

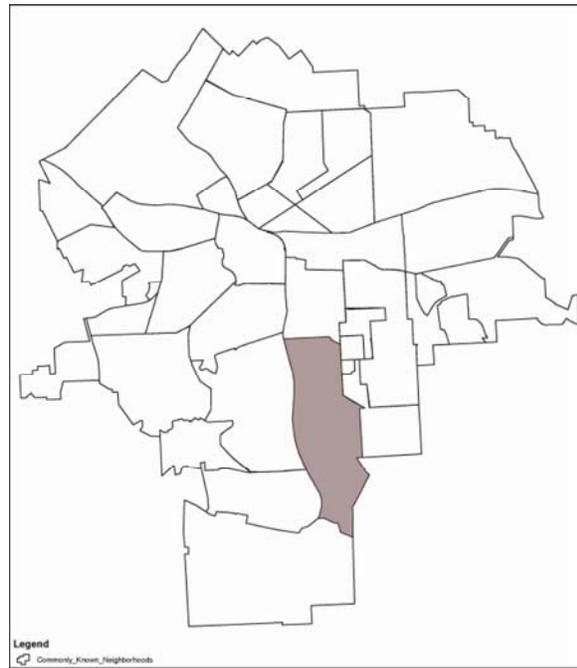
## Outer Comstock Neighborhood Profile

### Boundaries

The Outer Comstock neighborhood is bounded by Oakwood Cemetery on the north; Comstock Avenue, a natural wooded border, and City limits on the east; East Seneca Turnpike on the south; and Route 81 on the west.

### Primary Characteristics

The Outer Comstock neighborhood contains a mix of residential, commercial, and light industrial areas tucked into the steep hills in the southeast section of the City, just south of Syracuse University and west of the South Campus area.



CITY OF SYRACUSE  
Outer Comstock Neighborhood

Outer Comstock Demographics							
Population	Households	Average Household Size	Families	Average Family Size	Median Household Income	Unemployment	
						Male	Female
5,605	2,731	2.1	994	2.9	\$22,301	5.8%	4.2%

### Housing Description

Outer Comstock consists primarily of single-family, middle-income homes. The neighborhood is also the site of several large apartment complexes occupied by many university students, which account for the high renter-occupancy rates in the neighborhood. While most homes are well-maintained, the growing vacancy rate is a concern. There are occasional conflicts between long-time homeowners and the university students that rent apartments. The Outer Comstock Neighborhood Association is actively involved in preserving the housing stock and neighborhood identity.

Outer Comstock Housing Data								
Housing Stock		Tenure			Occupancy Status			
Median Age	Housing Units	Owner Occupied	Renter Occupied	Owner/Renter Ratio		Occupied	Vacant	Vacancy Rate
1964	2,936	558	2,126	19.0%	72.4%	2,684	252	8.6%

### Economic Development

Most business activity in Outer Comstock is located along Brighton Street and Ainsley Drive. These businesses include gas stations, restaurants, convenience stores, auto repair shops, a bakery, light industrial operations, and storage facilities. The neighborhood is also home to the headquarters of ProLiteracy Worldwide, an international nonprofit organization based in Syracuse.

## Schools

Hughes Magnet School (K-6) is “Planning for Restructuring,” according to the 2008-09 NYS Report Card for the Syracuse City School District, and is on the State’s list of Persistently Lowest Achieving Schools. Students go on to attend Nottingham High School in the Meadowbrook neighborhood.



## Greenspace & Recreation

Comfort Tyler Park, a 3-acre neighborhood park named for one of Syracuse’s first known settlers, offers playing fields, tennis courts, and a playground. In addition, Outer Comstock has many areas of natural woodlands and a healthy canopy.

## Housing Development Strategies

- Rental Properties – The City should work with landlords and tenants alike to encourage proper maintenance; code enforcement and rental registry can assist with this.
- Neighborhood Associations – The South East University Neighborhood Association (SEUNA) is an active organization that can be relied upon to help maintain neighborhood stability.
- Home Improvement Loan Buy-down – Low-interest loans will encourage homeowners to maintain their properties.

## Promotional Strategies

- City Living – Due to its proximity to the University area, Outer Comstock can be marketed as a home for university and hospital employees.

## Success Indicators

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