

Appendix A

SUMMARY OF PUBLIC
OUTREACH

Town of Eden Comprehensive Plan Update

Community Outreach Summary

STEERING COMMITTEE VISIONING – FEBRUARY 15, 2017

WHAT IS EDEN NOW?

Rural	Bedroom community
Suburban w/ rural functions	Self-sustainable
Prime farmland	Younger families moving in
Lack of housing for downsizing	Some freight rail now
Lack of community services/ businesses	Underutilized bldgs./areas (manufacturing?)
Vibrant, active farmers	Lack of affordable housing
Mutual aid ladder (FD)	Aging population
Some senior apartments	No public transit
People go to Hamburg	Over-regulated, not develop- ment friendly
18 Mile Creek watershed/ conservation	No historic preservation (Mill?)

WHAT DO YOU WANT IT TO BE?

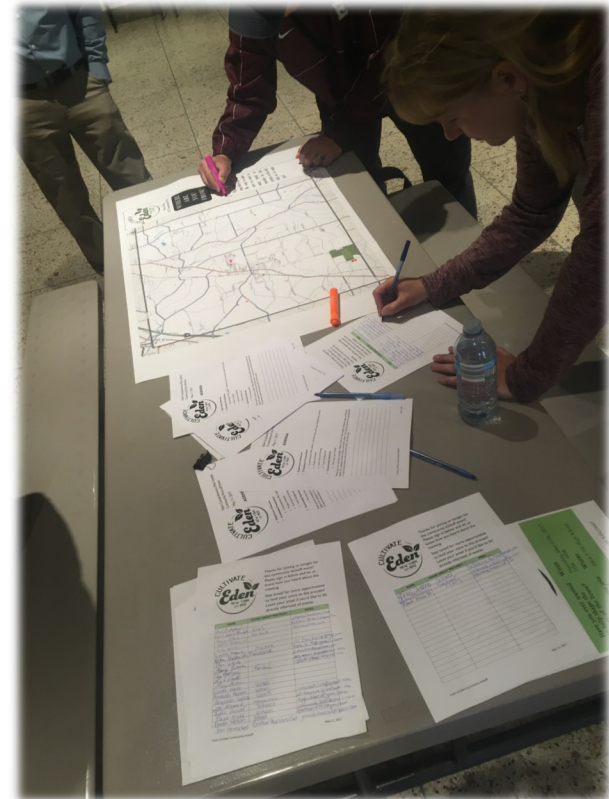
Keep identity, but enhance	Business District – enhance, walkable
Mixed use	Maintain farmland
Senior housing	Passenger rail
Need more services	No strip malls
Find density balance	Municipal parking
Recreational facilities, fun plac- es to visit	Cornell/Ag hub
Destination – brewery/winery	Simplify zoning code
Drop parking requirements	Residential development flexi- bility
Affordable housing	Historic preservation
Hamlet of East Eden focus	Easements for recreational trails

COMMUNITY KICKOFF MEETING - MAY 11, 2017 (HIGH SCHOOL)

THREE CIRCLES EXERCISE

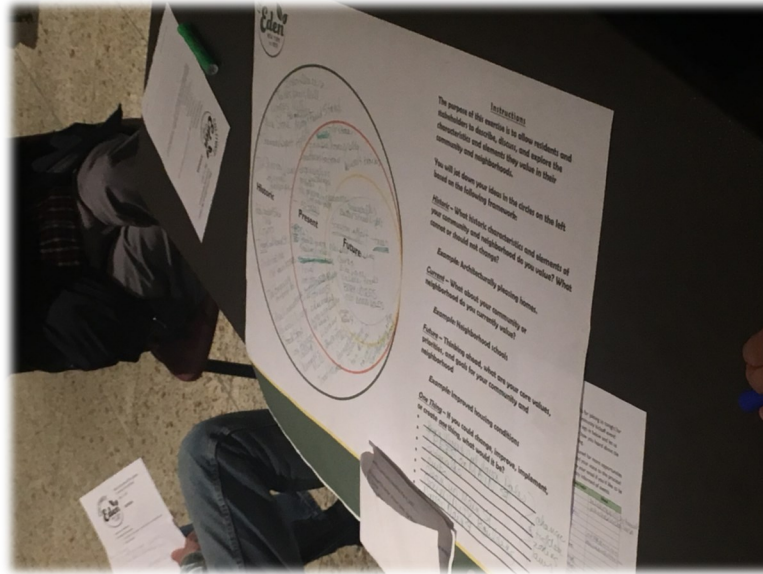
What historic elements do you value?

- Ag community
- Family
- Conservation
- Church
- The Germans
- Agriculture (x3)
- Good schools (x2)
- Historical society
- Long time farming
- Small town feel/country (x2)
- Safety (x2)
- Green, open spaces
- Corn Fest (x2)
- Depot Street
- 18 Mile Creek
- Architecture of the coach stop
- Clarksburg Mill (x3)
- School house
- Kraops Mil
- Agles Fruit Stand
- O’Gorman’s Depot
- Old cemeteries (x2)
- General view of rural landscape
- Red Jacket ski club
- Trees on Main Street
- Kazoo Factory (x2)
- Architecture of old farmhouses
- Brewery
- Asa Warren House
- Randall Agency
- Coach stop
- Iron Bridge (valley)
- Kromer’s Mill
- Toad Hollow
- Railroad
- Historic buildings
- Four corners
- Library
- Top school
- Commercial
- Sustainable



What do you currently value?

- Boys and Girls Club (x3)
- Chicken BBQs
- Volunteerism
- No attractive activities or community center/gym
- Main Street needs to look better, more services
- Poor housing stock
- Not enough housing choices for young families
- School ranking & enrollment is down
- Bad telecommunication services
- Sure Fine
- Bowling alley
- Bad: abandoned buildings
- School
- Town pool
- Corn Fest (x2)
- Population size
- Agriculture (x2)
- Planers in the hamlet
- Decent food in small town
- Recreation program
- Library (x2)
- Kazoo Factory



- 7-11 store
- Zombie homes/buildings
- Mattress factory
- Degenerating buildings (negative)
- Potholes (negative)
- General appearance of the town (negative)
- No trees (negative)
- Small town feeling and values
- Hotel
- Hot dog stand
- Sunday cruise nights
- Four corners
- Accessibility of parks
- Recreation department
- Music on Main Street
- Parade
- Winter's trains
- Legion
- Community foundation
- Eden recreation
- School – capital improvement
- Identity
- Concerns of property maintenance and blight
- Empty storefronts (negative)
- Cannery
- Need to grow commercially
- Absentee landlords (negative)

What are your core values, goals for the future?

- Senior community (housing, services, walkable center)
- Local ownership
- Farmers market (x2)
- Main Street infrastructure
- Take advantage of Town parks
- Increase younger population
- Community gatherings (festivals, etc.)
- Softball/sports activities
- Fix sidewalks (x2)
- Dog park
- Bike paths and bike lanes (x2)
- School services and offerings
- Require enforcement of clean yards
- Need new businesses and beautify Main Street
- Lower taxes
- Industry
- Keep country farmland but allow a large business to bring tax money to Eden
- Walker friendly sidewalks
- More lighting in the hamlet (x2)
- Snowmobile
- Define hamlet identity
- High quality schools
- Senior services
- Public art
- No maximum front yard setback
- Street trees
- Cluster housing
- Outdoor ice rink
- Curbing
- Walking trails
- Bury wires/utility poles
- Hamlet revitalization
- Good zoning rules/enforcement
- Implement agricultural protection plan
- Cluster housing
- Diversified housing stock
- Promote town businesses
- Audit agriculture (proper tax assessment/tax equality)
- Improvements for families (pool, center)
- Flexible/friendly zoning plan
- Safe, walkable hamlet
- Traffic calming
- Communication between school, town, others
- Accessible internet to all



If you could change ONE THING...

- More options at the schools (e.g. elective classes)
- Clean up Main Street
- Property maintenance (e.g. junkyards)
- Senior recreation/community building
- Community assisted bldgs. services seniors
- Fix up Depot Street
- Public access (e.g. park at 18 Mile Creek)
- Residents rights to 18 Mile Creek (e.g. Hamburg beach)
- Tiny homes bring no taxes
- Don't put tractor business in Town out of business, needs large road
- Christmas festival
- Delivery services
- Main Street
- Sidewalks
- Lighting
- Bring young families in
- Connectivity
- Bury wires/utility poles
- Trees on Main Street
- Sidewalks
- Curbing
- Clean up Main Street
- Community building
- Narrow Main Street
- Change/tighten zoning laws
- Hamlet revitalization



YOUTH TABLE

What are the anchors of the Town?

- Cornfest
- Sports
- Agriculture
- Asa Warren House
- Family
- Volleyball
- Legion
- Chicken BBQs
- Boys and Girls Club
- Music programs
- School size
- Pool
- Family businesses
- Kazoo Factory
- Haier (and other generational families)
- Playground

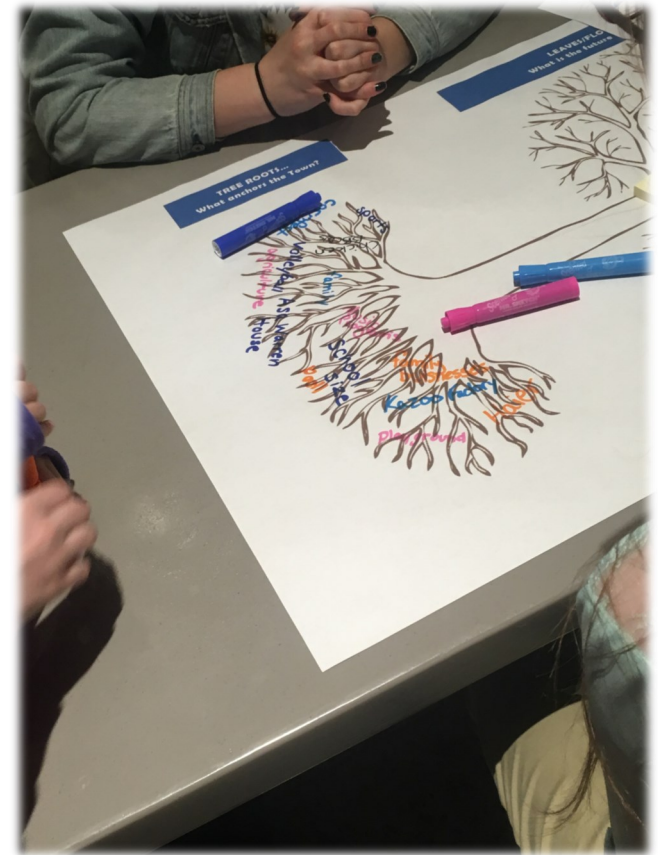
What could be the future of the Town?

- Arcade/community center
- Lot size balance (not huge, but not small)
- School sports
- Better school budget
- Outdoor ice rink

- Lighthouse
- More community events/festivals
- Bike paths
- Reopen 7/11
- Uber
- Money for the music programs
- Ag-business balance
- Movie theater
- Better design (buildings)
- Parks
- Better road care
- Senior housing
- More businesses
- Train to the City
- Better sidewalks

If I could change ONE THING...

- Outdoor ice rink
- Non-lead water
- Bigger Boys and Girls Club
- School Wi-Fi
- School funding
- Increase music & arts program
- Updated pool
- Better road care



STUDENT OUTREACH - MAY 16, 2017 (HIGH SCHOOL)

What are the anchors of the Town?

- Croop's Mill
- Business (food)
- Peaceful
- Four Corners
- Eighteen Mile Creek
- Boys & Girls Club
- Park
- Town Rec
- Hiking Trail (Larkin/Sandrock area)
- Corn Fest (*mentioned multiple times*)
- American Legion
- Farm Markets
- Summer sports
- Music program
- Raiders respond for everyone!
- Agriculture
- Snowmobile trails
- Library
- Fast food
- Summer concerts

What could be the future of the Town?

- Ale House
- Drive in
- Occupy vacant buildings
- Update American Legion
- Apartments
- Dog park (*mentioned multiple times*)
- Specialty shops
- Restaurants/super markets open 24/7
- Park trails & recreational activities
- Business other than just farming (chain foods, coffee shop, etc.)
- Farmers market
- Less restrictive zoning laws
- Gym & community center
- More neighborhoods
- Community activities
- Bike paths
- 7-11
- Roller/ice rink
- Activity centers
- Roundabouts
- Teachers
- Nicer town pool
- Maintain roads
- More farmers markets
- Rental bikes
- Train
- Uber
- Lastertron/paintball
- ATV/DIRT track
- Bus stop on Main Street
- Water park
- Nature reserve/preserve
- Young adults "bar"/youth club
- College/senior housing
- Archery/pistol program

STUDENT OUTREACH - MAY 16, 2017 (HIGH SCHOOL)

If I could change ONE THING...

- BMX/skate park
- Taco Bell (i.e. late night food)
- More stores
- Main Street expand
- Ice rink
- Movie theater/drive in

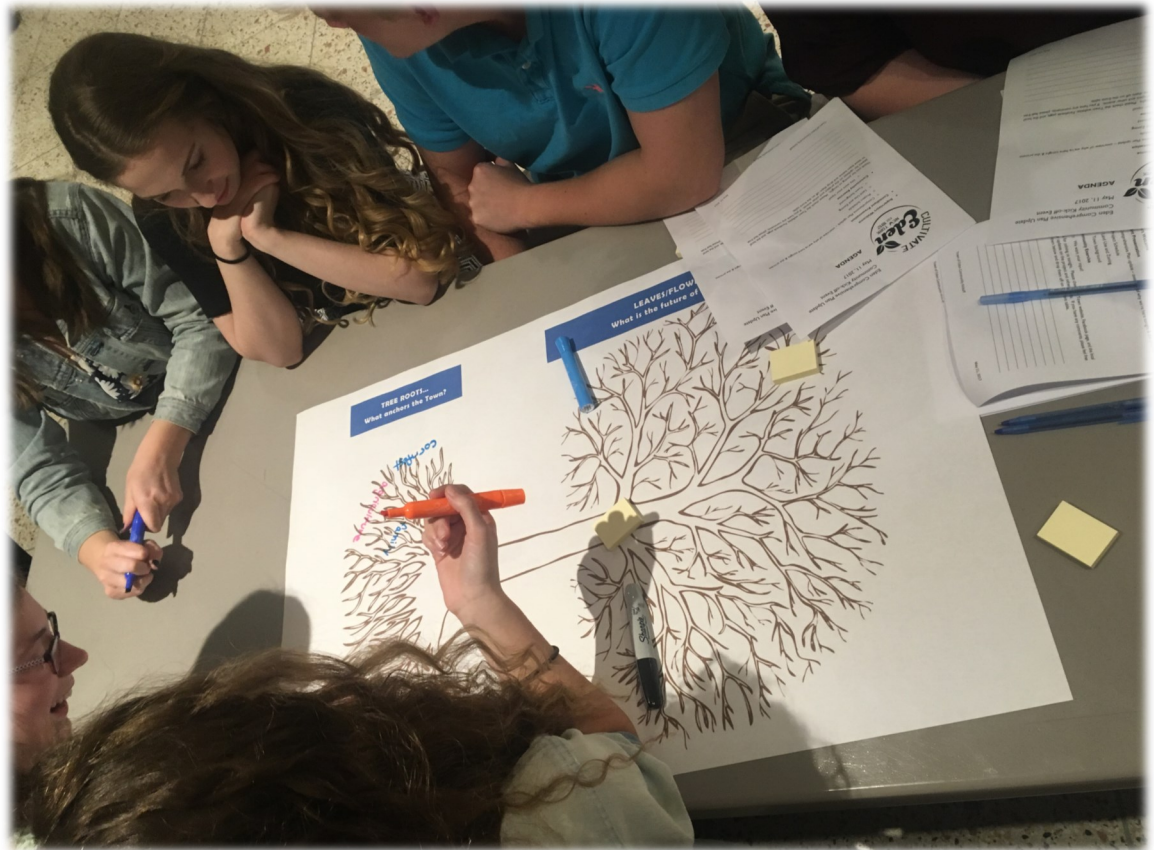
Other communities I like and why...

Places:

Hamburg, Orchard Park, East Aurora,
Ellicottville, Springville

Why?

- Cute shops
- Food variety
- Markets
- Movie theater
- Coffee shops
- Good pizza
- Skate park
- Mall
- Roundabouts (i.e. traffic flow)



CORN FESTIVAL - AUGUST 3-6, 2017

- Town - 4, Visitors – 1 (14086, Lancaster)
- Visitor response
 - ⇒ What draws you to Eden – nature
 - ⇒ Something to bring you back to Eden – denser, more active Main Street
- Resident responses
 - ⇒ ONE THING (preserved): agricultural feel, farmland, small town feel
 - ⇒ ONE THING (need to change): more business in industrial area, vacant/run down properties on Main Street, hardware store need, industry on outskirts of town
 - ⇒ ONE THING (to improve): support the youth, programs for the youth (education, arts, etc.), business friendly



The response/attendance at Corn Fest was not as expected, but then again, the weather was not in our favor either!



Weather

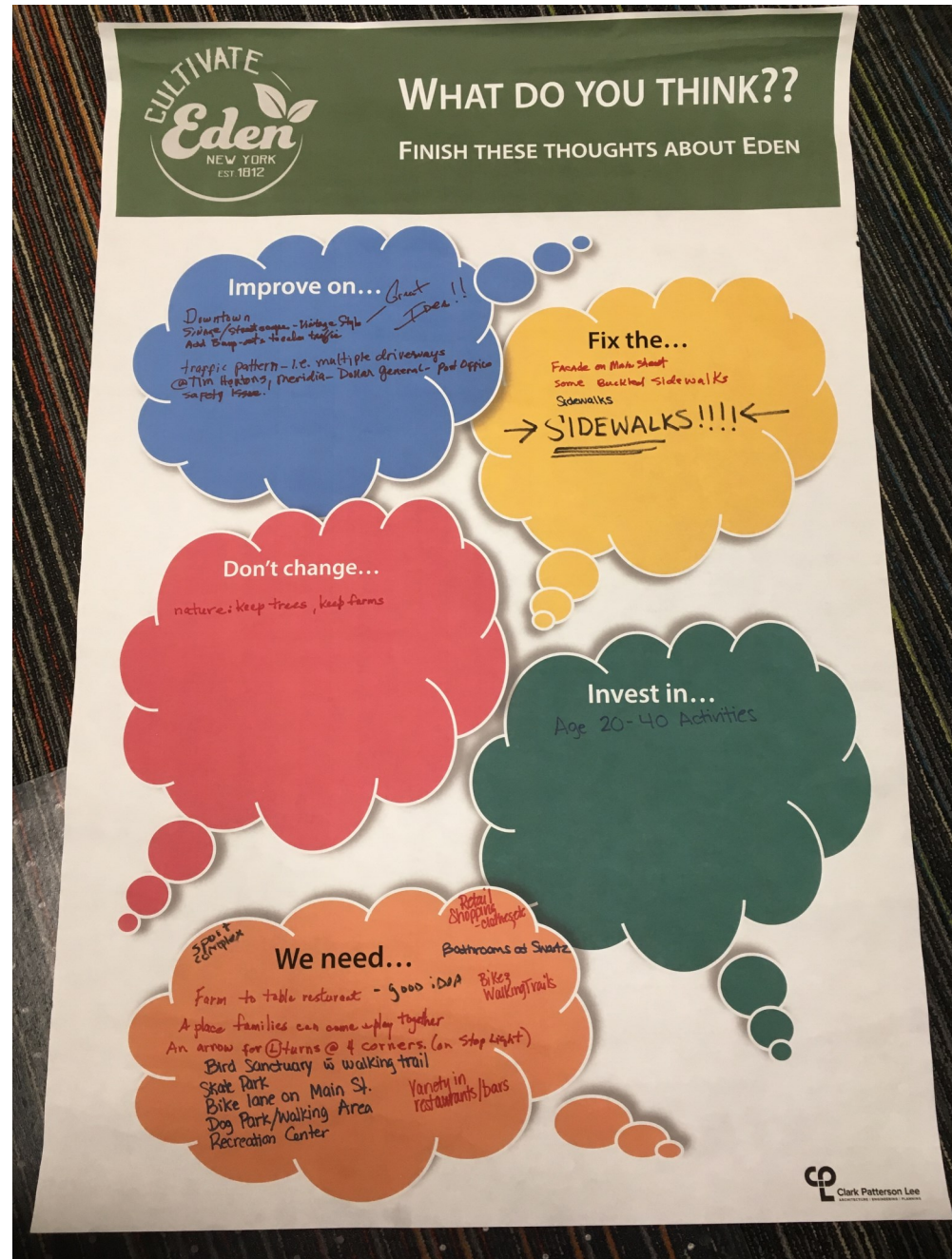
Suspected waterspout churns on Lake Erie as storm approaches Buffalo

A suspected waterspout churned over Lake Erie before a severe thunderstorm swept ashore into Buffalo, New York, on Aug. 4.

August 4, 2017 | 6:11 PM EDT



FIRE DEPT. OPEN HOUSE (OCTOBER 14, 2017) & HALLOWEEN PARADE (OCTOBER 21, 2017)





IMAGINE EDEN...

Now what about areas outside of the hamlet?
How should future residential development look?
The Route 62 corridor?

Housing Development



4.50/5



3.50/5



2.67/5

Other Residential



4.17/5



3.00/5



3.57/5



3.50/5

Route 62



3.00/5



1.83/5



4.33/5



2.00/5



3.83/5



3.00/5



What if we take some design element(s) from other places and put them here? What aspects of these pictures do you like/could you see in Eden Center? Lets...

IMAGINE EDEN

This is an interactive exercise for you to take part in. On the next two posters, please go to our survey page to fill out your responses - goo.gl/enJp7L

Landscaping



4.17/5



3.50/5



2.33/5

Building Design (Four Corners area)



4.33/5



2.83/5



3.17/5



4.00/5

Density (height/spacing)



4.17/5



2.00/5



3.83/5

SECOND PUBLIC MEETING - DECEMBER 12, 2017 (HIGH SCHOOL)

Review of findings, plan goals and Future Land Use plan

- Generally agreed with future land use plan developed by committee
- Expand industrial area along Eden Evens Center Road along the Town border as well. Possible near Tennessee Gas station in East Eden?
- “Spotty houses” (i.e. medium density) west of and around Eden Center
- More trails/access within Franklin Gulf County Park – community funded improvements or push for maintenance?
- Need more recreational trails and opportunities to get people out into the natural areas of Eden
- Access to Clarksburg waterfall and waterfall at East Church/Route 75
- Note historic resources – Clarksburg, multiple buildings in Eden Center, Croops Mill, parts of East Eden
- Support mixed use development in hamlet to “be able to own a property and use it for small business without additional hoops to go through.” Incentives to bring in businesses. Ex. Mama Mia’s closed, now very hard to change to house/apartments.
- NO big businesses in Town Center (e.g. Walmart and bog box), cater to small businesses and support local
- East Aurora “feel”
- Maker space/incubator space in/around Depot Street? Cater to generation Z and families who are already tech savvy and ready for advanced manufacturing type industries in the future
- Social gathering space for community gaming, chat/social activities, etc. “Non-traditional” communal activities.
- Fiber connectivity key
- Sports fields and access to them
- Farmers market (Springville example)
- Convenience store
- Better tie into 18-mile Creek
- Proactive economic development (e.g. business consultant)
- Coordinate entrance development at the Thruway with Evans
- Agri-business park “light” potential

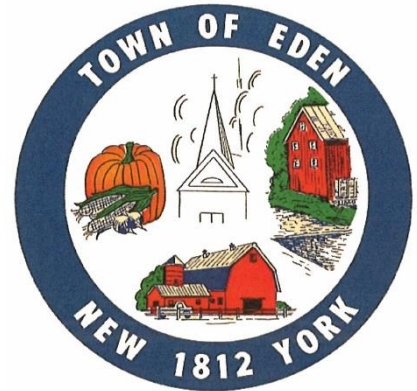


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Town of Eden

Comprehensive Plan Update

Community Outreach Plan



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Melissa Hartman

Town of Eden | Supervisor

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Project Background

The Town of Eden's current comprehensive plan (2015 Plan) was an update from the previous plan written in 1974. Since the creation of the 2015 Plan, which was adopted in 2000, the Town has worked to continue to support its agricultural economy as well as grow the commercial areas along Main Street, most notably in the hamlets of Eden Center and East Eden. The Town has a desire to attract appropriate development, such as the Reverie Mattress Company in 2012, that contribute to the local economy while balancing the small-town, rural character that residents enjoy. The intent of the plan update is to address these issues as well as others that are identified by the Steering Committee and the community-at-large in order to provide adequate direction and guidance over the next 8-10 years.

Purpose of the Outreach Plan

A plan is only as good as the community support that is has behind it, but getting sufficient input can be a logistical challenge in terms of scheduling locations and timing that has the potential to inhibit meaningful participation. This Community Outreach Plan provides a blueprint for the methods and general steps to effectively engage interested individuals, organizations, and agency representatives in the preparation of the plan. The input that is gathered as part of this process will be used to determine an overall vision for the Town as well as reviewing the previous Plan to determine what strategies are still valuable in the current environment. Specific goals, strategies, and action items for implementation will then be developed with further community feedback.

While various means for community outreach have been identified below, there is always the possibility of a weak turnout or uneven groups / areas being represented. The plan should be considered a living document in which outreach elements or activities may require modification(s) to seize on opportunities as they arise during the planning process.

Engaging the Public

During the kickoff meeting, the backgrounds of the Steering Committee members were provided, and it was noted that they represent a variety of interests, viewpoints, and standing in the community – a great benefit to the process moving forward. Additional groups that should be included in the outreach for the development of the plan include:

Municipal Officials

- County Officials (i.e., Planning and Development)
- Adjacent municipal representatives (cooperative/regional efforts)

State and Federal Agencies

- NYS Department of Transportation (NYS DOT) – State Route 62 and 75

Local Agencies and Groups

- Eden Community Foundation
- American Legion Post #880
- Eden Senior Citizens Group (ACES and others)
- Eden VFW Post #8265
- Eden/East Eden Emergency Services (fire, EMS, police)
- Eden Boys and Girls Club
- Eden Valley Growers
- Chamber of Commerce
- Local churches

Local Business Owners

Neighborhoods/Residents – neighborhood associations/groups (if they exist)

Outreach Components

Various methods and avenues for outreach have been identified by the Committee and consultant team to gather input from the community about issues and opportunities related to the Town. As noted in the original request for proposals (RFP), at least three public meetings will be held during plan development as well as other outreach methods to reach a diverse audience. Public comment will be reviewed by the Committee and consultant team. A tentative schedule for the outreach events is included at the end of this section to give an idea for timeframes in which any of these could occur. In some instances, due to the tight schedule, outreach efforts can be combined. Priority events should be identified by the Committee.

The methods that will be used for the planning process include:

1. ***Steering Committee (WAC)*** – This committee held their initial kickoff meeting February 15, 2017 to introduce members to each other and the consultant team as well as establish the intent of the committee in the process. The Committee will meet once every month, or as often as deemed necessary, to review findings and documents prepared by the consultant team. Minutes for each meeting will be prepared by the consultant team and provided to the Committee. **THESE WILL OCCUR MONTHLY.**
2. ***Public Meetings/Workshops:***

- a. **Kickoff** - With a kickoff meeting likely to occur in **SPRING**, this will be the community's first opportunity for understanding what the project entails, the process, and providing their initial input. The intent is to gauge their interest on key issues to focus in on and identify initial priorities. Some background on the demographics of the Town and maps of the Town with key assets ("what we have to work with") will be provided to give the community a world view of their community.
 - b. **Follow-up** – A second meeting in **LATE SUMMER** will be geared towards the question "are we on the right track?" in terms of goals and objectives/opportunities that we've heard from the community. It is a chance to vet the ideas and refine them further or bring additional ideas into the mix that are important. This could be more of an open house format where the priority areas are summarized on larger boards and the community is invited to browse and offer comments at their leisure.
 - c. **Close out** – The final draft of the plan will be presented to the community in **LATE FALL** (prior to the holidays) in a question and answer format prior to final review and comment by the Town Board and the official process being undertaken for adoption (public hearing, County referral, environmental review, etc.).
- * Any one of these public meetings could be incorporated into public events if feasible.**
3. **Plan "marketing"** – Establishing a brand or presence for the Plan itself helps to get the word around in an "easy to digest" format. People can associate a graphic or tagline with the Plan and, if the document is used as a marketing tool, may help in those efforts. A few preliminary ideas have already been passed around including "Cultivate Eden" or "Grow Eden," reflecting the agricultural history and desire to build upon the Town. While this effort shouldn't occupy significant time or resources, some thought as to whether this is desired should be discussed. **TO BE COMPLETED MARCH/APRIL**



4. **School District:**

- a. **Raiders Respond Day (MAY 2017?)** – Although there is concern on the scaling back of this event, it would be a good opportunity to help spread the word on the Plan and get interest in it. Depending on logistics, a booth with an informational poster

could be set up and manned by a consultant/committee volunteer to interact with folks and ask the simple visioning questions – “*What is your Town now?*” (values) and “*Where do you want it to be?*” (opportunities).

- b. ***In-school interaction (TO BE SCHEDULED)*** – In coordination with the district, a brief presentation and interactive exercise with students could yield a different perspective on the Town’s future. This could be coupled with a government or school club (FFA, FBLA, Honor Society, Student Council, etc.) and further integrated as a project within a class.
5. ***Corn Festival – (AUGUST 3-6, 2017)*** As the prominent, local event for the community, this would be a great opportunity to get feedback on the Plan from both an internal and external perspective. The only downside is that it is in late summer, so the plan would be well underway, but it could be combined with the follow-up public meeting (2A) as well as a way to market and build further interest/support for the plan.
- a. Booth set up with information on plan, key goal areas, opportunities for comment (written or electronic via postcard “marketing”)
 - b. Consultant and steering committee volunteers needed
 - c. Likely to be manned 1-2 days, static booth the remainder unless sufficient volunteers available
6. ***Site tours*** – Mentioned during the kickoff meeting, a site tour would be best suited to a specific area to gather detailed information, such as Eden Center and the desire to enhance it for development. Along with steering committee members, specific interest group representatives or stakeholders can be invited to give historical and current background, including developers, business owners, chamber of commerce, etc.
7. ***Charrette*** – Focused more on physical design, these are more specific to areas or projects and are more hands on. It is anticipated that a charrette, if used, would be in conjunction with a larger public meeting. This type of effort would be best suited towards development of Eden Center and/or the overall future land use discussion for the Town and could be combined with a visual preference survey (see next).
8. ***Visual Preference Survey*** – An interactive method for ranking and prioritizing design elements and development styles that can be used by Boards, Town staff, and the community to express the type of development they wish to see in the Town. Images can then be included in the document as “encouraged” or “discouraged” with a brief description of the elements. This would be combined with a larger group function.

9. **Surveys** – Using digital or paper surveys can help to initially get input from the community. We have used both, but find it easier to use digital platforms as they easily tabulate responses and summaries information for use. This can be rolled out at any public meeting, posted on the Town website, or passed around via postcards at events/functions.
10. **Communication** – Always a difficult topic unless a community newspaper is present, getting the word out will rely on various avenues (not dedicated to just one), including:
 - a. **Town website**
 - b. **Town Board meetings** – Having a regular time allotted to a “community conversation corner” to allow residents to give feedback on the future of the town. This would require initial education on what it entails and should be limited in time to not prolong meetings. Follow-up could occur between Board members and those speaking.
 - c. **Facebook** – The Town has an existing Facebook page with over 280 people that follow it. Its use can be important to reach out to younger generations as well as others who may not wish to partake in larger community events. In addition to the Town’s page, a community page could be setup specifically for the project to communicate special events, activities and stages of the planning process to the public. Commenting could be limited initially, but be made available as time goes on with moderation done by the consultant team.
 - d. **School district** – Email blasts or the school newsletter could be used to promote special events for the project, in coordination with the District.
 - e. **American Legion** – It has been noted that there is a strong community connection to the local American Legion Post. This can be used to further communicate events as well as reach a different sector of the population (e.g. empty nesters, retirees, seniors).
 - f. **Mass mailings** – A good way to canvas the entire Town and ensure that all residents receive notice of an event. However, this is a costly option that could be used strategically.
 - g. **ACES email group** – It was mentioned that the ACES group maintained an extensive email listing of its members. This could be utilized as a means to reach out to folks in this age group and would need to be coordinated with the Town. A newsletter is also available.

- h. **Local flyers** – A tried and true method, flyers for events can be made and provided for distribution to local businesses, post office, school, churches, etc. Steering committee members can be “hired” to provide the needed legwork distributing these.

11. ***Special events:***

- a. **Main Street Block Party** (would require coordination with State DOT)
- b. **Fire Dept. Open House** (coordinate with Eden FD) and/or **Fire prevention week** (October)
- c. **Farm to Table Harvest Dinner** – As a **FALL** event, this could be coupled with a tactical project showcasing a potential project on or near Main Street and feature an open house style presentation of the plan. West Church Street was provided as an option for closing off a street for the event along with Town Hall/FD parking lot.
- d. **Tactical Urbanism** - Tactical urbanism is loosely defined as inexpensive, individual projects that make small places more lively and enjoyable. Events can range from permanent plantings to creating temporary parks or street improvements. They are a great way to engage volunteers and draw attention to needed changes while reaching out to groups and individuals who may not typically participate in planning process. Tactical urbanism activities are exciting avenues for “testing” aspects of the various plans and projects outlined in later tasks of the LWRP. This would be coupled with another event, such as the Main Street Block Party or Open House (or both) and would showcase planning that has occurred earlier on. This would be well suited for a **LATE SUMMER/FALL** timeframe.

Roles and Responsibilities

There are multiple players involved in the process for the comprehensive plan update, each contributing a specific role. These include:

Steering Committee

The Steering Committee is made up of representatives of the Town, Board members, residents, business owners, the school district, and other local stakeholder groups. The committee is the primary entity for leading the development of the plan and working with the consultant(s) throughout the process, providing local information and being the “sounding board” for community-supported recommendations.

Clark Patterson Lee

The consultant team provides the technical expertise and work closely with the Steering Committee on the development of the plan, providing guidance and facilitating all community outreach activities. Clark Patterson Lee, as the primary consultant, has also enlisted other subconsultants as part of the project team to provide further technical assistance on specific plan components, including Foit-Albert Engineering; and WWS Planning. The contacts for the consultant team is:

Brian Kulpa - Project Manager
bkulpa@clarkpatterson.com
716-852-2100

Justin Steinbach, AICP - Project Planner
jsteinbach@clarkpatterson.com
716-852-2100

Erie County Department of Environment and Planning

Erie County is providing funding for the project through a dedicated Community Development Block Grant (CDBG). Thus, the timeframe and overall scope of work is dictated by the County; any adjustments to either will need to be passed through them. Coordination with them throughout the process will take place through regular communication by the consultant team and the Town Supervisor, as necessary.

Town of Eden Comprehensive Plan Update
Community Outreach Plan
March 21, 2017

			2017												2018				
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb			
Where Are We Now?	Task 1	Project Scoping Meeting																	
	Task 2	Community Outreach Plan																	
	Task 3	Community Profile																	
	Task 4	Public Outreach #1																	
What Do We Want to Be?	Task 5	Plan Vision, Goals & Policies															PUBLIC KICKOFF		
	Task 6	Land Uses and Projects															FOLLOW UP		
How Do We Get There?	Task 7	Implementation and Action																	
	Task 8	Public Outreach #2															CLOSE OUT		
	Task 9	Local Commitment																	
	Task 10	SEQRA & Final Plan Adoption															PUBLIC HEARING SCHEDULED?		
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb			
			STEERING CMTE MTGS																
			PLAN MARKETING																
			RAIDERS RESPOND DAY?																
			STUDENT OUTREACH?																
			CORN FESTIVAL																
			SITE TOUR?																
			SURVEY?																
			SPECIAL EVENT?																

Appendix B

EXPANDED COMMUNITY PROFILE

Population

The population in the Town is relatively stable, but is experiencing decline since it reached a peak size of 8,076 persons in 2000. Between 2000 and 2015, the Town's population decreased by approximately 4.8% (or 385 persons). The population in the region has also experienced declines. Between 2000 and 2015, Erie County's population declined by almost 3%. Although very modest increases were seen at the regional level, 2010 and 2014, the County's population is again on the decline. Hence, the population decline in the Town is not out of line with this trend. However, the population over the last decade in both the Town and County has been relatively stable, as the rates of rise and decline over the years has been quite minimal.

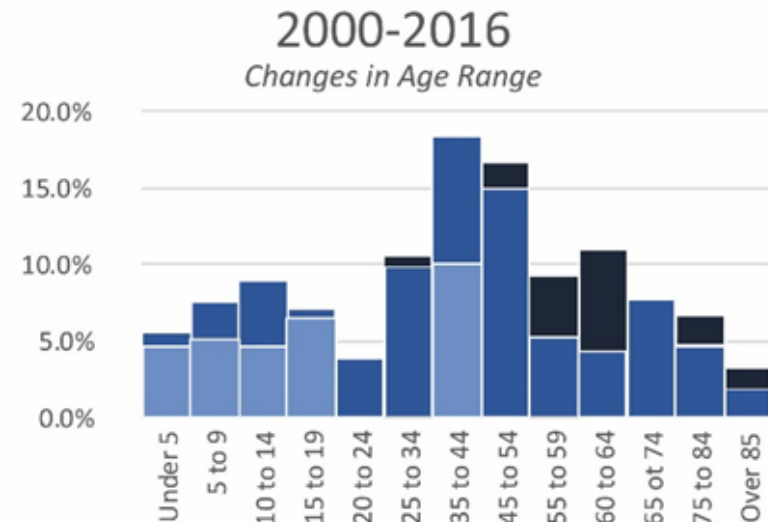
Population Trends -- 2010 to 2016

Year	Town Population	County Population
2010	7,721	919,220
2011	7,696	920,088
2012	7,688	920,792
2013	7,686	922,150
2014	7,704	923,702
2015	7,691	922,957
2016	-	921,046

Source: U.S. Census Bureau.

The average household size has been declining, which is also a regional and national trend. The average household size in Eden decreased from 2.76 persons per household in 2000 to 2.53 persons per household in 2015. The Town's population is aging, with the median age increasing from 38.8 years old in 2000 to 48.6 years old in 2015. In 2015, 17.7% of the population was over the age of 65 years; an increase of 3.5% since 2000.

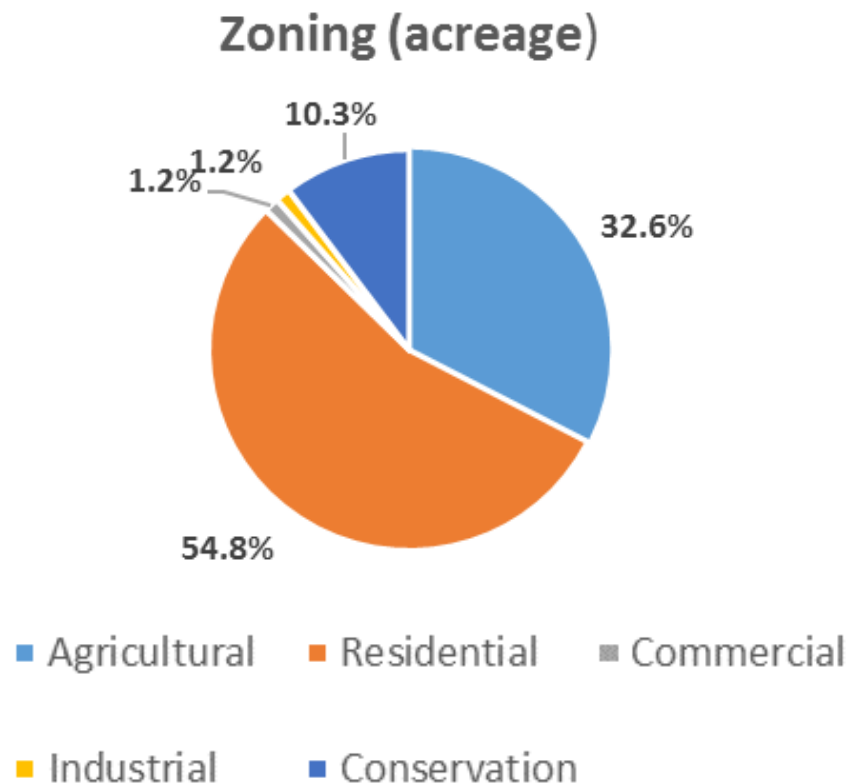
School-aged children have been on the decline between 2000 and 2016, though post-college and young adults (19-34) have remained stable. Those considered as "empty nester" or seniors (55+) are rising, further supporting the trend of an aging population. Growth in the "starter" or "established families" age bracket, roughly between 25 and 44, would be welcome as they would contribute to a growing younger generation and help to sustain the Town in the long term.



Changes in age ranges from year 2000 (blue) - decreases are lighter, increases are darker.

Land Use and Zoning

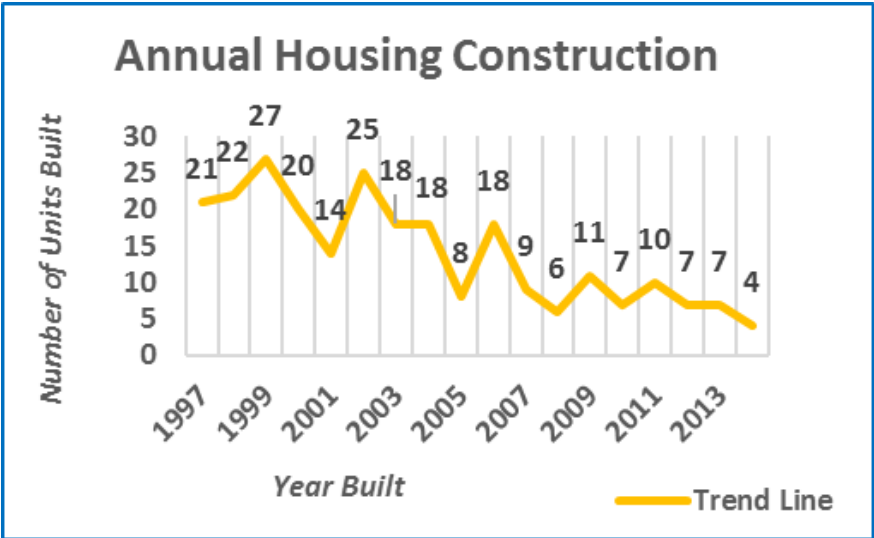
According to current Real Property Service data, the majority of the land in the Town is assessed as residential (52%); 24.6% is assessed as agricultural land. This coincides with existing zoning patterns, wherein approximately 54.8% of the acreage in the Town is zoned for residential use and 32.6% for agriculture. The data from 1995, as reported in the Eden Comprehensive Plan, shows that the amount of land used for agriculture has decreased by approximately 5.4%. The amount of land used for commercial and industrial activity has remained about the same (1.5%).



Housing

A total number of 3,206 housing units were reported in 2015. This represents a 7.0% increase in the number of units since 2000 and a 33.2 % increase since 1980, when the numbers reported were 2,995 and 2,407, respectively. The data also indicate that although the rate of housing growth has increased, the overall rate of growth has declined. The majority of the housing stock in the Town is comprised of single-family, detached homes (89.8% in 2015).

Approximately 87.5% of the housing is owner occupied. Housing vacancies are low (5.3% in 2015). This a slight increase over 2000 (4.6%), but a decline from 2010 (7%). The age of the housing stock is mixed, with approximately 57% of the homes being built prior to 1960, and 43% built between 1960 and 2010. The number of homes being built in the Town has declined, with a high of 27 reported in 1999 and a low of 4 in 2014.



Source: U.S. Census Bureau

Housing values in the Town have been increasing. The median value of a home in 1980 was reported at \$38,175 and \$61,064 in 2015, an increase of approximately 60% in value. Home sales between the first quarter of 2012 and the third quarter in 2014 have been relatively stable, with an average of 35 homes selling per quarter and a median sale price of approximately \$140,000. The median sale price increased to \$160,000 in the third quarter of 2014, and as reported in the 2015 census data.

Median Housing Costs	
Year Built	Average Cost
1990	\$109,900
2000	\$134,200
2010	\$148,700
2011	\$150,600
2012	\$150,000
2013	\$154,900
2014	\$158,800
2015	\$160,000

Source: U.S. Census Bureau.

Income and Education

In 2015, the median household income in Eden was \$61,064; median family income was reported at \$70,741. The Census data indicate

that income for both individual households and families in the Town has been on the rise over the past several decades. Median household income in the Town increased by 11.2% since 2000, when it was reported at \$54,940, and by approximately 60% since 1980. Median family income increased by an even greater percentage rate (16.6%) during that same time period. Eden has a fairly well educated workforce, with over 93.3% of persons over 25 years of age earning a high school diploma or higher in 2015; an increase of 4.1% since 2010 and 7.8% since 2000.

Economy

In 2015, approximately 63.4% of the Town’s population (or an average of 3,940 persons over the age of 16 years old) was reported to be in the workforce, and the unemployment rate was reported at 3.8%. The number of people employed in the civilian workforce has remained stable since 2000, but has steadily increased since 1980, when 2,905 persons were reported to be in the workforce (an approximate 34% increase).

There have been no significant changes in number of persons employed in the various occupations and industries in the Town, with a few exceptions. The number of management and professional occupations has increased by approximately 13% since 2000, while employment in sales and office occupations have decreased by about 325 jobs or 40% (this includes finance, insurance and real estate). The number of persons employed in education, health professions and social work has increased by about 25%; as has the number of people employed in the arts, entertainment, recreations, accommodations

and food service (about a 23% increase). Employment in the agriculture, construction, manufacturing/production, transportation/material moving and similar industries has remained stable.

Commuting Patterns

Approximately 89.6% of the workforce drove to work alone; 6.3% carpooled. These numbers have not changed significantly over the past two decades. Average travel time to work is 30 minutes. Over 94% of the workforce is employed within Erie County; this too has not changed significantly over the years.

Data Sources: U.S. Census Bureau, American Factfinder 2000-2015; Town of Eden Comprehensive Plan 2015

Appendix C

TOWN OF EDEN
2000 COMPREHENSIVE PLAN

Due to it's length, the Eden 2015 Comprehensive Plan is available under separate cover at Town Hall.

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Appendix D

UNIVERSITY OF BUFFALO
STUDENT WORK (2017)

Due to it's length/size, Appendix D is available upon request at Town Hall. The University student work was a separate effort related to Cultivate Eden and is intended to be used as supporting information for future projects, actions, and objectives.