

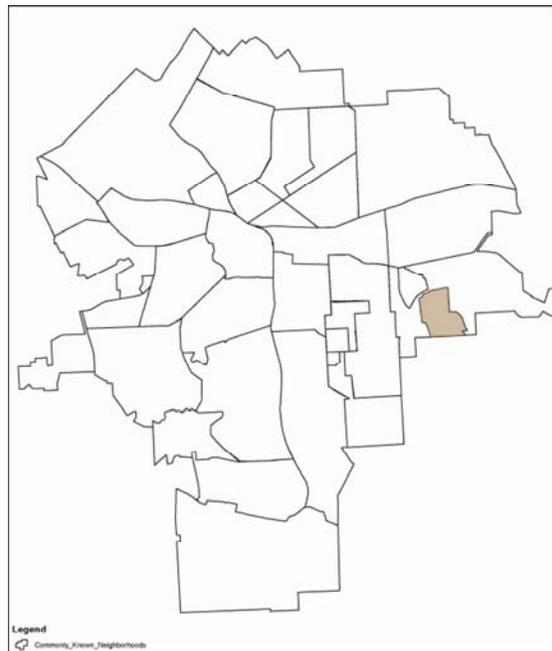
Bradford Hills Neighborhood Profile

Boundaries

The Bradford Hills neighborhood is bounded by Meadowbrook Drive on the north; Hurlburt Road and Brookford Road on the east; City limits on the south; and Standish Drive on the west.

Primary Characteristics

This small, upper-income residential area on the east side of the City is comprised of one-family homes, including many large early-20th Century Tudor-style residences. It borders the Town of DeWitt on the south and is surrounded by the Meadowbrook neighborhood on all other sides.



CITY OF SYRACUSE
Bradford Hills Neighborhood

Bradford Hills Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
961	413	2.3	286	2.9	\$73,542	0.0%	0.9%

Housing Description

The homes in the Bradford Hills neighborhood are a mix of large, historic structures and newer construction. There is a very low vacancy rate and an extremely high level of owner-occupancy. Homes are generally well-maintained and have high resale values.

Bradford Hills Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1953	436	381	47	87.3%	10.7%	427	9	2.0%

Economic Development

Bradford Hills is entirely residential and has no commercial activity.

Schools

There are no schools in the neighborhood. Students attend school Ed Smith or Levy K-8 and go on to attend Nottingham High School. The departure of students to suburban private schools after elementary school is a concern for the local schools.

Greenspace & Recreation

There are no parks or recreational activities in the neighborhood, but most homes sit on large wooded lots and there is a healthy tree canopy. Neighboring Nottingham High School offers playing fields and open space, as well as an Olympic-size swimming pool.

Housing Development Strategies

- Historic Preservation – Bradford Hills is home to many homes with historic architectural significance; programs such as the New York State Historic Rehabilitation Tax Credit could be utilized.
- One House on the Block – While not a major issue at this time, the neighborhood should be monitored to avoid certain homes from detracting from the value of the neighborhood as a whole.

Promotional Strategies

- Middle- and Upper-Income Market – Maintain the stability of the Bradford Hills neighborhood and promote programs such as “Say Yes” to Education to attract young families.
- Revamp City Living – The Bradford Hills neighborhood is small, secluded, and easily missed by visitors to Syracuse; it should be marketed as an alternative to the eastern suburbs.
- Population-Specific Marketing – Upper-income families (especially large families) and professionals will likely consider Bradford Hills a desirable location.

Success Indicators

- Maintained or increased housing values
- Rapid turnaround of homes for Sale
- Maintain or decreased vacancy rate