

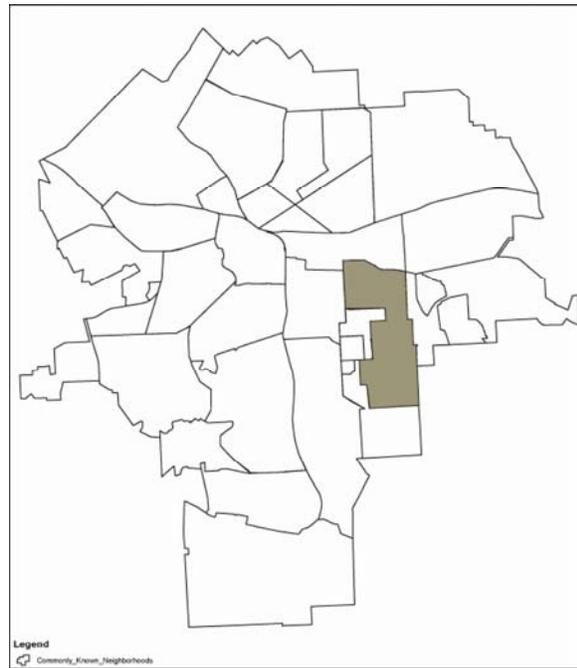
## Westcott Neighborhood Profile

### Boundaries

The Westcott neighborhood is bounded by East Genesee Street on the north; Westmoreland Avenue, Cumberland Avenue, Nottingham Road, and City limits on the east; East Colvin Street on the south; and Thorndon Park, Lancaster Avenue, and Comstock Avenue on the west.

### Primary Characteristics

The Westcott neighborhood is closely linked with the University Hill area and Thornden Park to its immediate west. It is also characterized by its commercial corridor that includes many popular restaurants, second-hand clothing stores, and the Westcott Theater. The neighborhood is host to a large number of Syracuse University students living off-campus. In recent years, the number of Syracuse University students seeking housing in this neighborhood has declined due to the college's decreased enrollment. As a result, many LeMoyne College students and low-income households have increased residence within the area. Westcott neighborhood is also a desired neighborhood because of its proximity to the University, and area hospitals. Many University graduates and faculty have also chosen the Westcott neighborhood as their home.



The Westcott neighborhood hosts an annual fall street fair along its neighborhood business corridor and has a small, but active community center with programs for seniors, teens, children and families, as well as cultural and musical activities. The Westcott neighborhood is home to numerous civic and neighborhood associations, including the Sherman Park Bulldogs, Westcott East Neighborhood Association (WENA), and Westcott Community Development Corporation (WCDC). The former Jewish War Veterans Home, a Local Protected Site, will be rehabilitated for use as a community arts, culture and technology center.

Westcott Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
5,836	2,472	2.4	1,123	3.0	\$32,930	4.7%	4.5%

### Housing Description

Original single and multi-family homes still line some of the edges of the park, while Syracuse University student housing has replaced other original single-family housing along the parks edge.

Westcott Housing Data								
Housing Stock		Tenure				Occupancy Status		
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1941	2,641	1,140	1,281	43.2%	48.5%	2,422	219	8.3%

### Economic Development

The Westcott Neighborhood is home to Cooperative Federal Credit Union, developed by neighborhood residents, chartered in 1982.



The primary business area in the neighborhood is the commercial strip along the 500 block of Westcott Street. The Westcott Community Development Corporation has been working with area businesses and property owners to help in the revitalization of the business district. In 1998, The Economic Development Zone was extended to include the business district, providing incentives to businesses and property owners to promote redevelopment. The district houses a large state-run day rehabilitation center, a thriving second-hand and new clothing store, a holistic health center, a bookstore and coffee shop, florist, three pizza shops, two small grocery stores, restaurants and bars, and a frame shop and gallery for local crafts. The newly-renovated Westcott Theater, once a movie theater, is now a popular site for musical concerts and other shows. Not on the commercial strip, but in the Westcott neighborhood is the popular Syracuse Real Food Coop, which will soon move to a larger location on E. Genesee Street.

Like Eastwood, the Westcott Street business district would be a perfect candidate for a comprehensive look at its significant resources, followed by design guidelines for new development and alterations to the existing urban fabric. The business district is lined with several unique retail shops. An adopted plan for the area could help maintain this diversity. If successful, the plan would advocate for and act as a model in support of small private businesses locating here.

### Schools

Ed Smith School (K-8) in the southern portion of the neighborhood is in good standing and is one of the more sought-after schools in the area.

Nottingham High School, in Year 6 of “Requiring Academic Progress” according to the report card, is the main high school for the area. The departure of students to suburban private schools after 8<sup>th</sup> grade remains a concern in the neighborhood. Levy School (K-8), a longstanding neighborhood school has recently been closed.



### Greenspace & Recreation

Thornden Park, a 76-acre community park, is used by neighborhood residents and University students, and is a destination for people throughout the City and region. It features extensive wooded areas, an exercise course, an Olympic-sized swimming pool and bathhouse, playing fields,

tennis courts, basketball courts, a playground, a WPA era stone work amphitheater complete with an electrically equipped outdoor stage, a Pinetum, an historic herb garden and lily pond, and the only all-volunteer rose garden of its kind in the country. An active park association oversees the park.

Barry Park is a 15-acre neighborhood park surrounded by wetlands and trails. The park also features a baseball diamond, soccer fields, tennis courts, and a basketball court. The park is home to the East Side Soccer youth organization, and is a popular location for university students' soccer and football games.



The neighborhood is also home to expansive median strips that are cultivated by local neighbors.

### Housing Development Strategies

- Historic Preservation – Many homes, particularly those on and around Victoria Place, have a historic nature, and may be eligible for historic preservation tax credits if listed on the National Register.
- Neighborhood Association Engagement – The University Neighborhood Preservation Association (UNPA) is an active neighborhood group that provides down-payment assistance and home improvement loans.
- 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.
- Vacant Structures – Identify and stabilize vacant structures, and use strategic demolition/deconstruction, rehabilitation, and land banking to reduce blight and improve the quality of the neighborhood.
- Rental Properties – The City should work with landlords (especially owners of student housing) and tenant to maintain the quality of the neighborhood.
- Deter Crime – Neighborhood residents have long complained about nuisance crimes and quality-of-life issues. Increased police presence and communication.

### Promotional Strategies

- City Living – Market the diversity and culture of the Westcott neighborhood.

- Population-Specific Marketing – Young professionals (including recent college graduates) and young families are likely to appreciate the Westcott neighborhood.

**Success Indicators**

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