

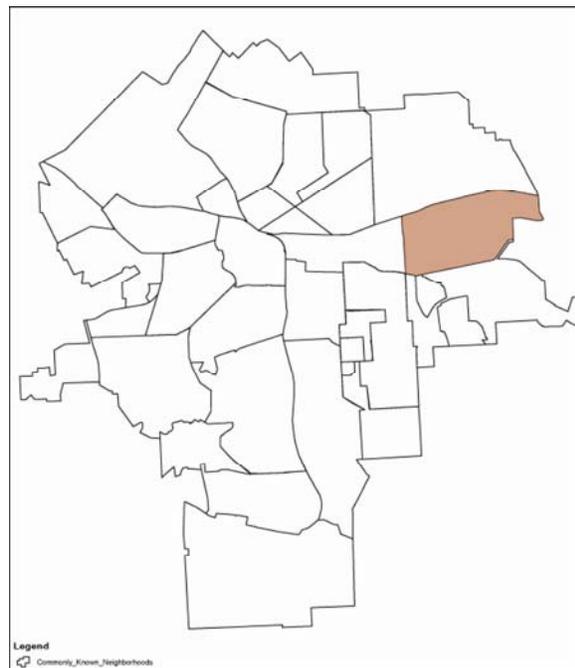
Salt Springs Neighborhood Profile

Boundaries

The Salt Springs neighborhood is bounded by Route 690 on the north; City limits and LeMoyne College on the east; Salt Springs Road on the south; and Westmoreland Avenue on the west.

Primary Characteristics

Salt Springs is a large primarily residential neighborhood on the east side of the City that borders LeMoyne College and includes the Erie Boulevard commercial corridor.



CITY OF SYRACUSE
Salt Springs Neighborhood

Salt Springs Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
4,658	1,848	2.5	1,152	3.1	\$30,516	5.3%	5.3%

Housing Description

Most of the residential structures in the neighborhood are middle-income one- and two-family homes built in the early-20th century, and some historic structures date back to the late 19th century. It is home to many first-time homebuyers and families. Salt Springs is also home to Rolling Green Estates, an affordable housing complex, and several multi-unit apartment buildings.

Salt Springs has a mix of owner- and renter-occupancy, and a vacancy rate that is a growing concern.

Salt Springs Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1951	2,047	911	937	44.5%	45.8%	1,848	199	9.7%

Economic Development

The Erie Boulevard commercial corridor has a mix of retail businesses, professional offices, services, and light industrial facilities. This corridor is largely distinct from the residential areas, however.

There is a small retail plaza at the corner of Salt Springs and Springfield Roads that is undergoing redevelopment to serve the needs of the LeMoyne College students and staff, as well as local residents. This is expected to include a bookstore and café.

Schools

H. W. Smith School (K-8) is “In Corrective Action,” according to the New York State Report Card for the Syracuse City School District. Students go on to Nottingham High School in nearby Meadowbrook.



Greenspace & Recreation

Homer Wheaton Park is an 11-acre neighborhood park that features playing fields, tennis courts, a basketball court, and a new playground constructed with funding from a state grant and the federal Community Development Block Grant.

H. W. Smith School and Elmcrest Children’s Center have open space and playing fields, and nearby LeMoyne College have open areas and athletic fields.

Housing Development Strategies

- Promote Homeownership – The affordability of the neighborhood makes it ideal for first-time homebuyers.
- Private Development – The City should work with the private development owner to foster ongoing improvements to Rolling Green Estates so as not to impede the neighborhood’s overall growth.
- One House on the Block – Identify abandoned units and target them for redevelopment and sale.

Promotional Strategies

- Target Specific Populations – The City should market the Salt Springs neighborhood to first-time homebuyers, young families, and college staff.
- City Living – Salt Springs is adjacent to the Town of DeWitt and could be marketable as a more affordable alternative.

Success Indicators

- Reduced vacancies
- Increased homeownership