# APPENDIX A

## COMMUNITY OUTREACH

# Town of Evans/Village of Angola

Community Outreach Summary

## PUBLIC KICKOFF MEETING (AUGUST 29, 2017)

Three Circles Exercise - identifying past (historic), present, and future values of the community




***What historic elements do you value?***

- *Trail Signage-Year Round*
- *PKs (In Town Park)/ Concession Stand*
- *Youth Center*
- *School Bus Service? Shuttle/Transport*
- *Recreation in Parks*
- *Vibrant Village (stores, camp, available supplies, drug stores, bakery, pizzeria, bait/ camping, hardware, etc.)*
- *Keep Waterfront*
- *Drive-in*
- *More business*
- *Bars/Night Life*
- *Shopping District/ Town & Village*
- *Cottage Waterfront (Cost prohibitive/Rentable/Sunset bay theme)*
- *Lake Access/ Beach*
- *"Mini-ellicottville" (Roller rink/ Pizza House)*
- *Train Depot (Rides)*
- *Family Friendly Restaurant/Atmosphere*
- *Yearly Festivals (German Night)*
- *Amusement Park (Arcade Rides Bingo)/Supported by cottages*
- *Town Park Had Year-round Amenities*
- *Manufacturing (Creativity "young people", innovation, jobs)*
- *Railway bringing people backed & forth for the day*
- *76 businesses on Commercial & Main Street in Village, which had significant architecture and awnings & good set outside*
- *Create a brand to create a character of the Town & Village*

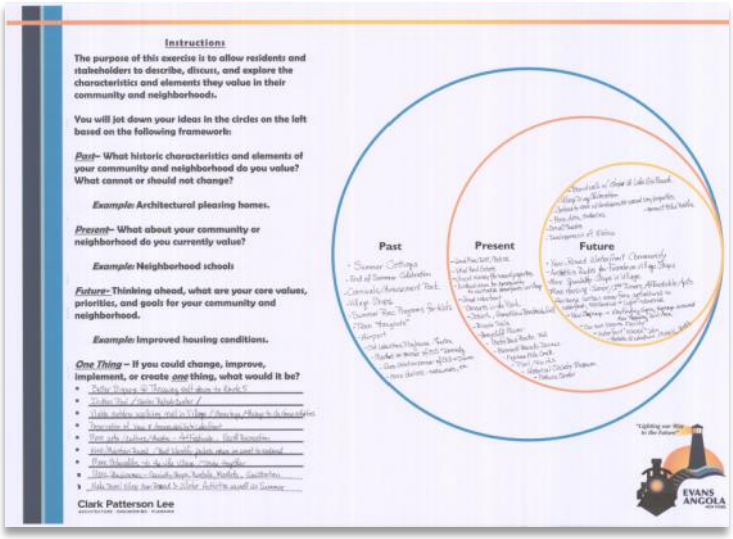
***What historic elements do you value (continued)?***

- *Historically Angola was active year-round (Christmas time)*
- *There used to be a historic bus tour of the town ( Bill Housted ran & sometimes the school will run for teachers)*
- *Depot project in process (restoration)*
- *Memorial parks (one in derby, one in Angola) – keep & maybe enhance*
- *Summer Cottages*
- *End of Summer Celebration*
- *Carnivals/Amusement Park*
- *Village Shops*
- *Summer Rec Programs for Kids*
- *Teen "Hangouts"*
- *Airport*
- *Old Lakeshore Playhouse-Theatre*
- *Gas Station Corner of OLS & Dawn*
- *More choices*
- *Restaurants, etc.*
- *Low Taxes*
- *Drive-in*
- *Vibrant Downtown*
- *Green Space (south creek in neighborhoods)*
- *Access to water youth/rec center*
- *Beach reliability & Access Bennett Beach*
- *Waterfront free of sewage discharge*
- *Restaurants & entertainment*
- *Local Employment opportunities*
- *Small Airport (Privately)*
- *Wendt Mansion*
- *Adult Education*

***What do you currently value?***

- *Huge Resistance on Development/ Lends to Bad Reputation*
- *ATV Community Needs more accessibility*

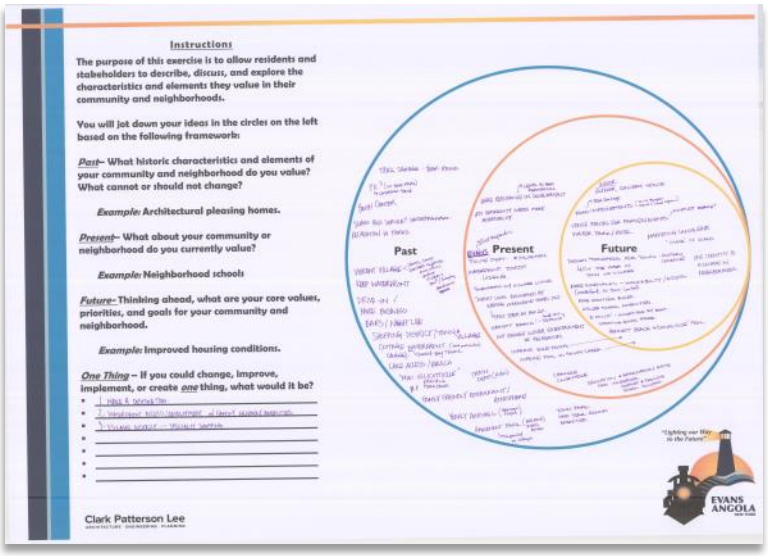
- *Evans first responders, police department & policemen*
- *Waterfront tourism, lodging*
- *Suburban w/village living*
- *Support local businesses by keeping warehouse stores out (put them on rt 20)*
- *Wendt Beach- Good but needs expanding*
- *Not enough winter entertainment or recreation*
- *Improve bike paths*
- *Improve pool on South Creek*
- *Change clientele*
- *Education & graduation rate has increased. (Support & promote & school success)*
- *Promote the summer town feel*
- *Grow while preserving quiet character it has now*
- *Beaches & access to parks*
- *Waterfront*
- *Excellent school system*
- *Various creeks in town are beautiful but under used (fisherman use 0 great trout fishing)*
- *Access near Delamater & Mill Park is there, bald eagle, this park has been very busy*
- *Sense of community*
- *Good fire/EMT/police*
- *Vital real estate*
- *Grant money for vacant properties*
- *Enthusiasm by community to revitalize storefronts in village*
- *Great lakefront*
- *Concerts in the park*
- *Jokers, Grandview beadside grill*
- *Bicycle trail greycliff manor*
- *Metro bus route768*
- *Bennett Beach Dunes*
- *Eighteen Mile Creek*
- *Pool/Parks*
- *Historical Society Museum*
- *Nature Center*
- *Town Pool & Park*



- *Grey Cliff (needs amenities)*
- *Sturgeon Point/develop of 50 acres/ hotel & entertainment center &high end rest*
- *Middle point (Access/Gateway)*
- *School facilities*

***What are your core values, goals for the future?***

- *Indoor/Outdoor Concert Space*
- *Poor Drainage/Road Improvements (Dirt & Paper Road> Need Repair)*
- *Venue Rental for Parties/Events (Wendt Beach)*
- *Water Park/Hotel*
- *Marketing Campaign "Image" of Evans*
- *Design standards for town – uniform cohesive (Fit the area of Town or Village)*
- *One Identity to Associate w/neighborhoods*
- *More sidewalks -walkability/access (waterfront to town center)*
- *More room for bikes*
- *Utilize school for amenities*
- *"5-points" accessible by boat*
- *Sporting goods store*
- *Bennett beach (Canalside Feel)*
- *Get businesses to improve their places*
- *Event center & wedding venue (consider utilizing existing places like cradle beach)*
- *Get people to stop at Thruway exit – need restaurant & hotel (a total package)*
- *Continue to have excellent school system*
- *Bike paths through town, which could also lead to biking events ( scout troops have expressed interest in doing their 50 mile ride in the area, but no safe, continuous route)*
- *Market year-round uses (Like skyzone, lasertron, bowling)*
- *Fishing (ice fishing in winter) sturgeon Point is a good venue location-wise, but logistically need to spread out past break wall/ hold ice fishing derbys again*
- *Need restaurants & lodging to support activities (waterfront & by Thruway)*
- *Build up the waterfront, perhaps day use, then people go home & residents till have their space.*



- *Add walking paths & interpretive signage along creeks*
- *Build sense of community into future vision*
- *Expand uses at Sturgeon Point & add a pier, like Dunkirk. If could line up 100 boats, that would attract the tournaments, charter boat, etc.*
- *Add a central pier to CPLs Sturgeon Point conceptual plans*
- *Ferry to Buffalo & Back (Canalside)*
- *Build a lighthouse at Sturgeon Point*
- *Living facilities for elderly ( there are none now- either your family cares for you or you move)*
- *Boardwalk with shop at Lake Erie Beach*
- *Village Day Celebration*
- *Continue to work with developers on vacant lots/properties*
- *More arts, galleries*
- *Connect Bike Paths*
- *Small Theatre*
- *Development of Marina*
- *Year-round waterfront community*
- *Year-round waterfront community*
- *Aesthetics rules for fascade on village shops*
- *More specialty shops in Village*
- *More housing: senior/1st timers/ affordable apts*
- *Re-zone certain areas from agricultural to waterfront, residential & light industrial*
- *New signage – wayfinding signs, signage around our thruway exit area*
- *Our own sports facility*
- *Waterfront "mixuse" plan*
- *Hotels @lakefront, motels, b&b's*
- *Fiscal Stability*
- *Lakefront District-Tax Rate/ Tax equity (2008)/ Re-val (standard form)*
- *Central Location for services*
- *Renewable energy*
- *Cleanup old village water treatment plan*
- *Bike Trail Improvements & Elongate & New Connections (Where people live)*
- *Pedestrian safety improvements*
- *Storm water collection & control*

- *Socioeconomic class increase/gains*
- *Access to community school facilities*
- *Better tax to service delivery*
- *Shared services*

***If you could change ONE THING...***

- *Make a destination*
- *Waterfront access/ development with family friendly amenities*
- *Village District – Specialty Shopping*
- *Sewers (N. Evans)*
- *More recreation*
- *Sidewalks (respondent lives on Lake St.)*
- *Winter activities*
- *Shopping (like village/downtown)*
- *Commercial development so can grow & attract young families*
- *Completely integrated nature trails & gardens & taking control of Bennett & Wendt beach*
- *Waterfront event venue*
- *Dynamic advertisement to promote all the great ideas, wayfinding signage in character of community*
- *Town-wide bike paths from Hamburg to Brant along lake, Rte 05, Rte20, Eden-Evans Center rR., Old Lakeshore & village*
- *Expansion of waterfront uses (eg. at Sturgeon Pt.)*
- *Better signage at thruway exit down to Route 05*
- *Indoor pool/senior rehab center*
- *Viable outdoor walking mall in Village/Places to go/ things to do/ more activities*
- *Preservation of view & accessibility to Lakefront*
- *More arts/culture/theatre art festivals, youth recreation*
- *Keep/maintain rural/but identify pockets where we want to expand*
- *More sidewalks to the village/town together*
- *More businesses- specialty shops, rentals, markets, gas station*
- *Make town/village year-round winter activities as well as summer*
- *Better tax to service delivery- shared services to cut costs & attract new folks*
- *Green spaces, environmental quality, land water & air (Sewage/drainage)*
- *Nature trails/ bike paths*

- *Restaurants/Entertainment/Commercial Development*
- *Sturgeon Point Development = Hub of Town (connect to beaches village & graycliff)*
- *Bennett Beach -access, education site (resource/attraction)*
- *Re-assessments, standardized tax rate*
- *Renewal energy*
- *Lake Erie has lack of destinations for boaters*

**ONLINE SURVEY**

Summary of results

1. Town vs. Village resident: Majority responses from the Town
2. Seasonal vs. Primary resident: Year-round residents
3. Age range: 41% "College families/Empty nesters" (46-64), 24% "Family" (35-45), next two groups split between college/post-college and seniors (16% each)
4. What water activities should we add: Water activities focused on rentals, non-motorized boating (kayaks, paddleboards, etc.), non-beach water facilities (pool, splash pad), fishing, and community events.
5. What kind of businesses needed: Dining and entertainment top the list for business needs/desires followed by apparel (clothing)
6. Local shopping: Majority of respondents (64%) use local businesses for daily needs
7. Economic growth: Tourism is the top economic engine for the community, followed closely by manufacturing. The other category had a variety but most were closely related to tourism ventures (dining, entertainment, waterfront, etc.).
8. Population: Population growth is desired, though not a significant amount (~40,000)
9. Like/Dislike about the community: Emergency services highly favored along with school district. Town gov't and highways/roads viewed less favorably.
10. Housing preferences: Single-family housing is the most desirable residential need followed by starter/ young professional housing and townhouses/condos.
11. Commuting: Most respondents work out of the area (10+ miles) but are happy with their commute time/distance.
12. Commuting long vs. short: See above
13. Rural character: Almost 60% want a new, "fresh" view of the community
14. Thoughts on extent of sidewalks: Sidewalks… yes

15. Traffic speeds/volumes: Traffic speed and volumes are sufficient, but more traffic to support business is favorable.
16. Overall concerns on roads: Room for improvement on roads for pedestrians/cyclists
17. Primary road of concern: Lake Shore Road garners the most concern for local roads. While not specific to this road, general maintenance (potholes) and pedestrian facilities (sidewalks, wider shoulders) are the prime reason.
18. Seasonal activities (see page 20/23 for ideas)
19. Renewable energy: Energy for municipal use is viewed favorably (61%)
20. Desired Town and Village elements (see page 28/29 for ideas)

** *Editors note: The compiled results of the survey are shown on the following pages, but do not correspond to the page numbers in the actual appendix. Page numbers noted above reflect their location in the compiled results.*

## TOWN-VILLAGE JOINT WORKSHOP (OCTOBER 2017)

***If you could change, improve, implement, or create one thing within the Town and the Village, what would it be?***

| Town |
|---|
| Would work to get fast food/restaurants to Town. |
| Indoor Sports Dome |
| A focused Planning/Development not concerned with just getting bodies/business but create a quality facade/ stable business district |
| Clean up the zoning issue throughout the town/ Be Specific: what kind of zoning is available, decide what need to be fixed/added to make industrial zoned areas read to use, move forward and get business into town. |
| Waterfront destination for families- i.e.: ice rink, restaurants, etc. |
| Improved with sewer system lines for sturgeon point marina and expand marina enlargement apply for federal grant for hotels and stores for fisherman |
| According to Erie County Parks per capita spending (national) on parks is $77 in Erie County it's $6!! We Need to spend more on parks. |
| Bring new sewer (infrastructure) to sturgeon point and Eden Evans road. To bring commercial develop to town with ready sites to develop |
| Add natural resources "Overlay" to plan. In Evans, natural resources need to be inventoried, mapped and carefully utilized. Evans need to know that our streams, wetlands and floodplains and beaches are the. |
| Create more small village feel - lighting - Signage uniformity not just an area you drive through. IE Hamburg to have the large plant pots lights. |
| Create an environment that is attractive to new business. From planning, building dept., tax incentives etc. |
| Sale town park to develop and make Wendt Park our town park. Enlarge our marina and develop commerce. |
| An interconnected network of gardens greenspace via trails-from a revamped senior/community center to sturgeon point natural trail - to Wendt Beach - to Bennett Beach - that encompasses the archeological site at Bennett to an adaptive science and art center at Wendt - have trail is the completed seaway trail |
| Improve recreational facilities - parks, sports complex to attract younger families |
| Improve the visual appeal of the community. Plan for vacant & abandoned properties/enhanced property maintenance/??? Commercial districts/upgrade recreational space |
| More residential development - increase population/ expand and improve marina |
| Lake Erie Beach= Modern aquarium and retail and lakefront campus at Lake Erie beach- new street scape |
| Waterfront sturgeon point marina - improve more business, i.e.; hotel, restaurant |
| To create a year-round attraction - I'd love to have a true lighthouse - along with a boardwalk community of small businesses |

***If you could change, improve, implement, or create one thing within the Town and the Village, what would it be (continued)?***

| Village |
|---|
| Would love to see Main Street have more business and have village friendly look. |
| All that's been done is great, but we need more of the same to lure more business, tourists enhance, enhance what is already there. |
| Restaurant (High Quality) / History Tours- like this idea. |
| Improve village design to build off thruway system for commercial development |
| Main selling point for our town. They can no longer be ignored in creating this plea. |
| More business, increase foot traffic, make it feel more giant, a place you want to walk through. |
| Create an environment that is attractive to new business. From planning, building dept., tax incentives etc. |
| Improve housing on Lake Street |
| A Walkable/bike trail that connects the village with the waterfront/seaway trail |
| Improve main street business district. Need more small business enterprises/owner operated |
| Development of recycle plan and old town hall |
| Boutique retail and artist building at old town a hall. Loft-live work space in old bike building |
| Complete entire business district all facades (building fronts) return to historic appearance. IE…brick, wood, etc. |
| In conjunction with a plan to increase the number of small businesses 7 traffic to downtown Angola to frequent said small businesses, I would love to see the development of a large cultural facility - or a series of facilities- such as a traditional theater/ music hall, an art gallery complete with classes & training, a dance studio etc. |

## PREVIOUS COMPREHENSIVE PLAN ACTIONS

**13** Actions Completed

**04** Actions On-Going

**10** Received No Action

Highlights

- Create Lake Erie Beach Overlay District and create a better Non-conforming Lot Law
- Creation of new Agricultural zoning – "Agricultural Area"
- Elimination of the SR zoning district and the CF zoning classification
- Finalize Recreation Plan and append to Comprehensive Plan
- Form an Economic Development Committee to create an economic development plan

# Town Results

## PREVIOUS COMPREHENSIVE PLAN ACTIONS

**08** Actions Completed

**17** Partial Completion

**02** Actions Not Completed

Completed Highlights

- Improve the "Visibility" of the village downtown from Route 05 and Route 20. (Signage)
- Encourage a "Pedestrian Friendly" Atmosphere in the Village.
- Increase the amount and types of cultural activities available to the village residents and tourists.

Not/Partial Completed Highlights

- Work toward the remediation and reuse of environmentally contaminated sites.
- Ensure that adequate and attractive public parking is available in the downtown area

# Village Results

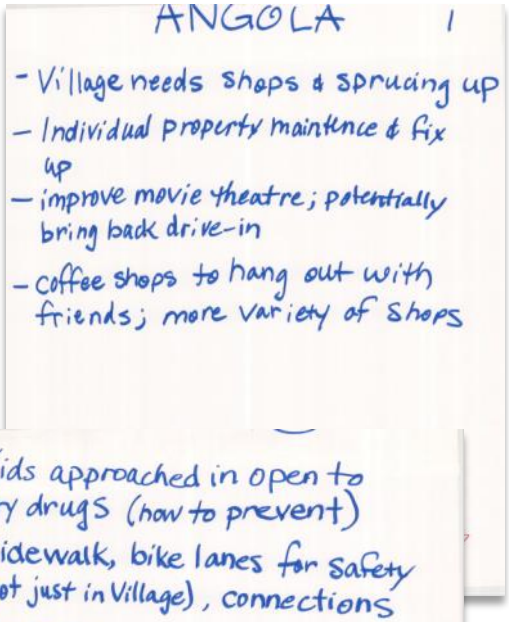
## YOUTH/STUDENT OUTREACH (NOVEMBER 1, 2017)

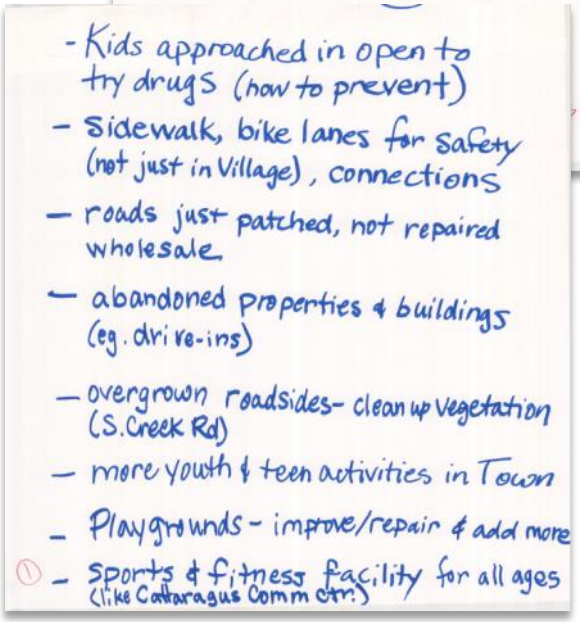
### High School

One question, two parts…

(1) What are the big issues in the TOWN OF EVANS and the VILLAGE OF ANGOLA that need to be addressed from YOUR perspective?

(2) What are the three highest priority issues?




***Results (ranked in order of importance)***

A. More development/neighborhood housing for interested young couples (much like Kimberley Lane and Future Woods at Greycliff coming in 2018). "If you build it, they will come..."

B. More varieties of restaurants and shops to attract people (especially around the Lake areas in the summer) Make Evans the Ellicottville of Summer?

C. Sidewalks/Bike Paths--more mobility for people to be active and travel to great shops!

D. Program to enforce run down or messy homes or properties that bring down values of homes in good standing

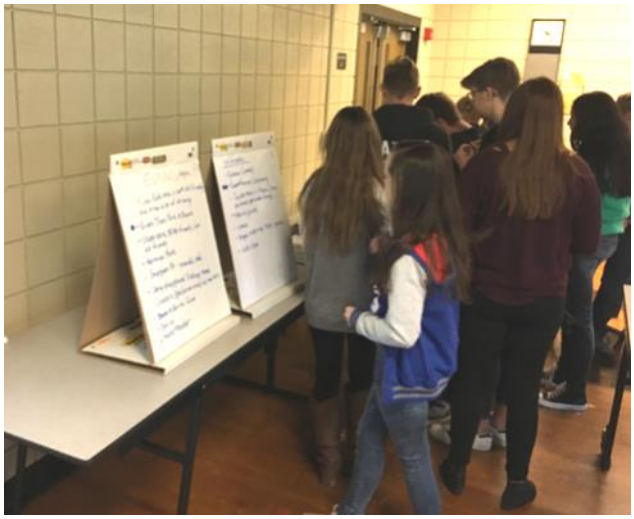
E. Youth Center for older kids to create more activities for youth (ice rink? sports complex?)

### Middle School

Two questions…

(1) As a class, write down places in your community that you LIKE going to that are kid-friendly. It can be anything – somewhere inside, outside, a drive, an activity, etc., but it needs to be something YOU enjoy!

(2) As a class, write down places in your community that are NOT kid-friendly. For example, is it someplace that is unsafe, dangerous, or inaccessible



to kids?

***Results (ranked in order of importance)***

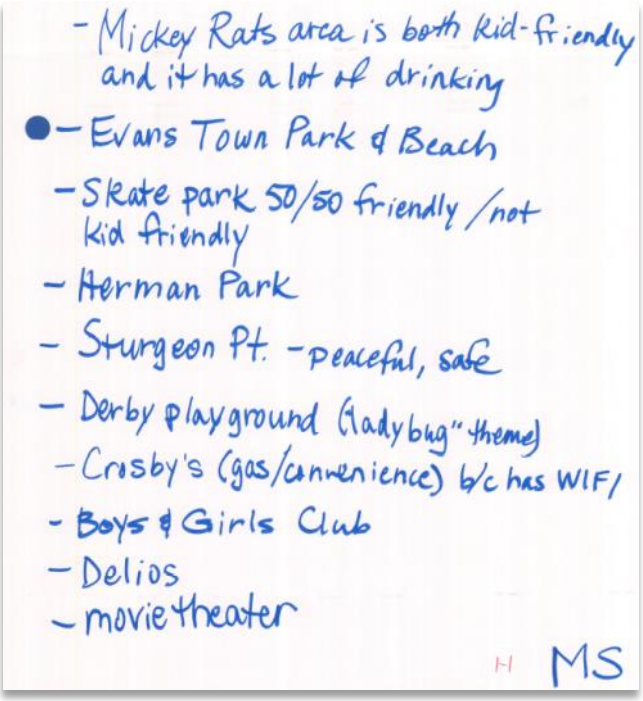
*Kid-friendly:*

A. *Superfreeze (Ice Cream)*

B. *Tim Hortons in Angola (Derby one always gets orders wrong)*

C. *Evans Town Park and Beach*

D. *Other: Mickey Rat's area is both kid-friendly and it has a lot of drinking, skate park 50/50 friendly/ not kid friendly, Herman Park, Sturgeon Point (peaceful, safe), Derby playground with "ladybug" theme, Crosby's (gas/convenience) b/c has WIFI, Boys & Girls Club, Delios, Movie Theater, Sunoco (candy), Maria's (pizza); Angola roller rink 50/50 friendly/not kid-friendly, Kid's Gym*




*NOT Kid-friendly:*

A. *Not enough sidewalks; need wider shoulders*

B. *Need a mall/shopping*

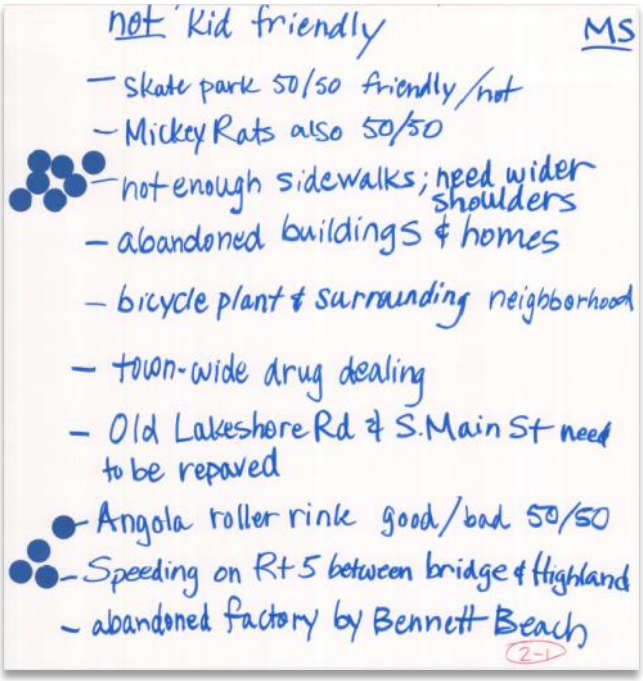
C. *Derby has fast food, but needs sit-down restaurants & more variety*

D. *Holland Rd (referred to as Pig Man Rd) is one lane with a lot of graffiti – widen road, scary, sketchy*

E. *Speeding on Rt 5 between bridge & Highland*

F. *Lots of water main breaks*

G. *Angola roller rink, 50/50 friendlt/not kid-friendly*




H. *Other: Skate park 50/50 friendly/not, Mickey Rats 50/50 friendly/not, abandoned buildings & homes, bicycle plant & surrounding neighborhood, Town-wide drug dealing, Old Lakeshore Rd. & S. Main Street need to be repaved, abandoned factory by Bennett Beach, not enough crosswalks on Rt 5, "Cabbage Creek" behind school smells*

**Elementary School**

Two questions with exercise…

(1) As a class, write down places in your community that you LIKE going to that are kid-friendly. It can be anything – somewhere inside, outside, a drive, an activity, etc., but it needs to be something YOU enjoy!

(2) As a class, write down places in your community that are NOT kid-friendly. For example, is it someplace that is unsafe, dangerous, or inaccessible to kids?

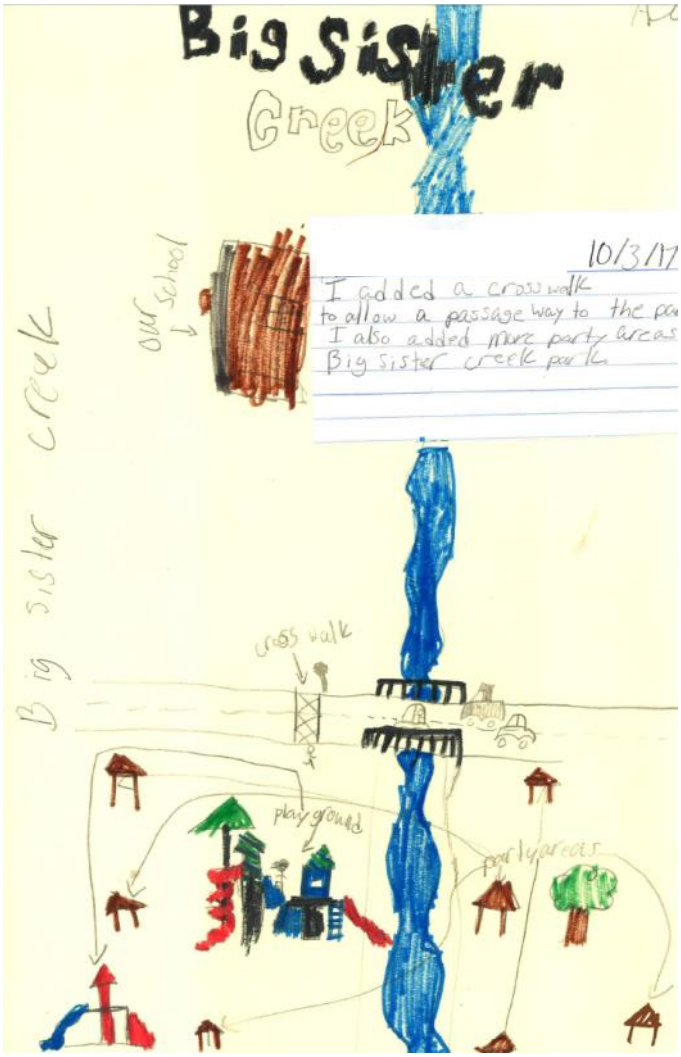
(3) EXERCISE! As a class, write down places in your community that are NOT kid-friendly. For example, is it someplace that is unsafe, dangerous, or inaccessible to kids?

***Results***

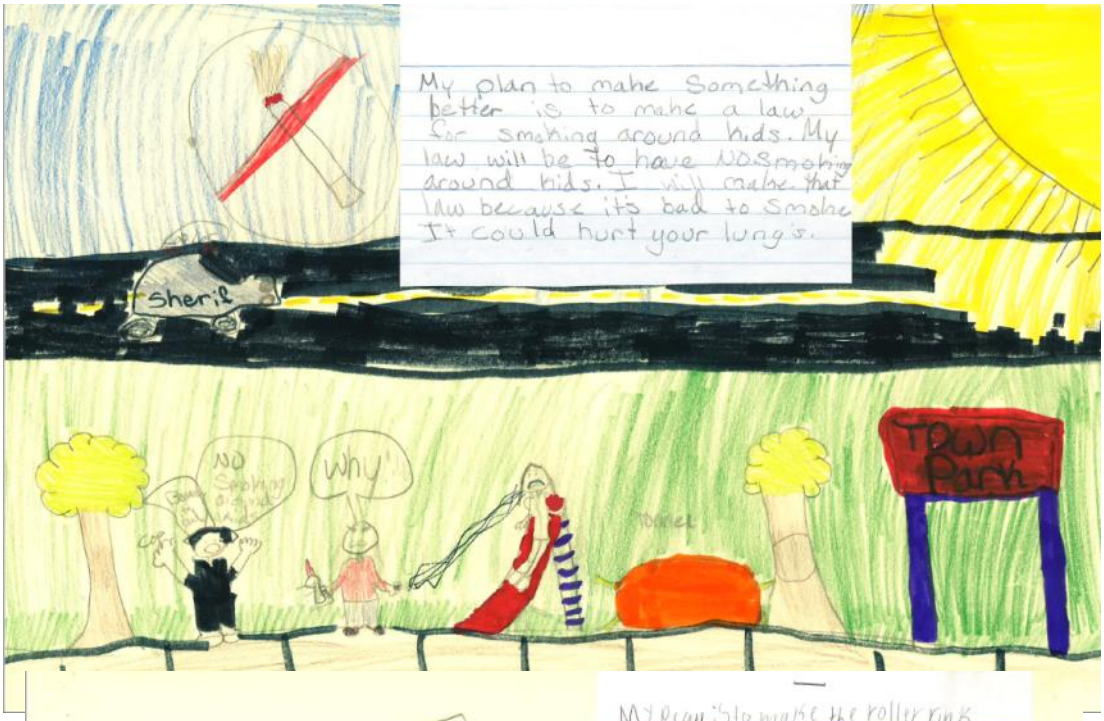
1. *Ideas for Big Sister Creek Park (Herman Park)*
   - *Sidewalk that goes all the way to the park. (Number 1 request from the students.)*
   - *More restrictive smoking laws*
   - *Separate playgrounds for toddlers and school agers*
   - *Stairs down the bank into Big Sister Creek from the lawn area*
   - *Enforcement of anti-littering laws*
   - *Recycling containers in the park*
   - *Signs to encourage cleanliness*
2. *Roller Rink*
   - *Easier access for the elderly*
   - *Skate Rental*
   - *Separate spaces for teenagers and elementary schoolers*

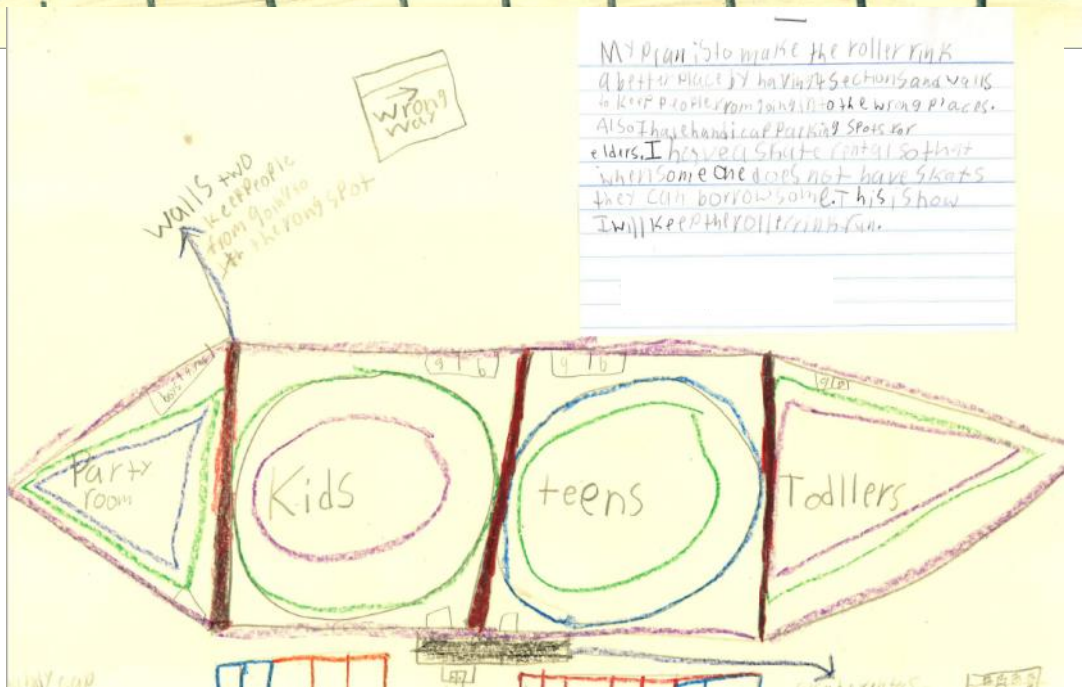
*Other:*

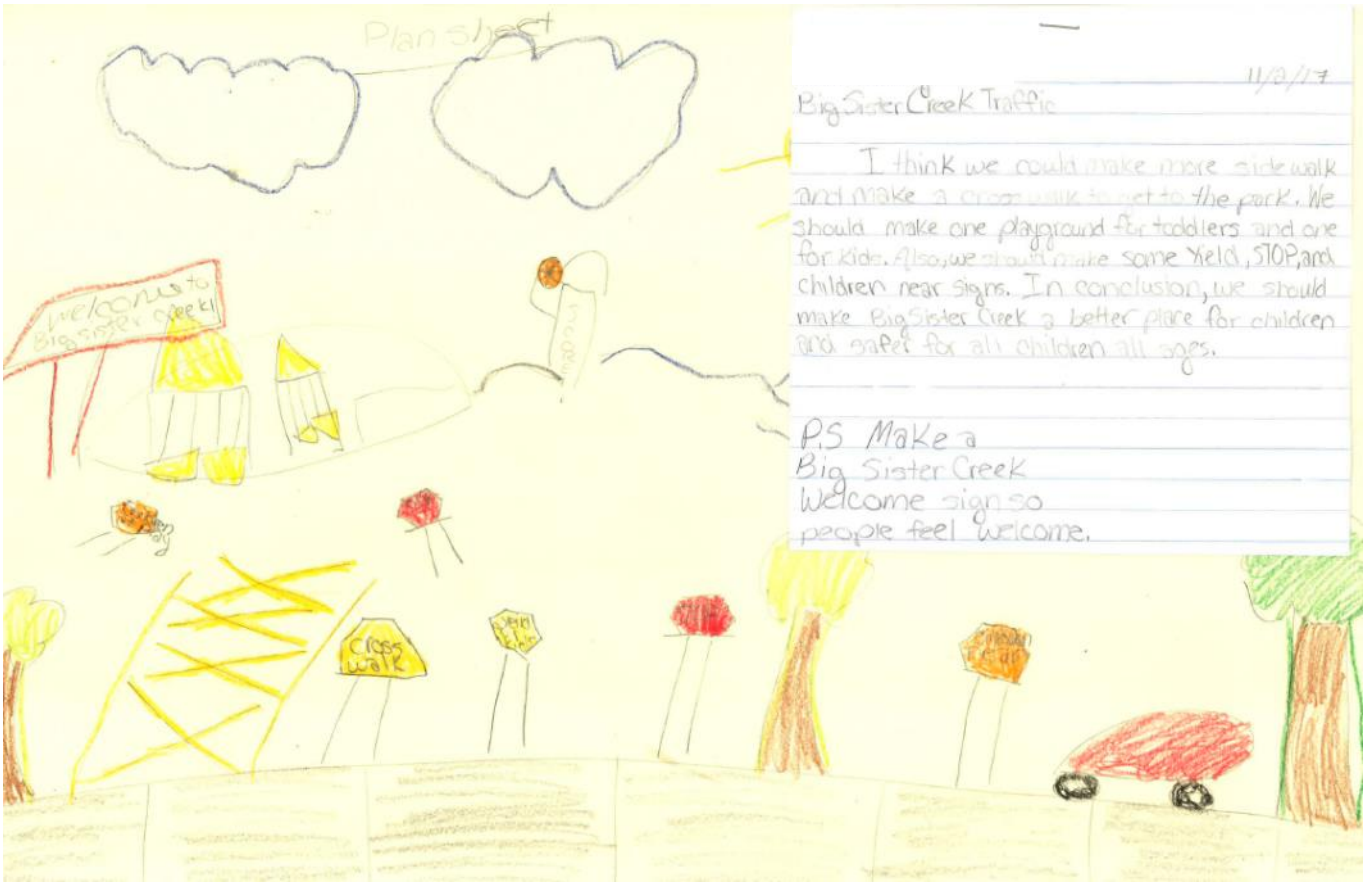
- *More safety signs and barriers around the train tracks*
- *Slow or stop trains at the crossing in the village.*
- *Revamp the playground in the village by the tracks*



- *Revitalize store fronts on Main St.*
- *Larger updated library*
- *More fishing access on the Creek throughout it's journey through the village*
- *Bicycle lanes separate from sidewalks*
- *Police presence around teenage hangouts*
- *More enforcement of underage smoking and drinking*



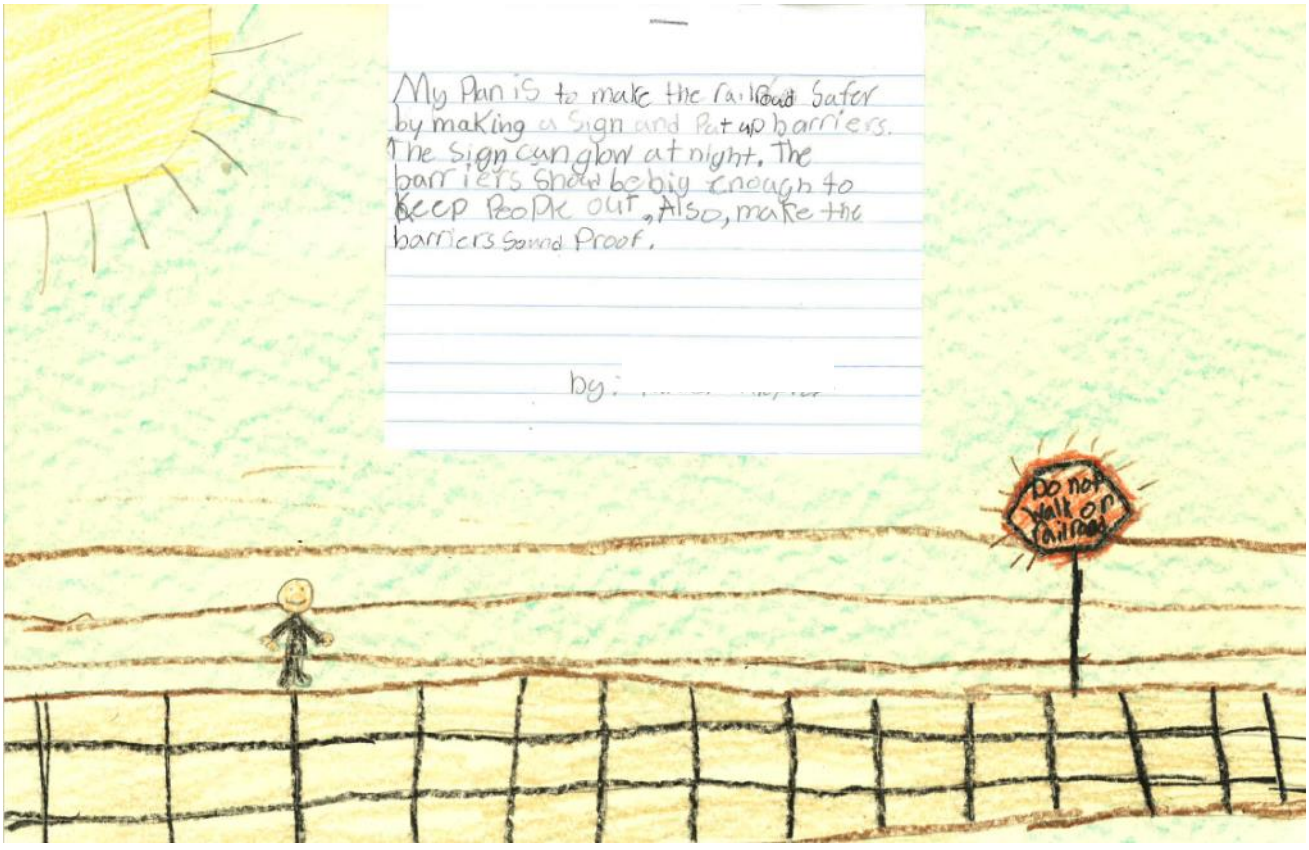



11/2/17

Big Sister Creek Traffic

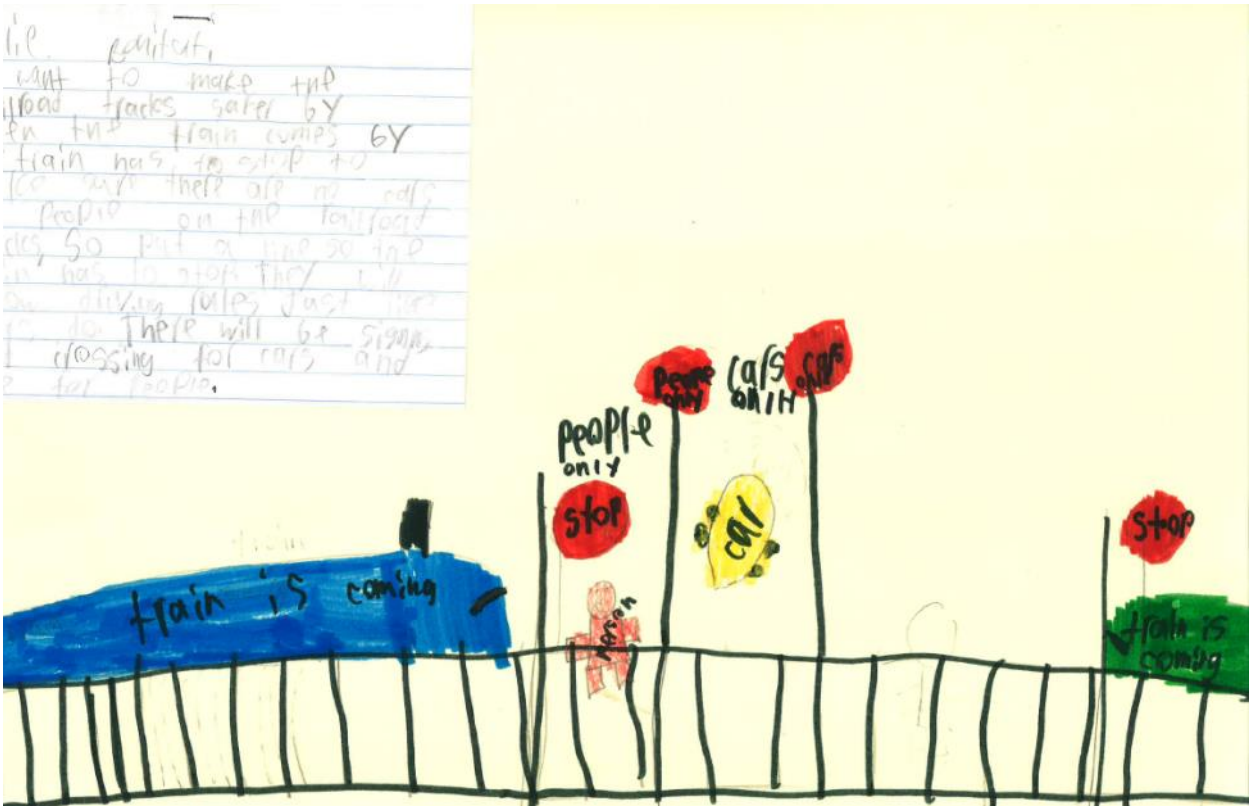
I think we could make more sidewalk and make a crosswalk to get to the park. We should make one playground for toddlers and one for kids. Also, we should make some Yield, STOP, and children near signs. In conclusion, we should make Big Sister Creek a better place for children and safer for all children all ages.

P.S Make a Big Sister Creek Welcome sign so people feel welcome.




My Plan is to make the railroad safer by making a Sign and Put up barriers. The sign can glow at night. The barriers should be big enough to keep people out. Also, make the barriers Sound Proof.

by: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# APPENDIX B

## DEMOGRAPHIC SNAPSHOT DETAILS

## Population

The 2015 Town of Evans population was estimated at 16,318 persons. The Town's population has been slowly decreasing since 1980, when it hit its peak at 17,961 persons. The 2015 population estimate for the Village of Angola was 1,858 persons. It has also been slowly declining from a high of 2,676 persons in 1970. Suburban housing growth fueled significant population growth after 1950, with increases experienced in both communities.

However, in concert with regional trends, population growth has slowed. Although the rate of growth has slowed since 2010 (with gains of between 100 and 150 persons per year on average), the Town's population is still increasing in size. Between 2010 and 2015; the population increased by approximately 4.8% (or about 1,000 persons).

The population in the region has also experienced growth since 2010, but at a much slower rate than the Town. Between 2010 and 2015, Erie County's population grew by less than 1%. Although very modest increases were estimated at the regional level since 2010, the Town's population appears to be continuing to decline, while the Village population was estimated to slightly increase in 2015.

**Population Estimate Trends -- 2010 to 2015**

| Year | Town | Village | Erie County |
|---|---|---|---|
| 2010 | 16,356 | 2,217 | 919,220 |
| 2011 | 16,441 | 2,065 | 919,714 |
| 2012 | 16,379 | 1,976 | 919,542 |
| 2013 | 16,353 | 1,867 | 919,230 |
| 2014 | 16,334 | 1,813 | 920,694 |
| 2015 | 16,318 | 1,858 | 921,958 |

*(Source: U.S. Census Bureau).*

The average household size in the Town and Village has been declining, which is a regional and national trend. The average household size in the Town decreased from 2.71 persons per household in 2000 to 2.38 persons per household in 2015 (Village – 2.68 in 2000 vs. 2.33 in 2015). The makeup of households in both communities has changed since 2000, with the percentage of family households declining and the percentage of non-family households rising.

**Household Composition -- 2010 to 2015**

| | Town | | Village | |
|---|---|---|---|---|
| Year | % Family | % Non-Family | % Family | % Non-Family |
| 2000 | 71.9 | 28.1 | 77.3 | 26.7 |
| 2010 | 66.5 | 33.5 | 69.8 | 30.2 |
| 2015 | 63.2 | 36.8 | 62.7 | 37.3 |

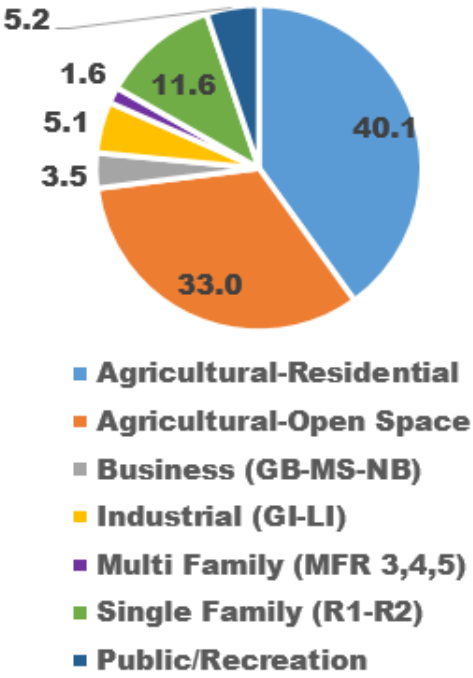
*(Source: U.S. Census Bureau).*

The median age of the Town and Village's population is slowly increasing - - from 38.2 (T) / 35.9 (V) years old in 2000 to 44.9 (T) / 38.4 (V) years old in 2015. The percentage of people over the age of 65 is also increasing in both areas (from 12.3% in 2000 to 17.7% in 2015 for the Town and from 13.5% in 2000 to 16.5% in 2015). Between 2000 and 2015, the percentage of individuals over the age 0f 18 has increased by 7% in the town and 6.1% in the Village. This data indicates that the population in both communities are aging.

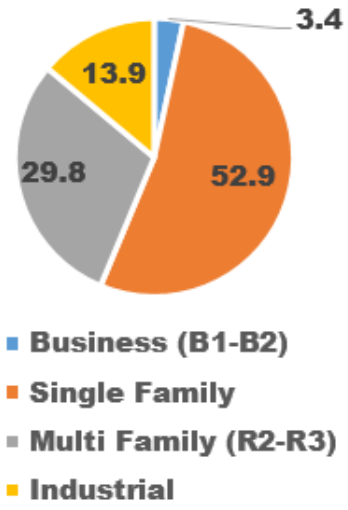
## Land Use and Zoning

According to current Real Property Service data, the majority of the land in the Town is assessed as residential (69.3%), 16.8% as vacant, 7.1% as commercial /industrial land and 6.8% as public / community services. This roughly coincides with existing zoning patterns, wherein approximately

51.7% of the acreage in the Town is zoned for rural residential use (including 11.6% for one and two-family residential), 33.0% for agriculture/open space (a small portion of which is likely assessed as residential), 8.6% for commercial/industrial and 5.2% for public/community services.




For the Village, the majority of the land in the Town is assessed as residential (76.0%), 13.9% as vacant, 5.7% as commercial /industrial land and 4.3% as public/community services.



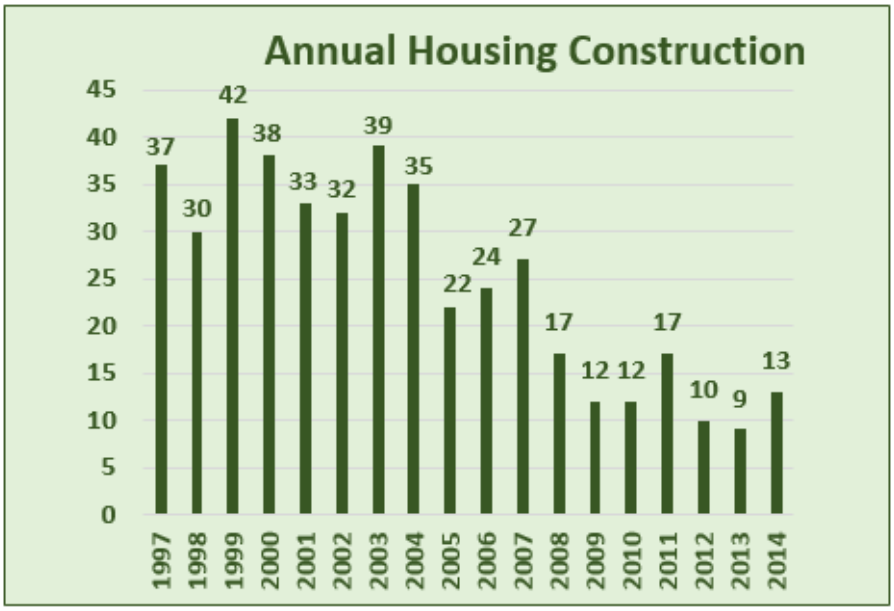

This varies somewhat from existing zoning patterns, where approximately 82.7% of the acreage in the Town is zoned for residential use (including 52.9% for single-family residential and 29.8% multi-family residential), 3.4% for commercial business and 13.9% for industrial.

These data indicate that there are likely vacant lands available for industrial or residential use, which would account for 13.9% of land in the Village assessed as vacant. It further indicates that there is more acreage assessed for commercial use than there is zoned for such use. Additionally, it shows that public and community service land uses are likely zoned residential.

## Housing

A total number of 7,912 housing units were estimated to exist in the Town in 2015. This represents a 2.8% increase in the number of housing units since 2010, and a 5.4% increase since 2000. The data indicate that although housing growth has increased annually, the overall rate of growth has declined. In 2015, most of the housing stock in the Town was comprised of single-family, detached homes (82.3%); 2.3% was reported as single-family attached housing, and 9.9% were structures with two or more dwelling units. Another 5.4% of housing was provided by mobile homes.

In 2015, approximately 86.5% of the housing stock was occupied; 1,066 units or 13.5% of housing was vacant. Of the occupied units, 5,764 units (84.2%) were owner occupied and 1,082 units (15.8%) were rentals. The percentage of renter occupied housing has slowly decreased since 2000 (18.9%) and 2010 (17.1%). The age of the housing stock is mixed, with approximately 81.8% of the homes being built prior to 1980, and




*Source: U.S. Census Bureau.*

18.2% built between 1980 and 2014. The number of homes being built annually in the Town over the past 20 years has been decreasing, with a high of 42 structures reported in 1999 and a low of nine in 2013.

Housing growth in the Village has been negligible, with 30 new homes built since 2000 (an increase of approximately 2%). A total number of 921 housing units were estimated to exist in the Town in 2015. As with the Town, housing growth has increased annually, with the overall rate of growth showing a slight decline.

In 2015, most of the housing stock in the Village was comprised of single-family detached homes (70.5%); 13.8% was reported as two-family dwellings, and 15.7% were structures with two or more dwelling units. In 2015, approximately 86.5% of the housing stock was occupied; 124 units or 13.5% of housing was vacant.

Of the occupied units, 560 units (70.3%) were owner occupied and 237 units (29.7%) were rentals. The percentage of renter occupied housing has been stable since 2000 (28.6%) and 2010 (27.6%). The age of the housing stock is mixed, with approximately 86.8% of the homes being built prior to 1980, and 13.2% built between 1980 and 2014.

**Median Home Value**

| Year | Town | Village |
|---|---|---|
| 2000 | $83,900 | $82,900 |
| 2010 | $103,900 | $101,900 |
| 2015 | $108,400 | $107,400 |

*Source: U.S. Census Bureau.*

Housing values in the Town and Village have been on the rise. The median value of a home in the Town in 2000 was reported at $83,900 and $108,400 in 2015. Median values in the Village were $82,900 in 2000 and $107,400 in 2015. This represents an increase of approximately 29% in value for each community.

Home sales in Evans have been steady, with an average of 132 homes selling annually between 2009 and 2013 (or approximately 33 homes selling per quarter), with an average selling cost

reported in 2015 of $166,933 for a single-family detached dwelling. Average home costs fluctuate annually, depending on the types and locations of structures that sell.

## Income and Education

In 2015, the median household income in Evans was $54,516; median family income was reported at $70,877. Median household and family income in the Village was $52,950 and 67,917, respectively. The Census data indicate that income for both individual households and families in the Town and Village has been on the rise over the past several decades. Median household income in the Town increased by 26.4% since 2000, when it was reported at $43,142.

Median family income increased by an even higher rate (39.6%) during that same time period. The percentage increase in median household and family income in the Village since 2000 was 32.2% and 40.5%, respectively.

Evans has a well-educated workforce, with over 93.1% of persons over 25 years of age earning a high school diploma in 2015 and 17.8% earning a bachelor's degree or higher. The high school graduation rate has increased by 10.4% since 2000.

## Economy

In 2015, approximately 65.1% of the Town's population (or 8,832 persons over the age of 16 years old) was reported to be in the civilian workforce; 948 Village residents over the age of 16 (64.6%) were reported to be in the workforce. The percentage of Town and Village residents reported in the workforce has remained relatively stable. Although there was a slight decrease in the percentage of workers between 2000 and 2010, both communities showed an increase in 2015. 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 unemployment rate for the Town and Village was reported at 5.4%.

## Commuting Patterns

Almost 93% of Town workers and 92.2% of Village workers were employed in Erie County; 7.0% worked outside of the County. In 2015, approximately 88.5% of persons in the Town over the age of 16 who were reported to be in the work force commuted to work (no significant difference since 2000). Approximately 93.6% percentage of workers who lived in the Village commuted to work. Approximately 85.9% of the Town workforce drove to work alone (77.6% Village); 10.1% carpooled (15% Village), 2.1% walked or got to work by other means (5.5% Village), 1.8% worked at home (1.2% Village), and less than 1% used public transportation in both the Town and the Village, which also hasn't changed significantly over the past two decades. Average travel time to work is 27 minutes.

*Data sources: US Census Bureau, American Factfinder 2000-2015; Town of Evans Comprehensive Plan, 1999; Village of Angola Comprehensive Plan, 2003.*

# APPENDIX C

## 1999 Town of Evans Comprehensive Plan/
## 2003 Village of Angola Comprehensive Plan

Both the 1999 Town Plan and 2003 Village Plan contain valuable reference information that has been referenced or can be utilized within this Comprehensive Plan update.

However, due to their length, both plans are available under separate cover at Town and Village Hall, respectively.

# APPENDIX D

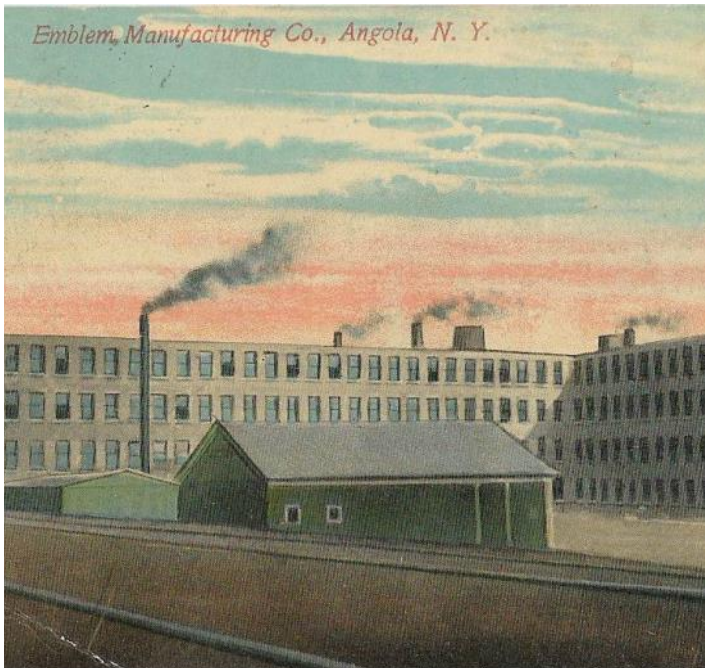
## SUMMARY OF HISTORIC AND CULTURAL RESOURCES

**Town of Evans and Village of Angola: Historic Resources**



Summary

Steeped in rich history, the Town and Village have roots that extend back to the year 1804 when it was still a part of the Town of Eden, when the first know European settler built a home along Eighteen Mile Creek. Today the town is predominantly rural in character, with agricultural uses interspersed with areas of development. Development is centered within the Village of Angola, along much of the Lake Erie shoreline, and the business corridor along Route 5. The shoreline of Lake Erie in Evans has had a long tenure of helping to keep the town thriving as a popular summer destination, with various recreation areas/public beaches, summer cottages, camps, parks and religious retreats. The Town of Evans and Village of Angola seek to build this summer attraction into a year-round destination. One of the key factors in doing this is to identify the key historic resources to preserve, protect and enhance, thereby creating points of interest within the community and hopefully creating a sense of place for both residents and visitors alike.



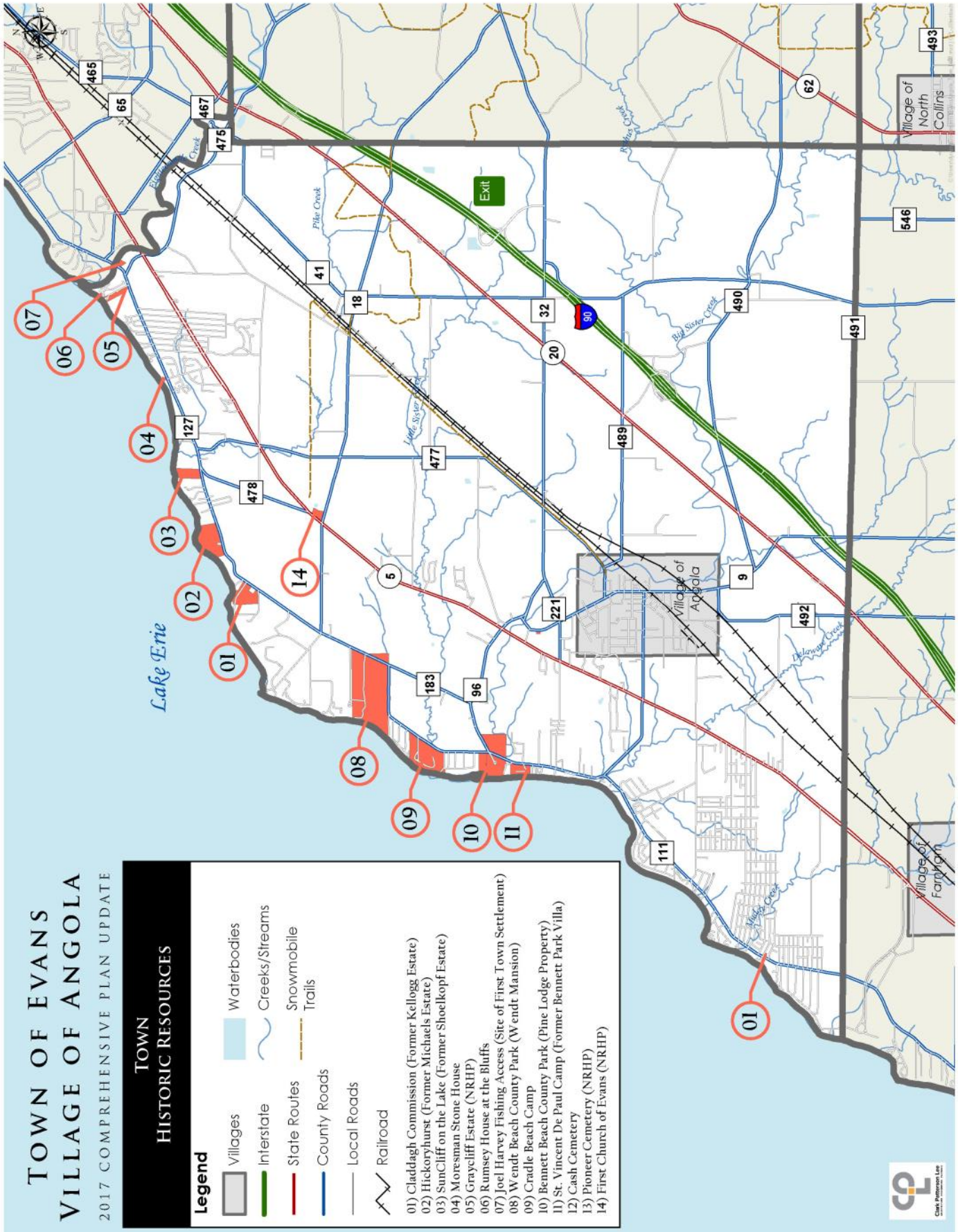

List of Evans Historic Resources

1) Claddagh Commission (Former Kellogg Estate)
2) Hickoryhurst (Former Michaels Estate)
3) SunCliff on the Lake (Former Schoellkopf Estate)
4) Morseman Stone House
5) Graycliff Estate (NRHP)*
6) Rumsey House at the Bluffs
7) Joel Harvey Fishing Access (Site of First Town Settlement)
8) Wendt Beach County Park (Wendt Mansion)
9) Cradle Beach Camp
10) Bennett Beach County Park (Pine Lodge Property)
11) St. Vincent De Paul Camp (Former Bennett Park Villa)
12) Cash Cemetery
13) Pioneer Cemetery (NRHP)*
14) First Church of Evans (NRHP)*

List of Angola Historic Resources

1) Angola Post Office (NRHP)*
2) Emblem Bicycle Company
3) Nickel Plate Depot
4) Bank of Angola

* NRHP- National Register of Historic Preservation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Local Roads
Railroad
Waterbodies
Creeks/Streams
Snowmobile Trails
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02) Hickoryhurst (Former Michaels Estate)
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04) Moresman Stone House
05) Graycliff Estate (NRHP)
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07) Joel Harvey Fishing Access (Site of First Town Settlement)
08) Wendt Beach County Park (Wendt Mansion)
09) Cradle Beach Camp
10) Bennett Beach County Park (Pine Lodge Property)
11) St. Vincent De Paul Camp (Former Bennett Park Villa)
12) Cash Cemetery
13) Pioneer Cemetery (NRHP)
14) First Church of Evans (NRHP)
Lake Erie
Village of Angola
Village of North Collins
Village of Farnham
Exit
Pike Creek
Little Sister Creek
Big Sister Creek
Delaware Creek
Rushes Creek
Eighteen Creek
Mudge Creek
465
65
467
475
493
62
546
41
18
32
90
20
490
491
127
478
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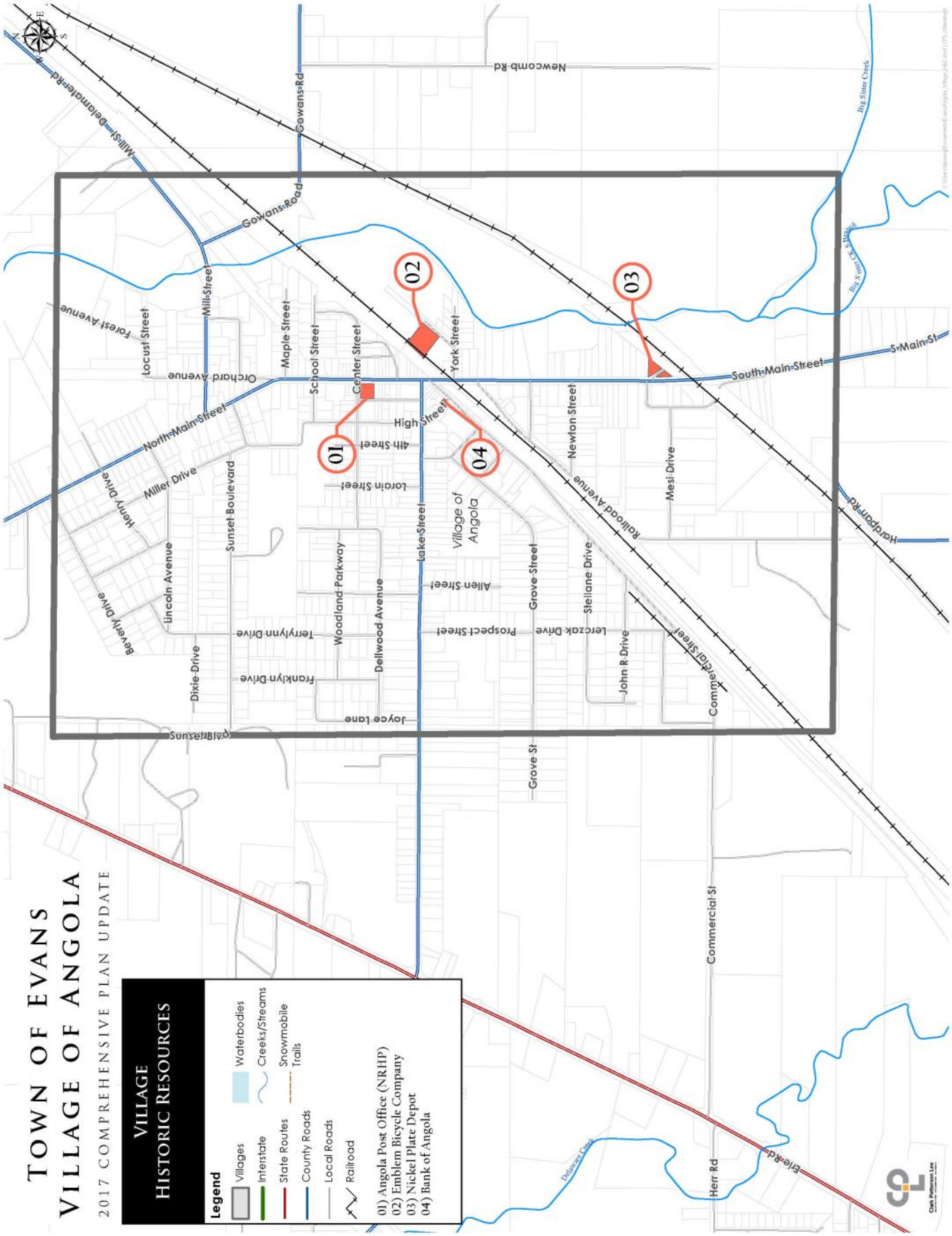
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04) Bank of Angola
01
02
03
04
Village of Angola
Newcomb Rd
Gowans Rd
Gowans Road
Mill St
Delamater Rd
Mill Street
Forest Avenue
Locust Street
Orchard Avenue
Maple Street
School Street
Center Street
York Street
South Main Street
S Main St
North Main Street
High Street
4th Street
Lorain Street
Newton Street
Mesi Drive
Railroad Avenue
Hardpan Rd
Miller Drive
Henry Drive
Sunset Boulevard
Lake Street
Allen Street
Grove Street
Stellane Drive
Lincoln Avenue
Beverly Drive
Woodland Parkway
Dellwood Avenue
Terrylynn Drive
Prospect Street
Lerczak Drive
John R Drive
Commercial Street
Dixie Drive
Franklyn Drive
Joyce Lane
Sunset Blvd
Grove St
Commercial St
Herr Rd
Erie Rd
Big Sister Creek
Delaware Creek