



LANDS

Le Moyne Area
Neighborhood Development Strategy

December 2021

ACKNOWLEDGEMENTS

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Supported with funding from Empire State Development

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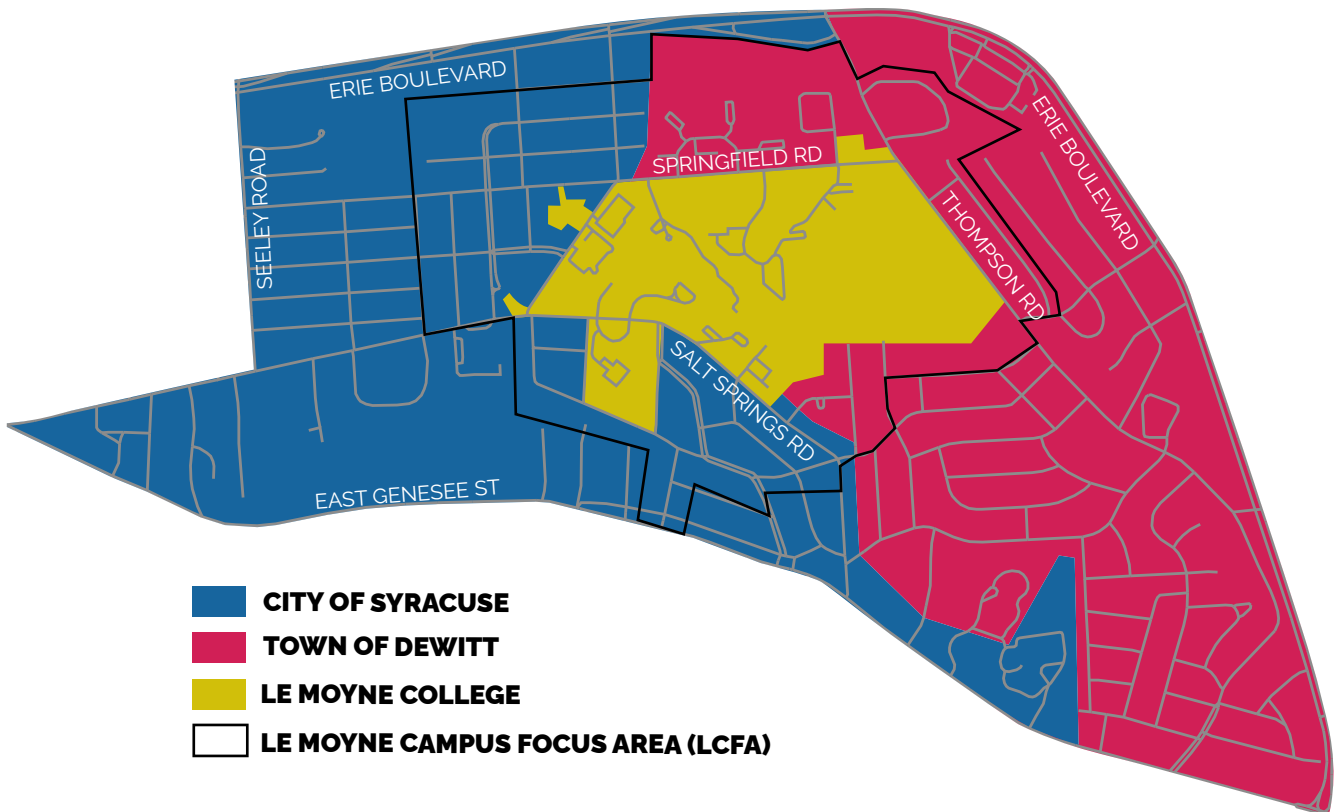
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INTRODUCTION

The Le Moyne Area Neighborhood Development Strategy (LANDS) investigates the needs and opportunities present within the neighborhood areas that surround the campus of Le Moyne College in the City of Syracuse and the Town of DeWitt within Onondaga County, as well as needs and opportunities for improving the physical and social relationships between the campus and those neighborhoods. To

develop LANDS, the project team utilized a Study Area of approximately two square miles bounded by Erie Boulevard, Genesee Street, Salt Springs Road, and Seeley Road. The western portion of this area is located in the City of Syracuse, the eastern portion is in the Town of DeWitt. The Le Moyne College Campus occupies 160 acres in the center of this area.





The neighborhood areas within the City of Syracuse and Town of DeWitt are governed by different economic and political circumstances, and are influenced by the presence of Le Moyne College. One of two higher education institutions located within the City of Syracuse, the Le Moyne campus occupies 160 acres, includes 48 buildings, and is home to about 3,400 students a year. Its impact on the surrounding neighborhood is significant, and conversely, so is the impact of the surrounding neighborhoods on Le Moyne. This plan identifies areas of symbiosis, and offers tangible strategies that can be undertaken individually and collectively by the City, Town, and college to improve the neighborhoods within the LANDS Study Area for the mutual benefit of each and the public.

how to use this report

The LANDS report provides an overview of the **Engagement Methods (Section 02)** that were utilized, which were significantly impacted by the COVID-19 pandemic that began in March of 2020. The pandemic necessitated that much of the community engagement take place in a virtual environment. The primary vehicle for community engagement was a neighborhood survey that was conducted by mail in March of 2021.

The results of the neighborhood survey have been incorporated into the corresponding sections of the **Neighborhood Overview (Section 03)**. In addition, the Neighborhood Overview includes subsections covering demographics, land use and zoning, housing and market conditions, community health, community infrastructure, and workforce development. Within each subsection, the LANDS report provides background, analysis, and specific findings that help to provide context for the strategies and recommendations that are found within section 04.

Section 04 Strategies and Recommendations identifies specific actions that could be employed by the City of Syracuse, Town of DeWitt, and Le Moyne College to improve the competitiveness of the **Housing Market**; the **Neighborhood Health** of the residents of the neighborhoods; the **Physical Environment** within the neighborhoods and the relationship between the Le Moyne Campus and its neighbors; and lastly to continue to strengthen **Workforce Development** initiatives that connect the resources available through Le Moyne to residents of the adjacent neighborhoods.

Lastly Section 05 Appendices contains background information from various community and neighborhood planning efforts that were reviewed to help to inform the LANDS report.



data sources and analysis

This Neighborhood Overview contains a compilation of housing market data and a survey of housing conditions that helps to understand the dynamics facing the residential neighborhoods surrounding the LeMoyne campus in both the City of Syracuse and the Town of DeWitt. The analysis provides an overview of housing market basics including population and household trends, the demographic makeup of the community, income and poverty, housing conditions and housing stock, the regional and local housing market including home sale trends and home mortgage lending trends, rental market, overall housing affordability, and quality of life aspects such as crime.

A variety of sources were used for this analysis including data from the American Community Survey and the U.S. Census Bureau, City of Syracuse and Onondaga County parcel level data, Multiple Listing Services (MLS) home sales data, Longitudinal Employer-Household Dynamic (LEHD) On the Map, Bureau of Labor Statistics, Home Mortgage Disclosure Act (HMDA) data, local crime data, and primary data collected by Le Moyne college students.

The Study Area includes Census Tract 36.02 and Block Group 1 of Census Tract 46 within the City of Syracuse, and Block Group 1 of Census Tract 146 within the Town of DeWitt.

When available, data was collected at the census block group level. Parcel level data and sales data was analyzed for the entire LeMoyne Study Area; and also broken down between the part of the Study Area in Syracuse and the part of the Study Area in DeWitt. Some data points are only available by census tracts, so in those cases data will be shown for the larger area including census tracts 36.02, 46, and 146. When data is presented for the full census tracts, it is noted in the tables or charts. Comparative data is available for the Town of DeWitt, the City of Syracuse, and Onondaga County. In a few cases data is compared across different neighborhoods.

le moyne campus focus area

When data was required at a more granular level, a smaller Le Moyne Campus Focus Area (LCFA) was utilized. The LCFA is represented in certain instances throughout the report. The LCFA includes portions of four distinct neighborhoods within the broader LANDS Study Area: Salt Springs and Meadowbrook within the City of Syracuse, and Terrace View and Ridgeview within the Town of DeWitt. Data within this report is presented as the LCFA as a whole, and also broken down by the portion of the LCFA within the City of Syracuse and the portion within the Town of DeWitt.



01

COMMUNITY ENGAGEMENT



LANDS began during the winter of 2020. In February, the world grappled with the onset of COVID-19, a novel coronavirus, that resulted in a new heightened awareness for personal safety. For over a year, New York State established mandates for "social distancing" which suspended group gatherings, challenging the entire neighborhood planning process which has traditionally been framed around in-person, collaborative interaction.

Public engagement was a critical component in the development of this document. This process, however, was met with challenging and unprecedented circumstances that required significant innovation, creativity, and patience by all of those involved in the creation of this report.

The project partners took a proactive response to ensure the planning project remained inclusive and accessible to the residents and stakeholders within the Study Area. When in-person group charrettes became impossible due to COVID-19 mandates, the team transitioned to online engagement including video conferencing and an online neighborhood survey and interactive map which allowed for participation while maintaining a safe distance. Tools to make the process as informative, educational, and engaging as possible.

During the month of March 2021, an interactive online survey was open to residents of the Le Moyne Study Area. It was advertised through mailed postcards, social media, the Le Moyne campus community messaging systems, and coverage by the local media.

The survey primarily focused on Neighborhood Infrastructure, Housing, and the Relationship between Le Moyne and the community. It also collected spatial data from residents about areas of concern, pride, importance, as well as place-based ideas for the neighborhood.

Survey results are summarized after the inventory and analysis topic to which they correspond. The community feedback that was collected through the survey helped to build a more complete picture of the neighborhoods around Le Moyne and the experience of those who live in them.

The survey results, in combination with the neighborhood inventory and analysis, form the basis for the recommendations and strategies of LANDS.



02

NEIGHBORHOOD OVERVIEW

The LANDS Study Area is a neighborhood in the “middle.” The neighborhood has many assets to build from, but still faces some challenges.

The LANDS Study Area is located along the eastern border of the City of Syracuse and the western border of the Town of DeWitt. The Study Area is south of I-690, a major regional thoroughfare, and also south of the Erie Boulevard East commercial corridor. H.W. Smith School (City of Syracuse School District prek-8) is located adjacent to the Le Moyne Campus within the Study Area; and Nottingham High School (City of Syracuse School District) is located a short distance from the Study Area. The portion of the Study Area in the Town of DeWitt is within walking distance of Erie Boulevard East and near the Jewish Community Center. The Le Moyne College Campus is centered within the Study Area along the border of the City of Syracuse; most of the campus is located in the Town of DeWitt.

The Study Area is diverse; it closely mirrors the racial and ethnic breakdown of the City of Syracuse overall and is more diverse than the Town of DeWitt. Half of the population is white, non-Hispanic, 31% is Black, and 9% is Hispanic. There is diversity in the types of households that reside in the community as well. About one-third of households are married couple households, 16% are female headed households, and 36% are households where the householder lives alone. Around one-quarter of households have children under 18 and one-quarter of households have seniors over 65 years old residing there.

When data was required at a more granular level, a smaller Le Moyne Campus Focus Area (LCFA) was utilized. The LCFA is represented in certain instances throughout this section. The LCFA includes portions of four distinct neighborhoods within the broader LANDS Study Area: Salt Springs and Meadowbrook

within the City of Syracuse, and Terrace View and Ridgeview within the Town of DeWitt. Data within this section is presented as the LCFA as a whole, and also broken down by the portion of the LCFA within the City of Syracuse and the portion within the Town of DeWitt.

The characteristics of the LANDS Study Area and LCFA differ between the areas located within the City of Syracuse and those located within the Town of DeWitt. In addition, there are significant differences between the Meadowbrook and Salt Springs Neighborhoods within the City of Syracuse. The area to the north west of campus that is part of the Salt Springs Neighborhood appears to be slightly more distressed. That census tract has a high poverty rate, lower household income, and homes that need some maintenance and repairs.

Overall, the Study Area is a neighborhood in the “middle.” The neighborhood has many assets to build from, but still faces some challenges. The neighborhood has a mixture of single-family homes and apartment buildings. A high percentage of single-family homes are owner occupied, but the rate has declined in recent years. Homes in the Study Area sell at affordable prices, and home values have remained consistent over the past five years. Many homes are in good condition, at the same time, there are some in need of maintenance and repairs.

Continuing to encourage positive investment in “middle” neighborhoods is important as these neighborhoods provide a strong tax base, for communities like Syracuse and Dewitt.

02.1 DEMOGRAPHICS

population + households

Household and population growth in the LANDS Study Area and across the region remain stagnant. There are around 6,200 people residing in the Study Area in about 1,950 households. Approximately 3,500 people reside in the City of Syracuse and 2,700 people reside in the Town of DeWitt. Between 2013 and 2018 the population in the Study Area grew slightly, by 4%. Household formation is often a driver of the real estate market.

There are approximately 1,950 households in the Study Area with 1,173 in the City of Syracuse and 775 in the Town of DeWitt. The number of households declined slightly in the part of the Study Area that is located within the City of Syracuse and increased in

the area in the Town of DeWitt. Overall, the number of households remained unchanged.

The City of Syracuse has been impacted by several decades of population loss; between 1970 and 2000 the city lost 51,000 people. While the 2020 Census indicated a slight population increase, the relative stability of the population within the Study Area is important; strategies that can continue to build neighborhood (and even expand) stability can help to reverse larger trends of population decline.

	Population			Households		
	2013	2018	% change 2013 to 2018	2013	2018	% change 2013 to 2018
Study Area	5,991	6,221	4%	1,949	1,948	0%
Study Area in Syracuse	3,398	3,533	4%	1,247	1,173	-6%
Study Area in DeWitt	2,593	2,688	4%	702	775	10%
Syracuse	144,742	143,293	-1%	55,429	55,306	0%
Town of DeWitt	25,767	25,363	-2%	9,995	9,947	0%
Onondaga County	467,202	464,242	-1%	184,855	185,624	0%

Source: 2009-2013 ACS 5-year estimates; 2014-2018 ACS 5-year estimates



household + families

The distribution of households in the Study Area varies. Of the roughly 1,950 households, 34% are married-couple households, 16% are Female-headed households, 36% are households where the householder is living alone and 9% are non-family households. By comparison, Syracuse has a lower percentage of households that are married-couple households (26%). The Town of Dewitt has a higher percentage of households that are married-couples (48%)w. Similarly, Syracuse has a higher percentage of households that are female-headed compared with the Study Area, but Dewitt has a lower percentage of households that are female-headed compared with the Study Area.

Roughly 26% of the households in the Study Area have children. This is slightly lower than Syracuse and DeWitt where 28% and 29% of households have children under 18, respectively.

The types of households in the Study Area have shifted from 2013 to 2018. In 2013 there was a larger share of single person households and in 2018 there is a larger share of married couple households. In 2013, 24% of the households in the Study Area were married couples, and this has increased to 34% of all households in 2018. The share of households where the householder lives alone decreased from 42% of households to 36% of households.

Household Characteristics, 2018						
	Study Area	Study Area (in Syracuse)	Study Area (in Dewitt)	Syracuse	Town of DeWitt	Onondaga County
Total Households	1948	1173	775	55,306	9947	185,624
Average Household Size	2.5	2.5	2.2	2.3	2.4	2.4
% Married-couple households	34%	34%	35%	26%	48%	44%
% Male headed households	5%	3%	6%	5%	5%	4%
% Female headed households	16%	17%	14%	20%	10%	13%
% Householder Living alone	36%	37%	35%	38%	32%	31%
% Non-family householder not living alone	9%	9%	9%	12%	6%	8%
% households with seniors	26%	30%	18%	23%	33%	29%
% Households with children	26%	26%	27%	28%	29%	29%

Source: 2014-2018 ACS 5-year estimates

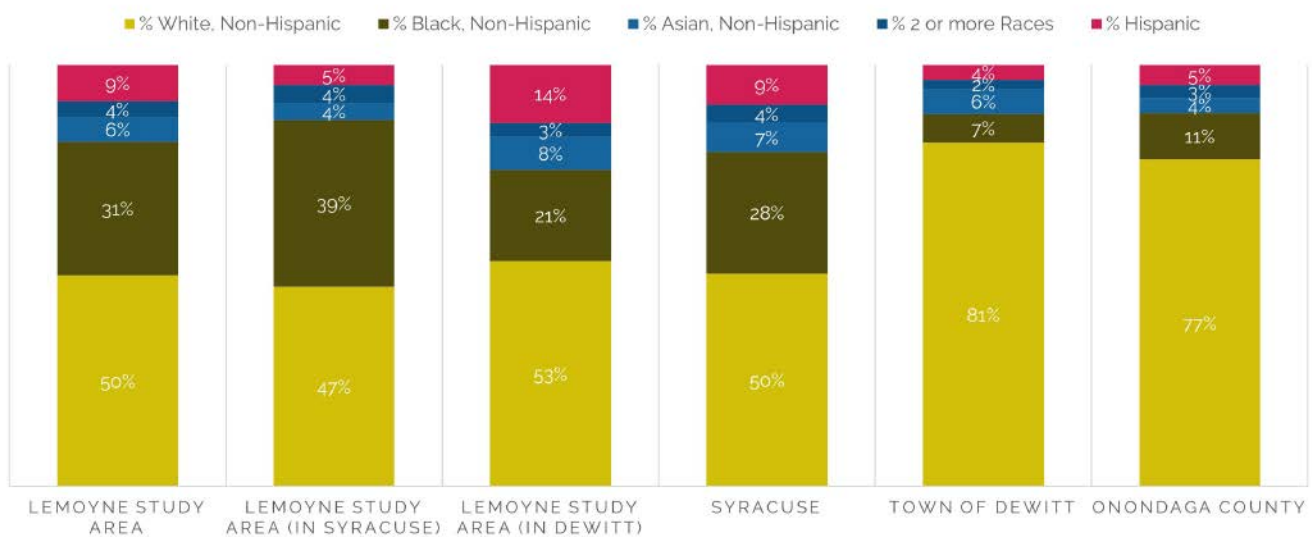
race + ethnicity

The Study Area is a diverse community, and it continues to grow more diverse. Overall, half the Study Area is white, non-Hispanic, 31% is Black, and 9% is Hispanic. The portion of the Study Area within the City of Syracuse has an even larger proportion of Black residents, 39%. The portion of the Study Area within the Town of DeWitt has a larger share of Hispanic residents at 14%. The race and ethnicity of the populations in the Study Area are much closer to the City of Syracuse overall than to the Town of

DeWitt or Onondaga County, where over three-quarters of the population is white, non-Hispanic.

The proportion of the overall population that is considered minority continues to grow within the Study Area; from 45% in 2013 to 50% in 2018. In particular, the Asian population doubled in the Study Area between 2013 and 2018 and the Hispanic population grew by 168 residents.

RACE/ETHNICITY BREAKDOWN OF THE STUDY AREA, 2018

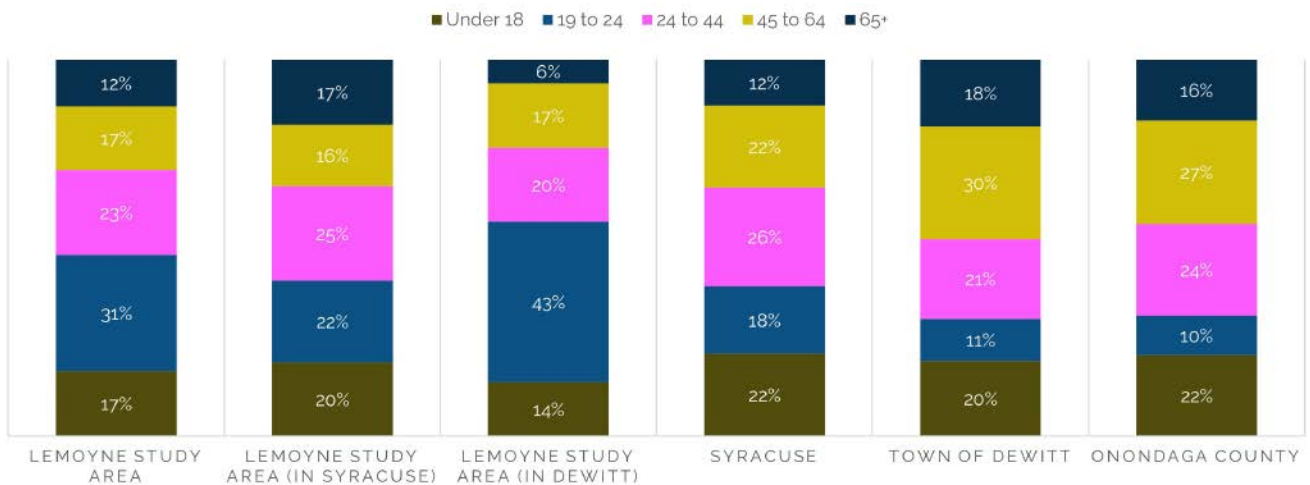


age

Overall, the Study Area is younger than Onondaga County. The median age ranges from 20.9 to 34.4 within the various block groups that make up the Study Area, while the median age in Onondaga County is 39, the median age in the Town of DeWitt is 42.4 and the median age in the City of Syracuse is 30.8.

Around 31% of the population in the Study Area is aged 19 to 24, which is much higher than in Syracuse, DeWitt, and Onondaga County. This is influenced by a larger portion of people between the ages of 19 and 24 residing in the Study Area in DeWitt where Le Moyne college is located. The part of the Study Area that is in Syracuse has an age distribution that is more similar to the City of Syracuse, overall, but it has a larger proportion of seniors.

AGE DISTRIBUTION, 2018



tenure

The owner occupancy rate in the Le Moyne Campus Focus Area (LCFA) is 42%, similar to Syracuse's owner occupancy rate of 39%, but far lower than the owner occupancy rate in DeWitt (71%) or Onondaga County (65%). Since 2013, the owner occupancy rate declined from 50% to 42% in the LCFA. The owner occupancy rate in DeWitt, and Onondaga County remained stable between 2013 and 2018 and declined by 2% in Syracuse.

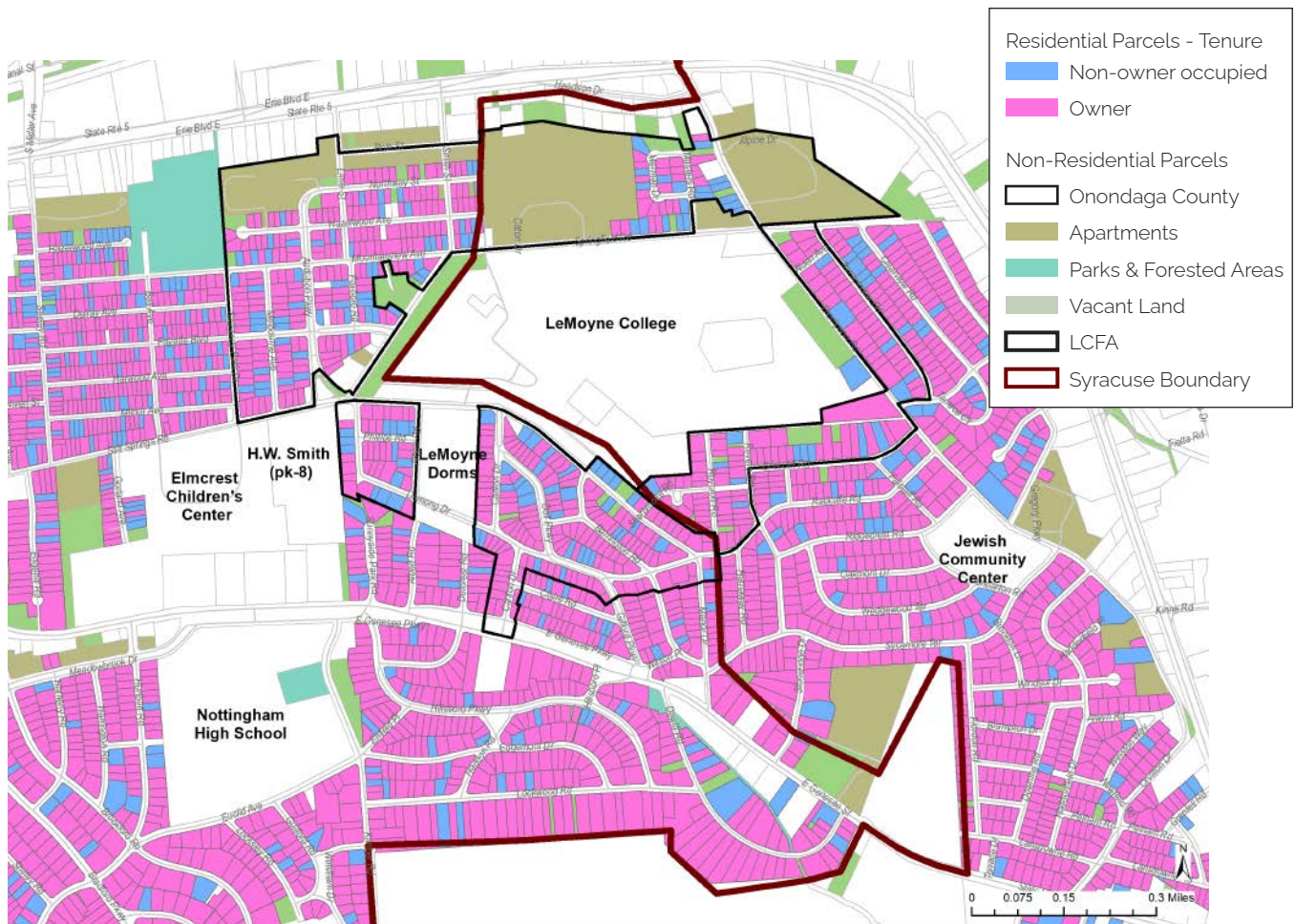
Almost half of the housing units in the LCFA are in single-family homes. The owner occupancy rate among single family homes in the Study Area is 84%, down from 94% in 2013. Between 2013 and 2018 the area lost about 170 homeowners that resided in single-family homes.

Tenure in 2018						
	LCFA	LCFA (in Syracuse)	LCFA (in DeWitt)	Syracuse	Town of DeWitt	Onondaga County
Total households	1948	1173	775	55306	9947	185624
% Owner Occupied	42%	48%	33%	39%	71%	65%
% Change in Owner Occupied Households from 2013 to 2018	-16%	-16%	-15%	-2%	-1%	0%
Total Occupied 1-unit structures	933	654	279	25578	7249	128804
% Owner Occupied	84%	81%	93%	75%	91%	89%
% Change in Owner Occupied 1-unit households from 2013 to 2018	-18%	-19%	-15%	-2%	0%	0%

Source: 2009-2013 ACS 5-year estimates; 2014-2018 ACS 5-year estimates

Tenure by Parcel

The map below shows owner occupancy by residential parcel by comparing the parcel's address to the owner's mailing address. If they are the same, it is assumed it is an owner-occupied structure. If it is different, it is assumed it is a non-owner occupied structure. Within the LCFA, 78% of the residential parcels are owner occupied and 22% are non-owner occupied. This remains consistent whether you are in the part of the LCFA that is in the City of Syracuse or in the Town of DeWitt.



Source: Onondaga County Parcel Data, 2020

income + poverty

One of the challenges facing the region is high levels of concentrated poverty in the City of Syracuse. Syracuse's poverty rate is 32%, more than twice as high as Onondaga County (15%) and the Town of DeWitt (9%). High Poverty areas are typically defined by areas with a poverty rate of 20% or more, while extreme poverty areas are defined by areas with a poverty rate of 40% or more. It is well documented that people living in high poverty and extreme poverty neighborhoods, even if they are not poor, have adverse impacts from living in areas with high poverty rates. Often there are higher crime rates and those residing in high poverty areas exhibit poorer physical and mental health outcomes, and children go to poor performing schools.¹

Median household incomes vary throughout the LCFA. In the part of the LCFA within the City of Syracuse median household incomes range from \$36,815 and \$57,083 to \$68,917 (see map below). The part of the LCFA within DeWitt has a median household income of \$50,987. Averaged out, the median household income is about \$53,451, higher than household incomes in Syracuse, but lower than household incomes in Dewitt, and in Onondaga County. After adjusting for inflation, median household incomes have remained stagnant across the county. The City of Syracuse and Town of DeWitt saw a slight increase in household income from 2013 to 2018.

Median Income and Poverty, 2018

	LCFA	LCFA (in Syracuse)	LCFA (in DeWitt)	Syracuse	Town of DeWitt	Onondaga County
Median Household Income, 2018*	\$53,451	\$54,272	\$50,987	\$36,308	\$68,460	\$59,225
Median Household Income, 2013 (adjusting for inflation to 2018 dollars) *	\$56,065	\$61,628	\$39,377	\$33,760	\$65,840	\$58,385

Source: 2009-2013 ACS 5-year estimates; 2014-2018 ACS 5-year estimates

*The median household income is average of the median household incomes for each block group.

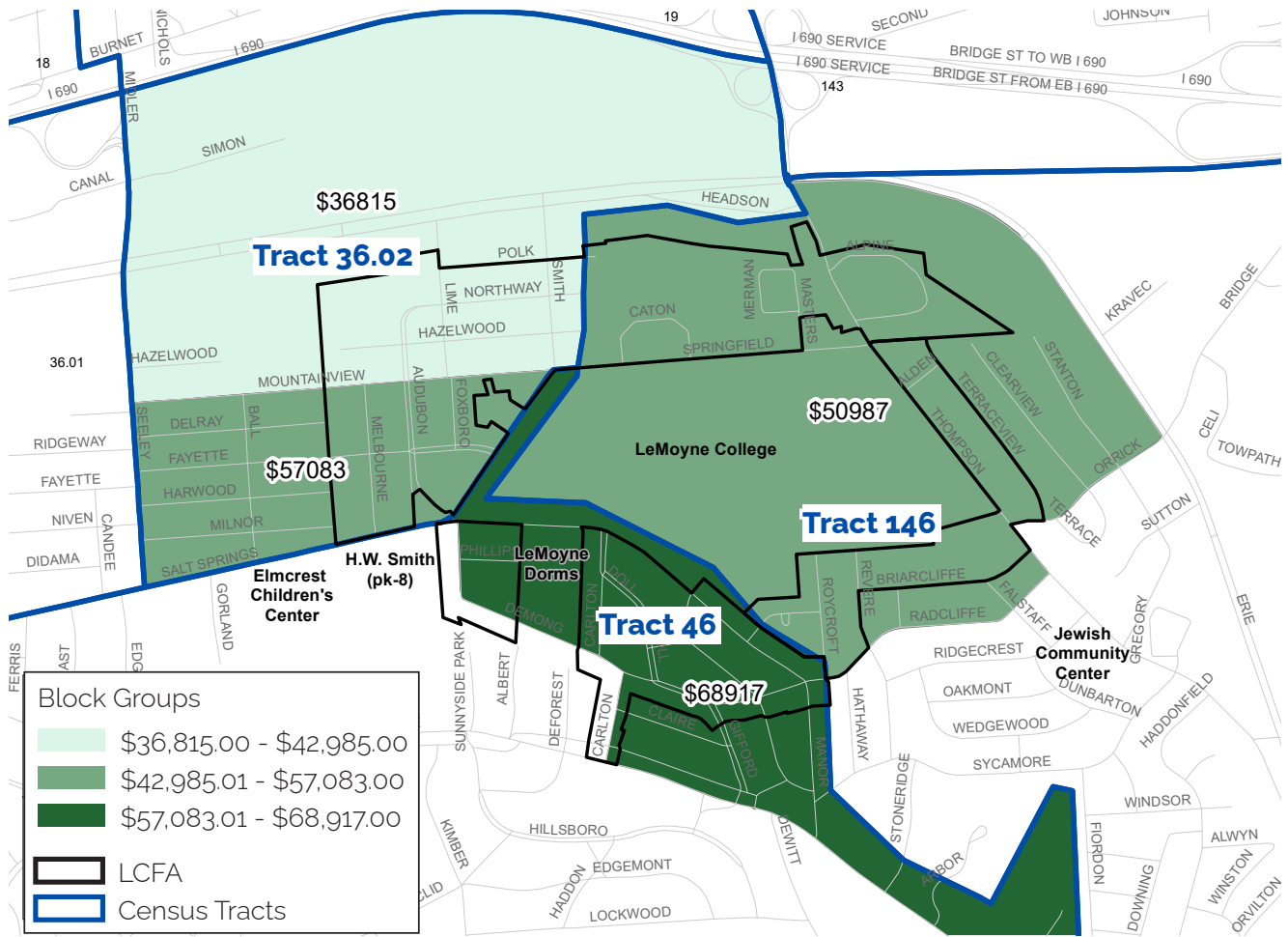
1. <https://www.brookings.edu/research/u-s-concentrated-poverty-in-the-wake-of-the-great-recession/>

The census tracts that make up the LCFA have a poverty rate of 14% and the population in poverty has increased by 153 people, or 12% since 2013. However, the poverty rate within the three census tracts vary. In census tract 36.02 (part of Salt Springs Neighborhood), the poverty rate in 2018 was 21%, making it a high poverty neighborhood. The poverty rate in census tract 46 (Meadowbrook Neighborhood) was only 8% and the poverty rate in census tract 146 (within the Town of DeWitt) was 16% (this is likely heavily influenced by the concentration of multi-family housing complexes within this census tract).

Income distribution by households is only available for census tracts. The income distribution of households is very different between the three tracts that make up the LCFA. In census tract 36.02, 49% of the households earned between \$20,000 and \$49,999. This is a larger share of households, compared with the census tracts that comprise the other parts of the LCFA. In tract 46 only 26% of households earn between \$20,000 and \$49,999 and in tract 146, 20% of households earn between \$20,000 and \$49,999. Tract 46 and tract 146 have larger shares of household earning \$75,000 or more than tract 36.02.

Census tract 36.02 has a larger share of households that earn between \$35,000 and \$50,000 (24%) compared with Syracuse (15%), DeWitt (11%), or Onondaga County (13%).

Medium Household Income By Census Block Groups

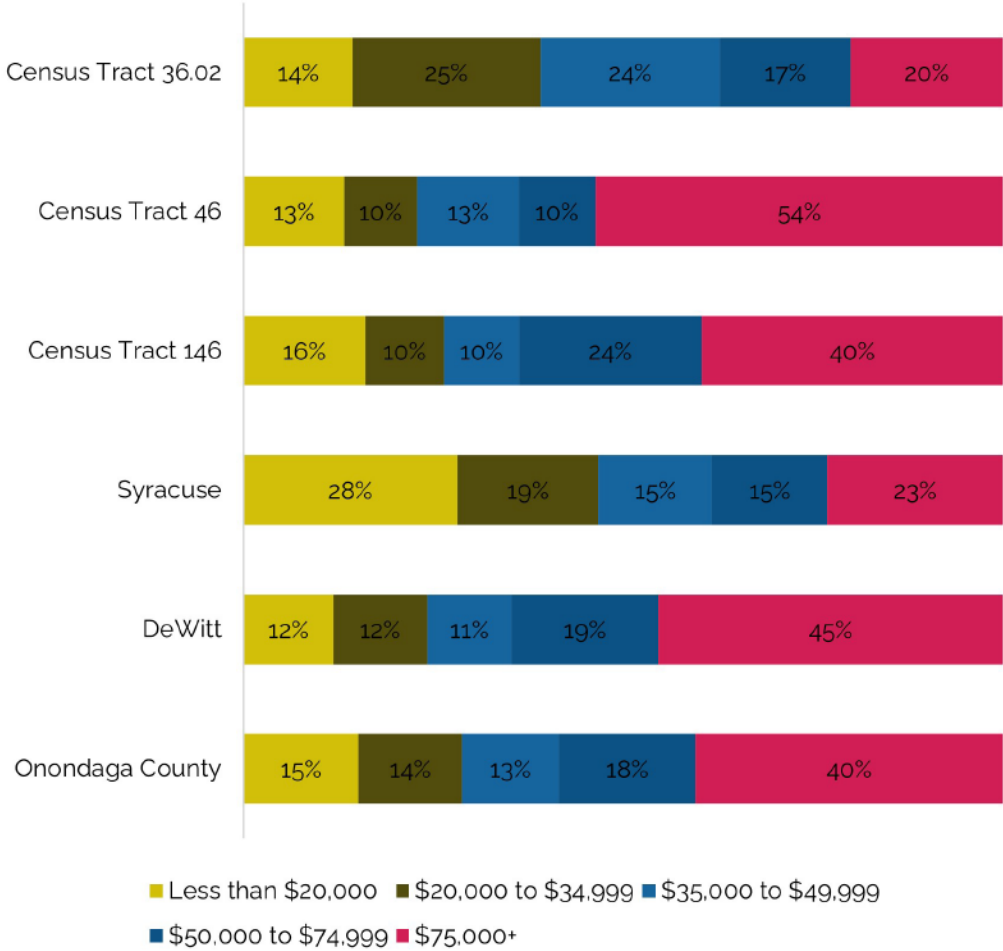


Source: 2018 ACS 5-year estimates

Poverty Rate		
	Poverty Rate, 2018	Poverty Rate, 2013
LCFA	14%	12%
Census Tract 36.02	21%	10%
Census Tract 46	12%	8%
Census Tract 146	13%	16%
Syracuse	32%	35%
DeWitt	9%	8%
Onondaga County	15%	15%

Source: 2009-2013 ACS 5-year estimates; 2014-2018 ACS 5-year estimates

Income Distribution of Households in 2018

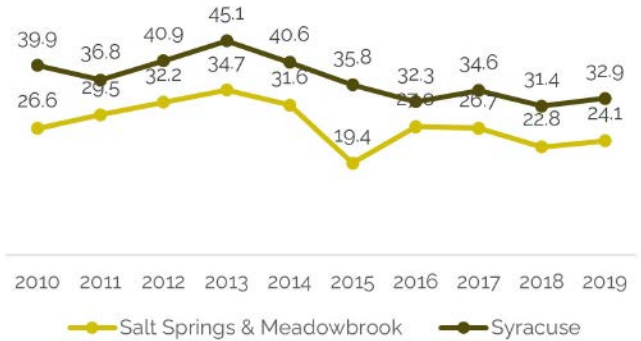


crime

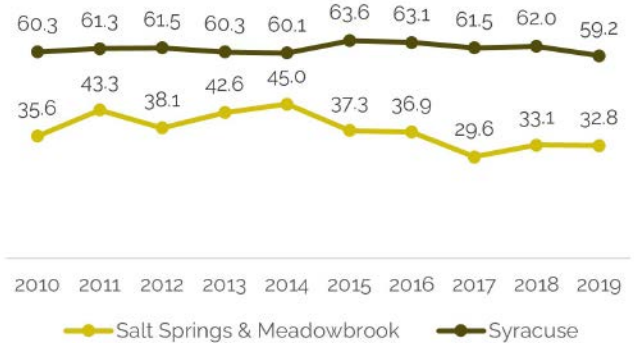
Crime stats were provided by the City of Syracuse on violent crime including murder and nonnegligent manslaughter, forcible rape, robbery and aggravated assault, property crime including burglary, larceny-theft, motor vehicle theft and arson, and quality of life crimes including drugs, loitering, shots fired, public drunkenness, and noise violations.

Crime in the Salt Springs and Meadowbrook neighborhoods per 1,000 residents is consistently lower than the overall rate in Syracuse for each type of crime. In general, crime rates are lower in 2019 than they were in 2010. Violent crime and property crime both have small increases between 2018 and 2019.

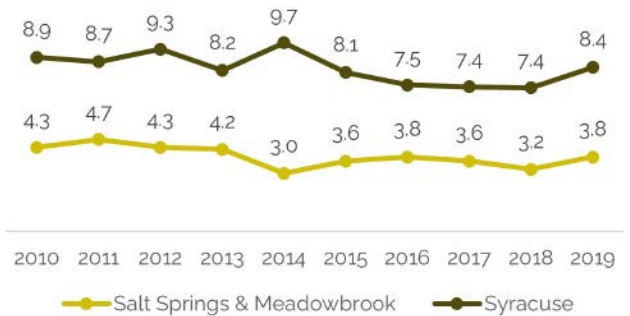
Property Crime Rate per 1,000 residents



Quality of Life Crimes per 1,000 residents



Violent Crime Rate per 1,000 residents



02.2 LAND USE + ZONING

The map to the right shows the land uses within the LCFA and surrounding areas. Residential uses are most prevalent, with single family being the most common type of residential. There are several large apartment complexes on the northern edge of the LCFA between Le Moyne College and the Erie Boulevard corridor in both the City of Syracuse and the Town of DeWitt. There are also few undeveloped parcels scattered throughout the LCFA.

In addition to the Le Moyne College campus, the LCFA also contains many community-oriented land use types including community facilities (e.g., Elmcrest Children's Center, Soule Branch Public Library, Menorah Park Senior Living Community), schools (e.g., H.W. Smith K-8 School), and religious facilities (e.g., Jewish Community Center, St. Andrew hall-Jesuit Novitiate, Bethany Baptist Church).

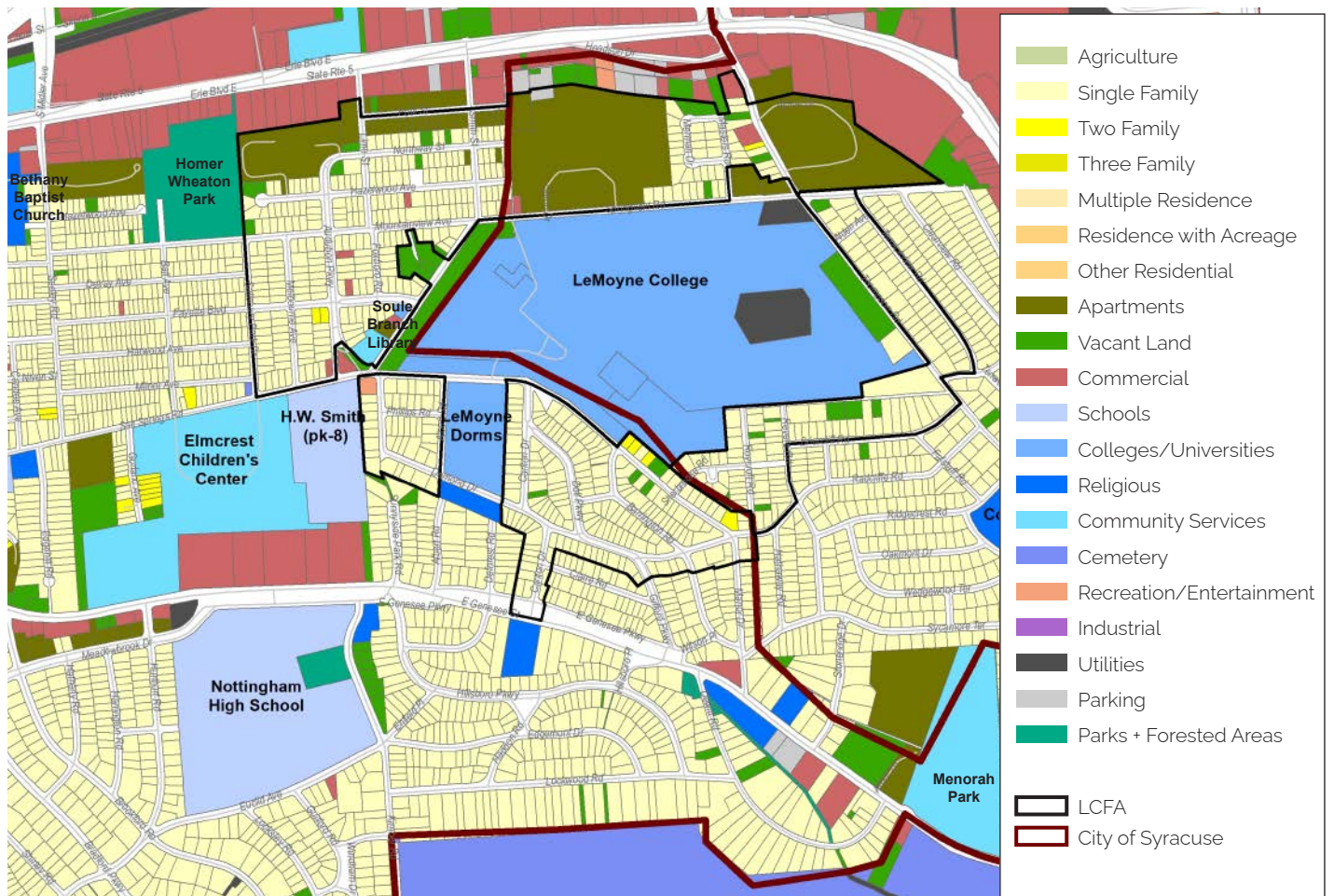
Commercial land use spans both sides of Erie Boulevard. This commercial area is in close proximity to the Le Moyne College campus and borders the north and east sides of the Study Area. The commercial district provides the community with many amenities including a variety of retail establishments, restaurants, grocery stores, and convenience stores. The community has expressed interest in being able to safely walk to these commercial areas along Erie Boulevard. Survey results suggest that there is a desire for pedestrian-oriented improvements on

connecting streets such as sidewalks and vehicle speed control measures.

Homer Wheaton Park is a city-owned 11.43-acre park situated within the northwestern corner of the Study Area. The park features a playground, athletic fields and courts, and green space.

Le Moyne controls the majority of parcels along the block just southwest of campus at the intersection of Salt Springs Road, Springfield Road, and Demong Drive. The pending zoning changes to this block (see zoning in Syracuse on page 20) make it an opportune location to incorporate some of the desired amenities listed above, as well as to provide a place for outward facing programs for Le Moyne College. The college currently has plans for creating a maker-space within the Le Moyne Plaza adjacent to the Le Moyne Bookstore that would provide a location for supporting neighborhood entrepreneurship programming.

Land Use Map



Source: Onondaga County Parcel Data, 2020

zoning in syracuse

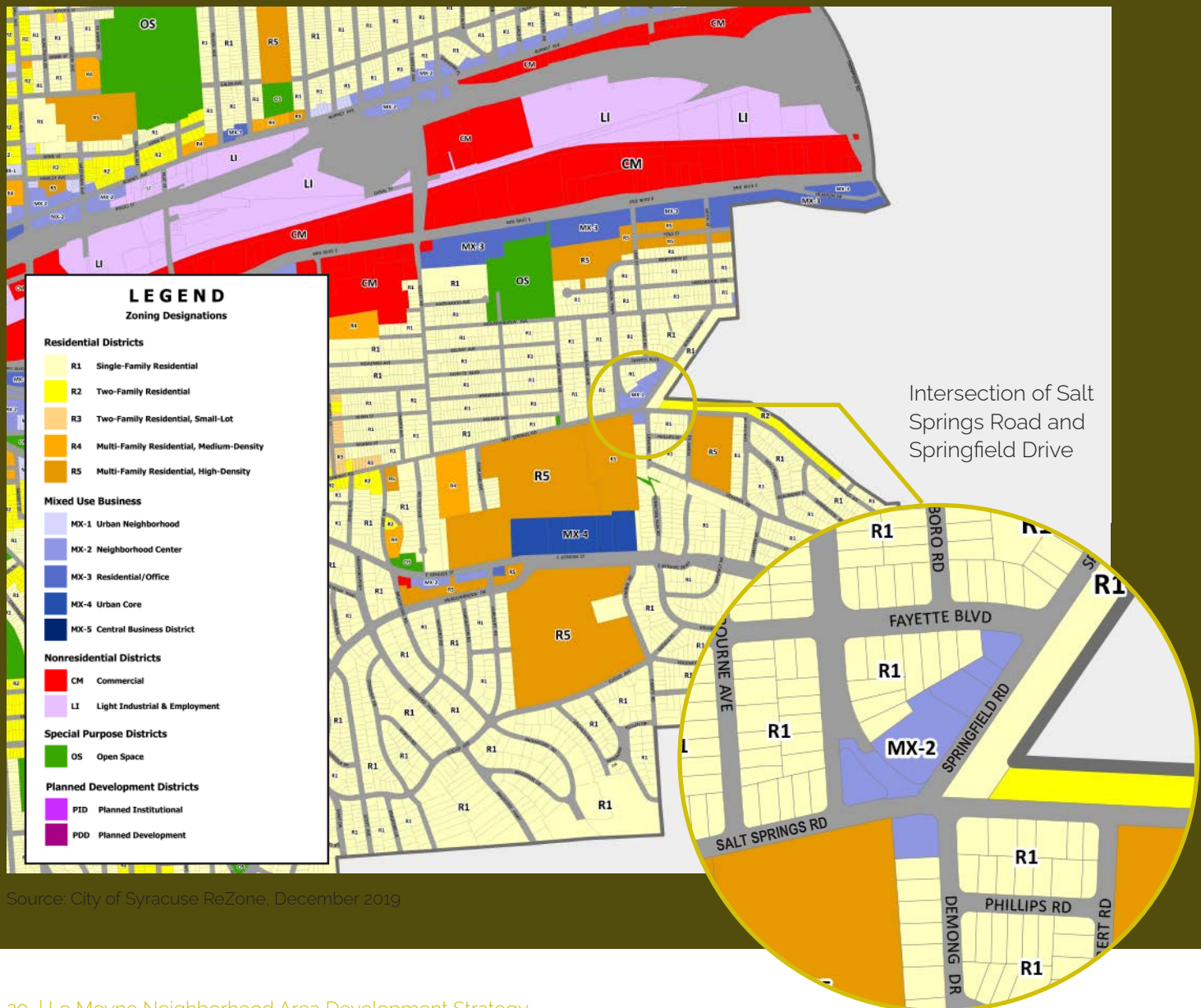
The City of Syracuse is in the process of finalizing a comprehensive update to its Zoning Ordinance which, when adopted, will modernize the city's zoning and bring it into alignment with the Syracuse Land Use and Development Plan 2040.

One objective of the new zoning ordinance is to incorporate principals of Form Based Codes, Smart Growth, Traditional Neighborhood Development, and Transit Oriented Development, among other current best practices. This is done, in part, through the inclusion of five different intensities of mixed use

zones, which were not previously included in the City Zoning Ordinance. Within the Study Area there are three occurrences of new mixed use zones.

MX-2: Neighborhood Center is planned for six parcels at the corner of Salt Springs Rd. and Springfield Dr., where the Le Moyne College Bookstore, Soule Branch Public Library, and several residential properties are currently located. MX-2 allows buildings up to 4 stories and is established to provide for a pedestrian-friendly, transit-supportive mix of medium- to higher-density residential uses and nonresidential

ReZone Syracuse Map



Source: City of Syracuse ReZone, December 2019

uses that offer goods and services to surrounding neighborhoods. Preserving the character of existing streetscapes in these areas is encouraged, though new small-scale nonresidential buildings may be maintained or introduced. This district is appropriate near activity centers, and development shall be on a scale that is compatible with the immediately surrounding neighborhoods.

MX-3: Residential/Office is planned for a stretch of parcels south of Erie Boulevard between Seeley Rd. and Thompson Rd. This represents the northern edge of the Study Area within the City of Syracuse. Development in this zone can be up to 6 stories high. It allows for pedestrian-friendly, transit-supportive areas of higher density residential development and compatible nonresidential uses, such as offices and supporting commercial uses. Development shall be on a walkable scale that is compatible with surrounding residential neighborhoods. The district is intended to allow for greater vertical or horizontal mixing of uses and is appropriate near activity centers and near major arterial and collector streets. A range

of residential housing types, apartments, and live-work units, will be allowed.

MX-4: Urban Core is planned for 5 parcels covering about a half mile north of Genesee St. across from Nottingham High School. This area currently contains a school, a church, and some office buildings. MX-4 allows up to 8 stories of development and is intended to promote an active streetscape and accommodate larger-scale commercial and retail uses, and is appropriate in larger nodes and primary corridors.

These planned mixed use locations present opportunities to introduce new commercial activity to the LANDS Study Area. Survey responses indicated a desire for neighborhood scale non-residential uses to be incorporated into the Study Area. Desired commercial uses included a convenience store, restaurants, a coffee shop, a small marketplace, and an ATM location.

[P]lanned mixed use locations present opportunities to introduce new commercial activity to the Le Moyne Campus Focus Area. Survey responses indicated a desire for neighborhood scale non-residential uses.

zoning in dewitt

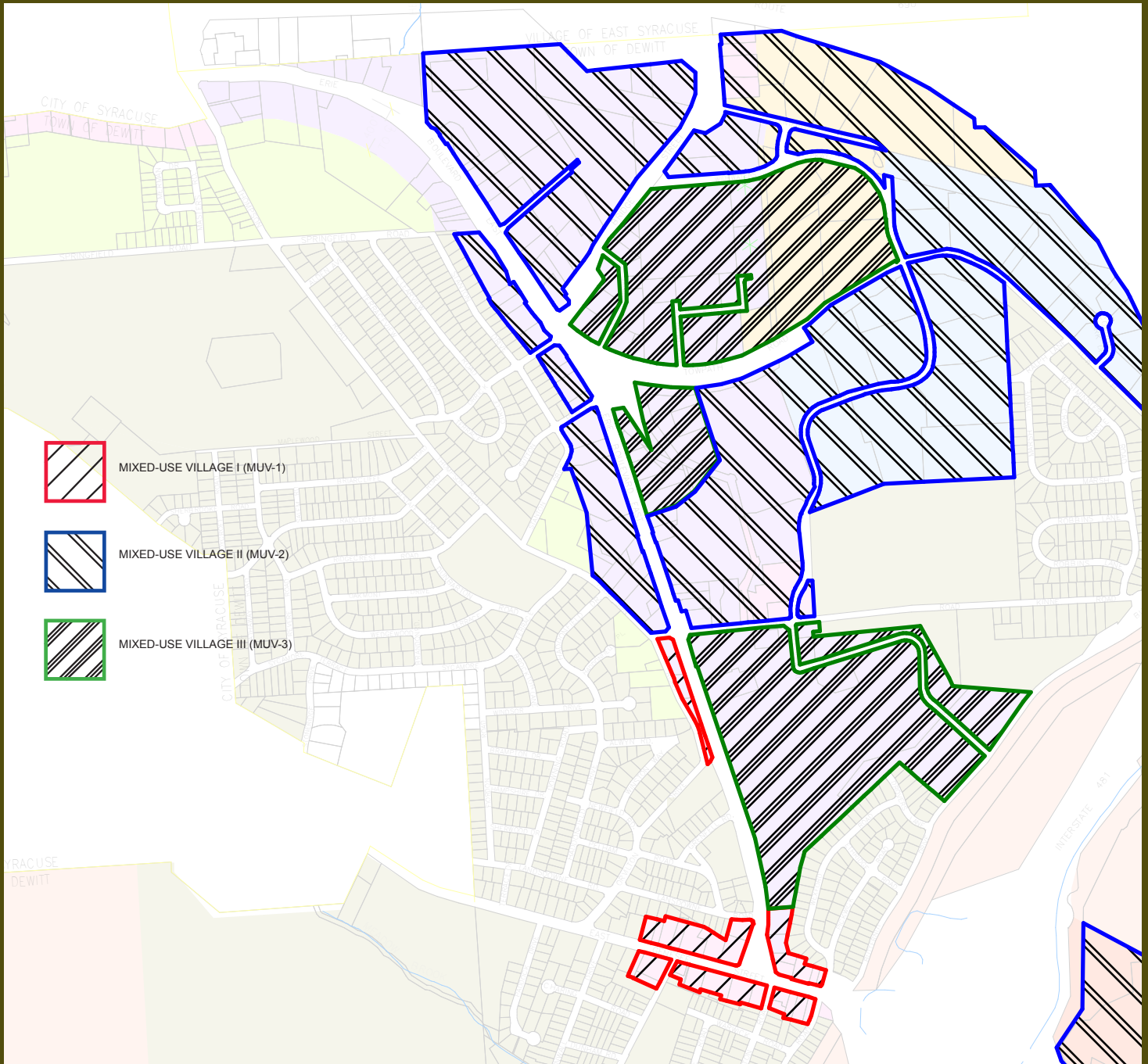
The Town of DeWitt adopted a mixed use floating overlay into its zoning ordinance in 2018. This overlay encourages mixed use development in strategic locations within the town. The overlay established an optional path for proposed development projects. The Mixed-Use Village Floating Overlay district outlines several objectives for these strategic areas including:

- > Encouraging "Village Center" type development
 - > Achieving a compact pattern of development that encourages people to walk, ride a bicycle, or use public transit
 - > Allowing for a mix of uses, inclusive of residential, designed to attract pedestrians
 - > Discouraging singular use buildings developed as isolated islands within an expansive parking lot
 - > Encouraging the adaptive reuse of aging commercial strip developments
 - > Providing a high level of amenities that creates a comfortable environment for pedestrians, bicyclists, and other users
 - > Providing sufficient density of employees, residents, and recreational users to support public transit, while generating a relatively high percentage of trips servicable by public transit
- > Maintaining an adequate level of parking appropriate to the use and integrating this use safely with pedestrians, bicyclists, and other uses
 - > Enhancing the natural features of the Town, including waterways , landmarks, etc.

Projects that utilize the provisions within the floating overlay will alter the character and functionality of the eastern portion of the Study Area, as well as the neighborhood immediately adjacent to the Study Area by incorporating design elements that strengthen walkability, improve neighborhood services, and provide for a range of housing options.

The impending shift highlights the appeal of a stronger pedestrian connection between the Le Moyne campus and Erie Boulevard via the Springfield Road transmission line extension; which was identified by survey participants through the interactive map. This currently undeveloped route would connect the Study Area neighborhoods and college campus to a Mixed-Use Village II overlay area on the west side of Erie Boulevard. The zone extends south as far as Orvilton Drive. It also bridges the edge of the Study Area to a much larger overlay area which includes Widewaters Park and Shoppingtown Mall.

Town of DeWitt Mixed-Use Village Floating Overlay District Areas



Source: Town of DeWitt Mixed-Use Village Floating Overlay District Areas Map, Undated

02.3 HOUSING CONDITIONS + MARKET

overview

About 48% of the residential stock in the LCFA is comprised of single family homes. There are also several apartment complexes that can accommodate renters in the community. The housing stock is older. Most homes were built between 1950 and 1970 – an age that needs ongoing maintenance and repairs to stay in good condition. This older housing stock often contains lead-based paint, asbestos, and other hazardous materials that are harmful to the environment and our health. About 11% of homes were built before 1940 and 90% of homes were built prior to 1980.

A housing conditions survey was conducted within the LCFA and found varied housing conditions. Most homes were rated as “very attractive” or “attractive” and need a small amount of work. 37% of homes were rated lower than “attractive” and require maintenance, repairs, and in some cases substantial work. The LCFA does not appear to have problem with a concentration of vacant properties, but there are a handful of vacant structures scattered throughout the community. These vacant structures could be targeted for redevelopment and resale. Overall, the number of vacant properties in the LCFA has declined since 2015 according to data maintained by the City of Syracuse.



type and age of homes

Nearly 50% of the LCFA is comprised of single family homes (48%). There are several large apartment complexes in close proximity to Le Moyne College, but very few 2- and 3-family homes exist in the LCFA. About 46% of housing units are found in apartment buildings with 5 or more units. According to Onondaga County Assessor's data, just over half of the homes are Ranch style homes, and many were built between 1950 and 1960. According to the ACS data, 90% of all units were built prior to 1980. This older housing stock often contains lead-based paint, asbestos, and other hazardous materials that are harmful to the environment and our health. The

housing stock in the area that surrounds Le Moyne College is not as old as Syracuse overall, where 44% of the housing stock is built prior to 1940, but also has fewer new builds compared with Onondaga County where 8% of the stock was built after 2000.

Housing Stock						
	LCFA	LCFA (in Syracuse)	LCFA (in DeWitt)	Syracuse	Town of DeWitt	Onondaga County
Total Housing Units	2283	1356	927	67256	10945	207567
Units in 1-unit homes	48%	58%	33%	43%	71%	67%
Units in 2-unit homes	1%	1%	2%	19%	6%	8%
Units in 5+ unit homes	46%	36%	61%	28%	17%	19%
Units built pre-1940	11%	15%	6%	44%	17%	24%
Units built pre-1980	90%	89%	91%	91%	77%	74%
Units built after 2000	1%	2%	0%	3%	6%	8%

Source: 2009-2013 ACS 5-year estimates; 2014-2018 ACS 5-year estimates

condition of homes: exterior property observations

The look and feel of a neighborhood and the level and degree of property maintenance of individual properties can often be an indication of how confident owners are in the future of the community. In places where residents are confident about the future of the neighborhood, they decide to make investments in their properties or take the time to do small things, like pick up litter or plant a garden. When a repair is needed, places with high levels of confidence in the future are more likely to make repairs because they feel if they were to sell their home they could recoup the cost of the repair in the sale of the property. One piece of information that can tell us about confidence in the community is the exterior conditions of homes and if there is evidence the owners have pride in their properties.

LeMoyne College students assisted with observing residential properties throughout the neighborhood. They looked at the overall condition of the exterior of the home and property, the level of pride an occupant has in their property, and identified if there was a sidewalk and the condition of the sidewalk, and whether or not there was a street tree at the property.

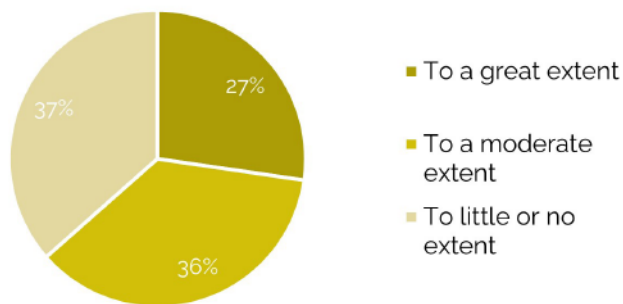
About 64% of homes that were rated in the LCFA were rated with a score 1 or 2 indicating they are in good condition and are attractive. Around 34% of homes were rated with a score of 3 or 4. This group of homes need minor improvements or a major improvement in order to sell for a top price. Creating opportunities for owners to make exterior improvements, especially on homes that need work can improve the overall

attractiveness of the neighborhood, increase property values, and help to preserve the aging housing stock.

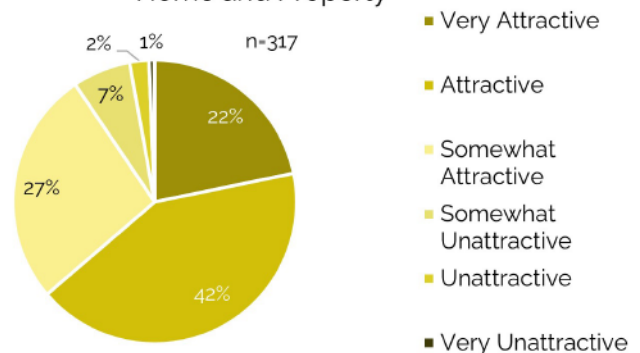
While all homes in the LCFA were not observed, it appears that the further from Le Moyne's campus, particularly north and west of campus, homes were less well maintained and more homes rated a score of 3, 4 or 5. Northway, Audubon, and Salisbury Park each had several homes that were identified as needing improvements.

Evidence of pride can be difficult to measure, but we defined a property that has "a great extent" of pride as a property where the home and landscaping is maintained and the owners "go the extra mile." Some examples might include seasonal decorations or hanging a flag or wreath, painting a front door an accent color, having a two or three toned paint scheme, or having a well-maintained garden. A home that has "a moderate extent" of pride is a property where the exterior is neat and well kept, but the occupant doesn't necessarily "go the extra mile." Similarly, a home that is not well kept, but has an occupant that still decorates for holidays, or plants a garden would fall in this category. A home that has "a little or no extent" of pride is one the owner or occupants do not go above and beyond to show they have pride in the property. An example might be a home where trash bins sit in the front of the property and gardens and landscaping are not maintained. About 27% of properties were rated as exhibiting "a great extent" of pride, 36% had "a moderate extent" of pride, and 37% had "a little or no pride."

Evidence of Pride
n=315



Overall Attractiveness of the Home and Property
n=317



Overall Condition of Homes and Properties Exterior Parcel Observation



survey methodology

When using a team of surveyors to conduct observation surveys it is important to provide training to ensure inter-rater reliability – or the ability of each surveyor to rate the same property the same way. Surveyors were provided an interactive training and a list of criteria to be used when conducting the observations. Surveyors were also sent out as teams of two to observe each parcel.

The overall condition of the exterior of the home and property was broken into 6 categories. A score of 1 indicated the home and property are in excellent condition, very attractive, and a home that will likely sell for top dollar if put on the market with no improvements needed. A score of 2 indicated the home and property are in very good condition,

attractive, and a home that will likely sell for top dollar with minimal improvements. A score of 3 indicated the home and property are in fair condition, is somewhat attractive, and needs minor improvements to sell at a top price. A score of 4 indicated the home and property are in fair condition, is somewhat unattractive, needs several minor improvements or a major improvement in order to sell at a top price. A score of 5 indicated the home and property are in poor condition, is unattractive, and requires increased maintenance and substantial repairs to sell for top price. A score of 6 indicated the home and property are dilapidated, very unattractive, possibly vacant or at risk of becoming vacant and needs substantial repairs or demolition.

vacancy and disinvestment

Vacancy and abandonment are signs of disinvestment in the community. Other signs include properties that have code violations and properties that are tax delinquent. Taken together, these measures can show areas of the community that are currently disinvested or that could be vulnerable to future disinvestment. Owners that are behind on their taxes are less likely to invest in their homes. Code violations are an indication that homes are not maintained to the level they should be for a healthy housing market, and vacant and abandoned structures can impact not only the property that is vacant, but the surrounding property values as well.

The American Community Survey estimates an "other" vacancy rate, indicating properties are vacant

in the number and share of parcels that are vacant structures in the surrounding neighborhoods are also similar – vacant structures are declining in the Salt Springs and Meadowbrook neighborhoods. From 2019 to 2020 Salt Springs saw a small uptick in vacant structures.

Looking at the geographic patterns of vacant structures, there is a concentration of vacant structures in the western part of the Salt Springs Neighborhood. There is also a higher concentration of properties with tax delinquency and code violations in this area. A neighborhood-wide revitalization strategy might seek to address vacant structures outside the LCFA to help strengthen parts of adjacent neighborhoods.

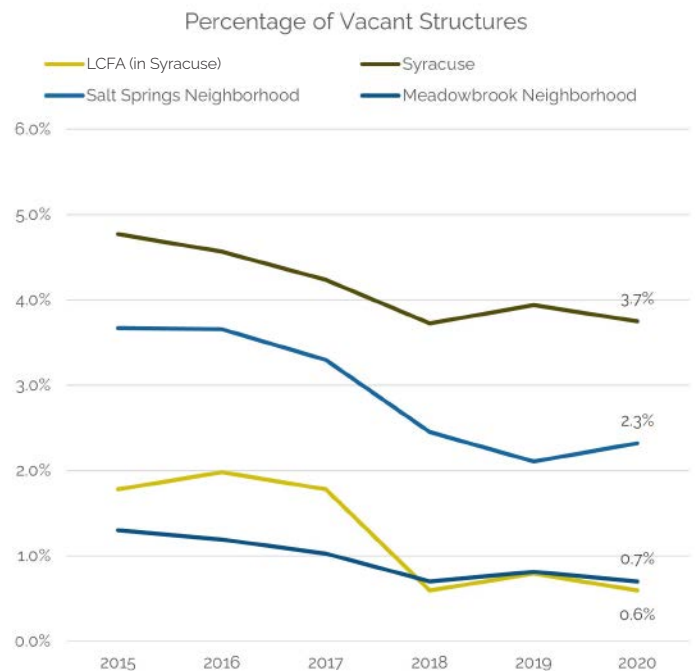
Vacancy Rates						
	LCFA	LCFA (in Syracuse)	LCFA (in DeWitt)	Syracuse	Town of DeWitt	Onondaga County
"Other" vacancy rate, 2018	4%	3%	6%	8%	5%	5%
"Other" vacancy rate, 2013	3%	4%	0%	6%	3%	4%

Source: 2009-2013 ACS 5-year estimates; 2014-2018 ACS 5-year estimates

for some reason other than frictional vacancy. The "other" vacancy rate in 2018 was 4% in the LCFA, lower than the "other" vacancy rate in Syracuse, DeWitt, and Onondaga County.

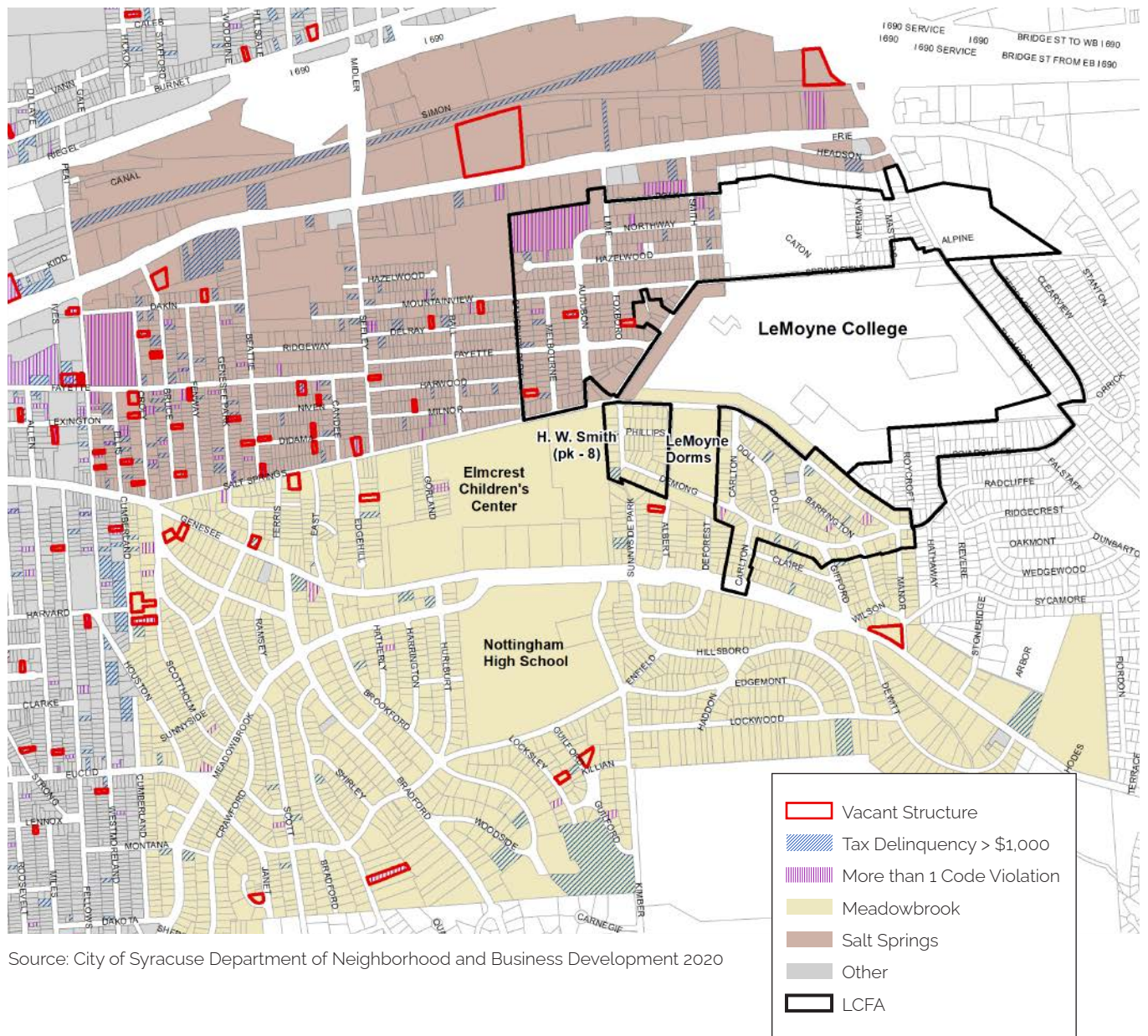
The City of Syracuse tracks vacant and abandoned structures through their code department. Data on vacant structures, code violations, and tax delinquency was not available for the areas outside Syracuse. Syracuse has many vacant and abandoned properties, so for some additional comparisons, we look at trends in vacancy in two Syracuse neighborhoods that the LCFA falls within: Salt Springs and Meadowbrook.

The percentage of parcels that are vacant structures steadily declined in Syracuse from 2015 to 2018 and since 2018 have remained flat at 3.7%. In the LCFA there were 10 vacant structures in 2016 and by 2020 only 3 vacant structures remained. The trends



Source: City of Syracuse Department of Neighborhood and Business Development 2020

Vacant Structures, Code Violations, & Tax Delinquency Syracuse NY, April 2020



Source: City of Syracuse Department of Neighborhood and Business Development 2020

home sale trends

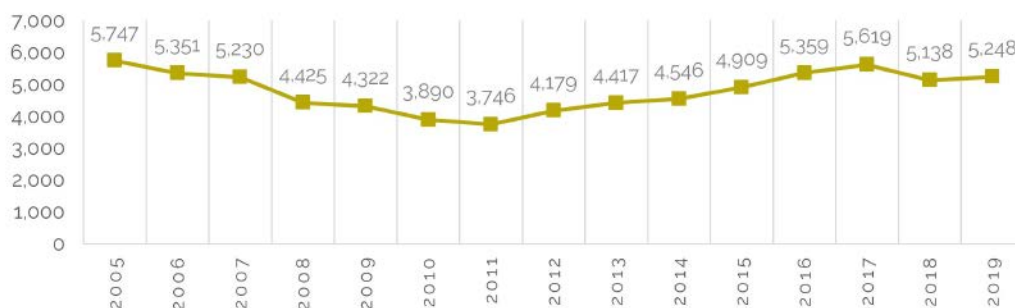
The housing market in Onondaga County has been fairly stable over the past 15 years with an uptick in home sale prices over the past few years. Home sale prices did not decline during the Great Recession like they did in many parts of the country, but home sale prices also never peaked like they did in other regions. From January to August 2020 the median home sale value in Onondaga County was \$160,000 up 5% from \$153,000 in 2019. The median price per square foot for homes in the county in 2020 was \$105, up from \$99 in 2019. While prices in Onondaga County never declined during the Great Recession, there was a decline in the volume of home sales across the county. In 2005, Onondaga County had more than 5,700 home sales. Between 2005 and 2011 the number of home sales per year declined to 3,746 before it started to increase again. In 2017 home sale volume reached a high point of 5,619 before dropping off slightly, still below 2005 levels. Over the past 5 years, the housing market in Onondaga County has become tighter – meaning the average time a home is on the market has declined and as of 2020 the median difference in the asking price and sales price is \$0, meaning that half of homes sell above the asking price and half of homes sell below the asking price.

In the Town of Dewitt, median home sale prices have consistently been higher than prices in Onondaga County overall. From January to August 2020, the median home sale price in the Town of DeWitt is

\$200,647, up 19% from \$168,000 in 2019. Home sale prices have continued to increase in the Town of DeWitt since 2015 when the median home sale price was \$144,750. In 2019 there were 317 home sales in the Town of DeWitt, up from 221 in 2009, the lowest number of sales between 2005 and 2020. The market in the Town of DeWitt is similar to the market in Onondaga County: it is tightening. In 2020, homes are selling, on average, \$150 below asking price and the days a home is on the market has declined to an average of 9.5 days, down from 39 days in 2016.

The housing market within the City of Syracuse follows similar trends to that of Onondaga County, but prices are consistently lower than in Onondaga County and the Town of DeWitt. From January to August 2020, a median priced home in the City of Syracuse sold for \$97,500, down from \$100,000 in 2019, but up from \$80,910 in 2016. Before an uptick in prices from 2016 to 2020, home sale prices in the City of Syracuse remained stagnant from 2005 to 2016. In 2020, the median price per square foot of homes sold in the City of Syracuse was \$71, considerably lower than \$105 per square foot in Onondaga County and \$111 per square foot in the Town of DeWitt. The City of Syracuse is experiencing a tightening of the market in recent years, similar to Onondaga County and the Town of DeWitt. In 2020, the median difference between the asking price and sales price in the City of Syracuse was \$900. Homes were on the market an average of 16 days in 2020, up from 13 days in 2019, but down from 41 days in 2015.

NUMBER OF HOME SALES IN ONONDAGA COUNTY, 2005 TO 2019



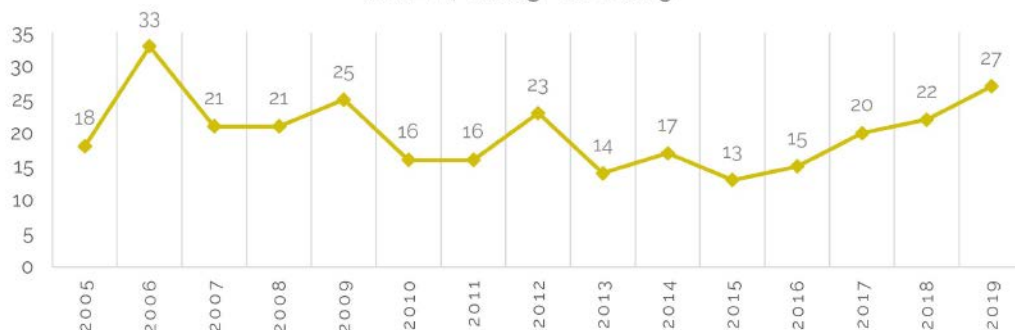
Source: Onondaga County Real Property Data 2020

- > Home sale prices have remained stable across much of Onondaga County for the last 15 years. From 2015 to 2020 median home sale prices in the county steadily increased year over year from \$134,000 in 2015 to \$160,000 in 2020. The market has tightened in recent years as homes sell closer to the asking price and have remained on the market fewer days.
- > Home sale trends in the LCFA have been stagnant to declining over the past 5 years. In 2015 the median home sale price was \$115,000. It declined to \$108,000 in 2017 then increased to \$120,000 in 2019. In 2020, the median home sale price was \$110,000. Looking at the geographic distribution of home sales in the Study Area, homes tend to sell for more in the areas east and south of Le Moyne's campus.
- > Home sales prices at \$110,000 are an affordable price point for homeownership. The LCFA has higher home sale prices than the City of Syracuse, but lower than the Town of DeWitt. The LCFA includes a part of Salt Springs Neighborhood and a part of Meadowbrook Neighborhood and home

prices in the Study Area are sandwiched between those two neighborhoods. In Salt Springs, homes sold for about \$65/square foot in 2020, homes in the LCFA sold for \$80/square foot in 2020, and homes in Meadowbrook sold for \$104/square foot in 2020.

- > There were 131 purchase mortgages made in the census tracts that make up the LCFA in 2019. Census tract 36.02, part of Salt Springs Neighborhood had a much lower purchase mortgage lending rate than the surrounding census tracts. Only 18 rehab mortgage loans were made in the three census tracts that make up the LCFA in 2019 and no rehab mortgages were made in census tract 36.02.
- > Median gross rents in the LCFA range from \$749 to \$984. About 42% of renters in the Study Area experience housing cost burdens – where more than 30% of their income goes toward housing expenses. This is less than the share of renters in the City of Syracuse that experience housing cost burdens and the same rate as renters in the Town of DeWitt.

NUMBER OF HOME SALES IN THE LE MOYNE STUDY AREA, 2005 TO 2019



Source: Onondaga County Real Property Data 2020

home sale trends

The median home sale price in the LCFA has consistently been above \$100,000 since 2014. In 2020 the median home sale price was \$110,000. This is lower than the median home sale price in Onondaga County and in the Town of DeWitt, where prices are \$160,000 and \$200,647, respectively. Year over year, the LCFA consistently has a higher median home sale price than the City of Syracuse overall. Home sale prices in the LCFA have declined overall between 2015 and 2020 – by 5% - from \$115,500 to \$110,000. The decline was not steady.

In 2019 there were 27 home sales in the LCFA – 16 within the City of Syracuse and 11 in the Town of

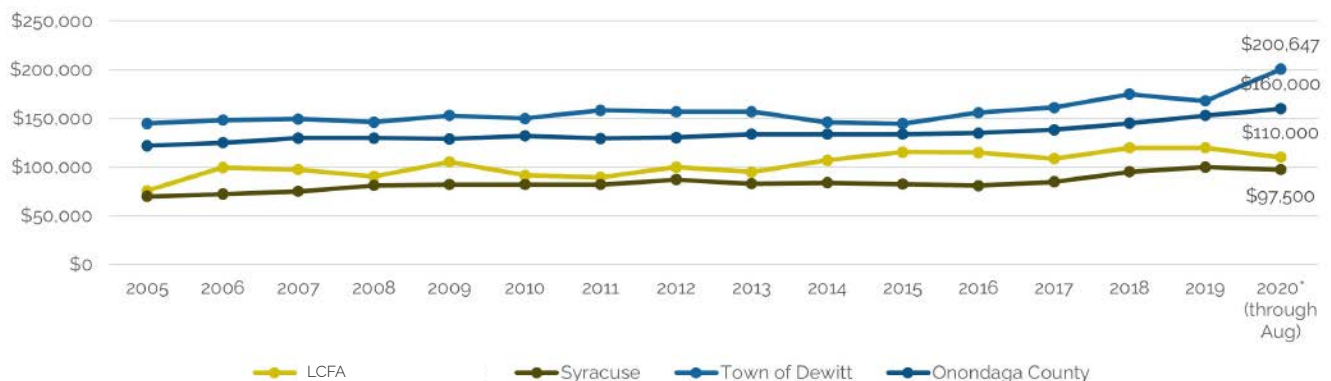
DeWitt. In terms of home sale volume, the number of home sales in the LCFA has increased each year since 2015, when there were only 13 home sales. The number of home sales has not reached the pre-great recession level in 2006 when 33 homes were sold. Similar to Onondaga County, Syracuse, and DeWitt, the median number of days a home is on the market has been on a downward trajectory since 2010. In 2020, the median number of days a home is on the market is 9. Homes are also selling for above asking price. The median difference between asking and selling is \$100 – meaning half of the homes are selling for more than \$100 over asking price and half are selling for less than \$100 over asking price.

Median Home Sale Price, Number of Home Sales, and Price per Square Foot

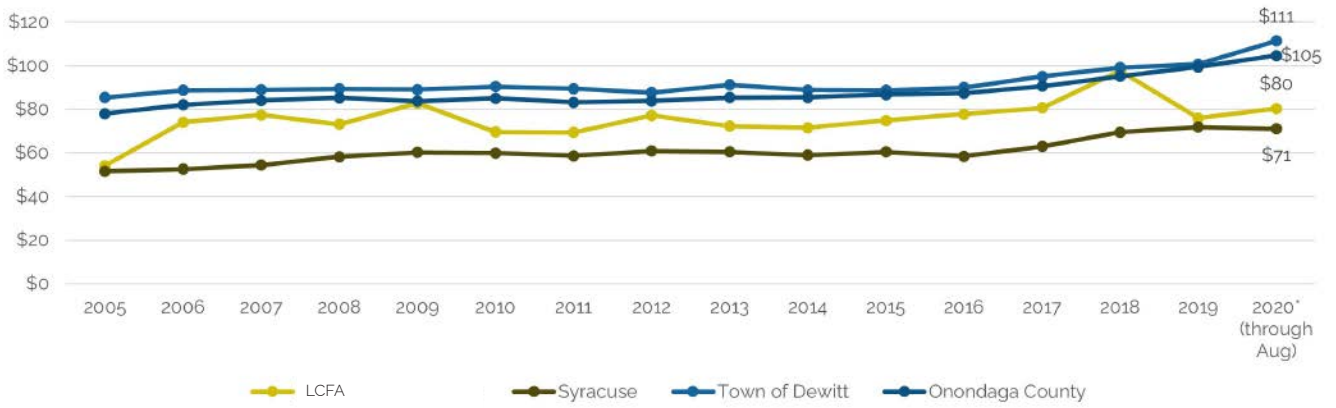
	LCFA	LCFA (in Syracuse)	LCFA (in DeWitt)	Syracuse	Town of DeWitt	Onondaga County
Median Sales Price by Year						
2006-2010	\$97,500	\$90,000	\$110,500	\$78,000	\$149,900	\$129,000
2011-2015	\$100,000	\$99,500	\$112,450	\$84,000	\$152,700	\$145,000
2016-2020*	\$115,000	\$110,000	\$140,000	\$90,000	\$169,900	\$145,000
Number of Sales by Year						
2006-2010	116	84	32	4,608	1,245	23,218
2011-2015	83	59	24	3,836	1,262	21,797
2016-2020*	95	70	25	4,231	1,341	23,966
Price per Square Foot by Year						
2006-2010	\$77	\$72	\$90	\$57	\$89	\$84
2011-2015	\$74	\$71	\$85	\$60	\$89	\$85
2016-2020*	\$82	\$77	\$101	\$66	\$98	\$94

Source: Multiple Listing Service Home Sales Data
 *Sales in 2020 include all sales through August 2020

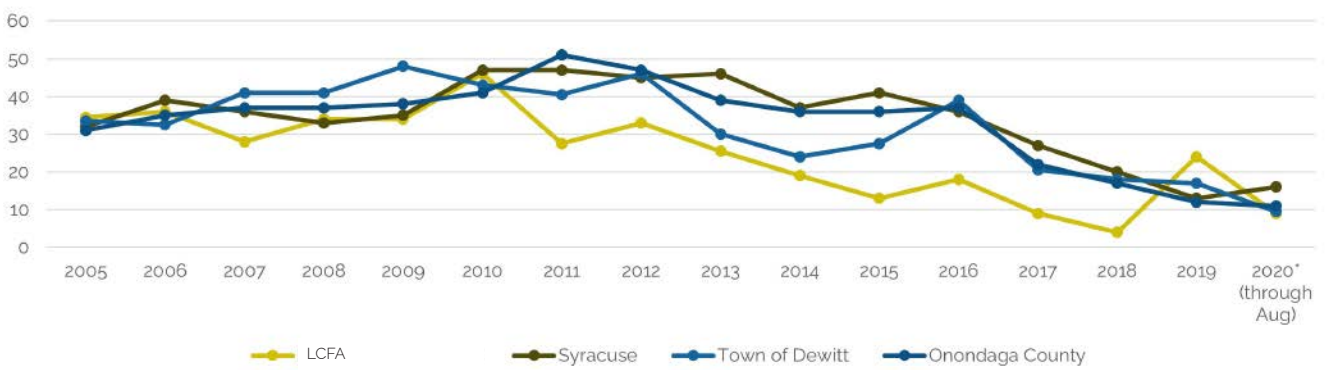
Median Home Sale Prices, 2005 to Aug. 2020



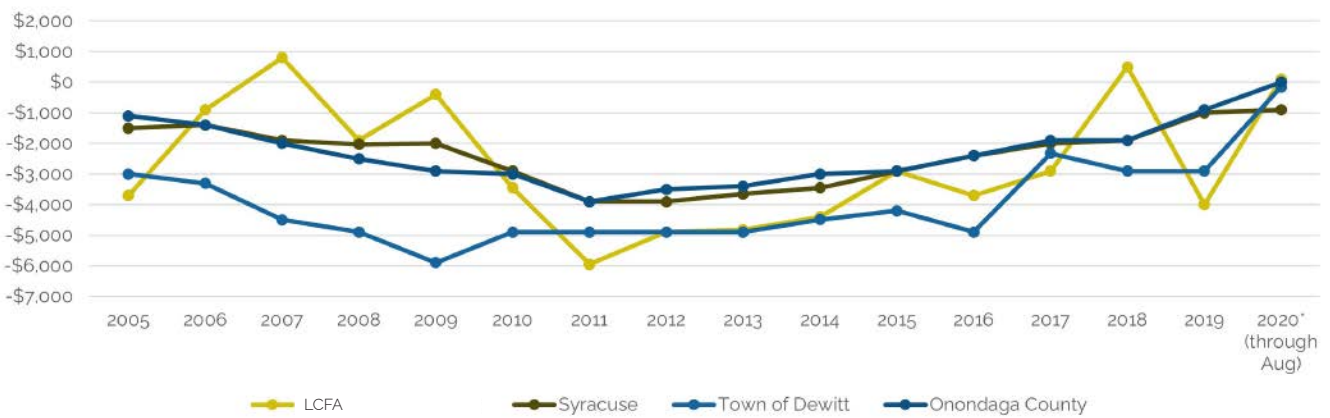
Median Price per Square Foot Trends, 2005 to Aug. 2020



Median Days on Market, 2005 to Aug. 2020



Median Difference in Sales Price and Listing Price, 2005 to Aug. 2020



Source: Multiple Listing Service Homes Sales Data
 *Sales in 2020 include all sales through August 2020

mapping home sales trends

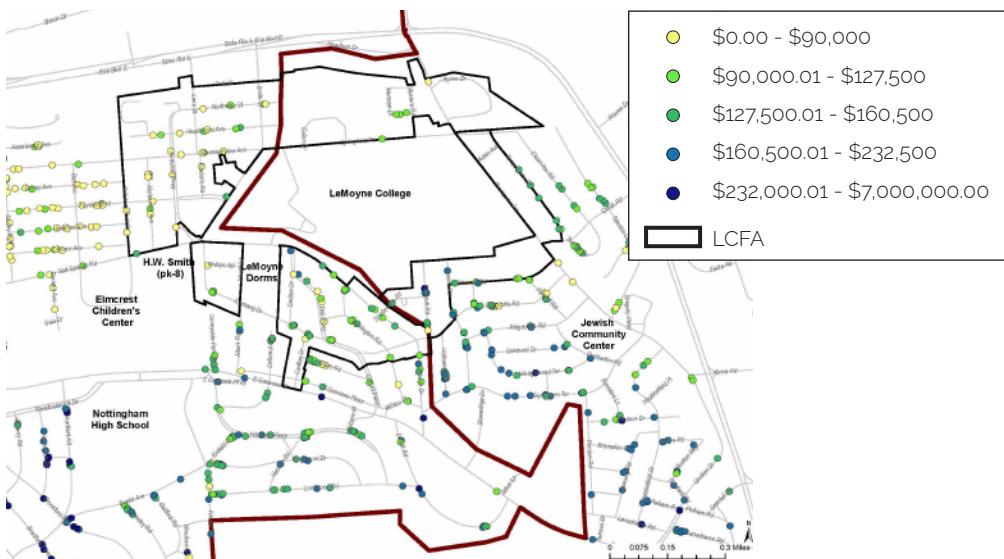
Mapping home sale price and price per square foot shows areas where there are variations in the price of homes based on location.

The map of home sales below shows home sales broken into quintile based on all sales in Onondaga County from 2015 to 2020. Homes that sold between \$0 and \$90,000 are in the bottom quintile – or the bottom 20% of all home sales throughout Onondaga County. Many of the home sales since 2015 that are west of Le Moyne’s campus fall in the lower quintile

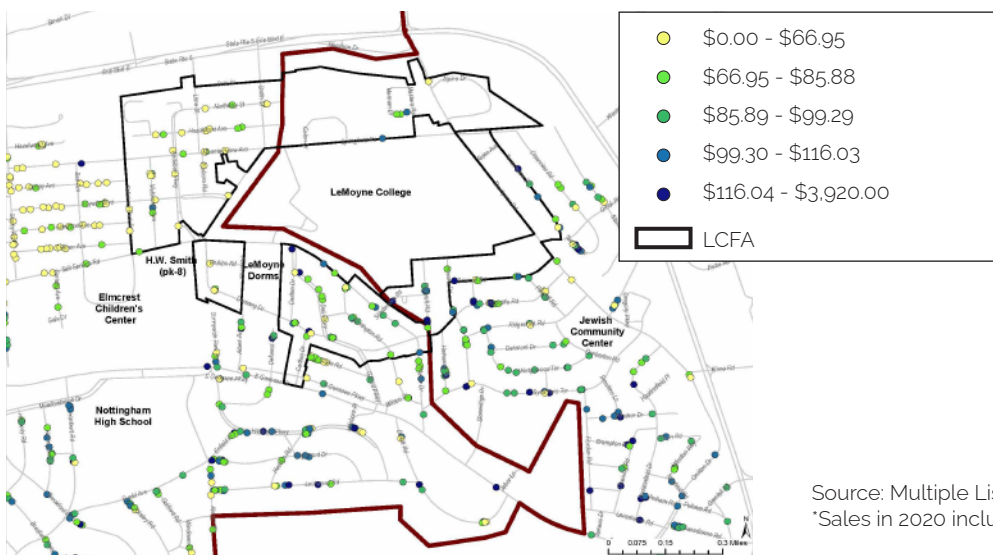
of sales, under \$90,000. Home sales that are south and east of the campus tend to be priced higher than the lower quintile, mostly in the middle quintiles.

The second map depicts all home sales from 2015 to 2020 by price per square foot. Price per square foot controls for the size of the home. Again, homes that are west of the campus tend to be in the lower or second lower quintile while homes south and east of the campus tend to be in the middle quintiles.

Home Sales 2015 to August 2020 - Sales Price



Home Sales 2015 to August 2020 - Price Per Square Foot



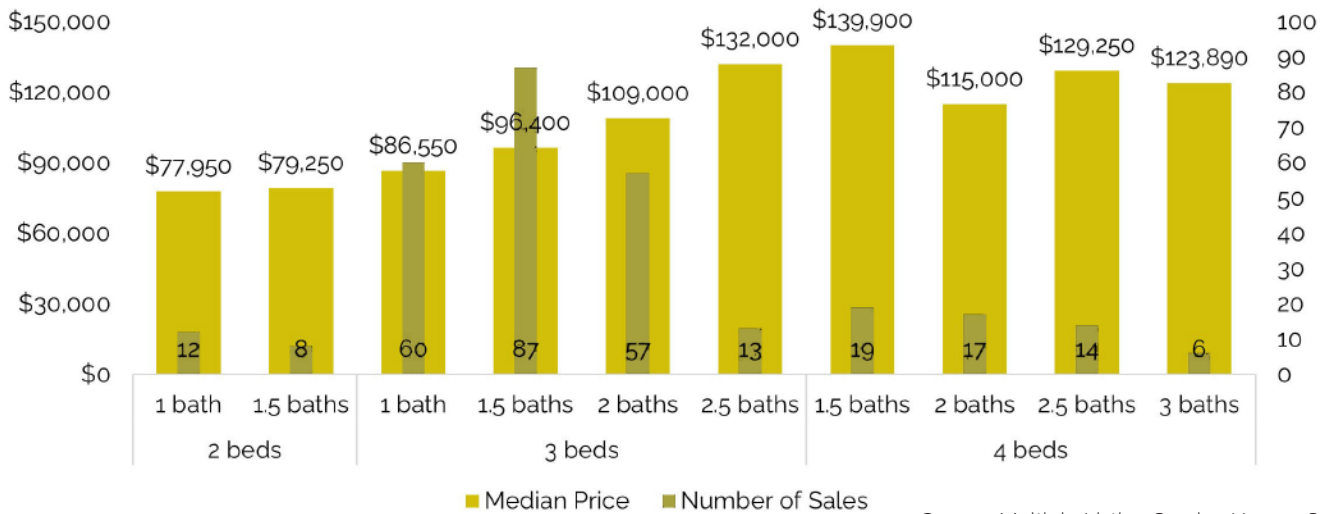
Source: Multiple Listing Service Homes Sales Data
 *Sales in 2020 include all sales through August 2020

home sales trends - bed and bath

Prices of homes also vary by the bed and bath configuration. In the LCFA, the difference between a median priced 3-bedroom, 1 bath home and a 3-bedroom 1.5 bath home is \$9,850, on average. Between 2005 and 2020, 87 homes were sold in the 3-bedroom 1.5 bath configuration and 60 homes were sold in the 3-bedroom 1 bath configuration. Sometimes older homes have fewer bathrooms and lack other amenities that today's homebuyers desire. Understanding the difference in value an additional half-bath adds to a home can encourage owners to make improvements like adding a half-bath.

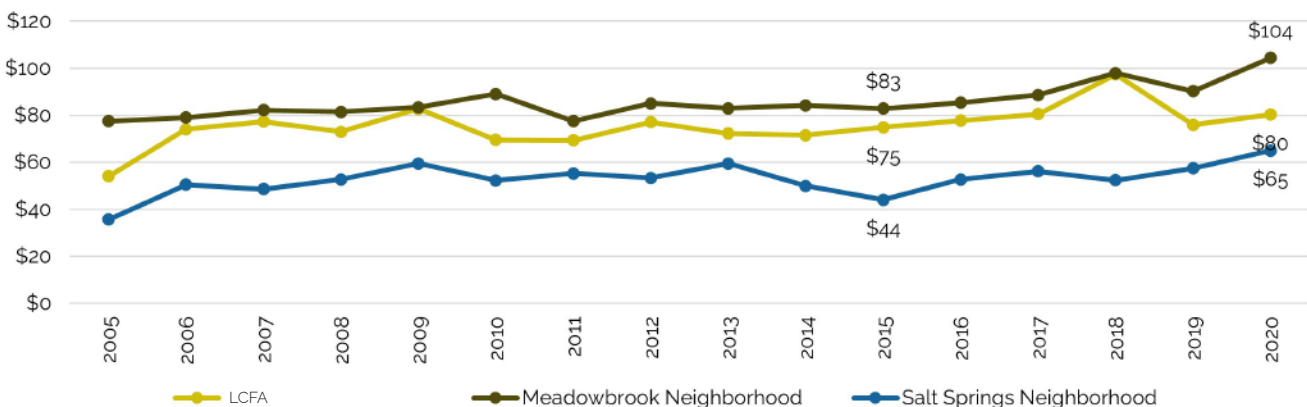
The LCFA is part of both the Salt Springs Neighborhood and the Meadowbrook Neighborhood in Syracuse, but these two neighborhoods are distinctly different. On a price per square foot basis, the LCFA is priced between Meadowbrook and Salt Springs with homes selling for \$80 per square foot in 2020 compared with homes selling for \$104 per square foot in Meadowbrook and \$65 per square foot in Salt Springs. While prices per square foot in Salt Springs are lower than the LCFA and Meadowbrook, the price per square foot in the Salt Springs Neighborhood rose 48% between 2015 and 2020. Prices per square foot of homes sold in Meadowbrook also rose 25% between 2015 and 2020, but prices per square foot in the LCFA only rose 7% during the same time period.

Median Sales Price and Number of Sales by Bed/Bath Configuration in the Le Moyne Study Area, 2005 to 2020



Source: Multiple Listing Service Homes Sales Data
*Sales in 2020 include all sales through August 2020

Price Per Square Foot Trends in Nearby Neighborhoods



affordability

A common threshold to determine whether housing is affordable is that no more than 30% of a household's income goes towards housing expenses. If more than 30% of income goes towards housing, the household is considered "housing cost burdened" and if a household pays 50% or more of their income on housing the household is considered "severely housing cost burdened." In 2018, about 15% of owner-occupied households in the LCFA were considered housing cost burdened, and 5% were severely housing cost burdened. This is a smaller

share of owner-occupied households compared with those that are housing cost burdened and severely housing cost burdened in the City of Syracuse, Town of DeWitt, and Onondaga County.

Even as housing prices have ticked up across the County over the past few years, the LCFA remains affordable with a median home sale price of \$110,000. It is estimated that a household earning \$34,500 could afford a home of \$110,000 assuming a 5% down payment and a mortgage with a 5% interest rate for 30 years.

2018 Homeowner Cost Burdens						
	LCFA	LCFA (in Syracuse)	LCFA (in DeWitt)	Syracuse	Town of DeWitt	Onondaga County
Housing cost burdened	15%	13%	18%	19%	20%	18%
Severely housing cost burdened	5%	6%	3%	8%	7%	7%

Source: 2014-2018 ACS 5-year estimates

*Housing cost burdened defined as household paying 30% or more of income on housing

*Severely housing cost burdened defined as household paying 50% or more of income on housing

Affordability Analysis				
	Median Home Sale Price, 2020	HUD Area Median Income	Estimated Income needed to afford a median priced home	% of AMI needed to afford a median priced home
LCFA	\$110,000	\$75,800	\$34,500	46%

Source: MLS data; 2014-2018 ACS 5-year estimates; HUD Income Limits

home mortgage and rehab mortgage lending

The Home Mortgage Disclosure Act requires lending institutions to report on public loan data. In 2019, 131 purchase mortgages were made within the 3 census tracts that make up the LCFA, for a purchase mortgage lending rate of 43.7 per 1,000 owner occupied households. Census tract 36.02 had very few purchase mortgage loans made in 2019.

The purchase mortgage lending rate was only 20.5 compared with 33.1 in the City of Syracuse, 40.3 in the Town of DeWitt, and 39.9 in Onondaga County. In 2019, only 18 rehab mortgage loans were made

(home improvement loans) in the three census tracts that make up the LCFA. There were no rehab mortgage loans made in census tract 36.02. Through the neighborhood survey, respondents indicated a desire to make improvements to their homes which indicates that there is a disconnect between community needs and the availability of financing or the need for programs and services that might help residents to improve and/or establish credit so that they may obtain financing.

2019 Purchase Mortgage and Rehab Mortgage Lending

	Number of Purchase Mortgages Made	Purchase Mortgage Lending Rate per 1,000 owner occupied homes	Number of Rehab Mortgages Made	Rehab Mortgage Lending Rate per 1,000 owner occupied homes
LCFA*	131	43.7	18	6
Census tract 36.02	9	20.5	0	0
Census tract 46	84	55.3	10	6.6
Census tract 146	38	36.5	8	7.7
Syracuse	709	33.1	128	6
Town of DeWitt	284	40.3	57	8.1
Onondaga County	4797	39.9	1050	8.7

*Note: HMDA data is available by census tract

Source: 2019 HMDA data, 2014-2018 ACS 5-year estimates

rents and affordability

In 2018 the median gross rent in the LCFA was \$841, down from \$1,130 in 2013. Rents in the Study Area are similar to rents in the Town of DeWitt and Onondaga County. About 42% of renters in the LCFA experience housing cost burdens and nearly a quarter of renters experience severe housing cost burdens, similar to the share of renters that experience housing cost burdens and severe housing cost burdens in DeWitt and Onondaga County.

There are about 1,093 rental units in the LCFA. Most rental units in the area are either studio, 1-bedroom, or 2-bedroom apartments. About 36% are in 0 to 1-bedroom apartments and 47% of units are located in 2-bedroom apartments. 17% of the rentals are in apartments with 3 or more bedrooms, a lower share compared with 27% of all rental units in Onondaga County that have 3 or more bedrooms. The LCFA has a larger share of units priced under \$750 among studio, 1-bedroom, and 2 bedroom units compared with Onondaga County.

Rental Market and Affordability						
	LCFA	LCFA (in Syracuse)	LCFA (in DeWitt)	Syracuse	Town of DeWitt	Onondaga County
Rental Households, 2018	1,127	611	516	33,891	29,03	65,276
Median Gross Rent, 2018	\$841	\$821	\$749	\$793	\$857	\$852
Median Gross Rent, 2013	\$1,130	\$1,298	\$627	\$708	\$738	\$759
Rental Vacancy Rate 2018	10%	4%	16%	13%	7%	10%
Rental Vacancy Rate 2013	7%	4%	10%	8%	3%	7%
% of renters that are housing cost burdened (2018)	42%	48%	35%	51%	42%	45%
% of renters that are severely housing cost burdened (2018)	24%	24%	24%	31%	25%	25%

Source: 2009-2013 ACS 5-year estimates; 2014-2018 ACS 5-year estimates

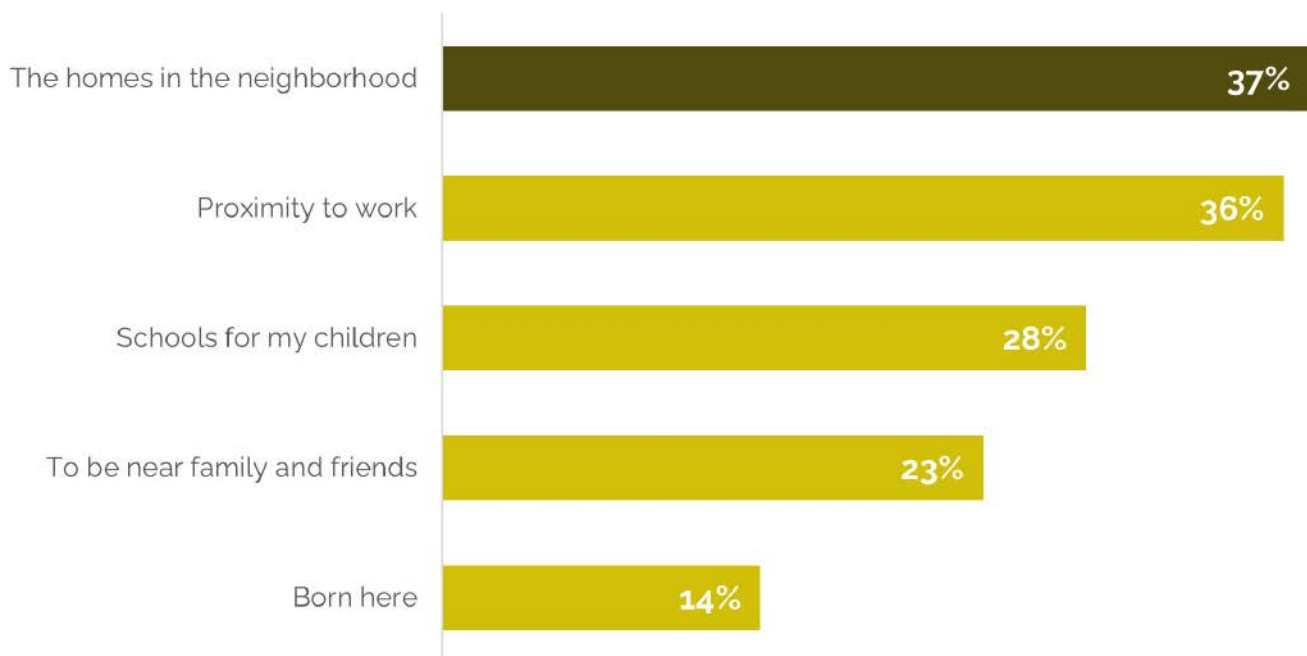
There is one HUD multifamily apartment complex located in the LCFA, Springfield Garden Apartments. According to HUD, there are 310 total units. The property is subsidized and previously insured with

255 assisted units. 101 of those units are in 1-bedroom apartments, 123 are in 2-bedroom apartments, and 31 units are in 3-bedroom apartments.

Rental Units by Bedroom and Rents				
	LCFA		Onondaga County	
	# of units	% of units	# of units	% of units
0 to 1 bedroom	390	36%	21,991	35%
2 bedrooms	516	47%	24,395	39%
3 or more bedrooms	187	17%	16,880	27%
All	1093	100%	63,266	100%
0-1 Bedroom	390		21,991	
Gross Rent less than \$750	302	77%	13,300	60%
Gross Rent is more than \$750	88	23%	8,691	40%
2 bedrooms	516		24,395	
Gross Rent less than \$750	148	29%	6,149	25%
Gross Rent is more than \$750	368	71%	18,246	75%
3 or more bedrooms	187		16,880	
Gross Rent less than \$750	30	16%	2,716	16%
Gross Rent is more than \$750	157	84%	14,164	84%

Source: 2014-2018 ACS 5-year estimates

The **primary reason** survey respondents say they decided to live in this community is because of the **homes in the neighborhood**.



SURVEY RESULTS

HOUSING CONDITIONS + MARKET

summary

Survey respondents identified homes in the neighborhood as one of the primary assets of the community, in fact survey respondents said that the housing was the primary reason that they decided to live in the community. Many renters and owners who participated in the survey indicated that the homes they reside in need improvements and many listed multiple types of home improvements they need or desire.

Very few owners that were surveyed took out financing to complete a home improvement project in the past 5 years. In terms of supporting the housing stock and neighborhood residents, developing incentives or products for residents to invest in the housing, like a 1% loan program or providing services to enhance the housing stock by adding a half bathroom could create a spill over effect.

Residents seeing their neighbors invest in their homes can generate a buzz that encourages others to invest in their homes, too. Additionally, providing ways for residents to become involved in their community, like through a neighborhood association, could help to develop more confidence in the future of the neighborhood. Confidence in the future of the neighborhood is key for continued investment in the community.

resident satisfaction

In healthy neighborhoods residents are satisfied to reside there and will often recommend the neighborhood as a good place to live to others. Survey respondents overwhelmingly say they are satisfied residing in the community. About 84% of respondents report they are "somewhat satisfied" or "very satisfied" living in the community. Survey respondents also overwhelmingly say they would recommend the neighborhood as a good place to live with about 89% of respondents saying they "definitely would" or "probably would" recommend the neighborhood.

There are many reasons for why people choose where they live. Out of the 271 respondents that answered, the top reasons survey respondents say they decided to live in the neighborhood was because of the homes available in the neighborhood (37%), the proximity to work (36%) and schools for my children (28%).



photo credit: <https://www.facebook.com/LeMoyne>

SURVEY RESULTS

HOUSING CONDITIONS + MARKET

sense of community

Healthy communities often have residents who participate in community life in a variety of ways. Survey respondents were asked whether they were involved or not over the past year in eight different types of activities such as:

- > A community resident or tenant association
- > A faith community within the neighborhood,
- > community improvement project (such as a clean-up, community gardening, or other beautification effort),
- > An organized community social event (such as a festival, block party, or other celebration),
- > An advocacy group (such as a school parent-teach association, environmental organization, or labor union),
- > Volunteered to help others in the community,
- > Supported a local political organization, candidate or ballot initiative, or
- > Personally took action to improve the community (such as reporting a hazard or contacting authorities about an incident).

About 88% of survey respondents participated in at least one of the eight community activities over the past year and nearly half (49%) said they participated in three or more of the eight community activities. Most frequently, survey respondents say they personally took action to improve the community such as reporting a hazard or contacting authorities about an incident.

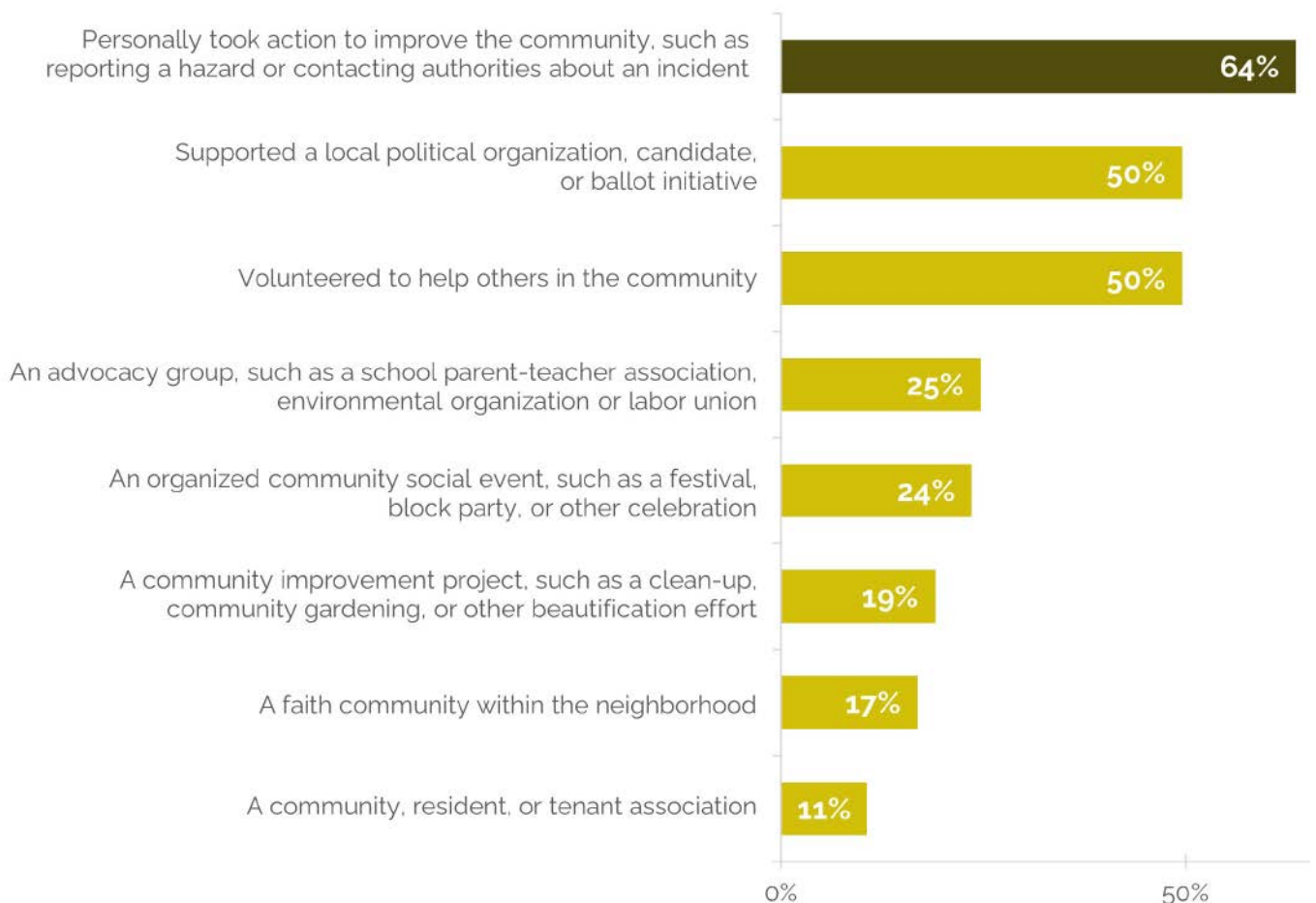
There is a substantial amount of interest among survey respondents about participating in a neighborhood association. Only 11% of survey respondents reported participating in a community, resident or tenant association over the past year. About 74% or 65 respondents that reside in Syracuse and about 62% or 104 respondents that reside in Dewitt say they are interested in participating in a neighborhood association or neighborhood advocacy group.

In healthy communities, neighbors typically know one another and will help each other out. Survey respondents were asked about how likely they felt neighbors would help each other out in four different situations:

- > if they needed a ride somewhere,
- > if they needed a favor such as borrowing a tool,
- > if an elderly neighbor needed someone to check up on them, and
- > if a neighbor needed someone to take care of a child in an emergency

Overall, the majority of survey respondents felt it was "somewhat likely" or "very likely" neighbors would help out in each of the four situations.

Over the past year, 64% of 272 survey respondents say they **personally took action to improve the community**

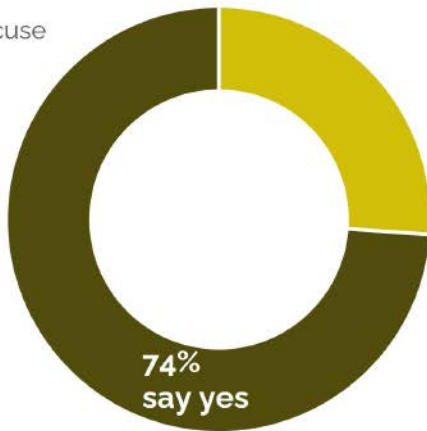


SURVEY RESULTS

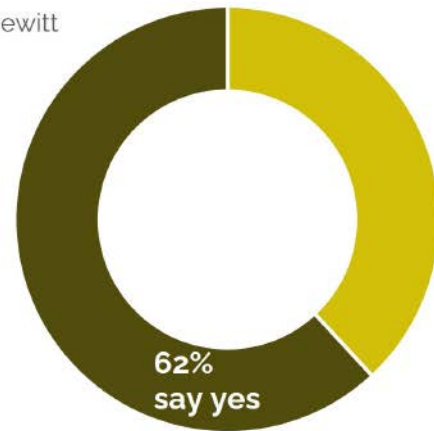
HOUSING CONDITIONS + MARKET

Many survey respondents say they are interested in participating in a **neighborhood association or neighborhood advocacy group**

Syracuse



Dewitt



Percentage of respondents that say it is "somewhat likely" or "very likely" neighbors would help if...



80%
if an elderly neighbor needed someone to check up on them.



76%
if you needed a favor like borrowing a tool



64%
a neighbor needed someone to take care of a child in an emergency



55%
they needed a ride somewhere

SURVEY RESULTS

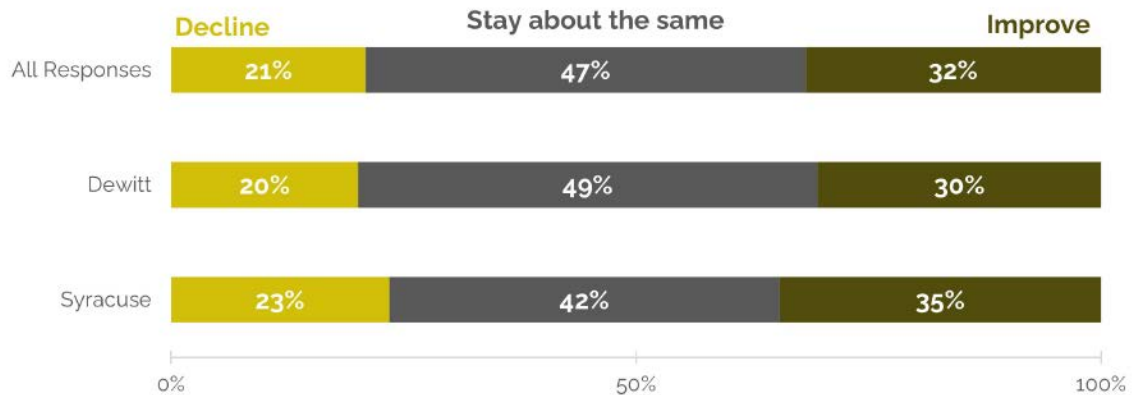
HOUSING CONDITIONS + MARKET

future change

In healthy neighborhoods, residents tend to be optimistic about the future of the community. Survey respondents were asked how they think the neighborhood is likely to change over the next three years. Overall, there was a larger proportion

of survey respondents that feel the neighborhood is likely to improve compared with those that feel it will decline over the next three years. About 47% say the neighborhood is likely to stay about the same.

More survey respondents feel the neighborhood is **likely to improve** over the next three years compared with those that say it will **decline**



housing needs & tenure

About 88% of the survey respondents were homeowners and 12% were renters. Homeowners and renters were both asked about their specific repairs and other housing needs.

Renters

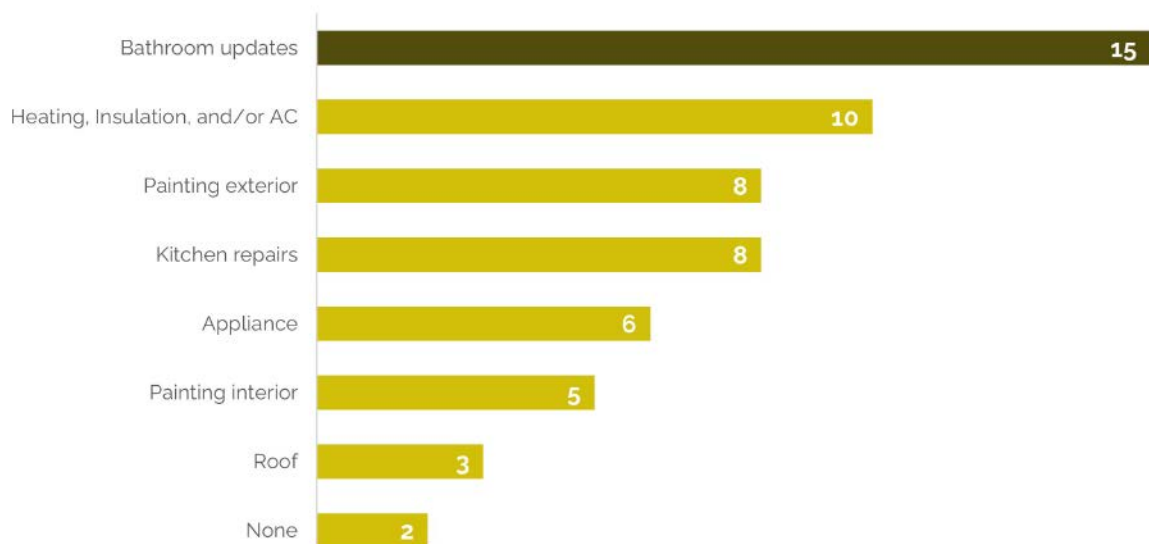
There are 25 renters that responded to the survey. Most renters have never owned a home before (19 out of 25). Renters were split when asked about their challenges to owning a home. 10 out of 25 say they

cannot support a down payment and 9 out of 25 say they are not interested in purchasing a home.

Renters were asked about the improvements that are needed to their homes. Of the 23 renters that responded about the improvements that are needed, 15 say they need bathroom updates, 10 say they need heating, insulation and/or AC, 8 say they need exterior painting and another 8 say they need kitchen repairs. 15 out of 23 list more than one improvement that is needed to the home.

Bathroom updates are the most frequent update needed to rental units

Out of 23 renters that responded, 15 say they need bathroom updates



SURVEY RESULTS

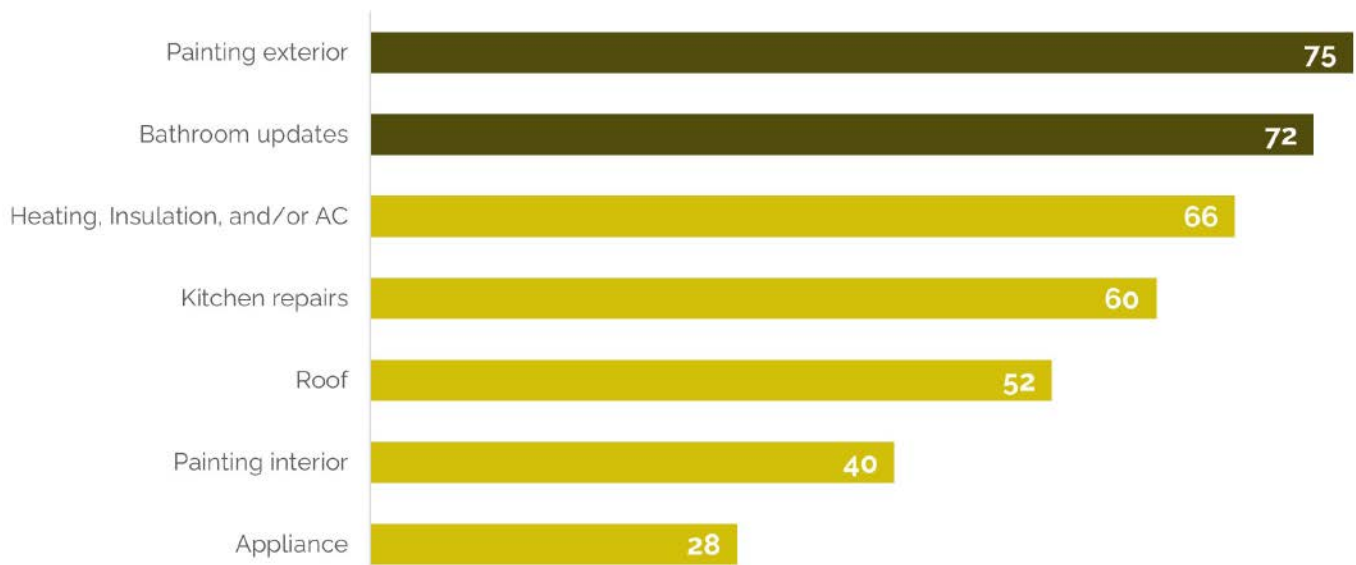
HOUSING CONDITIONS + MARKET

Homeowners

Of the 188 homeowners that responded to the survey, 163 shared the improvements that are most needed to their homes. The two repairs most frequently cited are exterior painting (75) and bathroom updates (72). 110 out of 163 (67%) of owners list more than one improvement that is needed to their home.

Exterior painting and bathroom updates are the most frequent updates needed in owner occupied units

Out of 163 owners that responded, 75 say they need exterior painting and 72 say they need bathroom updates



housing needs and tenure

Often times financing is needed to make necessary home improvements. Only 11% of homeowners surveyed (21 out of 186) said they applied for home improvement financing over the past 5 years.



59%
or 110 Owners say they would be interested in design services to add a bathroom or make other improvements

Eight out of ten homeowners surveyed said they were thinking about making home improvements over the next five years. Of the 141 owners that responded to the type of repair they desire over the next five years, the most frequent types of repairs include energy efficiency - insulation, heating, A/C (63), bathroom renovations (61), and kitchen renovations (56).

Homeowners surveyed discussed the barriers they face when figuring out whether they should take on a home improvement project. Among those barriers, 68% of owners surveyed say cost is a barrier, 37% say finding a contractor is a barrier, and 22% say some "other" thing is the barrier. Several owners wrote they have a fear that if they make improvements to their home and then try to sell their home, they would not be able to recoup the cost of the improvements in the sales price.

Homeowners expressed support for products and services such as a low-interest or 1% loan program for home improvements and for design services that could help owners make improvements like adding a bath or half bath to their home.



80%
or 150 Owners are thinking of making home improvements over the next 5 years



11%
or 21 Owners applied for home improvement financing in the past 5 years



63%
or 114 Owners say they would be interested in a low-interest or 1% loan product



02.4 COMMUNITY HEALTH

There are significant disparities in the health of residents between the LCFA within the City of Syracuse and the LCFA within the Town of Dewitt. Socioeconomic and environmental circumstances which lead to higher rates of asthma, hypertension, obesity, and injury mortalities are more prevalent in the Study Area within the City of Syracuse and may be mitigated through specific planning and policy initiatives.

An individual's health is determined by many factors including genetics, healthcare, socioeconomic circumstances, environmental exposures, and behavioral patterns. Socioeconomic circumstances, environmental exposures, and behavioral patterns are classified as Social Determinants of Health (SDOH), or "non-medical factors that determine health outcomes."¹ Researchers in public health have determined that SDOH contribute more towards an individual's or community's health outcomes than traditional health factors like genetic predisposition or healthcare. LANDS offers an opportunity to evaluate SDOH within the neighborhood and identify strategies to improve health outcomes for residents of the neighborhoods around the Le Moyne College campus.

Because localized health data is often difficult to obtain or does not exist, examining data at the county level helps to provide context about what may be

occurring at the neighborhood scale. By identifying socioeconomic indicators and their corresponding impacts on health, assumptions can be made about similar trends within a neighborhood.

The 2019-2021 Onondaga County Community Health Assessment and Improvement Plan indicates that many health disparities throughout the county can be traced back to socioeconomic indicators of race, ethnicity, and age. Minority and elderly residents within the county are much more likely to experience economic circumstances (e.g., living in poverty, housing/rent burdened) or environmental exposures (e.g., pollution, poor food access) that negatively impact health outcomes. Additionally, these circumstances may combine to influence behavioral patterns that negatively impact health. For example, poor food access in a neighborhood with households that struggle to afford transportation can result in a reliance on convenience stores that do not provide healthy food options, leading to higher rates of obesity and hypertension.

The LCFA within the City of Syracuse has a higher proportion of minority residents (52%) and residents over the age of 65 (17%) than the LCFA within the Town of DeWitt (46%, and 6% respectively). This suggests that the LCFA within the City of Syracuse is more likely to have residents living in conditions

¹ https://www.who.int/health-topics/social-determinants-of-health#tab-tab_1

that negatively impact their health than their DeWitt counterparts.

The 2016 Onondaga County Sub-County Health Data Report was created to enhance local health data to help localities with community health assessments and improve planning associated with community health. The report focuses on sub-county geographies (ZIP codes and minor civil divisions where data are available) and provides supplemental health data and geographic context for planning and policy making. While these sub-geographies are not an exact match to this plan's boundaries, they provide important context around health disparities within the neighborhood. Zip Code 13224 was analyzed to represent the LCFA within the City of Syracuse, and Zip Code 13214 was analyzed to represent the LCFA within the Town of Dewitt.

Years of potential life lost is a measure to compare the premature mortality experiences between populations. It gives more weight to deaths that occur among younger people than a traditional measure

such as death rates. It is a strong metric to collectively examine how a variety of health conditions may result in disparities in premature deaths between populations. Residents in the LCFA within the City of Syracuse experienced premature deaths at a rate 28.4% higher than residents of the LCFA within the Town of Dewitt. Additionally, total years of potential life lost are 45.9% higher for residents of the LCFA within the City of Syracuse, indicating that premature deaths of these residents happen at a younger age than their DeWitt counterparts.

Causes of this disparity in premature deaths and years of potential life lost are varied. Data from Onondaga County indicate that higher rates of asthma, obesity, hypertension, injury mortalities (ex: suicide, traffic fatalities, drug overdose, homicide), mental health, and substance abuse issues in Zip Code 13224 are likely contributors.

Age adjusted yrs. of potential life lost before age 75 per 100,000 population 2009-2013

	LCFA (in Syracuse)	LCFA (in DeWitt)	Syracuse
Total Premature Deaths	140	109	N/A
Years of potential Life Lost* *per 100,000 population	6,998	4,796	5,528

Source: New York State Department of Health. (2016). Sub-County Health Data Report. Retrieved

Food Access in the Le Moyne Neighborhood

Maintaining healthy eating habits can decrease the incidence of chronic conditions like obesity and diabetes. Individual choices surrounding eating behaviors are influenced by a number of factors, including the local food environment. The CDC defines the food environment as “the physical presence of food that affects a person’s diet, a person’s proximity to food store locations, the distribution of food stores, food service, and any physical entity by which food may be obtained, or a connected system that allows access to food.”² The Onondaga County Health Department conducted a food environment analysis for the City of Syracuse in 2017 to identify food deserts within the city. Food deserts are defined in the report as “census tracts where the poverty rate is >20%, and where 33% or more of residents are more than one half-mile from the nearest supermarket” (Onondaga County Health Department, 2017).

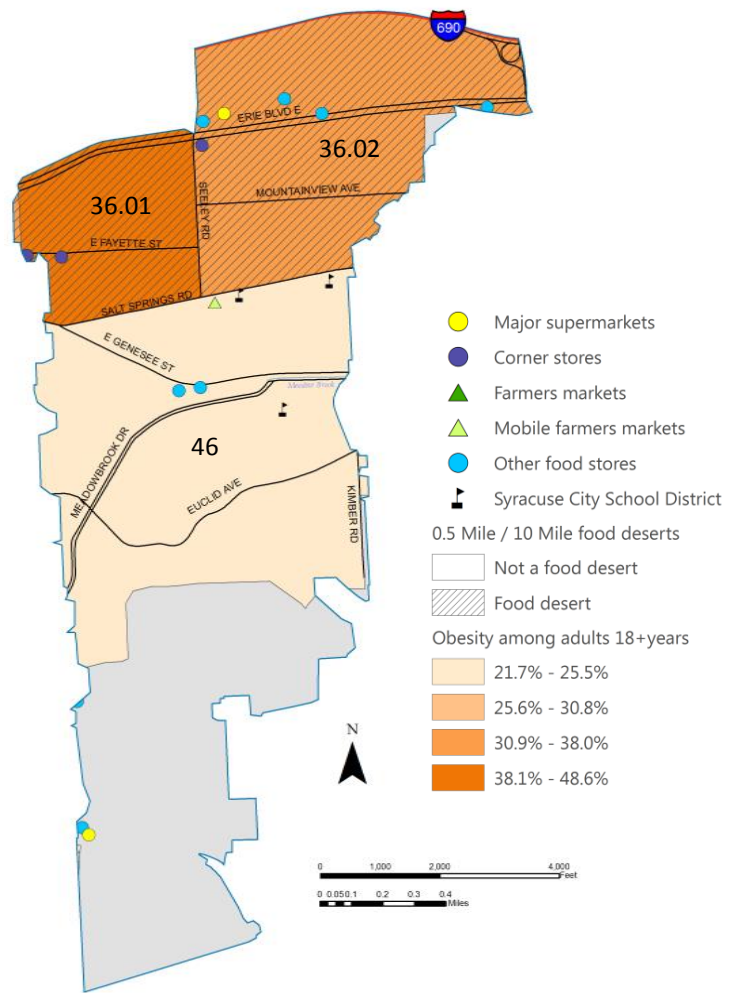
Zip Code 13224, which represents the LCFA in Syracuse, was profiled in the Onondaga County Health Department report. The report concluded that 66.7% of the census tracts within the zip code are classified as food deserts. Within Zip Code 13224 there are two major supermarkets, three corner stores, one mobile farmers market, and seven other food stores; both supermarkets in the area are difficult to access for residents in the LCFA without access to an automobile. Nearly 20% of households in this zip code receive Supplemental Nutrition Assistance Program (SNAP) benefits and 12 retailers in the area accept SNAP benefits.

- 12 SNAP retailers
- 8 Fast food restaurants
- 12 Full-service restaurants



Obesity among adults 18+ years in the zip code varies by census tract. Census tract 36.01 has the highest prevalence of obesity (38.1% - 48.6%), followed by census tract 36.02 (30.9% - 38.0%), and census tract 46 (21.7% - 25.5%). A survey administered to residents in the LCFA identified childhood and adult obesity as one of the top five health problems in their community, and unhealthy eating was identified as one of the top five behaviors impacting health.

Syracuse Food Environment 13224 Zip Code



Source: Onondaga County Health Department, Mapping the Food Environment in Syracuse, New York Report 2017



02.5 COMMUNITY INFRASTRUCTURE

sidewalks, street trees, and neighborhood amenities

As part of conducting property observations, this study also looked at whether there were sidewalks throughout the community and, if there were, the condition of those sidewalks. The sidewalk network throughout the Study Area is very inconsistent and in many places no sidewalks exist. The areas north of Mountainview Ave and Springfield Ave have no sidewalks at all. Of the parcels that do have sidewalks, 52% were rated adequately or poorly maintained and 48% were rated well maintained.

The neighborhood is mostly car dependent according to walkscore.com, but there are businesses that residents can walk to along Erie Boulevard to the north. The neighborhood rated 34 for public transit indicating there are some public transit options and 39 for biking, indicating the area is somewhat bikeable.

Of the 317 parcels that were observed, 74% do not have a street tree. Street trees come with several benefits to a neighborhood, including creating a visually pleasing aesthetic. They also provide shade in the summer and can reduce urban island heat effect, provide habitat to birds and other wildlife, and increase property values.²

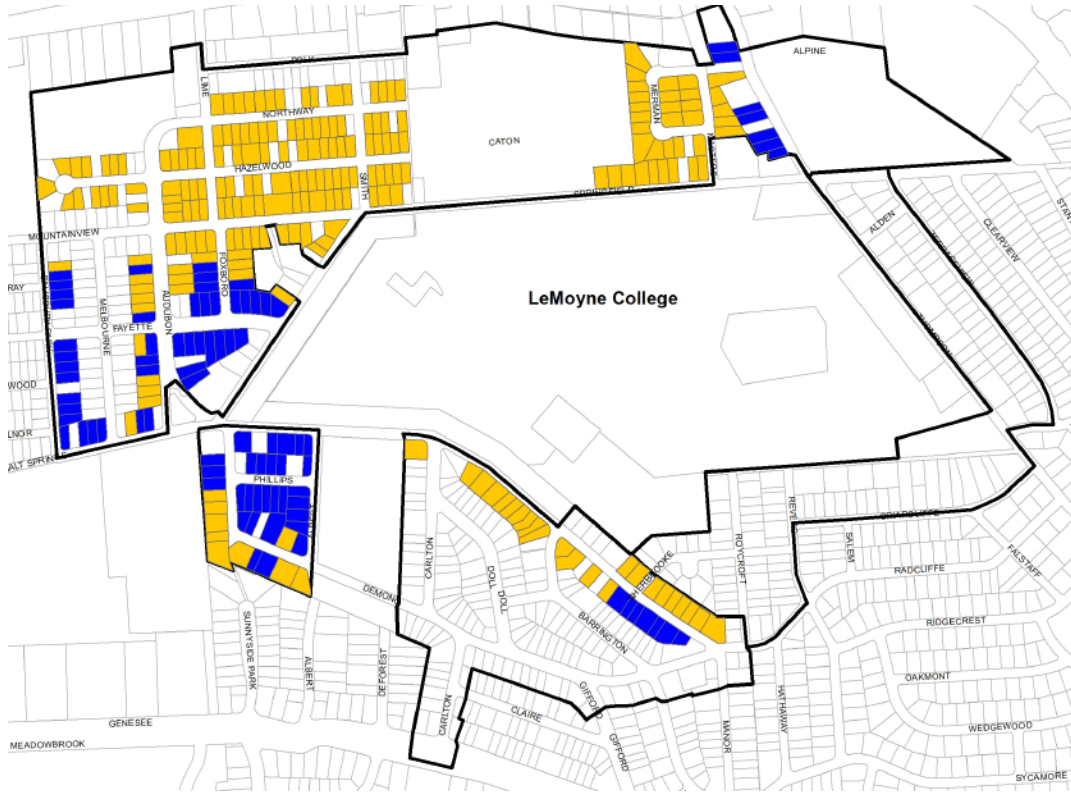
	Walk Score	
	LCFA	Syracuse, NY
Walk score	48 – mostly car dependent	60 – average city walk score
Transit score	34 – some public transit	44 – some public transit
Bike score	39 – somewhat bikeable	50 – somewhat bikeable

Source: walkscore.com

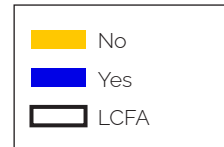
Walk Score measures the walkability of any address based on the distance to nearby places and pedestrian friendliness. The scale is 0 to 100, 0 being completely car dependent and 100 being a walker's paradise. Transit Score measures how well a location is served by public transit based on the distance and type of nearby transit lines. The scale is 0 to 100, 0 being minimal transit and 100 being world-class public transit. Bike Score measures whether an area is good for biking based on bike lanes and trails, hills, road connectivity, and destinations. The scale is 0 to 100, 0 being somewhat bikeable and 100 indicating daily errands can be accomplished on a bike.

2. https://www.itreetools.org/documents/485/Sustainable_Urban_Forest_Guide_14Nov2016_pw6WcWo.pdf

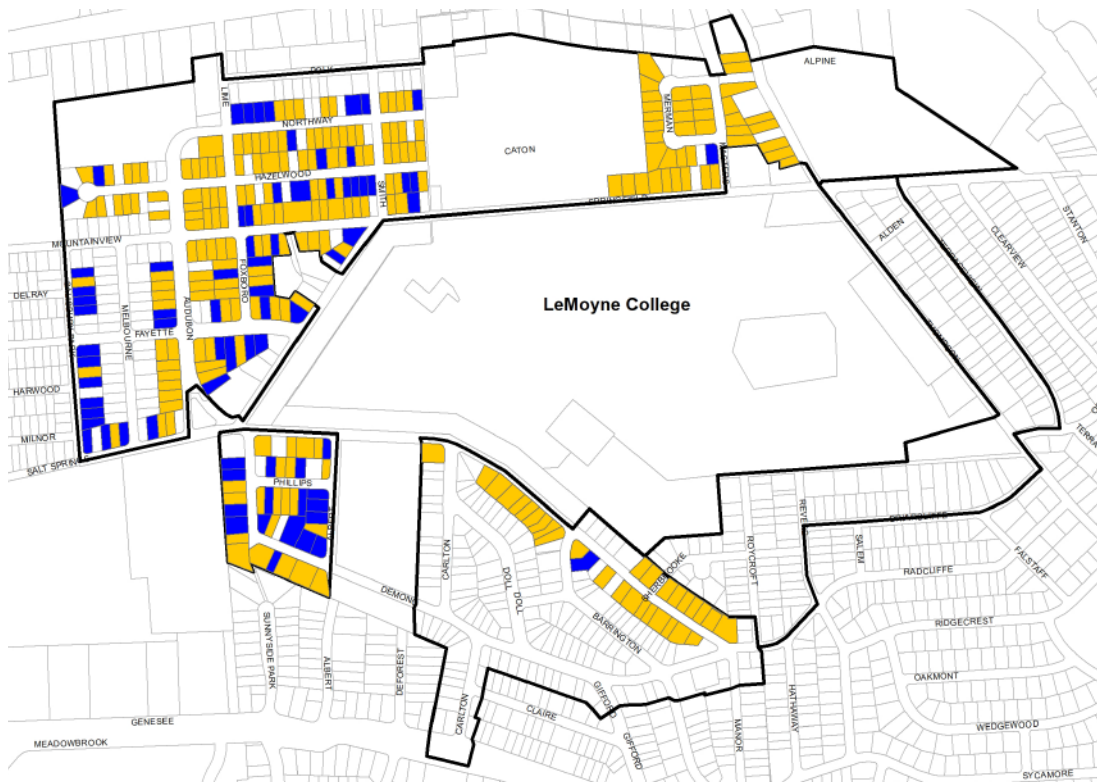
Existence of a Sidewalk, 2020



- There is not a consistent sidewalk network throughout the LCFA.



Existence of a Street Tree, 2020



- Many parts of the area also lack street trees.

community facilities, parks, and open space

The LANDS Study Area includes one city park, the H.W. Smith K-8 school grounds, Soule Branch Library, and the Le Moyne College campus. These facilities and campuses provide open space and other resources that are accessible to the public.

Homer Wheaton Park sits on 11 acres on the northwestern side of the Study Area. The park is owned and maintained by the City of Syracuse and includes a little league diamond, a pavilion with picnic tables, tennis courts, a full basketball court, a large mowed lawn, and playground equipment. The park can be accessed by foot from any point along its southern edge, which is bounded by Mountainview Ave. There is a short parallel parking pull-off on Mountainview Ave. between Sailsbury Park Dr. and Ball Ave. A gated driveway extending north from Ball Ave. allows vehicular access to a small parking area near a pavilion. A cul-de-sac on Hazlewood Ave. also offers limited parking options adjacent to the pavilion. The park is bound by forest on the north and west sides. To the north, the forest extends for 500 feet down a steep, eroding slope which ends at the back of a strip of commercial land on Erie Blvd.

The interactive map survey indicated a range of feelings about the park. One person said that the park was "a really good size" and had been a draw for moving into the neighborhood. However others thought that the park had potential but was underutilized because of crime in the area, poor lighting, and trash. One respondent said that they would like for more community events to happen in the park.

H.W. Smith School is located on the southwestern side of the Study Area south of Salt Springs Rd. between Elmcrest Child Center Rd. and DeMong Drive. The area behind the school includes a football field and a playground. The survey did not indicate that the school is heavily used by the public.

In addition, Soule Branch Library, part of the Onondaga County Library System (OCLS), is located on Springfield Road between Salt Springs Road and Fayette Boulevard adjacent to the Le Moyne Plaza and the Le Moyne Campus. Soule Branch has one of the lowest circulation rates of any library in the OCLS. The library could play a larger role in the community; a partnership between Le Moyne, the OCLS, and the City of Syracuse should be developed to explore the future potential for Soule Branch.

The Le Moyne College campus comprises 160 acres in the middle of the Study Area. The multiple walks and pathways that link buildings within the campus are used for walking by students and faculty as well as members of the community, according to the survey. Almost 60% of survey respondents said that they visited the campus regularly to walk. The northeast portion of the campus includes two baseball diamonds, a soccer field, a multi-sport stadium, and 6 acres of open, mowed lawn. The east side of the campus includes 40 wooded acres through which unofficial footpaths link access points on Thompson Road, Revere Road, and the internal campus. Although the survey clearly indicates that the campus and woods area is heavily used by neighbors for walking and exercise, the responses also showed a lack of clarity about the college's policy toward public use. According to one survey respondent, "The green space at Le Moyne is awesome, but it's unclear whether non-students are allowed to use it. There are "do not enter" signs. Publicizing the purpose of this space would be helpful." Similarly, the survey indicated a desire on behalf of the public to access the college athletic facilities during off-hours for community recreational and club athletic use.

The survey results suggest that additional open space resources are desired by residents within the Study Area. 37% of respondents disagreed or strongly disagreed that there were adequate recreation

facilities in their neighborhood, while only 20% agreed or strongly agreed. Ranked from highest to lowest, respondents indicated the strongest desire for trails (48% of respondents), a playground (29%), and a swimming pool (25%).

Notably, 38% of survey respondents did not feel that there were adequate pedestrian amenities in their neighborhood, and the destination that people most wished they could walk to was Erie Blvd. East for shopping. While an improved sidewalk system could facilitate this somewhat, a transmission line running directly between the intersection of Springfield and Thompson Roads and Erie Blvd. East could potentially serve as the most direct, off-road pedestrian route. The feasibility of working within the utility easement to provide a pedestrian connection between Erie Blvd. East and the Study Area should be investigated.

Within the context of open space systems, the connection between the Study Area and Erie Blvd. has increased in importance since the opening of the Empire State Trail in 2020. This 750 mile-long state trail system links Buffalo, Albany, New York City, and the northern edge of the Adirondack Park via a contiguous, maintained trail. On Erie Blvd. it exists in the form of a dedicated, ten foot wide, paved bike and pedestrian lane which runs along the central median of the road and is supported with wayfinding signage, landscaping, and trail-specific traffic signaling. The Empire State Trail follows the northern boundary of the Study Area and provides a transportation and recreation corridor that is easily accessible by residents and workers in the Study Area. Opportunities to improve safe routes between the Study Area and trail would mutually benefit the trail and neighborhoods which it links.

Community Facilities, Open Space, and Parks



neighborhood mobility

Street and sidewalk circulation conditions were surveyed in June of 2020. The analysis focused on Thompson Road, Salt Springs Road, and Springfield Drive. The results from this visual survey form the basis for specific recommendations for neighborhood enhancements that can help to improve pedestrian and bicycle mobility within the LANDS

neighborhoods. This survey also contributed to the development of recommendations which consider placemaking, wayfinding, and gateway treatments at the interface between the Le Moyne College campus and the surrounding neighborhoods.

existing pedestrian conditions		Springfield Rd. - East			
Observation Cross Section Location	1	2	3	4	
Roadway Width	38'5"	40'6"	38'5"	32'	
Lane Width	-	-	-	-	
Shoulder Width	-	-	-	-	
Sidewalk Present	WB-RT-5'	WB-LT-5'	WB-RT-4'	none	
Right of Way Width	57'6"	58'6"	59'	60'	
		Springfield Rd. - East			
ADT Counts	2005 AADT = 7747 veh/hr 2011 AADT = 8286 veh/hr 2014 AADT = 6940 veh/hr				
Overhead Utility Present	Yes - North side of street				
Number of Bus Stops	7				
Striping	No Striping				
Pavement Condition	Stone & oil pavement				
Curbing	No Curb				
Parking	No Parking				
Comments	Paved slope in front of the Le Moyne Heights Apartments; Existing striping is paved over				

WB- West Bound
 EB- East Bound
 AADT - Annual Average Daily Traffic

Springfield Rd. - West		Salt Springs Rd.				Thompson Rd.
5	6	7	8	9	10	11
26'3"	39'10"	36'11"	37'10"	35'3"	31'6"	28'5"
-	-	18'	18'	18'	16'	11'
-	-	-	-	-	-	3'
none	WB-RT-5'	EB-RT-5'	none	none	none	none
66'	66'	60'	65'	60'	60'	56'
Springfield Rd. - West		Salt Springs Rd.				Thompson Rd.
2011 AADT = 5325 veh/hr 2014 AADT = 4584 veh/hr		-				-
Yes - North side of street		Yes - North side of street				Yes - East side of street
3		2				4
No Striping		Centerline Striping				Centerline & Shoulder Striping
Delaminating and cracking near centerline		Cracking with erosion at edge of pavement				Good
No Curb		No Curb				No Curb
No Parking		No parking west of Carlton Dr. Even/Odd day parking east of Carlton Dr.				No Parking
-		No consistency at existing crossings				-

visual survey findings

Springfield Rd. - West



- 1 Observation Cross Section
- Existing Sidewalk
- Bus Stop
- Bus Stop with Shelter

Springfield Rd. - East



- 1 Observation Cross Section
- Existing Sidewalk
- Bus Stop
- Bus Stop with Shelter

Springfield Road runs in an east-west direction with a posted speed limit of 30 miles per hour (mph). This road provides access to Le Moyne College to the north and west. The Annual Average Daily Traffic (AADT) recorded on this road for 2014 was 6940 vehicles per hour between Thompson Road and Smith Street and 4584 vehicles per hour between Mountainview Avenue and Salt Springs Road. There are varied roadway widths along the Study Area

with inconsistent sidewalk and other pedestrian accommodations. There are 10 bus stops along the length of Springfield Road, one bus stop on the east segment of the road has a bus stop shelter. On the east segment the pavement markings have been paved over and the road currently is stone and oil pavement and the pavement on the west segment is delaminating and cracking. There is no parking on Springfield Road.

Salt Springs Rd.

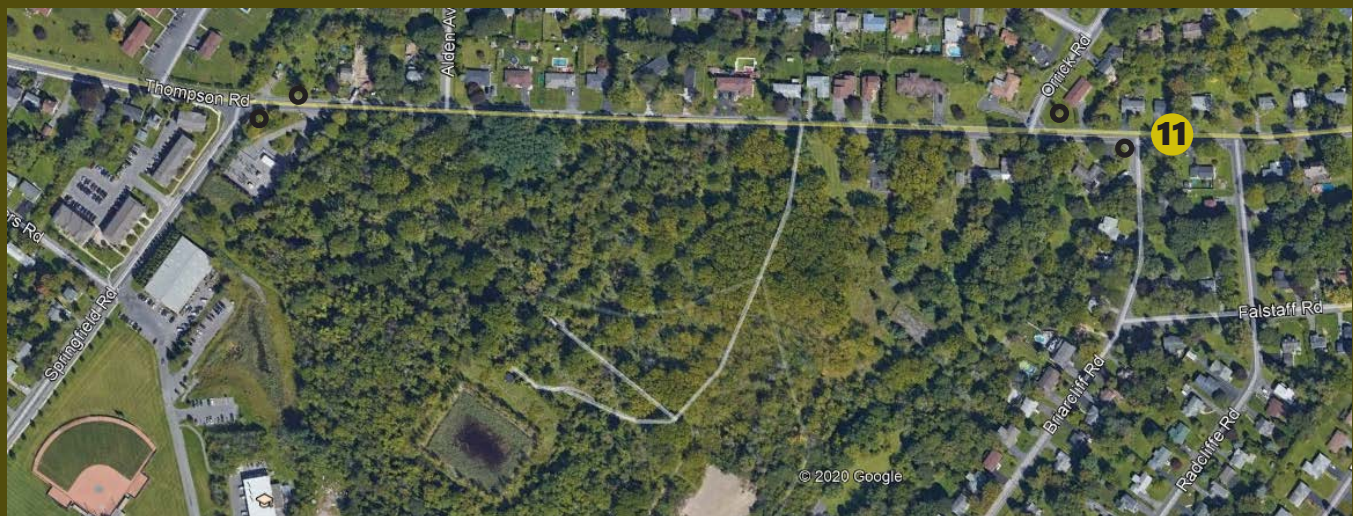


- 1 Observation Cross Section
 Existing Sidewalk
 Bus Stop
 Bus Stop with Shelter

Salt Springs Road runs in an east-west direction with a posted speed limit of 30 miles per hour (mph). This road provides access to Le Moyne College to the south. The Annual Average Daily Traffic (AADT) is not available at this location. There are varied roadway widths along the Study Area with inconsistent

sidewalk and other pedestrian accommodations. There are 2 bus stops along the length of Salt Springs Road. There is centerline striping along the road. There is no parking on Salt Springs Road west of Carlton Drive and there is odd/even day parking east of Carlton Drive.

Thompson Rd.



- 1 Observation Cross Section
 Existing Sidewalk
 Bus Stop
 Bus Stop with Shelter

Thompson Road runs in a north-south direction with a posted speed limit of 30 miles per hour (mph). The Annual Average Daily Traffic (AADT) is not available at this location. The roadway width along the Study Area is 28 feet and 5 inches with 11 foot travel lanes and 3 foot shoulders. There are no sidewalks or crossings

on Thompson Road in the Study Area. There are 4 bus stops along the length of Salt Springs Road. There is centerline and shoulder striping along the road. There is no parking on Thompson Road.

02.5

SURVEY RESULTS COMMUNITY INFRASTRUCTURE

Overview

Survey responses indicated that respondents enjoy outdoor recreation and support expanded recreational activities available within their neighborhoods. Nearly half the respondents would like to see a trail system built which would provide those who currently utilize the street system for exercise and leisure walks, a place away from traffic to walk their dog, jog, or push a stroller. The Le Moyne campus is available for the surrounding community to utilize. A large portion (59.3%) of respondents visit the campus on a regular basis (e.g., every day; once a week; or once a month), over half use the campus to take a walk. Survey respondents indicated that the Le Moyne campus is an easily accessible area within the community and would be an ideal location for public-facing outdoor amenities such as a trail system. The development of a trail system that would connect to the existing street system would be an ideal way to integrate the campus with the surrounding community. Additionally, respondents identified a swimming pool and playground as a desirable addition to their neighborhood. Adding communal amenities such as a pool or playground within the neighborhood would provide the community with additional centrally located common areas for people to walk to and visit with one another.

Though the campus is heavily used by survey participants for outdoor recreation, most (82.9%) participants are unaware that they have access to the

College's library facilities. The survey identified that while respondents would like to have access to a community computer lab for job searches, submitting applications, and interviewing virtually, there is very little awareness of the available resources. Over half of survey respondents (52.35%) said they would be interested in educational and other resources that support senior citizens' social, spiritual, mental, financial, and physical health. Le Moyne may consider exploring opportunities for developing programs on campus to assist senior citizens with their physical and mental health.

Participants in the neighborhood survey indicated that they utilize the existing street network for transportation, leisure, and recreational uses; primarily to walk to the Le Moyne campus (33%) and visit with neighbors (31.6%). A smaller percentage (14.6%) use the streets to walk to Erie Boulevard for shopping or to access a bus stop. Although only a small portion of respondents indicated that they currently walk to Erie Boulevard for shopping, a significant portion identified Erie Boulevard as an area they wish they could walk to. Of the 31.8% of responders that desire to walk to Erie Boulevard, a majority (59.4%) identified the addition of sidewalks as the number one improvement that could be made to the streetscape to make it more likely for them to walk in their neighborhood.

STRUCTURE

In addition to walking to shopping areas and bus stops, survey respondents enjoy using the street system for leisure and recreation. Respondents said they enjoy walking to visit with neighbors, jogging for exercise, pushing a stroller, walking their dogs, and taking leisurely walks in and to specific areas throughout the community (e.g., around the Salt Springs and Orvilton neighborhoods, Le Moyne Campus, H.W. Smith School, and other community areas including the Jewish Community Center, Soule Branch library, and post office).

Respondents communicated that while they utilize the neighborhood street network for transportation and recreation; they (59.0%) feel that there are not enough pedestrian amenities in their neighborhood. These survey respondents would like to see improvements in the quality and quantity of sidewalks, bike lanes, lighting, crosswalks, and additional amenities including benches and streetscaping. Furthermore, respondents would like to see less cars parked on the streets, trash removed from sidewalks, and traffic calming measures put in place to improve pedestrian safety.

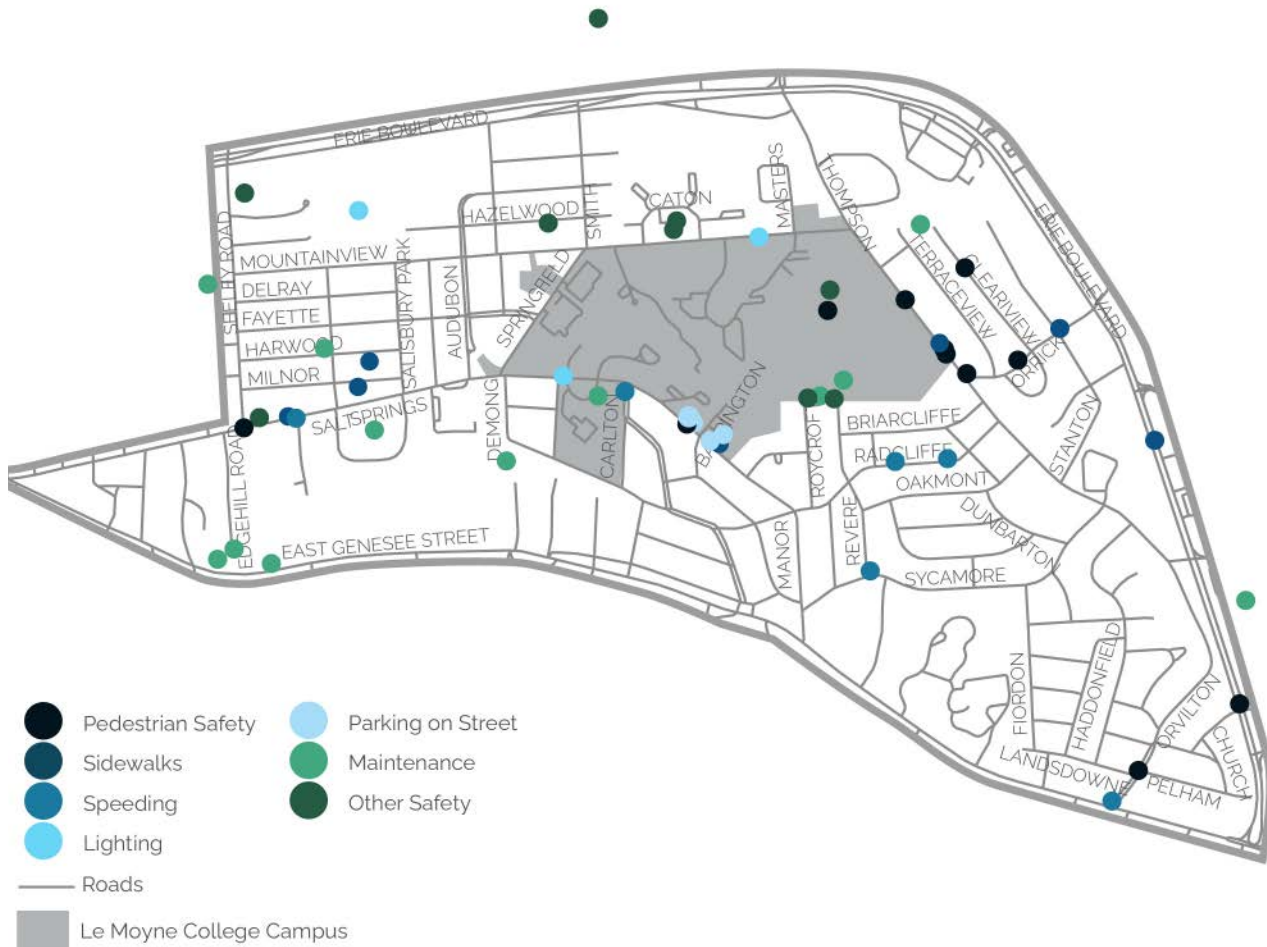
A vast majority (88.15%) of respondents are interested in seeing a long-term strategic plan for sidewalk improvement, repair, and maintenance. In addition to improving the quantity and quality of the sidewalk system, a maintenance plan is necessary to

improve access to sidewalks within the community. Neighborhoods surrounding the Le Moyne campus are subject to the harsh winters of Upstate New York which bring ice and several feet of snow each winter season, making it difficult or impossible for pedestrians to safely walk where they need to go. Survey results indicate an interest in identifying a maintenance plan to determine who is responsible and what tools and funding are needed for clearing of the snow and ice during the winter months to allow for pedestrians to use the sidewalks year-round. This is especially important as the Le Moyne campus is primarily in session during the winter season.

In addition to community driven infrastructure and programs, survey participants would like to see economic development prioritized within their neighborhoods. They would like to have the option of walking to and shopping at locally owned businesses such as coffee shops, restaurants, convenience stores, and grocery stores. The Rezone Syracuse project has proposed changing the zoning along the block of Springfield Road between Salt Springs Road and Fayette Boulevard to allow for mixed-use development that could accommodate the uses identified above.

02.5 SURVEY RESULTS COMMUNITY INFRASTRUCTURE

Areas of Concern



STRUCTURE

Survey respondents identified numerous concerns related to safety and maintenance within the LANDS Study Area. The identified locations can be viewed on the Areas of Concern map.

Pedestrian Safety

Pedestrian safety is a genuine concern for survey participants. Participants identified several locations that are unsafe for walking due to speeding cars, cars that run through stop signs, poor nighttime lighting, limited walking areas due to cars parked on the street, and the absence or poor conditions of sidewalks. These concerns related to pedestrian safety identify a need for an increase in sidewalks, lighting at night, traffic calming measures, and an overall need to encourage or enforce current speed limit and parking regulations.

Radcliffe Road, Sycamore Terrace, Carlton Drive, and Salt Springs Road near H.W. Smith Elementary School are the most notable streets in need of traffic calming measures. Thompson Road and Orrick Road are most noted for needing sidewalks. Additionally, participants state a need for sidewalks on side streets south of Wheaton Park (e.g., Milnor Ave, Harwood Ave).

Other Safety

Survey respondents identified areas that they feel are unsafe due to crime, run-down abandoned houses, and cars parked on dead-end roads.

Maintenance

Survey respondents identified specific areas in the community that are in need of repair or that need regular cleaning due to constant littering. The stairs at Edgehill Park are in need of repairs and should be extended to join with East Genesee Street. Edgehill Park also needs regular maintenance to keep overgrown landscaping and trash from degrading the park. The walking path between H.W. Smith Elementary School and Sunnyside Park Road was also identified as an area in need of repair and debris clearance.

The wooded area on the east side of the Le Moyne campus and the green space north of Terraceview Road both are littered with trash on a continuous basis despite efforts made by community members to clean them up.

STRUCTURE

Parks & Trails

Survey participants would like to see more parks throughout the Study Area and have identified locations of existing green space to potentially expand and improve the parks and trails system. The identified locations consist of unnamed fields, the Le Moyne Campus, and the Jewish Community Center Campus.

Survey respondents suggest converting unidentified and informally utilized green spaces to parks developed with playgrounds, community gardens, a dog park, an observatory, a tiny library stand, and landscaping. Furthermore, respondents would like the governing municipalities to host community events at parks within the neighborhoods.

In addition to facilities and events, survey participants would like to see green spaces contain pedestrian amenities including paved pathways, bike lanes, benches, dog waste bins, and lighting. Respondents also identified specific areas between streetways where they believe trails should be added (e.g., Thompson Road, between Alpine Drive and Alden Avenue, to Erie Boulevard; and the corner of Springfield Road and Salt Springs Road to the Le Moyne College Bookstore).

Survey participants also made note that green space and facilities within the neighborhood are not always publicized as available to the public. It is noted that the Le Moyne Campus has posted "do not enter" signs which deter those who aren't students from utilizing the campus for outdoor recreation.

Sidewalks

Survey respondents identified areas throughout the neighborhood where sidewalk improvements would increase the walkability of the neighborhood. Adding sidewalks to these areas would provide pedestrians with safe conditions for walking to Wheaton Park, Erie Boulevard, and for general exercise throughout the neighborhood.

Community Facilities/Amenities

Survey participants would like to see local facilities and amenities brought to their neighborhoods. A variety of locally owned establishments are well sought after (e.g., coffee shop, dining, retail, shopping, grocery store, convenience store, drug store). Survey respondents are also interested in a local recreation center and local events.

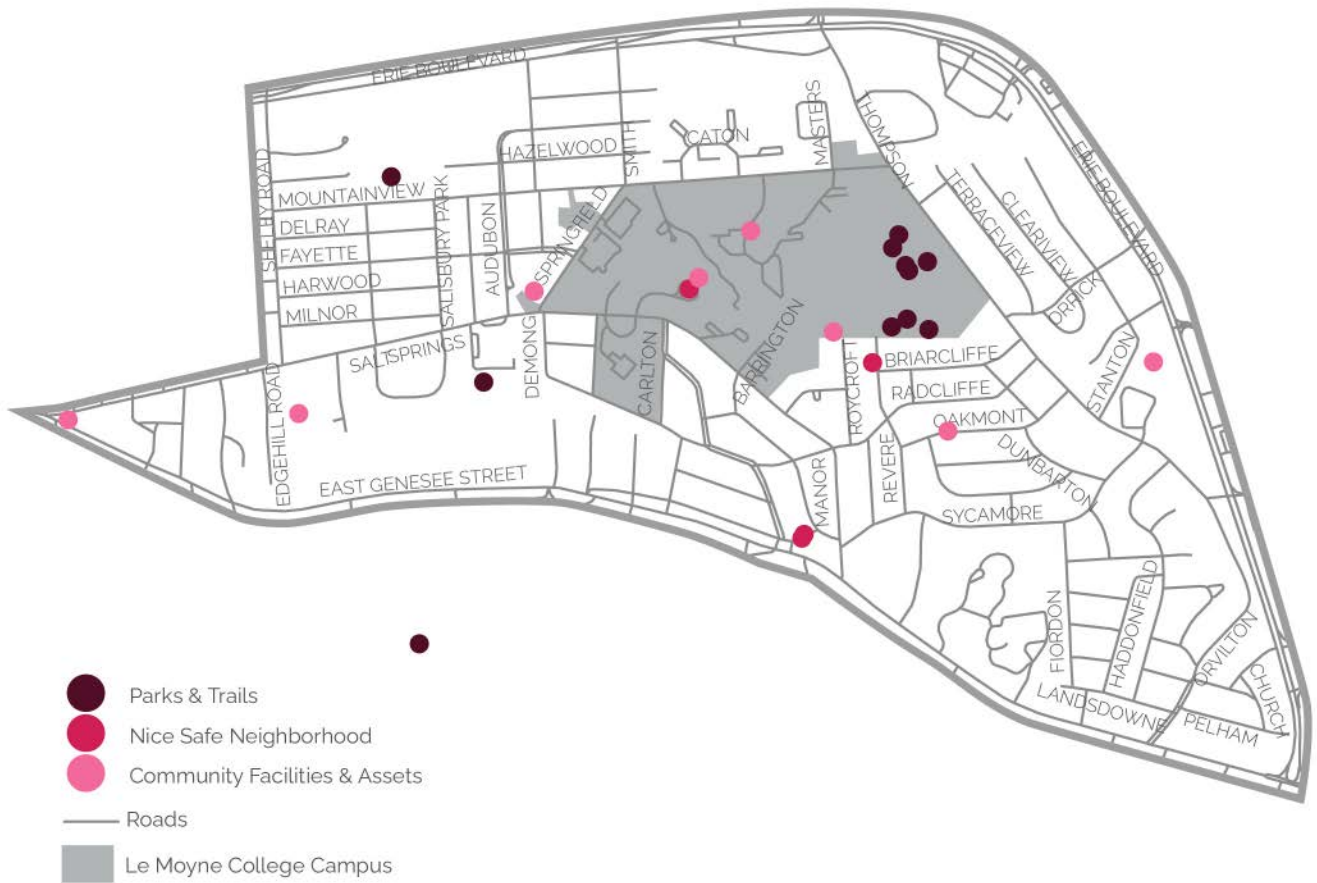
Additionally, participants would like to see entrance signs installed at neighborhood boundaries (e.g., Orvilton Neighborhood), similar to what was done in the DeWittshire Neighborhood. Neighborhood entrance signs create a first impression for visitors while also helping travelers distinguish one neighborhood from the next. The entrance signs would also provide individuals with a sense of pride for the neighborhood.

Maintenance

Survey participants identified that Salt Springs Road, between Albert Road and Carlton Drive, need repair. Additionally, participants stated there is a need for cleaning streetways that are littered with garbage and broken glass.

02.5 SURVEY RESULTS COMMUNITY INFRASTRUCTURE

Places of Pride



STRUCTURE

Survey respondents take pride in and love many aspects of the Study Area including the Le Moyne Campus and surrounding neighborhoods because of the associated parks and trails, safe neighborhoods, facilities, and assets. Each of the identified locations of pride and love can be viewed on the Places of Pride map.

Parks & Trails

There is a tremendous amount of love and pride for the wooded trails on the east side of the Le Moyne Campus. Participants enjoy the convenience to well-maintained trails that provide opportunities for year-round recreation including walking and cross-country skiing. Respondents are appreciative for the opportunity to use the trail system and would like to see the trails connected to other greenspaces in neighborhoods surrounding the Le Moyne Campus. The architecture, layout, and open grounds of the Le Moyne campus are also sources of enjoyment and pride for survey participants.

Participants identified three park spaces within the neighborhoods surrounding the Le Moyne Campus that they love and are proud of. These include a small playground with benches south of H.W. Smith Elementary School, Wheaton Park, and the tennis courts at Nottingham High School (just outside of the Study Area). These parks make the neighborhood an enjoyable place to live and visit and survey

respondents would like to see improved pedestrian facilities surrounding them, specifically an addition of sidewalks near Wheaton Park.

Nice Safe Neighborhood

Survey participants identified the area near the intersection of Briarcliffe Road and Revere Road as a nice neighborhood to live in. Additionally, participants stated that Wilson Place, between Barrington Road and East Genesee Street, is an area they are proud of because it is a safe place to live.

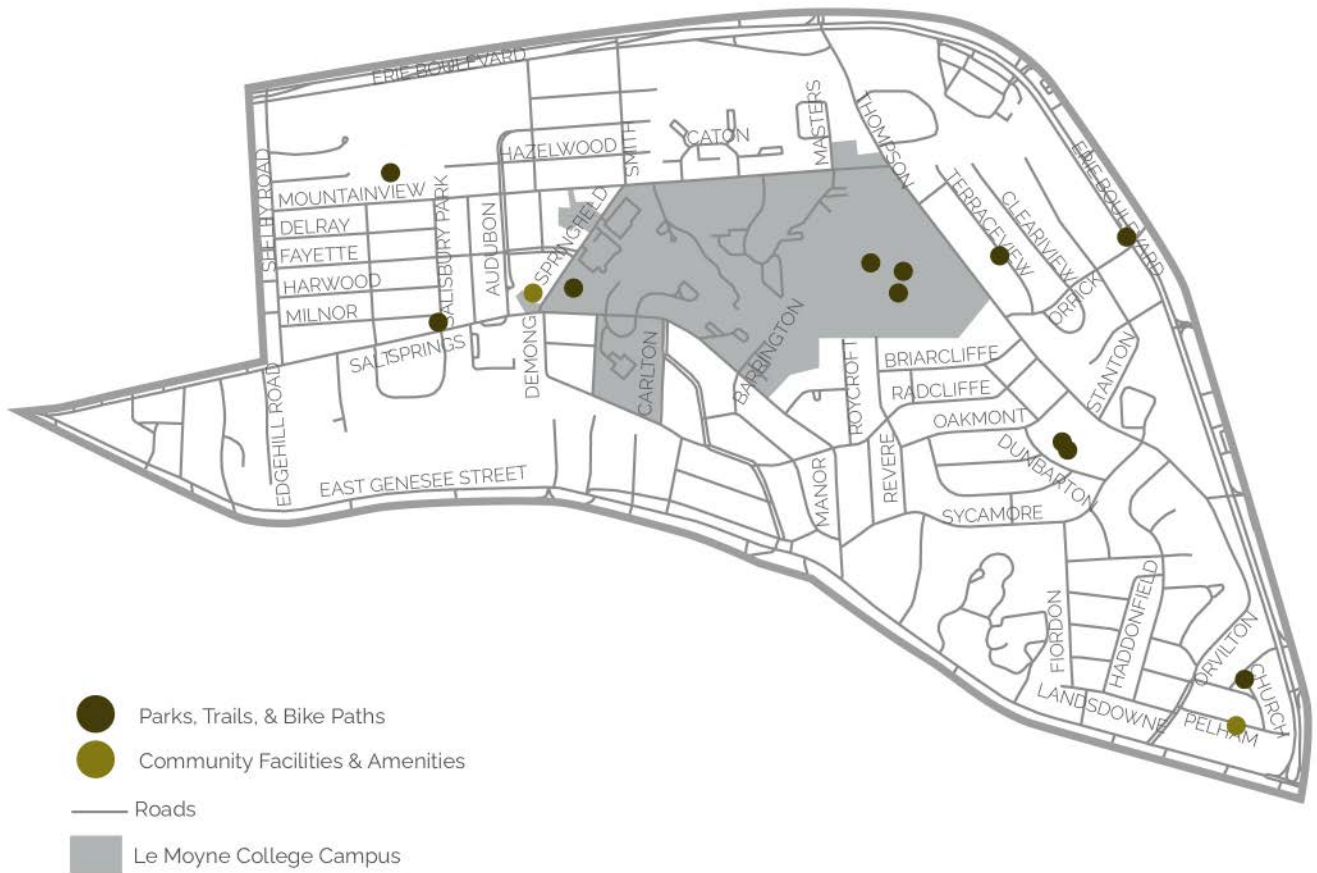
Community Facilities/Asset

There are numerous facilities and assets within the Study Area that participants love and are proud of. Participants love the Le Moyne Campus for its musical bells during the holidays, annual firework show in August, and raspberry bushes available for picking in the summer.

Surrounding the Le Moyne Campus, participants love the scenic views visible from Ridgecrest Road; the community garden off Salt Springs Road, between Edgehill Road and Gorland Avenue; having access to the Soule Public library; and the shopping center that houses Trader Joes and Barnes & Noble off of Erie Boulevard. Additionally, participants are proud of the west entrance to the Salt Springs Neighborhood.

02.5 SURVEY RESULTS COMMUNITY INFRASTRUCTURE

Important Places



STRUCTURE

Survey respondents identified numerous locations that they believe to be important areas within the neighborhood. The identified locations have two main themes: parks, trails, and bike paths; and community facilities and amenities. Each of the identified important locations can be viewed on the Important Places map.

Parks, Trails, & Bike Paths

Survey respondents selected locations within the community where they enjoy spending time outdoors including parks, trails, and bike paths. Respondents enjoy using these areas for exercise, throwing a frisbee, playing in snow, cross-country skiing, snow shoeing, sitting to relax and enjoy nature, and walking their dog.

The eastern side of the Le Moyne Campus, near Thompson Road, has been identified as an important location for its wooded areas with trails. Survey respondents say they enjoy using the trails for exploring, walking, cross-country skiing, and biking. The new bike path near Orrick Road and Erie Boulevard, which spans to downtown, has also been identified as an important location.

Community Facilities & Amenities

Survey respondents identified specific facilities as important locations within the neighborhoods, including the Soule Public Library and the May Memorial Church. These facilities offer the community educational and spiritual opportunities.

02.5 SURVEY RESULTS COMMUNITY INFRASTRUCTURE

Routes for Walking and Running



STRUCTURE

The Routes for Walking and Running map shows which roads within the Study Area are used most heavily by pedestrians as indicated in the survey. Participants were asked to list which roads they use to walk or run for exercise. Roads that were mentioned 30 or more times are shown on the map as primary walking streets, roads that were mentioned 20-29 times are shown as secondary walking streets, and those mentioned 10-19 times are shown as tertiary walking streets. The Le Moyne Campus, although not a road, was mentioned 10-19 times and appears on the map in the tertiary category. All other roads were mentioned less than 10 times, or not at all.

As the map indicates, Salt Springs Rd. is the most heavily traveled pedestrian route in the Study Area. The section of Salt Springs Rd. west of the Le Moyne campus has an intact sidewalk network and connects single and multi family residential units, Elmcrest Childrens' Center, H.W. Smith School, and Le Moyne College. Survey participants said that the road is accessible and walkable. However, the sidewalks become less consistent as the road approaches the college campus. There are no sidewalks on the college property, and curb cuts and large parking lots interrupt the network on the south side of Salt Springs Rd.

Secondary walking streets include Thompson Rd., Orvilton Rd., Sycamore Terr. Revere Rd., Radcliffe Rd.,

and Demong Dr. Of these, only portions of Demong Dr., Thompson Rd., and Orvilton Rd. have sidewalks. Radcliffe Rd. and Thompson Rd. are connecting thoroughfares which attracts more vehicular traffic, resulting in increased potential for conflict between cars and pedestrians.

Tertiary walking streets include Genesee St., Lansdowne Rd., Fiordon Rd., Haddonfield Dr., Briarcliff Rd., Mountainview Ave. Fayette Blvd., Manor Dr., and Roycroft Rd.

02.6 WORKFORCE DEVELOPMENT

jobs, employment, + education

Over the past year, the regional and national economy has been impacted by the Covid-19 pandemic. In April 2020, unemployment rates in Onondaga County and Syracuse spiked to 20% in Syracuse and 17% in Onondaga County. From July 2020 to April 2021 the unemployment rates have overall declined, though they are still slightly higher than they were pre-pandemic. Between April 2019 and April 2020, 33,249 jobs were lost in Onondaga County, but from April 2020 to April 2021, 27,355 jobs were added in Onondaga County. While the long-term impact of the pandemic and temporary shutdowns of the economy continue to play out, declining unemployment rates and rising employment appear to be a good sign for the region.

The American Community Survey provides employment and unemployment estimates in smaller geographies than the Bureau of Labor Statistics, but the data is not as recent. One way to use the unemployment and labor force data is to look at the trends in the smaller geographies. Between 2013 and 2018 the unemployment rate declined in the Study Area, from 14% to 7%, and the labor force grew by 197 people. The unemployment rates have declined in all comparative geographies between 2013 and 2018.

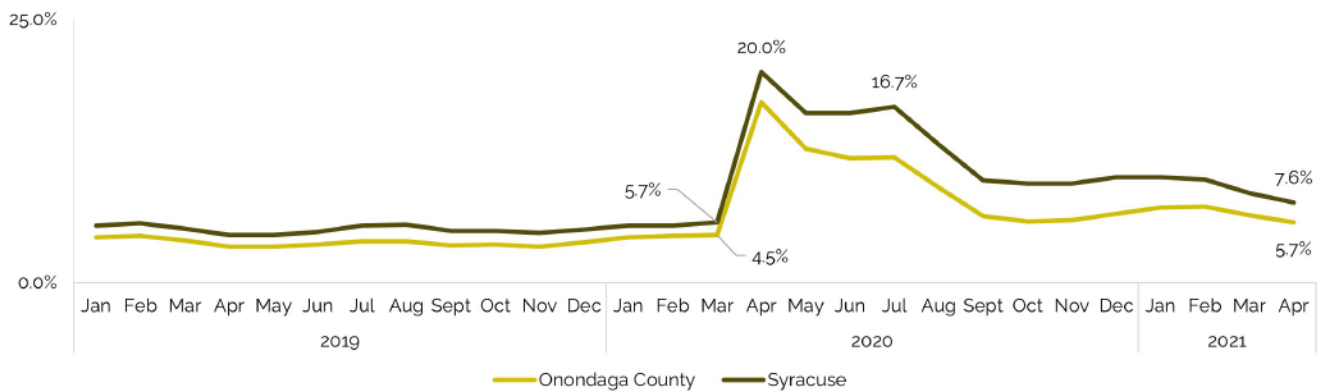
Labor Force and Unemployment						
	LCFA	LCFA (in Syracuse)	LCFA (in DeWitt)	Syracuse	Town of DeWitt	Onondaga County
2018 Civilian Labor Force	2,954	1,611	1,343	64,491	12,594	23,4997
2018 Unemployment Rate	7%	8%	5%	10%	5%	6%
2013 Civilian Labor Force	2,757	1,768	989	65,519	12,865	238,884
2013 Unemployment Rate	14%	16%	9%	12%	7%	8%

Source: 2009-2013 ACS 5-year estimates; 2014-2018 ACS 5-year estimates

Longitudinal employer-household dynamics data has a profile of workers based on where they live. In 2017, the profile is based on 884 workers that reside in the LCFA. The profile shows about 21% of those workers work in the health care and social assistance sector, and 12% work in each the retail trade sector, accommodation, and food service sectors. The workers closely match the demographics of the area. 35% of workers were Black and 58% were white, non-Hispanic. About 41% of workers earn between \$1,250 to \$3,333 a month compared with 36% of all workers in Onondaga County.

The educational attainment of residents in the LCFA is higher when compared to the overall educational attainment of the City of Syracuse and lower when compared to the Town of DeWitt. In the LCFA about 48% of the population over 25 years old has an associate degree or higher and 38% have a bachelor's degree or higher. Roughly a quarter of the population residing in the Study Area within the City of Syracuse have 'some college, no degree' compared with 13% of the population residing in the LCFA in DeWitt. There could be a potential for Le Moyne College to connect those without degrees to program offerings to help them obtain a college degree.

Unemployment Rate Jan. 2019 to April 2021



Job Profile for Workers Based on Where They Live		
	LCFA	Onondaga County
Total Jobs	884	159,783
Jobs by Earnings		
\$1,250/month or less	24.70%	21.60%
\$1,250 to \$3,333/month	41.20%	35.70%
More than \$3,333/month	34.20%	42.70%
Top Sectors		
Health Care and Social Assistance	21.30%	18.30%
Retail Trade	11.80%	12.70%
Accommodation and Food Service	11.70%	9.80%
Jobs by Race/Ethnicity		
White Workers	57.70%	83.90%
Black Workers	34.50%	10.00%
Hispanic or Latino	11.10%	4.10%

Source: 2017 LEHD On the map

neighborhood schools

Hurlburt W. (H.W.) Smith is a K-8 school in the Study Area, located southwest of Le Moyne College on Salt Springs Road. H.W. is within the Syracuse City School District's (SCSD) east quadrant and students in this feeder pattern eventually attend Nottingham High School. About 850 students attend the school; many are from neighborhoods immediately surrounding the school (although a significant portion live in more distant neighborhoods). The school completed \$30 million in renovations in 2014 including upgrades to the roof, windows, HVAC system, and classroom technology. Additional classrooms were also added. The average class size in the higher grades is about 28 students.

H.W. Smith is challenged with issues common to cities with significant minority and low income populations; it was identified as a "failing school" in a 2015 analysis of statewide standardized test scores. The study showed that H. W. Smith School scored 24 percentage points lower than the state average in math, and 19 percentage points lower in English (Policy Office, Education Team & Division of Budget of Governor Andrew M. Cuomo, 2015). In addition to concerning academic performance metrics, the

demographics of the school reflect a struggle for equity. 73.5% of students are eligible to receive free or reduced-price lunches and 81.7% of students have minority status. As stated by the Governor's report, "There is a clear need for community aid to support the school." (Policy Office, Education Team & Division of Budget of Governor Andrew M. Cuomo, 2015).

These academic and demographic data points indicate a potential role for Le Moyne College to formalize its relationship with H.W. Smith. The Le Moyne College Education Department has had an informal relationship with H.W. Smith over many decades with education students from Le Moyne having fulfilled their student teaching requirements and have served as academic tutors and mentors for H.W. Smith students. A stronger, formalized relationship could help to strengthen H.W. Smith as a school; and serve as a basis for gaining additional financial support for the school and school programs. Strengthening the performance of the school would help to bolster the health of the surrounding neighborhood; making it a desirable place for families to locate.



photo credit: <https://universitybusiness.com/le-moyne-college-revitalize-syracuse-tech-economy-workforce/>

le moyne as an anchor institution

The term anchor institution has been used to describe universities and medical institutions, that hold powerful positions within communities. Anchor institutions tend to be “place-based” due to their sizeable real estate holdings, mission, and other local investments (Netter Center for Community Partnerships, 2008). Their academic missions often lead them to work toward a greater good such as education, entertainment, employment, or providing resources for improved health outcomes.

Anchor institutions afford unique opportunities to make significant and lasting impacts to better the communities and cities within which they are situated. These opportunities include but are not limited to: directing a greater percentage of their purchasing power toward local community-based vendors, providing workforce training for people needing assistance in the community, serving as an advisor or network builder, and using pension and endowment funds to invest in local job creation strategies and to provide community venture capital for nonprofits, entrepreneurs, and employee-owned firms. (Netter Center for Community Partnerships, 2008).

Le Moyne College is well positioned to undertake a role as an anchor institution if that role is strategic, targeted, well-defined, and appropriately matched to the needs of the community and the strengths of the college. Some targeted areas in which Le Moyne's interests and abilities align with the needs of the community include elementary education, occupational therapy, continuing and adult education, business development, and the physical environment on campus and connections to adjacent neighborhood areas.

Le Moyne College presently participates in both regional programs and programs that have a direct impact on people living in surrounding neighborhoods. The College has formed many partnerships within local and national organizations to create robust programming.

Erie 21 is an initiative led by Le Moyne College that aims to address regional issues of poverty and a small pool of skilled workers. The initiative seeks to “generate homegrown talent to feed the growing demand for computational, software and engineering talent.” (ERIE21 | Le Moyne College | Syracuse, NY). Educational support from Le Moyne College has been provided for students at the middle and high-school grade levels within the Syracuse Central School District to help to prepare them with skills that are highly sought after, enabling them to obtain well paid jobs after graduation. Erie 21 also aims to increase grade level graduation rates and has implemented academic support programs including the Science and Technology Entry Program (STEP), Upward Bound and the Liberty Partnerships Program (LPP). A study conducted by the Incentis Group shows that the total direct, indirect, and induced economic impact of Erie 21 over the next ten years is estimated activate approximately \$1.8 billion in economic activity, roughly 2,000 jobs, and \$645 million in labor income.

In 2019, the Le Moyne Healthcare Advancement Resource Center partnered with the Mother Cabrini Health Foundation to develop the Welcome Back Center which is part of a national initiative to advise, mentor, and support international medical graduates. The center is a resource for Internationally trained healthcare workers who need advising, English language support, transcript evaluations, and assistance obtaining a healthcare job in Central New York. The Welcome Back Center not only helps international medical professionals but aids in improving the overall health care system for diverse communities throughout Central New York. (Mother Cabrini Health Foundation Awards Three Grants to Le Moyne in Support of Regional Healthcare Initiatives) (Le Moyne College: Healthcare Advancement Resource Center)

These partnerships and grant awards have helped to elevate the Greater Syracuse community and Le Moyne College with their participation in selective programs including the JP Morgan Advancing Cities Program, the Welcome Center, and Erie 21.



03

STRATEGIES +
RECOMMENDATIONS

1 Housing Market Strategies

- > Encourage property investment, increase curb appeal
- > Promote home ownership
- > Brand and market the neighborhood
- > Support neighborhood advocates

2 Neighborhood Health Strategies

- > Increase access to food options to improve access to healthy foods leading to lower rates of obesity and hypertension.
- > Improve heating, cooling, and overall energy efficiency of residential properties to reduce home energy costs leading to lower rates of hypertension and asthma.
- > Establish neighborhood level programming to promote awareness of mental health and substance abuse leading to lower rates of injury mortality and mental health issues.

3 Neighborhood Design Strategies

- > Improve pedestrian and bicycle infrastructure
- > Increase access to green space and recreational opportunities to promote physical activity leading to lower rates of obesity, hypertension, and mental health issues.
- > Enhance the street tree network
- > Develop a campus edge

4 Workforce Development Strategies

- > Strengthen the connection between Le Moyne and H W Smith School
- > Support campus partnerships with workforce development programs
- > Link the neighborhood to Le Moyne College technical and educational resources

Housing Market

Encourage investment in homes and properties, so properties are well maintained and have high levels of pride and curb appeal

Creating opportunities for owners to make exterior improvements, especially on homes that need work can improve the overall attractiveness of the neighborhood, increase property values, and help to preserve the aging housing stock. Residents seeing their neighbors invest in their homes can generate a buzz that encourages others to invest in their homes, too.

Sometimes older homes have fewer bathrooms and lack other amenities that today's homebuyers desire. Understanding the difference in value an additional half-bath adds to a home can encourage owners to make improvements like adding a half bath.

HMDA data indicates limited home improvement lending, especially in the neighborhood area to the west of the Le Moyne Campus. Through the neighborhood survey, respondents indicated a desire to make improvements to their homes which indicates that there is a disconnect between community needs and the availability of financing or the need for programs and services that might help residents to improve and/or establish credit so that they may obtain financing.

Looking at the geographic patterns of vacant structures, there is a concentration of vacant structures in the western part of the Salt Springs Neighborhood. There is also a higher concentration of properties with tax delinquency and code violations in this area. A neighborhood-wide revitalization strategy might seek to address vacant structures outside the LCFA to help strengthen parts of adjacent neighborhoods.

- > Providing low-interest loan capital to make it easier to update the housing stock to make it conducive to the modern homebuyer and keep properties maintained.

- > Create purchase rehab loan or grant opportunities so new homebuyers can make needed investments after they purchase their home. Include free design services to add a bathroom or half bath if the home is lacking.
- > Because there are only a few vacant properties and properties in very poor condition, engage a local developer or non-profit partner to implement a "one house on the block" development strategy to take the one vacant home on a block and make renovations then put the home back on the market
- > Think about "houses as billboards" and what the homes say about the neighborhood and what ways the neighborhood could improve its image. Encourage neighbors to work together through having block competitions, for example a neighborhood award for the block that is "best in show"

Promote homeownership in the community given the single-family housing stock

Since 2013, the owner occupancy rate declined from 50% to 42% in the LCFA. Almost half of the housing units in the LCFA are in single-family homes; with the owner occupancy rate among single family homes in the Study Area at 84%, down from 94% in 2013. Between 2013 and 2018 the area lost about 170 homeowners that resided in single-family homes.

The City of Syracuse has been impacted by several decades of population loss and, despite the recent population gain in the latest U.S. Census; the relative stability of the population within the LCFA is important within this context; strategies that can continue to build neighborhood (and even expand) stability can help to reverse larger trends of population decline.

- > Outreach to realtors and building relationships with realtors that can speak to the assets and strengths about buying in this community to potential homebuyers
- > Targeted marketing to potential sub-populations that might call this neighborhood home

Strengthen neighborhood capacity and develop a neighborhood brand to help market the neighborhood to attract the types of investment neighbors want

In healthy neighborhoods residents are satisfied to reside there and will often recommend the neighborhood as a good place to live to others. Additionally, providing ways for residents to become involved in their community, like through a neighborhood association, could help to develop more confidence in the future of the neighborhood. Confidence in the future of the neighborhood is key for continued investment in the community.

- > Create ways to celebrate the neighborhood's diversity and increase pride in the community that could include a neighborhood or community festival in partnership with the City of Syracuse, Town of DeWitt, and Le Moyne College.
- > Develop a neighborhood newsletter to communicate with neighbors of the Le Moyne Campus about available resources, programs, events, and other initiatives to improve communication between adjacent neighbors and the College,
- > Support interested neighbors in developing a neighborhood association or other neighborhood management structure to advocate on behalf of neighborhood needs

Neighborhood Health

Increase access to food options to improve access to healthy foods leading to lower rates obesity and hypertension

Maintaining healthy eating habits can decrease the incidence of chronic conditions like obesity and diabetes. Individual choices surrounding eating behaviors are influenced by a number of factors, including the availability of healthy local foods within a neighborhood. For example, poor food access in a neighborhood with households that struggle to afford transportation can result in a reliance on convenience stores that do not provide healthy food options, leading to higher rates of obesity and hypertension.

- > Establish a neighborhood grocery store within walking distance of most residents.
- > Repurpose vacant and undeveloped parcels for community garden plots.
- > Establish a farmer's market on the Le Moyne Campus that accepts SNAP benefits.

Establish neighborhood level programming to promote awareness of mental health and substance abuse leading to lower rates of injury mortality and mental health issues

Minority and elderly residents within Onondaga County are much more likely to experience economic circumstances (e.g., living in poverty, housing/rent burdened) or environmental exposures (e.g., pollution, poor food access) that negatively impact health outcomes. Additionally, these circumstances may combine to influence behavioral patterns that negatively impact health. Data from Onondaga County indicate that higher rates of asthma, obesity, hypertension, injury mortalities (ex: suicide, traffic fatalities, drug overdose, homicide), mental health, and substance abuse issues in Zip Code 13224 are likely contributors.

- > Provide opioid overdose and mental health intervention training and supplies for Le Moyne College EMS services leading to lower rates of injury mortality.
- > Improve heating, cooling, and overall energy efficiency of residential properties to reduce home energy costs leading to lower rates of hypertension and asthma.

TOGETHER
WE CAN SOLVE
HUNGER



 Food Bank
of Central New York



photo credit: <https://www.facebook.com/LeMoyn>

Neighborhood Design Strategies

Improve pedestrian and bicycle infrastructure throughout the neighborhood

Neighborhood Survey Respondents communicated that while they utilize the neighborhood street network for transportation and recreation; they feel that there are not enough pedestrian amenities in their neighborhood. Residents would like to see improvements in the quality and quantity of sidewalks, bike lanes, lighting, crosswalks, and additional amenities including benches and streetscaping, as well as traffic calming measures put in place to improve pedestrian safety.

- > Establish sidewalk connections to adjacent neighborhood areas, including improved road crossings where appropriate.
- > Implement traffic calming strategies to reduce vehicular speeds and facilitate safer road crossings
- > Establish bicycle route connections to Genesee Street and the Empire State Trail (Erie Boulevard)

Enhance the street tree network in adjacent neighborhood areas

Street trees come with several benefits to a neighborhood, including creating a visually pleasing aesthetic. They also provide shade in the summer and can reduce urban island heat effect, provide habitat to birds and other wildlife, and increase property values.

Increase access to green space and recreational opportunities within the neighborhood

Neighborhood survey responses indicated that neighborhood residents enjoy outdoor recreation and support expanded recreational activities available within their neighborhoods. Nearly half the respondents would like to see a trail system built which would provide those who currently utilize the street system for exercise and leisure walks, a place away from traffic to walk their dog, jog, or push a stroller. A large portion (59.3%) of respondents visit the campus on a regular basis (e.g., every day; once a week; or once a month), over half use the campus to take a walk. Survey respondents indicated that the Le Moyne campus is an easily accessible area within the community and would be an ideal location for public-facing outdoor amenities such as a trail system (especially in the area known as the "Le Moyne Woods". Improvements to the trail system within the "Le Moyne Woods" to better connect to the existing street system would be an ideal way to integrate the campus with the surrounding community.

- > Enhance and develop the trail system with the "Le Moyne Woods" to strengthen connections with adjacent neighborhood areas.
- > Develop a new trail connection along the existing Springfield Road "paper street" right-of-way that extends eastward from the intersection of Springfield Road and Thompson Road.

Develop the Campus Edge

There are numerous facilities and assets within the Study Area that participants love and are proud of. Participants love the Le Moyne Campus for its musical bells during the holidays, annual firework show in August, and raspberry bushes available for picking in the summer. At the same time, though the campus is located in the center of the LANDS Study Area, the campus edge lacks definition, a sense of arrival to campus is lacking, and neighborhood residents feel that the campus does not feel “welcoming.”

- › Implement a continuous streetscape around campus that signals it as a special place
 - › Infrastructure: curbing, sidewalks, bump-outs, lighting, banners, street trees
 - › Implement cohesive landscape strategy to signal arrival to the campus (e.g., select plant materials, repeat landscape elements)
 - › Wayfinding: gateway signs, directional signage
 - › Improve Transit Stop Locations Adjacent to Campus






- › Invest in Le Moyne-owned properties to establish the Le Moyne brand adjacent to campus
 - › Explore the development of a “theme house” program for off-campus housing adjacent to campus that could help to “brand” properties around the campus perimeter that are available for off-campus housing.
 - › Upgrade institutional properties to mimic Le Moyne campus standards
 - › Explore opportunities for consolidating outward facing programming from Le Moyne along the block of Springfield Road between Salt Springs Road and Fayette Boulevard.

Neighborhood Improvement Strategies





Springfield / Salt Springs / Demong pg 92/93

Neighborhood Scale Improvements

-  Improved Sidewalk Network
-  Enhanced Intersection with crosswalks and traffic calming
-  Proposed Trail
-  Improved Bus Shelter
-  Bicycle Lanes and Infrastructure

Campus Edge Enhancements

-  **Streetscape Improvements**
including traffic calming, lighting, banners, wayfinding, bus shelters, sidewalks & crosswalks, and bicycle infrastructure. (See pages 90 & 91)
-  **Campus Gateway**
Enhanced wayfinding and intersection improvements (See pages 92 & 93)





Existing Conditions



Springfield



Spring



Existing Conditions



field / Salt Springs / Demong



Workforce Development

Strengthen Connection between Le Moyne College and H.W. Smith School

The Le Moyne College Education Department has had an informal relationship with H.W. Smith over many decades with education students from Le Moyne having fulfilled their student teaching requirements and serving as academic tutors and mentors for H.W. Smith students. A stronger, formalized relationship could help to strengthen H.W. Smith as a school; and serve as a basis for gaining additional financial support for the school and school programs. Strengthening the performance of the school would help to bolster the health of the surrounding neighborhood; making it a desirable place to locate.

- > Establish long-term formal connections between the Le Moyne College Department of Education and H.W. Smith School.
 - > Student-teaching
 - > tutoring/mentoring programs
 - > identify opportunities for long-term research
- > Explore opportunities to create specific programs for adult education in partnership with H.W. Smith and the Syracuse City School District.

Continue to Support Campus Initiatives and Partnerships with Neighborhood and Regional workforce development Programs

Le Moyne College is well positioned to continue its role as an anchor institution if that role is strategic, targeted, well-defined, and appropriately matched to the needs of the community and the strengths of the college. Some targeted areas in which Le Moyne's interests and abilities align with the needs of the community include elementary education, occupational therapy, continuing and adult education, business development, and the physical environment on campus and connections to adjacent neighborhood areas.

Le Moyne College presently participates in both regional programs and programs that have a direct impact on people living in surrounding neighborhoods. The College has formed many partnerships within local and national organizations to create robust programming.

- > ERIE 21
 - > Erie 21 is an initiative led by Le Moyne College that aims to address regional issues of poverty and a small pool of skilled workers. The initiative seeks to "generate homegrown talent to feed the growing demand for computational, software and engineering talent." (ERIE21 | Le Moyne College | Syracuse, NY). Educational support from Le Moyne College has been provided for students at the middle and high-school grade levels within the Syracuse Central School District to help to prepare them with skills that are highly sought after, enabling them to obtain well paid jobs after graduation. Erie 21 also aims to increase grade level graduation rates and has implemented academic support programs including the Science and Technology Entry Program (STEP), Upward Bound and the Liberty Partnerships Program (LPP). A

study conducted by the Incentis Group shows that the total direct, indirect, and induced economic impact of Erie 21 over the next ten years is estimated activate approximately \$1.8 billion in economic activity, roughly 2,000 jobs, and \$645 million in labor income.

- > Community Hub
 - > The Community Hub promotes social justice through engaged service learning, community-based scholarship, and voluntarism within the Central New York region. The Community Hub will support existing community-directed learning and research efforts, and initiate new collaborative projects that would invite faculty from diverse disciplines to partner with College neighbors in solving challenges facing the Syracuse community.
- > Welcome Back Center
 - > In 2019, the Le Moyne Healthcare Advancement Resource Center partnered with the Mother Cabrini Health Foundation to develop the Welcome Back Center which is part of a national initiative to advise, mentor, and support international medical graduates. The center is a resource for Internationally trained healthcare workers who need advising, English language support, transcript evaluations, and assistance obtaining a healthcare job in Central New York. The Welcome Back Center not only helps international medical professionals but aids in improving the overall health care system for diverse communities throughout Central New York. (Mother Cabrini Health Foundation Awards Three Grants to Le Moyne in Support of Regional Healthcare Initiatives) (Le Moyne College: Healthcare Advancement Resource Center)

Create ways that link the neighborhood with the resources available at Le Moyne College for the broader community

Though the campus is heavily used by survey participants for outdoor recreation, most (82.9%) participants are unaware that they have access to the College's library facilities. The survey identified that while respondents would like to have access to a community computer lab for job searches, submitting applications, and interviewing virtually, there is very little awareness of the available resources. over half of survey respondents (52.35%) said they would be interested in educational and other resources that support senior citizens' social, spiritual, mental, financial, and physical health.

In addition, Soule Branch Library, part of the Onondaga County Library System (OCLS), is located on Springfield Road between Salt Springs Road and Fayette Boulevard adjacent to the Le Moyne Plaza and the Le Moyne Campus. Soule Branch has one of the lowest circulation rates of any library in the OCLS.

- > Support and connect those desiring to obtain a college degree with resources available at LeMoyne College as there is a sizable number of people with some college, but no degree
- > Explore opportunities for developing programs on campus to assist senior citizens with their physical and mental health.
- > Develop a partnership between Le Moyne, the OCLS, and the City of Syracuse to explore the future potential for Soule Branch Library.
- >