

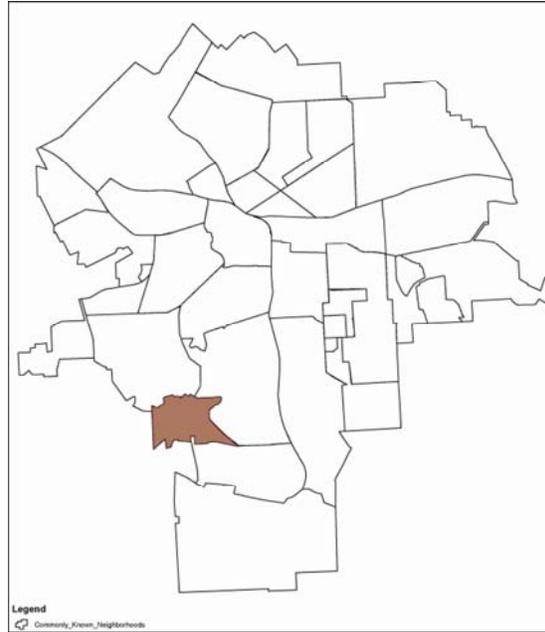
Elmwood Neighborhood Profile

Boundaries

The Elmwood neighborhood is bounded by Elmwood Park and Glenwood Avenue on the north; South Avenue on the east; City limits on the south; and City limits on the west.

Primary Characteristics

The Elmwood neighborhood is a geographically small section of the City that is dominated by one- and two-family homes and a well-hidden largely unknown City park. The neighborhood is bordered by several vibrant and densely populated communities: Onondaga Hill to the south, Strathmore to the west, North and South Valley to the east and the Southwest neighborhood and Downtown to the north. This central location has resulted in the neighborhood being heavily used as a commuter route to the suburbs and “bridge” between several neighborhoods. Heavy traffic dominates this neighborhood during the morning and evening commutes.



Elmwood Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
2,360	827	2.9	612	3.3	\$34,750	4.0%	4.1%

Housing Description

Elmwood is home to a mix of one- and two-family houses and multiunit apartment buildings. The neighborhood housing stock is aging and in various stages of repair, and the vacancy rate is extremely high.

Elmwood Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1944	1,050	519	321	49.4%	30.6%	840	210	20.0%

Economic Development

The Elmwood neighborhood’s commercial area is comprised for the most part by businesses along the intersection of Valley Drive, Glenwood Avenue, and South Avenue. Businesses include a cellular phone retail store, convenience mart, laundromat, pizza shop, beauty salon, building supply store, and a tavern. The neighborhood also has a large commercial/residential structure located at the intersection that in recent years has been occupied by a series of taverns. The building is currently vacant.

South Avenue is in serious need of redevelopment including facade improvement, traffic study, and new business development. Anchored by Elmwood School, a teen health care center, and a school for mortuary science, South Avenue has been seriously neglected for decades. It was recently the subject of an urban design workshop that engaged area businesses, residents, TNT leadership, and City officials who worked in cooperation with the professors at SUNY-ESF's Landscape Architecture program. The group identified the corridor's major issues and worked on its redesign. In an effort to assist the small businesses in the neighborhood, the South Avenue Business Development program was enacted to assist this business address facade development needs.

Schools

Elmwood Elementary School (K-5) is in year 2 of restructuring, according to the 2008-09 New York State Report Card for the Syracuse City School District. Students go on to attend Corcoran High School in nearby Strathmore.

Greenspace & Recreation

Elmwood Park is a secluded and relatively unknown 65-acre community park. Once home to an amusement park, the park now features a fishing brook and pond and WPA stonework along its stairways and pathways. The park also contains the former Elmwood Fish and Game Club, and hosts little league baseball. The park, which is eligible for listing on the National Register, incorporates natural beauty with rustic stonework created during the New Deal era by work relief crews. Significant structures include the Old Furnace Brook Mill located on Glenwood Avenue.



St. Agnes Cemetery is a large, wooded greenspace with curving, hilly roads that residents use for walking and jogging. Onondaga Creek Boulevard leads from Elmwood along the creek to Kirk Park.

Housing Development Strategies

- Vacant Properties – Identify vacant properties for potential not-for-profit development, subdivision, or pocket parks.
- Owner Rehab – Area is attractive and affordable for first time buyers. Assistance through this program will increase probability of purchase, rehabilitation and owner occupancy
- Deter Crime – Increase police presence in the neighborhood; officers can patrol and park in the lots of the neighborhood businesses.

Promotional Strategies

- Target Specific Populations – Elmwood could be marketed as a more affordable alternative to neighboring Strathmore and South Valley, as well as Onondaga Hill.
- Population-Specific Marketing – Promote programs such as “Say Yes” to Education to attract young families.

Success Indicators

- Maintain or increased homeownership
- Completed traffic study to address commuter traffic
- Continued operation of businesses and responsible ownership of vacant commercial space
- Increased home improvement activity