

Village of Hamburg

Steering Committee SWOT Results

November 17, 2009

STRENGTHS

- Walkable
- Location
- Housing stock
- Restaurants
- Great residential areas (well kept, tree lined, unique in character)
- Viable Main Street
- Plaza
- Traffic calming – slow driving traffic
- Quaintness
- Proactive/interested citizens
- Good relationships among businesses, government, residents, etc.
- Schools
- Active businesses
- Recreation – programs, facilities, playgrounds, updated master plan
- Good police and fire
- Proactive government
- Neighborhood playgrounds
- Neighborhood schools
- Historic structures
- Strong community involvement
- Strong private investment
- 5 miles from Lake Erie, Chestnut Ridge Park
- 12 miles from City of Buffalo
- 10 minutes from the Bills' Stadium
- You don't need a car to tend to daily needs

WEAKNESSES

- Taxes
- Marketing of the Village (lack of)
- Lack of retail variety
- More clothing stores
- Apathy at times
- Lake Street
- Lack of entrances/gateways into the Village
- Lack of quality parking
- Condition of roadways

- Deferred property maintenance
- Code enforcement
- Lack of residential/business density in the core
- Lack of investment in density
- Limited highend/high density housing
- Developers don't want to be land lords
- Lack of appropriate signage (wayfinding, destination, public parking, directional signage)

OPPORTUNITIES

- Mixed-use
- Lake street corridor
- Gateway improvements
- West end
- Zoning Enhancements/Refinements
- Creek access/maximize it a resource
- Bird sanctuary (unknown gem)
- Improve pathway to creek
- Branding the Village
- Tourism
- Linking the Village to Lake Erie via Pleasant
- Streetscape enhancements to Lake Avenue and Pierce Avenue
- Capitalize on large crowd generators (fair ground)
- Complementary conference center
- Pocket parks linkages
- Developing village-owned property on S. Buffalo Street
- Sell or re-use fire halls (decommissioned)

THREATS

- Regionalism
- Abolishing the Village
- Decrease in population
- Limited undeveloped land
- Village having to do more with less b/c of increased pension and health care costs