

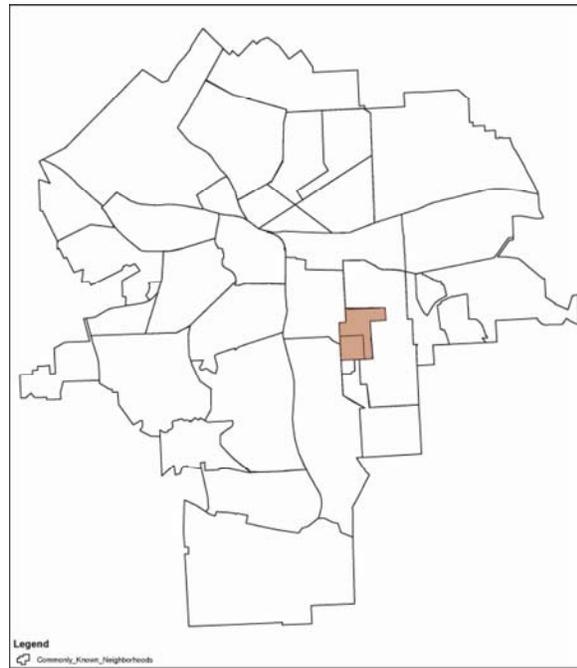
## University Neighborhood Profile

### Boundaries

The University Neighborhood is bounded by Thornden Park and Avondale Place on the north; Westcott Street and Lancaster Avenue on the east; Broad Street and natural wooded border on the south; Comstock Avenue on the west.

### Primary Characteristics

The University Neighborhood, which lies directly east of Syracuse University, is predominantly a residential neighborhood made up of single-, two-, and three-family homes. It is one of the few Syracuse neighborhoods that have had an increase in population over the last ten years. Off-campus student housing and white, middle income professionals populate the University neighborhood. This mix of students and families creates tension as families strive to maintain property values and livability alongside a transient student population. Over the last few years, Syracuse University has required all underclassmen to reside on campus, allowing once rented homes to become owner-occupied. The University and the University Neighborhood Preservation Association (UNPA) has lead strides in this effort by offering assistance for homeownership.



Southeast University Neighborhood Association (SEUNA) is one of the oldest neighborhood associations operating in the City. It advocates for homeowners in the University Neighborhood and has successfully held the line on maintenance, zoning, and code violations of the landlord-driven student housing.

University Neighborhood Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
2,669	893	3.0	295	3.0	\$22,552	3.2%	1.2%

### Housing Description

This neighborhood can be generally categorized as having mid-scale early-20<sup>th</sup> century housing. North of Euclid Avenue, there are larger scale 19<sup>th</sup> century dwellings that are good candidates for identification. Berkeley Park, a noted early planned residential subdivision, was designed in the early 1900's, and owned by the Berkeley Park Land Company. The natural topography of the area made it easy to lay sewer lines. In 1915, brochures advertising this new subdivision presented large lot sizes encouraging wide lawns. In addition, vegetation and landscaping were priorities as nearly 200 trees were transported from East Syracuse and deliberately planted throughout the development. The Berkeley Park subdivision is a Local Preservation District and is listed on the National Register of Historic Places. Currently a grant has been awarded to the Preservation Association of Central New York (PACNY) from University Neighborhood Service

Action Agreement Committee (UNSAAC) to nominate several properties within this subdivision to be listed on the National Register of Historic Places.

University Neighborhood Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1940	945	261	651	27.6%	68.9%	912	33	3.5%

### Economic Development

There is very little business activity in the University Neighborhood, with few exceptions being small neighborhood convenience stores that cater to off-campus student housing.

### Schools

Ed Smith Elementary is rated “In Good Standing” by the New York State Report Card on the Syracuse City School District and is one of the more sought-after schools in the area. Students go on to Levy Middle School and Nottingham High School.

### Greenspace & Recreation

Sherman Park, located at Westmoreland and Tecumseh Avenues are also used by youth for softball and soccer. Morningside Reservoir is situated a top of a drumlin and the area surrounding the reservoir is used by the residents for jogging, walking, and hiking. The reservoir is also a local hangout for youth and the Water Department’s facilities are frequently the target of vandalism. A community garden sits on of the Morningside grounds, at the base of the hill.

### Housing Development Strategies

- Rental Properties – Many long-time residents complain about students and absentee landlords. Work with all involved to encourage property maintenance and provide a good quality of life.
- Neighborhood Associations – The South East University Neighborhood Association (SEUNA) and University Neighborhood Preservation Association (UNPA) are active organizations that can be relied upon to help maintain neighborhood stability.
- Home Improvement Loan Buy-down – UNPA provides low-interest loans and down-payment and closing costs assistance; encourage and expand this program.

### Promotional Strategies

- City Living – Many artists, academics, and intellectuals are drawn to the University neighborhood.

### Success Indicators

- Increased homeownership
- Increased single-family rehabilitation and new construction
- Increased home improvement activities