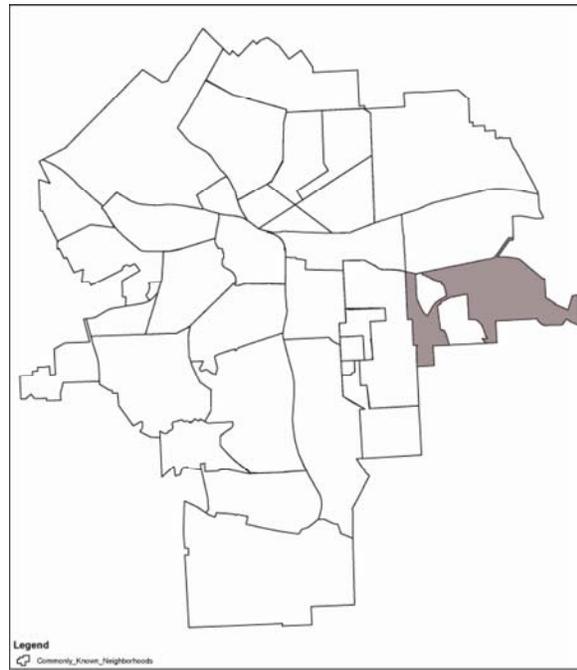


## Meadowbrook Neighborhood Profile

### Boundaries

The western portion of the Meadowbrook neighborhood is bounded by East Genesee Street on the north; Scottholm Terrace and Standish Drive on the east; City limits on the south; and Westmoreland Avenue, Cumberland Avenue, and Nottingham Road on the west. The eastern portion is bounded by Salt Springs Road on the north; City limits on the east and south; and East Genesee Street, Hurlburt Road, and Brookford Road on the west. These two portions are connected by Meadowbrook Drive.



### Primary Characteristics

Meadowbrook, which is located on the far eastern limits of the City, is a primarily residential neighborhood named for the channelized brook that runs through the center of the neighborhood.

Meadowbrook Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
4,565	1,306	3.5	781	2.9	\$68,611	1.8%	0.8%

### Housing Description

The neighborhood is comprised of single-family homes and a limited number of two- and three-family houses and small apartment buildings. While many of the homes were built in the mid-20<sup>th</sup> century, the neighborhood is also home to several historic homes designed by celebrated architect Ward Wellington Ward. Several of these homes have been surveyed and placed on the National Register of Historic Places.

Meadowbrook has a high rate of owner-occupancy and a low vacancy rate, and most of the homes are well-maintained.

Meadowbrook Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1948	1,335	1,026	268	76.9%	20.1%	1,295	40	3.0%

### Economic Development

Meadowbrook is home to a limited number of businesses, primarily along East Genesee Street between Brookford and Kimber Roads. These include a drug store, a gas station, an auto repair shop, a dry cleaner, and a consignment clothing store. There are also professional offices,

including physicians, a funeral home, and The Center, a large nonprofit office shared by numerous faith-based organizations. This professional strip also houses Onondaga County Child Care Center and the Regional Learning Services, a county-wide resource center for people seeking work.

### **Schools**

H. W. Smith is rated “In Corrective Action” by the 2008-09 New York State Report Card for the Syracuse City School District. Students go on to Nottingham High School.



### **Greenspace & Recreation**

While the neighborhood has no City parks, Meadowbrook is home to several large wooded areas, and Nottingham High School offers playing fields and open space.

### **Housing Development Strategies**

- Middle and Upper Income Market – Maintain the stability of the Meadowbrook neighborhood and promote programs such as Say Yes to Education to attract young families.
- One House on the Block – One abandoned or neglected property can bring down the entire block and hamper rehabilitation efforts. The City can prevent this with code enforcement and strategic demolition/deconstruction.
- Neighborhood Association – The Meadowbrook Beautification Association is a small but growing group dedicated to beautifying the neighborhood. The City should work to address the group’s concerns.

### **Promotional Strategies**

- City Living – Meadowbrook is a quiet residential neighborhood that can be marketed as an affordable alternative to the eastern suburbs.
- Population-Specific Marketing – The Meadowbrook neighborhood, with its well-maintained single-family homes and good schools, is perfectly structured for young couples with children. The “Say Yes” to Education program may be another successful marketing tool for this neighborhood.

### **Success Indicators**

- Maintained or increased housing values
- No signs of blight/vacant structures
- Establishment of a Neighborhood Association
- UNPA Model duplicated