



**Zoning Directions Public Forum
Questionnaire Results**



Questionnaire Results

Number of Responses: 89

In what neighborhood do you live or work? You can list more than one.

Central: 18

Downtown: 10
Lafayette Square: 1
Liberty Building: 1
Lower West Side: 2
N1 Urban Core: 1
West Village: 2
Theater District: 1

East: 11

Broadway/Fillmore: 7
Central Terminal: 1
Seneca - Babcock: 1
South Ogden: 1
Lovejoy District : 1

Ellicott: 2

Buffalo River: 1
Larkin District: 1

Masten/E. Delavan: 12

Cold Spring: 2
East Side: 5
Fruit Belt: 3
Grider: 1
Medical Campus: 1

North: 12

Central Park: 1
Hertel: 1
North Buffalo: 5
North Park: 1
Parkside: 4

Northeast: 11

East Depew Avenue: 1
University at Buffalo: 4
University Heights: 6

Northwest: 6

Black Rock: 2
Northwest Buffalo: 1
Riverside: 3

South: 4

Mineral Springs: 1
South Buffalo: 3

West: 33

Allentown: 6
Buffalo State College: 1
Delaware Park South: 1
Elmwood Village: 8

Fargo Estate Neighborhood: 1
Linwood Avenue (Historic District): 3
West Side: 12
Upper West Side: 1

Outside of Buffalo: 8

Amherst: 2
Egbertsville: 1
Grand Island: 1
Kenmore: 1
Kingston: 1
Lancaster: 1
West Seneca: 1

What did you like most about what you heard today?

- Progress is being made.
- Great ideas with great input!
- Clickers letting us give opinions.
- Consultants gave well prepared presentation.
- Better understanding of what Green Code is all about.
- Consolidation of code.
- I have learned more about the Green Code than the last meeting.
- It's comprehensive & meets most needs.
- Overview of presentation.
- That people are interested and that the city is listening.
- Approaches on environmental organizations.
- The way Bob Shibley & consultants handled it.
- The comprehensive approach to the entire process - a lot of ground work but worth it in the end.
- General philosophy is great. But lots of concern with heavy pro-development emphasis. We need re-development.
- All good.
- That sustainability, mixed-use, environment, reinvestment and doing away with minimum parking requirements are all things being taken into consideration.
- Visual instructions for all new development.
- Public input.
- Adaptive/flexible uses.
- Understanding of mixed use and form-based standards, eliminating out-dated zoning ideas.
- Environment, complete streets, generic guides, easier to read codes.
- Local food production.
- Make zoning easier to understand & predictable is a good thing.
- Our comments are taken seriously.
- The listening to the people process.
- New plan is finally being adopted.
- Sustainable goals.
- I like that we are having a chance to voice our vision for what the community should/shouldn't look like.
- Flexibility, complete streets, adaptation, openness about draft phase and encouragement to stay motivated, - resolve to reach out to get a wider diversity of voices.
- Responsible use of time.
- The fact that we are moving forward bringing the city up to modern standards, to fit us better.
- Flashing signs billboards will be regulated. Adaptive re-use.
- Flexibility in placement of sustainable accessory structures.
- That we'll be having neighborhood meetings in June.
- Ability to provide feedback.
- Computer surveying, very knowledgeable people working/speaking for UDO.
- That this remapping of the Green Code will make Buffalo healthier, wealthier, and more beautiful for present and future generations.

- Good approach to dealing with complex issues that confront the city.
- Simplification of existing law is ALWAYS a good thing. If Joe Sixpack can't understand it, it's too complex.
- Taking away minimum parking requirements.
- Gave information about zoning and learned about future plans.
- Adaptive reuse, parking, & approvals for development.
- Green space.
- That there is change going on in our city.
- We do not need more parking space.
- That people are interested and care about this city.
- That there is a low key (but alive) push to be progressive i.e. walkability, local economy, preserving historical integrity.
- The importance given to public review & public input.
- Simplifying.
- Community input at follow-up workshops in developing UDO.
- It touched upon many current subjects of concern and came up with many hopeful solutions.
- Allowing concerned citizens to voice their opinions and concerns.
- Need more input.
- The fact that the public is very involved.
- Further meetings.
- The benefits of a unified development ordinance.
- Complete streets, walkable neighborhoods with mixed uses, also the relaxation of site plan review for minor projects.
- You have a competent consultant.
- Details of what is being planned.
- Community Input.
- Complete removal of minimum parking requirements from the code.
- The public input was very beneficial.
- Simplification, predictability.
- Fantastic community participation and design.

Is there anything you heard today that you did not like? If so, why?

- Maybe too complex to do in one meeting.
- No control over campuses or Fed & State.
- Why abandon Elmwood Special Business District Zoning and Elmwood Design Standards? Both have added to the economic vitality of Elmwood business district and surrounding neighborhoods.
- Not sure about the parking issue.
- Not representative of all of city. Uneasy about administrators making decisions (appointed, elected, answerable to whom?).
- Want more information on planning board administration - role of potentially neighborhood boards.
- No.
- I did not like off-topic & specific neighborhood discussion. Please limit in future.
- Minimum parking elimination can lead to large neighborhood parking issues for adjacent.
- I disliked the prompt dismissal of the Peace Bridge neighbor's question and concern re: plaza expansion. Those concerns need to be taken into account.
- "Green space" is not an automatic amenity, as we've seen with pointless lawn setbacks at downtown office buildings.
- Federal & State entities remain exempt.
- Too much jargon. I understand it but unsure there are many who didn't and that may explain the lack of involvement by some. Questions were also pretty leading.
- Quite a bit of the success will depend on the details that have yet to be announced or decided.
- Not enough on bike transit.
- Very LOW representatives - need to reach out to non-represented communities more effectively!
- No.
- More specific examples might have been helpful.
- Why don't you show us some examples or case studies to convey more to the public about the

direction we're headed. Images are just as important as words.

- That some pertinent concerns are not addressed/outlined as yet. Perry & Peace Bridge.
- 75% white on attendance. Not complete representation of city.
- Still don't see future change of form addressed.
- I thought that it was a lot to digest, but mostly all positive.
- Office parks are in the same zone as light and heavy industry. Office parks don't pose the same risks as an industrial park.
- That the Peace Bridge expansion is already part of the land use plan - disappointing!
- I'm not sure I'm comfortable with the Common Council being the final arbiter. They are too political.
- Direct proof as to how things are changing. Example: if someone has a complaint, take their email and respond to them directly.
- No Peace Bridge Expansion.
- Mapping - where can maps be found? Green space - use structures - leave green space green!
- There doesn't seem to be a plan incorporated in the Buffalo Green Code for those areas that will be out of the code which are grandfathered in. I would like to know what will be done to bring them up to code?
- The lack of City oversight on the Peace Bridge expansion.
- No.
- The assertion that the City can't do anything about a new Peace Bridge is ridiculous. The City could zone the whole area light residential and not allow any variances there. To say "this is happening, get over it" flies in the face of any notion of "rule by the People, for the People."
- Lot sizes - hope you are not taking from mine.
- No.
- Grandstanding.
- I wanted to hear more about the compilation of various neighborhoods' views... this was very formulaic, and generic.
- Not all the terms, concepts, were clear to me. Much based on substantial background knowledge!
- I didn't like that the opinions of citizens is of far less value than the input of possible investors.
- That there is any possibilities for allowing companies/industries that produce pollution or increase dependency on petroleum.
- Concern with conditional/administrative exceptions. Who gives this approval?
- Nothing specifically.
- Was not aware of the Commodore Perry and Fruit Belt issue.
- Not sure.
- Negative outlook on Perry neighborhood.
- Incorporate minor green space.
- Do not erase the neighborhood.
- The negativity and closed minds of some Buffalonians.
- Yes, but not so much.
- Not sure.
- It is unclear whether the code will remain clean and easy to use in the few years after it is adopted due to changes in overlays and etc.
- Presentation of the slides was very long winded. Could have moved at a faster pace.
- It seems a lot of projects that are bad for Buffalo, but good for developers will be able to be sped through the process. Individuals and small business should have the same or GREATER opportunities than big developers.
- Stop assuming we know your lingo, don't use abbreviations and technical language unless you're going to explain the terms. Teach us with concrete examples.

What would you most like to see in the new zoning ordinance?

- Mixed use areas, light industrial/residential, commercial subdivisions.
- Transparency, clarity.
- Required minimum parking for Elmwood and Hertel. Parking permits for neighborhood streets. Parking (lack of) is a serious problem in Elmwood Village and Buffalo has terrible mass transit.
- Eliminate minimum parking requirements & simplification of zoning requirements.
- Walkability - encourage closeness of stores/services, encourage/improve public transportation.

- Anything that would help the very depressed neighborhood areas.
- Space for urban farming & safe streets.
- Consideration of neighborhood fabric based on input of residents actually living or working businesses in the neighborhood.
- I think they are doing it.
- Openness & amendment for community gardens, green space, & environmental business.
- Form based zoning; encouraging walkable neighborhoods.
- A way to resolve the many really bad variances.
- Historic District - where there will be restrictions/control/process about architecture style allowed.
- No minimum parking.
- Maximum parking language. Bike parking to incentivize rentable bike lockers.
- Clear rule unification.
- Flexibility!
- Opportunities for continued citizen participation, strong recognition of historic preservation.
- Complete streets, environments, restore urban fabric.
- Elimination of surface parking and/or buffer and landscape requirements, walkable robust streetscapes.
- Regulations against surface parking and/or standards for buffering & maintenance of surface parking.
- Keep politics out of Green Code!
- Easier plan to obtain permits.
- Permits for vertical urban farms at Canalside, Broadway Market, Outer Harbor.
- Dedication to more green efforts/policies.
- Adaptability.
- Focus on “recycling”/”rebuilding” older homes as opposed to tearing them down. Also gardens → sustainable neighborhood gardens in place especially in places that questionable in current plans.
- Progressive use of complete streets.
- Controlled future revision.
- Enforcing parking and docking trucks with regard to corner shops. I often have trouble leaving my street because of illegal parking/large truck blocking view.
- Industry separated from an office park. Residential areas adjacent to industry should be districted/zoned differently because they are of risk due to their neighborhood industry.
- Zoning in sustainability, if we’re keeping corner shops, let’s also include market gardens & farm stands in residential neighborhoods.
- NO expanded Peace Bridge.
- Protections from undesirable uses in residential area & parking pads. Retain sensitivity to massive investment in transit and protect the areas around stations from vehicular uses.
- Better graphics, charts, presentation/representation. Focus on simplicity/readability.
- Examples of the review process.
- Consistency.
- Companies such as First Student to close their Botsford & Lackawanna terminals, relocating their operation to the Old American Axle compound on East Delevan. Bus traffic from their federal terminal should access city streets on Clyde Street, unless they’re picking up or dropping off school children.
- Save greenspace on South Ogden & Mineral Springs. Leave it as it is. The city must purchase land from owner to keep it a sanctuary for wildlife and plant life/trees (next to Buffalo River).
- For all projects that will bypass the planning, zoning, & preservation bids that it is clearly stated in the new code who is responsible for doing the research, leg work, and ensure all necessary steps are followed by administrators approval in granted.
- Get rid of ridiculous set back requirement downtown. You should be allowed to build at least eight stories before any setback.
- Nothing specific.
- NO NEW PARKING LOTS CITYWIDE! We have more than enough already. Also: ban hydro-fracking (again), ban pesticide use, legalize goats and bees. Also: BIKE LANES ON ALL STREETS! They can be paid for with parking fines. Also also: rebuild the South Michigan Avenue Bridge. Don’t let General Mills buy the land!
- Eliminating parking regulations. Complete streets program.

- Energy efficient use of all areas of living or operating business.
- Continuity & transparency.
- A consolidated & simple development approval process.
- First time attending - will review the first draft to see how University District is effected (Bailey Ave.)
- Enforcement.
- Allowances for livestock such as goats and cows and sheep and also more chickens and other fowl.
- Moving forward - reassessment of corridors and their practicality/viability - in particular what FORM they should take - 198 as an expressway vs. a parkway, etc...
- Livestock - agricultural provisions; less automobile-centered communities - more provision for bicycles and pedestrians.
- Local urban agriculture/market garden with livestock allowed tied to automobile square footage.
- Freedom to plant organic food wherever people would need.
- Increasing local sustainability and health as well as decreasing dependency on agriculture from thousands of miles away.
- Simple, comprehensive, effective ordinance.
- More flexibility and room for development in respect to the city's heritage.
- Not for profit zoning.
- No gas stations or corner shops, they increase heavy traffic, are un-sightly and ruin neighborhood characteristics.
- Economic growth
- I want it to discourage sprawl, encourage preservation wherever possible, but not to the extent that it entirely inhibits development. Basically to allow progress and development while respecting historical value.
- Urban food production and retail outlook for products
- Clarity, allowed chickens in neighborhoods
- More cooperation with residents.
- Complete removal of minimum parking requirements from the code.
- Disallow back office use, storefronts should have public access stores and restaurants.
- The 400 ft. rule stinks. Need to increase the perimeter to get more people involved in the decision making process.
- The allowance to raise farm animals, and bike lanes everywhere.
- Affordable home mortgages for occupied business people. User-friendly mixed-use zoning.

What did you not get to say tonight that you would like to express?

- The potential of bringing green energy like Compressed Natural Gas (CNG) and auto conversion to CNG for job and capital formation. Environmental friendly.
- Incorporate Elmwood Business District Zoning use list. Drive throughout the Elmwood Village - many four block are urban neighborhoods and urban edge neighborhoods, not urban center neighborhood. We have large houses, large lots, and limited mix use. Flexible use categories must be informed by success of Elmwood Business Zoning prohibited list.
- More transparency in regards to selection of residents to community advisory board.
- Nothing.
- We need to focus on the future by encouraging "green development" and new business.
- Need to be careful about bikeways on narrow roads like Delaware Avenue unless willing to make 2 lane. Have to be careful about discouraging lighting due to public safety concerns.
- Public input is great but those in charge sometimes need to make decisions that go against the opinions - hiring experts to do expert work & make expert decisions that are in the best interest of the community as a whole.
- Parking maximum is mandatory. People need a restraint to discourage laziness. Too many cars. Too many parking lots. Too many fat people. Not enough public transit and pedestrian users.
- Know people are likely to be nervous about understanding & wanting to control "by-right" changes.
- Concerning signage: will you consider a cap on grandfathering non-conforming signs? Such that non-conforming sign will have to be applied for again under the new code after a set time frame?
- Stop dividing up zones by the center lines of streets.

- Reverse expansion of Peace Bridge plaza.
- Just worries about how the final concrete definitions are going to look. Will housing cooperatives be zoned out unintentionally because of a poor definition of “family”?
- I want the opportunity to have input on the details that have not been published yet.
- Zoning codes should make neighborhoods of ALL kinds stronger & more viable.
- How will tonight’s discussion/input be posted?
- It was best when we were able to hear the public speak - so the session wasn’t long enough. Time for comments. The questions were so general & scripted to pat the backs of the people working on the code. They’re doing a great job - so the missed opportunity was seeing what the public thought about more specific issues in which there might be more of a divide. There’s no point in scripting it so that the public just agrees with every question/statement. Nothing gained. The people working on the Green Code are doing great things for Buffalo, but we’re here to offer feedback in addition to a congrats to the team for their hard work.
- Part of “green” concepts include recycling → are we doing everything we can to recycle in this city, i.e. BM Housing Authorities and other low income housing residence where lots of people live - not “required” or have no recycling bins.
- TOD on future transit lines.
- Enforcing parking and docking trucks with regard to corner shops. I often have trouble leaving my street because of illegal parking/large truck blocking view.
- Why are non-residents (people who only work in Buffalo) given clickers? Difference between parking minimums and maximums.
- Zoning in sustainability, if we’re keeping corner shops, let’s also include market gardens & farm stands in residential neighborhoods.
- It’s unclear if the forum is just an illusion to pacify the community, or if our input is really having an impact; if our voice matters stop the Peace Bridge expansion - the community has spoken!
- I hope there will be a provision that larger commercial developments should be more than 1 story to allow people to live where they shop. Wouldn’t this cut down on the need for cars/travel?
- Poll taking isn’t entirely useful - questions are posed in a way to make clear answer of “yes” or “agree”.
- What are you doing to outreach to the population not available tonight?
- Please save the green space at South Ogden & Mineral Springs. It has a 2 acre federally protected wetland - right here in Buffalo!
- Nothing.
- I haven’t yet seen the taint of corruption in this process, but I feel that it is inevitable that big business interests will begin to abuse this process to their advantage unless those writing the code are both watchful for it and resistant to the pressure that moneyed interests will obviously bring to bear. Provided that the code-writers and legislators are especially watchful for the corrupting influence of money, then my pessimism will evaporate!
- Parking limit should be set on a side street.
- Get the feeling that administrative means someone is making a decision I once had some input in.
- To get more of the Hispanic & Black population involved, especially Spanish on West Side - pamphlets written in Spanish - put at neighborhood health center on Niagara Street, and in stores for information and meetings...neighborhood block clubs.
- Not every “corner shop” is appropriate for a walkable neighborhood: Jiffylubee @ Hertel/Starin is not a desirable “corner store”...
- Minimum parking standards are appropriate for some uses - especially where handicap accessibility is important.
- More clarity on the Humboldt and Scajaquada Pkwy Restoration Plans.
- MLK Park project.
- Is the issue of fossil fuel extraction addressed within this code?
- I am for any project that moves Buffalo in to the future and any process that promotes economic growth.
- Extra care needs to be taking so that overbearing regulations do not inhibit property upgrades and development
- The more bike friendly buffalo is, the more likely i am to stay.
- I like the neighborhoods in Vancouver, BC. Multiple services are provided consolidated in a tasteful landscape within walking distances of many homes.
- What is city’s rezoning plan for the Fruit Belt?

- Need to make rooming houses (single, occupancy buildings) harder to develop in the city and “like” should always face “like” across the street.
- How does the city save a 26 acre lot from being used for a new school? Destruction of trees and wildlife is not good, the lot is private property scheduled to be sold to South Buffalo Charter. Save our green space!!!
- We need many and diverse ways to allow for better interaction between the citizens and gov’t leaders to allow for the plan to achieve its highest potential.
- Thank you for the wait!!!!. Start on time, 45 minutes late is unacceptable!!!!

Tell me about whether these statements accurately describe your views. You can circle “strongly agree” or “strongly disagree” or anywhere in between.

This project is taking the public’s views into account.

Strongly Disagree - 4 (6%)
 Disagree - 8 (12%)
 Agree - 40 (58%)
 Strongly Agree - 17 (25%)

- Need more community representatives on advisory board.
- Think from the demographic survey done in the start & general comments that you folks know what still needs work & where you’re doing well.
- Those that respond.
- 75% white majority in a minority city.
- Who knows!
- Not enough time.
- Hopefully.
- Only in regards to Peace Bridge.
- We shall see, won’t we.
- We shall see.
- We shall see.
- Hopefully.

I am optimistic about the direction being taken on this project.

Strongly Disagree - 5 (7%)
 Disagree - 6 (8%)
 Agree - 45 (58%)
 Strongly Agree - 22 (28%)

- If the code is being streamlined, why is the land use plan and the UDO separate? Or why wasn’t this explained?
- I haven’t yet seen the taint of corruption in this process, but I feel that it is inevitable that big business interests will begin to abuse this process to their advantage unless those writing the code are both watchful for it and resistant to the pressure that moneyed interests will obviously bring to bear. Provided that the code-writers and legislators are especially watchful for the corrupting influence of money, then my pessimism will evaporate!
- Cautious optimism.

Tonight’s meeting was helpful.

Strongly Disagree - 3 (4%)
 Disagree - 3 (4%)
 Agree - 42 (55%)
 Strongly Agree - 28 (37%)

- Parking (lack of) must be taken into consideration as neighborhoods become denser.
- Nice presentation. Well coordinated. Friendly but firm.

- Keep it up!
- We'll see!
- But way too long.
- May want to learn more about the process.
- I am somewhat optimistic but still feel that the Broadway-Fillmore area needs more representation.
- Too long
- Too long
- Too long