

Lake Street/West End Corridor BOA Community Survey Analysis

Prepared by Highland Planning // April 15, 2025

OVERVIEW

The Village of Hamburg has received funding through the New York State Department of State Brownfield Opportunity Area (BOA) program to develop a BOA Plan for the Lake Street/West End Corridor. The Study will include the development of a community-based vision, the identification of strategic sites for redevelopment, and the creation of an area plan illustrating proposed public and private improvements. The input from this survey will inform the community vision and goals, selection of strategic sites, and area plan recommendations.

ACCESSIBILITY

The survey was available online through Survey123 and provided in hard copy to participants at the first public meeting on February 5, 2025..

PROMOTION

The survey was promoted at the first public meeting, through social media, and on the Village's website.

SURVEY PERIOD AND RESPONSES RECEIVED

The survey was open from February 5, 2025, through March 7, 2025 and received 155 responses.

EXECUTIVE SUMMARY

This section defines all of the questions asked in the Community Survey and provides a brief summary of the responses to each question. The summarized responses are shown in italics immediately following each question.

Section 1: General Information/Demographics

1. Please identify the number of people in your household in each of the following age groups:

The majority of respondent households (68-78%) do not include children or adolescents (0-18 years). Older adults (56+ years) are also not present in the majority of respondent households (74%). Respondent households typically include two adults (36-55 years) or 1 to 2 young adults (19-35 years).

2. Do you live in the Village of Hamburg?

77% of respondents live in the Village of Hamburg.

3. Please tell us which municipality you reside in.

58% of the respondents who do not live in the Village live in the Town of Hamburg. Other responses include nearby Southtown communities such as Eden, Orchard Park, North Boston, and Blasdell.

4. How long have you lived in the Village of Hamburg?

Most respondents are long-time residents. 40% have lived in the Village for over 15 years. 22% have lived in the Village for 6-10 years and 15% have lived in the Village for 11-15 years.

5. Why did you choose to live in the Village?

The top reasons that residents choose to live in the Village are the location (87%), the Downtown Village character (72%), and the school district (64%). Proximity to family/friends (50%) and access to recreational/natural resources (43%) were also major draws.

6. Why do you visit the Lake Street/West End Corridor?

The top reason that respondents visit the Lake Street/West End Corridor is because they live in/close to the area (77%).

Section 2: Quality of Life Today

Housing

7. Do you feel like there is adequate housing stock available in the Village?

45% of respondents feel that there is adequate housing stock in the Village. However, 35% feel that there is inadequate housing stock, and 20% were not sure.

8. What types of housing would you like to see offered in the Village?

The most common housing types respondents would like to see offered in the Village are single-family homes (49%) and mixed-use developments (29%).

9. Where do you think new housing should be developed in the Village?

Several respondents were opposed to developing new housing anywhere in the Village, while others felt that new housing should be developed wherever space allows. Some respondents were conditionally supportive of new housing, provided that it is tasteful and thoughtfully designed, mixed-use (above first-floor commercial uses), and matches the existing architectural and historic character of the Village.

Parks, Recreation, and Open Space

10. How satisfied are you with the parks and recreation resources in the Village on a scale from 1 to 10, with 1 being very unsatisfied and 10 being extremely satisfied?

Most respondents (74%) were satisfied with the parks and recreation resources in the Village.

11. If you would like to, please explain why you gave the rating you did:

Respondents suggested several areas for improvement, including upgrades to playground facilities, recreational programming in the winter, and the development of more hiking trails and bike paths.

12. Do you believe more open spaces should be preserved and/or created in the Village?
84% of respondents believe more open spaces should be preserved and/or created in the Village.

Transportation

13. Which of the following modes of transportation do you use to get around the Lake Street/West End Corridor?
The vast majority of respondents (94%) use a car to get around the Lake Street/West End Corridor. However, 73% of respondents walk, and 43% bike around the corridor.
14. Please rate how comfortable you feel using each mode of transportation in the Lake Street/West End Corridor:
Respondents felt most comfortable using a car in the Lake Street/West End Corridor. 81% of respondents felt “very comfortable” using a car, compared to 13% riding a bike, 8% walking, and 2% taking the bus. 32% of respondents felt “not comfortable at all” riding a bike in the corridor. 30% of respondents were “not comfortable at all” walking in the corridor.
15. Which of the following infrastructure improvements would increase your level of comfort using modes of transportation other than a car in the Lake Street/West End Corridor?
Sidewalks (91%) and bike infrastructure (57%) were the most likely infrastructure improvements to improve respondents’ comfort level using alternative modes of transportation in the Lake Street/West End Corridor.

Access to Jobs

16. How many adults in your household are currently employed (anyone 18+)?
Most respondents (68%) had two adults in their household that were currently employed. 14% had one currently employed adult in their household and 12% had three. Approximately 6% of respondents did not have an employed adult in their household.
17. Of the employed adults, how many are employed in the Village of Hamburg?
Most respondents (70%) did not have an employed adult in their household employed in the Village. 23% of respondents did have one employed adult in their household that was employed in the Village, 5% had two, and 2% had three.
18. If an adult in your household does not currently have a job, do any of the following circumstances apply?
75% said that none of the circumstances apply. 16% are retired, and 2% have a disability. Others stated that they are a stay-at-home parent or in college/school.
19. To increase job opportunities for local residents, in which industry sectors would you like to see more opportunities offered?
Retail (56%) was the top industry in which respondents would like to see more opportunities offered in the Village. Educational services (47%), health care/social assistance (44%), and accommodation/food service (42%) were also top answers.

Access to Services

20. In the future, what types of businesses and services would you like to see added or expanded in the Village over the next ten years?

Respondents would most like to see more food and beverage businesses (70%), indoor recreational centers (67%), and retail businesses (65%).

21. Do you feel you have access to affordable, quality childcare in the Village?

This question did not apply to the majority of respondents (58%). Of the remaining 42% of respondents to whom the question applied, the majority (55%) said they did not have access to affordable, quality childcare in the Village.

22. Please explain:

Some respondents felt that there are plenty of childcare options in the Village. However, several respondents stated there are not enough childcare options, especially affordable daycare options. Some respondents reported being on multiple waitlists or relying on family for childcare. Other respondents have resorted to childcare options in neighboring communities, such as Lakeview, Boston, and Orchard Park.

23. Do you feel you have access to affordable, quality healthcare in the Village?

The majority (64%) of respondents said they had access to affordable, quality healthcare in the Village.

24. Please explain:

Respondents reported that there are dentists, chiropractors, eye doctors, and a pediatrician in the Village, but not any general practitioners or other specialists. Respondents also reported going to other communities, such as Orchard Park, Amherst, or Buffalo for medical care. Respondents expressed a desire for more healthcare options in the Village, especially urgent care.

25. Do you feel you have access to fresh, healthy foods in the Village?

The majority (71%) of respondents said they had access to fresh, healthy foods in the Village.

26. Please explain:

Respondents were generally happy with the variety of grocery stores, restaurants, and other food options in the area. However, several respondents desired a small grocery store or market in the Village. Some respondents stated they only have access to fresh food options when the farmers' market is open in the summer. Some respondents also noted that the new location for the farmers' market (at the Moose Lodge) has made it harder to access.

Section 3: Your Vision for the Future

27. In one word or phrase, how would you describe the Lake Street/West End Corridor today?

The most common words used by respondents to describe the corridor today were busy (11%), rundown (10%), industrial (7%), and outdated (5%).

28. In one word or phrase, how would you like to describe the Lake Street/West End Corridor in the future?

The most common words respondents would like to describe the corridor in the future with were vibrant (10%), walkable (8%), green (5%), and quaint (5%).

29. Thinking about the future of the Lake Street/West End Corridor, please rank the following strategies based on how important they are to you, with 1 being the most important and 7 being the least important (but may still be important to you!):

Supporting and growing the local business community was the highest priority for respondents, with an average score of 5.13 out of 7. Increasing access to parks and recreation resources and increasing transportation safety also scored highly, with average scores of 5.04 and 4.80, respectively.

30. If you could implement one project within the Lake Street/West End Corridor, regardless of cost, what would it be?

Projects that respondents would like to implement in the corridor include projects to beautify the area and increase green space, improve walkability and bikeability, add roundabouts or traffic circles to improve traffic flow, divert truck and commuter traffic, calm traffic, fix up rundown buildings and decrease vacancy, improve recreation amenities, and build new housing.

31. Is there anything else you would like the project team to know?

Respondents emphasized that they would like to see industrial areas rezoned and converted to uses more appropriate to the Village. Respondents also emphasized the importance of increasing walkability to connecting this area to the rest of the Village, their desire for small, local businesses instead of large office buildings or similar developments, and the importance of balancing development with maintaining open space and the Village's character.

Key Takeaways:

- Overall, there is a strong community identity and desire to preserve the Village's character. Respondents want to see the Village's historic charm and sense of place maintained through "tasteful," "thoughtfully designed," and context-sensitive development. Development strategies need to respect and enhance the Village's identity.
- There is an appetite for thoughtful, small-scale growth (especially mixed-use). Respondents do not want large-scale sprawl or dense urbanization, but they are open to growth that meets community needs and fits the Village's scale. Future growth should be modest, strategic, and aesthetically harmonious—filling gaps and revitalizing underused spaces without overdevelopment or sacrificing green space.
- There is a desire for improved walkability, biking infrastructure, and safer streets. Most respondents use cars due to a lack of safe, accessible alternatives. There is overwhelming

support for sidewalk and crosswalk improvements, bicycle infrastructure, and traffic calming measures. There is a clear desire to reduce car dependency, but this hinges on safe, accessible pedestrian and bike infrastructure. Residents are ready to shift behaviors if the built environment supports it.

- There is a need for better services in the Village. Affordable, quality childcare is lacking. Many rely on family or childcare options in neighboring communities due to long waitlists in the Village. Healthcare access is decent but not comprehensive. Food access is generally good, but there is demand for year-round options, like a small grocery store or market in the Village center. Development should include not only housing, but basic daily services like childcare, healthcare, and fresh food options, reducing the need to travel outside the community to get these needs met.
- There is a desire to rezone industrial areas and revitalize the Lake Street/West End Corridor through investments in placemaking, connectivity, and human-scale design. Respondents would like to see re-use of vacant and industrial buildings to allow new small, locally-owned businesses to move into the area, as well as provide affordable housing options, especially for seniors.

This section lists each question included in the survey and summarizes the responses received.

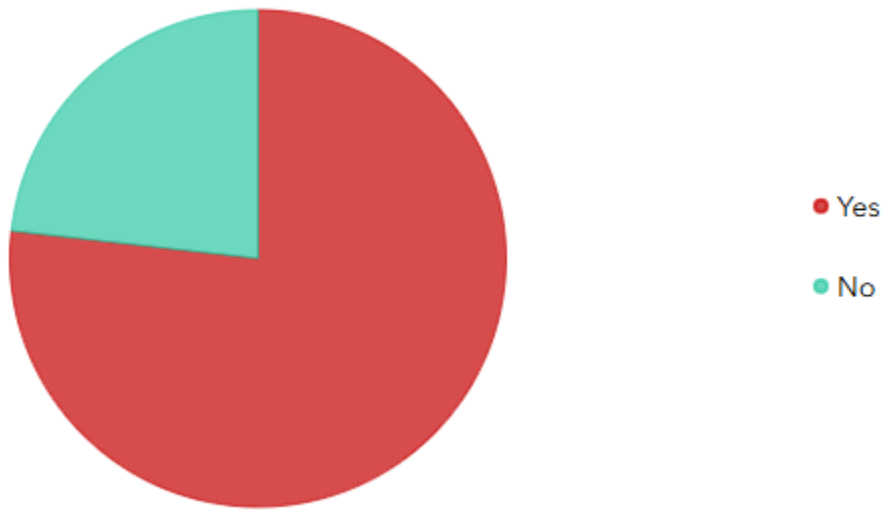
Section 1: General Information/Demographics

Question 1: Please identify the number of people in your household in each of the following age groups:

	0	1	2	3	4+
Preschool (0-5 years)	76%	18%	5%	1%	1%
Children (6-12 years)	68%	20%	9%	1%	2%
Adolescents (13-18 years)	78%	12%	10%	0%	0%
Young Adults (19-35 years)	53%	20%	26%	1%	0%
Adults (36-55 years)	42%	16%	41%	0%	1%
Older Adults (56+ years)	74%	12%	14%	0%	0%

The majority of respondent households (68-78%) do not include children or adolescents (0-18 years). Older adults (56+ years) are also not present in the majority of respondent households (74%). Respondent households typically include two adults (36-55 years) or 1 to 2 young adults (19-35 years).

Question 2: Do you live in the Village of Hamburg?



Out of 155 responses, 77% of respondents live in the Village of Hamburg.

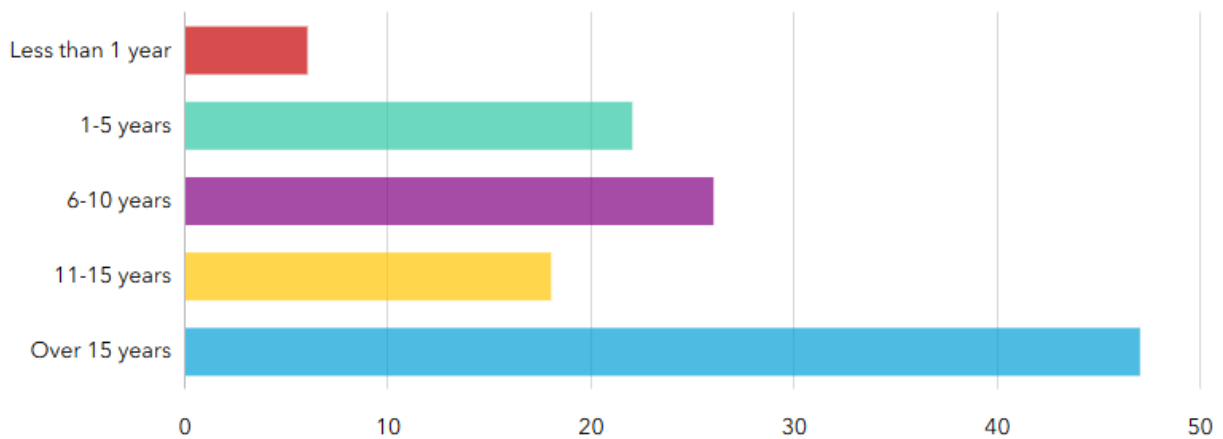
Question 3: Please tell us which municipality you reside in.

Note: This question was only shown to respondents who answered “No” to Question 2.

Of the 36 respondents who do not live in the Village, 58% live in the Town of Hamburg. Other responses include nearby Southtown communities such as Eden, Orchard Park, North Boston, and Blasdell.

Question 4: How long have you lived in the Village of Hamburg?

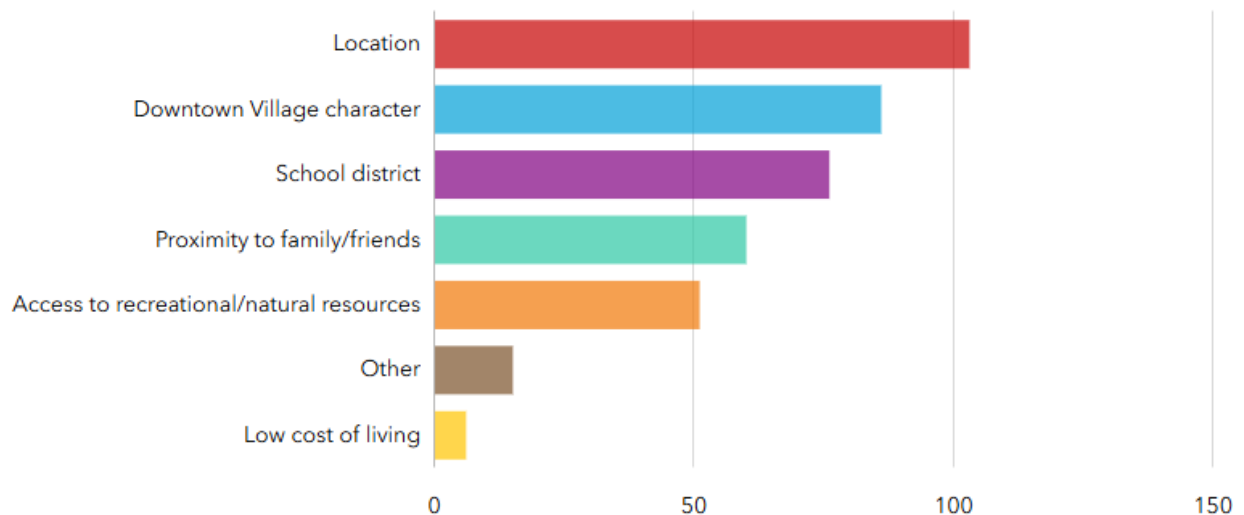
Note: This question was only shown to respondents who answered “Yes” to Question 2.



Out of the 119 respondents who live in the Village, 40% have lived in the Village for over 15 years. 22% have lived in the Village for 6-10 years and 15% have lived in the Village for 11-15 years.

Question 5: Why did you choose to live in the Village?

Note: This question was only shown to respondents who answered “Yes” to Question 2.

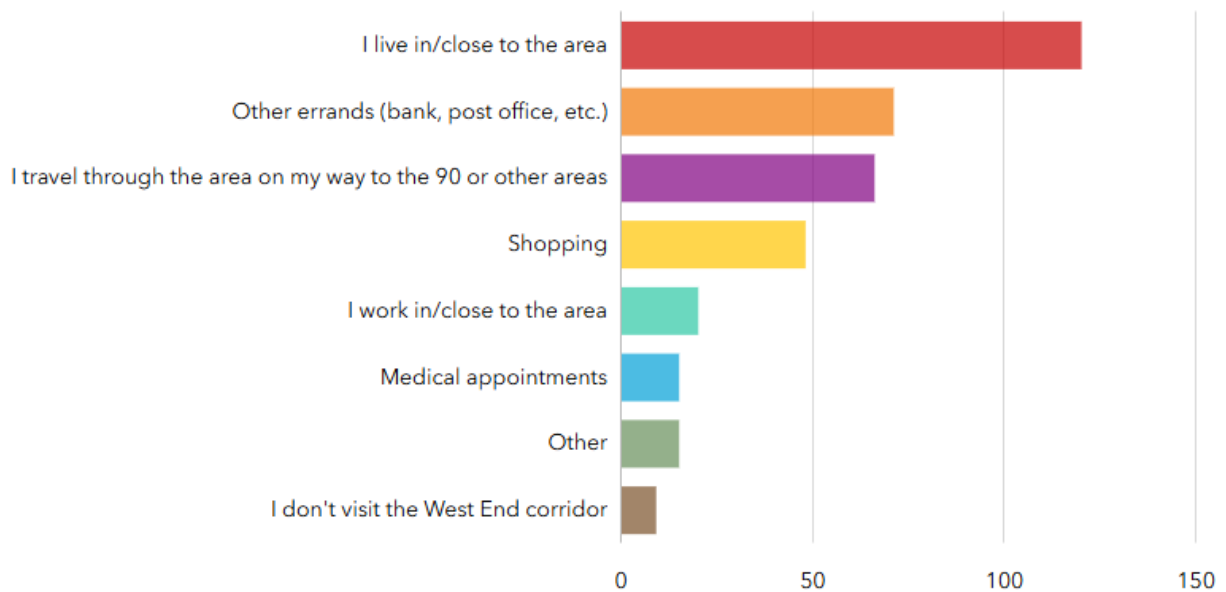


Respondents were able to select as many answers as applied. Out of 119 responses, the top reasons that residents chose to live in the Village are the location (87%), the Downtown Village character (72%), and the school district (64%). Proximity to family/friends (50%) and access to recreational/natural resources (43%) were also major draws. Less than 4% selected low cost of living.

13% of respondents chose “Other.” Their responses are summarized below:

- Several respondents noted that a reason that they chose to live in the Village was the walkability of the community, even in the wintertime.
- Several respondents noted that they moved to the Village for employment opportunities.
- Several respondents noted the beauty and aesthetics of the area as a major draw for them, referencing the “clear investment the Village has had.”
- Several respondents noted that the safety and community atmosphere of the Village were a draw for them.

Question 6: Why do you visit the Lake Street/West End Corridor?



Respondents were able to select as many answers as applied. Out of 155 responses, the top reason that respondents visit the Lake Street/West End Corridor is because they live in/close to the area (77%). Other reasons respondents visit the corridor include running errands (bank, post office, etc.) (46%), traveling through the area on their way to the 90 or other areas (43%), and shopping (31%).

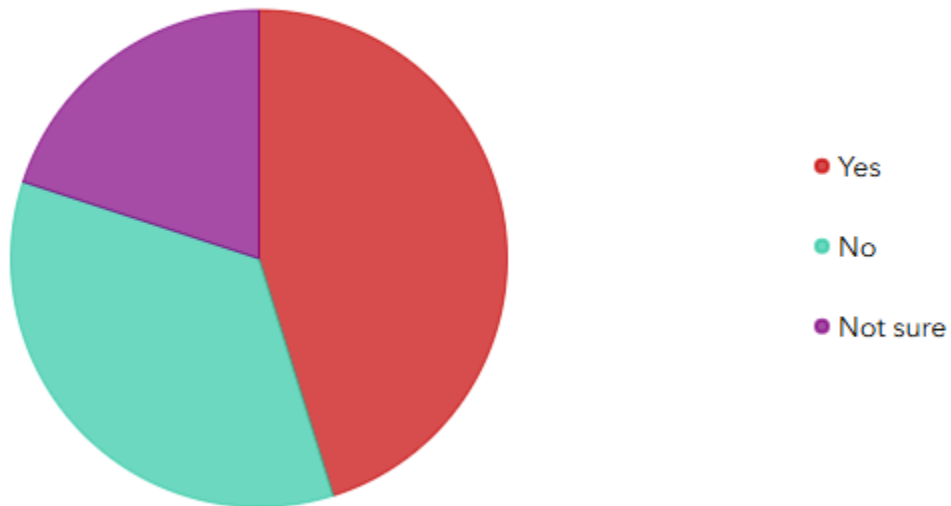
10% of respondents chose “Other.” Their responses are summarized below:

- Several respondents visit family/friends in the area.
- Respondents noted attending the farmer’s market and church in the area.

Section 2: Quality of Life Today

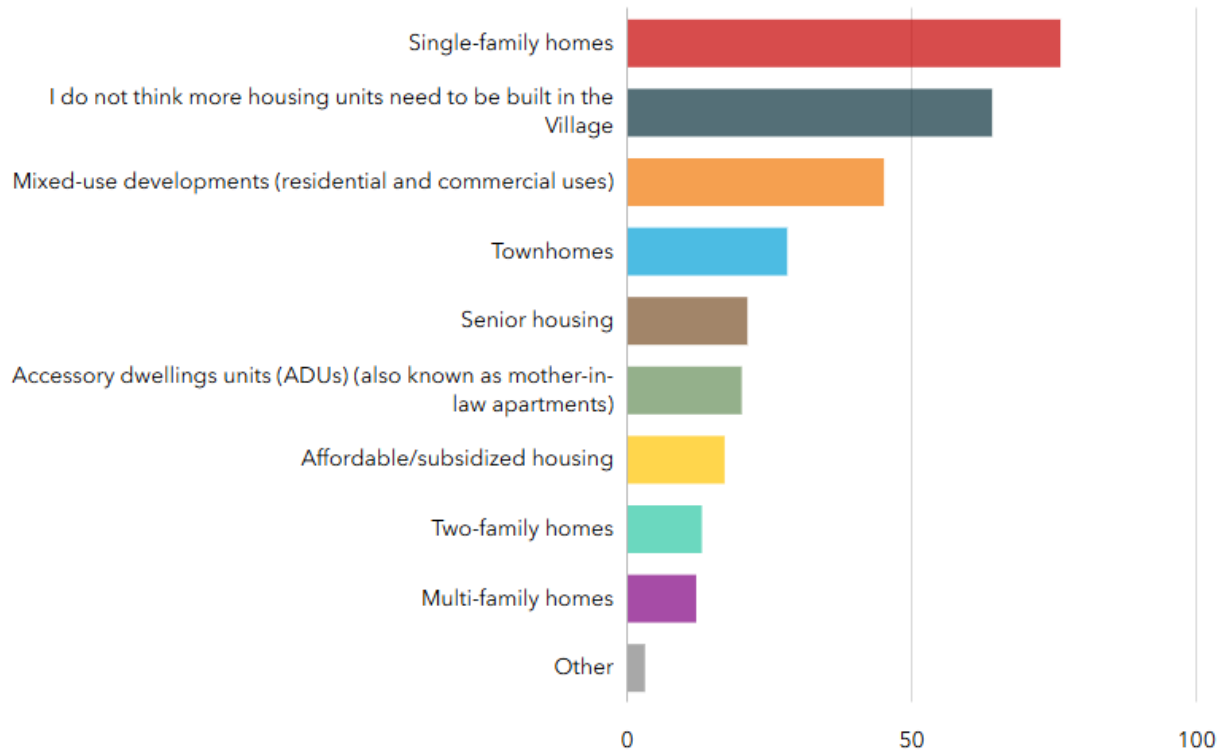
Housing

Question 7: Do you feel like there is adequate housing stock in the Village?



Out of 155 responses, 45% of respondents feel that there is adequate housing stock in the Village. However, 35% feel that there is inadequate housing stock, and 20% were not sure.

Question 8: What types of housing would you like to see offered in the Village?



Respondents were able to select as many answers as applied. Out of 155 responses, the most common housing types that respondents would like to see offered in the Village are single-family homes (49%) and mixed-use developments (29%). There were also some support for townhomes (18%), senior housing (14%), accessory dwelling units (13%), and affordable/subsidized housing (11%). Two-family homes and multi-family homes, at 8% each, received little support.

2% of respondents selected “Other.” One respondent expressed support for larger housing units (3-3 bedroom apartments), while another expressed distaste for “expensive, ugly developments.”

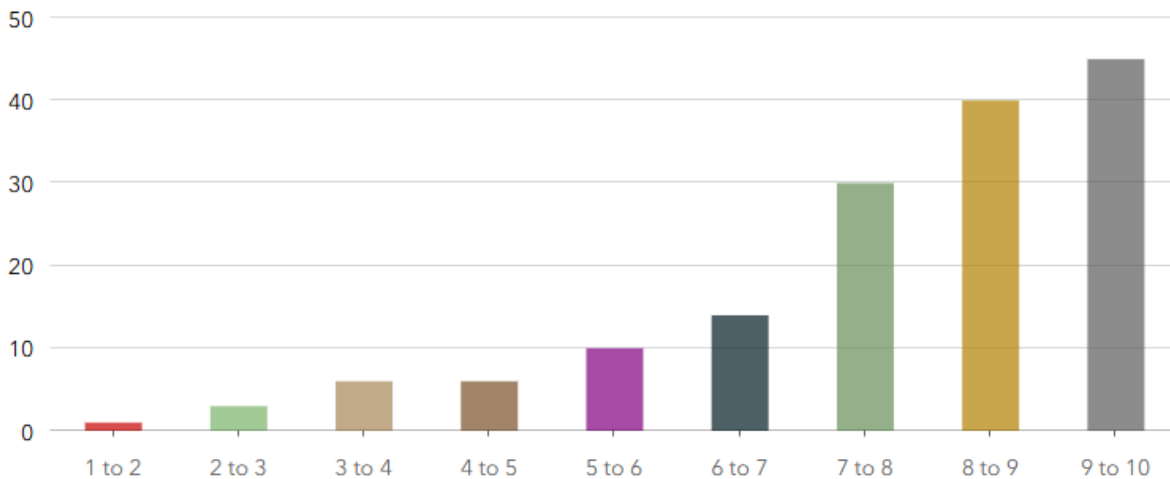
Question 9: Where do you think new housing should be developed in the Village?

Out of 70 responses, the most common themes are summarized below:

- Several respondents were opposed to developing new housing anywhere in the Village. These respondents stated that new housing has led to drainage problems, is incongruent with the existing community, and that the Village needs more green space, not more housing.
- Other respondents felt that new housing should be developed wherever space allows. Respondents stated that there are a lot of empty lots that could be developed, such as the corner of Lake Street and Church Street, across from Dairy Queen. Several respondents also stated that the old Riefler property (concrete plant) and the Village/State DPW facilities offer opportunities for building new housing, including senior housing.
- Some respondents were conditionally supportive of new housing, provided that it is tasteful and thoughtfully designed, mixed-use (second and third floors of commercial), and matches the existing architectural and historic character of the Village. Respondents also noted that affordability is another important consideration, as new construction is often prohibitively expensive for existing residents.
- Some respondents wanted to see development concentrated in certain areas, such as along main Village streets and major transportation routes, or areas close to Main Street.

Parks, Recreation, and Open Space

Question 10: How satisfied are you with the parks and recreation resources in the Village on a scale from 1 to 10, with 1 being very unsatisfied and 10 being extremely satisfied?



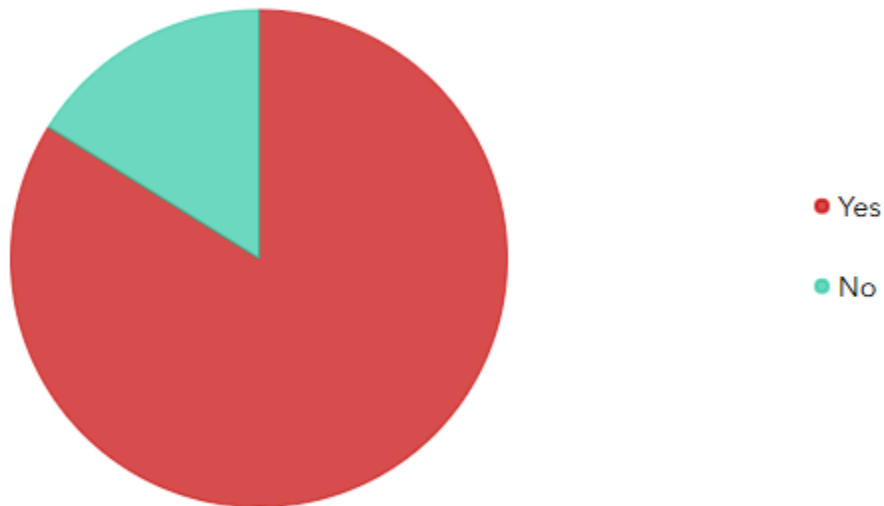
Out of 155 responses, the average level of satisfaction with the parks and recreation resources in the Village was a 7.3 out of 10. Out of 155 responses, 74% rated their satisfaction at a 7 or higher, whereas 3% rated their satisfaction at a 3 or lower.

Question 11: If you would like to, please explain why you gave the rating you did:

Out of 80 responses, the most common themes are summarized below:

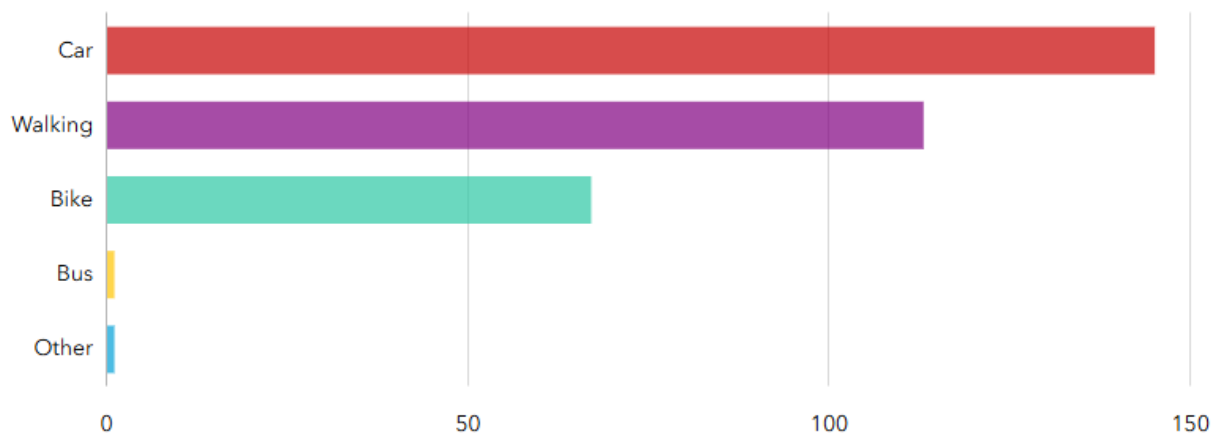
- **Park Maintenance:** Respondents felt that parks were generally well-maintained, although some felt better care could be taken when maintaining trees and desired more trees to be planted/re-planted.
- **Trails:** Respondents desired more hiking trails and bike paths, especially paths that could connect to the larger trail network. One possible location for a suggested path was in North Hampton Brook Woods from Old East Eden to Gunthers Hill.
- **Playground Amenities:** Respondents liked the new playground on Highland Avenue but wanted to see other playgrounds upgraded/added in other Village parks. Respondents noted that other playgrounds are rundown and unsafe for young children.
- **Other Amenities:** Respondents appreciated the new pickleball courts and splash pad at Glen Meadows Park but would like to see amenities such as these available at other parks. It was also noted that the baseball field on Highland Avenue needs updating. It was suggested that adding these amenities near the “heart of the Village” might encourage people to frequent local businesses.
- **Winter Recreation:** Respondents expressed a desire for more recreational opportunities in the winter, including cross-country skiing, sledding, and ice skating. It was noted that the hockey pad at Glen Meadows Park is not available in the winter. Respondents also would like to see indoor play areas for children for use during the winter.
- **Day Camps:** Respondents expressed a desire for summer camps to run all day during the summer.

Question 12: Do you believe more open spaces should be preserved and/or created in the Village?



Out of 155 responses, 84% of respondents believe more open spaces should be preserved and/or created in the Village.

Question 13: Which of the following modes of transportation do you use to get around the Lake Street/West End Corridor?



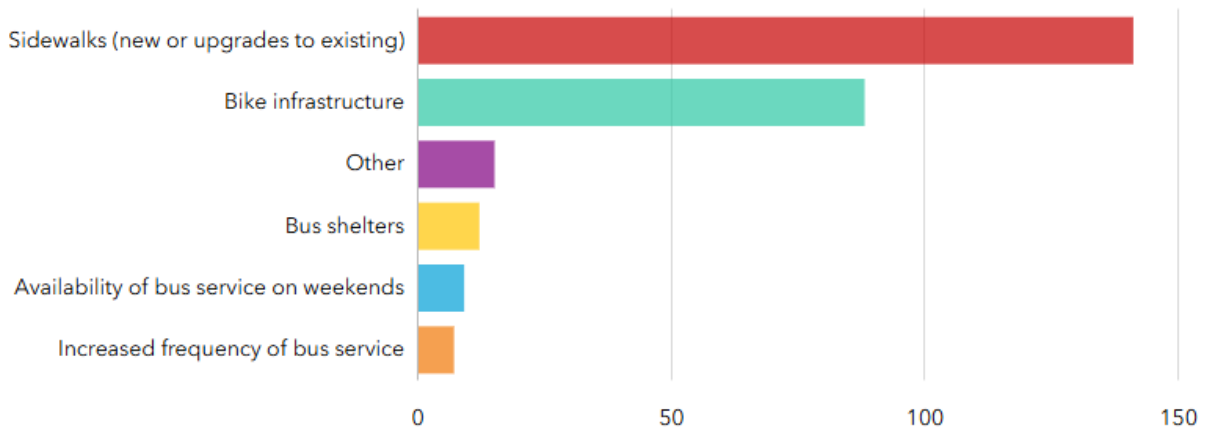
Respondents were able to select as many answers as applied. Out of 155 responses, the vast majority of respondents (94%) use a car to get around the Lake Street/West End Corridor. However, 73% of respondents walk, and 43% bike around the corridor.

Question 14: Please rate how comfortable you feel using each mode of transportation in the Lake Street/West End Corridor:

	Do not use this mode	Not comfortable at all	Somewhat comfortable	Very comfortable
Car	1%	1%	17%	81%
Bike	32%	32%	23%	13%
Walking	49%	30%	13%	8%
Bus	93%	3%	2%	2%

Out of 155 responses, respondents felt most comfortable using a car in the Lake Street/West End Corridor. 81% of respondents felt “very comfortable” using a car, compared to 13% riding a bike, 8% walking, and 2% taking the bus. 32% of respondents felt “not comfortable at all” riding a bike in the corridor. 30% of respondents were “not comfortable at all” walking in the corridor.

Question 15: Which of the following infrastructure improvements would increase your level of comfort using modes of transportation other than a car in the Lake Street/West End Corridor?



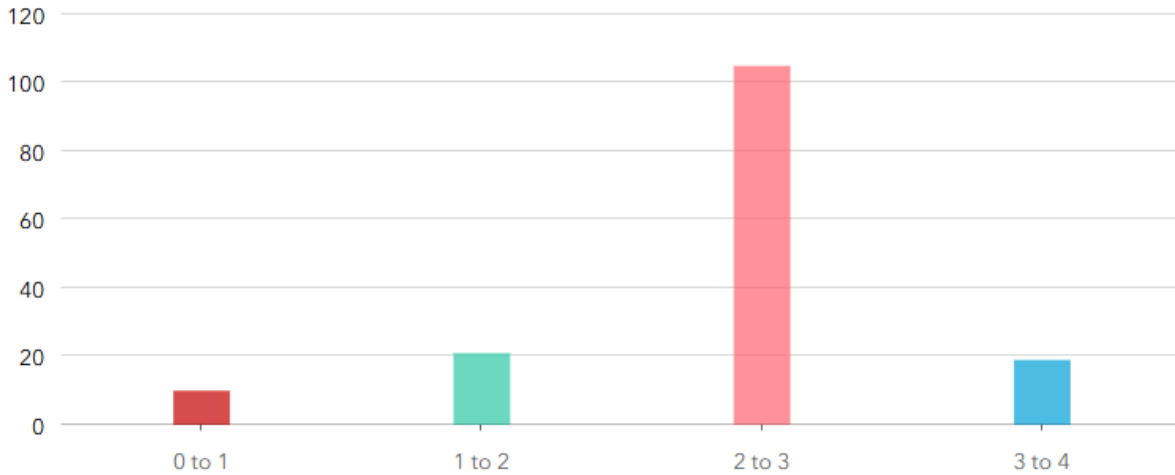
Respondents were able to select as many answers as applied. Out of 155 responses, sidewalks (91%) and bike infrastructure (57%) were the most likely infrastructure improvements to improve respondents' level of comfort using alternative modes of transportation in the Lake Street/West End Corridor. Improvements to bus service, including bus shelters (8%), availability of bus service (6%), and increased frequency of bus service (5%), were not likely to increase respondents' level of comfort taking the bus in the corridor.

10% of respondents selected "Other." Their responses are summarized below:

- Respondents suggested adding trees to the corridor to improve their level of comfort.
- Some respondents suggested that rather than a bus, they would prefer to take light rail or bus rapid transit (BRT) to Buffalo.
- Respondents made several suggestions to improve safety along the corridor, including lowering the speed limit, installing roundabouts, improving lighting, increasing crossing times at intersections, and installing flashing pedestrian beacons.
- Respondents would also like to see a reduction in through-traffic, especially truck traffic.
- Some respondents also stated that having more businesses in the area would improve their comfort level using alternative modes of transportation.

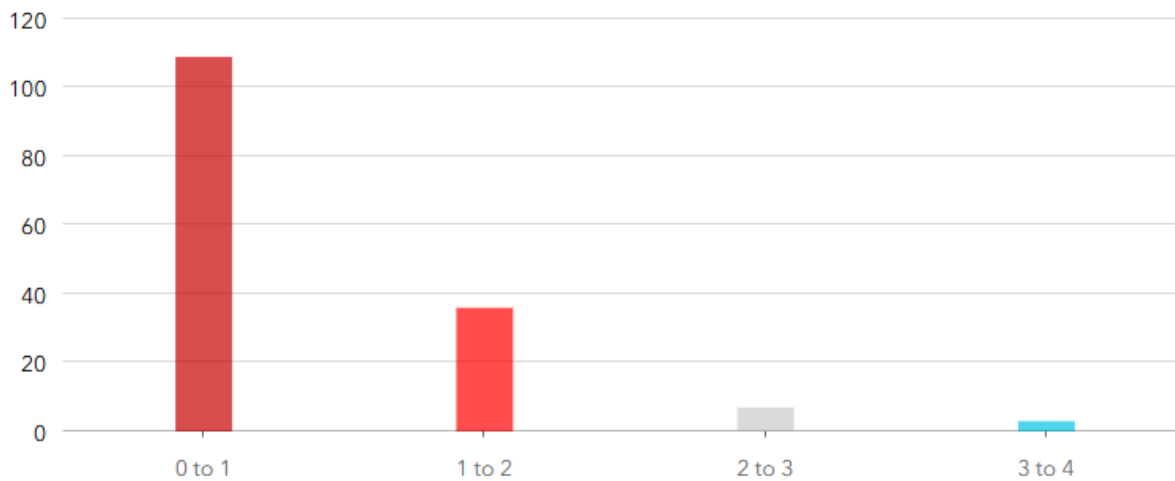
Access to Jobs

Question 16: How many adults in your household are currently employed (anyone 18+)?



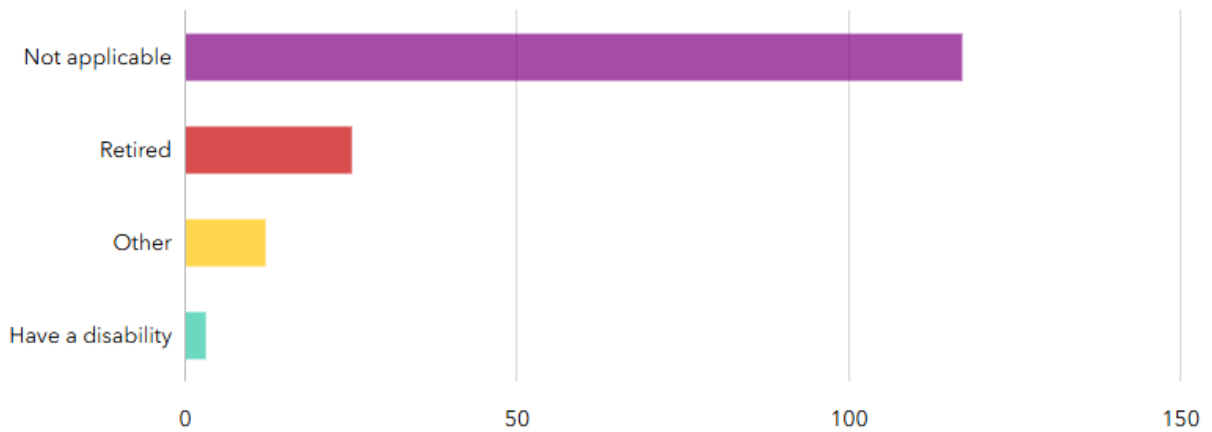
Out of 155 responses, most respondents (68%) had two adults in their household that were currently employed. 14% had one currently employed adult in their household and 12% had three. Approximately 6% of respondents did not have an employed adult in their household.

Question 17: Of the employed adults, how many are employed in the Village of Hamburg?



Out of 155 responses, most respondents (70%) had an adult employed in their household that was employed in the Village. 23% of respondents did have one adult employed in their household that was employed in the Village, 5% had two, and 2% had three.

Question 18: If an adult in your household does not currently have a job, do any of the following circumstances apply?

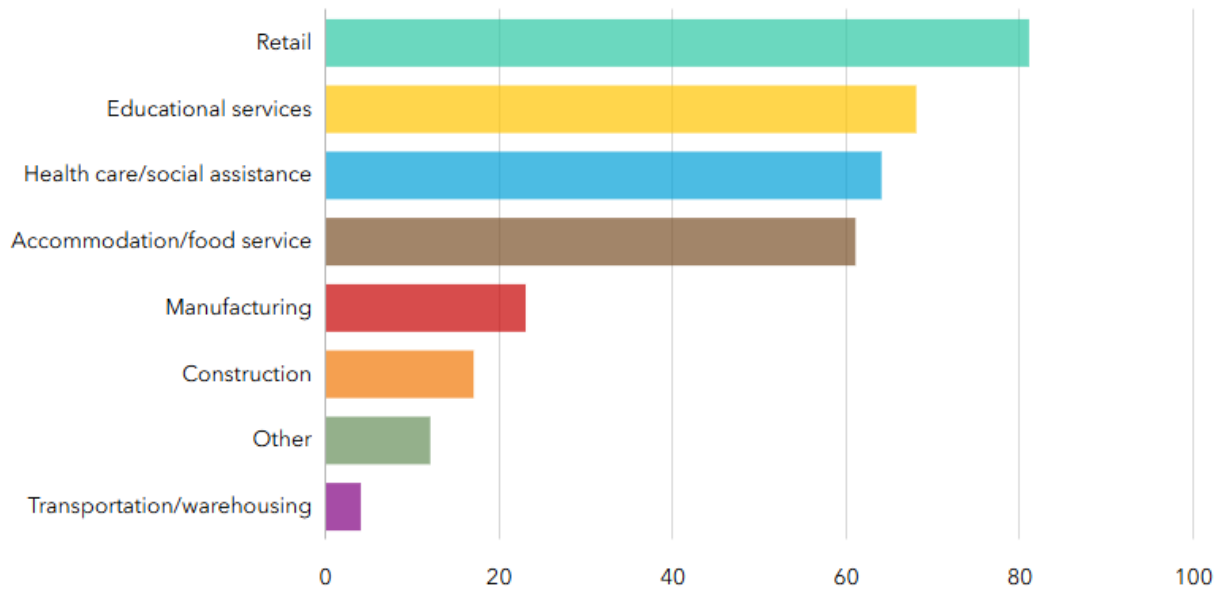


Out of 155 responses, 75% said that none of the circumstances apply. 16% are retired, and 2% have a disability.

8% of respondents selected “Other.” Their responses are summarized below:

- Several respondents stated that they are a stay-at-home parent.
- Several respondents stated that they are in college/school.

Question 19: To increase job opportunities for local residents, in which industry sectors would you like to see more opportunities offered?



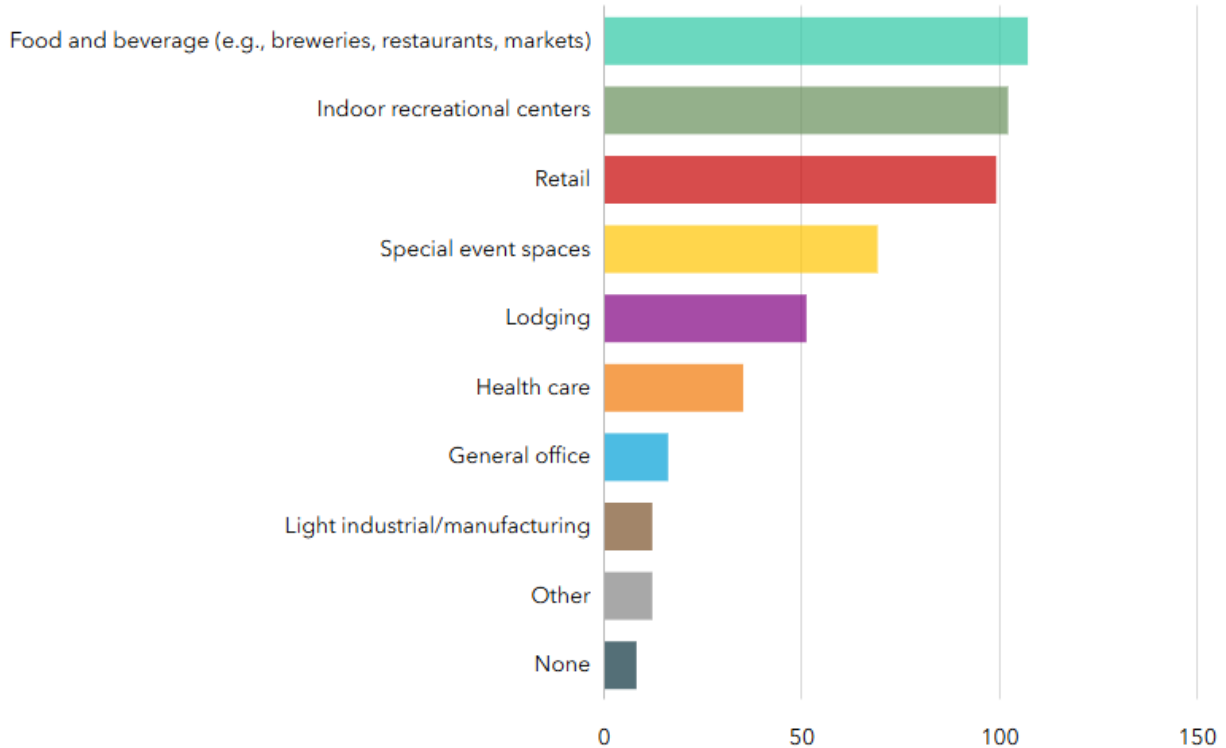
Respondents were asked to select their top three answers. Out of 144 responses, retail (56%) was the top industry in which respondents would like to see more opportunities offered in the Village. Educational services (47%), health care/social assistance (44%), and accommodation/food service (42%) were also top answers.

8% of respondents selected “Other.” Their responses are summarized below:

- Respondents would like to see small businesses, more bars and restaurants, and more indoor recreational centers, especially for families.
- Respondents would also like to see more financial services/banks.

Access to Services

Question 20: In the future, what types of businesses and services would you like to see added or expanded in the Village over the next ten years?

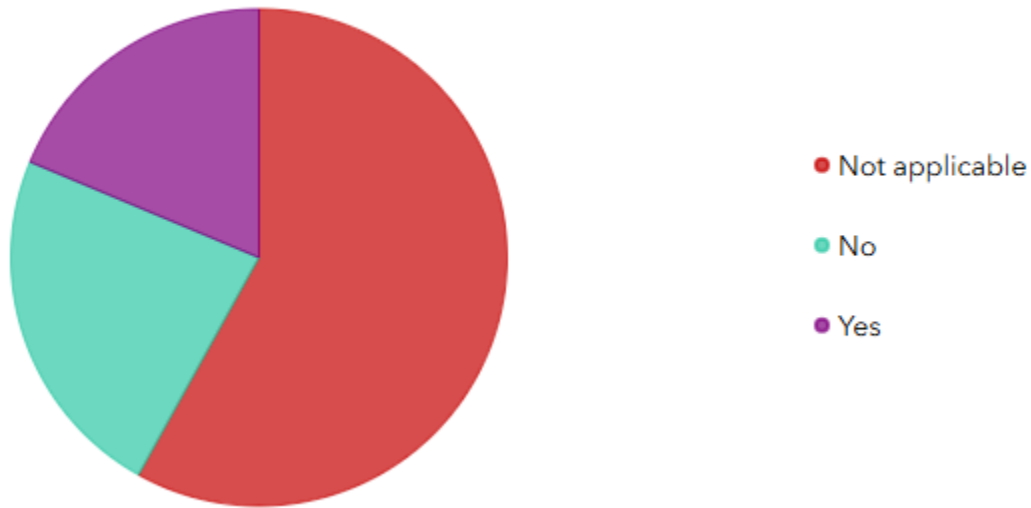


Respondents were asked to select as many answers as applied. Out of 153 responses, 70% of respondents would like more food and beverage businesses, 67% would like more indoor recreational centers, and 65% would like more retail businesses.

8% of respondents selected “Other.” Their responses are summarized below:

- Respondents would like more entertainment venues in the Village. Several respondents referenced the outdoor hockey rink in East Aurora as an example. Other suggestions included a new bowling alley, mini golf, a pottery studio, and axe-throwing.
- Respondents would like access to fresh food and grocery stores, including a food co-op or year-round farmers market, Braymiller’s, and Trader Joe’s.
- Respondents would also like to see professional offices and physician’s offices, not general office space.
- Respondents would like lodging options other than short-term rentals like AirBnB.

Question 21: Do you feel you have access to affordable, quality childcare in the Village?



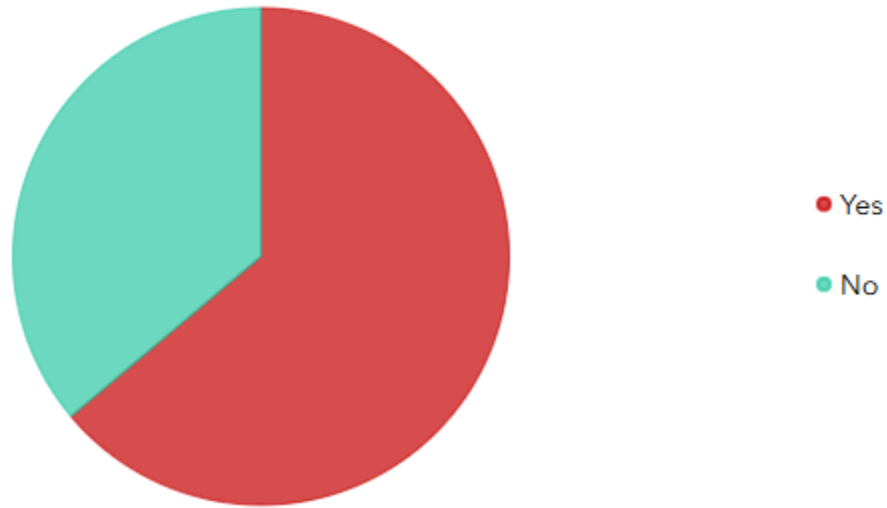
Out of 155 responses, 58% of respondents selected “Not applicable.” 23% of respondents answered “No” and 19% of respondents answered “Yes.”

Question 22: Please explain:

Out of 41 responses, the most common themes are summarized below:

- Some respondents felt that there are plenty of childcare options in the Village. However, several respondents stated that there are not enough childcare options, especially affordable daycare options. Some respondents reported being on multiple waitlists or relying on family for childcare. Other respondents have resorted to childcare options in neighboring communities, such as Lakeview, Boston, and Orchard Park.
- Respondents were complimentary of the Village’s after school program. However, respondents suggested implementing a before school program and extending the summer program to cover a full work day.

Question 23: Do you feel you have access to affordable, quality healthcare in the Village?



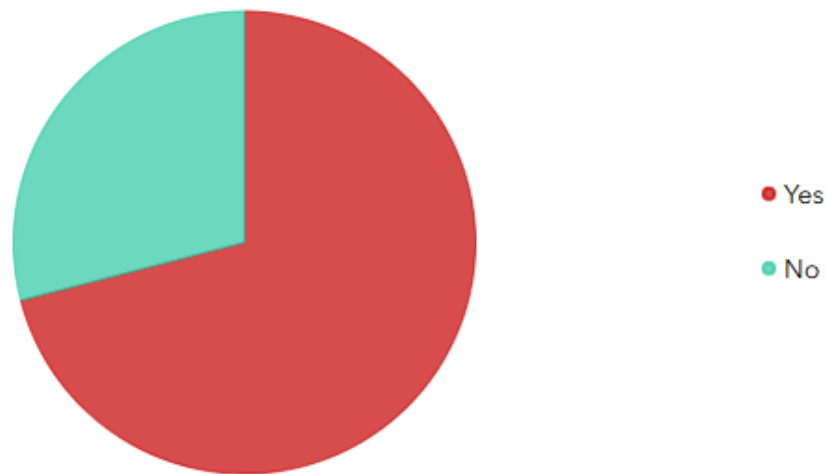
Out of 155 responses, 64% of respondents answered “Yes” and 36% of respondents answered “No.”

Question 24: Please explain:

Out of 46 responses, the most common themes are summarized below:

- Respondents reported that there are dentists, chiropractors, eye doctors, and a pediatrician in the Village, but not any general practitioners or other specialists.
- Respondents also reported going to other communities such as Orchard Park, Amherst, or Buffalo for medical care.
- Respondents expressed a desire for more healthcare options in the Village, especially urgent care.

Question 25: Do you feel you have access to fresh, healthy foods in the Village?



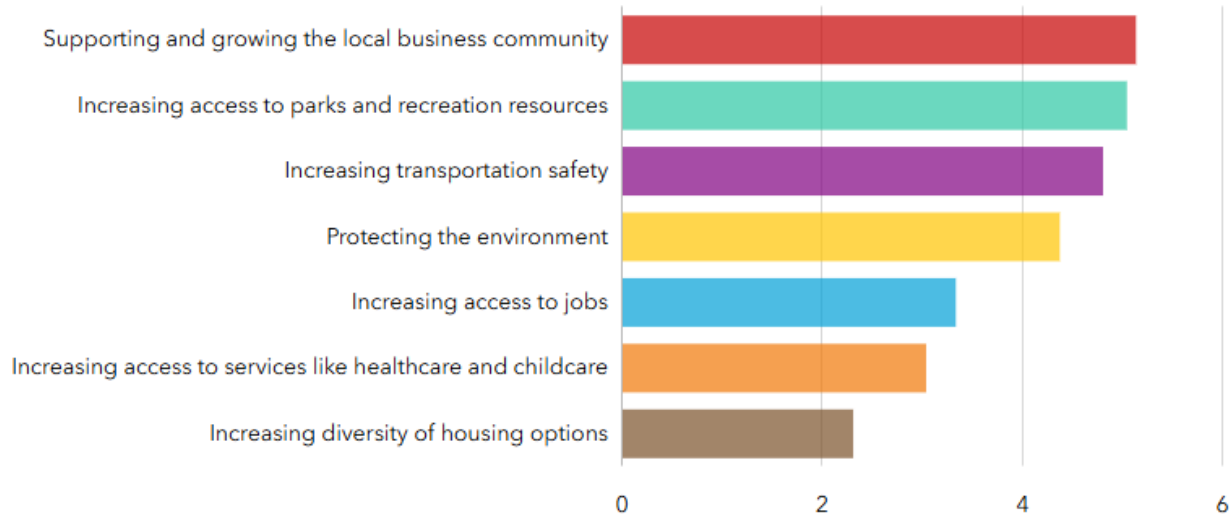
Out of 155 responses, 71% of respondents answered “Yes” and 29% of respondents answered “No.”

Question 26: Please explain:

Out of 68 responses, the most common themes are summarized below:

- In general, respondents were happy with the variety of grocery stores, restaurants, and other food options in the area. However, several respondents expressed a desire for a small grocery store or market in the Village, such as Trader Joe’s, Whole Foods, or a co-op. Suggested locations included on Main Street or within walking distance from Main Street, and the Pine Street plaza.
- Some respondents stated that they only have access to fresh food options when the farmer’s market is open in the summer. Some respondents also stated that the new location for the farmer’s market (at the Moose Lodge) has made it harder to access.
- Respondents also expressed a desire for more diverse restaurants that offer healthy options and authentic/traditional ethnic food options.

Question 29: Thinking about the future of the Lake Street/West End Corridor, please rank the following strategies based on how important they are to you, with 1 being the most important and 7 being the least important (but may still be important to you!):



Out of 155 responses, supporting and growing the local business community was the highest priority for respondents, with an average score of 5.13 out of 7. Increasing access to parks and recreation resources and increasing transportation safety also scored highly, with average scores of 5.04 and 4.80, respectively.

Question 30: If you could implement one project within the Lake Street/West End Corridor, regardless of cost, what would it be?

Out of 113 responses, the most common themes are summarized below:

- **Beautification & Green Space:** Several respondents would like the aesthetics of the area improved through planting trees along roadways. Respondents would also like to see vacant lots turned into parks and green spaces for residents to enjoy.
- **Walkability & Bikeability:** Several respondents would like sidewalks to be widened, pedestrian crossing signals improved, dedicated bicycle lanes or a separate multi-use path/trail added, and other improvements made to improve pedestrian and cyclist safety.
- **Street Redesign:** Several respondents suggested that traffic circles or roundabouts could improve traffic flow, or widening Lake Street to include turn lanes. In addition, respondents would like truck traffic and commuter traffic diverted from Lake Street and traffic calming implemented to reduce speeding.
- **Facade Improvements and Vacancy:** Respondents would like to see rundown buildings fixed up and occupied. Specific areas that are considered eyesores are the Village and State DPW facilities, the former concrete plant site, the trains and structures around the railroad tracks, and the Lake Street plaza. In their stead, respondents would like to see new bars and restaurants, a small grocery store such as Trader Joe's, and spaces for outdoor and indoor events, including a year-round farmers' market.
- **Recreation Amenities:** Respondents would like more recreation amenities in the area, such as an indoor sports complex with turf fields, an ice rink, a bowling alley, and an indoor park.

- **Housing:** Some respondents would like to see more multi-family housing in the area and recommended upzoning to allow for this kind of development. Others would like to see senior housing developed.

Question 31: Is there anything else you would like the project team to know?

Out of 61 responses, the most common themes are summarized below:

- Respondents emphasized that they would like to see industrial areas rezoned and converted to uses more appropriate to the Village.
- Respondents also emphasized the importance of increasing walkability to connecting this area to the rest of the Village. Currently, many respondents avoid this area as they do not feel safe walking, biking, or driving in the area.
- Respondents emphasized their desire for small, local businesses instead of large office buildings or similar developments.
- Respondents stressed the importance of balancing development with maintaining open space and the Village's character. There were also concerns about residential development putting strain on the local school system.