

Disclaimer:

As mandated by General Ordinance No. 48 of the City of Syracuse, the Valley TNT Area (Area 4) has completed its 5-Year Neighborhood Plan. The purpose of this plan is to act as a citizen driven 5-year neighborhood plan for the area designated as Tomorrow's Neighborhoods Today (TNT) Area 4 – Valley. The completion of this plan is mandated by General Ordinance No. 48 of the City of Syracuse. Section 48-2(a) states:

“Each TNT Neighborhood Planning Council will create an asset-driven, continuous 5-year plan for its area which will include a comprehensive vision for the diverse neighborhoods within the area, 5-year goals and objectives, prioritized action plans, resource requests, budgets, recommendations to operating city departments, and timelines for completion. These plans will be compiled by the Neighborhood Planning Office and submitted to each of the city’s operating departments for consideration in the creation of annual and capital workplans and budgets.”

This plan will fulfill the requirements of this General Ordinance, and will act as an advisory appendix document to the *City of Syracuse Comprehensive Plan 2025*. The content of this plan was generated by members of the herein stated neighborhood writing team and the City of Syracuse is in no way responsible for any omissions, inaccuracies, plans, or opinions found herein.



Tomorrow's Neighborhoods Today Area 4 ~ The Valley



Five Year Neighborhood Plan 2007-2011

Return to Onondaga Hollow

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Executive Summary:

As mandated by General Ordinance No. 48 of the City of Syracuse, this document will inform the planning and development decision-making processes for residents, businesses, developers, not-for-profit agencies, and City and County operating departments for the Valley Area, for the period 2007 to 2011. It is based on a series of planning workshops that were designed to bring together members of the community to create a shared vision for the Valley.

The organization of this report reflects three geographic corridors and eleven neighborhood zones of the Valley, and describes conditions therein. The corridors include Seneca Turnpike, S. Salina Street and Onondaga Creek. The neighborhood zones include Barnes, Hopper, Webster Pond, Lower Valley Drive, Van Duyn, South Midland, Cityline Brook, Clary–Meachem, Coldbrook, Outer Brighton and Nob Hill–Lafayette.

With the assistance of staff from the City of Syracuse Department of Community Development, an eight-member writing team considered the findings of the four outcome areas used in the Planning Workshop Process (Image, Market, Neighborhood Management, and Physical Conditions), re-ordering and re-naming them as concept areas: Physical Conditions, Social Conditions, Perceptual Conditions, and Economic Conditions.

Within each section of this report will be found goals and recommendations to meet the needs of the identified corridors, neighborhood zones, and open space in the Valley. Of special interest is a summary list of goals and recommendations for various zones of the Onondaga Creek corridor [page 15], the open space [page 31], and a summary list of Valley-wide goals and recommendations [page 32].

This report identifies several concerns and challenges related to the quality of life within this neighborhood. High volumes of commuter traffic on Seneca Turnpike create noise, fumes, and risks for bicycle riders and pedestrians. The local business districts on S. Salina Street and on Seneca Turnpike are generally unattractive. Traffic conditions on E. Brighton Avenue present challenges for the senior population in the area. There is a lack of suitable support for the well elderly who wish to remain part of the Valley community.

The document is completed by inclusion of a number of appendices, which detail a prioritized list of goals and recommendations for TNT 4 – Valley [pages 32 - 36] and show supporting data used in the planning workshops and by the writing team.

Purpose:

The purpose of this plan is to act as a citizen driven 5-year neighborhood plan for the area designated as Tomorrow’s Neighborhoods Today (TNT) Area 4 – Valley. The completion of this plan is mandated by General Ordinance No. 48 of the City of Syracuse. Section 48-2(a) states:

“Each TNT Neighborhood Planning Council will create an asset-driven, continuous 5-year plan for its area which will include a comprehensive vision for the diverse neighborhoods within the area, 5-year goals and objectives, prioritized action plans, resource requests, budgets, recommendations to operating city departments, and timelines for completion. These plans will be compiled by the Neighborhood Planning Office and submitted to each of the city’s operating departments for consideration in the creation of annual and capital workplans and budgets.”

This plan will fulfill the requirements of this General Ordinance, and will act as an advisory appendix document to the *City of Syracuse Comprehensive Plan 2025*. Through this dual role, this plan will inform the planning and development decision making processes for residents, businesses, developers, not-for-profit agencies, and City and County operating departments for the Valley Area.

Introduction:

The process for this 5-Year Neighborhood Plan for the Valley TNT Area (4) began in August of 2006 with the creation and distribution on the *Neighborhood Resident Satisfaction Survey 2006*. The results of this survey served as a basis of information to aid the planning participants. This process continued in September of 2006 with the first of 3 workshops. These workshops were designed to bring together members of the community to create a shared vision for the Valley. The purpose of Workshop #1 was to discuss what is “working” and what is “not working” in the Valley. The purpose of Workshop #2 was to create a vision of the Valley’s future providing goals and objectives. The purpose of Workshop #3 was to discuss how to achieve the vision of the Valley that was discussed in the second workshop. Following the conclusion of these workshops, the accumulated materials and information were compiled (see appendices), and a writing team was formed to conduct the report writing process. This writing team was formed in January of 2007 and was charged with assessing the information gathered in the Workshop process, determining a functional and effective report format, and editing the report to create a comprehensive and operational 5-Year Neighborhood Plan to be presented to the Valley TNT group for official approval in September 2007, and implementation in the years 2007-2011.

Valley Neighborhood Plan Writing Team:

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Structure:

The organization of this report reflects the various geographic sub-regions of the Valley, and describes conditions therein. The writing group chose geographic areas that could be easily conceptualized and planned for due to the similarities in housing, commercial spaces, physical characteristics, and other components within them. In the report, these geographic areas are represented by corridors and other areas coined ‘neighborhood zones.’ The corridors include Seneca Turnpike, S. Salina Street and Onondaga Creek. The neighborhood zones are Barnes, Hopper, Webster Pond, Lower Valley Drive, Van Duyn, South Midland, Cityline Brook, Clary-Meachem, Coldbrook, Outer Brighton and Nob Hill – Lafayette. They are illustrated in the attached map.

Within each of these geographic areas, the writing team selected the following 4 concept areas in order to better identify local needs and goals: Physical Conditions, Social Conditions, Perceptual Conditions, and Economic Conditions. In fashioning these concept areas, the writing team considered the findings of the 4 outcome areas used in the Planning Workshop Process (Image, Market, Neighborhood Management, and Physical Conditions). The concept areas used in this plan will be comprised of the following:

- *Physical Conditions* – including physical form, lighting, sidewalks, property maintenance, historic features, environmental / natural features, etc.
- *Social Conditions* – including crime, neighborhood watch presence / activity, friendliness, racial / ethnic demographics, household-type demographics, etc.
- *Perceptual Conditions* – including sense of place, outside perceptions, fear / perception of crime, historic events, cultural landmarks, etc.
- *Economic Conditions* – including housing market, business assessment, business opportunities, income demographics, etc.

Through this organization, first by geographic area then by the 4 concept areas, the writing team was able to fully incorporate all input from the Planning Workshop process, organize the information in a comprehensive and coherent manner, and present the report in an easy to read fashion.

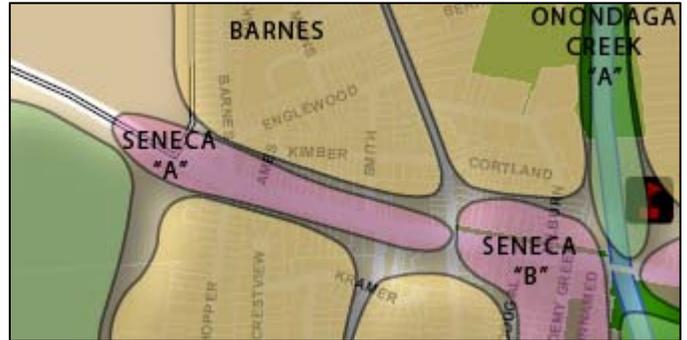
I. Corridors:

A. Seneca Turnpike

- Section A (400, 500, 600, 700 blocks West; 100, 200, 300, 400, 500 blocks East)

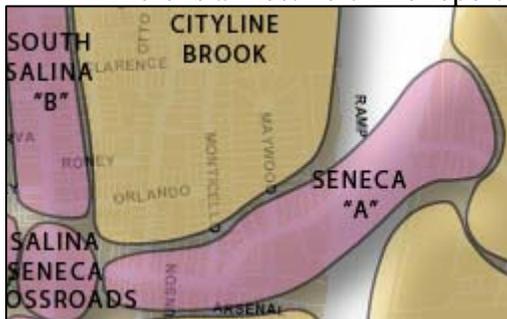
Physical Conditions

- Residential neighborhood with very heavy traffic during commuting hours.
- Has a mix of historic 19th century homes and more recent structures.
- The remains of the Onondaga Arsenal may still be found on the eastern hill.
- Has a small commercial plaza at the intersection of Valley Drive.



Social Conditions

- There is almost no crime reported in this area, but residents want a greater police presence.



Perceptual Conditions

- Homeowners cherish the green spaces nearby this corridor.
- Commuters tend to regard Seneca Turnpike as a thoroughfare, not a residential street.
- Seneca Turnpike is seen as a dividing line between areas considered less desirable in the northern area and the more preferred "south of Seneca" area.

Economic Conditions

- The commercial plaza serves an increasingly less-wealthy clientele, however the area is also under pressure to capture upper income Onondaga Hill residents who lack commercial services.
- This area displays a mix of incomes and includes renters and homeowners.
- This area is threatened by commercial proposals and incursions due to high traffic and high-income commuters.

Goals/Recommendations

- Alternative routes for commuter traffic should be developed.
- The residential character and visual quality of this area should be maintained by restricting commercial encroachment.
- Stricter speed enforcement is needed between the western city line and Valley Drive.
- Traffic-calming measures and aesthetic streetscape improvements are needed. These may include better sidewalks, pedestrian scaled lighting, plantings, marked crosswalks, bike lanes, and other amenities.
- The commercial plazas need to be landscaped and should be renovated.

- Section B (200, 300 block West and Academy Green)

Physical Conditions

- The area consists of residential homes, including some of the oldest and most historic in the county, churches and one bed and breakfast. This area is the center of the original historic Valley settlement. Most buildings are in good condition.
- The historic Village Green Parade Ground, a designated protected site, runs along the northern edge of the Turnpike from Onondaga Creek to Valley Drive. This space was originally deeded to the Town of Onondaga by the founders of Onondaga Hollow in the 19th century to be “set apart for a green” that “shall forever remain open and unenclosed for the use and ornament of the Village.”
- Academy Green, also a designated protected site, runs from behind the Valley Presbyterian Church to the William Sabin House on the south.
- Sidewalks are in poor condition and nonexistent in some places.



Social Conditions

- This is a stable, diverse, predominantly middle class residential area.
- There is a range of house sizes that encourages diversity in incomes.
- Many not-for-profit organizations and churches contribute to special social character and events.

Perceptual Conditions

- The area is seen as pleasant because of the green space on the Village Green, the Academy Green, Onondaga Creek, and nearby Meachem Field.
- Several of the oldest and most historic buildings in the county are in this area (William Sabin House on Academy Green, Joshua Forman House, and Sabin’s “Brick Store” on W. Seneca Turnpike).
- The homes, churches, and businesses are in very good condition.
- The area is noted for an abundance of trees.
- Off-street parking is abundant.
- A variety of structure ages may lead to confusion over identity.

Economic Conditions

- The area is in very good economic condition, but is constantly challenged by commercial development pressure on homeowners.
- The two best homemade ice cream stands in Syracuse are located at each end of this neighborhood on W. Seneca Turnpike and serve to attract visitors to this part of the Valley.
- Events like the Valley Field Days and youth sporting events bring crowds to the Valley that fuel its small businesses.

Goals/Recommendations (cont'd. from previous page)

- The residential character and visual quality of this area should be maintained by restricting commercial encroachment.
- This area should be registered as an historic district.
- Improve pedestrian connections using historic signage, plantings, crosswalks, and lighting.

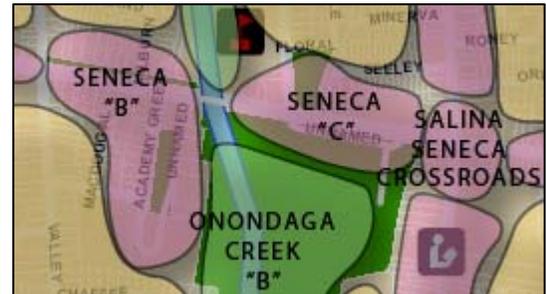
- Section C (200 block West, and 100 block East)

Physical Conditions

- Valley Vista is a large apartment complex with a changing residential mix due in part to subsidized housing status.
- The Bob Cecile Community Center was established in a former fire station and is now a meeting for many community meetings and events.
- Meachem Field and Skating Rink are extensively used by Valley residents and visitors.

Social Conditions

- The Valley Men's Club Field Days is an annual event that hosts a wide array of Valley residents and visitors, and has extensive police protection.
- Women United has recently hosted community activities, such as a "tailgate" sale and outdoor movie.
- The combination of open space, cafes, ice cream stands, and senior center activities creates a social activity center in this area.



Perceptual Conditions

- Valley Vista is perceived as a source of potential instability due to population changes from subsidized housing status.

Economic Conditions

- The café and ice cream stand are valuable but vulnerable small businesses.
- Events like the Valley Field Days and youth sporting events bring crowds to the Valley that fuel its small businesses.
- An historic bed and breakfast in this area is an attraction for visitors and tourism.

Goals/Recommendations

- The police office at Valley Plaza might be relocated closer to the center of the neighborhood and/or in a storefront location.
- Suitable senior-only apartments are needed and desired in the center of the Valley now that Valley Vista has become subsidized housing. Additional senior housing or returning Valley Vista to exclusively senior housing is recommended.
- Additional programming for senior citizens is needed at Meachem Field.
- The environment could be enhanced by space-defining and aesthetic plantings.
- The residential character and visual quality of this area should be maintained by restricting commercial encroachment.

B. S. Salina Street

- Section A (3900, 4000, 4100, and 4200 blocks)

Physical Conditions

- Visually cacophonous, confusing, strip appearance conflicts with residential character.
- All historic and landscape traces have been removed except for remnants of the creek.
- Pedestrian accommodations are minimal or non-existent.
- Multiple vehicular conflicts due to uncoordinated commercial curb-cuts.
- Poor and dangerous vehicular circulation.
- Small businesses southwest of Valley Plaza have jarring visual characteristics due to cultural differences of owners and no visual standards.

Social Conditions

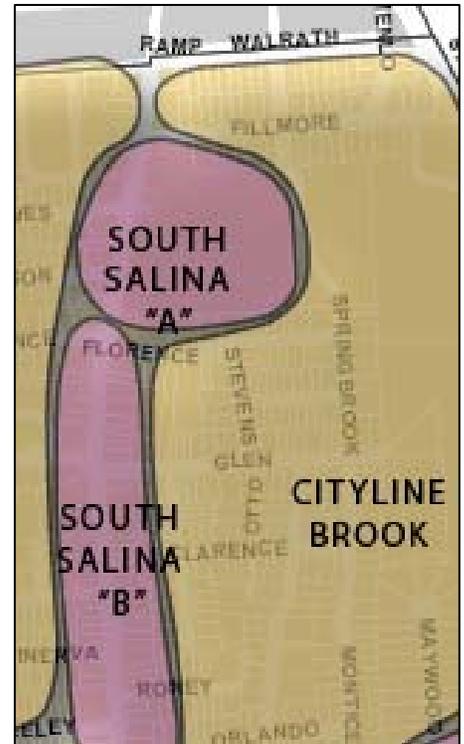
- With no residential “eyes-on-the-street” the area tends to have many pockets where disorderly events can occur, even though such events occur less frequent than perceived.
- Residential areas to the west are modest but affordable single family homes.
- Multiple family apartments on Ballantyne Road are in need of serious redesign/renovation. This is the site of most crime-related incidents.
- Diverse, changing.
- Visited by many outsiders for services.

Perceptual Conditions

- Important service zone for area neighborhoods and greater city sector – convenient.
- The area is automobile-dominated and dangerous to pedestrians.
- Anything goes – no development is out-of-bounds.
- Seen as dangerous by suburbanites and south Valley residents.
- Perception of “disinvestment” – may affect residential/commercial viability.
- Residents desire more variety and higher quality businesses.

Economic Conditions

- Area is seen as “safe” development zone closest to south side which results in more new developments here than other areas of south side.
- Area is marginal in the larger economic picture, resulting in many vacancies. Long-term viability may be questionable.
- Many vacant storefronts in Valley Plaza.
- Commercial areas surrounding Valley Plaza are often vacant, changing.
- Commercial area needs to be upgraded to help lift area residential values.



Goals/Recommendations (cont'd. from previous page)

- Unify visual appearance through complete re-evaluation of Plaza and adjacent strip commercial areas.
- Establish visual/physical design guidelines through an overlay district.
- Market area to increase diversity and stability of commercial areas.
- Improve interface between commercial and residential, both visually and physically.
- Improve conditions for pedestrians within the district as well as those who are walking to the district with streetscape amenities and improved traffic circulation, especially to and from the Plaza lot.

- Section B (4300, 4400, 4500, and 4600 blocks)

Physical Conditions

- Mix of deteriorated and renovated older houses, apartment buildings and commercial properties. Some spot zone/use and some continuous 1920+ pedestrian streetscapes.
- Heavily traveled transit corridor for cars, buses, and pedestrians.
- Deteriorated sidewalks and street tree conditions.
- Some businesses have “over paved” into sidewalks and eliminated all green buffer areas.
- Signage is out-of-control with businesses attempting to compete for attention; degrading visual appearance of the segment.
- Some apartment complexes and apartments are severely deteriorated and blight the entire corridor.
- Some new investment in attractive housing near Valley Plaza.
- No amenities for pedestrians nor pedestrian-level lighting.

Social Conditions

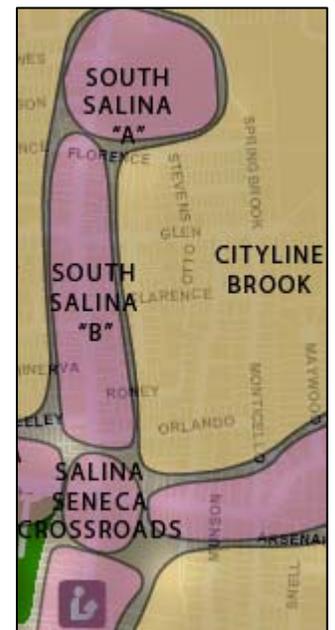
- Mix of renters and owners, however mostly renters and elderly owners – little positive territorial control.
- Marginal convenience stores, bars, and other pawn shop businesses are sometimes attracting crowds of youths with resulting incidents.
- Deteriorating rental housing is not attracting good tenants and social conditions are worsening overall, combined with high rental populations in adjacent neighborhoods.

Perceptual Conditions

- Corridor presents a bad introduction to adjacent neighborhoods and the Valley in general.
- Cedarhaus Apartments seen as largest social/physical problem on the corridor.
- Potential for pedestrian streetscape because of the proximity of storefronts (historic development pattern) to each other and to the neighborhood.
- Perception of lack of safety and predictability for pedestrians hurts the area’s potential.

Economic Conditions

- Change in commercial facilities over time has diminished the utility of the corridor for adjacent neighborhoods – not as attractive nor perceived as safe.
- Deteriorated apartments and unattractive commercial facilities degrade the marketability of adjacent neighborhoods.



- Adjacent neighborhoods and even rental properties within them are more stable and marketable than those on the S. Salina Street corridor.

Goals/Recommendations (cont'd. from previous page)

- Develop a cohesive overlay zoning ordinance to control signage and visual appearance on the corridor, including rental properties.
- Plan, design and implement a pedestrian-oriented streetscape with pedestrian amenities such as seating, paving, lighting, and street trees (see previous SMTC plan).
- Purchase/demolish Cedarhaus Apartments, infill with new senior housing.
- Campaign to attract pedestrian-oriented businesses based on the energy-efficiency of having nearby residents/transit corridor (i.e. when energy prices get worse, customers will still be there).

- **Section C / Seneca-Salina Crossroads**

Physical Conditions

- One of two main historic Valley intersections, now a main auto-related commercial center, open and undefined.
- Auto-dominated with insufficient pedestrian accommodations and many dangerous turning movements, with high traffic volumes.
- Intersection is overbuilt and crowded, with a multi-business mall in place of a previous single business.
- Little vegetation but flanked by residential buildings on south and east, with some green space and a high rise to the west, and pedestrian scale commercial to the north.
- Some green open space (zoned multi-family) close to Blockbuster Video store is a frequent target of commercial expansion proposals.
- Creek bed and Coldbrook (northern continuation) used to run close to or through the area; traces are still visible.

Social Conditions

- Mix of apartment buildings, rented and owned houses and group homes (south) add diversity but also some periodic social change.
- Both Seneca Turnpike's and S. Salina Street's heavy traffic, numerous turning movements, poor signaling and timing, and crosswalk and sidewalk conditions create large separations and hinder communication and pedestrian circulation across the intersection.

Perceptual Conditions

- Perceived as physically dangerous for pedestrians and bicyclists.
- Adjacent residential qualities are degraded by traffic volumes and heavy automobile-oriented commercial presence.
- Historic identity of the intersection has been lost and is probably not recognized by Valley residents due to late 20th century projects.

Economic Conditions

- One of two major commercial “hotspots” and pressure points (i.e. Valley/Seneca intersection). Many types of businesses desire to locate on the “homeward bound” north side to catch Onondaga Hill residents, but will also locate on the south side due to the traffic volumes and demographics.
- Businesses are mostly stable, though there is fairly high turnover in the plaza. The hardware store is important to Valley residents and its future longevity is uncertain.
- Lowered (perceived or actual) adjacent home values due to traffic may cause weakness and add to the land use change threat.
- A better and more comfortable pedestrian environment may improve business viability.

Goals/Recommendations (cont’d. from previous page)

- Make numerous improvements to pedestrian comfort and safety including better curb cuts/crosswalks, removal of obstructions, streetscape aesthetic improvements including paving, seating, lighting, and plantings.
- Encourage intersection businesses to add plantings, seasonal displays to humanize the area.
- Stop/discourage any further commercial encroachment (or proposals to expand) in all directions to stabilize adjacent properties.

- Section D (4800 through 5900 blocks)

Physical Conditions

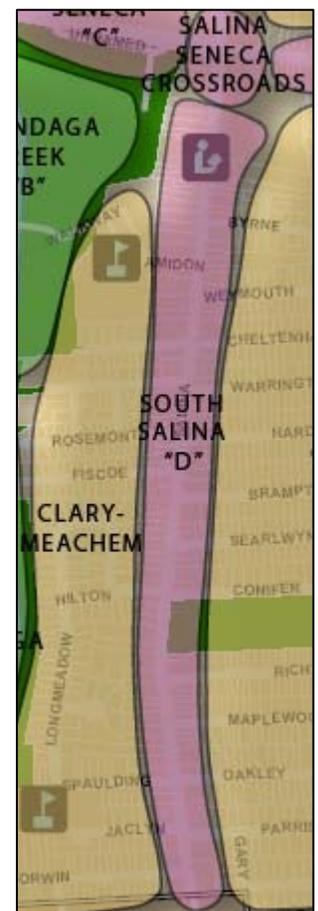
- Well kept residential with a mix of older valued landmark type homes along with mid-20th century homes.
- Sidewalks in good condition on both sides which are frequented by pedestrians and bicyclists.
- Well lit, with well managed yards and landscaping.
- A forestry preserve is located near the middle of this segment.

Social Conditions

- 82% of respondents to the Valley Neighborhood Survey said their feelings of safety were Good or Very Good.
- 90% of survey respondents see the area as low crime.
- Area has an active Neighborhood Watch group.
- Friendly neighborhood in a desirable residential setting focused around 2 schools; a grammar school and a middle school.
- While primarily a middle class area, there is some economic diversity.
- Households are primarily families with children with some seniors.

Perceptual Conditions

- Well preserved with families intending to stay and perceived as stable by non-residents.
- Cultural and historic landmarks are well-known by locals, but could be better marketed as part of the area’s identity, including possible signage.
- Traffic speed perceived as an issue between Seneca Turnpike and Green Hills Farms.



Economic Conditions

- Highest income and property value area in the Valley along corridor and in adjacent southern neighborhoods.
- Stable middle class area, especially near southern city line.
- Some rental properties near Seneca Turnpike.
- Small businesses at the center with mixed occupancy small office retail. This is a condition that could be threatened over time with change in ownership.
- Green Hills just south of the City border is a quality shopping destination for the Valley as well as surrounding suburban and rural areas.
- The former K-Mart shopping center is in need of investment and substantial upgrading. It currently contains some important services and stable businesses, but suffers from absentee ownership.

Goals/Recommendations

- Speed needs to be controlled with constant devices such as photo ticketing.
- Alter school dismissal times and improve crosswalks and signage to protect students from traffic.
- The Syracuse Metropolitan Transportation Council (SMTC) should do a traffic study to determine the feasibility of changing this section to a two-lane road with a turning lane and bump-outs.
- The light at the intersection of S. Salina Street and Amidon Drive should change more frequently to control speeds on S. Salina Street. A light also could be installed on S. Salina Street near Conifer Drive to help with traffic calming.
- The entire corridor segment needs to have pedestrian (and bikeway) amenities added such as lighting, seating, and other streetscape improvements to support high volume pedestrian and bikeway use.

C. Onondaga Creek – Sections A, B & C – Common conditions and issues

Physical Conditions

- Grass V-channel created in 1950's, kept in grass condition by mowing – little vegetative or habitat diversity.
- Chain-link barrier along both sides of creek limits access to intersections, pedestrian bridge crossings and breaks in the fence.
- Trails worn by recreationists on both sides of channel, primarily east edge.
- The corridor introduces a large swath of open space through the valley.
- Infrequent pedestrian crossings on road bridges, two pedestrian bridges at Van Duyn and Clary Schools.

Social Conditions

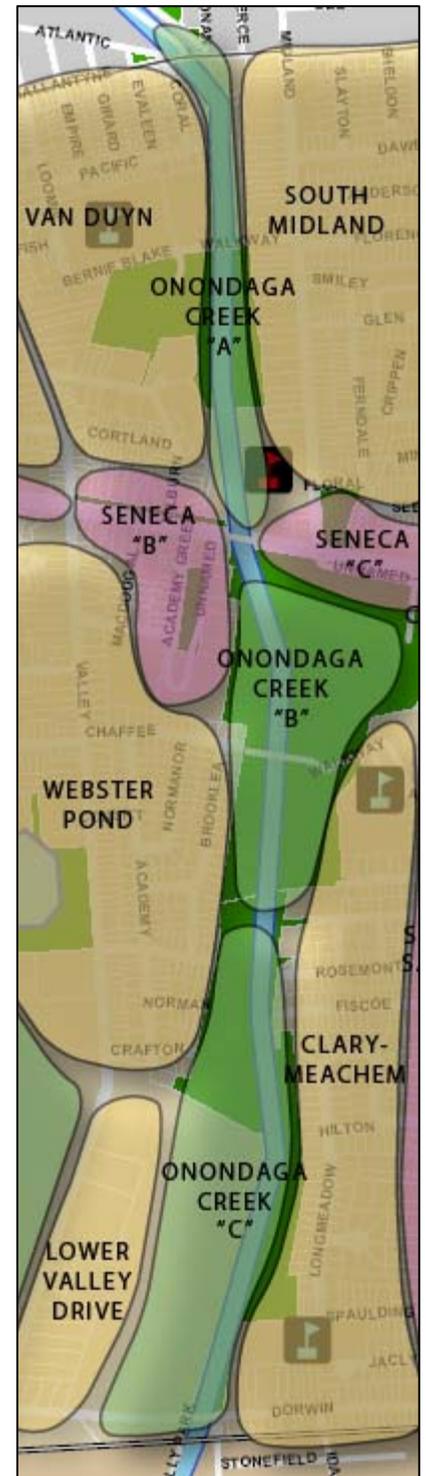
- Bordered by residential neighborhoods of varying economic levels, schools, public open space and some churches and infrequent businesses.
- Can be a space for gathering because surveillance from adjacent properties is difficult
- The corridor acts as a divider as well as edge for neighborhoods on both sides of the creek.

Perceptual Conditions

- Little visual or experiential diversity due to grass monoculture, continuous mowing.
- Some visual relief and positive qualities from amount of open space along the corridor.
- Can be perceived as a threat (from some users) by adjacent homeowners due to relatively open access, lack of surveillance and monitoring.
- Acts as a cognitive “anchor”, locates and sub-divides neighborhoods and north-south segments of the Valley.
- Steepness of channel walls and velocity of creek during some seasons and rain events contributes to perception of danger, especially for unsupervised children.

Economic Conditions

- Currently may add slight value to adjacent properties, rarely detracts.
- Could add much more additional value to entire Valley with improvements.
- Economic conditions deteriorate slightly on the far north end of the corridor.



Goals/Recommendations – all zones

- Introduce “benching” in the creek profile where possible to lessen dangers for users; slow creek velocities and to provide opportunities for the introduction of riparian vegetation and wildlife habitats.
- Where possible, reintroduce moderate creek meanders to slow velocity of creek (dependent on hydrology studies, creek channel design).
- Introduce selective riparian trees and vegetation within the corridor, limiting mowing – maintain enough visual openness to promote surveillance through vegetation management practices.
- Introduce concentrated areas of diversity and habitat improvement near the three schools – Van Duyn, Clary and Meachem for educational purposes including signage and access improvements, trails (mini-ecoparks).
- Where possible and desired, replace the chain-link fence with a “natural fence” consisting of vegetation (with input from adjacent landowners).
- Introduce a trail on both sides of the creek – trail material should support bikes and pedestrians, design features and signage should exclude ATV’s and other motorized vehicles.
- Wherever possible, improve pedestrian access from the neighborhoods from pedestrian and vehicular bridges or other opportunities.
- Purchase any vacant, undesirable properties along the creek to include in open space and access improvements (especially near Ballantyne Road).
- Use the entire creek corridor (and corridor traces) and its tributaries (and tributary traces) as the backbone for the Valley open space system.
- Daylight and restore tributary sections wherever possible through the neighborhoods to improve scenic qualities and neighborhood/home values.
- End practices which destroy natural values associated with springs and tributaries – achieve flood control through innovative design and restoration.

Onondaga Creek – Section A (north of Seneca Turnpike)

- Introduce an intensive restoration and educational eco-park near Van Duyn School.
- Purchase undesirable adjacent land uses for inclusion in open space and for improved access to the creek.

Onondaga Creek – Section B (Seneca Turnpike to Clary School)

- Introduce a kayak/canoe launch or takeout point around Meacham Field.
- Introduce an intensive restoration and educational eco-park near Clary School.
- Install proper lighting underneath the Seneca Turnpike bridge.

Onondaga Creek – Section C (Clary School to Dorwin Avenue)

- Introduce an intensive restoration and educational eco-park near Meacham School.
- Introduce an easier to access kayak/canoe launch north of Dorwin Avenue (current launch south of the bridge requires working around the mini-dam/channel grade change).
- Consider introducing an additional pedestrian bridge along the southern stretch of this segment.

II. Neighborhood Zones

A. Barnes

Physical Conditions

- Lighting is adequate, but some fixtures need repair.
- Sidewalks exist throughout much of the neighborhood, but many are in need of repair.
- The Barnes neighborhood lies under the western bluff of the Valley, with many springs, but seems less prone to runoff of storm water than might be expected.
- Creek tributary and WPA remnants are historic opportunities.

Social Conditions

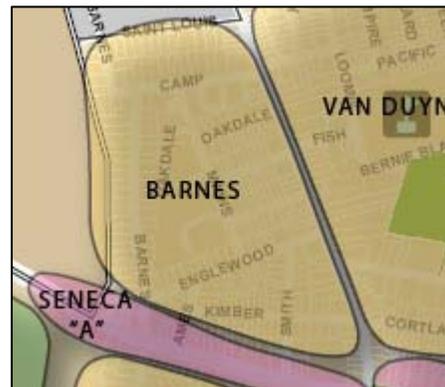
- There are rental apartment and two-family units in the neighborhood, as well as modest single-family homes.
- There are no active neighborhood watches in the area despite the need.
- This is a noticeably diverse neighborhood.

Perceptual Conditions

- The Barnes Avenue neighborhood is seen as a less desirable area than conditions warrant because of its geographic location “north of Seneca.”
- Streets in the area are often used to avoid traffic congestion on W. Seneca Turnpike.

Economic Conditions

- In spite of some home remodeling, housing values have declined in the past decade as former residents have left the city.
- Single-family homes are valued in a narrow range from \$41,000 to \$68,000. These values are less than comparable homes south of Seneca Turnpike.



Goals/Recommendations

- Improve drainage in the neighborhood and preserve and utilize tributary remnants as linear open space.
- Increase police presence and develop neighborhood watch groups.
- Continue housing rehabilitation, with home ownership assistance for young families.
- Establish the west hill slope as a protected natural area.
- Develop a traffic plan for the Valley that diverts through traffic to an alternate (by-pass) route.
- Provide incentives for housing opportunities for teachers, police officers, sanitation workers, and firefighters to raise the quality of life.

B. Hopper

Physical Conditions

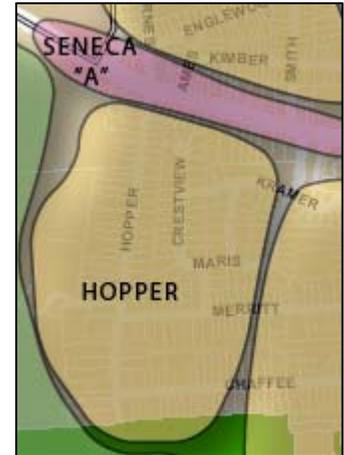
- The Hopper Road area lies on the western hill of the Valley, experiencing excessive rain runoff.
- Recent drainage improvements by the City may have alleviated much of this problem.
- Street lighting appears adequate, but there are almost no sidewalks.
- Homes, with few exceptions, are in good repair.
- At the end of Hopper Road there is access to a series of trails through the undeveloped land above Webster Pond.

Social Conditions

- There are apparently no neighborhood watch groups that directly serve the immediate neighborhood, but some residents participate in the Webster Pond Neighborhood Watch Group.
- The neighborhood appears to be a friendly mix of various ethnic / racial demographics of two-person households, with relatively few young children.

Perceptual Conditions

- The Hopper Road neighborhood is seen as a quiet area of owner-occupied homes at the west side of the Onondaga Valley.
- Hopper Road is used by nonresidents as a cut-through to avoid the busy intersection of Valley Drive and West Seneca Turnpike.
- Crestview Drive is a cul-de-sac which parallels Hopper Road, with housing values that reflect the relative seclusion.



Economic Conditions

- Houses are generally owner-occupied, built in the 1940's or 1950's, with quick sales and little turnover.
- Housing values lie in a range from \$44,000 to \$92,000, with most near the middle of that range.
- There has been a slight decline in housing values in the past decade.
- Many residents are retired, living on fixed income; but there are a few young families with increasing income potential.
- The perceived economic status of this neighborhood is generally above that of most other Valley neighborhoods.

Goals/Recommendations

- Maintain effective drainage conditions.
- Develop a pedestrian-friendly neighborhood by building and repairing sidewalks.
- Further develop a sense of neighborliness among homeowners.
- Maintain the existing feeling of seclusion and safety.
- Improve the condition of some of the older homes in the neighborhood.
- Establish the Hopper Glen as a protected area and establish public access and trails for this area.
- Encourage the establishment of neighborhood watch groups to help maintain a sense of security.
- Develop a traffic plan for the Valley that diverts through traffic to an alternate (by-pass) route.
- Investigate opportunities for home improvement and property maintenance.

C. Webster Pond

Physical Conditions

- Webster Pond is a popular park used by generations of families from near and far. Park appearance is deteriorating somewhat, and concerned Valley residents want to see improvements.
- Valley Drive and neighboring streets have adequate lighting and are pedestrian-friendly; sidewalks are generally in good repair.
- Homes are mostly well-kept single family, owner-occupied homes.
- Residents generally value investing in home repairs and beautification.

Social Conditions

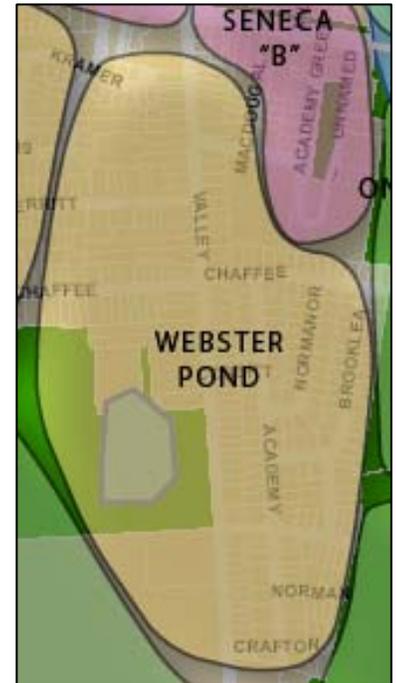
- Neighborhood has long-established community associations and neighborhood watch groups.
- The Onondaga Angler's Association has a management role at the Pond.

Perceptual Conditions

- Neighbors want an increased police presence as a result of property crimes in the area.
- Residents generally value investing in home repairs and beautification.

Economic Conditions

- Property values and incomes in this neighborhood are stable.
- The neighborhood is a prime location for first time home buyers.



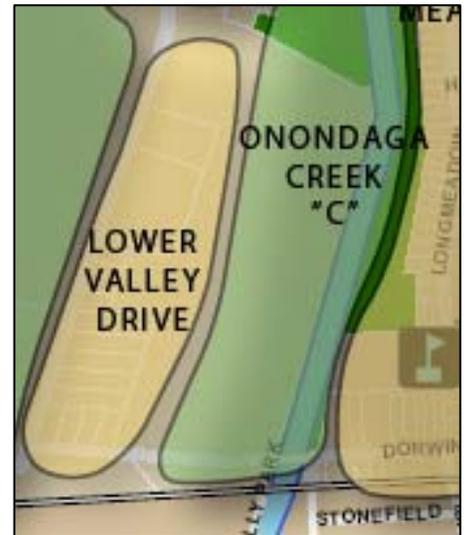
Goals/Recommendations

- Improve neighborhood drainage issues incorporating progressive drainage options (rain gardens, stormwater ponds/wetlands rather than piping).
- Decrease erosion from use around Webster Pond, stabilize banks.
- Enforce speed limits on Valley Drive.

D. Lower Valley Drive

Physical Conditions

- Much attractive and highly valued green space, both public and private.
- Narrow undeveloped road without sidewalks from Webster Pond south.
- Single-family homes on the east side of Valley Drive.
- Open Space on the west Side of Valley Drive.
- New houses south of the Eggleston property, as well as the older houses on the west side just south of the Onondaga Valley Cemetery.
- Historic Cemetery with many graves dating back to the 1800's.
- The former "Carrier Estate" at Dorwin Avenue and another stone house around the bend.



Social Conditions

- Friendly close knit neighborhood.
- Families in single-family homes.
- At least partially involved in a neighborhood watch group.

Perceptual Conditions

- Valued for rural feeling with the open fields, Webster Pond, and wide, deep yards.
- Webster Pond and the adjacent historic homes make this a Valley landscape untouched by commercial development.
- Residents would much prefer to keep the area undeveloped. This area might be considered part of a creek preserve. Commercial or other large developments are perceived as out of place.

Economic Conditions

- Purely residential, but threatened by other land uses due to available open space.
- No businesses except the radio station.
- Income largely middle class.

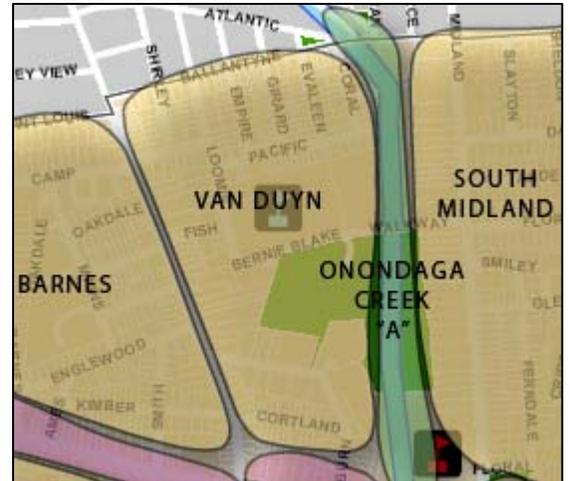
Goals/Recommendations

- Improve the road with sidewalks, lighting, and a better foundation.
- Decrease the speed limit on Valley Drive near Webster Pond to limit exposure to families, vehicles, and wildlife. Stricter enforcement of speed limits is needed.

E. Van Duyn

Physical Conditions

- At the heart of the neighborhood is Van Duyn Elementary School and associated playing fields.
- The Bernie Blake Walkway provides pedestrian access across Onondaga Creek to the South Midland neighborhood which adds character and school access to the neighborhood.
- Lighting is adequate and sidewalks are generally in good repair.
- There is a mix of modest homes and some apartment buildings, some in poor repair.
- At one time the Onondaga Creek powered a grist mill at the south end of the area which is now Lee's Feed Store.



Social Conditions

- There is a diverse ethnic mix, but little social tension.
- Because of incidents of crime nearby, homeowners have expressed an interest in neighborhood watch groups.
- There are increasing social incidents and complaints related to marginal small businesses and convenience stores in this area.

Perceptual Conditions

- The neighborhood is not a preferred location for new home ownership. However, improvement in commercial and housing conditions may change this perception.
- Because of imbedded Van Duyn School, the neighborhood may be perceived as a convenient place for families with small children who can walk to school without much danger from traffic.

Economic Conditions

- A neighborhood tavern and other small businesses operate on Valley Drive, but the coin-operated laundry nearby has closed. These businesses are increasingly marginal.
- A neighborhood convenience store operates on Ballantyne Road near the Creek.
- Incomes are generally moderate or low in this neighborhood.
- Lee's Feed Store continues to serve semi-rural needs of nearby residents providing pet food and garden supplies.

Goals/Recommendations

- Van Duyn Elementary School should be configured as a community school, offering a variety of services to neighborhood residents during an extended day.
- Blighted properties should be rehabilitated or demolished to stop the erosion of property values.
- Neighborhood watch formation should be encouraged.
- Have creek remnants daylighted.

F. South Midland

Physical Conditions

- Strong historic character along southern stretch of Midland Avenue.
- Remnants of Onondaga Creek and tributaries throughout.
- Weak and visually degraded east-west corridor along Glen Avenue.
- Haphazard infill along filled creek sections – apartments, buried in interior and disconnected street sections.
- Creek sections “divide” segments of neighborhood and create micro-neighborhoods.
- Marginal adjacent commercial properties on S. Salina Street.

Social Conditions

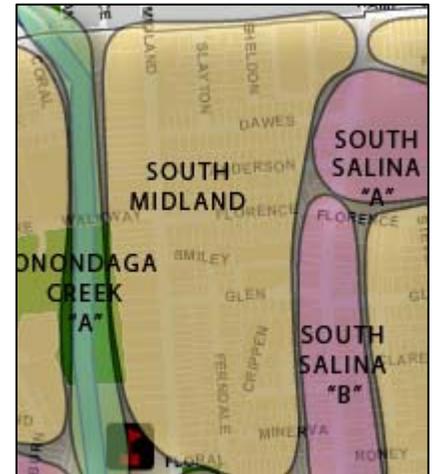
- “Buried” apartment complexes generate behavioral issues, introduce many renters.
- Many stable neighborhood streets – 1-2 blocks in length, viable but separated.
- Commercial introduces social issues as well as some stability and convenience.

Perceptual Conditions

- Area has a confused identity – historic but fragmented by 20th century developments.
- Apartments introduce uncertainty and unpredictability – property values, etc.
- Image from S. Salina Street has been both improved (mostly) and degraded in last 20 years.

Economic Conditions

- Market is held back/depressed by lack of cohesive identity, uncertainty introduced by apartments, and nearby marginal commercial properties.



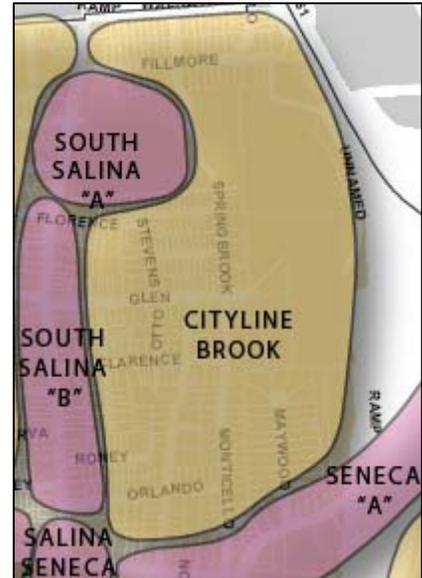
Goals/Recommendations

- Redevelop fragments of the creek bed as a linear open space linkage system to tie different micro-neighborhoods together.
- Improve the visual appearance, pedestrian usability, and overall character of the east-west Glen Avenue corridor.
- Evaluate apartment complex relationships to the neighborhood streets and improve these through physical design, circulation, and visual connections.
- Improve the corridor entry character from S. Salina Street – keep commercial character supportive of residential character.
- Capitalize on the historic character of the Midland Avenue corridor to stabilize identity.

G. Cityline Brook

Physical Conditions

- Mix of housing types and ages from early 19th to late 20th centuries. Single-family to duplex to spotted single or multiple apartment building complexes, all residential.
- Borders steep east Valley wall which is densely wooded and contains many freshwater springs and seeps (high water quality); some forest hillside wetlands have high value (Glen Avenue).
- Roads were constructed in many unrelated phases therefore road widths and alignments vary. Many segments were constructed below standards with poor foundations, no neighborhood storm sewer system and often without sidewalks.
- Most houses and apartment buildings are well-maintained with some nuisance properties that change ownership as well as renters frequently. Some apartment complexes were built on municipal landfill areas from the 1950's.
- City Line Brook/Anderson Brook mini-falls north of Glen Avenue is a neighborhood attraction for pedestrians and neighborhood visitors.
- Bordered by many historic properties/buildings on both Seneca Turnpike and S. Salina Street (some still exist within the neighborhood - unlisted), as well as mixed quality commercial.
- Strong physical boundaries and definition resulting from S. Salina Street/Seneca Turnpike/Valley Plaza and east Valley wall.



Social Conditions

- Neighborhood has maintained a high level of diversity over decades – both racially and economically. There are approximately equal groups of black/white with both Hispanic and Native American families/residents.
- Many single elderly (long-time residents) and female homeowners with slow turnover to new, younger owners. Young families tend to move out with school-age children.
- Concentrated apartment populations are highly transient and bring large numbers of children to the neighborhood.
- Sporadic unpredictable teen behavior in some micro-blocks – varies according to resident turnover; limited property and person crimes, mostly domestic.
- Strong networking and support among residents, including intergenerational. There is a history of organizations and neighborhood watch groups (Orlando Avenue group is currently active) in response to issues.

Perceptual Conditions

- Even though stable, the neighborhood is perceived as part of the less desirable “north of Seneca” zone, and is probably perceived to have worse crime and conditions than actually exist.
- Residents perceive it as attractive and affordable, due to the relatively large amount and high quality of undeveloped natural areas and wide range of housing types, styles, and sizes.
- Not unified visually because of poor street conditions and mixed housing types.
- Easily identified as a distinct neighborhood due to strong boundaries and qualities.
- Perceived as convenient for pedestrians due to easy access to commercial services and bus (goes through neighborhood streets), especially for lower income residents.

Economic Conditions

- Housing and property values are stagnant to slightly rising due to perceptions plus lack of marketing.
- Convenient pedestrian access to many important services like supermarket, drug store, cleaners, hardware, etc. It is a good place for people without automobiles with paths through the neighborhood to Valley Plaza and on streets to Seneca Turnpike and S. Salina Street.
- Convenient and multiple access points to mass transportation – increases the long-term sustainability of the neighborhood with rising gas costs.
- Mix of resident incomes is able to support area businesses if they feel safe and walk to and patronize these locations.
- Apartments and houses could be more valuable if marketed based on strengths of the neighborhood, but they currently sell without subsidies (market rate).

Goals/Recommendations

- Market the neighborhood (and other neighborhoods in same zone “north of Seneca”) for positive characteristics including affordability, relative stability, safety, and convenience.
- Improve image of school system to retain young families.
- Improve road and drainage conditions through long-term sustainable solutions – bioswales, rain gardens, daylighting streams, small wetland creation or stormwater ponds, and other innovative solutions rather than piping.
- Increase City/County/NYS DOT awareness of geological conditions and land use decisions which increase runoff into the neighborhood. Initiate a system-wide study through a research grant (USGS or environmental firm).
- Implement a system to protect tree lawns where there are no curbs – turf stabilization, attractive curb replacements – to prevent erosion and damage from autos and drainage/wet conditions.
- Plant additional street trees where possible and where they are absent.
- Reduce noise from Interstate 81 which impinges on neighborhood and is enhanced by large amounts of paved surfaces at Loretto Geriatric Center. The area may require a mitigation study.
- Highlight and protect natural features including wooded slopes, springs, and wetlands.

I. Coldbrook

Physical Conditions

- Homes are mostly newer well-kept single family, owner-occupied homes.
- Residents value investing in home improvements and beautification.
- Coldbrook neighborhood streets have adequate lighting and are pedestrian-friendly, sidewalks in good repair.
- Intense springs and drainage problems in some areas.

Social Conditions

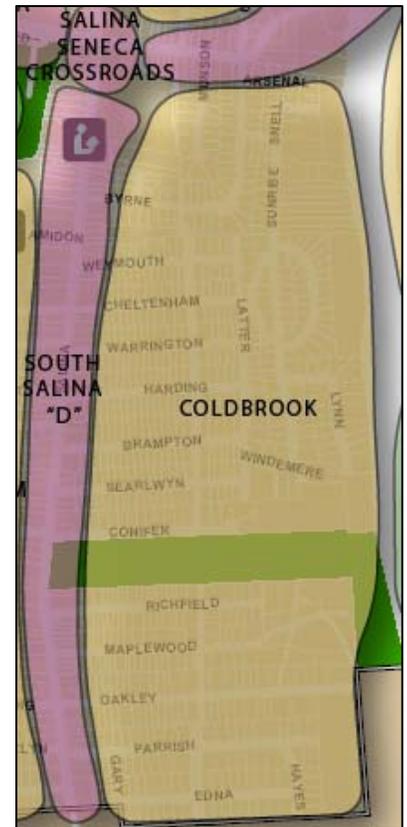
- Neighborhood has a neighborhood watch group.
- Neighbors are involved in community groups and associations.
- There may be some pressures from social changes due to ownership changeovers.

Perceptual Conditions

- Neighborhood is considered to be “safe.”
- Residents generally value investing in home repairs, improvements and beautification.

Economic Conditions

- Home purchase transactions are inspiring confidence in the future among homeowners.
- The real estate market is considered to be “hot” or “improving”.
- Median value of owner occupied housing units is \$74,600 (2000 Census).
- Realtors are actively working in this area.



Goals/Recommendations

- Develop access to Heath Park with bike racks, drinking fountains, and other bicycle and pedestrian amenities.
- Create a better environment along the brook for cyclists and pedestrians with well developed trails, repaired sidewalks, plantings, bike lanes, lighting, and other amenities.
- Increase the number of improved streets to better facilitate heavy drainage from the eastern hill into the Valley.
- Develop a comprehensive drainage improvement plan for this area.

J. Outer Brighton

Physical Conditions

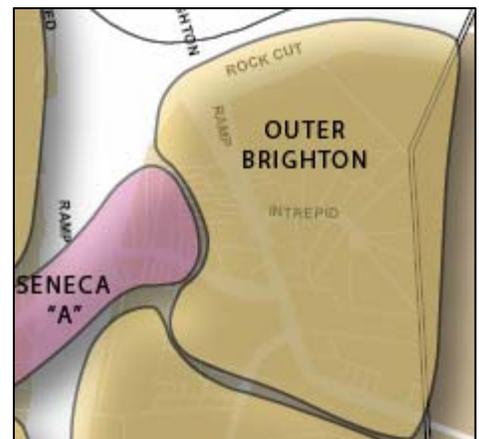
- Varies from mid-size office, elderly and multi-family residential high rise, single family, retail, on the north end to residential on the south end of Brighton Avenue.
- Busy commuter street 8-9am and 4-6pm daily.
- Varies from well lit, 4 lane street with sidewalks on north end (east side only), to no sidewalks and poor lighting and no sidewalks on the west end of Brighton Avenue.
- A busy hill top area with good maintenance, ongoing investment.

Social Conditions

- Little reported crime other than 24-hour gas station issues.
- No neighborhood watch groups active in this area.
- No community cohesiveness other than the high rise apartments (Brighton Towers) adjacent to Interstate 481.

Perceptual Conditions

- Commercial area with offices, retail, and a large senior apartment complex in need of some renovation. Crime can be an issue with the all night gas stations.
- Seen as dangerous and inhospitable for pedestrians because of continuous vehicular turning movements at the intersection of Seneca Turnpike and Brighton Avenue.



Economic Conditions

- Low/moderate income in Brighton Towers and single family residences. Many international students at Nob Hill.
- Strong business climate due to high traffic volume with gas stations and a drug store.
- Prominent new construction highlighted by the recent construction of a Kinney Drugs store, which meets many local retail and food needs.
- Additional pressures for commercial development will threaten landscape, downhill drainage, and remaining single-family residences.

Goal/Recommendations

- Install pedestrian walkways and traffic controls such as pedestrian activated traffic control signals.
- Enforce side walk shoveling to aid seniors in wheel chairs.
- Bus waiting areas should be located near major housing complexes.
- Create a neighborhood committee by soliciting something similar to a watch or community group.
- Monitor and contain further large-scale commercial proposals to limit adverse traffic and land use impacts.

K. Nob Hill-Lafayette

Physical Conditions

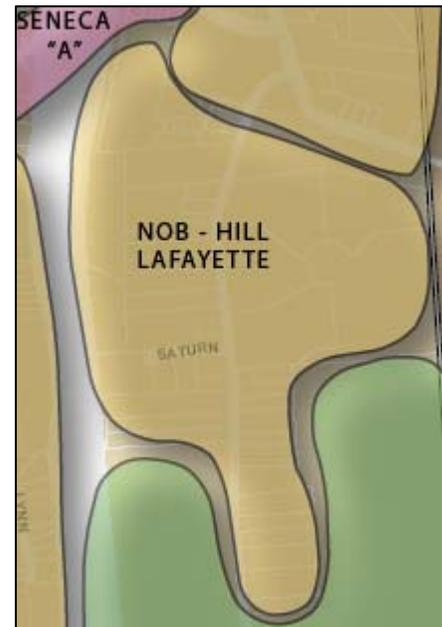
- Varies from a multi-family 3 story residential apartment complex (Nob Hill), single-family housing, to a Senior Center (Iroquois Nursing Home).
- Narrow, poorly constructed main street. Lafayette Road has no sidewalks, is narrow, is dangerous to walk on, and pedestrians use this street from Nob Hill to Kinney Drugs.
- Varies from well lit, 4 lane street with sidewalks on north end (east side only), to no sidewalks and poor lighting and no sidewalks on the west end of Brighton Avenue.
- A golf course and SUNY-ESF experiment stations border the area.

Social Conditions

- Very little reported crime.
- No neighborhood watch present.
- No community cohesiveness other than Nob Hill Apartments' internal programs.
- Mostly older white demographic, but an international student population is also present.
- Golf course has no relationship to the neighborhood.

Perceptual Conditions

- Perceived as a low crime area likely due to high police presence. However, the area may be perceived as a “no man’s land” due to few eyes on the street from adjacent uses.
- This area is difficult for pedestrians to navigate due to poorly constructed infrastructure and unimproved streets.



Economic Conditions

- Moderate to high income, but also includes students and elderly citizens with restricted incomes.
- Local retail needs are met by large, multi-product drug store, but pedestrian access needs to be improved.
- Pressures for further commercial development due to traffic and demographics. Further development may degrade residential quality and downhill conditions.

Goal/Recommendations

- Add pedestrian and wheelchair walkways, crosswalks, lighting, and traffic calming measures.
- Enforce side walk shoveling for the benefit of seniors in wheel chairs.
- Create a neighborhood committee by soliciting something similar to a watch or community group.
- Construct a sidewalk on Lafayette Road to protect pedestrians especially the elderly.
- Monitor additional large-scale commercial proposals for adverse impacts.

III. Open Space

Physical Conditions

- The amount and distribution of open space (OS) varies but is concentrated south of Seneca Turnpike and along the Creek. There is a deficit north of Seneca Turnpike.
- Open space consists of undeveloped land (steep slopes, wetlands, etc.), easements and school/public parks with some recreational building facilities (ice rink, pool, etc.).
- Overall, the condition of open space and facilities is good with periodic renovations and upgrades, mostly to infrastructure and facilities vs. landscape or plantings.
- Public and school OS is mostly developed for active uses or organized competitive sports vs. passive or casual uses.
- No linkages exist between OS areas, but strong potential exists along the creek and tributary remnants.
- Large lighted OS at Meacham Field is a rare and valuable active field space. This type of resource is limited in the City and its location has relatively low impacts on residents. However, even attractive wooded areas have been converted to fields, reducing the appeal of space.

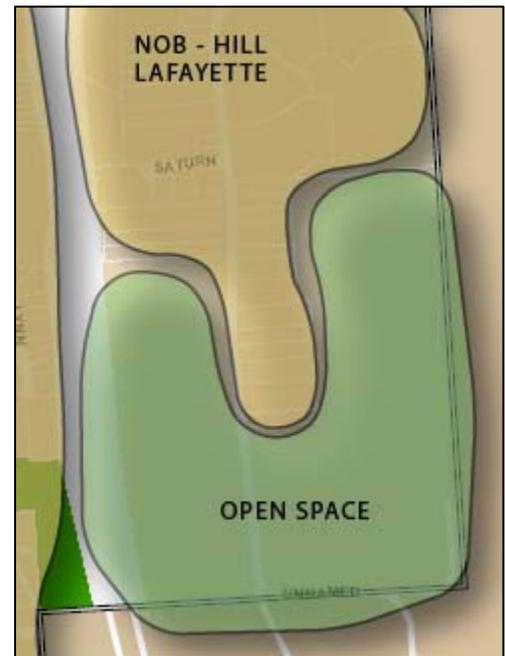
Social Conditions

- Recreational activities and sports are significant contributors to the social system and networking throughout the Valley (families, organizations, etc.).
- OS at Meacham Field and other locations host events and festivals such as the Valley Field Days which are larger draws for families and individuals outside the immediate area.
- Facilities – fields, pool, and rink – and attractive natural areas (Webster Pond, Rand Tract) - attract people from all over the City and this produces positive exposure to the Valley.
- Both organized sports and festival events provide a positive setting for interaction of diverse population groups and ages, but also may result in sporadic incidents.



Perceptual Conditions

- OS is perceived as a very valuable asset to the broader Valley community and as generally safe, clean and well-maintained.
- Specific spaces may not be perceived as accessible to sub-neighborhoods because of their isolated locations and lack of interconnection and known access points.
- Some areas such as Meacham Field are perceived as catering exclusively to organized team sports vs. passive or individual use/activities for adult residents or other user needs (no skateboarding has been mentioned as well as pedestrian trails).
- Some natural areas are perceived as under-appreciated or neglected, such as Webster Pond, Heath Park, Rand Tract, etc.



Economic Conditions

- Organized and festival activities as well as visits to attractive natural areas generate a high level of business for ice cream stands and other nearby businesses.
- A connected OS system with pedestrian/bicycle trails could generate additional business such as a bike rental/repair and other cafes.
- Open Space adds to the economic and perceived value of adjacent residences in all areas of the Valley. Any threat to these areas will have negative repercussions that extend to the neighborhoods, and any appropriate protections or improvements will have positive impacts.

Goals/Recommendations

- Establish a Valley-wide system of pedestrian and bicycle trails/routes that connect open space, neighborhoods and Onondaga Creek (see Onondaga Creek for discussion of that trail system). This system should eventually tie in to larger City, County, and statewide systems as well.
- Assess the condition of all open spaces for needed improvements and repairs – erosion, vegetation replacement/restoration, needs for support of wide range of open space uses (passive as well as active) - and develop a strategic plan.
- Natural areas such as Webster Pond, Heath Park, and Rand Tract need careful assessment and selective interventions to protect the resources as well as make them available for appropriate uses.
- Establish critical areas (under the SEQRA – official designations) that protect wooded slopes, wetlands, springs and other sensitive open spaces from negative impacts due to city or suburban development.
- Look for opportunities to acquire land or easements especially north of Seneca Turnpike for additional open space areas oriented toward children, teens, and in all other areas of the Valley to improve access to and value of the open space system. Particular attention should be paid to identifying, preserving, and using old tributary and creek channel corridors.

IV. Goals/Recommendations – Valley-Wide

- **Speed Limit Enforcement:** One of the Valley’s most notable characteristics and greatest strengths is its quaintness and small town feel. With certain corridors in the Valley experiencing high traffic speeds, this strength is severely hindered. High traffic speeds not only detract from this notoriety, it also makes streets more dangerous for pedestrians, bikers, motorists, and wildlife. In order for the Valley to thrive as a unique neighborhood, high traffic speeds must be mitigated. Strong advocacy on the part of the neighborhood to gain higher police coverage for this purpose is a high priority.
- **Improved Streets:** While Valley residents want to maintain the small town, or even country, feel of the neighborhood, the Valley also experiences flooding and drainage events and is a significantly pedestrian oriented neighborhood. Therefore, it is the desire of the neighborhood to reduce the number of unimproved streets in the Valley. By doing this, Valley residents would enjoy reduced runoff impacts, less damage to tree lawns from cleanup and snow plowing, and a safer, better defined pedestrian environment.
- **Drainage Plan:** As previously stated, the Valley neighborhood experiences intense water pooling and channeling caused by natural springs and high water runoff. This pooling and channeling is both inconvenient and potentially dangerous to Valley residents. By undertaking a comprehensive Valley-wide drainage plan that assesses the causes, impacts, and possible creative solutions to these problems, a long-term strategy could be implemented that mitigates this activity while also preserving and managing the natural watershed and spring systems.
- **Streetscape Improvements:** The Valley’s major commercial corridors act as local economic engines, gateways, public gathering places, defining spaces for visitors and passersby, and staples of neighborhood identity. These corridors are vital to the health of the neighborhood and should be held up as such. Major streetscape improvements on S. Salina Street from Valley Plaza to the Seneca Turnpike intersection, and on Seneca Turnpike from the bottom of the western hill to the Brighton Avenue intersection should be done to promote appropriate commercial investment, to produce traffic calming effects, to foster a walkable, bikeable community, and create gateways and public spaces Valley residents can be proud of. The positive effects of such improvements would be immeasurable.
- **Restricting Commercial Encroachment:** While the Valley has three main commercial areas (intersection of Valley Drive and Seneca Turnpike, intersection of Seneca Turnpike and S. Salina Street, and Valley Plaza), it is a neighborhood with a predominantly residential feel. The residential character of the Valley is historic and strongly valued by neighborhood residents. To allow commercial uses to impede on currently residential parcels would be a mistake that could challenge the integrity of the Valley’s unique character. Commercial uses should be restricted to the three aforementioned currently commercial areas. Use variance should be rarely, if ever, granted.
- **Community Schools:** The Valley’s City schools should be altered to accommodate extended day, multi-service facilities such as social service offices, health care clinics, job training and continuing education, day care, after school programming, tutoring, police substation, and other community oriented uses. This is the best way to make our schools the civic and cultural centers of our communities and places that adults, children, families, and the elderly will feel comfortable and welcome. This strategy will maximize school investment and the social impact of various service provisions.

Valley TNT 5-Year Neighborhood Plan 2007-2011

Goals & Recommendations - *Highest Priority are Bolded

I.A.A. - Seneca Turnpike Section A

Alternative routes for commuter traffic should be developed.

***The residential character and visual quality of this area should be maintained by restricting commercial encroachment.**

Stricter speed enforcement is needed between the west city line and Valley Drive.

Traffic-calming measures and aesthetic streetscape improvements are needed. These include better sidewalks, pedestrian scaled lighting, plantings, marked crosswalks, bike lanes, and other amenities.

The commercial plazas need to be landscaped and should be renovated.

I.A.B. - Seneca Turnpike Section B

***The residential character and visual quality of this area should be maintained by restricting commercial encroachment.**

This area should be registered as an historic district.

Improve pedestrian connections using historic signage, plantings, crosswalks, and lighting.

I.A.C. - Seneca Turnpike Section C

***The police office at Valley Plaza might be relocated closer to the center of the neighborhood and/or in a storefront location.**

Suitable senior-only apartments are needed and desired in the center of the Valley now that Valley Vista has become Section 8 housing. Additional senior housing or returning Valley Vista to exclusively senior housing is recommended.

Additional programming for senior citizens is needed at Meachem Field.

The environment could be enhanced by space-defining and aesthetic plantings.

The residential character and visual quality of this area should be maintained by restricting commercial encroachment.

I.B.A. - S. Salina Street Section A

***Unify visual appearance through complete re-evaluation of Plaza and adjacent strip commercial areas.**

Establish visual/physical design guidelines through an overlay district.

Market area to increase diversity and stability of commercial areas.

Improve interface between commercial and residential, both visually and physically.

Improve conditions for pedestrians within the district as well as those who are walking to the district with streetscape amenities and improved traffic circulation, especially to and from the Plaza lot.

I.B.B. - S. Salina Street Section B

***Develop a cohesive overlay zoning ordinance to control signage and visual appearance on the corridor, including rental properties.**

Plan, design and implement a pedestrian-oriented streetscape with pedestrian amenities such as seating, paving, lighting, and street trees (see previous SMTC plan).

***Purchase/demolish Cedarhaus Apartments, infill with new senior housing.**

Campaign to attract pedestrian-oriented businesses based on the energy-efficiency of having nearby residents/transit corridor (i.e. when energy prices get worse, customers will still be there).

I.B.C. - S. Salina Street Section C / Seneca-Salina Crossroads

***Make numerous improvements to pedestrian comfort and safety including better curb cuts/crosswalks, removal of obstructions, streetscape aesthetic improvements including paving, seating, lighting, and plantings.**

Encourage intersection businesses to add plantings, seasonal displays to humanize the area.

Stop/discourage any further commercial encroachment (or proposals to expand) in all directions to stabilize adjacent properties.

I.B.D. - S. Salina Street Section D

***Speed needs to be controlled with constant devices such as photo ticketing.**

Alter school dismissal times and improve crosswalks and signage to protect students from traffic.

The Syracuse Metropolitan Transportation Council (SMTC) should do a traffic study to determine the feasibility of changing this section to a two-lane road with a turning lane and bump-outs.

The light at the intersection of S. Salina Street and Amidon Drive should change more frequently to control speeds on S. Salina Street. A light also could be installed on S. Salina Street near Conifer Drive to help with traffic calming.

***The entire corridor segment needs to have pedestrian (and bikeway) amenities added such as lighting, seating, and other streetscape improvements to support high volume pedestrian and bikeway use.**

Valley TNT 5-Year Neighborhood Plan 2007-2011

Goals & Recommendations - *Highest Priority are Bolded

I.C. - Onondaga Creek - all zones

Introduce “benching” in the creek profile where possible to lessen dangers for users, slow creek velocities and to provide opportunities for the introduction of riparian vegetation and wildlife habitats.

Where possible, re-introduce moderate creek meanders to slow velocity of creek (dependent on hydrology studies, creek channel design).

Introduce selective riparian trees and vegetation within the corridor, limiting mowing – maintain enough visual openness to promote surveillance through vegetation management practices.

Introduce concentrated areas of diversity and habitat improvement near the three schools – Van Duyn, Clary and Meachem for educational purposes including signage and access improvements, trails (mini-ecoparks).

Where possible and desired, replace the chain-link fence with a “natural fence” consisting of vegetation (with input from adjacent landowners).

***Introduce a trail on both sides of the creek – trail material should support bikes and pedestrians, design features and signage should exclude ATV’s and other motorized vehicles.**

Wherever possible, improve pedestrian access from the neighborhoods from pedestrian and vehicular bridges or other opportunities.

Purchase any vacant, undesirable properties along the creek to include in open space and access improvements (especially near Ballantyne Road).

Use the entire creek corridor (and corridor traces) and its tributaries (and tributary traces) as the backbone for the Valley open space system.

Daylight and restore tributary sections wherever possible through the neighborhoods to improve scenic qualities and neighborhood/home values.

End practices which destroy natural values associated with springs and tributaries – achieve flood control through innovative design and restoration.

I.C.A. - Onondaga Creek Section A

Introduce an intensive restoration and educational eco-park near Van Duyn School.

***Purchase undesirable adjacent land uses for inclusion in open space and for improved access to the creek.**

I.C.B. - Onondaga Creek Section B

Introduce a kayak/canoe launch or takeout point around Meacham Field.

***Introduce an intensive restoration and educational eco-park near Clary School.**

Install proper lighting underneath the Seneca Turnpike bridge.

I.C.C. - Onondaga Creek Section C

***Introduce an intensive restoration and educational eco-park near Meacham School.**

Introduce an easier to access kayak/canoe launch north of Dorwin Avenue (current launch south of the bridge requires working around the mini-dam/channel grade change).

Consider introducing an additional pedestrian bridge on along the southern stretch of this segment.

Valley TNT 5-Year Neighborhood Plan 2007-2011

Goals & Recommendations - *Highest Priority are Bolded

II.A. - Barnes

Improve drainage in the neighborhood and preserve and utilize tributary remnants as linear open space.

Increase police presence and develop neighborhood watch groups.

Continue housing rehabilitation, with home ownership assistance for young families.

***Establish the west hill slope as a protected natural area.**

Develop a traffic plan for the Valley that diverts through traffic to an alternate (by-pass) route.

Provide incentives for housing opportunities for teachers, police officers, sanitation workers, and firefighters to raise the quality of life.

II.B. - Hopper

***Maintain effective drainage conditions.**

Develop a pedestrian-friendly neighborhood by building and repairing sidewalks.

Further develop a sense of neighborliness among homeowners.

Maintain the existing feeling of seclusion and safety.

Improve the condition of some of the older homes in the neighborhood.

***Establish the Hopper Glen as a protected area and establish public access and trails for this area.**

Encourage the establishment of neighborhood watch groups to help maintain a sense of security.

Develop a traffic plan for the Valley that diverts through traffic to an alternate (by-pass) route.

Investigate opportunities for home improvement and property maintenance.

II.C. - Webster Pond

***Improve neighborhood drainage issues incorporating progressive drainage options (rain gardens, stormwater ponds/wetlands rather than piping).**

***Decrease erosion from use around Webster Pond, stabilize banks.**

Develop a gazebo performance area near the Pond.

Enforce speed limits on Valley Drive.

II.D. - Lower Valley Drive

***Improve the road with sidewalks, lighting, and a better foundation.**

Decrease the speed limit on Valley Drive near Webster Pond to limit exposure to families, vehicles, and wildlife. Strict enforcement of speed limits is needed.

II.E. - Van Duyn

Van Duyn Elementary School should be configured as a community school, offering a variety of services to neighborhood residents during an extended day.

***Blighted properties should be rehabilitated or demolished to stop the erosion of property values.**

Neighborhood watch formation should be encouraged.

Have creek remnants daylighted.

II.F. - South Midland

Redevelop fragments of the creek bed as a linear open space linkage system to tie different micro-neighborhoods together.

Improve the visual appearance, pedestrian usability, and overall character of the east-west Glen Avenue corridor.

***Evaluate apartment complex relationships to the neighborhood streets and improve these through physical design, circulation, and visual connections.**

Improve the corridor entry character from S. Salina Street – keep commercial character supportive of residential character.

Capitalize on the historic character of the Midland Avenue corridor to stabilize identity.

Valley TNT 5-Year Neighborhood Plan 2007-2011

Goals & Recommendations - *Highest Priority are Bolded

II.G. - Cityline Brook

***Market the neighborhood (and other neighborhoods in same zone “north of Seneca”) for positive characteristics including affordability, relative stability, safety, and convenience.**

Improve image of school system to retain young families.

Improve road and drainage conditions through long-term sustainable solutions – bioswales, rain gardens, daylighting streams, small wetland creation or stormwater ponds, and other innovative solutions rather than piping.

Increase City/County/NYS DOT awareness of geological conditions and land use decisions which increase runoff into the neighborhood. Initiate a system-wide study through a research grant (USGS or environmental firm).

Implement a system to protect tree lawns where there are no curbs – turf stabilization, attractive curb replacements – to prevent erosion and damage from autos and drainage/wet conditions.

Plant additional street trees where possible and where they are absent.

Reduce noise from Interstate 81 which impinges on neighborhood and is enhanced by large amounts of paved surfaces at Loretto Geriatric Center. The area may require a mitigation study.

Highlight and protect natural features including wooded slopes, springs, and wetlands.

II.H. - Clary-Meachem

Develop paths for personal mobility vehicles (wheelchairs, etc).

***When business/home owners sell their property, the building should revert back to residential use only.**

Nonconforming commercial uses should be discontinued to restore the residential character.

Bike routes and more bike racks in public areas are needed.

II.I. - Coldbrook

Develop access to Heath Park with bike racks, drinking fountains, and other bicycle and pedestrian amenities.

***Create a better environment along the brook for cyclists and pedestrians with well developed trails, repaired sidewalks, plantings, bike lanes, lighting, and other amenities.**

Increase the number of improved streets to better facilitate heavy drainage from the eastern hill into the Valley.

Develop a comprehensive drainage improvement plan for this area.

II.J. - Outer Brighton

***Install pedestrian walkways and traffic controls such as pedestrian activated traffic control signals.**

Enforce side walk shoveling to aid seniors in wheel chairs.

Bus waiting areas should be located near major housing complexes.

Create a neighborhood committee by soliciting something similar to a watch or community group.

Monitor and contain further large-scale commercial proposals to limit adverse traffic and land use impacts.

II.K. - Nob Hill-Lafayette

Add pedestrian walkways, crosswalks, lighting, and possibly traffic calming measures.

Enforce side walk shoveling for seniors in wheel chairs.

Create a neighborhood committee by soliciting something similar to a watch or community group.

Construct a sidewalk on Lafayette Road to protect pedestrians especially the elderly.

***Create safe space for wheelchair street crossing.**

Monitor additional large-scale commercial proposals for adverse impacts.

Valley TNT 5-Year Neighborhood Plan 2007-2011

Goals & Recommendations - *Highest Priority are Bolded

III. - Open Space

Establish a Valley-wide system of pedestrian and bicycle trails/routes that connect open space, neighborhoods and Onondaga Creek (see Onondaga Creek for discussion of that trail system). This system should eventually tie in to larger City, County, and statewide systems as well.

Assess the condition of all open spaces for needed improvements and repairs – erosion, vegetation replacement/restoration, needs for support of wide range of open space uses (passive as well as active) - and develop a strategic plan.

Natural areas such as Webster Pond, Heath Park, and Rand Tract need careful assessment and selective interventions to protect the resources as well as make them available for appropriate uses.

Establish critical areas (under the SEQRA – official designations) that protect wooded slopes, wetlands, springs and other sensitive open spaces from negative impacts due to city or suburban development.

Look for opportunities to acquire land or easements especially north of Seneca Turnpike for additional open space areas oriented toward children, teens, and in all other areas of the Valley to improve access to and value of the open space system. Particular attention should be paid to identifying, preserving, and using old tributary and creek channel corridors.

IV. - Valley-Wide Goals & Recommendations

Speed Limit Enforcement: One of the Valley’s most notable characteristics and greatest strengths is its quaintness and small town feel. With certain corridors in the Valley experiencing high traffic speeds, this strength is severely hindered. High traffic speeds not only detract from this notoriety, it also makes streets more dangerous for pedestrians, bikers, motorists, and wildlife. In order for the Valley to thrive as a unique neighborhood, high traffic speeds must be mitigated. Strong advocacy on the part of the neighborhood to gain higher police coverage for this purpose is a high priority.

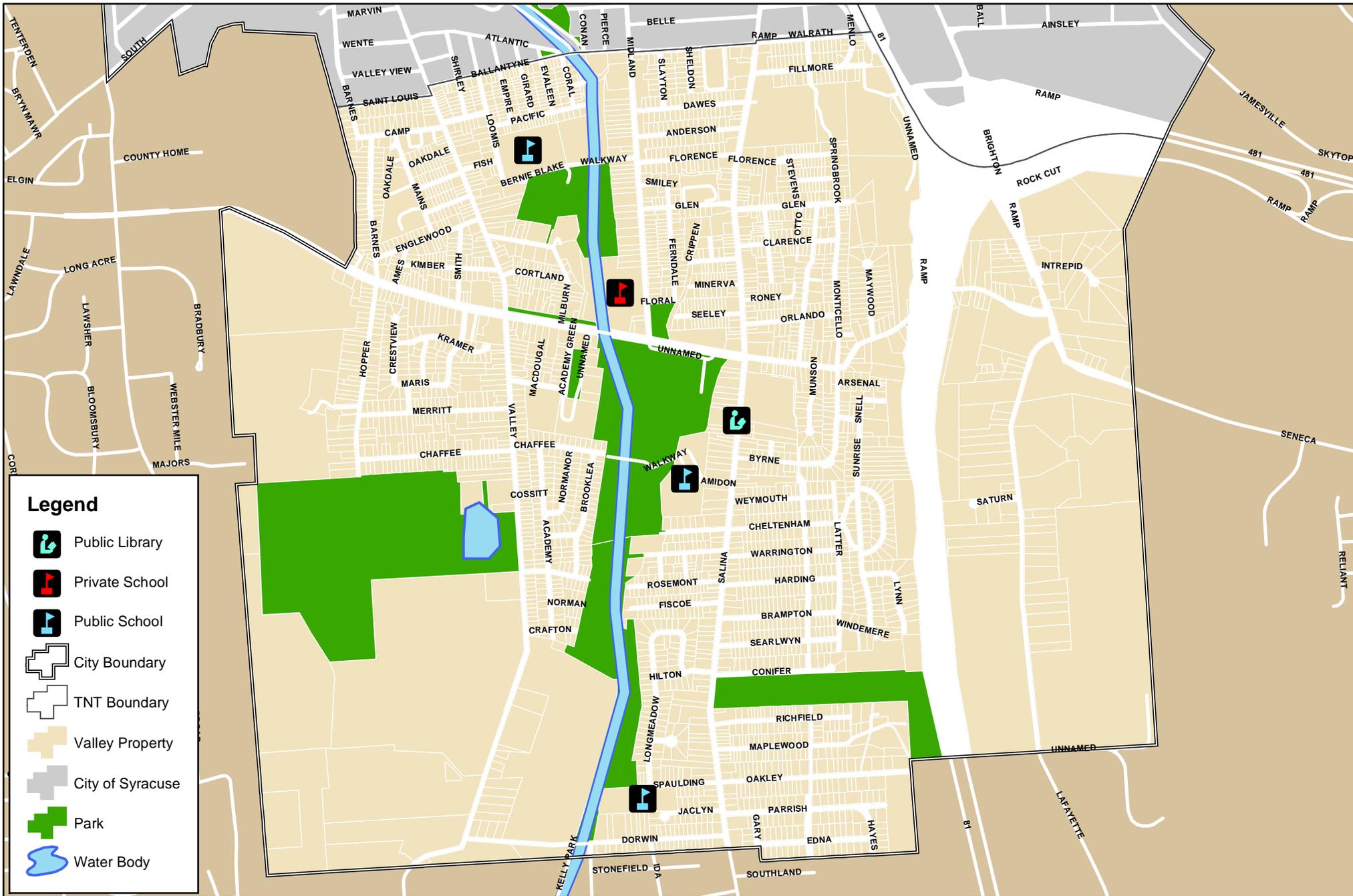
Improved Streets: While Valley residents want to maintain the small town, or even country, feel of the neighborhood, the Valley also experiences flooding and drainage events and is a significantly pedestrian oriented neighborhood. Therefore, it is the desire of the neighborhood to reduce the number of unimproved streets in the Valley. By doing this, Valley residents would enjoy reduced runoff impacts, less damage to tree lawns from cleanup and snow plowing, and a safer, better defined pedestrian environment.

Drainage Plan: As previously stated, the Valley neighborhood experiences intense water pooling and channeling caused by natural springs and high water runoff. This pooling and channeling is both inconvenient and potentially dangerous to Valley residents. By undertaking a comprehensive Valley-wide drainage plan that assesses the causes, impacts, and possible creative solutions to these problems, a long-term strategy could be implemented that mitigates this activity while also preserving and managing the natural watershed and spring systems.

Streetscape Improvements: The Valley’s major commercial corridors act as local economic engines, gateways, public gathering places, defining spaces for visitors and passersby, and staples of neighborhood identity. These corridors are vital to the health of the neighborhood and should be held up as such. Major streetscape improvements on S. Salina Street from Valley Plaza to the Seneca Turnpike intersection, and on Seneca Turnpike from the bottom of the western hill to the Brighton Avenue intersection should be done to promote appropriate commercial investment, to produce traffic calming effects, to foster a walkable, bikeable community, and create gateways and public spaces Valley residents can be proud of. The positive effects of such improvements would be immeasurable.

Restricting Commercial Encroachment: While the Valley has three main commercial areas (intersection of Valley Drive and Seneca Turnpike, intersection of Seneca Turnpike and S. Salina Street, and Valley Plaza), it is a neighborhood with a predominantly residential feel. The residential character of the Valley is historic and strongly valued by neighborhood residents. To allow commercial uses to impede on currently residential parcels would be a mistake that could challenge the integrity of the Valley’s unique character. Commercial uses should be restricted to the three aforementioned currently commercial areas. Use variance should be rarely, if ever, granted.

Community Schools: The Valley’s City schools should be altered to accommodate extended day, multi-service facilities such as social service offices, health care clinics, job training and continuing education, day care, after school programming, tutoring, police substation, and other community oriented uses. This is the best way to make our schools the civic and cultural centers of our communities and places that adults, children, families, and the elderly will feel comfortable and welcome. This strategy will maximize school investment and the social impact of various service provisions.



Legend

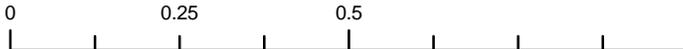
-  Public Library
-  Private School
-  Public School
-  City Boundary
-  TNT Boundary
-  Valley Property
-  City of Syracuse
-  Park
-  Water Body

 Mayor Matthew J. Driscoll
 City of Syracuse
 Department of Community Development
 Neighborhood Planning Division
 201 East Washington Street, Suite 412
 Syracuse, New York 13202
 Phone: 315-448-8730
 Fax: 315-448-8729
 www.syracuse.ny.us
 updated: 9/12/07

Nighborhood Map

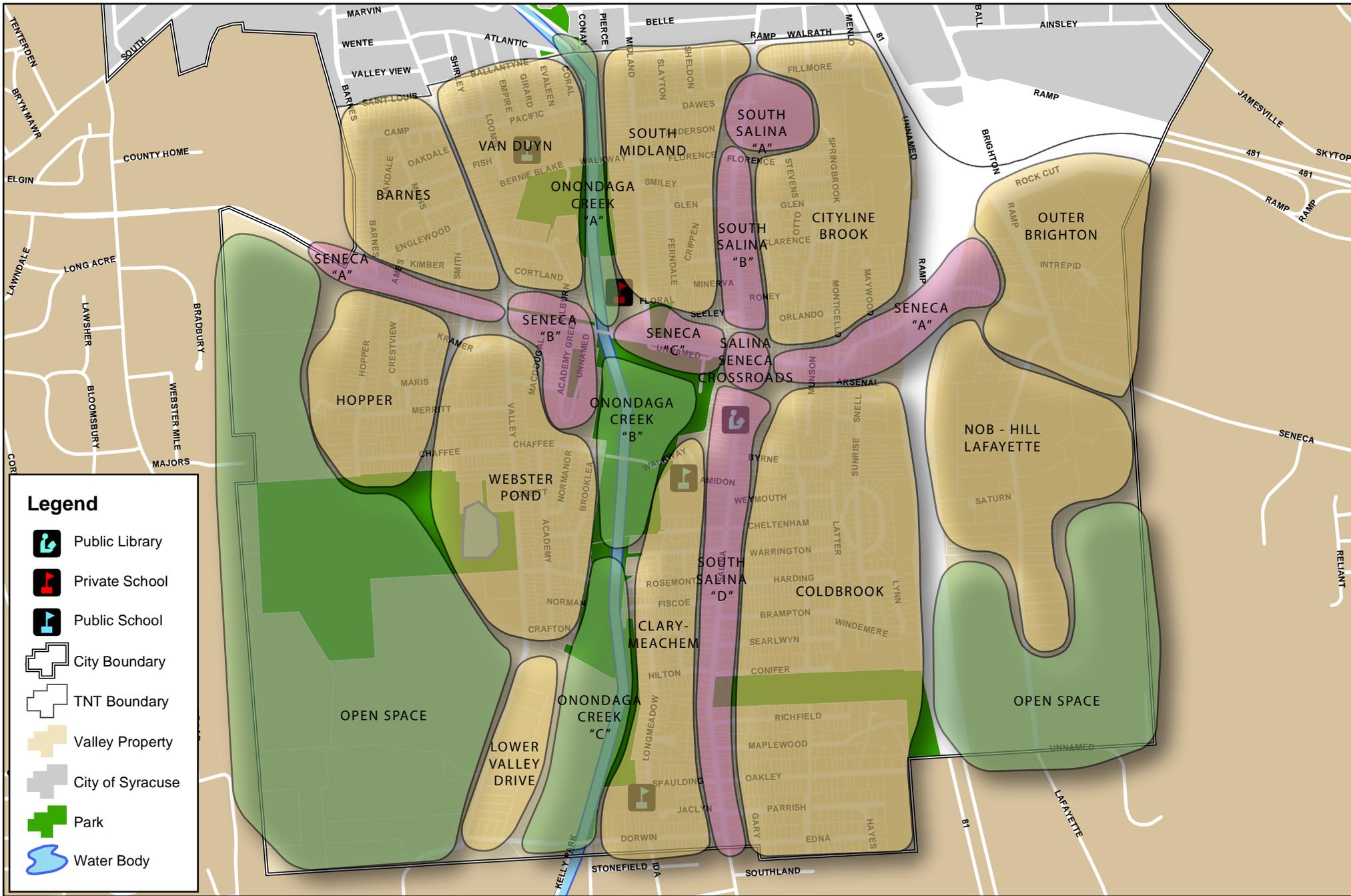
The Valley Planning Area

Date: September 2006
 Project: NM_4_A.mxd
 Note: This map is for presentation purposes only.
 The City does not guarantee the accuracy or completeness of this map.



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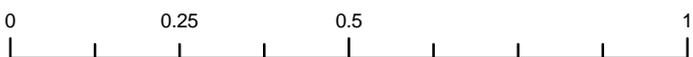


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Neighborhood Map

The Valley Planning Area

Date: January 2007
 Project: Valley_Neighborhoods.pdf
 Note: This map is for presentation purposes only.
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0 0.25 0.5 1 Miles



Red Type = Census Tracts that overlap TNT Areas					
Blue coded cells = 1990 census data					
Yellow coded cells = 2000 census data					
TNT Area	4	4	4	4	4
Census Tract	60	61.01	61.02	61.03	Total
Total Population (1990)	3887	4323	2068	2744	13022
Total Population (2000)	3774	3647	2074	2721	12216
Total Population Change (1990 - 2000)	-113	-676	6	-23	-806
Number of Households (1990)	1643	1612	1536	1070	5861
Number of Households (2000)	1563	1529	1361	1083	5536
Change in Number of Households (1990-2000)	-80	-83	-175	13	-325
Median Household Income (1989)	\$28,850	\$21,147	\$14,700	\$37,763	\$25,615
Median Household Income (1999)	\$35,015	\$21,441	\$17,979	\$42,835	\$29,318
Change in Median Household Income (1990-2000)	\$6,165	\$294	\$3,279	\$5,072	\$3,703
# Households Below Poverty Level (2000)	170	304	267	48	789
% Households Below Poverty Level (2000)	10.88%	19.88%	19.62%	4.43%	14.25%
Number of Housing Units (1990)	1701	1693	1582	1116	6092
Number of Housing Units (2000)	1672	1729	1509	1139	6049
Change in Number of Housing Units (1990-2000)	-29	36	-73	23	-43
# Vacant Housing Units (1990)	72	81	100	28	281
% Housing Units Vacant (1990)	4.23%	4.78%	6.32%	2.51%	4.61%
# Vacant Housing Units (2000)	112	205	155	48	520
% Housing Units Vacant (2000)	6.70%	11.86%	10.27%	4.21%	8.60%
Change in # of Vacant Housing Units (1990-2000)	40	124	55	20	239
# of Owner-Occupied Housing Units (1990)	1154	744	69	995	2962
% of Owner-Occupied Housing Units (1990)	67.84%	43.95%	4.36%	89.16%	48.62%
# of Owner-Occupied Housing Units (2000)	1031	705	53	959	2748
% of Owner-Occupied Housing Units (2000)	61.66%	40.78%	3.51%	84.20%	45.43%
Change in # of Owner-Occupied Housing Units (1990-2000)	-123	-39	-16	-36	-214
# of Renter-Occupied Housing Units (1990)	547	949	1513	121	3130
% of Renter-Occupied Housing Units (1990)	32.16%	56.05%	95.64%	10.84%	51.38%
# of Renter-Occupied Housing Units (2000)	641	1024	1456	180	3301
% of Renter-Occupied Housing Units (2000)	38.34%	59.22%	96.49%	15.80%	54.57%
Change in # of Renter-Occupied Housing Units (1990-2000)	94	75	-57	59	171
Median Value of Owner-Occupied Housing Units (1990)	\$62,800	\$58,700	\$81,000	\$73,300	\$68,950
Median Value of Owner-Occupied Housing Units (2000)	\$59,600	\$58,600	\$68,800	\$74,600	\$65,400
Change in Median Value of Owner-Occupied Housing Units (1990-2000)	-\$3,200	-\$100	-\$12,200	\$1,300	-\$3,550
Median Gross Rent (1990)	\$469	\$370	\$447	\$426	\$428
Median Gross Rent (2000)	\$569	\$473	\$548	\$683	\$568
Change in Median Gross Rent (1990-2000)	\$100	\$103	\$101	\$257	\$140
Houses Built 1939 or Earlier	609	402	115	382	1508
Houses Built 1940-1959	757	613	121	429	1920
Houses Built 1960-1979	262	626	1172	310	2370
Houses Built 1980-March 2000	44	88	101	18	251



TNT Area 4 - Valley

Area Planning Process 2006

~ Workshop #1 ~

Wednesday, September 20th, 2006, 7pm – Meachem School



Welcome and Introductions

- George Matthews, Lead Facilitator
- Caroline West, Facilitator
- Mike Doyle, Facilitator

TNT Area 4 – Valley, Area Planning 2006 ~ Workshop #1



Valley Neighborhood Planning 2006

- Description of Planning process
- Review of Agenda
- Description of the 4 “Outcome Areas”

TNT Area 4 – Valley, Area Planning 2006 ~ Workshop #1



7:05 – 7:15

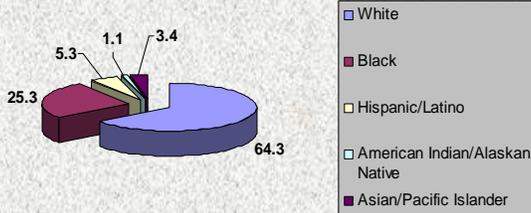
- Overview of Valley Census Statistics - Andy
- Overview of Valley Maps - Paul

TNT Area 4 – Valley, Area Planning 2006 ~ Workshop #1



Syracuse Racial Breakdown (2000 Census)

Citywide Racial Breakdown

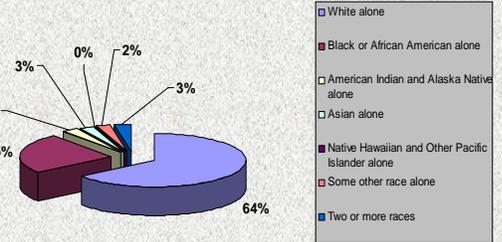


TNT Area 4 – Valley, Area Planning 2006 ~ Workshop #1



Valley Racial Breakdown (2000 Census)

Valley TNT Area Racial Makeup

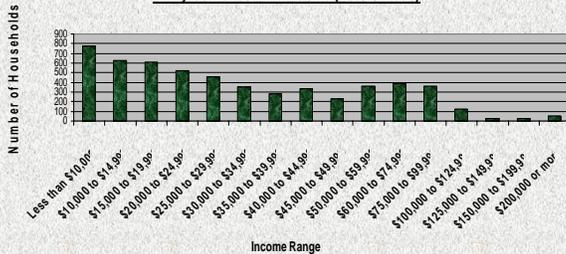


TNT Area 4 – Valley, Area Planning 2006 ~ Workshop #1



Valley Income Brackets

Valley TNT Household Income (2000 Census)

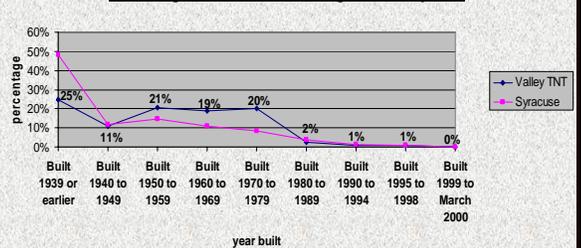


TNT Area 4 – Valley, Area Planning 2006 ~ Workshop #1



Percentage of Houses Built in Each Time Period

Percentage of houses built during each time period

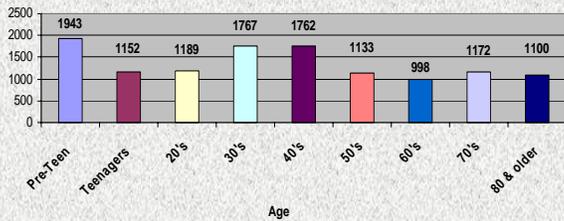


TNT Area 4 – Valley, Area Planning 2006 ~ Workshop #1



Age of Population

Age of Valley TNT Population (2000 Census)



TNT Area 4 – Valley, Area Planning 2006 ~ Workshop #1



Valley Traffic Counts

Streets Running North and South

Street	Range	Average Cars/Day	Data Year
Valley Dr. (Rt. 80)	Seneca Trnprk. -> south -> Chaffee St.	7,350	2003
Valley Dr. (Rt. 80)	Chaffee St. -> south -> City line	5,650	2004
S. Salina St. (Rt. 11)	Rt. 81 access -> south -> City line	25,800	2003
Lafayette Rd.	E. Brighton Ave. -> south -> City line	2,300	2002

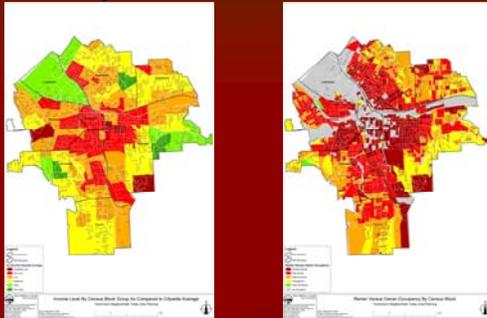
Streets Running East and West

Street	Range	Average Cars/Day	Data Year
Seneca Trnprk. (Rt. 173)	City line -> east -> Valley Dr.	17,800	2002
Seneca Trnprk. (Rt. 173)	Valley Dr. -> east -> S. Salina St.	18,400	2003
Seneca Trnprk. (Rt. 173)	S. Salina St. -> east -> Brighton Ave.	15,600	2003
E. Brighton Ave.	S. Salina St. -> east -> Rt. 461 ramps	9,550	2003

TNT Area 4 – Valley, Area Planning 2006 ~ Workshop #1



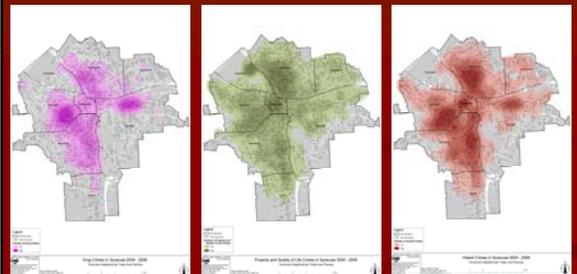
Syracuse Census Data



TNT Area 4 – Valley, Area Planning 2006 ~ Workshop #1



Syracuse Crime Densities



TNT Area 4 – Valley, Area Planning 2006 ~ Workshop #1



7:15-7:35 → TNT Image

- **1) What's Working?**
 - - Overview of questions.
 - - Briefly discuss and answer questions within groups.
 - - Place combined (consensus) answers on yellow post-it notes. There should be one idea per post-it note.
- **2) What's Not Working?**
 - - Overview of questions.
 - - Briefly discuss and answer questions within groups.
 - - Place combined (consensus) answers on blue post-it notes. There should be one idea per post-it note.

TNT Area 4 – Valley, Area Planning 2006 ~ Workshop #1



7:35-7:55 → TNT Market

- **1) What's Working?**
 - - Overview of questions.
 - - Briefly discuss and answer questions within groups.
 - - Place combined (consensus) answers on yellow post-it notes. There should be one idea per post-it note.
- **2) What's Not Working?**
 - - Overview of questions.
 - - Briefly discuss and answer questions within groups.
 - - Place combined (consensus) answers on blue post-it notes. There should be one idea per post-it note.

TNT Area 4 – Valley, Area Planning 2006 ~ Workshop #1



7:55-8:15 → TNT Neighborhood Management

- **1) What's Working?**
 - - Overview of questions.
 - - Briefly discuss and answer questions within groups.
 - - Place combined (consensus) answers on yellow post-it notes. There should be one idea per post-it note.
- **2) What's Not Working?**
 - - Overview of questions.
 - - Briefly discuss and answer questions within groups.
 - - Place combined (consensus) answers on blue post-it notes. There should be one idea per post-it note.

TNT Area 4 – Valley, Area Planning 2006 ~ Workshop #1



8:15-8:35 → TNT Physical Conditions

- **1) What's Working?**
 - - Overview of questions.
 - - Briefly discuss and answer questions within groups.
 - - Place combined (consensus) answers on yellow post-it notes. There should be one idea per post-it note.
- **2) What's Not Working?**
 - - Overview of questions.
 - - Briefly discuss and answer questions within groups.
 - - Place combined (consensus) answers on blue post-it notes. There should be one idea per post-it note.

TNT Area 4 – Valley, Area Planning 2006 ~ Workshop #1



8:35 → Conclusion

- Thank you for coming!
- Workshop #2 is Wednesday, October 18th, 7pm at Meachem School
- The next regular Valley TNT meeting is Wednesday, October 11th, 7pm at the Cecile Center
- NOTE: Joint Schools Construction Board Public Meeting tomorrow night at Corcoran High School from 6:30-7:30pm.





TNT Area 4 – Valley 5-Year Planning: Summary of Information for Workshop #2

The information presented in this document was derived from a Neighborhood Satisfaction Survey conducted in August and September of 2006, and from Area Planning Workshop #1 which was conducted the evening of Wednesday, September 20th, 2006. The data from these two sources was compiled, analyzed, and summarized by members of the City of Syracuse's Community Development Department staff.

Image

Working

- Much of the area south of Seneca is well kept presenting an attractive image of the neighborhood.
 - Workshop #1
- The South Valley is a quiet, clean, safe place to live where people are good neighbors.
 - Workshop #1
 - Survey: 82% of respondents said that their feelings of safety in the Valley area were either Good or Very Good.
 - Survey: 90% of respondents said that the friendliness of Valley neighbors was either Good or Very Good.
 - Survey: 83% of respondents said that their feelings of the friendliness of Valley neighbors have stayed the Same (70%), gotten Slightly Better (6.7%), or gotten Much Better (6.2%).
 - Survey: 41.6% of respondents said that they communicate with their neighbors daily, and 26.4% said that they communicate with neighbors every 2 to 3 days.
 - Survey: 82% of respondents said that they would recommend the Valley neighborhood to others.
- Some homes are being sold North of Seneca because they are affordable for young families.
 - Workshop #1

Not Working

- The north Valley area appears to be more challenged with a greater number of rentals and general disinvestment.
 - Workshop #1: Salina north to Glen, Ballantyne, parts of Valley Drive, Valley Plaza, Seneca Village Apartments, Ballantyne Garden Apartments, parts of Midland Avenue.
- Some residents are concerned that the Valley's image of safety is declining somewhat.
 - Survey: While 57% of respondents said that their feelings of safety in the area are the same as they were a year ago, approximately 25% of respondents said that their feelings of safety in the area have either gotten Slightly Worse (22.5%) or gotten Much Worse (2.8%).

Market

Working

- South of Seneca homes are selling at a good value and new people are buying.
 - Workshop #1: Academy Green, Sunrise area, Jocelyn Ave, Coldbrook area, Hopper – Merritt.

- Appropriate areas attract and maintain successful commercial investment.
 - Workshop #1: Valley Plaza, intersection of Valley Drive and Seneca Turnpike, intersection of S. Salina Street and Seneca Turnpike, the area of Seneca Turnpike up the hill (new Kinne's).
- Positive feelings about area schools may encourage an improved housing market.
 - Survey: 61% of respondents said that they thought the quality of schools in the area were either Good or Very Good.
 - Survey: Only 9.5% of respondents said that they felt that the quality of area schools has gotten Slightly Worse or Much Worse in the past year.
 - Survey: 83% of respondents said that they would recommend the Valley neighborhood to others.
 - Survey: 42.5% of respondents said that they thought they could sell their home for more than \$75,000.

Not Working

- The north Valley area shows some signs of disinvestment that may discourage home buying and a strong commercial presence.
 - Workshop #1: Areas mentioned were Valley Plaza, market near Pfohl's, Ballantyne, Cedar House, areas north of Seneca Turnpike, near Van Duyn School, and also mentioned was a lack of a family restaurant in the Valley area.

Neighborhood Management

Working

- The Valley has strong community feeling, strong neighborhood organizations, and a safe environment with "eyes on the street" that gives the neighborhood an overall healthy character.
 - Workshop #1: Organizations such as the Valley Men's Club, Women United, Southside Business Association, and TNT provide forums for people to voice concerns and solve problems, become educated about neighborhood advocacy, and make the neighborhood safer.
 - Workshop #1: Orlando Avenue, valley Drive, Webster Pond, Cheltenham, Warrington, Kramer, etc. are in good shape.
 - Survey: 82% of respondents said that their feelings of safety in the Valley area were either Good or Very Good.
 - Survey: Nearly 90% of respondents said that the level of friendliness of their neighbors was either Good or Very Good.
- The Valley's parks and other public spaces are well maintained.
 - Workshop #1
 - Survey: 86% of respondents said that they thought the cleanliness of the Valley area was either Good or Very Good.
 - Survey: 87% of respondents said that the quality of public services (including Police, Parks, etc.) provided in the Valley area were either Good or Very Good.
- The Valley is a safe area of the city.
 - Workshop #1: Crime Maps, etc.
 - Survey: 82% of respondents said that their feelings of safety in the Valley area were either Good or Very Good.

Not Working

- Some parts of the neighborhood lack the unique aesthetic quality the rest of the Valley exhibits (i.e.: unkempt properties, trash, loitering, drugs, etc).
 - Workshop #1: Ballantyne Gardens, Cedar House, Roney, Clarence, Anderson, near Valley Plaza, north Valley area.

Physical Condition

Working

- The Valley has great assets in its well maintained parks, community centers, and public green space.
 - Workshop #1: Meachem Field, Academy Green, Village Green, Bob Cecile Center, Webster Pond, Heath Park, Rand Tract, etc.
 - Survey: 86% of respondents said that they felt the cleanliness of the area was either Good or Very Good.
 - Survey: 87% of respondents said that the quality of public services (including Parks, DPW, etc.) provided in the Valley area were either Good or Very Good.
 - Survey: Only 5% of respondents felt that the quality of public services has gotten either Slightly Worse or Much Worse in the past year.
- Government and quasi-government properties are well maintained.
 - Workshop #1: Fire Station 18, Meachem School, Clary School, Van Duyn School, Bob Cecile Center, Betts Branch Library, etc.
- Local infrastructure, especially along main corridors, is in good condition.
 - Workshop #1: S. Salina Street, Seneca Turnpike, Valley Drive.
 - Survey: 87% of respondents said that the quality of public services (including Parks, DPW, etc.) provided in the Valley area were either Good or Very Good.
 - Survey: Only 5% of respondents felt that the quality of public services has gotten either Slightly Worse or Much Worse in the past year.

Not Working

- Some underappreciated parks such as Webster Pond and Heath Park should be given more attention and receive better maintenance.
 - Workshop #1
- Pedestrian traffic could be made more convenient, especially along and across major corridors.
 - Workshop #1: S. Salina Street, Seneca Turnpike, Valley Drive.
- Some areas could use improvement in public infrastructure.
 - Workshop #1: Valley has a significant number of unimproved side streets.
- The Valley suffers from persistent and acute drainage problems.
 - Workshop #1
- Some areas have a lower quality physical appearance.
 - Workshop #1



TNT Area 4 – Valley 5-Year Planning: Summary of Information for Workshop #3

The information presented in this document was derived from the goals and objectives generated by the TNT Area 4 Planning Council in Area Planning Workshop #2 which was held on Wednesday, October 18th, 2006. The data was compiled and summarized by members of the City of Syracuse's Community Development Department staff. The categories used in the workshops, and displayed below, have been guides for brainstorming and specificity of thought, but some overlap in the content of each outcome area is to be expected.

Image:

- Promote the Valley as a vibrant, attractive community
 - Establish the Valley as a safe neighborhood.
 - Expand the police presence on the street.
 - Improve the perception of Valley schools (especially Clary).
 - Create programs where students and neighborhood residents interact (mentoring program, etc.).
 - Build a mechanism to report positive elements and achievements.
 - Highlight certain locations in the Valley (historic areas and landmarks).

Market:

- Establish the Valley as a “stay here” neighborhood where people can get what they need/want nearby
 - Increase the number of services that are conveniently located in the Valley (shops, dentist/doctors offices, restaurants, etc.).
 - Establish a healthy business environment in designated areas (Seneca Turnpike between Midland Ave. and S. Salina St., S. Salina St. between Seneca Turnpike and Valley Plaza, etc.).
 - Market to a diverse body of potential home owners.
- Direct development and land use within the Valley
 - Encourage single family homes, and discourage apartment complexes.
 - Encourage strategic mixed use.

Neighborhood Management:

- Foster a sense of civic pride for the Valley community
 - Promote participation in various Valley organizations (TNT, Neighborhood Watches, ACTION in the Valley, Onondaga Creek Working Group).
 - Build relationships with businesses, churches, etc.
 - Have a table/display at the Valley Field Days and other events in the Valley.

- Target areas of the Valley with minimal representation (north Valley area).
 - Publicly recognize landlords and homeowners for going above and beyond their maintenance requirements (beautification, home improvements, etc.).
 - Encourage a healthy environment for youth.
 - Increase availability of youth programs.
 - Reduce youth loitering.
- Encourage better communication among area stakeholders
 - Foster better communication and cooperation with City Codes Department.
 - Promote stricter enforcement.
 - Create mechanism for Valley residents to assist each other in property maintenance.
 - Set up an assigned location to go for assistance.
 - Volunteer (and possibly also youth) programs for helping people maintain their property.

Physical Conditions:

- Strengthen the aesthetics within the Valley
 - Keep public spaces clean.
 - Improve the condition of buildings.
 - Make the police substation in Valley Plaza permanent (remove trailer).
 - Establish higher code violation penalties for landlords and homeowners.
 - Develop improvements to the South Salina Business Corridor.
 - Add ornamental lighting, landscaping, sidewalks, curbs.
 - Decrease building vacancies.
- Facilitate pedestrian / non-motorized movement
 - Create connections between various public and green spaces (Creekwalk, bike paths/trails, etc).
 - Make main corridors and intersections safer (ex. Midland Ave. and Seneca Turnpike).
 - Lengthen time allowed for pedestrian crossing.
 - Add crosswalks along Midland Ave. and Seneca Turnpike.