Purpose of the Plan

- Present **long term vision** for the Village Center with detailed recommendations.

- **Outline techniques** for the Village Center to become a vibrant and distinct business center.

- **Provide framework** for evaluating future development proposals within the Village Center.
Village Center Boundaries

ZONING MAP
Village of North Syracuse
Onondaga County, New York

ZONING LEGEND
- R9: Residential 9000
- RM: Multiple Residential
- PD: Planned Development
- R-SR: Residential - Senior Citizen
- C-3: Village Center
- C-2: Commercial
- C-1: Business
- C-T: Commercial Transitional

Ch_connected_walls

Bear Road
Gertrude Street
Fergerson Avenue
South Bay Road
US Route 11
Taft Road
A distinguished, unique Central Business District defined by tree-lined streets, new brick sidewalks, updated building facades and parking for both day and night activities. It will consist of a mixed-use commercial environment comprised of small independent shops, retailers and restaurants designed to serve the needs of Village residents and those traveling through the region.
**Village Center Plan Goals**

- **Land Use**
  Attract a range of land uses to support existing and future businesses.

- **Market**
  Create a vibrant mix of land uses for residents, visitors, business owners, and employees.

- **Traffic**
  Create safe and efficient pedestrian & vehicular circulation.
  Improve parking.

- **Design**
  Enhance the Village Center by improving the streetscape, and façade rehabilitation.
Issues and Opportunities

- Land Use & Zoning
- Market Position & Promotion
- Transportation, Traffic & Parking
- Urban Design
Land Use & Zoning

“New” Village Center
- Library
- Apartments
- Community Center
- Senior Center

“Old” Village Center
- Retailors
- Offices
- Pharmacy
- Church
OPPORTUNITIES

• Commercial Setting
• Small Parcels
• Fast Moving Traffic
• Pedestrian Connections
• Lack of Parking

ISSUES

Visibility

Setting

Population

Identity

Density

Land Ownership
Vehicular

- Traffic Volumes – 13,500 vpd
- Route 11 – Major Commuter Route
- Fast Moving Traffic
- Localized Congestion

Pedestrian

- Inconsistent Sidewalks
- Lack of Curb Cuts
- Crosswalks are Ineffective
Public Space

- Signage
- Utility Poles
- Facades
- Amenities
- Inconsistent Sidewalks
Parking

121
ps

66
ps

121
ps

234
ps

232
ps

187
ps

240
ps

Municipal Parking

Private Parking
The Village Center Redevelopment Plan provides recommendations and actions for devising a land use market strategy and urban design framework to guide future public & private investment.
Land Use & Market Strategy

Create a Market that is:
- Diverse
- Unique
- Cohesive

Action
- Revise current zoning
- Ensure a mix of uses
- Eliminate option of big-box
- Adopt NY Real Property Tax Law 485-A
**Action**
Create Site Plan to Show:
- Circulation
- Building Locations
- Parking
- Landscape Treatments
**Vehicular Circulation**

Reduce traffic speed and improve movement between businesses

**Actions**

- Targeted enforcement;
- Install self-enforcing devices; bump outs, vertical deflectors and raised crosswalks;
- Extend Trolley Barn Lane connecting to Church Street;
- Construct new road connecting Centerville Place to Church Street.
Pedestrian Circulation

Provide Consistent Sidewalks

**Action**

Construct sidewalks with consistent:
- Widths
- Alignments
- Curb Cuts
- Materials

Add well-placed crosswalks

Example of a brick crosswalk
RECOMMENDATION

Action
Coordinate with property owners to consolidate parking and share in the cost of:

- Lot maintenance
- Lighting fixtures
- Landscape Treatment
- Trash Receptacles
**Recommendation**

**Action**
- Use impervious materials for new sidewalks
- Create bio-retention islands within parking lots

*A typical parking lot bio-retention island*
RECOMMENDATION

**Action**
- Use the streetscape as an aesthetic element;
- Include street trees, bike racks, planters, hanging flowers, & banners;
- Create a cohesive identity with facades, materials, colors and awnings.
**RECOMMENDATION**

**Action**
- Have utilities consolidated to limit the number of utility poles;
  - Add street trees to mask their view;
  - Keep buildings close to the street.
**Action**

Apply design guidelines to site layout, building orientation, appearance, signage, lighting, etc.

**Before**

**After**
After
Before
After
After
Before
After
After
After
Questions and Answers