

University Hill District Profile

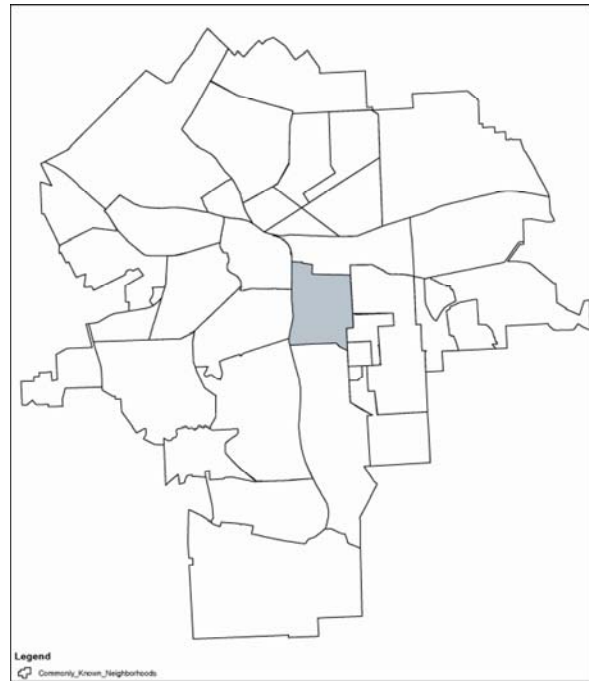
Boundaries

The University Hill District is bounded by East Genesee Street on the north; Route 81 on the west; Comstock Avenue on the east; and Colvin Street on the south.

Primary Characteristics

The University Hill neighborhood is home to the main campus of Syracuse University, as well as the State University of New York's College of Environmental Science and Forestry (ESF), three major hospitals, and the Hutchings State Psychiatric Center. Most of the housing in the district is occupied by college students.

There are various bars, restaurants, shops, and other businesses in the area that cater to college students and staff, as well as the thousands of hospital employees and visitors.



CITY OF SYRACUSE
University Hill Neighborhood

University Hill Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
8,015	1,303	6.2	190	3.0	\$9,402	7.9%	9.7%

Housing Description

Most residential structures in the University Hill are various types of University housing, or apartments catered to student living, and a large portion of this neighborhood is dedicated towards parking to service the hospitals and universities.

Walnut Park, located between Harrison Street and Waverly Avenue, is designated a National Register Historic District. Most of these houses, once large single-family homes, are now home to Syracuse University fraternities and sororities.

The Syracuse University Comstock Tract National Register Historic District is home to many elegant buildings, including some built by renowned Syracuse architect Archimedes Russell. Crouse College, the Hall of Languages, Hendricks Memorial Chapel, and the Maxwell School are examples.

University Hill Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1962	1,334	6	1,273	0.4%	95.4%	1,279	55	4.1%

Economic Development

The University Hill Neighborhood is occupied by Syracuse University, State University of New York (SUNY) Environmental Science and Forestry College, and student housing, as well as a medical center complex consisting of Upstate Medical Center, the Veteran’s Administration, Crouse Irving Memorial Hospitals, and Hutchings State Psychiatric Center.



In 2009, SUNY Upstate completed a major expansion of its hospital and completed the construction of the Golisano Children’s Hospital, which serves the medical needs of children throughout Upstate New York in a state-of-the-art facility known as “the Treehouse.”

Retail, service, and professional businesses are located within this institutional neighborhood. The neighborhood boasts Syracuse Stage and an active East Genesee merchants association, made up of the owners of the many businesses along the northern border of this neighborhood.

The Marshall Street business area provides restaurants, clothing, bookstores, and amenities for the student population. The East Genesee Street corridor has some business activity as well and is being redeveloped as part of Syracuse University’s Connective Corridor plan.



Greenspace & Recreation

Although there is not a City park within the University Hill district, residents use Thornden Park in the nearby Westcott Neighborhood and the many commons areas throughout the universities.

Oakwood Cemetery, listed on the National Register Historic Places and a Local Protected Site, sits on the southern edge of this neighborhood. This vast, wooded 82-acre site features carefully designed

landscape features and pathways. In addition to its landscaping, Oakwood Cemetery also possesses magnificent structural elements such as grand mausoleums, arched bridges, a mortuary chapel, and marble monuments. Many students and residents in the neighborhood also use the cemetery’s pathways for walking, bicycling, and jogging.

Housing Development Strategies

- Rental Properties – The City should work with the University and landlords to ensure proper maintenance of student rentals and work to improve enforcement of building codes and zoning restrictions.

Promotional Strategies

- University Living

Success Indicators

- Code compliant student housing