scale and detail of the housing stock.

Our neighborhood is renowned for its outstanding parks and open spaces, the support of walking and bicycling, and reduced reliance on personal cars. The vibrant Westcott Business District is strongly supported by residents and visitors attracted to its unique mix of neighborhood scale retail, restaurants and offices. We are proud of our high quality public schools, the multiple opportunities for lifelong learning, supportive relationships with our college and university neighbors and public artistic expression.

Goal 1 – Housing Options

Promote a mix of housing options, including traditional and non-traditional home ownership and rental options that encourage and meet the needs of a diversity of residents

Action Strategies

1. Encourage and promote owner occupancy in the neighborhood striving to increase owner-occupancy on all blocks in the neighborhood in order to decrease the negative physical impacts of high density population on the existing urban fabric.
 - a. Continue to document and illustrate data on neighborhood owner occupied and rental housing trends, contemporary demographics and market trends and demands; and monitor land use policy, zoning and special neighborhood district regulations. Utilize this data as the basis for discussions and policy decisions by neighborhood organizations, city agencies and academic institutions.
 - b. The University Neighborhood Preservation Association (UNPA) should continue to utilize its programs (Homeowners Assistance grants, Rehabilitation Loan program, and Rescue a Rental program) to both protect the stability of predominantly owner-occupied blocks and to restore the balance in critical blocks.
 - c. UNPA should develop procedures and incentives to assist groups

Goal 1

Promote a mix of housing options, including traditional and non-traditional home ownership and rental options that encourage and meet the needs of a diversity of residents

Goal 1

Promote a mix of housing options, including traditional and non-traditional home ownership and rental options that encourage and meet the needs of a diversity of residents

of homeowners who want to work together to ensure owner-occupied homes on their block are sold to owner-occupants, and/or who want to work together to convert rentals into owner-occupied homes.

- d. UNPA should use the data described above in combination with the analysis of housing and neighborhood characteristics (such as proximity to institutions, schools, parks, business districts, circulation routes) to target areas to promote owner occupancy.
- e. Continue to encourage the academic institutions and other Hill employers to promote employee home ownership in the University/Westcott Neighborhood through institutional assistance and services such as marketing and promotions, mortgage assistance or low interest loans for renovation.
- f. Devise a marketing campaign to encourage residence in the University/Westcott Neighborhood targeted to prospective home buyers through multiple sources including real estate agencies, the academic institutions and other employers in the University Hill and downtown areas.
- g. Work with property owners who have been denied Certificates of Suitability to market their homes to owner occupants.

2. Develop scenarios that illustrate possible future proportions of owner occupied and rental properties within different areas of the neighborhood to facilitate continued dialogue among the various stakeholders, including the planners and policy makers at University Hill institutions.
3. Explore the redevelopment of significant un- or under-utilized and soon to be vacant neighborhood structures, such as the Babcock Shattuck House, former Levy School, and Bishop Harrison Center, into residential options, especially options that are currently not available in the neighborhood, such as condominiums, senior housing (unassisted living), assisted living and housing cooperatives.
 - a. Establish a Neighborhood Planning Group (NPG) comprised of stakeholders including representatives of neighborhood organizations, the City, those with architectural and development expertise and TNT, to review and comment on residential redevelopment of these significant structures, such as those mentioned below and those to become available in the future.
 - b. The Babcock Shattuck House, also known as the Jewish War Veterans home, located at the East Genesee and Westcott Streets, has been vacant for more than 20 years. A variety of realistic options should be pursued at this time with input and participation by the NPG.
 - c. Levy School, a large, 3-story brick structure located at Fellows Avenue and Harvard Place, is currently being used as swing space during City school renovation projects and is likely to be vacated in the near future. The NPG should enter into discussion with the Syracuse City School District at this time so that appropriate residential development can be initiated immediately when the structure is vacated.
 - d. The Bishop Harrison Center is a large structure on Lancaster Avenue, in the vicinity of Ed Smith School. The NPG should enter into discussion with the Syracuse Diocese at this time to pursue residential redevelopment.

- e. The NPG should meet with owners of other significant structures that are vacant or underutilized or become available, such as the Gustav Stickley House, regarding plans for reuse or potential residential development.
- f. There are likely other structures in the neighborhood that are suitable for conversion into condominiums or cooperatives. The NPG should collaborate with the academic institution's architecture, landscape architecture and planning departments, developer representatives and with the city planning and zoning departments to determine criteria for possible conversion using case study research, identifying potential sites and possibly providing incentives for conversions that revitalize important structures within targeted areas.

4. Encourage and promote owner occupancy of two- and three-family homes in the neighborhood to provide high quality rental properties through direct oversight by the property owners.

- a. Provide financial incentives such as low interest home improvement loans to owner-occupants of multiple unit houses.
- b. Create neighborhood networking opportunities to match multiple-unit owner occupants with prospective tenants.
- c. Assist multiple unit owner occupants to develop the education and tools to screen tenants and develop plain language leases.

5. Encourage the continued availability of high quality and well maintained rental housing for individuals, families and others at a range of income levels that is distributed throughout the neighborhood rather than concentrated in certain areas.

- a. Continue to encourage the City of Syracuse to take action to enforce the existing Certificate of Suitability ordinance.
- b. Encourage investor-owners to accept Section 8 housing vouchers/certificates.
- c. Create neighborhood networking opportunities to assist prospective renters to identify and access appropriate rental units.
- d. Work with housing organizations to renovate and manage rental properties throughout the neighborhood and to develop a strategy to target existing rental properties that are in danger of being lost due to poor condition but exhibit valued architectural style and integrity.
- e. Encourage academic institutions to make data available to students seeking information on off-campus rental properties including service, cleanliness and repair.

6. Continue to encourage the academic institutions and private developers to create additional residential options for students.

7. Initiate a program that provides guidance and coordination of alternative housing and service options for elderly neighborhood residents who desire to age in place.

Goal 1

Promote a mix of housing options, including traditional and non-traditional home ownership and rental options that encourage and meet the needs of a diversity of residents

Goal 2

Promote preservation and maintenance of high quality housing that respects the traditional style, scale, materials and detail of the housing stock

Goal 2 – Quality of Housing

Promote preservation and maintenance of high quality housing that respects the traditional style, scale, materials and detail of the housing stock

Action Strategies

1. Make code enforcement a high priority, particularly with wood-frame, one- and two-family structures that do not require Certificates of Occupancy inspections.
 - a. Petition the City to monitor investor-owned properties to assure that they obtain all necessary certificates, participate in the Rental Registry Program, and that their properties are code compliant.
 - b. Publicize and make code requirements accessible to all neighborhood residents, including students, inform them of their rights and responsibilities as tenants, and encourage them to report violations to the City Department of Code Enforcement.
 - c. Encourage collaborative advocacy among neighborhood organizations to send the message to the city that enforcement of existing codes is a significant concern in the neighborhood.
 - d. Encourage tenants to request city code inspections.
2. Educate all property owners about resources available to them to keep their homes in good condition.
 - a. Provide information to homeowners regarding various grant and loan programs that may be available to them for home repair.
 - b. Bring home improvement businesses and organizations into the neighborhood to put on “do it yourself” home improvement seminars.
 - c. Develop an inventory of businesses and organizations that provide home repair services and educate home owners on how to select contractors, monitor work and when to reimburse for work performed.
3. Identify and assist property owners who, due to age or income, are unable to provide adequate maintenance and repair of their properties.
 - a. Collaborate with educational institutions and housing and community organizations to create new programs or expand existing programs through which volunteers offer to provide organized and supervised short-term maintenance and repair of properties owned by people unable to provide proper care.
 - b. Develop strategies to deal with owner occupants living in significantly deteriorated and unsafe housing to obtain financing for rehabilitation or refer to appropriate organizations to locate more suitable housing.
4. Coordinate with local organizations to create an education and outreach program targeted at landlords and investment property owners based on research and case studies that show the relationship between high quality property maintenance, increased return on investment and long term neighborhood stability.

5. Develop a program that provides property owners and residents with guidance for renovations or improvements by registered design professionals, for a nominal fee.
6. Develop a Pattern or Guidebook that recommends a palette of elements that complements existing architectural context and provides recommendations on how to adapt these elements into building renovation and restoration plans.
7. Survey neighborhood properties to identify those that should be added to the City's list of properties "eligible" for historic designation to ensure involvement of the Landmark Preservation Board.
8. Nominate potential neighborhood historic districts or sites so owners can take advantage of historic tax credits.

Goal 3 – Westcott Business District

Strengthen the Westcott Business District as a walkable mixed use shopping, gathering and entertainment destination

Action Strategies

1. Support the efforts of the Westcott Business District merchants to form a business association and support their advocacy for amenities that are good for residents and good for business.
 - a. Study area parking usage and availability to develop an appropriate parking and access plan, including consideration for shared parking and parking requirements that acknowledge the walkability of the neighborhood.
 - b. Prepare a market study to determine appropriate and synergistic new businesses in the district and to develop strategies to attract them.
 - c. Work with the city planning departments to study extension of the Westcott Business District to the south, allowing mixed use development, additional businesses and business density, to increase the variety and attractiveness to customers.
 - d. Develop and implement a sidewalk snow removal strategy to ensure access to businesses.
 - e. Encourage the city to consistently enforce codes to ensure that mandated maintenance and care standards are maintained.
2. Encourage collaborative efforts between the business association and neighborhood organizations.
 - a. Incorporate merchants into programs and activities sponsored by neighborhood organizations.
 - b. Invite merchants to participate actively in neighborhood organizational governance as decision-makers.
 - c. Update the WENA "Renaissance Plan" for the business district to illustrate a comprehensive strategic vision and, through broad participation of businesses and residents, create energy for its implementation
 - d. Encourage resident patronage of Westcott Business District merchants.

Goal 2

Promote preservation and maintenance of high quality housing that respects the traditional style, scale, materials and detail of the housing stock

Goal 3

Strengthen the Westcott Business District as a walkable mixed use shopping, gathering and entertainment destination

Goal 4

Strengthen the characteristics that support a high quality of life in the neighborhood

Goal 4 – Quality of Life

Strengthen the characteristics that support a high quality of life in the neighborhood

Action Strategies

1. Prepare and implement a comprehensive University Neighborhood Street and Circulation Plan that documents existing conditions and proposes improvements to the sidewalk, open space and street environment to encourage walking, bicycling and bus transportation.
 - a. Ensure hazard-free sidewalks for pedestrians, including snow removal.
 - b. Promote alternatives to the use of motorized vehicles.
 - c. Determine residential and prime stakeholder on-street parking needs to assure residents throughout the neighborhood have first access to available parking.
 - d. Explore the possibility of a resident parking permit program.
 - e. Increase public transportation options in the University/Westcott neighborhood.
2. Initiate an urban design study of the Euclid and Westcott corridors that acknowledges their significance in the neighborhood.
 - a. Integrate the concepts of “Complete Streets” to provide a safe and attractive corridor for all users including bicyclists, vehicles and pedestrians of all ages and abilities.
 - b. Understand and respect the valued built form and urban design characteristics.
 - c. Encourage land use patterns that respect the residential neighborhood scale and density, and that reinforce the existing neighborhood business districts.
3. Highlight neighborhood public realm, including gateways and circulation routes, to communicate and celebrate image and identity through both temporary and permanent improvements.
 - a. Coordinate public investments in gateway improvements with private investments in gateway properties.
 - b. Encourage volunteer efforts for landscape and planting improvements, including neighborhood organizations and academic design programs.
4. Promote the use of neighborhood parks and green space.
 - a. Educate neighborhood residents about programs and amenities at neighborhood parks.
 - b. Encourage neighborhood schools, organizations and other institutions to plan and carry out activities that take advantage of the natural and built amenities in neighborhood parks.
 - c. Encourage “orphan neighborhood parks” to be adopted by a neighborhood group to assure appropriate use and maintenance of park amenities.

- d. Encourage the creation of five year plans for each neighborhood park through a participatory planning process with park associations.
- e. Strengthen connections between parks and open spaces to create a neighborhood “green infrastructure”.

5. Promote and market neighborhood schools and other neighborhood institutions, reinforcing their positive presence in the neighborhood.

- a. Assist these institutions to promote their activities to neighborhood residents.
- b. Encourage neighborhood residents to volunteer time and resources to these institutions.

6. Encourage the city to make maintenance of existing infrastructure a high priority, using existing organizations to communicate problems to City staff for remediation.

7. Develop better mechanisms for monitoring crimes and quality of life infractions in the neighborhood and responding to high crime locations.

- a. If the Neighborhood Safety Patrol is to continue to be supported, develop a tool for reporting activities and collecting unanswered complaints that is accessible by residents.
- b. Develop strategies for frequent communication with law enforcement regarding criminal activity and appropriate individual/neighborhood response.
- c. Assist neighborhood residents to establish Neighborhood Watch or other crime deterrent programs.

Goal 5 – Citizen Engagement and Partnerships

Encourage involvement of all residents in neighborhood activities and organizations and promote dialogue and strong partnerships with the academic institutions

Action Strategies

1. Encourage the academic institutions to inform their undergraduate students that moving off-campus is a privilege, not a right, reserved for those students who have demonstrated that they can live responsibly in a community with residents of all ages and backgrounds.
 - a. Develop specific policies that address off campus living expectations and “good neighbor guidelines” that at least equal the expectations for students living in institution owned housing.
 - b. Freshmen and sophomores with a history of serious behavioral infractions should not be allowed to live off-campus when they become juniors and seniors.
 - c. Develop meaningful penalties for violations, such as undergraduates living off-campus should be required to immediately return to campus housing if they demonstrate behaviors incompatible with a family neighborhood.

Goal 4

Strengthen the characteristics that support a high quality of life in the neighborhood

Goal 5

Encourage involvement of all residents in neighborhood activities and organizations and promote dialogue and strong partnerships with the academic institutions

Goal 5

Encourage involvement of all residents in neighborhood activities and organizations and promote dialogue and strong partnerships with the academic institutions

2. Distribute the University/Westcott Housing and Neighborhood Plan through various methods to reach a broad neighborhood, institutional and agency audience. Encourage discussion and involvement among these multiple stakeholders that can contribute to its implementation and continuation.
 - a. Prepare an illustrated version of an Executive Summary and Vision, Goals and Actions that can be printed for distribution at neighborhood events, to new or prospective residents, businesses and posted or linked to various websites.
 - b. Prepare a narrated powerpoint or other scripted presentation that describes and illustrates the plan and the process of its creation which can be available on line or for use for in-person presentations.
 - c. Convene a series of meetings to present the plan, background data and findings to representatives of neighborhood organizations, University Hill institutions, businesses, and agencies and facilitate discussions to promote their support, involvement and development of an action plan.
3. Develop strategies for welcoming new residents to the neighborhood.
 - a. Develop “welcome wagon” programs to bring new residents information about the neighborhood and neighborhood amenities.
 - b. Encourage new residents to get involved in the civic life of the neighborhood via neighborhood organizations and TNT.
 - c. Use information gathered during the housing plan process to develop materials or programs that introduce new residents to the neighborhood life, valued places, historic homes and features, and important practices and events through the eyes of neighborhood residents. Tap design and marketing faculty and students from ESF and SU to help with this effort
 - d. Encourage Syracuse University’s Office of Off-campus and Commuter Services to continue to welcome new off-campus students and give them information about living in the neighborhood, in collaboration with other neighborhood organizations. Consider coordinating this effort with the SU Neighborhood Ambassadors program so that the welcome is planned by students familiar with the neighborhood
 - e. Encourage permanent neighborhood residents to personally welcome student neighbors and talk to them about rights and responsibilities of living in an urban neighborhood and the history and historical nature of their residences.
4. Create a multi-year participatory action research project to continue the study of university - neighborhood relationships.
 - a. Seek funding through foundations interested in developing strong community- university relationships, building collaborative leadership and community capacity, and exhibiting democracy in action.
 - b. Analyze the effectiveness of the existing programs; prepare case study research into other university neighborhood examples; schedule regular presentations and discussion of findings, and implement projects and programs based on the research results.

5. Develop better communication between the Westcott police storefront, neighborhood organizations and residents. Preliminary discussions to outline issues and strategies could be accomplished by a task force or working group composed of collaborative minded representatives of each group.
6. Promote community pride in the neighborhood through both traditional events and cutting edge approaches that attract existing residents and visitors.
 - a. Expand or create walking tours that highlight settlement history and structural and landscape details that represent the different settlement periods.
 - b. Explore the use of new technologies, such as apps, to creatively communicate information about the neighborhood such as general history and architectural styles. Enlist the help of students and young adults to plan the communication methods.
 - c. Organize neighborhood walking tours and “meet the neighborhood” events specifically for students and their parents.
 - d. Develop an annual award program that recognizes property owners for appropriate renovations and improvements.

Goal 5

Encourage involvement of all residents in neighborhood activities and organizations and promote dialogue and strong partnerships with the academic institutions



NORTHEAST THORNDEN PARK

Area has an interesting eclectic mix of housing styles, and renters and owner occupants. Encourage maintenance of at least 50% owner occupancy. Highlight that area is close to Thornden Park and Westcott Business District. Gateway to northern section of the neighborhood. Highlight Sumner School (PEACE Inc Headstart Program) and historic homes (e.g. Stickley House)

WESTCOTT GATEWAY

Celebrate northern gateway to neighborhood starting with renewal of Babcock Shaddock House. Encourage maintenance of at least 50% owner occupancy. Highlight characteristics that area is close to Westcott Business District and accessible to downtown via East Genesee Street.

LEVY SCHOOL

Historic and interesting architecture. Focus on near to mid- term conversion of Levy School for senior housing to fill need in the neighborhood and serve as stabilizing force in area of concern. Emphasize proximity to Westcott Business District, library and access to downtown via East Genesee Street.

WESTERN CORE - "ZONE OF HIGHEST MARKET POTENTIAL"

Short Term - High student rental property concentration. Focus on code enforcement, student behavior and quality of life programs.

Short to Midterm - Encourage conversion back to owner-occupancy for at least 50 to 75% of properties in key areas to have impact and expansion potential:

1. Area around Sumner, Thornden Park and SU with existing high percentage of Owner Occupancy
2. Area adjacent to Berkeley Park, centered on Livingston with existing high percentage of Owner Occupancy
3. Area within walking distance of Ed Smith School and centrally located to parks.

Long Term - promote proximity to institutions, centers of employment and cultural opportunities . Encourage mix of condos, single family and rentals respecting historic architecture, residential scale and character.

BERKELEY PARK

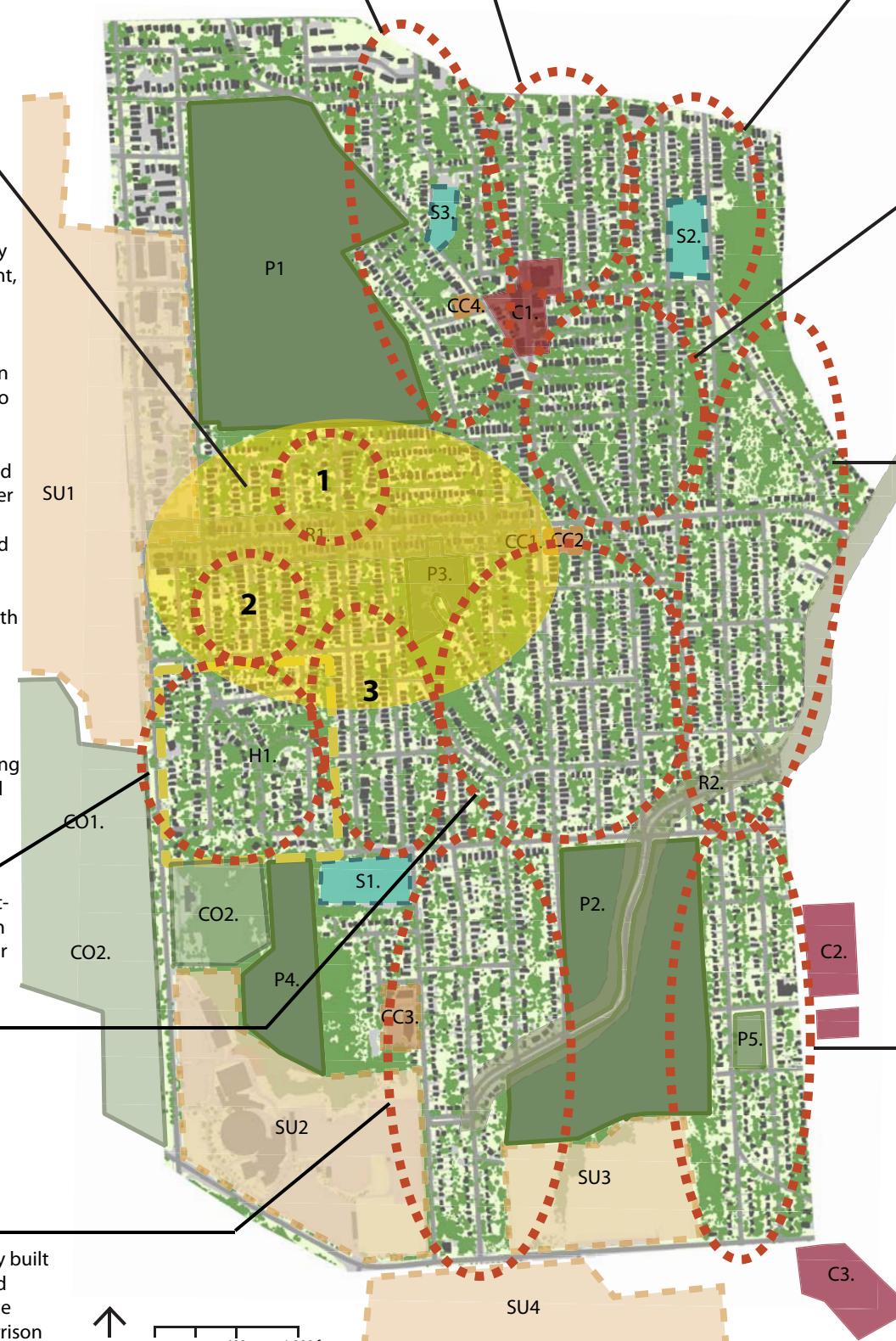
Historic district and large homes, not suitable for Certificate of Suitability. Maintain at least existing high percentage of owner occupancy.

CENTRAL CORE

Historic and interesting houses. A place of choice - Well connected to parks, Ed Smith School, midway between retail areas. Mix of housing options for ownership and rental. Maintain at least current level of owner occupancy.

SOUTH CENTRAL GATEWAY

Mix of two family and smaller single family built after 1950s. Promote close proximity to Ed Smith School, parks and church. Encourage future reuse and conversion of Bishop Harrison Center for condos or longer term rentals.



WESTCOTT SOUTH

Historic and interesting architecture, close proximity to Westcott Business District and reasonable distance to campus. Focus on unique housing stock, long term rental and maintenance of current level of owner occupancy.

EASTERN GATEWAY

Smaller and newer housing stock including some Skeele built homes. The far eastern section lies outside of the Certificate of Suitability overlay district boundary. While unlikely that there will be a significant increase in the demand for student rentals in the eastern section of the neighborhood, this could change with something as simple as a change in bus routes or the provision of other transportation options or improvements. Maintain at least 50% owner occupancy over time and focus on long term rentals. Area lies within a 1 mile walking distance of Nottingham High School and parts of this section are within a 1/2 mile walk of the Westcott Business District, the library and the Westcott Community Center.

SHERMAN PARK

Smaller homes built after 1950s. May be attractive to older adults and first time homeowners. Promote close proximity to parks and grocery and convenience retail. Encourage the installation of sidewalks along Nottingham Road and better pedestrian access to shopping areas from neighborhoods.

Syracuse University

- SU1. Main Campus
- SU2. Manley Field House
- SU3. Hookway Athletic Fields
- SU4. South Campus

Schools

- S1. Ed Smith School - SCSD
- S2. Levy School - SCSD
- S3. Sumner School - PEACE Inc

Cemetery Open Space

- CO1. Oakwood Cemetery
- CO2. Morningside Cemetery

Commercial Areas

- C1. Westcott Business District
- C2. Nottingham Plaza
- C3. Tops Plaza

Valued Road Corridors

- R1. Euclid Avenue
- R2. Meadowbrook Avenue

National Historic District

- H1. Berkeley Park

Note: Oakwood Cemetery and Thornden Park are on the National Historic Register. There are also individual houses in the neighborhood on the National and Local Historic Registers, or are eligible to be listed.

Housing and Market Strategy Diagram

Key to Gateways and Green Infrastructure Symbols

- Major gateway: A blue circle with an orange dot inside, representing a major zone of welcome and introduction to the neighborhood.
- Minor gateway: A blue circle, representing an important entry into the neighborhood.
- Important neighborhood intersection: A purple circle, representing a decision point to reach major resources and destinations.
- Priority "complete streets" corridor: A purple line, representing a corridor with green infrastructure for balanced use by pedestrians, bicyclists, and motor vehicles.
- Green infrastructure corridor: A green line, representing a network of streets for walking and biking connections between parks, open space, and other resources.



Key to Neighborhood Resources and Destinations

- Syracuse University**
 - SU1. Main Campus
 - SU2. Manley Field House
 - SU3. Hookway Athletic Fields
 - SU4. South Campus
- Commercial Areas**
 - C1. Westcott Business District
 - C2. Nottingham Plaza
 - C3. Tops Plaza
- Parks/Open Space**
 - P1. Thornden Park
 - P2. Barry Park/Meadowbrook
 - P3. Westmoreland Park
 - P4. Morningside Water Tower
 - P5. Sherman Field
- Schools**
 - S1. Ed Smith School - SCSD
 - S2. Levy School - SCSD
 - S3. Sumner School - PEACE Inc
- Valued Road Corridors**
 - R1. Euclid Avenue
 - R2. Meadowbrook Avenue
- Community Centers/Places of Worship**
 - CC1. Westcott Community Center
 - CC2. Erwin United Methodist Church
 - CC3. All Souls Church
 - CC4. Baptist Church
- Cemetery Open Space**
 - CO1. Oakwood Cemetery
 - CO2. Morningside Cemetery
- National Historic District**
 - H1. Berkeley Park

Note: Oakwood Cemetery and Thornden Park are on the National Historic Register. There are also individual houses in the neighborhood on the National and Local Historic Registers, or are eligible to be listed.

Source of land cover map base: University of Vermont Spatial Analysis Laboratory, State University of New York College of Environmental Science and United States Department of Agriculture Forest Service. 2011. Syracuse High-Resolution Land Cover 2010. Online: <http://www.uvm.edu/~joneilu/downloads/FOS/Syracuse/>

Gateways and Green Infrastructure

University/Westcott Housing and Neighborhood Plan