TOWN OF

SYRACUSE

comprehensive plan

ADOPTED 3.21.2017

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The Plan Organization

PART ONE: INTRODUCTION

WHAT IS THE PURPOSE OF A COMPREHENSIVE PLAN?

THE PLANNING PROCESS

THE PLAN ORGANIZATION

Part One serves as the introduction to the Town of Syracuse Comprehensive Plan. It identifies the purpose of comprehensive planning, the planning process that was used in order to create the plan and the plan organization.

PART TWO: COMMUNITY PROFILE

HISTORY,

DEMOGRAPHICS

TRANSPORTATION AND CONNECTIVITY

UTILITY INFRASTRUCTURE

HOUSING AND INCOME

ENVIRONMENT

COMMUNITY SERVICES

PARKS AND RECREATION

ECONOMIC AND WORKFORCE DEVELOPMENT

COMMUNITY IDENTITY AND TOURISM

Part Two identifies the characteristics of the community. This section will explain the history and past planning efforts that have led up to this document. It will also explain the current demographic environment and the existing conditions of many aspects of the community.

PART THREE: VISION, ISSUES, & GOALS

VISION

KEY ISSUES

GOAL ICONS

GOAL STATEMENTS

Part Three identifies the key issues and goals that the Syracuse Comprehensive Plan seeks to solve. This section will identify the overall community vision, the common key issues heard throughout the process, and the goal statements that the community must strive to achieve.

PART FOUR: RECOMMENDATIONS

LAND USE & DEVELOPMENT

TRANSPORTATION & CONNECTIVITY

UTILITY INFRASTRUCTURE

HOUSING & NEIGHBORHOODS

ENVIRONMENT & SUSTAINABILITY

COMMUNITY SERVICES & FACILITIES

ECONOMIC & WORKFORCE DEVELOPMENT

COMMUNITY IDENTITY & TOURISM

SPECIAL DISTRICTS

Part Four is a long-term strategic guide to help the community achieve its desired goals. The objectives and strategies listed for each goal topic in this section will serve as a toolbox for future policies and decisions made in the Town of Syracuse.

PART SIX: APPENDICES

EXISTING CONDITION MAPS

PUBLIC INPUT SUMMARIES

PAST PLANS

Part Six of the plan will include all additional reports, plans, data, materials, and maps not included as part of the body of the plan.

ACKNOWLEGEMENTS

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INTRODUCTION

Plan Overview

What is a Comprehensive Plan?

The Syracuse Comprehensive Plan is a strategic guide containing policy statements for effective decision making in both private development projects and community initiatives for the public good. The purpose of the plan is to guide the community through the realization of their vision. A comprehensive plan is the vehicle with which a community's decision makers are able to control the quality, quantity, and location of their growth. It provides both a snapshot of the current point in time and a vision for the future, guiding long-term investment, growth, and development.

A comprehensive plan assists policy, land use, and infrastructure decisions, and helps gather input from a variety of sources to build consensus around the plan. In its most effective form, it is a living document that will be updated as change occurs among land use, transportation, infrastructure, resources, demographics, and priorities within the community.

Communities may adopt comprehensive plans as described by Indiana Code "for the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development." Indiana Code 36-7-4-500 series sets forth the standards for developing and evaluating a comprehensive plan. Required elements include the following:

- A statement of objectives for the future development of the jurisdiction.
- A statement of policy for the land use development of the jurisdiction.
- A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.

A comprehensive plan is not a rezoning document, and the zoning classifications within the town do not change because of the recommendations set forth. Any future zoning changes within the Town, whether initiated by Syracuse or by a private land owner, must follow standard Indiana law and the County's or local entity's process for zoning and ordinance changes. It is not the only piece of the decision-making process and is not the solution for all the community's challenges. Recommendations within the comprehensive plan may require further, in-depth studies in order to provide the best possible solutions to certain issues.

TOWN OF
SYRACUSE

So, Why Create a Comprehensive Plan?

This comprehensive plan is necessary for the community to establish a clear vision, provide a set of strategies to help manage and facilitate stable and desired economic growth to realize that vision, and prepare for the future in the best possible manner.

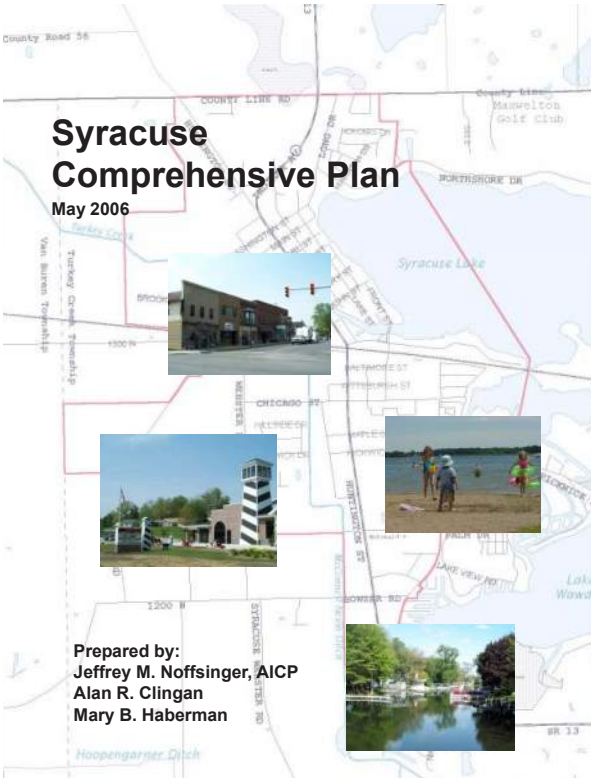
What is the purpose of a Comprehensive Plan?

The Syracuse Comprehensive Plan is a long-term strategic guide to help the community manage and facilitate stable and desired economic growth to achieve the desired community goals as described in this document. The plan is designed to showcase the existing conditions of the community, determine the desired future goals and objectives, and illustrate appropriate strategies to help achieve the overall vision. In addition to guiding local government officials, the plan also serves to guide other non-government community organizations, leaders, and all citizens in designing the future of their community. The plan is intended to be a living document that is utilized by public and private entities as they make decisions about the future. To remain applicable and effective, the plan document should be re-evaluated, updated, and adjusted annually or as major changes occur in the economy, demographics, land uses, and infrastructure. As growth or changes occur, this plan will provide a framework to further the welfare of the people of Syracuse and Kosciusko County by creating convenient, equitable, healthful, efficient, and attractive environments for present and future generations to live.

The Planning Process

The last Town Comprehensive Plan was completed in 2006. Recommendations identified in this plan were used as the basis for this 2017 update. Over the last decade, many of the previous plan's objectives and recommendations have been completed. However, a handful of objectives and recommendations that were not yet achieved have been updated and carried over into this planning process.

The process to develop the Syracuse Comprehensive Plan began with in-depth research to understand the current state of the town, including land use, transportation, demographics, the economy, and the environment to make an educated projection as to what the future holds. By understanding the starting point and the current strengths, weaknesses, and a vision, the community can then start to organize goals and strategies to achieve the vision. The process engaged local leaders and organizations as part of the visioning process; without their input the vision for the future of Syracuse would be unclear and potentially misguided. Bringing all these individuals together had benefits beyond the creation of this planning document. It also resulted in an open line of communication amoung agencies and organizations that are related and should be communicating more frequently to work together more closely to achieve their common goals. Engaging these various groups allows the plan to be relevant and meaningful to many people. It also creates some accountability between the general community and the City leadership.



2006 Syracuse Comprehensive Plan Cover

COMMUNITY PROFILE

History of Syracuse

Evidence shows that the first Syracuse inhabitants were nomadic Paleo-Indians who lived in the area at the end of the last glaciation. Throughout the years, artifacts have been discovered proving that the land and lakes played host to cultures which memory has forgotten. In the 1930s, remnants of Ice Age animals were found southeast of Cromwell during an archaeological dig organized by the Buffalo Museum of Science and Natural History of New York. (Lomax & Vanderford Garceau, 2014) A complete mastodon skeleton was excavated, and in 1918, a mastodon tooth was unearthed from Wawasee Lake. Evidence of Paleo Indians was found while land at Cedar Point was being developed for homes. Shell fragments originating from the Gulf of Mexico area along with human remains were found. These showed that the first residents were either well traveled or well connected. Today, still not much is known about these early inhabitants. In the same time that Cedar Point was being developed, native remains were also found at Syracuse Lake on Indian Hill. Aptly named, the hill proved to be an area for ancient native ceremonial dances and toolmaking. The amount of human remains discovered on the hill initiated the theory that the hill was an area designated for burial.

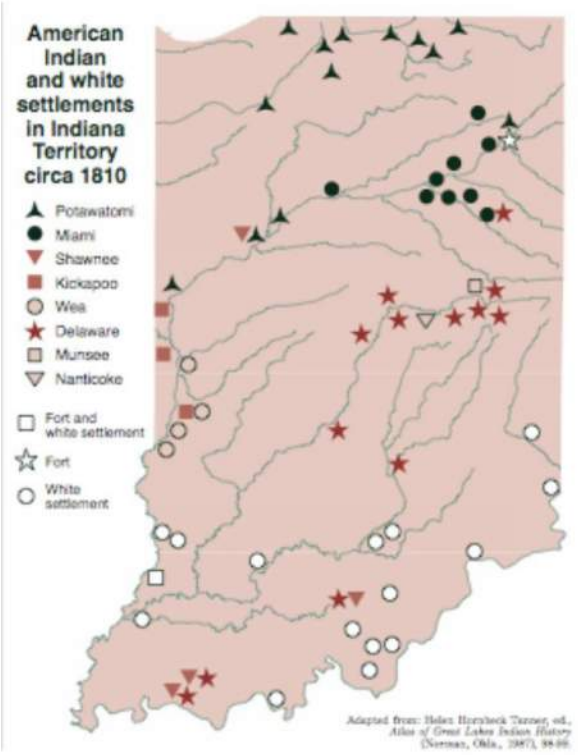
A more recent history archaeological discovery was made in 1959 when a native dugout canoe was exhumed from the bottom of Syracuse Lake. Found by Ed and Richard Jamison, the vessel was made from a yellow popular tree and showed hatchet marks and evidence of burring. This was a common method used by Native Americans to hollow out the inside of the canoe. (Lomax & Vanderford Garceau, 2014)

Though no evidence could be found as to who owned the canoe, it can be narrowed down to the three primary native tribes located in the area. Belonging to the Delaware, Miami, and Potawatomi tribes, the early inhabitants of Syracuse sustained themselves on ample wild game and fish from the region. By the early 1800s, Northern Indiana was home to mostly the Potawatomi who lived along the Kankakee and St. Joseph rivers. The Miami inhabited the west Fort Wayne region, along the Wabash and Salamonie rivers. The Delaware resided in the northern White River region in what is Delaware, Madison, and Hamilton counties today, mostly due to the Treaty of Greenville in 1795. (Olson, 2011) Though these areas were primarily where native settlements were located, the tribes moved throughout the region with both the seasons and available game.

Cedar Point, Lake Wawasee

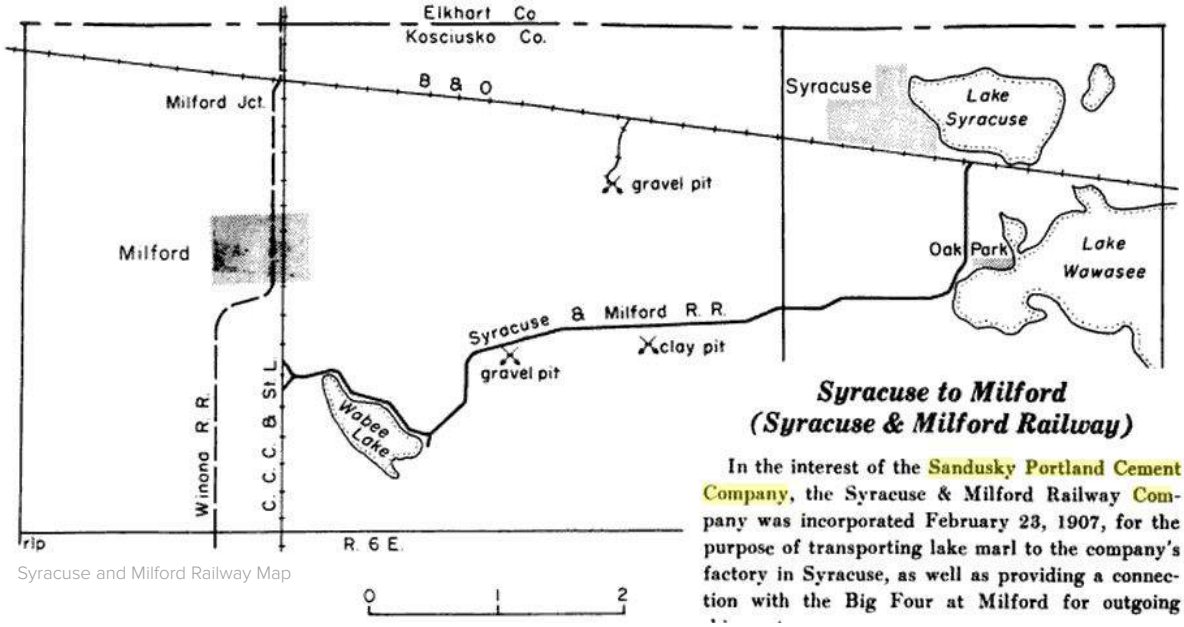
Syracuse
Community Center

When Indiana became a state in 1816, the northern region of the state was experiencing exceeding amounts of pressure between the existing natives and the incoming new settlers. The pioneers were impatient to begin settling the area, and through a series of treaties, the lands were slowly vacated of native inhabitants. (Leiter, 2009) The Delaware tribes, looking for a chances to be rid of the new pioneers' influence, ceded their 'claim' to lands in northern Indiana in 1818, and subsequently moved from the region in the following 3 years. The Miami were slower to relinquish their land and were still residing in the area of Syracuse when the first white settlers arrived in the area. At the time, the Syracuse-area Miami were grouped into 2 tribes with a total of less than 200 members. The tribes had two political leaders who were brothers, Chief Papakeecha, or Flat Belly, and Wa-wa-aus-see (also spelled Wauweeaskee,) from whom Lake Wawasee received its final name. Chief Papakeecha reportedly was a large strong man weighing approximately 300 pounds. (Lomax & Vanderford Garceau, 2014) In the 1826 Treaty of Mississinewa, the Miami ceded the majority of the northern Indiana territory, except for 36 sections of land in Kosciusko and Noble counties. (Kappler, 1904) However, by the mid-1830s, most of the natives were driven off or removed.



The first recorded activity of non-native settlers was in 1832 by Squire Cory who constructed a fish trap between what is now Syracuse and Wawasee Lakes. Later, 2 men who are considered Syracuse's founding fathers, Samuel Crosson (sometimes spelled Crawson) and Henry Ward, arrived in the area. Both worked to construct a dam where today's Huntington Street Bridge is located. They set up a mill that attracted residents to the area with the opportunity for cornmeal and flour. The early homesteaders referred to the lakes as Syracuse and Turkey Lake and trapped for fur, fished, and traded. A small general store and trading post was established to serve the region. In the larger Indiana Territory, the 1834-35 General Assembly established county borders in Northern Indiana, including Kosciusko County. Crosson and Ward purchased the first tracts for the town on July 13, 1835. The men began to plat 101 lots that they named Syracuse. The town was located in sections 5-7 of Turkey Creek Township. As the plats were purchased, the town began to develop and grow. George Kirkpatrick opened the first public house in town, starting the first of many locations where tourists could rest their heads. (Brown, 2009) The area's natural beauty attracted tourist and seasonal visitors alike, many of whom enjoyed the experience so much they began to build their own homes around the lake. Roads were established and better connected the town to the region, reaching all the way to Sparta and Milford. The prominent trade continued to be mill work of both the flour and saw types.

Interdenominational cooperation was established early in the town, with the construction and use of the Church of God. While the first denominations in the area were Methodist and German Baptists, the Church of God was used by 5 denominations in town, each on a rotating circuit. (Noffsinger, Clingan, & Haberman, May 2006)



Syracuse and Milford Railway Map

By 1873 the town population had surpassed 350, and the Baltimore & Ohio (B&O) Railroad announced plans to lay tracks through the town. The rails were laid with local resources and labor, and the first train ran on October 5, 1874. At that time, the rails stretched from Staten Island, New York to Illinois. (Lomax & Vanderford Garceau, 2014) The new connection boosted the town's economy by providing freight service as well as passenger service. The passenger service brought in new visitors and residences.

The town established a formal government on September 18, 1875. Syracuse was incorporated with Evan Miles elected as the first president of the Syracuse Town Board. A town marshal was hired and in 1889, the first kerosene street lamps were installed. (Brown, 2009) Technology continued to expand when the first telephone company in the town was established.

One of the largest and early industries was the Sandusky Portland Cement Company based out of West Virginia. Arthur Newberry, one of company's founders, discovered a large deposit of marl (a lime-rich mud) that was used in the creation of Portland cement. It was calculated that the deposit in Syracuse Lake could supply 2,500 pounds of marl a day for 200 years. Syracuse was conveniently adjacent to large building markets such as Chicago, Indianapolis, and Fort Wayne, so the company constructed a cement plant on Medusa Street. By 1901, the plant employed 100 workers and was producing 600 barrels of cement a day, and the plant grew to an estimated 225 employees by 1907. (Lomax & Vanderford Garceau, 2014) Also in that year, construction began on the Syracuse & Milford Railway, or the 'Mud Line.' The 5.87 miles of track connected Syracuse along the lake south to Oak Park, then west-southwest to Waubee Lake where the line connected with the Cleveland, Cincinnati, Chicago & St. Louis Railway near the town of Milford. In 1915, Main Street in Syracuse became one of the first paved concrete streets in Indiana, thanks to a partnership between the company and the town. The company paid labor costs, and Sandusky provide the concrete. McClintic, Colwell & Gordy, a local road building company, continued the trend and paved many streets in early Syracuse. (Lomax & Vanderford Garceau, 2014) The Sandusky Portland Cement Company also employed the Medusa Dredge, which is reportedly the largest dredge ever launched on a lake in Indiana. The dredge served the company until World War I. Several factors began to act against the company, including the growing popularity of limestone (rather than marl) for cement, pressure from lake residents to make the lake more 'residential' (rather than industrial), and the community's environmental concerns about removing the lake's natural beauty. Shortly after World War I broke out, the plant was abandoned, and the Mud Line was later dismantled in 1923. (Lomax & Vanderford Garceau, 2014)

SHOP
EAT
Stay
PLAY
REPEAT
Riverfront
District

The late 1920s to the early 1940s saw a boom in tourism in Syracuse. Hotels, cabins, lake cottages, and inns all provided both summer and winter activities. Vacationers came from all over the region, including Chicago, South Bend, Fort Wayne, and Indianapolis. With the use of accessible and affordable rail service, weekend travel and vacation excursions were now within the norm for middle-class urban families. For those who were better off, the lakes attracted an opportunity to 'summer' in a place outside of the stifling cities. (Lomax & Vanderford Garceau, 2014) Luxury accommodations were constructed around the lake, as well as more affordable options. Stylish hotels were particularly noteworthy in the prohibition era. Possibly the most noteworthy was the Spink Wawasee Hotel. With 130 beds, the property was a highly visible property on Lake Wawasee and served wealthy and famous visitors. The likes of Al Capone, the Queen of Siam, Bud Abbott, Lou Costello, (Patterson, Spink Undergoing Exterior Renovation, April 9, 2014) and other Hollywood stars all graced the grounds, and locals report tales of illicit gambling, prohibition liquors, and gangsters such as John Dillinger and his posse. Perhaps due to the relative anonymity of the countryside lakes, the town became a popular spot for people of note to escape from the city.

Not all devoted visitors were gangsters. One of Indiana's more successful businessmen was Colonel Eli Lilly. The Colonel, founder of the pharmaceutical corporation Eli Lilly and Company, was a very active member of the Cedar Beach Association, which was a group for wealthy fishing enthusiasts. There he was influential in renaming Turkey Lake to Lake Wawasee. The Colonel's grandson, Eli Lilly, grew up summering on the lakes and discovered some of his most personal passions and interests in the area. When perusing the 'Indian Cabinet' of local artifact collector and Syracuse educator J.P. Dolan, Lilly was inspired to learn more. (Lomax & Vanderford Garceau, 2014) His curiosity never ceased, and it grew into a lifelong passion for Midwest archeology. Through his lifetime, Lilly established anthropology fellowships at several universities, published books, and donated funds to several historical and archeological groups. He even inspired and supported the creation of the anthropology department at Indiana University in 1947. Eli was a devoted member of the summer lake community, and he returned every summer until 1976. (Lomax & Vanderford Garceau, 2014)

Historic Main Street Postcard

In the 1930s, W.E. Long, who was a community booster, set his sights on a marshy landfill near the edge of Lake Syracuse. The unsightliness of the area in such a prominent location was ideal for a park. With the assistance of labor from the Civil Works Administration, (a federal job creation program) the creation of Lakeside Park, and later Crosson Park was completed. (Brown, 2009) (Lomax & Vanderford Garceau, 2014) It was also Long's vision to promote Syracuse as "Magnolia City," and he had 200 magnolia trees planted in 1937, many of which still stand today at Lakeside Park. (Lomax & Vanderford Garceau, 2014)

Though the tourism and entertainment industries shined in Syracuse, throughout the years manufacturing became the backbone of the town. Boat manufacturing was and is still an important industry for Syracuse. Companies such as Sea Nymph, Outboard Marine Company, Godfrey Marine, and Rinker Boat have or still call Syracuse home. (Lomax & Vanderford Garceau, 2014) Other major businesses in town were also manufacturing oriented, including Syracuse Boat Manufacturing Company, Advance Radiator Company, Syracuse Foundry, Syracuse Table/Cabinet Company, and other furniture, carriage, and wagon manufacturers, all which used local timber in their goods. (Lomax & Vanderford Garceau, 2014) With the assistance of Eli Lilly, the town attracted the Weatherhead company and employed 500 workers. By 1978, Weatherhead became Dana Corp. All of the company's operations were consolidated into the Syracuse plant by 1980. (Lomax & Vanderford Garceau, 2014)

By the late 1970s, the town of Syracuse had developed into a full and bustling town, and the Town Board voted to join the County Plan Commission in July 1977. (Brown, 2009) The Economic Development Commission became reality in September 1979. (Brown, 2009) Town government offices moved into the present Town Hall in 1989. (Brown, 2009)

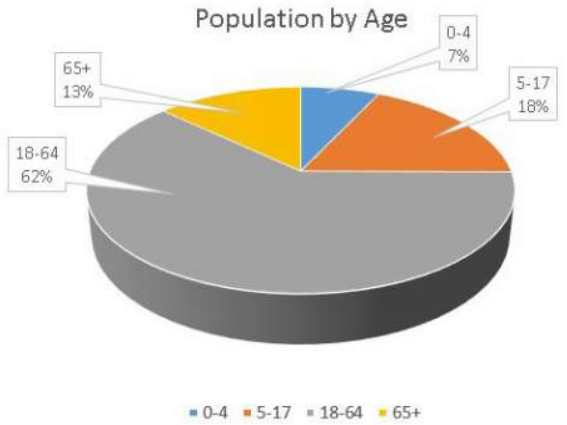
Historic Main Street Postcard

Demographics

Population

The town's population has traditionally fluctuated significantly depending on the season. Due to the influx of tourists and summer vacationers, the population swings dramatically higher in the summer months. This change is not reflected in the traditional population data of town inhabitants. According to the 2010 census, the town was home to 2,810 inhabitants, which is an 8.23 percent decrease in population from the 2000 census. This decrease could be due to the Great Recession which saw a sharp decline in economic activity during the late 2000s. According to the 2015 estimates, the population should be growing slowly to 2,877. The population is slightly more male than female, with 50.4 percent of the population being male and 49.6 percent being female. This is a reversal from 2000, when the population was 51.2 percent female and only 48.8 percent male.

The Town of Syracuse is principally comprised of citizens who identify as white; however, there is evidence that the small non-white minority is diversifying. There was 2.1 percent increase of people of Hispanic or Latino origin, making those citizens a strong 5.2 percent representation of the total town population. This is a 0.5 percent increase in 10 years, and the growth is reflected not only in the region, but the state as well. Another area seeing an increase were those citizens who identify as Asian with a 0.12 increase. The most significant loss was seen in the 'other race' category, with a loss of 1.14 percent of the population.



Population Overview

The median age of the town is 34.7 years. This is lower than the State's median age of 37.3. The birth and death rates in Syracuse remain relatively stable. However, the population age range of the town shows to be increasing steadily and indicates an aging population. If new growth is not encouraged, the majority of population will continue to shift upward. As the baby boomer generation continues to age, the town will need to consider how to accommodate the population over retirement age. Considerations will need to be made about how to either embrace the aging in place or work to provide alternative locations.

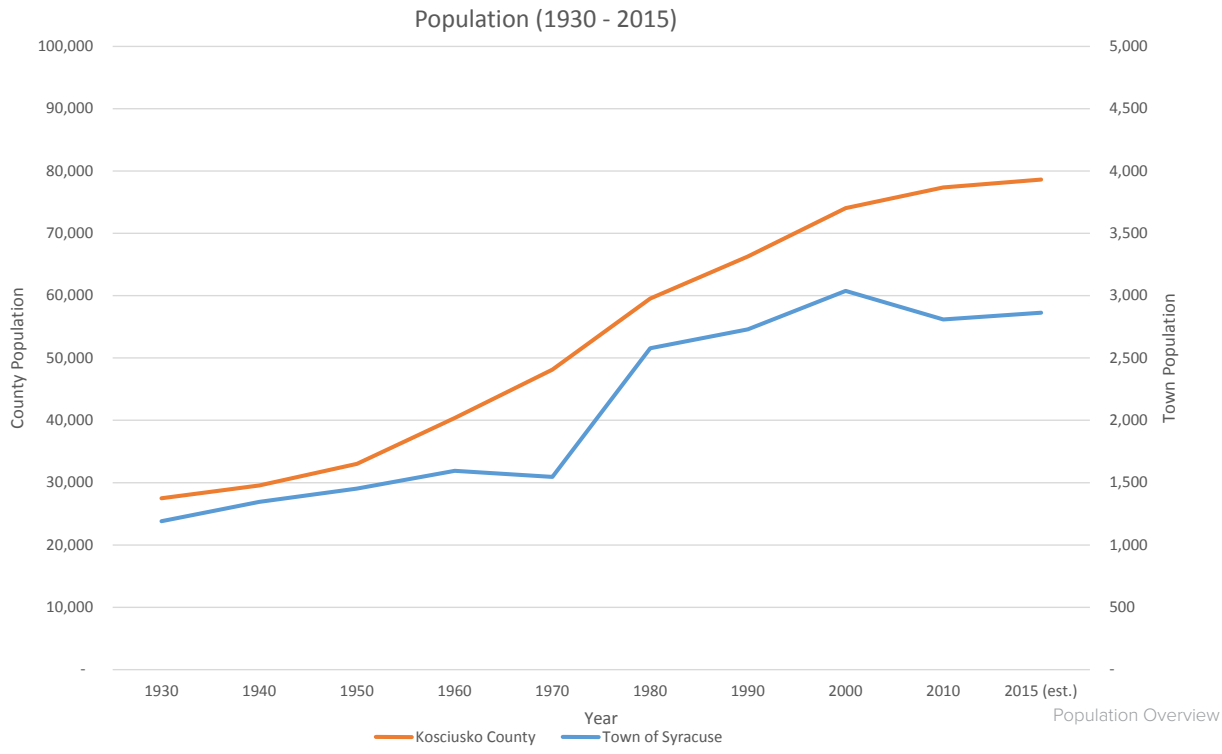
Educational Obtainment

In Syracuse, the majority of the population age 25 years or older has a high school education or higher. In fact, 85.6 percent have a high school diploma. About 24.1 percent of the population has a bachelor's degree or higher, and 8.7 percent earned a graduate or professional degree. In comparison, about 32 percent of the State's population has a bachelor's degree or higher. These numbers stay fairly similar when looking at the various age segments. Overall, 87.8 percent of people 25 years and older in Syracuse have at least a high school education or higher. More specifically, in people ages 25-34, 84.2 percent earned a high school diploma, and 5.6 percent had obtained a higher-education degree. The percentage of people ages 35-44 with a high school diploma is 89.6 percent and 7.9 percent have a higher-education degree. The numbers then taper off to 88.25 percent for a high school diploma, yet jumps considerably to 16.9 percent for a postsecondary degree in the age group 45-64. In the population ages 65 years or older, 87 percent of the population earned a high school diploma, and 21.6 percent completed a bachelor's degree or higher.

Population Demographics

Syracuse, Indiana - Overview	2010 Census		2000 Census		2000-2010 Change	
	Counts	Percentages	Counts	Percentages	Change	Percentages
Total Population	2,810	100.00%	3,062	100.00%	-252	-8.23%
Population by Race						
American Indian and Alaska native alone	2	0.07%	11	0.36%	-9	-81.82%
Asian alone	19	0.68%	17	0.56%	2	11.76%
Black or African American alone	17	0.60%	26	0.85%	-9	-34.62%
Native Hawaiian and Other Pacific native alone	1	0.04%	1	0.03%	0	0%
Some other race alone	44	1.57%	83	2.71%	-39	-46.99%
Two or more races	37	1.32%	54	1.76%	-17	-31.48%
White alone	2,690	95.73%	2,870	93.73%	-180	-6.27%
Population by Hispanic or Latino Origin (of any race)						
Persons Not of Hispanic or Latino Origin	2,664	94.80%	2,919	95.33%	-255	-8.74%
Persons of Hispanic or Latino Origin	146	5.20%	143	4.67%	3	2.10%
Population by Gender						
Female	1,395	49.64%	1,569	51.24%	-174	-11.09%
Male	1,415	50.36%	1,493	48.76%	-78	-5.22%
Population by Age						
Persons 0 to 4 years	200	7.12%	211	6.89%	-11	-5.21%
Persons 5 to 17 years	506	18.01%	594	19.40%	-88	-14.81%
Persons 18 to 64 years	1,735	61.74%	1,823	59.54%	-88	-4.83%
Persons 65 years and over	369	13.13%	434	14.17%	-65	-14.98%

Population Overview



Population Overview

Transportation & Connectivity

Trains

Trains are an important part of the history of Syracuse, and they continue to be part of the community today. The CSX railroad has tracks that run through the town, bisecting both civic and rural areas of the town into north and south sections. The CSX service provides east-west freight service, whereas Norfolk-Southern provides north-south service in the area. Passenger rail service is not far away. With a short 45-minute drive to Elkhart, Indiana, Syracuse citizens can travel by rail to Chicago and New York. Another option for residents is to drive an hour to South Bend and catch a commuter train to Chicago.

Airport

Five different airports are within a 55-mile radius of Syracuse, with Goshen Municipal Airport being the closest. Other airports include Nappanee Municipal Airport, South Bend Regional Airport, Warsaw Municipal Airport, and Fort Wayne International Airport.

Highways

The predominant highway in Syracuse is State Road 13, which bisects the town in half. Other highways serve the town and its more rural areas. US 6, 33, 30, and 20 are all in the area. Further away, Interstate 80/90 and I-69 service the region.

Utility Infrastructure

Water & Sewer

The Town of Syracuse provides both water and sewer utilities. The water comes from 3 town wells, with a capacity of 2.3 million gallons. Daily usage ranges between 350,000- 700,000 million gallons. One above-ground storage tank holds one million gallons. The town's wastewater treatment capacity is 1.05 million gallons, with a normal flow at 500,000 gallons per day. The town provides both primary and secondary treatment, and services about 800 customers. The rest of the town uses private septic tank systems.

Natural Gas/Electric

Northern Indiana Public Service Company (NIPSCO) provides the town with natural gas. NIPSCO is the largest natural gas distribution company in Indiana. Northern Rural Electric Membership Corporation (NREMC) provides electric to the Syracuse area. NREMC is a consumer-owned corporation and serves parts of seven counties in northern Indiana.

Communications

Both Century Link and U4 provide cable and phone service to the Syracuse area, and Century Link and Mediacom (Comcast) provide internet. Mediacom also provides digital cable and phone service. Citizens of Syracuse can also opt for using a satellite dish to receive television, Direct TV and Dish Network provides this service. Common cellphone providers service the area including Verizon and AT&T.

TOWN OF SYRACUSE comprehensive plan

DID YOU KNOW?

Lake Wawasee is the largest natural lake wholly contained within Indiana.

Home of the
ARTISANS & FARMERS MARKET

ARTISANS & FARMERS
MARKET
May - Oct.
Saturday
9AM-2PM

ANTIQUES

Housing and Income

In 2014, Syracuse had 1,492 housing units, which is 112 more than 2010. Of those housing units, 77.6 percent are occupied, and the majority are single detached homes. Though the number of housing units in the town has increased, so has the amount of vacant units; in fact, by twice the amount. In 2000, only 10.4 percent of housing was vacant, and in 2010, 22.4 percent was vacant. The amount of owner-occupied housing units remained relatively the same while the amount of renter-occupied units increased by 1 percent. This means that 33 percent of the total housing units were renter occupied, 45.9 percent of the units were owned with a mortgage or loan, and 21.2 percent were owned free and clear. Compared to the rest of the county, Syracuse has a higher amount of renters, (compared to 21 percent for the county,) but is somewhat in line with the state of Indiana, which is at 30 percent. Out of the 334 vacant units, 34.7 percent are for rent, followed by 32.6 percent for seasonal, recreational, or occasional use. While Syracuse is considered a tourism town and sees a significant use in seasonal housing during the summer months, the almost doubling of housing units available from 2000 can be seen as a hard push toward promoting summer and recreational tourism.

Of the owner-occupied housing units, the majority were one or two person households with residents mostly in the 65- to 74- years-old range. Of renter-occupied units, the bulk were also one- or two-person households, and the age range was much lower, with the majority being 25- to 34-years-old, closely followed by the ranges of ages 35 to 44 and 5 to 54. In Syracuse, the older you are, the more likely you are to own your housing unit, and the younger you are, the more likely you are to rent.

Home Values

The majority of the housing in Syracuse was built between 1960 and 1979. A large portion of the housing stock, 25.8 percent, was built in 1939 or later. Only 29.7 percent of the residential units in the town were built after 1980. Over 70 percent of the homes have 2 or more bedrooms, and 87.7 percent of the homes are heated with gas. Home values in Syracuse are mostly in the $50,000 to $199,000 range, with the majority of homes at the $150,000 to $174,000 range. It is important to note that lake-associated property values flux based on the water quality and conditions of the lake. Compared to other lakes in the county, Lake Wawasee holds the highest percentage of the total property value of lakefront property in the county, with 39 percent, whereas Syracuse Lake takes 8 percent. This is due to the fact that Wawasee has an extensive network of channels that amplifies the amount of lakefront property it can count, whereas Syracuse does not. Therefore, Wawasee is able to count 14 percent of its 39 percent as channel front, while Syracuse can only count 4 percent of its 8. (Bosch, Burke, & Verma) Due to the lakefront property, there are a significant amount of homes valued above the $120,000 mark, which is a fairly average median price for a single-family, detached home in Kosciusko County, (as of 2013.)

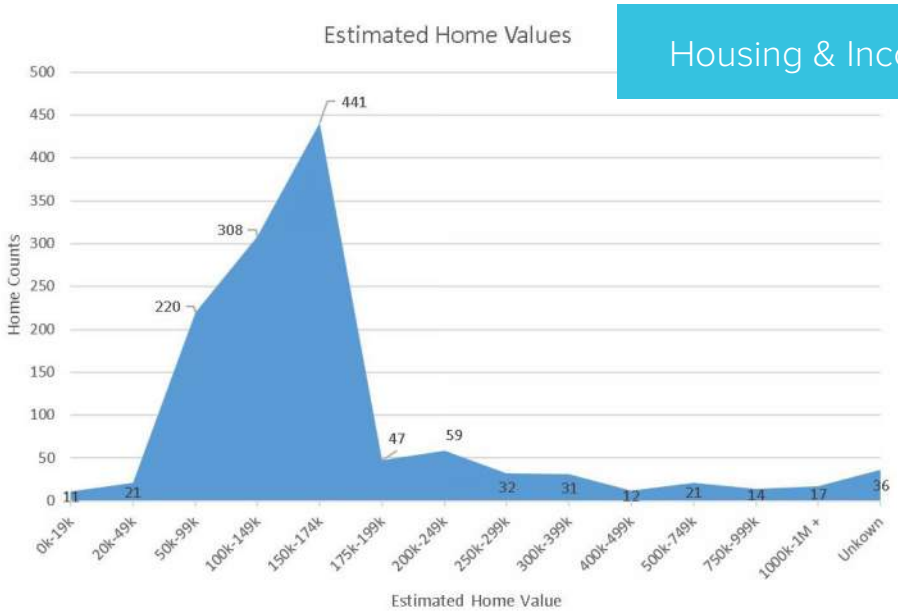
Income and Poverty

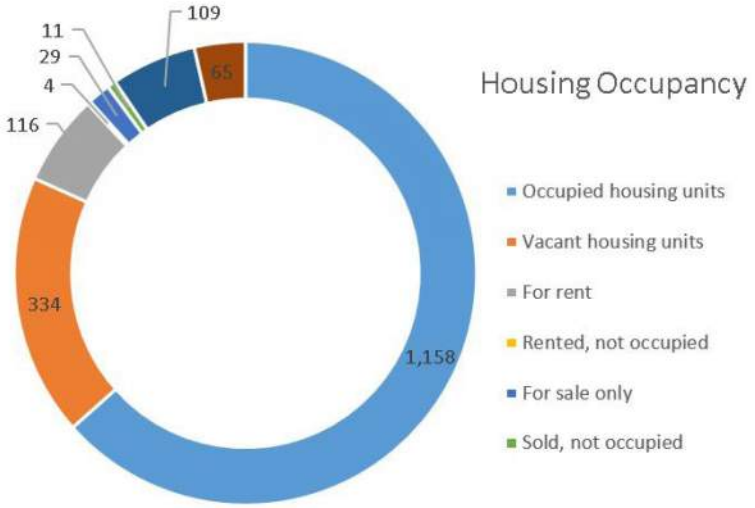
Poverty in Syracuse is a concern. As of 2013, 11.9 percent of the population was living in poverty. While 13.2 percent of residents in the town have an income below poverty levels, it is still under the state's average of 20.8 percent. Of those residents, 69.2 percent of them rent their housing unit. The majority of families are female with no husband present, and 13.8 percent of children in Syracuse live below the poverty level. While these numbers are still below the state average, these are concerning facts about the disparity experienced by the residents of the town.

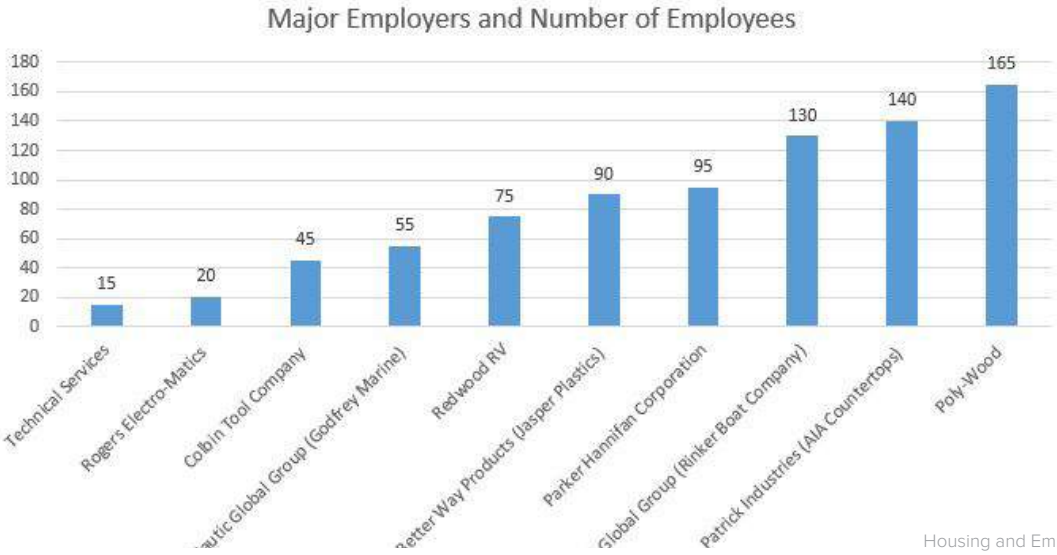
DID YOU KNOW?

Introduced to Lake Wawasee as a boy by his grandfather, Eli Lilly, the pharmaceutical giant, spent his boyhood in the area and later in life owned three side-by-side large residences on Lake Wawasee.

Housing & Income Demographics







Housing and Employers Overview

Environment

Syracuse is in the Northern Lake and Moraine region with average temperatures ranging from 26F degrees in winter to 70F degrees in the summer. The annual average precipitation for Syracuse is 35.5 inches, of which 60 percent normally falls in the months of April to September. (Brown, 2009) Syracuse is also home to the Northern Indiana Station for the National Weather Service just west of the Tri-County Fish and Wildlife area.

The county has over 100 lakes that were formed from the receding of the Wisconsin Glacier over 14,000 years ago. Many of the lakes, called "Kettlehole" lakes, are fed from underground springs that keep the lakes' colors clear and their temperatures cool. Syracuse Lake is partly incorporated in the town of Syracuse and is adjacent to Wawasee Lake. Wawasee is the largest naturally formed lake in Indiana. Turkey Creek Dam controls the height of the 2 lakes, and the water is shed through the wastewater treatment plant. The McConnell-Nevin Drain/Skinner Ditch also discharges the collected storm water from agricultural fields into the creek. (Noffsinger, Clingan, & Haberman, May 2006) Both Syracuse and Wawasee are some of Indiana's most studied lakes, and new trends show that Syracuse is becoming clearer; however, Wawasee is becoming cloudier as well as decreasing in warm water layers. The loss in warm water and decreasing oxygen levels is resulting in a decline of warm-water fish. Aquatic weed types have also changed over time, and its increasing presence is a point of concern, most notably the blue-green algae species. According to Dr. Nate Bosch, director of the Center for Lakes and Streams, 90 percent of the algae in Lake Wawasee is blue-green algae. (Patterson, Syracuse, Wawasee the Most Studied Lakes in the State, June 25, 2016)

Soil types in the area vary. Some soils are very well drained and others are not. Some of the town consist of soils such as Ormas and Kosciusko which drain very well, and other areas have soft, poorly drained soils such as Houghton Muck.

The majority of properties in Turkey Creek Township use personal septic systems that can pose a threat to the water quality and lake environment. In many cases, the lakes have seen an increased amount of green algae due to the area's septic systems. With the threats of overuse of the lake from recreational activities and watershed pollution from agricultural run-off and septic systems, it will be an ongoing challenge to stabilize and maintain a certain level of quality at the lakes. (Noffsinger, Clingan, & Haberman, May 2006) One major group fighting to help maintain a state of equilibrium between the environment and the town is the Wawasee Area Conservation Foundation. The foundation works to purchase land in the lake watersheds to protect wetlands and marshes. To date, the foundation has acquired and/or protected over 10 miles of shoreline and 47 wetland areas, which totals to over 829 acres of conserved land. (The Wawasee Area Conservancy Foundation, 2016) This activity works to ensure the town's aquifers and water quality, prevents overcrowding on the lake, and gives the natural wildlife buffers between urban areas.

Municipal Pier

Community Services

Public Safety

The dedicated public servants in Syracuse are committed to providing the highest standards of professionalism and ethics. Serving the community are nine full-time police officers and six reserve officers. The department is actively involved with the Ivy Tech College of Warsaw Criminal Justice Program, as well as participants in the United Way Day of Caring. The Syracuse Police Department also provides a protective presence within the schools, as well as helps with festivals and community events.

There are 14 full-time fire department employees with 24 volunteer firemen and women. The Syracuse Fire Department received a rating of 4 from the ISO (Insurance Services Office) Public Protection Classification (PPC). This is determined through the Fire Suppression Rating Schedule. This schedule is a list of items a community should acquire to fight fires effectively. These items are assigned credit points, which can add up on a scale from 0 to 105.5. If a community receives a total of 90.00 or more, it can be scored as a 1 on the PPC scale. This scale ranges from 1 to 10. The higher the number, the more equipped a community is to fight fires. (A 10 on the PPC scale would have a score of 0.00-9.99 points.) Syracuse's score of 4 means it earned 60.00 to 69.99 points.

The Indiana Department of Natural Resources has a district headquarters in Syracuse, and along with official duties of education and service, the officers also act as law enforcement. The department has one all-terrain vehicle, two snowmobiles, six boats, and two air boats. If the need should arise, the DNR also has a trained scuba team on call.

Public Works Department

In Kosciusko County, Hoosier Landfill is the only operating landfill. It is located in Claypool, south of Warsaw. Municipalities in the county are responsible for collecting and managing their own solid waste, and Syracuse Public Works Department oversees the town's collection. Syracuse hires out the service to a private contractor, and the waste is transported either to Claypool or two other landfills in Elkhart or Wabash counties. While the town provides curbside recycling, the county has an additional special unit. The Kosciusko County Solid Waste Management District, or the KC Recycling Depot, provides collection containers in town, as well as areas for residential household hazardous waste collection (HHW).

Schools and Education

Childcare and preschool is available with several options from which to choose. Lakeland Youth Center is a not-for-profit that offers a reduced price and limited preschool hours. Lakeland Learning Center, Little Lambs Day Care, and Natural Wonders Preschool offer all-day services and distinct curriculum's.

The Wawasee Community School District services not only Syracuse but also Milford and North Webster. Two elementary schools, North Webster (pre-kindergarten to 5th grade,) and Syracuse (kindergarten to 5th grade,) filter into Wawasee Middle School for grades 6 to 8. The students then graduate into Wawasee High School for grades 9 through 12. Milford School encompasses grades K to 8 and filters into Wawasee High School. The Syracuse Elementary on Brooklyn Street is set to close at the end of the 2016-2017 school year. The new elementary school located across the street from the current high school is set to open for the 2017-2018 school year. Choices for private primary education are slim. To attend a private school, a student must commute to Goshen, Warsaw, or another neighboring community. The majority of the out-of-town options have religious affiliations.

Wawasee Community School Corporation is also part of the Wawasee Area Career and Technical Cooperative that gives high school students an opportunity to experience different career areas. Internships and 'real-world' experience assists the students in making informed decisions about their postsecondary education or employment paths.

Higher Education

Higher education opportunities are bountiful in the Northern Indiana region. Both public and private opportunities are available, and each opportunity offers a different expertise. Higher education available within 50 miles of Syracuse include:

- University of Notre Dame
- Indiana University-Purdue University
- Indiana University-South Bend
- Southwestern Michigan College
- Manchester College
- Glen Oaks Community College
- Ancilla College
- ITT Technical Institute
- Ivy Tech Community College
- Indiana Institute of Technology
- University of St. Francis
- Tri-State University
- Huntington University
- Brown Mackie College
- Indiana Business College
- International Business College
- Andrews University
- St. Mary's College
- Bethel College
- Grace College
- Goshen College
- Holy Cross College
- Taylor University

SCHOOL	2015	2014	2013	2012	2011	2010	2008	2007	2006	2005
North Webster Elementary	C	C	B	C	A	C	D	D	C	D
Wawasee Middle	B	B	F	D	D	C	D	D	D	D
Milford	B	B	D	C	A	A	D	D	C	D
Syracuse Elementary	B	C	D	C	A	A	D	C	C	A
Wawasee High	B	B	A	A	C	F	D	D	D	D

From Indiana Department of Education Releases 2013-2014 School and Corporation Accountability Grades and 2015 Wawasee Community School Cooperation Annual Performance Report

Library

Funded through local property tax assessments, the Syracuse-Turkey Creek Township Public Library serves the Turkey Creek Township area, including the Town of Syracuse. The library is partly housed in a historic Carnegie Library building from 1921, as well as an addition built in 1990. The library continues to develop and remodel to meet the growing needs of the community, with the most recent renovations occurring in 2016, made possible through a Dekko Foundation grant. The library also hosts community groups and activities, including story times, crafts, movies, and book clubs.

Museum

Located within the Syracuse Community Center across from Lakeside Park, the Syracuse-Wawasee Historical Museum provides a look back into the area's history. Formerly located in the Syracuse Public Library, the museum has grown into its location, displaying popular attractions such as the 1905 Mier car. Local resident Sheldon Harkless designed and built the car, and sold the car's design rights to the Mier Carriage Company of Ligonier. Only two cars are known to have survived. Other parts of the collection include local high school memorabilia, maritime mementos from the lakes, and photos and paintings of local interest. The museum also offers programs, including guided historical walks and lake cruises, a Youth History Club, curated talks, and elementary school outreach programs.

Hospitals and Medical Care

Emergency care is available at MedStat in Syracuse at 107 West Pickwick Drive. MedStat covers illness and injuries ranging from asthma and allergies, colds and flu, as well as burns, cuts, fractures, strains, and sprains. The facility has an onsite digital x-ray, laboratory, and can administer outpatient prescriptions. MedStat is part of the Lutheran Health Network and provides limited care. For more serious illnesses, citizens of Syracuse must travel to Goshen, Bremen, Kendallville, or Warsaw. General practitioners are available, including Northern Lakes Family Medicine, Goshen Physicians Family Medicine, and Kosciusko Medical Group. Specialized care is also available in town such as optometry and dentistry. Alternative options in care are available as well, and is mostly provided by Adventures in Health, including detoxes and messages. Senior care is offered in two different options. A home care opportunity is Forte Residential Inc., and Miller's Merry Manor provides services ranging from therapy and adult day care services to hospice care, rehabilitation, and long-term residency.

Worship and Charity

Sunday morning boat-in worship services, presented by ten cooperating area churches, are available May through September. Service activities include music, sermon, and prayers. While there are religious offerings in Syracuse, they are mostly limited to Protestant Christian options. The only Catholic parish is St. Martin De Porres. Any other religious opportunities must be found in neighboring cities and towns. Charities and nonprofits in the area include Lakeland Youth Center, the Lions Club, Knights of Columbus, American Legion, New Hope Pet Rescue, Rotary International, Syracuse Food Pantry Inc., Wawasee Kiwanis, Eagles, and VFW Post 1342.

TOWN OF SYRACUSE comprehensive plan

DID YOU KNOW?

The Syracuse-Wawasee Historical Museum is home to the J.P. Dolan Relic Collection, an extensive collection of Native American artifacts found in the area between Lake Syracuse, Lake Wawasee and Lake Waubee.

Syracuse
LAKESIDE PARK
FREE CANOEING TUES.4-6PM

SYRACUSE

Park and Recreation

Parks

Lakeside Park is the largest park in Syracuse with 7.46 acres of park land and 200 feet of shoreline. Lakeside has many mature canopy trees and is well known for its Saucer Magnolia trees that blossom soft pinks and whites in the early spring. The heavily used park is lit with decorative antique lamp posts and offers many facilities and activities. As the most popular park in the town, Lakeside provides space for swimming on a beach patrolled by lifeguards, a picnic pavilion, gazebo and flower gardens, concessions, public restrooms, playground, picnic tables, and barbecue grills. Activities in the park are year around and include summer musical concerts, July 4th Fireworks, Winter Carnival, bike and running races, children's story hours at the gazebo, and Kid's Fair.

Veteran's Memorial Park at Crosson Mill is a 1.97-acre park across from Syracuse Town Hall on State Road 13. The park boasts 337 feet of frontage on Turkey Creek and Syracuse Lake Channel, as well as mature canopy trees. The park has a historical theme with a cannon and a Veteran's Memorial honoring Syracuse citizens who have served in the Armed Forces. Another draw is the dam that maintains the level of the neighboring lakes, (and the origin of Turkey Creek.) This dam has created a pool of water that has become a popular fishing spot. The dam has an overlook and benches, and the rest of the park provides picnic tables, a rentable Laudeman Family Pavilion, and playground. Due to its location in the heart of the town, as well as being highly visible on State Road 13, Memorial Park is home to the Syracuse Artisan and Farmer's Market, and other activities like the Syracuse Light up the Night and other various veterans events throughout the year.

TOWN OF SYRACUSE comprehensive plan

DID YOU KNOW?

The Town of Syracuse has been designated as a Tree City USA Community for 15 years!

Henry Ward Park is named in honor of one of the town's co-founders. The park is located on Medusa Street, near State Road 13, and is 1.92 acres of park land adjacent to DNR's public boat launch. Similar to other parks in the town, Henry Ward Park has 337 feet of shoreline as well as areas covered by shade trees. The park is used as an outdoor laboratory, providing 28 well-marked species of trees. A 1992 renovation installed a new boardwalk and fishing pier, as well as 2 multi-play structures, a bridge, and a 2-bay child's swing. All the facilities were updated to meet the ADA accessibility requirements. The park also has a picnic pavilion, benches, restrooms and drinking fountains, grills, decorative antique lighting, and flower beds. Henry Ward is a popular fishing spot and plays host to bass fishing tournaments.

Perhaps the smallest property that Syracuse Parks and Recreation manages, Hoy's Beach offers a public access beach for the town to enjoy. The swimming, however, is at one's own risk. As a shaded neighborhood park on the Henry Street right-of-way, Hoy's offers picnic tables, grills, trees, and plants in decorative planting beds.

Not under the Syracuse jurisdiction is the Tri-County Fish & Wildlife Area, which provides hunting and fishing within 3,546 acres of land and 650 acres of lakes and impoundments. Funded by the Indiana Department of Natural Resources and home to wetlands and oak-hickory woods, the area includes 10 lakes with depths measured to 75 feet. The dam at the Tri-County creates the Flatbelly Marsh that is home to many migratory birds and fish. Typical fish species caught in the area include largemouth bass, bluegill, redear sunfish, crappie, and put-and-take trout. Hunting is available for woodland game, upland game, waterfowl, and furbearers, including turkey and deer. Mushroom and berry hunting is also available during certain seasons. Shooting and archery ranges as well as a dog run for training are available, free of charge, near the property headquarters. The majority of the 10 lakes in the area have parking and boat ramps for access.

Parks and Recreation Facilities

The Harold Schrock Athletic Complex provides the community with a sports-centric park with four baseball/softball fields complete with dirt infield and portable pitching mounds. Two of these fields have lights for evening games. In addition, there are two tee ball fields and one football field. A lit outdoor skate rink is proposed for winter, and a half-mile walking trail is in design so that the complex could act as a trailhead for the Syracuse-Wawasee Trail.

The Syracuse Skate Park is a relatively new addition to the Park Department's offerings. Located at 1013 North Long Drive behind the community center, the park provides metal ramps. Metal ramps are prized for their deviation from the traditional wood or concrete. Skateboards, BMX bikes, and inline skates are all welcome, and skaters travel from Goshen and Warsaw to experience the unusual ramps. The park is designed by the American Ramp Company and consists of a fenced-off concrete pad with ramps.

The Syracuse Community Center was opened in 2000 and plays host not only to many community events, but the Syracuse-Wawasee Historical Museum as well. The center has a computer lab, fitness room, Senior Citizens Area, gymnasium, and meeting rooms. The 3 meeting spaces, the Kiwanis Room, Celebration Hall, and the gymnasium, have access to a kitchen or kitchenette. The smallest room can accommodate 75 people, and the gymnasium can accommodate 225 people. Daily activities include walking, pickleball, Judo, and open gym. The center provides a place for town dances, wedding receptions, and Lions Club Fish Fry are just some of the activities the center is used for.

Trails

The Syracuse-Wawasee Trail is a community project that when completed will create over 30 miles of interconnected multi-use trails and sidewalks. Much of the trail is already constructed within the Syracuse town limits, but the ultimate goal will be to connect the perimeters of both Lake Syracuse and Lake Wawasee. Sequencing and phasing different portions of the trail has allowed the community to fundraise and work around constraints such as construction costs, availability of land, and priorities established by funding sources. While not only providing an opportunity for healthy alternative transportation around the town, the trail system aims to connect schools and community resources together with the rest of the town as well as become an asset and attraction for tourism. Existing sections as well as those proposed travel through a myriad of Syracuse's offerings, including the Central Business District, the natural beauty of the lakes, marshes and wildlife, past community recreation facilities like golf courses and parks, and different types of houses, including multi-family housing, lakeside cottages, and downtown historic single-family homes.

Syracuse Community Center

Lake Amenities

The Municipal Pier is off Main Street, just two blocks from downtown Syracuse. While the area is less than a quarter of an acre, it provides a popular and active location to dock for easy access to town, the nearby Lakeside Park beach, and Syracuse Community Center. The pier provides lighting at night with decorative antique lamp posts, as well as a signal light.

Recreation

The Wawasee Bowl bowling alley provides the community with 20 lanes of all-day indoor recreation, including glow bowling at night. League play is offered and a restaurant is on site. Other activities in Syracuse include kayak tours in the summer, dance classes at Lee Anne Stewart Dance School, and a myriad of sports offered at the Lakeland Youth Center. Local scout troops have cabins and scout camps within the area. Gym facilities are available not only in the community center, but in private gyms as well, such as the Lakeside Fitness Center. In the winter months, the lakes become areas popular for ice fishing, ice boating, and snowmobiling. Junior sailing is available from the Wawasee Yacht Club. Wawasee Gymnastics Club Inc. provides instruction and classes for beginners to advanced.

Golf

Kosciusko County is fortunate to have many great golf options. Throughout the area, golf is viewed as more than just a leisurely activity. Golf is a big contributor to the local economic development and tourism aspects of the community. The Town of Syracuse has three nearby clubs for residents and visitors to enjoy.

COURSE NAME	PRIVATE/PUBLIC	# OF HOLES
Maxwelton Golf Club	Public	18
South Shore Golf Club	Public	18
Wawasee Golf Club	Public	9

Economic and Workforce Development

Major Employers

Major businesses in Syracuse include, but are not limited to, aluminum and fiberglass boats, steel and aluminum fabricating, farm equipment implements, control systems and regulators, residential fifth wheels, granite counter tops, electrical component generators, metal stamping, parts and adhesives, elastomeric shapes for sealing systems, research and product development services, and indoor and outdoor performance furnishings. These manufacturing and services are provided by Syracuse's main employers which are Parker Hannifin Corporation, Better Way Products, Colbin Tool Company, Jasper Plastics Solutions, Swiss Perfection, Global Nautical (Rinker Boats and Godfrey Marine), Thor Industries (Redwood RV), Rogers Electro-Matics, PolyWood, Patrick Industries (AIA Countertops), and Technical Services.

During the recession, manufacturing jobs declined 40 percent in Syracuse. The town bounced back, and local employers rehired employees. Since the recession, new industries have come to Syracuse and a number of local industries have expanded and/or have hired employees. However, there is still a 3.4 percent unemployment rate, which is a slight increase from 2000. (The rate is still below the 4 percent of the state level.) This could indicate that people have left the Syracuse area over the years in pursuit of other jobs. The median household income is $45,000. The majority of Syracuse workers are employed in production, transportation, and material-moving occupations, followed by those who work in sales and office occupations. About 32.7 percent of the workforce works in either management, business, science and arts, or service occupations

The Town of Syracuse has designated an area for a technology and industrial park. The land is actually in Benton Township in Elkhart County, but it is under Syracuse's service area. There are several incentive programs to bring new businesses in town. State-provided incentives include tax credits, grants, loans, training, and technical assistance. From the town, there is a grant offset program and an infrastructure grant program. It is estimated that the new site could bring up to 300 new jobs to the town and bring in $22 million dollars or more in investment money.

Syracuse Technology Park Entrance

Community Identity and Tourism

Hotels and Conference Centers

The Kosciusko County Visitors Center is a great resource for the Town of Syracuse and Kosciusko County to market their unique destinations and experiences offered throughout the area. While there are numerous destinations and events for visitors to explore, some of the lodging and event spaces available to them include:

Oakwood Resort – Oakwood offers 27 acres of resort space, including shoreline and trails. Popular with business gathering and weddings, the resort offers 30,000 square feet of flexible meeting space along with 12 cabins, 10 vacation homes, and 77 hotel rooms and suites. The resort also offers dining at the onsite restaurant and bar, The Pier & Back Porch.

Brook Pointe Inn – Brook Pointe is a family-owned 20-acre facility with 30 hotel rooms. With meadows and walking paths through wooded areas, the Inn offers a place to retreat. Brook Pointe also includes an indoor heated pool, gift shop, and 875 square feet of conference space.

Bed and Breakfasts – For a more hyper-local housing option, many look to local bed and breakfasts, of which there is one. There are ten rooms, with amenities such as an indoor pool, home theater, children's area, sauna, and dinning. At the Anchor Inn, visitors can experience the Syracuse area in a more relaxed and home-like environment. Many others rent homes in Syracuse online through websites such as Airbnb and VRBO. These listings are especially popular in the summer months near the lakes.

Camps – For visitors who enjoy a more rustic experience, the county offers five options for camps and campgrounds. Quaker Haven Camp, Cottonwood Camp, Camp Crosley, Rustic Root, and Tippecanoe Camp offer options such as cabins, lodges, and cottages, as well as tent camping and RV hookups. Camp Crosley, a YMCA camp, offers summer youth and family camps on Little Tippecanoe Lake.

VISION, ISSUES, & GOALS

The Syracuse Vision

The Town of Syracuse is a dynamic community that is faced with challenges similar to those of other small towns in Indiana. However, as a lake community located near the largest lake in the state, the Town of Syracuse is challenged with seasonal influences that effect the population, town services and business community. Throughout the years, the Town has worked hard to balance the seasonal and year-round environments. The Town continues to find new ways to break down barriers that have kept the town residents and lake residents and visitors from unifying into one community. To do this, the town is continuously searching for additional ways to improve and expand town services, programs, facilities, and businesses for all residents and visitors of the community. Overall, the Town of Syracuse is committed to providing a high quality of life for all residents. This document identifies key issues faced within the community, goals necessary for achieving a high quality of life, and recommendations for how to achieve these goals. The comprehensive plan is a long term visioning document to guide policies and decisions makers to create the best community possible for many years to come for all that choose to live, work, and play in Syracuse.

Key Issues

All good planning processes start with defining the issues and goals. To establish the direction of the plan, it is important to conduct a thorough analysis of the community's existing conditions, strengths, weaknesses, opportunities, and threats. Once this is completed, the community can expand upon their community vision to begin identifying the key issues that need to be addressed in their goal statements. The key issues are common themes heard and seen in past plans, stakeholder interviews, and the public input process. The key issues heard throughout the Syracuse Comprehensive Plan planning process include:

- Local Branding and Identity, Digital Branding and Identity, Tourism and Events
- Transportation, Circulation, Walkability, Alternative Transportation
- Government Communication with the Public, Coordination between Government Bodies and Departments, Communication on Project Updates
- Housing Stock, Housing Diversity, Rental Diversity, Housing Prices, Neighborhoods
- Local Environment, Water Quality, Open Space and Trees
- Local Businesses, Workforce Development, Attracting New Businesses
- Youth Activity Opportunities, Senior Activity Opportunities, Park and Recreation Opportunities, Sports
- Community Infrastructure, Utilities, Community Services
- Vibrant Downtown, Mixed-Use, High Density, Special Districts
- Zoning Land Use, Annexation, Planned Growth

Goals & Icons

This plan establishes a set of goals that have been identified and refined throughout the process. These goal statements describe the successful, positive elements that the plan seeks to achieve. The following goals have resulted from an assessment of past studies and plans and guidance from the community leaders and stakeholders. The goals of a comprehensive plan set the tone for the community and help guide actions and decisions necessary to achieve the overall vision. More importantly, they allow the community to then focus and direct more specific strategies and recommendations that must be accomplished in order to meet the goals. The following goals listed below are not listed by rank or priority. All goals are equally important to create a thriving community. Graphic icons to represent each goal have been created and will be used throughout this document.

Land Use & Development

Community Services & Facilities

Transportation & Connectivity

Economic & Workforce Development

Utility Infrastructure

Community Identity & Tourism

Housing & Neighborhoods

Special Districts

Environment & Sustainability

Goals Statements

Land Use & Development

Encourage orderly and responsible development to promote health, safety, and quality of life of citizens in the Town of Syracuse while continuing to diversify the local economy and opportunities.

Transportation & Connectivity

Enhance connections throughout the city for improved safety, function, and efficiency for all modes of transportation including vehicular, bicycle, and pedestrian networks.

Utility Infrastructure

Ensure high-quality, efficient, and effective utility infrastructure to address the needs of both existing and potential future residents and protect natural resources.

Housing & Neighborhoods

Encourage the development of quality, affordable housing for residents of all income levels, while ensuring the livability of existing housing in existing neighborhoods.

Environment & Sustainability

Promote an ecologically sound community by ensuring protection of the natural environment to keep and maintain the natural features, resources, and character of the community.

Community Services & Facilities

Ensure high-quality, efficient, and effective public facilities and services, emergency response services, and community support services to address the needs of both existing and potential future residents.

Economic & Workforce Development

Support and encourage the success and growth of the existing businesses and the attraction of new, high-quality business opportunities that strengthen and diversity the economy and create jobs and wealth for residents of the community.

Community Identity & Tourism

Create a community brand and identity for the Town of Syracuse to promote a positive and appealing community image for citizens, businesses, and visitors.

Special Districts

Create special districts throughout the Town that are harmonious with current land uses and continues the small-town charm of Syracuse while creating a unique sense of place through the use of physical developments, land uses, and community aesthetics.

RECOMMENDATIONS

Recommendations

Goal

In order to accomplish the goal statements identified within this plan, a structured set of objectives and strategy recommendations have been created to be used as a guide for the community. The vision and goals for the future helped craft the objectives and strategies listed within this plan.

Key Issues

Each goal is designed to address and improve one or more of the key issues identified in this plan. The following objectives and strategies for each goal will help better define these key issues and strengthen the community.

Objectives

The objectives are a set of recommendations that should be pursued in order to accomplish the desired goals. These objectives are high-level ideas that are strategically crafted for the Town of Syracuse. The objectives are created from multiple sources including:

- Existing and past plans and community efforts
- Data gathered from the stakeholder focus group interviews
- Guidance from the community leaders
- Results of the online public survey

Strategies

The strategies listed within this section serve as the specific action step recommendations necessary to achieve the objectives and, ultimately, the goals.

Priorities

The priorities listed within this section identify the most critical strategies necessary to serve as the first steps before pursuing the other listed strategies. These priorities are discussed in greater detail to describe their reason for being identified as priorities and their potential impact and on the community.

1. Land Use & Development

Goal

"Encourage orderly and responsible development to promote health, safety, and quality of life of residents in the Town of Syracuse while continuing to diversify the local economy and opportunities."

Key Issues

- Local Branding and Identity, Digital Branding and Identity, Tourism and Events
- Transportation, Circulation, Walkability, Alternative Transportation
- Government Communication with the Public, Coordination amoung Government Bodies and Departments, Communication on Project Updates
- Housing Stock, Housing Diversity, Rental Diversity, Housing Prices, Neighborhoods
- Local Environment, Water Quality, Open Space and Trees
- Local Businesses, Workforce Development, Attracting New Businesses
- Youth Activity Opportunities, Senior Activity Opportunities, Park and Recreation Opportunities, Sports
- Community Infrastructure, Utilities, Community Services
- Vibrant Downtown, Mixed-Use, High Density, Special Districts
- Zoning Land Use, Annexation, Planned Growth

Objectives

i. Encourage long range planning efforts outside of the Syracuse corporate limits to include Turkey Creek Township, Benton Township, and Kosciusko County.

ii. Continue to pursue additional long range plans for the Town of Syracuse to provide more details and recommendations for achieving the overall community vision.

iii. Encourage new development that occurs outside of and adjacent to the corporate limits to be annexed into the Town of Syracuse.

iv. Pursue annexation of existing developments, especially housing, within Town service areas but not included within the corporate boundaries.

v. Encourage infill development and rehabilitation of existing structures.

vi. Use the Future Land Use Map provided in this document as a guideline for new development and policy decisions.

vii. Strongly discourage conflicting land uses adjacent to, or in close proximity to, one another.

viii. Support a mix of commercial, office, and industrial land uses to provide a diverse economic tax base.

ix. Coordinate and align future land uses with the desired changes and improvements in transportation, utilities, and infrastructure.

x. Require land uses that are sensitive to adjacent environmental features in areas where necessary.

xi. Strategically annex new land where feasible and possible outside of current corporate boundaries in areas of expected and desired future growth.

Strategies

ORDINANCES

a. Review ordinances annually and update as evident by variance requests through coordination with Syracuse Board of Zoning Appeals.

b. Review existing county ordinances and create overlay district ordinances that address landscaping, buffering, open space, storm water management, site access, architectural standards, lighting, signage, and parking, upon completion of the Uptown/Downtown Revitalization Plan and the Wawasee Village and State Road 13 Corridor Master Plan.

REDEVELOPMENT

c. Explore, identify, and evaluate feasibility of potential infill sites near the uptown/downtown for mixed-use development upon completion of the Uptown/Downtown Revitalization Plan.

GIS/DIGITAL DATA

d. Work with Kosciusko County GIS to resolve zoning and existing land use data to align with each other and adjust for accurate property boundaries/fill gaps.

GROWTH & ANNEXATION

e. Conduct informational meetings with property owners in primary growth areas to explain the annexation process and discuss benefits like improved public services through annexation.

f. Encourage voluntary annexation of existing housing developments and neighborhoods in primary growth areas.

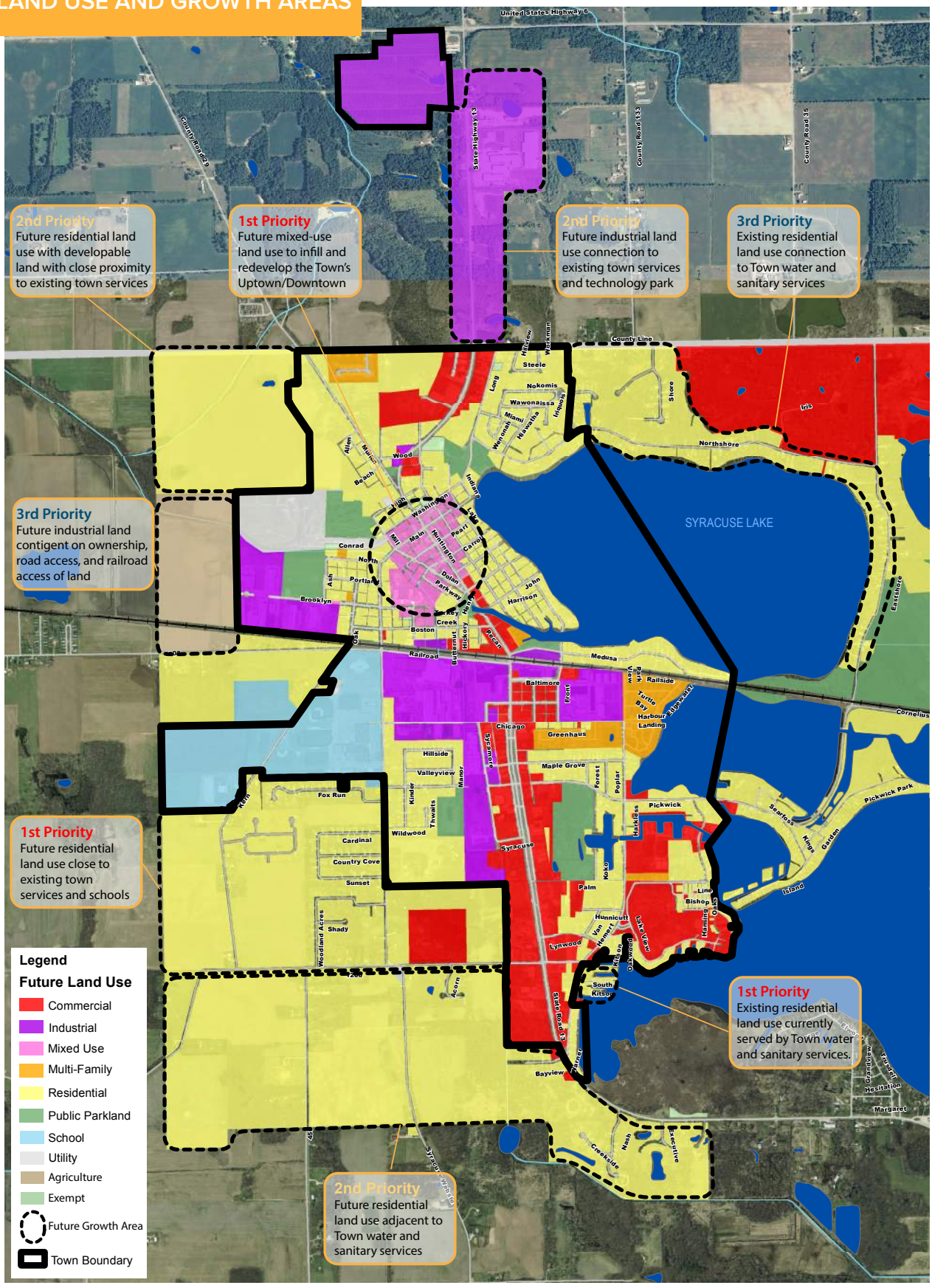
g. Explore secondary growth areas and prepare for annexation through coordination with utilities, property owners, and IDEM.

Priorities

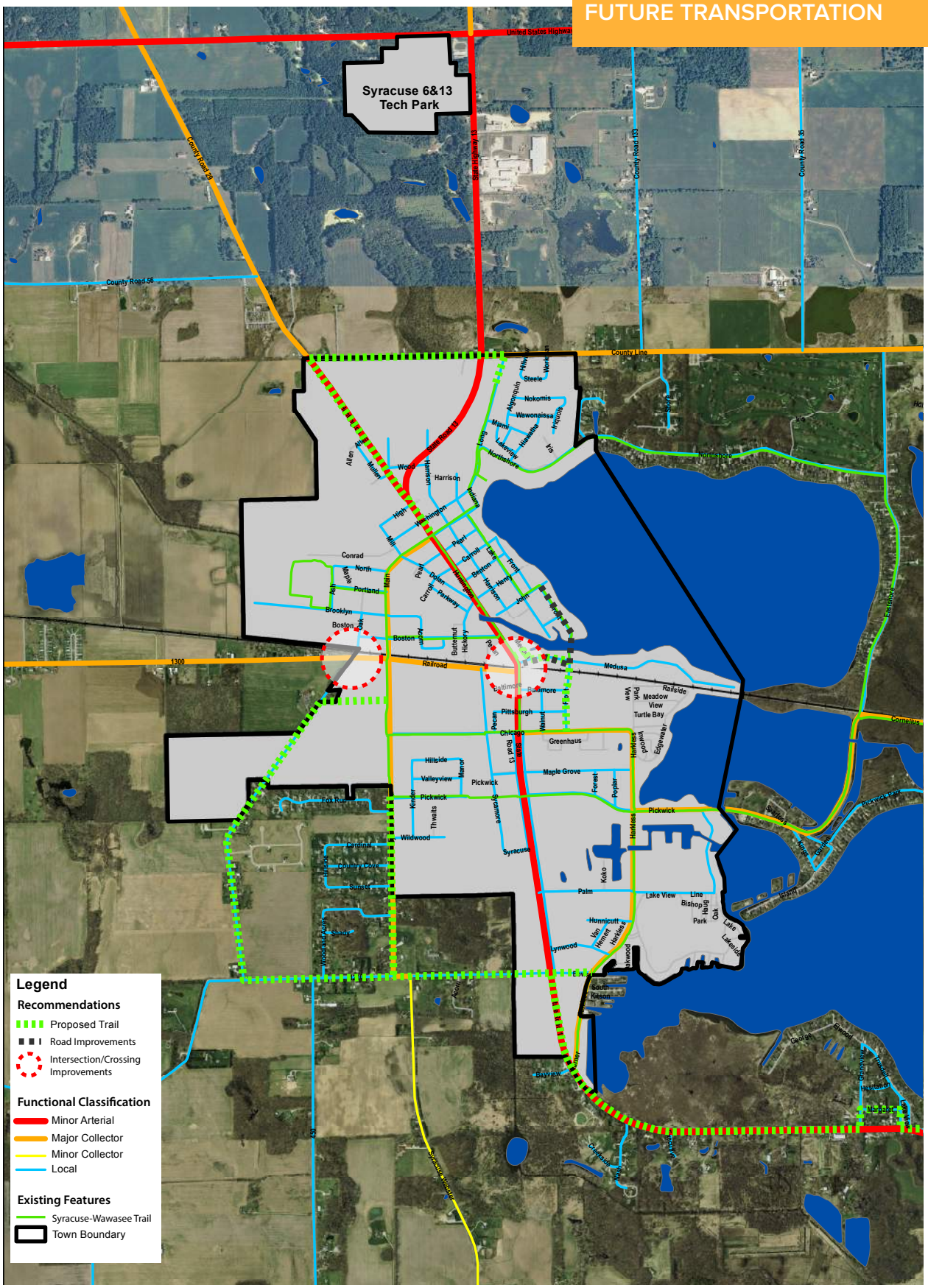
Review existing county ordinances and create overlay district ordinances that address landscaping, buffering, open space, storm water management, site access, architectural standards, lighting, signage, and parking, upon completion of the Uptown/Downtown Revitalization Plan and the Wawasee Village and State Road 13 Corridor Master Plan.

The existing county ordinances establish zoning standards for land uses throughout the county. However, land uses within the corporate boundaries of Syracuse have different characteristics and qualities of those found elsewhere in the county. Overlay districts are a tool for the community to better define land uses and design standards unique to the community. Overlay districts will allow the Town of Syracuse to have more influence over development features including landscaping, buffering, open space, storm water management, site access, architectural standards, lighting, signage, and parking. These overlay districts will begin to create a sense of place and character for the unique special districts identified through Syracuse planning efforts like Uptown/Downtown Revitalization Plan and Wawasee and State Road 13 Corridor Master Plan.

FUTURE LAND USE AND GROWTH AREAS



FUTURE TRANSPORTATION



2. Transportation & Connectivity

Goal

"Enhance connections throughout the city for improved safety, function, and efficiency for all modes of transportation including vehicular, bicycle, and pedestrian networks."

Key Issues

- Local Branding and Identity, Digital Branding and Identity, Tourism and Events
- Transportation, Circulation, Walkability, Alternative Transportation
- Government Communication with the Public, Coordination amoung Government Bodies and Departments, Communication on Project Updates
- Housing Stock, Housing Diversity, Rental Diversity, Housing Prices, Neighborhoods
- Local Environment, Water Quality, Open Space and Trees
- Local Businesses, Workforce Development, Attracting New Businesses
- Youth Activity Opportunities, Senior Activity Opportunities, Park and Recreation Opportunities, Sports
- Community Infrastructure, Utilities, Community Services
- Vibrant Downtown, Mixed-Use, High Density, Special Districts
- Zoning Land Use, Annexation, Planned Growth

Objectives

i. Continue to expand the transportation networks for pedestrians and cyclists.

ii. Minimize congestion on primary corridors by providing a more efficient network for truck routes.

iii. Increase safety precautions and safety awareness for crossing the railroad.

iv. Provide efficient accessibility for emergency services including police and fire vehicles.

v. Explore additional economic development opportunities for the existing rail network.

vi. Engage the community in capital improvement planning to identify specific transportation projects and priorities.

vii. Identify and update any roadway classification changes necessary within the Thoroughfare Plan based on changes in transportation loads, demand, and capacity.

viii. When appropriate, follow an appropriate standard when improving corridors within the Town.

Strategies

VEHICULAR

a. Reconstruct Medusa Street between North Huntington Street and North Front Street, including all necessary infrastructure improvements and sidewalks/trail connections.
b. Reconstruct Front Street between Medusa Street and East John Street, including all necessary infrastructure improvements.
c. Coordinate with Kosciusko County and INDOT in long-range planning for a road connection from Brooklyn Street to CR 1300 for truck traffic to industrial park including a railroad crossing.

PEDESTRIAN & BICYCLE

d. Support the Syracuse-Wawasee Trail Committee in creating a policy for trail maintenance, improvements, and additions for trails in and around Syracuse.
e. In conjunction with the trails committee, support and explore creating and implementing a local Safe Routes to School Policy.
f. Construct sidewalk/trail connection from Henry Ward Park to Huntington Street via Medusa Court.
g. Support the trail committee's new construction of a boardwalk trail through the Syracuse Lake wetlands that connects to the WACF Wetland Education Center.
h. Support and assist the installation of a pedestrian light and crossing on State Road 13 near Dairy Queen to provide a safe-crossing point.
i. Adopt an official complete streets policy.
j. Continue Syracuse's Sidewalk Program where the town provides labor and property owners pay for materials for new and reconstructed sidewalks.

Priorities

Reconstruct Medusa Street between North Huntington Street and North Front Street, including all necessary infrastructure improvements and sidewalks.

Currently, this section of Medusa Street is in very poor condition. New and updated infrastructure is required for a total reconstruction of the road. This project will include new water and sewer lines, new sidewalk and trail connections, and road with curb and gutter.

Reconstruct Front Street between Medusa Street and East John Street, including all necessary infrastructure improvements and sidewalks.

Currently, this section of Front Street is in very poor condition. New and updated infrastructure is required for a total reconstruction of the road. This project will include new water and sewer lines, new sidewalk and trail connections, and road with curb and gutter.

3. Utility Infrastructure

Goal

"Ensure high-quality, efficient, and effective utility infrastructure to address the needs of both existing and potential future residents and protect natural resources."

Key Issues

- Local Branding and Identity, Digital Branding and Identity, Tourism and Events
- Transportation, Circulation, Walkability, Alternative Transportation
- Government Communication with the Public, Coordination amoung Government Bodies and Departments, Communication on Project Updates
- Housing Stock, Housing Diversity, Rental Diversity, Housing Prices, Neighborhoods
- Local Environment, Water Quality, Open Space and Trees
- Local Businesses, Workforce Development, Attracting New Businesses
- Youth Activity Opportunities, Senior Activity Opportunities, Park and Recreation Opportunities, Sports
- Community Infrastructure, Utilities, Community Services
- Vibrant Downtown, Mixed-Use, High Density, Special Districts
- Zoning Land Use, Annexation, Planned Growth

Objectives

i. Target specific areas for future development by planning for extensions of utilities.

ii. Maintain a high level of service for all community infrastructure throughout continuous monitoring and evaluation.

iii. Improve and replace failing or deficient water, sewer, and storm water infrastructure.

iv. Establish opportunities for coordination and communication between all private utility companies to ensure cost-effective and strategic expansion.

v. Encourage the municipal and individual use of storm water management tools to direct storm water into natural drainage ways and encourage best management practices for protecting our natural resources.

vi. Engage in capital improvement planning to identify long-term utility projects and priorities.

Strategies

OVERALL

a. Create a Capital Improvements Plan to identify timelines and budgets for long-term capital improvements for water, storm water, and sanitary sewer infrastructure.

b. Continue to search for funding/determine revenue sources in order to operate and maintain the waste water treatment facility.

SANITARY SEWER & WATER

c. Inventory residences and businesses to determine connection or disconnection to the sanitary sewer collection system.

d. Investigate feasibility and options to extend sanitary sewer and water along Kern Road from Kerns Crossing Road to Bowser Road.

e. Investigate feasibility and options to extend sanitary sewer and water along Brooklyn Street as long-range road planning advances.

f. Investigate feasibility and options to extend sanitary sewer along Northshore Drive and Eastshore Drive around Syracuse Lake.

g. Investigate feasibility and options to extend sanitary sewer and water along County Road 1300 North from Kern Road west as development and road connections occur.

h. Investigate feasibility and options to extend sanitary sewer to Fox Run Development, Country Cove Development, and Woodland Acres Development.

i. Investigate feasibility and options to construct water line along Lakeside Drive from Pickwick to Palm Street.

STORM WATER

j. Investigate feasibility and options to develop a storm water management plan incorporating best management practices to protect local lakes and streams.

k. Investigate feasibility and options to upgrade storm water capacity at Long Drive and Main Street.

l. Inventory all storm water outfalls into lakes and streams and remove storm water from sanitary flows.

Priorities

Create a Capital Improvements Plan to identify timelines and budgets for long-term capital improvements. for water, storm water, and sanitary sewer infrastructure.

It is recommended that the Town create a Capital Improvements Plan that initially focuses on water, storm water, sanitary sewer and over time is updated to include all capital project within the Town including parks and transportation. This strategic plan will identify, organize, and prioritize capital projects and will guide policy and budget decisions.

Inventory residences and businesses to determine connection status to the sanitary sewer collection system.

Creating an inventory of residential and business connections to the sanitary sewer collection system will inform the Town of Syracuse regarding maintenance, expansion and capacity.

Inventory all storm water outfalls into lakes and streams and remove storm water from sanitary sewer collection system.

By creating an inventory of all storm water outfalls that are being sent to local water sources, the town will be able to hold property owners accountable for properly connecting to town storm water management systems necessary for protecting the environment.

Investigate feasibility and options to develop a storm water management plan incorporating best management practices to protect local lakes and streams.

Developing a community storm water management plan will help existing and future developments better understand the best practices and standards required to best serve users and protect the local environment.

4. Housing & Neighborhoods

Goal

"Encourage the development of quality, affordable housing for residents of all income levels, while ensuring the livability of existing housing in existing neighborhoods."

Key Issues

- Local Branding and Identity, Digital Branding and Identity, Tourism and Events
- Transportation, Circulation, Walkability, Alternative Transportation
- Government Communication with the Public, Coordination amoung Government Bodies and Departments, Communication on Project Updates
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- Community Infrastructure, Utilities, Community Services
- Vibrant Downtown, Mixed-Use, High Density, Special Districts
- Zoning Land Use, Annexation, Planned Growth

Objectives

i. Encourage residential development in contiguous neighborhoods that can be feasibly and reasonably benefited by public services.

ii. Utilize housing programs and incentives to rehabilitate existing housing and encourage new housing developments.

iii. Utilize regulatory tools to implement mixed-use developments.

iv. Maintain and enforce proper housing standards and building codes.

v. Create a diverse mix of housing densities and styles.

vi. Encourage the development of housing above retail outlets and throughout the existing downtown infrastructure.

vii. Encourage a developer-friendly environment with design flexibility, streamlined application and permitting processes, and a professional inspection environment.

viii. Encourage home owner investment and pride in their property.

ix. Continue to foster a high quality of life environment within Syracuse for existing and potential future residents.

Strategies

DEVELOPMENT & REDEVELOPMENT

a. Educate, advertise, and encourage property owners to take advantage of the Town's Owner-Occupied Rehab Program and Emergency Home Fund.

b. Inventory and evaluate vacant housing for infill, reuse, or clearance.

c. Encourage housing developments with diverse housing price points for young families and single-family households.

d. Support multi-family housing projects and encourage the use of State and Federal incentives like the Low-Income Housing Tax Credit program.

ADMINISTRATION

e. Explore funding opportunities for staff to perform necessary code enforcement.

f. Work with Kosciusko County to create a refined list of violations and penalties to supplement Article 4.12.

RESOURCES

g. Investigate and designate properties that qualify for state and national historic designations.

h. Explore additional housing incentives, resources, programs for rehabilitation of older residential structures.

i. Support the creation of a volunteer-based Keep Syracuse Beautiful organization that is dedicated to keeping public spaces and open spaces clean and beautiful.

j. Explore funding opportunities to remove blighted structures within Syracuse.

Priorities

Educate, advertise, and encourage property owners to take advantage of the Syracuse Owner-Occupied Rehab Program and Emergency Home Fund.

The Town of Syracuse currently offers financial assistance for rehab and emergency home repairs. Many people in the community are likely unaware that these programs exist and do not take advantage of them. Updates to the aging and outdated housing stock in the community can be improved once more residents start utilizing these resources.

Inventory and evaluate vacant housing for infill, reuse, or clearance.

The Town of Syracuse must first identify vacant housing buildings and lots within the town boundaries to better understand the available land for infill, reuse, and clearance opportunities. Once this inventory is created, the town will be better prepared to identify strategies and resources to initiate development or blight elimination.

Explore funding opportunities for staff to perform necessary code enforcement.

The Town of Syracuse currently has no effective methods for enforcing the zoning, development, and design regulations identified in local ordinances. In many municipalities, this task is the sole responsibility for a town employee to identify these violations and notify property owners. Funding the position and employing someone with the necessary skills will ensure quicker, quality review, and more effective action towards creating a more visually appealing community for all.

Support multi-family housing projects and encourage the use of State and Federal incentives like the Low-Income Housing Tax Credit program.

The Town of Syracuse currently lacks quality multi-family housing for all ages and incomes. The Town also lacks quality single family residences for low to moderate income families and individuals. Pursuing Low-Income Housing Tax Credits for affordable multi-family housing is a great way to provide quality housing for low-income residents and make available single family residential units that can then become available for home ownership.

5. Environment & Sustainability

Goal

"Promote an ecologically sound community by ensuring protection of the natural environment to keep and maintain the natural features, resources, and character of the community."

Key Issues

- Local Branding and Identity, Digital Branding and Identity, Tourism and Events
- Transportation, Circulation, Walkability, Alternative Transportation
- Government Communication with the Public, Coordination amoung Government Bodies and Departments, Communication on Project Updates
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- **Local Environment, Water Quality, Open Space and Trees**
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- **Community Infrastructure, Utilities, Community Services**
- Vibrant Downtown, Mixed-Use, High Density, Special Districts
- Zoning Land Use, Annexation, Planned Growth

Objectives

i. Identify and protect environmentally sensitive areas within the Syracuse-Wawasee watershed.

ii. Identify and address existing and future threats to the community's natural resources.

iii. Protect and expand the vast tree canopy within Syracuse.

iv. Encourage the continued participation of the Syracuse Lake Association, Wawasee Property Owners Association, and the Wawasee Area Conservation Foundation in local planning efforts and discussions.

v. Acquire and protect additional land for environmental protection as needed.

vi. Continue educating and encouraging local residents and organizations to preserve the overall quality of Syracuse's natural resources.

vii. Protect and celebrate scenic viewsheds that are special to the community.

viii. Encourage alternative storm water management techniques for new developments within the town.

ix. Explore and promote individual and municipal use of alternative energy sources.

Strategies

SYRACUSE LAKE

a. Support local discussion and education about challenges and issues affecting the lake environment.

b. Encourage ad-hoc membership or representation from each local environmental group to act as liaisons amoung organizations promoting lake preservation.

c. Identify and support conservation easements on properties that are vital to lake enhancement and preservation.

d. Support efforts by the Wawasee Area Conservancy Foundation that is beneficial to the Syracuse area where the town can align its efforts.

OTHER

e. Update emergency preparedness plan for potential train derailment near lakes and wetlands.

f. Explore the addition of solar farms within the new Syracuse Technology Park as a source of alternative energy.

g. Continue to annually pursue and achieve the Tree City USA designation.

Priorities

Continue to annually pursue and achieve the Tree City USA designation.

The Town of Syracuse has a lot of pride in their Tree City USA designation. Designated this honor for 15 consecutive years, it is important that the town continue to pursue this annual designation to strengthen pride, encourage sustainability, and strengthen the community branding and identity.

6. Community Services & Facilities

Goal

"Ensure high-quality, efficient, and effective public facilities and services, emergency response services, and community support services to address the needs of both existing and potential future residents."

Key Issues

- Local Branding and Identity, Digital Branding and Identity, Tourism and Events
- Transportation, Circulation, Walkability, Alternative Transportation
- Government Communication with the Public, Coordination amoung Government Bodies and Departments, Communication on Project Updates
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- Zoning Land Use, Annexation, Planned Growth

Objectives

i. Maintain a high level of service for all community facilities through continuous monitoring and evaluation.

ii. Evaluate opportunities to provide additional community services and facilities in strategic growth areas.

iii. As needed, continue to add emergency response facilities and staff to ensure a safe community.

iv. As needed, continue to add Park and Recreation Department facilities and staff to ensure quality community amenities.

v. Provide community facilities that foster networking connections and friendships throughout the community.

vi. Provide professionally managed and diversified, year-round recreational opportunities for all residents of the Town of Syracuse.

vii. Provide support, resources, and opportunities for underprivileged and disadvantaged members of the community.

viii. Ensure access to affordable, high-speed technology infrastructure throughout the community.

Strategies

FIRE PROTECTION & EMS

a. Explore eliminating on-street parking on the narrow North Harrison Street and North Lake Street to allow space for emergency response vehicles.

b. Re-install fire hydrants in the proper locations throughout downtown for fire safety precautions.

c. Install fire hydrants along Medusa Street as part of road improvement project

INTERNET

d. Work with private utility companies to expand and upgrade high-speed fiber to meet the increasing demand of public internet use, especially uptown/ downtown and at the public library.

ADMINISTRATION

e. Explore retirement opportunities for all town employees.

PARKS & RECREATION

f. Create a master plan for Laudeman Park.

g. Create an updated 5-Year Parks and Recreation Master Plan to address current and future facilities, staff, park improvements, and opportunities.

h. Explore the option to purchase the ground north of the Syracuse Community Center for expanded park facilities including building addition for more programs.

i. Explore cultural arts programming and activities.

j. Explore additional recreation activities and amenities to enhance the usage of existing parks.

k. Explore the creation of a unified Townshipwide Parks System.

SOCIAL SERVICES

l. Create a directory and add to Syracuse website organization overview information and contact information for local services like food pantries, financial assistance agencies, and other social services that are provided by non-governmental organizations.

Priorities

Explore eliminating on-street parking on the narrow North Harrison Street and North Lake Street to allow space for emergency response vehicles.

The streets of North Harrison and North Lake allow on-street parking on both sides and have very narrow driving lanes that limit the accessibility for large emergency response vehicles. It will be in the best interest to evaluate and determine an equitable solution for the residents and the emergency response personnel regarding parking like removing all on-street, alternating sides, utilizing a permit system, or some other solution will better serve and provide for safety and protection for all residents and properties located on these streets.

Re-install fire hydrants in the proper locations throughout downtown for fire safety precautions.

The removal of past fire hydrants in the Uptown/ Downtown area poses a severe threat to the safety of the downtown buildings and people in the event of a fire. Currently, the nearest fire hydrants are located a few blocks away and limit access and pressure to water sources. Re-installing fire hydrants at former locations will ensure proper accessibility for firefighters.

Explore retirement opportunities for all town employees.

In order to attract and retain the best talent for town employment the Town of Syracuse should offer competitive retirement opportunities.

Create a master plan for Laudeman Park.

Laudeman Park offers a great opportunity to expand upon the Park and Recreation facilities offered by the Town of Syracuse.

Update the 5-Year Parks and Recreation Master Plan to address current and future facilities, staff, park improvements, and opportunities.

A community-wide master plan will explore programming, capital improvements, staffing, and organizational structure for the next 5 years. This process can also inform the overall intent of Laudeman Park and how it should be master planned and designed.

7. Economic & Workforce Development

Goal

"Support and encourage the success and growth of the existing businesses and the attraction of new, high-quality business opportunities that strengthen and diversity the economy and create jobs and wealth for residents of the community."

Key Issues

- Local Branding and Identity, Digital Branding and Identity, Tourism and Events
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- Zoning Land Use, Annexation, Planned Growth

Objectives

i. Continue to form public-private partnerships to promote and expand economic development activities and opportunities.

ii. Educate local government and company officials of available grants and incentives for industrial expansion and workforce development.

iii. Encourage growth of business and industrial development within the existing TIF districts.

iv. Encourage and support the addition of quality retail options throughout town to keep residents shopping local.

v. Encourage new and existing industries to utilize the infrastructure provided such as rails and streets.

vi. Encourage and foster entrepreneurship to begin some grass roots businesses within the community.

vii. Continue to grow and strengthen the existing relationship between the school system and local businesses.

viii. Educate and train students on the career opportunities available to them within Syracuse and the region.

ix. Promote and support locally owned and operated businesses.

x. Continue to market the community and its economic development land, incentives, and assets to attract new businesses.

Strategies

WORKFORCE & BUSINESS DEVELOPMENT

a. Explore public-private partnerships with local businesses and workforce development organizations to identify and implement a business incubator/work space to foster creativity and provide basic start-up business resources.

b. Continually connect school system leaders with local business officials to create additional training opportunities.

BUSINESS ATTRACTION

c. Identify a market demand and potential location for additional local grocer options as a form of preparation for a grocery store opportunity.

d. Market the Syracuse Technology Park to attract tech-related businesses.

Priorities

Explore public-private partnerships with local businesses and workforce development organizations to identify and implement a business incubator/work space to foster creativity and provide basic start-up business resources.

Many communities are having great success providing space and support to young entrepreneurs. Typically, these workspaces provide wireless internet access, meeting rooms, presentation and meeting tools, resources, mentorship and in some cases a coffee shop or cafe. Overall, these spaces provide a shared space for young professionals in the community to develop an idea to be successful, interact with one another, stay in the community, and ultimately employ others and grow their business.

Market the Syracuse Technology Park to attract tech related businesses.

Continuous marketing of the Syracuse Technology Park must be pursued in order to attract desired businesses. This must be an ongoing effort to maximize the full potential of the Syracuse Technology Park.

8. Community Identity & Tourism

Goal

“ Create a community brand and identity for the Town of Syracuse to promote a positive and appealing community image for citizens, businesses, and visitors.”

Key Issues

- Local Branding and Identity, Digital Branding and Identity, Tourism and Events
- Transportation, Circulation, Walkability, Alternative Transportation
- Government Communication with the Public, Coordination amoung Government Bodies and Departments, Communication on Project Updates
- Housing Stock, Housing Diversity, Rental Diversity, Housing Prices, Neighborhoods
- Local Environment, Water Quality, Open Space and Trees
- Local Businesses, Workforce Development, Attracting New Businesses
- Youth Activity Opportunities, Senior Activity Opportunities, Park and Recreation Opportunities, Sports
- Community Infrastructure, Utilities, Community Services
- Vibrant Downtown, Mixed-Use, High Density, Special Districts
- Zoning Land Use, Annexation, Planned Growth

Objectives

i. Celebrate Syracuse Lake as a key identifier and asset to the community identity.

ii. Preserve, enhance, and celebrate the local history of Syracuse.

iii. Strengthen the digital presence, brand, and identity of the Town of Syracuse.

iv. Maintain the small-town charm and personality of the Town of Syracuse.

v. Create a brand, identity, and environment that equally serves both residents and seasonal visitors within the Town.

vi. Encourage and promote arts and culture throughout the community.

Strategies

PLANS

a. Create a Communications and Marketing Plan to address branding, logo, website, and all communications.

b. Create a Gateway and Wayfinding Master Plan to address various types of signage and gateways.

c. Create a Public Art Master Plan for Syracuse.

BEAUTIFICATION

d. Support and assist where feasible the planting of landscaped materials in the underutilized right-of-way at the following locations: Long Drive, Huntington Street and Dolan Drive, Huntington Street and CR 29.

e. Work with the railroad to enhance Railroad Avenue corridor from State Road 13 to Kern Road with streetscape improvements, including landscaping to buffer railroad from the street.

COMMUNICATION & PARTNERSHIPS

f. Keep the community informed and updated on an annual basis of the status of the Comprehensive Plan projects through the Town Manager's end-of-year report, social media, and web pages.

g. Enhance relationship with the Kosciusko County CVB to better market and promote the unique community destinations and assets in and around Syracuse.

Priorities

Create a Communications and Marketing Plan to address branding, logo, website, and all communications.

A Communications and Marketing Plan is needed to establish recommendations for improvements to the community brand, logo, website, and other communication efforts. This community-wide communications and marketing plan will help the Town of Syracuse through a planning process that identifies the best styles and methods to appropriately brand and market the community to both inside and outside residents, visitors, and businesses.

Create a Gateway and Wayfinding Master Plan to address various types of signage and gateways.

A gateway and wayfinding master plan will help the Town of Syracuse create a unified signage system that highlights key destinations within the community. In addition, this master plan will help create a sense of place and identity for the town by creating a unified visual style and character of all town signage throughout the community. Gateway designs will also be identified to celebrate and welcome visitors into the community. This could also be included in a comprehensive community-wide Public Art Master Plan.

9. Special Districts

Goal

“ Create special districts that are harmonious with current land uses and continues the small-town charm of Syracuse while creating a unique sense of place through the use of physical developments, land uses, and community aesthetics.”

Key Issues

- Local Branding and Identity, Digital Branding and Identity, Tourism and Events
- Transportation, Circulation, Walkability, Alternative Transportation
- Government Communication with the Public, Coordination amoung Government Bodies and Departments, Communication on Project Updates
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- Community Infrastructure, Utilities, Community Services
- Vibrant Downtown, Mixed-Use, High Density, Special Districts
- Zoning Land Use, Annexation, Planned Growth

Objectives

i. Provide safe and efficient access and connectivity to the special districts.

ii. Provide unique characteristics and sense of identity to distinguish and provide a sense of place between the varying districts.

iii. Create an identity that will enhance existing and future businesses and attract visitors within a district.

iv. Enhance Riverfront Districts as recreational places for dining and drinking.

v. Create a mixed use downtown district to strengthen housing, retail, and demographic diversity.

Strategies

PLANS

a. Create a Wawasee Village and State Road 13 Corridor Master Plan to address transportation, circulation, redevelopment, and aesthetics in the Wawasee Village.

b. Create an Uptown/Downtown Revitalization Plan to address redevelopment, aesthetics, lighting, street furnishings, circulation, and parking in the uptown/downtown.

OTHER

c. Incorporate bicycle and pedestrian facilities into road and streetscape design within all special districts.

d. Encourage public utility companies to relocate or bury visibly intrusive utility lines and poles within the Wawasee Village and uptown/downtown

e. Monitor the number of liquor licenses for each Riverfront District to prevent an excess amount of bars and taverns.

f. Advertise and promote the Syracuse Facade Program for new and existing businesses looking to improve their facade appearance.

Priorities

Create a Wawasee Village and State Road 13 Corridor Master Plan to address transportation, circulation, redevelopment, and aesthetics in the Wawasee Village.

The Wawasee Village special district offers unique land use and development opportunities. This special district, located along State Road 13, is in need of an overall corridor master planning effort to identify desired transportation, circulation, and aesthetic solutions to achieve the overall vision and character of this area.

Create an Uptown/Downtown Revitalization Plan to address redevelopment, aesthetics, lighting, street furnishings, circulation, and parking in the uptown/downtown.

The Uptown/Downtown special district offers unique land use and development opportunities for many commercial, residential, and mixed-use developments. This special district is in need of an overall revitalization planning effort to identify opportunities and recommendations for desired redevelopments, aesthetics, lighting, street furnishings, circulation and parking in the area to achieve the overall vision and character of the Uptown/Downtown.

SYRACUSE

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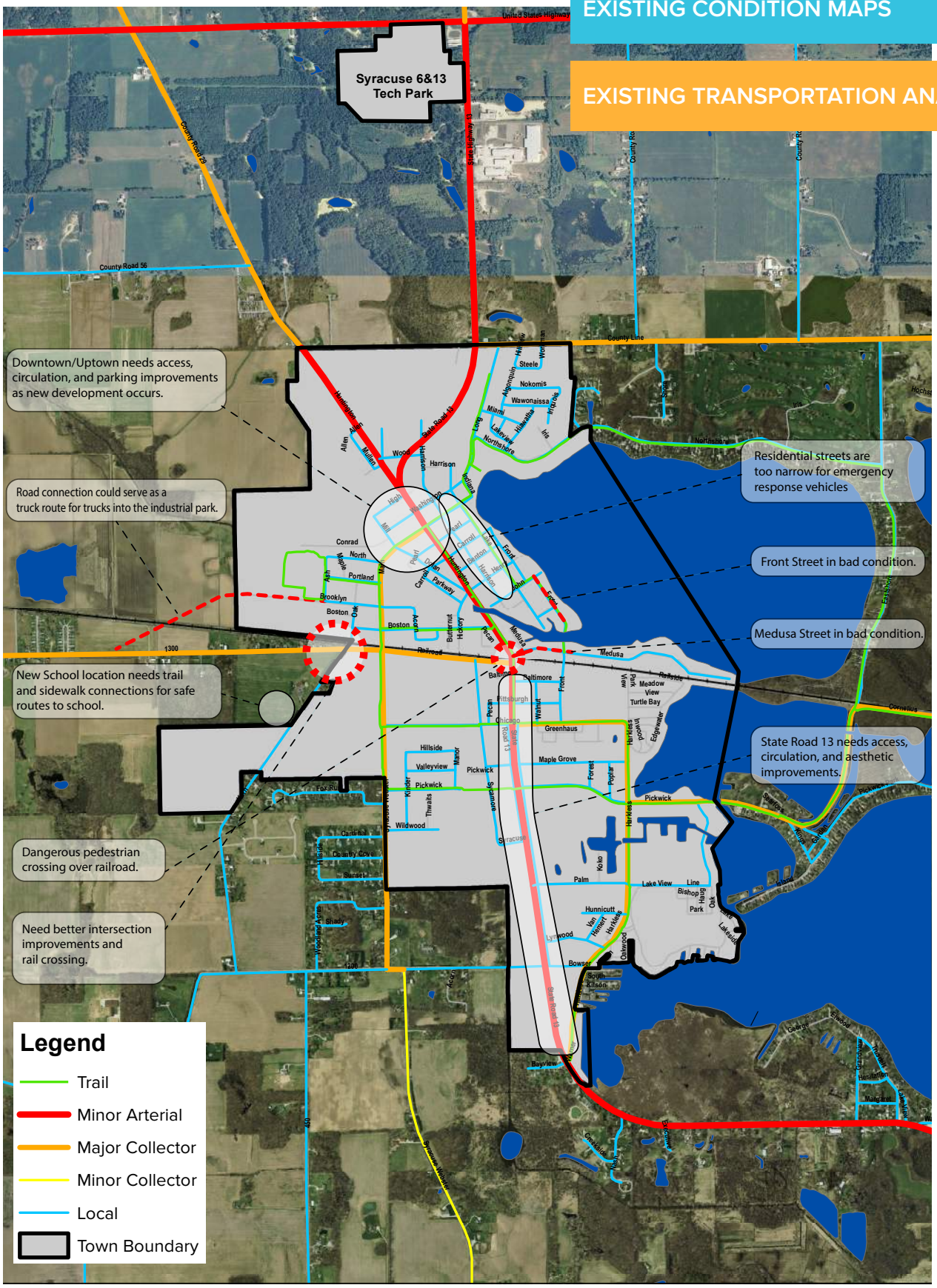
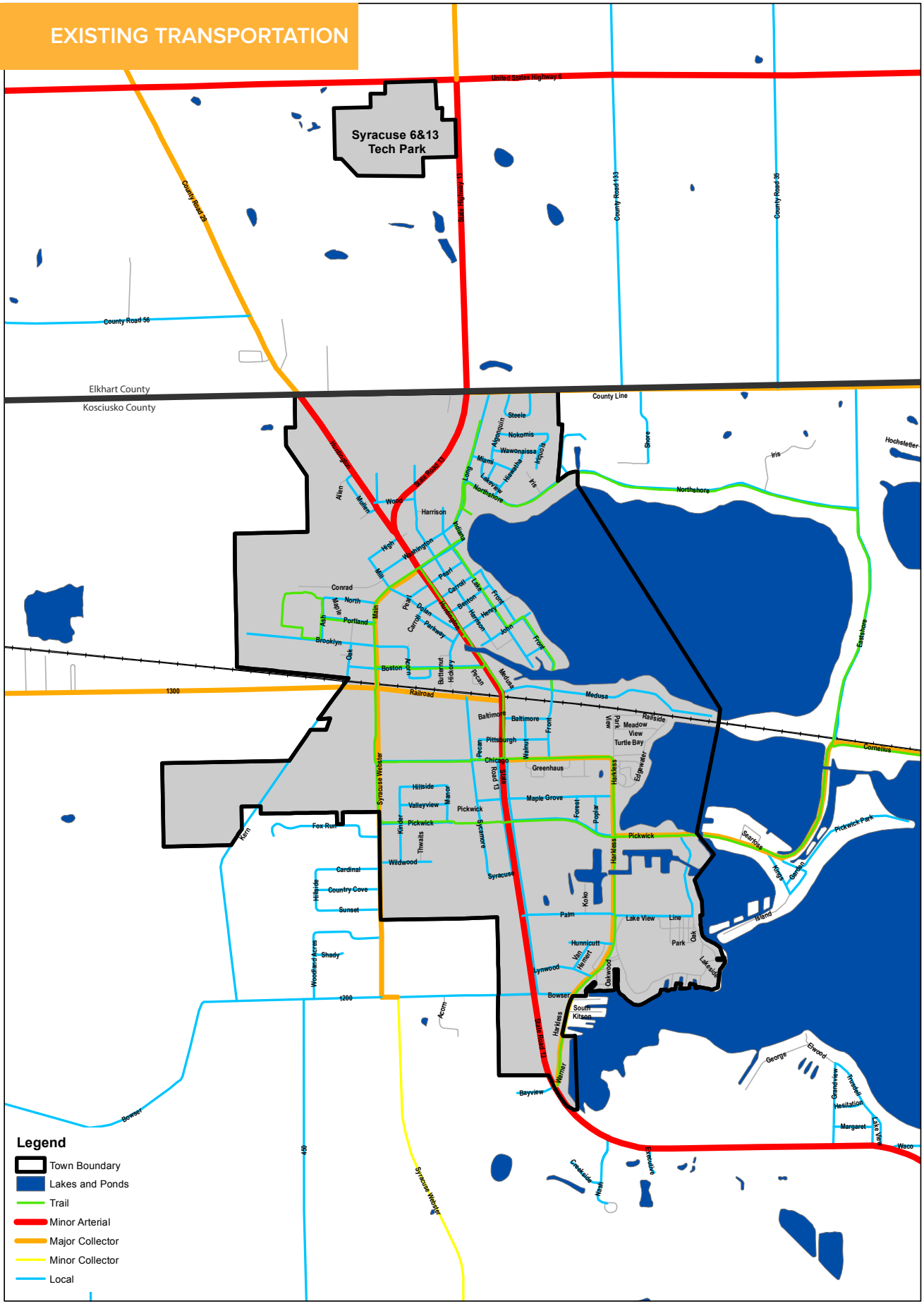
EXISTING CONDITION MAPS

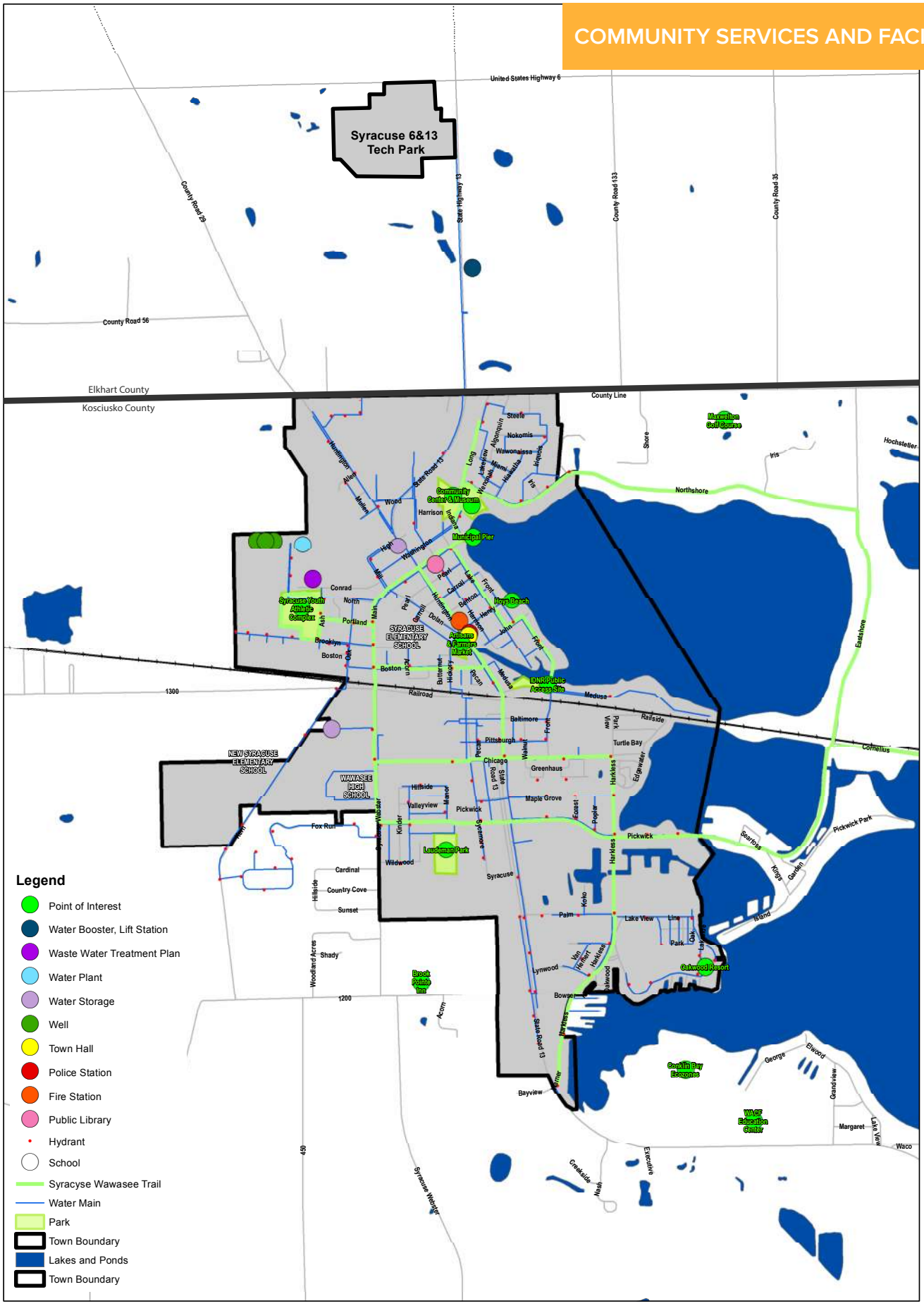
EXISTING TRANSPORTATION ANALYSIS



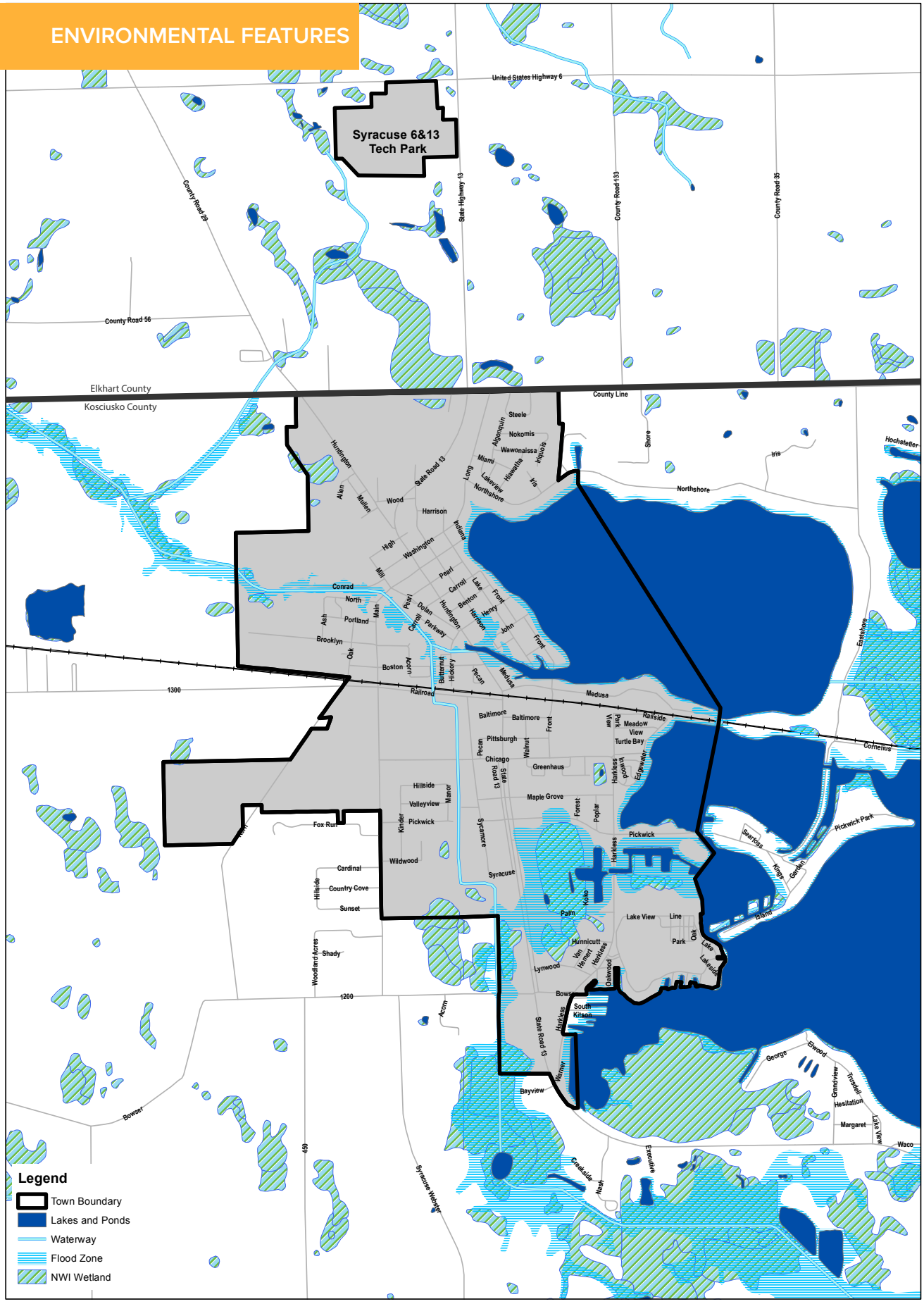
EXISTING TRANSPORTATION



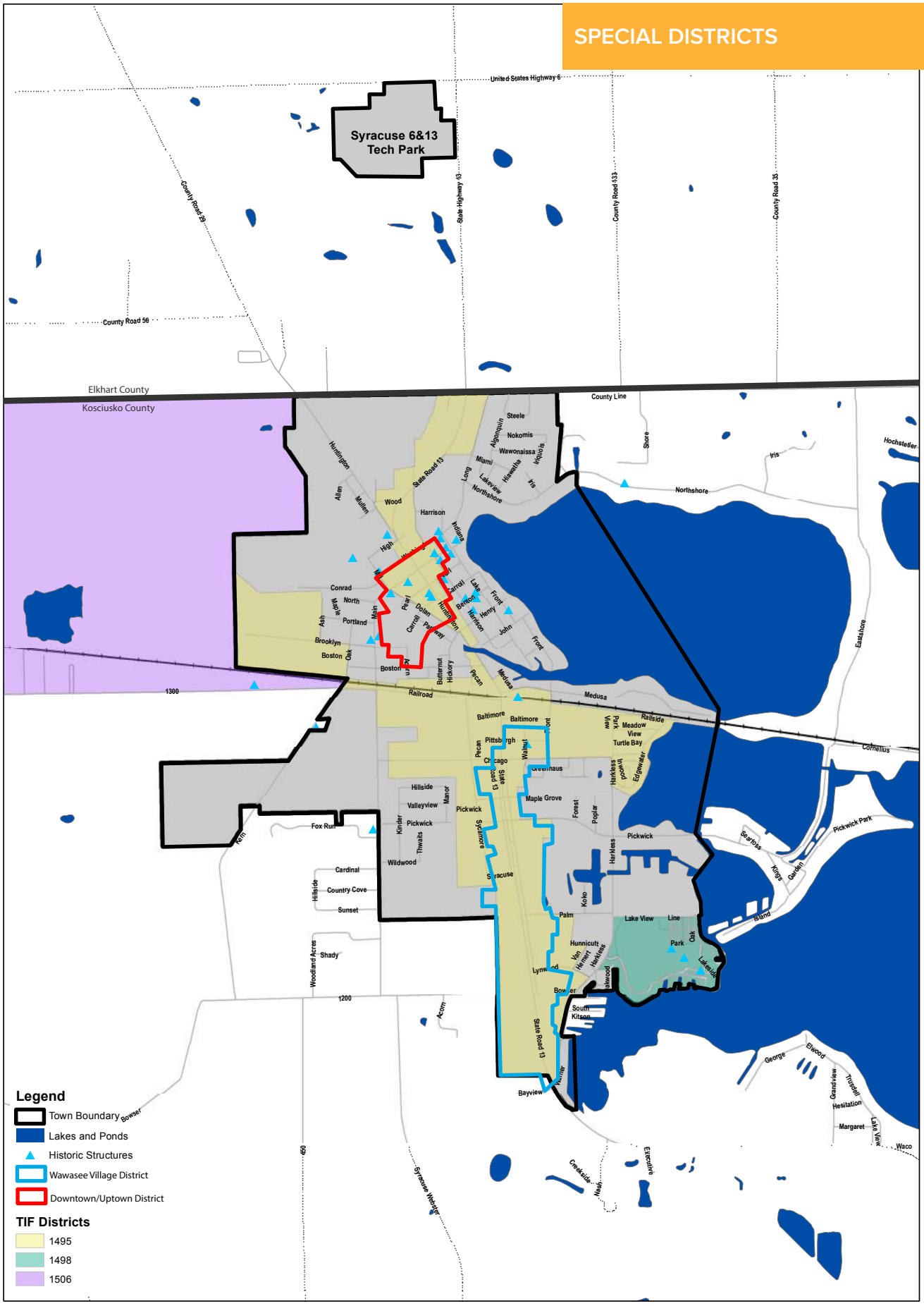
COMMUNITY SERVICES AND FACILITIES



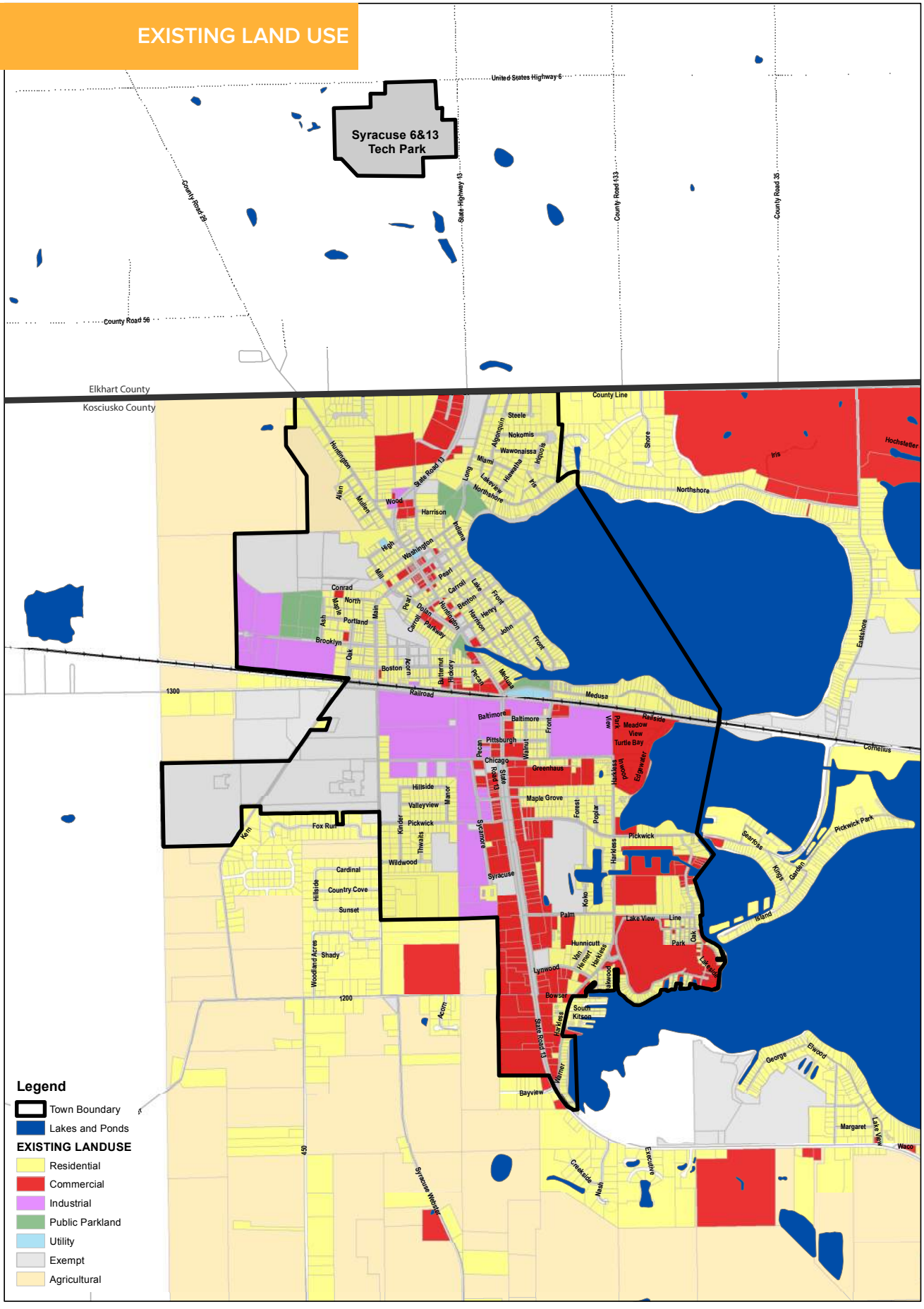
ENVIRONMENTAL FEATURES



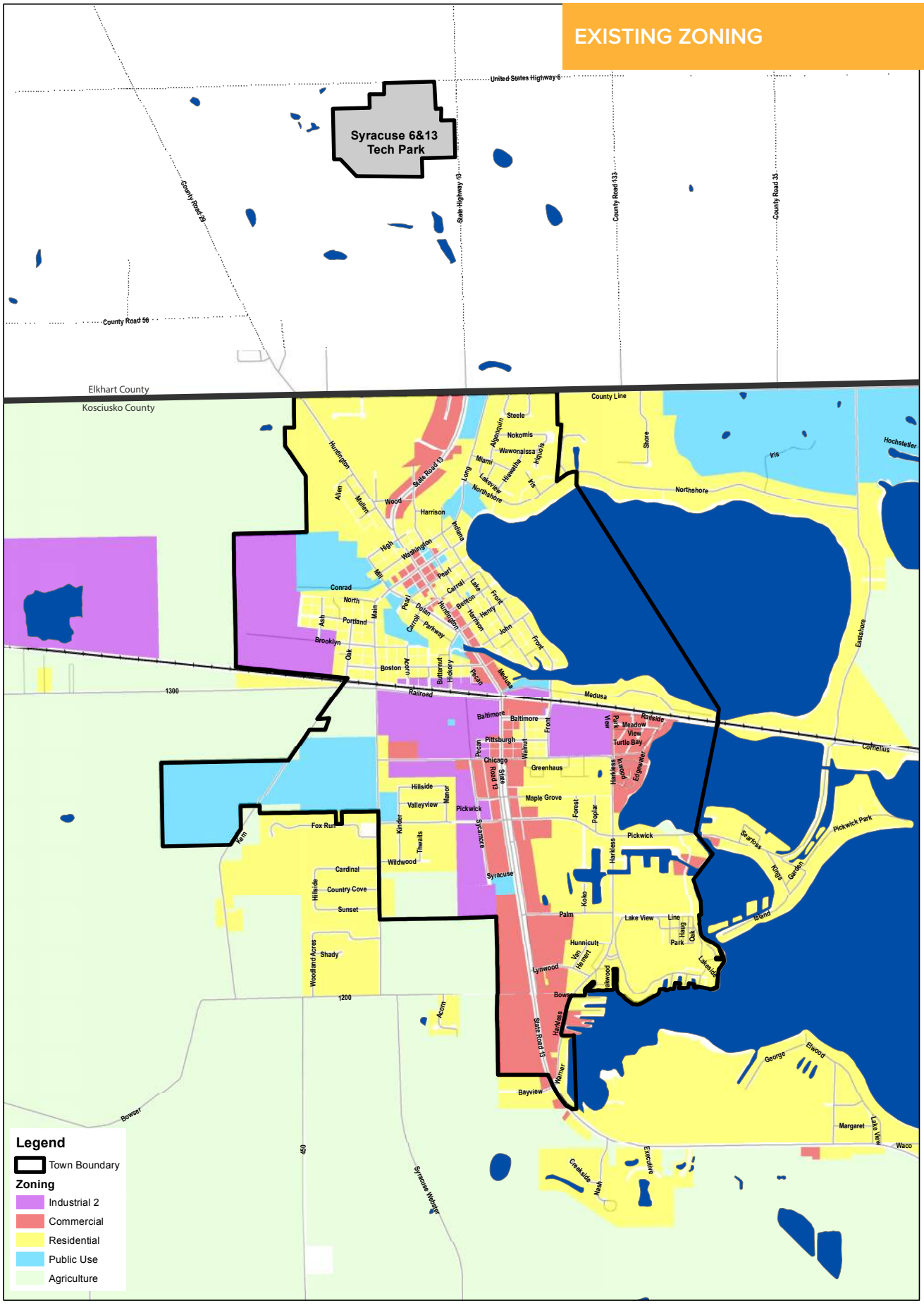
SPECIAL DISTRICTS



EXISTING LAND USE



EXISTING ZONING



FOCUS GROUP SIGN IN SHEETS

ELECTED OFFICIALS | 9:00-10:15AM

TOWN OF SYRACUSE COMPREHENSIVE PLAN UPDATE 2016 | FOCUS GROUPS | SIGN-IN SHEET

NAME	EMAIL ADDRESS
Henry DeJulia	hdejulia@syracuseIN.org
Bill Musser	bmusser@embarqmail.com
Paul Stoelting	stoeltinglaw@gmail.com
Kimberly Cates	KimberlyD.Cates@Gmail.com

DOWNTOWN, TOURISM, EVENTS & BUSINESSSES | 10:30-11:45AM

TOWN OF SYRACUSE COMPREHENSIVE PLAN UPDATE 2016 | FOCUS GROUPS | SIGN-IN SHEET

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Henry DeJulia	hdejulia@syracuse.in.org
Andrea Keller	andrea@swchamber.com
Sylvia Gargett	sgargett@northerlakeains.com

EDUCATION, INDUSTRY & WORKFORCE DEVELOPMENT | 1:00-2:15PM

TOWN OF SYRACUSE COMPREHENSIVE PLAN UPDATE 2016 | FOCUS GROUPS | SIGN-IN SHEET

NAME	EMAIL ADDRESS
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Andrea Keller	andre@swchamber.com
HENRY DEJULIA	hdejulia@syracusein.org

PARKS & ENVIRONMENT | 2:30-3:45PM

TOWN OF SYRACUSE COMPREHENSIVE PLAN UPDATE 2016 | FOCUS GROUPS | SIGN-IN SHEET

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Kirk Schumm	kschumm@the-papers.com
Andrea Keller	andrea@swchamber.com

UTILITIES, TRANSPORTATION, PUBLIC WORKS & COMMUNITY SERVICES | 4:00-5:15PM

TOWN OF SYRACUSE COMPREHENSIVE PLAN UPDATE 2016 | FOCUS GROUPS | SIGN-IN SHEET

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Henry DeJulia	hdejulia@syracuseinc.org
Andrea Keller	andrea@swchamber.com

Town of Syracuse Comprehensive Plan

Focus Group Meetings | September 28, 2016 | 9:00am to 5:00pm

Meeting Attendees

24 Total: Henry DeJulia – Town Manager of Syracuse, Bill Musser – Town Council, Paul Stoelting – Town Council and Redevelopment Commission, Kimberly Gates – Township, Kim Blaha – Public Library Executive Director, Jim Evans – School Finance Manager, Alan Tehan – Technical Services, Andrea Keller – Chamber of Commerce Executive Director, Mickey Scott – Fire Chief, Megan McClellan – Trails Director, James Layne – Police Chief, Dave Van Lue – Parks Board President, Chad Jonsson – Parks Superintendent, Jerry Riffle – Parks Board, Heather Harwood – WACF Executive Director, Mary Hursh – Parks Board, Kip Schumm – Parks Board, Lorena and Bob Carlson – Maxwelton Golf Club, Heath Simcoe – Mutual Bank, Tyler McLead – Syracuse Parks Department, Jill Boggs – Kosciusko County CVB Executive Director, Sylvia Gargett – Chamber Board

On Wednesday September 28th, 2016 the American Structurepoint Team held the Focus Group Meetings for the Town of Syracuse Comprehensive Plan. In order to provide a more focused discussion and create connections within the community, the stakeholders were organized into five distinct meeting groups: Elected Officials; Downtown, Tourism, Events, and Businesses; Education, Industry, and Workforce Development; Parks and Environment; and Transportation, Utilities, and Community Services. Each meeting ran approximately 1 hour and 15 minutes. Each meeting included a brief introduction of the project team and process. The focus of the meetings was to encourage an open discussion of the facts, hopes, concerns, and suggestions of the community – past, present, and future. The conversations with all five groups have been consolidated and organized below around the common themes:

Town/Community Vision

- Continue to be Tree City USA status
- Redevelopment of existing elementary school into culture and arts center, co-working space/entrepreneur center, maker-space, housing – many users – need to determine best use, long-term manager, etc.
- Downtown vs. Uptown name of district
- Riverfront District name of district

Current Projects

- Currently in process of new $3.5M sewer treatment facility (will need additional to be operational)
- Annexing the Industrial Park/Tech Park that is 1.2 miles from Town – in progress – estimated to be complete by end of 2016 – project website here: http://www.syracuse6and13.com/
- Trail boardwalk to connect the wetland education center
- Trail to the schools
- Pedestrian light and crossing on SR13 to be installed next spring and 'trail' connections made at Dairy Queen
- Schools continue to expand relationships and partnerships with local businesses
- The High School started a welding program for students
- The High School started a marine mechanics program that is full
- Bridge crossing to connect downtown to Old School (exact location? HENRY?)

Town/Community Facts

- 2,800 Population
- Around 1,600 manufacturing jobs

- 29-30 Eating establishments
- Town offers free garbage and recycling pick up
- Town sewer services are complemented by Regional Sewer District (600-800 unites with a 40yr agreement) and Turkey Creek Sewer
- New $6.5M water plant in 2008 (well fields, water pressure, fire hydrants)
- $150-200K on road projects annually – will this continue for near term?
- $50K on sidewalk projects annually – will this continue for near term?
- $30-40K on beautification projects annually – will this continue for near term?
- $20K on trees annually – will this continue for near term?
- Tree City USA for 14 Years
- Great Youth and Sports Programs (sports, soccer, baseball, ice skating, snow-mobile races on lake, etc.)
- There are 83 trains that pass within a 24 hour period
- Town has 4 parks on the water
- 12 miles of multi-use trail (average width?)
- WACF owns over 800 acres
- Majority of park users are from outside of Syracuse area
- Wawasee does not have a city/town/public park
- Generally, park board is responsible for funding the maintenance of parks and the park foundation is responsible for new project funds
- 10-12 marinas in the area
- The chamber has a "Young Professionals" group that has not been active in recent years – looking to restart the program
- Most structures downtown are full. Very little vacant space.
- Around 20% housing stock in town are rentals – confirm with data search (BRANDON)
- There are tons of local events and festivals, especially in the summer time
- Shopping and dining is the number one income generator in the county – people go to Goshen and Warsaw for shopping too for places like Wal-mart and Menards
- Manufacturing industries are focused on boating, RVs, plastic furniture, countertops
- School system is focused on advanced manufacturing
- School system has CTE (Current Technical Environment) Program results in local jobs upon graduation
- School system utilized Ivy Tech's 2-year Certifications like CNA, Medical Assistant
- School system and local business partners 'Bridge Training'
- Broadband and cellular services for residents and businesses
- Foot bridge (Main Street to High School) (Location? HENRY)

Concerns and Issues

- Traffic gets confusing to drivers on SR13 in "The Village" area
- Parking on both sides of the street around Huntington and other local streets between downtown and the lake does not allow room for emergency services
- There are currently no fire hydrants downtown! They have been removed – on Henry's list to find out where they went.
- High turnover rate in the Police Department due to the lack of a quality retirement benefits
- Lacking retail options -– people go to Goshen and Warsaw for shopping too for places like Wal-mart and Menards
- Lacking grocery options during peak season. Grocery stores are under stocked during peak season – conflict between locals and 'lakers'
- Lacking $125-150k housing stock

- Need for a pedestrian crossing over the railroad on Main Street
- There needs to be a township wide focused parks system
- Lacking a complete streets ordinance but they get projects incorporated usually
- Community is lacking branding and identity – hard to attract new residents and businesses
- Design standards should be updated to improve landscaping requirements
- Public Library needs better internet/fiber to meet the increasing demand of students and residents using the library as a hangout place
- The town offers very little incentives and benefits for entrepreneurs
- Downtown business owners want to attract Generation X spenders (people 30-50 years old)
- Always room for beautification improvements – such as decorative crosswalks
- Town needs better social organizations to make social relationships and connections between business owners and residents
- The town has an outdated and underutilized Parks Master Plan
- There are multiple residential neighborhoods on the lake that are not included in the town boundary (Kitson, Kerns Crossing, etc.)
- Issues with budgeting and services related to town boundaries and overlap of services
- Need jobs that can substantiate living in Syracuse
- Lacking youth civic engagement
- Limited number of engaged people to work on town projects and initiatives

Goals of the Plan and Projects/Strategies

- To encourage action and creativity throughout the community
- Keep community informed and updated on an annual basis of the status of the Town and Town Projects Town transparency and community/civic participation/engagement minimum of 2 times per year (meeting WITH tourists/lakers, meeting WITHOUT tourists/lakers)
- To better educate about lake amenities, assets, and conservation
- Create a better relationship with CVB and community destinations such as WACF, Parks, Lakes, and Golf Courses to better market and brand the community
- Prioritize beatification projects
- Keep thinking outside the box, change is ok.
- Active, engaged and inter
- Another Municipal Riverfront Development District (Indiana Alcohol and Tobacco code I.C. 7.1-3-20) What are the boundaries of additional (HENRY?)
- Park board project list/Park and Recreation Master Plan in the future (last one 2013)
- POLICY for Trails maintenance for in and out of town trails
- POLICY for safe routes to school
- Tree preservation plan for Tech Park to extend the Tree City Status to the Tech park and follow Tree Ordinance
- Design guidelines for development in Tech Park (size of buildings, amount of parking, landscape standards, architectural standards)
- Village Access roads – corridor study?
- Solar farm at Tech park – location?
- Trail system numbering system and emergency markers

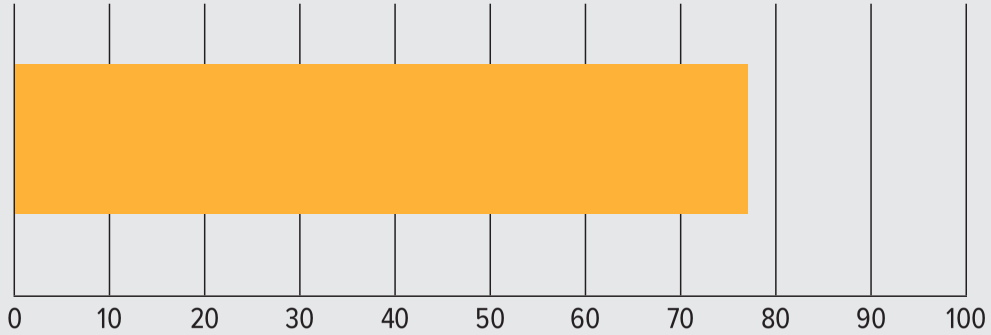
ONLINE SURVEY RESULTS

OVERALL SUMMARY

27
TOTAL RE-SPONSES

77
OVERALL SCORE

Overall, the Town of Syracuse Comprehensive Plan will enhance the quality of life within Syracuse.



LAND USE AND DEVELOPMENT

GOAL STATEMENT

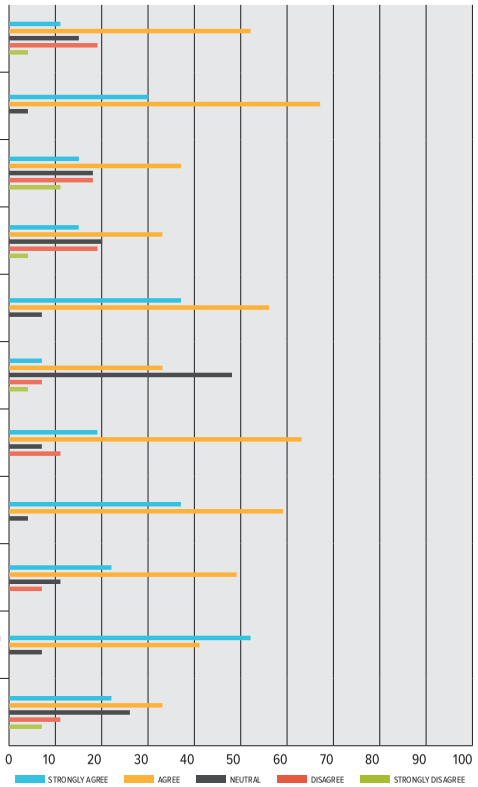
Encourage orderly and responsible development to promote health, safety, and quality of life of citizens in the Town of Syracuse while continuing to diversify the local economy and opportunities.

GOAL STATEMENT SCORE 7.78

OBJECTIVES

THIS OBJECTIVE IS IMPORTANT FOR THE LAND USE AND DEVELOPMENT GOAL AND THE TOWN OF SYRACUSE.

1. Encourage long range planning efforts outside of the Syracuse corporate limits to include Turkey Creek Township, Benton Township, and Kosciusko County.
2. Continue to pursue additional long range plans for the Town of Syracuse to provide more details and recommendations for achieving the overall community vision.
3. Encourage new development that occurs outside of and adjacent to the corporate limits to be annexed into the Town of Syracuse.
4. Pursue annexation of existing developments, especially housing, within Town service areas but not included within the corporate boundaries.
5. Encourage in-fill development and rehabilitation of existing structures.
6. Use the Future Land Use Map provided in this document as a guideline for new development and policy decisions.
7. Strongly discourage conflicting land uses adjacent to, or in close proximity to, one another.
8. Support a mix of commercial, office, and industrial land uses to provide a diverse economic tax base.
9. Coordinate and align future land uses with the desired changes and improvements in transportation, utilities, and infrastructure.
10. Require land uses that are sensitive to adjacent environmental features in areas where necessary.
11. Strategically annex new land where feasible and possible outside of current corporate boundaries in areas of expected and desired future growth.



COMMENTS

- Our plan should have a strong environmental priority focus.
- Added geographic growth IS NOT necessary, and only adds to infrastructure costs. Redevelopment within the town is drastically more important here.
- While I do NOT consider myself to be a rabid environmentalist, I do support obvious strategic plans to protect our water. The Turkey Creek Regional Sewer System around Lake Wawasee is a good example. Also, the great work being done by WACF is another example.
- Although a comprehensive plan is important, I feel it is also necessary to be flexible where it is warranted and in the best interest of the residents of the Town of Syracuse. I don't want to see something rejected because it is not in the comprehensive plan.
- I think it is important that we improve existing structures and encourage growth and development within existing structure before building new. Transportation will be key for any future growth; land development must allow for future growth beyond the initial plan. The current layout of the town is too congested. There is not enough width in the roads and right of ways to expand the roads or to insert safe walk ways. New areas of development need to be aware of these needs and should widen all transportation pathways. We should also be looking toward underground utilities to minimize the frequency of power outages.
- I would like to see the BZA clean up the area south of the RR tracks up and including the areas by Burger King.

LAND USE AND DEVELOPMENT

STRATEGY IMPORTANCE	Not Important/ Remove	Important	Top 3 Most Important
1. Provide minimum landscaping and buffering requirements between residential areas and conflicting land uses to minimize negative impacts.	4	18	5
2. Require common green space/open space within development projects for recreation and/or stormwater.	1	17	9
3. Review ordinance annually and update as necessary to keep up with development trends.	2	19	6
4. Conduct informative meetings with property owners to explain the annexation process and discuss the benefits of enhancing public services.	4	13	10
5. Encourage voluntary annexation of existing housing developments and neighborhoods into the Syracuse corporate limits.	5	13	9
6. Explore potential infill sites near the downtown for mixed-use development.	5	17	5
7. Encourage and support the addition of quality retail options throughout town to keep residents shopping local.	1	10	16
8. Identify location and need for additional local grocer options.	8	10	9

COMMENTS

- Since much of the appeal of our area is due to the water resources, they should be a high priority.
- Annexation questions are hard to answer in an informed way. Cost for services need to be weighed against the benefits. Local government should not pay infrastructure expenses for businesses to locate.
- With an aging population, an additional Long Term Care facility, an additional pharmacy, etc. might be important.

STRATEGIES

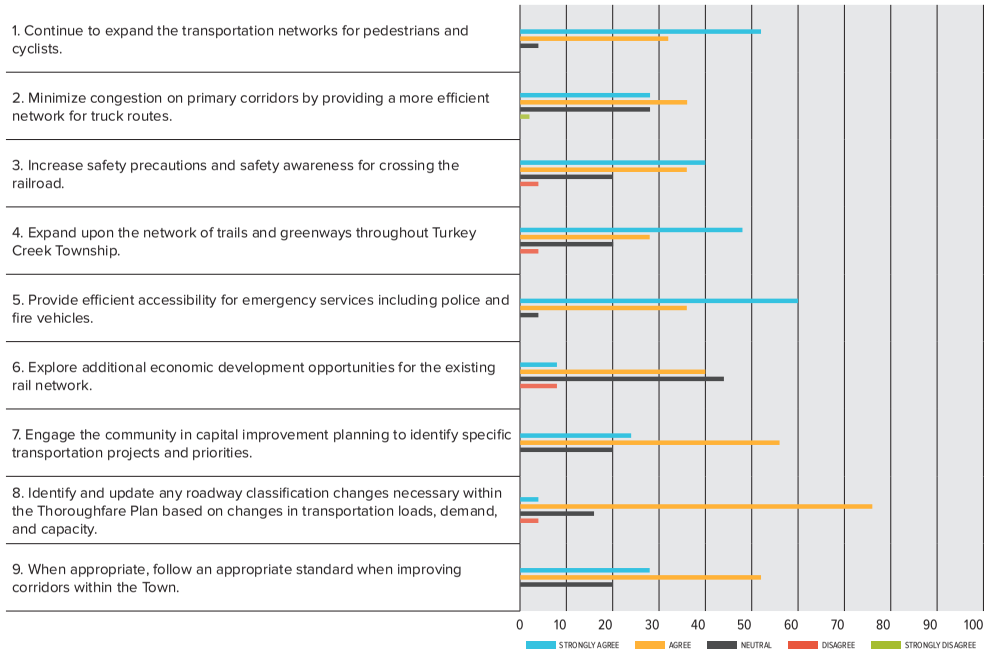
TRANSPORTATION & CONNECTIVITY

GOAL STATEMENT

Enhance connections throughout the city for improved safety, function, and efficiency for all modes of transportation including vehicular, bicycle, and pedestrian networks.

GOAL STATEMENT SCORE 8.16

THIS OBJECTIVE IS IMPORTANT FOR THE TRANSPORTATION AND CIRCULATION GOAL AND THE TOWN OF SYRACUSE.



COMMENTS

- Overall transportation in, and through town is not a serious issue. The rail traffic can be a problem, but primarily for emergency vehicles. Otherwise, it is merely an inconvenience. Would like to see SR 13 in Village area expanded to 3 lanes out to Bowser Rd. This would seriously help with backups of people making left turns.
- With a major railway going right through the heart of our town, it sure seems to make sense to make sure that this valuable asset is well known to possible employers.
- The railroad dominates the flow of traffic through the town creating multiple delays and long lines at most every crossing. Additionally the noise created by the horns is excessive.
- One of the largest areas for improvement would be along SR 13. This should be a 3 lane road to allow for turning. The ditch along the east side of this road could also be updated to aid in drainage. By filling in this ditch and creating underground drainage, we would be able to incorporate safe walk-ways above it, to allow for non-motorized transportation throughout the town.
- Work with rail road to improve safety to create quiet zone to enhance quality of life.
- The town of Syracuse does not need a whistle ban, it would be a total waste of money and resources, along with creating a dangerous situation for pedestrians and vehicles at every crossing.

OBJECTIVES

TRANSPORTATION & CONNECTIVITY

STRATEGY IMPORTANCE	Not Important/ Remove	Important	Top 3 Most Important
1. Construct sidewalk along Hickory Street from Boston Street to Huntington Street.	5	19	1
2. Construct sidewalk along Henry Ward Park on Medusa Street, if feasible.	6	18	1
3. Rehabilitate sidewalks along the west side of Main Street from railroad to Mill Street with a new pedestrian bridge over Turkey Creek.	7	15	3
4. Reconstruct Medusa Street between North Huntington Street and North Front Street, including all necessary infrastructure improvements.	3	15	7
5. Reconstruct Front Street between Medusa Street and East John Street, including all necessary infrastructure improvements.	1	17	7
6. Support the Trail Committee's new construction of a boardwalk trail through the Syracuse Lake wetlands that connects to the WACF Wetland Education Center.	6	12	7
7. Construct and expand additional trail networks to connect to the schools.	6	9	10
8. Support and assist the Installation of a pedestrian light and crossing on Highway 13 near Dairy Queen to provide a safe crossing point.	6	12	7
9. Explore possibility of pedestrian trail and footbridge over the creek that connects downtown to the old elementary school and potential future cultural arts center location.	9	15	1
10. Work with the county and State in constructing a road connection from Brooklyn Street to CR 1300 for truck traffic to industrial park.	3	16	6
11. Adopt an official complete streets policy to validate the complete street designs already taking place on many improved and new road projects.	4	20	1
12. Support the Trail Committee in creating a policy for trail maintenance for trails in and around Syracuse.	5	18	2
13. In conjunction with the Trails Committee, support and explore creating and implementing a local Safe Routes to School Policy.	2	16	7
14. Explore the feasibility of completing a Corridor Study to determine solutions for transportation and circulation of the Wawasee Village Corridor.	5	14	6

COMMENTS

- The city sewer system along Medusa Street has had "back up" issues resulting in raw sewage backing up into houses with walk-out basements.
- Work with Turkey Creek Township to repair the train crossing above/below Syracuse Lake and Lake Wawasee. It is a major safety hazard for boaters transiting between the lakes. Concrete falling is a major concern.

STRATEGIES

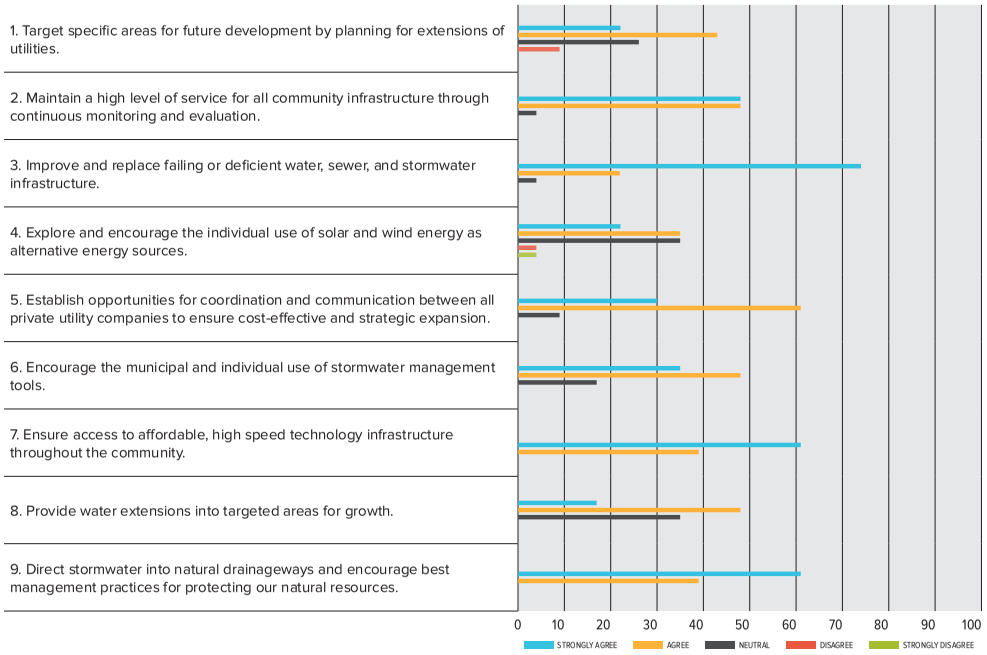
UTILITY INFRASTRUCTURE

GOAL STATEMENT

Ensure high-quality, efficient, and effective utility infrastructure to address the needs of both existing and potential future residents and protect natural resources.

GOAL STATEMENT SCORE 8.52

THIS OBJECTIVE IS IMPORTANT FOR THE UTILITY INFRASTRUCTURE GOAL AND THE TOWN OF SYRACUSE.



COMMENTS

- Our natural lakes are the driving force of our community. We must do all that we can to protect them. Without them, the entire economy of the town crumbles.
- Need water and sewer lines replaced on Medusa Street as there has been a continual problem there for years, this should take priority over any other projects before spending money on worrying about bringing more development and residences into the current system.

OBJECTIVES

UTILITY INFRASTRUCTURE

STRATEGY IMPORTANCE	Not Important/ Remove	Important	Top 3 Most Important
1. Investigate feasibility and options to extend sanitary sewer along Kern Road from County Road 1300 North to Bowser Road.	9	14	0
2. Investigate feasibility and options to extend sanitary sewer along Brooklyn Street extended to County Road 300 East.	11	12	0
3. Investigate feasibility and options to extend sanitary sewer along Northsore Drive and Eastshore Drive around Syracuse Lake.	6	12	5
4. Investigate feasibility and options to extend sanitary sewer along Huntington Street/County Road 29 to US 6.	11	12	0
5. Investigate feasibility and options to extend sanitary sewer along County Road 1300 North from Kern Road west one mile.	14	9	0
6. Investigate feasibility and options to extend sanitary sewer to Fox Run, Country Cove, and Woodland Acres.	7	12	4
7. Investigate feasibility and options to extend sanitary sewer south along Highway 13 to Grandview Drive.	11	12	0
8. Investigate feasibility and options to construct water line along Lakeside Drive.	6	16	1
9. Investigate feasibility and options to extend water along Highway 13 to US 6.	12	10	1
10. Investigate feasibility and options to extend water along Kern Road from County Road 1300 North to Bowser Road.	11	12	0
11. Investigate feasibility and options to extend water along Brooklyn Street Extended to County Road 300 East.	11	12	0
12. Investigate feasibility and options to extend water along Huntington Street/ County Road 29 to US 6.	12	11	0
13. Investigate feasibility and options to extend water along County Road 1300 North from Kern Road west one mile.	13	10	0
14. Upgrade water line along Medusa Street and install fire hydrants.	2	14	7
15. Survey lake residents to confirm that all facilities are connected to the sanitary sewer.	2	15	6
16. Investigate feasibility and options to develop a stormwater management plan incorporating best management practices to protect local lakes and streams.	0	10	13
17. Investigate feasibility and options to upgrade stormwater capacity at Long Drive and Main Street	1	18	4
18. Investigate feasibility and options to inventory all stormwater outfalls into lakes and streams.	4	13	6
19. Continue to find funding for operation and maintenance of the new sewer treatment facility.	0	17	6
20. Create alternative stormwater management standards to ensure sustainable stormwater management methods.	3	18	2
21. Work with private utility companies to expand and upgrade high speed fiber to meet the increasing demand of public internet use, especially downtown and at the public library.	0	14	9

COMMENTS

- Support efforts of WACF to protect our wetlands.
- The library is already doing upgrades to the internet use. We do not need to extend our sewer and water lines out through the country and subdivisions until we fix the problems we have in town, especially regarding Medusa Street, lines are old, they need replaced as soon as possible.

STRATEGIES

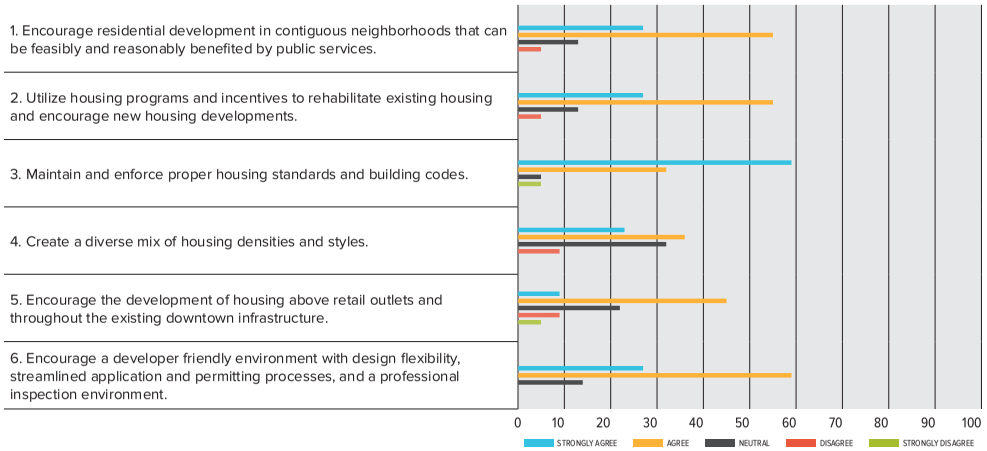
HOUSING & NEIGHBORHOODS

GOAL STATEMENT

Encourage the development of quality, affordable housing for residents of all income levels, while ensuring the livability of existing housing in existing neighborhoods.

GOAL STATEMENT SCORE 8.18

THIS OBJECTIVE IS IMPORTANT FOR THE HOUSING AND NEIGHBORHOODS GOAL AND THE TOWN OF SYRACUSE.



COMMENTS

- Revisit residential codes and ordinances relating to raising small animals. Currently not allowed.
- There seems to be a substantial need for low income housing for single parent households.
- Middle Class affordable housing for young professionals is low in the Syracuse area. Most young families choose to live elsewhere because of the quality of the housing that is available or because of the inflated prices of the housing that is available.
- Syracuse should develop housing to reflect a middle class to upper middle class area. Wages should reflect the same so those who work in Syracuse also live in Syracuse. Do away with slumlord housing.

OBJECTIVES

HOUSING & NEIGHBORHOODS

STRATEGY IMPORTANCE	Not Important/ Remove	Important	Top 3 Most Important
1. Allow for flexible design and mixed residential use development with the use of Planned-Unit Developments (PUD).	5	15	2
2. Create flexible ordinances that eliminate redundant requests to the Board of Zoning Appeals.	2	11	9
3. Adopt zoning ordinances requiring green space and common open space within residential developments.	3	10	9
4. Support options to investigate and designate properties that qualify for state and national historic designations.	3	17	2
5. Investigate feasibility and options to provide housing incentives for rehabilitation of older residential structures.	1	8	13
6. Encourage housing developments with housing price points between $125-$150k for young families and single family households.	4	11	7
7. Support the creation of a volunteer organized and run Keep Syracuse Beautiful organization that is dedicated towards keeping the Town clean and beautiful throughout public and open spaces.	3	13	6

COMMENTS

- Most young people around here cannot afford houses at half of $125k price. How about low income housing selling for around $70K? Rehabbed older homes, and small starter homes are what is needed to keep young people in the community.
- I previously lived in a city that had a “Healthy City” initiative that incorporated a lot of these things including beautification, mixed-use development, parks and trails.

STRATEGIES

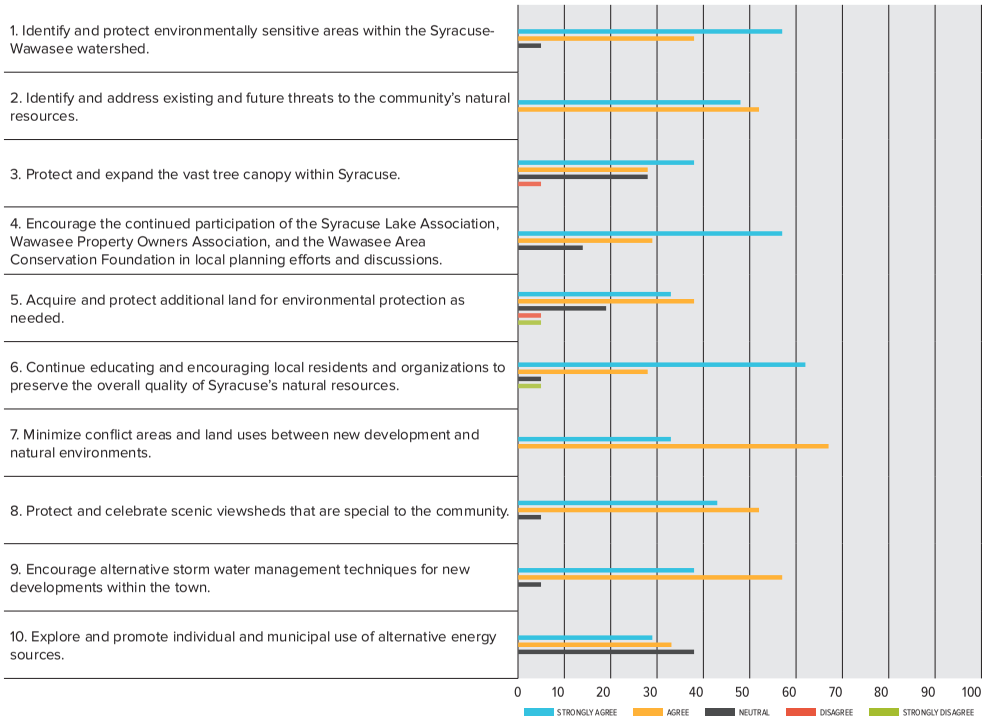
ENVIRONMENT & SUSTAINABILITY

GOAL STATEMENT

Promote an ecologically sound community by ensuring protection of the natural environment to keep and maintain the natural features, resources, and character of the community.

GOAL STATEMENT SCORE 8.48

THIS OBJECTIVE IS IMPORTANT FOR THE ENVIRONMENT AND SUSTAINABILITY GOAL AND THE TOWN OF SYRACUSE.



COMMENTS

- Protect Lake Wawasee...Indiana's Largest Natural Lake

OBJECTIVES

ENVIRONMENT & SUSTAINABILITY

STRATEGY IMPORTANCE	Not Important/ Remove	Important	Top 3 Most Important
1. Support local environmental groups to discuss local challenges to form a stronger political voice when issues affecting the lakes are presented to the community.	3	12	6
2. Encourage ad hoc membership or representation from each local environmental group to act as liaisons between organizations promoting lake preservation.	5	13	3
3. Support any program to assist in obtaining conservation easements on identified properties that are vital to lake enhancement and preservation.	6	10	5
4. Support efforts by the Wawasee Area Conservancy Foundation that is beneficial to the Syracuse area where the town can align its efforts.	1	14	6
5. Update emergency preparedness plan for potential train derailment near lakes and wetlands.	0	8	13
6. Continue to annually pursue and achieve the Tree City USA designation.	6	13	2
7. Explore funding opportunities to create a Parks and Recreation Master Plan for Syracuse.	1	12	8
8. Explore additional recreation activities and amenities to enhance the usage of existing parks.	1	14	6
9. Explore the addition of Solar Farms within the new Technology Park Campus as a source of alternative energy.	11	10	0
10. Update existing Town Design Standards to require improved landscaping requirements.	5	15	1

COMMENTS

- Solar farm may be a good use for the "technology park".

STRATEGIES

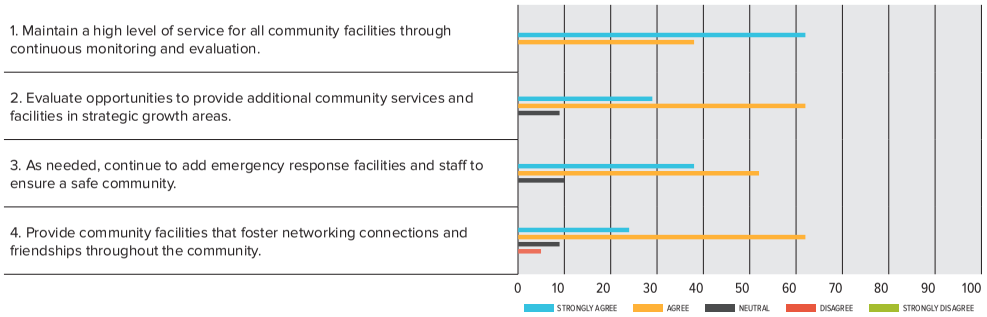
COMMUNITY SERVICES & FACILITIES

GOAL STATEMENT

Ensure high-quality, efficient, and effective public facilities and services, emergency response services, and community support services to address the needs of both existing and potential future residents.

GOAL STATEMENT SCORE 8.48

THIS OBJECTIVE IS IMPORTANT FOR THE COMMUNITY SERVICES AND FACILITIES GOAL AND THE TOWN OF SYRACUSE.



COMMENTS

- We have the best fire and EMS services in the county.

OBJECTIVES

COMMUNITY SERVICES & FACILITIES

STRATEGY IMPORTANCE	Not Important/ Remove	Important	Top 3 Most Important
1. Expand activities at the Community Center with a building addition to house more youth focused activities.	5	6	10
2. Depending on the status of the Syracuse Elementary School, may explore purchase of bare ground north of Community Center for expanded park facilities.	6	10	5
3. Explore public-private partnership opportunities to create a cultural arts center within the old elementary school building.	7	10	4
4. Eliminate parking on both sides of the street on narrow N Harrison Street and N Lake Street to allow space for emergency response vehicles.	5	10	6
5. Re-install fire hydrants in the proper locations throughout downtown for fire safety precautions.	1	10	10
6. Explore retirement opportunities for all town employees.	4	12	5
7. Develop the master plan for Laudeman Park/Veteran's Memorial Park at Crosson Mill.	1	12	8

COMMENTS

- "Eliminate parking on both sides of the street on narrow N Harrison Street and N Lake Street to allow space for emergency response vehicles." Could you eliminate parking on just one side?
- Use elementary school for community use. Not sure of the need for a cultural center, but there is a need for space for additional programs for youth, adults and seniors as well as other community groups.
- The town of Syracuse does not need to spend any money on developing anything at the old elementary school... It should be sold to a private individual if they are interested.

STRATEGIES

ECONOMIC & WORKFORCE DEVELOPMENT

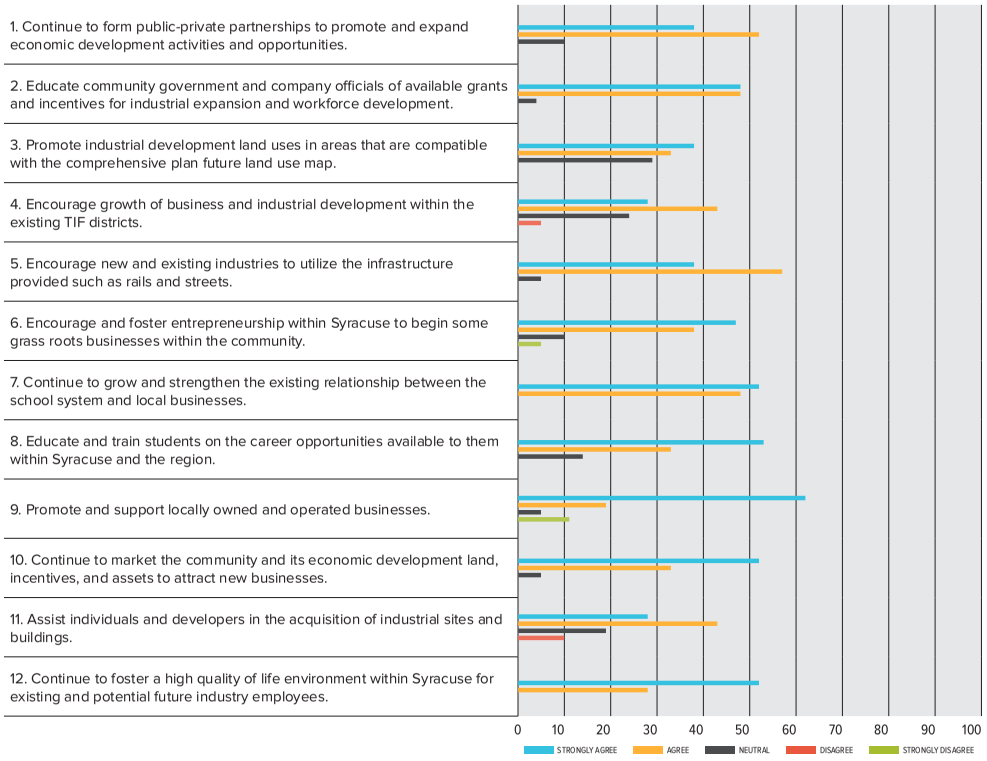
GOAL STATEMENT

Support and encourage the success and growth of the existing businesses and the attraction of new, high quality business opportunities that strengthen and diversity the economy and create jobs and wealth for residents of the community.

GOAL STATEMENT SCORE 8.14

OBJECTIVES

THIS OBJECTIVE IS IMPORTANT FOR THE LAND USE AND DEVELOPMENT GOAL AND THE TOWN OF SYRACUSE.



COMMENTS

- Support efforts of the Wawasee Community School System to foster and promote trade curriculum. Examples...Marine mechanics, welding, plastics, etc.

ECONOMIC & WORKFORCE DEVELOPMENT

STRATEGY IMPORTANCE	Not Important/ Remove	Important	Top 3 Most Important
1. Actively recruit businesses to locate within the industrial park.	2	12	7
2. Construct and improve proper road infrastructure including streets and bridges.	0	11	10
3. Explore public-private partnerships with local businesses and workforce development organizations to identify a business incubator/work space to foster creativity and provide basic start-up business resources.	2	14	5
4. Market and attract tech related businesses to the new Technology Park north of Syracuse.	4	5	12
5. Continually connect school system leaders with local business officials to create additional training opportunities.	0	7	14

COMMENTS

STRATEGIES

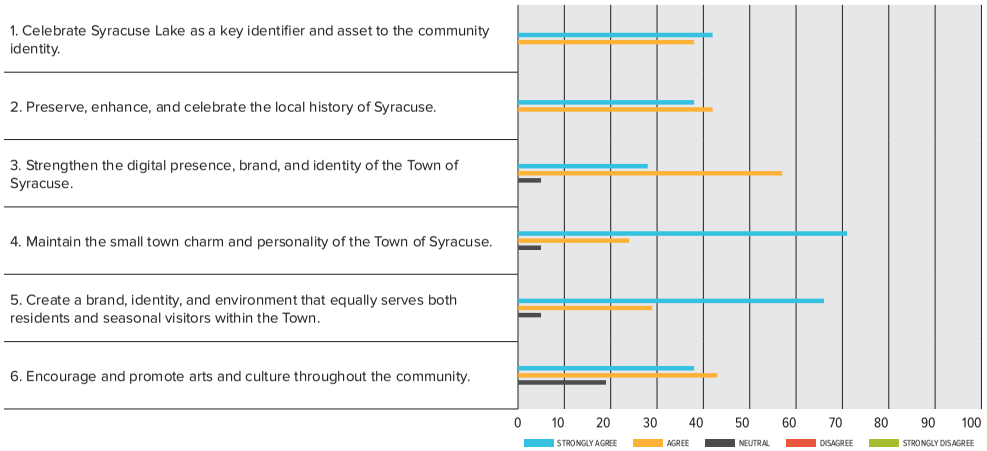
COMMUNITY IDENTITY & TOURISM

GOAL STATEMENT

Create a community brand and identity for the Town of Syracuse to promote a positive and appealing community image for citizens, businesses, and visitors..

GOAL STATEMENT SCORE 8.33

THIS OBJECTIVE IS IMPORTANT FOR THE COMMUNITY AND TOURISM GOAL AND THE TOWN OF SYRACUSE.



COMMENTS

- The farmers market is a big asset to the community.

OBJECTIVES

COMMUNITY IDENTITY & TOURISM

STRATEGY IMPORTANCE	Not Important/ Remove	Important	Top 3 Most Important
1. Support and assist where feasible the planting of landscaped materials in the underutilized right-of-way at the following locations: Long Drive, Huntington Street and Dolan Drive, Huntington Street and CR 29.	2	16	3
2. Work with the railroad to enhance Railroad Avenue corridor from Highway 13 to Kern Road with streetscape improvements including trees and shrubbery to buffer railroad from the street.	2	10	9
3. Continue to expand and install town beautification amenities such as lighting, benches, crosswalks, banners, planters, and signs.	2	9	10
4. Enhance relationship with the Kosciusko County CVB to better market and promote the unique community destinations and assets in and around Syracuse.	1	16	4
5. Update and improve Town website to better market and promote the Town services, assets, and people.	0	16	5
6. Investigate funding opportunities to create a Public Art Master Plan for Syracuse.	10	9	2
7. Develop a town-wide branding logo and design theme to be used throughout the community and beautification projects.	6	14	1
8. Create a Community Gateway and Wayfinding Master Plan to create a unified branding and identity network of signs and gateways unique to the Town of Syracuse.	6	11	4
9. Keep the community informed and updated on an annual basis of the status of the Comprehensive Plan projects through the Town Managers end of the year report and social media and web pages.	1	15	5

COMMENTS

- Syracuse is more like sign city than tree city. How many billboards does the world Need?
- I would like to see some additional beautification, but we have enough decorative lights. In addition to the Kosciusko CVB, find ways to involve the Syracuse Chamber.

STRATEGIES

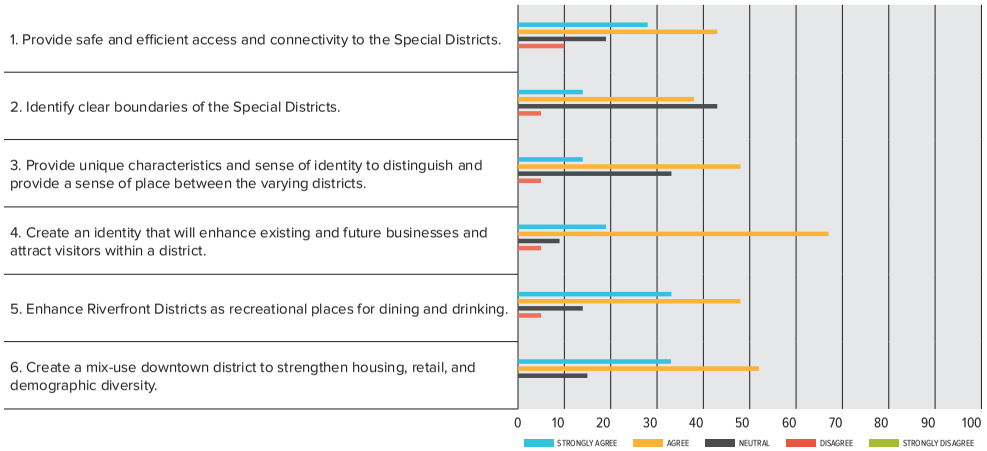
SPECIAL DISTRICTS

GOAL STATEMENT

Create special districts throughout the Town that are harmonious with current land uses and continues the small town charm of Syracuse while creating a unique sense of place through the use of physical developments, land uses, and community aesthetics.

GOAL STATEMENT SCORE 7.71

THIS OBJECTIVE IS IMPORTANT FOR THE LAND USE AND DEVELOPMENT GOAL AND THE TOWN OF SYRACUSE.



COMMENTS

OBJECTIVES

SPECIAL DISTRICTS

STRATEGY IMPORTANCE	Not Important/ Remove	Important	Top 3 Most Important
1. Work with State agencies in encouraging the possible redesign of Highway 13 through the Wawasee Village.	4	10	7
2. Introduce and discuss traffic calming concepts for access roads in Wawasee Village.	4	13	4
3. Encourage common driveways, shared parking, and rear to side access to businesses within the Wawasee Village.	5	13	2
4. Host a series of workshops encouraging community input on ideas to improve the overall look and feel of the specials districts.	9	12	0
5. Incorporate bicycle and pedestrian facilities into the design and identify locations for safe pedestrian friendly crossing points within all Special Districts.	3	8	10
6. Explore and identify appropriate construction materials for new development to create a uniform design and style of the special districts.	5	15	1
7. Encourage public utility companies to relocate or bury visibly intrusive utility lines and poles within the Wawasee Village	1	11	9
8. Create a special overlay district for the area between downtown and the Wawasee Village with design guidelines that protect the historic integrity of the existing homes and businesses.	4	15	2
9. Explore potential uses for the Dolan Property in the Downtown Riverfront District, such as amphitheater or expansion of the artisan/farmers market.	3	15	3
10. Develop an identity for the new Riverfront District on the south side of town in the Wawasee Village area.	6	15	0
11. Identify a maximum number of liquor licenses for each Riverfront District to prevent an excess amount of bars and taverns.	9	7	5

COMMENTS

STRATEGIES

TOWN OF
SYRACUSE
comprehensive plan

AMERICAN
STRUCTUREPOINT
INC.