

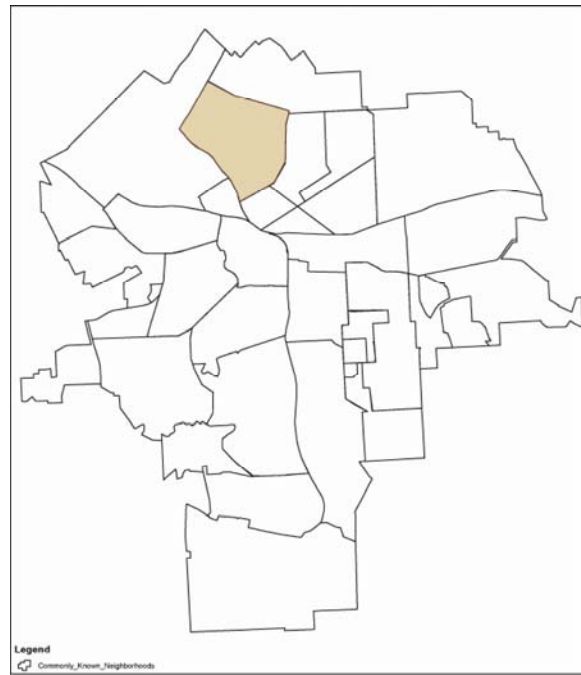
Washington Square Neighborhood Profile

Boundaries

The Washington Square neighborhood is bounded by Hiawatha Boulevard on the west; Grant Boulevard on the north; Butternut Street on the east and southeast; and Route 81 on the southwest.

Primary Characteristics

Washington Square encompasses what used to be the old Village of Salina, is the oldest neighborhood in Syracuse, and is centered on a public square off of North Salina Street. The Washington Square neighborhood consists of a mix of residential, commercial and industrial sectors. Businesses are concentrated along North Salina, North State Street, East Hiawatha Boulevard, and Wolf Street. Retail, professional, service, wholesale, and industrial type businesses populate the area.



Washington Square Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
11,876	5,082	2.3	2,559	3.2	\$21,897	5.4%	6.4%

Housing Description

The neighborhood has a one-, two-, and three-family homes and larger multi-unit apartment buildings, as well as mixed use properties along the Salina Street corridor. The neighborhood has a high rate of renter occupancy and a high vacancy rate. The residential structures are aging and in varying states of repair.

Washington Square Housing Data							
Housing Stock		Tenure			Occupancy Status		
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio	Occupied	Vacant	Vacancy Rate
1941	6,034	1,480	3,585	24.5% / 59.4%	5,064	969	16.1%

Economic Development

The Washington Square neighborhood, while primarily residential, is intersected by the Court Street and North Salina Street business corridors, which provide services but are in need of revitalization.

Schools

Franklin Magnet School (K-5) is in Year 2 of “In Need of Improvement,” according to the 2008-09 New York State Report Card for the Syracuse City School District. Grant Middle School (5-8) was not rated by the study.



Greenspace & Recreation

Washington Square Park, which gives the neighborhood its name, is a 3-acre neighborhood park featuring a basketball court, a baseball field, and a playground. In addition, an unimproved, full-block greenspace is located at the corner of Grant Boulevard and Lemoyne Avenue.

Housing Development Strategies

- Neighborhood Associations – Northside TNT, the Washington Square Task Force and Danforth/Pond/Butternut Task Force are strong forces in the neighborhood and can be relied upon to help maintain the stability of the neighborhood.
- Home Improvement Loan Buy-Down – Programs such as the Citywide 1% Home Improvement Loan can be used to help homeowners rehabilitate 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

- Market Specific Population – The immigrant population that has been in the country for several years and have made the neighborhood their home may be ready to own and likely to purchase in this neighborhood.
- City Living – Washington Square could be marketed promoting its geographical proximity to Little Italy, the Regional Market, and major employers.

Success Indicators

- Maintain or reduce vacancy rate
- Increased homeownership
- Stable housing values
- No signs of neighborhood blight