

DRAFT

## Section 2

### COMMUNITY SNAPSHOT

## Community Snapshot

### Brief History of the Town

Eden Valley, originally known as Tubbs Hollow, was the site of some of the first settlements of the future Town in the early 1800's. This area was named after Deacon Samuel Tubbs, the first to settle in the valley, with relatives that soon after established their first sawmill in 1811 and first gristmill in 1812. Originally known as the township of Willink, the burgeoning population (around 4,000 by 1810) was later subdivided into four towns – Eden, Hamburg, Concord, and Willink (Boston and Evans later were divided off of Eden as well). The Town of Eden was officially incorporated on March 20, 1812 and soon thereafter grew at a much quicker pace. By 1822 the towns first post office was established as a result of this growth with additional mills along Eighteen Mile Creek, an important economic resource.

Through the mid to late 1800's, several hamlets were established in the area, including Clarksburg, Eden Valley, and Eden Center, taking advantage of the creeks power. In addition, the fertile lands provided abundant crops for the community, a legacy that still continues today. By 1903 the telephone had arrived in Eden, being noted as one of the most strategic advances to that point for the communication and the expansion of the railroad through the own provided additional markets for products as well as travel. In 1962, Eden celebrated its 150<sup>th</sup> Anniversary, and the following year established an annual event to continue celebrating agriculture and the community at large. The Corn Festival pays homage to Eden's agricultural roots as well as its rich environment that continues to draw residents and visitors to this day.

### Eden Today

Located in the “southtowns” of Erie County, Eden is approximately 40 square miles in size and boasts a significant amount of open space for agriculture, natural features, and low density development. A predominantly rural community, the main business district of the Town is found in the hamlet of Eden Center, which also contains the public school campus, governmental offices, Fire Hall, local churches, and the Original American Kazoo Company, North America's only metal kazoo factory dating back to 1916. The hamlet is easily accessible via State Route 62/Main Street (running north/south) as well as Eden-Evans Center Road/Church Street (east/west) which make up the four corners of the hamlet. East Eden, a smaller, less populated hamlet, is located on the east side of the Town.

### About Us

The 2015 Plan was based on economic and demographic data that referenced US Census data from 1990 and 2000. A significant component of **CULTIVATE EDEN** is the use of up-to-date information to provide a better picture of the current state of the Town today and identify potential trends in the future. This data will help Eden make more informed decisions moving forward.

The data on the following page provides a “snapshot” of the key demographics and trends of the Town.

- ◆ Population is stable but down from a high of over 8,000 in 2000
- ◆ Median household age is increasing (38.8 to 48.6), common among many communities nationwide

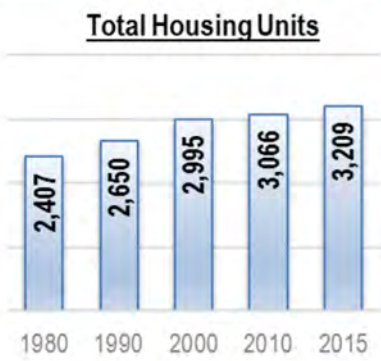
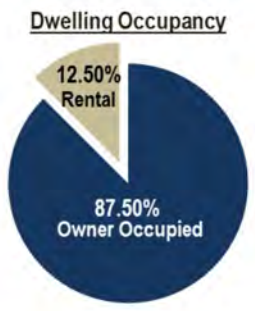
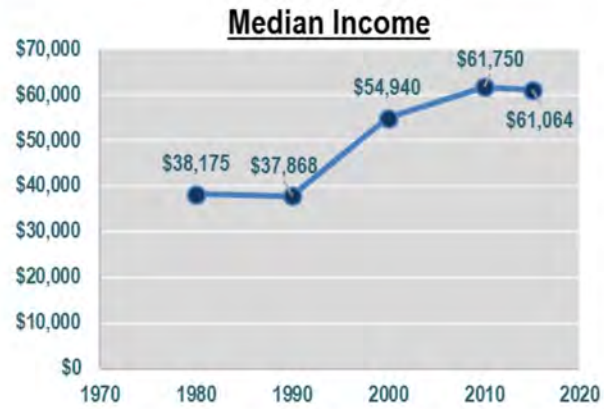
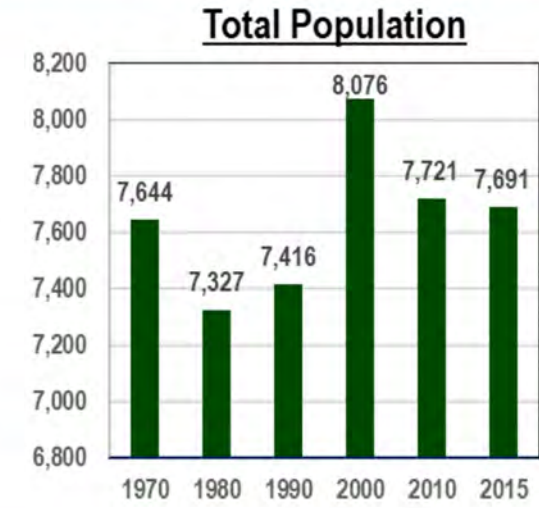
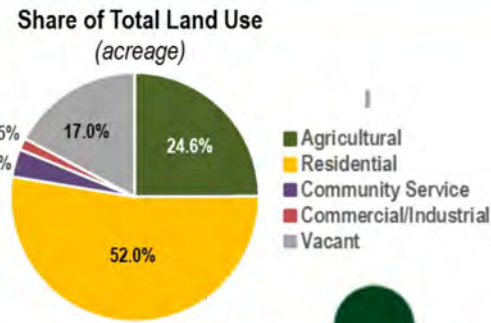
# TOWN OF EDEN COMMUNITY PROFILE SNAPSHOT



**39.9**  
**SQUARE MILES**

**7,691**  
**TOTAL POPULATION**

**193**  
**PERSONS PER SQUARE MILE**



- ◆ Those considered “empty nesters” (55-64) and seniors have increased since 2000, while school-aged children (under 19) have decreased; young adults (20-34) have remained stable.
- ◆ A majority of the Town is residential by use (52%) followed by almost 25% agricultural
- ◆ Housing has increased since 2000, though the rate of growth has declined.
- ◆ Housing stock is mixed with over half constructed prior to 1960
- ◆ Median home values are higher than in 1980 and remained stable since 2012
- ◆ Median household incomes have also increased since 2000 (11%)

Additional details are provided in Appendix B.

### **Implications**

The demographics are more than just numbers; they give a window into the future trends and provide insight for community priorities. For Eden specifically:

- ◆ A **stable population** entails that there is a sufficient balance between inward and outward migration or births and deaths. While stability is good for the status quo, it is also an indicator that there is work that can (and should) be done to avoid a decline.

- ◆ Declining household sizes and increasing median age indicate that there are likely **less families** in the Town and **less children**, both needed for a sustainable community.
- ◆ Higher numbers of **seniors and elderly** translate to the need for more community services, affordable housing, and other modes of transportation besides personal automobiles.
- ◆ The balance of older vs. newer homes can impact code enforcement for maintenance, affordability, and overall variety from a marketing aspect. Eden still has an almost 50-50 **balance of older and newer homes**. Newer homes can increase the tax base and attractiveness of Eden to new residents.
- ◆ **Housing variety** is also key to making the Town more attractive to new residents, but also for older folks who are looking to downsize but remain in the Town; almost 90% of the housing stock in the Town is single-family homes.
- ◆ An increase in median income is seen as an indicator that there is more **spending power** for residents, though it can be overshadowed by inflation and expenses. Keeping the money local is the priority for Eden.
- ◆ The Town’s well-educated workforce is viewed favorably for economic growth as it can attract potential high-wage employers. This is further supported by the increase in the overall workforce population in Eden. To keep this trend up, the Town will need to **expand business development opportunities and invest in the community** to make it attractive.

- ◆ Eden is a bedroom community with an average commute time of 30 minutes. Providing **employment opportunities locally** can decrease this number - a benefit to the employees, the Town, and the environment. The Town can't create jobs, but it can "set the stage" with zoning, investment, and marketing.

## Our Community

In addition to the community makeup (demographics) of Eden, the physical attributes have a significant impact on economic development and quality of life. The section below and on the following pages summarize land uses and physical characteristics of the Town.

## Existing Land Use (Map 1)

The Town of Eden was originally sub-divided from the Holland Land Company Purchase during the 1700's. Presently the Town covers an area of approximately 39.86 square miles, which includes various land uses, but most of which cater to the agricultural industry and residential living. Land uses have generally remained the same since the completion of the prior plan in 2000.

Residential uses are found throughout the Town, with larger land holdings on the periphery and smaller, denser properties closer to the hamlets of Eden and East Eden. Eden Center, the de facto heart of the community, contains the central business district as well as a number of community and public uses; it is also one of the most historic districts within the community of Eden.

Code	Property Class	No. of Parcels	% Total	Acreage	% Total	Assessed Land Value	% Total	Assessed Total Value	% Total
100	Agricultural	137	4.0%	6,084.51	24.6%	\$5,369,341.00	8.7%	\$16,647,885.00	4.5%
200	Residential	2,691	77.8%	12,837.89	52.0%	\$44,510,817.00	72.0%	\$292,058,190.00	78.9%
300	Vacant	401	11.6%	4,206.04	17.0%	\$6,872,354.00	11.1%	\$7,458,054.00	2.0%
400	Commercial	94	2.7%	315.86	1.3%	\$2,143,540.00	3.5%	\$14,886,206.00	4.0%
500	Recreation & Entertainment	10	0.3%	137.00	0.6%	\$242,700.00	0.4%	\$1,745,800.00	0.5%
600	Community Service	35	1.0%	261.28	1.1%	\$1,817,160.00	2.9%	\$27,478,418.00	7.4%
700	Industrial	8	0.2%	53.09	0.2%	\$273,700.00	0.4%	\$1,867,000.00	0.5%
800	Public Services	30	0.9%	225.46	0.9%	\$492,360.00	0.8%	\$7,960,604.00	2.2%
900	Forest, Parks & Conservation	2	0.1%	263.39	1.1%	\$122,600.00	0.2%	\$122,600.00	0.0%
0	No Data available	53	1.5%	306.12	1.2%	\$0.00	0.0%	\$0.00	0.0%
TOTAL		3,461	100.0%	24,690.64	100.0%	\$61,844,572.00	100.0%	\$370,224,757.00	100.0%



Radiating out from Eden Center along State Route 62 are a number of commercial and industrial areas, interspersed with residential homes, common in rural communities such as Eden. The proximity of the railline west of Route 62 also was influential in the development of the corridor. Sporadic other commercial uses are found in the Town near East Eden in the northeastern corner of the Town as well as in the vicinity of the Thruway and US Route 20 in the northwest. East Eden is a “micro developed” hamlet in this farm community that consists of mainly agricultural, residential and commercial uses. Many of the residents in this are rely on businesses in neighboring Hamburg for their daily needs.

Agriculture is the next highest use in the Town (almost 25 percent) with most of these uses located on the outer edges of the Town. In comparison to data from 1995, the amount of land used for agriculture has decreased by 5 percent, likely converted to residential use. However, as the 2009 Eden Agricultural and Farmland Protection Plan notes, agriculture still remains an extensive part of the Town with “nearly 15,000 acres of the town, half of the Town’s 39 square miles, is agricultural acreage or is in woods, hedgerows, and open space associated with farms and about 8,500 acres is in active agricultural production.”

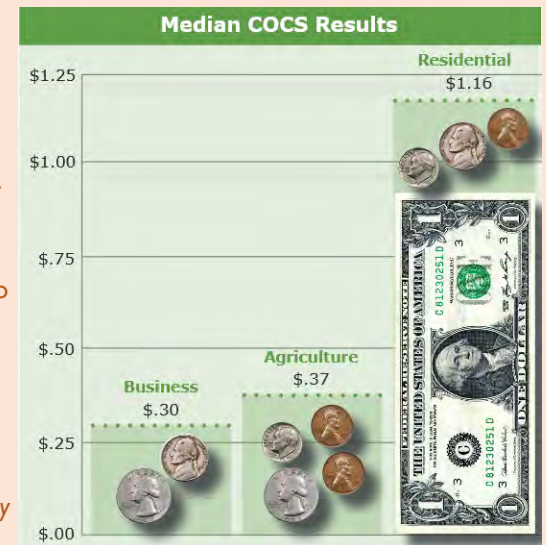
The distribution of land uses not only have implications on overall character, but also on tax burden and economic development. While most communities typically rely on residential growth to boost tax revenue, it is not the preferred primary method for growth. Only 52 percent of the Town is physically used for residential from an acreage perspective, but it constitutes almost 80 percent of the value of the

Town. This, in turn, puts a greater burden on residents for needed Town revenue in the form of property taxes. Cost of community services studies in rural towns such as Eden have shown that the revenue generated by residential uses by taxes end up being LESS than the cost born by the Town to supply/maintain needed public services (water, sewer, fire, etc.).

### COST OF COMMUNITY SERVICES

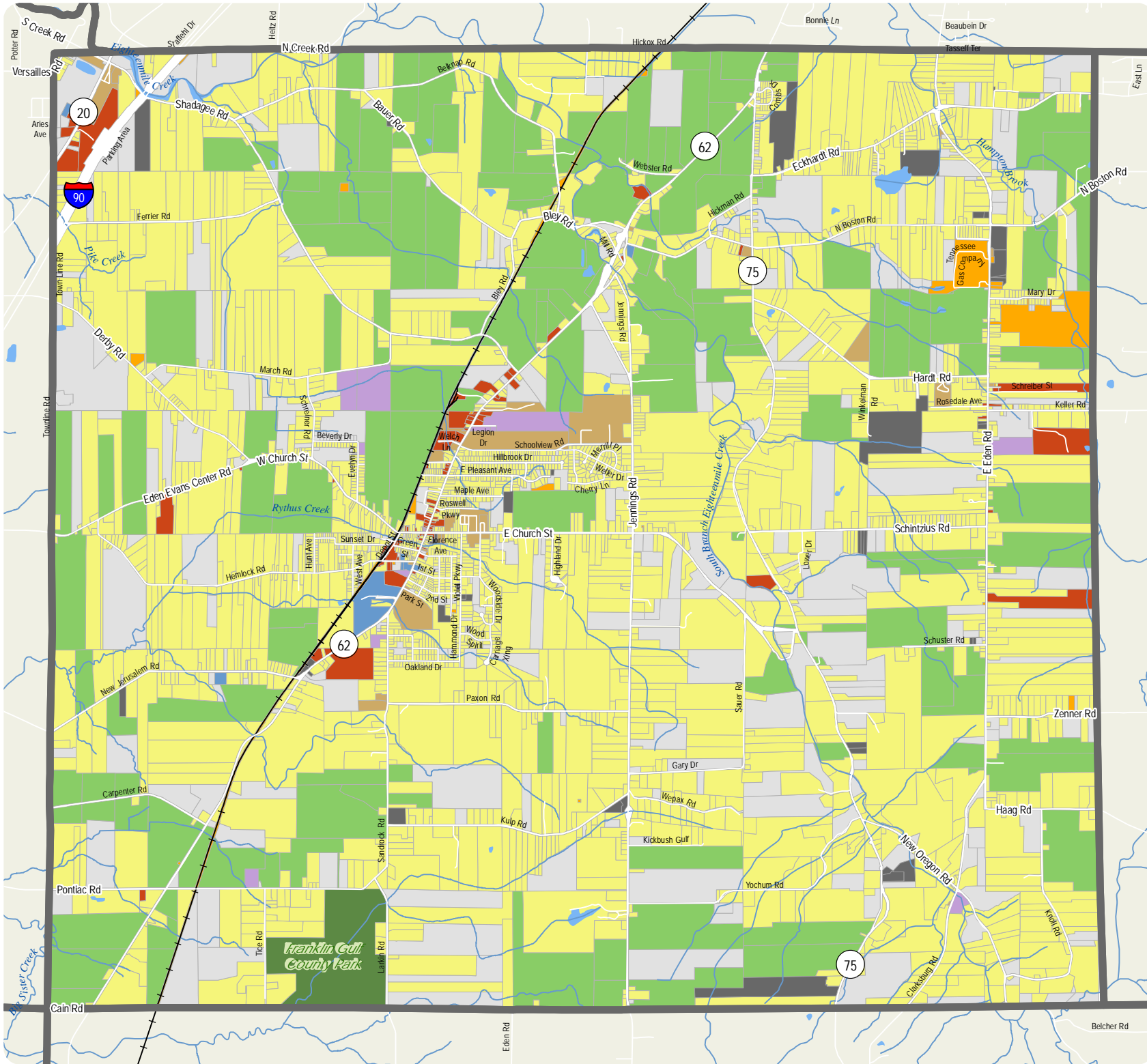
“Cost of Community Services (COCS) studies are a case study approach used to determine the fiscal contribution of existing local land uses. COCS studies are a snapshot in time of costs versus revenues for each type of land use. They do not predict future costs or revenues or the impact of future growth. They do provide a baseline of current information to help local officials and citizens make informed land use and policy decisions.”

- Excerpt from the American Farmland Trust “Cost of Community Services Fact Sheet”



Median cost to provide public services for each dollar of revenue raise

By comparison, commercial/industrial and working and open lands typically require less public services and therefore have a greater payback with tax revenue. Creating a greater balance of residential to non-residential land use will provide a more sustainable environment for the Town and yield greater tax revenue.



2017 Comprehensive Plan Update

**Map 01  
General Land Use**

Monday, June 19, 2017



- Legend**
- Town Boundary
  - Railroad
  - Creeks/Streams
  - Waterbodies
  - No Parcel Data
  - Agricultural
  - Residential
  - Vacant
  - Commercial
  - Recreation & Entertainment
  - Community Services
  - Industrial
  - Public Services
  - Conservation & Parkland







## Zoning (Map 2)

The Town of Eden, like many Western New York communities, follows a traditional Euclidean zoning model. This style of zoning divides the Town into specific districts that are dictated by a list of primary and the other compatible uses, creating a hierarchy with in each district that builds off of previous districts. The conservation district is the most restrictive while general industrial allows the most. While this methodology was revolutionary at its conception, this method of zoning can limit the potential of a property to a specific range of uses. This is especially evident in areas of mixed use (commercial and residential on the same property/building) which are typically found in Villages or hamlets such as Eden Center. Currently, the zoning in the Town of Eden consists of the following Districts:

### Residential

*Rural Residential (RR), Hamlet Residential (HR), Suburban Residential (SR), Suburban Residential Restricted Use (SR\*)*

Over 50 percent of the Town is zoned as one of these residential districts. While the intent of each of the districts is to primarily allow single-family residential uses along with limited community services (i.e. churches, schools), the difference among them is density, dictated by the availability of sewer and water services. The Hamlet Residential (HR) District aims for higher density with smaller lot sizes (as low as 0.25 acres) while lots in the Rural Residential (RR) District are between 0.75 and 2 acres – larger lots required for private sewer & water. The Suburban Residential (SR) District falls between these two with lot sizes around one-acre. With the exception of the HR District, agricultural operations are also noted

as a permitted use. A wide range of special uses within the Districts are noted as well including, but not limited to, recreational clubs, public utilities, camps, kennels, hospitals, and cemeteries. The HR District allows for a full-range of residential uses, including two-family dwellings; these dwellings are subject to a special permit in the SR District and not allowed in the Suburban Residential Restricted Use District.



Residential development ranges from smaller lots, closer together in the hamlet (left) to more open space and distance between homes in the country (right).

### Business

*Office Business (OB), Local Business (LB), General Business (GB)*

The three business districts build upon the lower level district (Office Business), which generally permits professional offices, small retail, upper-level accessory residential (live/work style), and churches. Local Business (LB) offers a wider array of retail and commercial uses, while the General Business (GB) caters to more auto-oriented enterprises such as hotels/motels, car sales, and outdoor amusement establishments. These districts encompass the hamlets of Eden Center and East Eden as well as the Route 62 corridor. While East

Eden has its own dedicated district (LB), Eden Center shares its zoning with the corridor-style development pattern along Route 62, though each has its own distinctive character. .

### Industrial

*Planned Industrial (PI), General Industrial (GI)*

Industrial districts in the Town of Eden are limited - two of which are located near the NYS Thruway and the third south of Eden Center. Uses allowed in these districts are much the same and include research and development facilities, office parks, manufacturing, and building materials, among others, provided that storage and operations are indoors or otherwise screened. The GI District does not permit junkyards, but does allow a number of business uses from the General Business District.



The largest industrial use in Eden is Reverie (“The Mattress Factory”), though its current future is uncertain. Other much smaller industrial-style uses exist in the vicinity, though this entire area is zoned for General Industrial.

### Open Space Zones

*Agricultural (AG), Conservation (C)*

These two zoning classifications cater to the protection and enhancement of Eden Valley, including the rich agricultural soils and sensitive environmental features. Permitted development in each of these zones is limited to agriculture, recreation, parks, forestry, and single-family residential, though the latter is a minimum of 4-5 acres in size. Both of these districts are eligible for development easements through the Town’s transfer of development rights regulations to further preserve these lands and encourage development within appropriate areas of the Town.

### Overlay Zones

*Route 62 Hamlet* – This overlay provides additional regulations along the 62 corridor from Shadagee Road to New Jerusalem Road to “manage and improve commercial growth” in regards to architectural design, landscaping, signage, and site access. The overlay zone is further broken down into four areas including a Hamlet Transition Area at the north, Residential/Office and CBD Area in the center, and the Industrial/Economic Development area to the south. Additional site plan requirements and other standards are required for each section, providing numerous levels of regulations that could and have impacted redevelopment opportunities.

*Floodplain* – This zone provides floodplain management in conjunction with official mapped FEMA floodplains areas and noted on the zoning map.

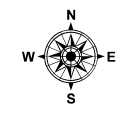




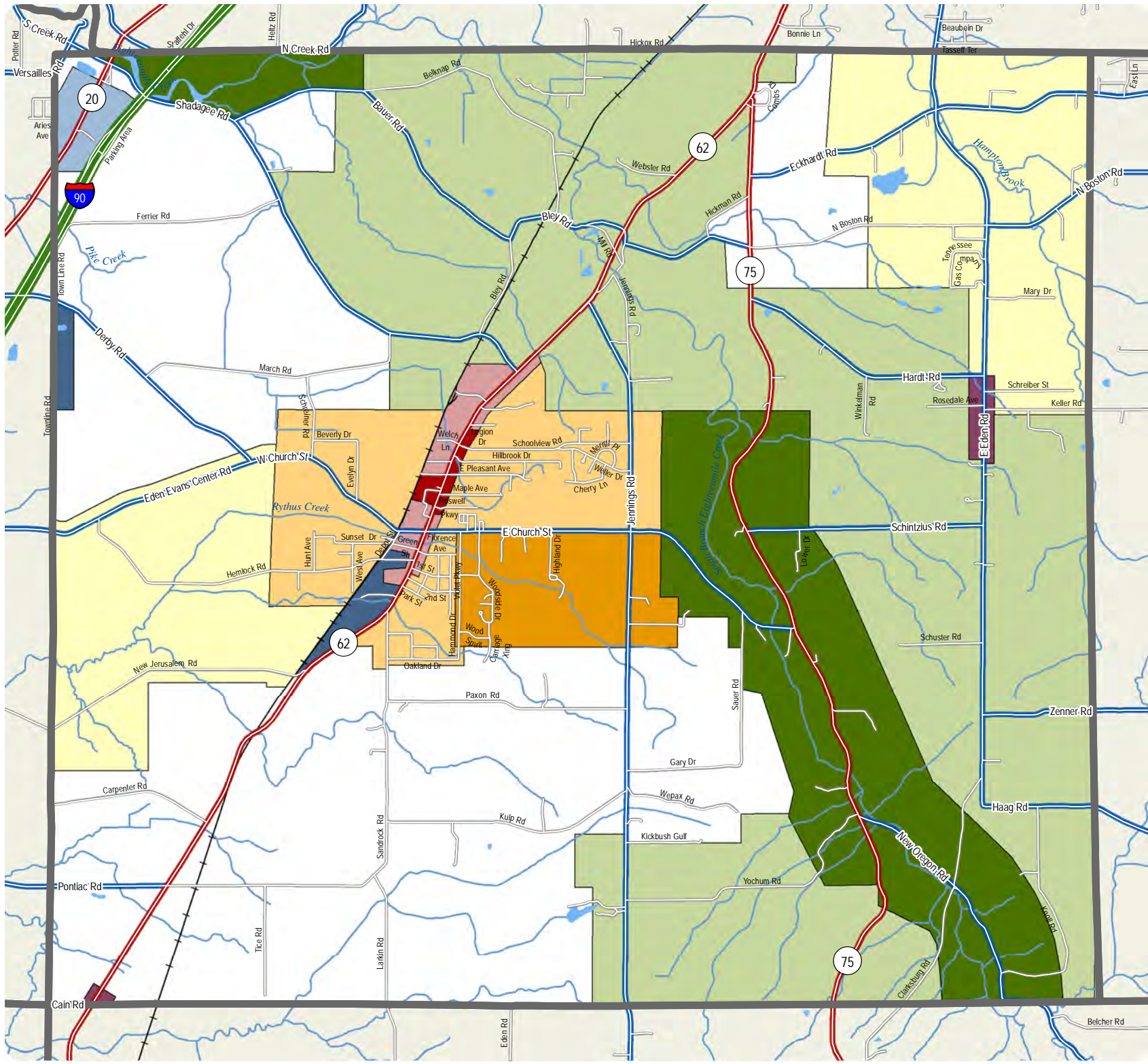
2017 Comprehensive Plan Update

**Map 02  
Existing Zoning**

Monday, June 19, 2017



- Town Boundary
- Interstate
- State Routes
- County Roads
- Local Roads
- Railroad
- Agricultural (A)
- Conservation (C)
- General Industrial (GI)
- Planned Industrial (PI)
- General Business (GB)
- Local Business (LB)
- Office Business (OB)
- Rural Residential (RR)
- Hamlet Residential (HR)
- Suburban Residential (SR)
- Suburban Residential, Restricted Use (SR\*)





*Creekside Open Space* - Regulations within this overlay provide additional protections and site development restrictions for Ryther Creek, Hampton Brook, 18-Mile Creek, and the south branch of 18-Mile Creek, as well as limited tributaries.



*Regulated MS4* – Properties within this zone are subject to Phase 2 stormwater permit program requirements as dictated by the NYS Dept. of Environmental Conservation (NYS DEC). Municipal separate storm sewer systems (MS4) aim to control stormwater discharges and reduce pollutants that are carried away to nearby waterbodies. In Eden, the MS4 area generally includes the Route 62 corridor from Eden Valley down to Paxon Road and the railline to Jennings Road. The area between the northern Town line and Eckhart Road is also included in this overlay.

Similar to the land use implications, zoning affects community character and future economic development opportunities, more so due to regulatory nature of zoning. Changes to district boundaries as well as their intent, dimensional requirements, site standards, and uses can “set the stage” for growth or protection in areas that the community envisions in the future.

## **Community Assets & Natural Resources (Maps 3-7)**

As part of the Community Profile, a review and analysis of the natural assets are undertaken and incorporated – effective planning needs to take full consideration of the physical features of a community. However, as a direct result of the previous Comprehensive Plan efforts, a number of resource plans have been created that include much more detail; they are incorporated by reference into **CULTIVATE EDEN**.

These plans, as previously noted, are summarized below and provide a general picture of the natural and physical features of the Town.

### Open Space Index (1999)

The primary goal of the Open Space Index was to provide an inventory and map of the open spaces of the Town to ensure proper utilization of these lands in the future. Initially begun in 1995, the four-year process reinforced what is already known about the Town – a vast majority of the community consists of various forms of open and natural land uses. It goes further to highlight, from 1995 data, the extent of large-acreage open space (greater than 5 acres) in the form of agricultural lands, natural terrestrial forested, and palustrine/wetlands. The vast majority of this is located on the eastern portion of the Town, with natural features such as wetlands and forested areas, in the southeast; this corresponds with the Conservation Zoning District. Protection and careful development adjacent to these resources is important not only for the sake of the character of the Town, but also to maintain the environmental health of the land. Features such as wetlands and forests hold soils together from

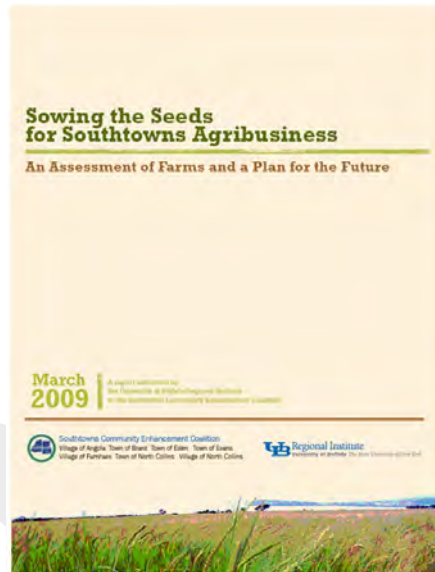


erosion and act as a “natural sponge” to hold stormwater. Maintaining the character of the community through resource preservation is not only important to current residents, it is also a key marketing element for future households.

[Sowing the Seeds for Southtowns Agribusiness – An Assessment of Farms and a Plan for the Future \(2009\)](#)

This study looked at the extent of existing farming operations in the Southtowns of Erie County as well as a providing a plan for sustaining them through non-traditional means in the future. The traditional way of life for farming, working the land and selling commodities on the market, are not sufficient for the longevity of today’s farming families; agri-business ventures are increasingly helping farmers diversify. The plan outlines several strategies for ensuring longevity of farms in the area, including Eden, such as:

- ◆ Enhancing visitor readiness through maintenance, communication, and improvements
- ◆ Building capacity through planning, regulatory review, and human capital



- ◆ Developing products and services with diversity in mind
- ◆ Communication and marketing

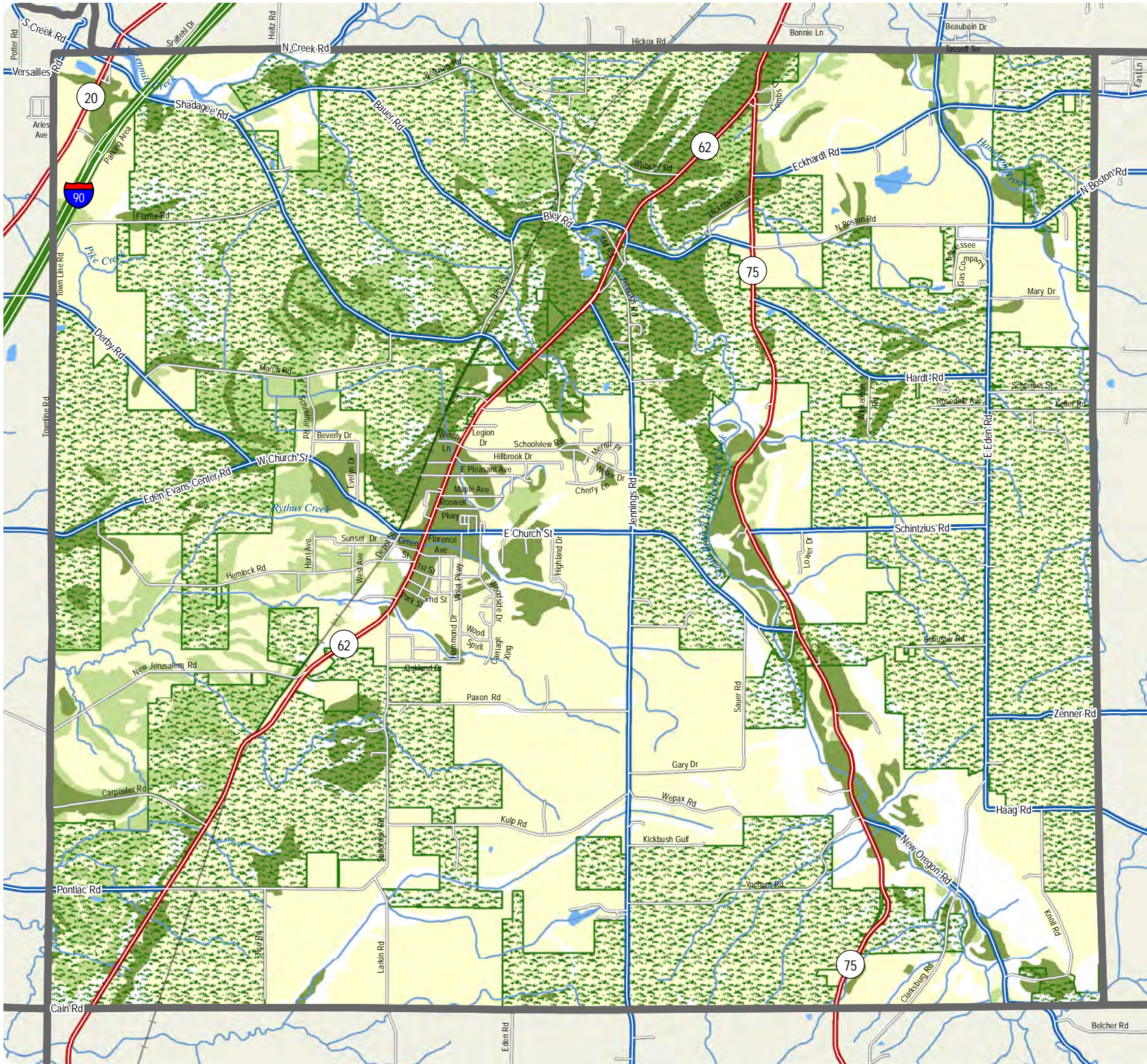
[Town of Eden Agricultural and Farmland Protection Plan \(2009\)](#)

In 2009, Eden updated its 1998 protection plan to “reassess and reevaluate appropriate tools to protect farmland” and strengthen the future for agriculture. As noted throughout CULTIVATE EDEN, agriculture is prevalent in the Town, with over 8,500 acres used for active production. Eden consists mainly of smaller farms with over 80 percent of the farms earning incomes from agricultural products less than \$250,000 annually. Concerns of local farmers look to profitability and viability as the overarching concern with development pressure closely behind. Town cooperation on a variety of issues such as utilities, zoning and land use regulations, and assessments are important to effecting change and ensuring sustainability of agriculture in Eden.

Several recommendations are provided in the plan, including:

- ◆ Directing development towards the hamlets and away from agricultural lands
- ◆ Initiate water line restrictions to manage growth
- ◆ Improve utilization of existing regulations including the transfer of development rights and conversation easements
- ◆ Engage in extended dialogue with the community and Town officials on agriculture to ensure it remains prominent in the public eye

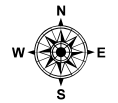




2017 Comprehensive Plan  
Update

Map 03  
Agricultural Districts  
& Prime Farmland  
Soils

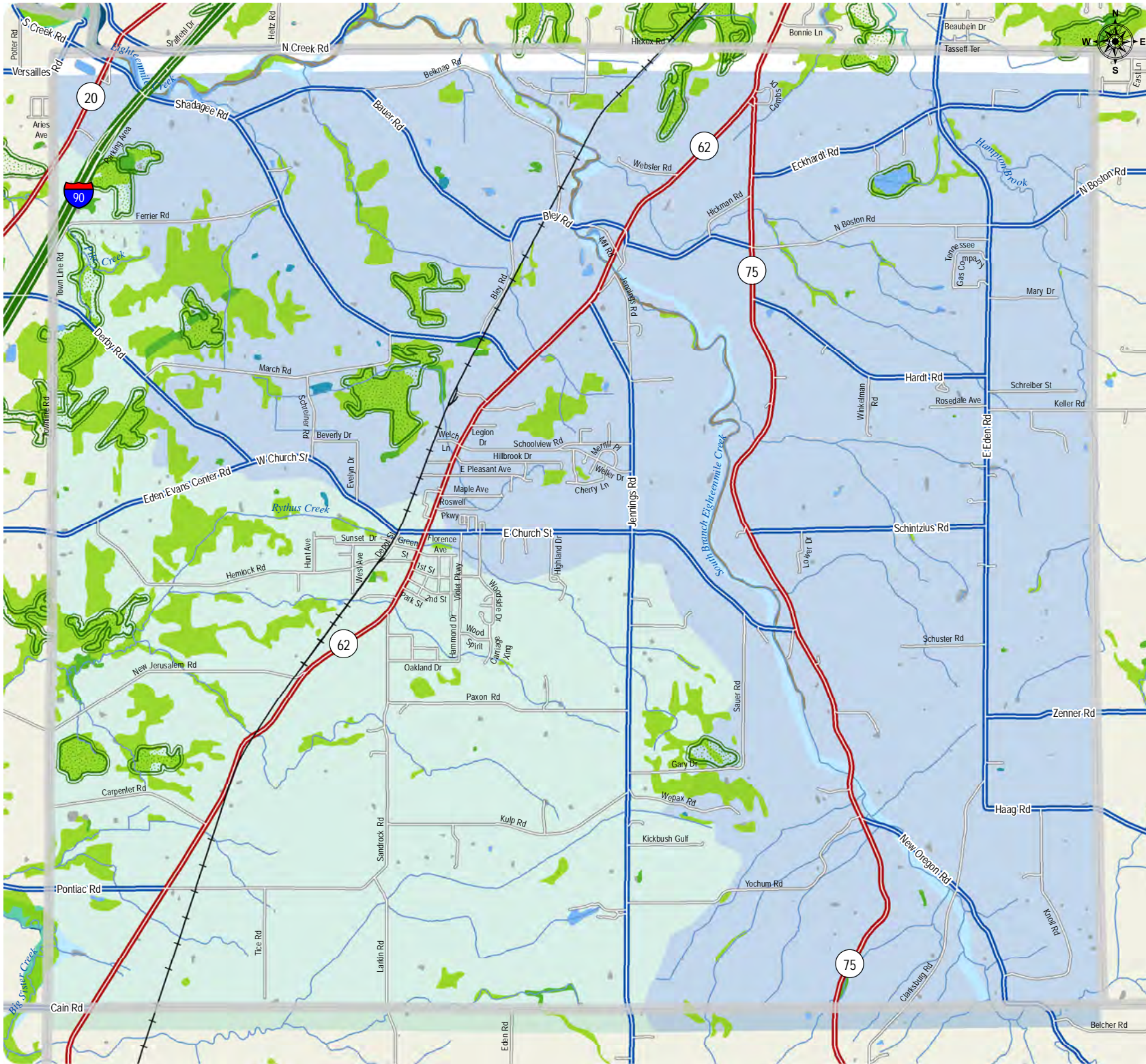
Monday, June 19, 2017



Legend

- Town Boundary
- Interstate
- State Routes
- County Roads
- Local Roads
- Railroad
- Waterbodies
- Creeks/Streams
- County Ag District 8
- Important Where Applicable
- Prime Farmland
- Prime Farmland (where drained)





2017 Comprehensive Plan Update

**Map 04  
Water Features**

Monday, June 19, 2017

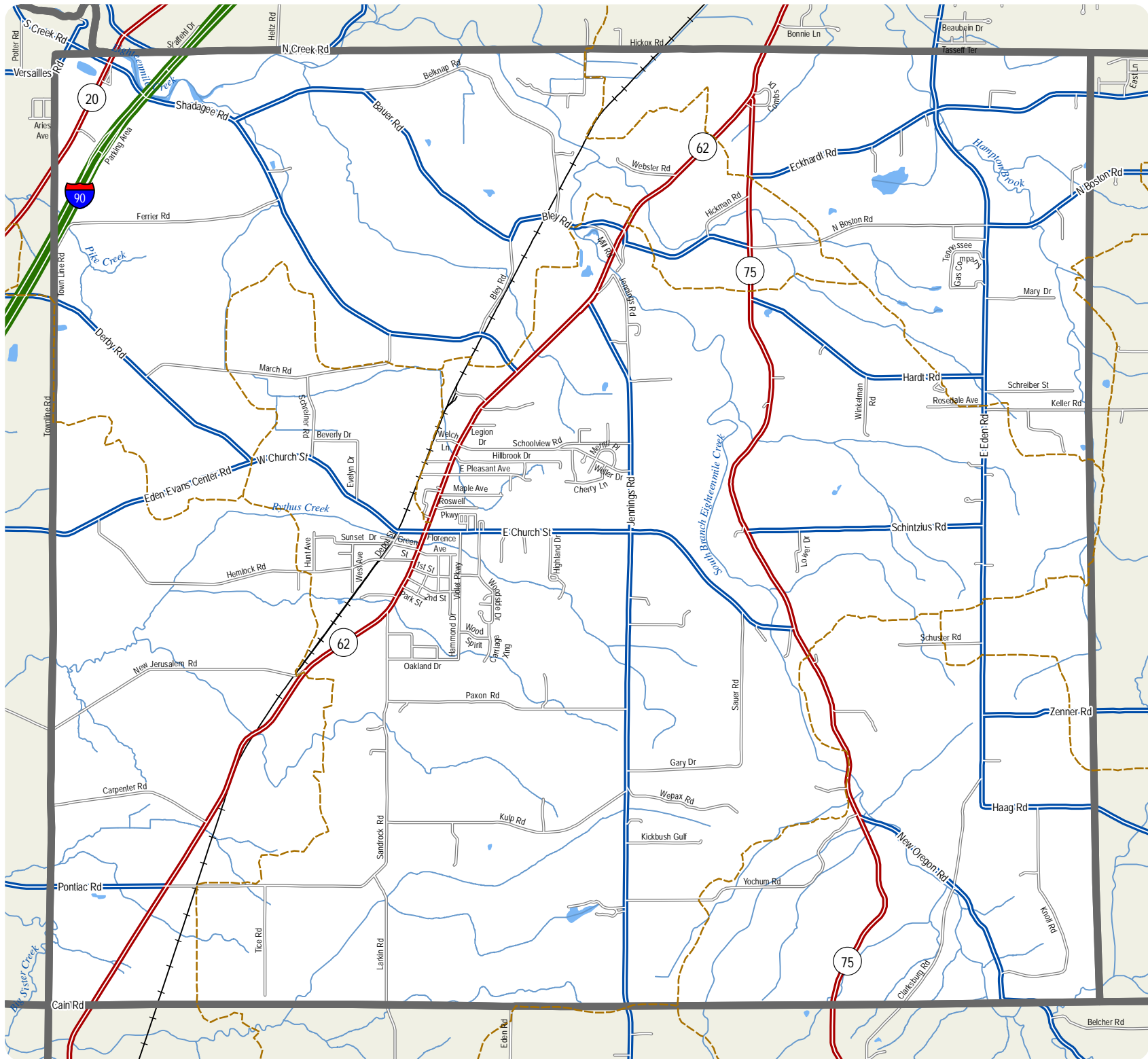


Legend

- Town
- Railroad
- Waterbodies
- DEC Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Other
- Riverine
- Zone A: 100-yr Floodplain
- Zone AE: 100-yr Floodplain
- Zone X500: 500-yr Floodplain
- Cattaraugus
- Eighteenmile







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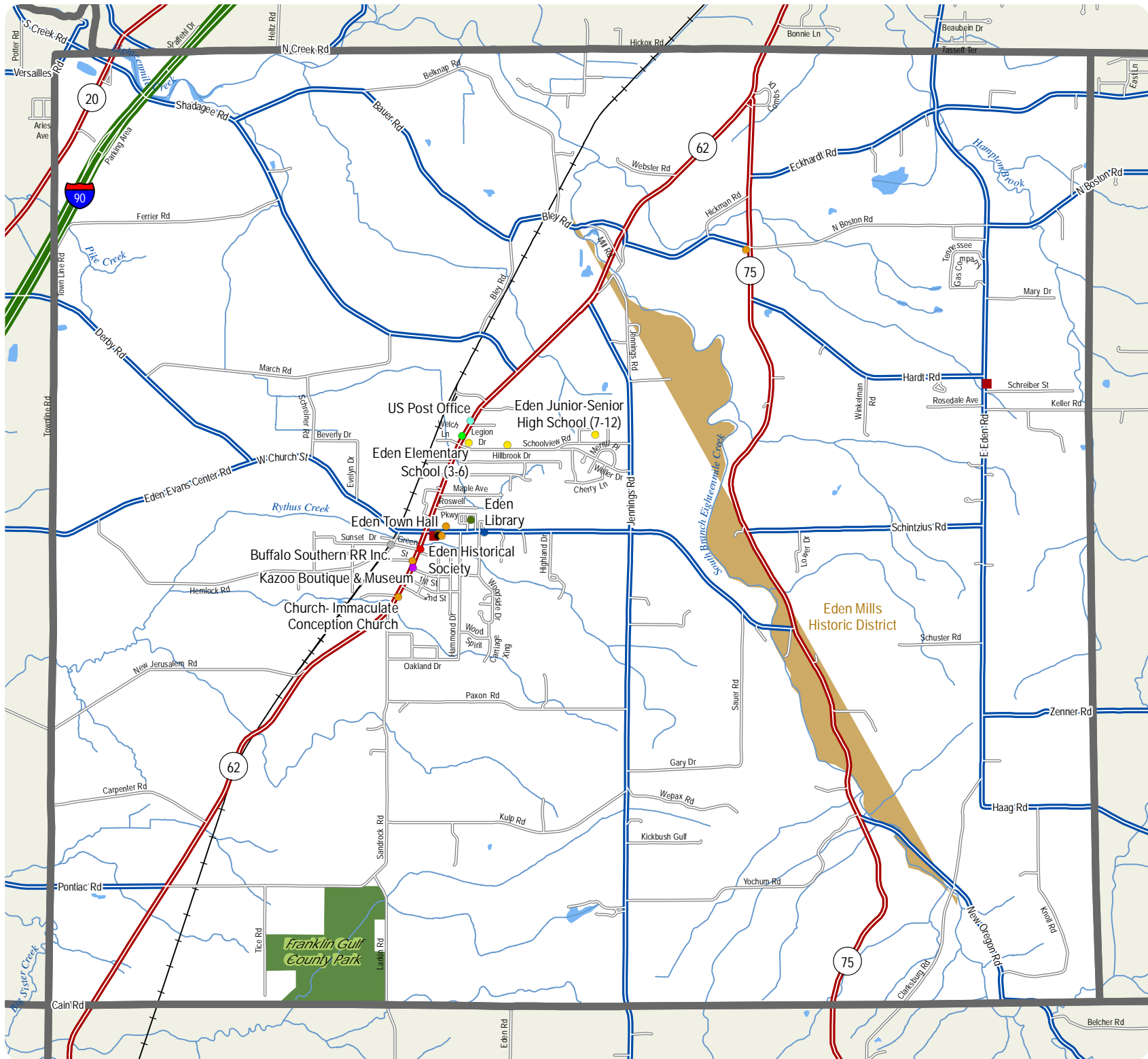
**Map 05  
Transportation  
Network**

Monday, June 19, 2017



- Legend**
- Town Boundary
  - Railroad
  - Creeks/Streams
  - Waterbodies
  - Interstate
  - State Routes
  - County Roads
  - Local Roads
  - Snowmobile Trails

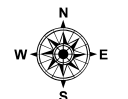




2017 Comprehensive Plan Update

Map 06  
Community Assets

Monday, June 19, 2017



Legend

- Town Boundary
- Railroad
- Creeks/Streams
- Waterbodies
- Interstate
- State Routes
- County Roads
- Local Roads
- Boys & Girls Club of Eden
- Buffalo Southern RR Inc.
- Local Churches
- Educational
- Eden Historical Society
- Eden Library
- Eden Police Department
- Eden Town Hall
- Evergreen Cemetery
- Kazoo Boutique & Museum
- US Post Office
- FireDepts







2017 Comprehensive Plan Update

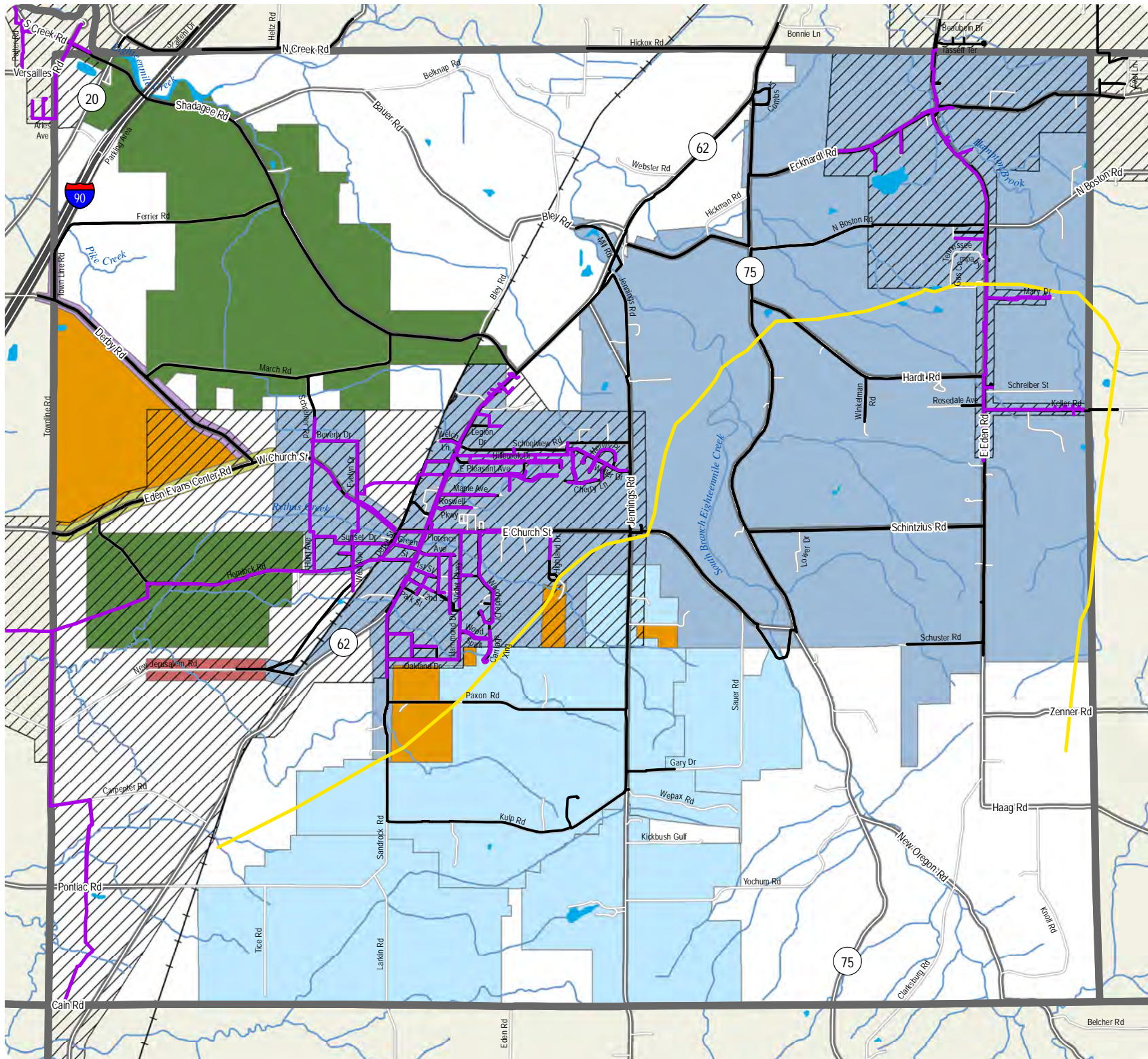
**Map 07  
Local Utilities**

Thursday, January 04, 2018



Legend

- Town Boundary
- Interstate
- State Routes
- County Roads
- Local Roads
- Railroad
- Waterbodies
- Creeks/Streams
- County Sewer District
- Eden WD
- Eden WD #3 Ext
- Eden WD #4
- Eden WD #5
- Extension #1
- Extension #2
- Unknown
- Sewer Mains
- Water Mains
- Natural Gas Main







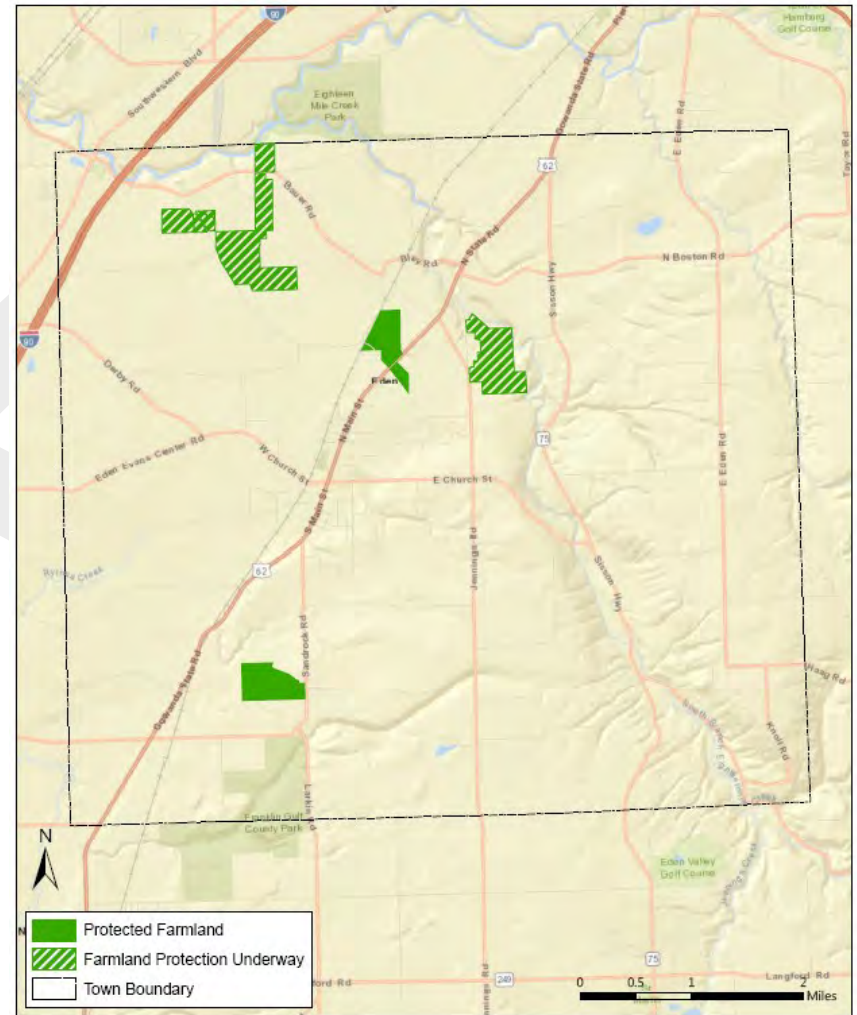
- ◆ Explore funding opportunities, business plans, and regulations that will support and encourage continued agricultural pursuits in the Town

Natural Resources Inventory (1999, amended 2012)

The Natural Resources Inventory builds upon the 1999 Open Space Inventory and goes into further detail beyond simple open spaces. As stated in this document from previous planning efforts (1974 Eden Comprehensive Plan):

“Eden remains essentially a rural community with large amounts of open space. However, since very little land (with the exception of roads) is in public ownership, most of the town is open to development based upon private decisions. Given the steady growth of the past, open space could become scarce at least in the urban section.”

This statement remains true to Eden today. The inventory highlights various natural elements of the Town including geology, soils, wetlands, floodplains, waterbodies, and hydrogeology. One of the keys implications of the Inventory, and reflected in current practice in the Town, is the importance of the Conservation Zone. This area contains a number of significant natural resources that can impact development or otherwise result in environmental degradation if disturbed, including steep slopes, habitat areas, extensive woodlands/forests, floodplains, and prime soils. This is mapped in detail on the following pages as well as in the Resource Inventory. The boundary of this Conservation Zone should not be changed and continue well into the future of the Town.



WESTERN NEW YORK LAND CONSERVANCY  
Protected Farmland in the Town of Eden

As a result of planning efforts and partnerships, lands in Eden can be forever conserved. Between 2012 and 2016, a total of four farms have been protected (purchase of development rights) through the WNY Land Conservancy alone - Meyer, Surgeoner, D&J Brawdy, and Triple Oak Farms. Other protected lands may exist.

Much of Eden’s natural resources remain the same as they have in the past; human changes on the surface as a result of growth and land development, including buildings, roads, parking, and utilities are the most evident. The extent of water and sewer districts, two critical utilities that can impact the density of future development, have expanded since the 2000 Comprehensive Plan as shown in **Map 7**. The hamlet of Eden Center south along Route 62 and west to the Town line as well as the northeast corner of the Town are all serviced by Erie County Sewer; public water is provided to well over half of the Town as well. It is within these areas that growth pressure will be the greatest and land use regulations will need to be carefully reviewed to ensure that natural resource protection and economic development are balanced.

Community resources are also noted in the Resource Inventory and note assets such as, but not limited to:

- ◆ Eden Fire Company
- ◆ Town Police
- ◆ The school campus, including two elementary schools and a Jr./Sr. High School
- ◆ Seven churches
- ◆ Town Library
- ◆ Town Hall (East Church Street) and Highway Facilities (North Main Street)



- ◆ Several cultural/historical sites, including the Asa Warren House and Godfrey Metz House
- ◆ Public recreational facilities, such as Swarts Field and Flower Field, the two largest Town-owned facilities, and Franklin Gulf Park, a 649 acre County preserve that spans multiple Towns

Other unique assets in the Town that were not noted specifically include the Kazoo Boutique & Museum (only metal kazoo factory in North America) and the Buffalo Southern Railroad, Inc. station on Depot Street.

These resources contribute to the character and quality of life of the Town of Eden and in some cases, such as Franklin Gulf Park and Swarts Field, provide additional opportunities for improvement and collaboration. The natural resources of the Town also provide significant economic opportunities in the form of outdoor recreation such as hunting and fishing with extensive stands of forests and wetlands providing a variety of



(Top to bottom): Immaculate Conception Church, Schwartz Field at sundown, Asa Warren House on Main Street



waterfowl, gamebirds, turkey, deer, and other mammals as well as waterbodies with a diversity of fish. As noted in the 1999 Open Space Index and further confirmed in the 2012 Inventory, these areas are found in abundance throughout the Town.

[Renewing the Town of Eden – Four Corners Revitalization Report \(2017\)](#)

The latest in the Town’s planning efforts, an assessment of the buildings and public streetscape of the Four Corners area of Eden Center led to a guidance document and conceptual drawings for revitalization of several key buildings. Beyond the key buildings identified in the plan, overall revitalization of the hamlet was recognized as not only desirable from residents, but needed to improve the character of the central business district and combat an increase in unkempt properties along a high-visibility corridor. While the overall building stock is in good condition and the hamlet has

“pleasant walkability,” several factors preclude this including:

- ◆ A high amount of front-loaded, asphalt-paved parking areas
- ◆ Gaps in building mass and streetscape
- ◆ Lack of street trees and pedestrian amenities

The mix of building types and ages range by 150 years, providing an opportunity for a potential historic district and ensuring a level of architectural consistency. Nine individual buildings were noted as eligible for the National Register based on a windshield survey of the Main and Church Street study area. Building improvement concepts were also developed for five properties that addressed the current deficiencies in the corridor and utilized draft design guidelines for façade restoration/improvements. These design guidelines were also included in the final report for the Four Corners revitalization area.



The Four Corners area contains several structures that contribute to the visual appeal of the hamlet, though not all. Maintaining this character and further enhancing it can spur additional growth.





DRAFT

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