

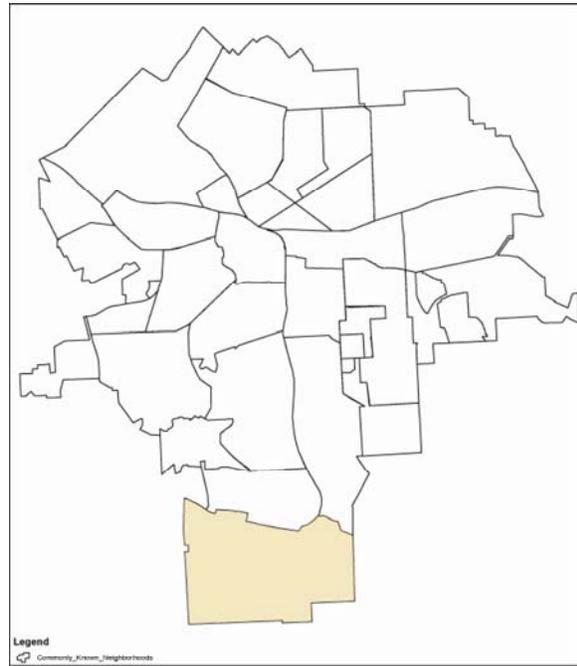
South Valley Neighborhood Profile

Boundaries

The South Valley neighborhood is bounded Seneca Turnpike on the north and the City limits on the east, west and south.

Primary Characteristics

The South Valley is mainly a residential area consisting of a mix of older homes with newer built single-family, owner-occupied homes. The main corridor through the South Valley is South Salina Street. The neighborhood is located at the southern edge of the City in the historic Onondaga Hollow, once a streetcar suburb of Syracuse. The neighborhood, which is primarily middle class, is divided in half by Onondaga Creek, which runs north-south through the neighborhood. The only auto crossings between the two sections of the neighborhood are located at Seneca Turnpike and Dorwin Avenue, at the north and south edges of the neighborhood, and there is a footbridge located behind Clary Middle School.



CITY OF SYRACUSE
South Valley Neighborhood

South Valley Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
5,502	2,534	2.2	1,365	2.9	\$36,875	1.5%	2.3%

Housing Description

South Valley is primarily a residential neighborhood with mostly single-family and a few two-family homes, with some larger apartment buildings. While most houses are typical mid-20th century style, there are a few newer homes, built in the early 1990s, on Jaclyn Drive at the southern edge of the City, and a section of South Salina Street from Brampton Road to Oakley Drive contains a concentration of late-19th and early-20th century dwellings, collectively creating a potential historic district. The majority of homes are owner occupied, and the vacancy rate is low.

South Valley Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1955	2,685	1,488	1,032	55.4%	38.4%	2,520	165	6.1%

Economic Development

There is some commercial activity along South Salina Street, Valley Drive, and Seneca Turnpike, most notably at the intersections. Businesses include a drug store, restaurants, video stores, a gas station, a hardware store, and two well-known ice cream shops. A shopping plaza located

just south of the City limits includes a neighborhood grocery store, banks, and other amenities. South Valley residents have expressed interest in limiting further commercial development in the neighborhood.

Schools

Meachem Elementary School (K-5) is rated “In Good Standing” by the 2008-09 New York State Report Card for the Syracuse City School District. Clary Middle School (5-8) is rated as “In Corrective Action.” Students go on to attend Corcoran High School, which is in Year 6 of “Requiring Academic Progress.”



Greenspace & Recreation

Meachem Field, a 19-acre City owned and operated complex, includes tennis courts, softball fields, baseball fields, a lacrosse field, an enclosed ice skating rink, and an indoor swimming pool at nearby Clary Middle School. Meachem Field is the home of several sports leagues and the annual Valley Field Days event organized by the Valley Men’s Association.

Other greenspaces include Heath Park, a wooded area along South Salina Street; Webster Pond and the Rand Tract, a 95-acre natural area located off Valley Drive; Onondaga Valley Cemetery, which is located off of Valley Drive and connects to the Rand Tract; Kelley Memorial Park, a secluded area with sports facilities and picnic areas located off Dorwin Avenue along the southern City limits; and playing fields behind Meachem Elementary School.



The planned expansion of the Creekwalk would follow Onondaga Creek, which bisects the South Valley neighborhood.

Housing Development Strategies

- Private Development – The South Valley is one of the few neighborhoods where private developers may seek to build.
- Home Improvement Loan Buy-down – Low-interest loans will enable homeowners to improve their properties.
- One House on the Block -- Code enforcement and rehabilitation assistance can be used to prevent a few abandoned or neglected properties from bringing down the value of the entire neighborhood.

Promotional Strategies

- Middle and Upper Income Market – The City should work to maintain the stability of the South Valley and promote programs such as “Say Yes” to Education to attract young families.

- City Living – The South Valley is a quiet residential neighborhood in a natural setting that may appeal to residents of the neighboring suburbs.

Success Indicators

- Maintained or increased housing values
- Increased home improvement activities
- No signs of blight/vacant structures