

# East Buffalo Good Neighbors' Planning Alliance Neighborhood Plan

July 2007

*"Preserving Our Heritage and Planning Our Future!"*

Broadway-Fillmore  
Emerson  
Lovejoy  
Babcock  
Kaisertown

Prepared by the  
East Buffalo Good Neighbors' Planning Alliance (GNPA),  
Denise Herkey-Jarosch and Linda Hastreiter, Co-Chairs,  
as a Component of *The Queen City in the 21st Century:  
Buffalo's Comprehensive Plan*



East Buffalo Good Neighbors' Planning Alliance

c/o HomeFront, Inc.

560 Delaware Avenue, Suite 101

Buffalo, New York 14202

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July 20, 2007

Dear Friend of East Buffalo:

Thank you for your interest in the East Buffalo Good Neighbors' Planning Alliance (GNPA) Neighborhood Plan, July, 2007! This plan, "Preserving Our Heritage and Planning Our Future!", is East Buffalo's vision of renewal. For a definition of "GNPA", see page vi. For a map of the East Buffalo GNPA, see page 1. Through several open summits, speaker engagements, and community meetings, many ideas and interests have been presented. To learn more about our neighborhood planning process, see Section 2 starting on page 3.

In addition to public participation, this plan features an in-depth neighborhood and demographic trend analysis for each of the five neighborhoods in the East Buffalo GNPA -- Broadway-Fillmore, Emerson, Lovejoy, Babcock, and Kaisertown. These start on page 7.

Then you will find East Buffalo-wide neighborhood priorities, goals and strategies reflected in Section 4 starting on page 68. This Section then proceeds to address each of the five neighborhoods, since our GNPA is made up of many diverse communities and some ideas are neighborhood-specific.

All strategies are then prioritized for implementation beginning in Section 5 on page 157. The result is that there are 58 high priority strategies or strategy groupings which will be the initial focus of GNPA efforts, out of a total of 164. Priorities will be updated annually: how this will occur is discussed on page 187. Potential partners and funding sources follow in Section 6, and the Appendix includes additional demographic statistics, a reprint of our neighborhood survey, a large GNPA map, and references to both relevant previous plans and GNPA-endorsed plans and concepts.

This plan has already proven its value, yielding many successes for East Buffalo. For example, the plan has been the basis of grant applications which have been approved for funding, bringing new community programs like the Department of Justice's Lower East Side Weed & Seed program to the area; it has been used to improve the St. Stanislaus Gardens and Crescent Village infill housing development proposals; it was the basis of an effort to keep School 43 from closing – School 43 is not only being kept open, it is expanding grade levels, becoming a Discovery School, and is planned for renovation! Many more successes await us. For more information or to join in our efforts, please feel free to contact Linda Hastreiter, East Buffalo GNPA Co-Chair, at 892-3084 or me at either 856-2952 or e-mail [dhjarosch@homefrontbflo.org](mailto:dhjarosch@homefrontbflo.org).

Sincerely,

Denise Herkey-Jarosch  
Co-Chair of the East Buffalo GNPA

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# **Executive Summary**

## ***East Buffalo GNPA Neighborhood Plan***

The East Buffalo Good Neighbors' Planning Alliance (GNPA) is one of eleven GNPA communities. Covering 5.2 square miles and containing just fewer than 34,000 residents, the East Buffalo GNPA is comprised of five distinct neighborhoods—Broadway-Fillmore, Emerson, Lovejoy, Babcock, and Kaisertown. The physical boundaries of East Buffalo include: Smith Street to the west, Best Street and Walden Avenue to the north, the City line to the east, and the I-190 and the Buffalo River to the South.

The Good Neighbors' Planning Alliance is a neighborhood based planning process that seeks to actively involve citizens in the creation of action plans for their communities. Mayor Anthony Masiello approved the GNPA initiative in August 2001, as part of the City of Buffalo's work in completing a Comprehensive Plan. The GNPA is an empowering structure as community members are given an official role in determining the future direction of their own neighborhoods.

The mission of each Good Neighbors' Planning Alliance is to:

- Include diverse individuals and groups in the process of improving the community;
- Establish new partnerships within the community;
- Improve conditions of the built environment such as housing, education, and recreation;
- Improve public policies and services that impact the community; and
- Improve the quality of life for all.

The East Buffalo GNPA representatives consist of residents and community stakeholders who volunteer from the Broadway-Fillmore, Emerson, Lovejoy, Babcock, and Kaisertown neighborhoods. Some participants are officers in various community organizations or represent church groups while others are local business leaders.

Noting the diversity of the five neighborhoods within the East Buffalo GNPA, this area in many ways epitomizes the working-class and immigrant neighborhoods that inhabited America's great industrial cities during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Narrow side streets contain modest homes and are frequently punctuated by magnificent churches. Well-mannered brick and wooden structures line the lengthy commercial thoroughfares, offering basic services to nearby residents. Rail lines meander like rivers of iron, forming man-made barriers between neighborhoods and bridging streets in wide viaducts. Located near the rails are many factories and warehouses, both old and new, where generations of East Buffalo residents have labored.

Not only does East Buffalo reflect Buffalo's prosperous industrial heritage, it also reflects the impacts of deindustrialization and suburbanization that dominated the last half of the 20<sup>th</sup> century in all American cities. Vacant housing, empty storefronts, and shuttered factories affect each of East Buffalo's neighborhoods to varying degrees. Although the individual neighborhoods of East Buffalo are unique places, each with a distinct character, they all share in the

consequences of negative forces that, in the past few decades, have caused numerous difficult issues and struggles. For example:

### **Population**

- All neighborhoods have lost at least 1/3 of their residents since 1970.
- Population decline accelerated in most neighborhoods during the 1990s (after a slowdown in the 1980s).

### **Age**

- All neighborhoods lost at least 1/3 of their young adults (ages 20-34) during the 1990s.
- The proportion of the population that is under age 19 is greater today, in all neighborhoods, than at any time since 1970.

### **Housing**

- Despite declines in the total number of housing units due to demolitions and conversions, vacancy rates today are higher, in all neighborhoods, than at any time in recent history. In addition, home ownership has fallen in all neighborhoods since 1980.

### **Education**

- All neighborhoods have seen dramatic increases over the past 30 years in the percentage of residents who are high school graduates.
- The percentage of residents with at least 4 years of college is well below the City average of 18% in each of East Buffalo's five neighborhoods.

### **Labor Force**

- A higher proportion of neighborhood residents are working in the suburbs than ever before (close to 50%, on average, for East Buffalo).
- The proportion of workers engaged in manufacturing has fallen dramatically in the past 30 years, while service and sales jobs now employ more than half of the workers in all neighborhoods.

### **Income/Poverty**

- Almost all neighborhoods had median household incomes below the City average in 2000, and those incomes grew slower than those in the rest of the City during the 1990s.

Because these neighborhoods have some concerns in common, it is fair to say that they also share a desire for improvement. Some interests include a desire for well-maintained parks, safe streets, good schools, a clean environment, and the amenities that make a neighborhood not just a place to live, but a place to thrive. Ultimately, the neighborhoods of East Buffalo share a common future, recognizing that neighborhoods neither decline nor prosper in isolation. The East Buffalo Good Neighbors' Planning Alliance provides a forum through which these commonalities are acknowledged and confronted by East Buffalo's own citizens. It is a means by which these diverse places can form a united front, collective in its goals, influential by its sheer size and formidable in the fight for resources to achieve its goals.

Over the past five years, the East Buffalo GNPA has consistently sought out support for and input on the development of the neighborhood plan from all residents and stakeholders within

the alliance's five neighborhoods. The East Buffalo GNPA gathered information for the draft neighborhood plan through surveys, community planning summits, a neighborhood and demographic trend analysis and a series of East Buffalo GNPA planning committee meetings.

During the neighborhood planning process, residents and community stakeholders defined seven important neighborhood priorities: (1) Police and Public Safety (2) Parks and Environment (3) Public Works (4) Economic Development and Historic Preservation, (5) Schools, Libraries, and Youth, (6) Housing and Vacant Lots, and (7) Transportation. This Neighborhood Plan identifies the goals, strategies, and activities for each priority.

It is intended for several goals, strategies, and activities outlined under each neighborhood priority to be implemented over a time period of one to ten years; others will be ongoing. Action groups will be created to work on the actual implementation of the East Buffalo GNPA Neighborhood Plan's initiatives. Each action group will focus on a specific neighborhood priority. As the lead coordinating organization, the East Buffalo Good Neighbors' Planning Alliance will oversee the entire plan. Agency and organizational sponsors will assist the East Buffalo GNPA with facilitating the action groups. These sponsors will help coordinate meetings and document progress. Community meetings were held in September 2004 to present the draft Neighborhood Plan to East Buffalo. Residents and stakeholders in attendance at those meetings were encouraged to sign up for an action group(s) or to become a sponsor.

In late 2006/early 2007, a Planning Subcommittee undertook the task of prioritizing the approximately 200 strategies in the draft Neighborhood Plan, so that energies could be focused on the most important and feasible strategies. After the Planning Subcommittee held three work sessions and attendees at the GNPA General Meeting reviewed the process and results on January 16, 2007, prioritization was completed on all strategies. The result is that there are 58 high priority strategies which will be the focus of plan implementation, as reflected in Section 5 of this document.

The East Buffalo GNPA will hold annual meetings in each of the five GNPA communities each year to evaluate status of their implementation process. All participants will review the actions of the past year and set the course for the upcoming year. The principal goal of the East Buffalo Good Neighbors' Planning Alliance during the implementation phase will be to maintain momentum toward creating positive change for East Buffalo, in ways consistent with the City comprehensive plan "The Queen City in the 21st Century: Buffalo's Comprehensive Plan".

This plan, "Preserving Our Heritage and Planning Our Future!", is East Buffalo's vision of renewal. Representing the rich diversity that is Buffalo, the East Buffalo GNPA has had the opportunity to broach many important issues. Through several open summits, speaker engagements, and community meetings, many ideas and interests have been presented. We trust that the strategies to address them as represented in this plan will become part of "The Queen City in the 21st Century: Buffalo's Comprehensive Plan". Indeed, the quality of life for all the City of Buffalo's residents and taxpayers will be vastly improved upon the adoption of the interests supplied throughout this document.

## Section 1: Introduction

East Buffalo is one of eleven Good Neighbors' Planning Alliance (GNPA) communities. Mayor Anthony Masiello passed the GNPA initiative in August 2001, as part of the City of Buffalo's ongoing efforts towards the creation of the City's Comprehensive Plan. The Good Neighbors' Planning Alliance is a neighborhood-based planning process that seeks to actively involve citizens in the restructuring, rebuilding, and renewal of their community. This process culminates in the design of a community based action plan that outlines the vision of each GNPA community. Underlying this whole process is an avenue of empowerment provided by the GNPA, through which community members get an official voice in determining the future direction of their own neighborhoods.

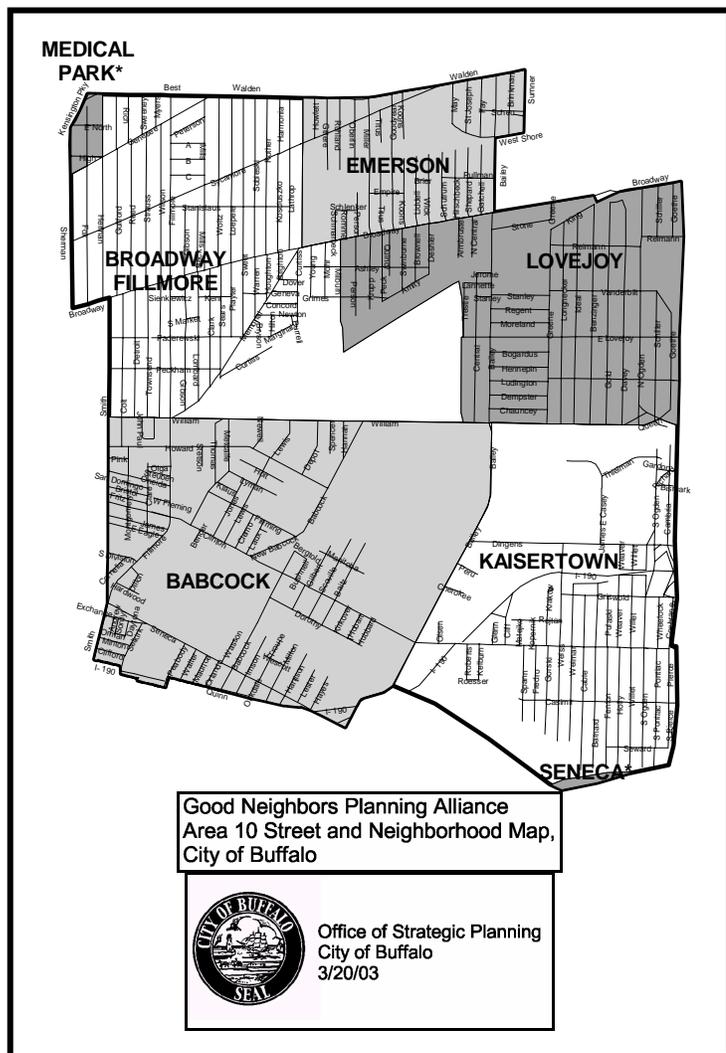
The mission of each Good Neighbors' Planning Alliance is to:

- Include diverse individuals and groups in the process of improving the community;
- Establish new partnerships within the community;
- Improve conditions such as housing, education, recreation and the physical environment;
- Improve public policies and services that impact the community; and
- Improve the quality of life for all.

The East Buffalo Good Neighbors' Planning Alliance (GNPA) is one of the most diverse planning communities. Crossing the threshold of several boundaries, this GNPA is able to plan for a number of interests and concerns. Many of these topics are relevant to a wider base of citizens across the City of Buffalo, thereby impacting a larger section of residents and taxpayers upon implementation in the Comprehensive Plan.

The East Buffalo GNPA is comprised of dedicated volunteer representatives, mostly residents and community stakeholders, from primarily each of the five neighborhoods as shown in the map at right: Broadway-Fillmore, Emerson, Lovejoy, Babcock, and Kaisertown. (See Appendix C for a larger map.)

Some participants are officers in various community organizations or represent church groups while others are local business leaders.



The East Buffalo GNPA has embraced the vision of “Preserving Our Heritage and Planning Our Future!” This vision has encouraged our diverse group to broach many important topics – issues which are important to us as a community. We trust that these issues will be implemented into “The Queen City in the 21st Century: Buffalo’s Comprehensive Plan.” Through the use of open summits, guest speakers, and community meetings, the East Buffalo GNPA has nurtured proactive ideas that if adopted by the City, will improve the quality of life for Buffalo’s residents and taxpayers.

## Section 2: Neighborhood Planning Process



The process of community planning involves the active involvement of citizens including the local residents and stakeholders, city departments, community organizations and institutions. It is necessary for successful planning that all parties are involved to address development, land use planning and service delivery issues. Each Good Neighbors' Planning Alliance follows a strategic planning process led by the community residents themselves and engages in the following activities:

- Establishing an organizational framework;
- Gathering information about their community;
- Creating a vision for their community;
- Establishing goals to achieve the vision;
- Developing a plan in partnership with community stakeholders;
- Implementation; and
- Evaluating progress and updating the plan when necessary.

Over the past five years, the East Buffalo GNPA has consistently sought out support for and input on the development of the neighborhood plan from all residents and stakeholders within the alliance's five distinct neighborhoods. The GNPA maintains a current database of block group leaders, community based organizations, local businesses, individual residents, local council members, neighborhood churches, local city service providers and community schools in order to disseminate key planning materials to all stakeholders. The East Buffalo GNPA gathered information for the draft neighborhood plan through surveys, community planning summits, a neighborhood and demographic trend analysis and a series of East Buffalo GNPA planning committee meetings.

- In Fall 2001, Mayor Masiello announces the Good Neighbors Planning Alliance initiative. The East Side GNPA forms and holds monthly meetings at the Lt. Col. Matt Urban Center. The GNPA reaches out to area residents, businesses, the non-profit community and stakeholders seeking their involvement and commitment to the neighborhood planning process.
- In 2002, the East Buffalo GNPA sets a year-long meeting calendar. The group decides to be identified as the East Buffalo GNPA instead of the East Side GNPA. The members decide that this, along with the design of a letterhead and slogan (*Preserving Our Heritage*

*and Planning Our Future!*), will allow the group to promote and get “buy-in” from the entire community for the planning process. Linda Farrow, neighborhood resident, serves as the first chairperson of the East Buffalo GNPA. The group sponsors an East Buffalo GNPA fall open house. Community stakeholders are invited to set-up tables at the Lt. Col. Matt Urban Center. Videos of other successful citizen-based planning projects are played and general GNPA information is available to the public.

- In 2003, the East Buffalo GNPA submits a Quality of Life agenda to the Office of Strategic Planning. The agenda outlines priority items that the group continues to discuss and intends to include in the neighborhood plan. The GNPA and the NY International African Institute co-sponsor a Multi-Ethnic Heritage Conference. The goal of the conference is to educate and reach out to all segments of our area. The City of Buffalo releases a copy of their Comprehensive Draft Plan. The group reviews and reacts to the plan and meets with Mr. Timothy Wanamaker, Executive Director of the OSP, to offer their suggestions for modifications. Yuri Hreshchyn and Norm Bakos volunteer to serve as interim co-chairs until the group selects official co-chairs. Linda Duvall and Christina VanGhle are elected to serve as the GNPA co-chairs. The group decides to alternate meeting sites between Iron Island Preservation Society office and the Matt Urban Center.
- In the fall of 2003, an East Buffalo GNPA neighborhood survey (see Appendix B) is created and distributed to block clubs and local churches. Approximately 50 surveys were completed. The surveys ask residents and community stakeholders how they feel housing, schools, parks, commercial districts and city services could be improved. The survey also asks individuals to comment on the strengths and weaknesses of their neighborhood and what changes they would like to see.
- On October 18, 2003, 40 East Buffalo residents in collaboration with Eastside PRIDE take a tour of East Buffalo’s parks. The residents evaluate each park’s frequency of use, condition, safety and quality of equipment.
- The GNPA held two community planning summits: one on Friday, April 23, 2004 at the Iron Island Preservation Society and one on Saturday, April 24, 2004 at the Broadway Market. Both summits were divided into sessions on the topics of (1) housing, schools, and vacant lots; (2) economic development and historic preservation; (3) parks; (4) police and public safety; and (5) environment and public works. Block group leaders, community based organizations, local businesses and individual residents as well as local, county and state legislatures and executives were invited to the summits. Approximately 30 residents and community stakeholders representing local non-profits and colleges and representatives from the City of Buffalo’s Office of Strategic Planning attended both meetings. Minutes from the summit were mailed to all attendees with an invitation to attend a meeting on May 3, 2004 at the Iron Island Preservation Society to further discuss ideas gathered at the summits.
- In May 2004, University of Buffalo intern Peter Lombardi completes the East Buffalo neighborhood and demographic trend analysis.

- Individuals who attended the May 3, 2004 meeting at the Iron Island Preservation Society form the East Buffalo GNPA Community Planning Committee. The planning committee members meet twice a month from May through August to review and finalize recommendations from the neighborhood priorities identified at the summits: police and public safety, parks, environment and public works, economic development and historic preservation, schools and youth, and housing and vacant lots. Each meeting focuses on a different topic. The planning committee also works to establish a timeline for the neighborhood plan as well as identify potential partners and resources. Intern Jill Shuey assists in writing the draft plan.



- Draft neighborhood plan completed the end of August 2004.

- At the end of September 2004, the East Buffalo GNPA planning committee holds three community meetings giving the larger alliance community an opportunity to review the draft neighborhood plan and provide feedback.



- The GNPA planning committee meeting on October 5, 2004 reviews the feedback from the September community meetings and incorporates those comments into the neighborhood plan.

- October 2004, an East Buffalo GNPA draft neighborhood plan is submitted to the City of Buffalo's Office of Strategic Planning (OSP) for review.



- January 25, 2005, OSP's review and recommendations are received.

- March 2005, Linda Hastreiter and Denise Herkey-Jarosch were elected as co-chairs.

- June 2005, OSP assigned Katherine Boger as intern to East Buffalo GNPA to assist in the revisions and updates to the neighborhood plan.

- January 2006, East Buffalo GNPA plan committee worked on revisions to neighborhood plan with the assistance of Lovejoy District NRS intern Jill Babinski.

- The neighborhood plan was re-submitted to OSP Planners on April 27, 2006.

- OSP Planners completed a review of the plan in June, 2006, and shared recommendations with representatives from the GNPA in August, 2006.
- Those recommendations led to a series of meetings to prioritize strategies in the plan, held by the Neighborhood Planning Subcommittee on November 13, 2006, December 11, 2006, and January 9, 2007. Those prioritizations were reviewed by the GNPA membership at the GNPA General Meeting on January 16, 2007 and approved.
- Revisions to the plan were completed in July, 2007.

During each step of the East Buffalo GNPA neighborhood planning process, consensus was built through open and honest communication and dialogue. Every attempt was made by the GNPA members to make sure residents and community stakeholders felt welcome to attend community planning summits and GNPA planning committee meetings. All concerns and recommendations were given equal value and seen as valid strategies and activities for the neighborhood plan, and all strategies were reviewed carefully as part of the strategy prioritization process undertaken as a result of OSP recommendations shared in August, 2007. The East Buffalo GNPA strived throughout the process to address the two development priorities identified in the City of Buffalo's Comprehensive Plan: **first to fix the basics and second to build upon the assets.**

## **Section 3: Neighborhood and Demographic Trend Analysis**

### **East Buffalo Overview**

Covering 5.2 square miles and containing just fewer than 34,000 residents, East Buffalo is comprised of five distinct neighborhoods—Broadway-Fillmore, Emerson, Lovejoy, Babcock, and Kaisertown. These communities collectively form the East Buffalo Good Neighbors' Planning Alliance. The physical boundaries of East Buffalo include: Smith Street to the west, Best Street and Walden Avenue to the north, the City line to the east, and the I-190 and the Buffalo River to the South.

In many ways, the dimensions of this GNPA epitomize the historical working-class and immigrant neighborhoods that developed within America's great industrial cities during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Characterized by its narrow side streets and lengthy commercial thoroughfares, the region consists of modest homes and magnificent churches. In addition, well-mannered brick and wooden structures line the streets, offering basic services to nearby residents. Adding to the rich texture of this community are the rail lines that meander like rivers of iron, forming man-made barriers between neighborhoods and bridging streets in wide viaducts. Aligned with these railways many factories and warehouses, both old and new, where generations of East Buffalo residents have labored.

On the other hand, East Buffalo also reflects the forces of deindustrialization, decentralization, and suburbanization that permeated the latter half of the 20<sup>th</sup> century in all American cities. Vacant housing, empty storefronts, and shuttered factories affect each of East Buffalo's neighborhoods to varying degrees. Although each of the five neighborhoods of the East Buffalo GNPA are unique, they have all felt the impact by the common destructive forces of the past few decades and, as a result, share a number of common issues and struggles.

#### **East Buffalo**

##### **Population**

- 1/3 of residential loss since 1970
- accelerated decline during the 1990s
- 1/3 loss of young adults (ages 20-34) during the 1990s
- larger proportion of residents under age 19 is greater today than at any time since 1970

##### **Housing**

- higher vacancy rates today, than at any time in recent history
- decline in home ownership since 1980

##### **Education**

- increases over the past 30 years in the percentage of residents who are high school graduates
- percentage of residents with at least 4 years of college is far below the City average of 18%

##### **Labor Force**

- higher proportion of neighborhood residents working in the suburbs (close to 50%, on average)
- decrease in the proportion of workers engaged in manufacturing over the past 30 years
- service and sales jobs now employ over half of the workers

##### **Income/Poverty**

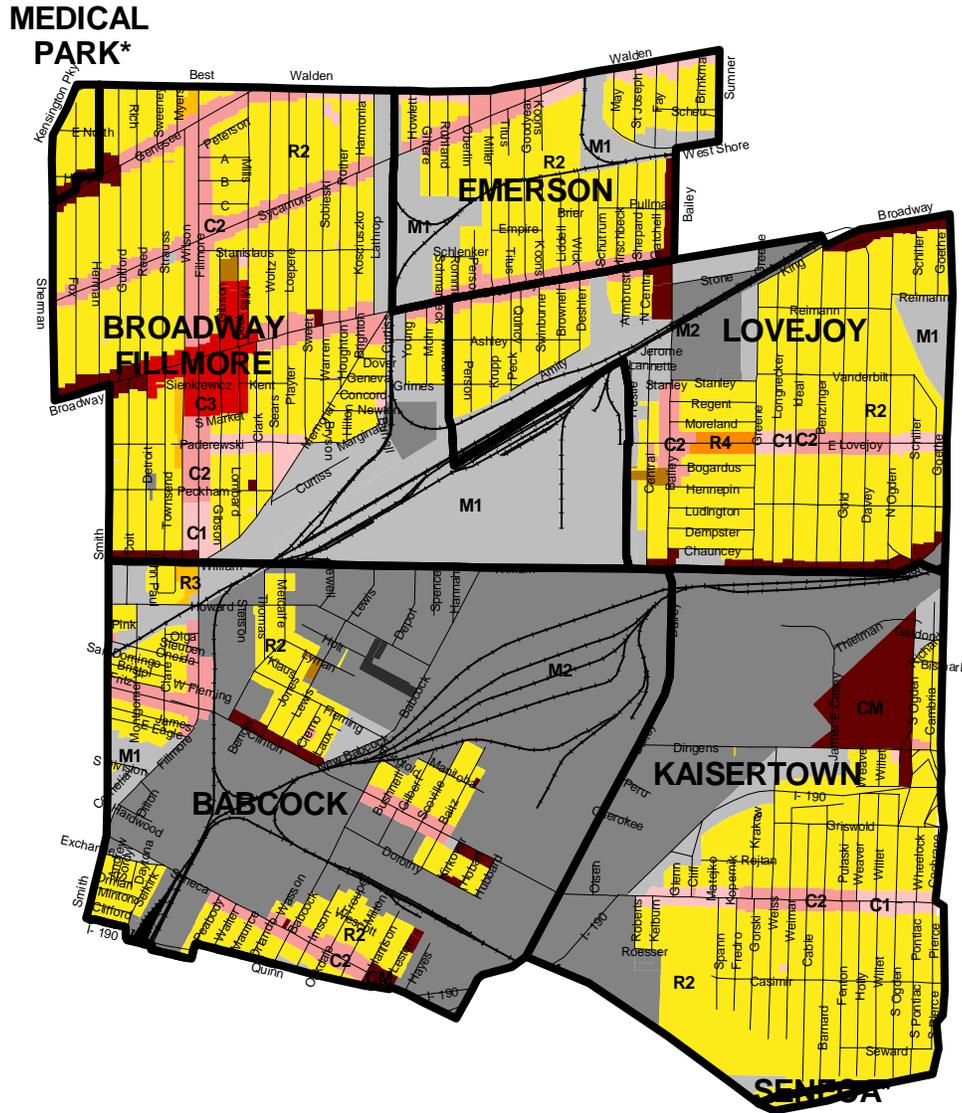
- median household incomes below the City average in 2000
- incomes grew more slowly during the 1990s than incomes in the rest of the City

As the neighborhoods of East Buffalo share common struggles, so do they share common interests. These interests include a desire for well-maintained parks, safe streets, good schools, a clean environment, and the amenities that make a neighborhood not just a place to live, but a place to live well. In short, the neighborhoods of East Buffalo envision a shared future, recognizing that neighborhoods rarely decline or prosper in isolation.

The East Buffalo GNPA provides a forum through which East Buffalo's neighborhoods may acknowledge their commonalities as well as their dissimilarities. It is a means by which these diverse places can form a united front, collective in its goals, influential by its sheer size and formidable in the fight for resources to achieve its goals. In order to more fully understand the makeup of this GNPA, it is necessary to gain a better understanding of each neighborhood by itself. The following are analyses of the social and economic trends that have affected each neighborhood since 1970. While certain trends have affected different neighborhoods to varying degrees, it remains clear that many trends are shared by the neighborhoods of East Buffalo.

# East Buffalo Zoning and Transportation Map

The East Buffalo Zoning and Transportation Map shows the relationship of zoning to transportation. Residential zoning is bordered by commercial zoning, both present along street networks. Industrial zoning shares space with railroad networks. Transportation is further discussed in Section 4.



## EAST BUFFALO GNPA ZONING AND TRANSPORTATION

Comprehensive and Community Planning  
Office of Strategic Planning  
City of Buffalo  
4/2006

- LEGEND**
- STREET
  - RAILROAD\*\*
  - PLANNING NEIGHBORHOOD
  - ZONING**
  - Neighborhood Business District - C1
  - Community Business District - C2
  - Central Business District - C3
  - General Commercial District - CM
  - Light Industrial District - M1
  - General Industrial District - M2
  - Heavy Industrial District - M3
  - One-Family District - R1
  - Dwelling District - R2
  - Dwelling District - R3
  - Apartment District - R4
  - Apartment-Hotel District - R5

\*Only areas of this neighborhood located inside the GNPA boundary are shown on this map.

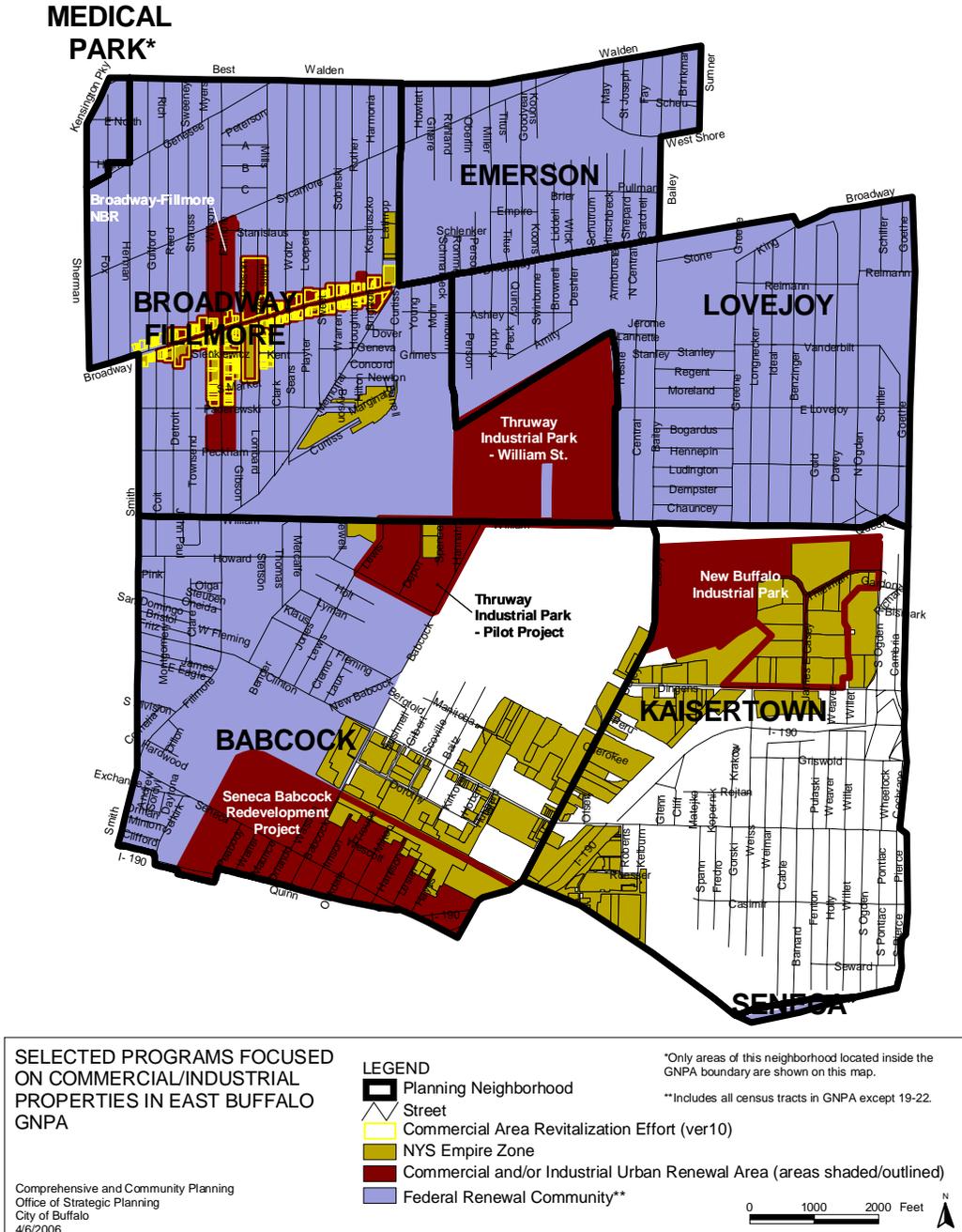
\*\*This file or derivative product was created with information copyrighted by the New York State Department of Transportation ©2005.

0 0.25 0.5 Miles



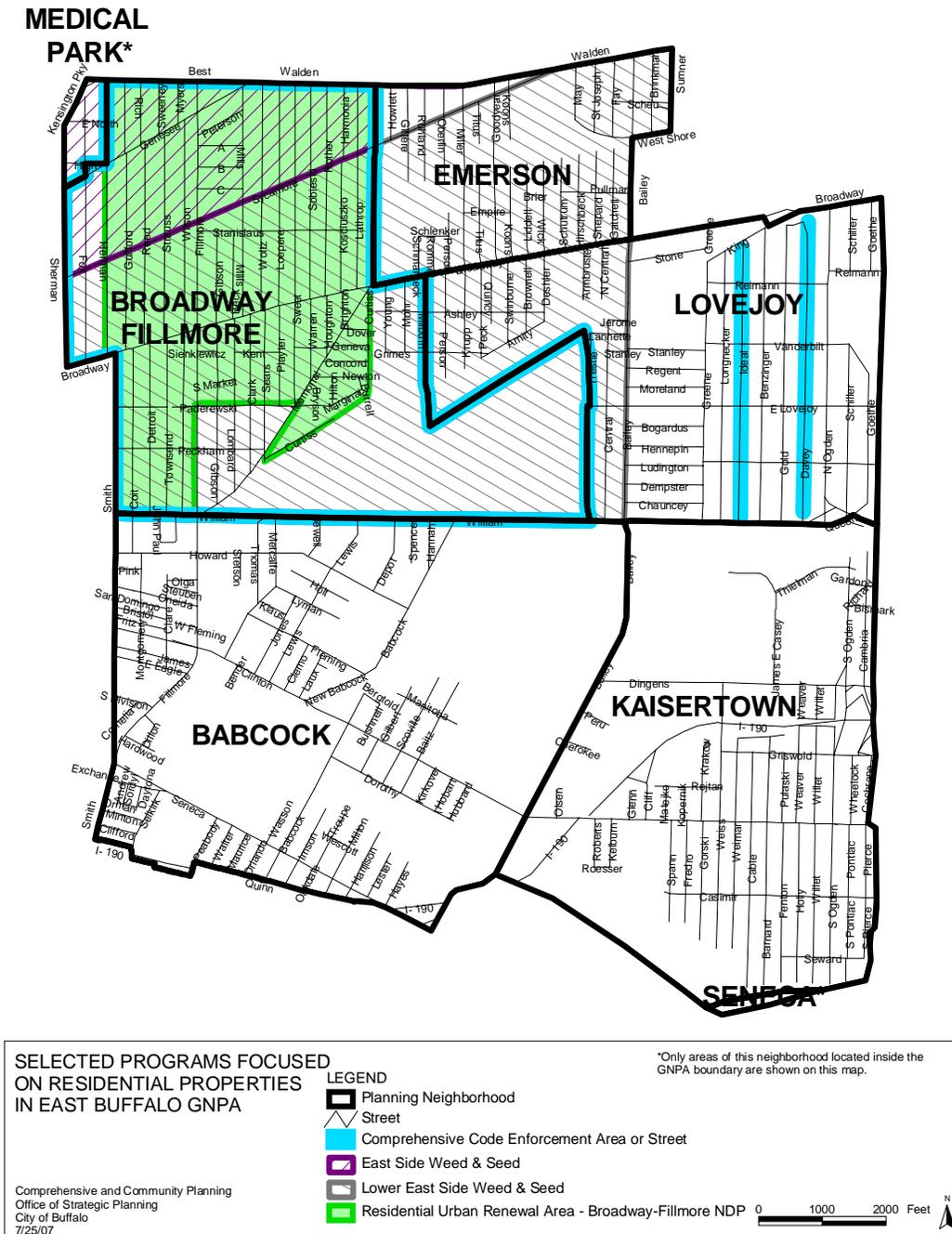
# East Buffalo Selected Programs Focused on Commercial/Industrial Properties Map

The map below shows selected government-sponsored programs dedicated to the improvement of commercial and industrial properties in East Buffalo. Significant economic benefits are available to enterprises located in these areas that qualify.



# East Buffalo Selected Programs Focused on Residential Properties Map

The map below shows selected government-sponsored programs dedicated to the improvement of residential properties in East Buffalo. Comprehensive Code Enforcement, Lower East Side Weed & Seed, East Side Weed & Seed, and Residential Urban Renewal Area designations mean that the benefits of these programs are available in the geographic areas indicated while they are in operation.



## **Broadway-Fillmore**

At the heart of the Broadway-Fillmore neighborhood stands the Broadway Market. In many ways it defines this neighborhood – a fixture of both the past and present, serving generations of Buffalo residents. As one of the oldest public markets in the country, the Broadway Market witnessed the influx of Polish immigrants in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. These are the immigrants who settled in modest homes on streets in the vicinity of the intersection of Broadway and Fillmore Avenue, and who erected the massive and ornate Catholic churches that still dominate the neighborhood's streetscapes. At the end of the booming 1920s, the market watched as the art deco tower of the New York Central Terminal dominated the neighborhood's skyline. The Broadway Market remained strong as the Broadway corridor emerged as a regional commercial hub in the middle of the 20<sup>th</sup> century. The region saw an era where that avenue was lined with numerous department stores and its sidewalks bustled with shoppers from throughout the City.

Today, the Broadway Market is still very much the core of the Broadway-Fillmore neighborhood. Although the neighborhood's Polish population has dwindled, the Central Terminal stands empty (for the time being), and the commercial traffic on Broadway is not what it was a generation ago, the Broadway Market remains a vital crossroad for the neighborhood's residents and visitors alike.

### **Assets and Opportunities**

Even with the decline of the Polish population in recent decades, the neighborhood survived with the benefit of an influx of Black and, more recently, Asian residents. This has kept alive the multicultural feel of a historically international neighborhood. Many community centers and social organizations serve the various communities, creating a rich social fabric that can be used toward the advantage of the whole area. It is not only the people that contribute to the vibrancy of this neighborhood.

Broadway-Fillmore houses many of Buffalo's historic features. Of course, the Broadway Market stands out as one of its most outstanding assets. However, the Broadway Market is only one of many historic buildings, including its numerous churches and the Central Terminal. These symbols of neighborhood heritage anchor Broadway-Fillmore's identity and historic value. They may serve as points around which revitalization efforts can be focused. The rehabilitation of Street Mary of Sorrows Church on Genesee Street into the King Urban Life Center stands as an example of the potential that the neighborhood's historic structures have to rejuvenate their surroundings.

Another asset to the neighborhood is the land north of William Street and east of the Central Terminal. Much of this land was formerly occupied by stockyards and railroad yards. Some of that land has been turned into industrial parks in the past few decades, but many vacant acres still remain. With the redevelopment of former railroad property in East Buffalo being a priority of the City's Comprehensive Plan, this land could accommodate a number of uses beneficial not only to the neighborhood, but also to the City as a whole.

## Weaknesses and Threats

Broadway-Fillmore's weaknesses include increased crime, poverty, and unemployment rates, and housing vacancy rates that far exceed the averages for East Buffalo overall and for the City. The higher than average housing vacancy is largely due to the neighborhood's sharp population loss in recent decades, including a 50% drop between 1970 and 2000. All of these factors have seriously undermined the neighborhood's stability and serve as the greatest threats to the neighborhood's long-term viability.

## Population

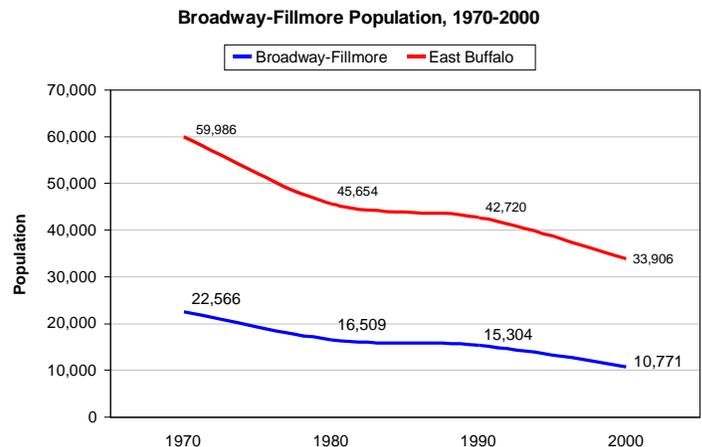
### At a Glance...

- Broadway-Fillmore is East Buffalo's most populous neighborhood.
- The neighborhood experienced a 52% population loss between 1970 and 2000—the greatest rate of loss in East Buffalo.
- Population loss accelerated in the 1990s after a slowdown in the 1980s.

Broadway-Fillmore was East Buffalo's most populous neighborhood in 2000. Its 10,771 residents represented almost one-third of East Buffalo's population. Compared to previous decades, however, Broadway-Fillmore's 2000 population was a significant decline from previous years, and represented the sliding position of the neighborhood's once dominant place within East Buffalo.

Between 1970 and 2000, Broadway-Fillmore experienced a population loss of just over 50%, the greatest rate of decline experienced by any East Buffalo neighborhood and greater than the City's overall rate of decline. In each of those three decades, the rate of population loss in Broadway-Fillmore was more severe than the rate of loss in East Buffalo as a whole. The neighborhood incurred significant losses during the 1970s, and then saw a rapid slowing of its decline in the 1980s, a decade in which Broadway-Fillmore lost population at a lower rate than the City.

The 1990s were marked by a rapid acceleration in the neighborhood's decline, as it lost population at a rate three times faster than the overall City, making the 1990s the neighborhood's worst decade in terms of percent population loss (-29.6%). Both the City and East Buffalo as a whole experienced their greatest losses in the 1970s.



Source: U.S. Census Bureau

## Race and Ethnicity

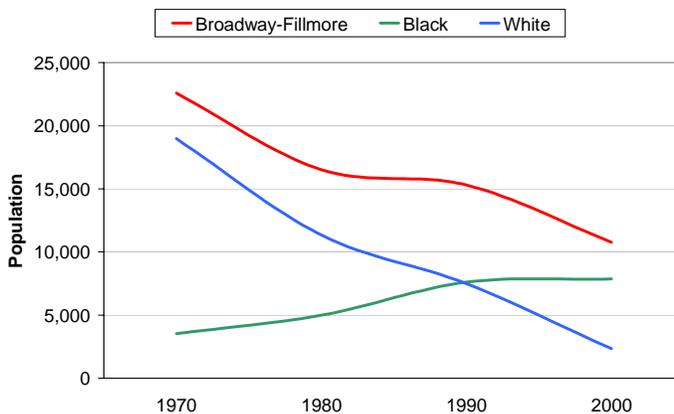
### *At a Glance...*

- Broadway-Fillmore had the highest proportion of Black and Asian residents in East Buffalo in 2000.
- The neighborhood's racial composition shifted from 84% White and 16% Black in 1970 to 73% Black and 22% White in 2000.

Throughout the past three decades, Broadway-Fillmore has been one of East Buffalo's more diverse neighborhoods. In 2000, for example, it had a greater proportion of Black and Asian residents than any other neighborhood in East Buffalo. Broadway-Fillmore's racial and ethnic composition has not, however, remained static over time.

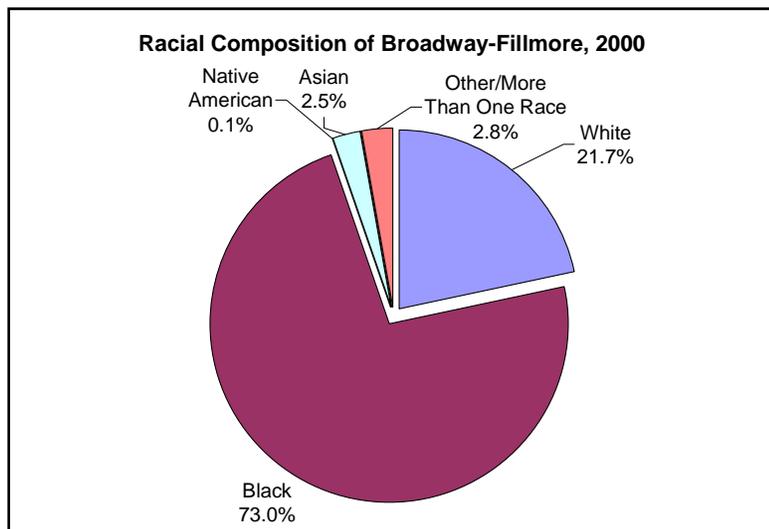
Broadway-Fillmore's racial character has flip-flopped in recent decades, going from 84% White and 16% Black in 1970, to 73% Black and 22% White in 2000. In

**Racial Composition of Broadway-Fillmore, 1970-2000**



Source: U.S. Census Bureau

**Racial Composition of Broadway-Fillmore, 2000**



Source: U.S. Census Bureau

total numbers, the White population declined from 18,968 in 1970 to 2,341 in 2000; the Black population increased from 3,538 in 1970 to 7,859 in 2000. That change occurred at a fairly steady rate over 30 years, with 1990 serving as the point where the White and Black populations were almost equal in number.

The 1990s saw a new development in the neighborhood's diversification as the Asian population made a significant increase—from 25 persons in 1990 to 266 in 2000. At the same time the ethnic Hispanic population experienced a slight decline from 269 to 233 persons. In 2000, almost 3% of neighborhood residents identified themselves to the Census Bureau as being “other” or “more than one race.”

## Age

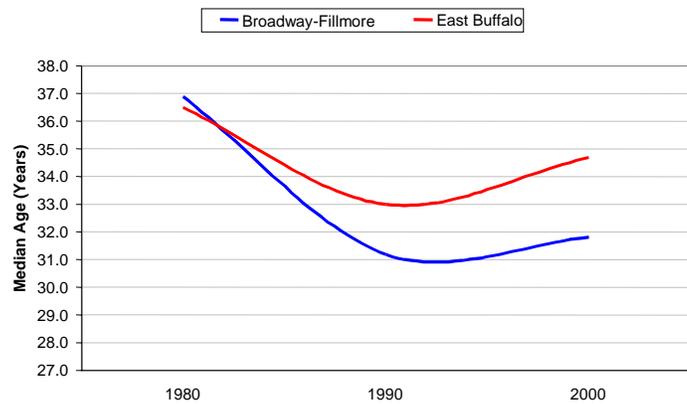
### At a Glance...

- Broadway-Fillmore's population was younger, in 2000, than the overall East Buffalo population and the City.
- The neighborhood's median age declined from 36.9 years in 1980 to 31.8 in 2000.
- The number of young adults (ages 20-34) declined by 52% during the 1990s.

Broadway-Fillmore's population has become more youthful in the past few decades, declining from a median age of 36.9 in 1980 to 31.8 in 2000. In 2000, the neighborhood's median age was younger than that of Buffalo (median age 33.6) and the overall median age of East Buffalo (median age 34.7).

The youth of Broadway-Fillmore is reflected in the fact that, in 2000, persons under the age of 19 comprised 36.2% of the neighborhood, making that age group more dominant than young adults (ages 20-34), middle-aged adults (ages 35-64), and senior citizens (65 and over). Middle-aged adults formed the second largest age group in 2000, followed by young adults and senior citizens.

Median Age of Population in Broadway-Fillmore, 1980-2000



Source: U.S. Census Bureau

During the 1990s, the young adult age group experienced the most significant decline in the neighborhood, falling by 52%. This represents a drastic turnaround from the 1980s when that group actually increased by 7.6% despite the overall decline of the neighborhood's population. The number of senior citizens in the neighborhood fell by a similarly dramatic 46.8% in the 1990s, a much greater rate of decline than seen in previous decades. The number of young persons and middle-aged adults also fell in the 1990s, though at a rate much lower than the neighborhood's overall decline.

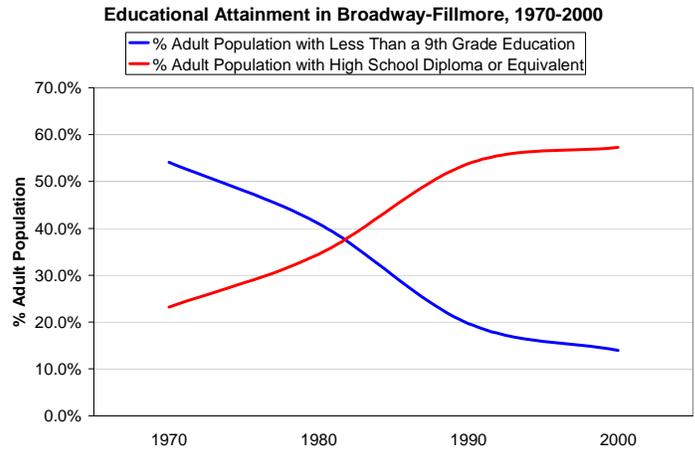
## Education

### At a Glance...

- Education levels in Broadway-Fillmore improved dramatically between 1970 and 2000.
- By all measures, education levels are below East Buffalo and City averages.

In the past three decades, education levels in the Broadway-Fillmore neighborhood have improved significantly. Between 1970 and 2000, the proportion of adults with less than a 9<sup>th</sup> grade education declined from 54.1% to 14.0%. At the same time the percentage of adults with at least a high school diploma increased from 23.2% to 57.3%.

Despite these impressive gains, Broadway-Fillmore's education levels still lagged the City and the overall East Buffalo in 2000, as it did in 1970. The proportion of neighborhood adults with at least a high school diploma (57.3%) in 2000 trailed the rest of East Buffalo (63.7%) and was significantly below the City average (74.6%), while the percentage of adults with less than a 9<sup>th</sup> grade education (14.0%) was slightly above East Buffalo (11.5%) and City (7.9%) averages.



Source: U.S. Census Bureau

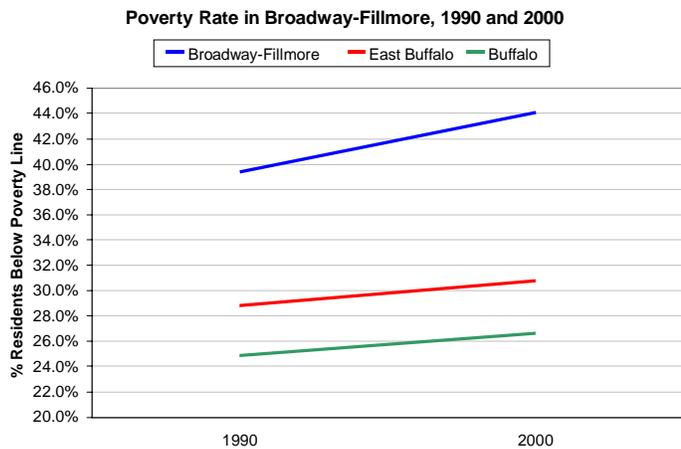
Broadway-Fillmore experienced a setback in its trend of improving education levels in the 1990s with a drop in the proportion of adults with at least a four-year college degree. That proportion, which had increased during the 1970s and 1980s, fell from 6.7% in 1990 to 4.0% in 2000. With that decline, the neighborhood slipped below East Buffalo's average in 2000 (5.7%) and remained well below the City average (18.3%).

## Income and Poverty

### At a Glance...

- Broadway-Fillmore had the highest poverty rate in East Buffalo in 2000.
- For every dollar earned by Buffalo households in 1999, Broadway-Fillmore households earned only \$0.56.

In 2000 Broadway-Fillmore was East Buffalo's most impoverished neighborhood. The percentage of its residents living below the poverty line (44.1%) was significantly higher than East Buffalo (30.8%) and City (26.6%) averages. That condition was reflected in the fact that the median household income in Broadway-Fillmore in 1999 (\$13,807) was 68% of East Buffalo's median income and 56.3% of the City's median figure. In other words, for every dollar earned by households in the City as a whole, Broadway-Fillmore households earned only \$0.56.



Source: U.S. Census Bureau

During the 1990s, poverty in Broadway-Fillmore increased at a faster rate than in overall East Buffalo and the City. As poverty rates increased between 1989 and 1999 from 24.9% to 26.6% in the City and from 28.8% to 30.8% in East Buffalo, the percentage of persons living in poverty in

Broadway-Fillmore increased from 39.4% to 44.1%. Broadway-Fillmore also lost ground to both East Buffalo and the City in the 1990s in terms of income growth, with its median income dropping from 79% to 68% of East Buffalo's median income between 1989 and 1999, and from 68% to 56% of the City's median income.

In 2000, Broadway-Fillmore had the second highest Female Head of Household (no husband) rate in East Buffalo with a rate of 30%. Broadway-Fillmore's Female Head of Household (no husband) rate was higher than both the overall rate of East Buffalo (25%) and the City (14%).

## Labor Force

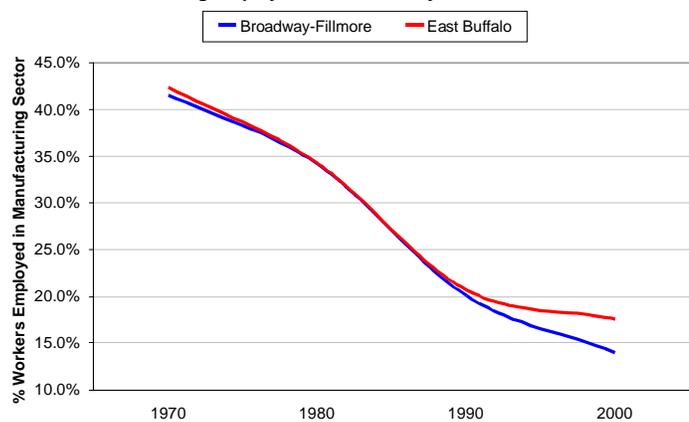
### At a Glance...

- Broadway-Fillmore had East Buffalo's highest unemployment rate in 2000 (19.8%).
- The percentage of workers employed in the manufacturing sector dropped sharply between 1970 and 2000.
- The education, health, and social services sector employed close to one-third of neighborhood workers in 2000.

Broadway-Fillmore's unemployment rate in 2000 (19.8%) was the highest rate among East Buffalo's neighborhoods and much higher than the City average (12.5%). The 2000 rate did not, however, represent a drastic increase over the neighborhood's rate in 1990 (18.7%), or even 1980 (15.1%), although unemployment in Broadway-Fillmore was higher than East Buffalo's average in each of those years.

Between 1970 and 2000, the industry sectors employing Broadway-Fillmore's workers experienced a significant shift. The proportion of the neighborhood's workers employed in manufacturing, for example, fell from 41.6% in 1970 to 14.0% in 2000, a proportion that was slightly above the City-wide rate of 13.1% but below the GNPA average of 17.6%. In 2000, the industry sector with the highest share of Broadway-Fillmore workers was education, health, and social services, employing 31.5% of the neighborhood's labor force.

Manufacturing Employment in Broadway-Fillmore, 1970-2000



Source: U.S. Census Bureau

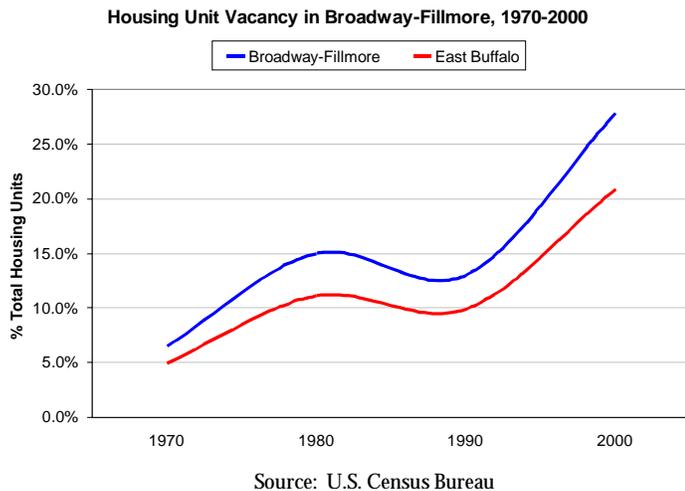
The locations where neighborhood residents were employed also shifted in recent decades, with 30.7% employed in the suburbs in 2000 compared to 21.8% in 1990, although overall East Buffalo and the City saw higher proportions of suburb-bound workers in 2000 (42.6% and 38.8%, respectively).

## Housing

### At a Glance...

- Broadway-Fillmore lost 30.5% of its housing units between 1970 and 2000.
- Vacancy in the neighborhood was much higher, in 2000, than East Buffalo and City averages.
- Owner-occupied homes in Broadway-Fillmore had the lowest median value (\$25,800) of any East Buffalo neighborhood in 2000.

In 2000, Broadway-Fillmore trailed East Buffalo and the City of Buffalo in a number of housing condition indicators. The neighborhood had a much higher rate of housing unit vacancy (27.8%) than East Buffalo (20.9%) and the City (15.7%). Its owner-occupancy rate (32.3%) was lower than East Buffalo (46.0%) and the City (43.5%). And, the median value of the neighborhood's owner-occupied homes (\$25,800 in 2000 dollars) was well below the median figures for East Buffalo (\$39,700) and the City (\$58,800).



Broadway-Fillmore's housing situation in 2000 reflected the neighborhood's ongoing trends of decreasing population and increasing poverty. Although the neighborhood lost 30.5% of its housing units between 1970 and 2000, the rate of vacancy in its remaining units went from 6.5% in 1970, to 13.0% in 1990, to 27.8% in 2000. Owner-occupancy in the neighborhood was lower in 2000 (32.3%) than it was in 1980 (38.8%) or 1970 (37.6%), although it was almost double the aberrational low-point hit in 1990 (17.0%).

## Crime

### At a Glance...

- Broadway-Fillmore had East Buffalo's highest crime rate in 2002, and one of the highest in the City.
- The neighborhood experienced a greater than average drop in its crime rate between 1998 and 2002.

In 2002, Broadway-Fillmore had the highest crime rate in East Buffalo and one of the highest crime rates in Buffalo. Its rate of 267 crimes per 1,000 persons was almost 1.5 times higher than the average rate for East Buffalo and almost twice as high as the City's average crime rate. As high as the crime rate was in 2002, it represented a 16.4% drop from the rate in 1998. That was

the sharpest drop in crime in East Buffalo during that time period and sharper than the 13.6% drop in crime experienced by the City as a whole.

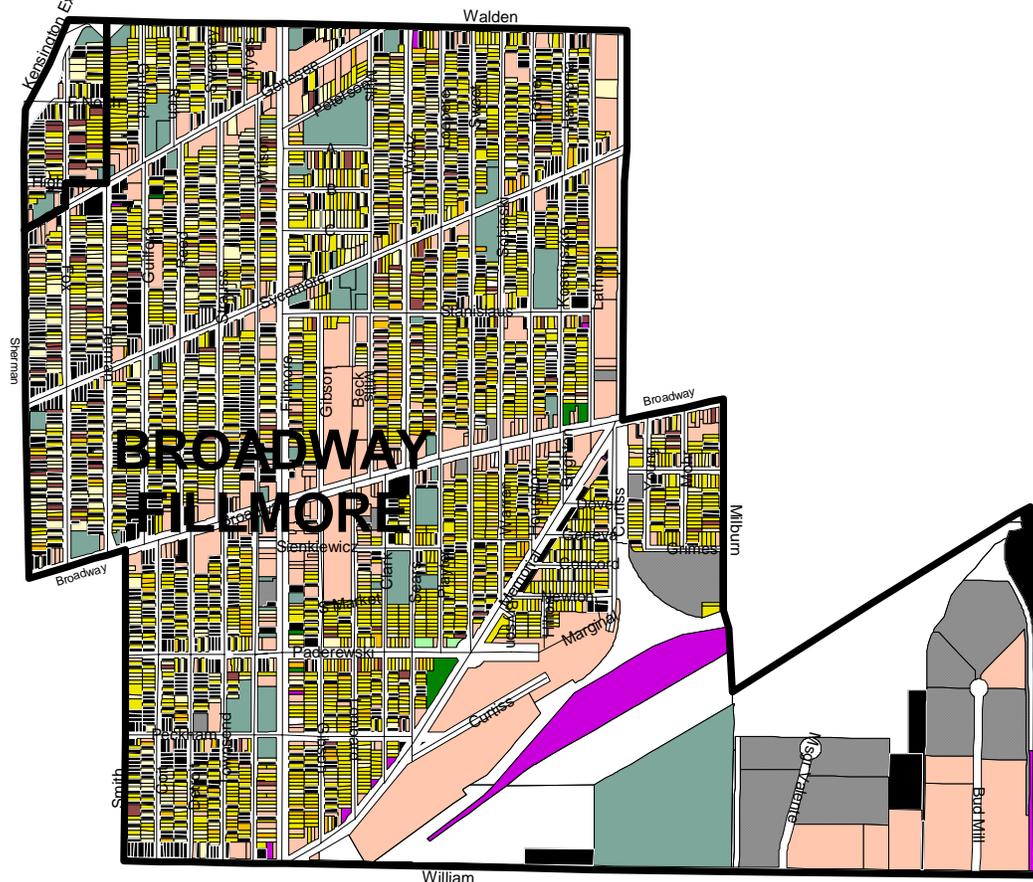
<b>Crime in Broadway-Fillmore, 1998-2002</b>		
	Crimes Per 1,000 People (2002)	Change in Crime Rate, 1998-2002
<b>Broadway-Fillmore</b>	<b>267</b>	<b>-16.4%</b>
East Buffalo	180	-8.2%
Buffalo	138	-13.6%

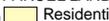
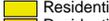
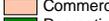
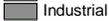
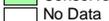
Source: Buffalo Police Dept. and *The Buffalo News*

# Broadway-Fillmore Land Use Map

Residential uses with vacant parcels and community service uses interwoven in them dominate much of Broadway-Fillmore. Many community service uses represent religious institutions. Along major commercial streets, parcels with commercial uses are predominant, while many vacancies signal opportunities for renewal. Land use in the southeast portion reflects commercial and industrial uses there, along with those of the Central Terminal and Post Office.

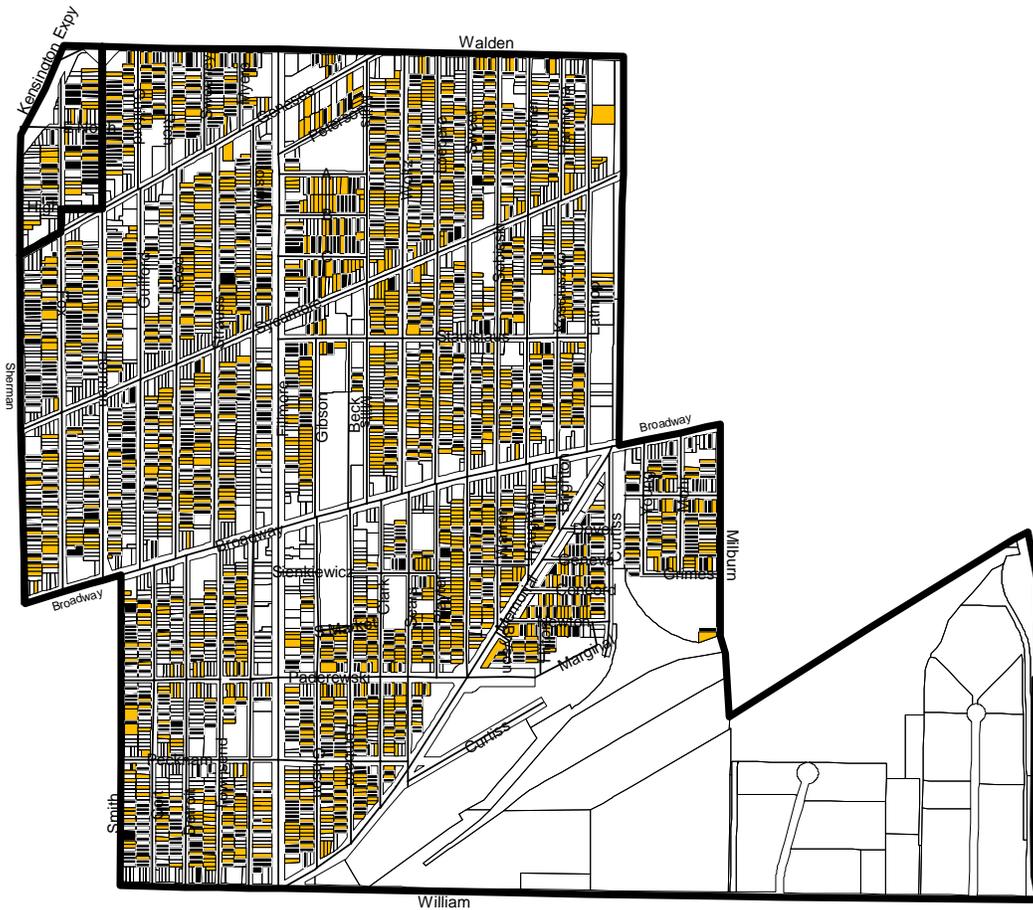
## MEDICAL PARK\*



<b>EAST BUFFALO GNPA LAND USE - BROADWAY FILLMORE NEIGHBORHOOD</b>	<b>LEGEND</b>  STREET  PLANNING NEIGHBORHOOD <b>PARCEL LAND USE</b>  Residential single family  Residential three family  Residential other  Vacant  Commercial  Recreational  Community Service  Industrial  Public Service  Conservation Areas / Parks  No Data	<p>*Only areas of this neighborhood located inside the GNPA boundary are shown on this map.</p> <p>Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.</p>
	<p>Comprehensive and Community Planning Office of Strategic Planning City of Buffalo 9/23/2005</p> <p>0 500 1000 Feet</p> 	

# Broadway-Fillmore Owner- vs. Renter-Occupied Residential Properties Map

Broadway-Fillmore housing is characterized by lower owner-occupancy than other East Buffalo neighborhoods. Figures from the 2000 U.S. Census (see page 18) indicate the area's owner-occupancy rate (32.3%) is lower than East Buffalo (46.0%) and the City (43.5%). This map, based on Assessor data (as all maps are in this section of the plan), seems to confirm the low level of owner-occupancy (in black) compared to renter-occupancy (in orange).



**EAST BUFFALO GNPA  
OWNER- VS. RENTER-  
OCCUPIED RESIDENTIAL  
PROPERTIES\*  
- BROADWAY/FILLMORE  
NEIGHBORHOOD**

Comprehensive and Community Planning  
Office of Strategic Planning  
City of Buffalo  
10/24/2005

**LEGEND**

- ▲ STREET
- ▭ PLANNING NEIGHBORHOOD
- ▭ RESIDENTIAL PROPERTY\*
- ▭ OWNER-OCCUPIED
- ▭ RENTER-OCCUPIED
- ▭ OTHER LAND USE

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

\*Residential Properties\* for the purposes of this map are: Single-, Two-, and Three-Family residences, and Multi-Purpose/Multi-Structure uses where the primary use is residential.

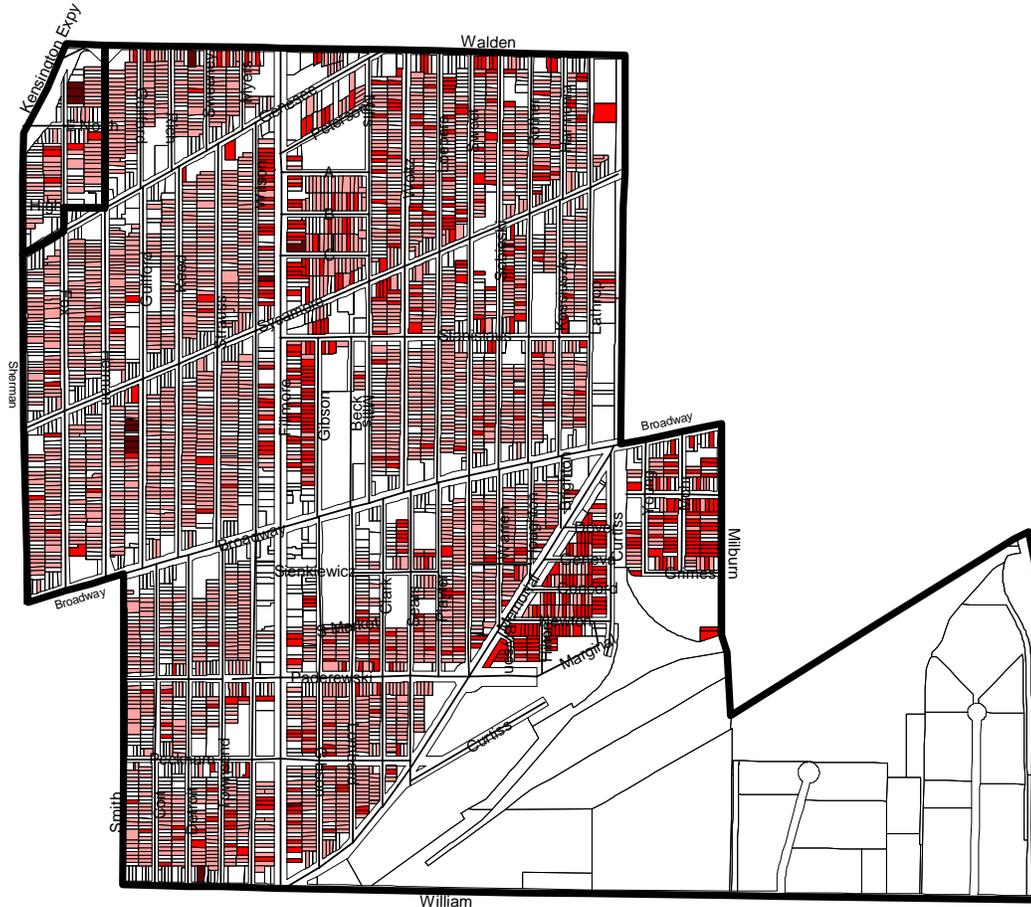
All data as of August, 2004.

0 500 1000 Feet

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# Broadway-Fillmore Assessed Value for Residential Properties Map

Broadway-Fillmore has most of its residential properties in the \$1,200 to \$20,099 dollar range for assessed value (80%). Some concentrations of higher residential property values appear to be located to the east of Memorial Drive and along parts of Fillmore Avenue.



## EAST BUFFALO GNPA ASSESSED VALUE OF RESIDENTIAL PROPERTIES\* - BROADWAY/FILLMORE NEIGHBORHOOD

Comprehensive and Community Planning  
Office of Strategic Planning  
City of Buffalo  
11/9/2005

**LEGEND**

- STREET
- PLANNING NEIGHBORHOOD
- ASSESSED VALUE, RESIDENTIAL\* (Count)**
- \$1,200 - \$20,099 (2196)
- \$20,100 - \$43,999 (524)
- \$44,000+ (14)
- OTHER LAND USE/NO DATA

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

\*Residential Properties\* for the purposes of this map are: Single-, Two-, and Three-Family residences, and Multi-Purpose/Multi-Structure uses where the primary use is residential.

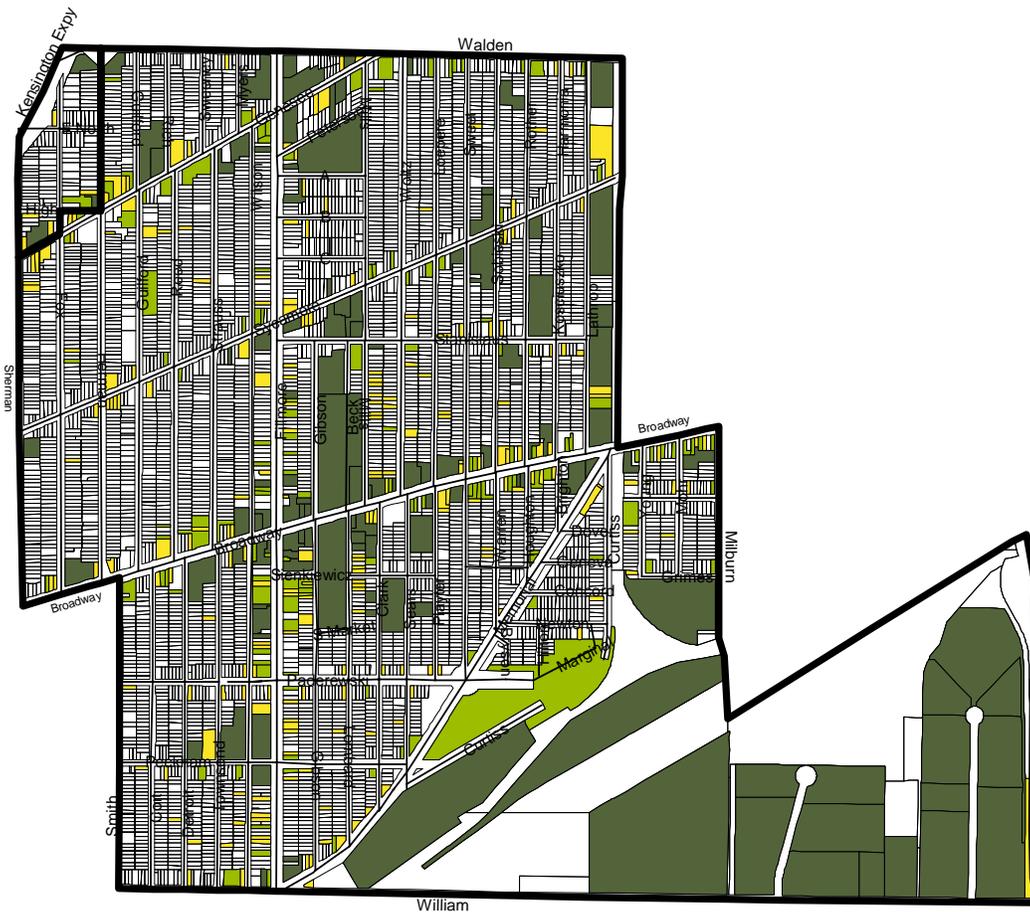
The 3 dollar ranges shown were arrived at by applying the Quantile classification method to all Residential properties\* GNPA-wide so that each range is assigned the same number of features. Thus, maps of each neighborhood can be compared with another. However, within each map, the number of features in each range will vary. Average assessed value of Residential properties\* GNPA-wide = \$33,210. This neighborhood has 2734 Residential properties\*, while there are 9894 GNPA-wide. All data as of August, 2004.

0 500 1000 Feet



# Broadway-Fillmore Assessed Value for Non-Residential Properties Map

Broadway-Fillmore's non-residential properties with the highest assessments are mostly found along commercial streets (Broadway, Genesee, and Fillmore) and in the southeast area of the neighborhood. However, within residential areas many important non-residential properties with moderate or high assessments also exist (for example, along Peckham and at Sobieski and Sycamore).



## EAST BUFFALO GNPA ASSESSED VALUE OF NON-RESIDENTIAL PROPERTIES\* - BROADWAY/FILLMORE NEIGHBORHOOD

Comprehensive and Community Planning  
Office of Strategic Planning  
City of Buffalo  
10/24/2005

**LEGEND**

	STREET
	PLANNING NEIGHBORHOOD
	ASSESSED VALUE, NON-RESIDENTIAL*
	\$400 - \$29,099 (223)
	\$29,100 - \$64,999 (135)
	\$65,000+ (123)
	OTHER LAND USE/NO DATA

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

\*"Non-Residential Properties" for the purposes of this map are: Commercial, Industrial, Community Service, and Public Service land uses. "Other Land Uses" would be Residential, Vacant, Recreational, and Conservation Areas/Parks.

The 3 dollar ranges shown were arrived at by applying the Quantile classification method to all Non-Residential properties\* GNPA-wide so that each range is assigned the same number of features. Thus, maps of each neighborhood can be compared with another. However, within each map, the number of features in each range will vary. Average assessed value of Non-Residential properties\* GNPA-wide = \$169,750. This neighborhood has 481 Non-Residential properties\*, while there are 1382 GNPA-wide. All data as of August, 2004.

0 500 1000 Feet



## Emerson

The smallest of East Buffalo's neighborhoods in terms of both population and land area, Emerson is a largely residential neighborhood split in half by railroad tracks. The portion of the neighborhood to the north of the tracks contains a combination of single- and multi-family homes. These homes are situated on side streets that connect to the Sycamore Street and Walden Avenue thoroughfares, both of which have considerable commercial vacancies. The largest land use north of the tracks is the newly refurbished School #97 – Harvey Austin School and its adjacent playground. South of the tracks, residential side streets connect to Broadway, which is heavily commercial and also suffering from high vacancy.

### Assets and Opportunities

School #97 – Harvey Austin School was formerly Emerson Vocational High School, built in 1926. It is the neighborhood's largest building and was part of the Joint Schools Construction program, Buffalo Public School's \$1 billion reconstruction effort. Its complete renovation, estimated to cost approximately \$10 million, included its conversion from a high school to a middle school. The renovation has given the neighborhood a completely modern school building as well as an infusion of City resources. The City is intent on focusing money for infrastructure and housing improvements around newly renovated schools, including School #97 – Harvey Austin School, creating hope that the school can serve as an anchor for revitalization efforts.

### Weaknesses and Threats

Emerson's sharp population decline during the 1990s (-33.4%) was the most severe in the East Buffalo GNPA. The heavy losses destabilized the neighborhood's housing market, causing housing unit vacancy to hit almost 35% in 2000. Combined with high poverty, unemployment, and crime rates, and a dramatic turnover in the neighborhood's population during the 1990s, Emerson is in the midst of a jarring transition. All of this threatens the neighborhood's long-term viability. It is hoped that improvements in and around the new School #97 – Harvey Austin School will restore confidence in the neighborhood and spur a turnaround.

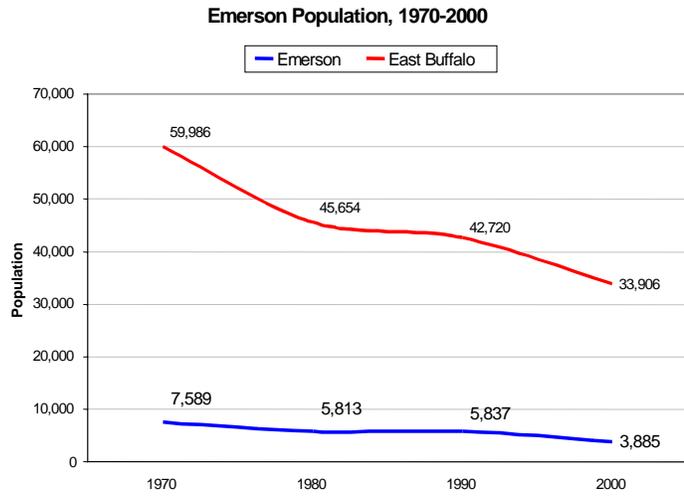
### Population

#### At a Glance...

- Emerson is East Buffalo's least populous neighborhood.
- Between 1970 and 2000, Emerson lost close to half of its population.
- The neighborhood's 33% population loss in the 1990s was the steepest decline in East Buffalo during that decade.

Between 1970 and 2000, Emerson lost close to half of its population, a rate outpacing that of overall East Buffalo (43.5%) and the City (36.7%). The 1990s represented by far the most significant decade of decline.

With its 3,885 residents in 2000, Emerson is the least populous of East Buffalo's five neighborhoods. Its 11% share of East Buffalo's population in 2000 marked a decline from in previous decades. Emerson experienced the steepest population decline of all East Buffalo neighborhoods during the 1990s, with a loss of one-third of its residents. That decline represented a drastic turnaround from the 1980s when Emerson was the only neighborhood in East Buffalo to gain population, albeit at the slow rate of 0.4%. The gain of the 1980s followed a significant decline (23.4%) during the 1970s.



Source: U.S. Census Bureau

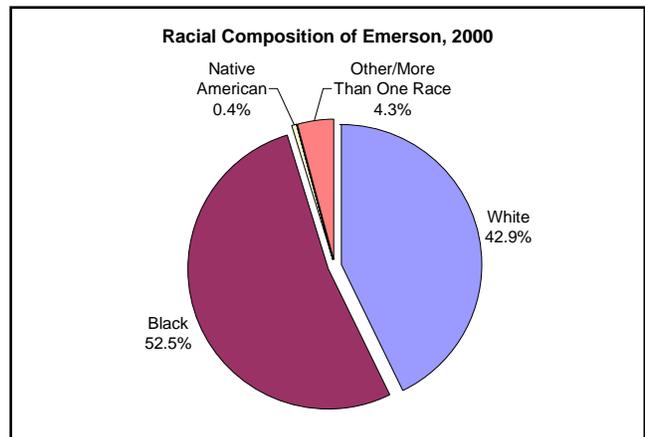
## Race and Ethnicity

### At a Glance

- Emerson's population was East Buffalo's most racially balanced in 2000.
- The neighborhood's racial composition shifted from 97% White and 2% Black in 1980 to 53% Black and 43% White in 2000.

In 2000, Emerson was the most racially balanced of East Buffalo's neighborhoods. Its racial proportions in that year—53% Black and 43% White—did not, however, represent a history of racial balance.

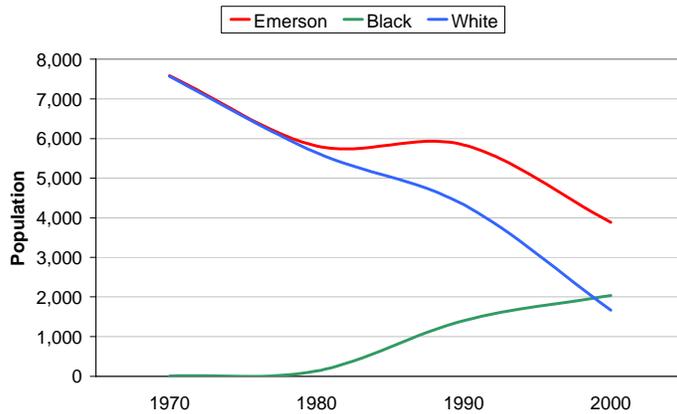
The Emerson neighborhood experienced a dramatic turnover in its population between 1980 and 2000. In 1980, 97% of Emerson's population was White and only 2% was Black. Between 1980 and 2000, the White population fell from 5,640 to 1,665, while the



Source: U.S. Census Bureau

Black population increased from 129 to 2,038. The 1990s represented the greatest decade of decline for the White population, while providing a time of increased growth for the Black population. In fact, during the 1980s the White population decreased by almost the same number that the Black population increased, resulting in the neighborhood experiencing a net population increase of 24 persons (0.4%) for the decade.

**Racial Composition of Emerson, 1970-2000**



Source: U.S. Census Bureau

## Age

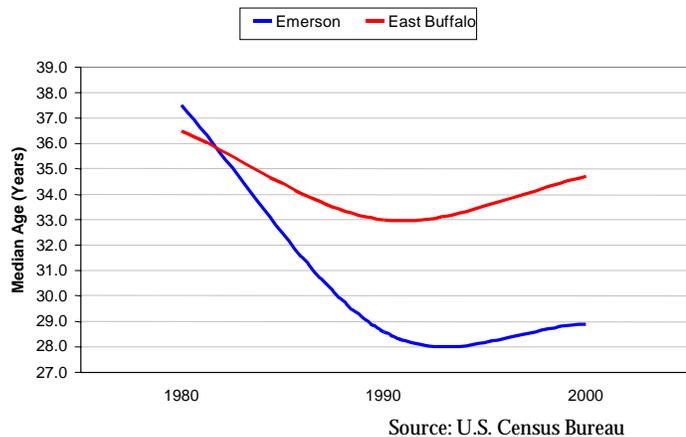
### At a Glance...

- Emerson's population was East Buffalo's youngest in 2000.
- The neighborhood's median age declined from 37.5 years in 1980 to 28.6 in 1990.
- The number of young adults (ages 20-34) declined by 47% during the 1990s, while the number of senior citizens fell by 53%.

In 2000, Emerson had East Buffalo's youngest population with a median age of 28.9. It was almost five years younger than Buffalo's median age (33.6) and almost six years younger than East Buffalo (median age 34.7).

Emerson was East Buffalo's youngest neighborhood in 1990 as well (median age 28.6), a sharp drop from 1980 when it was East Buffalo's second oldest neighborhood (median age 37.5). The neighborhood got much younger during the 1980s as part of the rapid turnover of its population. The sharp decline in the neighborhood's older White population was offset by a rapid increase in the younger, incoming Black population, resulting in an overall younger population.

**Median Age of Population in Emerson, 1980-2000**



Source: U.S. Census Bureau

During the 1980s, the middle-aged adult (ages 35-64) and senior citizen population (65+) fell considerably while the number of young people (under age 19) and young adults (ages 20-34) increased rapidly. The neighborhood's rapid population loss during the 1990s affected some population groups more than others. The senior citizen population was the most affected, plummeting by 53%. That loss of older persons was offset by a similarly dramatic loss of youth:

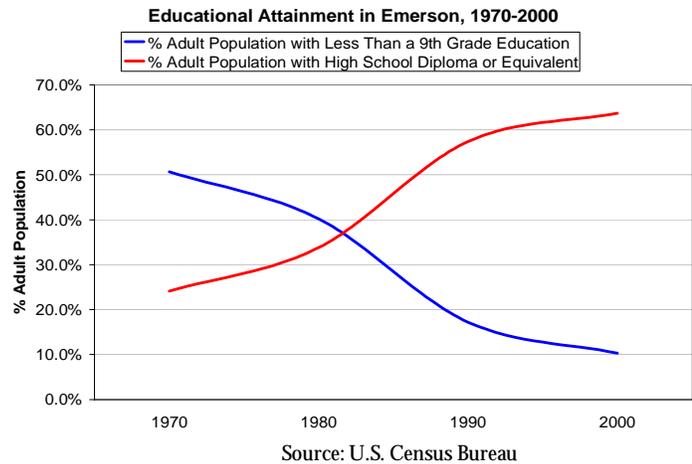
the young adult population declined by 47% and the number of persons under age 19 fell by 25%. The middle-aged adult population was the most stable, by comparison, falling by only 18%.

## Education

### At a Glance...

- Education levels in Emerson improved dramatically between 1970 and 2000.
- By all measures, education levels in Emerson are below City averages.

Between 1970 and 2000, the Emerson neighborhood experienced major gains in the education levels of its residents. In those three decades, the proportion of adults with less than a 9<sup>th</sup> grade education fell from 50.7% to 10.3%, while the proportion of adults with at least a high school diploma increased from 24.1% to 63.7%.



A comparison of Emerson's education levels in 2000 to those of East Buffalo and the overall City reveals a mixed picture. The proportion of Emerson adults with less than a 9<sup>th</sup> grade education (10.3%) was lower than East Buffalo's average (11.5%), but higher than the City's average (7.9%). And the neighborhood's proportion of adults with at least a high school diploma (63.7%) was equal to East Buffalo's average, but lower than the City's average (74.6%).

One aspect of Emerson's education levels in 2000 that ran counter to the overall trend of improvement was a drop in the proportion of adults with a bachelor's degree or higher. In 2000, 2.1% of neighborhood adults had a bachelor's degree or higher, compared with 2.9% in 1990, 5.3% in 1980, and 2.9% in 1970. In 2000, Emerson had a lower proportion of college graduates than the East Buffalo average (5.7%) and a much lower rate than the City average (18.3%).

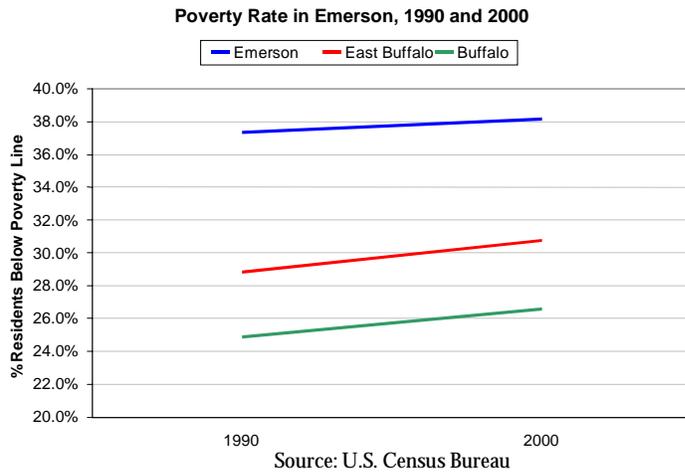
## Income and Poverty

### At a Glance...

- Emerson's poverty rate in 2000 (38.2%) was well above East Buffalo and City averages.
- For every dollar earned by Buffalo households in 1999, Emerson households earned only \$0.70.

In 2000, residents in Emerson were more likely to live in poverty than residents of Buffalo and overall East Buffalo. The percentage of Emerson residents living below the poverty line in 2000 was 38.2%, compared to 30.8% for East Buffalo and 26.6% for the City. Emerson's relatively high

poverty level was reflected in the fact that the neighborhood's median household income in 1999 (\$17,203) was 85% of East Buffalo's median income (\$20,295) and 70% of the City's (\$24,536).



Although Emerson's poverty rate in 2000 was high compared to East Buffalo and City averages, the neighborhood's poverty rate increased during the 1990s at a slower rate than the rest of East Buffalo and the City. Between 1990 and 2000, Emerson's poverty rate increased from 37.4% to 38.2%, while the rate increased in East Buffalo from 28.8% to 30.8% and in the City from 24.9% to 26.6%.

In 2000, Emerson had the highest Female Head of Household (no husband) rate in East Buffalo with a rate of 37%. Emerson's Female Head of Household (no husband) rate was higher than both the overall rate of East Buffalo (25%) and the City (14%).

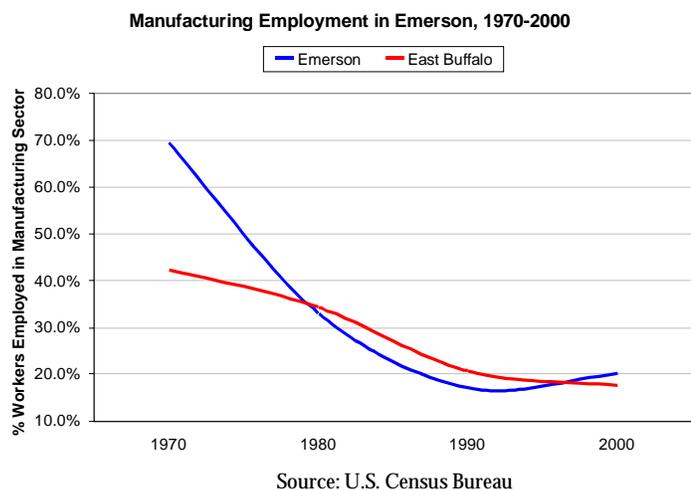
## Labor Force

### At a Glance...

- Emerson's unemployment rate in 2000 (19.1%) was the second highest in East Buffalo.
- The percentage of workers employed in the manufacturing sector dropped sharply between 1970 and 2000.
- The retail sales sector was the largest employer of Emerson residents in 2000, followed closely by manufacturing.

The Emerson neighborhood's unemployment rate in 2000 (19.1%) was significantly higher than East Buffalo (13.6%) and City (12.5%) averages. The unemployment rate in 2000 also represented a notable increase from the rate in 1990 (13.5%) and 1980 (10.1%).

Between 1970 and 2000, there was a dramatic shift in the type of employment in which Emerson's residents were engaged. In 1970, for example, almost 70% of Emerson workers were employed in manufacturing – a proportion that dropped steadily thereafter – reaching 20.2% in 2000. Despite the dramatic drop, the 20.2% of Emerson workers in manufacturing in 2000 was still higher than East Buffalo (17.6%) and City averages (13.1%). Emerson was the only East Buffalo neighborhood to see an



increase in the proportion of workers in manufacturing during the 1990s (although it did experience a net loss of manufacturing workers). The economic sector employing the most Emerson residents in 2000 was retail sales with 20.4% of the neighborhood’s workers—a much higher proportion than East Buffalo (11.7%) and City (10.7%) averages for that sector.

In 2000, 41.9% of Emerson residents were employed in jobs outside the City limits, a dramatic increase from 29% in 1990 and 24% in 1980. The percentage of Emerson workers employed outside the City was slightly lower than East Buffalo’s average (42.6%) and slightly above the City average (38.8%).

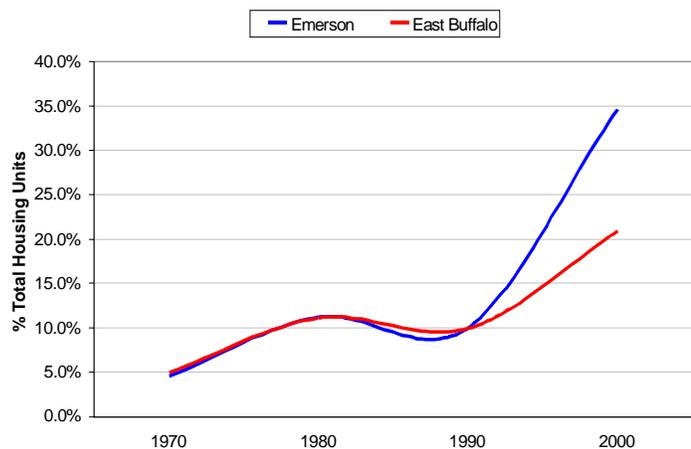
## Housing

### At a Glance...

- Emerson’s housing vacancy rate in 2000 (34.7%) was East Buffalo’s highest.
- Vacancy in Emerson more than tripled during the 1990s.
- Owner-occupancy rates and median home values trailed the rest of East Buffalo and the City in 2000.

Emerson’s housing situation in 2000 was representative of the neighborhood’s increased poverty rate and population changes of the 1990s. The neighborhood’s rate of housing unit vacancy in 2000 (34.7%) was much higher than vacancy in East Buffalo (20.9%) and the City (15.7%), and was significantly higher than its own 10.0% vacancy rate in 1990. It is notable that Emerson’s 34.7% vacancy rate in 2000 was almost equal to the neighborhood’s rate of population loss in the 1990s and may well have been much higher if the neighborhood had not also lost 11.5% of its housing units during that period.

Housing Unit Vacancy in Emerson, 1970-2000



Source: U.S. Census Bureau

The 2000 owner-occupancy rate in Emerson (37.5%) trailed East Buffalo (46.0%) and the City (43.5%), and was well below the neighborhood’s 48.7% ownership rate of 1980. The median value of owner-occupied homes (\$30,200) was also below East Buffalo (\$39,700) and City’s (\$58,800) median values.

## Crime

### At a Glance...

- Emerson’s crime rate in 2002 was the second highest in East Buffalo.
- The neighborhood’s crime rate remained stable between 1998 and 2002.

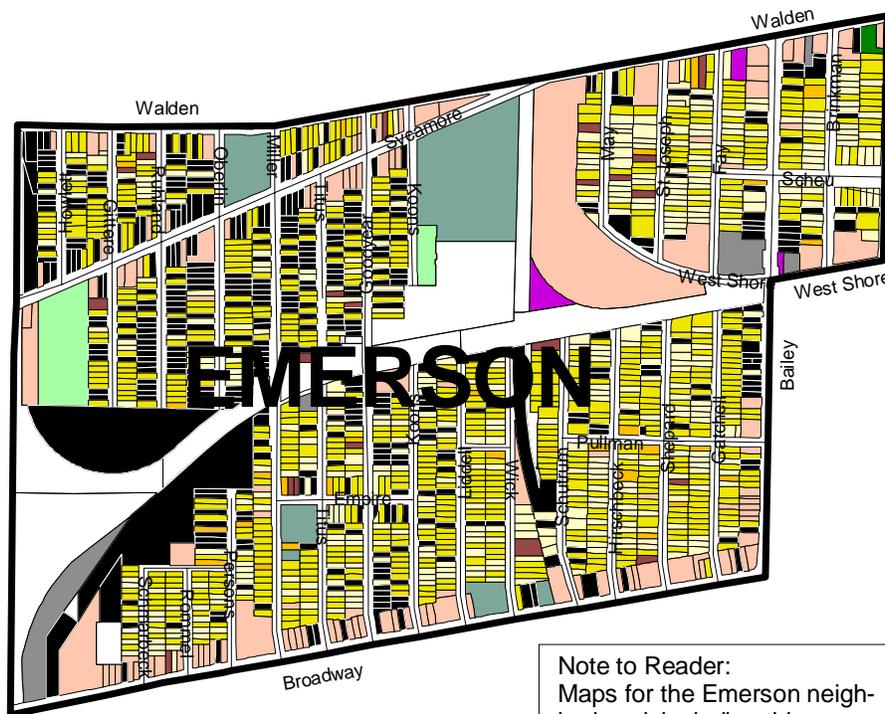
In 2002, Emerson had the second highest crime rate in East Buffalo. Its rate of 252 crimes per 1,000 persons was 1.4 times greater than the average for East Buffalo, and 1.8 times greater than the average for the overall City. Between 1998 and 2002, Emerson's crime rate remained flat, making it one of only two neighborhoods in East Buffalo not to see its crime rate decline in that time period.

<b>Crime in Emerson, 1998-2002</b>		
	Crimes Per 1,000 People (2002)	Change in Crime Rate, 1998-2002
<b>Emerson</b>	<b>252</b>	<b>Flat</b>
East Buffalo	180	-8.2%
Buffalo	138	-13.6%

Source: Buffalo Police Dept. and *The Buffalo News*

# Emerson Land Use Map

Residential uses are interspersed with vacant parcels in the interior of neighborhood blocks in Emerson, while along commercial streets like Sycamore and Broadway parcels with commercial uses are predominant. Large parcels representing School 97 – Harvey Austin School, its playground, and a commercial parcel owned by Bison Truck Parts can be found in the center of the neighborhood just north of the railroad tracks.



**Note to Reader:**  
 Maps for the Emerson neighborhood, including this one, have been enlarged in comparison to other neighborhood maps, to make them more readable.

**EAST BUFFALO GNPA  
 LAND USE - EMERSON  
 NEIGHBORHOOD**

Comprehensive and Community Planning  
 Office of Strategic Planning  
 City of Buffalo  
 9/23/2005

**LEGEND**

- △ STREET
- ▭ PLANNING NEIGHBORHOOD
- PARCEL LAND USE**
- Residential single family
- Residential two family
- Residential three family
- Residential other
- Vacant
- Commercial
- Recreational
- Community Service
- Industrial
- Public Service
- Conservation Areas / Parks
- No Data

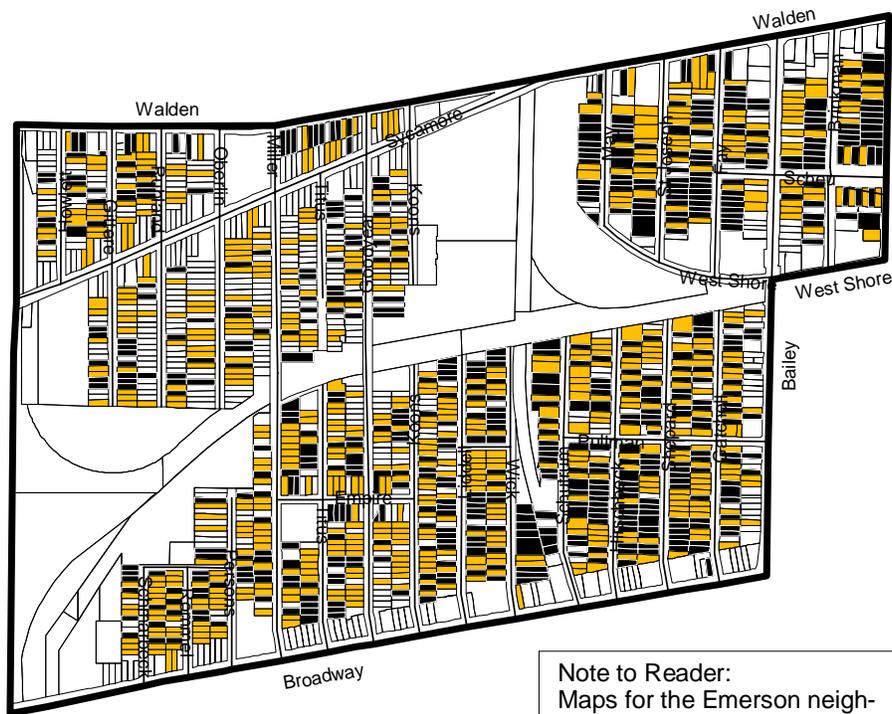
Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

0 500 1000 Feet

N

# Emerson Owner- vs. Renter-Occupied Residential Properties Map

Emerson is characterized by a nearly equal mix of owner- (black) and renter-occupied (orange) residential properties in the northeast (above West Shore) and in the southeast (near Bailey Avenue), while to the southwest (west of Wick Street) fewer owner-occupied homes exist, and to the northwest, above the railroad tracks and west of Koons, renter-occupied homes seem to be the predominant type of housing tenure.



**Note to Reader:**  
 Maps for the Emerson neighborhood, including this one, have been enlarged in comparison to other neighborhood maps, to make them more readable.

**EAST BUFFALO GNPA  
 OWNER- VS. RENTER-  
 OCCUPIED RESIDENTIAL  
 PROPERTIES\*  
 - EMERSON  
 NEIGHBORHOOD**

Comprehensive and Community Planning  
 Office of Strategic Planning  
 City of Buffalo  
 10/24/2005

**LEGEND**

- STREET
- PLANNING NEIGHBORHOOD BOUNDARY
- RESIDENTIAL PROPERTY\*
- OWNER-OCCUPIED
- RENTER-OCCUPIED
- OTHER LAND USE

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

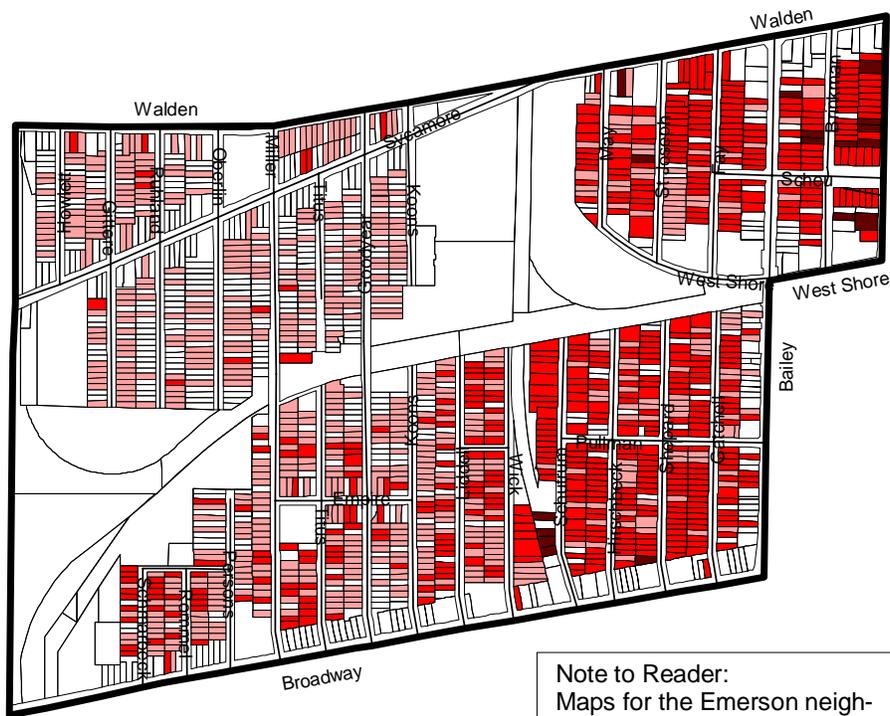
\*Residential Properties\* for the purposes of this map are: Single-, Two-, and Three-Family residences, and Multi-Purpose/Multi-Structure uses where the primary use is residential.

All data as of August, 2004.

0      500      1000 Feet

# Emerson Assessed Value for Residential Properties Map

The pattern of assessed value of residential properties in Emerson shows some contrast. The strongest residential values are found in the northeast and southeast, while the northwest, west of Koons, seem to show the softest values. The pattern of values in the southwest, west of Wick Street, is mixed.



**Note to Reader:**  
 Maps for the Emerson neighborhood, including this one, have been enlarged in comparison to other neighborhood maps, to make them more readable.

**EAST BUFFALO GNPA  
 ASSESSED VALUE  
 OF RESIDENTIAL  
 PROPERTIES\*  
 - EMERSON  
 NEIGHBORHOOD**

Comprehensive and Community Planning  
 Office of Strategic Planning  
 City of Buffalo  
 11/9/2005

**LEGEND**

- ▲ STREET
- ▭ PLANNING NEIGHBORHOOD
- ASSESSED VALUE, RESIDENTIAL\* (Count)
- \$1,200 - \$20,099 (618)
- \$20,100 - \$43,999 (521)
- \$44,000+ (17)
- OTHER LAND USE/NO DATA

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

\*"Residential Properties" for the purposes of this map are: Single-, Two-, and Three-Family residences, and Multi-Purpose/Multi-Structure uses where the primary use is residential.

The 3 dollar ranges shown were arrived at by applying the Quantile classification method to all Residential properties\* GNPA-wide so that each range is assigned the same number of features. Thus, maps of each neighborhood can be compared with another. However, within each map, the number of features in each range will vary. Average assessed value of Residential properties\* GNPA-wide = \$33,210. This neighborhood has 1156 Residential properties\*, while there are 9894 GNPA-wide. All data as of August, 2004.

0 500 1000 Feet

# Emerson Assessed Value for Non-Residential Properties Map

This map highlights a relative lack of non-residential properties on the interior of blocks in the Emerson neighborhood. Non-residential properties appear to be concentrated along the predominantly commercial streets of Sycamore and Broadway, where a mixture of assessed values is found. However, there are some larger parcels with high assessed values in Emerson. Comparing these with the Land Use Map, we find that they have mostly industrial, commercial, and community service uses.



**Note to Reader:**  
 Maps for the Emerson neighborhood, including this one, have been enlarged in comparison to other neighborhood maps, to make them more readable.

**EAST BUFFALO GNPA  
 ASSESSED VALUE  
 OF NON-RESIDENTIAL  
 PROPERTIES\*  
 - EMERSON  
 NEIGHBORHOOD**

Comprehensive and Community Planning  
 Office of Strategic Planning  
 City of Buffalo  
 10/24/2005

**LEGEND**

- ▲ STREET
- PLANNING NEIGHBORHOOD
- ASSESSED VALUE, NON-RESIDENTIAL\*
- Light Green: \$400 - \$29,099 (67)
- Medium Green: \$29,100 - \$64,999 (44)
- Dark Green: \$65,000+ (25)
- White: OTHER LAND USE/NO DATA

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

\*Non-Residential Properties\* for the purposes of this map are: Commercial, Industrial, Community Service, and Public Service land uses. \*Other Land Uses\* would be Residential, Vacant, Recreational, and Conservation Areas/Parks.

The 3 dollar ranges shown were arrived at by applying the Quantile classification method to all Non-Residential properties\* GNPA-wide so that each range is assigned the same number of features. Thus, maps of each neighborhood can be compared with another. However, within each map, the number of features in each range will vary. Average assessed value of Non-Residential properties\* GNPA-wide = \$169,750. This neighborhood has 136 Non-Residential properties\*, while there are 1382 GNPA-wide. All data as of August, 2004.

0 500 1000 Feet N

## Lovejoy

Surrounded on three sides by rail corridors and on a fourth side by the Town of Cheektowaga, Lovejoy's physical isolation from the rest of the City has cultivated a strong sense of community over the past century. That sense is conveyed by Lovejoy's nickname, Iron Island, which fittingly describes a neighborhood enveloped by rivers of rail. Within the neighborhood, E. Lovejoy Street serves as the primary commercial corridor. Lined with a range of small businesses and dignified public buildings, Lovejoy's railroading heritage is always present in the silhouette of the Central Terminal, which dominates the street's western vista.

Despite its location near numerous industrial corridors, Lovejoy has a strong residential orientation. The residential streets that cross E. Lovejoy Street are lined with mature trees and well-maintained single- and multi-family homes. Numerous churches dot the residential landscape, as do community facilities such as the Mead Library and the Hennepin Park Community Center. Hennepin Park, a rectangular park extending into the neighborhood from Bailey Avenue, is Lovejoy's largest green space.

### Assets and Opportunities

Lovejoy's strong sense of identity and its numerous community facilities are its greatest assets. The Iron Island Preservation Society nurtures the neighborhood's appreciation of its own heritage. Other assets include the neighborhood's attractive residential streets, Hennepin Park, and the E. Lovejoy Street commercial corridor. Factors working in favor of Lovejoy's long-term viability are its below-average poverty and housing vacancy rates (compared to City and East Buffalo averages). Although Lovejoy has lost population in recent decades, those losses have been less severe than losses in the rest of East Buffalo and the overall City.

### Weaknesses and Threats

Although Lovejoy's poverty and housing vacancy rates are below average for the City and East Buffalo, the neighborhood saw a sharp increase in both measures during the 1990s. Lovejoy's poverty rate increased from 17.4% in 1990 to 25.9% in 2000, while the percentage of vacant housing units jumped from 7.5% in 1990 to 14.2% in 2000. Further increases in those measures could have a destabilizing effect.

### Population

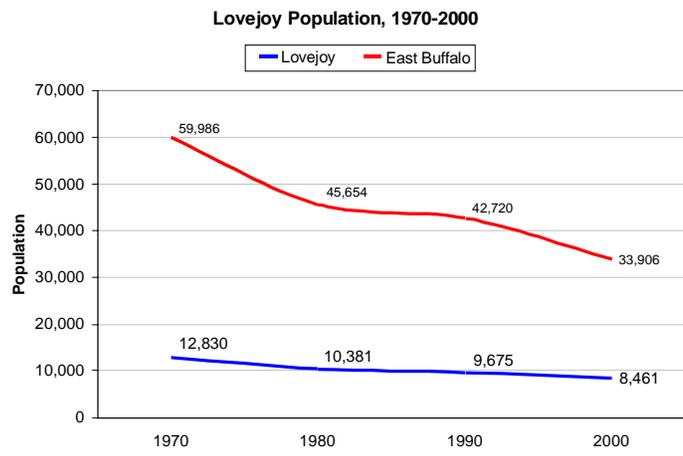
#### At a Glance...

- Lovejoy is East Buffalo's second most populous neighborhood.
- Between 1970 and 2000, Lovejoy lost one-third of its residents.
- Lovejoy's population losses in recent decades were less severe than East Buffalo's and the City's.

In 2000, Lovejoy was the second largest neighborhood in East Buffalo with 8,461 residents. Although its 2000 population marked a significant drop from previous decades, Lovejoy's

population losses were, on the whole, less dramatic than the overall losses of East Buffalo and the City.

Between 1970 and 2000, Lovejoy lost approximately one-third of its population, the second lowest rate of population loss in East Buffalo and just below the City's rate of decline for that time period (-36.7%). Population loss in Lovejoy was less severe than East Buffalo's average in the 1970s and 1990s, but slightly more severe during the 1980s. Compared to the City, Lovejoy lost people at a slower rate in the 1970s and 1980s, but at a slightly higher rate in the 1990s. The 1970s represented the worst period of decline for the neighborhood (-19.1%) in the past thirty years, followed by the 1990s (-12.5%). The 1990s represented an acceleration of decline, as population was lost at a rate that was almost double the 1980s figure of -6.8%.



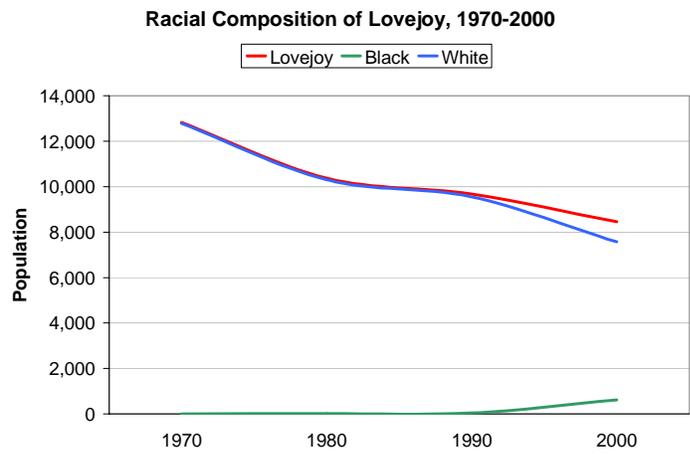
Source: U.S. Census Bureau

### Race and Ethnicity

**At a Glance...**

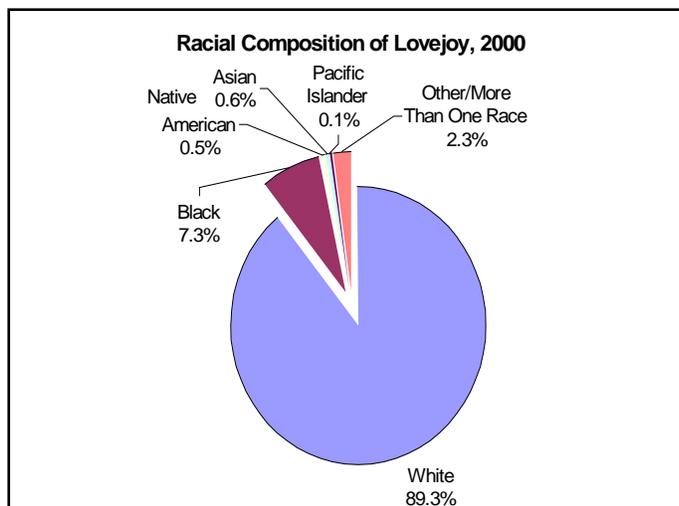
- Lovejoy's population was 89.5% White in 2000.
- The neighborhood became more diverse during the 1990s, going from 98.8% White and 0.4% Black in 1990 to 89.5% White and 7.3% Black in 2000.

Traditionally a homogenous neighborhood, Lovejoy experienced a significant increase in the diversity of its population during the 1990s. Between 1990 and 2000 the proportion of the neighborhood that was White dropped from 98.8% to 89.5%, while the proportion of Black residents increased from 0.4% to 7.3%. In whole numbers, the White population declined from 9,558 to 7,573 during the 1990s while the Black population increased from a mere 39 to 616.



Source: U.S. Census Bureau

Other minority groups also increased in number during the 1990s in Lovejoy, including Asians, American Indians, and Pacific Islanders, although each group comprised less than 1% of the total population. The ethnic Hispanic population also increased during the 1990s and, with 103 persons, comprised 1.3% of the total population in 2000. Almost 200 people in Lovejoy (2.3%) identified themselves as being "other" or "more than one race" in 2000.



Source: U.S. Census Bureau

## Age

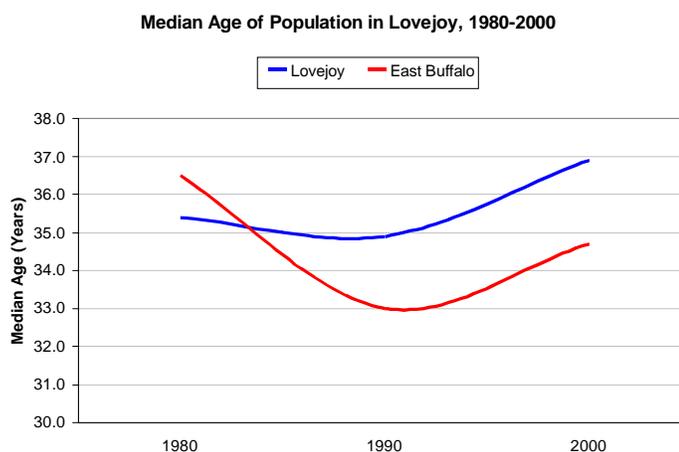
### At a Glance...

- Lovejoy had East Buffalo's second oldest population in 2000, with a median age of 36.9 years.
- The neighborhood lost 31.1% of its young adults (ages 20-34) during the 1990s.

In 2000, Lovejoy had East Buffalo's second oldest population, with a median age of 36.9 years. That made Lovejoy's population almost two years older than East Buffalo's (median age 34.7 years) and almost three years older than the overall City's (median age 33.6 years).

The fact that Lovejoy grew older during the 1990s was reflected in the 31.1% decline in the young adult population (ages 20-34) during that period. The number of young people in the neighborhood (aged 19 and under) decreased by 4.3% during the 1990s and the population of senior citizens fell by 20.1%. The only age group to increase in number during the 1990s was the middle-aged adult cohort (ages 35-64), which grew by 0.5%.

The loss of young adults and senior citizens marked a reversal in the trend experienced by those two groups in the previous two decades, while the increase in middle-aged adults also marked a turnaround from recent decades. The neighborhood steadily lost young people (under 19) between 1970 and 2000, although the decline of that group was least severe during the 1990s.



Source: U.S. Census Bureau

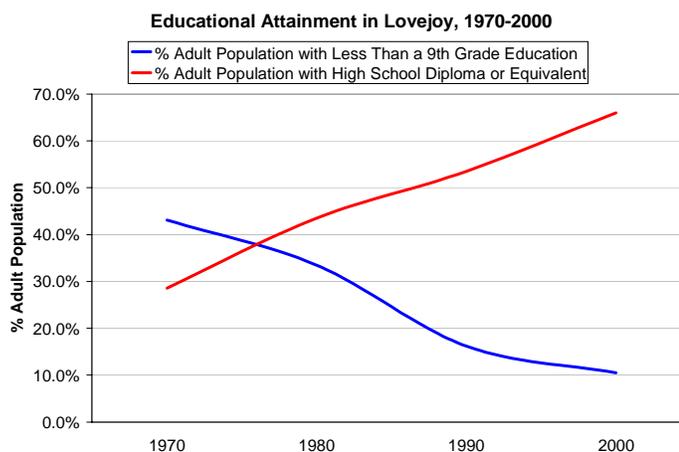
## Education

### At a Glance...

- Education levels in Lovejoy improved dramatically between 1970 and 2000.
- By all measures, Lovejoy's education levels were higher than East Buffalo's and lower than the City's in 2000.

The education levels of Lovejoy residents improved dramatically between 1970 and 2000. The proportion of adults with less than a 9<sup>th</sup> grade education dropped from 43.1% to 10.5%, while the percentage of adults with a high school diploma increased from 28.6% to 66.0%. The percentage of adults with at least a bachelor's degree also increased from 1.8% in 1970 to 7.4% in 1990.

Compared to East Buffalo and City averages, Lovejoy's education rates were mixed in 2000. Lovejoy fared better than East Buffalo but worse than the City in terms of its proportion of adults with less than a 9<sup>th</sup> grade education (Lovejoy: 10.5%; GNPA: 11.5%; City: 7.9%), holders of high school diplomas (Lovejoy: 66.0%; GNPA: 63.7%; City: 74.6%) and persons with at least a bachelors degree (Lovejoy: 7.4%; GNPA: 5.7%; City: 18.3%).



Source: U.S. Census Bureau

Despite its population loss, Lovejoy saw a significant increase in the total number of neighborhood residents with at least a bachelor's degree during the 1990s, going from 320 persons in 1990 to 420 in 2000. Lovejoy was one of only two neighborhoods in East Buffalo (the other being Kaisertown) to see such an increase during the 1990s.

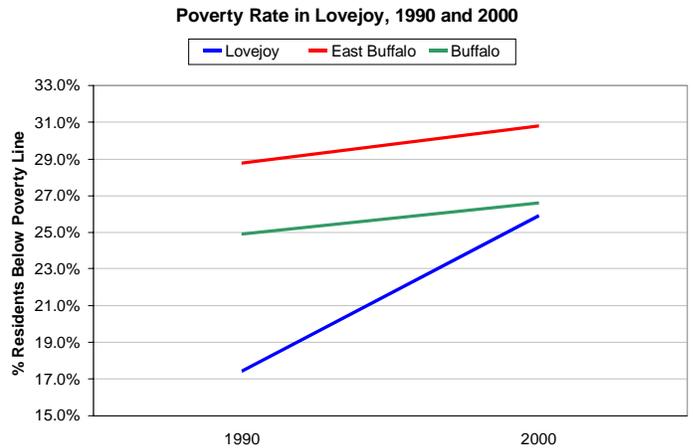
## Income and Poverty

### At a Glance

- Lovejoy's poverty rate in 2000 (25.9%) was lower than East Buffalo and City averages.
- The neighborhood's poverty rate increased faster during the 1990s than any other East Buffalo neighborhood.

In 2000, Lovejoy had less poverty than overall East Buffalo and the City. The percentage of persons in the neighborhood living below the poverty line in 2000 was 25.9%, compared to East Buffalo's 30.8% and the City's 26.6%. Despite the lower poverty rate, Lovejoy's median income in 1999 (\$21,749) was only 88.6% of the City's median income, although it was also 107.2% of East Buffalo's figure.

During the 1990s, Lovejoy experienced a significant increase in its poverty rate, rising from 17.4% in 1990 to 25.9% in 2000, the sharpest increase in East Buffalo. Lovejoy also lost ground during the 1990s to East Buffalo and the City in terms of median income. In 1989 Lovejoy's median income was 101.6% of the City's median, compared to only 88.6% in 1999, while the neighborhood's median income in 1989 was 117.8% of East Buffalo's median, compared to 107.2% in 1999.



Source: U.S. Census Bureau

In 2000, Lovejoy had a Female Head of Household (no husband) rate of 15%.

Lovejoy's Female Head of Household (no husband) rate was lower than the overall rate of East Buffalo (25%) and slightly higher than the rate of the City (14%).

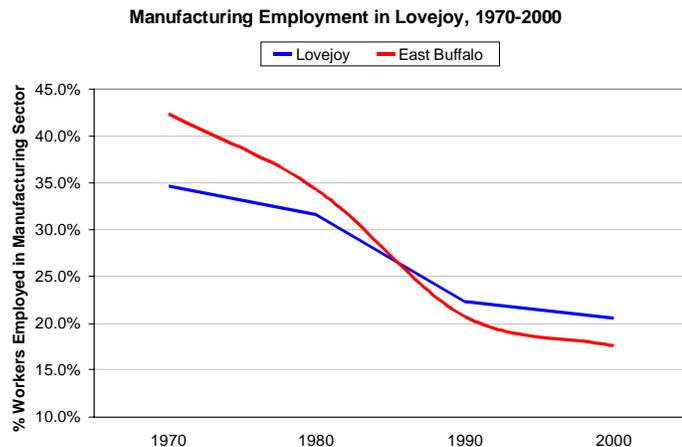
### Labor Force

#### At a Glance...

- Lovejoy had the lowest unemployment rate (8.3%) in East Buffalo in 2000.
- The percentage of Lovejoy's workers engaged in manufacturing in 2000 (20.5%) was the highest rate in East Buffalo for that industry sector.
- Lovejoy was East Buffalo's only neighborhood in which manufacturing was the dominant economic sector in 2000.

Lovejoy's unemployment rate in 2000 (8.3%) was the lowest rate among East Buffalo's neighborhoods (average rate: 13.6%) and lower than the City's rate (12.5%). Lovejoy's 2000 rate represented a notable decline from its unemployment rates in 1990 (10.5%) and 1980 (10.4%).

In 2000, 20.5% of Lovejoy's working residents were employed in manufacturing. This represents the highest percentage in the GNPA and much higher than in the overall City (13.1%). Between 1970 and 2000, the proportion of Lovejoy's workforce engaged in manufacturing declined from 34.7% to 20.5%. Although a significant decline, this was the least jarring decline in manufacturing employment of any East Buffalo neighborhood. The manufacturing sector employed the highest proportion of Lovejoy's workers in 2000, making it the only neighborhood in East Buffalo where that sector dominated. In recent



Source: U.S. Census Bureau

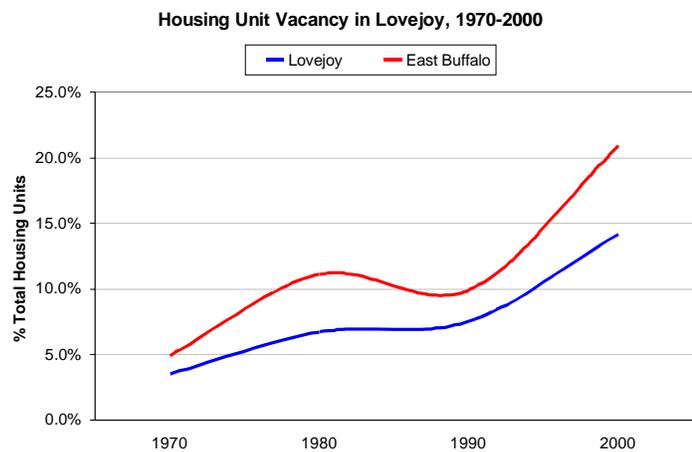
decades, an increasing number of Lovejoy residents have been finding work in the suburbs. Between 1980 and 2000, the percentage of neighborhood residents employed in the suburbs increased from 29.9% to 47.1%. The proportion of Lovejoy workers who were employed in the suburbs in 2000 was higher than in the overall East Buffalo and City.

## Housing

### At a Glance...

- Housing unit vacancy in Lovejoy was lower in 2000 than in overall East Buffalo and the City.
- Lovejoy had a higher owner-occupancy rate in 2000 than East Buffalo and the City.
- Vacancy in Lovejoy almost doubled during the 1990s.

In 2000, Lovejoy fared well on a number of housing indicators. The neighborhood's rate of owner-occupancy (52.0%) was higher than East Buffalo (46.0%) and City (43.5%) averages. Lovejoy's rate of unit vacancy (14.2%) was below East Buffalo (20.9%) and City (15.7%) averages. And, the median value of owner-occupied homes in Lovejoy (\$52,300) was well-above East Buffalo's median (\$39,700) and not far from the City's median value (\$58,800).



Source: U.S. Census Bureau

Although it was low compared to East Buffalo and the City, Lovejoy's vacancy rate in 2000 (14.2%) represented an almost doubling of its 1990 rate (7.5%). Lovejoy's owner-occupancy rate also took a hit during the 1990s, declining from 55.6% to 52.0%.

## Crime

### At a Glance...

- Lovejoy's crime rate in 2002 was among the lowest in East Buffalo and lower than the City average.
- Lovejoy was one of the few neighborhoods in the City to see an increase in its crime rate between 1998 and 2002.

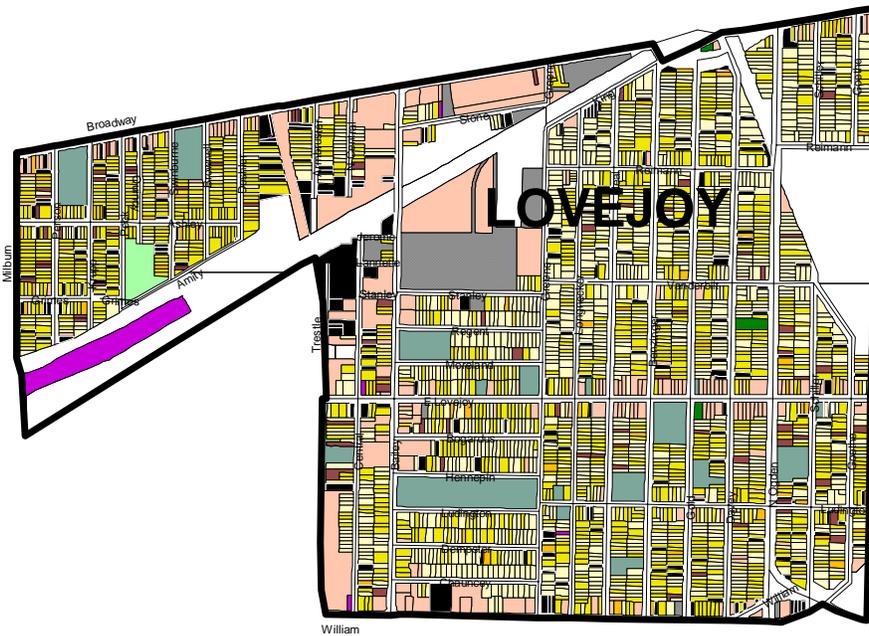
In 2002, Lovejoy had the second lowest crime rate in East Buffalo. Its rate of 117 crimes per 1,000 persons was significantly below East Buffalo's average crime rate and slightly below the City's average rate. Although Lovejoy's crime rate in 2002 was relatively low, it represented an increase of 11.8% over the neighborhood's crime rate in 1998. Lovejoy was East Buffalo's only neighborhood see an increase in its crime rate during that five year period, and was one of the few neighborhoods in the City to see an increase.

<b>Crime in Lovejoy, 1998-2002</b>		
	Crimes Per 1,000 People (2002)	Change in Crime Rate, 1998-2002
<b>Lovejoy</b>	<b>117</b>	<b>11.8%</b>
East Buffalo	180	-8.2%
Buffalo	138	-13.6%

Source: Buffalo Police Dept. and *The Buffalo News*

# Lovejoy Land Use Map

A large commercial/industrial area is in the center-north area of Broadway. More commercial properties can be found along commercial streets like Broadway, Bailey, E. Lovejoy and William. The Zoning and Transportation Map on page 9 shows that much of Lovejoy is surrounded by rail. The map below shows many residential areas border those railways. Beyond commercial streets are Residential and Community Service uses, with few vacant parcels to be found.



**EAST BUFFALO GNPA  
LAND USE - LOVEJOY  
NEIGHBORHOOD**

Comprehensive and Community Planning  
Office of Strategic Planning  
City of Buffalo  
9/23/2006

**LEGEND**

- ▬ STREET
- ▭ PLANNING NEIGHBORHOOD
- PARCEL LAND USE
- Residential single family
- Residential two family
- Residential three family
- Residential other
- Vacant
- Commercial
- Recreational
- Community Service
- Industrial
- Public Service
- Conservation Areas / Parks
- No Data

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

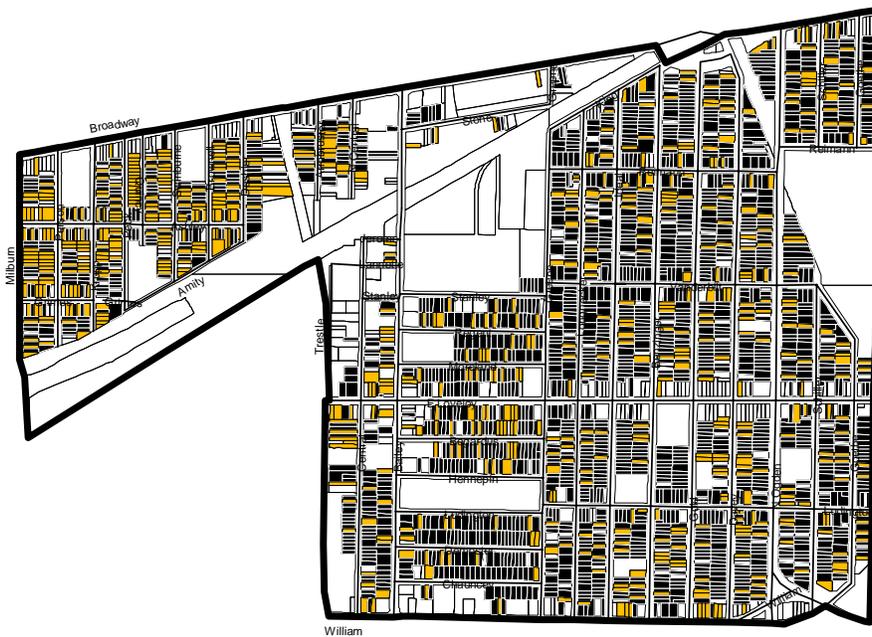
Please note also that the Lovejoy neighborhood boundary is based on census tracts and may not correspond to the boundaries current residents identify with.

0 500 1000 Feet

N

# Lovejoy Owner- vs. Renter-Occupied Residential Properties Map

Owner-occupancy (represented by the color black in this map) is a strong characteristic of the Lovejoy neighborhood in comparison to other neighborhoods in East Buffalo. South of a line stretching from King Street in the northeast and extending along the railroad right-of-way, owner-occupancy is the predominant type of housing tenure. The northwest area of the neighborhood, bounded by Broadway, Milburn, and Amity, has more renter-occupied than owner-occupied housing.



**EAST BUFFALO GNPA  
OWNER- VS. RENTER-  
OCCUPIED RESIDENTIAL  
PROPERTIES\*  
- LOVEJOY  
NEIGHBORHOOD**

Comprehensive and Community Planning  
Office of Strategic Planning  
City of Buffalo  
10/24/2005

**LEGEND**

- △ STREET
- ▣ PLANNING NEIGHBORHOOD
- ▣ RESIDENTIAL PROPERTY\*
- ▣ OWNER-OCCUPIED
- ▣ RENTER-OCCUPIED
- ▣ OTHER LAND USE

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

Please note also that the Lovejoy neighborhood boundary is based on census tracts and may not correspond to the boundaries current residents identify with.

\*Residential Properties\* for the purposes of this map are: Single-, Two-, and Three-Family residences, and Multi-Purpose/Multi-Structure uses where the primary use is residential.

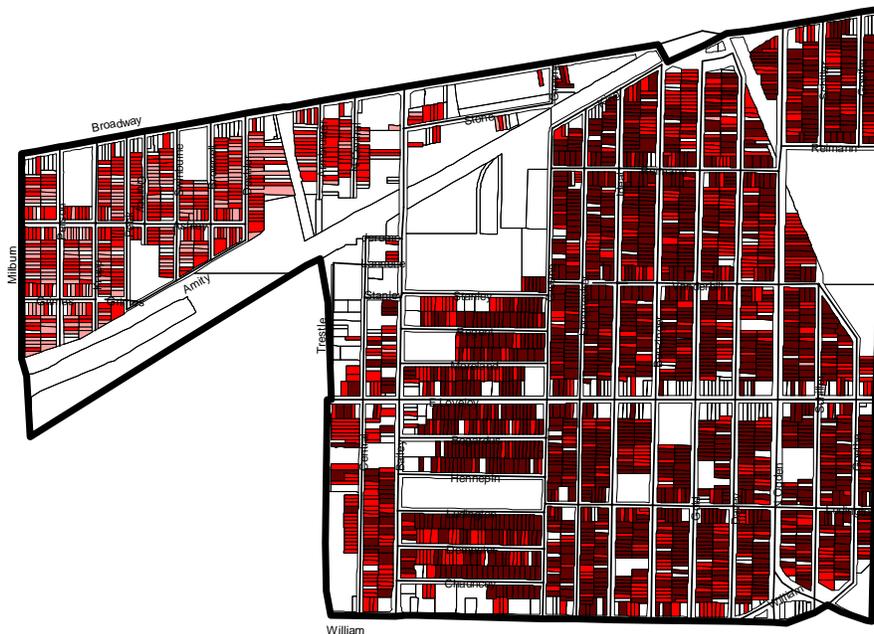
All data as of August, 2004.

0      500      1000 Feet

N

# Lovejoy Assessed Value for Residential Properties Map

In a pattern similar to owner- versus renter-occupancy in the map above, residential assessed values are stronger in the area south of King and the railroad right-of-way, while softer residential assessed values are to be found in the northwest area of the neighborhood bound by Broadway, Milburn, and Amity. It is good news that the majority of residential properties in Lovejoy are in the \$44,000+ value range (55%).



**EAST BUFFALO GNPA  
ASSESSED VALUE  
OF RESIDENTIAL  
PROPERTIES\*  
- LOVEJOY  
NEIGHBORHOOD**

Comprehensive and Community Planning  
Office of Strategic Planning  
City of Buffalo  
11/9/2005

**LEGEND**

- ▬ STREET
- ▭ PLANNING NEIGHBORHOOD
- ASSESSED VALUE, RESIDENTIAL\* (Count)
- Light Red: \$1,200 - \$20,099 (179)
- Medium Red: \$20,100 - \$43,999 (972)
- Dark Red: \$44,000+ (1422)
- White: OTHER LAND USE/NO DATA

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

Please note also that the Lovejoy neighborhood boundary is based on census tracts and may not correspond to the boundaries current residents identify with.

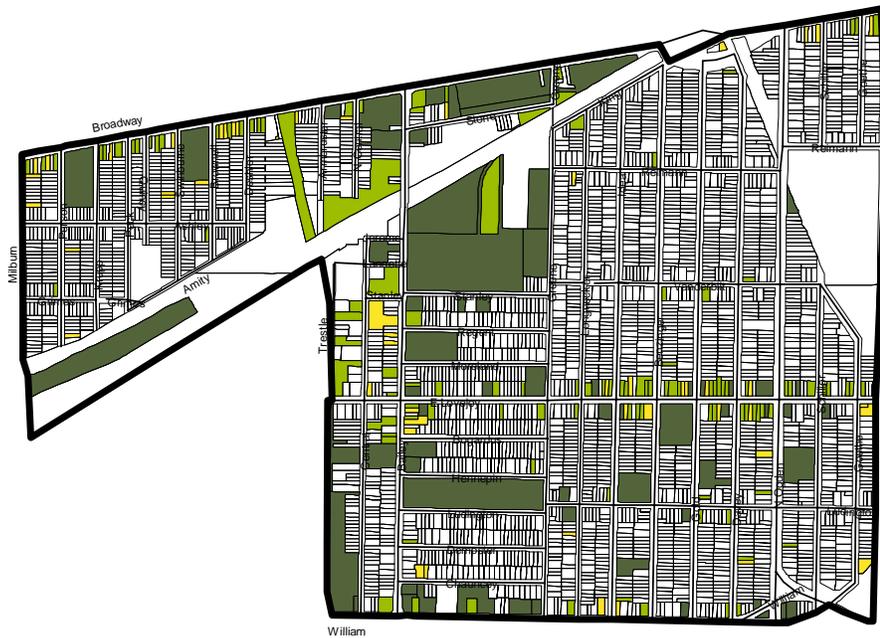
\*"Residential Properties" for the purposes of this map are: Single-, Two-, and Three-Family residences, and Multi-Purpose/Multi-Structure uses where the primary use is residential.

The 3 dollar ranges shown were arrived at by applying the Quantile classification method to all Residential properties\* GNPA-wide so that each range is assigned the same number of features. Thus, maps of each neighborhood can be compared with another. However, within each map, the number of features in each range will vary. Average assessed value of Residential properties\* GNPA-wide = \$33,210. This neighborhood has 2573 Residential properties\*, while there are 9894 GNPA-wide. All data as of August, 2004.

0 500 1000 Feet N

# Lovejoy Assessed Value for Non-Residential Properties Map

Properties with non-residential land use are located along commercial streets of Broadway, E. Lovejoy, William, and Bailey, and within blocks in certain instances as well. Most of the larger parcels have the highest assessed values; however, some smaller ones along E. Lovejoy and William also exhibit high values.



### EAST BUFFALO GNPA ASSESSED VALUE OF NON-RESIDENTIAL PROPERTIES\* - LOVEJOY NEIGHBORHOOD

Comprehensive and Community Planning  
Office of Strategic Planning  
City of Buffalo  
10/24/2005

**LEGEND**

- STREET
- PLANNING NEIGHBORHOOD
- ASSESSED VALUE, NON-RESIDENTIAL\*
  - \$400 - \$29,099 (52)
  - \$29,100 - \$64,999 (115)
  - \$65,000+ (63)
- OTHER LAND USE/NO DATA

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

Please note also that the Lovejoy neighborhood boundary is based on census tracts and may not correspond to the boundaries current residents identify with.

\*Non-Residential Properties\* for the purposes of this map are: Commercial, Industrial, Community Service, and Public Service land uses. \*Other Land Uses\* would be Residential, Vacant, Recreational, and Conservation Areas/Parks.

The 3 dollar ranges shown were arrived at by applying the Quantile classification method to all Non-Residential properties\* GNPA-wide so that each range is assigned the same number of features. Thus, maps of each neighborhood can be compared with another. However, within each map, the number of features in each range will vary. Average assessed value of Non-Residential properties\* GNPA-wide = \$168,750. This neighborhood has 230 Non-Residential properties\*, while there are 1382 GNPA-wide. All data as of August, 2004.

0 500 1000 Feet

N

## **Babcock**

Bounded to the north by William St, to the south by the I-190, to the east by Bailey Avenue, and to the west by Smith Street, Babcock is a neighborhood split between residential and commercial uses. Railroads and industry have a long history in the neighborhood, and the need to house those who worked on the rails and in the factories led to the creation of a number of distinct residential clusters, each separated from the others by rail lines and industrial acreage. There are four major residential clusters in Babcock, including (1) the area near Seneca and Babcock, (2) the area centered along Clinton Street near Babcock, (3) the Lewis Street area on the north side of Clinton Street, and (4) the streets between Smith and Fillmore south of William Street

In each residential cluster, there exists a combination of single- and multi-family residential properties as well as commercial frontage on major thoroughfares to service local residents. Franczyk Park, the neighborhood's only formal green space, is located on Lewis Street. The industrial properties that stand between the residential clusters range from brand-new buildings along New Babcock Street to century-old buildings along Clinton Street. Some of the largest industrial properties are located on the neighborhood's eastern edge, such as Niagara Ceramics (formerly Buffalo China) and the sprawling buildings of the Niagara Frontier Food Terminal and the adjacent Clinton-Bailey Market.

### **Assets and Opportunities**

Babcock has a number of assets that can play a role in improving the neighborhood and East Buffalo as a whole. Its abundance of underused industrial properties (such as the Niagara Frontier Food Terminal) and vacant land, as well as its proximity to the I-190 and major rail lines, put Babcock in a position to attract businesses and expand the job base of East Buffalo and the City. Similar to areas in Broadway-Fillmore, property in Babcock is part of a "strategic investment corridor" stretching along rail lines from South Buffalo and through East Buffalo, making it a priority for City investment.

Often overshadowed by the neighborhood's industrial heritage is its agricultural heritage. Along Clinton Street, near Smith Street, stands one of the City's few remaining barns. Currently, there are plans to restore the barn and make it the centerpiece of a program to initiate urban farming and promote agricultural tourism in the City and region. During the 1990s, Babcock was one of the City's few neighborhoods to see a decline in its poverty rate, which went from 25.5% in 1990 (slightly above the City average) to 24.8% in 2000 (slightly below the City average). Continued declines in its poverty rate would bode well for the neighborhood's stability.

### **Weaknesses and Threats**

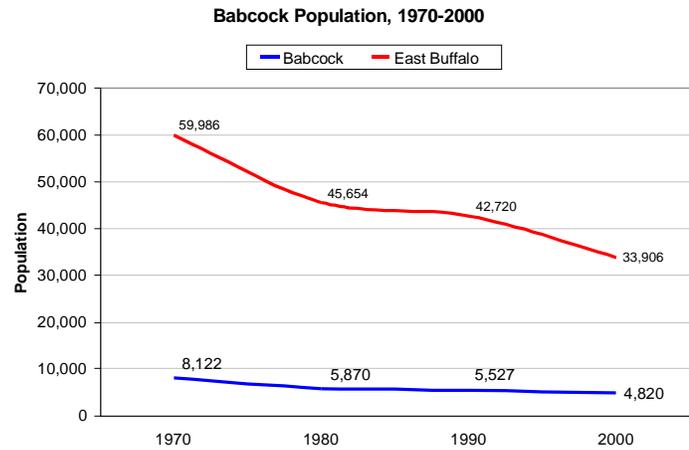
Just as an abundance of underused industrial buildings and land can be classified as an asset, it can also be a liability. Another part of Babcock's industrial heritage is pollution. In many cases, the businesses that polluted their properties are long gone, but the pollution is still present and may endanger nearby residents and inhibit property or land from being reused. That makes the cleaning of these brownfields an essential step to turning polluted properties from liabilities to assets.

## Population

### At a Glance...

- Between 1970 and 2000, Babcock lost population at a slower rate than East Buffalo overall, but at a faster rate than the City.
- Babcock lost population in the 1990s at a rate that was twice as fast as the decline of the 1980s.

Babcock was the second smallest neighborhood in East Buffalo in 2000 with 4,820 residents. Its 2000 population represented a significant decline from previous decades, although Babcock declined at a rate slightly less than that of East Buffalo as a whole. Between 1970 and 2000, Babcock lost 40.7% of its population, a slower rate of loss than overall East Buffalo (-43.5%), but higher than the City (-36.7%). Babcock's population loss during the 1970s (-27.7%) was the sharpest decline among East Buffalo neighborhoods in that decade and was, by far, the worst decade of decline in the neighborhood's recent history.



Source: U.S. Census Bureau

The 1980s and 1990s saw significantly lower rates of decline (-5.8% and -12.8%, respectively) than the 1970s and, in both decades, Babcock declined at a slower rate than East Buffalo. The 1990s did represent an accelerated pace of decline from the 1980s, and Babcock's rate of population loss between 1990 and 2000 was higher than that of the overall City.

## Race and Ethnicity

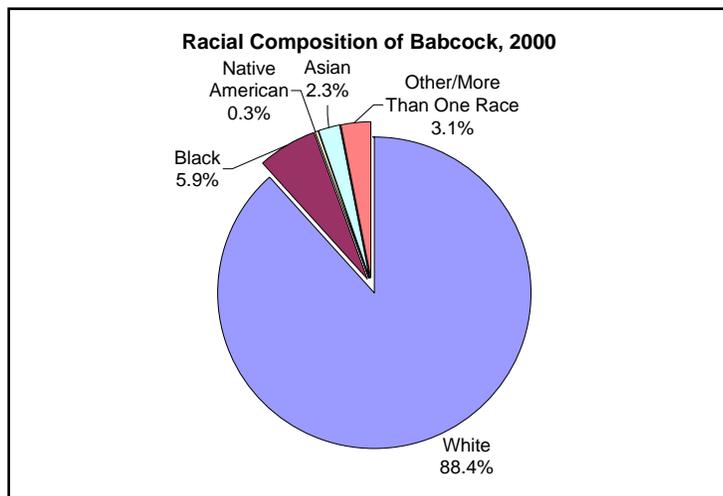
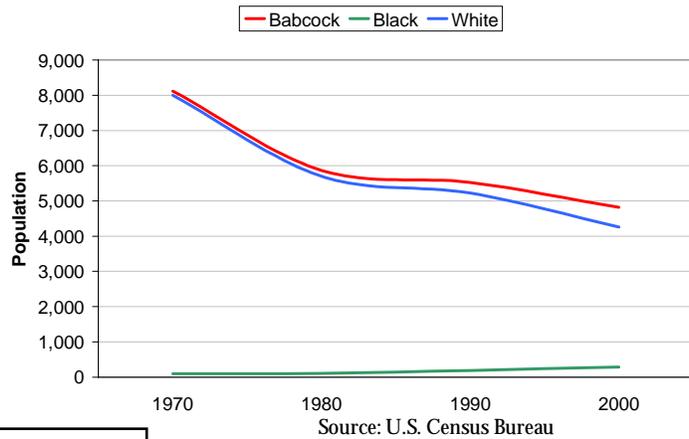
### At a Glance...

- In 2000, Babcock was a predominately White neighborhood, although White residents declined from 94.5% of the total population in 1990 to 88.4% in 2000.
- During the 1990s, Babcock's Black, Asian, and Hispanic population grew rapidly.

Babcock, although still a predominately White neighborhood, became gradually more diverse between 1970 and 2000. The 1990s, in particular, saw significant increases in a number of minority groups. At the same time that the White population fell in proportion from 94.5% of the population in 1990 to 88.4% in 2000, the neighborhood's Black, Asian, and Hispanic populations grew rapidly.

The neighborhood's Black population proportionally increased from 3.4% in 1990 to 5.9% in 2000 (an increase from 187 to 284 persons), while the Asian population grew from 0.1% to 2.3% of the population (increasing from 8 to 109 persons), and the ethnic Hispanic population increased from 2.2% to 4.5% of Babcock's population (going from 121 to 219 persons). Compared to other East Buffalo neighborhoods, Babcock had the most Hispanic residents as a proportion of

**Racial Composition of Babcock, 1970-2000**



the neighborhood population in 2000.

### Age

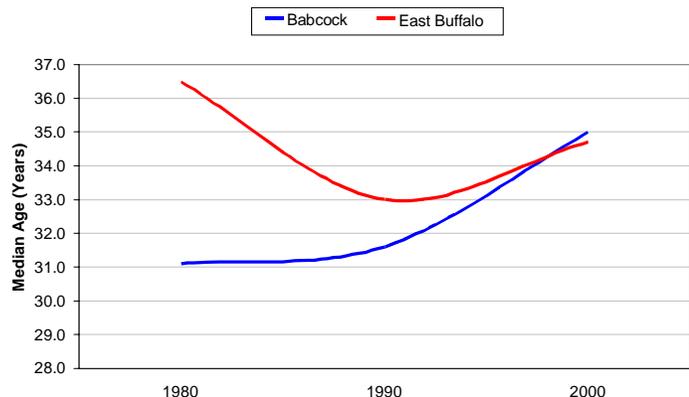
#### At a Glance...

- With a median age of 35.0 years, Babcock's population was slightly older than overall East Buffalo and the City in 2000.
- Babcock's population aged during the 1990s, as the neighborhood's population of young adults (ages 20-34) declined by almost one-third.

Babcock's population aged significantly during the 1990s, with its median age increasing from 31.6 years in 1990 to 35.0 years in 2000. Compared to overall East Buffalo and the City, Babcock was slightly older than East Buffalo (median age 34.7 years) and more than a year older than the City (33.6 years).

Source: U.S. Census Bureau

**Median Age of Population in Babcock, 1980-2000**



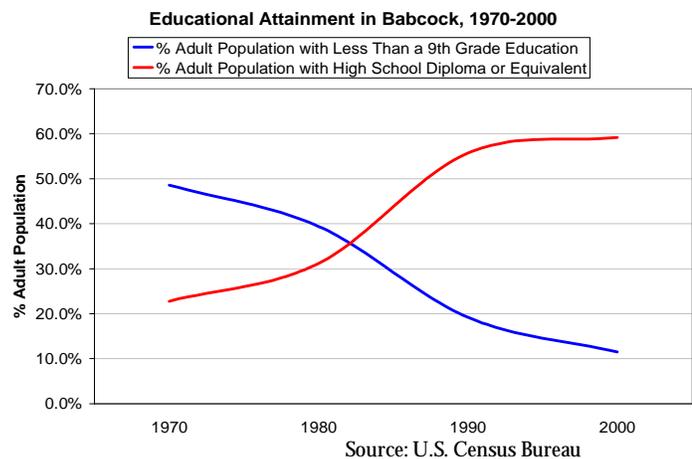
A major component of Babcock's aging during the 1990s was the 31.1% decline in its young adult population (ages 20-34). The number of young people in the neighborhood (aged 19 and under) also declined during the 1990s, though at a slower rate (-7.1%). Among Babcock's older age groups, its population of middle-aged adults (ages 35-64) increased by 5.0% while the number of senior citizens declined by 26.4%. The sharp declines in the young-adult and senior citizen cohorts during the 1990s represented a turnaround from the 1980s when both cohorts grew in number.

## Education

### At a Glance...

- Education levels in Babcock improved significantly between 1970 and 2000.
- In 2000, Babcock's education levels trailed those of the City and overall East Buffalo.

Education levels in Babcock improved significantly between 1970 and 2000. The proportion of adults with less than a 9<sup>th</sup> grade education dropped from 48.6% to 11.5%, while the percentage of adults with a high school diploma increased from 22.8% to 59.2%. The percentage of adults with at least a bachelors degree also increased, albeit slightly, from 1.6% in 1970 to 3.8% in 1990.



Despite the impressive gains, Babcock's education levels lagged, for the most part, the City and overall East Buffalo in 2000. The proportion of neighborhood adults with at least a high school diploma (59.2%) in 2000 trailed the overall East Buffalo (63.7%) and was significantly below the City average (74.6%), while the percentage of adults with less than a 9<sup>th</sup> grade education (11.5%) was equal to East Buffalo's average (11.5%) but higher than the City's average (7.9%).

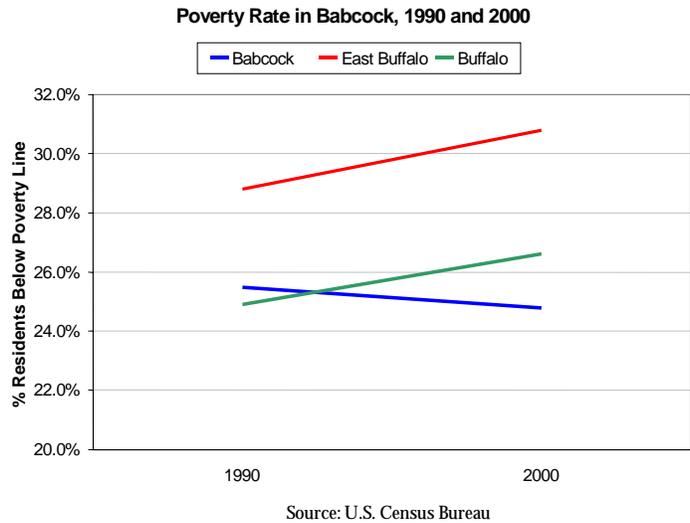
Babcock experienced a setback in its trend of improving education levels in the 1990s with a drop in the proportion of adults with at least a four-year college degree. That proportion, which had increased during the 1970s and 1980s, fell from 6.3% in 1990 to 3.8% in 2000. With that decline, the neighborhood slipped below East Buffalo average in 2000 (5.7%) and remained well below the City average (18.3%).

## Income and Poverty

### At a Glance...

- In 2000, Babcock's poverty rate was lower than East Buffalo and City averages.
- Babcock was one of only two neighborhoods in East Buffalo to see its poverty rate decline during the 1990s.

In 2000, Babcock had less poverty than East Buffalo and the City. The percentage of persons in the neighborhood living below the poverty line in 2000 was 24.8%, compared to East Buffalo's 30.8% and the City's 26.6%. Despite the lower poverty rate, Babcock's median income in 1999 (\$21,616) was only 88.1% of the City's median income, although it was also 106.5% of East Buffalo's figure. During the 1990s, Babcock experienced a slight decrease in its poverty rate, dropping from 25.5% in 1990 to 24.8% in 2000, and making it one of only two East Buffalo neighborhoods to see a decline in poverty during the decade.



Despite this decline in poverty, Babcock lost ground during the 1990s to East Buffalo and the City in terms of median income. In 1989 Babcock's median income was 94.6% of the City's median, compared to only 88.1% in 1999, while the neighborhood's median income in 1989 was 109.6% of East Buffalo's median, compared to 106.5% in 1999. In 2000, Babcock had a Female Head of Household (no husband) rate of 20%. Babcock's Female Head of Household (no husband) rate was lower than the overall rate of East Buffalo (25%) and slightly higher than the rate of the City (14%).

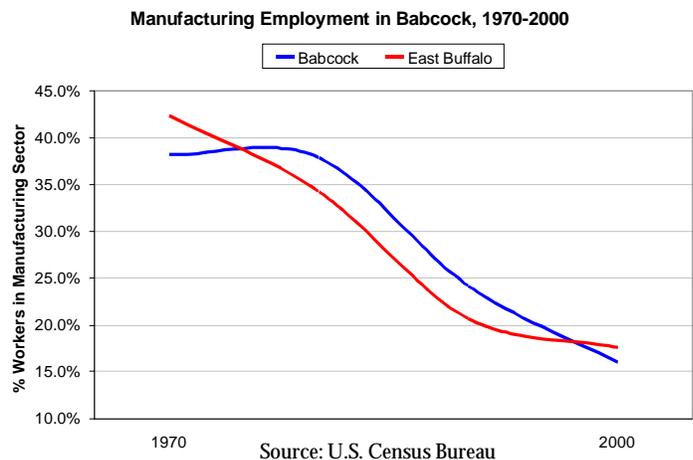
## Labor Force

### At a Glance...

- Babcock's unemployment rate in 2000 was slightly higher than East Buffalo and City averages.
- The industry sector employing the most Babcock workers in 2000 was education, health, and social services (17.1% of the workforce).

The neighborhood's unemployment rate in 2000 (14.3%) was slightly higher than East Buffalo (13.6%) and City (12.5%) averages. The unemployment rate in 2000 did, however, represent a decrease from the rates in 1990 (14.5%) and 1980 (15.7%), making Babcock the only neighborhood in East Buffalo to experience a decline in unemployment in both the 1980s and 1990s.

Between 1970 and 2000, there was a dramatic shift in the type of employment engaged in by Babcock's residents. In 1970, for example, almost 38.2% of Babcock



workers were employed in manufacturing, a proportion that dropped to 16.0% by 2000. In 2000, the proportion of Babcock workers in manufacturing was above the City average for that sector (13.1%), but below East Buffalo's average (17.6%). The industry sector employing the most Babcock residents in 2000 was education, health and social services (17.1%), followed by manufacturing.

In 2000, 40.7% of Babcock residents were employed in jobs outside the City limits, a dramatic increase from 28.5% in 1990 and 23.8% in 1980. The percentage of Babcock workers employed outside the City was slightly lower than East Buffalo's average (42.6%) and slightly above the City average (38.8%).

## Housing

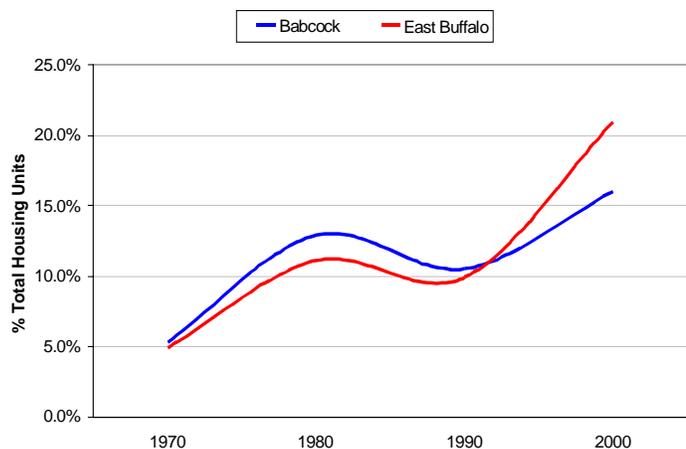
### At a Glance...

- In 2000, Babcock had a higher rate of owner-occupancy and a lower rate of vacancy than East Buffalo overall.
- Babcock's vacancy rate increased significantly during the 1990s (from 10.5% to 16.0%).

In 2000, the housing situation in Babcock was mixed when compared to the rest of East Buffalo and the City. The neighborhood's rate of owner-occupancy (49.3%) was higher than East Buffalo (46.0%) and City (43.5%) averages, and its rate of unit vacancy (16.0%) was below East Buffalo's average (20.9%) and almost even with the City average (15.7%). The median value of owner-occupied homes in Babcock (\$35,100), however, was below East Buffalo's average (\$39,700) and well-below the City's average (\$58,800).

Although low when compared to East Buffalo average, Babcock's vacancy rate in 2000 (16.0%) represented a significant increase from its 1990 rate (10.5%). Babcock's owner-occupancy rate was steady during the 1990s, declining only slightly from 50.0% to 49.3%.

Housing Unit Vacancy in Babcock, 1970-2000



Source: U.S. Census Bureau

## Crime

### At a Glance...

- Babcock's crime rate in 2002 was close to East Buffalo and City averages.
- The neighborhood experienced a slight decline in its crime rate between 1998 and 2002.

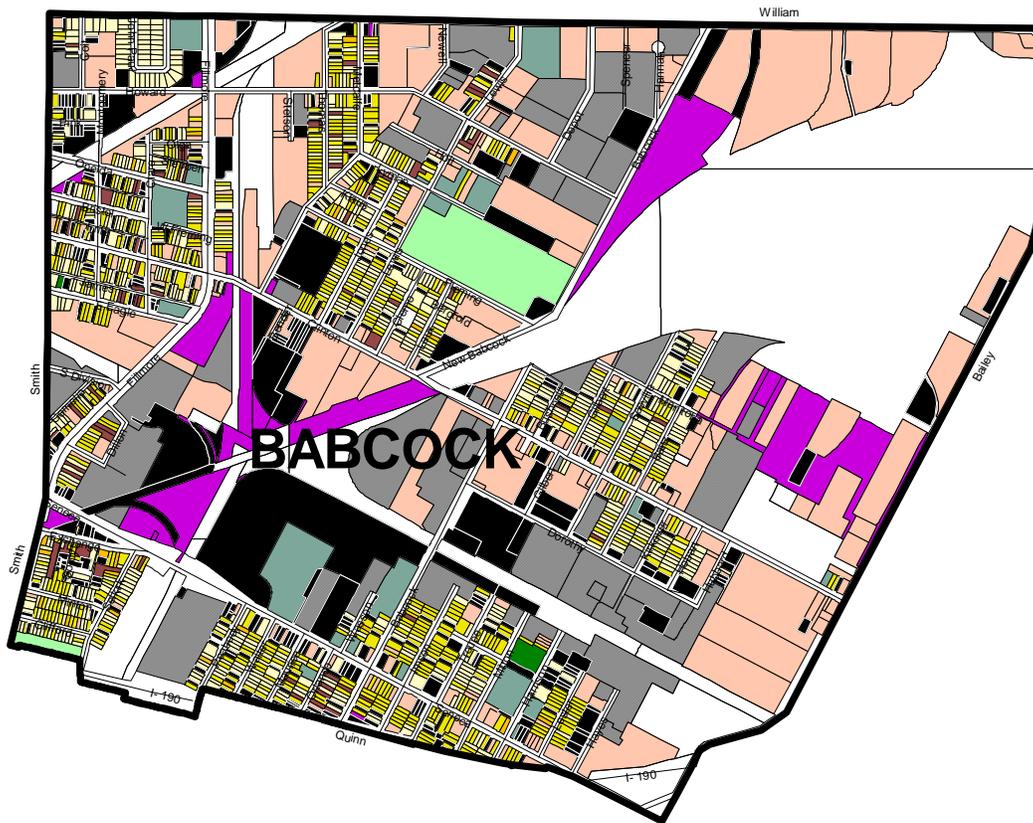
In 2002, Babcock’s crime rate was reflective of the average crime rates in East Buffalo and the City. Its rate of 165 crimes per 1,000 persons was slightly below East Buffalo’s average and slightly above the City average. Between 1998 and 2002, Babcock’s crime rate fell by 6.1%. That drop was close to East Buffalo’s average drop in crime during that time period, though less than half the rate of decline in the overall City.

<b>Crime in Babcock, 1998-2002</b>		
	Crimes Per 1,000 People (2002)	Change in Crime Rate, 1998-2002
<b>Babcock</b>	<b>165</b>	<b>-6.1%</b>
East Buffalo	180	-8.2%
Buffalo	138	-13.6%

Source: Buffalo Police Dept. and *The Buffalo News*

# Babcock Land Use Map

Land use in Babcock is strongly influenced by the railways that traverse it (see a map showing rail lines on page 9). Residential uses make up a smaller proportion of the geography than in other neighborhoods in East Buffalo. Sizable commercial, industrial, and public service (utilities, for example) uses occupy most of the land next to the railways and along much of the street network.



**EAST BUFFALO GNPA  
LAND USE - BABCOCK  
NEIGHBORHOOD**

Comprehensive and Community Planning  
Office of Strategic Planning  
City of Buffalo  
9/23/2005

**LEGEND**

- ▲ STREET
- ▭ PLANNING NEIGHBORHOOD
- PARCEL LAND USE
- Residential single family
- Residential two family
- Residential three family
- Residential other
- Vacant
- Commercial
- Recreational
- Community Service
- Industrial
- Public Service
- Conservation Areas / Parks
- No Data

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

0 500 1000 Feet

N

# Babcock Owner- vs. Renter-Occupied Residential Properties Map

The number of owner-occupied properties (shown in black) among housing in Babcock appears nearly equal in all residential areas to renter-occupied properties (shown in orange), according to the August, 2004 Assessor data used in this map. 2000 U.S. Census figures place the rate of owner-occupancy at 49.3% (see page 51).



**EAST BUFFALO GNPA  
OWNER- VS. RENTER-  
OCCUPIED RESIDENTIAL  
PROPERTIES\*  
- BABCOCK  
NEIGHBORHOOD**

Comprehensive and Community Planning  
Office of Strategic Planning  
City of Buffalo  
10/24/2005

**LEGEND**

- STREET
- PLANNING NEIGHBORHOOD
- RESIDENTIAL PROPERTY\*
- OWNER-OCCUPIED
- RENTER-OCCUPIED
- OTHER LAND USE

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

\*Residential Properties\* for the purposes of this map are: Single-, Two-, and Three-Family residences, and Multi-Purpose/Multi-Structure uses where the primary use is residential.

All data as of August, 2004.

# Babcock Assessed Value for Residential Properties Map

Assessed values for residential properties in the Babcock neighborhood are highest in a cluster of parcels in the northwest, where John Paul Court residences are located. Moderately strong residential values can be found as being predominant in other areas, with the exception of the blocks bound by Howard, Fillmore, and South Division, where some softness in assessed values can be detected.



**EAST BUFFALO GNPA  
ASSESSED VALUE  
OF RESIDENTIAL  
PROPERTIES\*  
- BABCOCK  
NEIGHBORHOOD**

Comprehensive and Community Planning  
Office of Strategic Planning  
City of Buffalo  
11/9/2005

**LEGEND**

- ▲ STREET
- ▭ PLANNING NEIGHBORHOOD
- ▭ ASSESSED VALUE, RESIDENTIAL\* (Count)
- ▭ \$1,200 - \$20,099 (263)
- ▭ \$20,100 - \$43,999 (1026)
- ▭ \$44,000+ (69)
- ▭ OTHER LAND USE/NO DATA

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

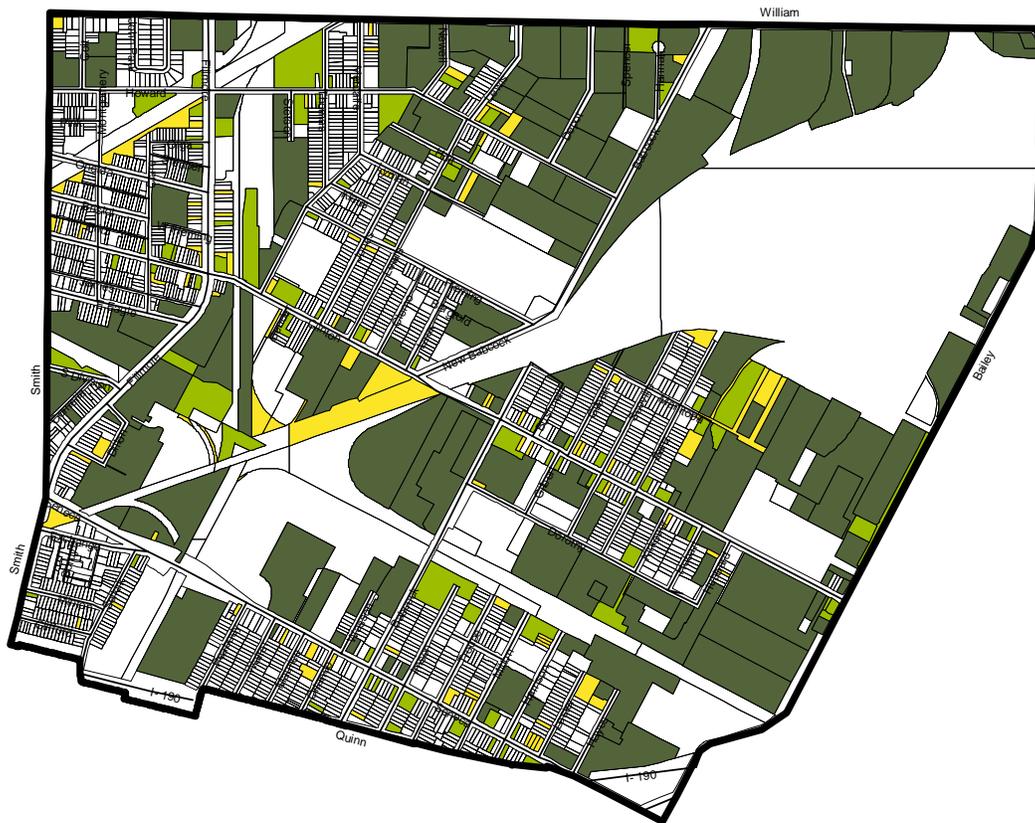
\*"Residential Properties" for the purposes of this map are: Single-, Two-, and Three-Family residences, and Multi-Purpose/Multi-Structure uses where the primary use is residential.

The 3 dollar ranges shown were arrived at by applying the Quantile classification method to all Residential properties\* GNPA-wide so that each range is assigned the same number of features. Thus, maps of each neighborhood can be compared with another. However, within each map, the number of features in each range will vary. Average assessed value of Residential properties\* GNPA-wide = \$33,210. This neighborhood has 1358 Residential properties\*, while there are 9894 GNPA-wide. All data as of August, 2004.

0 500 1000 Feet

# Babcock Assessed Value for Non-Residential Properties Map

A high number of non-residential properties in the Babcock neighborhood in the highest range of assessed value is easy to detect in this map. By comparing pattern of these properties to the land use mapped on page 53, it is possible to see that there is much commerce and industry operating in the neighborhood.



**EAST BUFFALO GNPA  
ASSESSED VALUE  
OF NON-RESIDENTIAL  
PROPERTIES\*  
- BABCOCK  
NEIGHBORHOOD**

Comprehensive and Community Planning  
Office of Strategic Planning  
City of Buffalo  
10/24/2005

**LEGEND**

- ▲ STREET
- ▭ PLANNING NEIGHBORHOOD
- ASSESSED VALUE, NON-RESIDENTIAL\*
- \$400 - \$29,099 (93)
- \$29,100 - \$64,999 (84)
- \$65,000+ (147)
- OTHER LAND USE/NO DATA

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

\*"Non-Residential Properties" for the purposes of this map are: Commercial, Industrial, Community Service, and Public Service land uses. "Other Land Uses" would be Residential, Vacant, Recreational, and Conservation Areas/Parks.

The 3 dollar ranges shown were arrived at by applying the Quantile classification method to all Non-Residential properties\* GNPA-wide so that each range is assigned the same number of features. Thus, maps of each neighborhood can be compared with another. However, within each map, the number of features in each range will vary. Average assessed value of Non-Residential properties\* GNPA-wide = \$169,750. This neighborhood has 324 Non-Residential properties\*, while there are 1362 GNPA-wide. All data as of August, 2004.

0 500 1000 Feet

N

## Kaisertown

Kaisertown occupies the southeast corner of East Buffalo and is bordered on the west by Bailey Avenue, on the north by William Street, on the east by the Towns of Cheektowaga and West Seneca, and on the south by the Buffalo River. The neighborhood received its name from its founding population, German-Americans, who settled the neighborhood in the 19<sup>th</sup> century. Although Polish-Americans have predominated in the neighborhood for decades, the name “Kaisertown” remains and provides the neighborhood with a strong sense of identity.

Kaisertown is bisected by the I-190, which separates the neighborhood into two distinct halves. The majority of neighborhood residents live in the Clinton Street corridor between the I-190 and the Buffalo River. Here, well-maintained single- and multi-family homes line shaded side streets. Tucked away on one of these streets is St. Casimir Catholic Church, Kaisertown’s largest religious building. The side streets connect to Clinton Street, a vibrant street of wood-frame buildings with storefronts and apartments, which serves as the neighborhood’s principle commercial corridor. Houghton/Stachowski Park, the largest green space in East Buffalo, occupies land between Clinton Street and the Buffalo River. To the north of the I-190 is a mixture of large commercial and industrial properties. Off of Dingens Street is the New Buffalo Industrial Park, one of the City’s most successful industrial parks.

### Assets and Opportunities

Kaisertown’s strong sense of community is one of its greatest assets. The vital Clinton Street commercial corridor exemplifies that and provides a strong backbone to the surrounding residential streets, whose homes have much lower vacancy rates and higher values, on average, than homes in the rest of the City. Houghton/Stachowski Park is a valuable recreational amenity for the residents of Kaisertown and East Buffalo, and the Buffalo River on the neighborhood’s southern boundary has the potential to be the same. Between the I-190 and William Street, underused industrial and commercial properties hold the potential to attract new business to East Buffalo. The success of the New Buffalo Industrial Park serves as an example of this potential.

### Weaknesses and Threats

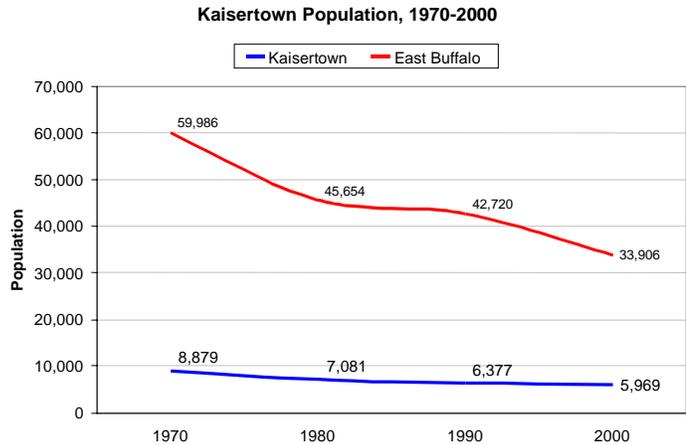
Although the housing unit vacancy rate in Kaisertown in 2000 (8.2%) was well below East Buffalo and City averages, it was well above the neighborhood’s rate of housing vacancy in 1990 (4.8%), mostly due to a declining population. One of the most troubling aspects of the neighborhood’s population loss in the 1990s, and one that may threaten the future vitality of Kaisertown, was the substantial decline (-31.2%) in the number of young adults (ages 20-34).

### Population

#### *At a Glance...*

- Between 1970 and 2000, Kaisertown lost population at a slower rate than the City and East Buffalo overall.
- Kaisertown was the only neighborhood in East Buffalo to decline more slowly in the 1990s than in the 1980s.

In 2000, Kaisertown ranked third in East Buffalo in population with 5,969 residents. Although the neighborhood's population declined in recent decades, its descent was slower than that of the overall City and all of the other neighborhoods in East Buffalo. Between 1970 and 2000, Kaisertown lost 32.8% of its population, a number that compared favorably to the average losses of the City (36.7%) and East Buffalo (43.5%).



Source: U.S. Census Bureau

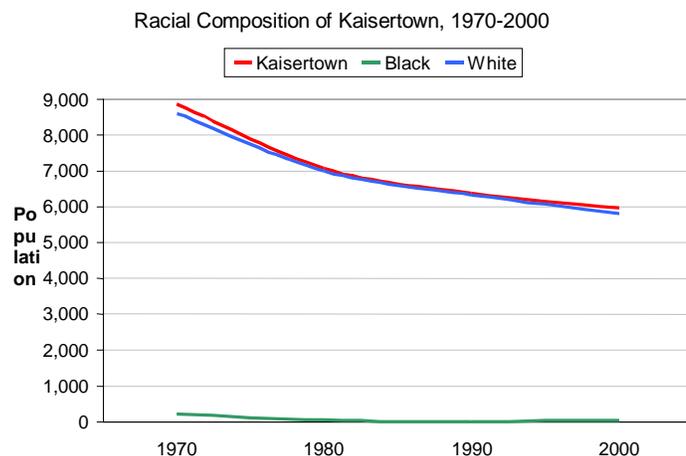
During the 1990s, Kaisertown experienced a welcome trend when its rate of population loss dipped below the rates of the previous two decades, falling to -6.4% (a rate lower than City and East Buffalo averages) from a rate of -9.9% in the 1980s and -20.3% in the 1970s. The overall City and the other neighborhoods of East Buffalo saw an acceleration of decline in the 1990s after a slowdown in the 1980s. Interestingly, Kaisertown had the highest rate of population decline in East Buffalo in the 1980s, and the lowest in the 1990s.

## Race and Ethnicity

### At a Glance...

- Kaisertown was East Buffalo's most homogenous neighborhood in 2000, with its White residents comprising 97.4% of the total population.
- The neighborhood's Hispanic and Black populations grew during the 1990 though they represented a small fraction of the total population.

Kaisertown was East Buffalo's most homogenous neighborhood in 2000, with 97.4% of its residents being reported as White. The ethnic Hispanic population was the neighborhood's largest minority group, comprising 2.3% of the total population. The Hispanic population was the second largest in the GNPA in terms of its share of the neighborhood population, symbolic of the relatively small number of Hispanics in East Buffalo compared to the rest of the City.

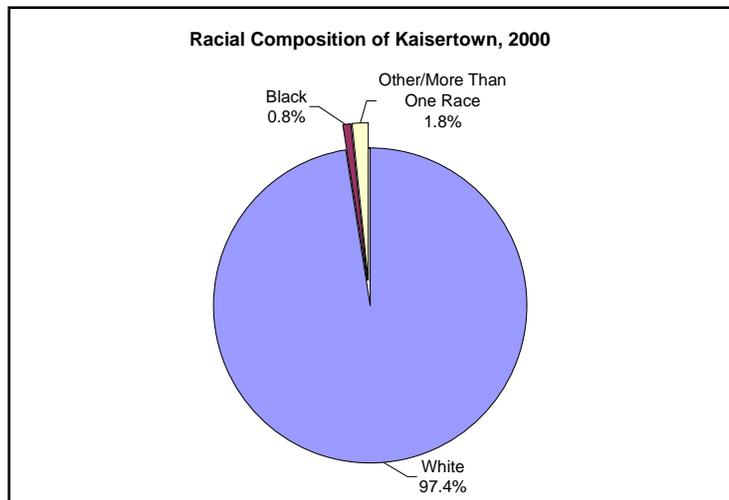


Source: U.S. Census Bureau

During the 1990s, the neighborhood became slightly more diverse as the proportion of White residents dropped from 99.4% to 97.4%. Significant gains were made in the Hispanic population (which went from 30 to 139 persons), the population classified as "other" or "more than one race" (which went from 7 to 106

persons), and the Black population (which went from 20 to 47 persons). The 1990s were the opposite of the 1980s, a time in which the neighborhood actually became less diverse. During that decade the Black population declined from 52 to 20 residents.

Source: U.S. Census Bureau



## Age

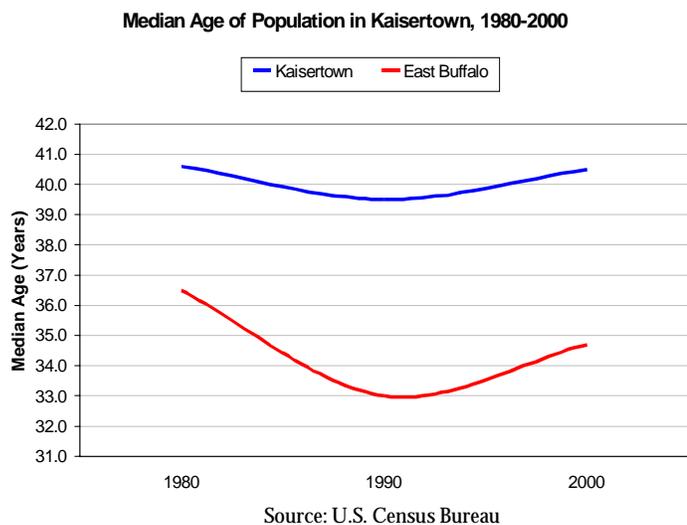
### At a Glance

- Kaisertown had East Buffalo's oldest population in 2000, with a median age of 40.5 years.
- Young adults (ages 20-34) were the fastest declining age group in Kaisertown during the 1990s, falling by 31.3%.

Kaisertown had, by far, the oldest population in East Buffalo in 2000, with a median age of 40.5 years. That figure was far higher than that of East Buffalo (34.7 years) and the overall City (33.6 years). The neighborhood's median age in 2000 did not, however, represent a major change from previous decades. Indeed, Kaisertown has historically been the oldest neighborhood in East Buffalo.

During the 1990s, there were significant declines in two major age groups: the number of young adults (ages 20-34) fell by 31.3%, and the number of senior citizens (65+) fell by 18.0%. The population of young people (aged 19 and under) fell only slightly, down 3.6%. The only age group to increase in number during the 1990s was the middle-aged adult population (ages 35-64), which grew by 18.8%.

What happened to the various age groups during the 1990s represented sharp differences from the 1980s. In that decade, senior citizens were the only group to increase in number (up 17.9%).



All of the other groups declined, led by young people (down 20.5%—which likely contributed to the decline of young adults in the 1990s) and followed by middle-aged adults (down 19.8%) and young adults (down 6.2%).

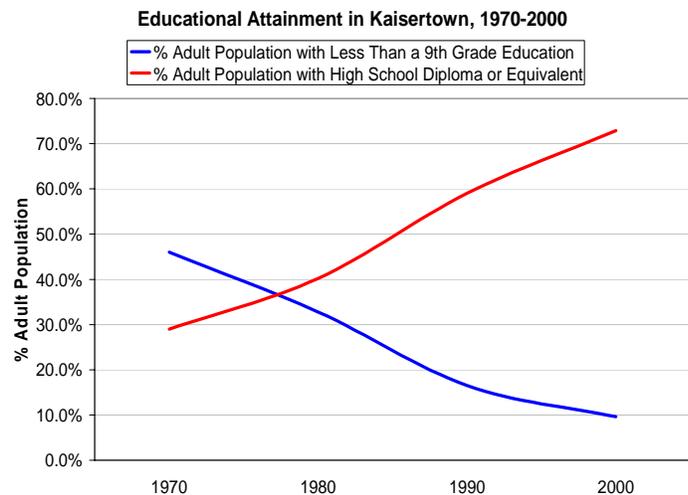
## Education

### At a Glance...

- In 2000, Kaisertown had the highest education levels in East Buffalo.
- The percentage of adults with at least a bachelors degree, although the highest in East Buffalo, was only half the City average.

In 2000, Kaisertown had the highest education levels in East Buffalo. Those levels represented significant gains over previous decades, gains that were similarly experienced throughout East Buffalo and the City. Despite its gains, Kaisertown trailed the City on key indicators of educational attainment.

Between 1970 and 2000, the proportion of adults in Kaisertown with less than a 9<sup>th</sup> grade education plummeted from 46.0% to 9.6%, the lowest rate in East Buffalo in 2000, but slightly higher than the City average (7.9%). The proportion of neighborhood adults with at least a high school diploma, meanwhile, increased sharply from 29.0% in 1970 to 72.9% in 2000, the highest rate in East Buffalo in 2000, but just below the City average (74.6%).



Source: U.S. Census Bureau

The percentage of adults with at least a bachelor's degree also increased sharply from 2.9% in 1970 to 9.1% in 2000, once again the highest rate in East Buffalo, but only half the City average (18.3%). The fact that the overall number of adults with at least a bachelor's degree increased during the 1990s (from 293 to 405 persons) made Kaisertown one of only two neighborhoods in East Buffalo (the other being Lovejoy) to see an increase in that number.

## Income and Poverty

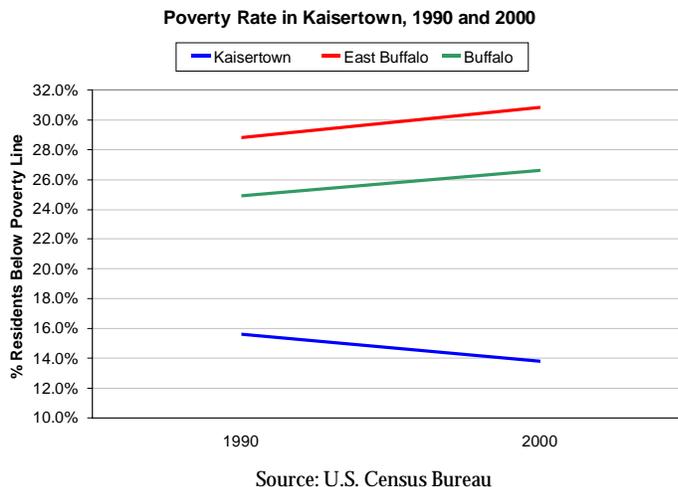
### At a Glance...

- Kaisertown had the lowest poverty rate in East Buffalo in 2000, and its rate was well below the City average.
- Kaisertown had a higher median household income in 2000 than East Buffalo and the City.

Kaisertown had East Buffalo's lowest poverty levels in 2000. In fact, the proportion of neighborhood residents living below the poverty line in 2000 (13.8%) was sharply lower than East Buffalo's average (30.8%) and almost half the City average (26.6%). Kaisertown's low

poverty rate, compared to East Buffalo and the City, was to a large extent due to the neighborhood's median household income in 1999 (\$30,789) being 152% of East Buffalo's median income and 125% of the City's median income.

During the 1990s, Kaisertown was one of only two neighborhoods in East Buffalo to see a decline in its poverty, as it fell from 15.6% to 13.8%. Kaisertown was also the only neighborhood in East Buffalo to gain ground, in terms of median household income, on both East Buffalo and the City during the 1990s. The neighborhood's median household income went from being 130% of East Buffalo's in 1989 to 152% in 1999, and it went from being 112% of the City's median income in 1989 to 125% in 1999. In 2000, Kaisertown had a Female Head of Household (no husband) rate of 7%. Kaisertown's Female Head of Household (no husband) rate was significantly lower than both the overall rate of East Buffalo (25%) and the rate of the City (14%).



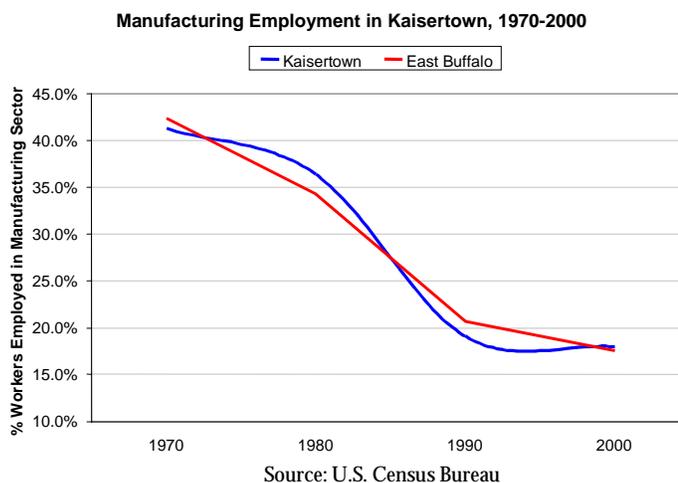
## Labor Force

### At a Glance...

- Kaisertown's unemployment rate in 2000 was lower than East Buffalo and City averages.
- The percentage of Kaisertown residents engaged in manufacturing declined sharply between 1970 and 2000.

Kaisertown's unemployment rate in 2000, 8.7%, was the second lowest in East Buffalo and lower than the City's rate of 12.5%. Although it was relatively low, the neighborhood's unemployment rate in 2000 was significantly higher than its rate in 1990 (4.7%). The rate, however, did represent a drop from the high reached in 1980 (9.1%).

Between 1970 and 2000, manufacturing declined as the neighborhood's dominant source of employment, as the proportion of Kaisertown workers engaged in that activity dropped from 41.3% to 18.0%. The proportion of manufacturing workers in 2000 was, however, higher than East Buffalo (17.6%) and City (13.1%) averages. The industry sector with the greatest share of Kaisertown workers in 2000 was education, health, and social services (19.7%), followed by manufacturing.



In 2000, Kaisertown was the only neighborhood in East Buffalo to have more than half of its workers engaged in employment outside of the City. During the 1990s, the share of Kaisertown workers employed in the suburbs increased dramatically from 32.9% in 1990 to 52.0% in 2000.

## Housing

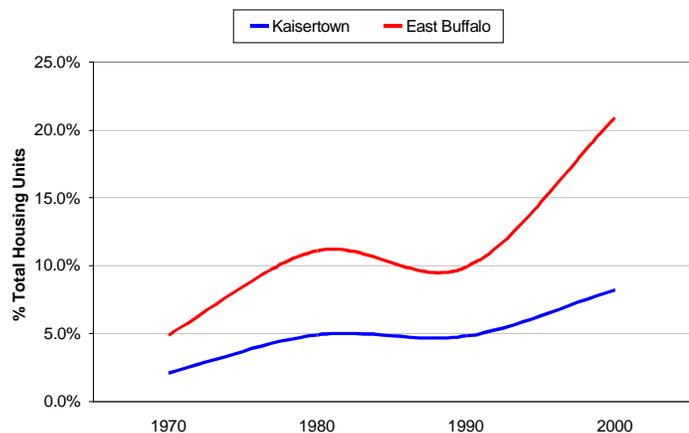
### At a Glance...

- In 2000, Kaisertown's owner-occupancy rate was much higher and its vacancy rate much lower than East Buffalo and City averages.
- Kaisertown was East Buffalo's only neighborhood in 2000 whose median value for owner-occupied homes was higher than the City median value.

In 2000, the housing situation in Kaisertown compared favorably to that of overall East Buffalo and the City. The neighborhood's rate of housing unit vacancy (8.2%) was much lower than East Buffalo (20.9%) and City (15.7%) averages, while its owner-occupancy rate (63.9%) was much higher than East Buffalo (46.0%) and City (43.5%) averages. The median value of owner-occupied homes in Kaisertown (\$63,400) made it the only neighborhood in East Buffalo to surpass the City's median value (\$58,800). Kaisertown also had the youngest housing stock in East Buffalo in 2000, as it was the only neighborhood to have more than 40% of its housing stock built since 1940.

Although Kaisertown's vacancy and owner-occupancy rates compared favorably to City and East Buffalo averages in 2000, they did indicate declines during the 1990s. Between 1990 and 2000, the neighborhood's owner-occupancy rate dropped from 65.5% to 63.9%, while its vacancy rate increased sharply from 4.8% to 8.2%.

Housing Unit Vacancy in Kaisertown, 1970-2000



Source: U.S. Census Bureau

## Crime

### At a Glance...

- Kaisertown had the lowest crime rate in East Buffalo in 2002.
- The neighborhood's crime rate declined between 1998 and 2002.

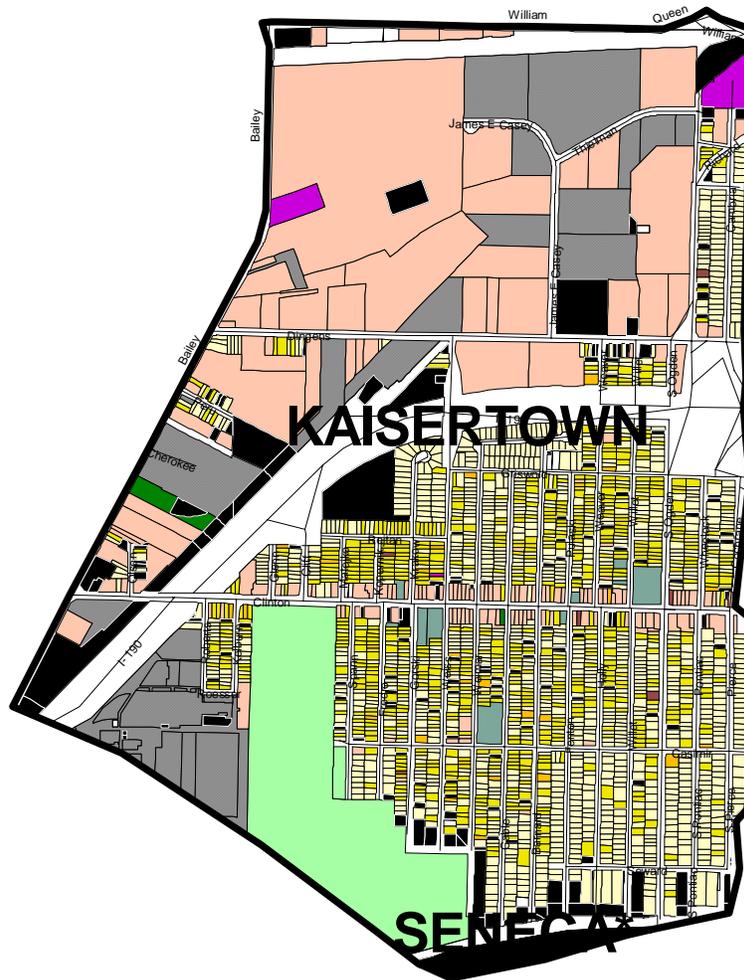
In 2002, Kaisertown's crime rate was, by far, the lowest in East Buffalo and one of the lowest in Buffalo. Its 77 crimes per 1,000 persons represented a rate that was approximately half the City's average rate, and it was well-below East Buffalo's average rate. Although Kaisertown's crime rate was very low in 2002 (compared to the rest of East Buffalo and the City), its rate in that year actually represented a decline of 7.8% from its crime rate in 1998.

<b>Crime in Kaisertown, 1998-2002</b>		
	Crimes Per 1,000 People (2002)	Change in Crime Rate, 1998-2002
<b>Kaisertown</b>	<b>77</b>	<b>-7.8%</b>
East Buffalo	180	-8.2%
Buffalo	138	-13.6%

Source: Buffalo Police Dept. and *The Buffalo News*

# Kaisertown Land Use Map

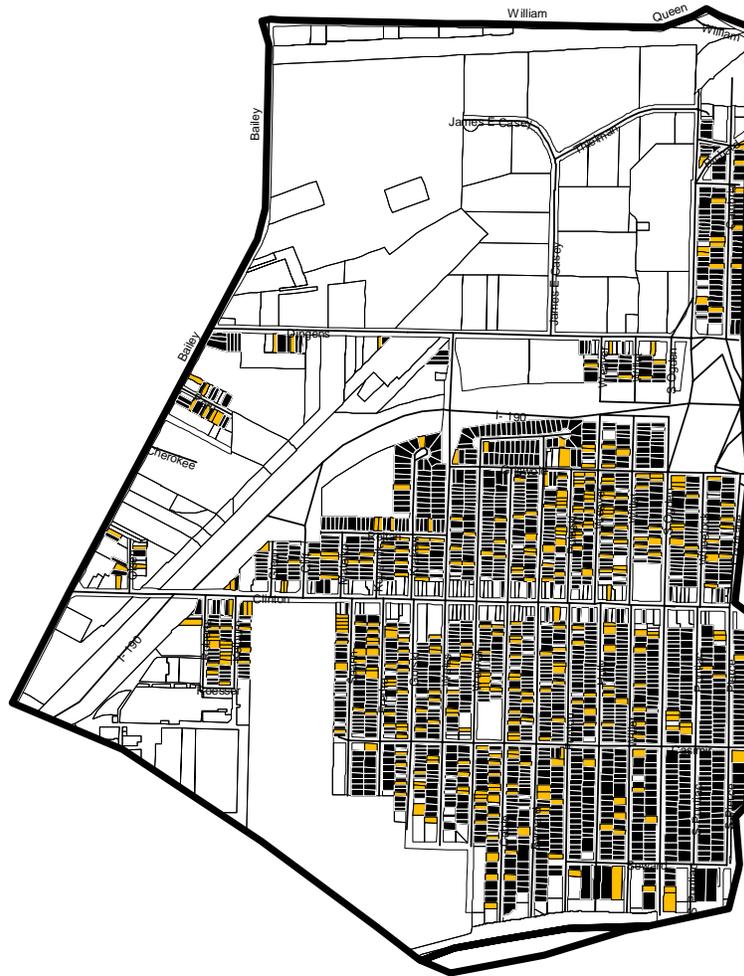
Land use in the Kaisertown neighborhood generally-speaking is characterized by two distinct patterns: larger tracts of primarily commercial and industrial uses north and west of the I-190 highway, and smaller parcels used for residential, commercial, and community services purposes (with the exception of Stachkowski/Houghton Park and nearby industrial uses) to the south and east of I-190.



<p><b>EAST BUFFALO GNPA LAND USE - KAISERTOWN NEIGHBORHOOD</b></p> <p>Comprehensive and Community Planning Office of Strategic Planning City of Buffalo 9/23/2005</p>	<p><b>LEGEND</b></p> <p>STREET</p> <p>PLANNING NEIGHBORHOOD</p> <p>PARCEL LAND USE</p> <ul style="list-style-type: none"> <li>Residential single family</li> <li>Residential two family</li> <li>Residential three family</li> <li>Residential other</li> <li>Vacant</li> <li>Commercial</li> <li>Recreational</li> <li>Community Service</li> <li>Industrial</li> <li>Public Service</li> <li>Conservation Areas / Parks</li> <li>No Data</li> </ul>	<p>*Only areas of this neighborhood located inside the GNPA boundary are shown on this map.</p> <p>Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.</p> <p>0 500 1000 Feet</p> <p>N</p>
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# Kaisertown Owner- vs. Renter-Occupied Residential Properties Map

Kaisertown has a clear majority of owner-occupied housing, as reflected in the map below based on Assessor data. This is confirmed by 2000 U.S. Census Bureau figures (see page 62), which show that Kaisertown has a owner-occupancy rate (63.9%) much higher than East Buffalo (46.0%) and City (43.5%) averages.



**EAST BUFFALO GNPA  
OWNER- VS. RENTER-  
OCCUPIED RESIDENTIAL  
PROPERTIES\*  
- KAISERTOWN  
NEIGHBORHOOD**

Comprehensive and Community Planning  
Office of Strategic Planning  
City of Buffalo  
10/24/2005

**LEGEND**

- ▲ STREET
- ▭ PLANNING NEIGHBORHOOD
- ▭ RESIDENTIAL PROPERTY\*
- ▭ OWNER-OCCUPIED
- ▭ RENTER-OCCUPIED
- ▭ OTHER LAND USE

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

\*"Residential Properties" for the purposes of this map are: Single-, Two-, and Three-Family residences, and Multi-Purpose/Multi-Structure uses where the primary use is residential.

All data as of August, 2004.

0 500 1000 Feet

N

# Kaisertown Assessed Value for Residential Properties Map

The assessed values of residential properties in the Kaisertown neighborhood, according to the Assessor data used in this map, are high in comparison with other East Buffalo neighborhoods, with 89% of residential properties carrying an assessed value of \$44,000+.



**EAST BUFFALO GNPA  
ASSESSED VALUE  
OF RESIDENTIAL  
PROPERTIES\*  
- KAISERTOWN  
NEIGHBORHOOD**

Comprehensive and Community Planning  
Office of Strategic Planning  
City of Buffalo  
11/9/2005

**LEGEND**

- STREET
- PLANNING NEIGHBORHOOD
- ASSESSED VALUE, RESIDENTIAL\* (Count)**
- \$1,200 - \$20,099 (16)
- \$20,100 - \$43,999 (212)
- \$44,000+ (1785)
- OTHER LAND USE/NO DATA

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

\*"Residential Properties" for the purposes of this map are: Single-, Two-, and Three-Family residences, and Multi-Purpose/Multi-Structure uses where the primary use is residential.

The 3 dollar ranges shown were arrived at by applying the Quantile classification method to all Residential properties\* GNPA-wide so that each range is assigned the same number of features. Thus, maps of each neighborhood can be compared with another. However, within each map, the number of features in each range will vary. Average assessed value of Residential properties\* GNPA-wide = \$33,210. This neighborhood has 2013 Residential properties\*, while there are 9894 GNPA-wide. All data as of August, 2004.

0 500 1000 Feet

# Kaisertown Assessed Value for Non-Residential Properties Map

With few exceptions, non-residential properties in Kaisertown can be found in two areas: along commercial Clinton Street, and in the large non-residential parcels north and west of I-190 (plus a cluster just south of Clinton in the southwest part of the neighborhood). The properties along Clinton Street exhibit mostly moderate-to-high assessed values, while the larger parcels are characterized by high assessed values, almost all over \$65,000.



## EAST BUFFALO GNPA ASSESSED VALUE OF NON-RESIDENTIAL PROPERTIES\* - KAISERTOWN NEIGHBORHOOD

Comprehensive and Community Planning  
Office of Strategic Planning  
City of Buffalo  
10/24/2005

**LEGEND**

- STREET
- PLANNING NEIGHBORHOOD
- ASSESSED VALUE, NON-RESIDENTIAL\***
- \$400 - \$29,099 (25)
- \$29,100 - \$64,999 (73)
- \$65,000+ (113)
- OTHER LAND USE/NO DATA

Note: Parcels shown in this map have been clipped to the neighborhood boundary. In a few instances, actual parcel boundaries may extend beyond the neighborhood boundary.

\*"Non-Residential Properties" for the purposes of this map are: Commercial, Industrial, Community Service, and Public Service land uses. "Other Land Uses" would be Residential, Vacant, Recreational, and Conservation Areas/Parks.

The 3 dollar ranges shown were arrived at by applying the Quantile classification method to all Non-Residential properties\* GNPA-wide so that each range is assigned the same number of features. Thus, maps of each neighborhood can be compared with another. However, within each map, the number of features in each range will vary. Average assessed value of Non-Residential properties\* GNPA-wide = \$169,750. This neighborhood has 211 Non-Residential properties\*, while there are 1382 GNPA-wide. All data as of August, 2004.

0 500 1000 Feet



## **Section 4: Priorities, Goals and Strategies**



During the East Buffalo GNPA neighborhood planning process, residents and community stakeholders identified the following as neighborhood priorities:

1. Police and Public Safety
2. Parks and Environment
3. Public Works
4. Economic Development and Historic Preservation
5. Schools, Libraries, and Youth
6. Housing and Vacant Lots
7. Transportation

Goal statements, strategies and activities for each neighborhood priority were gathered from East Buffalo residents and community stakeholders through neighborhood surveys, community planning summits, a neighborhood and demographic trend analysis and a series of East Buffalo GNPA planning committee meetings.

### **Neighborhood Priorities**

*Below is a description of each priority. Included are the goals and strategies that the East Buffalo GNPA agreed would be necessary for implementation. Following this section, there are five additional subsections (4a-4e) in which each priority is laid out by specific neighborhood with goals and strategies particular to that neighborhood. Timeframes for implementation are in Section 5.*

#### **1. Police and Public Safety (PS)**

**PS1- Goal:** Increase presence and visibility of police officers.

#### **Strategies:**

- Use foot patrols, scooters and bikes in commercial and residential areas.
- Install police substation at Broadway Market.
- Use mounted sheriff patrols in Broadway Market area and other commercial areas.
- Improve police presence at parks. (Use Erie County Park Rangers to patrol parks.)
- Expand the special police officer patrol program throughout East Buffalo provided that the special police have the needed liability insurance required under city charter.
- Restore Police Station District C Annex, 1345 Bailey Avenue.

**PS2- Goal:** Improve the communication and relationships between residents and police.

**Strategies:**

- Develop a long-term system for residents to safely and anonymously report crimes.
  - Print “Problem Property” tips sheets in each neighborhood in local community newspapers.
  - Promote and distribute items published by local government officials including “Twelve Ways to Improve Your Neighborhood Right Now “ and the “Neighborhood Impact Statement” (County of Erie Office of the District Attorney’s Community Prosecution Bureau) and “Solutions for a Better Quality of Life: A Guide to Solving Neighborhood Issues” (Assemblymember Sam Hoyt & Judge Henry J. Nowak, Buffalo City Housing Court) to block clubs, churches, businesses and non-profits. Also, print highlights of items in local community newspapers.
- Better publicity for anonymous tip line (at bus stops, churches, etc.).
- Organize monthly neighborhood watch group meetings between residents, public safety officers and special police officers.
- Support the new Lower East Side Weed & Seed initiative.

**PS3- Goal:** Decrease crime and the public’s perception of crime.

**Strategies:**

- Identify and then fence off prime “cut throughs” in neighborhoods.
- By collaborating with police and/or special police, work to break up gangs on street corners during hours of peak activity.
- Install better street lighting and building lighting and cameras on street corners.
- Use consultants through the City of Buffalo to provide security for properties through environmental design.
- Hire police who live in the City limits.
- Provide safe zones for East Buffalo youth.
- Develop methods to regularly feed positive community information to the local media.
- Develop methods to review and if needed correct inaccurate media reporting.
- Promote community events.

**2. Parks (P) and Environment (E)**

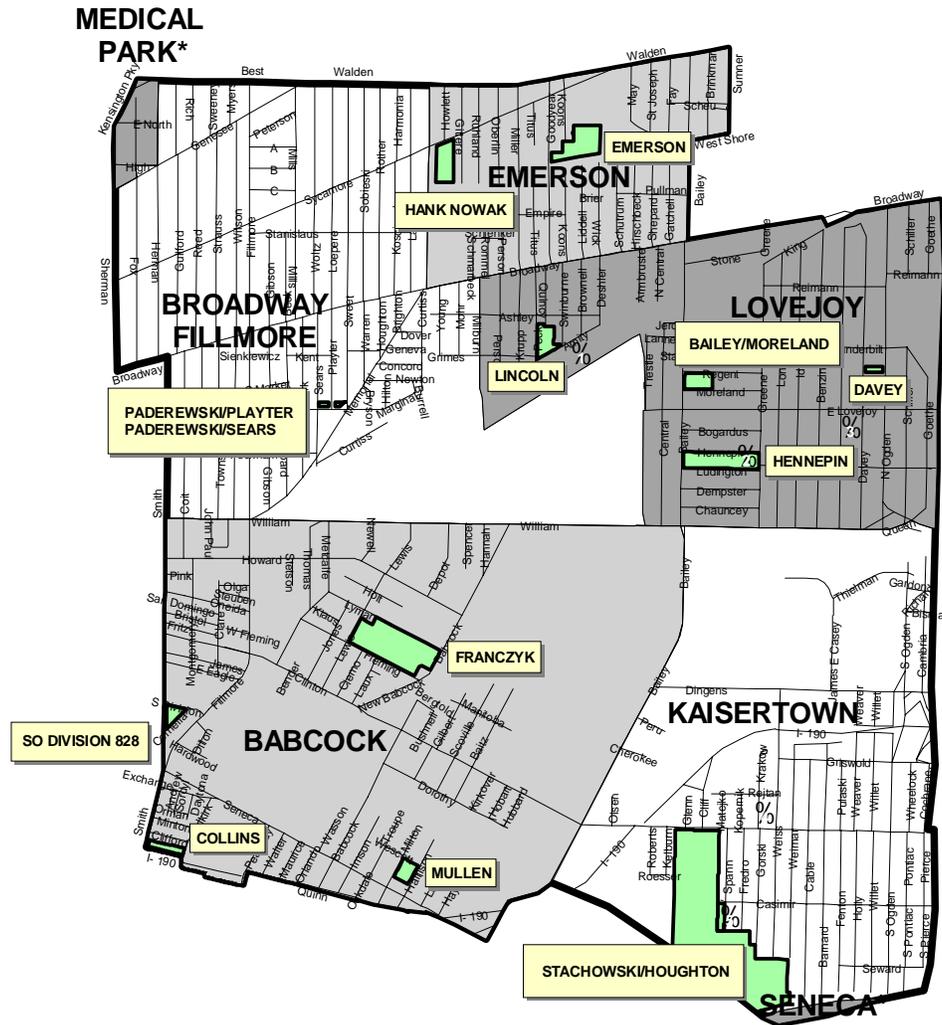
**East Buffalo GNPA Survey Results:**

- 85% of participants surveyed felt that the parks in East Buffalo were not adequately maintained.
- 50% of participants said that the City’s plan for Eastside parks should simply include maintenance of those that exist.

**P1- Goal:** Maintain and improve East Buffalo’s thirteen designated existing parks (see map titled “East Buffalo GNPA Parks and Recreation Facilities” on page 70).

These areas include:

- |                         |                             |                        |
|-------------------------|-----------------------------|------------------------|
| 1. Hank Nowak Park      | 6. Hennepin Park            | 10. Collins Park       |
| 2. Emerson Park         | 7. Franczyk Park            | 11. Paderewski/Playter |
| 3. Lincoln Park         | 8. Mullen Park              | 12. Paderewski/Sears   |
| 4. Bailey/Moreland Park | 9. Stachowski-Houghton Park | 13. South Division     |
| 5. Davey Park           |                             |                        |



### EAST BUFFALO GNPA PARKS AND RECREATION FACILITIES

Comprehensive and Community Planning  
Office of Strategic Planning  
City of Buffalo  
9/19/2005

**LEGEND**

- RECREATIONAL FACILITY
- PARK
- STREET
- PLANNING NEIGHBORHOOD
- BABCOCK
- BROADWAY FILLMORE
- EMERSON
- KAISERTOWN
- LOVEJOY
- MEDICAL PARK\*
- SENECA\*
- GNPA BOUNDARY

\*Only areas of this neighborhood located inside the GNPA boundary are shown on this map.

**RECREATIONAL FACILITIES**

- 1 Lincoln Field House Comm. Ctr.
- 2 Hennepin Park Comm. Ctr.
- 3 Lovejoy Indoor Pool
- 4 Machnica Comm. Ctr.
- 5 Houghton Pool

0 0.25 0.5 Miles

**Strategies:**

- All East Buffalo City parks should receive the same resources and maintenance as parks across the City. Every park should be equipped with:
  - Lighting,
  - Emergency Phones,
  - Signage indicating the name of the park, hours, and contact number in case of damage or other problems,
  - Adequate seating,
  - Restrooms,
  - Equipment in good repair, and
  - Drinking Fountain.
- Develop a regular cleaning and maintenance schedule for parks.
- Use Olmsted Parks Conservancy as a guide for maintaining parks and securing resources.
- Add new landscaping.
- Build new athletic facilities (such as sledding hills, wading pools, bike trails, skate parks and bocce ball courts).
- Have parks attendants available at all times who have first aid and CPR training. (Use Erie County Park Rangers.)



**P2 - Goal:** Promote East Buffalo's parks as both historical and regional assets.

**Strategies:**

- Recognize Martin Luther King Park (MLK) (that abuts the East Buffalo GNPA along Best Street) basin as a longstanding water feature.
- Encourage activities in MLK Park that cater to regional audiences like Juneteenth Festival.
- Hold more City-sponsored events at parks.
- Recognize Central Terminal property as a passive park.
- Recognize original Olmsted Parks as national treasures.
- Add passive parks into the existing Olmsted Parks System.

**P3-Goal:** Identify, maintain, and improve existing pocket parks, small urban parks.

**Strategies:**

- Survey existing pocket parks.
- Survey vacant parcels to identify potential pocket parks.

**P4-Goal:** Identify location for passive parks within East Buffalo GNPA neighborhood.

**Strategies:**

- The creation passive parks should utilize large tracts of vacant, abandoned and otherwise derelict properties. This project would also address several issues simultaneously:
  - housing glut,
  - abandoned and derelict property,
  - utilize and maintain land in order to create a respite in the heart of the city,
  - provide environmentally sound housing that would encompass park areas, and
  - encourage population growth.
- Apply New Urbanism ideas in relation to parks and open spaces within East Buffalo GNPA neighborhoods where they would be most conducive and appropriate.

**P5-Goal:** Identify locations for green parkway system within East Buffalo GNPA neighborhoods.

**Strategies:**

- Use the Olmsted Conservancy's plan for green parkway systems as a guide for identification of this green parkway.
- Identify opportunities for landscape improvements.

**E1-Goal:** Identify, maintain, and improve existing open green spaces.

**Strategies:**

- Survey existing green spaces.

**E2 - Goal:** Preserve and enhance existing green spaces and urban natural resources.

**Strategies:**

- Extend the "natural heritage systems" outlined in the City of Buffalo's Comprehensive Plan to the end of the City line to include land behind Stachowski-Houghton Park to sustain biodiversity.
- Work with various groups to plant trees.
- Promote community gardening, composting and recycling programs.
- Support Corpus Christi's plan to create a park like setting around the church.
- Promote using green spaces as buffers between residential and industrial properties.

**E3 - Goal:** Protect existing green spaces and urban natural resources from contamination.

**Strategies:**

- Pursue funding for brownfield remediation from the City of Buffalo and from external Western New York resources.

- Target pollution: clean sewers and systemically eliminate rats, open junk yards, illegal dumping, tire burning, business that wash barrels and hazardous material brought in through the railroad.

**E4 - Goal:** Better regulate businesses classified as junkyards.

**Strategies:**

- Inventory all existing junkyards within the GNPA, enforce regulation of them, and identify best practices to make them more neighborhood-friendly.
- Advocate for a temporary moratorium of 1 year by Common Council on any new or any expansion of businesses classified as junkyards so that the inventory and best practices referred to above can be established.
- Develop strategy to zone out junkyards.

**3. Public Works (PW)**

**PW1 - Goal:** Maintain and improve existing infrastructure pertaining to streets, lighting and sanitation.

**Strategies:**

- Repave entire streets; fix broken curbs and sidewalks.
- Preserve existing brick streets.
- Clean neighborhood streets and clean out the sewer system.
- Install proper street signage for trucks.
- Support the completion of the plan for Memorial Drive/Paderewski traffic circle in conjunction with Central Terminal Restoration Corporation and Buffalo Federation of Women’s Clubs.
- Consider green median as well as curb cuts and bump outs to enhance off-street parking on Broadway, as detailed in the Broadway Fillmore Strategic Plan.
- Request National Grid to put numbers back on streetlights and repair streetlights.
- Provide feedback to the City on the effectiveness on the division of sectors/areas for garbage trucks and plows.



**PW2 - Goal:** Improve and increase snow removal services and resources.

**Strategies:**

- Work with elected officials to ensure that major roads are plowed efficiently and effectively and in a timely manner.
- Encourage residents move cars to community/residential parking lots to allow City plows to clear the streets.
- Install plows on the front of City garbage trucks.
- Suggest City of Buffalo purchase snow-melting equipment.
- Organize volunteers (Y.E.S.) through community centers and block clubs to assist with snow removal on residential streets and sidewalks. Partner with the City for support

with acquiring equipment, training, insurance and storage and maintenance of equipment.

**PW3 - Goal:** Short term: Prohibit the expansion of existing or creation of new transfer stations in the East Buffalo GNPA by any organization or business other than the City of Buffalo at the South Ogden Station. Long term: Remove existing and prohibit new transfer stations from East Buffalo GNPA.

**Strategies:**

- Confirm with zoning experts that zoning for CM-M3 prohibits transfer stations.
- Lobby the Common Council for changes to zoning to prohibit transfer stations from being put in or near residential areas.
- Advocate against approval of new transfer stations by any organization or business at State and Federal level.
- Collaborate with other GNPA's on the elimination of transfer stations.

**PW4 - Goal:** Encourage residential recycling.

**Strategies:**

- Increase awareness among residents of the GNPA as to where they can obtain new or replacement recycling bins at designated community centers (HomeFront, Matt Urban Center).
- Support school involvement in the recycling program. For example, recycling poster contests and innovative/creative recycling education.

**4. Economic Development (ED) and Historic Preservation (HP)**

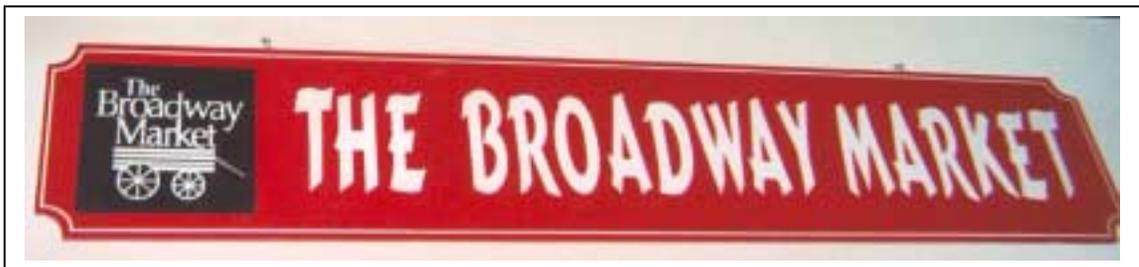
<p><b>East Buffalo GNPA Survey Results:</b></p> <ul style="list-style-type: none"><li>➤ 75% of participants surveyed believed that the City did not offer enough support for small business development in East Buffalo.</li><li>➤ 50% believed that economic development in East Buffalo was very important to Buffalo's future.</li><li>➤ Only 20% of respondents wanted to see chain stores go up in East Buffalo. Most preferred locally owned shops and businesses.</li></ul>
--

**Special Economic Development Statement:** Given the loss of population and what must be considered a limited potential for population growth, we must reasonably forecast retail for the GNPA neighborhoods by undertaking a market analysis effort. Such efforts have occurred in CARE Areas, including the existing Broadway Fillmore CARE Area. By expanding CARE Areas to include other neighborhood business districts within the East Buffalo GNPA (see ED1), these other areas could benefit from the same market analysis.

**ED1 - Goal:** Attract and retain businesses in East Buffalo's commercial areas that provide a wide range of services. (Suggestions include: pet stores, barber shops, pizza/restaurants, health food stores, museums, art/dance studios, bakeries, dental/doctor offices, ice cream parlors, shoe repair shoes, clothing stores, movie theaters, plant nursery, and light manufacturers.)

**Strategies:**

- Designate Lovejoy St., Clinton St. from Bailey Avenue to City Line, and Seneca St. from Bailey Ave. to Fillmore Ave. as Commercial Area Revitalization Effort Areas (CARE). Capitalize on existing Broadway-Fillmore’s CARE Area designation.
- Maintain a well-kept environment:
  - Add more trashcans to sidewalks.
  - Better enforcement of litter laws; develop more stringent laws.
  - Plant more flowers.
  - Install better lighting.
  - Improve business signage.
  - Develop design standards for storefronts in commercial areas.
  - Build well-lit City parking lots on main business corridors with access off the main streets.
  - Plant appropriate trees along business districts and neighborhood corridors.
- Provide support to small business development.
  - Operate BERC’s small business office at the Broadway Market.
  - East Buffalo GNPA research and promote the creation or expansion of an East Buffalo Chamber of Commerce. (ie. The Greater South Buffalo Chamber of Commerce)
  - Work with BERC and Common Council to develop more/better tax incentives and low-interest loans for small businesses.
  - Inventory existing small business development programs and disseminate information in a tip sheet and/or maps about existing programs and agencies that support small businesses. See map titled “East Buffalo Selected Programs Focused on Commercial/Industrial Properties Map” which details some existing programs which may benefit small businesses on page 10.
  - Partner with local business entrepreneurs to do community workshops focusing on their methods for success.
  - Develop methods to regularly feed positive community information to the local media.
  - Create a marketing campaign to attract suburban customers to East Buffalo businesses using cultural diversity as a marketing tool.
  - Improve the public’s image of East Buffalo.



- Develop an inventory of vacant commercial/industrial buildings.

- Market available commercial/industrial buildings through economic development agencies and small business associations.
- Support the creation and development of light office parks.
- Support Broadway Market Management Corporation's Strategic Plan.
  - Work with Broadway Market to assist their coinvestigators in producing a United States Department of Agriculture Broadway-Fillmore Neighborhood Food Alliance strategy document for the Office of Strategic Planning.

**ED2 - Goal:** Increase access to consumer services that enhance livability.

**Strategies:**

- Research consumer services in commercial areas.
- Infill based on identified consumer services needs.
- Open more locally owned dry cleaners, laundromats, drug stores, photocopy stores and department stores as prior research has indicated a need/want.
- Encourage banks to open on Saturdays.

**HP1 - Goal:** Build on strengths of existing neighborhood fabric emphasizing unique features and cultural heritage.

**Strategies:**

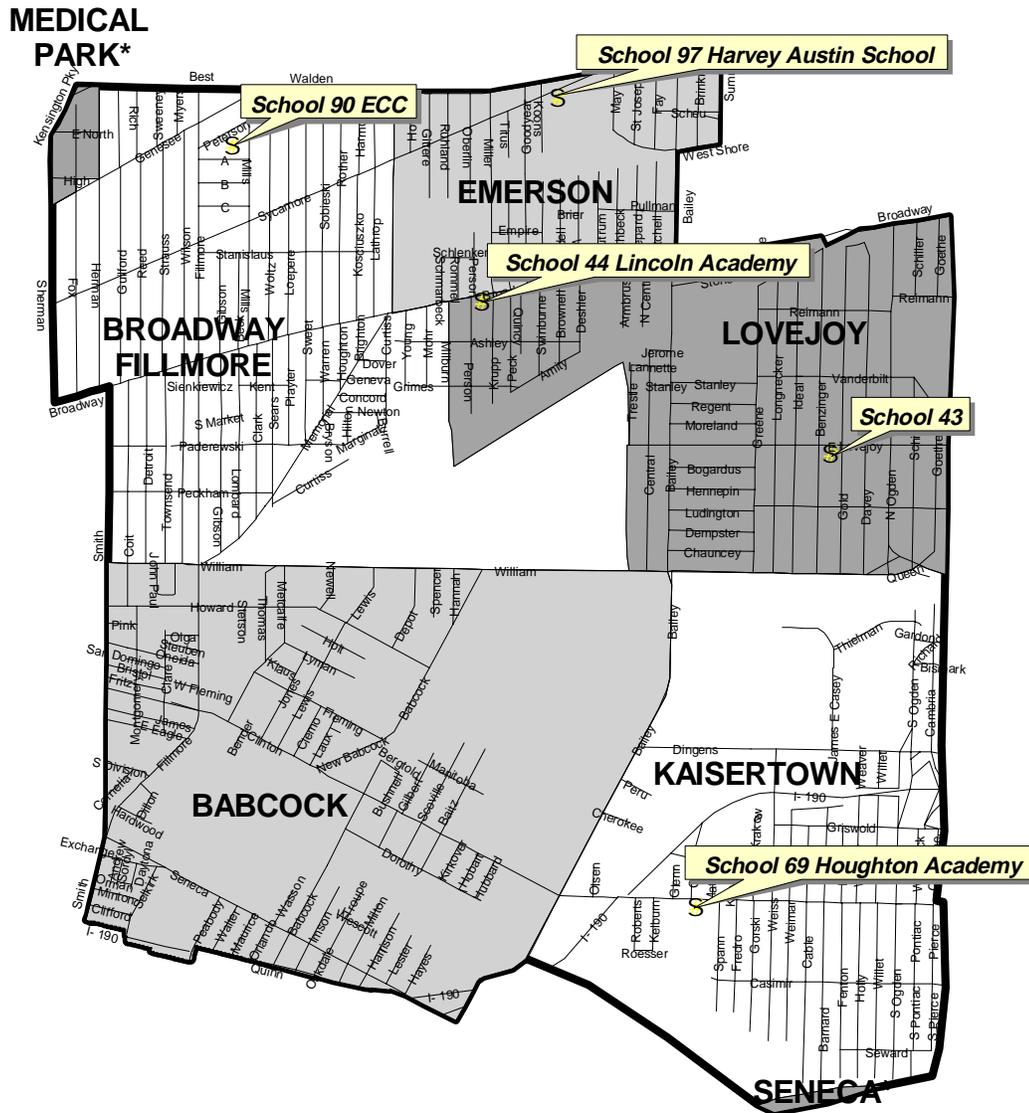
- Support the Clinton Street Barn, Inc. Strategic Plan.
- Work with local consultants to identify specific historic structures that qualify for national and local historic landmark recognition and protection.
- Educate residents about historic preservation: what it means for their property and neighborhood, funding available and how to access funding.
- Preserve and maintain existing brick streets; promote neighborhood curb appeal.
- Support the initiatives of the Terminal Restoration Corporation's Strategic Plan. (in progress as of February 2006)
- Ensure that the Central Terminal provides public access and private uses.
- Support Broadway Market Management Corporation's Strategic Plan.
  - Work with Broadway Market to assist their coinvestigators in producing a United States Department of Agriculture Broadway-Fillmore Neighborhood Food Alliance strategy document for the Office of Strategic Planning.
- Find a variety of uses for local landmarks (Broadway Market, Central Terminal, churches, etc.).
- Advocate the City to make every effort to preserve any and all properties that can be documented to have historical significance.

**HP2 - Goal:** All historic properties are up to code.

**Strategies:**

- Inventory and research existing historic properties and/or buildings to be preserved and maintained according to government codes.

## 5. Schools (S), Libraries (L), and Youth (Y)



### EAST BUFFALO GNPA SCHOOLS

- LEGEND**
- SCHOOL
  - STREET
  - PLANNING NEIGHBORHOOD
  - BABCOCK
  - BROADWAY FILLMORE
  - EMERSON
  - KAISERTOWN
  - LOVEJOY
  - MEDICAL PARK\*
  - SENECA\*
  - GNPA BOUNDARY

Note: The status of schools (open/closed) is undergoing change as the Joint Schools Construction Board project proceeds. For up to date information, visit the Board of Education or Ciminelli JSCB web sites.

\*Only areas of this neighborhood located inside the GNPA boundary are shown on this map.

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Office of Strategic Planning  
City of Buffalo  
4/2006

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**S1 - Goal:** Update, repair, and expand existing public schools to be comfortable and properly equipped for learning. See schools map above.

**Strategies:**

- Support the Joint Schools Construction Board projects in the East Buffalo GNPA area: Phase I school construction is complete (Emerson High School-PS #302, 1405 Sycamore Street, and Stanton Academy-PS #31, 212 Stanton Street); Phase II is complete (Early Childhood Center-PS #90, 50 A Street) or almost complete (Houghton Academy-PS #69, 1725 Clinton Avenue).
- Support expansion of School #43, 161 Benzinger Street, to Pre-K through 8<sup>th</sup> grade from grades 3<sup>rd</sup> through 8<sup>th</sup>.
- Support School #43 to be included in Phase III of the Joint Schools Construction Board project to expand the grades and programs at this school.
- Improve lighting and sidewalks around schools.
- Provide more books and computers to each public school.
- In the case of a public school closure, the neighborhood would support reuse of that building by a Charter School.
- Research [www.standup.org](http://www.standup.org) as a resource for all school strategies outlined in this plan.

**S2 - Goal:** Create or improve existing services provided to students by public schools.

**Strategies:**

- Place an increased emphasis on teaching and empowering students to respect themselves and others.
- Require and monitor that all students comprehend the basic skills at their grade level before passing to the next grade level.
- Reestablish full art, music and history classes.
- Promote smaller class sizes taught by well-paid and knowledgeable teachers.
- Support the Creative Educational Continuum, a cradle-to-college student and parent/care-giver enrichment program that involves the schools, neighborhoods, and human services organizations.
- The GNPA is promoting after school programs for use. In areas where there are no community centers we recommend that the school provide the “Lighted School House Program.”
  - The “Lighted School House Program” is an initiative funded by a block grant in order to keep schools open after hours, from “dinner time” to 9:00 p.m. This time was allotted for activities for both youth and adults. Services provided included: education classes, arts & crafts, and sports & recreation.

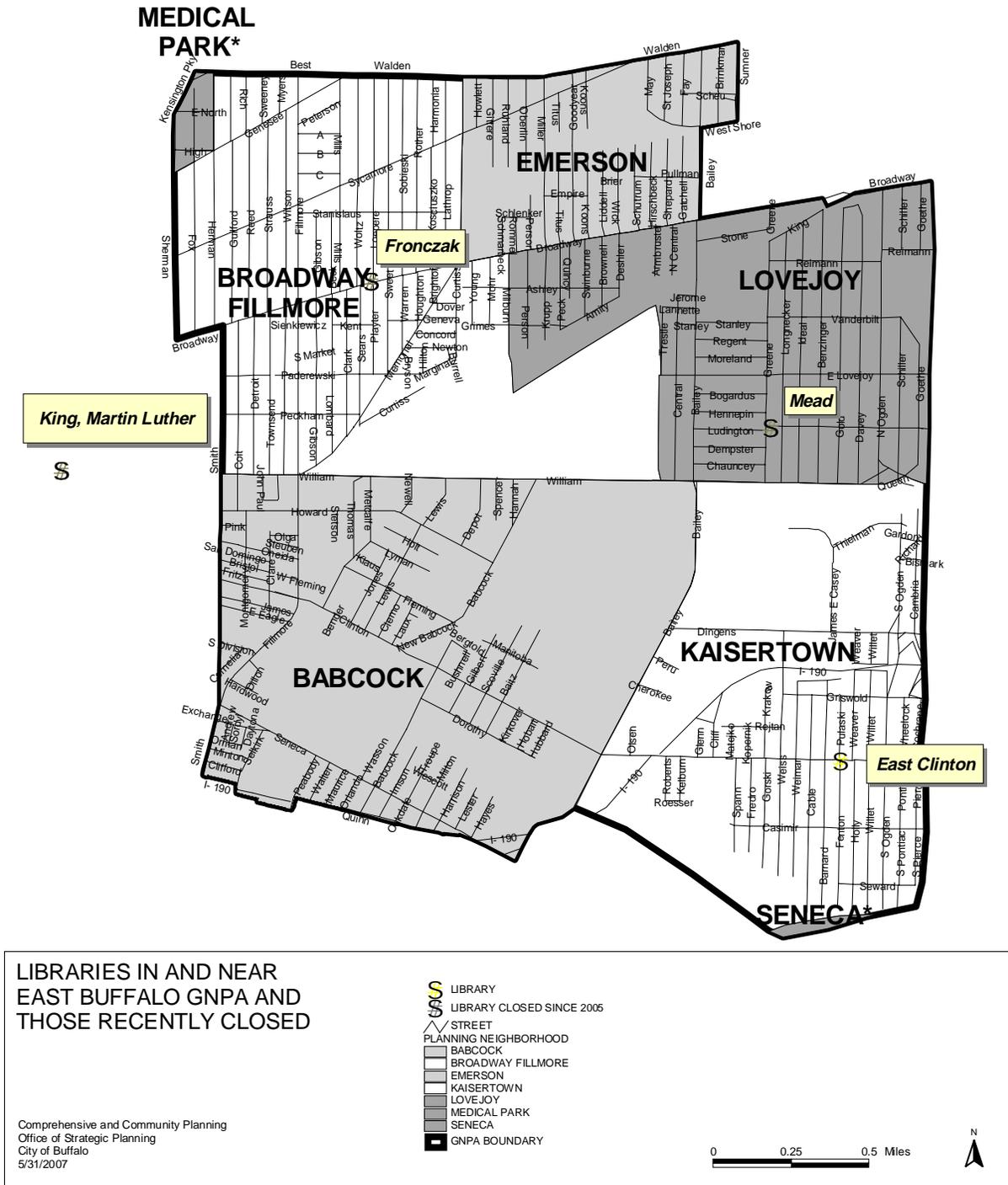
**S3 - Goal:** Build neighborhoods around schools.

**Strategies:**

- Evaluate existing homes and support improvement of housing around schools.
- Demolish abandoned schools or find an immediate reuse. (Suggestions for reuse of public schools include: senior assistance living facilities, loft apartments (market rate), private office space, community center, and neighborhood high school as needed.)
- Promote smaller neighborhood schools and give neighborhood children the first right of refusal to attend a school in their neighborhood.
- Encourage the linkages between renovated/new schools with their surrounding neighborhoods.

**L1-Goal:** Support existing neighborhood library. See East Buffalo GNPA Library map below.

**S** Frank E. Merriweather, Jr.



**Strategies:**

- Advocate to maintain the only library in the East Buffalo GNPA to remain open: East Clinton.
- Support Council Member's and/or community organizations that want to re-open/operate recently-closed libraries with volunteers (Mead, Fronczak).
- The East Clinton Library is in the official county library system. The Mead and Fronczak libraries would become affiliates. Book borrowing and returning would be channeled through one library, East Clinton.
- Create an advisory group from Broadway-Fillmore and Lovejoy neighborhoods to advocate and solicit funds to re-open/operate recently-closed libraries.

**Y1 - Goal:** Provide safe zones for East Buffalo youth.

**Strategies:**

- Continue to promote the "Drug and Weapon Free Zones," which carry stiffer penalties for violations.
  - Ensure good signage.
  - Neighborhood residents partner with FBI to enforce the zones.
- Increase presence and visibility of Buffalo Police.

**Y2 - Goal:** Create more jobs, programs and activities for youth.

**Strategies:**

- Promote youth programs that engage community members through;

*1. Community Volunteerism*

Offer a Youth Engaged in Service (Y.E.S) program modeled after the AmeriCorps Y.E.S Program provided by the Greater South Buffalo Chamber of Commerce. This is a volunteer program that provides teens (12-18) the opportunity to become contributing members of society. Y.E.S. volunteers provide community service through direct interaction with children, senior citizens, and the emotionally and physically challenged.

*2. Education*

Through several partnerships, residents could gain access to a variety of educational services.

- South Buffalo Education Center: to provide GED classes and free computer classes.
- Deamen College's Center for Sustainable Communities and Civic Engagement: to provide after school tutoring for children and youth.
- City of Buffalo: develop, support and promote programs such as YO! Buffalo (Youth Opportunity Movement). The Yo! Program targets youth (16-21) who have dropped out of high school and are functioning at or below an eighth grade level in reading and math. Yo! offers job opportunities, transportation, and supplies to responsible participants. Employers who participate in the program receive the benefits of either a full or 51% wage subsidy, depending upon the level of employment. Involved youth may transition directly into working for the organizations they are placed with and become eligible to receive tuition assistance to pursue formal training in the field. This program

currently operates in three Federal Empowerment Zones in Buffalo, including on the West Side where it operates through the Belle Center.

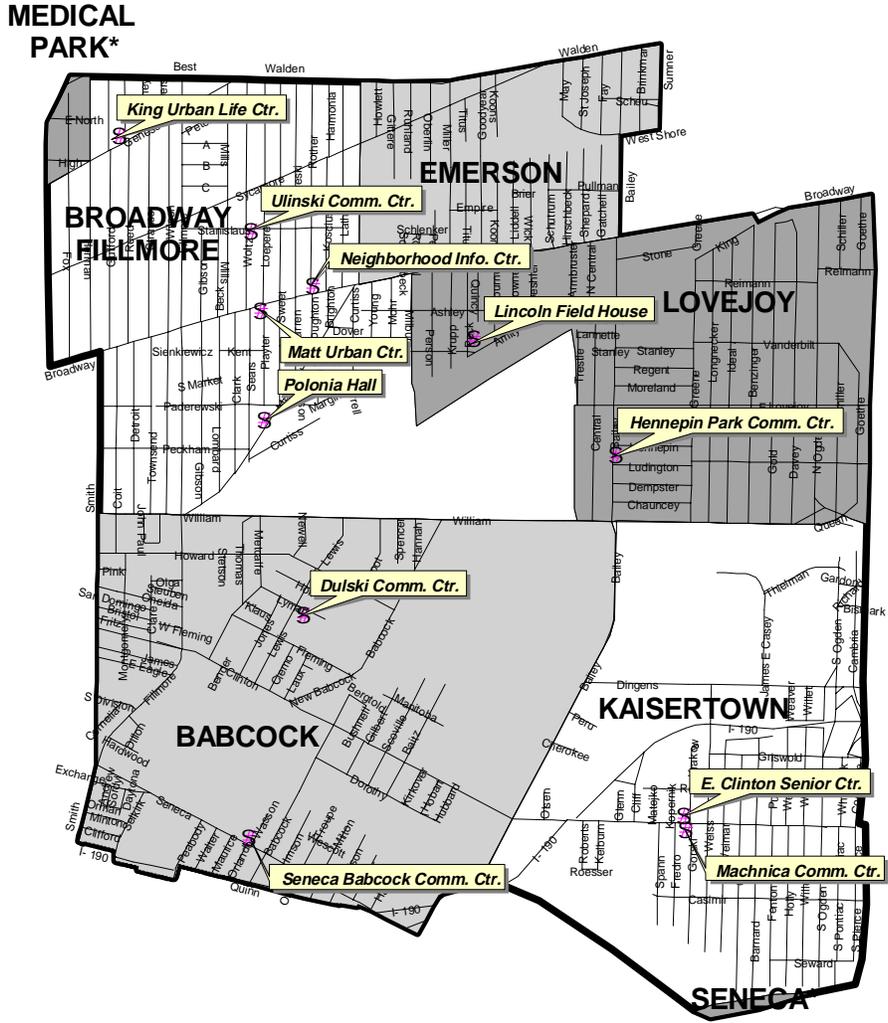
**3 Professional Training**

Provide resume writing classes and job interview workshops. Partner with such groups as the Babcock Community Association, “Youth Build,” and other organizations to provide trade apprenticeship programs. “Youth Build” is a nation-wide program that offers youth (16-24) real life training and job experience while also providing education classes, counseling services, and leadership development opportunities.

- Develop Children’s Community Gardens. (Children’s gardens offer an opportunity to add to the aesthetics of East Buffalo while giving the children a valuable resource. A children’s garden could be developed on a vacant site. Sites should be chosen close to community organizations offering youth activities for convenience and easy maintenance of the garden.)



- Support current programming at the various community centers within the East Buffalo GNPA neighborhoods, see map below.



### EAST BUFFALO GNPA COMMUNITY CENTERS

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Office of Strategic Planning  
City of Buffalo  
1/11/2006

**LEGEND**

- COMMUNITY CENTER
- STREET
- PLANNING NEIGHBORHOOD
- BABCOCK
- BROADWAY FILLMORE
- EMERSON
- KAISERTOWN
- LOVEJOY
- MEDICAL PARK\*
- SENECA\*
- GNPA BOUNDARY

Note: Data on Community Centers is from a Building Inventory database prepared by Foit-Albert Associates, 12/20/01.

\*Only areas of this neighborhood located inside the GNPA boundary are shown on this map.

0 0.25 0.5 Miles

## **6. Housing (H) and Vacant Lots (VL)**

### **East Buffalo GNPA Survey Results:**

- 80% of participants surveyed thought that more houses in East Buffalo were in need of rehabilitation.
- 95% thought more houses needed to be demolished.
- 80% of participants felt East Buffalo needed more innovative housing programs.
- 85% agreed that East Buffalo needed more foreclosure prevention programs.
- 90% of participants felt there was not enough safe and affordable rental housing for families and seniors.
- Only 10% of participants felt that new homes should be built.

**Special Housing and Vacant Lots Statement: Building on the existing assets and strengths of the neighborhoods as well as through the rise of brand new initiatives, opportunities for growth and revitalization will occur within the GNPA neighborhoods. These opportunities will be the product of work of existing and new institutions, the City of Buffalo, business groups, community groups, the Board of Education, and other entities. They will involve new investments. The GNPA, as a result, will endeavor to continually work to identify these new opportunities, assess their “spillover effects”, and the feasibility of connecting them with new efforts for improving the housing and vacant lot situation surrounding these new areas of growth and revitalization. This will ensure that opportunities are not missed, and will maximize their potential for improving the community. This concept is reflected generally in the goals and strategies that follow, and is discussed as it relates to specific neighborhoods in sections 4a-4e.**

**H1 - Goal:** Redevelop East Buffalo’s housing stock and increase housing options. (Note: see neighborhood-specific strategies in subsections 4a-4e below.)

### **Strategies:**

- Implement housing redevelopment priorities specific to each neighborhood’s needs and assets. The housing redevelopment priorities to be implemented include:
  - Rehab owner-occupied homes.
  - Acquire and rehab abandoned homes.
  - Build new homes including townhouses/condos for active seniors and singles.
  - Rehab two unit buildings that are owner occupied.
  - Encourage affordable housing for seniors.
  - If homes cannot be saved, an attempt should be made to build new housing that fits the style of the neighborhood.
- All housing development priorities will have a focus on owner occupancy and building around schools as well as a long-term objective to build or rehab homes with an emphasis on people being able to stay in their homes regardless of age or special needs.
- Working with housing agencies, identify and increase community resources to support housing redevelopment and housing maintenance.
  - Hold a construction company competition to rehab homes.
  - Partner with and encourage Habitat for Humanity to work in targeted areas and focus on sweat equity.

- Identify local funding and in kind resources for Habitat for Humanity to use on specific neighborhood projects.
- Advocate to the City to pursue non-public funding for homeowners at 80% or over median income guidelines for housing rehab.
- Encourage continuation of City of Buffalo practice of having housing agencies that contract with the City of Buffalo collaborate with the GNPA.
- Collaborating with business associations and Greater South Buffalo Chamber of Commerce to implement a discount card program for area residents from local vendors for minor home repairs.
- Research and advocate for the use of green architecture in the redevelopment of homes where appropriate.
- Follow through on existing plans.
- Monitor the use of federal housing funds.

**H2 - Goal:** Increase homeownership and owner occupancy.

**Strategies:**

- Promote programs/funds available for first time homebuyers.
- Prioritize available funds to existing residents/homeowners.
- Rehab vacant apartments to be owner occupied. Do not rehab properties that will be owned by absentee landlords.
- Encourage post-homebuying education classes to assist homeowners in maintaining and improving their homes.

**H3 - Goal:** Hold individuals accountable for owning/renting dilapidated houses.

**Strategies:**

- Advocate to the City of Buffalo for strict enforcement of the laws and penalties already on the books, more fines (garnish wages) and jail time, and to work with inspectors and members of block clubs and follow their recommendations.
- Encourage enforcement of Section 8 standards for both the property and tenants living in the property.
- Implement tenant and landlord education programs that promote responsibility.
- Provide collaboration and support to Housing Court Judge Henry Nowak for his programs involving receivership and other tools to bring homes into compliance with housing codes.
- Expand the City's Comprehensive Code Enforcement Areas to Lovejoy and Kaisertown neighborhoods.

**H4 - Goal:** Eliminate predatory lending.

**Strategies:**

- Advocate for the City of Buffalo to put limit on the number of properties that an individual can buy at any given time through City auctions or foreclosures.
- Recommend that no more than 10 homes be allowed for purchase at any given time unless an individual has a positive proven track record.

- Require background checks; work with the City to require full disclosure by a buyer for City auctions and foreclosures and HUD sales, particularly on-line sales.
- Recommend that the City not consummate a sale until a background check has been done; give 3-5 business days for the background check to be completed.
- Promote credit-counseling programs to first time homebuyers.
- Support “Buffalo Don’t Borrow Trouble”, a consumer education program of the Buffalo Urban League.



**H5 - Goal:** Smart-target demolition planning.

**Strategies:**

- In order to target demolition effectively, priority is given to homes and areas where frail populations (children and elderly) live, play, go to school, and work.

**VI1 - Goal:** Maintain existing vacant lots and redevelop them into neighborhood assets.

**Strategies:**

- Do inventory of existing vacant lots and identify their owners.
- Support the City of Buffalo’s Vacant Land, Buildings and Facilities Asset Management (VLBFAM) Program to establish neighborhood inventories, set local priorities, and coordinate walk throughs of the neighborhoods to map and identify areas that are being used as junkyards. With the completion of the Program’s report and strategy, assess the applicability of their recommendations to the neighborhood.
- Advocate for the City of Buffalo to implement and enforce a maintenance plan for non-City owned lots. The City could generate revenue through taxes on these lots. Recommend the revenue created pay for the contracting of monitoring and enforcement services by a private company.
- Promote Homesteading.
- Use vacant lots to increase lot space for community/residential parking lots, side yards and garages.
- Develop Children’s Community Gardens.

## **7. Transportation (T)**

**T1 - Goal:** Maintain and upgrade transportation in East Buffalo.

**Strategies:**

- Preserve existing infrastructure.
- Preserve and improve pavement of all streets.
- Repair and replace bridges as necessary.
- Inventory and preserve existing brick streets.

**T2 - Goal:** Improve and expand public transportation.

**Strategies:**

- Increase use of public transit and para-transit.
- Target neighborhood clean up projects around public transit stops.
- Identify existing Niagara Frontier Transportation Authority (NFTA) stops that need to be improved (i.e. benches/signage).
- Advocate for the identification of new bus shelters where needed.
- Encourage NFTA to place permanently affixed schedules at each bus stop within GNPA.
- Advocate NFTA to make available a map of all bus routes.
- Have the name of each bus stop on the sign for the bus stop.
- Work in collaboration with Citizens Regional Transit Corporation to improve and expand public transportation.

**T3 - Goal:** Improve mobility and accessibility.

**Strategies:**

- Implement inter-modal system.
- Identify and implement bicycle infrastructure.
- Promote alternatives to single occupancy vehicles (SOV).
- Educate residents on transportation issues.

**T4 - Goal:** Use transportation for economic opportunities.

**Strategies:**

- Employ transportation services which promote higher density.
- Encourage efficient public transportation through existing business corridors to increase employment opportunities.
- Provide for efficient and reliable freight service by rail or truck.
- Promote accessibility to tourist destinations.
- Expect new development to integrate transportation into planning.
- Make transportation infrastructure friendly to tourists/visitors.
- Emphasize the impact of Joseph Ellicott's work.

**T5 - Goal:** Affect transportation policy to improve quality of life.

**Strategies:**

- Mitigate environmental impacts of transportation activities.
- Employ traffic calming methods in residential areas.
- Decrease energy consumption.
- Encourage and enhance non-motorized transportation.
- Request City to stripe or mark all pedestrian crossings.
- Time all signaled intersections to allow for safe crossing by the frailest of pedestrians.

**T6 - Goal:** Improve transportation and land use coordination.

**Strategies:**

- Coordinate the regional, city, and neighborhood transportation and land use plans such as this neighborhood plan.
- Encourage mixed-use development by providing multi-modal transportation connections.
- Expect new development to integrate transportation into planning.
- Incorporate land use model with transportation planning.

**T7 - Goal:** Work with the Greater Buffalo-Niagara Regional Transportation Council (GBNRTC) and NFTA to understand existing and future transportation plans for the East Buffalo GNPA area.

**Strategies:**

- Request GBNRTC and/or NYSDOT to make available planning tools at the neighborhood level (GIS information, access to data and reports, funding for planning expertise).
- Involve GNPA in the Transportation Improvement Program development process of GBNRTC.
- Establish methods for GNPA needs identification to be routed to the Planning and Coordinating Committee of GBNRTC.
- GNPA should be able to initiate Initial Project Proposal Submissions. GNPA can add specific local and private information not readily available to planners at a broader geographic or broader governance level (i.e. regional, state, federal levels).
- GNPA should provide feedback as an advisory group to transportation needs identified by NYSDOT.
- Neighborhood input, through GNPA, should be referenced and recognized during implementation of successful projects.
- Integrate NFTA service with that offered by other transportation providers to increase mobility and access, enhance inter-communication and scheduling. For example, project submitted to NYSDOT by Buffalo Community Center Collaborative.
- Support GBNRTC proposal to expand rail service from central business district downtown to the airport.
  - Support incremental steps to increase bus service from central business district downtown to the airport.
- Specific suggestions for Initial Project Proposals include:
  - Improve Clinton Street and replace bridges on Clinton Street from Jefferson Avenue to City Line.

- Realign/Improve William Street from Jefferson Avenue to Fillmore Avenue.
- Realign/Improve Paderewski Street from Fillmore Avenue westward.
- Implement Wilson Street Greenway from MLK Park to William Street.
- Mill and Resurface more residential streets.
- Make Landscape Improvements on: Fillmore Avenue (Olmsted Parkway), Broadway, Memorial, Seneca, Sycamore, Walden.
- Add bus shelters and pedestrian furniture on Broadway.

## **Neighborhood Specific Goals and Strategies**

At one point in Buffalo's history, East Buffalo was one of the most densely populated areas. The East Buffalo GNPA would like to see the area regain some of its lost population and vitality. This can only be done through the rebuilding of our neighborhoods to maintain the current population and encourage them to remain. Only after we have been able to sustain this group of loyal and proud residents can we encourage more to return. This is our plight, our mission. Through the breakdown of each neighborhood we can more clearly see where to begin in this very involved undertaking.

### **4a. Broadway-Fillmore**

#### **1. Police and Public Safety (PS)**

**PS1-Goal:** Increase presence and visibility of police officers.

##### **Strategies:**

- Use foot patrols, scooters and bikes in commercial and residential areas.
- Install police substation at Broadway Market.
- Use mounted sheriff patrols along Broadway-Fillmore commercial corridor.
- Improve police presence at Paderewski/Playter, Paderewski/Sears, and Martin Luther King Jr. Park, which abuts the Broadway/Fillmore neighborhood, by using Erie County Park Rangers to patrol parks.
- Expand the special police officer patrol program throughout the neighborhood provided that the special police have the needed liability insurance required under city charter.

**PS2- Goal:** Improve the communication and relationships between residents and police.

##### **Strategies:**

- Develop a long-term system for residents to safely and anonymously report crimes.
  - Print "Problem Property" tips sheets in local community newspapers.
  - Promote and distribute items published by local government officials including "Twelve Ways to Improve Your Neighborhood Right Now " and the "Neighborhood Impact Statement" (County of Erie Office of the District Attorney's Community Prosecution Bureau) and "Solutions for a Better Quality of Life: A Guide to Solving Neighborhood Issues" (Assemblymember Sam Hoyt & Judge Henry J. Nowak, Buffalo City Housing Court) to block clubs, churches, businesses and non-profits. Also, print highlights of items in local community newspapers.
- Better publicity for anonymous tip line (at bus stops, churches, etc.).
- Organize monthly neighborhood watch group meetings between residents, public safety officers and special police officers.
- Support the new Lower East Side Weed & Seed initiative.

**PS3- Goal:** Decrease crime and the public's perception of crime.

## Strategies:

- Identify and then fence off prime “cut throughs” in the neighborhood.
- By collaborating with police and/or special police, work to break up gangs on street corners during hours of peak activity.
- Install better street lighting, building lighting, and cameras on street corners.
- Use consultants through the City of Buffalo to provide security for properties through environmental design.
- Hire police who live in the City limits.
- Provide safe zones for Broadway-Fillmore youth.
- Develop methods to regularly feed positive community information to the local media.
- Develop methods to review and if needed correct inaccurate media reporting.
- Promote community events.

## 2. Parks (P) and Environment (E)

**Special Neighborhood Parks Statement: Dangerous park areas in distressed areas must be addressed immediately. Broadway-Fillmore has two of these areas within its boundaries. The parks at Paderewski/Playter and Paderewski/Sears contain slabs of overgrown cement, which used to serve as basketball courts. In addition, broken fencing, rusted poles (only partially anchored in the ground), and broken glass make these sites more of a hazard than a benefit to the neighborhood and must be focused on for immediate improvement.**

**P1- Goal:** Maintain and improve Broadway Fillmore’s existing parks- these parks include: Paderewski/Playter, Paderewski/Sears, and Martin Luther King (MLK) Park along Best Street, that abuts the East Buffalo GNPA. (See map titled “East Buffalo GNPA Parks and Recreation Facilities” on page 70).

### Strategies:

- Broadway-Fillmore parks should receive the same resources and maintenance as parks across the City in portion to the parks size and use. These parks should be equipped with:
  - Lighting,
  - Emergency Phones,
  - Signage indicating the name of the park, hours, and contact number in case of damage or other problems,
  - Adequate seating,
  - Equipment in good repair, and
  - Drinking Fountain.
- MLK Park should receive the same resources and maintenance as parks across the City. This park should be equipped with:
  - Lighting,
  - Emergency Phones,
  - Signage indicating the name of the park, hours, and contact number in case of damage or other problems,
  - Adequate seating,

- Restrooms,
- Equipment in good repair, and
- Drinking Fountain.
- Develop a regular cleaning and maintenance schedule for Broadway Fillmore parks.
- Use Olmsted Parks Conservancy as a guide for maintaining parks and securing resources.
- Add new landscaping.
- Build new athletic facilities (such as sledding hills, wading pools, bike trails, skate parks and bocce ball courts).
- Have parks attendants available at all times who have first aid and CPR training. (Use Erie County Park Rangers.)

**P2 - Goal:** Promote Broadway Fillmore’s parks as both historical and regional assets.

**Strategies:**

- Recognize Martin Luther King Park (MLK), which abuts the East Buffalo GNPA, basin as a longstanding water feature.
- Encourage activities in MLK Park that cater to regional audiences like Juneteenth Festival.
- Hold more City-sponsored events at parks.
- Recognize Central Terminal property as a passive park, a park that has areas for sitting and picnicking without athletic fields and playgrounds.
- Recognize original Olmsted Parks, such as MLK Park as national treasures.
- Add passive parks into the existing Olmsted Parks System.



**P3-Goal:** Identify, maintain, and improve existing pocket parks, small urban parks.

**Strategies:**

- Survey existing pocket parks within Broadway Fillmore neighborhood.
- Survey vacant parcels to identify potential pocket parks.

**P4-Goal:** Identify location for passive parks within the Broadway Fillmore neighborhood.

**Strategies:**

- The creation of two passive parks would utilize large tracts of vacant, abandoned and otherwise derelict properties. This project would also address several issues simultaneously:
  - housing glut,
  - abandoned and derelict property,
  - utilize and maintain land in order to create a respite in the heart of the city,
  - provide environmentally sound housing that would encompass park areas, and
  - encourage population growth.

- Apply New Urbanism ideas in relation to parks and open spaces within Broadway Fillmore neighborhood where they would be most conducive and appropriate.

**P5-Goal:** Identify locations for green parkway system within the Broadway Fillmore neighborhood.

**Strategies:**

- Use the Olmsted Conservancy’s plan for green parkway systems as a guide for identification of this green parkway.
- Identify opportunities for landscape improvements.
- One concept is to create a green parkway parallel to Fillmore Avenue, establishing an Olmsted parkway connecting MLK Park to William Street, the Central Terminal, and eventually, the Buffalo River.
- A second concept, a “Vision for Cultural Row: Paderewski Drive Revitalization Proposal” (see Appendix F), recommends knitting together neighborhood assets to encourage heritage tourism, foster a sense of community, and re-establish this street’s original status as a grand approach to the Central Terminal. Streetscape improvements, marketing, and the creation of “Greenspace Alcoves” from vacant land bordering the street can lead to a new street experience in connection with nearby cultural attractions.
- A third concept is to demolish the remaining structures on north side of William Street (located between Fillmore and Jefferson Avenues). This would include the relocation of the health center. William Street would then be redesigned with a green median running its length.
- Recognize and develop Fillmore Avenue as an Olmsted Parkway.

**E1-Goal:** Identify, maintain, and improve existing open green spaces.

**Strategies:**

- Survey existing green spaces within Broadway Fillmore neighborhood.

**E2 - Goal:** Preserve and enhance existing green spaces and urban natural resources.

**Strategies:**

- Extend the “natural heritage systems” outlined in the City of Buffalo’s Comprehensive Plan within the Broadway Fillmore neighborhood to the end of the City line to include land behind Stachowski-Houghton Park to sustain biodiversity.
- Work with various groups to plant trees, especially in Broadway Fillmore on Fillmore, Memorial, and Paderewski.
- Promote community gardening, composting and recycling programs.
- Support Corpus Christi’s plan to create a park like setting around the church.
- Promote using green spaces as buffers between residential and industrial properties.

**E3 - Goal:** Protect existing green spaces and urban natural resources from contamination.

**Strategies:**

- Pursue funding for brownfield remediation from the City of Buffalo and from external Western New York resources.

- Target pollution: clean sewers and systemically eliminate rats, open junk yards, illegal dumping, tire burning, business that wash barrels and hazardous material brought in through the railroad.

**E4 - Goal:** Better regulate businesses classified as junkyards.

**Strategies:**

- Inventory all existing junkyards within the GNPA, enforce regulation of them, and identify best practices to make them more neighborhood-friendly.
- Advocate for a temporary moratorium of 1 year by Common Council on any new or any expansion of businesses classified as junkyards so that the inventory and best practices referred to above can be established.
- Develop strategy to zone out junkyards.

**3. Public Works (PW)**

**PW1 - Goal:** Maintain and improve existing infrastructure pertaining to streets, lighting and sanitation.

**Strategies:**

- Repave entire streets; fix broken curbs and sidewalks.
- Inventory and preserve existing brick streets.
- Clean neighborhood streets and clean out the sewer system.
- Install proper street signage for trucks.
- Support the completion of the plan for Memorial Drive/Paderewski traffic circle in conjunction with Central Terminal Restoration Corporation and Buffalo Federation of Women’s Clubs.
- Consider green median as well as curb cuts and bump outs to enhance off-street parking on Broadway, as detailed in the Broadway Fillmore Strategic Plan.
- Request National Grid to put numbers back on streetlights and repair streetlights.
- Provide feedback to the City on the effectiveness on the division of sectors/areas for garbage trucks and plows.



**PW2 - Goal:** Improve and increase snow removal services and resources.

**Strategies:**

- Work with elected officials to ensure that major roads are plowed efficiently and effectively and in a timely manner.
- Encourage residents to move cars to community/residential parking lots to allow City plows to clear the streets.
- Install plows on the front of City garbage trucks.
- Suggest City of Buffalo purchase snow-melting equipment.
- Organize volunteers (Y.E.S.) through community centers and block clubs to assist with snow removal on residential streets and sidewalks. Partner with the City for support with acquiring equipment, training, insurance and storage and maintenance of equipment.

**PW3 - Goal:** Short term: Prohibit the expansion of existing or creation of new transfer stations in the Broadway Fillmore neighborhood by any organization or business other than the City of Buffalo at the South Ogden Station. Long term: Remove existing and prohibit new transfer stations from Broadway Fillmore neighborhood.

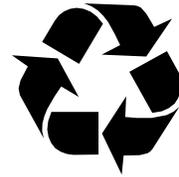
**Strategies:**

- Confirm with zoning experts that zoning for CM-M3 prohibits transfer stations.
- Lobby the Common Council for changes to zoning to prohibit transfer stations from being put in or near Broadway Fillmore residential areas.
- Advocate against approval of new transfer stations by any organization or business at State and Federal level.
- Collaborate with other GNPA's on the elimination of transfer stations.

**PW4 - Goal:** Encourage residential recycling in Broadway Fillmore neighborhood.

**Strategies:**

- Increase awareness among residents of the GNPA as to where they can obtain new or replacement recycling bins at designated community centers. (HomeFront, Matt Urban Center.)
- Support school involvement in the recycling program. For example, recycling poster contests and innovative/creative recycling education.



**4. Economic Development (ED) and Historic Preservation (HP)**

**Special Neighborhood Economic Development Statement:** Given the loss of population and what must be considered a limited potential for population growth, we must reasonably forecast retail for the Broadway Fillmore neighborhood. Broadway-Fillmore is currently one of the targeted Commercial Area Revitalization Effort (CARE) areas. The CARE program provides marketing and redevelopment planning assistance for seven areas. In addition to completing market analyses, this initiative provides support to local business in the target area. For example, the CARE program assists in business' security and façade maintenance. East Buffalo GNPA fully supports the progress made through the program and encourages the continued upgrade of this business district.

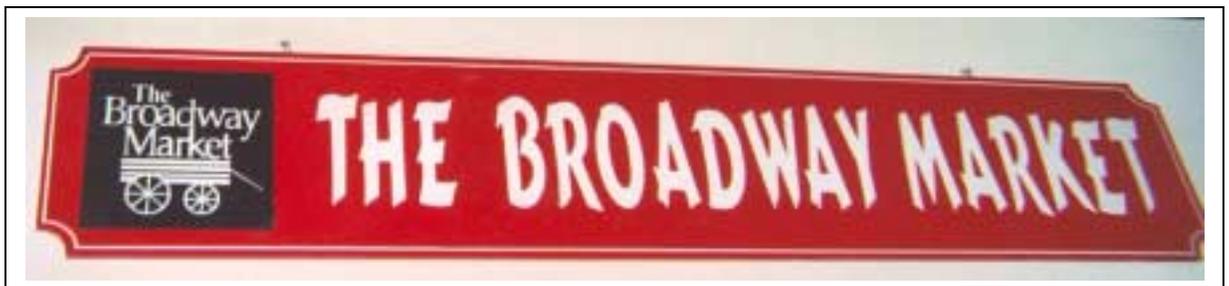
**ED1 - Goal:** Attract and retain businesses in Broadway Fillmore neighborhood's commercial areas that provide a wide range of services. (Suggestions include: pet stores, barber shops, pizza/restaurants, health food stores, museums, art/dance studios, bakeries, dental/doctor offices, ice cream parlors, shoe repair shoes, clothing stores, movie theaters and light manufacturers.)



**Strategies:**

- Capitalize on Broadway-Fillmore's CARE Area designation.
- Maintain a well-kept environment:
  - Add more trashcans to sidewalks.
  - Better enforcement of litter laws; develop more stringent laws.

- Plant more flowers.
- Install better lighting.
- Improve business signage.
- Develop design standards for storefronts in commercial areas.
- Build well-lit City parking lots on main business corridors with access off the main streets.
- Plant appropriate trees along business districts and neighborhood corridors.
- Provide support to small business development.
  - Operate BEREC's small business office at the Broadway Market.
  - East Buffalo GNPA research and promote the creation or expansion of an East Buffalo Chamber of Commerce. (i.e. The Greater South Buffalo Chamber of Commerce)
  - Work with BEREC and Common Council to develop more/better tax incentives and low-interest loans for small businesses.
  - Inventory existing small business development programs and disseminate information in a tip sheet and/or maps about existing programs and agencies that support small businesses. See map titled "East Buffalo Selected Programs Focused on Commercial/Industrial Properties Map" which details some existing small business development programs on page 10.
  - Partner with local business entrepreneurs to do community workshops focusing on their methods for success.
  - Develop methods to regularly feed positive community information to the local media.
  - Create a marketing campaign to attract suburban customers to Broadway Fillmore businesses such as The Broadway Market using cultural diversity as a marketing tool.
  - Improve the public's image of Broadway Fillmore neighborhood.



- Develop an inventory of vacant commercial/industrial buildings within Broadway Fillmore neighborhood.
- Market available commercial/industrial buildings within Broadway Fillmore neighborhood.
- Support the creation and development of light office park within Broadway Fillmore neighborhood.
- Support Broadway Market Management Corporation's Strategic Plan.
  - Work with Broadway Market to assist their coinvestigators in producing a United States Department of Agriculture Broadway-Fillmore Neighborhood Food Alliance strategy document for the Office of Strategic Planning.

**ED2 - Goal:** Increase access to consumer services that enhance livability.

**Strategies:**

- Research consumer services in commercial areas.
- Infill based on identified consumer services needs.
- Open more locally owned dry cleaners, Laundromats, drug stores, photocopy stores and department stores as prior research has indicated a need/want.
- Encourage banks to open on Saturdays.

**HP1 - Goal:** Build on strengths of existing neighborhood fabric emphasizing unique features and cultural heritage of the Broadway Fillmore neighborhood.

**Strategies:**

- Proceed with establishing a Broadway Fillmore Historic District as outlined by a working group established by Council President Franczyk.
- Work with local consultants to identify specific historic structures that qualify for national and local historic landmark recognition and protection within Broadway Fillmore neighborhood.
- Educate residents about historic preservation: what it means for their property and neighborhood, funding available and how to access funding.
- Preserve and maintain existing brick streets; promote neighborhood curb appeal.
- Support the initiatives of the Terminal Restoration Corporation's Strategic Plan. (in progress as of February 2006)
- Ensure that the Central Terminal provides public access and private uses.
- Find a variety of uses for local landmarks in Broadway Fillmore neighborhood (Broadway Market, Central Terminal, churches, etc.)
- Advocate the City to make every effort to preserve any and all properties that can be documented to have historical significance.



**HP2 - Goal:** All historic properties are up to code within Broadway Fillmore neighborhood.

**Strategies:**

- Inventory and research existing historic properties and/or buildings to be preserved and maintained according to government codes.

**5. Schools (S), Libraries (L), and Youth (Y),**

**S1 - Goal:** Update, repair, and expand existing public schools in Broadway Fillmore neighborhood to be comfortable and properly equipped for learning. See map of East Buffalo GNPA schools on page 77.

**Strategies:**

- Support the Joint Schools Construction Board projects in the Broadway Fillmore area:
  - In the efforts to improve our neighborhood, we must increase and support the services offered to our residents. Schools are very important to the growth of a healthy and sound community. In the Broadway-Fillmore neighborhood, Public School #90 (Early Childhood Center, 50 A Street) has been renovated as part of Phase II of the Joint Schools Construction project. Through increasing the access to education facilities, the surrounding residential areas are bound to improve as well, both through this initiative and through the ingenuity of the local residents.
- Improve lighting around schools.
- Provide more books and computers to each public school.
- In the case of a public school closure, the Broadway Fillmore neighborhood would support reuse of that building by a Charter School.
- Research [www.standup.org](http://www.standup.org) as a resource for all school strategies outlined in this plan.

**S2 - Goal:** Create or improve existing educational services provided to students by public schools.

**Strategies:**

- Place an increased emphasis on teaching and empowering students to respect themselves and others.
- Require and monitor that all students comprehend the basic skills at their grade level before passing to the next grade level.
- Reestablish full art and music classes.
- Promote smaller class sizes taught by well-paid and knowledgeable teachers.
- Support the Creative Educational Continuum Initiative, a cradle-to-college student and parent/care-giver enrichment program that involves the schools, neighborhoods, and human services organizations, which will be piloted in the Lovejoy neighborhood in 2006.
- Promote the reestablishment of the “Lighted School House Program” at Public School #44 Lincoln Academy, 1369 Broadway.
  - The “Lighted School House Program” was an initiative funded by a block grant in order to keep schools open after hours, from “dinner time” to 9:00 p.m. This time was allotted for activities for both youth and adults. Services provided included: education classes, arts & crafts, and sports & recreation. The City paid for staff to run the program. The “Lighted School House Program” only ran during the academic year.
  - Another possible venue for this program would be community centers near the public school such as the Matt Urban Center. It would be cost effective to run the program out of community centers since they often provide diverse programming for the community thereby already keeping later hours. Also, since these centers have staff there would not be a duplication of that cost.

**S3 - Goal:** Build neighborhoods around schools.

**Strategies:**

- Evaluate existing homes and support improvement of housing around schools.
- Demolish abandoned schools or find an immediate reuse. (Suggestions for reuse of public schools include: senior assistance living facilities, loft apartments (market rate), private office space, community center, and neighborhood high school as needed.)
- Promote smaller neighborhood schools and give neighborhood children the first right of refusal to attend a school in their neighborhood.
- Encourage the linkages between renovated/new schools with their surrounding neighborhoods.

**L1-Goal:** Support Fronczak neighborhood library. See map of East Buffalo GNPA libraries on page 79.

**Strategies:**

- Advocate to maintain the only library in the East Buffalo GNPA to remain open: East Clinton.
- Support Council Member's and/or community organizations that want to re-open/operate recently-closed libraries with volunteers (Mead, Fronczak).
- The East Clinton Library is in the official county library system. The Mead and Fronczak libraries would become affiliates. Book borrowing and returning would be channeled through one library, East Clinton.
- Create an advisory group from Broadway-Fillmore and Lovejoy neighborhoods to advocate and solicit funds to re-open/operate recently-closed libraries.

**Y1 - Goal:** Provide safe zones for youth in Broadway Fillmore neighborhood.

**Strategies:**

- Continue to promote the "Drug and Weapon Free Zones" around all schools in the Broadway Fillmore neighborhood.
  - Ensure good signage.
  - Neighborhood residents partner with FBI to enforce the zones.
- Increase presence and visibility of Buffalo Police.

**Y2 - Goal:** Create more jobs, programs, and activities for youth in Broadway Fillmore neighborhood.

**Strategies:**

- Promote youth programs that engage community members through;
  1. *Community Volunteerism*  
Offer a Youth Engaged in Service (Y.E.S) program modeled after the AmeriCorps Y.E.S Program provided by the Greater South Buffalo Chamber of Commerce. This is a volunteer program that provides teens (12-18) the opportunity to become contributing members of society. Y.E.S. volunteers provide community service through direct interaction with children, senior citizens, and the emotionally and physically challenged.
  2. *Education*  
Through several partnerships, residents could gain access to a variety of educational services.

- South Buffalo Education Center: to provide GED classes and free computer classes.
- Deamen College's Center for Sustainable Communities and Civic Engagement: to provide after school tutoring for children and youth.
- City of Buffalo: develop, support and promote programs such as YO! Buffalo (Youth Opportunity Movement). The Yo! Program targets youth (16-21) who have dropped out of high school and are functioning at or below an eighth grade level in reading and math. Yo! offers job opportunities, transportation, and supplies to responsible participants. Employers who participate in the program receive the benefits of either a full or 51% wage subsidy, depending upon the level of employment. Involved youth may transition directly into working for the organizations they are placed with and become eligible to receive tuition assistance to pursue formal training in the field. This program currently operates in three Federal Empowerment Zones in Buffalo, including on the West Side where it operates through the Belle Center.

### *3 Professional Training*

Provide resume writing classes and job interview workshops. Partner with such groups as the Babcock Community Association, "Youth Build," and other organizations to provide trade apprenticeship programs. "Youth Build" is a nation-wide program that offers youth (16-24) real life training and job experience while also providing education classes, counseling services, and leadership development opportunities.

- Develop Children's Community Gardens. (Children's gardens offer an opportunity to add to the aesthetics of Broadway-Fillmore while giving the children a valuable resource. A children's garden could be developed on a vacant site. Sites should be chosen close to community organizations offering youth activities for convenience and easy maintenance of the garden.)
- Support current programming at the various community centers within the East Buffalo GNPA neighborhoods; see map of community centers on page 82.

## **6. Housing (H) and Vacant Lots (VL)**

**Special Neighborhood Housing and Vacant Lots Statement: Building on the existing assets and strengths of the Broadway Fillmore neighborhood as well as through the rise of brand new initiatives, opportunities for growth and revitalization will occur. These opportunities will be the product of work of existing and new institutions, the City of Buffalo, business groups, community groups, the Board of Education, and other entities. They will involve new investments. Broadway Fillmore community members, working with the GNPA, will endeavor to continually work to identify these new opportunities, assess their "spillover effects", and the feasibility of connecting them with new efforts for improving the housing and vacant lot situation surrounding these new areas of growth and revitalization. This will ensure that opportunities are not missed, and will maximize their potential for improving the community.**

**H1 - Goal:** Redevelop the Broadway Fillmore neighborhood's housing stock and increase housing options.

### **Strategies:**

- Implement the following housing redevelopment priorities:
  - Rehab owner-occupied homes,
  - Acquire and rehab abandoned homes.
  - Build new homes including townhouses/condos for active seniors and singles,
  - Rehab two unit buildings that are owner occupied,
  - Reduce the number of units in a multi unit property from three units to one unit, and
  - Encourage affordable housing for seniors and people with special needs.
  - If homes cannot be saved, an attempt should be made to build new housing that fits the style of the neighborhood.
  
- All housing development priorities will have a focus on owner occupancy and building around schools as well as a long-term objective to build or rehab homes with an emphasis on people being able to stay in their homes regardless of age or special needs.
- These priorities should be focused in Broadway-Fillmore around
  - Schools,
  - Broadway Market,
  - Religious Institutions such as Corpus Christi and its planned senior village, and St. Stan's on Townsend and Peckham,
  - Target Streets identified by housing agencies (such as Warren, Memorial Drive, Paderewski, and Gibson),
  - Central Terminal.
- Working with housing agencies, identify and increase community resources to support housing redevelopment and housing maintenance.
  - Hold a construction company competition to rehab homes.
  - Partner with and encourage Habitat for Humanity to work in targeted areas and focus on sweat equity.
  - Identify local funding and in kind resources for Habitat for Humanity to use on specific neighborhood projects.
  - Advocate to the City to pursue non-public funding for homeowners at 80% or over median income guidelines for housing rehab.
  - Encourage continuation of City of Buffalo practice of having housing agencies that contract with the City of Buffalo collaborate with the GNPA.
  - Collaborating with business associations and Greater South Buffalo Chamber of Commerce to implement a discount card program for area residents from local vendors for minor home repairs.
  - Research and advocate for the use of green architecture in the redevelopment of homes where appropriate.
- Support the Matt Urban Center's Housing Opportunity Area Plan for acquisition, rehabilitation, owner occupied rehabilitation and new residential homes surrounding the Darul-Uloom Al Madania Mosque. This area is bound by Broadway to the south, Walden Ave. to the north, including Loepere to the west and Rother Street to the east.
- Follow through on existing plans.
- Monitor the use of federal housing funds.

**H2 - Goal:** Increase homeownership and owner occupancy within the Broadway Fillmore neighborhood. See map titled “Broadway-Fillmore Owner- vs Renter-Occupied Residential Properties Map” on page 21.

**Strategies:**

- Promote programs/funds available for first time homebuyers.
- Prioritize available funds to existing residents/homeowners.
- Rehab vacant apartments to be owner occupied. Do not rehab properties that will be owned by absentee landlords.
- Encourage post-homebuying education classes to assist homeowners in maintaining and improving their homes.

**H3 - Goal:** Hold individuals accountable for owning/renting dilapidated houses.

**Strategies:**

- Advocate to the City of Buffalo for strict enforcement of the laws and penalties already on the books, more fines (garnish wages) and jail time, and to work with inspectors and members of block clubs and follow their recommendations.
- Encourage enforcement of Section 8 standards for both the property and tenants living in the property.
- Implement tenant and landlord education programs that promote responsibility.
- Provide collaboration and support to Housing Court Judge Henry Nowak for his programs involving receivership and other tools to bring homes into compliance with housing codes.

**H4 - Goal:** Eliminate predatory lending.

**Strategies:**

- Advocate for the City of Buffalo to put limit on the number of properties that an individual can buy at any given time through City auctions or foreclosures.
- Recommend that no more than 10 homes be allowed for purchase at any given time unless an individual has a positive proven track record.
- Require background checks; work with the City to require full disclosure by a buyer for City auctions and foreclosures and HUD sales, particularly on-line sales.
- Recommend that the City not consummate a sale until a background check has been done; give 3-5 business days for the background check to be completed.
- Promote credit-counseling programs to first time homebuyers.
- Support “Buffalo Don’t Borrow Trouble”, a consumer education program of the Buffalo Urban League.

**H5 - Goal:** Smart-target demolition planning.

**Strategies:**

- In order to target demolition effectively, priority is given to homes and areas where frail populations (children and elderly) live, play, go to school, and work.

**VL1 - Goal:** Maintain existing vacant lots and redevelop them into neighborhood assets.

**Strategies:**

- Do inventory of existing vacant lots and identify their owners.
- Support the City of Buffalo's Vacant Land, Buildings and Facilities Asset Management (VLBFAM) Program to establish neighborhood inventories, set local priorities, and coordinate walk throughs of the neighborhoods to map and identify areas that are being used as junkyards. With the completion of the Program's report and strategy, assess the applicability of their recommendations to the neighborhood.
- Advocate for the City of Buffalo to implement and enforce a maintenance plan for non-City owned lots. The City could generate revenue through taxes on these lots. Recommend the revenue created pay for the contracting of monitoring and enforcement services by a private company.
- Promote Homesteading.
- Use vacant lots to increase lot space for community/residential parking lots, side yards and garages.
- Develop Children's Community Gardens.

**7. Transportation (T)**

**T1 - Goal:** Maintain and upgrade transportation in Broadway Fillmore neighborhood.

**Strategies:**

- Preserve existing infrastructure
- Preserve and improve pavement of all streets.
- Repair and replace bridges as necessary.
- Inventory and preserve existing brick streets.
- Realign streets to provide for better circulation.

**T2 - Goal:** Improve and expand public transportation.

**Strategies:**

- Increase use of public transit and para-transit.
- Target neighborhood clean up projects around public transit stops.
- Identify existing Niagara Frontier Transportation Authority (NFTA) stops that need to be improved (i.e. benches/signage).
- Advocate for the identification of new bus shelters where needed.
- Encourage NFTA to place permanently affixed schedules at each bus stop within the Broadway Fillmore neighborhood.
- Advocate NFTA to make available a map of all bus routes.
- Have the name of each bus stop on the sign for the bus stop.
- Work in collaboration with Citizens Regional Transit Corporation to improve and expand public transportation.

**T3 - Goal:** Improve mobility and accessibility.

**Strategies:**

- Implement inter-modal system.

- Identify and implement bicycle infrastructure.
- Promote alternatives to single occupancy vehicles (SOV).
- Educate residents on transportation issues.

**T4 - Goal:** Use transportation for economic opportunities.

**Strategies:**

- Employ transportation services which promote higher density.
- Encourage efficient public transportation through existing business corridors to increase employment opportunities.
- Provide for efficient and reliable freight service by rail or truck.
- Promote accessibility to tourist destinations.
- Expect new development to integrate transportation into planning.
- Make transportation infrastructure friendly to tourists/visitors.
- Emphasize the impact of Joseph Ellicott's work.

**T5 - Goal:** Affect transportation policy to improve quality of life.

**Strategies:**

- Mitigate environment impacts of transportation activities.
- Employ traffic calming methods in residential areas.
- Decrease energy consumption.
- Encourage and enhance non-motorized transportation.
- Request City to stripe or mark all pedestrian crossings within Broadway Fillmore neighborhood.
- Time all signaled intersections to allow for safe crossing by the frailest of pedestrians.

**T6 - Goal:** Improve transportation and land use coordination.

**Strategies:**

- Coordinate the regional, city, and neighborhood transportation and land use plans such as this neighborhood plan.
- Encourage mixed-use development by providing multi-modal transportation connections.
- Expect new development to integrate transportation into planning.
- Incorporate land use model with transportation planning.
- Affect efficient transportation for higher densities.
- Study existing and proposed streets to ensure good service for new housing.

**T7 - Goal:** Work with the Greater Buffalo-Niagara Regional Transportation Council (GBNRTC) and NFTA to understand existing and future transportation plans for the East Buffalo GNPA area.

**Strategies:**

- Request GBNRTC and/or NYSDOT to make available planning tools at the neighborhood level (GIS information, access to data and reports, funding for planning expertise).

- Involve GNPA in the Transportation Improvement Program development process of GBNRTC.
- Establish methods for GNPA needs identification to be routed to the Planning and Coordinating Committee of GBNRTC.
- GNPA should be able to initiate Initial Project Proposal Submissions. GNPA can add specific local and private information not readily available to planners at a broader geographic or broader governance level (i.e. regional, state, federal levels).
- GNPA should provide feedback as an advisory group to transportation needs identified by NYSDOT.
- Neighborhood input, through GNPA, should be referenced and recognized during implementation of successful projects.
- Integrate NFTA service with that offered by other transportation providers to increase mobility and access, enhance inter-communication and scheduling. For example, project submitted to NYSDOT by Buffalo Community Center Collaborative.
- Support GBNRTC proposal to expand rail service from central business district downtown to the airport.
  - Support incremental steps to increase bus service from central business district downtown to the airport.
- Specific suggestions for Initial Project Proposals include:
  - Improve Clinton Street and replace bridges on Clinton Street from Jefferson Avenue to City Line.
  - Realign/Improve William Street from Jefferson Avenue to Fillmore Avenue.
  - Realign/Improve Paderewski Street from Fillmore Avenue westward.
  - Implement Wilson Street Greenway from MLK Park to William Street.
  - Mill and Resurface more residential streets.
  - Make Landscape Improvements on: Fillmore Avenue (Olmsted Parkway), Broadway, Fillmore, Memorial, Seneca, Sycamore, Walden.
  - Add bus shelters and pedestrian furniture on Broadway.

## **4b. Emerson**

### **1. Police and Public Safety (PS)**

**PS1- Goal:** Increase presence and visibility of police officers.

**Strategies:**

- Use foot patrols, scooters and bikes in residential areas.
- Improve police presence at parks. (Use Erie County Park Rangers to patrol parks.)
- Expand the special police officer patrol program throughout East Buffalo provided that the special police have the needed liability insurance required under city charter.

**PS2- Goal:** Improve the communication and relationships between residents and police.

**Strategies:**

- Develop a long-term system for residents to safely and anonymously report crimes.
  - Print “Problem Property” tips sheets in each neighborhood in local community newspapers.
  - Promote and distribute items published by local government officials including “Twelve Ways to Improve Your Neighborhood Right Now “ and the “Neighborhood Impact Statement” (County of Erie Office of the District Attorney’s Community Prosecution Bureau) and “Solutions for a Better Quality of Life: A Guide to Solving Neighborhood Issues” (Assemblymember Sam Hoyt & Judge Henry J. Nowak, Buffalo City Housing Court) to block clubs, churches, businesses and non-profits. Also, print highlights of items in local community newspapers.
- Better publicity for anonymous tip line (at bus stops, churches, etc.).
- Organize monthly neighborhood watch group meetings between residents, public safety officers and special police officers.
- Support the new Lower East Side Weed & Seed initiative.

**PS3- Goal:** Decrease crime and the public’s perception of crime.

**Strategies:**

- Identify and then fence off prime “cut throughs” in neighborhoods.
- By collaborating with police and/or special police, work to break up gangs on street corners during hours of peak activity.
- Install better street lighting and building lighting and cameras on street corners.
- Use consultants through the City of Buffalo to provide security for properties through environmental design.
- Hire police who live in the City limits.
- Provide safe zones for Emerson youth.
- Develop methods to regularly feed positive community information to the local media.
- Develop methods to review and if needed correct inaccurate media reporting.
- Promote community events.

## **2. Parks (P) and Environment (E)**

**Special Neighborhood Parks Statement: When 40 East Buffalo residents toured the parks in October 2003, they found that two of East Buffalo's highest use, multi-acre parks had broken equipment, no lighting, no bathrooms and no signage. Dangerous abandoned houses and other structures immediately surrounding Emerson parks and must be demolished, secured or otherwise addressed. These parks, Hank Nowak Park and Emerson Park are most in need of immediate improvements.**



**Goals: P1- Goal:** Maintain and improve Emerson's two designated existing parks, which include Hank Nowak and Emerson. See parks map on page 70.

### **Strategies:**

- Emerson parks should receive the same resources and maintenance as parks across the City. Every park should be equipped with:
  - Lighting,
  - Emergency Phones,
  - Signage indicating the name of the park, hours, and contact number in case of damage or other problems,
  - Adequate seating,
  - Restrooms,
  - Equipment in good repair, and
  - Drinking Fountain.
- Develop a regular cleaning and maintenance schedule for parks.
- Use Olmsted Parks Conservancy as a guide for maintaining parks and securing resources.
- Add new landscaping.
- Build new athletic facilities (such as sledding hills, wading pools, bike trails, skate parks and bocce ball courts).
- Have parks attendants available at all times who have first aid and CPR training. (Use Erie County Park Rangers.)

**P2 - Goal:** Promote Emerson's parks as neighborhood assets.

### **Strategies:**

- Hold more neighborhood-sponsored events at parks.
- Add passive parks into the existing Olmsted Parks System.

**P3-Goal:** Identify, maintain, and improve existing pocket parks, small urban parks within Emerson.

### **Strategies:**

- Survey existing pocket parks.
- Survey vacant parcels to identify potential pocket parks.

**P4-Goal:** Identify locations for passive parks within Emerson neighborhood.

**Strategies:**

- The creation of passive parks should utilize large tracts of vacant, abandoned and otherwise derelict properties. This project would also address several issues simultaneously:
  - housing glut,
  - abandoned and derelict property,
  - utilize and maintain land in order to create a respite in the heart of the city,
  - provide environmentally sound housing that would encompass park areas, and
  - encourage population growth.
- Apply New Urbanism ideas in relation to parks and open spaces within Emerson, where they would be most conducive and appropriate.

**P5-Goal:** Identify locations for green parkway system within Emerson neighborhood.

**Strategies:**

- Use the Olmsted Conservancy's plan for green parkway systems as a guide for identification of this green parkway.
- Identify opportunities for landscape improvements.

**E1-Goal:** Identify, maintain, and improve existing open green spaces.

**Strategies:**

- Survey existing green spaces.

**E2 - Goal:** Preserve and enhance existing green spaces and urban natural resources.

**Strategies:**

- Work with various groups to plant trees.
- Promote community gardening, composting and recycling programs.
- Promote using green spaces as buffers between residential and industrial properties.

**E3 - Goal:** Protect existing green spaces and urban natural resources from contamination.

**Strategies:**

- Pursue funding for brownfield remediation from the City of Buffalo and from external Western New York resources.
- Target pollution: clean sewers and systemically eliminate rats, open junk yards, illegal dumping, tire burning, business that wash barrels and hazardous material brought in through the railroad.

**E4 - Goal:** Better regulate businesses classified as junkyards.

**Strategies:**

- Inventory all existing junkyards within the GNPA, enforce regulation of them, and identify best practices to make them more neighborhood-friendly.
- Advocate for a temporary moratorium of 1 year by Common Council on any new or any expansion of businesses classified as junkyards so that the inventory and best practices referred to above can be established.
- Develop strategy to zone out junkyards.

**3. Public Works (PW)**

**PW1 - Goal:** Maintain and improve existing infrastructure pertaining to streets, lighting and sanitation.

**Strategies:**

- Repave entire streets; fix broken curbs and sidewalks.
- Preserve existing brick streets.
- Clean neighborhood streets and clean out the sewer system.
- Install proper street signage for trucks.
- Request National Grid to put numbers back on streetlights and repair streetlights.
- Provide feedback to the City on the effectiveness on the division of sectors/areas for garbage trucks and plows.



**PW2 - Goal:** Improve and increase snow removal services and resources.

**Strategies:**

- Work with elected officials to ensure that major roads are plowed efficiently and effectively and in a timely manner.
- Encourage residents move cars to community/residential parking lots to allow City plows to clear the streets.
- Install plows on the front of City garbage trucks.
- Suggest City of Buffalo purchase snow-melting equipment.
- Organize volunteers (Y.E.S.) through community centers and block clubs to assist with snow removal on residential streets and sidewalks. Partner with the City for support with acquiring equipment, training, insurance and storage and maintenance of equipment.

**PW3 - Goal:** Short term: Prohibit the expansion of existing or creation of new transfer stations in the Emerson neighborhood by any organization or business other than the City of Buffalo at the South Ogden Station. Long term: Remove existing and prohibit new transfer stations from East Buffalo GNPA.

**Strategies:**

- Confirm with zoning experts that zoning for CM-M3 prohibits transfer stations.
- Lobby the Common Council for changes to zoning to prohibit transfer stations from being put in or near residential areas.

- Advocate against approval of new transfer stations by any organization or business at State and Federal level.
- Collaborate with other GNPA's on the elimination of transfer stations.

**PW4 - Goal:** Encourage residential recycling.

**Strategies:**

- Increase awareness among residents of Emerson as to where they can obtain new or replacement recycling bins at designated community centers. (HomeFront, Matt Urban Center)
- Support school involvement in the recycling program. For example, recycling poster contests and innovative/creative recycling education.

**4. Economic Development (ED) and Historic Preservation (HP)**

**ED1 - Goal:** Attract and retain businesses in Emerson's commercial areas that provide a wide range of services. (Suggestions include: pet stores, barber shops, pizza/restaurants, health food stores, museums, art/dance studios, bakeries, dental/doctor offices, ice cream parlors, shoe repair shoes, clothing stores, movie theaters and light manufacturers.)

**Strategies:**

- Maintain a well-kept environment:
  - Add more trashcans to sidewalks.
  - Better enforcement of litter laws; develop more stringent laws.
  - Plant more flowers.
  - Install better lighting.
  - Improve business signage.
  - Develop design standards for storefronts in commercial areas.
  - Build well-lit City parking lots on main business corridors with access off the main streets.
  - Plant appropriate trees along business districts and neighborhood corridors.
- Provide support to small business development.
  - East Buffalo GNPA research and promote the creation or expansion of an East Buffalo Chamber of Commerce. (ie. The Greater South Buffalo Chamber of Commerce)
  - Work with BERC and Common Council to develop more/better tax incentives and low-interest loans for small businesses.
  - Inventory existing small business development programs and disseminate information in a tip sheet and/or maps about existing programs and agencies that support small businesses. See map titled "East Buffalo Selected Programs Focused on Commercial/Industrial Properties Map" which identifies some programs which may assist in small business development on page 10.
  - Partner with local business entrepreneurs to do community workshops focusing on their methods for success.
  - Develop methods to regularly feed positive community information to the local media.

- Create a marketing campaign to attract suburban customers to Emerson businesses using cultural diversity as a marketing tool.
- Improve the public's image of Emerson.
- Develop an inventory of vacant commercial/industrial buildings.
- Market available commercial/industrial buildings through economic development agencies and small business associations.
- Support the creation and development of light office parks.

**ED2 - Goal:** Increase access to consumer services that enhance livability.

**Strategies:**

- Research consumer services in commercial areas.
- Infill based on identified consumer services needs.
- Open more locally owned dry cleaners, Laundromats, drug stores, photocopy stores and department stores as prior research has indicated a need/want.
- Encourage banks to open on Saturdays.

**HP1 - Goal:** Build on strengths of existing neighborhood fabric emphasizing unique features and cultural heritage.

**Special Neighborhood Historic Preservation Statement:**

**Concordia Cemetery is a historic cemetery located at 438 Walden Avenue. It was founded in Buffalo in 1859. A non-profit entity was established to restore and rehabilitate this distressed property. Much has been done to repair, restore and revitalize the property but a great deal more remains to be done. Volunteers meet every Saturday at Concordia Cemetery to work on projects.**

**The East Buffalo GNPA would like to propose expansion of Concordia Cemetery through the use of surrounding vacant lots, if feasible. A suggested location for the expansion of Concordia Cemetery is the property between Emerson and Nowak Parks (not including the property fronting Sycamore Street) should this area cease to be viable as an area for residential housing and an alternative use is sought. This land would be maintained as parkland and be reserved for future expansion of the cemetery. The project would be accomplished with the help and support of volunteer groups.**

**Strategies:**

- Work with local consultants to identify specific historic structures that qualify for national and local historic landmark recognition and protection.
- Educate residents about historic preservation: what it means for their property and neighborhood, funding available and how to access funding.
- Preserve and maintain existing brick streets; promote neighborhood curb appeal.
- Find a variety of uses for local landmarks (churches, etc.).
- Advocate the City to make every effort to preserve any and all properties that can be documented to have historical significance.

**HP2 - Goal:** All historic properties are up to code.

**Strategies:**

- Inventory and research existing historic properties and/or buildings to be preserved and maintained according to government codes.

**5. Schools (S), Libraries (L), and Youth (Y)**

**S1 - Goal:** Update, repair, and expand existing public schools to be comfortable and properly equipped for learning. See schools map on page 77.

**Strategies:**

- Support the Joint Schools Construction Board projects in the Emerson neighborhood: Phase I school construction is complete of Emerson High School-PS #302, 1405 Sycamore Street. Emerson High School was remodeled and renovated as part of the Joint Schools Construction project. Through increasing the access to education facilities, the surrounding residential areas are bound to improve as well, both through this initiative and the ingenuity of the local residents.
- Improve lighting and sidewalks around schools.
- Provide more books and computers to each public school.
- In the case of a public school closure, the neighborhood would support reuse of that building by a Charter School.
- Research [www.standup.org](http://www.standup.org) as a resource for all school strategies outlined in this plan.

**S2 - Goal:** Create or improve existing services provided to students by public schools.

**Strategies:**

- Place an increased emphasis on teaching and empowering students to respect themselves and others.
- Require and monitor that all students comprehend the basic skills at their grade level before passing to the next grade level.
- Reestablish full art, music and history classes.
- Promote smaller class sizes taught by well-paid and knowledgeable teachers.
- Support the Creative Educational Continuum, a cradle-to-college student and parent/care-giver enrichment program that involves the schools, neighborhoods, and human services organizations.
- The GNPA is promoting after school programs for use. In areas where there are no community centers we recommend that the school provide the “Lighted School House Program.”
  - The “Lighted School House Program” is an initiative funded by a block grant in order to keep schools open after hours, from “dinner time” to 9:00 p.m. This time was allotted for activities for both youth and adults. Services provided included: education classes, arts & crafts, and sports & recreation.

**S3 - Goal:** Build neighborhoods around schools.

**Strategies:**

- Evaluate existing homes and support improvement of housing around schools.
- Demolish abandoned schools or find an immediate reuse. (Suggestions for reuse of public schools include: senior assistance living facilities, loft apartments (market rate), private office space, community center, and neighborhood high school as needed.)
- Promote smaller neighborhood schools and give neighborhood children the first right of refusal to attend a school in their neighborhood.
- Encourage the linkages between renovated/new schools with their surrounding neighborhoods.

**Y1 - Goal:** Provide safe zones for Emerson youth.

**Strategies:**

- Continue to promote the “Drug and Weapon Free Zones,” which carry stiffer penalties for violations.
  - Ensure good signage.
  - Neighborhood residents partner with FBI to enforce the zones.
- Increase presence and visibility of Buffalo Police.

**Y2 - Goal:** Create more jobs, programs and activities for youth.

**Strategies:**

- Promote youth programs that engage community members through;
  1. *Community Volunteerism*

Offer a Youth Engaged in Service (Y.E.S) program modeled after the AmeriCorps Y.E.S Program provided by the Greater South Buffalo Chamber of Commerce. This is a volunteer program that provides teens (12-18) the opportunity to become contributing members of society. Y.E.S. volunteers provide community service through direct interaction with children, senior citizens, and the emotionally and physically challenged.
  2. *Education*

Through several partnerships, residents could gain access to a variety of educational services.

    - South Buffalo Education Center: to provide GED classes and free computer classes.
    - Deamen College’s Center for Sustainable Communities and Civic Engagement: to provide after school tutoring for children and youth.
    - City of Buffalo: develop, support and promote programs such as YO! Buffalo (Youth Opportunity Movement). The Yo! Program targets youth (16-21) who have dropped out of high school and are functioning at or below an eighth grade level in reading and math. Yo! offers job opportunities, transportation, and supplies to responsible participants. Employers who participate in the program receive the benefits of either a full or 51% wage subsidy, depending upon the level of employment. Involved youth may transition directly into working for the organizations they are placed with and become eligible to receive tuition assistance to pursue formal training in the field. This program

currently operates in three Federal Empowerment Zones in Buffalo, including on the West Side where it operates through the Belle Center.

### *3 Professional Training*

Provide resume writing classes and job interview workshops. Partner with such groups as the Babcock Community Association, “Youth Build,” and other organizations to provide trade apprenticeship programs. “Youth Build” is a nation-wide program that offers youth (16-24) real life training and job experience while also providing education classes, counseling services, and leadership development opportunities.

- Develop Children’s Community Gardens. (Children’s gardens offer an opportunity to add to the aesthetics of Emerson while giving the children a valuable resource. A children’s garden could be developed on a vacant site. Sites should be chosen close to community organizations offering youth activities for convenience and easy maintenance of the garden.)
- Support current programming at the various community centers within the East Buffalo GNPA neighborhoods, see map on page 82.

## **6. Housing (H) and Vacant Lots (VL)**

### **Special Neighborhood Housing Statement**

**In keeping with the idea that East Buffalo should build on its assets, the GNPA encourages the rehabilitation of homes, in the same style of the neighborhood, especially in the area immediately around the new Harvey Austin School (former Emerson High School). In the ongoing promotion of a healthy neighborhood, this is the first area to target. Demolition and rehabilitation could then occur throughout the remainder of the neighborhood in coordination with broader redevelopment concepts (for example, the one described in Goal HP-1 for the Emerson neighborhood above.)**

**H1 - Goal:** Redevelop Emerson’s housing stock and increase housing options.

#### **Strategies:**

- Implement housing redevelopment priorities specific to each neighborhood’s needs and assets. The housing redevelopment priorities to be implemented include:
  - Rehab owner-occupied homes,
  - Acquire and rehab abandoned homes,
  - Build new homes including townhouses/condos for active seniors and singles,
  - Rehab two unit buildings that are owner occupied,
  - Encourage affordable housing for seniors.
  - If homes cannot be saved, an attempt should be made to build new housing that fits the style of the neighborhood.
- All housing development priorities will have a focus on owner occupancy and building around schools as well as a long-term objective to build or rehab homes with an emphasis on people being able to stay in their homes regardless of age or special needs. Working with housing agencies, identify and increase community resources to support housing redevelopment and housing maintenance.
  - Hold a construction company competition to rehab homes.

- Partner with and encourage Habitat for Humanity to work in targeted areas and focus on sweat equity.
  - Identify local funding and in kind resources for Habitat for Humanity to use on specific neighborhood projects.
  - Advocate to the City to pursue non-public funding for homeowners at 80% or over median income guidelines for housing rehab.
  - Encourage continuation of City of Buffalo practice of having housing agencies that contract with the City of Buffalo collaborate with the GNPA.
  - Collaborating with business associations and Greater South Buffalo Chamber of Commerce to implement a discount card program for area residents from local vendors for minor home repairs.
  - Research and advocate for the use of green architecture in the redevelopment of homes where appropriate.
- Follow through on existing plans.
  - Monitor the use of federal housing funds.

**H2 - Goal:** Increase homeownership and owner occupancy. See map titled “Emerson Owner-vs. Renter-Occupied Residential Properties Map” on page 32.

**Strategies:**

- Promote programs/funds available for first time homebuyers.
- Prioritize available funds to existing residents/homeowners.
- Rehab vacant apartments to be owner occupied. Do not rehab properties that will be owned by absentee landlords.
- Encourage post-homebuying education classes to assist homeowners in maintaining and improving their homes.

**H3 - Goal:** Hold individuals accountable for owning/renting dilapidated houses.

**Strategies:**

- Advocate to the City of Buffalo for strict enforcement of the laws and penalties already on the books, more fines (garnish wages) and jail time, and to work with inspectors and members of block clubs and follow their recommendations.
- Encourage enforcement of Section 8 standards for both the property and tenants living in the property.
- Implement tenant and landlord education programs that promote responsibility.
- Provide collaboration and support to Housing Court Judge Henry Nowak for his programs involving receivership and other tools to bring homes into compliance with housing codes.

**H4 - Goal:** Eliminate predatory lending.

**Strategies:**

- Advocate for the City of Buffalo to put limit on the number of properties that an individual can buy at any given time through City auctions or foreclosures.
- Recommend that no more than 10 homes be allowed for purchase at any given time unless an individual has a positive proven track record.

- Require background checks; work with the City to require full disclosure by a buyer for City auctions and foreclosures and HUD sales, particularly on-line sales.
- Recommend that the City not consummate a sale until a background check has been done; give 3-5 business days for the background check to be completed.
- Promote credit-counseling programs to first time homebuyers.
- Support “Buffalo Don’t Borrow Trouble”, a consumer education program of the Buffalo Urban League.

**H5 - Goal:** Smart-target demolition planning.

**Strategies:**

- In order to target demolition effectively, priority is given to homes and areas where frail populations (children and elderly) live, play, go to school, and work.

**VL1 - Goal:** Maintain existing vacant lots and redevelop them into neighborhood assets.

**Strategies:**

- Do inventory of existing vacant lots and identify their owners.
- Support the City of Buffalo’s Vacant Land, Buildings and Facilities Asset Management (VLBFAM) Program to establish neighborhood inventories, set local priorities, and coordinate walk throughs of the neighborhoods to map and identify areas that are being used as junkyards. With the completion of the Program’s report and strategy, assess the applicability of their recommendations to the neighborhood.
- Advocate for the City of Buffalo to implement and enforce a maintenance plan for non-City owned lots. The City could generate revenue through taxes on these lots. Recommend the revenue created pay for the contracting of monitoring and enforcement services by a private company.
- Promote Homesteading.
- Use vacant lots to increase lot space for community/residential parking lots, side yards and garages.
- Develop Children’s Community Gardens.

**7. Transportation (T)**

**T1 - Goal:** Maintain and upgrade transportation in Emerson.

**Strategies:**

- Preserve existing infrastructure.
- Preserve and improve pavement of all streets.
- Repair and replace bridges as necessary.
- Inventory and preserve existing brick streets.

**T2 - Goal:** Improve and expand public transportation.

**Strategies:**

- Increase use of public transit and para-transit.
- Target neighborhood clean up projects around public transit stops.

- Identify existing Niagara Frontier Transportation Authority (NFTA) stops that need to be improved (i.e. benches/signage).
- Advocate for the identification of new bus shelters where needed.
- Encourage NFTA to place permanently affixed schedules at each bus stop within the Emerson neighborhood.
- Advocate NFTA to make available a map of all bus routes.
- Have the name of each bus stop on the sign for the bus stop.
- Work in collaboration with Citizens Regional Transit Corporation to improve and expand public transportation.

**T3 - Goal:** Improve mobility and accessibility.

**Strategies:**

- Implement inter-modal system.
- Identify and implement bicycle infrastructure.
- Promote alternatives to single occupancy vehicles (SOV).
- Educate residents on transportation issues.

**T4 - Goal:** Use transportation for economic opportunities.

**Strategies:**

- Employ transportation services which promote higher density.
- Encourage efficient public transportation through existing business corridors to increase employment opportunities.
- Provide for efficient and reliable freight service by rail or truck.
- Promote accessibility to tourist destinations.
- Expect new development to integrate transportation into planning.
- Make transportation infrastructure friendly to tourists/visitors.
- Emphasize the impact of Joseph Ellicott's work.

**T5 - Goal:** Affect transportation policy to improve quality of life.

**Strategies:**

- Mitigate environment impacts of transportation activities.
- Employ traffic calming methods in residential areas.
- Decrease energy consumption.
- Encourage and enhance non-motorized transportation.
- Request City to stripe or mark all pedestrian crossings.
- Time all signaled intersections to allow for safe crossing by the frailest of pedestrians.

**T6 - Goal:** Improve transportation and land use coordination.

**Strategies:**

- Coordinate the regional, city, and neighborhood transportation and land use plans such as this neighborhood plan.
- Encourage mixed-use development by providing multi-modal transportation connections.

- Expect new development to integrate transportation into planning.
- Incorporate land use model with transportation planning.

**T7 - Goal:** Work with the Greater Buffalo-Niagara Regional Transportation Council (GBNRTC) and NFTA to understand existing and future transportation plans for the Emerson neighborhood.

**Strategies:**

- Request GBNRTC and/or NYSDOT to make available planning tools at the neighborhood level (GIS information, access to data and reports, funding for planning expertise).
- Involve GNPA in the Transportation Improvement Program development process of GBNRTC.
- Establish methods for GNPA needs identification to be routed to the Planning and Coordinating Committee of GBNRTC.
- GNPA should be able to initiate Initial Project Proposal Submissions. GNPA can add specific local and private information not readily available to planners at a broader geographic or broader governance level (i.e. regional, state, federal levels).
- GNPA should provide feedback as an advisory group to transportation needs identified by NYSDOT.
- Neighborhood input, through GNPA, should be referenced and recognized during implementation of successful projects.
- Integrate NFTA service with that offered by other transportation providers to increase mobility and access, enhance inter-communication and scheduling. For example, project submitted to NYSDOT by Buffalo Community Center Collaborative.
- Support GBNRTC proposal to expand rail service from central business district downtown to the airport.
  - Support incremental steps to increase bus service from central business district downtown to the airport.
- Specific suggestions for Initial Project Proposals include:
  - Improve Clinton Street and replace bridges on Clinton Street from Jefferson Avenue to City Line.
  - Realign/Improve William Street from Jefferson Avenue to Fillmore Avenue.
  - Realign/Improve Paderewski Street from Fillmore Avenue westward.
  - Implement Wilson Street Greenway from MLK Park to William Street.
  - Mill and Resurface more residential streets.
  - Make Landscape Improvements on: Fillmore Avenue (Olmsted Parkway), Broadway, Fillmore, Memorial, Seneca, Sycamore, Walden.
  - Add bus shelters and pedestrian furniture on Broadway.

## **4c. Lovejoy**

### **1. Police and Public Safety (PS)**

**PS1- Goal:** Increase presence and visibility of police officers.

**Strategies:**

- Use foot patrols, scooters and bikes in commercial and residential areas.
- Use mounted sheriff patrols in commercial areas.
- Improve police presence at parks. (Use Erie County Park Rangers to patrol parks.)
- Expand the special police officer patrol program throughout Lovejoy provided that the special police have the needed liability insurance required under city charter.
- Restore Police Station District C Annex, 1345 Bailey Avenue.

**PS2- Goal:** Improve the communication and relationships between residents and police.

**Strategies:**

- Develop a long-term system for residents to safely and anonymously report crimes.
  - Print “Problem Property” tips sheets in each neighborhood in local community newspapers.
  - Promote and distribute items published by local government officials including “Twelve Ways to Improve Your Neighborhood Right Now “ and the “Neighborhood Impact Statement” (County of Erie Office of the District Attorney’s Community Prosecution Bureau) and “Solutions for a Better Quality of Life: A Guide to Solving Neighborhood Issues” (Assemblymember Sam Hoyt & Judge Henry J. Nowak, Buffalo City Housing Court) to block clubs, churches, businesses and non-profits. Also, print highlights of items in local community newspapers.
- Better publicity for anonymous tip line (at bus stops, churches, etc.).
- Organize monthly neighborhood watch group meetings between residents, public safety officers and special police officers.
- Support the new Lower East Side Weed & Seed initiative.

**PS3- Goal:** Decrease crime and the public’s perception of crime.

**Strategies:**

- Identify and then fence off prime “cut throughs” in neighborhoods.
- By collaborating with police and/or special police, work to break up gangs on street corners during hours of peak activity.
- Install better street lighting and building lighting and cameras on street corners.
- Use consultants through the City of Buffalo to provide security for properties through environmental design.
- Hire police who live in the City limits.
- Provide safe zones for Lovejoy youth.
- Develop methods to regularly feed positive community information to the local media.
- Develop methods to review and if needed correct inaccurate media reporting.

- Promote community events.

## **2. Parks (P) and Environment (E)**

**P1- Goal:** Maintain and improve Lovejoy’s four designated existing parks (see map titled “East Buffalo GNPA Parks and Recreation Facilities” on page 70) . These areas include: Hennepin, Lincoln, Bailey/Moreland and Davey.

### **Strategies:**

- Lovejoy parks should receive the same resources and maintenance as parks across the City. Every park should be equipped with:
  - Lighting,
  - Emergency Phones,
  - Signage indicating the name of the park, hours, and contact number in case of damage or other problems,
  - Adequate seating,
  - Restrooms,
  - Equipment in good repair, and
  - Drinking Fountain.
- Develop a regular cleaning and maintenance schedule for parks.
- Use Olmsted Parks Conservancy as a guide for maintaining parks and securing resources.
- Add new landscaping.
- Build new athletic facilities (such as sledding hills, wading pools, bike trails, skate parks and bocce ball courts).
- Have parks attendants available at all times who have first aid and CPR training. (Use Erie County Park Rangers.)

**P2 - Goal:** Promote Lovejoy’s parks as both historical and regional assets.

### **Strategies:**

- Hold more City-sponsored events at parks.
- Recognize original Olmsted Parks as national treasures.
- Add passive parks into the existing Olmsted Parks System.



**P3-Goal:** Identify, maintain, and improve existing pocket parks, small urban parks.

### **Strategies:**

- Survey existing pocket parks.
- Survey vacant parcels to identify potential pocket parks.

**P4-Goal:** Identify location for passive parks within the Lovejoy neighborhood.

**Strategies:**

- The creation passive parks should utilize large tracts of vacant, abandoned and otherwise derelict properties. This project would also address several issues simultaneously:
  - housing glut,
  - abandoned and derelict property,
  - utilize and maintain land in order to create a respite in the heart of the city,
  - provide environmentally sound housing that would encompass park areas, and
  - encourage population growth.
- Apply New Urbanism ideas in relation to parks and open spaces within the Lovejoy neighborhood where they would be most conducive and appropriate.

**P5-Goal:** Identify locations for green parkway system within the Lovejoy neighborhood.

**Strategies:**

- Use the Olmsted Conservancy's plan for green parkway systems as a guide for identification of this green parkway.
- Identify opportunities for landscape improvements.

**E1-Goal:** Identify, maintain, and improve existing open green spaces.

**Strategies:**

- Survey existing green spaces.

**E2 - Goal:** Preserve and enhance existing green spaces and urban natural resources.

**Strategies:**

- Work with various groups to plant trees.
- Promote community gardening, composting and recycling programs.
- Promote using green spaces as buffers between residential and industrial properties.

**E3 - Goal:** Protect existing green spaces and urban natural resources from contamination.

**Strategies:**

- Pursue funding for brownfield remediation from the City of Buffalo and from external Western New York resources.
- Target pollution: clean sewers and systemically eliminate rats, open junk yards, illegal dumping, tire burning, business that wash barrels and hazardous material brought in through the railroad.

**E4 - Goal:** Better regulate businesses classified as junkyards.

**Strategies:**

- Inventory all existing junkyards within the GNPA, enforce regulation of them, and identify best practices to make them more neighborhood-friendly.

- Advocate for a temporary moratorium of 1 year by Common Council on any new or any expansion of businesses classified as junkyards so that the inventory and best practices referred to above can be established.
- Develop strategy to zone out junkyards.

### **3. Public Works (PW)**

**PW1 - Goal:** Maintain and improve existing infrastructure pertaining to streets, lighting and sanitation.

**Strategies:**

- Repave entire streets; fix broken curbs and sidewalks.
- Preserve existing brick streets.
- Clean neighborhood streets and clean out the sewer system.
- Install proper street signage for trucks.
- Request National Grid to put numbers back on streetlights and repair streetlights.
- Provide feedback to the City on the effectiveness on the division of sectors/areas for garbage trucks and plows.

**PW2 - Goal:** Improve and increase snow removal services and resources.

**Strategies:**

- Work with elected officials to ensure that major roads are plowed efficiently and effectively and in a timely manner.
- Encourage residents move cars to community/residential parking lots to allow City plows to clear the streets.
- Install plows on the front of City garbage trucks.
- Suggest City of Buffalo purchase snow-melting equipment.
- Organize volunteers (Y.E.S.) through community centers and block clubs to assist with snow removal on residential streets and sidewalks. Partner with the City for support with acquiring equipment, training, insurance and storage and maintenance of equipment.

**PW3 - Goal:** Short term: Prohibit the expansion of existing or creation of new transfer stations in the Lovejoy neighborhood by any organization or business other than the City of Buffalo at the South Ogden Station. Long term: Remove existing and prohibit new transfer stations from East Buffalo GNPA.

**Strategies:**

- Confirm with zoning experts that zoning for CM-M3 prohibits transfer stations.
- Lobby the Common Council for changes to zoning to prohibit transfer stations from being put in or near residential areas.
- Advocate against approval of new transfer stations by any organization or business at State and Federal level.
- Collaborate with other GNPA's on the elimination of transfer stations.

**PW4 - Goal:** Encourage residential recycling.

**Strategies:**

- Increase awareness among residents of the Lovejoy neighborhood as to where they can obtain new or replacement recycling bins at designated community centers. (HomeFront, Matt Urban Center)
- Support school involvement in the recycling program. For example, recycling poster contests and innovative/creative recycling education.

**4. Economic Development (ED) and Historic Preservation (HP)**

**ED1 - Goal:** Attract and retain businesses in Lovejoy’s commercial areas that provide a wide range of services. (Suggestions include: pet stores, barber shops, pizza/restaurants, health food stores, museums, art/dance studios, bakeries, dental/doctor offices, ice cream parlors, shoe repair shoes, clothing stores, movie theaters and light manufacturers.)

**Strategies:**

- Designate Lovejoy St., Clinton St. from Bailey Avenue to City Line, and Seneca St. from Bailey Ave. to Fillmore Ave. as Commercial Area Revitalization Effort Areas (CARE). Capitalize on existing Broadway-Fillmore’s CARE Area designation. As with the Broadway-Fillmore neighborhood, Lovejoy also has the benefit of a business corridor. The East Buffalo GNPA advocates the inclusion of Lovejoy’s business district in the third phase of the CARE program. This would incorporate many of the same type of business improvements and upkeep described in the Broadway-Fillmore neighborhood.
- Maintain a well-kept environment:
  - Add more trashcans to sidewalks.
  - Better enforcement of litter laws; develop more stringent laws.
  - Plant more flowers.
  - Install better lighting.
  - Improve business signage.
  - Develop design standards for storefronts in commercial areas.
  - Build well-lit City parking lots on main business corridors with access off the main streets.
  - Plant appropriate trees along business districts and neighborhood corridors.
- Provide support to small business development.
  - East Buffalo GNPA research and promote the creation or expansion of an East Buffalo Chamber of Commerce. (ie. The Greater South Buffalo Chamber of Commerce)
  - Work with BERC and Common Council to develop more/better tax incentives and low-interest loans for small businesses.
  - Inventory existing small business development programs and disseminate information in a tip sheet and/or maps about existing programs and agencies that support small businesses. See map titled “East Buffalo Selected Programs Focused on Commercial/Industrial Properties Map” which details some existing programs which may aid small business development on page 10.

- Partner with local business entrepreneurs to do community workshops focusing on their methods for success.
- Develop methods to regularly feed positive community information to the local media.
- Create a marketing campaign to attract suburban customers to Lovejoy businesses using cultural diversity as a marketing tool.
- Improve the public's image of Lovejoy.
- Develop an inventory of vacant commercial/industrial buildings.
- Market available commercial/industrial buildings through economic development agencies and small business associations.
- Support the creation and development of light office parks.

**ED2 - Goal:** Increase access to consumer services that enhance livability.

**Strategies:**

- Research consumer services in commercial areas.
- Infill based on identified consumer services needs.
- Open more locally owned dry cleaners, Laundromats, drug stores, photocopy stores and department stores as prior research has indicated a need/want.
- Encourage banks to open on Saturdays.

**HP1 - Goal:** Build on strengths of existing neighborhood fabric emphasizing unique features and cultural heritage.

**Strategies:**

- Work with local consultants to identify specific historic structures that qualify for national and local historic landmark recognition and protection.
- Educate residents about historic preservation: what it means for their property and neighborhood, funding available and how to access funding.
- Preserve and maintain existing brick streets; promote neighborhood curb appeal.
- Find a variety of uses for local landmarks (churches, etc.).
- Advocate the City to make every effort to preserve any and all properties that can be documented to have historical significance.

**HP2 - Goal:** All historic properties are up to code.

**Strategies:**

- Inventory and research existing historic properties and/or buildings to be preserved and maintained according to government codes.

**5. Schools (S), Libraries (L), and Youth (Y)**

**S1 - Goal:** Update, repair, and expand existing public schools to be comfortable and properly equipped for learning. See schools map on page 77.

**Strategies:**

- Support expansion of School #43, 161 Benzinger Street, to Pre-K through 8<sup>th</sup> grade from grades 3<sup>rd</sup> through 8<sup>th</sup>.
- Support School #43 to be included in Phase III of the Joint Schools Construction Board project to expand the grades and programs at this school.
- Improve lighting and sidewalks around schools.
- Provide more books and computers to each public school.
- In the case of a public school closure, the neighborhood would support reuse of that building by a Charter School.
- Research [www.standup.org](http://www.standup.org) as a resource for all school strategies outlined in this plan.

**S2 - Goal:** Create or improve existing services provided to students by public schools.

**Strategies:**

- Place an increased emphasis on teaching and empowering students to respect themselves and others.
- Require and monitor that all students comprehend the basic skills at their grade level before passing to the next grade level.
- Reestablish full art, music and history classes.
- Promote smaller class sizes taught by well-paid and knowledgeable teachers.
- Support the Creative Educational Continuum, a cradle-to-college student and parent/care-giver enrichment program that involves the schools, neighborhoods, and human services organizations.
- The GNPA is promoting after school programs for use. In areas where there are no community centers we recommend that the school provide the “Lighted School House Program.”
  - The “Lighted School House Program” is an initiative funded by a block grant in order to keep schools open after hours, from “dinner time” to 9:00 p.m. This time was allotted for activities for both youth and adults. Services provided included: education classes, arts & crafts, and sports & recreation.



**S3 - Goal:** Build neighborhoods around schools.

**Strategies:**

- Evaluate existing homes and support improvement of housing around schools.
- Demolish abandoned schools or find an immediate reuse. (Suggestions for reuse of public schools include: senior assistance living facilities, loft apartments (market rate), private office space, community center, and neighborhood high school as needed.)
- Promote smaller neighborhood schools and give neighborhood children the first right of refusal to attend a school in their neighborhood.
- Encourage the linkages between renovated/new schools with their surrounding neighborhoods.

**L1-Goal:** Support Mead neighborhood library. See map of East Buffalo GNPA libraries on page 79.

**Strategies:**

- Advocate to maintain the only library in the East Buffalo GNPA to remain open: East Clinton.
- Support Council Member's and/or community organizations that want to re-open/operate recently-closed libraries with volunteers (Mead, Fronczak).
- The East Clinton Library is in the official county library system. The Mead and Fronczak libraries would become affiliates. Book borrowing and returning would be channeled through one library, East Clinton.
- Create an advisory group from Broadway-Fillmore and Lovejoy neighborhoods to advocate and solicit funds to re-open/operate recently-closed libraries.

**Y1 - Goal:** Provide safe zones for Lovejoy youth.

**Strategies:**

- Continue to promote the “Drug and Weapon Free Zones,” which carry stiffer penalties for violations.
  - Ensure good signage.
  - Neighborhood residents partner with FBI to enforce the zones.
- Increase presence and visibility of Buffalo Police.

**Y2 - Goal:** Create more jobs, programs and activities for youth.

**Strategies:**

- Promote youth programs that engage community members through;
  1. *Community Volunteerism*

Offer a Youth Engaged in Service (Y.E.S) program modeled after the AmeriCorps Y.E.S Program provided by the Greater South Buffalo Chamber of Commerce. This is a volunteer program that provides teens (12-18) the opportunity to become contributing members of society. Y.E.S. volunteers provide community service through direct interaction with children, senior citizens, and the emotionally and physically challenged.
  2. *Education*

Through several partnerships, residents could gain access to a variety of educational services.

    - South Buffalo Education Center: to provide GED classes and free computer classes.
    - Deamen College's Center for Sustainable Communities and Civic Engagement: to provide after school tutoring for children and youth.
    - City of Buffalo: develop, support and promote programs such as YO! Buffalo (Youth Opportunity Movement). The Yo! Program targets youth (16-21) who have dropped out of high school and are functioning at or below an eighth grade level in reading and math. Yo! offers job opportunities, transportation, and supplies to responsible participants. Employers who participate in the program receive the benefits of either a full or 51% wage subsidy, depending upon the level of employment. Involved youth may transition directly into

working for the organizations they are placed with and become eligible to receive tuition assistance to pursue formal training in the field. This program currently operates in three Federal Empowerment Zones in Buffalo, including on the West Side where it operates through the Belle Center.

### *3 Professional Training*

Provide resume writing classes and job interview workshops. Partner with such groups as the Babcock Community Association, “Youth Build,” and other organizations to provide trade apprenticeship programs. “Youth Build” is a nation-wide program that offers youth (16-24) real life training and job experience while also providing education classes, counseling services, and leadership development opportunities.

- Develop Children’s Community Gardens. (Children’s gardens offer an opportunity to add to the aesthetics of Lovejoy while giving the children a valuable resource. A children’s garden could be developed on a vacant site. Sites should be chosen close to community organizations offering youth activities for convenience and easy maintenance of the garden.)
- Support current programming at the various community centers within the East Buffalo GNPA neighborhoods, see map on page 82.

## **6. Housing (H) and Vacant Lots (VL)**

**H1 - Goal:** Redevelop Lovejoy’s housing stock and increase housing options.

### **Strategies:**

- The housing redevelopment priorities to be implemented include:
  - Rehab owner-occupied homes,
  - Acquire and rehab abandoned homes,
  - Build new homes including townhouses/condos for active seniors and singles,
  - Rehab two unit buildings that are owner occupied.
  - Encourage affordable housing for seniors.
  - If homes cannot be saved, an attempt should be made to build new housing that fits the style of the neighborhood.
- All housing development priorities will have a focus on owner occupancy and building around schools as well as a long-term objective to build or rehab homes with an emphasis on people being able to stay in their homes regardless of age or special needs.
- Working with housing agencies, identify and increase community resources to support housing redevelopment and housing maintenance.
  - Hold a construction company competition to rehab homes.
  - Partner with and encourage Habitat for Humanity to work in targeted areas and focus on sweat equity.
  - Identify local funding and in kind resources for Habitat for Humanity to use on specific neighborhood projects.
  - Advocate to the City to pursue non-public funding for homeowners at 80% or over median income guidelines for housing rehab.



- Encourage continuation of City of Buffalo practice of having housing agencies that contract with the City of Buffalo collaborate with the GNPA.
- Collaborating with business associations and Greater South Buffalo Chamber of Commerce to implement a discount card program for area residents from local vendors for minor home repairs.
- Research and advocate for the use of green architecture in the redevelopment of homes where appropriate.
- Follow through on existing plans.
- Monitor the use of federal housing funds.

**H2 - Goal:** Increase homeownership and owner occupancy. See map titled “Lovejoy Owner- vs. Renter-Occupied Residential Properties Map” on page 43.

**Strategies:**

- Promote programs/funds available for first time homebuyers.
- Prioritize available funds to existing residents/homeowners.
- Rehab vacant apartments to be owner occupied. Do not rehab properties that will be owned by absentee landlords.
- Encourage post-homebuying education classes to assist homeowners in maintaining and improving their homes.

**H3 - Goal:** Hold individuals accountable for owning/renting dilapidated houses.

**Strategies:**

- Advocate to the City of Buffalo for strict enforcement of the laws and penalties already on the books, more fines (garnish wages) and jail time, and to work with inspectors and members of block clubs and follow their recommendations.
- Encourage enforcement of Section 8 standards for both the property and tenants living in the property.
- Implement tenant and landlord education programs that promote responsibility.
- Provide collaboration and support to Housing Court Judge Henry Nowak for his programs involving receivership and other tools to bring homes into compliance with housing codes.
- Expand the City’s Comprehensive Code Enforcement Areas to Lovejoy and Kaisertown neighborhoods.

**H4 - Goal:** Eliminate predatory lending.

**Strategies:**

- Advocate for the City of Buffalo to put limit on the number of properties that an individual can buy at any given time through City auctions or foreclosures.
- Recommend that no more than 10 homes be allowed for purchase at any given time unless an individual has a positive proven track record.
- Require background checks; work with the City to require full disclosure by a buyer for City auctions and foreclosures and HUD sales, particularly on-line sales.
- Recommend that the City not consummate a sale until a background check has been done; give 3-5 business days for the background check to be completed.

- Promote credit-counseling programs to first time homebuyers.
- Support “Buffalo Don’t Borrow Trouble”, a consumer education program of the Buffalo Urban League.

**H5 - Goal:** Smart-target demolition planning.

**Strategies:**

- In order to target demolition effectively, priority is given to homes and areas where frail populations (children and elderly) live, play, go to school, and work.

**VL1 - Goal:** Maintain existing vacant lots and redevelop them into neighborhood assets.

**Strategies:**

- Do inventory of existing vacant lots and identify their owners.
- Support the City of Buffalo’s Vacant Land, Buildings and Facilities Asset Management (VLBFAM) Program to establish neighborhood inventories, set local priorities, and coordinate walk throughs of the neighborhoods to map and identify areas that are being used as junkyards. With the completion of the Program’s report and strategy, assess the applicability of their recommendations to the neighborhood.
- Advocate for the City of Buffalo to implement and enforce a maintenance plan for non-City owned lots. The City could generate revenue through taxes on these lots. Recommend the revenue created pay for the contracting of monitoring and enforcement services by a private company.
- Promote Homesteading.
- Use vacant lots to increase lot space for community/residential parking lots, side yards and garages.
- Develop Children’s Community Gardens.

**7. Transportation (T)**

**T1 - Goal:** Maintain and upgrade transportation in Lovejoy.

**Strategies:**

- Preserve existing infrastructure.
- Preserve and improve pavement of all streets.
- Repair and replace bridges as necessary.
- Inventory and preserve existing brick streets.

**T2 - Goal:** Improve and expand public transportation.

**Strategies:**

- Increase use of public transit and para-transit.
- Target neighborhood clean up projects around public transit stops.
- Identify existing Niagara Frontier Transportation Authority (NFTA) stops that need to be improved (i.e. benches/signage).
- Advocate for the identification of new bus shelters where needed.

- Encourage NFTA to place permanently affixed schedules at each bus stop within the GNPA area.
- Advocate NFTA to make available a map of all bus routes.
- Have the name of each bus stop on the sign for the bus stop.
- Work in collaboration with Citizens Regional Transit Corporation to improve and expand public transportation.

**T3 - Goal:** Improve mobility and accessibility.

**Strategies:**

- Implement inter-modal system.
- Identify and implement bicycle infrastructure.
- Promote alternatives to single occupancy vehicles (SOV).
- Educate residents on transportation issues.

**T4 - Goal:** Use transportation for economic opportunities.

**Strategies:**

- Employ transportation services which promote higher density.
- Encourage efficient public transportation through existing business corridors to increase employment opportunities.
- Provide for efficient and reliable freight service by rail or truck.
- Promote accessibility to tourist destinations.
- Expect new development to integrate transportation into planning.
- Make transportation infrastructure friendly to tourists/visitors.
- Emphasize the impact of Joseph Ellicott's work.

**T5 - Goal:** Affect transportation policy to improve quality of life.

**Strategies:**

- Mitigate environment impacts of transportation activities.
- Employ traffic calming methods in residential areas.
- Decrease energy consumption.
- Encourage and enhance non-motorized transportation.
- Request City to stripe or mark all pedestrian crossings.
- Time all signaled intersections to allow for safe crossing by the frailest of pedestrians.

**T6 - Goal:** Improve transportation and land use coordination.

**Strategies:**

- Coordinate the regional, city, and neighborhood transportation and land use plans such as this neighborhood plan.
- Encourage mixed-use development by providing multi-modal transportation connections.
- Expect new development to integrate transportation into planning.
- Incorporate land use model with transportation planning.

**T7 - Goal:** Work with the Greater Buffalo-Niagara Regional Transportation Council (GBNRTC) and NFTA to understand existing and future transportation plans for the East Buffalo GNPA area.

**Strategies:**

- Request GBNRTC and/or NYSDOT to make available planning tools at the neighborhood level (GIS information, access to data and reports, funding for planning expertise).
- Involve GNPA in the Transportation Improvement Program development process of GBNRTC.
- Establish methods for GNPA needs identification to be routed to the Planning and Coordinating Committee of GBNRTC.
- GNPA should be able to initiate Initial Project Proposal Submissions. GNPA can add specific local and private information not readily available to planners at a broader geographic or broader governance level (i.e. regional, state, federal levels).
- GNPA should provide feedback as an advisory group to transportation needs identified by NYSDOT.
- Neighborhood input, through GNPA, should be referenced and recognized during implementation of successful projects.
- Integrate NFTA service with that offered by other transportation providers to increase mobility and access, enhance inter-communication and scheduling. For example, project submitted to NYSDOT by Buffalo Community Center Collaborative.
- Support GBNRTC proposal to expand rail service from central business district downtown to the airport.
  - Support incremental steps to increase bus service from central business district downtown to the airport.
- Specific suggestions for Initial Project Proposals include:
  - Improve Clinton Street and replace bridges on Clinton Street from Jefferson Avenue to City Line.
  - Realign/Improve William Street from Jefferson Avenue to Fillmore Avenue.
  - Realign/Improve Paderewski Street from Fillmore Avenue westward.
  - Implement Wilson Street Greenway from MLK Park to William Street.
  - Mill and Resurface more residential streets.
  - Make Landscape Improvements on: Fillmore Avenue (Olmsted Parkway), Broadway, Fillmore, Memorial, Seneca, Sycamore, Walden.
  - Add bus shelters and pedestrian furniture on Broadway.

## **4d. Babcock**

### **1. Police and Public Safety (PS)**

**PS1- Goal:** Increase presence and visibility of police officers.

**Strategies:**

- Use foot patrols, scooters and bikes in commercial and residential areas.
- Improve police presence at parks. (Use Erie County Park Rangers to patrol parks.)
- Expand the special police officer patrol program throughout Babcock provided that the special police have the needed liability insurance required under city charter.

**PS2- Goal:** Improve the communication and relationships between residents and police.

**Strategies:**

- Develop a long-term system for residents to safely and anonymously report crimes.
  - Print “Problem Property” tips sheets in each neighborhood in local community newspapers.
  - Promote and distribute items published by local government officials including “Twelve Ways to Improve Your Neighborhood Right Now “ and the “Neighborhood Impact Statement” (County of Erie Office of the District Attorney’s Community Prosecution Bureau) and “Solutions for a Better Quality of Life: A Guide to Solving Neighborhood Issues” (Assemblymember Sam Hoyt & Judge Henry J. Nowak, Buffalo City Housing Court) to block clubs, churches, businesses and non-profits. Also, print highlights of items in local community newspapers.
- Better publicity for anonymous tip line (at bus stops, churches, etc.).
- Organize monthly neighborhood watch group meetings between residents, public safety officers and special police officers.
- Support the new Lower East Side Weed & Seed initiative.

**PS3- Goal:** Decrease crime and the public’s perception of crime.

**Strategies:**

- Identify and then fence off prime “cut throughs” in neighborhoods.
- By collaborating with police and/or special police, work to break up gangs on street corners during hours of peak activity.
- Install better street lighting and building lighting and cameras on street corners.
- Use consultants through the City of Buffalo to provide security for properties through environmental design.
- Hire police who live in the City limits.
- Provide safe zones for Babcock youth.
- Develop methods to regularly feed positive community information to the local media.
- Develop methods to review and if needed correct inaccurate media reporting.
- Promote community events.

## **2. Parks (P) and Environment (E)**

**P1- Goal:** Maintain and improve Babcock’s four designated existing parks (see map titled “East Buffalo GNPA Parks and Recreation Facilities” on page 70). These areas include: Franczyk, Mullen, Collins and South Division.

### **Strategies:**

- Babcock parks should receive the same resources and maintenance as parks across the City. Every park should be equipped with:
  - Lighting,
  - Emergency Phones,
  - Signage indicating the name of the park, hours, and contact number in case of damage or other problems,
  - Adequate seating,
  - Restrooms,
  - Equipment in good repair, and
  - Drinking Fountain.
- Develop a regular cleaning and maintenance schedule for parks.
- Use Olmsted Parks Conservancy as a guide for maintaining parks and securing resources.
- Add new landscaping.
- Build new athletic facilities (such as sledding hills, wading pools, bike trails, skate parks and bocce ball courts).
- Have parks attendants available at all times who have first aid and CPR training. (Use Erie County Park Rangers.)

**P2 - Goal:** Promote Babcock’s parks as both historical and regional assets.

### **Strategies:**

- Hold more City-sponsored events at parks.
- Recognize original Olmsted Parks as national treasures.
- Add passive parks into the existing Olmsted Parks System.

**P3-Goal:** Identify, maintain, and improve existing pocket parks, small urban parks.

### **Strategies:**

- Survey existing pocket parks.
- Survey vacant parcels to identify potential pocket parks.

**P4-Goal:** Identify location for passive parks within Babcock.

### **Strategies:**

- The creation passive parks should utilize large tracts of vacant, abandoned and otherwise derelict properties. This project would also address several issues simultaneously:
  - housing glut,
  - abandoned and derelict property,

- utilize and maintain land in order to create a respite in the heart of the city,
- provide environmentally sound housing that would encompass park areas, and
- encourage population growth.
- Apply New Urbanism ideas in relation to parks and open spaces within Babcock where they would be most conducive and appropriate.

**P5-Goal:** Identify locations for green parkway system within the Babcock neighborhood.

**Strategies:**

- Use the Olmsted Conservancy’s plan for green parkway systems as a guide for identification of this green parkway.
- Identify opportunities for landscape improvements.

**E1-Goal:** Identify, maintain, and improve existing open green spaces.

**Strategies:**

- Survey existing green spaces.

**E2 - Goal:** Preserve and enhance existing green spaces and urban natural resources.

**Strategies:**

- Work with various groups to plant trees.
- Promote community gardening, composting and recycling programs.
- Promote using green spaces as buffers between residential and industrial properties.

**E3 - Goal:** Protect existing green spaces and urban natural resources from contamination.

**Strategies:**

- Pursue funding for brownfield remediation from the City of Buffalo and from external Western New York resources.
- Target pollution: clean sewers and systemically eliminate rats, open junk yards, illegal dumping, tire burning, business that wash barrels and hazardous material brought in through the railroad.

**E4 - Goal:** Better regulate businesses classified as junkyards.

**Strategies:**

- Inventory all existing junkyards within the GNPA, enforce regulation of them, and identify best practices to make them more neighborhood-friendly.
- Advocate for a temporary moratorium of 1 year by Common Council on any new or any expansion of businesses classified as junkyards so that the inventory and best practices referred to above can be established.
- Develop strategy to zone out junkyards.

### **3. Public Works (PW)**

**PW1 - Goal:** Maintain and improve existing infrastructure pertaining to streets, lighting and sanitation.

**Strategies:**

- Repave entire streets; fix broken curbs and sidewalks.
- Preserve existing brick streets.
- Clean neighborhood streets and clean out the sewer system.
- Install proper street signage for trucks.
- Request National Grid to put numbers back on streetlights and repair streetlights.
- Provide feedback to the City on the effectiveness on the division of sectors/areas for garbage trucks and plows.



**PW2 - Goal:** Improve and increase snow removal services and resources.

**Strategies:**

- Work with elected officials to ensure that major roads are plowed efficiently and effectively and in a timely manner.
- Encourage residents move cars to community/residential parking lots to allow City plows to clear the streets.
- Install plows on the front of City garbage trucks.
- Suggest City of Buffalo purchase snow-melting equipment.
- Organize volunteers (Y.E.S.) through community centers and block clubs to assist with snow removal on residential streets and sidewalks. Partner with the City for support with acquiring equipment, training, insurance and storage and maintenance of equipment.

**PW3 - Goal:** Short term: Prohibit the expansion of existing or creation of new transfer stations in the Babcock neighborhood by any organization or business other than the City of Buffalo at the South Ogden Station. Long term: Remove existing and prohibit new transfer stations from East Buffalo GNPA.

**Strategies:**

- Confirm with zoning experts that zoning for CM-M3 prohibits transfer stations.
- Lobby the Common Council for changes to zoning to prohibit transfer stations from being put in or near residential areas.
- Advocate against approval of new transfer stations by any organization or business at State and Federal level.
- Collaborate with other GNPA's on the elimination of transfer stations.

**PW4 - Goal:** Encourage residential recycling.

**Strategies:**

- Increase awareness among residents of Babcock as to where they can obtain new or replacement recycling bins at designated community centers. (HomeFront, Matt Urban Center.)
- Support school involvement in the recycling program. For example, recycling poster contests and innovative/creative recycling education.

**4. Economic Development (ED) and Historic Preservation (HP)**

**ED1 - Goal:** Attract and retain businesses in East Buffalo's commercial areas that provide a wide range of services. (Suggestions include: pet stores, barber shops, pizza/restaurants, health food stores, museums, art/dance studios, bakeries, dental/doctor offices, ice cream parlors, shoe repair shoes, clothing stores, movie theaters, plant nursery, and light manufacturers.)

**Strategies:**

- Designate Lovejoy St., Clinton St. from Bailey Avenue to City Line, and Seneca St. from Bailey Ave. to Fillmore Ave. as Commercial Area Revitalization Effort Areas (CARE). Capitalize on existing Broadway-Fillmore's CARE Area designation. The East Buffalo GNPA would also like to see the inclusion of Seneca Street (from Bailey Avenue to Babcock) in the fourth phase of the CARE program.
- Maintain a well-kept environment:
  - Add more trashcans to sidewalks.
  - Better enforcement of litter laws; develop more stringent laws.
  - Plant more flowers.
  - Install better lighting.
  - Improve business signage.
  - Develop design standards for storefronts in commercial areas.
  - Build well-lit City parking lots on main business corridors with access off the main streets.
  - Plant appropriate trees along business districts and neighborhood corridors.
- Provide support to small business development.
  - East Buffalo GNPA research and promote the creation or expansion of an East Buffalo Chamber of Commerce. (ie. The Greater South Buffalo Chamber of Commerce)
  - Work with BERC and Common Council to develop more/better tax incentives and low-interest loans for small businesses.
  - Inventory existing small business development programs and disseminate information in a tip sheet and/or maps about existing programs and agencies that support small businesses. See map titled "East Buffalo Selected Programs Focused on Commercial/Industrial Properties Map" which details some existing programs which may aid small businesses on page 10.
  - Partner with local business entrepreneurs to do community workshops focusing on their methods for success.
  - Develop methods to regularly feed positive community information to the local media.
  - Create a marketing campaign to attract suburban customers to Babcock businesses using cultural diversity as a marketing tool.

- Improve the public's image of Babcock.
- Develop an inventory of vacant commercial/industrial buildings.
- Market available commercial/industrial buildings through economic development agencies and small business associations.
- Support the creation and development of light office parks.

**ED2 - Goal:** Increase access to consumer services that enhance livability.

**Strategies:**

- Research consumer services in commercial areas.
- Infill based on identified consumer services needs.
- Open more locally owned dry cleaners, Laundromats, drug stores, photocopy stores and department stores as prior research has indicated a need/want.
- Encourage banks to open on Saturdays.

**HP1 - Goal:** Build on strengths of existing neighborhood fabric emphasizing unique features and cultural heritage.

**Strategies:**

- Work with local consultants to identify specific historic structures that qualify for national and local historic landmark recognition and protection.
- Educate residents about historic preservation: what it means for their property and neighborhood, funding available and how to access funding.
- Preserve and maintain existing brick streets; promote neighborhood curb appeal.
- Find a variety of uses for local landmarks (churches, etc.).
- Advocate the City to make every effort to preserve any and all properties that can be documented to have historical significance.
- Support the Clinton Street Barn, Inc. Strategic Plan.
  - Preserve and revitalize the Clinton Street Barn through the vision of the Clinton Street Barn, Inc. Strategic Plan. The Plan advocates that this property not only be restored, but to also have a future development plan to create a facility to be used as an urban agricultural center. The Barn's unique complex and historic structure provide the ideal setting for this facility. The Clinton Street Barns can become an economic engine for the region creating new jobs and tourism. The goal is to establish a historic link to agriculture in Buffalo as well as create an opportunity for urban residents to experience agriculture in their backyard.



The Clinton Street Barn, Inc. Project currently partners with the USDA's Lake Plains Resource Conservation Development Council, the Cornell Cooperative Extension, SUNY Morrisville, Alfred State College, the Western New York Land Conservancy and the Erie County Agricultural Society.

**HP2 - Goal:** All historic properties are up to code.

**Strategies:**

- Inventory and research existing historic properties and/or buildings to be preserved and maintained according to government codes.

**5. Schools (S), Libraries (L), and Youth (Y)**

**S1 - Goal:** Update, repair, and expand existing public schools to be comfortable and properly equipped for learning. See schools map on page 77.

**Strategies:**

- Support the Joint Schools Construction Board projects in the East Buffalo GNPA area.
- Improve lighting and sidewalks around schools.
- Provide more books and computers to each public school.
- In the case of a public school closure, the neighborhood would support reuse of that building by a Charter School.
- Research [www.standup.org](http://www.standup.org) as a resource for all school strategies outlined in this plan.

**S2 - Goal:** Create or improve existing services provided to students by public schools.

**Strategies:**

- Place an increased emphasis on teaching and empowering students to respect themselves and others.
- Require and monitor that all students comprehend the basic skills at their grade level before passing to the next grade level.
- Reestablish full art, music and history classes.
- Promote smaller class sizes taught by well-paid and knowledgeable teachers.
- Support the Creative Educational Continuum, a cradle-to-college student and parent/care-giver enrichment program that involves the schools, neighborhoods, and human services organizations.
- The GNPA is promoting after school programs for use. In areas where there are no community centers we recommend that the school provide the "Lighted School House Program." Partnering with South Buffalo Education Center to provide GED classes and free computer classes and the Seneca Babcock Community Association to provide professional training programs is just a beginning towards finding constructive outlets for our youth.
  - The "Lighted School House Program" is an initiative funded by a block grant in order to keep schools open after hours, from "dinner time" to 9:00 p.m. This time was allotted for activities for both youth and adults. Services provided included: education classes, arts & crafts, and sports & recreation.

**S3 - Goal:** Build neighborhoods around schools.

**Strategies:**

- Evaluate existing homes and support improvement of housing around schools.
- Demolish abandoned schools or find an immediate reuse. (Suggestions for reuse of public schools include: senior assistance living facilities, loft apartments (market rate), private office space, community center, and neighborhood high school as needed.)
- Promote smaller neighborhood schools and give neighborhood children the first right of refusal to attend a school in their neighborhood.
- Encourage the linkages between renovated/new schools with their surrounding neighborhoods.

**Y1 - Goal:** Provide safe zones for Babcock youth.

**Strategies:**

- Continue to promote the “Drug and Weapon Free Zones,” which carry stiffer penalties for violations.
  - Ensure good signage.
  - Neighborhood residents partner with FBI to enforce the zones.
- Increase presence and visibility of Buffalo Police.

**Y2 - Goal:** Create more jobs, programs and activities for youth.

**Strategies:**

- Promote youth programs that engage community members through;

*1. Community Volunteerism*

Offer a Youth Engaged in Service (Y.E.S) program modeled after the AmeriCorps Y.E.S Program provided by the Greater South Buffalo Chamber of Commerce. This is a volunteer program that provides teens (12-18) the opportunity to become contributing members of society. Y.E.S. volunteers provide community service through direct interaction with children, senior citizens, and the emotionally and physically challenged.

*2. Education*

Through several partnerships, residents could gain access to a variety of educational services.

- South Buffalo Education Center: to provide GED classes and free computer classes.
- Deamen College’s Center for Sustainable Communities and Civic Engagement: to provide after school tutoring for children and youth.
- City of Buffalo: develop, support and promote programs such as YO! Buffalo (Youth Opportunity Movement). The Yo! Program targets youth (16-21) who have dropped out of high school and are functioning at or below an eighth grade level in reading and math. Yo! offers job opportunities, transportation, and supplies to responsible participants. Employers who participate in the program receive the benefits of either a full or 51% wage subsidy, depending upon the level of employment. Involved youth may transition directly into working for the organizations they are placed with and become eligible to receive tuition assistance to pursue formal training in the field. This program

currently operates in three Federal Empowerment Zones in Buffalo, including on the West Side where it operates through the Belle Center.

### 3. *Professional Training*

Provide resume writing classes and job interview workshops. Partner with such groups as the Babcock Community Association, “Youth Build,” and other organizations to provide trade apprenticeship programs. “Youth Build” is a nation-wide program that offers youth (16-24) real life training and job experience while also providing education classes, counseling services, and leadership development opportunities.

- Develop Children’s Community Gardens. (Children’s gardens offer an opportunity to add to the aesthetics of Babcock while giving the children a valuable resource. A children’s garden could be developed on a vacant site. Sites should be chosen close to community organizations offering youth activities for convenience and easy maintenance of the garden.)
- Support current programming at the various community centers within the East Buffalo GNPA neighborhoods, see map on page 82.

## **6. Housing (H) and Vacant Lots (VL)**

### **Special Neighborhood Housing Statement:**

**Owner-occupied housing is very important to a community’s well being. In Babcock there is a need to rehabilitate owner-occupied homes. If homes cannot be saved, an attempt should be made to build new housing that fits the style of the neighborhood. Property that is abandoned should be demolished or rehabilitated as needed. There is also a growing need for additional single-family homes. As the population gets older, more and more of this neighborhood’s residents are senior citizens. The housing market has not been meeting their needs appropriately. Therefore the GNPA encourages affordable and equipped housing for seniors.**

**H1 - Goal:** Redevelop Babcock’s housing stock and increase housing options.

### **Strategies:**

- Implement housing redevelopment priorities specific to each neighborhood’s needs and assets. The housing redevelopment priorities to be implemented include:
  - Rehab owner-occupied homes,
  - Acquire and rehab abandoned homes,
  - Build new homes including townhouses/condos for active seniors and singles,
  - Rehab two unit buildings that are owner occupied.
  - Encourage affordable housing for seniors.
  - If homes cannot be saved, an attempt should be made to build new housing that fits the style of the neighborhood.



- All housing development priorities will have a focus on owner occupancy and building around schools as well as a long-term objective to build or rehab homes with an emphasis on people being able to stay in their homes regardless of age or special needs.
- Working with housing agencies, identify and increase community resources to support housing redevelopment and housing maintenance.
  - Hold a construction company competition to rehab homes.
  - Partner with and encourage Habitat for Humanity to work in targeted areas and focus on sweat equity.
  - Identify local funding and in kind resources for Habitat for Humanity to use on specific neighborhood projects.
  - Advocate to the City to pursue non-public funding for homeowners at 80% or over median income guidelines for housing rehab.
  - Encourage continuation of City of Buffalo practice of having housing agencies that contract with the City of Buffalo collaborate with the GNPA.
  - Collaborating with business associations and Greater South Buffalo Chamber of Commerce to implement a discount card program for area residents from local vendors for minor home repairs.
  - Research and advocate for the use of green architecture in the redevelopment of homes where appropriate.
- Follow through on existing plans.
- Monitor the use of federal housing funds.

**H2 - Goal:** Increase homeownership and owner occupancy. See map titled “Babcock Owner- vs Renter-Occupied Residential Properties Map” on page 54.

**Strategies:**

- Promote programs/funds available for first time homebuyers.
- Prioritize available funds to existing residents/homeowners.
- Rehab vacant apartments to be owner occupied. Do not rehab properties that will be owned by absentee landlords.
- Encourage post-homebuying education classes to assist homeowners in maintaining and improving their homes.

**H3 - Goal:** Hold individuals accountable for owning/renting dilapidated houses.

**Strategies:**

- Advocate to the City of Buffalo for strict enforcement of the laws and penalties already on the books, more fines (garnish wages) and jail time, and to work with inspectors and members of block clubs and follow their recommendations.
- Encourage enforcement of Section 8 standards for both the property and tenants living in the property.
- Implement tenant and landlord education programs that promote responsibility.
- Provide collaboration and support to Housing Court Judge Henry Nowak for his programs involving receivership and other tools to bring homes into compliance with housing codes.

**H4 - Goal:** Eliminate predatory lending.

**Strategies:**

- Advocate for the City of Buffalo to put limit on the number of properties that an individual can buy at any given time through City auctions or foreclosures.
- Recommend that no more than 10 homes be allowed for purchase at any given time unless an individual has a positive proven track record.
- Require background checks; work with the City to require full disclosure by a buyer for City auctions and foreclosures and HUD sales, particularly on-line sales.
- Recommend that the City not consummate a sale until a background check has been done; give 3-5 business days for the background check to be completed.
- Promote credit-counseling programs to first time homebuyers.
- Support “Buffalo Don’t Borrow Trouble”, a consumer education program of the Buffalo Urban League.

**H5 - Goal:** Smart-target demolition planning.

**Strategies:**

- In order to target demolition effectively, priority is given to homes and areas where frail populations (children and elderly) live, play, go to school, and work.

**VL1 - Goal:** Maintain existing vacant lots and redevelop them into neighborhood assets.

**Strategies:**

- Do inventory of existing vacant lots and identify their owners.
- Support the City of Buffalo’s Vacant Land, Buildings and Facilities Asset Management (VLBFAM) Program to establish neighborhood inventories, set local priorities, and coordinate walk throughs of the neighborhoods to map and identify areas that are being used as junkyards. With the completion of the Program’s report and strategy, assess the applicability of their recommendations to the neighborhood.
- Advocate for the City of Buffalo to implement and enforce a maintenance plan for non-City owned lots. The City could generate revenue through taxes on these lots. Recommend the revenue created pay for the contracting of monitoring and enforcement services by a private company.
- Promote Homesteading.
- Use vacant lots to increase lot space for community/residential parking lots, side yards and garages.
- Develop Children’s Community Gardens.

## **7. Transportation (T)**

**T1 - Goal:** Maintain and upgrade transportation in East Buffalo.

**Strategies:**

- Preserve existing infrastructure.
- Preserve and improve pavement of all streets.
- Repair and replace bridges as necessary.
- Inventory and preserve existing brick streets.

**T2 - Goal:** Improve and expand public transportation.

**Strategies:**

- Increase use of public transit and para-transit.
- Target neighborhood clean up projects around public transit stops.
- Identify existing Niagara Frontier Transportation Authority (NFTA) stops that need to be improved (i.e. benches/signage).
- Advocate for the identification of new bus shelters where needed.
- Encourage NFTA to place permanently affixed schedules at each bus stop within the GNPA area.
- Advocate NFTA to make available a map of all bus routes.
- Have the name of each bus stop on the sign for the bus stop.
- Work in collaboration with Citizens Regional Transit Corporation to improve and expand public transportation.

**T3 - Goal:** Improve mobility and accessibility.

**Strategies:**

- Implement inter-modal system.
- Identify and implement bicycle infrastructure.
- Promote alternatives to single occupancy vehicles (SOV).
- Educate residents on transportation issues.

**T4 - Goal:** Use transportation for economic opportunities.

**Strategies:**

- Employ transportation services which promote higher density.
- Encourage efficient public transportation through existing business corridors to increase employment opportunities.
- Provide for efficient and reliable freight service by rail or truck.
- Promote accessibility to tourist destinations.
- Expect new development to integrate transportation into planning.
- Make transportation infrastructure friendly to tourists/visitors.
- Emphasize the impact of Joseph Ellicott's work.

**T5 - Goal:** Affect transportation policy to improve quality of life.

**Strategies:**

- Mitigate environment impacts of transportation activities.
- Employ traffic calming methods in residential areas.
- Decrease energy consumption.
- Encourage and enhance non-motorized transportation.
- Request City to stripe or mark all pedestrian crossings.
- Time all signaled intersections to allow for safe crossing by the frailest of pedestrians.

**T6 - Goal:** Improve transportation and land use coordination.

**Strategies:**

- Coordinate the regional, city, and neighborhood transportation and land use plans such as this neighborhood plan.
- Encourage mixed-use development by providing multi-modal transportation connections.
- Expect new development to integrate transportation into planning.
- Incorporate land use model with transportation planning.

**T7 - Goal:** Work with the Greater Buffalo-Niagara Regional Transportation Council (GBNRTC) and NFTA to understand existing and future transportation plans for the East Buffalo GNPA area.

**Strategies:**

- Request GBNRTC and/or NYSDOT to make available planning tools at the neighborhood level (GIS information, access to data and reports, funding for planning expertise).
- Involve GNPA in the Transportation Improvement Program development process of GBNRTC.
- Establish methods for GNPA needs identification to be routed to the Planning and Coordinating Committee of GBNRTC.
- GNPA should be able to initiate Initial Project Proposal Submissions. GNPA can add specific local and private information not readily available to planners at a broader geographic or broader governance level (i.e. regional, state, federal levels).
- GNPA should provide feedback as an advisory group to transportation needs identified by NYSDOT.
- Neighborhood input, through GNPA, should be referenced and recognized during implementation of successful projects.
- Integrate NFTA service with that offered by other transportation providers to increase mobility and access, enhance inter-communication and scheduling. For example, project submitted to NYSDOT by Buffalo Community Center Collaborative.
- Support GBNRTC proposal to expand rail service from central business district downtown to the airport.
  - Support incremental steps to increase bus service from central business district downtown to the airport.
- Specific suggestions for Initial Project Proposals include:
  - Improve Clinton Street and replace bridges on Clinton Street from Jefferson Avenue to City Line.
  - Realign/Improve William Street from Jefferson Avenue to Fillmore Avenue.
  - Realign/Improve Paderewski Street from Fillmore Avenue westward.
  - Implement Wilson Street Greenway from MLK Park to William Street.
  - Mill and Resurface more residential streets.
  - Make Landscape Improvements on: Fillmore Avenue (Olmsted Parkway), Broadway, Fillmore, Memorial, Seneca, Sycamore, Walden.
  - Add bus shelters and pedestrian furniture on Broadway.

## **4e. Kaisertown**

### **1. Police and Public Safety (PS)**

**PS1- Goal:** Increase presence and visibility of police officers.

**Strategies:**

- Use foot patrols, scooters and bikes in commercial and residential areas.
- Improve police presence at Stachowski/Houghton Park. (Use Erie County Park Rangers to patrol park.)
- Expand the special police officer patrol program throughout Kaisertown provided that the special police have the needed liability insurance required under city charter.

**PS2- Goal:** Improve the communication and relationships between residents and police.

**Strategies:**

- Develop a long-term system for residents to safely and anonymously report crimes.
  - Print “Problem Property” tips sheets in each neighborhood in local community newspapers.
  - Promote and distribute items published by local government officials including “Twelve Ways to Improve Your Neighborhood Right Now “ and the “Neighborhood Impact Statement” (County of Erie Office of the District Attorney’s Community Prosecution Bureau) and “Solutions for a Better Quality of Life: A Guide to Solving Neighborhood Issues” (Assemblymember Sam Hoyt & Judge Henry J. Nowak, Buffalo City Housing Court) to block clubs, churches, businesses and non-profits. Also, print highlights of items in local community newspapers.
- Better publicity for anonymous tip line (at bus stops, churches, etc.).
- Organize monthly neighborhood watch group meetings between residents, public safety officers and special police officers.
- Support the new Lower East Side Weed & Seed initiative.

**PS3- Goal:** Decrease crime and the public’s perception of crime.

**Strategies:**

- Identify and then fence off prime “cut throughs” in neighborhoods.
- By collaborating with police and/or special police, work to break up gangs on street corners during hours of peak activity.
- Install better street lighting and building lighting and cameras on street corners.
- Use consultants through the City of Buffalo to provide security for properties through environmental design.
- Hire police who live in the City limits.
- Provide safe zones for Kaisertown youth.
- Develop methods to regularly feed positive community information to the local media.
- Develop methods to review and if needed correct inaccurate media reporting.
- Promote community events.

## **2. Parks (P) and Environment (E)**

**P1- Goal:** Maintain and improve Kaisertown’s one designated existing park (see map titled “East Buffalo GNPA Parks and Recreation Facilities on page 70, Stachowski/Houghton Park.

### **Strategies:**

- Kaisertown’s park should receive the same resources and maintenance as parks across the City. The park should be equipped with:
  - Lighting,
  - Emergency Phones,
  - Signage indicating the name of the park, hours, and contact number in case of damage or other problems,
  - Adequate seating,
  - Restrooms,
  - Equipment in good repair, and
  - Drinking Fountain.
- Develop a regular cleaning and maintenance schedule for parks.
- Use Olmsted Parks Conservancy as a guide for maintaining parks and securing resources.
- Add new landscaping.
- Build new athletic facilities (such as sledding hills, wading pools, bike trails, skate parks and bocce ball courts).
- Have parks attendants available at all times who have first aid and CPR training. (Use Erie County Park Rangers.)



**P2 - Goal:** Promote East Buffalo’s parks as both historical and regional assets.

### **Strategies:**

- Encourage activities in Stachowski/Houghton Park that cater to regional audiences.
- Hold more City-sponsored events at park.
- Recognize original Olmsted Parks as national treasures.
- Add passive parks into the existing Olmsted Parks System.

**P3-Goal:** Identify, maintain, and improve existing pocket parks, small urban parks.

### **Strategies:**

- Survey existing pocket parks.
- Survey vacant parcels to identify potential pocket parks.

**P4-Goal:** Identify location for passive parks within Kaisertown neighborhood.

### **Strategies:**

- The creation passive parks should utilize large tracts of vacant, abandoned and otherwise derelict properties. This project would also address several issues simultaneously:
  - housing glut,
  - abandoned and derelict property,

- utilize and maintain land in order to create a respite in the heart of the city,
- provide environmentally sound housing that would encompass park areas, and
- encourage population growth.
- Apply New Urbanism ideas in relation to parks and open spaces within East Buffalo GNPA neighborhoods where they would be most conducive and appropriate.

**P5-Goal:** Identify locations for green parkway system within Kaisertown neighborhood.

**Strategies:**

- Use the Olmsted Conservancy’s plan for green parkway systems as a guide for identification of this green parkway.
- Identify opportunities for landscape improvements.

**E1 - Goal:** Identify, maintain, and improve existing open spaces.

**Strategies:**

- Survey existing green spaces within Kaisertown neighborhood.

**E2 - Goal:** Preserve and enhance existing green spaces and urban natural resources.

**Strategies:**

- Extend the “natural heritage systems” outlined in the City of Buffalo’s Comprehensive Plan to the end of the City line to include land behind Stachowski-Houghton Park to sustain biodiversity.
- Work with various groups to plant trees.
- Promote community gardening, composting and recycling programs.
- Promote using green spaces as buffers between residential and industrial properties.



**E3 - Goal:** Protect existing green spaces and urban natural resources from contamination.

**Strategies:**

- Pursue funding for brownfield remediation from the City of Buffalo and from external Western New York resources.
- Target pollution: clean sewers and systemically eliminate rats, open junk yards, illegal dumping, tire burning, business that wash barrels and hazardous material brought in through the railroad.

**E4 - Goal:** Better regulate businesses classified as junkyards.

**Strategies:**

- Inventory all existing junkyards within the GNPA, enforce regulation of them, and identify best practices to make them more neighborhood-friendly.

- Advocate for a temporary moratorium of 1 year by Common Council on any new or any expansion of businesses classified as junkyards so that the inventory and best practices referred to above can be established.
- Develop strategy to zone out junkyards.

### **3. Public Works (PW)**

#### **Special Neighborhood Public Works Statement:**

**The East Buffalo GNPA would like to attract more homeowners into Kaisertown. This will be accomplished through the improvement of Kaisertown's aesthetic qualities. The goal is to end the loss of population to the inner suburbs and promote the return of residents while sustaining the current levels. Kaisertown does not have enough on street parking which deters potential homebuyers. There should be additional green space to make the homes more attractive to potential homebuyers. Community and residential parking lots would also assist with improving snow removal. Residents could move cars to community parking lots to allow City plows to clear the streets. In order for the community parking lots to be maintained the lots would be metered during business hours.**

**PW1 - Goal:** Maintain and improve existing infrastructure pertaining to streets, lighting and sanitation.

#### **Strategies:**

- Repave entire streets; fix broken curbs and sidewalks.
- Preserve existing brick streets.
- Clean neighborhood streets and clean out the sewer system.
- Install proper street signage for trucks.
- Request National Grid to put numbers back on streetlights and repair streetlights.
- Provide feedback to the City on the effectiveness on the division of sectors/areas for garbage trucks and plows.

**PW2 - Goal:** Improve and increase snow removal services and resources.

#### **Strategies:**

- Work with elected officials to ensure that major roads are plowed efficiently and effectively and in a timely manner.
- Encourage residents move cars to community/residential parking lots to allow City plows to clear the streets.
- Install plows on the front of City garbage trucks.
- Suggest City of Buffalo purchase snow-melting equipment.
- Organize volunteers (Y.E.S.) through community centers and block clubs to assist with snow removal on residential streets and sidewalks. Partner with the City for support with acquiring equipment, training, insurance and storage and maintenance of equipment.

**PW3 - Goal:** Short term: Prohibit the expansion of existing or creation of new transfer stations in the Kaisertown by any organization or business other than the City of Buffalo at the South Ogden Station. Long term: Remove existing and prohibit new transfer stations from Kaisertown.

**Strategies:**

- Confirm with zoning experts that zoning for CM-M3 prohibits transfer stations.
- Lobby the Common Council for changes to zoning to prohibit transfer stations from being put in or near residential areas.
- Advocate against approval of new transfer stations by any organization or business at State and Federal level.
- Collaborate with other GNPA's on the elimination of transfer stations.

**PW4 - Goal:** Encourage residential recycling.

**Strategies:**

- Increase awareness among residents of the GNPA as to where they can obtain new or replacement recycling bins at designated community centers. (HomeFront, Matt Urban Center.)
- Support school involvement in the recycling program. For example, recycling poster contests and innovative/creative recycling education.

#### **4. Economic Development (ED) and Historic Preservation (HP)**

**ED1 - Goal:** Attract and retain businesses in East Buffalo's commercial areas that provide a wide range of services. (Suggestions include: pet stores, barber shops, pizza/restaurants, health food stores, museums, art/dance studios, bakeries, dental/doctor offices, ice cream parlors, shoe repair shoes, clothing stores, movie theaters and light manufacturers.)

**Strategies:**

- East Buffalo GNPA encourages the inclusion of the Kaisertown Clinton Street business district in the CARE program.
- Maintain a well-kept environment:
  - Add more trashcans to sidewalks.
  - Better enforcement of litter laws; develop more stringent laws.
  - Plant more flowers.
  - Install better lighting.
  - Improve business signage.
  - Develop design standards for storefronts in commercial areas.
  - Build well-lit City parking lots on main business corridors with access off the main streets.
  - Plant appropriate trees along business districts and neighborhood corridors.
- Provide support to small business development.
  - East Buffalo GNPA research and promote the creation or expansion of an East Buffalo Chamber of Commerce. (ie. The Greater South Buffalo Chamber of Commerce)

- Work with BERC and Common Council to develop more/better tax incentives and low-interest loans for small businesses.
- Inventory existing small business development programs and disseminate information in a tip sheet and/or maps about existing programs and agencies that support small businesses. See map titled “East Buffalo Selected Programs Focused on Commercial/Industrial Properties Map” which details some existing programs which may aid in small business development on page 10.
- Partner with local business entrepreneurs to do community workshops focusing on their methods for success.
- Develop methods to regularly feed positive community information to the local media.
- Create a marketing campaign to attract suburban customers to Kaisertown businesses using cultural diversity as a marketing tool.
- Improve the public’s image of Kaisertown.
- Develop an inventory of vacant commercial/industrial buildings.
- Market available commercial/industrial buildings through economic development agencies and small business associations.
- Support the creation and development of light office parks.

**ED2 - Goal:** Increase access to consumer services that enhance livability.

**Strategies:**

- Research consumer services in commercial areas.
- Infill based on identified consumer services needs.
- Open more locally owned dry cleaners, Laundromats, drug stores, photocopy stores and department stores as prior research has indicated a need/want.
- Encourage banks to open on Saturdays.

**HP1 - Goal:** Build on strengths of existing neighborhood fabric emphasizing unique features and cultural heritage.

**Strategies:**

- Work with local consultants to identify specific historic structures that qualify for national and local historic landmark recognition and protection.
- Educate residents about historic preservation: what it means for their property and neighborhood, funding available and how to access funding.
- Preserve and maintain existing brick streets; promote neighborhood curb appeal.
- Find a variety of uses for local landmarks (churches, etc.).
- Advocate the City to make every effort to preserve any and all properties that can be documented to have historical significance.

**HP2 - Goal:** All historic properties are up to code.

**Strategies:**

- Inventory and research existing historic properties and/or buildings to be preserved and maintained according to government codes.

## **5. Schools (S), Libraries (L), and Youth (Y)**

**S1 - Goal:** Update, repair, and expand existing public schools to be comfortable and properly equipped for learning. See school map on page 77.

### **Strategies:**

- Support the Joint Schools Construction Board projects in the Kaisertown neighborhood: Phase II under construction (Houghton Academy-PS #69, 1725 Clinton Avenue).
- Improve lighting and sidewalks around schools.
- Provide more books and computers to each public school.
- In the case of a public school closure, the neighborhood would support reuse of that building by a Charter School.
- Research [www.standup.org](http://www.standup.org) as a resource for all school strategies outlined in this plan.

**S2 - Goal:** Create or improve existing services provided to students by public schools.

### **Strategies:**

- Place an increased emphasis on teaching and empowering students to respect themselves and others.
- Require and monitor that all students comprehend the basic skills at their grade level before passing to the next grade level.
- Reestablish full art, music and history classes.
- Promote smaller class sizes taught by well-paid and knowledgeable teachers.
- Support the Creative Educational Continuum, a cradle-to-college student and parent/care-giver enrichment program that involves the schools, neighborhoods, and human services organizations.
- The GNPA is promoting after school programs for use. In areas where there are no community centers we recommend that the school provide the “Lighted School House Program.”
  - The “Lighted School House Program” is an initiative funded by a block grant in order to keep schools open after hours, from “dinner time” to 9:00 p.m. This time was allotted for activities for both youth and adults. Services provided included: education classes, arts & crafts, and sports & recreation.

**S3 - Goal:** Build neighborhoods around schools.

### **Strategies:**

- Evaluate existing homes and support improvement of housing around schools.
- Demolish abandoned schools or find an immediate reuse. (Suggestions for reuse of public schools include: senior assistance living facilities, loft apartments (market rate), private office space, community center, and neighborhood high school as needed.)
- Promote smaller neighborhood schools and give neighborhood children the first right of refusal to attend a school in their neighborhood.
- Encourage the linkages between renovated/new schools with their surrounding neighborhoods.

**L1-Goal:** Support existing neighborhood library. See map of East Buffalo GNPA libraries on page 79.

**Strategies:**

- Advocate to maintain the only library in the East Buffalo GNPA to remain open: East Clinton.
- Support Council Member's and/or community organizations that want to re-open/operate recently-closed libraries with volunteers (Mead, Fronczak).
- The East Clinton Library is in the official county library system. The Mead and Fronczak libraries would become affiliates. Book borrowing and returning would be channeled through one library, East Clinton.
- Create an advisory group from Broadway-Fillmore and Lovejoy neighborhoods to advocate and solicit funds to re-open/operate recently-closed libraries.

**Y1 - Goal:** Provide safe zones for Kaisertown youth.

**Strategies:**

- Continue to promote the “Drug and Weapon Free Zones,” which carry stiffer penalties for violations.
  - Ensure good signage.
  - Neighborhood residents partner with FBI to enforce the zones.
- Increase presence and visibility of Buffalo Police.

**Y2 - Goal:** Create more jobs, programs and activities for youth.

**Strategies:**

- Promote youth programs that engage community members through;

*1. Community Volunteerism*

Offer a Youth Engaged in Service (Y.E.S) program modeled after the AmeriCorps Y.E.S Program provided by the Greater South Buffalo Chamber of Commerce. This is a volunteer program that provides teens (12-18) the opportunity to become contributing members of society. Y.E.S. volunteers provide community service through direct interaction with children, senior citizens, and the emotionally and physically challenged.

*2. Education*

Through several partnerships, residents could gain access to a variety of educational services.

- South Buffalo Education Center: to provide GED classes and free computer classes.
- Deamen College's Center for Sustainable Communities and Civic Engagement: to provide after school tutoring for children and youth.
- City of Buffalo: develop, support and promote programs such as YO! Buffalo (Youth Opportunity Movement). The Yo! Program targets youth (16-21) who have dropped out of high school and are functioning at or below an eighth grade level in reading and math. Yo! offers job opportunities, transportation, and supplies to responsible participants. Employers who participate in the program receive the benefits of either a full or 51% wage subsidy, depending

upon the level of employment. Involved youth may transition directly into working for the organizations they are placed with and become eligible to receive tuition assistance to pursue formal training in the field. This program currently operates in three Federal Empowerment Zones in Buffalo, including on the West Side where it operates through the Belle Center.

### *3 Professional Training*

Provide resume writing classes and job interview workshops. Partner with such groups as the Seneca-Babcock Community Association, “Youth Build,” and other organizations to provide trade apprenticeship programs. “Youth Build” is a nation-wide program that offers youth (16-24) real life training and job experience while also providing education classes, counseling services, and leadership development opportunities.

- Develop Children’s Community Gardens. (Children’s gardens offer an opportunity to add to the aesthetics of Kaisertown while giving the children a valuable resource. A children’s garden could be developed on a vacant site. Sites should be chosen close to community organizations offering youth activities for convenience and easy maintenance of the garden.)
- Support current programming at the various community centers within the East Buffalo GNPA neighborhoods, see map on page 82.

## **6. Housing (H) and Vacant Lots (VL)**

### **Special Neighborhood Housing Statement:**

**In order to determine which properties need rehabilitation, existing housing will be evaluated. If homes cannot be saved, an attempt should be made to build new housing that fits the style of the neighborhood. The housing development priorities will also focus on decreasing the number of multi-unit buildings with three or more units, in order to decrease vacancy rates.**

**To accommodate Kaisertown’s population, new homes including townhouses/condos for active seniors and singles should be built. Two unit buildings that are owner occupied need rehabilitation. Kaisertown has a large population of senior citizens. This group of residents needs to have the housing market work better for them. To that end, the GNPA encourages affordable housing for seniors and small “market rate” units on Clinton Street.**

**H1 - Goal:** Redevelop Kaisertown’s housing stock and increase housing options.

#### **Strategies:**

- Implement housing redevelopment priorities specific to each neighborhood’s needs and assets. The housing redevelopment priorities to be implemented include:
  - Rehab owner-occupied homes,
  - Acquire and rehab abandoned homes,
  - Build new homes including townhouses/condos for active seniors and singles,
  - Rehab two unit buildings that are owner occupied
  - Encourage affordable housing for seniors.
  - If homes cannot be saved, an attempt should be made to build new housing that fits the style of the neighborhood.

- All housing development priorities will have a focus on owner occupancy and building around schools as well as a long-term objective to build or rehab homes with an emphasis on people being able to stay in their homes regardless of age or special needs.
- Working with housing agencies, identify and increase community resources to support housing redevelopment and housing maintenance.
  - Hold a construction company competition to rehab homes.
  - Partner with and encourage Habitat for Humanity to work in targeted areas and focus on sweat equity.
  - Identify local funding and in kind resources for Habitat for Humanity to use on specific neighborhood projects.
  - Advocate to the City to pursue non-public funding for homeowners at 80% or over median income guidelines for housing rehab.
  - Encourage continuation of City of Buffalo practice of having housing agencies that contract with the City of Buffalo collaborate with the GNPA.
  - Collaborating with business associations and Greater South Buffalo Chamber of Commerce to implement a discount card program for area residents from local vendors for minor home repairs.
  - Research and advocate for the use of green architecture in the redevelopment of homes where appropriate.
- Follow through on existing plans.
- Monitor the use of federal housing funds.

**H2 - Goal:** Increase homeownership and owner occupancy. See map titled “Kaisertown Owner- vs. Renter-Occupied Residential Properties Map” on page 65.

**Strategies:**

- Promote programs/funds available for first time homebuyers.
- Prioritize available funds to existing residents/homeowners.
- Rehab vacant apartments to be owner occupied. Do not rehab properties that will be owned by absentee landlords.
- Encourage post-homebuying education classes to assist homeowners in maintaining and improving their homes.

**H3 - Goal:** Hold individuals accountable for owning/renting dilapidated houses.

**Strategies:**

- Advocate to the City of Buffalo for strict enforcement of the laws and penalties already on the books, more fines (garnish wages) and jail time, and to work with inspectors and members of block clubs and follow their recommendations.
- Encourage enforcement of Section 8 standards for both the property and tenants living in the property.
- Implement tenant and landlord education programs that promote responsibility.
- Provide collaboration and support to Housing Court Judge Henry Nowak for his programs involving receivership and other tools to bring homes into compliance with housing codes.
- Expand the City’s Comprehensive Code Enforcement Areas to Kaisertown neighborhood.

**H4 - Goal:** Eliminate predatory lending.

**Strategies:**

- Advocate for the City of Buffalo to put limit on the number of properties that an individual can buy at any given time through City auctions or foreclosures.
- Recommend that no more than 10 homes be allowed for purchase at any given time unless an individual has a positive proven track record.
- Require background checks; work with the City to require full disclosure by a buyer for City auctions and foreclosures and HUD sales, particularly on-line sales.
- Recommend that the City not consummate a sale until a background check has been done; give 3-5 business days for the background check to be completed.
- Promote credit-counseling programs to first time homebuyers.
- Support “Buffalo Don’t Borrow Trouble”, a consumer education program of the Buffalo Urban League.

**H5 - Goal:** Smart-target demolition planning.

**Strategies:**

- In order to target demolition effectively, priority is given to homes and areas where frail populations (children and elderly) live, play, go to school, and work.

**VL1 - Goal:** Maintain existing vacant lots and redevelop them into neighborhood assets.

**Strategies:**

- Do inventory of existing vacant lots and identify their owners.
- Support the City of Buffalo’s Vacant Land, Buildings and Facilities Asset Management (VLBFAM) Program to establish neighborhood inventories, set local priorities, and coordinate walk throughs of the neighborhoods to map and identify areas that are being used as junkyards. With the completion of the Program’s report and strategy, assess the applicability of their recommendations to the neighborhood.
- Advocate for the City of Buffalo to implement and enforce a maintenance plan for non-City owned lots. The City could generate revenue through taxes on these lots. Recommend the revenue created pay for the contracting of monitoring and enforcement services by a private company.
- Promote Homesteading.
- Use vacant lots to increase lot space for community/residential parking lots, side yards and garages.
- Develop Children’s Community Gardens.

**7. Transportation (T)**

**T1 - Goal:** Maintain and upgrade transportation in East Buffalo.

**Strategies:**

- Preserve existing infrastructure.
- Preserve and improve pavement of all streets.

- Repair and replace bridges as necessary.
- Inventory and preserve existing brick streets.

**T2 - Goal:** Improve and expand public transportation.

**Strategies:**

- Increase use of public transit and para-transit.
- Target neighborhood clean up projects around public transit stops.
- Identify existing Niagara Frontier Transportation Authority (NFTA) stops that need to be improved (i.e. benches/signage).
- Advocate for the identification of new bus shelters where needed.
- Encourage NFTA to place permanently affixed schedules at each bus stop within the GNPA area.
- Advocate NFTA to make available a map of all bus routes.
- Have the name of each bus stop on the sign for the bus stop.
- Work in collaboration with Citizens Regional Transit Corporation to improve and expand public transportation.

**T3 - Goal:** Improve mobility and accessibility.

**Strategies:**

- Implement inter-modal system.
- Identify and implement bicycle infrastructure.
- Promote alternatives to single occupancy vehicles (SOV).
- Educate residents on transportation issues.

**T4 - Goal:** Use transportation for economic opportunities.

**Strategies:**

- Employ transportation services which promote higher density.
- Encourage efficient public transportation through existing business corridors to increase employment opportunities.
- Provide for efficient and reliable freight service by rail or truck.
- Promote accessibility to tourist destinations.
- Expect new development to integrate transportation into planning.
- Make transportation infrastructure friendly to tourists/visitors.
- Emphasize the impact of Joseph Ellicott's work.

**T5 - Goal:** Affect transportation policy to improve quality of life.

**Strategies:**

- Mitigate environment impacts of transportation activities.
- Employ traffic calming methods in residential areas.
- Decrease energy consumption.
- Encourage and enhance non-motorized transportation.
- Request City to stripe or mark all pedestrian crossings.
- Time all signaled intersections to allow for safe crossing by the frailest of pedestrians.

**T6 - Goal:** Improve transportation and land use coordination.

**Strategies:**

- Coordinate the regional, city, and neighborhood transportation and land use plans such as this neighborhood plan.
- Encourage mixed-use development by providing multi-modal transportation connections.
- Expect new development to integrate transportation into planning.
- Incorporate land use model with transportation planning.

**T7 - Goal:** Work with the Greater Buffalo-Niagara Regional Transportation Council (GBNRTC) and NFTA to understand existing and future transportation plans for the Kaisertown.

**Strategies:**

- Request GBNRTC and/or NYSDOT to make available planning tools at the neighborhood level (GIS information, access to data and reports, funding for planning expertise).
- Involve GNPA in the Transportation Improvement Program development process of GBNRTC.
- Establish methods for GNPA needs identification to be routed to the Planning and Coordinating Committee of GBNRTC.
- GNPA should be able to initiate Initial Project Proposal Submissions. GNPA can add specific local and private information not readily available to planners at a broader geographic or broader governance level (i.e. regional, state, federal levels).
- GNPA should provide feedback as an advisory group to transportation needs identified by NYSDOT.
- Neighborhood input, through GNPA, should be referenced and recognized during implementation of successful projects.
- Integrate NFTA service with that offered by other transportation providers to increase mobility and access, enhance inter-communication and scheduling. For example, project submitted to NYSDOT by Buffalo Community Center Collaborative.
- Support GBNRTC proposal to expand rail service from central business district downtown to the airport.
  - Support incremental steps to increase bus service from central business district downtown to the airport.
- Specific suggestions for Initial Project Proposals include:
  - Improve Clinton Street and replace bridges on Clinton Street from Jefferson Avenue to City Line.
  - Realign/Improve William Street from Jefferson Avenue to Fillmore Avenue.
  - Realign/Improve Paderewski Street from Fillmore Avenue westward.
  - Implement Wilson Street Greenway from MLK Park to William Street.
  - Mill and Resurface more residential streets.
  - Make Landscape Improvements on: Fillmore Avenue (Olmsted Parkway), Broadway, Fillmore, Memorial, Seneca, Sycamore, Walden.
  - Add bus shelters and pedestrian furniture on Broadway.

## **Section 5: Implementation and Evaluation**

### **Prioritization Tool**

The chart on the following pages prioritizes the implementation of strategies contained in Section 4 of the East Buffalo GNPA Neighborhood Plan. The 58 strategies or strategy groupings with “High” indicated in the “Result: Priority Rank” column are the ones given priority ranking for implementation by the GNPA during a prioritization process carried out in late 2006/early 2007. Other strategies are shown as “Medium” or “Low” priority rank. It is important to note that, even if a strategy is indicated as a Medium or Low priority rank, that is not a permanent ranking. The prioritization of an item could get promoted by the GNPA to High to take into account new developments requiring a heightened level of response or the new availability of resources (political, financial, volunteer, or other types of resources) that can help effect positive change.

As indicated in the column titled “Type of Implementation”, some strategies are “Long Term” in nature, requiring a period of extended effort to achieve. Others can be implemented within a shorter time horizon and yield results sooner (i.e. “Quick Hit”). The GNPA can strategically allocate its efforts strategically between Long Term and Quick Hit projects in order to maximize volunteer momentum and GNPA effectiveness in a planning environment of limited resources.

The “Result: Priority Rank”, “Type of Implementation”, and other columns are criteria that the GNPA uses to pursue positive change in a realistic, workable manner, with results as the fruit of its labors. The chart will be reviewed annually as part of the Organizational Strategy for Implementation outlined on page 187 of this document.

In reviewing the chart, it is important to take note of the following abbreviations, which correspond to both the subject areas in Section 4 of this plan and the Organizational Strategy for Implementation outlined on page 187:

E	Environment
ED	Economic Development
H	Housing
HP	Historic Preservation
L	Libraries
P	Parks
PS	Police/Public Safety
PW	Public Works
S	Schools
T	Transportation
VL	Vacant Lots
Y	Youth

**Prioritization Tool** Purpose: To prioritize goals/strategies appearing in the East Buffalo GNPA Neighborhood Plan (For the end result, see "Result: Priority Rank" column)

Prioritization completed during Neighborhood Planning Subcommittee meetings held 11/13/06, 12/11/06, & 1/9/07; Reviewed at GNPA General Meeting 1/16/07.

<b>ID</b>	<b>Neighborhood Priorities - Goals and Strategies with Costs: *low **mod ***high</b>	<b>GNPA/ City Role</b>	<b>GNPA Activity</b>	<b>Within GNPA Control?</b>	<b>Is it Legal?</b>	<b>Is it Feasible?</b>	<b>Type of Implementation (LongTerm or Quick Hit)</b>	<b>Specific Resources/ Actions Identified?</b>	<b>Critical Community Need? (health, safety, public welfare)</b>	<b>Previous GNPA Action(s)</b>	<b>Time Line</b>	<b>Partners</b>	<b>Result: Priority Rank</b>	<b>Comment</b>
1	PS1: Foot, scooters, bikes and mounted sheriff patrols. ***	City	Advocate	No	Yes	Maybe	LT	No	No	None	Short-Term 3-5 Years	Buffalo Police, Erie County Sheriffs, GNPA advocacy	High 1/2; Low 1/2	High: LESWS; Low: All other areas. Perhaps best addressed through Lower East Side Weed & Seed (LESWS)
2	PS1: Install police substation at Broadway Market. *	City	Advocate	No	Yes	Maybe	LT	No	No	None	Immediate: 1-3 Years	Buffalo Police, U.S. Homeland Security, GNPA advocacy	Low	Perhaps best addressed through Lower East Side Weed & Seed
3	PS1: Improve police presence in parks. (Use Erie County Park Rangers to patrol parks.) *	City/County	Advocate	No	Yes	Maybe	LT	No	No	None	Immediate: 1-3 Years to Ongoing	Buffalo Police, Park Rangers, Erie County Sheriffs, Olmsted Parks Conservancy, Weed & Seed, GNPA advocacy	Low	
4	PS1: Special police officer patrol program. ***	GNPA	Project	Yes	Yes	Maybe	LT	No	Yes	Researched with City Police and with Special Police	Immediate: 1-3 Years to Ongoing	Buffalo Police, GNPA advocacy	Medium	Black Rock-Riverside organizations hosted benefit to finance insurance; union issues
5	PS1: Restore Police Station District C Annex, 1345 Bailey Avenue (Lovejoy). **	City	Advocate	No	Yes	Maybe	LT	No	No	Unknown	Short-Term 3-5 Years	City, Buffalo Police, GNPA advocacy	Low	Closed because it was an annex to District C station
6	PS2: Print "Problem Property" tips sheets in local community newspapers. **	GNPA	Advocate	Yes	Yes	Maybe	QH	No	No	Unknown	Immediate: 1-3 Years to Ongoing	Media, Buffalo Police, GNPA monitoring	High	Assess and improve and implement where missing. Work with block clubs, E. Lovejoy, Kaisertown. QH for where it is already/LESWS
7	PS2: Promote and distribute items published by local govts to block clubs, churches, businesses and nonprofits. Also, print hightlights in local newspapers. *	GNPA	Project	Yes	Yes	Yes	QH	Yes, in plan	Yes	Unknown	Immediate: 1-3 Years to Ongoing	Office of Strategic Planning, Mayor's Office, Council Staff, Media, Broadway Fillmore Alive, HomeFront, Matt Urban	High	Broadway Fillmore Alive; HomeFront; Matt Urban
8	PS2: Better publicity for anonymous tip line. **	GNPA	Project	Yes	Yes	Yes	QH	No	Yes		Immediate: 1-3 Years to Ongoing	Media, GNPA monitoring	Medium	Work with Citizen Services to publicize Tip Line
9	PS2: Organize monthly neighborhood watch group meetings. *	City, GNPA	Project	No	Yes	Yes	LT	Plan suggests working with residents, public safety officers, and special police	Yes	None	Immediate: 1-3 Years to Ongoing	Residents, Buffalo Police, GNPA monitoring and advocacy	Medium	Block Clubs already doing it. LESW&S for Broadway Fillmore, Emerson, and part of Lovejoy neighborhoods.

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<b>ID</b>	<b>Neighborhood Priorities - Goals and Strategies with Costs: *low **mod ***high</b>	<b>GNPA/ City Role</b>	<b>GNPA Activity</b>	<b>Within GNPA Control?</b>	<b>Is it Legal?</b>	<b>Is it Feasible?</b>	<b>Type of Implementation (LongTerm or Quick Hit)</b>	<b>Specific Resources/ Actions Identified?</b>	<b>Critical Community Need? (health, safety, public welfare)</b>	<b>Previous GNPA Action(s)</b>	<b>Time Line</b>	<b>Partners</b>	<b>Result: Priority Rank</b>	<b>Comment</b>
10	PS2: Support the new Lower East Side Weed and Seed (LESW&S) Initiative. *	GNPA	Project	Yes	Yes	Yes	QH	No	Yes	Denise and Bill and Yuri on Steering Committee	Immediate: 1-3 Years to Ongoing	Residents, Buffalo Police, U.S. Dept. of Justice, UB, GNPA Advocacy	High	Being done.
11	PS3: Fence off prime "cut throughs" in neighborhoods. ***	City	Project	No	No	No	LT	No	No	None	Short-Term 3-5 Years	Residents, DPW, GNPA monitoring and advocacy	Low	Private property; will fences really be an improvement?; will fences actually work?
12	PS3: Collaborate with police and/or special police, work to break up gangs on street corners during peak hours of activity. *	City	Advocate	No	Yes	Maybe	LT	No	No	None	Immediate: 1-3 Years to Ongoing	Buffalo Police, GNPA advocacy	Low	Perhaps best addressed through LESW&S for Broadway Fillmore; Community Policing Office for all other areas
13	PS3: Install better street lighting/building lighting & cameras. **	City	Advocate	No	Yes	Maybe	LT	No	No	None	Short-Term 3-5 Years	Buffalo Police, DPW, GNPA monitoring and advocacy	Medium	Pilot through LESWS
14	PS3: Use consultants for security through environmental design. ***	City	Advocate	No	Yes	No	LT	No	No	None	Short-Term 3-5 Years to Long: 10-15 + Years; Ongoing	Buffalo Police, Residents, DPW, Consultant, GNPA Advocacy	Medium / Low all the rest	LESWS and Livable Communities Grant; Crime Prev. Thru Environmental Design; safe-scapes landscaping
15	PS3: Hire police who live in the City limits. **	City	Advocate	No	Yes	Maybe	LT	No	No	None	Immediate: 1-3 Years to Ongoing	City of Buffalo, Buffalo Police, GNPA Advocacy	Low	Residency requirement is currently Erie County or 5 contiguous counties. Call 716-851-5900 ext. 226. May be a union issue.
16	PS3: Provide safe zones for East Buffalo youth. **	City	Advocate	No	Yes	Maybe	LT	No	Yes	None	Immediate: 1-3 Years to Ongoing	Weed & Seed, Buffalo Police, Board of Education, Residents, GNPA organizing, monitoring and advocacy	High LESWS; Low all the rest	Perhaps best handled by LESWS and existing community centers; perhaps we can promote them at GNPA level
17	PS3: Regularly feed positive community information to local media. *	GNPA	Project	Yes	Yes	Yes	QH	No	Yes	Broadway Fillmore Alive collaboration	Immediate: 1-3 Years to Ongoing	Residents, Media, GNPA coordinating and advocacy	High	Broadway Fillmore Alive does a great job at this; perhaps collaboration with that initiative could be pursued to extend to other neighborhoods
18	PS3: Review/ if needed correct inaccurate media reporting. *	GNPA	Project	Yes	Yes	Maybe	QH	No	Yes	None	Immediate: 1-3 Years to Ongoing	Residents, Media, GNPA monitoring	Medium	Requires monitoring of news reports: print, radio, TV. So feasibility is a question

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<b>ID</b>	<b>Neighborhood Priorities - Goals and Strategies with Costs: *low **mod ***high</b>	<b>GNPA/ City Role</b>	<b>GNPA Activity</b>	<b>Within GNPA Control?</b>	<b>Is it Legal?</b>	<b>Is it Feasible?</b>	<b>Type of Implementation (LongTerm or Quick Hit)</b>	<b>Specific Resources/ Actions Identified?</b>	<b>Critical Community Need? (health, safety, public welfare)</b>	<b>Previous GNPA Action(s)</b>	<b>Time Line</b>	<b>Partners</b>	<b>Result: Priority Rank</b>	<b>Comment</b>
19	PS3: Promote community events. *	GNPA	Project	Yes	Yes	Maybe	QH	No	No	None	Immediate: 1-3 Years to Ongoing	Residents, Media, GNPA organizing and coordinating	Medium	Choose a selection of events to promote and distribute through mailing list (ex. YWCA Week without Violence in Oct 2007)
20	PI: Parks, including MLK, equipped with: lighting, emergency phones, signage, adequate seating, restrooms, equipment in good repair & drinking fountains. ***	City	Advocate	No	Yes	Maybe	LT	No	No	None	Short-Term 3-5 Years	DPW, Olmsted Parks Conservancy, GNPA advocacy	Medium	Work with Olmsted Conservancy, DPW
21	PI: Regular cleaning and maintenance schedule for parks. ***	City	Advocate	No	Yes	Maybe	LT	No	No	None	Immediate: 1-3 Years to Ongoing	DPW, Olmsted Parks Conservancy, GNPA advocacy	Medium	Research Parks Agreement
22	PI: New landscaping. **	City	Project	No	Yes	Maybe	LT	No	No	None	Short-Term 3-5 to Mid: 5-10 Years	DPW, Olmsted Parks Conservancy, Residents, GNPA fundraising	Medium	CTRC is model; block clubs and Livable Comm. and associations in other areas
23	PI: Use Olmsted Parks Conservancy as a guide for maintaining parks and securing resources. *	City	Advocate	No	Yes	Yes	LT	No	No	None	Short-Term 3-5 Years	DPW, GNPA advocacy	Low	Is OPC now in control of parks, including those in EB GNPA?
24	PI: Build new athletic facilities. ***	City	Advocate	No	Yes	Maybe	LT	No	No	None	Short-Term 3-5 to Mid: 5-10 Years	DPW, GNPA fundraising	Low	How about advocating for use of existing facilities and obtaining funds for their improvement, perhaps through starting a foundation? Franczyk Park as a model
25	PI: Have park attendants available at all times who have first aid and CPR training (use Erie County Park Rangers) **	City	Advocate	No	Yes	Maybe	LT	No	No	None	Short-Term 3-5 Years	Erie County Park Rangers, Erie County EMS, ECC, GNPA advocacy	Low	We don't have many parks.
26	(Duplicate)											Combined with 23		
27	P2: MLK basin recognized as a longstanding water feature. *	City	Advocate	No	Yes	Yes	LT	No	No	None	Immediate: 1-3 Years to Ongoing	DPW, Buffalo Niagara Riverkeepers, GNPA advocacy	Medium	What would the advantages of that be? Note: MLK Park is not in the EB GNPA

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<b>ID</b>	<b>Neighborhood Priorities - Goals and Strategies with Costs: *low **mod ***high</b>	<b>GNPA/ City Role</b>	<b>GNPA Activity</b>	<b>Within GNPA Control?</b>	<b>Is it Legal?</b>	<b>Is it Feasible?</b>	<b>Type of Implementation (LongTerm or Quick Hit)</b>	<b>Specific Resources/ Actions Identified?</b>	<b>Critical Community Need? (health, safety, public welfare)</b>	<b>Previous GNPA Action(s)</b>	<b>Time Line</b>	<b>Partners</b>	<b>Result: Priority Rank</b>	<b>Comment</b>
28	P2: Encourage activities in MLK Park that cater to regional audiences like Juneteenth Festival. ***	GNPA	Advocate	Yes	Yes	Yes	LT	No	No	None	Immediate: 1-3 Years to Ongoing	DPW, Media, Residents, Convention and Visitors Bureau, NYS Tourism, GNPA coordinating and organizing	Low	This is reciprocal with community building activities.
29	P2: Hold more City-sponsored events at parks. ***	City	Advocate	No	Yes	Maybe	LT	No	No	None	Immediate: 1-3 Years to Ongoing	DPW, Media, Residents, GNPA organizing	Low	Sponsoring events is labor intensive. It might be better to study what makes a successful urban park and put those elements in place.
30	P2: Recognize Central Terminal property as a passive park. *	City	Advocate	No	Yes	Maybe	LT	No	No	None	Immediate: 1-3 Years to Ongoing	DPW, GNPA Advocacy	Low	Designating a park requires Council action. CTCR's continued success might yield stronger actualization of CT property as a passive park.
31	P2: Recognize original Olmsted Parks as national treasures. *	GNPA	Advocate	Yes	Yes	Yes	LT	No	Yes	Yuri and Bill's idea for Fillmore Ave. as a Olmsted Parkway to be elevated by doing plantings at intersections recognizing that status.	Short-Term 3-5 to Mid: 5-10 Years	DPW, GNPA advocacy	Medium	The Olmsted Park and Parkways System has been on the National Register of Historic Properties, listed 1982. It is also a National Thematic District. (National Thematic Resources: A special designation under one listing for a number of significant historical structures of similar vintage, function, and architectural quality of buildings which, however, may be geographically separated, somewhat isolated and therefore possibly overlooked as landmarks. Rather than list each one separately, the Register puts them together, a procedure that gives them additional prestige and protection.)

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32	P2: Add passive parks into existing Olmsted system. *	City	Advocate	No	Yes	Maybe	LT	No	No	Cultural Row on Paderewski	Short-Term 3-5 to Mid: 5-10 Years	DPW, Residents, GNPA coordinating and advocacy	Medium	Might be worth researching with DPW how passive parks are maintained and viewed in relation to the larger park system of destination and neighborhood parks and playgrounds.
33	P3: Survey existing pocket parks. * P3: Survey vacant parcels to identify potential pocket parks. * E1: Survey existing green spaces. * VLI: Do inventory of existing vacant lots and identify their owners. * E2: Use green spaces as buffers between residential/industrial. *	GNPA	Project	Yes	Yes	Yes	QH	No	No	None	Immediate: 1-3 Years to Ongoing	DPW, Residents, Olmsted Parks Conservancy, GNPA organizing	High	Map of passive parks is available to help begin this survey work. Vacant parcel work: Funding through EPA (Baker Victory Svcs) & USDA (Bway Mkt), NYS ESJ (Mrs. Triggs)
34	P3: Survey vacant parcels to identify potential pocket parks. *												Combined with 33	Funding through EPA (Baker Victory Svcs) & USDA (Bway Mkt), NYS ESJ (Mrs. Triggs)
35	P4: Create passive parks that utilize large tracts of vacant, abandoned or otherwise derelict properties. **	GNPA	Advocate	No	Yes	Maybe	LT	No	No	None	Short-Term 3-5 Years	DPW, Dept. of Real Estate, GNPA advocacy	Medium	What are the criteria for establishing passive parks? What are the characteristics of healthy passive parks vs ineffective passive parks?
36	P4: Apply new urbanism ideas in relation to parks and open spaces within East Buffalo GNPA neighborhoods where they would be most conducive and appropriate. **	GNPA	Project	Yes	Yes	Yes	QH	No	No	None	Short-Term 3-5 Years	DPW, GNPA advocacy	Medium	What are the new urbanist (and old urbanist) ideas that relate to parks and open spaces in an urban setting? Research. How are successful parks designed?

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37	P5: Identify locations for green parkway system within East Buffalo GNPA neighborhoods. ** Use the Olmsted Conservancy's plan for green parkway systems as a guide for identification of this green parkway. ** Identify opportunities for landscape improvements.*	GNPA	Project	Yes	Yes	Yes	LT	Yes, in plan	No	None	Immediate: 1-3 Years	DPW, GBNRTC, GNPA advocacy	Medium / High for Broadway Fillmore	Identifying opportunities for landscape improvements can be done concurrently with parkway planning efforts, as a good initial step. See 202 below for areas for landscape improvements, and Section 4a P5 for additional ideas for Broadway Fillmore
38	E1: Survey existing green spaces. *												Combined with 33	What is the outcome of surveying existing green spaces? See 33 and 34
39	E2: Extend the "natural heritage systems" outlined in the City of Buffalo's Comp. Plan to the end of the City line. **	GNPA	Advocate	No	Yes	Maybe	LT	No	No	None	Mid-Term 5-10 Years	DPW, GNPA advocacy	Low	Where is this in the Comp. Plan? On a map only. Needs to be further researched.
40	E2: Work with various groups (Keep WNY Beautiful, Re-Tree WNY, Buffalo Green Fund, Olmsted, LESWS, Botanical Gardens) to plant trees; Broadway Fillmore: especially on Fillmore, Memorial, and Paderewski. *	GNPA	Project	Yes	Yes	Yes	QH	No	No	Yuri has been active in tree planting.	Immediate: 1-3 Years	DPW, residents, various groups, GNPA organizing and coordinating, block clubs	High	Doing it.
41	E2: Promote community gardening, composting and recycling programs. *	GNPA	Project	Yes	Yes	Yes	LT	No	Yes	Unknown	Immediate: 1-3 Years	City of Buffalo, GNPA organizing and coordinating	Medium	Grassroots Gardens KirkL81@yahoo.com There are other initiatives too (Beverly McClean). Understand best ways to green infra. before undertaking goal (Beverly).
42	E2: Support Corpus Christi's park like setting plans. *	GNPA	Project	Yes	Yes	Yes	LT	No	Yes	Unknown	Immediate: 1-3 Years to Ongoing	Residents, Friends of Corpus Christi, GNPA advocacy	Medium	What are the plans?

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43	E2: Use green spaces as buffers between residential/industrial. *												Combined with 33	Study the issue of proximity between industrial and residential uses. Are any health threats? How are these defined? Are there any noxious industries? Map them and look at solutions.
44	E3: Pursue funding for Brownfield remediation from the City of Buffalo and from external Western New York resources. **	City	Advocate	No	Yes	Yes	LT	No	Yes	Yes - Seneca Babcock Neighborhood	Immediate: 1-3 Years to Ongoing	EPA, NYSDEC, GNPA fundraising	High	Comp. Plan calls for protection of East Side rail corridors. Is this what we want? YES! South Buffalo, Buffalo River, and Tonawanda Street BOAs are good examples of brownfield analyses.
45	E3: Target pollution: clean sewers and systematically eliminate rats, open junk yards, illegal dumping, tire burning, businesses that wash barrels and hazardous materials brought in through the railroad. ***	GNPA	Advocate	Yes	Yes	Yes	LT	No	Yes	Yes - Advocate Seneca Babcock and Clinton Bailey	Immediate: 1-3 Years to Ongoing	DPW, NYSDEC, EPA, NYSDOT, Buffalo Niagara Riverkeepers, GNPA advocacy	High	Work with DEC and City and University to do a survey of pollution sources. Monitor the GNPA for pollution incidence and report it.
46	E4: Inventory all existing junkyards within the GNPA, enforce regulation of them, and identify best practices to make them more neighborhood-friendly. *	GNPA	Project	Yes	Yes	Yes	LT	No	No	None	Immediate 1-3 Years	DPW, GNPA coordinating	High	Research and advocacy project. Work with CAO/Mayor's Summer Youth/Americorps to do inventory
47	E4: Advocate for a temporary moratorium of 1 year by Common Council on any new or any expansion of businesses classified as junkyards so that the inventory and best practices referred to above can be established. *	GNPA	Advocate	Yes	Maybe	Maybe	LT	No	No	None	Immediate 1-3 Years to Short-Term 3-5 Years	Residents, Common Council, GNPA advocacy	Medium	Research legality and feasibility. If it is a viable business, how can a moratorium be effected?
48	E4: Develop strategies to zone out junkyards. *	GNPA	Advocate	Yes	Maybe	Maybe	LT	No	No	None	Short-Term 3-5 Years	OSP, GNPA advocacy	Medium	Research legality and feasibility. If it is a viable business, how can a zone-out be effected?

**Prioritization Tool** Purpose: To prioritize goals/strategies appearing in the East Buffalo GNPA Neighborhood Plan (For the end result, see "Result: Priority Rank" column)

Prioritization completed during Neighborhood Planning Subcommittee meetings held 11/13/06, 12/11/06, & 1/9/07; Reviewed at GNPA General Meeting 1/16/07.

<b>ID</b>	<b>Neighborhood Priorities - Goals and Strategies with Costs: *low **mod ***high</b>	<b>GNPA/ City Role</b>	<b>GNPA Activity</b>	<b>Within GNPA Control?</b>	<b>Is it Legal?</b>	<b>Is it Feasible?</b>	<b>Type of Implementation (LongTerm or Quick Hit)</b>	<b>Specific Resources/ Actions Identified?</b>	<b>Critical Community Need? (health, safety, public welfare)</b>	<b>Previous GNPA Action(s)</b>	<b>Time Line</b>	<b>Partners</b>	<b>Result: Priority Rank</b>	<b>Comment</b>
49	PWI: Repave streets;fix broken curbs and sidewalks. ***	City	Advocate	No	Yes	Yes	LT	No	Yes	None	Short-Term 3-5 Years	DPW, OSP, GNPA advocacy	Medium	Council President Franczyk has recently helped pay for repaving of part of Paderewski and CTRC approach, for example. Perhaps a map can be prepared on length of time since repaving/sidewalk renewal has taken place and their current condition.
50	PWI: Preserve and maintain existing brick streets. ***												Combined with 161	
51	PWI: Install proper street signage for trucks. ***	City	Advocate	No	Yes	Yes	LT	No	No	None	Immediate: 1-3 Years to Ongoing	DPW, OSP, GNPA advocacy	Medium	What is the issue with trucks? Noise, road condition and dust-related to health issues. What are the truck routes in the GNPA? What signs would be proper?
52	PWI: Support the completion of the plan for Memorial Drive traffic circle. *	GNPA	Advocate	Yes	Yes	Yes	QH	No	No	Yuri has been active in this project.	Immediate: 1-3 Years to Ongoing	DPW, OSP, Buffalo Federation of Women's Clubs, GNPA advocacy	High	Support Yuri in his efforts, perhaps through letters of support. QH: Light standard is in.
53	PWI: Consider green median as well as curb cuts and bump outs to enhance off street parking on Broadway as detailed in the Fillmore District Strategic Plan. **	City	Advocate	No	Yes	Maybe	LT	No	No	None	Short-Term 3-5 Years	DPW, OSP, GNPA advocacy	Medium	Review Fillmore District Strategic Plan. Consult with Broadway merchants association and BERCC, BABA & CARE.
54	PWI: Request National Grid replace numbers on streetlights and repair streetlights. **	City	Advocate	No	Yes	Yes	LT	No	Yes	None	Immediate: 1-3 Years to Ongoing	City of Buffalo, GNPA advocacy	Medium	Common Council deliberations on this issue might be informative. Work with Fillmore and Lovejoy Council Members.
55	PWI: Clean neighborhood streets* and clean out the sewer system. ***	City	Advocate	No	Yes	Yes	QH	No	Yes	None	Immediate: 1-3 Years to Ongoing	City of Buffalo, DPW, Sewer Authority, GNPA advocacy	Medium	Contact Sewer Authority for status of sewer system.
56	PWI: Provide feedback to the City on the division of sectors/areas for garbage trucks and plows. *	City	Advocate	No	Yes	Yes	QH	No	Yes	None	Immediate: 1-3 Years to Ongoing	Residents, GNPA advocacy	Low	Contact DPW for maps and related information.

**Prioritization Tool** Purpose: To prioritize goals/strategies appearing in the East Buffalo GNPA Neighborhood Plan (For the end result, see "Result: Priority Rank" column)

Prioritization completed during Neighborhood Planning Subcommittee meetings held 11/13/06, 12/11/06, & 1/9/07; Reviewed at GNPA General Meeting 1/16/07.

<b>ID</b>	<b>Neighborhood Priorities - Goals and Strategies with Costs: *low **mod ***high</b>	<b>GNPA/ City Role</b>	<b>GNPA Activity</b>	<b>Within GNPA Control?</b>	<b>Is it Legal?</b>	<b>Is it Feasible?</b>	<b>Type of Implementation (LongTerm or Quick Hit)</b>	<b>Specific Resources/ Actions Identified?</b>	<b>Critical Community Need? (health, safety, public welfare)</b>	<b>Previous GNPA Action(s)</b>	<b>Time Line</b>	<b>Partners</b>	<b>Result: Priority Rank</b>	<b>Comment</b>
57	PW2: Work with elected officials to ensure that major roads are plowed efficiently and effectively and in a timely manner. ***	City	Advocate	No	Yes	Yes	LT	No	Yes	None	Short-Term 3-5 Years	City of Buffalo, DPW, GNPA advocacy	Low	
58	PW2: Encourage residents move cars to community/residential parking lots to allow city plows to clear the streets. *	City	Advocate	No	Yes	Yes	LT	No	No	None	Immediate: 1-3 Years to Ongoing	Residents, GNPA advocacy	Medium	Alternate parking rules help achieve this goal.
59	PW2: Install plows on the front of City garbage trucks. **	City	Advocate	No	Maybe	Maybe	LT	No	No	None	Short-Term 3-5 Years	City of Buffalo, DPW, GNPA advocacy	Low	DPW issue.
60	PW2: Suggest City of Buffalo purchase snow-melting equipment. **	City	Advocate	No	Maybe	Maybe	LT	No	No	None	Mid-Term 5-10 Years	None specified	Low	DPW issue.
61	PW2: Organize volunteer groups to assist with snow removal in neighborhoods. *	GNPA	Project	Yes	Yes	Yes	LT	Yes, in plan	No	None	Short-Term 3-5 Years	City of Buffalo, DPW, GNPA organizing and coordinating	Low	Labor intensive. Perhaps outreach to frail elderly and jobs program for youth would be best approach. Having businesses and homeowners do this themselves would be most efficient.
62	PW3: Confirm with zoning experts that zoning for CM-M3 prohibits transfer stations.* Lobby the Common Council for changes to zoning to prohibit transfer stations from being put in or near residential areas.*	GNPA	Project	Yes	Yes	Yes	QH	No	Yes	None	Immediate 1-3 Years	City of Buffalo Planning and Zoning Boards, Common Council, GNPA research	High	The City code appears to be a collection of Building and Maintenance ordinances from the City Charter - mainly Section 103 - plus the Zoning ordinances found in Section 511. City Charter is available online through the City Web Site.
63	PW3: Lobby the Common Council for changes to zoning to prohibit transfer stations from being put in or near residential areas.*												Combined with 62	

**Prioritization Tool** Purpose: To prioritize goals/strategies appearing in the East Buffalo GNPA Neighborhood Plan (For the end result, see "Result: Priority Rank" column)

Prioritization completed during Neighborhood Planning Subcommittee meetings held 11/13/06, 12/11/06, & 1/9/07; Reviewed at GNPA General Meeting 1/16/07.

<b>ID</b>	<b>Neighborhood Priorities - Goals and Strategies with Costs: *low **mod ***high</b>	<b>GNPA/ City Role</b>	<b>GNPA Activity</b>	<b>Within GNPA Control?</b>	<b>Is it Legal?</b>	<b>Is it Feasible?</b>	<b>Type of Implementation (LongTerm or Quick Hit)</b>	<b>Specific Resources/ Actions Identified?</b>	<b>Critical Community Need? (health, safety, public welfare)</b>	<b>Previous GNPA Action(s)</b>	<b>Time Line</b>	<b>Partners</b>	<b>Result: Priority Rank</b>	<b>Comment</b>
64	PW3: Advocate against approval of new transfer stations by any organization or business at State and Federal level.* PW3: Collaborate with other GNPA's on the elimination of transfer stations.*	GNPA	Advocate	Yes	Yes	Yes	LT	No	Yes	None	Immediate: 1-3 Years to Ongoing	State and Federal representatives, regulatory agencies (NY Health Dept.), GNPA advocacy	High	Work with Council Members and affected neighborhood groups (Seneca Babcock Community Block Club, for example).
65	PW3: Collaborate with other GNPA's on the elimination of transfer stations.*												Combined with 64	
66	PW4: Increase awareness among residents of the GNPA as to where they can obtain new or replacement recycling bins at designated community centers.*	GNPA	Advocate	Yes	Yes	Yes	QH	No	No	None	Immediate: 1-3 Years to Ongoing	Community centers, block clubs, media, GNPA advocacy, residents	Medium	This information is circulated with User Fee bill.
67	PW4: Support school involvement in the recycling program. For example, recycling poster contests and innovative/creative recycling education.*	GNPA	Advocate	Yes	Yes	Yes	LT	No	No	None	Immediate: 1-3 Years to Ongoing	Schools, GNPA advocacy	Low	Labor intensive.
68	ED1: Business District Streetscape Improvements · Designate Lovejoy Street, Clinton Street in Kaisertown & Seneca Street from Bailey Avenue to Seneca-Babcock CARE Areas. Capitalize on Broadway-Fillmore's CARE area.*	City	Advocate	No	Yes	Yes	LT	No	Yes	Yes, Advocated CARE on Lovejoy	Immediate: 1-3 Years to Ongoing	City of Buffalo, GNPA advocacy	High	Currently (3/2007) CARE has expanded into Lovejoy. LT implementation, with Lovejoy designated and Broadway designated.
69	ED1: Business District Streetscape Improvements · Add more trashcans to sidewalks.*	City	Advocate	No	Yes	Maybe	LT	No	No	None	Immediate 1-3 Years	DPW, GNPA advocacy	Low	Work with business associations and BERCC neighborhood commercial specialists

**Prioritization Tool** Purpose: To prioritize goals/strategies appearing in the East Buffalo GNPA Neighborhood Plan (For the end result, see "Result: Priority Rank" column)

Prioritization completed during Neighborhood Planning Subcommittee meetings held 11/13/06, 12/11/06, & 1/9/07; Reviewed at GNPA General Meeting 1/16/07.

<b>ID</b>	<b>Neighborhood Priorities - Goals and Strategies with Costs: *low **mod ***high</b>	<b>GNPA/ City Role</b>	<b>GNPA Activity</b>	<b>Within GNPA Control?</b>	<b>Is it Legal?</b>	<b>Is it Feasible?</b>	<b>Type of Implementation (LongTerm or Quick Hit)</b>	<b>Specific Resources/ Actions Identified?</b>	<b>Critical Community Need? (health, safety, public welfare)</b>	<b>Previous GNPA Action(s)</b>	<b>Time Line</b>	<b>Partners</b>	<b>Result: Priority Rank</b>	<b>Comment</b>
70	EDJ: Business District Streetscape Improvements · Plant more flowers. * EDJ: Plant appropriate trees along business districts and neighborhood corridors. *	City	Advocate	No	Yes	Maybe	LT	No	No	None	Immediate 1-3 Years	Residents, business owners, GNPA organizing	Low	Work with residents, business associations, BERG neighborhood commercial specialists, and Re-Tree WNY
71	EDJ: Business District Streetscape Improvements · Install better lighting in business districts. *	City	Advocate	No	Yes	Maybe	LT	No	No	None	Immediate 1-3 Years	DPW, GNPA advocacy	Low	Work with business associations and BERG neighborhood commercial specialists
72	EDJ: Business District Streetscape Improvements · Design standards for storefronts. *	City	Advocate	No	Yes	Maybe	LT	No	No	None	Immediate 1-3 Years	City of Buffalo, business owners, GNPA advocacy and coordinating	Low	Work with business associations and BERG neighborhood commercial specialists
73	EDJ: Business District Streetscape Improvements · Build well-lit City parking lots with access off the main streets. **	City	Advocate	No	Yes	Maybe	LT	No	No	None	Immediate 1-3 Years to Short-Term 3-5 Years	City of Buffalo, Broadway Market, GNPA advocacy	Low	Work with business associations and BERG neighborhood commercial specialists
74	EDJ: Business District Streetscape Improvements · Plant appropriate trees. *												Combined with 70	
75	EDJ: Relocate BERG's small business office to Broadway Market. *	City	Advocate	No	Yes	Maybe	LT	No	No	None	Immediate 1-3 Years	BERG, City of Buffalo, Broadway Market, GNPA advocacy	Low	Work with BERG neighborhood commercial specialist
76	EDJ: Organize an East Buffalo Chamber of Commerce. *	City	Advocate	No	Yes	Maybe	LT	No	No	None	Short-Term 3-5 Years	City of Buffalo, local businesses, GNPA advocacy and coordinating	High Medium	Work with BERG neighborhood commercial specialist. High: Broadway Fillmore/LESW&S

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Prioritization completed during Neighborhood Planning Subcommittee meetings held 11/13/06, 12/11/06, & 1/9/07; Reviewed at GNPA General Meeting 1/16/07.

<b>ID</b>	<b>Neighborhood Priorities - Goals and Strategies with Costs: *low **mod ***high</b>	<b>GNPA/ City Role</b>	<b>GNPA Activity</b>	<b>Within GNPA Control?</b>	<b>Is it Legal?</b>	<b>Is it Feasible?</b>	<b>Type of Implementation (LongTerm or Quick Hit)</b>	<b>Specific Resources/ Actions Identified?</b>	<b>Critical Community Need? (health, safety, public welfare)</b>	<b>Previous GNPA Action(s)</b>	<b>Time Line</b>	<b>Partners</b>	<b>Result: Priority Rank</b>	<b>Comment</b>
77	EDI: Better tax incentives/ more low-interest loans. *	City	Advocate	No	Yes	Maybe	LT	No	No	None	Immediate: 1-3 Years to Ongoing	City of Buffalo, GNPA advocacy	Low	Work with BERCC neighborhood commercial specialist and Common Council
78	EDI: Disseminate information about programs/agencies that support small businesses. **	City	Advocate	No	Yes	Maybe	LT	No	No	None	Immediate: 1-3 Years to Ongoing	BERC, Chamber of Commerce, GNPA organizing and coordinating	Low	Work with BERCC neighborhood commercial specialist
79	EDI: Local business entrepreneur's community workshops. **	City	Advocate	No	Yes	Maybe	LT	No	No	None	Immediate: 1-3 Years to Ongoing	City of Buffalo, BERCC, Chamber of Commerce, GNPA advocacy	Low	Work with BERCC neighborhood commercial specialist
80	EDI: Marketing campaign to attract suburban customers. ** Develop methods to regularly feed positive community information to local media. * Improve the public's image of East Buffalo.*	City	Advocate	No	Yes	Maybe	LT	No	No	None	Immediate: 1-3 Years to Ongoing	BERC, Chamber of Commerce, GNPA advocacy	High	BERC produces brochures for selected business strips. With preponderance of govt. support and incentive programs in Broadway Fillmore, a marketing campaign could be viable activity. Work with BERCC & business association.
81	EDI: Market available commercial/industrial buildings through econ. dev. agencies and sm. business associations. *	GNPA	Project	Yes	Yes	Yes	LT	No	No	None	Immediate 1-3 Years	GNPA organizing and coordinating	Medium	Work with business associations and BERCC neighborhood commercial specialists and OSP; GNPA call to assist BERCC.
82	EDI: Create and develop light office parks. ***	GNPA	Project	Yes	Yes	Yes	LT	No	No	None	Mid-Term 5-10 Years	City of Buffalo, GNPA advocacy	Medium	Example: Research connected to Seneca Babcock Redevelopment Project UR; ECIDA
83	EDI: Support Broadway Market Management Corp. Strategic Plan. *	GNPA	Advocate	Yes	Yes	Yes	LT	No	Yes	Yes - Yuri's involvement	Immediate: 1-3 Years to Ongoing	City of Buffalo, GNPA advocacy	High	Get a copy of it. Yuri is on the board of this org. Allita is assigned OSP staff. Idea: Dept. of Agriculture food alliance market/OSP partnership.
84	ED2: Research consumer services in commercial areas. *	GNPA	Project	Yes	Yes	Yes	LT	No	Yes	None	Immediate 1-3 Years	Residents, interns from local colleges, GNPA organizing and coordinating	Medium	Nearby services support resident population and neighborhood stability and reduce exposure to crime by minimizing travel distance by foot.

**Prioritization Tool** Purpose: To prioritize goals/strategies appearing in the East Buffalo GNPA Neighborhood Plan (For the end result, see "Result: Priority Rank" column)

Prioritization completed during Neighborhood Planning Subcommittee meetings held 11/13/06, 12/11/06, & 1/9/07; Reviewed at GNPA General Meeting 1/16/07.

<b>ID</b>	<b>Neighborhood Priorities - Goals and Strategies with Costs: *low **mod ***high</b>	<b>GNPA/ City Role</b>	<b>GNPA Activity</b>	<b>Within GNPA Control?</b>	<b>Is it Legal?</b>	<b>Is it Feasible?</b>	<b>Type of Implementation (LongTerm or Quick Hit)</b>	<b>Specific Resources/ Actions Identified?</b>	<b>Critical Community Need? (health, safety, public welfare)</b>	<b>Previous GNPA Action(s)</b>	<b>Time Line</b>	<b>Partners</b>	<b>Result: Priority Rank</b>	<b>Comment</b>
85	ED2: Infill based on identified consumer services needs. * ED2: Open more locally owned dry cleaners, Laundromats, drug stores, photocopy stores and department stores as prior research has indicated a need/want. *	City	Advocate	Yes	Yes	Yes	LT	No	Yes	None	Short-Term 3-5 Years	Residents, business groups, Chamber of Commerce, GNPA advocacy	High Medium	Work with business associations and BERCC. High -- Broadway Fillmore/Lovejoy; Medium -- All other areas
86	ED2: Open more locally owned dry cleaners, Laundromats, drug stores, photocopy stores and department stores as prior research has indicated a need/want. *												Combined with 85	
87	ED2: Encourage banks to open on Saturdays. *	City	Advocate	Yes	Yes	Yes	LT	No	Yes	None	Immediate 1-3 Years	Residents, banks, GNPA advocacy	Low	Work with business associations and BERCC.
88	HPI: Support the Clinton Street Barn, Inc. Strategic Plan. *	GNPA	Advocate	Yes	Yes	Yes	LT	No	No	Collaboration	Immediate: 1-3 Years to Ongoing	GNPA advocacy	Medium	Obtain a copy of the Strategic Plan and do an assessment of feasibility for the project.
89	(Duplicate)												Combined with 37	
90	HPI: Work with local consultants to identify historic structures for national and local historic landmark recognition and protection. * HPI: Public education on historic preservation & find uses for local landmarks. HPI: Advocate the City to make every effort to preserve any and all properties that can be documented to have historical significance. HP2: Inventory and research existing historic properties and/or buildings to be preserved and maintained according to government codes. *	GNPA	Advocate	Yes	Yes	Yes	LT	Yes -- Broadway Fillmore historic resources survey and Fillmore District Strategic Plan are good resources to begin with.	No	None	Immediate 1-3 Years	City of Buffalo, OSP, GNPA advocacy and monitoring	High	Also review the case of the Wollenberg Grain Mill, which was arsoned. In cases like this, where Wollenberg was on the National Register, even that can't provide protection.

**Prioritization Tool** Purpose: To prioritize goals/strategies appearing in the East Buffalo GNPA Neighborhood Plan (For the end result, see "Result: Priority Rank" column)

Prioritization completed during Neighborhood Planning Subcommittee meetings held 11/13/06, 12/11/06, & 1/9/07; Reviewed at GNPA General Meeting 1/16/07.														
<b>ID</b>	<b>Neighborhood Priorities - Goals and Strategies with Costs: *low **mod ***high</b>	<b>GNPA/ City Role</b>	<b>GNPA Activity</b>	<b>Within GNPA Control?</b>	<b>Is it Legal?</b>	<b>Is it Feasible?</b>	<b>Type of Implementation (LongTerm or Quick Hit)</b>	<b>Specific Resources/ Actions Identified?</b>	<b>Critical Community Need? (health, safety, public welfare)</b>	<b>Previous GNPA Action(s)</b>	<b>Time Line</b>	<b>Partners</b>	<b>Result: Priority Rank</b>	<b>Comment</b>
91	HPI: Broadway Fillmore: Proceed with establishing a Broadway Fillmore Historic District as outlined by a working group established by Council President Franczyk.*	GNPA	Advocate	Yes	Yes	Yes	QH	Update with working group	Yes	None	Immediate 1-3 Years	Council President Franczyk, Broadway Area Business Association, CTRC, City of Buffalo, GNPA advocacy	High	
92	HPI: Support Central Terminal Restoration Corp. Strategic Plan. *	GNPA	Advocate	Yes	Yes	Yes	LT	No	No	Yuri collaborates with the CTRC	Immediate: 1-3 Years to Ongoing	City of Buffalo, OSP, GNPA advocacy	High	Is a copy of the CTRC Strategic Plan available? LT ongoing.
93	HPI: Public education on historic preservation & find uses for local landmarks.* HP2: Inventory and research existing historic properties and/or buildings to be preserved and maintained according to government codes. *												Combined with 90	
94	S1: Support the Joint Schools Construction Board projects. *	GNPA	Project	Yes	Yes	Yes	QH	See additional items viz School #43 in Section 4, Goal S-1 of plan	Yes	None	Immediate 1-3 Years to Ongoing	City of Buffalo, GNPA advocacy	High	Support neighborhood planning efforts involving OSP and BPS.
95	S1: Improve lighting and sidewalks around schools. **	GNPA	Advocate	No	Yes	Maybe	LT	See comment	Yes	None	Immediate 1-3 Years	DPW, GNPA advocacy	High	Support neighborhood planning efforts involving OSP and BPS.
96	S1: Provide more books and computers to each public school. *	City	Advocate	No	Yes	Maybe	LT	No	No	None	Immediate: 1-3 Years to Ongoing	City of Buffalo, GNPA advocacy	Low	Perhaps NYS equity funding for schools will address this.
97	S1: In the case of a public school closure, the neighborhood would support the reuse of that building by a charter school. *	City	Advocate	No	Yes	Yes	LT	No	Yes	None	Immediate: 1-3 Years to Ongoing	Residents, GNPA advocacy	Medium	Monitor school openings and closings to detect opportunities to make positive contributions to keeping schools open.
98	S2: Place an increased emphasis on teaching and empowering students to respect themselves and others.*	City	Advocate	No	Yes	Maybe	LT	No	Yes	None	Short-Term 3-5 Years	Buffalo Public Schools, parents, GNPA advocacy	Low	Perhaps by strengthening public safety and truancy, and supporting programs that promote parenting like the EC DADS program.

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Prioritization completed during Neighborhood Planning Subcommittee meetings held 11/13/06, 12/11/06, & 1/9/07; Reviewed at GNPA General Meeting 1/16/07.

<b>ID</b>	<b>Neighborhood Priorities - Goals and Strategies with Costs: *low **mod ***high</b>	<b>GNPA/ City Role</b>	<b>GNPA Activity</b>	<b>Within GNPA Control?</b>	<b>Is it Legal?</b>	<b>Is it Feasible?</b>	<b>Type of Implementation (LongTerm or Quick Hit)</b>	<b>Specific Resources/ Actions Identified?</b>	<b>Critical Community Need? (health, safety, public welfare)</b>	<b>Previous GNPA Action(s)</b>	<b>Time Line</b>	<b>Partners</b>	<b>Result: Priority Rank</b>	<b>Comment</b>
99	S2: Require and monitor that all students comprehend the basic skills at their grade level before passing to the next grade level. *	City	Advocate	No	Yes	Maybe	LT	No	No	None	Short-Term 3-5 Years	Buffalo Public Schools, parents, GNPA advocacy	Low	Perhaps NYS equity funding for schools will address this.
100	S2: Reestablish full art, music and history classes. *	City	Advocate	No	Yes	Maybe	LT	No	No	None	Short-Term 3-5 Years	Buffalo Public Schools, parents, GNPA advocacy	Low	Perhaps NYS equity funding for schools will address this.
101	S2: Promote smaller class sizes taught by well-paid and knowledgeable teachers. **	City	Advocate	No	Yes	Maybe	LT	No	No	None	Short-Term 3-5 Years	Buffalo Public Schools, parents, GNPA advocacy	Low	Perhaps NYS equity funding for schools will address this.
102	S2: Support the Creative Educational Continuum. *	GNPA	Advocate	Yes	Yes	Yes	LT	Consult with Mr. Bakos for latest status.	Yes	Norm Bakos is highly involved in this effort.	Immediate: 1-3 Years to Ongoing	Buffalo Public Schools, parents, GNPA advocacy	High	OSP/BPS neighborhood planning initiative could perhaps collaborate with this group.
103	S2: Promote after school programs. * In areas where there are no community centers we recommend that the school provide the "Lighted School House Program."	GNPA	Advocate	Yes	Yes	Yes	LT	Re-establish Lighted School House Program at School #44 Lincoln Academy.	Yes	Unknown	Immediate: 1-3 Years to Ongoing	Buffalo Public Schools, parents, GNPA advocacy	High	The Lighted School House program was previously in the capital budget. After school programs is also a campaign pledge of State Senator A. Thompson.
104	S3: Evaluate existing homes and support improvement of housing around schools. *	GNPA	Advocate	Yes	Yes	Yes	LT	No	Yes	None	Immediate: 1-3 Years to Ongoing	OSP, interns from local colleges, GNPA coordinating and organizing	High	Begin with targeted demolitions. OSP/BPS neighborhood planning initiative could perhaps advance this.
105	S3: Demolish abandoned schools or find an immediate reuse. **	GNPA	Advocate	Yes	Yes	Yes	LT	No	Yes	Successful intervention in School 43	Immediate: 1-3 Years to Ongoing	City of Buffalo, GNPA advocacy	Medium	OSP/BPS neighborhood planning initiative could perhaps advance this.
106	S3: Promote smaller neighborhood schools/ first right of refusal for neighborhood children *	GNPA	Advocate	Yes	Yes	Yes	LT	No	Yes	None	Immediate: 1-3 Years to Ongoing	City of Buffalo, Buffalo Public Schools, parents, GNPA advocacy	High	
107	S3: Encourage the linkages between renovated/new schools with their surrounding neighborhoods. *	GNPA	Advocate	Yes	Yes	Yes	LT	No	Yes	None	Immediate: 1-3 Years to Ongoing	City of Buffalo, Buffalo Public Schools, parents, GNPA advocacy	High	OSP/BPS neighborhood planning initiative could perhaps advance this.

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Prioritization completed during Neighborhood Planning Subcommittee meetings held 11/13/06, 12/11/06, & 1/9/07; Reviewed at GNPA General Meeting 1/16/07.														
<b>ID</b>	<b>Neighborhood Priorities - Goals and Strategies with Costs: *low **mod ***high</b>	<b>GNPA/ City Role</b>	<b>GNPA Activity</b>	<b>Within GNPA Control?</b>	<b>Is it Legal?</b>	<b>Is it Feasible?</b>	<b>Type of Implementation (LongTerm or Quick Hit)</b>	<b>Specific Resources/ Actions Identified?</b>	<b>Critical Community Need? (health, safety, public welfare)</b>	<b>Previous GNPA Action(s)</b>	<b>Time Line</b>	<b>Partners</b>	<b>Result: Priority Rank</b>	<b>Comment</b>
108	LI: Advocate to maintain the only library in the East Buffalo GNPA to remain open: East Clinton. *	GNPA	Advocate	Yes	Yes	Yes	LT	No	Yes	Worked to keep Fronczyk Library open.	Immediate 1-3 Years	Residents, GNPA advocacy	High	What are the criteria for keeping libraries open? Maintaining sufficient hours and library use, per state requirements. ("Lack of funding threatens more libraries", Buffalo News, 11/7/2006)
109	LI: Support Council Members and/or community organizations that want to re-open/operate recently-closed libraries with volunteers (Mead, Fronczak). *	GNPA	Advocate	Yes	Yes	Yes	LT	No	No	Library Reuse Committee	Immediate 1-3 Years	City of Buffalo, residents, GNPA advocacy	Medium	Check for recent actions regarding this issue with Council Members and community organizations.
110	LI: The East Clinton Library is in the official county library system. The Mead and Fronczyk libraries would become affiliates. Book borrowing and returning would be channeled through one library, East Clinton. *	GNPA	Advocate	No	Yes	Maybe	LT	No	No	Library Reuse Committee	Immediate: 1-3 Years to Ongoing	City of Buffalo, residents, Buffalo and Erie County Public Library, GNPA advocacy	Medium	What does the Library Reuse Committee think about this? What are the reuse prospects for Mead and for Fronczyk? Perhaps, in the case of Fronczyk, reuse would be better than reconfiguring library service.
111	L1: Create an advisory group from Broadway-Fillmore and Lovejoy neighborhoods to advocate and solicit funds to re-open/operate recently-closed libraries.	GNPA	Advocate	Yes	Yes	Yes	LT	No	No	Library Reuse Committee	Immediate 1-3 Years	City of Buffalo, residents, GNPA advocacy	Medium	Check for recent actions regarding this issue with Council Members and community organizations.
112	YI: "Drug and Weapon Free Zones". *	GNPA	Project	Yes	Yes	Yes	QH	Yes, in plan	Yes	Collaboration with Weed & Seed	Immediate: 1-3 Years to Ongoing	Buffalo Police, residents, GNPA advocacy	High	Work with Lower East Side Weed & Seed and BPS to advance this anti-crime strategy
113	YI: Increase presence and visibility of Buffalo Police. ***	GNPA	Advocate	No	Yes	Maybe	LT	No	Yes	Investigated Special Police	Immediate: 1-3 Years to Ongoing	City of Buffalo, Buffalo Police, GNPA Advocacy	High	Attend open house, develop relationship with local police captains and officers, encourage good citizenship behavior so that bad guys are easier to identify and catch

**Prioritization Tool** Purpose: To prioritize goals/strategies appearing in the East Buffalo GNPA Neighborhood Plan (For the end result, see "Result: Priority Rank" column)

Prioritization completed during Neighborhood Planning Subcommittee meetings held 11/13/06, 12/11/06, & 1/9/07; Reviewed at GNPA General Meeting 1/16/07.

<b>ID</b>	<b>Neighborhood Priorities - Goals and Strategies with Costs: *low **mod ***high</b>	<b>GNPA/ City Role</b>	<b>GNPA Activity</b>	<b>Within GNPA Control?</b>	<b>Is it Legal?</b>	<b>Is it Feasible?</b>	<b>Type of Implementation (LongTerm or Quick Hit)</b>	<b>Specific Resources/ Actions Identified?</b>	<b>Critical Community Need? (health, safety, public welfare)</b>	<b>Previous GNPA Action(s)</b>	<b>Time Line</b>	<b>Partners</b>	<b>Result: Priority Rank</b>	<b>Comment</b>
114	Y2: Promote youth programs. **	GNPA	Advocate	Yes	Yes	Yes	QH	Yes, in plan	Yes	Unknown	Immediate: 1-3 Years to Ongoing	City of Buffalo, GNPA advocacy	Medium	Perhaps a outreach campaign could be begun and maintained to notify residents of youth program opportunities.
115	Y2: Develop Children's Community Gardens. *	GNPA	Advocate	No	Yes	Yes	LT	Yes, in plan	No	None	Immediate: 1-3 Years to Ongoing	City of Buffalo, residents, GNPA advocacy	Low	Labor intensive. Work with Grassroots Gardens and block clubs. See 41 above.
116	Y2: Support current programming at the various community centers.**	GNPA	Advocate	Yes	Yes	Yes	QH	No	Yes	See map in plan	Immediate: 1-3 Years to Ongoing	City of Buffalo, GNPA advocacy	Medium	Perhaps a outreach campaign could be begun and maintained to notify residents of community center opportunities.
117	H1: Build new homes including townhouses/condos for active seniors and singles. ** Encourage affordable housing for seniors and people with special needs. **	City	Advocate	No	Yes	Maybe	LT	No	Yes	Support of other housing initiatives	Immediate: 1-3 Years to Ongoing	Habitat for Humanity, Local contractors, OSP, GNPA advocacy	High	Do a needs analysis. Work with Community Health Foundation of Western and Central NY.
118	H1: Rehab two unit buildings that are owner occupied.**	City	Advocate	No	Yes	Maybe	LT	No	Yes	Support of other housing initiatives	Immediate: 1-3 Years to Ongoing	Habitat for Humanity, local housing agencies, residents, GNPA advocacy and monitoring	High	Do a needs analysis.
119	H1: If homes cannot be saved, an attempt should be made to build new housing that fits the style of the neighborhood.	City	Advocate	No	Yes	Maybe	LT	In Section 4a, Goal 6, the plan makes geographic recommendations on where to focus in Broadway Fillmore.	Yes	Support of other housing initiatives	Immediate: 1-3 Years to Ongoing	Habitat for Humanity, local housing agencies, residents, GNPA advocacy and monitoring	High	Do a needs analysis.
120	V1: Use vacant lots to increase lot space for community/ residential parking lots, side yards and garages. *												Combined in 159	

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121	HI: Rehab owner-occupied homes. **	City	Advocate	No	Yes	Maybe	LT	No	Yes	Support of other housing initiatives	Immediate: 1-3 Years to Ongoing	Local housing agencies, local contractors, residents, GNPA advocacy	High	Do a needs analysis.
122	HI: Acquire and rehab abandoned homes. **	City	Advocate	No	Yes	Maybe	LT	No	Yes	Support of other housing initiatives	Immediate: 1-3 Years to Ongoing	Local housing agencies, residents, City of Buffalo, GNPA advocacy	High	Do a needs analysis.
123	VLI: Babcock: Effectively meet housing needs. **												Combined with 117-122	
124	HI: Babcock: (5) Encourage affordable housing for seniors. **												Combined with 117	
125	HI: Lovejoy: (1) Rehab owner-occupied homes. **												Combined with 121	
126	HI: Lovejoy: (4) Rehab two-unit buildings/ owner occupied. **												Combined with 118	
127	HI: Lovejoy: (5) Encourage affordable housing for seniors. **												Combined with 117	
128	HI: Broadway Fillmore: (1) Acquire and Rehab owner-occupied homes. **												Combined with 122	
129	(Duplicate)												Combined with 154	
130	HI: Broadway Fillmore: Reduce the number of units in a multi unit property from 3 units to 1 unit. **	GNPA	Advocate	No	Yes	Maybe	LT	No	Yes	None	Immediate: 1-3 Years to Ongoing	City of Buffalo, residents, GNPA advocacy	High	Do a needs analysis. Black Rock - Riverside also wants to do a study on conversions of doubles to singles. (Also In Matt Urban housing plan, through rehabs.)
131	HI: Broadway Fillmore: Support Corpus Christi's plan to build Senior Village. *	GNPA	Advocate	No	Yes	Yes	QH	No	Yes	Yes, Advocated for pilot home on Townsend	Immediate: 1-3 Years to Ongoing	Friends of Corpus Christi, residents, GNPA advocacy	High	Obtain a copy of the Plan.
132	HI: Emerson: (1) Rehab owner-occupied homes. **												Combined with 121	
133	HI: Emerson: Demolition of homes. **												Combined with 154	

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<b>ID</b>	<b>Neighborhood Priorities - Goals and Strategies with Costs: *low **mod ***high</b>	<b>GNPA/ City Role</b>	<b>GNPA Activity</b>	<b>Within GNPA Control?</b>	<b>Is it Legal?</b>	<b>Is it Feasible?</b>	<b>Type of Implementation (LongTerm or Quick Hit)</b>	<b>Specific Resources/ Actions Identified?</b>	<b>Critical Community Need? (health, safety, public welfare)</b>	<b>Previous GNPA Action(s)</b>	<b>Time Line</b>	<b>Partners</b>	<b>Result: Priority Rank</b>	<b>Comment</b>
134	H1: Work with Habitat for Humanity. *	City	Advocate	No	Yes	Maybe	LT	No	Yes	Support of other housing initiatives	Immediate: 1-3 Years to Ongoing	Residents, GNPA advocacy	Medium	Do a needs analysis.
135	H1: Advocate to the City to pursue non-public funding for homeowners at 80% or over median income guidelines. *	City	Advocate	No	Yes	Maybe	LT	No	Yes	Support of other housing initiatives	Immediate: 1-3 Years to Ongoing	City of Buffalo, GNPA advocacy and fundraising	Medium	Do a needs analysis; Work with Banks.
136	H1: Encourage continuation of City of Buffalo practice of having housing agencies that contract with the City of Buffalo collaborate with the GNPA. *	City	Advocate	No	Yes	Yes	QH	No	Yes	Strong collaboration with HomeFront and Matt Urban Center and previously with Broadway NHS	Immediate: 1-3 Years to Ongoing	City of Buffalo, OSP, GNPA advocacy	High	City of Buffalo housing department has new policy on targeting streets that involves agency collaboration with GNPA's and Community Planners.
137	H1: Discount card program. *	GNPA	Project	Yes	Yes	Maybe	QH	Work with local bus. assoc. and GSBuf CofC, for area residents from local vendors for minor home repairs	No	None	Short-Term 3-5 Years	Local businesses, GNPA advocacy	Medium	Minor home repairs are a critical need, but is this the best way to go about it?
138	H1: Research and advocate for the use of green architecture in the redevelopment of homes where appropriate.	GNPA	Advocate	Yes	Yes	Yes	LT	None	Yes	None	Immediate: 1-3 Years to Ongoing	City of Buffalo, OSP, Housing agencies, GNPA advocacy	High	
139	H2: Promote programs/credit counseling/funds available for 1st time homebuyers. *	GNPA	Project	Yes	Yes	Yes	QH	None	Yes	Housing expertise among GNPA leaders	Immediate: 1-3 Years to Ongoing	City of Buffalo, OSP, HomeFront, GNPA advocacy	High	How do housing organizations promote programs now? Also, there are OSP brochures available. Also, work with HomeFront.
140	H2: Prioritize available funds to existing residents/homeowners. *												On hold for additional review.	
141	H2: Rehab vacant apartments to be owner occupied. Do not rehab properties that will be owned by absentee landlords. **	City	Advocate	No	Maybe	Maybe	LT	No	Maybe	Housing expertise among GNPA leaders	Immediate: 1-3 Years to Ongoing	OSP, residents, Habitat for Humanity, GNPA advocacy	Medium	Check feasibility and legality re: fair housing.

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142	H2: Encourage post-homebuying education classes to assist homeowners in maintaining and improving their homes. *	GNPA	Project	Yes	Yes	Yes	QH	No	Yes	Housing expertise among GNPA leaders	Immediate: 1-3 Years to Ongoing	City of Buffalo, OSP, HomeFront, GNPA advocacy	High	How do housing organizations promote programs now? Housing CBOs and HomeFront Inc. provide this service.
143	H3: Advocate to the City for strict enforcement of housing/code laws & penalties. *	GNPA	Advocate	Yes	Yes	Yes	LT	Yes, in plan	Yes	Collaborate with housing orgs. and inspectors and housing court. CCE area designation is relevant too. Broadway Fillmore is a CCE area.	Immediate: 1-3 Years to Ongoing	Residents, GNPA advocacy	Medium	Also, use the GNPA Inspections Prioritization process implemented in 2007.
144	H3: Encourage enforcement of Section 8 standards for both the property and tenants living in the property.*	City	Advocate	No	Maybe	Maybe	LT	No	Maybe	None	Immediate: 1-3 Years to Ongoing	City of Buffalo, Department of Inspections, residents, GNPA advocacy and monitoring	Medium	Mr. Wanamaker asks what is GNPA familiarity with Section 8 standards and what are issues with them?
145	H3: Tenant and Landlord education program. **	GNPA	Project	Yes	Yes	Yes	QH	No	Yes	Housing orgs.	Immediate: 1-3 Years to Ongoing	Department of Inspections, Common Council, housing orgs., GNPA advocacy	Medium	Housing expertise among GNPA leaders. Collaborate with Dept. of Inspections, housing orgs., Common Council. What about a "Welcome Wagon"-type program that is neighborhood specific?
146	H3: Provide collaboration and support to Housing Court Judge Henry Nowak for his programs involving receivership and other tools. *	GNPA	Project	Yes	Yes	Yes	LT	No	Yes	Housing orgs. have liaisons.	Immediate: 1-3 Years to Ongoing	City of Buffalo, Department of Inspections, GNPA advocacy	High	Housing orgs. have Housing Court Liaisons. Housing expertise among GNPA leaders. Also, use the GNPA Inspections Prioritization process implemented in 2007.
147	H3: Expand the City's Comprehensive Code Enforcement Areas to Lovejoy and Kaisertown neighborhoods. *	City	Project	No	Yes	Yes	QH	No	Yes	Harvey Garrett has his "Top Ten" concept.	Immediate: 1-3 Years to Ongoing	City of Buffalo, Department of Inspections, GNPA advocacy	Medium	Only being done in EBuf in Broadway Fillmore; Target around schools might be a good first step, with BPS/OSP neighborhood planning committee.

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148	H4: Cap/limit the number of properties that an individual can buy at any given time through City auctions/ foreclosures. * H4: No more than 10 homes be allowed for purchase at any given time unless an individual has a positive track record. * H4: Background Check. * H4: The City not consummate a sale until a background check has been done; give 3-5 business days for the background check to be completed. *	City	Advocate	No	Yes	Yes	QH	No	Yes	None	Immediate 1-3 Years	City of Buffalo, Department of Real Estate, GNPA advocacy and monitoring	High	Several changes were made to In Rem auction process in 2006: affidavit regarding resale and requirement to bring structures into code. Research. Anti-Flipping Task Force.
149	H4: No more than 10 homes be allowed for purchase at any given time unless an individual has a positive track record. *												Combined with 148	
150	H4: Background Check. *												Combined with 148	
151	H4: The City not consummate a sale until a background check has been done; give 3-5 business days for the background check to be completed. *												Combined with 148	
152	H4: Promote credit counseling programs to first time homebuyers. *												Combined with 139	
153	H4: Support 'Buffalo Don't Borrow Trouble' consumer education program of the Buffalo Urban League. *	GNPA	Advocate	Yes	Yes	Yes	QH	No	Yes	None	Immediate 1-3 Years	Buffalo Urban League	High	Get information online on this program, work with Buffalo Urban League

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154	H5: In order to target demolition effectively, priority is given to homes and areas where frail populations (children and elderly) live, play, go to school and work. *	GNPA	Project	See comment	Yes	Yes	WH	Mr. Wanamaker suggested this project to the GNPA in August 2006.	Yes	None	Immediate: 1-3 Years to Ongoing	City of Buffalo, residents, GNPA advocacy and monitoring	High	Mr. Wanamaker has suggested that GNPA's can assist in demolition targeting. OSP/BPS collaboration is an opportunity for neighborhood planning. Perhaps bite-size, incremental steps are best way to go, I.e. target demolitions around schools first. State money is available for more demolitions than in the past.
155	VLI: Do inventory of existing vacant lots and identify their owners. *												Combined with 33	
156	VLI: Promote Homesteading. *	GNPA	Advocate	No	Yes	Yes	QH	No	Yes	Might be part of housing org. developments	Immediate: 1-3 Years to Ongoing	Housing agencies, residents, GNPA advocacy, OSP	Medium	Housing expertise among GNPA leaders. Homesteading is possible in UR Areas and CCE Areas. Collaborate with housing orgs. and block clubs.
157	VLI: Advocate for the City of Buffalo to implement and enforce a maintenance plan for non-City owned lots. The City could generate revenue through taxes on these lots. Recommend the revenue created pay for the contracting of monitoring and enforcement services by a private company. *	GNPA	Advocate	Yes	Yes	Maybe	LT	No	Yes	None	Immediate 1-3 Years	GNPA advocacy	High	There has been recent proposals (early 2007) for this at the Common Council level. Research.
158	VLI: Support City of Buffalo's VLBFAM Program. *	GNPA	Advocate	Yes	Yes	Maybe	LT	VLBFAM	Yes	None	Immediate: 1-3 Years to Ongoing	GNPA advocacy	High	Obtain copy of VLBFAM plan. Find out if it has been instituted. Research Blueprint Buffalo.

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159	VLI: Use vacant lots to increase lot space for community/residential parking lots, side yards and garages. *	City	Advocate	No	Yes	Yes	LT	No	Yes	None	Immediate: 1-3 Years to Ongoing	City of Buffalo, OSP, DPW, Residents, GNPA advocacy	High	Perhaps the GNPA could undertake a small area study/demonstration project . Issue involving residential properties is often connected to urban homesteading. Need exists esp. in Kaisertown. Caveats are: Do it right. Also, if you acquire a City-owned home, you need resources to fix it up (City has 50/50 program up to \$20K owner occupied if you need \$ up front).
160	VLI: Develop Children's Community Gardens. *												Combined with 115.	Collaborate with Grassroots Gardens (See also 41 above). Labor intensive project.
161	TI: Preserve existing infrastructure. ** TI: Preserve and improve pavement of all streets. ** TI: Repair and replace bridges as necessary. ** TI: Inventory and preserve existing brick streets. ** TI: Broadway Fillmore: Realign streets to provide for better circulation. ***	City	Advocate	No	Yes	Maybe	LT	No	Yes	None	Immediate: 1-3 Years to Ongoing	DPW, OSP, NYSDOT, GBNRTC, GNPA advocacy	Medium	Identify infrastructure needs, work with appropriate authorities.
162	TI: Preserve and improve pavement of all streets. **												Combined with 161	
163	TI: Repair and replace bridges as necessary. **												Combined with 161	
164	TI: Inventory and preserve existing brick streets. **												Combined with 161	
165	T2: Increase use of public transit and para-transit. *	City	Advocate	No	Yes	Yes	QH	No	Yes	None	Immediate: 1-3 Years to Ongoing	NFTA, GBNRTC, GNPA advocacy	High	Creation of "smart buses" is a possibility. Work with NFTA. Mayor sits on NFTA board. Census data shows user information, and NFTA has data too. Regional issue.

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166	T2: Target neighborhoods clean up projects around public transit stops. *	GNPA	Project	Yes	Yes	Yes	LT	No	Yes	None	Immediate: 1-3 Years to Ongoing	Residents, GNPA coordinating and organizing	High	Excellent way to build relationship with NFTA and make a visible positive impact in community. Collaborate with NFTA.
167	T2: Identify existing Niagara Frontier Transportation Authority (NFTA) stops that need to be improved (i.e. benches/signage). * T2: Encourage NFTA to place permanently affixed schedules at each bus stop within the GNPA area. * T2: Advocate NFTA to make available a map of all bus routes. * T2: Have the name of each bus stop on the sign for the bus stop. *	GNPA	Project	Yes	Yes	Yes	QH	No	Yes	None	Immediate 1-3 Years	NFTA, Residents, GNPA coordinating and organizing	Medium	Collaborate with NFTA. City-wide project.
168	T2: Advocate for the identification of new bus shelters where needed. *	GNPA	Project	Yes	Yes	Yes	QH	No	Yes	None	Immediate 1-3 Years	NFTA, residents, GNPA advocacy	High	Do the research. Collaborate with NFTA. Spot for bus shelter identified in Seneca Babcock.
169	T2: Encourages NFTA to place permanently affixed schedules at each bus stop within the GNPA area. *												Combined with 167	
170	T2: Advocate NFTA to make available a map of all bus routes. *												Combined with 167	
171	T2: Have the name of each bus stop on the sign for the bus stop. *												Combined with 167	
172	T2: Work in collaboration with Citizens Regional Transit Corporation to improve and expand public transportation. **	GNPA	Advocate	Yes	Yes	Maybe	LT	No	Yes	None	Short-Term 3-5 Years	GNPA, CTRC	High	Collaborate with NFTA. Note: Buses cost 1/3 what light rail costs. "You can do what light rail does with a bus for one-third the cost." -- Jacob Snow, southern Nevada's transport commission. (Economist, Sept 2-8, 2006)

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173	T3: Implement inter-modal system. **	GNPA	Advocate	No	Yes	Maybe	LT	No	No	None	Short-Term 3-5 Years	GBNRTC, NYSDOT, GNPA	Medium	Research and advocacy project. Yuri has ideas. Bus to train. Bus to plane. Bike to train. Use Central Terminal as Amtrak station. Etc.
174	T3: Identify and implement bicycle infrastructure. *	GNPA	Advocate	No	Yes	Maybe	LT	No	No	None	Short-Term 3-5 Years	GBNRTC, GNPA, local cycling groups	Medium	Research and advocacy project.
175	T3: Promote alternatives to single occupancy vehicles (SOV). *	GNPA	Advocate	Yes	Yes	Maybe	LT	No	No	None	Immediate: 1-3 Years to Ongoing	GBNRTC, NYSDOT, NFTA	Medium	Collaborate with NFTA. This is a multifaceted issue. Many jobs are in the suburbs. Low car ownership in GNPA. What are the alternatives? Regional Issue.
176	T3: Educate residents on transportation issues. *	GNPA	Project	Yes	Yes	Yes	QH	No	No	None	Immediate: 1-3 Years to Ongoing	GBNRTC, NYSDOT, NFTA, GNPA	Medium	Research and advocacy project. What are the issues?
177	T4: Employ transportation services which promote higher density. *	GNPA	Advocate	No	Yes	Yes	LT	No	Yes	None	Immediate: 1-3 Years to Ongoing	NFTA	Medium	Transportation is also part of economic development. High gas prices could lead to infill development IF transportation services are sophisticated and workable.
178	T4: Encourage efficient public transportation through existing business corridors to increase employment opportunities. *	GNPA	Advocate	No	Yes	Yes	LT	No	Yes	None	Short-Term 3-5 Years	GBNRTC, NFTA	Medium	Transportation is also part of economic development. High gas prices could lead to infill development IF transportation services are sophisticated and workable.
179	T4: Provide for efficient and reliable freight service by rail or truck. **	GNPA	Advocate	No	Yes	Yes	LT	No	Yes	None	Immediate: 1-3 Years to Ongoing	GBNRTC, NYSDOT	Medium	Transportation is also part of economic development. Infill development can occur IF transportation services are sophisticated and workable. Take a look at efficiencies offered by Clinton Bailey and other transport hubs.

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<b>ID</b>	<b>Neighborhood Priorities - Goals and Strategies with Costs: *low **mod ***high</b>	<b>GNPA/ City Role</b>	<b>GNPA Activity</b>	<b>Within GNPA Control?</b>	<b>Is it Legal?</b>	<b>Is it Feasible?</b>	<b>Type of Implementation (LongTerm or Quick Hit)</b>	<b>Specific Resources/ Actions Identified?</b>	<b>Critical Community Need? (health, safety, public welfare)</b>	<b>Previous GNPA Action(s)</b>	<b>Time Line</b>	<b>Partners</b>	<b>Result: Priority Rank</b>	<b>Comment</b>
180	T4: Promote accessibility to tourist destinations. **	GNPA	Advocate	Yes	Yes	Yes	LT	No	No	None	Immediate: 1-3 Years to Ongoing	GBNRTC, NYSDOT, Erie County, City of Buffalo	Medium	Bus goes to Niagara Falls from Downtown Transportation Center. What other tourist destinations are there? Are they accessible? Regional issue.
181	T4: Expect new development to integrate transportation into planning. *	GNPA	Advocate	Yes	Yes	Yes	LT	No	Yes	None	Immediate: 1-3 Years to Ongoing	GBNRTC, NYSDOT, Erie County, City of Buffalo	High	Part of a comprehensive plan. See Comp. Plan for city-wide ideas. GNPA can exercise influence as a voice for comprehensive approach in development reviews.
182	T4: Make transportation infrastructure friendly to tourists/visitors. *	City	Advocate	No	Yes	Yes	LT	No	Yes	None	Immediate: 1-3 Years to Ongoing	GBNRTC, NYSDOT, Erie County, City of Buffalo	Medium	For example, during Lars' internship, he as an ESL student encountered difficulties in travelling. Not all bus stops were identified in bus literature, for example.
183	T4: Emphasize the impact of Joseph Ellicott's work	GNPA	Project	Yes	Yes	Yes	QH	No	No	None	Immediate: 1-3 Years to Ongoing	GBNRTC, City of Buffalo	Medium	The radial street system preserves essential bus service to downtown. It also influenced the east-west, north-south orientation of railways. 200 year anniv. of Ellicott plan in 2004.
184	T5: Mitigates environmental impacts of transportation activities. **	City	Advocate	No	Yes	Yes	LT	No	Yes	None	Immediate: 1-3 Years to Ongoing	GBNRTC, NYSDOT, Soil and Water Conservation District, DEC	Medium	For example, truck traffic, rail spurs/traffic, standard vs hybrid buses, traffic signal timing...
185	T5: Employ traffic calming methods in residential areas. ** T5: Request city to stripe or mark all pedestrian crossings. * T5: Time all signaled intersections to allow for safe crossing by the frailest of pedestrians. *	City	Advocate	No	Maybe	Maybe	LT	No	Yes	None	Immediate: 1-3 Years to Ongoing	GBNRTC, NYSDOT, City of Buffalo	High	For example, traffic light at mosque on Sycamore, where child was hit by car. However, some ideas are not permitted by traffic law, I.e. speed bumps.

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<b>ID</b>	<b>Neighborhood Priorities - Goals and Strategies with Costs: *low **mod ***high</b>	<b>GNPA/ City Role</b>	<b>GNPA Activity</b>	<b>Within GNPA Control?</b>	<b>Is it Legal?</b>	<b>Is it Feasible?</b>	<b>Type of Implementation (LongTerm or Quick Hit)</b>	<b>Specific Resources/ Actions Identified?</b>	<b>Critical Community Need? (health, safety, public welfare)</b>	<b>Previous GNPA Action(s)</b>	<b>Time Line</b>	<b>Partners</b>	<b>Result: Priority Rank</b>	<b>Comment</b>
186	T5: Decrease energy consumption. **	City	Advocate	No	Yes	Maybe	LT	No	Yes	None	Immediate: 1-3 Years to Ongoing	GBNRTC, NYSDOT, NFTA	Medium	Global warming and rising energy costs make this a timely issue. Other cities have taken action on this topic in varying ways. See TIME magazine article, "Saving One City at a Time", 4/3/2006.
187	T5: Encourage and enhance non-motorized transportation. ***	GNPA	Advocate	Yes	Yes	Yes	LT	No	Yes	None	Immediate: 1-3 Years to Ongoing	GBNRTC, NYSDOT, NFTA	Medium	One of the ways to encourage pedestrian transportation is to facilitate safe walking. In summer 2006, the issue of attacks on elderly while walking came to our attention through the Buffalo News. More conventional pro-active actions, like bike racks, are possible too.
188	T5: Request city to stripe or mark all pedestrian crossings. *												Combined with 185	
189	T5: Time all signaled intersections to allow for safe crossing by the frailest of pedestrians. *												Combined with 185	
190	T5: Educate pedestrians on transportation issues. *												Duplicate Item. See T3	
191	T6 Coordinate the regional, city and neighborhood transportation and land use plans such as this neighborhood plan. *	City	Advocate	No	Yes	Yes	LT	No	Yes	None	Immediate: 1-3 Years to Ongoing	GBNRTC, NYSDOT, OSP	Medium	Similar to Item in T4. Other plans: Erie-Niagara Regional Framework, Buffalo Comp. Plan, GBNRTC TIP plans, special project/entity plans (Matt Urban plan, housing plans, CTRC strategic plan, Broadway Market strategic plan), etc.

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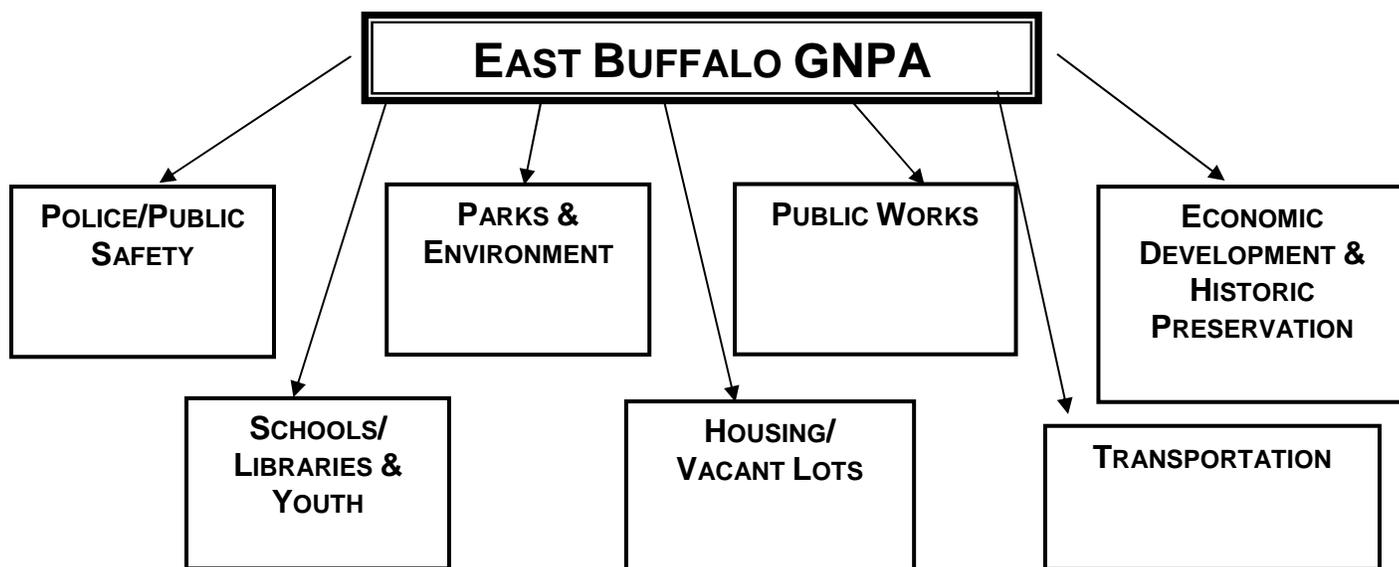
<b>ID</b>	<b>Neighborhood Priorities - Goals and Strategies with Costs: *low **mod ***high</b>	<b>GNPA/ City Role</b>	<b>GNPA Activity</b>	<b>Within GNPA Control?</b>	<b>Is it Legal?</b>	<b>Is it Feasible?</b>	<b>Type of Implementation (LongTerm or Quick Hit)</b>	<b>Specific Resources/ Actions Identified?</b>	<b>Critical Community Need? (health, safety, public welfare)</b>	<b>Previous GNPA Action(s)</b>	<b>Time Line</b>	<b>Partners</b>	<b>Result: Priority Rank</b>	<b>Comment</b>
192	T6 Encourage mixed-use development by providing multi-modal transportation connections. *	City	Advocate	No	Yes	Maybe	LT	No	No	None	Immediate: 1-3 Years to Ongoing	GBNRTC, NYSDOT, OSP, GNPA	Medium	Similar to Item in T3. The question must be asked: In East Buffalo, how much influence would multi-modal transportation connections have on encouraging mixed-use development? What has to happen first?
193	T6 Expect new development to integrate transportation into planning. *												Duplicate Item. See 181.	
194	T6 Incorporate land use model with transportation planning. *												Duplicate Item. See 181.	
195	T7: Request GBNRTC and/or NYSDOT to make available planning tools at the neighborhood level. *	GNPA	Advocate	Yes	Maybe	Maybe	QH	No	No	None	Immediate 1-3 Years	GBNRTC, NYSDOT, GNPA	Medium	Who will use these models? Do licensing agreements allow them to be shared?
196	T7: Establish methods for GNPA needs identification to be routed to the Planning and Coordinating Committee of GBNRTC. *	City	Advocate	No	Yes	Yes	LT	No	Yes	None	Immediate 1-3 Years	GBNRTC, GNPA	High	Maybe these methods already exist. Research. Yur could be the route; develop a list.
197	T7: GNPA should be able to initiate Initial Project Proposal Submissions. GNPA can add specific local and private information not readily available to planners at a broader geographic or broader governance level. *	City	Advocate	No	Maybe	Maybe	LT	See Item.	Yes	None	Immediate: 1-3 Years to Ongoing	GNPA, GBNRTC	Medium	Research feasibility and legality. Is initiating Initial Project Proposals different from adding local information? Are these two different Items?
198	T7: GNPA should provide feedback as an advisory group to transportation needs identified by NYSDOT. *	GNPA	Advocate	Yes	Yes	Yes	QH	No	Yes	None	Immediate: 1-3 Years to Ongoing	GNPA, NYSDOT	Medium	GNPA can probably provide this feedback now without an advisory group status. Research.

**Prioritization Tool** Purpose: To prioritize goals/strategies appearing in the East Buffalo GNPA Neighborhood Plan (For the end result, see "Result: Priority Rank" column)

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199	T7: Neighborhood input, through GNPA's, should be referenced and recognized during implementation of successful projects. *	City	Advocate	No	Yes	Yes	LT	No	No	None	Immediate: 1-3 Years to Ongoing	GBNRTC, NYSDOT, NFTA, GNPA	High	What neighborhood input has been/can be secured? How would that be operationalized with GNPA? That's why GNPA exists.
200	T7: Integrate NFTA service with that offered by other transportation providers to increase mobility and access, enhance inter-communication and scheduling. *	City	Advocate	No	Yes	Maybe	LT	Example: project submitted to NYSDOT by Buffalo Comm. Center Collaborative.	Maybe	None	Immediate 1-3 Years	NFTA, local transportation providers	Medium	Does this refer to, for example, Amtrak rail service and late night/early morning bus schedules? Handicapped van service and bus schedules?
201	T7: Support GBNRTC proposal to expand rail service from central business district downtown to the airport. *	GNPA	Advocate	Yes	Yes	Yes	QH	No	No	None	Immediate 1-3 Years	GNPA, residents, businesses	Medium	Determine feasibility. Smart buses might be better option. See 172 above. Express bus service to airport from downtown is available now
202	T7: Specific suggestions for Initial Project Proposals (Clinton, William, Paderewski, Wilson; mill/resurface residential streets; landscaping improvements to Broadway, Fillmore, Memorial, Seneca, Sycamore, Walden; add bus shelters and pedestrian furniture on Broadway; Integrate NFTA service with that offered by other providers.	GNPA	Project	Yes	Maybe	Maybe	LT	No	No	None	Immediate 1-3 Years	GNPA, residents, businesses	Medium	Learn about the Initial Project Proposal process and determine feasibility and legality of suggestions.

## Organizational Strategy for Implementation

Action groups will be created to work on implementation of the East Buffalo GNPA Neighborhood Plan. The action groups will each focus on strategies associated with goals in these subject areas (see chart below): police and public safety, parks, environment and public works, economic development/historic preservation and public transportation, schools and youth, and housing and vacant lots. The East Buffalo Good Neighbors' Planning Alliance will be the lead coordination organization and will oversee the entire plan. Agency and organization sponsors will assist the East Buffalo GNPA with facilitating each action group. The agency/organization sponsors will help coordinate meetings and document progress. Each action group will hold their first meetings in September 2007 to organize their group to begin implementation, with the help of the Prioritization Tool presented on page 157. The action groups will report the progress directly to the East Buffalo GNPA on a regular basis. The goal during the implementation phase is to maintain the positive momentum of the neighborhood plan.



## Evaluation Plan

The East Buffalo GNPA will hold annual meetings in each of the five GNPA communities each year to evaluate their neighborhood plan's current status. The meetings will be scheduled to coincide with the anniversary of the date the East Buffalo GNPA Neighborhood Plan was adopted by the City of Buffalo Common Council. Residents, community stakeholders and topic area action groups will be asked to review the actions of the past year and to set the course for the upcoming year by evaluating applicability of the priorities in Prioritization Tool presented on page 157, adding new or re-prioritizing strategies as needed. Additional outreach will be conducted to gather diverse feedback from the community as needed.

## **Section 6: Potential Partners and Funding Sources**

### **Potential Partners**

#### **Police & Public Safety:**

- 
- > Regional Community Policing Center  
Contact: Dr. Pamela Beal (716) 829-3520  
[www.wings.buffalo.edu/uci](http://www.wings.buffalo.edu/uci)
  - > Buffalo Police- Community Service  
Contact: Michelle Graves (716) 851-4112
  - > TRY Program run out of FLARE office  
Contact: Janet DiPasqualo (716) 892-2814
  - > Crime Prevention Through Environmental Design  
Contact: Charles Leist (716) 886-5262 [leist@adelphia.net](mailto:leist@adelphia.net)
  - > County of Erie Office of the District Attorney's Community  
Prosecution Bureau  
Contact: (716) 858-2424
  - > Assembly member Sam Hoyt  
Contact: (716) 852-2795
  - > Henry J. Nowak, Buffalo City Court  
Contact: (716)-845-2648
  - > ABLEY  
Contact: (716) 895-4074
  - > Buffalo Challenger  
Contact: (716) 897-0442
  - > Buffalo Criterion  
Contact: (716) 882-9570
  - > Fine Print News  
Contact: (716) 855-3810
  - > South Buffalo News  
Contact: (716) 668-5223
  - > East Clinton Shopper  
Contact: (716) 897-0526
  - > Iron Island Express  
Contact: (716) 892-3084

#### **Parks/ Environment & Public Works:**

- 
- > Urban Design Project  
Contact: Bradley Wales (716) 829-3483 x105  
[www.urbandesignproject.org](http://www.urbandesignproject.org)
  - > Buffalo Olmsted Parks Conservancy  
Contact: (716) 838-12493
  - > Buffalo and Erie County Botanical Gardens  
Contact: (716) 827-1584

## **Economic Development & Historic Preservation:**

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- > Greater South Buffalo Chamber of Commerce  
Contact: Ann Enger (716) 824-9942
- > Buffalo Economic Renaissance Corporation  
Contact: Wayne Kwiatkowski (716) 842-2667 ext. 110
- > HomeFront, Inc.  
Contact: Denise H. Jarosch (716) 856-2952
- > Food Ventures Commercial Kitchen Facilities Massachusetts  
Avenue Project (MAP)  
Contact: Judith Einach (716) 816-0961
- > Congresswoman Louise M. Slaughter, Buffalo Office  
Contact: (716) 858-5813
- > The Urban Management Networking Group  
Contact: (716) 892-8297

## **Schools & Youth:**

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- > YO! Program  
Contact: Glenda O'Connor (716) 854-7121
- > PBA Youth Services  
Contact: (716) 851-4501
- > Center for Sustainability and Civic Engagement  
Daemen College  
Contact: Lauren Breen (716) 839-8492
- > Boys and Girls Club of Buffalo  
Contact: Bailey Ave 892-5864 or Babcock 822-0034
- > Youth Build  
Contact: [www.youthbuild.org](http://www.youthbuild.org)
- > University at Buffalo's Educational Opportunities Program  
Contact: (716) 849-6753  
<http://wings.buffalo.edu/psua/psua/EOC.HTM>
- > South Buffalo Education Center  
Contact: (716) 824-6180/GED Program or  
(716) 824-9942/Computer Program
- > Hennepin Center  
Contact: 893-6457
- > Greater South Buffalo Chamber of Commerce  
Contact: (716) 824-9942
- > Seneca Babcock Community Association  
Contact: (716) 822-5094
- > FBI Buffalo Field Office  
Contact: (716) 856-7800

## **Housing & Vacant Lots:**

- > Broadway Fillmore NHS  
Contact: Bruce Williams (716) 852-3130
- > HomeFront, Inc.  
Contact: Bryan Cacciotti (716) 856-2952
- > Matt Urban Community Center  
Contact: Marlies Wesolowski (716) 893-7222
- > Habitat for Humanity Buffalo  
Contact: (716) 741-3079
- > Vacant Land Buildings & Facilities Asset Management Project  
Contact: Darlene Vogel (716) 851-5635
- > Henry J. Nowak, Buffalo City Court  
Contact: (716)-845-2648
- > Concordia Cemetery  
Contact: Wayne Rettke, Volunteer Coordinator  
(716) 892-2909

## **Transportation:**

- > NFTA (Niagara Frontier Transportation Authority)  
Contact: (716) 855-7234 or 855-7218
- > GBNRTC (Greater Buffalo-Niagara Regional Transportation Council)  
Contact: (716) 856-2026

## **Potential Funding Sources**

### **Police & Public Safety**

- Citizen Patrol  
<http://www.nacop.org>  
(909) 898-8551
- The Enterprise Foundation  
<http://www.enterprisefoundation.org/index.asp>  
(410) 964-1230
- U.S Department of Justice Office of Community Oriented Policing Services  
<http://www.usdoj.gov/cops>  
(800) 421-6770 or  
(202) 307-1480

- Allstate Foundation  
<http://www.allstate.com/foundation/funding.html>  
631-451-5500

### **Parks/ Environment & Public Works**

- The Transportation Equity Act for the 21<sup>st</sup> Century (TEA21)  
<http://www.fhwa.dot.gov/tea21>
- Transportation Enrichment Program  
<http://www.fhwa.dot.gov/environment/tea2.htm>
- National Scenic Byways Program  
[http://www.fhwa.dot.gov/discretionary/pi\\_sbywy.htm](http://www.fhwa.dot.gov/discretionary/pi_sbywy.htm)
- New York Trails Program  
<http://www.nysparks.state.ny.us/grants/ProgramInfoTrails.htm>  
(716) 278-1719
- Active Living by Design  
<http://www.activelivingbydesign.org>  
(919) 843-ALBD (2523)
- Bicycle Federation of America (BFA)  
<http://www.sustainable.doe.gov/database/611.html>  
(202) 463-6622
- The National Direct Impact on Rivers and Trails (DIRT), the National Bicycle and Pedestrian Advocacy Campaign and more.  
<http://www.dfwinfo.com/envir/trin/outdoor/TrnTrail/TrTrailE.pdf>

### **Economic Development & Historic Preservation**

- Small Business Administration  
<http://www.sba.gov>
- Acción New York  
<http://www.accionnewyork.org/>  
(718) 599-5170
- Citibank  
<http://us.citibusiness.com/html/partnerNetwork/CreditPrograms.htm>  
(800) 328-CITI

- HSBC Equipment Financing/Leasing  
<http://us.hsbc.com/corporate/special/equipment.asp>  
(800) 511-5011
- Community Preservation Corporation  
<http://www.communityp.com>  
(212) 869-5300
- Housing Trust Fund  
<http://www.nhtf.org>  
(202) 662-1530

### **Schools & Youth**

- State Youth Development Collaboration Projects  
Family and Youth Services Bureau (FYSB)  
<http://www.acf.dhhs.gov/programs/fysb/State-YD-Collb.htm>  
(212) 264-2890
- Workforce Investment Act (WIA) Youth Development Programs  
[http://www.welfareinfo.org/workforce\\_youth.asp](http://www.welfareinfo.org/workforce_youth.asp)

### **Housing & Vacant Lots**

- Neighborhood Reinvestment Corporation  
<http://www.nw.org/network/home.asp>  
(202) 220-2300
- Local Initiatives Support Corporation  
<http://www.liscnet.org>  
(212) 455-9800
- Community Preservation Corporation  
<http://www.communityp.com>  
(212) 869-5300
- Housing Trust Fund  
<http://www.nhtf.org>  
(202) 662-1530
- Community Development Block Grant  
<http://www.hud.gov/progdesc/cdbgent.cfm>  
(202) 708-1112
- Affordable Housing Corporation  
(212) 688-4000

- The Enterprises Foundation  
<http://www.enterprisefoundation.org/index.asp>  
(410) 964-1230
- Residential Emergency Services to Offer (Home) Repairs to the Elderly (RESTORE) - NYS Housing Trust Fund  
(716) 842-2244
- Low Income Housing Credit Program - NYS Division of Housing and Community Renewal (DHCR)  
(716) 842-2244
- Homes for Working Families Program (HWF) - NYS Division of Housing and Community Renewal  
(716) 842-2244

### **Community Development**

- Community Foundation for Greater Buffalo  
<http://www.cfgb.org/hpgrants.html>  
(716) 852-2857
- Kahle Family Foundation  
[http://www.rin.buffalo.edu/s\\_fina/foun/kahl.html](http://www.rin.buffalo.edu/s_fina/foun/kahl.html)
- Allstate Foundation  
<http://www.allstate.com/foundation/funding.html>  
(631) 451-5500
- Ford Foundation  
<http://www.fordfound.org>  
(212) 573-5000
- Oishei Foundation  
<http://www.oisheifdt.org>  
(716) 856-9490

# APPENDIX A

- ❖ Table: Population of East Buffalo Neighborhoods, 1970-2000.....A-1
- ❖ Table: Poverty and Income in East Buffalo Neighborhoods, 1989-99.....A-1
- ❖ Table: Educational Attainment of Adult Population (Age 25+) in East Buffalo Neighborhoods, 1970-2000..... A-2
- ❖ Table: Housing Statistics for East Buffalo Neighborhoods, 1970-2000 ..... A-3
- ❖ Table: Age Groups in East Buffalo Neighborhoods, 1970-2000.....A-4
- ❖ Table: Racial Composition of East Buffalo Neighborhoods, 1970-2000..... A-5
- ❖ Table: Labor Force Statistics for East Buffalo Neighborhoods, 1970-2000..... A-6

## Appendix A

<b>Population of East Buffalo Neighborhoods, 1970-2000</b>						
					%	%
	1970	1980	1990	2000	Change, 1970- 2000	Change, 1990- 2000
Seneca-Babcock	8,122	5,870	5,527	4,820	-40.7%	-12.8%
Broadway-Fillmore	22,566	16,509	15,304	10,771	-52.3%	-29.6%
Emerson	7,589	5,813	5,837	3,885	-48.8%	-33.4%
Lovejoy	12,830	10,381	9,675	8,461	-34.1%	-12.5%
Kaisertown	8,879	7,081	6,377	5,969	-32.8%	-6.4%
East Buffalo	59,986	45,654	42,720	33,906	-43.5%	-20.6%
Buffalo	462,768	357,870	328,123	292,648	-36.8%	-10.8%

Source: U.S. Census Bureau

<b>Poverty and Income in East Buffalo Neighborhoods, 1989-99</b>				
	Poverty Rate		Median Household Income	
	1989	1999	1989	1999
	Seneca-Babcock	25.5%	24.8%	\$17,483
Broadway-Fillmore	39.4%	44.1%	\$12,545	\$13,807
Emerson	37.4%	38.2%	\$13,455	\$17,203
Lovejoy	17.4%	25.9%	\$18,785	\$21,749
Kaisertown	15.6%	13.8%	\$20,856	\$30,789
East Buffalo	28.8%	30.8%	\$15,943	\$20,295
Buffalo	24.9%	26.6%	\$18,482	\$24,536

Source: U.S. Census Bureau

<b>Educational Attainment of Adult Population (Age 25+) in East Buffalo Neighborhoods, 1970-2000</b>				
	1970	1980	1990	2000
<b>Seneca-Babcock</b>				
Less than 9th grade	48.6%	39.4%	19.2%	11.5%
H.S. diploma or equivalent	22.8%	31.2%	55.7%	59.2%
Bachelors degree or higher	1.6%	1.9%	6.3%	3.8%
<b>Broadway-Fillmore</b>				
Less than 9th grade	54.1%	41.0%	19.7%	14.0%
H.S. diploma or equivalent	23.2%	34.5%	53.8%	57.3%
Bachelors degree or higher	2.2%	3.6%	6.7%	4.0%
<b>Emerson</b>				
Less than 9th grade	50.7%	40.2%	17.2%	10.3%
H.S. diploma or equivalent	24.1%	33.8%	57.4%	63.7%
Bachelors degree or higher	2.9%	5.3%	2.9%	2.1%
<b>Lovejoy</b>				
Less than 9th grade	43.1%	33.5%	16.2%	10.5%
H.S. diploma or equivalent	28.6%	43.5%	53.5%	66.0%
Bachelors degree or higher	1.8%	3.5%	4.9%	7.4%
<b>Kaisertown</b>				
Less than 9th grade	46.0%	32.8%	16.5%	9.6%
H.S. diploma or equivalent	29.0%	40.2%	59.0%	72.9%
Bachelors degree or higher	2.9%	3.3%	6.3%	9.1%
<b>East Buffalo</b>				
Less than 9th grade	49.5%	37.6%	18.0%	11.5%
H.S. diploma or equivalent	25.3%	37.0%	55.3%	63.7%
Bachelors degree or higher	2.3%	3.6%	5.7%	5.7%
<b>Buffalo</b>				
Less than 9th grade	35.6%	24.8%	12.4%	7.9%
H.S. diploma or equivalent	39.1%	53.8%	67.3%	74.6%
Bachelors degree or higher	6.7%	11.1%	16.0%	18.3%

Source: U.S. Census Bureau

<b>Housing Statistics for East Buffalo Neighborhoods, 1970-2000</b>				
	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>Seneca-Babcock</b>				
total units	2,792	2,583	2,548	2,449
% vacant units	5.3%	12.9%	10.5%	16.0%
% owner-occupancy	46.6%	49.6%	50.0%	49.3%
median value				\$35,100
<b>Broadway-Fillmore</b>				
total units	9,433	8,441	7,976	6,552
% vacant units	6.5%	15.0%	13.0%	27.8%
% owner-occupancy	37.6%	38.8%	17.0%	32.3%
median value				\$25,800
<b>Emerson</b>				
total units	2,974	2,867	2,758	2,441
% vacant units	4.5%	11.2%	10.0%	34.7%
% owner-occupancy	46.7%	48.7%	38.6%	37.5%
median value				\$30,200
<b>Lovejoy</b>				
total units	4,477	4,507	4,429	4,452
% vacant units	3.5%	6.7%	7.5%	14.2%
% owner-occupancy	55.1%	54.2%	55.6%	52.0%
median value				\$52,300
<b>Kaisertown</b>				
total units	3,042	2,970	2,953	2,945
% vacant units	2.1%	4.9%	4.8%	8.2%
% owner-occupancy	72.9%	66.7%	65.5%	63.9%
median value				\$63,400
<b>East Buffalo</b>				
total units	22,718	21,368	20,664	18,839
% vacant units	4.9%	11.1%	9.9%	20.9%
% owner-occupancy	47.9%	48.9%	39.7%	46.0%
median value				\$39,700
<b>Buffalo</b>				
total units	166,142	156,470	151,971	145,574
% vacant units	4.9%	9.9%	10.2%	15.7%
% owner-occupancy	44.0%	44.5%	43.1%	43.5%
median value				\$59,300

Source: U.S. Census Bureau

## Age Groups in East Buffalo Neighborhoods, 1970-2000

	Seneca-Babcock	% Total	Broadway-Fillmore	% Total	Emerson	% Total	Lovejoy	% Total	Kaiser-town	% Total	East Buffalo	% Total
<b>2000</b>												
Total	4,820		10,771		3,885		8,461		5,969		33,906	
Young people (age 19 and under)	1,547	32.1%	3,904	36.2%	1,382	35.6%	2,308	27.3%	1,262	21.1%	10,403	30.7%
Young adults (ages 20-34)	974	20.2%	1,857	17.2%	848	21.8%	1,680	19.9%	1,025	17.2%	6,384	18.8%
Middle-aged adults (ages 35-64)	1,663	34.5%	3,756	34.9%	1,264	32.5%	3,006	35.5%	2,420	40.5%	12,109	35.7%
Senior Citizens (ages 65+)	636	13.2%	1,254	11.6%	391	10.1%	1,467	17.3%	1,262	21.1%	5,010	14.8%
Median age (years)	35.0		31.8		28.9		36.9		40.5		35	
<b>1990</b>												
Total	5,527		15,304		5,837		9,675		6,377		42,720	
Young people (age 19 and under)	1,665	30.1%	4,769	31.2%	1,858	31.8%	2,412	24.9%	1,309	20.5%	12,013	28.1%
Young adults (ages 20-34)	1,414	25.6%	3,872	25.3%	1,601	27.4%	2,438	25.2%	1,492	23.4%	10,817	25.3%
Middle-aged adults (ages 35-64)	1,584	28.7%	4,307	28.1%	1,545	26.5%	2,990	30.9%	2,037	31.9%	12,463	29.2%
Senior Citizens (ages 65+)	864	15.6%	2,356	15.4%	833	14.3%	1,835	19.0%	1,539	24.1%	7,427	17.4%
Median age (years)	31.6		31.2		28.6		34.9		39.5		33	
<b>1980</b>												
Total	5,870		16,509		5,813		10,381		7,081		45,654	
Young people (age 19 and under)	1,809	30.8%	4,521	27.4%	1,422	24.5%	2,734	26.3%	1,646	23.2%	12,132	26.6%
Young adults (ages 20-34)	1,377	23.5%	3,600	21.8%	1,354	23.3%	2,421	23.3%	1,591	22.5%	10,343	22.7%
Middle-aged adults (ages 35-64)	1,968	33.5%	5,497	33.3%	1,937	33.3%	3,477	33.5%	2,539	35.9%	15,418	33.8%
Senior Citizens (ages 65+)	716	12.2%	2,891	17.5%	1,100	18.9%	1,749	16.8%	1,305	18.4%	7,761	17.0%
Median age (years)	31.1		36.9		37.5		35.4		40.6		37	
<b>1970</b>												
Total	8,122		22,566		7,589		12,830		8,879		59,986	
Young people (age 19 and under)	2,979	36.7%	6,759	30.0%	2,161	28.5%	4,311	33.6%	2,806	31.6%	19,016	31.7%
Young adults (ages 20-34)	1,432	17.6%	4,006	17.8%	1,401	18.5%	2,303	18.0%	1,565	17.6%	10,707	17.8%
Middle-aged adults (ages 35-64)	2,882	35.5%	8,484	37.6%	2,999	39.5%	4,749	37.0%	3,515	39.6%	22,629	37.7%
Senior Citizens (ages 65+)	829	10.2%	3,317	14.7%	1,028	13.5%	1,467	11.4%	993	11.2%	7,634	12.7%

Source: U.S. Census Bureau

<b>Racial Composition of East Buffalo Neighborhoods, 1970-2000</b>												
	Seneca- Babcock	% Total	Broadway- Fillmore	% Total	Emerson	% Total	Lovejoy	% Total	Kaiser- town	% Total	East Buffalo	%Total
<b>2000</b>												
Total	4,820		10,771		3,885		8,461		5,969		33,906	
White	4,263	88.4%	2,341	21.7%	1,665	42.9%	7,573	89.5%	5,816	97.4%	21,658	63.9%
Black	284	5.9%	7,859	73.0%	2,038	52.5%	616	7.3%	47	0.8%	10,844	32.0%
Native American	13	0.3%	7	0.1%	15	0.4%	40	0.5%	0	0.0%	75	0.2%
Asian	109	2.3%	266	2.5%	0	0.0%	49	0.6%	0	0.0%	424	1.3%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%	7	0.1%	0	0.0%	7	0.0%
Other/More than One Race	151	3.1%	298	2.8%	167	4.3%	196	2.3%	106	1.8%	918	2.7%
Hispanic*	219	4.5%	233	2.2%	76	2.0%	103	1.2%	139	2.3%	770	2.3%
<b>1990</b>												
Total	5,527		15,304		5,837		9,675		6,377		42,720	
White	5,223	94.5%	7,488	48.9%	4,330	74.2%	9,558	98.8%	6,341	99.4%	32,940	77.1%
Black	187	3.4%	7,611	49.7%	1,403	24.0%	39	0.4%	20	0.3%	9,260	21.7%
Native American	35	0.6%	61	0.4%	26	0.4%	33	0.3%	7	0.1%	162	0.4%
Asian	8	0.1%	25	0.2%	12	0.2%	19	0.2%	2	0.0%	66	0.2%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other/More than One Race	74	1.3%	119	0.8%	66	1.1%	26	0.3%	7	0.1%	292	0.7%
Hispanic*	121	2.2%	269	1.8%	79	1.4%	76	0.8%	30	0.5%	575	1.3%
<b>1980</b>												
Total	5,870		16,509		5,813		10,381		7,081		45,654	
White	5,705	97.2%	11,333	68.6%	5,640	97.0%	10,309	99.3%	7,003	98.9%	39,990	87.6%
Black	103	1.8%	4,984	30.2%	129	2.2%	15	0.1%	52	0.7%	5,283	11.6%
Native American	14	0.2%	42	0.3%	11	0.2%	27	0.3%	5	0.1%	99	0.2%
Asian	1	0.0%	14	0.1%	5	0.1%	2	0.0%	3	0.0%	25	0.1%
Pacific Islander	0	0.0%	1	0.0%	1	0.0%	1	0.0%	0	0.0%	3	0.0%
Other/More than One Race	47	0.8%	135	0.8%	27	0.5%	27	0.3%	18	0.3%	254	0.6%
Hispanic*	97	1.7%	189	1.1%	40	0.7%	87	0.8%	29	0.4%	442	1.0%
<b>1970</b>												
Total	8,122		22,566		7,589		12,830		8,879		59,986	
white	8,003	98.5%	18,968	84.1%	7,566	99.7%	12,794	99.7%	8,625	97.1%	55,956	93.3%
Black	93	1.1%	3,538	15.7%	6	0.1%	4	0.0%	241	2.7%	3,882	6.5%

Source: U.S. Census Bureau

\*"Hispanic" is an ethnicity, not a race. Hispanics may be of any race. All Hispanics are counted twice for each decade on this table

### Labor Force Statistics for East Buffalo Neighborhoods, 1970-2000

	Seneca-Babcock	Broadway-Fillmore	Emerson	Lovejoy	Kaisertown	East Buffalo	Buffalo
<b>2000</b>							
Unemployment rate	14.3%	19.8%	19.1%	8.3%	8.7%	13.6%	12.5%
% Workers Employed Outside Buffalo	40.7%	30.7%	41.9%	47.1%	52.0%	42.6%	38.8%
% Workers Employed in:							
-Manufacturing	16.0%	14.0%	20.2%	20.5%	18.0%	17.6%	13.1%
-Retail Trade	13.0%	9.4%	20.4%	10.2%	11.3%	11.7%	10.7%
-Transportation, Warehousing, and Utilities	6.8%	7.8%	7.1%	7.5%	8.0%	7.5%	5.5%
-Finance, Insurance, and Real Estate	4.2%	5.3%	6.2%	4.6%	7.1%	5.4%	5.7%
-Education, Health, and Social Services	17.1%	31.5%	20.1%	18.0%	19.7%	21.9%	28.4%
-Arts, Entertainment, and Recreation	9.4%	6.7%	8.6%	10.2%	8.0%	8.6%	8.3%
-Professional, Management, and Waste Management	8.5%	9.4%	8.4%	6.3%	5.3%	7.4%	8.6%
-Wholesale Trade	7.7%	0.9%	2.4%	6.3%	5.5%	4.6%	3.7%
-Construction	6.6%	2.2%	1.0%	6.3%	3.6%	4.2%	3.2%
-Other	10.7%	12.6%	5.6%	10.1%	13.3%	11.0%	12.8%
<b>1990</b>							
Unemployment Rate	14.5%	18.7%	13.5%	10.5%	4.7%	13.1%	11.6%
% Workers Employed Outside Buffalo	30.2%	22.0%	30.2%	36.3%	33.8%	30.1%	30.4%
% Workers Employed in Manufacturing	24.2%	20.1%	17.1%	22.3%	19.1%	20.7%	16.2%
<b>1980</b>							
Unemployment Rate	15.7%	15.1%	10.1%	10.4%	9.1%	12.4%	13.1%
% Workers Employed Outside Buffalo	23.8%	20.9%	24.5%	30.3%	29.2%	25.5%	26.0%
% Workers Employed in Manufacturing	37.9%	34.2%	33.1%	31.6%	36.4%	34.3%	26.6%
<b>1970</b>							
Unemployment Rate	5.4%	7.7%	3.2%	6.2%	2.6%	5.9%	5.9%
% Workers Employed Outside Buffalo	22.8%	25.6%	32.0%	35.0%	29.8%	28.8%	27.3%
% Workers Employed in Manufacturing	38.2%	41.6%	69.5%	34.7%	41.3%	42.4%	32.0%

Source: U.S. Census Bureau

## **APPENDIX B**

Neighborhood Survey: What is *Your Vision* for our neighborhoods?



b) Single-family homes: \_\_\_\_\_  
Why? \_\_\_\_\_

How many bedrooms? \_\_\_\_\_ What type of amenities (for example- dishwasher, large backyard, or garage) would you like to see in the homes? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c) Senior Housing: \_\_\_\_\_  
Why? \_\_\_\_\_

How many bedrooms? \_\_\_\_\_ What type of amenities (for example- dishwasher, large backyard, or garage) would you like to see?  
\_\_\_\_\_  
\_\_\_\_\_

d) Other: \_\_\_\_\_  
Why? \_\_\_\_\_

**Economic Development:**

1) Where do you shop for the following good/services? (**check only one**)

	<i>In your neighborhood</i>	<i>Within the City</i>	<i>Outside the city</i>
Groceries			
Auto Repair			
Clothing			
Prescriptions/Medications			
Haircut/Hairstyling			
Greeting cards			
Jewelry			
Flowers			
Hardware Supplies			

2) What type of new stores would you like to see?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3) How can we encourage residents to shop locally instead of spending their money outside of the city?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Neighborhood Values and Characterizations:**

1) How do you value your neighborhood? (Please circle appropriate choice.)

1                      2                      3                      4                      5  
Not important                      Somewhat important                      Extremely Important

2) Name significant features, buildings, churches, synagogues, mosques, schools or other points of reference that help describe your neighborhood?

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3) What historical sites in your neighborhood would you like to see preserved?

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4) What are the major strengths of your neighborhood?

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5) What are the weaknesses of your neighborhood?

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6) What changes would you like to see in your community?

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**Schools:**

1) What specific improvements would you like to see in the City schools? (Please be specific and feel free to discuss the schools in your neighborhoods.)

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**Crime Issues:**

1) Is your neighborhood safe to sit on your porch?                      Yes    No

2) Is your neighborhood safe to walk on your street?      **Yes**    **No**

3) If you answered NO to #1 or #2 please explain why?

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**Environmental Issues:**

1) In your opinion, what are the top 3 environmental issues facing your neighborhood and how can the issues be addressed? (An example of an environmental issue could be lead paint or toxic dumping.)

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2) Are the public parks adequately maintained?      **YES**    **NO**

If you answered **NO**, please explain.

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3) Do you think your neighborhood needs more park space?      **YES**    **NO**

If you answered **YES**, where would you like to see a park? \_\_\_\_\_

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4) Do you think your neighborhood needs more green space?      **YES**    **NO**

If you answered YES, where would you like to see more green space? \_\_\_\_\_

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*Please indicate your response to the following issues. (Only circle one response)*

**Social**

	Not a Problem	Neutral	Major Problem
Drug Dealing	1	2	3
Suspicious Loitering	1	2	3
Prostitution	1	2	3
Vandalism	1	2	3
Graffiti	1	2	3
Other _____	1	2	3

**Physical**

	Best Condition	Average	Worst Condition
Sidewalks	1	2	3
Streets	1	2	3
Street Lighting	1	2	3
Storefronts	1	2	3
Street Cleanliness	1	2	3
Other _____	1	2	3

**Continued... Please indicate your response to the following issues.  
(Only circle one response)**

**Environmental**

	Support	Neutral	Against
Plant more trees	1	2	3
Provide more green space	1	2	3
Implement traffic calming	1	2	3
Other_____	1	2	3

**Economic Factors**

	Of Least Concern	Neutral	Of Greatest Concern
Employment	1	2	3
Wages / salaries	1	2	3
Poverty	1	2	3
Business opportunities	1	2	3
Entrepreneurial opportunities	1	2	3
Other_____	1	2	3

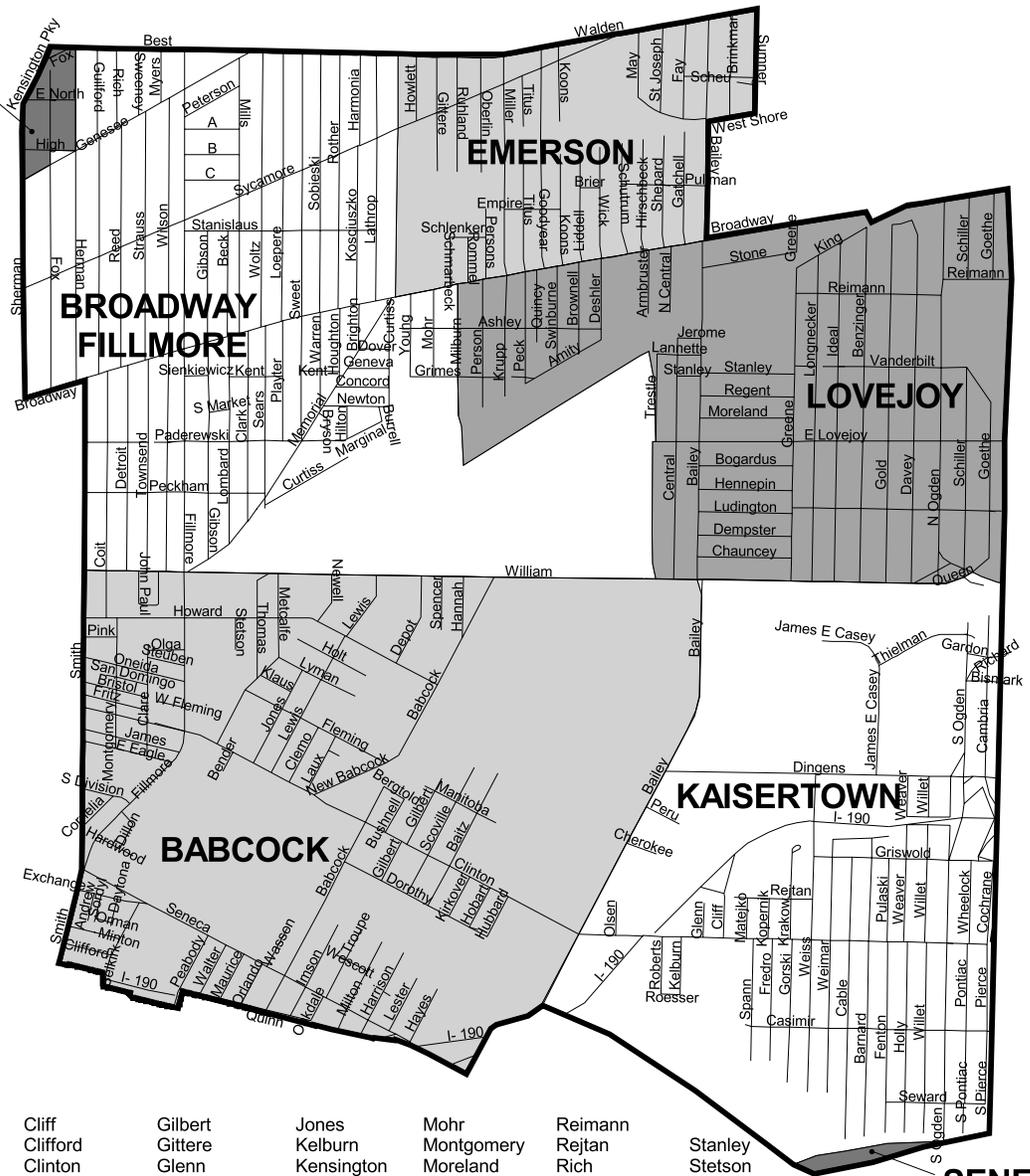
Please feel free to include any additional ideas or comments you have for the  
City's Comprehensive Plan.

***Thank you for your participation! Please fill out and return to staff or mail to:  
Lovejoy District NRS, 615 Walden Ave., Buffalo, NY 14211 or fax to 896-5247.***

## **APPENDIX C**

Map: GNPA Area 10 Street and Neighborhood Map, City of Buffalo

**MEDICAL PARK / FRUITBELT**



**Street List**

A	Amity	Cliff	Gilbert	Jones	Mohr	Reimann	Stanley
Andrew	Clifford	Clinton	Gittere	Kelburn	Montgomery	Rejtan	Stetson
Armbruster	Cochrane	Coit	Glenn	Kensington	Moreland	Rich	Steuben
Ashley	Concord	Coit	Goethe	Kent	Myers	Richard	Stone
B	Babcock	Concord	Gold	King	N Central	Roberts	Strauss
Babcock	Clint	Concord	Goodyear	Kirkover	New Babcock	Rommel	Sumner
Bailey	Cornelia	Curtiss	Gorski	Klaus	Newell	Rother	Sweeney
Baitz	Curtiss	Davey	Greene	Koons	Newton	Ruhland	Sweet
Barnard	Davey	Daytona	Grimes	Kopernik	Oakdale	S Division	Swinburne
Beck	Daytona	Dempster	Griswold	Kosciuszko	Oberlin	S Market	Sycamore
Bender	Dempster	Depot	Guilford	Krakow	Olga	S Ogdan	Thielman
Benzinger	Depot	Deshler	Hannah	Krupp	Olsen	S Pierce	Thomas
Bergtold	Deshler	Detroit	Harmonia	Lannette	Orlando	S Pontiac	Titus
Best	Detroit	Dillon	Harmonia	Lathrop	Orman	San Domingo	Townsend
Bismark	Dillon	Dingens	Harrison	Laux	Paderewski	Scheu	Trestle
Bogardus	Dingens	Dorothy	Hayes	Lester	Peabody	Schiller	Troupe
Brier	Dorothy	Dover	Hennepin	Lewis	Peckham	Schlenker	Vanderbilt
Brighton	Dover	E Eagle	Herman	Liddell	Pershing	Schmarbeck	W Fleming
Brinkman	E Eagle	E Lovejoy	High	Loepere	Person	Schutrum	Walden
Bristol	E Lovejoy	E North	Hilton	Lombard	Persons	Sear	Warren
Broadway	E North	Exchange	Hirschbeck	Lombard	Peru	Selkirk	Wasson
Brownell	Exchange	Fay	Hobart	Longneck	Peterson	Seneca	Weaver
Bryson	Fay	Fenton	Holly	Ludington	Pierce	Seward	Weimar
Burrell	Fenton	Fillmore	Houghton	Lyman	Pink	Shepard	Weiss
Bushnell	Fillmore	Fleming	Howard	Manitoba	Playter	Sherman	Wescott
Cable	Fleming	Fox	Howlett	Marginal	Pontiac	Sienkiewicz	West Shore
Cambria	Fox	Fredo	Hubbard	Matejko	Pulaski	Smith	Wheelock
Casimir	Fredo	Fritz	Hubbard	Maurice	Pullman	Sobieski	Wick
Central	Fritz	Gardon	Imson	May	Queen	Sordyl	Willet
Chauncey	Gardon	Gatchell	James E Casey	Memorial	Quincy	Spann	William
Cheroke	Gatchell	Genesee	James	Metcalfe	Quinn	Spencer	Wilson
Clare	Genesee	Geneva	Jerome	Milburn	Reed	St Joseph	Woltz
Clark	Geneva	Gibson	John Paul	Milton	Regent	Stanislaus	Young
Clemo	Gibson			Minton			

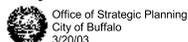
**Legend**

- Street
- Planning Neighborhood
- BABCOCK
- BROADWAY FILLMORE
- EMERSON
- KAISERTOWN
- LOVEJOY
- MEDICAL PARK/FRUITBELT\*
- SENECA\*
- GNPA Area 10 Boundary

\*Only that area of this Planning Neighborhood which overlaps with GNPA Area 10 is shown.



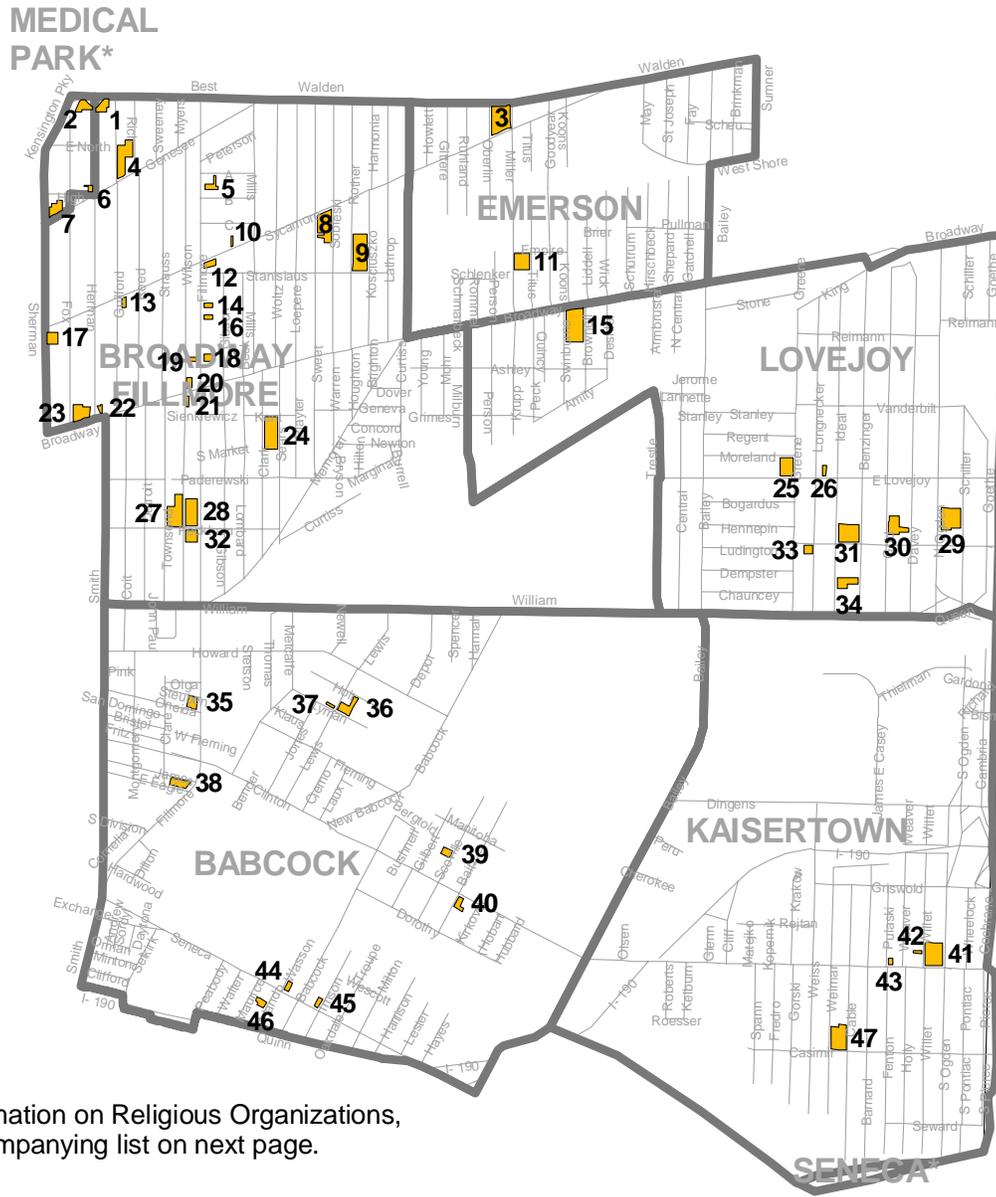
Good Neighbors Planning Alliance  
Area 10 Street and Neighborhood Map,  
City of Buffalo



**APPENDIX C**

# APPENDIX D

## MAP AND LIST: RELIGIOUS ORGANIZATIONS\* IN EAST BUFFALO



For information on Religious Organizations, see accompanying list on next page.

### RELIGIOUS ORGANIZATIONS\* IN EAST BUFFALO

\*Religious Organization is identified by having a land use code of 620 (Religious) in the August, 2005 GIS parcel file obtained from Planning Analysis, Office of Strategic Planning, City of Buffalo.

#### LEGEND

-  Religious Organization\*
-  Planning Neighborhood
-  Street

Comprehensive and Community Planning  
Office of Strategic Planning  
City of Buffalo  
6/28/2006



**RELIGIOUS ORGANIZATIONS\* IN EAST BUFFALO**  
(see accompanying map)

RefNum	Address	Owner
1	653 BEST	METROPOLITAN UNITED METHODIST CHURCH
2	623 BEST	YOUNG TABERNACLE HOLINESS CHURCH INC
3	325 WALDEN	MADONNA OF THE STREETS INC
4	930 GENESEE	CHURCH OF ST MARY OF SORROWS (THE)
5	995 FILLMORE	NORTHEASTERN CONFERENCE CORP OF SEVENTH DAY ADVEN
6	640 HIGH	REVIVAL CENTER CH OF GOD IN CHRIST
7	824 GENESEE	NEW BEGINNING COGIC OF BFLO NY
8	182 SOBIESKI	DARUL ULOOM AL MADANIA INC
9	208 STANISLAUS	ST ADELBERT ROMAN CATHOLIC CHURCH SOCIETY
10	914 SYCAMORE	SANCTUARY OF GOD
11	60 TITUS	FREE SPIRIT MISSIONARY BAPTIST CHURCH
12	893 FILLMORE	LIGHTHOUSE GOSPEL TABERNACLE
13	761 SYCAMORE	FAITH CHAPEL CHURCH INC
14	833 FILLMORE	REVELATION BAPTIST CHURCH
15	101 SWINBURNE	ST JOHN KANTY ROMAN CATHOLIC CHURCH SOCIETY
16	821 FILLMORE	FILLMORE AVE BAPTIST CHURCH
17	413 SHERMAN	SUNRISE CHURCH OF CHRIST DISCIPLES OF CHRIST
18	765 FILLMORE	OPEN PRAISE BAPTIST CHURCH
19	762 FILLMORE	WORD OF LIFE CHRISTIAN FELLOWSHIP INC
20	938 BROADWAY	ONE IN CHRIST CHURCH
21	935 BROADWAY	FAITH CHAPEL CHURCH OF GOD IN CHRIST INC
22	814 BROADWAY	FAITH CHURCH OF GOD IN CHRIST
23	768 BROADWAY	CITY TEMPLE BAPTIST CHURCH
24	161 CLARK	ORDER OF ST PAUL FIRST HERMIT-
25	1040 LOVEJOY	VISITATION ROMAN CATHOLIC CHURCH SOCIETY
26	1084 LOVEJOY	EVANGELICAL LUTHERAN IMMANUEL CONGREG CHURCH
27	348 PECKHAM	ST STANISLAUS ROMAN CATHOLIC CHURCH SOCIETY
28	540 FILLMORE	ST STANISLAUS ROMAN CATHOLIC CHURCH SOCIETY
29	118 SCHILLER	ST FRANCIS OF ASSISI
30	115 GOLD	TRINITY UNITED CHURCH OF CHRIST
31	92 BENZINGER	ST AGNES CATHOLIC CHURCH SOCIETY
32	389 PECKHAM	ST STANISLAUS ROMAN CATHOLIC CHURCH SOCIETY
33	143 LUDINGTON	EVANGELICAL BAPTIST CHURCH OF BUFFALO
34	40 BENZINGER	ST PETER & PAUL GREEK RUSS ORTH CH
35	308 FILLMORE	ST NICHOLAS UKRANIAN CATHOLIC CHURCH OF BUFFALO
36	145 LEWIS	PRECIOUS BLOOD R.C. CHURCH
37	140 LEWIS	PRECIOUS BLOOD ROMAN CATHOLIC CHURCH
38	190 FILLMORE	ST RITA'S ROMAN CATHOLIC CHURCH OF BUFFALO
39	132 SCOVILLE	NEW MACEDONIA FIRE BAPTIZED HOLINESS CHURCH
40	1333 CLINTON	GERMAN EVANGELICAL CHRIST CHURCH (THE)
41	2010 CLINTON	ST BERNARD ROMAN CAATHOLIC CHURCH SOCIETY
42	374 WILLETT	ST BERNARD ROMAN CATHOLIC CHURCH SOCIETY
43	1944 CLINTON	FIRST UNITED CHURCH OF CHRIST
44	1182 SENECA	RECTORS WARDENS & VESTRYMEN ST MATTHEWS CHU
45	1216 SENECA	SENECA STREET METHODIST CHURCH OF BUFFALO
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## **APPENDIX E**

### RELEVANT PREVIOUS PLANS

1. The Queen City in the 21st Century: Buffalo's Comprehensive Plan
2. Fillmore Council District Strategic Plan

## **The Queen City in the 21st Century: Buffalo's Comprehensive Plan**

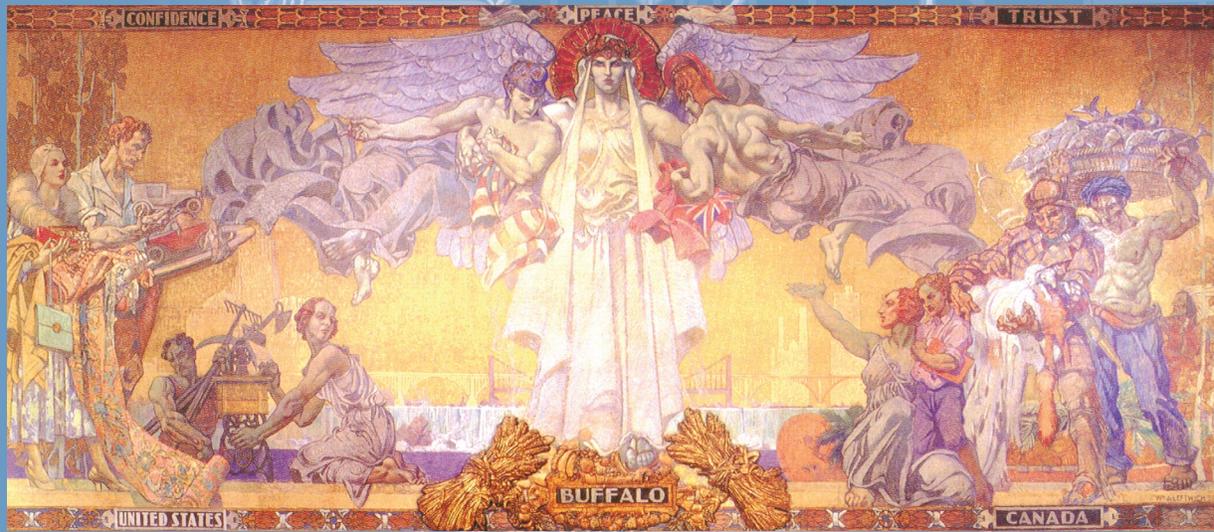
Description: "The Buffalo Comprehensive Plan is the one plan for the City of Buffalo. It will provide a framework for all other planning initiatives in the city including The Queen City Hub: A Strategic Regional Action Plan for Downtown; the Local Waterfront Revitalization Program; the Olmsted Parks Restoration and Management Plan; the Community Preservation Plan; Buffalo Niagara Medical Campus Master Plan; and all the neighborhood plans created under the auspices of the Good Neighbors Planning Alliance." (Page 2 – Executive Summary, October, 2004)

The Common Council passed "The Queen City in the 21st Century: Buffalo's Comprehensive Plan" on 02/07/06.

*Cover and Table of Contents attached*

# Queen City in the 21st Century

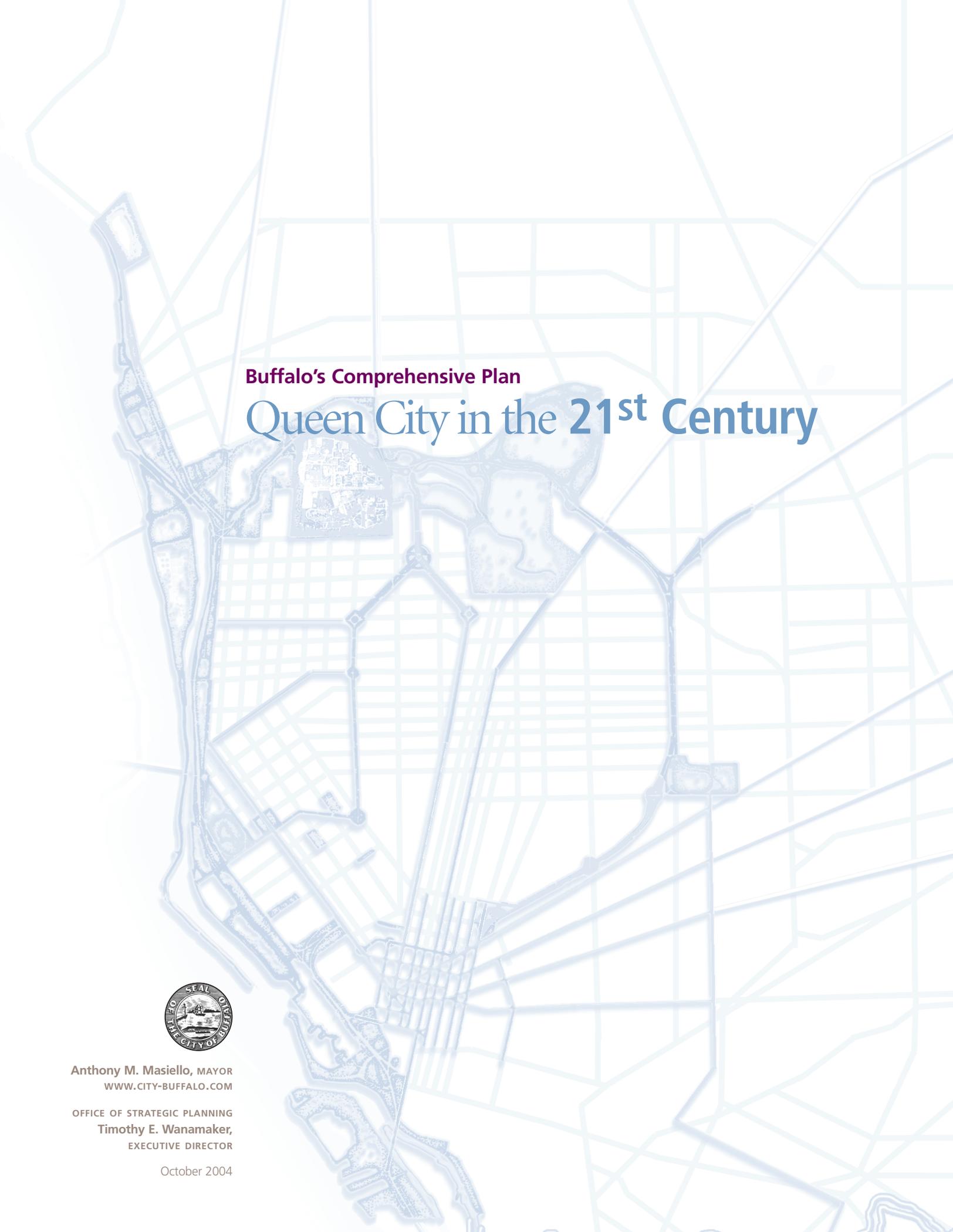
## Buffalo's Comprehensive Plan



Anthony M. Masiello, MAYOR  
WWW.CITY-BUFFALO.COM

OFFICE OF STRATEGIC PLANNING  
Timothy E. Wanamaker,  
EXECUTIVE DIRECTOR

October 2004



**Buffalo's Comprehensive Plan**

# Queen City in the 21<sup>st</sup> Century



**Anthony M. Masiello, MAYOR**  
[WWW.CITY-BUFFALO.COM](http://WWW.CITY-BUFFALO.COM)

OFFICE OF STRATEGIC PLANNING  
**Timothy E. Wanamaker,**  
EXECUTIVE DIRECTOR

October 2004

# Queen City in the 21st Century

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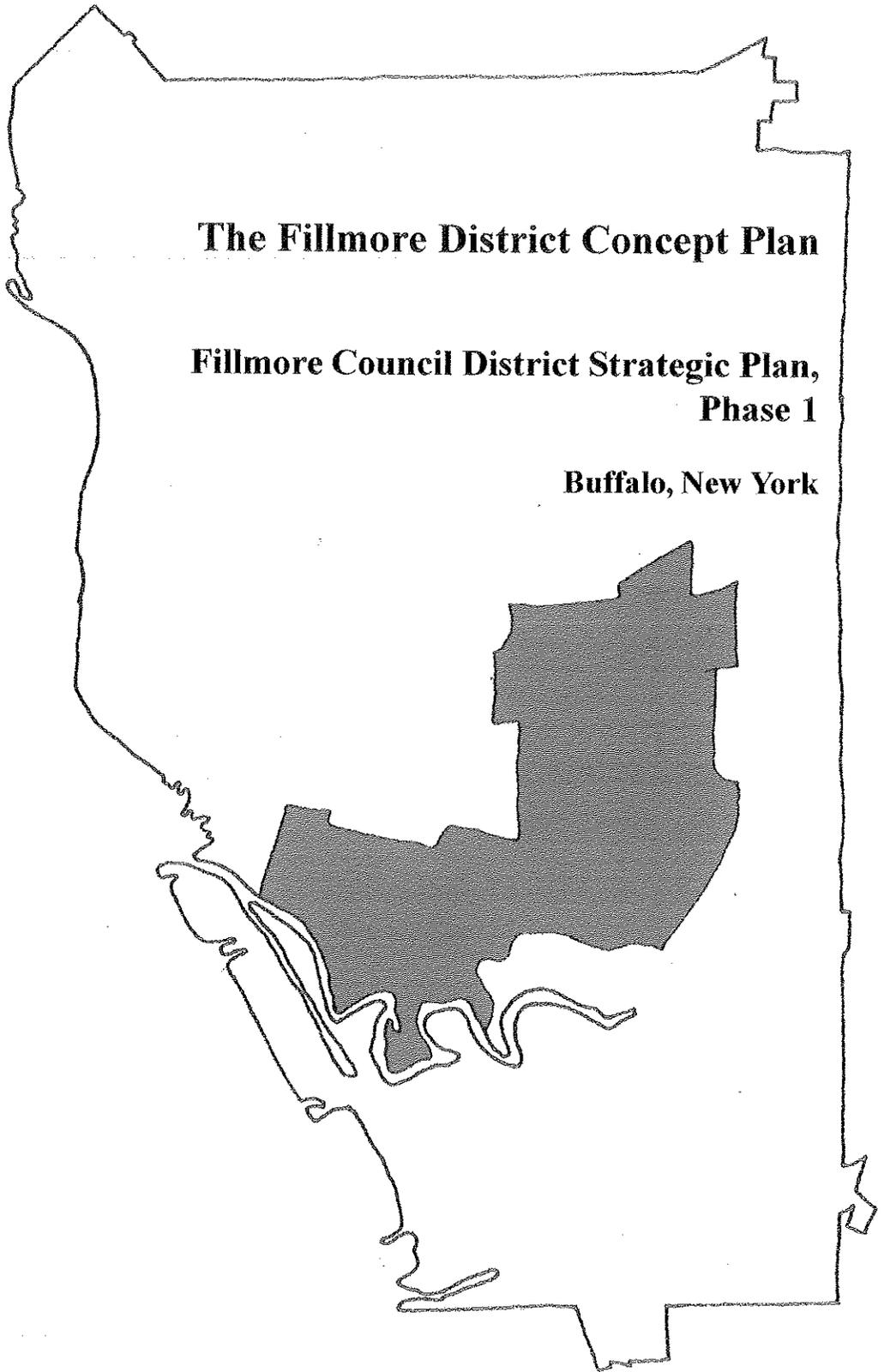
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## **Fillmore Council District Strategic Plan**

Description: “(T)here is a need for dramatic and visible change in the community that will break the existing negative patterns and support positive patterns of community life, mobilize the resources and energies of the community, create a higher sense of what is possible in the community, and help members of the community regain control over the quality of their lives. The planning concepts presented in this document are our recommendations to begin the process of rising to meeting these challenges. (Phase 1 – Page 2, September 2000)

*Cover and Table of Contents attached*



**The Fillmore District Concept Plan**

**Fillmore Council District Strategic Plan,  
Phase 1**

**Buffalo, New York**

854-2424

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**Flynn Battaglia Architects, PC**  
617 Main Street, Suite 401  
Buffalo, New York 14203  
September 2000

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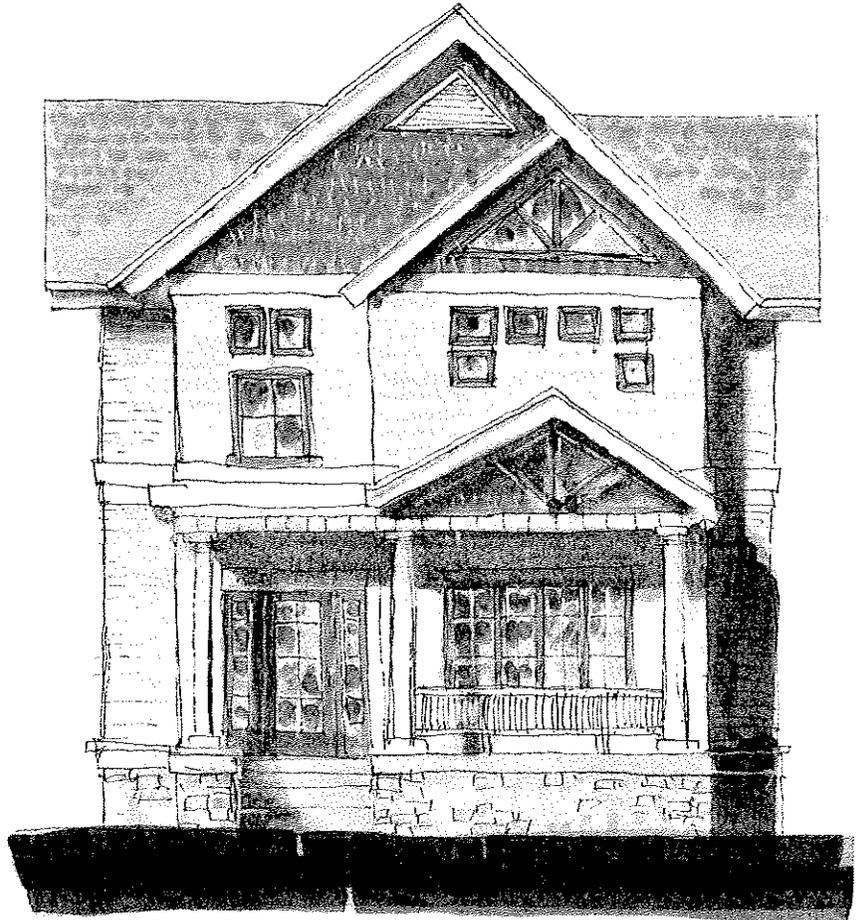
- Concept 1: An intensive community organizing program
- Concept 2: A housing preservation and rehabilitation program
- Concept 3: Focus on Broadway between Townsend and Shutrum
- Concept 4: A green system running through the Fillmore District

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- A. City of Buffalo Master Plan
- B. Community Visioning and Organizing
- C. Historic Preservation Contacts and the National Trust Housing Demonstration Project
- D. Fillmore District Housing Programs
- E. Greenspace Contacts and Program Information
- F. Micro Business Development Program

# Fillmore District Strategic Plan Phase 2



January 2003

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Flynn Battaglia Architects, PC  
617 Main Street, Suite 401  
Buffalo, New York 14203

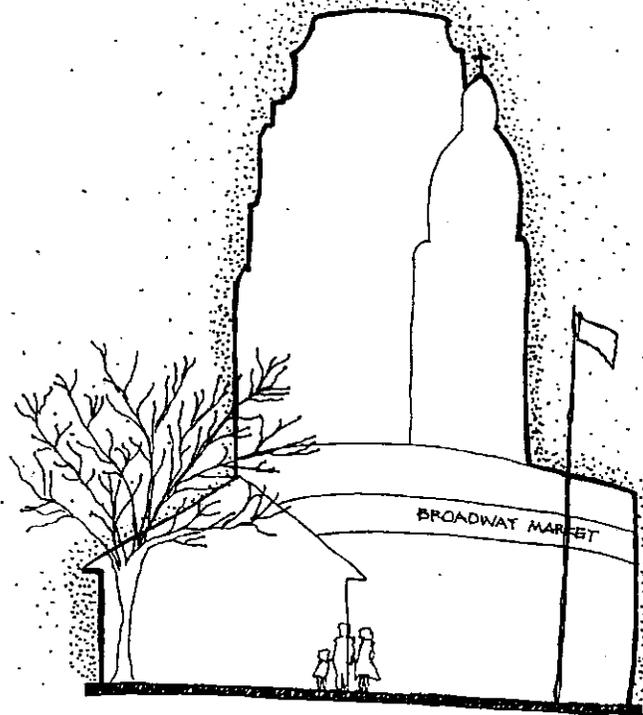
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1. Blue Forms and National Register Contact Information
2. Visual Preference Survey
3. Urban Agriculture and Community Greening Tools
4. Steering Committee Participants
5. Buffalo Draft Comprehensive Plan East Side Planning Community Overview

# The Fillmore District Counts! Community Data Book



## Fillmore Council District Strategic Plan, Phase 1

Buffalo, New York

---

Flynn Battaglia Architects, PC  
617 Main Street  
Buffalo, New York 14203

March 2000

## **APPENDIX F**

### **GNPA-ENDORSED PLANS AND CONCEPTS**

1. Ready for Revitalization: A Plan for Housing Opportunities Created from City-Owned Parcels Around Sycamore & Sobieski
2. A Vision for Cultural Row: Paderewski Drive Revitalization Proposal

**Ready for Revitalization: A Plan for Housing Opportunities  
Created from City-Owned Parcels Around Sycamore & Sobieski**

Description: “In the past decade, important developments have occurred around Sycamore & Sobieski Streets in Buffalo, making the area ready for revitalization. These developments can be summarized as involving these three factors: PEOPLE, PROPERTIES, and OPPORTUNITY.” (Page 1 – Draft, February 16, 2006)

Details on GNPA Endorsement: Based on a report on the East Buffalo GNPA Meeting @ Iron Island Preservation Society, March 28, 2006, the topic “Matt Urban Center/Darul-Uloom Collaboration for development in the city designated ‘Housing Opportunities Area’” was discussed. Leslie Vishwanath introduced the “Ready for Revitalization Plan” and asked that this plan be included in the East Buffalo GNPA Neighborhood Plan. All in attendance agreed and voted to adopt the "Ready for Revitalization" plan as part of the East Buffalo GNPA Neighborhood Plan.

*Cover and Table of Contents attached*

# *Ready for Revitalization*

A Plan for Housing Opportunities  
Created from City-Owned Parcels  
Around Sycamore & Sobieski

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©Pictometry International 2002

*Birds-Eye View of Target Area Looking South*

Bill Parke, Community Planner  
Comprehensive and Community Planning Section  
Office of Strategic Planning  
City of Buffalo  
920 City Hall  
Buffalo, NY 14202  
*Draft – February 16, 2006*

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## **A Vision for Cultural Row: Paderewski Drive Revitalization Proposal**

Description: “A Vision for Cultural Row: Paderewski Drive Revitalization Proposal” recommends knitting together neighborhood assets to encourage heritage tourism, foster a sense of community, and re-establish this street’s original status as a grand approach to the Central Terminal. Streetscape improvements, marketing, and the creation of “Greenspace Alcoves” from vacant land bordering the street can lead to a new street experience in connection with nearby cultural attractions.

Details on GNPA Endorsement: The date of adoption of “A Vision for Cultural Row: Paderewski Drive Revitalization Proposal” by the GNPA was September 19, 2006.

*Proposal attached*

# A VISION FOR CULTURAL ROW

## The Vision

This is a proposal to revitalize Paderewski Drive. Its transformation will knit together neighborhood assets to encourage heritage tourism, foster a sense of community, and re-establish Paderewski Drive's original status as a grand approach to the Central Terminal.

Paderewski Drive is currently compromised by a lack of road alignment (i.e. a "jog") which occurs at Fillmore Avenue; a worsening in the economic fortunes of its residents over 50 years; an increase in vacant parcels and abandoned buildings; and a rise in crime and vandalism. Some of these factors will be addressed with this proposal to revitalize Paderewski Drive.

## Relevance to Current Plans and Projects

In a section titled "Parks and Environment" of the East Buffalo Good Neighbors Planning Alliance draft plan (page 92, June 2006), a recommendation is "to create a wider roadway. Paderewski would be redesigned to incorporate a green median the entire length, in addition to a public square between Smith and Shumway Streets."

This proposal, "A Vision for Cultural Row," recommends a less intrusive approach, by using existing street configurations and improvements in the following key neighborhood assets as the basis for a new street experience:

- St. Ann's Church & School
- Sperry Park
- Harriet Tubman School (JSCB Phase I school)
- Improvements to the Park at Smith to Shumway
- St. Stanislaus RC Church Renovations
- St. Stanislaus Gardens Housing Development
- Polish Home Museum and Ethnic Center
- Adam Mickiewicz Library & Dramatic Circle
- Olmsted's Fillmore Avenue
- Broadway Market Strategic Plan
- Corpus Christi RC Church Rebirth
- Polonia Hall
- Liberty Tree Sculpture at Memorial Drive
- Buffalo Federation of Women's Clubs Garden at circle
- Central Terminal Strategic Plan

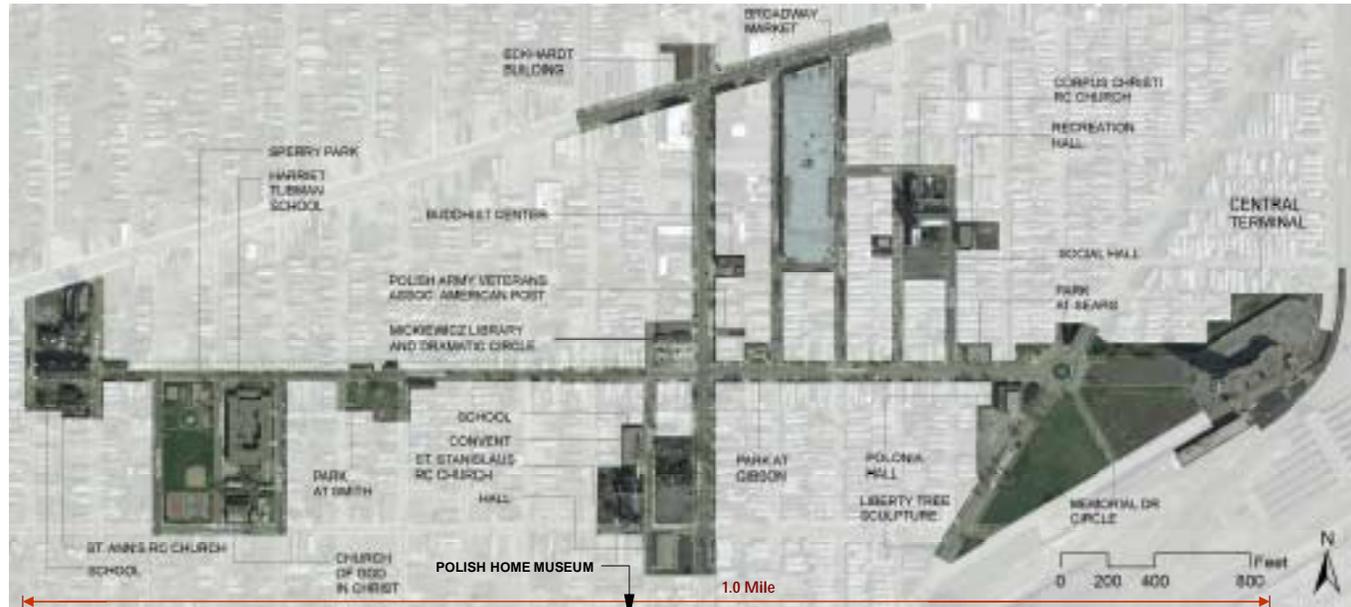
## Project Advantages

- Short length of Paderewski Drive makes the project manageable and reduces costs
- Neighborhood assets already exist
- Heritage Tourism increases with each investment in assets

## Project Benefits

- Additional greenspace created
- Individual assets benefit by participation in Cultural Row
- Community renewal
- Increase in housing values
- Street activity and investment will lower crime and vandalism

# Paderewski Drive Revitalization Proposal



## Low Impact (Short Term) Proposal



## Brownfield Clean-Up and Reuse

Remove storage tanks from former gas station at northwest corner of Paderewski and Fillmore

## Reclaim and Refurbish Park at Sears

Reclaim and Refurbish the City Park at the junction of Paderewski and Sears St.

## Street Improvements

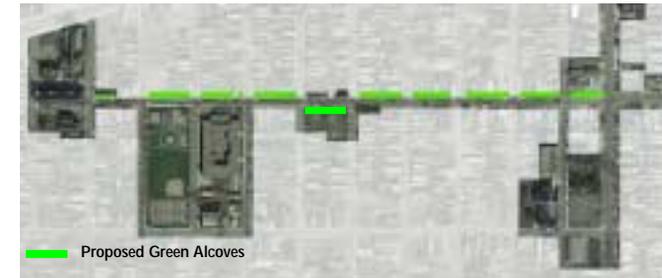
- Signage
- Street Furniture
- Kiosks
- Street Markings ("Cultural Row Discovery Trail")
- Cross Walks
- Banners
- Lighting
- Trash receptacles



## Transformative Initiatives

- Branding/Marketing Campaign
- Festivals, Parades, and Art

## Medium Impact (Medium-Term) Proposal



## Proposed Green Alcoves

### Create "Greenspace Alcoves" Using City-Owned Properties

- "Greenspace Alcoves" create well kept spaces similar to those along Memorial Drive
- Add tree plantings and/or fences along the rear property line
- Expand sidewalk for multi-use
- Install pedestrian amenities in these spaces (water fountains, portable toilets, trash receptacles)
- Add park landscaping (rocks, flower beds) and furniture (benches, swings, chess tables and chairs) to create a sense of discovery as pedestrians travel from alcove to alcove
- Formalize control of Public Square at Smith to Shumway



## *Paderewski Drive in Context of Other Conceptual Plans*



### **History of Paderewski Drive**

"When the New York Central Terminal was constructed in the late 1920s, the city revised the street plan of the south-east section of the Broadway-Fillmore area in order to create an appropriately grand approach to the station. Engineers widened Lovejoy Street east of Fillmore, renaming it Paderewski Drive in honor of the Polish pianist and statesman, and created Memorial Drive, a broad, diagonal avenue leading northeast from William Street to Broadway. At the juncture with Paderewski Drive, the city created a circle from which traffic mounted a broad ramp to the large terraced plaza in front of the terminal."

(Source: Intensive Level Historic Resources Survey. City of Buffalo: Broadway-Fillmore Neighborhood)

### **Contact**

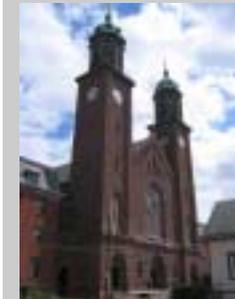
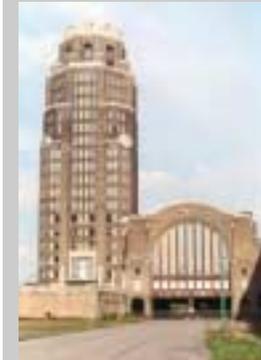
Yuri Hreshchshyn  
716-893-7222 x223

### **Credits**

East Buffalo Good Neighbors Planning Alliance

Revision 1

## *Paderewski Drive Revitalization Proposal*



*A Vision for Cultural Row*