

VILLAGE OF NORTH SYRACUSE VILLAGE CENTER PLAN



Goettel Park

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



VILLAGE CENTER



Vision for the Village Center

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

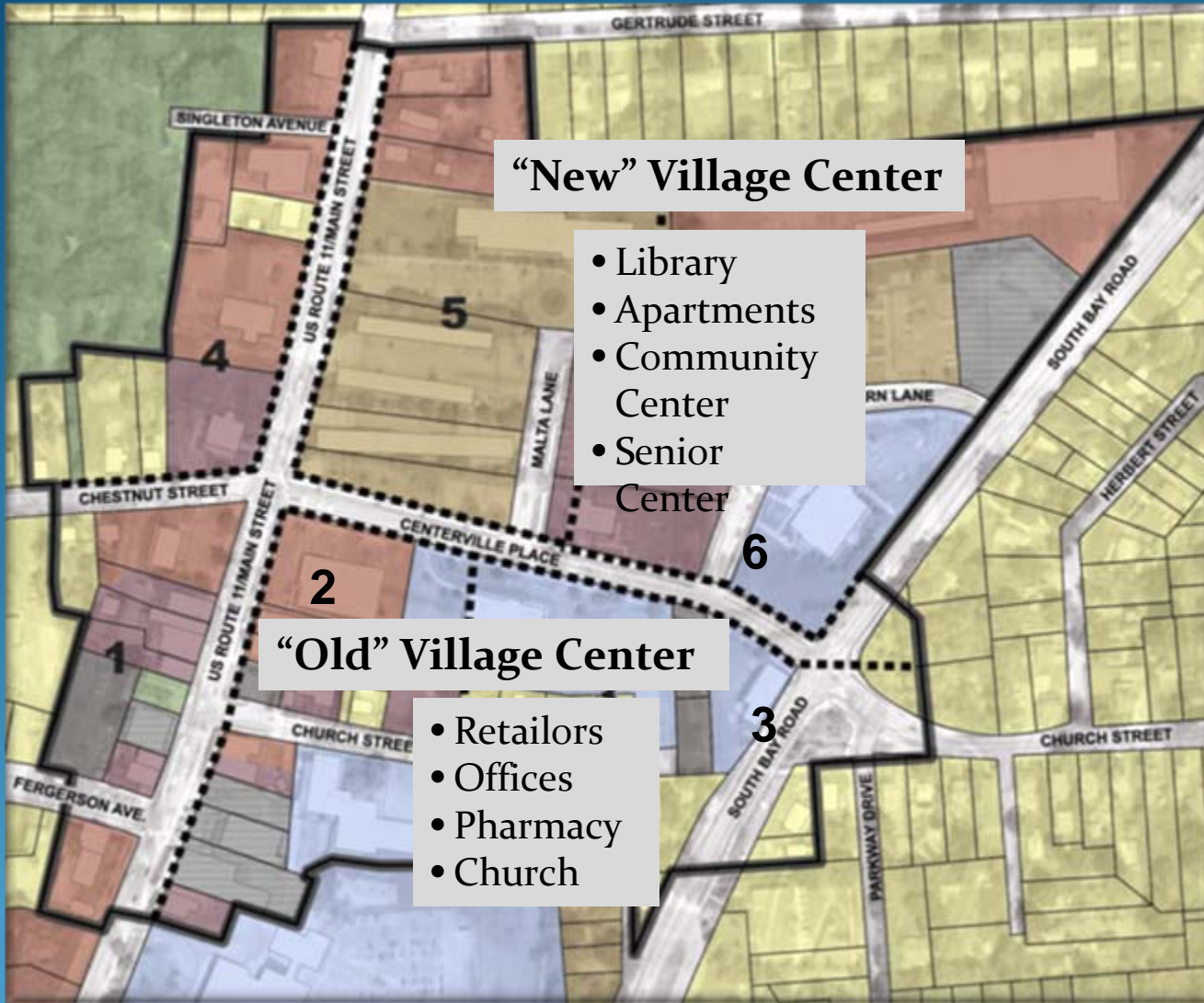
Enhance the Village Center by improving the streetscape, and façade rehabilitation.

Issues & Opportunities

Issues and Opportunities

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

Land Use & Zoning



Land Uses	
	Single-Family Residential
	Multi-Family Residential
	Institutional
	Commercial
	Professional Service
	Open Space
	Municipal Parking
	Vacant

Market Position & Promotion

ISSUES

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



Circulation

Vehicular

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



Pedestrian

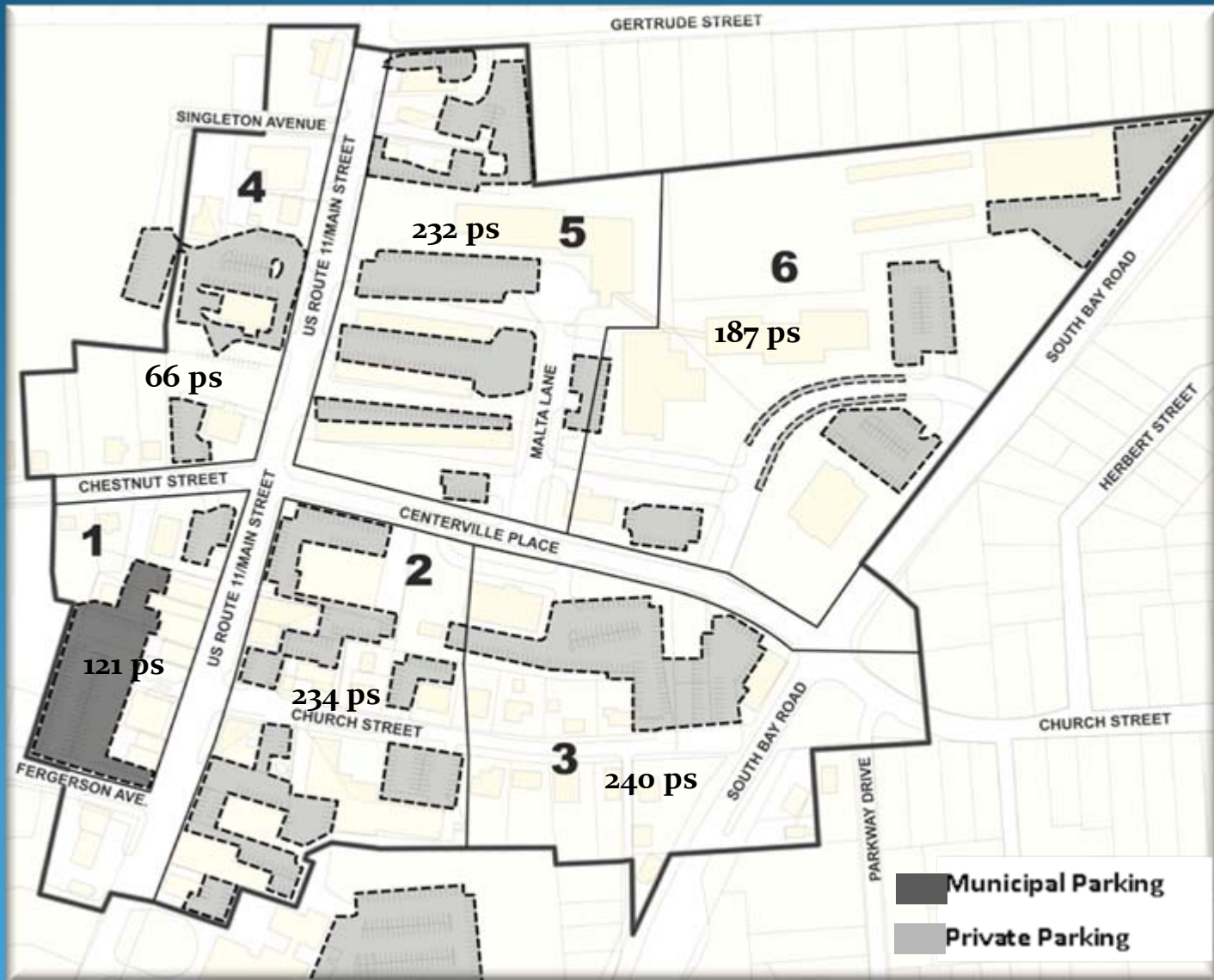
- Inconsistent Sidewalks
- Lack of Curb Cuts
- Crosswalks are Ineffective

Public Space

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

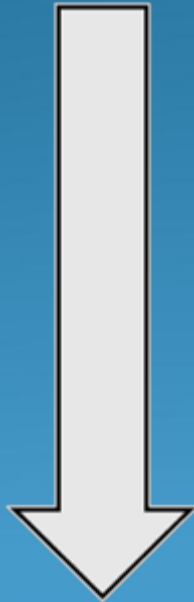


Parking



Redevelopment Plan

Recommendations



Actions

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

RECOMMENDATION

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



Annapolis, MD



Niagara on the Lake

Village Center Design



Action

Create Site Plan to Show:

- Circulation
- Building Locations
- Parking
- Landscape Treatments

VILLAGE CENTER



Vehicular Circulation

Reduce traffic speed and improve movement between businesses

RECOMMENDATION

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

RECOMMENDATION

Action

Construct sidewalks
with consistent:

- Widths
- Alignments
- Curb Cuts
- Materials

Add well-placed
crosswalks



Example of a brick crosswalk

Parking

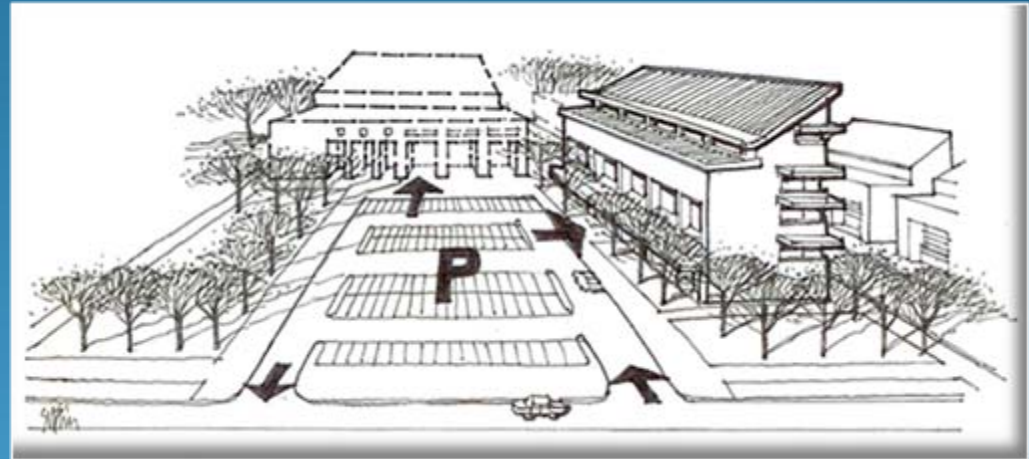
Require Shared Parking

RECOMMENDATION

Action

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

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



Green Infrastructure

Reduce Stormwater runoff

RECOMMENDATION

Action

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



A typical parking lot bio-retention island

Public Space

Create an Active Streetscape

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.



Public Space

Reduce Visibility of Utilities

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.

Before



After



Urban Design

Create Design Guidelines

Action

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



Before



After

RECOMMENDATION

Implementation Plan

Zoning & Market Strategy

Circulation

Parking

Public Space

SHORT TERM

- Adopt Plan
- Meet with Property Owners

- Monitor Traffic
- Revise Crosswalks

- Improve signage
- Regulate shared parking

Prepare Streetscape Plan

MID TERM

Revise Zoning Ordinance

- NYSDOT: Improve Street Maintenance
- Brick crosswalks

Property owners: Shared Parking

Apply for Funding

LONG TERM

Foster Branding & Advertising Campaign

Create street connections

Require Green Infrastructure in Parking Lots

Create New Streetscape

Before



After



Before



After



Before



After



Before



After



Before



After



Before



After



Before



After



Before



After



Before



After



Questions and Answers