

# SISTERS OF SAINT JOSEPH NEIGHBORHOOD NETWORK



*Combining Cultures  
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# • EXECUTIVE SUMMARY •



The Sisters of St. Joseph Neighborhood Network (SSJNN) accepted a new ministry in 2014. They committed to working with the Eastside neighborhood between the railroad and 26th Street, east of State Street, as they had been doing for years in Historic Little Italy on the west side of State Street. Their hope is to empower the residents to help revitalize the neighborhood into the thriving, safe, economically viable and welcoming place that it once was—an ethnic community with good schools, numerous churches, safe and attractive homes, parks and playgrounds for the children, thriving businesses (many of them ethnic), vibrant industries hiring local workers, close knit families with strong community values, a safe and clean environment, and a place where young and old alike want to live.

As part of this new ministry, the SSJNN sought to develop a plan to help them achieve their vision. This Eastside Multicultural Community Revitalization Plan is the result of a year-long effort to identify and quantify needs and issues, understand existing conditions in the neighborhood, acquire resident input about their concerns and desires, brainstorm on goals and strategies, and compile a plan to serve as a roadmap for the SSJNN for the next five to ten years, to achieve the agreed upon vision for the neighborhood.

## SSJNN Vision for the Eastside Neighborhood

The SSJNN vision for the Eastside Multicultural Community (EMC) of the City of Erie is that it becomes a thriving, safe, and ethnically-diverse neighborhood once again, where residents infuse new energy into existing and new businesses, social activities, ethnic enterprises, and housing opportunities. This neighborhood - bounded generally by East Avenue, French Street, the railroad, and 26th Street – will provide residents with the ability to shop at many local businesses along Parade, Ash and 18th Streets (the key commercial corridors), and at local ethnic food markets; access all areas of the City and County via transit and multi-modal pathways; choose from a variety of housing types and prices that meet the needs of individuals and families in a safe, clean and green neighborhood that is an asset to the City of Erie. Simply put, the Eastside Multicultural Community becomes an exciting and viable place to live and work!

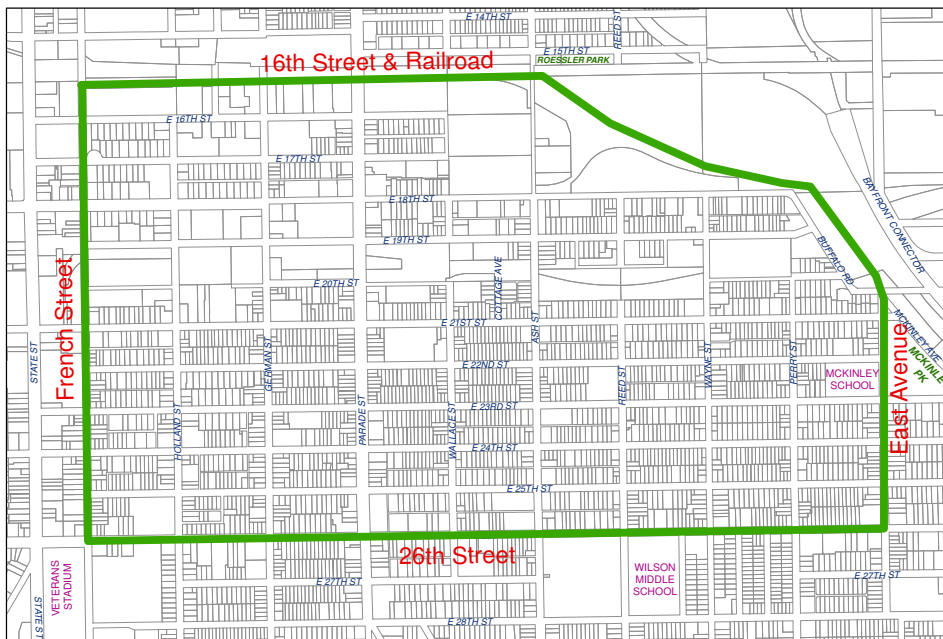


Plate 1-1 EASTSIDE MULTICULTURAL COMMUNITY MAP



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# EXECUTIVE SUMMARY

## Mission

The Sisters of St. Joseph Neighborhood Network (SSJNN) sponsored by the Sisters of Saint Joseph of Northwestern Pennsylvania, provides leadership, advocates for local residents and partners with the broader community to develop opportunities for both personal growth and neighborhood revitalization. As one of the lead non-profit community development organizations in the city of Erie, the SSJNN works to create communities that are economically viable, safe, healthy, and welcoming in the city of Erie.

### The SSJNN works to:

- Promote neighborhood pride and a positive image by creating an attractive and aesthetically-pleasing place that is safe, friendly, clean, affordable, exciting, and viable.
- Incorporate the various ethnic groups living in the neighborhood into a community that provides needed services, educational opportunities, art classes, self-help programs, farmers market and healthy food options, transportation assistance, and other activities to enable existing residents and immigrants to access opportunities and learn how to succeed within the City.
- Preserve and grow the neighborhood economy by assisting existing businesses, encouraging entrepreneurship, matching entrepreneurship and technology needs of residents with existing resources in the community, assisting economic development partners with recruiting new businesses to the neighborhood, and otherwise serving as a connection between residents and immigrants and opportunities within the greater Erie area.
- Enhance community partnerships by facilitating opportunities for collaboration and coordination among residents, private and public partners, institutions, and civic organizations to best promote the health and vitality of the neighborhood and its residents.
- Serve as the go-to resource for members and prospects by staying abreast of programs and incentives, regulations, available properties, demographic data, and other information needed by residents and businesses.
- Develop and/or coordinate neighborhood revitalization efforts including reduction of crime, development of affordable housing, housing rehabilitation, and streetscape improvements

## Goals and Objectives

The past year-long process raised many issues and concerns for neighborhood residents. These issues and concerns were compiled in a manner following the Pennsylvania Elm Street program format, in anticipation of pursuing Elm Street designation and/or funding in the future. As a result, the recommended goals and objectives are proposed in the designated chapters, which also contain recommended strategies to achieve them. Most of the physical recommendations are illustrated on Plate 5-1.

### Organization (Chapter 4)

**Goal 1:** Maintain a sustainable organization, with an active Advisory Committee, several subcommittees, and a substantial base of volunteers to implement the recommendations of the Plan, under the direction of the Neighborhood Manager/Site Director and the SSJNN.

### Objectives:

- 1.1: Develop a solid and workable committee structure.
- 1.2: Develop and maintain neighborhood partnerships.
- 1.3: Develop and maintain appropriate data, policies and procedures for the Eastside office and acquire a central office location.
- 1.4: Recruit, train, and retain volunteers.
- 1.5: Develop sustainable funding streams that include social enterprise activities.







## Design (Chapter 5)

**Goal 1:** Develop a comprehensive blight removal plan and transition blighted properties into productive uses.

### Objectives:

- 1.1: Work aggressively with partners to remove blighted properties from the neighborhood and to encourage positive redevelopment.
- 1.2: Consider various uses for existing vacant lots.
- 1.3: Address legislation and codes to enhance redevelopment in the neighborhood.

**Goal 2:** Pursue the Eastside Opportunity Corridor.

### Objective:

- 2.1: Work with the existing coalition of partners to pursue a walking/biking trail along the abandoned railroad right-of-way to connect the Bayfront Connector to Historic Little Italy and possibly to areas even further west.



Potential Eastside Opportunity Corridor

**Goal 3:** Pursue streetscaping improvements for key corridors in the neighborhood.

### Objectives:

- 3.1: Adopt a streetscaping design that transforms neighborhood streets into walkable, safe, clean, and pedestrian-friendly streets.
- 3.2: Upgrade intersections along key corridors as part of the streetscaping project.

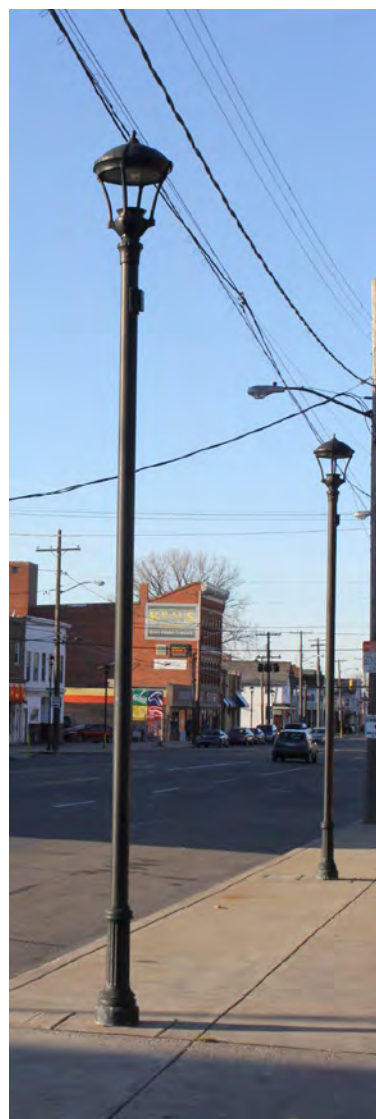


Potential Gateway

**Goal 4:** Create attractive gateways at key entrances into the neighborhood.

### Objectives:

- 4.1: Identify and prioritize entranceways for improvement.
- 4.2: Acquire design services for gateway improvements.
- 4.3: Identify and pursue funding sources for gateway installations.





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# EXECUTIVE SUMMARY



**Goal 5:** Design and implement an urban art installation program.

**Objective:**

- 5.1: Adopt a general design theme for the neighborhood.

**Goal 6:** Start a façade improvement program in the neighborhood, using the Historic Little Italy program as a guide.

**Objective:**

- 6.1: Review and adopt appropriate façade program rules, regulations, application forms, and processes for the Eastside neighborhood.

## Neighbors & Economy (Chapter 6)

**Goal 1:** Provide a variety of housing programs in the neighborhood to help residents and new immigrants acquire sustainable and affordable housing.

**Objectives:**

- 1.1: Expand existing housing assistance programs into this Eastside neighborhood to assist with home ownership.
- 1.2: Improve the rental housing market in the EMC.
- 1.3: Pursue new housing opportunities.

**Goal 2:** Improve the business climate in the Eastside Multicultural Community.

**Objectives:**

- 2.1: Help existing companies maintain viable and sustainable businesses.
- 2.2: Recruit new businesses to the neighborhood.
- 2.3: Develop partnerships between local business, organizations, and the EMC.

## Image & Identity (Chapter 7)

**Goal 1:** Create and promote the Eastside Multicultural Community image.

**Objective:**

- 1.1: Adopt the logo and tag line.

**Goal 2:** Start an art and culture program for the neighborhood.

**Objectives:**

- 2.1: Evaluate options for public art design and installations.
- 2.2: Develop a neighborhood events program.



# EXECUTIVE SUMMARY



**Goal 3:** Promote local businesses and ethnic cultures.

**Objectives:**

- 3.1: Create and market a service directory.
- 3.2: Promote a “Buy Local” program.
- 3.3: Educate residents about the local businesses.

**Goal 4:** Create an effective website for the SSJNN.

**Objective:**

- 4.1: Retain the services of a website developer or experienced volunteer to enhance the existing website and upgrade it to a more interactive and user-friendly site.
- 4.2: Place more information on Facebook.

## Safe, Clean and Green (Chapter 8)

**Goal 1:** Create a safe environment for all residents of, and visitors to, the Eastside Multicultural Community.

**Objectives:**

- 1.1: Continue and increase relationships with the City of Erie Police Department to control crime in the neighborhood.
- 1.2: Work with the City of Erie to improve vehicular and pedestrian safety in the neighborhood.

**Goal 2:** Maintain a clean and aesthetically pleasing environment in the neighborhood.

**Objective:**

- 2.1: Develop and/or continue programs to enhance cleanliness.





# EXECUTIVE SUMMARY

**Goal 3:** Enhance the neighborhood with green and healthy initiatives.

**Objectives:**

- 3.1: Maintain and improve existing parks and green spaces.
- 3.2: Encourage health-related initiatives in the neighborhood.

**Social and Educational Programs (Chapter 9)**

**Goal 1:** Identify partners and build relationships with them to jointly offer programs for neighborhood residents.

**Objective:**

- 1.1: Meet with churches and religious organizations, schools and education providers, civic organizations, and other service providers to identify their services and clients, and to explore expanding or enhancing those services to meet the needs of EMC residents.

**Goal 2:** Continue to pursue and expand educational programs.

**Objectives:**

- 2.1: Investigate, pursue, and initiate or expand educational programs for children ages 4-10.
- 2.2: Investigate, pursue and initiate or expand educational programs for youth ages 11-18.
- 2.3: Investigate, pursue, and initiate or expand educational programs for adults.
- 2.4: Work with neighborhood businesses to start apprenticeship or mentoring programs for local youth.



Educational Program

**Goal 3:** Develop a social program that provides opportunities to integrate the various ethnic groups within the neighborhood into a friendly and viable multicultural community.

**Objectives:**

- 3.1: Create an events program.
- 3.2: Pursue ethnic events as educational and social opportunities to teach each other about different cultures and to encourage positive interactions and engagement.

Each year, the SSJNN will evaluate these goals and objectives, as well as the strategies contained in the various chapters, to determine what has been accomplished, what needs to be continued or enhanced, and what new programs or initiatives should be added to address new issues. An annual and five-year work program will be continuously updated using this Revitalization Plan as a basis.

The SSJNN first annual work program for the eastside follows, and will be updated in 2016.



# EXECUTIVE SUMMARY



SSJNN Eastside Strategic Goals			
1.0			The SSJNN Eastside office is a sustainable organization within the Eastside Multicultural Community and is committed to the long-term viability of the neighborhood.
1.1	Ch. 4	Pg. 43 - 44	Be relevant for the neighborhood by fostering a strong leadership within the Eastside Advisory Committee
1.2	Ch. 4	Pg. 43	Address all aspects of a community by establishing a neighborhood-based organizational structure with ELM-Street approach committees: Design, Neighbors & Economy, Marketing, and Clean, Safe and Green.
1.3	Ch. 4	Pg. 48	Increase community-building skills by fostering leadership skills among members.
1.4	Ch. 4	Pg. 48 - 49	Decrease needs of this neighborhood by building relationships with other organizations, churches, schools and government.
1.5	Ch. 4	Pg. 49	Increase access to resources by developing a close network with service organizations.
1.6	Ch. 4	Pg. 48	Expand service offerings through volunteers
1.7	Ch. 4 Ch. 7	Pg. 49 Pg. 75 - 76	Increase information sharing by providing on-going communication with the neighborhood.
1.8	Ch. 4	Pg. 48	Increase the ability to address the neighborhood needs through building a strong structure for the SSJNN Eastside office.
2.0			The Eastside Multicultural Community has strengthened neighborhood character through various elements of design to attract residents, visitors, and businesses.
2.1	Ch. 2 Ch. 5	Pg. 28 Pg. 53	Increase historical knowledge and appreciation of the neighborhood.
2.2	Ch. 5	All	Improve the visual attractiveness of the neighborhood through building improvements.
2.3	Ch. 5 Ch. 7	All All	Increase public appearance of the neighborhood through a public improvements plan that addresses sidewalks, streets, streetscapes, intersections, pedestrians crossings, curbs and gutters, street lighting, benches, trash receptacles, bus shelters
2.4	Ch. 5	Pg. 58	Increase meaningful use of alleys through an alley improvement plan
3.0			The Eastside Multicultural Community is a healthy neighborhood with a stable economy and a strong support system for children, youth, seniors and businesses.
3.1	Ch. 6	Pg. 62, Pg. 68 - 69	Increase number of viable homeowners and landlords
3.2	Ch. 8	All	Increase safety and cleaner streets
3.3	Ch. 4 Ch. 6	Pg. 43 - 44 Pg. 69 - 70	Encourage active community participation through a neighborhood association, a business forum and a landlord association.
3.4	Ch. 9	Pg. All	Enhance the life of residents through developmental, educational and employment planning.
3.5	Ch. 6	Pg. 69 - 70	Improve economic stability through partnerships with local businesses



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## EXECUTIVE SUMMARY

4.0	The Eastside Multicultural Community is a neighborhood with a strong sense of identity viewed by outsiders as a safe, clean and attractive place to live, work, visit and play.		
4.1	Ch. 7	All	Improve the visual appearance and highlight the unique character of the neighborhood
4.2	Ch. 4 Ch. 6 Ch. 7	Pg. 49 Pg. 68 -70 Pg. 70, Pg. 74 - 75	Increase respect for different cultures through collaboration with different cultural groups
4.3	Ch. 5	All	Encourage respect for the neighborhood through removal of blighted buildings and improvement of low-rating buildings.
4.4	Ch. 3 Ch. 4	All Pg. 47 - 49	Increase the number of neighbors working on community issues through engagement opportunities.
4.5	Ch. 7	All	Improve the image and identity of the neighborhood through a marketing strategy.
5.0	The Eastside Multicultural Community is perceived to be a safe and pleasant place to live, work and play.		
5.1	Ch. 4	Pg. 48	Increase active citizenship by fostering leadership skills in Eastside Neighborhood Association and Central City Neighborhood Association
5.2	Ch. 8	All	Increase safety in the neighborhood
5.3	Ch. 8	Pg. 81 - 82	Create an environmental sustainable neighborhood
5.4	Ch. 5	Pg. 56 - 59	Design improvements and seek funding for identified pedestrian connections through alleyway improvement
6.0	Erie is a bike-friendly city with access to bikes and bike repair for low-income people.		
6.1	Ch. 9	Pg. 85 - 87	Develop and operate the SSJNN Bike COOP



# • CHAPTER 1 •

## INTRODUCTION & PURPOSE

### Introduction

The Sisters of St. Joseph Neighborhood Network (SSJNN) retained the service of CMK Planning, LLC of North East to prepare a Revitalization Strategy for the eastside neighborhood that SSJNN added to their ministry in 2014. Their goal was to develop a strategy that meets the goals of the Pennsylvania Elm Street program, provide a framework for revitalization activities, organize neighborhood residents and businesses, and prepare the neighborhood for potential Elm Street designation and funding in the future. Funding for this project was provided by the Sisters of St. Joseph Neighborhood Network and the United Way of Erie County.



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The eastside neighborhood includes the area from French Street east to East Avenue and from 26th Street north to 16th Street. This area is directly east of the Historic Little Italy (HLI) neighborhood, where the Sisters have been successfully involved in revitalization and educational efforts for decades, with wide community support (**Ref. Plate 1-1**) The SSJNN has worked with neighborhood residents to determine a name for the neighborhood

that best reflects the current composition and vision for the area, and has decided to call the neighborhood the Eastside Multicultural Community (EMC). A logo was designed and approved by residents and committee members to identify this neighborhood as a unique and inviting place to live within the City of Erie.

SSJNN hired a Neighborhood Manager/Site Director in 2014, and staff members at their Historic Little Italy office provide services to this neighborhood as well. The Eastside Neighborhood Association and the Central City Neighborhood Association (formerly Block Watch Groups) are active in the area and coordinate closely with the SSJNN. Committees have been initiated and work activities have already begun in three of the committees.

### Purpose

The purpose of this planning process is to identify and organize neighborhood residents, businesses, churches and religious organizations, industries, clubs, schools, and other neighborhood groups, to develop a strategy to revitalize the neighborhood and achieve the vision and mission of the SSJNN for this area. This strategy is developed in a framework consistent with the Pennsylvania Downtown Center Elm Street program, based on five committees that will help implement the recommended initiatives and programs. A chapter of this Revitalization Strategy is devoted to each of the five points/committees in an Elm Street program:

- Organization
- Design
- Neighbors and Economy
- Image and Identity, and
- Safe, Clean and Green

SSJNN added housing to the Neighbors and Economy chapter, and also added a new chapter for Social and Educational Programs, as these are critical issues in this Eastside neighborhood.







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# CHAPTER 1 • INTRO & PURPOSE

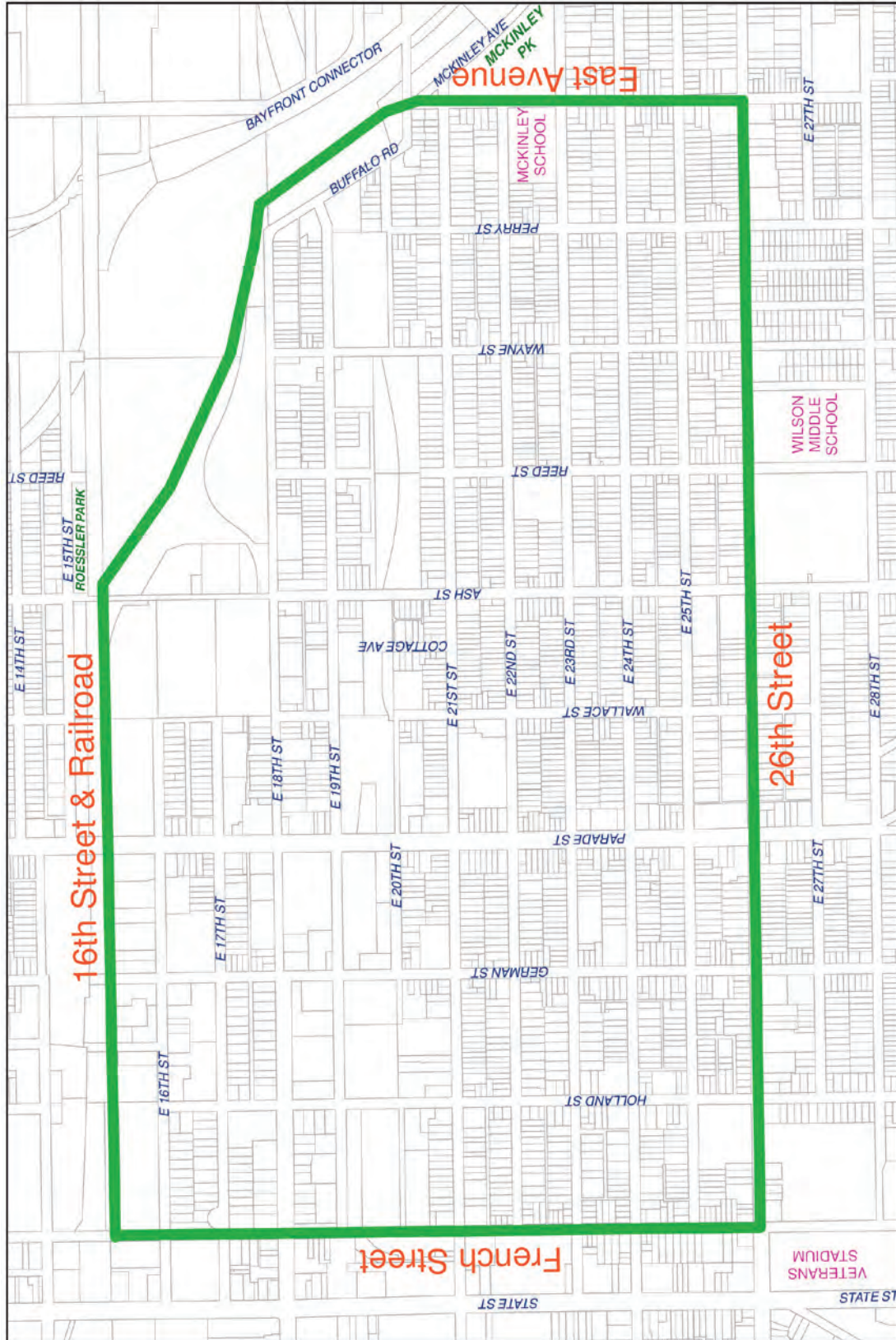
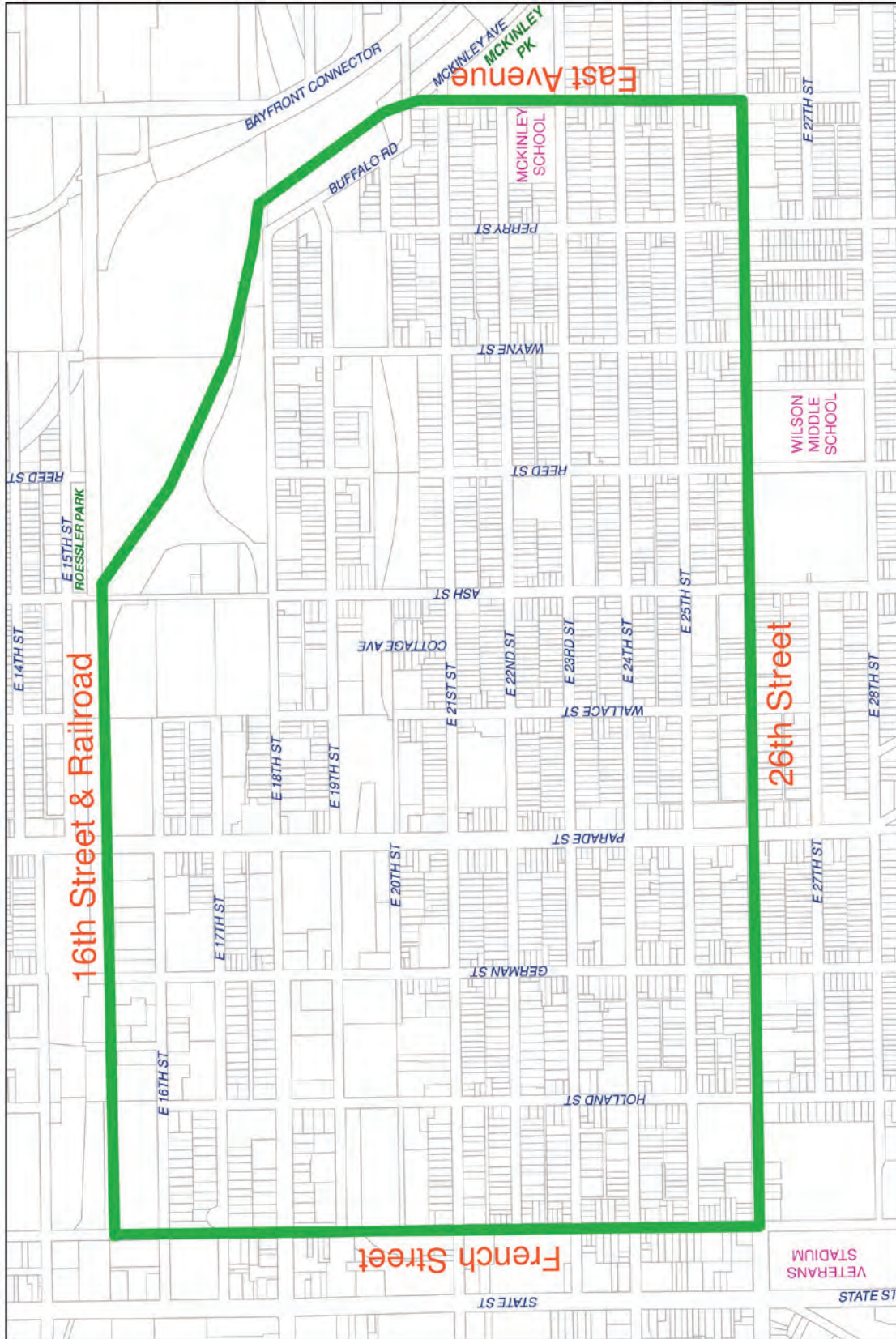


Plate 1-1 EASTSIDE MULTICULTURAL COMMUNITY MAP



Date: 10/20/15





**Plate 1-1 EASTSIDE MULTICULTURAL COMMUNITY MAP**



Date: 10/2015





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# CHAPTER 1 • INTRO & PURPOSE



Pennsylvania  
Downtown  
Center

## The Elm Street Five-Point Approach

In launching the Elm Street program, Pennsylvania's legislature, governor, and other state leaders invested in a bold initiative to encourage neighborhood revitalization in the commonwealth's older

cities and towns.

## Demographics

This neighborhood includes almost all of **census tracts 13 and 14**, and all of **census tracts 17 and 18**, and is located within zip code 16503. (Ref. **Plates 1-2 and 1-3**.) The population of this area is approximately 6,000. The median age of residents is 30, compared to the City of Erie at about 33 and the State of Pennsylvania at 40, i.e. a relatively young population.

## Income

The City of Erie recently completed the update to its Consolidated Plan to meet program requirements for the US Department of Housing and Urban Development's (HUD's) Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grants (ESG), and other HUD programs that the City of Erie administers as an entitlement community. That Consolidated Plan provides the most current data on demographics for census tracts within the City.

The purpose of the City's Consolidated Plan is to address housing and community development needs of residents within the City. Some of the needs identified in that Plan, which are consistent with the needs of the eastside neighborhood, include the following:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Expand homeownership through new construction and rehabilitation of blighted housing.</li> </ul>                          | <ul style="list-style-type: none"> <li>• Encourage conversion of multi-family housing back to single-family housing to strengthen neighborhoods and create homeownership opportunities.</li> </ul>  |
| <ul style="list-style-type: none"> <li>• Preserve housing by helping lower-income homeowners rehabilitate their homes.</li> </ul>                                  | <ul style="list-style-type: none"> <li>• Expand rental housing opportunities by assisting developers with construction of new rental housing or conversion of non-residential facilities into housing.</li> </ul>   |
| <ul style="list-style-type: none"> <li>• Improve existing public housing.</li> </ul>   | <ul style="list-style-type: none"> <li>• Continue street reconstruction programs and enhance streetscapes through tree planting, sidewalk improvements, and handicap accessibility.</li> </ul>  |
| <ul style="list-style-type: none"> <li>• Rehabilitate City parks and infrastructure as needed.</li> </ul>  | <ul style="list-style-type: none"> <li>• Help fund rehabilitation of public facilities, especially those provided by non-profits or in historic structures.</li> </ul>  |
| <ul style="list-style-type: none"> <li>• Expand job opportunities, especially for low-income residents.</li> </ul>   | <ul style="list-style-type: none"> <li>• Support the City's code enforcement department and neighborhood policing program.</li> </ul>   |
| <ul style="list-style-type: none"> <li>• Support non-profits that provide services and programs that encourage economic self-sufficiency and education.</li> </ul> | <ul style="list-style-type: none"> <li>• The City's Consolidated Plan states that "Of the 24 census tracts which contained block groups as LMI [low- and moderate-income] areas, seven were noted also to be areas of racial or ethnic concentration. These areas include census tracts 3, 8, 13, 14, 15, 17, and 18." Four of the seven census tracts are in this eastside neighborhood (Ref. Plate 1-2.)</li> </ul> |



# CHAPTER 1 • INTRO & PURPOSE

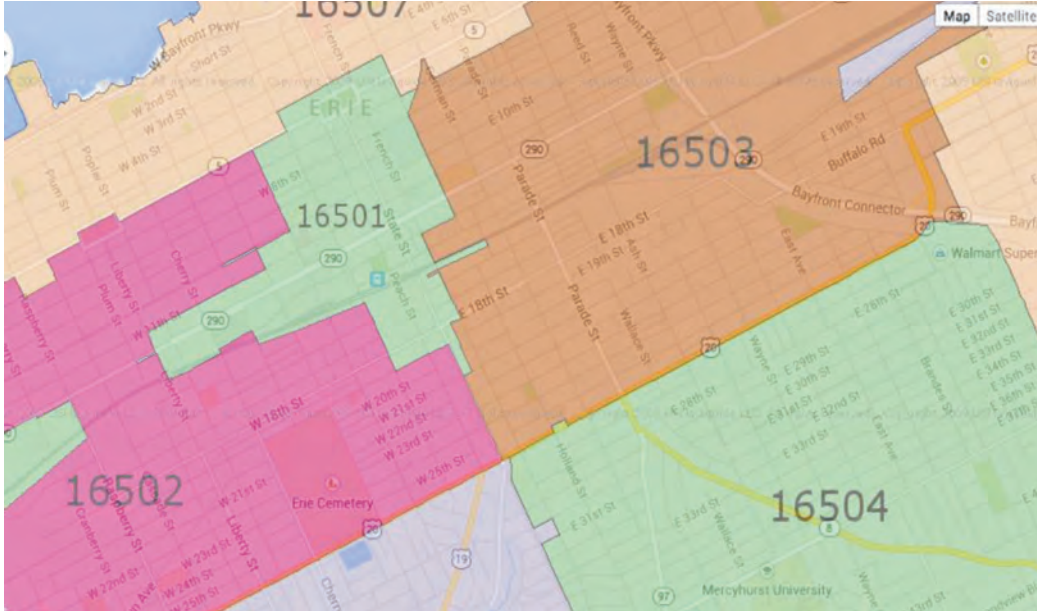


Plate 1-2 Zip Code Map of the City of Erie -- The Eastside Multicultural Community comprises the southwestern third of 16503, from East16th Street to East 26th Street, French Street to East Avenue, Sisters of St. Joseph Neighborhood Network Eastside Office May 2014—April 2015 Report

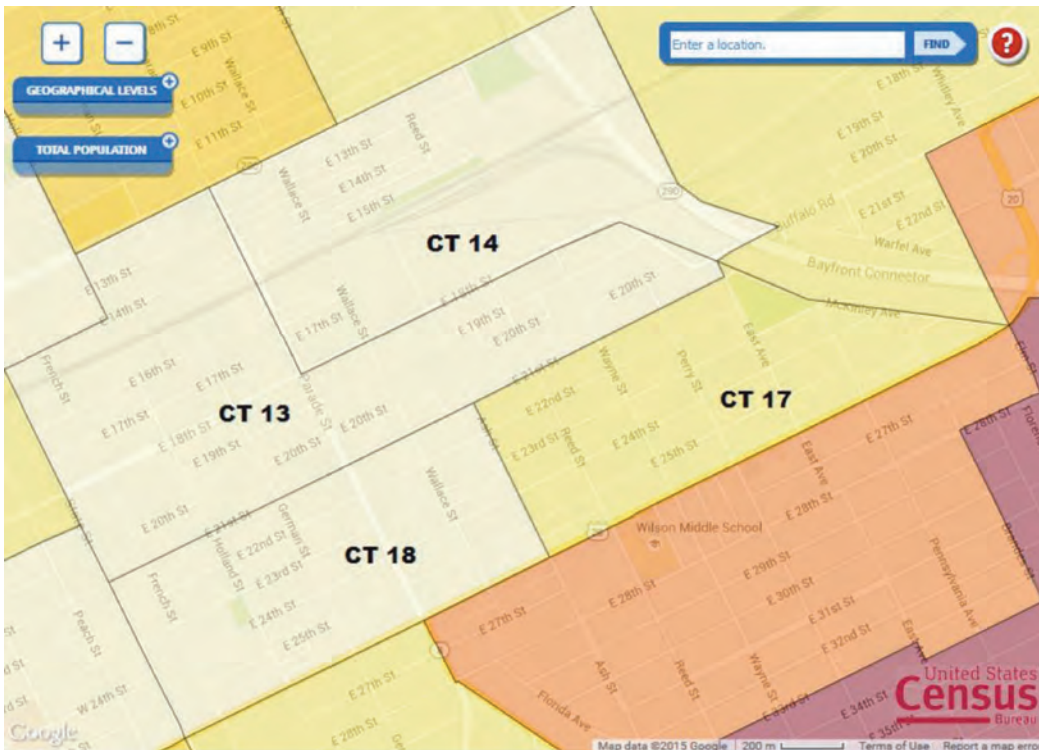
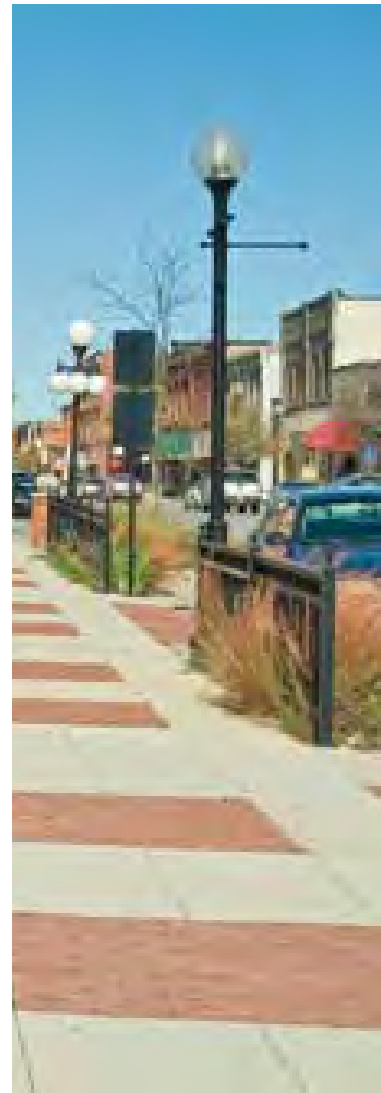


Plate 1-3 Census Tract Map





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# CHAPTER 1 • INTRO & PURPOSE



Percentages of LMI persons in the eastside neighborhood census tracts (CTs) by block group (BG) are as follows based on 2010 census data:

CT 13	BG 1	74.0% LMI
CT 13	BG 2	91.2% LMI
CT 14	BG 1	70.9% LMI
CT 14	BG 2	70.7% LMI
CT 17	BG 1	66.8% LMI
CT 17	BG 2	56.3% LMI
CT 17	BG 3	75.8% LMI
CT 18	BG 1	75.5% LMI
CT 18	BG 2	68.8% LMI

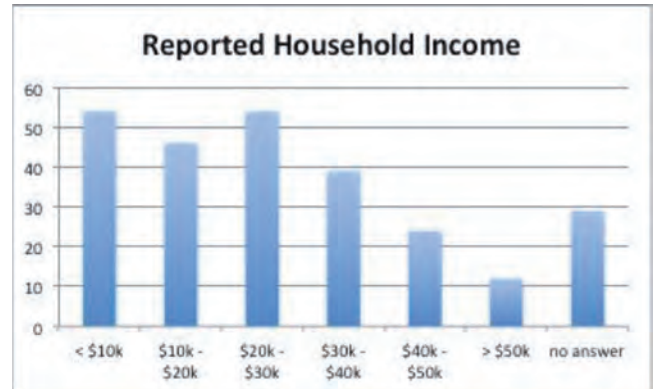


Plate 1-4 Household Incomes SSJNN 2014-2015 Survey Results

The survey undertaken by the SSJNN on the eastside indicated the income levels shown in Plate 1-4. The adjusted gross income of households in zip code 16503 is less than \$20,000/year compared to about \$48,000/year for the State as a whole.

Other interesting statistics compiled through a survey of neighborhood households conducted during 2014 and early 2015 by the SSJNN (a total of 258 households were surveyed) include:

- Almost 50% of households have over four persons per household (pph), as compared to the about 2.7 pph for the entire 16503 zip code.
- The residents are primarily low-income (as noted above).
- Single-parent households are prevalent. (Ref. Plate 1-5.)
- About 58% of households have someone with a steady job.
- A majority of the residents are active in their churches.
- There are more renters than homeowners in the neighborhood.
- A high percentage of homeowners have lived in the neighborhood for over 20 years.

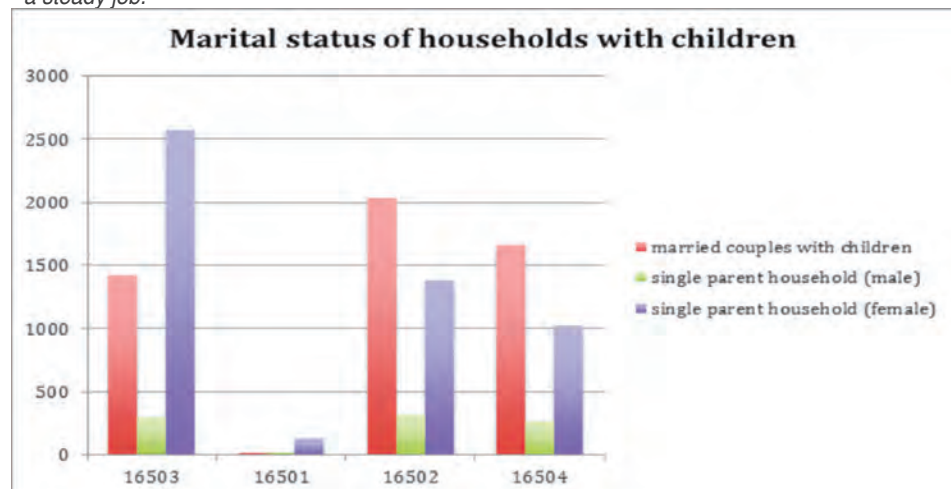


Plate 1-5 Marital Status, SSJNN May 2014—April 2015 Report





Ages of residents in the eastside neighborhood are indicated in Plate 1-6. Age Distribution for Census Tracts 13, 14, 17, and 18

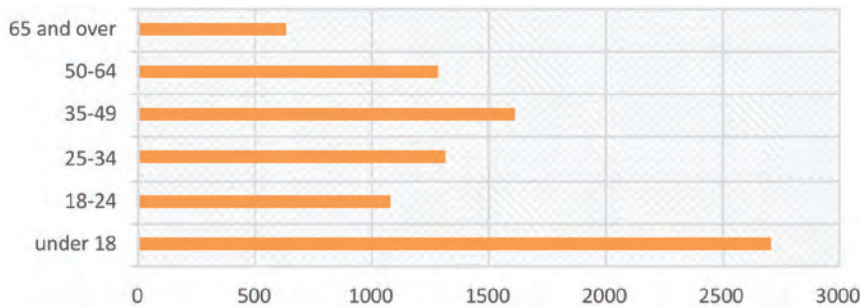


Plate 1-6 Age Distributions, 2010 Census Data

## Ethnicity and Immigration

There are many different estimates of racial composition in the eastside neighborhood, varying most likely by the method of data collection (Ref. Plates 1-7 to 1-9.) Race and ethnicity recorded in the 2010 census for these census tracts reveals the following for the Eastside neighborhood:

CT 13	56% Black	12% Hispanic
CT 14	32% Black	13% Hispanic
CT 17	34% Black	14% Hispanic
CT 18	49% Black	.09% Hispanic

City of Erie Consolidated Plan, 2015

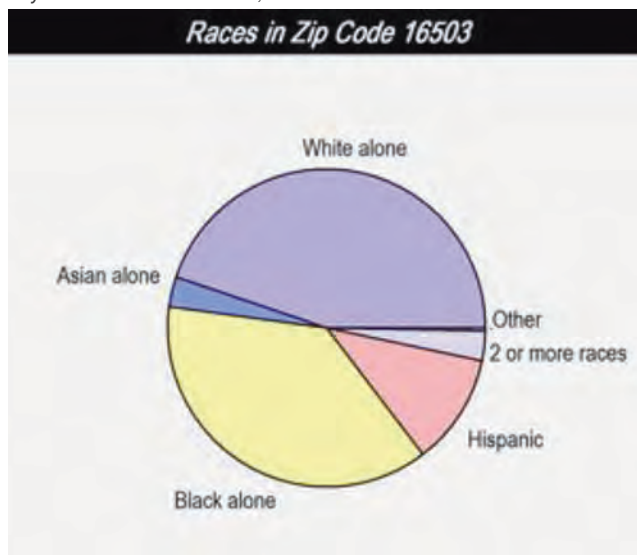


Plate 1-7 Races in Zip Code 16503, SSJNN May 2014—April 2015 Report







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Ethnicity by Census Tract 13, 14, 17, 18

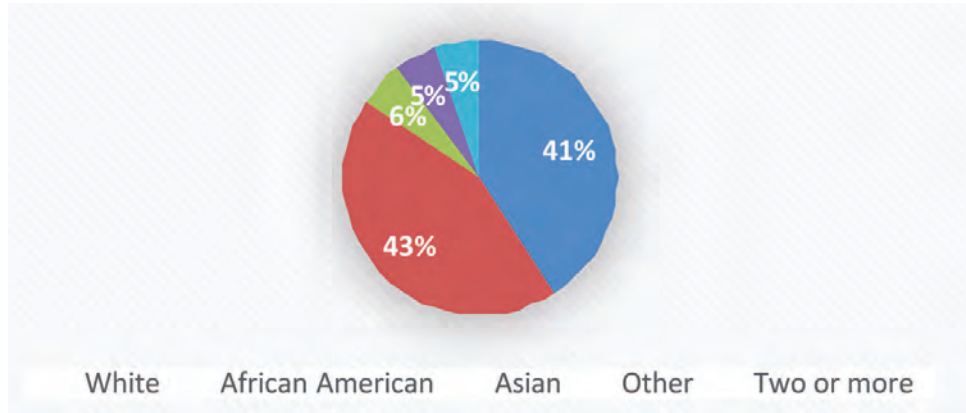


Plate 1-8 Ethnicity, 2010 Census Data

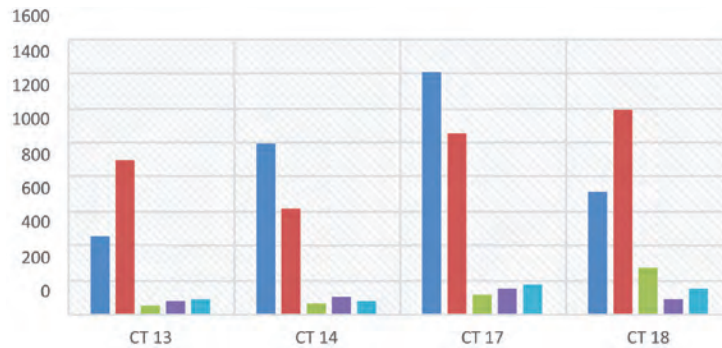


Plate 1-9 Ethnicity by Census Tract, 2010 Census Data

More current information collected by the SSJNN eastside office indicates that:

- Over 63% of the neighborhood residents are African Americans.
- A large percentage of residents speak a language other than English.

Data for the 16503 zip code indicate the percentages of ethnic households and places of birth for foreign-born residents, as collected by SSJNN as shown in Plate 1-10.

Most common first ancestries reported in 16503 (%):

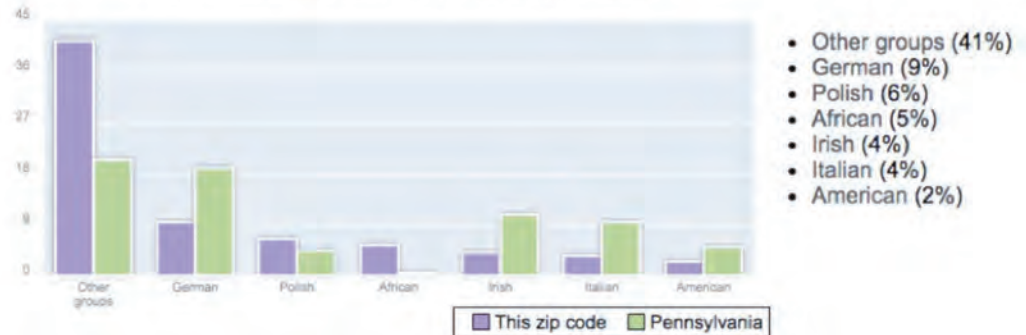


Plate 1-10 Ancestries, SSJNN May 2014—April 2015 Report



Records from the US Department of State in 2013 provided data on the number of refugees immigrating to the City of Erie since 2001. Over that 13-year period, almost 5,000 refugees located within the City, and many, if not most of them, are living in this eastside neighborhood. These 5,000 refugees are from 33 different countries. The highest number from one country (2,286) came from Bhutan. The next highest numbers of refugees came from Iraq (467) and Somalia (414). Countries from which over 200 refugees located in Erie include: Bosnia and Herzegovina (241), Burma (284), Russia (247), Sudan (247), and Ukraine (253).

The years with the highest number of immigrants locating in Erie were 2011 (783), 2012 (773), and 2010 (654). 2013 saw a reduction in the number of immigrants from 773 to 471. Another source ([www.refugeesinpa.org/aboutus/demoandarrivalstats/index.htm](http://www.refugeesinpa.org/aboutus/demoandarrivalstats/index.htm)) reports slightly different numbers:

### Erie County number of refugees received

Oct 2011	thru Sept 12	785
Oct 2012	thru Sept 13	584
Oct 2013	thru Sept 14	621

SSJNN 2014-2015 Survey Results

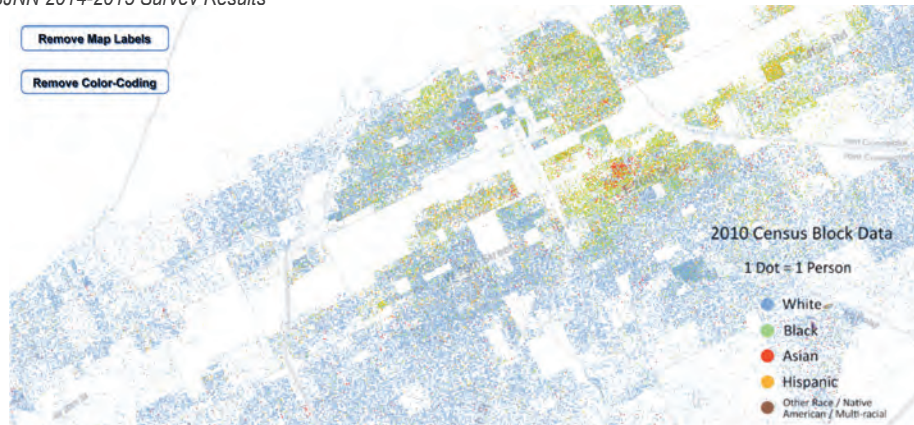


Image Copyright, 2013, Weldon Cooper Center for Public Service, Rector and Visitors of the University of Virginia (Dustin A. Cable, creator), Plate 1-11 Racial Dot Map: Erie, Pennsylvania

The Racial Dot Map (Plate 1-11) indicates the high concentrations of non-white residents in the eastside neighborhood. *The neighborhood is known for its racial diversity and high numbers of immigrants and refugees. Over 5,000 refugees have settled in Erie (a city of about 100,000 people) since 2001. The largest immigrant populations represented are Bhutanese, Iraqi, and Somali (US Department of State, 2013). In the racial dot map, you can see that the Asian (in this particular area, the Bhutanese refugees) population is primarily concentrated within a small area of the neighborhood. It is also home to the largest concentration of African-Americans. In the past, the neighborhood was originally settled by Polish, Italian and German immigrants in the 1800s and earlier 1900s, whose legacy can still be seen today in residents. European businesses like Serafin's and Urbaniak's represent this old immigrant population alongside new businesses founded by the New Americans.*

When asked in the SSJNN survey what language the resident spoke, 75% responded English and 25% responded "some other language." With so many of these refugees locating in the eastside neighborhood, a whole range of unique issues have emerged, in addition to the existing issues in the neighborhood. The language barrier is obviously a big concern. Trying to assist people who cannot understand the language or the culture becomes more challenging. There are four institutions that offer English as a Second Language (ESL) classes to immigrants—the Erie International Institute, Catholic Charities, the Greater Erie Community Action Commission (GECAC), and the Multicultural Community Resource Center. These agencies, the SSJNN, as well as others, provide assistance to immigrants to ease their transition into a new culture in a new country.







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Clashes among cultures and racism against certain other cultures trigger new problems for the neighborhood, even though most immigrants have very strong family relationships. Language and culture barriers make it harder for immigrants to find work in the local economy, resulting in higher poverty, unemployment rates, and joblessness. (Ref. Plates 1-12 to 1-14). Over 2,200 households receive food stamps or SNAP (Supplemental Nutrition Assistance Program) benefits.

Plate 1-12 Residents Living in Poverty, SSJNN May 2014—April 2015 Report



## Employment

According to zip code data, the unemployment rate for the 16503 zip code is 17.6%, which is higher than comparable zip codes 16501, 16502, and 16504. Thirteen percent of residents in the 16503 zip code are considered employment disabled. Of the 254 residents surveyed as part of the 2014-2015 survey, 177 (70%) had full-time jobs, 25 (10%) had part-time jobs, 13 (5%) were on Social Security Disability (SSD), and 39 (15%) had no jobs (Ref. Plates 1-13 and 1-14.)

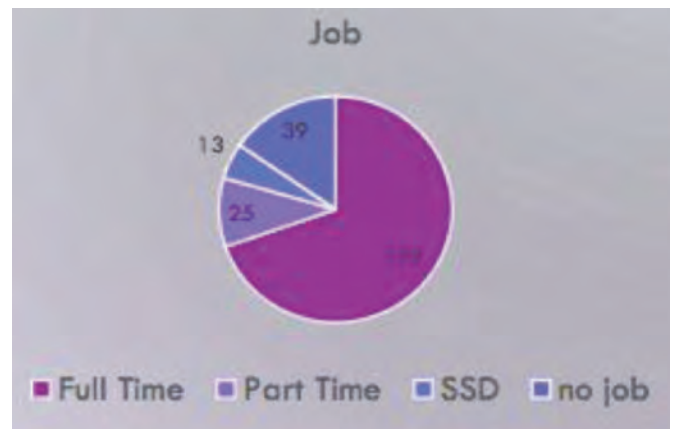


Plate 1-13 Types of Existing Employment, SSJNN 2014-2015 Survey Results

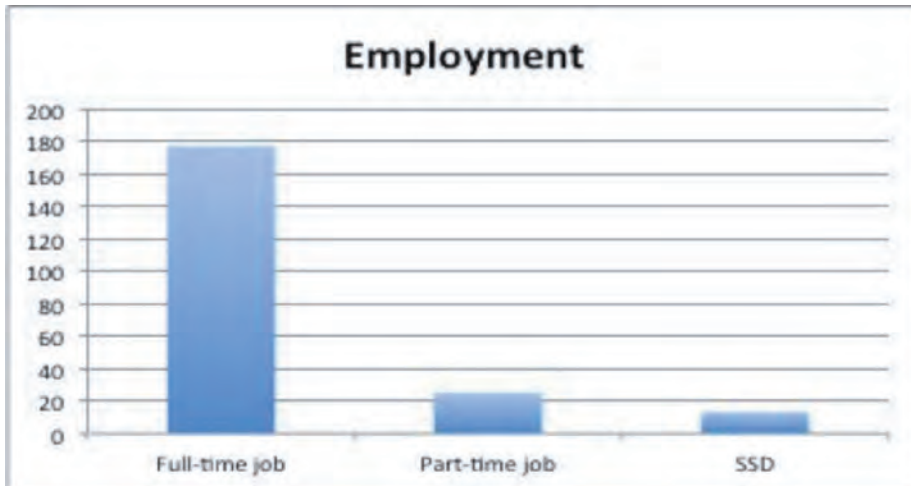


Plate 1-14 Employment, SSJNN 2014-2015 Survey Results

## Safety

This area of the City of Erie is the scene of numerous police incidents. Between January of 2013 and September of 2014, there were 1,677 cases reported to the Erie Police Department. 472 of these were cleared, 30 were unfounded, and 41 were closed by juvenile arrest (Ref. Plate 1-15). The incidents most frequently reported (Ref. Plate 1-16) were:

- Criminal mischief
- Theft by unlawful taking
- Theft from motor vehicle
- Harassment
- Burglary
- Simple assault
- Warrant arrest

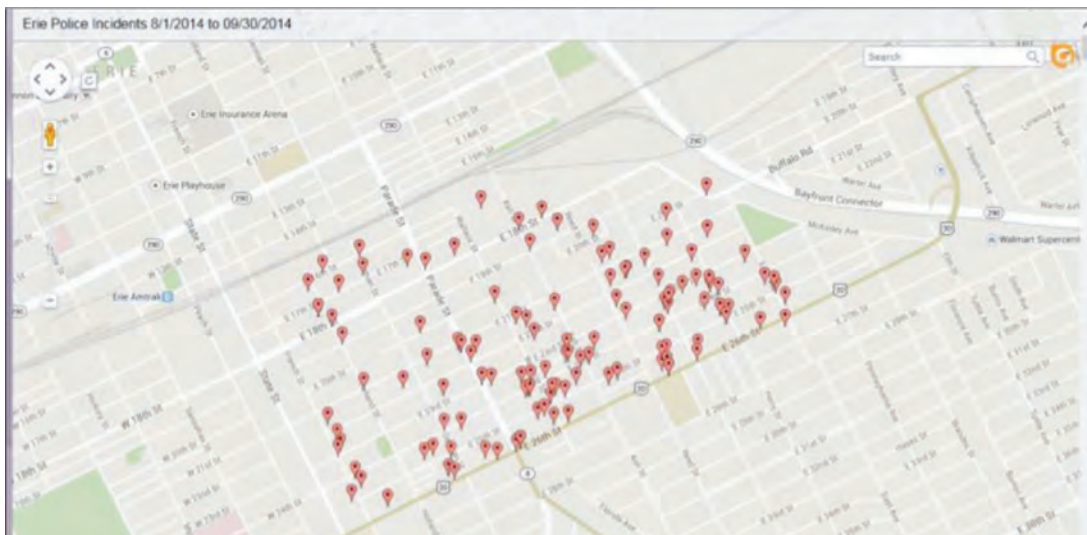


Plate 1-15 Erie Police Map of Incidents (called in over a 2-month span in late summer 2014)







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Plate 1-16 Safety Perceptions, SSJNN May 2014—April 2015 Report

In spite of the crime, a local survey indicated that 77% of residents feel safe in their neighborhood (their “neighborhood” could be the block in which they reside). However, residents feel that crime has gotten worse over the past year, due to “lack of jobs, no police presence, people not caring,” etc. Statistics indicate that there are fewer police officers per 1000 residents in the City of Erie than there are in the State of Pennsylvania in general.

### Question: Have these issues gotten better or worse over the last year?

Better = 28 Why? More police, people report more, more homeowners, drug houses are gone.

Same = 52

Worse = 125 Why? Lack of jobs, no police presence, people don't care, people do whatever they want, nothing is done about it, and people are very poor.

SSJNN May 2014—April 2015 Report

## Housing

Housing stock in the eastside neighborhood is generally old, with 60% built before 1939 (Ref. zip code 16503 in Plate 1-17). Mean gross rents are higher than comparable zip codes and median home values are lower. Zip code data indicates that 57% of the residents in zip code 16503 are renters; 39% have lived in this neighborhood for more than ten years, and 11% less than one year. Of the renters, 82% are satisfied with their housing situation. Owners of 83 houses in the neighborhood participated in the City's Lead Hazard Control Program.

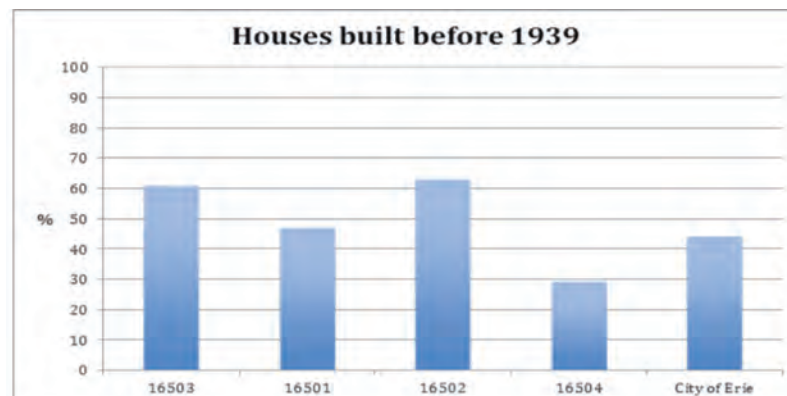


Plate 1-17 Houses built before 1939, SSJNN May 2014—April 2015 Report





## Health

Personal health issues are also a concern in this neighborhood. (Ref. Plate 1-18.) Erie is ranked as America’s 10th most obese city in the country, with an obesity rate of 32.5%, according to Gallup-Healthways. An article on GoErie.com website in 2013 stated:

*“One of the problems for Erie that contributes to its high obesity rate is lack of exercise. Just 45.2 % of Erie residents claimed that they exercised at least 30 minutes a day for at least three days during the past week, lower than all but two metro areas surveyed by Gallup-Healthways....only 90.1% said it was easy to find a safe place to exercise—among the bottom third of all metro areas.”*

The eastside neighborhood is likely to have an obesity rate even higher than Erie’s 32.5%, since residents do not have easy or safe access to outdoor exercise, compared to residents of safer and greener Erie neighborhoods. In the local survey conducted by SSJNN, many of the residents expressed concern that the parks in the neighborhood (especially McKinley) were unsafe areas where violence and drugs are common, which limits their options for exercising. According to GoErie.com and many others *“To improve Erie’s health, we have to reduce violence.”*

Poverty is also directly related to obesity in that the cheapest food is generally unhealthy, processed, and fat-laden. Given the income levels of residents in this neighborhood, it can be safely assumed that they are purchasing the cheapest food that they can. This type of food leads to higher rates of diabetes, heart disease, and other costly, long-term conditions.

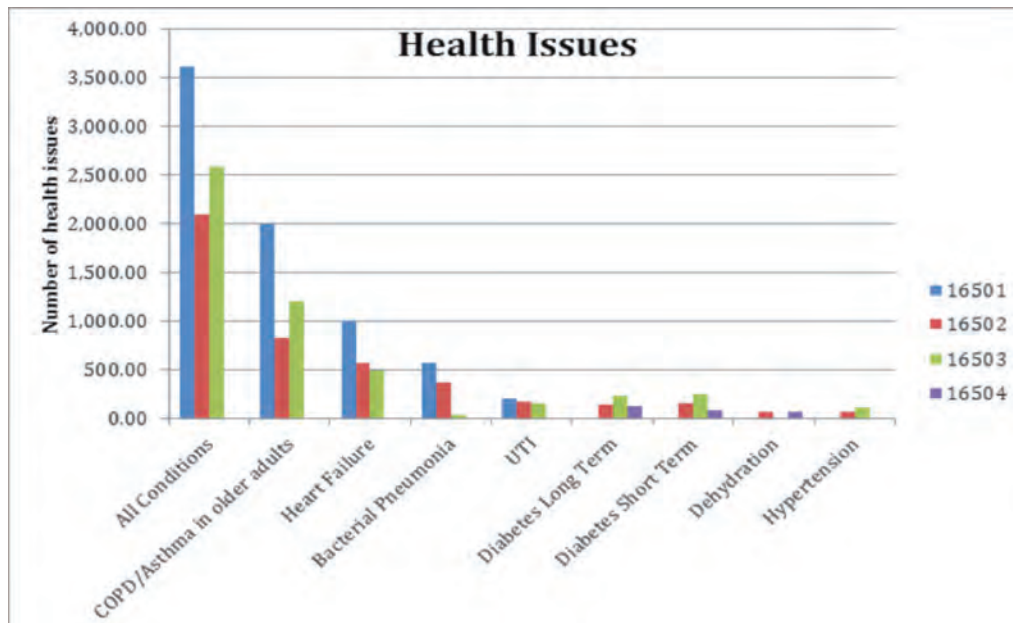


Plate 1-18 Health Issues, Source: Zip Code Data

In addition to general health issues, zip code 16503 also has the highest number of residents with disabilities among comparable zip codes. This includes sensory-disabled, physically- disabled and mentally-disabled. This zip code also has the highest number of disabled residents that are self-care, that go outside the home, or that are employment disabled (Ref. Plates 1-19 and 1-20).





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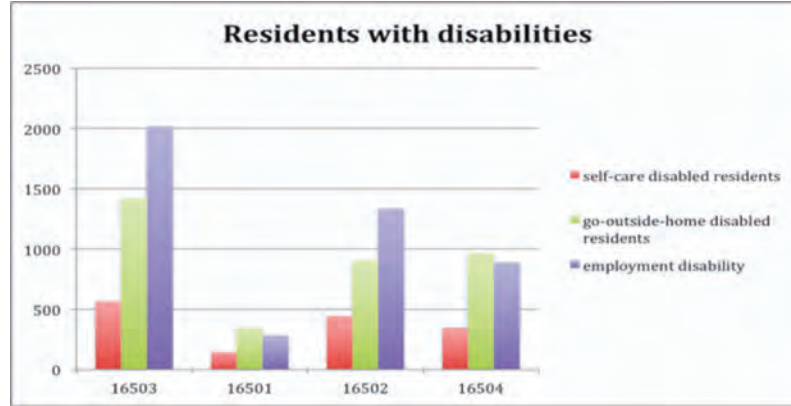


Plate 1-19 Residents with Disabilities, Source: Zip Code Data

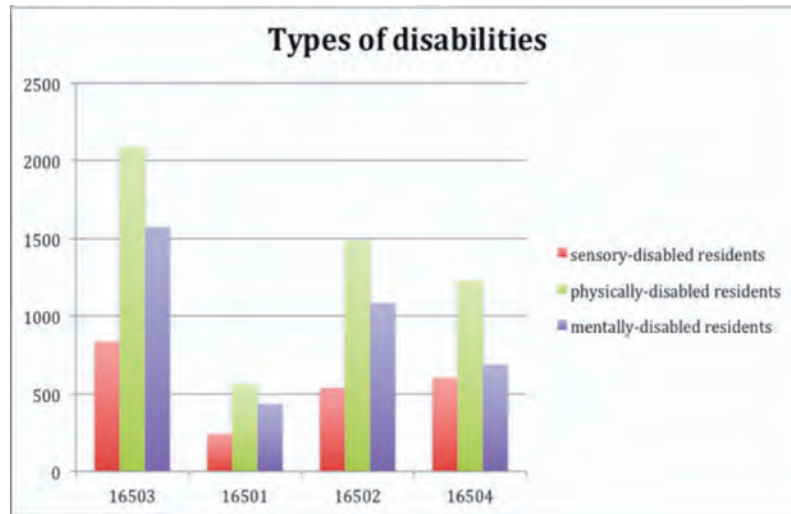


Plate 1-20 Types of Disabilities, Source: Zip Code Data

## Lack of access to healthy foods

An urban food desert is defined by the US Department of Agriculture (USDA) as a census tract area where at least one-third of the residents live one mile or more from a supermarket or large grocery store. According to the Erie County Department of Health, there are now ten food deserts in Erie County, while three years ago, there were just three ([goerie.com/food-deserts-increase-in-erie-county](http://goerie.com/food-deserts-increase-in-erie-county)) Seven of these County food deserts are located within the City of Erie.

The green areas in Plate 1-21 meet the USDA's definition of a food desert, meaning that a section of the SSJNN Eastside Multicultural Community is considered a food desert. The remaining part of the eastside neighborhood, shown in gold, is also highlighted as an area of concern because it represents low-income census tracts where a significant number of residents are more than ½ mile from the nearest supermarket ([ecdh.org/nutrition.php](http://ecdh.org/nutrition.php)). There are no supermarkets located within the eastside neighborhood, although Walmart and Erie County Farms lie just outside the neighborhood to the east.





It should be noted that an effort is underway (2015-16) by a collation of local partners to develop a “Food Hub” of some sort on the ground floor of the proposed parking garage at 14th and French Streets, with reserved parking for customers on the first level of the garage. The Erie Metropolitan Transit Authority (EMTA), the owner of the proposed parking garage, is a partner in this coalition, and is willing to provide bus services to assure that residents can access this proposed Food Hub.

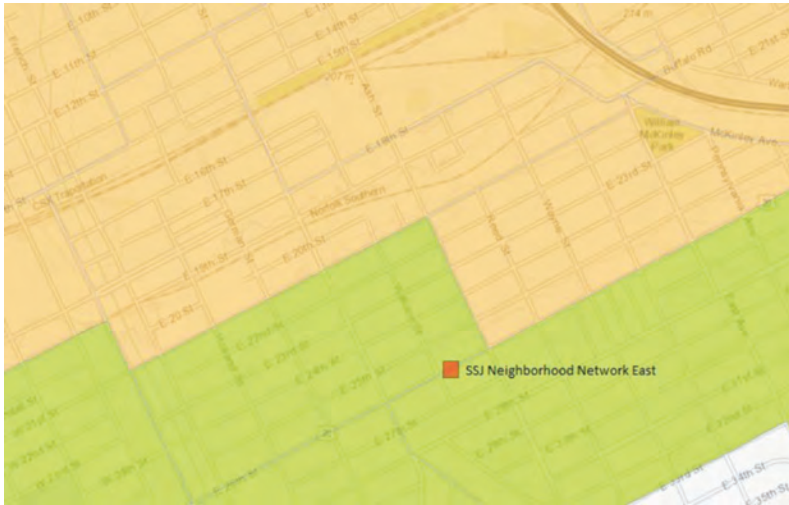


Plate 1-21 Food Deserts, USDA data

The problem presented by the distance of these supermarkets from residents is compounded by the lack of access to vehicles in these areas. Depicted in Plates 1-22 and 1-23, vehicle access for both renters and homeowners residing in zip code 16503 (shown in purple) is limited.

Average vehicle access for the State of Pennsylvania is shown in green. According to the SSJNN survey, in order to get to work, most working residents of zip code 16503 drive their own car (66%), while 16% carpool, 9% ride the bus, and 6% walk.

Without a vehicle, residents living in food deserts lack access to supermarkets and healthier food options and instead settle for more processed options with high sugar, salt, and fat, which are typically more readily available.

This neighborhood is just south of the Erie Metropolitan Transit Authority’s (EMTA’s) new Transit Center (along 14th Street), which will be completed in 2017. This may provide an opportunity to encourage more residents to take the bus to work, shop, and visit entertainment venues in the future. Bike sharing services may also be provided at the Transit Center, which could encourage people to bike more. EMTA’s commitment to providing transit services to residents of all Erie neighborhoods can certainly help alleviate this problem.





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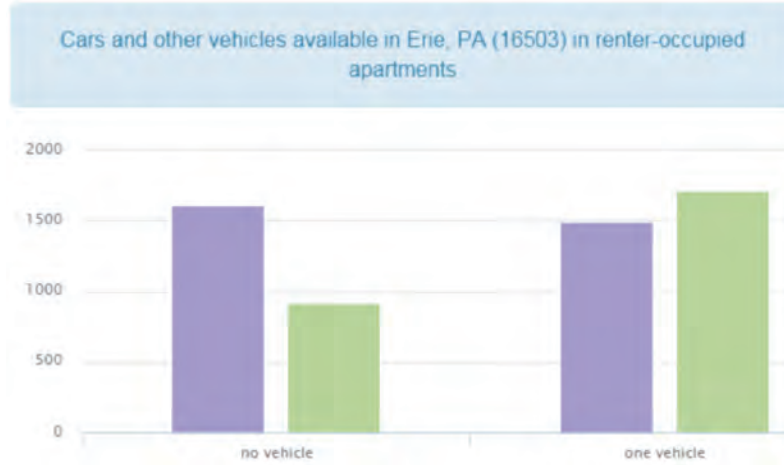


Plate 1-22 Vehicles in Rentals, City-data.com, 2011 (State-Green; Zip Code 16503-Purple)

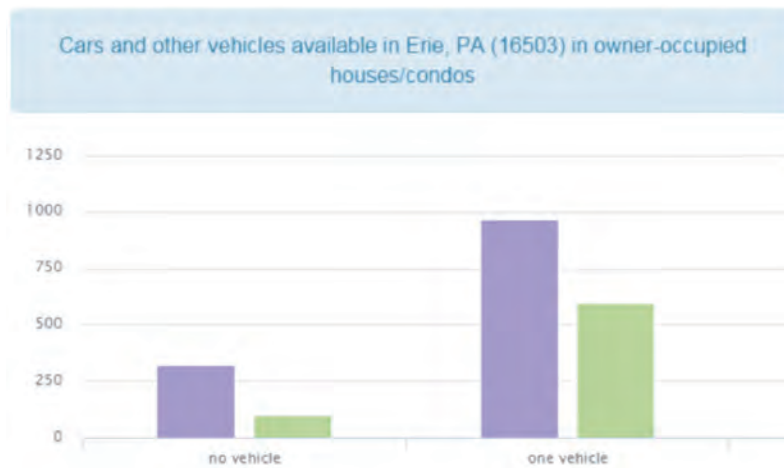


Plate 1-23 Vehicles in Owner Housing, City-data.com, 2011 (State-Green: Zip Code 16503-Purple)

## Education

Overall, residents living in the zip code 16503 have acquired less formal education than the average for Pennsylvania (Ref. Plates 1-24 and 1-25). Also, the graduation rates for East High School, where many eastside residents attend secondary school, have been lower than the three other high schools in the City of Erie in recent years (Ref. Plates 1-26 and 1-27)

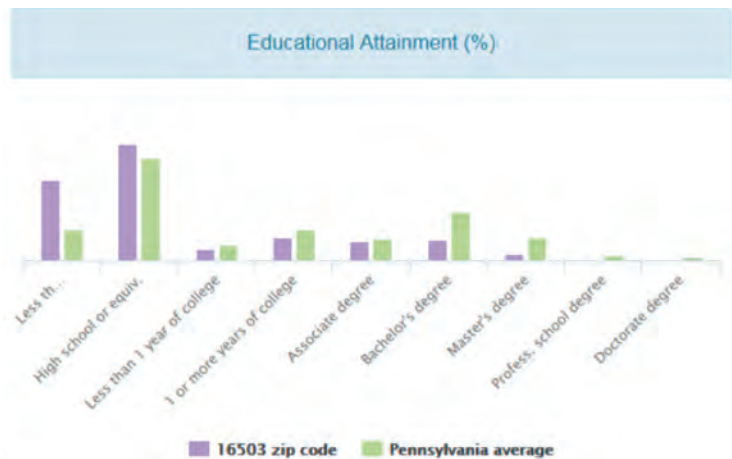


Plate 1-24 Educational Attainment, City-data.com, 2011



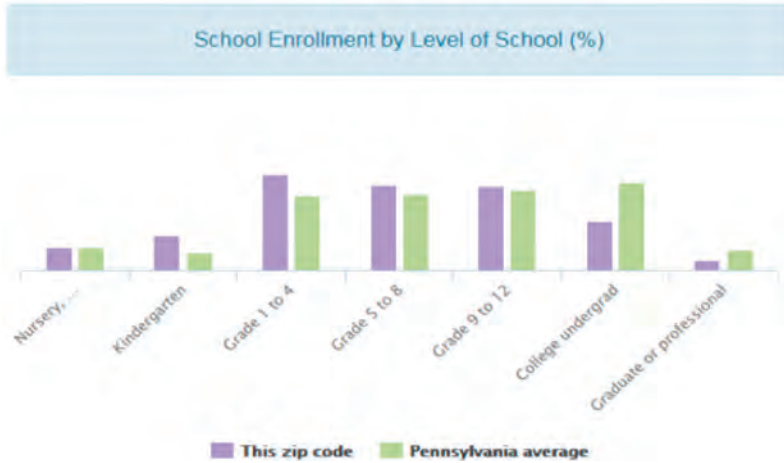


Plate 1-25 School Enrollment, City-data.com, 2011

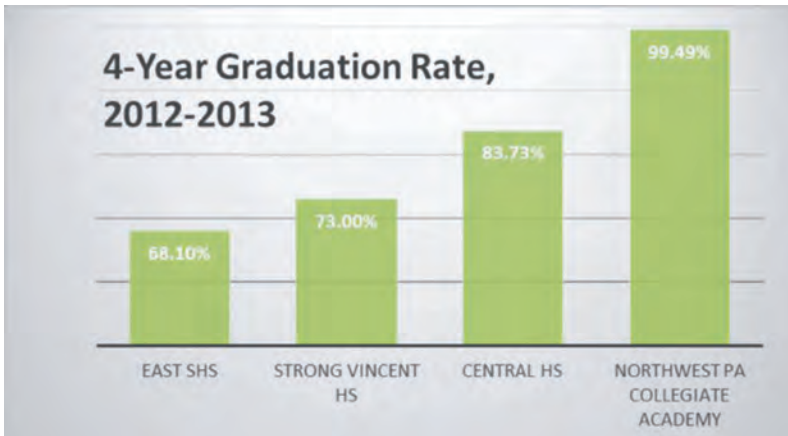


Plate 1-26 4-Year Graduation Rate, PA Department of Education, 2013

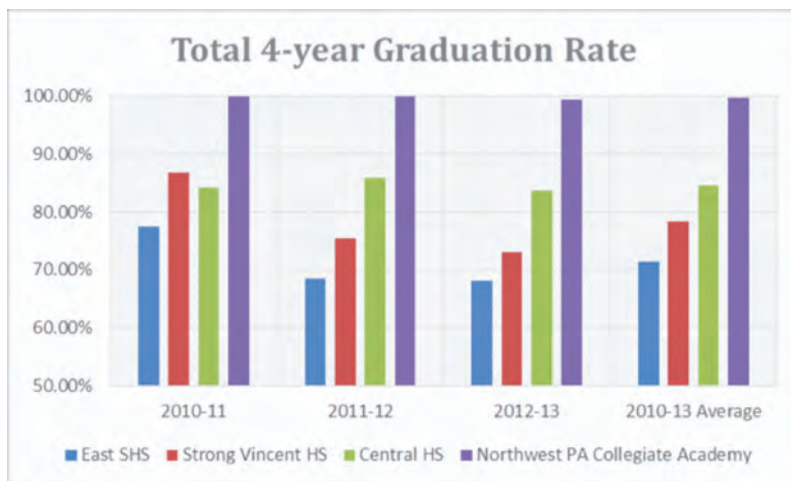


Plate 1-27 Total 4-Year Graduation Rate, PA Department of Education, 2013





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Although there are many issues in the neighborhood due to the demographic composition, there are also many opportunities. The eastside neighborhood could become a multi-cultural haven for ethnic restaurants, stores, activities, events, and other unique venues, as a new center within the City of Erie, as recently achieved in Historic Little Italy.

As mentioned earlier, there are many agencies providing a wide variety of resources to immigrants, but many more organizations, companies, and civic groups could provide additional services and products to meet the needs of the immigrant population and other residents of this particular neighborhood. Opportunities for entrepreneurship should be explored and promoted, utilizing resources from existing groups such as the Innovation Collaborative, the Small Business Development Center at Gannon University, the International Institute, St. Martin's Center, the Erie Technology Incubator, and others. The services currently offered by the SSJNN in Historic Little Italy are already being expanded into the eastside neighborhood, which will provide even more much-needed assistance now and in years to come.



# • CHAPTER 2 • HISTORIC CONTEXT & LAND USE



Above Holy Trinity, below St. Stanislaus

## The Neighborhood

The Eastside Multicultural Community includes approximately 90 blocks between East Avenue on the east, 26th Street on the south, French Street on the west, and the railroad tracks on the north. Due west of this neighborhood is the Historic Little Italy neighborhood, which the SSJNN has worked with for almost two decades.

The eastside neighborhood was originally settled by Polish and Slovak immigrants, primarily congregations at Holy Trinity Church and St. Stanislaus Church. Residents remember the neighborhood as having supermarkets, drugstores, candy and ice cream stores, laundries, a slaughterhouse, a feed mill, the Eagle Pop Company, and an ice company, plus many other small shops providing services to residents of the neighborhood.

Serafin's Food Market, which is the oldest market in the City of Erie, opened in 1926 in a store built by the Serafin family immigrants in 1925. The family lived above the store for many years and continues to operate the store today with 3rd and 4th generation Serafins. The store is unique in today's market as it provides a number of services other than the retail sale of groceries and produce, including the sale of bus passes, postage stamps, and coffee; fax, copy, printing and computer services; and the ability to pay any utility and credit card bills. In addition, Serafin's Market provides check cashing services and will transfer money through Western Union.



Dan Serafin in front of Serafin's Food Market

According to Owner Dan Serafin, the market provides the neighborhood with the opportunity to have "a little bit of everything" in close proximity to residents' homes. It provides a sort of "one stop shop" for a wide variety of services not common in most modern-day stores. The market also serves as a neighborhood social center, where people come to talk with neighbors and just hang out. Its clientele is primarily neighborhood residents, and it employs eight people.

Serafin's Food Market is part of the Health Department's new "Corner Store Program,"

which means that it has agreed to add a number of healthy food items to the inventory each year. Mr. Serafin feels strongly that the success of such a program will depend on the ability to educate people about how to identify, purchase, cook, and consume healthy foods in lieu of processed and fat-laden foods.







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## CHAPTER 2 • HISTORIC CONTEXT & LAND USE

Residents also remember when the churches were the center of life in the neighborhood. Holy Trinity and St. Stanislaus (just north of the neighborhood) were two of the earliest churches in the neighborhood, both Catholic, and they remain active today, although with smaller and more transient congregations. St. John's is another Catholic Church in the neighborhood. Today there are 19 churches and/or religious organizations in the neighborhood including three Islamic organizations, Joel Two Restoration Ministry, Iglesias Fuente De Salvacion, two fellowship churches, and almost every religious denomination except the traditional Jewish, Presbyterian, and Episcopal religions.



Local churches in eastside neighborhood

### Historic Structures

The Erie County Historic Resource Survey was conducted between 2013 and 2015 to obtain baseline data for a comprehensive historic preservation plan for Erie County. The survey was conducted by Wise Preservation Planning, LLC, a historic preservation planning firm from Chester Springs, PA. Assisting Wise Preservation Planning were Preservation Erie, Mercyhurst University and Erie County Planning Department. The survey included all of Erie County. Properties were ranked on a scale of 1 to 5, as defined below.

#### Class 1

*Properties containing historic resources at least 50 years old and of major architectural or historical significance-- These properties have been listed on the National Register of Historic Places, been determined eligible for the National Register, or are contributing resources in a National Register Historic District.*

#### Class 2

*Properties containing historic resources at least 75 years old and of high architectural significance and architectural integrity-- These properties, in the opinion of the consultant, have the potential to be determined eligible for the National Register. Again, the determination is based on architecture alone, and only the exterior of the buildings (or their immediate settings, in the case of some farms) are surveyed. These properties would also contribute to a theoretical historic district.*

#### Class 3

*Properties containing historic resources at least 75 years old and of moderate to high architectural significance and integrity--These properties do not appear individually to meet National Register criteria for architecture but are among the more architecturally significant buildings of the county. They are largely intact and are fine representatives of a particular architectural type or style, but not necessarily large or opulent. These properties would contribute to a theoretical historic district.*

#### Class 4

*Properties containing historic resources at least 75 years old and of moderate architectural significance-- These properties do not appear to have the architectural significance to meet National Register criteria individually, but maintain their general historic appearance or integrity. These properties probably would contribute to a theoretical historic district.*

#### Class 5

*Properties containing resources at least 75 years old but of low architectural significance--The resources are either highly altered, damaged, or have little or no architectural significance. These resources would not contribute to a theoretical historic district.*

Of the 1,693 structures surveyed in the eastside neighborhood, only one was rated as a 1, and only five were rated as a 2 according to these definitions. The rest were rated 3 to 5, with most of them in the 4 and 5 categories. The entire study can be reviewed at [www.eriebuildings.info](http://www.eriebuildings.info).





## Land Use and Zoning

An existing land use analysis was completed in 2014 by the Peter J. Smith Company as part of the Background Data Analysis for the City of Erie's Comprehensive Plan Update. Land uses were identified as follows:

- *Over half of the neighborhood is classified as residential, primarily single-family homes on small lots, with some higher-density residential uses in the northwest portion of the neighborhood and scattered throughout the southern portion. State Street is identified as primarily commercial on both sides.*
- *Parade Street is a mixture of commercial and residential uses, with several vacant parcels.*
- *26th Street is a combination of residential and commercial uses, with several key parcels of community service uses, including Veterans Stadium, BLOOM Collaborative, St. John's Church, the International Institute, and Saint Mary's Home.*
- *The railroad corridor/15th and 16th Streets is a mixture of public services (including the Erie County Prison), vacant land, and industrial and community service facilities.*
- *Industrial uses are clustered along the southwestern border of the Bayfront Parkway and along 18th Street.*
- *There are a large number of vacant parcels in the northern half of the neighborhood, many of which are owned by the Erie Redevelopment Authority (ERA) as part of its blighted properties program.*



Examples of neighborhood housing and businesses





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# CHAPTER 2 • HISTORIC CONTEXT & LAND USE

Zoning Map of the neighborhood is included as Plate 2-1. Key land uses are indicated on Plate 2-2.

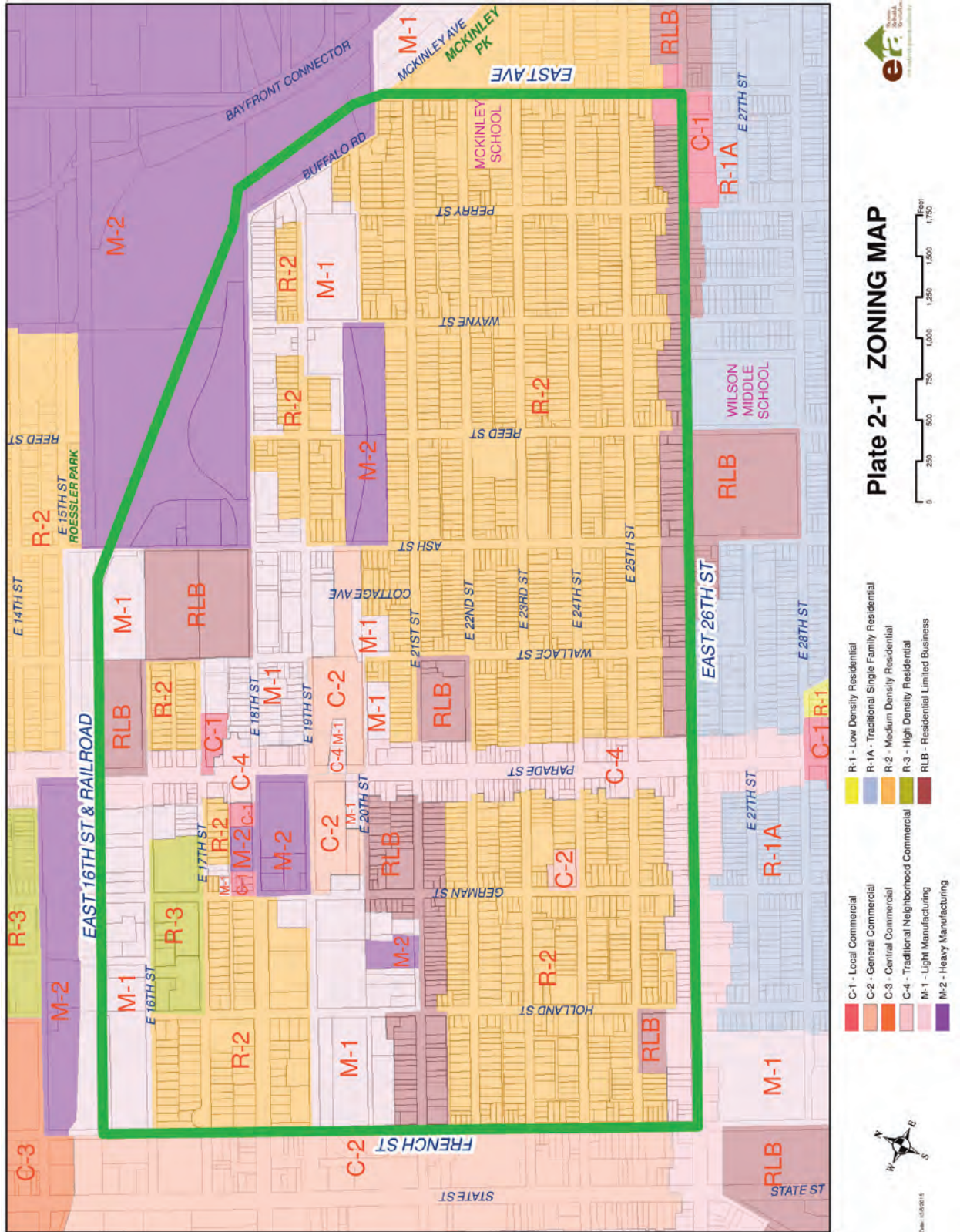


Plate 2-1



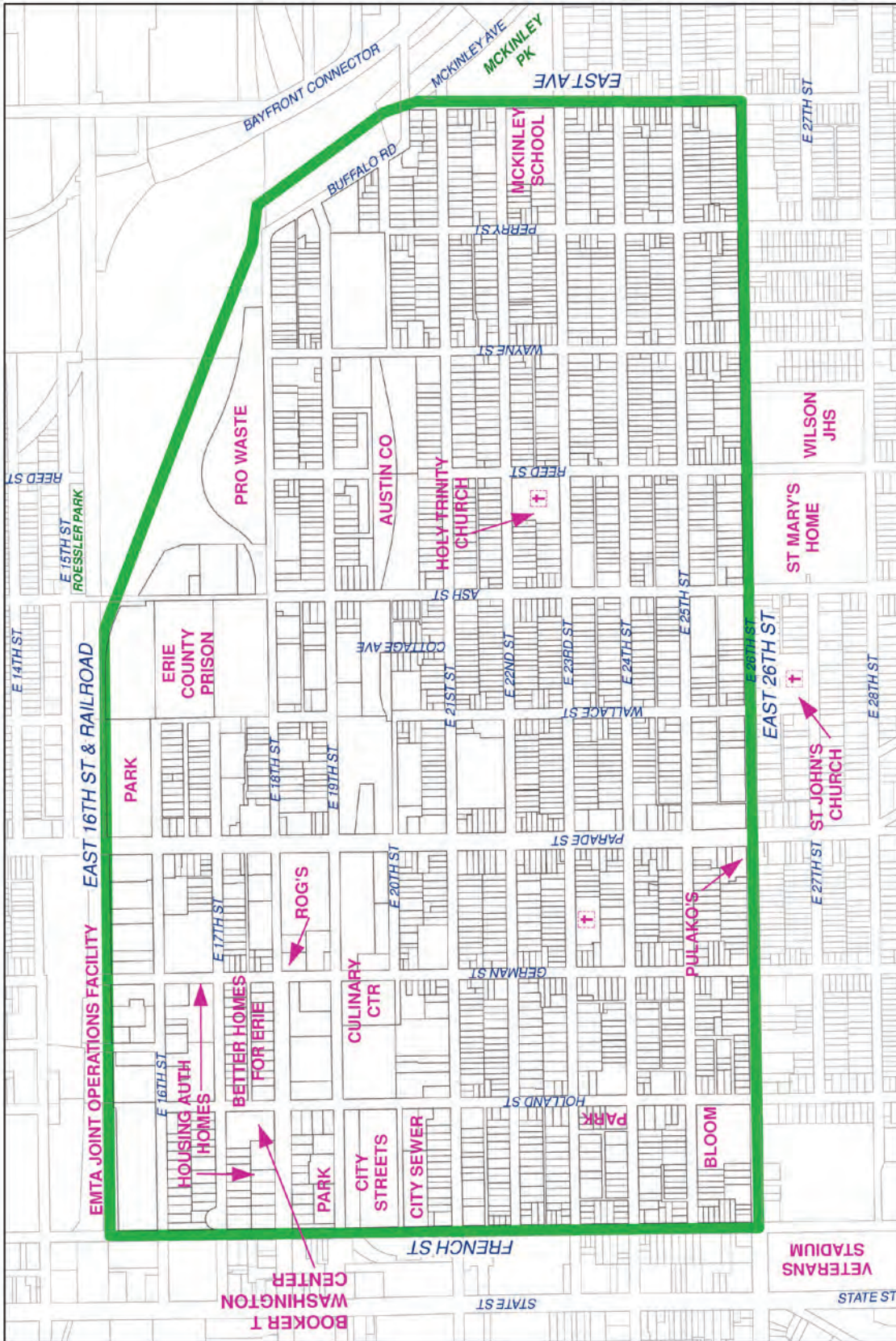


Plate 2-2 KEY EXISTING LAND USES



Scale: 1/8" = 100'





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## CHAPTER 2 • HISTORIC CONTEXT & LAND USE



Examples of industrial structures



Major property owners in the neighborhood include:

- The City of Erie, with its Streets, Sewer, and Municipal Waste Departments primarily between French and Holland, 19th and 20th Streets
- Erie County Prison on Ash Street
- Erie School District Culinary Center at 19th and German Streets



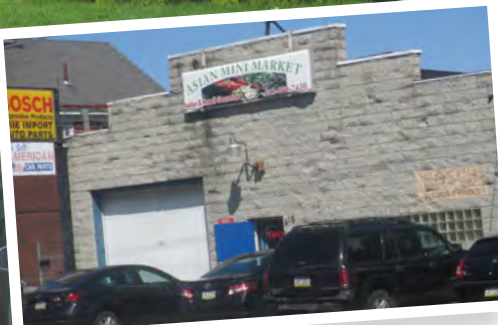
Neighborhood businesses and services

- St. Mary's Home on 26th Street
- McKinley Elementary School and Wilson Junior High School
- McKinley Park
- Ten different clubs, mostly ethnic
- PRO Waste Company
- ROG's, Inc. at 327 East 18th Street, which owns several parcels for its industrial rigging, machinery moving, crane service, heavy hauling, vehicle and machinery storage, export boxing and crating company
- E. E. Austin Servall Concrete and Austin Trucking
- Housing and Neighborhood Development Services (HANDS) has several housing complexes in the neighborhood





- ERA owns numerous properties, mostly vacant lots acquired through the blighted properties program, that they are holding to resell to interested parties
- Nickel Plate Mills, which has been an enterprise in the neighborhood for over 100 years
- BLOOM Collaborative on East 26th Street, and
- A number of small service businesses, civic groups, small grocery markets, industries, churches, and parks or green spaces.



Neighborhood businesses





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## CHAPTER 2 • HISTORIC CONTEXT & LAND USE

The City of Erie's McKinley Park is the best known and most-used park in the neighborhood. Other parks include:

- An open area west of the prison and north of 16th Street
- Holland Street Playground at the corner of 24th and Holland Streets
- An open field west of the Pulaski Club (and owned by the Club)
- Mel Witherspoon Field north of 19th Street and east of French Street
- Poetry Garden west of Holy Trinity Church maintained by the Benedictine Sisters
- A garden on the west side of Parade Street created and maintained by Erie City Mission
- The football field in front of Wilson Junior High School on East 26th Street
- A playground at McKinley School
- A park at 19th and Wayne Streets, which is in a very deteriorated condition
- Several small community gardens

There is potential for additional greenspace and/or park area in the neighborhood including the southwest corner of the Bayfront Connector and the railroad, and a corridor along the former railroad tracks runs parallel to 19th Street. These areas are discussed in more detail in Chapter 8.



Gardening and green space in the neighborhood





There is not a lot of new construction happening within the neighborhood; however, there are several noteworthy projects adjacent to it:



New EMTA Lift Facility on 14th Street

- The Erie Metropolitan Transit Authority (EMTA) is constructing a \$60 million Transit Center just north of the railroad between Parade and French Streets. By 2017, this facility will house the entire EMTA Lift and Transit facility and buses, a transit center, offices, and a parking ramp. Reference Chapter 6 for additional information on this project.
- The Mercantile Building on State Street still has the potential for additional retail or residential uses on the 2nd and 3rd floors. The balance of the building's upper floors is market-rate housing, while the street level is the Post Office, with additional retail space available.
- The Turnpike Building on 14th Street is being renovated for new office uses.
- Griffith Properties recently purchased the property around the Union Square Townhome project and several properties adjacent to Griswold Park for future development.
- Griffith Properties, which owns Lovell Place, has also purchased properties to the east of Lovell Place for future development or facilities to support Lovell Place.
- The Erie Redevelopment Authority is taking a more aggressive approach to marketing its vacant properties to adjacent land owners or to other interested parties.



Commercial space at Union Square on 12th Street





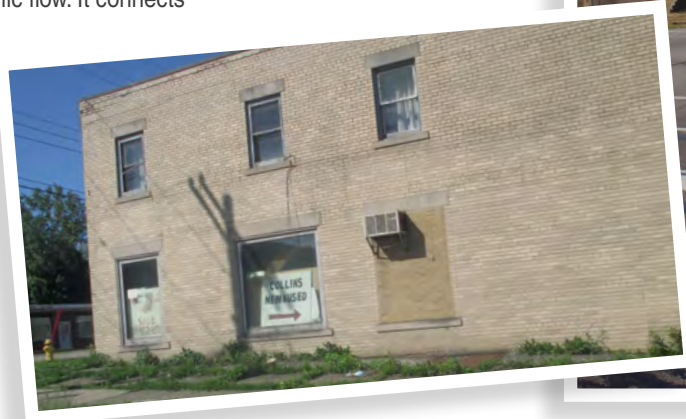
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### Major Corridors

**Parade Street** --Parade Street serves as the key north-south corridor through the neighborhood. The City completed a streetscaping project on Parade Street north of the railroad, but not to the south in this neighborhood. Parade Street is generally four lanes with relatively fast moving traffic and traffic lights at key intersections such as 18th and 26th Streets. This section of Parade Street needs attention in terms of streetscaping (a continuation of the project to the north—decorative street lighting, trees, and sidewalk improvements), infill development, reuse of vacant buildings, signage identifying the neighborhood and its assets, banners to denote the Eastside Multicultural Community, attractive bus shelters, etc., as discussed in more detail in Chapter 5.

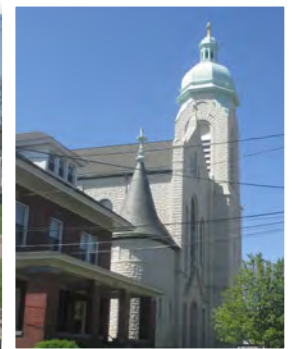
**26th Street**--Forming the southern boundary of the neighborhood, 26th Street plays a key role in east-west traffic flow. It connects



Vacant Properties on Parade Street



the Bayfront Connector to State Street, intersecting all north-south streets in the neighborhood. Key properties along 26th Street include St. Mary's Home, Wilson Junior High School and football field, St. John's Church, the International Institute of Erie, Pulako's Chocolates, BLOOM Collaborative, and Veterans Stadium. 26th Street should be considered for streetscaping and other improvements when funds are available at the City level to do so, as it is a major corridor.



Wilson School and football field / International Institute and St. John's Church on 26th Street





Ash Street--The second major north-south street through the neighborhood is Ash Street. The northern section of Ash Street, between the railroad and the former railroad right-of-way, is home to the Erie County Prison on the west side of Ash, north of 18th Street; and industrial uses. South of the former railroad right-of-way, Ash Street is primarily residential until closer to 26th Street, where some commercial uses are located. Ash Street should be treated as a major corridor and streetscaped, signed, and lit to provide a safe and pedestrian-friendly corridor, including improvements to the underpass.

18th Street--Buffalo Road (US 20) turns into East 18th Street as it enters the City of Erie from the east, serving as a major east-west industrial artery west through this neighborhood. PRO Waste and ROG's are major industries located along 18th Street, along with the Erie County Prison at Ash Street. Several housing complexes are also located along this corridor. West of German Street, the corridor turns into a landscaped boulevard, which compliments the housing complexes and businesses along this stretch of the roadway. The roadway east of Ash Street needs to be maintained for industrial traffic and should be treated as a gateway into the City, as discussed in more detail in Chapter 5.



Properties on 18th Street



Existing neighborhood housing





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## CHAPTER 2 • HISTORIC CONTEXT & LAND USE

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## • CHAPTER 3 •

# PUBLIC INPUT

As part of any community planning process, it is imperative to seek input from residents regarding their concerns, issues, and desires for the future of their neighborhood. The Neighborhood Manager and staff at the SSJNN Eastside office have been working with residents over the past year to acquire their input, which included a survey, interviews with key people, and public visioning sessions.



Public Session #1

### Stakeholder Visioning Session #1

Residents and stakeholders were invited to attend a visioning session at the SSJNN eastside office at St. John's School on Thursday, May 28, 2015 at 5:30 PM. About 25 people attended. After a PowerPoint presentation detailing assets, liabilities, and opportunities, attendees were asked to provide issues or concerns on sticky notes and place them at the appropriate locations on the maps provided. Discussions were held at stations with CMK Planning consultants and SSJNN staff. Comments included:

#### Infrastructure

- Lack of adequate lighting creates dark spots at McKinley School and on 23rd Street between Wallace and Ash Streets.
- Stop signs are needed on Ash Street at 24th and 25th Streets.
- If/when the green/cultural corridor is created, include call boxes for emergencies.
- Sidewalks are needed along Parade Street south of the railroad.



Existing neighborhood housing

#### Property ownership/maintenance

- There was some interest expressed in purchasing vacant lots that are either owned by the ERA or have been declared blighted. An ERA representative mentioned that they are being more aggressive regarding the side lot program and selling properties.
- A mowing program could be developed to have one person on each block mow everyone's lawns with everyone chipping in to cover costs of gas, etc.
- Morningstar Baptist Church on 23rd Street between Parade and German Streets has about 4,000 SF that they would like to rent to some group or business.
- The junk yards between 17th and 18th Streets and between Parade and Wallace Streets should be cleaned up.

#### Image

- The eastside is a "melting pot"—which could be used as a name or theme for the area.
- The dumping site in the northeast corner of the neighborhood—between 18th Street & the railroad, west of the Bayfront Connector, is a problem.

#### Crime

- More police on foot or bike patrols are needed.
- Gun violence is a problem around 24th Street between Ash and Reed Streets, and in other parts of the neighborhood.







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## CHAPTER 3 • PUBLIC INPUT



- There are four gangs in the neighborhood that are always fighting with each other. They are responsible for the recent shootings. The Neighborhood Association can help stop this. Police will attend the Neighborhood Association meetings. People should notify police immediately of any shootings.
- Security cameras would be helpful. SSJNN should conduct an inventory of existing security cameras and then start a program like those in Little Italy and downtown. Police could help mount cameras if SSJNN purchases them.
- Holy Trinity Church members are worried that people will stop coming to the very popular Zabawa Festival because of reported crimes.



Public Session #1

### Activities/programs

- A community pot luck picnic should be held to get to know your neighbors.
- The Zabawa Festival held at Holy Trinity each summer is one of the largest in the City, bringing thousands of people into the neighborhood.
- The Society of the Holy Trinity started as the Ushers Club for the church. It moved to its own location and started its own club. It supports Holy Trinity Church with fundraisers.
- There are four large Catholic organizations in/near the area (Holy Trinity Church, St. John the Baptist Church, St. Mary's Home, and Holy Rosary Church) which should join together with SSJNN to accomplish specific neighborhood improvement projects.
- All churches and religious organizations should work together to accomplish specific projects. There are about 19 such organizations in the neighborhood.
- Primary Health Network is interested in working more closely with SSJNN in the neighborhood. They may consider providing t-shirts and starting a walking program to promote healthier living styles. They may also be able to provide materials and sessions on health-related issues.

### Neighborhood Survey

SSJNN Eastside Office staff developed and implemented a survey of neighborhood residents in 2014 and early 2015. Staff members went house to house, asking a standard set of questions. Surveys were completed by the members of 258 households between French and East Streets, and between 16th and 26th Streets. Over 57% of the surveys were completed by females.

The entire results of the survey can be reviewed in Appendix 3-1. Some interesting results of the survey are as follows:

- Over 63% of respondents were African American.
- 69% were over 61 years of age.
- 49% were single.
- 53% were active in a church.
- Over 77% were Christians.
- Over 25% spoke a language other than English.
- Over 59% had household incomes of less than \$30,000.
- 54% rented their homes.
- 43% were satisfied with their current housing situation.
- 62% would not consider buying a home in the neighborhood.
- 77% feel safe in their neighborhood.
- Theft, drugs, shootings and guns were the most frequently cited crimes.



Surveyors and Participants



- 48% felt that the neighborhood had gotten worse over the last year, mostly because of a lack of jobs, no police presence, people not caring, and low incomes.
- Services missing in the area that were ranked the highest were more jobs and more programs for kids/teens.
- Neighborhood problems that ranked the highest were trash/litter and fighting.
- When asked what action should be taken to improve things, the most frequently cited response was “more police patrols.” Second was “more employment opportunities.”
- Businesses in the area that were ranked the highest were pharmacies, medical care, dental care, and laundry.
- The social service in the area ranked most frequently as “good” was “free food.” Second was “health programs.”
- Over 40% shop at Walmart, which is just outside the neighborhood to the east.

*Issues most important to the respondents were:*

- Parents minding what their children are doing.
- Young people being involved in youth organizations
- Parents/guardians talking to their children about sex, drugs, and violence.
- Families supporting each other.

*Respondents felt that:*

- 58% of the lawns and gardens are in less than decent condition
- 52% of the buildings were rated below fair condition
- 54% of porches, stairs, and fences were in less than decent condition

## Stakeholder Visioning Session #2

On Wednesday, August 19, 2015, the SSJNN eastside office held a second public session to discuss findings of the study and to review preliminary recommendations. About fifteen people attended the session, which was held at 5:30 PM at the office of the Neighborhood Resource Organization, which is located in the same facility at St. John’s as the SSJNN Eastside Office.

CMK Planning, LLC presented findings to date and reviewed several recommendations, in categories consistent with the PA Elm Street neighborhood organization format. (Organizing the plan document in this fashion allows the Eastside Multicultural Community to become eligible for Elm Street designation and funding in the future, if so desired.)

After the formal presentation, participants were asked to select their two highest priority items from a list of desired activities within five general categories: Safety, Programs, Housing, Economic Development, and Neighborhood Environment. A summary of the results is included in Appendix 3-2. Top selections included:



<b>Highest Priority</b>	Community gardens and urban farms
<b>2nd Highest Priority</b>	Street lighting • Bike and walking paths • Demolition of deteriorated buildings
<b>3rd Highest Priority</b>	Education and tutoring programs • Housing rehabilitation • Improved sidewalks and pedestrian crossings

These results were incorporated into the balance of this planning process.





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## CHAPTER 3 • PUBLIC INPUT

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# • CHAPTER 4 •

## ORGANIZATIONS

*“Long-term, effective neighborhood revitalization necessitates knitting together many varied threads of activity. Factors as distinct as safety, building conditions, income levels, public school performance, cleanliness, and residents’ level of engagement play a significant role in neighborhood stability. Coordinating activities and programs that can identify and address problems across this diverse spectrum calls for an organization capable of operating flexibly and efficiently, often through partnering with other groups and public agencies.”*

*PA Elm Street*

Most neighborhood revitalization organizations emphasize the need for a strong sustainable organization to spearhead any grassroots efforts and to work with partners to implement revitalization activities. The Sisters of St. Joseph are utilizing the Pennsylvania Elm Street approach with this eastside neighborhood, as this has proven successful in their efforts in the Historic Little Italy neighborhood. The Elm Street approach suggests five committees to help spread the workload evenly and manageably.

- These include:**
- Organization
  - Design
  - Neighbors and Economy
  - Image and Identity
  - Clean, Safe and Green



Residents are fortunate that the Sisters of St. Joseph have selected this neighborhood as a new focus for their ministry, and are providing the funds to retain staff and physical space for the Eastside Multicultural Community office. The ministry started in 2014 and a manager and program director were retained to begin working with the residents and the SSJNN staff from the Little Italy office, who are able to provide numerous resources based on their experiences with the Historic Little Italy neighborhood and years of orchestrating a Neighborhood Block Watch Organization. This organizational relationship with the SSJNN has provided the eastside group with a big head start.

### Advisory Committee

To meet the needs of a sustainable organization, the SSJNN appointed an Advisory Committee, similar to the Little Italy Revitalization Association (LIRA), to spearhead efforts to implement the recommendations of this plan and provide support to the Neighborhood Manager/Site Director and staff. This Committee’s primary roles will be to: help coordinate efforts of existing organizations to maximize impact and reduce redundancies, identify and access potential funding sources, present a strong voice for the neighborhood, organize and coordinate promotional activities, and recruit businesses to the neighborhood.



<b>This Advisory Committee includes representatives from:</b>	
Faith-based organizations in the neighborhood	Neighborhood institutions
Neighborhood businesses and industries	Residents and property owners
Local government entities, authorities and others, especially those with properties and facilities in the neighborhood, such as the City of Erie, HANDS, ERA, and the Erie School District	







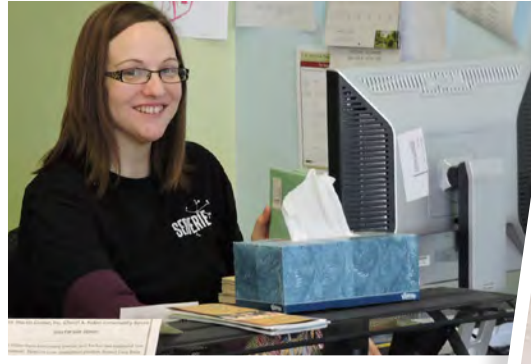
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## CHAPTER 4 • ORGANIZATIONS



As the primary neighborhood revitalization organization for the eastside neighborhood, this Advisory Council is responsible to the SSJNN for:

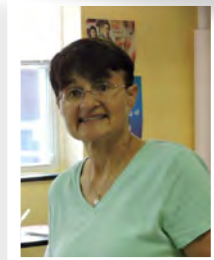
- Adopting, updating, and implementing this Revitalization Plan over the next 5-10 years, monitoring it regularly and updating it every two to three years to reflect accomplishments and establish new goals and objectives as needed.
- Establishing and assisting other committees with implementing their projects.
- Developing a strong volunteer base.
- Coordinating activities with other organizations within the neighborhood.
- Advocating for residents of the neighborhood.
- Attracting resources to the neighborhood.



Staff and Volunteers

### The Neighborhood Manager/Site Director

Paramount to operating a successful neighborhood organization is having a top quality person in charge of coordinating and managing it. The Neighborhood Manager/Site Director retained by the SSJNN has the advantage of having experienced program staff and managers available through the SSJNN and Historic Little Italy to assist in making efforts on the eastside successful.



#### The Neighborhood Manager should:

Direct activities of all committees, provide staff support to the Advisory Committee, and report directly to the SSJNN Director,

Continue and enhance existing programs and add new programs as staffing and funding become available,

Be the voice of the neighborhood at a citywide level.

Take the lead role in implementing the recommendations of this Plan,

Be an advocate to the SSJNN on behalf of the neighborhood, and



## Existing Conditions

In just over a year, the eastside office has already accomplished much meaningful work. The following activities have been accomplished or are underway:

- An inventory of properties was compiled from County records, and includes owner names and addresses, current zoning, plus, for residential properties—type of dwelling, year built, and square footage; and for commercial properties—use, year built and square footage.
- A base map of the neighborhood, with ERA-owned properties identified, a zoning map, and an aerial map have already been compiled, with mapping provided by ERA (Ref. Plates 1-1, 1-2, and 6-1).
- Three Committees have been created for three of the elements under the Elm Street program: Design, Neighbors and Economy, and Safe, Clean, and Green. Each committee began a physical environment inventory and a socio-economic inventory for elements within their category. Work on these inventories has commenced, and results are discussed throughout this document.
- Interviews are being conducted with long-time residents of the neighborhood to document the history of the area. A final report will be prepared.
- With the help of a VISTA Corps volunteer, a house-to-house survey was designed and conducted, as mentioned earlier. A report summarizing the results is included as Appendix 3-1.
- A property assessment on a block-by-block basis has commenced, with observations of the following being noted:

Positive and negative aspects	Housing or building conditions
Street conditions	The presence of litter on the site
Existing land use	Whether people were in or near the property when the assessment was underway
The presence of trees on the property or in the tree lawn	The presence of graffiti on the property
Crime watch and home security system signs	If ads for alcohol were visible from the property or located on the property
If the house was for sale	Any other observations that didn't fit one of the above categories but was noteworthy

- An inventory of existing security cameras in the neighborhood has begun.
- Surveys of neighborhood businesses have been started with interviews of the owners.
- Several programs have already been initiated within the neighborhood, including:
  - Three successful bicycle programs, as explained in Chapter 9.
  - Several clean-up programs have been initiated and more will follow.
  - Planting of several areas has been completed and more are anticipated.
  - A bottle cap art program has begun and it is anticipated that bottle cap art will soon dot the entire neighborhood.
  - Working with the existing Central City Neighborhood Association and creating a new Eastside Neighborhood Association, SSJNN has enhanced the former “block watch” programs into Neighborhood Associations that will help deter crime and increase safety.
  - Tutoring programs, similar to those in Little Italy, have been started at this location.
  - SSJNN has assisted with the painting of several houses, an activity that will also continue.







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## CHAPTER 4 • ORGANIZATIONS

It is important that the SSJNN eastside office establish relationships with existing churches, schools, and clubs in the neighborhood to support their ministry and to participate in programs and activities. The International Institute of Erie (IIE), the Multicultural Community Resource Center, St. Martin Center, and Catholic Charities all provide several services to immigrants including English as a Second Language (ESL), which is critical to properly communicating with the residents who could become volunteers in the neighborhood.

The International Institute is a field office of the US Commission for Refugees and Immigrants (USCRI), and provides refugee services, including placement of families into homes, workshops and training, interpretive services (for 40 languages), services to help employ refugees, connections to the community, child care and early learning center, and how to become a US citizen. Continued coordination with IIE is critical.



St. Martin Center provides services to families, veterans, students and others facing crisis situations and needing immediate or long-term assistance. Immediate services include providing clothing, food (a breakfast program and food pantry), rent and utilities, life-sustaining prescriptions, and medical and employment transportation. Long-term assistance includes help with credit issues, budgeting, and home buying. The Center also has programs for lead-based paint, foreclosure assistance, and early learning, with an early learning center (SMELC) at Lovell Place on 13th and French Streets. Their PA Workwear program provides clothing for a variety of work environments. The SSJNN has established a relationship with St. Martin Center providing a match to their rent and utility assistance program of \$50.00 for qualifying families. Continued coordination with St. Martin Center is also critical ([www.stmartincenter.org](http://www.stmartincenter.org)).



St. Martin's Center

Churches and religious organizations could play a very important role in neighborhood revitalization.

### Existing churches and religious organizations include:

St. John's Catholic Church (509 East 26th)	Joel Two Restoration Ministry (Reed & East 22nd)
Holy Trinity Catholic Church (643 East 23rd)	Second Baptist Church (757 East 26th)
Society of Holy Trinity (604 East 23rd)	True Holiness Church of Jesus Christ (133 East 23rd)
Holy Trinity Church of God in Christ (1703 Holland)	Morning Star Baptist Church (327 East 23rd)
Islamic Cultural Center (2426 Parade)	St. Stephen's Lutheran Church (940 East 22nd)
Islamic Association of Erie (2419 Holland)	Iglesias Fuente De Salvacion (154 East 21st)
Alma Karm Islamic Foundation (1635 Ash St)	Hoffman's Religious Supplies (420 East 26th)
Mount Zion 7th Day Adventist Church (204 East 24th)	Bethel Fellowship
Mount Zion Apostolic Faith Church of God (757 East 18th)	Cornerstone Liberty Community Church (2220 Wayne)
One in Christ International (East 18th)	Open Door Full Gospel Fellowship Church (560 East 22nd)



Schools and support facilities can also serve as partners in the neighborhood. Existing educational facilities include:

- *Wilson Middle School (East 26th Street)*
- *McKinley Elementary (933 E 22nd at East Avenue)*
- *Mercyhurst University Booker T. Washington (BTW) Center (1720 Holland)—BTW offers 1-2 year Associate Degree programs in Business Management and Liberal Arts, Medical Assistant Certificates, Retail Management Certificates and College Prep classes. Students are eligible to transfer to Mercyhurst’s Erie or North East campuses. “Mercyhurst for Me at the Booker T” is their slogan.*
- *Erie School District Culinary Center (19th & German), which provides food for elementary schools in the Erie School District and some charter schools.*

Several of the clubs in the neighborhood have community space or outside fields that can provide opportunities for the neighborhood, in terms of meeting space, activity areas, or sports activities. Their members are generally residents of the neighborhood and should be involved in its revitalization. Clubs include:

- *Polish National Alliance Club (557 East 21st St)*
- *Holy Trinity Society (604 East 23rd St)*
- *Polish National Club (2114 Wallace)*
- *Veterans of Foreign Wars Post 3390 (2517 Ash St)*
- *Pulaski Club (2114 Wallace)*
- *Erie Arbeiter Gesang Verein (324 East 18th St)*
- *Polish Falcons Nest (602 East 19th St)*
- *Siebenbuerger Singing Society (2114 French)*
- *Leader of Men Riding Club (602 East 24th St)*
- *Maennerchor Club (1607 State)*



Neighborhood Clubs







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## CHAPTER 4 • ORGANIZATIONS

### Goals, Objectives and Strategies

Based on all of this information, the following goals, objectives and strategies are recommended to achieve a sustainable organizational for the Eastside Multicultural Community.

#### Goal 1:

Maintain a sustainable organization, with an active Advisory Committee, several subcommittees, and a substantial base of volunteers to implement the recommendations of this Plan under the direction of the Neighborhood Manager/Site Director and the SSJNN.

**Objective 1.1:** Develop a solid and workable committee structure.

Strategies:

- 1.1.1: Enhance the Eastside Advisory Committee to spearhead revitalization, educational and social efforts within the neighborhood.
- 1.1.2: Create, enhance and engage active committees to help implement recommendations of this Plan, while combining critical committees with Historic Little Italy's existing committees to capitalize on their capabilities and expertise.
- 1.1.3: Recruit and train volunteers, and develop a retention program for volunteers to keep them active, interested, and participatory.
- 1.1.4: Provide training opportunities for staff, committee members and volunteers.
- 1.1.5: Maintain and expand the Eastside Neighborhood Association (Block Watch group) and continue to work with the Central City Neighborhood Association.
- 1.1.6: Coordinate with the City and other agencies (HANDS, ERA, EMTA, etc.) to address issues such as zoning, building codes, trash removal, street maintenance and lighting, parks and recreation, water and sanitary sewer, storm drainage, transits services, housing programs, and other issues that directly affect residents of the neighborhood and immigrants
- 1.1.7: Pursue funding to finance the neighborhood center, programs and activities, as well as to sustain the organization itself. Fundraising campaigns may be necessary, as is support for the SSJNN Annual Gala and the Erie Gives program.



SSJNN Annual Gala



**Objective 1.2:** Develop and maintain neighborhood partnerships.

Strategies:

- 1.2.1: Build relationships with churches and religious organizations, clubs and schools in the neighborhood, and invite them to be active partners in neighborhood activities and programs. Individuals or groups could be asked to take on a specific project or activity, such as “Adopt a Park” or “Adopt a Block” to help with litter control and cleanup programs.
- 1.2.2: Support and participate in neighborhood organizations’ existing events and activities, especially Zabawa.



Zabawa 2015

- 1.2.3: Continue to work with, and enhance coordination with, other non-profits serving the area regarding the many programs they provide and assure that residents, especially immigrants and refugees, are aware of and availing themselves of those programs.

**Objective 1.3:** Develop and maintain appropriate data, policies, and procedures for the Eastside office and acquire a central office location.

Strategies:

- 1.3.1: Maintain and continue to update an electronic listing of all property owners in the neighborhood.
- 1.3.2: Create a service directory that lists the services and programs available to residents of the neighborhood, especially immigrants and refugees, and make it easily accessible.
- 1.3.3: Develop policies and procedures for programs at the eastside center to educate volunteers and clients and to protect volunteers, clients and the SSJNN.
- 1.3.4: Identify and acquire a permanent space for an SSJNN Eastside office and/or central location that could include a community center, activity area, meeting space, storage space, outdoor areas for community gardens and greenspace, and adequate parking; and is centrally located within the neighborhood for maximum visibility.



Example of Holiday Event





*Combining Cultures  
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## CHAPTER 4 • ORGANIZATIONS

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## • CHAPTER 5 •

# DESIGN

*The character and overall feel of a neighborhood and its streets are often what make it special and set it apart. The familiar appearance of its houses can signal the unique atmosphere of the community, not only to its own residents but also to citizens in the larger region. This area of the Elm Street Approach includes consideration of the features that are visible when walking or driving through the neighborhood.*

*PA Elm Street*

### Design Committee

The Design Committee is responsible for enhancing the physical appearance of the Eastside Multicultural Community by capitalizing on its unique assets and traditional layout. This includes its historic character, design and types of in-fill development, codes and regulations that dictate design, and enforcement of the codes and regulations that are adopted for the betterment of the neighborhood. The Design Committee must work closely with the Image and Identity Committee in implementing the design theme that the neighborhood wishes to embrace.



*Results of Design Guidelines*

Design Guidelines would be helpful to assist residents and builders with advice on additions, renovations and new construction designs in the neighborhood. Front porches, using alleys to access garages and parking, and other traditional neighborhood design elements should be included in the guidelines to maintain the integrity of the neighborhood.

### Neighborhood Issues

The community survey revealed several issues of concern to residents regarding design elements, including:

- *Upgrading of sidewalks and driveways*
- *Upgrading and better use of alleys*
- *A comprehensive street lighting program*
  - *Better street lighting throughout the neighborhood*
  - *Decorative street lighting that is unique to the neighborhood*
  - *Trees need to be trimmed to let lights shine properly*
  - *Lighting on private properties*
- *More and safer play areas/ green space*
- *Better design of building additions*
- *Blight identification, removal, and reuse of properties and security warnings*
- *Better signage regarding neighborhood watch*
- *Better attention to lawns and gardens*
- *Litter collection programs and education*
- *Housing rehabilitation*
- *Vacant building adaptive reuse, new ownership, new uses, and renovation*







Combining Cultures  
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## CHAPTER 5 • DESIGN



Existing Conditions

Visual observation and analyses of the physical environment reveal several critical design elements:

- *Parade Street has had some streetscaping improvements on the section north of our neighborhood, but none within this neighborhood.*
- *There is potential for a multi-use trail along the abandoned railroad. Coined the “Eastside Opportunity Corridor,” it would extend from Liberty Street on the west, along 19th Street to the railroad right-of-way between Parade Street and the Bayfront Connector. There is interest in making this a “Cultural Corridor,” and parties are exploring that possibility with the railroad.*
  - *If the railroad concurs, the SSJNN is willing to lead the effort, with the assistance of many local partners.*
  - *The SSJNN is interested in extending the Corridor further west through the Historic Little Italy neighborhood along 19th Street, which appears to be wide enough to permit a properly designed multi-modal path.*
  - *The intent is to place public art along the corridor, have performances in parks along the corridor, and create some pedestrian-friendly green spaces.*
  - *Safety along the corridor will have to be addressed with lighting, call boxes, security cameras, etc.*
- *EMTA has several bus routes in the neighborhood. Bus shelters are needed at key locations.*
- *There are some very nice architectural buildings and homes in the neighborhood, some of which are vacant. They need to be marketed and utilized.*
- *Many of the homes are well maintained and attractive. Some have attractively utilized side lots to enhance their properties with gardens and/or green space.*
- *The Benedictine Sisters’ Poetry Garden offers a great example of uses for vacant lots that add green space and public art. The metal flowers in the Garden could be used as a theme for the neighborhood—metal sculpture art.*



Poetry Garden Metal Sculptures



- A facade program such as the one underway in Historic Little Italy should be started in this neighborhood. Areas should be prioritized and key areas targeted to create the most impact.
- There are many parking lots in the neighborhood, but not an overabundance, and on-street parking creates issues for residents especially during winter months when streets are being plowed. Large parking lots include:

- 26th & Ash (International Institute)
- 21st and Holland Streets (church)
- 23rd and Ash Streets (Holy Trinity)
- 16th and French Streets (office)
- 23rd between German and Parade Streets (church)
- 21st and French Streets
- 23rd and Reed Streets (Holy Trinity)
- 21st and French Streets

The SSJNN is committed to improving the overall standard of living in the neighborhood, and has already started taking matters into its own hands. Residents have started assisting with front yard maintenance, community gardening, flower planting, house painting, weeding, mowing, trimming, and maintaining vacant lots. Local college groups should be encouraged to participate and volunteer time and energy to support these efforts, as they have in Little Italy.

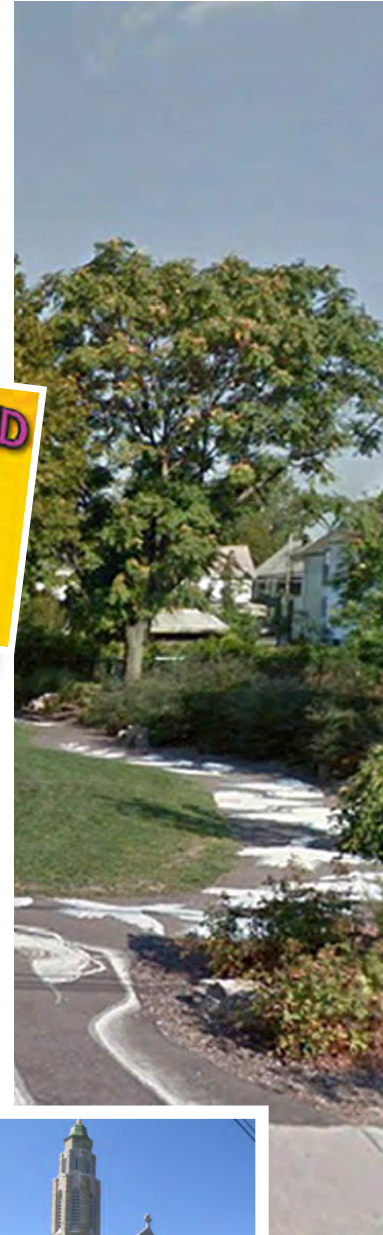
Once beautification efforts are underway, awards programs that recognize and encourage participation can be used to reward residents who have accomplished substantial improvements. Some examples include:

- Best private garden enhancement
- Most improved vacant lot
- Best landscaped parking lot
- Best corporate sponsor
- Most attractive flower pot, hanging basket, or window box
- Most attractive commercial facade improvement
- Most inviting front porch
- Most innovative and attractive sign
- Hardest working volunteer

Special clubs, such as a Garden Club, could be started and given specific tasks to undertake to help organize residents to beautify the neighborhood. The Benedictine Sisters' Poetry Garden can serve as an example of how a vacant or side lot could be enhanced to beautify the neighborhood.

Information and reports that are critical to future design decisions, and projects that should be undertaken, include:

- Property inventories to establish baseline data for the neighborhood, including abandoned and/or blighted properties, businesses, vacant lots, and other neglected properties. (underway)
- Surveys of private residential and commercial building stock and needs. The City of Erie's Comprehensive Plan (to be completed in 2016) includes a map of building conditions for the entire City.
- Identification of historic properties and measures to assure that they are preserved, enhanced, and/or protected if at all possible. A survey of all properties in Erie County is being completed and information on historic properties in this neighborhood can be reviewed at [www.eriebuildings.info](http://www.eriebuildings.info).
- Survey and prioritization of public improvement needs, including sidewalks, streets, streetscapes, intersections, pedestrian crossings, curbs and gutters, street lighting, benches, trash receptacles, bus shelters, banners, and signage



Examples of Historic Properties





Combining Cultures  
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## CHAPTER 5 • DESIGN



• *Identification of gateways, which are important to identifying the boundaries of the neighborhood and should indicate that people are entering or leaving a special place. These gateways can be the signal to the general public to slow down, and to alert travelers that the area is home to many pedestrians. Gateways can include:*

- Signage identifying the neighborhood by name and logo, and any adopted tag line.
- Trees, shrubs, and flowers planted in the ground and/or in large concrete pots or hanging baskets.
- Statuary, fountains, or other works of art such as the metal flowers or bottle cap art.
- Decorative lighting to match that in the streetscaping scheme and/or used to illuminate the signage.
- Other symbols or memorabilia denoting the neighborhood.
- An arch over the roadway in specific areas (similar to the one by Gannon University) although it would have to be high enough to accommodate trucks.
- Special treatments of underpasses such as those on Parade, French, and Ash Streets.

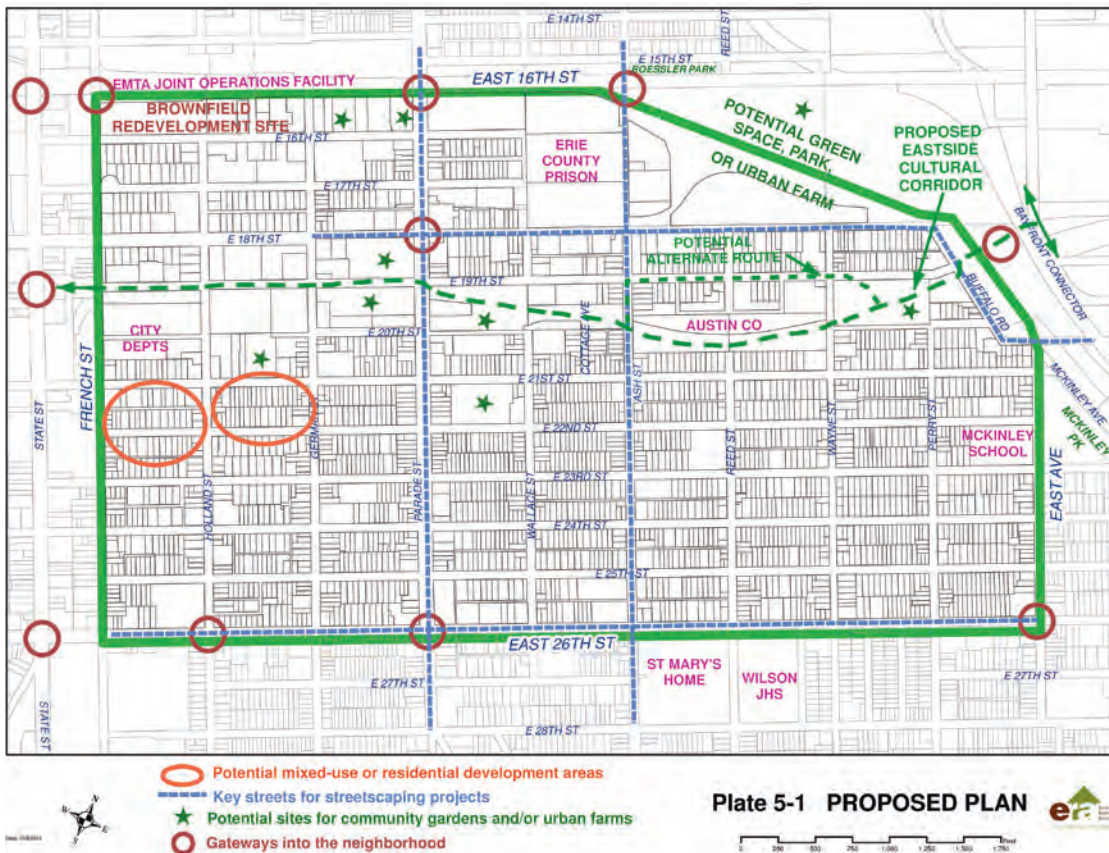


- *A review of planning and zoning ordinances that impact the neighborhood to determine if any regulations are hampering revitalization efforts, or if changes would encourage more efforts. Discussions with new business owners or homeowners making renovations would be helpful to identify any issues they may have had with the building permit and approval processes.*
- *Development of design guidelines to provide some basic information to property owners about renovations, additions, and new construction in the neighborhood. The Secretary of the Interior's Standards have been adopted by the SSJNN as a basis.*
- *Review of parking needs to determine if specific areas require off-street parking and what solutions might be considered.*
- *An analysis of traffic patterns in the neighborhood and potential solutions such as traffic calming methods to slow traffic in key areas.*
- *An inventory of alleys, their condition, their potential usage, and improvements needed to make them more productive as vehicular and pedestrian connectors.*
- *Creation of a design theme, possibly including the metal flowers in The Poetry Garden, used throughout the neighborhood (with permission from the original designer—a professor at Allegheny College), and installation of public art consistent with a design theme.*

Consistent and prudent code enforcement is critical to achieving the desired results of the revitalization effort. The City has taken many steps recently to increase enforcement of local codes, including the new Rental Inspection Program. District Judges are also taking steps to encourage compliance with local codes and regulations. These efforts need to continue in order to assure that this neighborhood has the greatest chance of meeting its revitalization goals.

### Goals, Objectives and Strategies

Based on all of this information, the following goals, objectives, and strategies are recommended for implementation. Many are indicated on Plate 5-1: Proposed Plan. Several steps will be needed for each of these initiatives including identifying funding sources, which is a continuous work activity. Coordination with the City of Erie and other partners will be required to successfully accomplish these projects.



Goal 1:

Develop a comprehensive blight removal plan and transition blighted properties into productive uses.

**Objective 1.1:** Work aggressively with partners to remove blighted properties from the neighborhood and to encourage positive redevelopment.

Strategies:

- 1.1.1: Support partners' efforts to pursue continued funding for blight removal in this neighborhood.
- 1.1.2: Encourage the City, ERA and/or partners to create a Land Bank as a means to achieve quicker transition of blighted properties into renovated, taxable and viable properties.
- 1.1.3: Support local efforts to create a Housing/Blight Court to speed up the acquisition, demolition, and/or transfer of blighted properties.
- 1.1.4: Continue to work with District Judges to apply stricter punishments (and greater incentives) regarding enforcement of codes and rules in the neighborhood.
- 1.1.5: Extend the Landlords Association from Little Italy into this neighborhood and work with landlords to become more conscientious property owners.
- 1.1.6: Work with City Code Enforcement to more aggressively pursue regulations in the neighborhood.
- 1.1.7: Continue to educate residents about home maintenance and existing assistance programs.
- 1.1.8: Support Develop Erie's efforts to address the blighted buildings at 16th and French Streets with brownfield funds.







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**Objective 1.2:** Consider various alternative uses for existing vacant lots, such as:

- *Urban farms or community gardens. The open area behind the Pulaski Club is one area worth considering, and possibly the Club would be an active partner in the project.*
- *In-fill development—housing or retail businesses needed in the neighborhood.*
- *A side-lot program whereby adjacent property owners are given the opportunity to purchase the vacant lot for a small fee with agreement to maintain the property, which could then be used for gardens, additions to homes, driveways and garages, or other appropriate uses.*
- *Additional off-street parking for residents. Maintenance and liability issues would have to be addressed in this project initiative.*
- *Additional green space and parks for community use.*
- *Establishing greater connectivity through the neighborhood via bike paths and walkways, providing bike racks and bike service stations.*



Strategies:

- 1.2.1: Work with the Erie Redevelopment Authority to understand and promote the sale of ERA-owned vacant parcels.
- 1.2.2: Educate residents about the opportunities to purchase vacant lots.
- 1.2.3: Provide financing and educational assistance to proposed new property owners.

Potential uses for vacant lots

**Objective 1.3:** Address legislation and codes to enhance redevelopment in the neighborhood.

Strategies:

- 1.3.1: Work with the City to preserve single-family homes and discourage or prevent conversion to multi-family uses.
- 1.3.2: Assure that the zoning in the neighborhood provides for additions to existing homes, including replacement and/or addition of front porches, expansions to living space, additions of garages or parking space, and renovations to return the homes to their original designs.
- 1.3.3: Encourage the use of the Secretary of the Interiors Standards for Rehabilitation, as adopted by the SSJNN, to guide renovation and redevelopment design decisions.



Proposed Eastside Opportunity Corridor Rendering by David Brennan

Goal 2:

Pursue the Eastside Opportunity Corridor.

**Objective 2.1:** Work with the existing coalition of partners to pursue a walking/biking trail along the abandoned railroad right-of-way to connect the Bayfront Connector to Historic Little Italy and possibly to areas even further west.

Strategies:

- 2.1.1: Once the railroad’s permission is granted for use of the right-of-way, agree to spearhead the effort, working with partners.
- 2.1.2: Pursue funding for design services, select a trail designer, and prepare preliminary design plans and cost estimates.
- 2.1.3: Plan amenities along the corridor that include areas for performances, public art, benches, bike repair facilities, lighting, security cameras, call boxes, informational kiosks and maps, drinking fountains, etc.
- 2.1.4: Once preliminary design is approved, secure funding for final design plans, construction documents, and construction of the project.
- 2.1.5: Assure that a maintenance plan is developed and implemented for the corridor.



Potential Streetscaping and Multi-modal Paths

Goal 3:

Pursue streetscaping improvements for key corridors in the neighborhood.

**Objective 3.1:** Adopt a streetscaping design that transforms neighborhood streets into walkable, safe, clean, and pedestrian-friendly streets.

Strategies:

- 3.1.1: Prioritize streetscaping improvements to these major arteries: Parade Street, Ash Street, East 26th Street, and the eastern portion of East 18th Street.
- 3.1.2: Work with the City of Erie to extend the existing streetscaping program completed on northern Parade Street to south of the railroad to 26th Street as a first priority, to include pedestrian level lighting, pedestrian crossing demarcations and signals, and street trees.
- 3.1.3: Then extend streetscaping efforts to the other key streets mentioned in 2.1.1.







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- 3.1.4: Select a different style of light fixture to be used in the balance of the neighborhood (with City approval), and trim trees to assure that the lights can be effective. Lights should also be placed in parking lots and alleys as appropriate.
- 3.1.5: Add new or repair existing sidewalks within the neighborhood, with priority given first to the key corridors, then the balance of streets in the neighborhood according to a priority list to be compiled by the Design Committee based on property assessments.
- 3.1.6: Incorporate provisions for maintenance and snow plowing.
- 3.1.7: Work with the City to include new curbs and gutters where needed to assure proper storm water drainage and to physically and visually delineate vehicular and pedestrian traffic areas.
- 3.1.8: Maintain key alleys as safe, well-lighted, and pedestrian-friendly walkways, as well as vehicular access ways.

**Objective 3.2:** Upgrade intersections along key corridors as part of the streetscaping project.

Strategies:

- 3.2.1: Include pedestrian crosswalks and signals, where appropriate, bollards to separate pedestrian and vehicular traffic, public art, and other provisions to emphasize the importance and safety of pedestrian traffic.
- 3.2.2: Consider changes in pavement color and/or textures for pedestrian crosswalks.

Goal 4:

Create attractive gateways at key entrances into the neighborhood.

**Objective 4.1:** Identify and prioritize entranceways for improvements.

Strategies:

- 4.1.1: Prioritize Parade, French, Ash and State Street underpasses for improvements including lighting, sidewalk separations, and public art to make them more attractive and safer.
- 4.1.2: Pursue gateway improvements on 18th Street at East Avenue and/or the Bayfront Connector, Parade Street, and State Street.
- 4.1.3: Pursue gateway improvements on 26th Street at Holland, State, and French Streets, and the Bayfront Connector.



Potential Gateway

**Objective 4.2:** Acquire design services for gateway improvements.

Strategies:

- 4.2.1: Prepare a Request for Proposals (RFP) to select a design firm.
- 4.2.2: Work with that firm to develop the desired design; assure that the City is involved in the process.

Objective 4.3: Identify and pursue funding sources for gateway installations.



Strategies:

- 4.3.1: Work with the City to investigate Pennsylvania Department of Transportation and other sources of funds.
- 4.3.2: Investigate use of existing funding sources for these projects.
- 4.3.3: Coordinate with key businesses near the various gateways for sponsorships and maintenance assistance.

Goal 5:

Design and implement an urban art installation program.

**Objective 5.1:** Adopt a general design theme for the neighborhood.

Strategies:

- 5.1.1: Incorporate the new logo and tag line into neighborhood art, street furniture, letterhead, etc. to help create and promote the identity for the neighborhood.
- 5.1.2: Encourage neighborhood art projects and have them approved by the Design Committee prior to installation.
- 5.1.3: Work with EMTA and private sponsors to design and install artistic bus shelters at selected bus stops. Shelters should include benches, transit information, and other key data about the City and the neighborhood, and the design should promote the image desired for the neighborhood. Recruit sponsors to help offset costs for the more artistic shelters.
- 5.1.4: Design banners with the neighborhood logo and tag line and place them on existing light or utility poles.
- 5.1.5: Design unique benches specifically for the eastside neighborhood, incorporating the logo, and place them at strategic locations to make the neighborhood more pedestrian friendly. These could be donated in memory or in honor of family members or friends, if needed to raise funds for the project.
- 5.1.6: Design trash receptacles that are consistent with the design theme and include the neighborhood logo, and space them appropriately throughout the neighborhood. Assure that a maintenance plan is in place.



Sample Artistic Bus Shelter



Goal 6:

Start a facade improvement program in the neighborhood, using the Historic Little Italy program as a guide.

**Objective 6.1:** Review and adopt appropriate facade program rules, regulations, application forms, and processes for the eastside neighborhood.

Strategies:

- 6.1.1: Acquire funds for the facade program.
- 6.1.2: Publicize the program opportunities.
- 6.1.3: Accept, review, and approve applications through the Design Committee.
- 6.1.4: Complete improvements and recognize projects.





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## CHAPTER 5 • DESIGN

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# • CHAPTER 6 •

## NEIGHBORS & ECONOMY

*“Underlying economic factors, such as employment rates and homeownership levels, heavily influence neighborhood health. Obviously, low income and high unemployment can lead to lower homeownership rates and to negligible property upkeep. Income levels also have been shown to influence crime rates. U.S. Department of Justice statistics show that as income drops, the likelihood of becoming a victim of personal crime rises. Anecdotally, in the field of community revitalization, stories of the decline of a block or neighborhood in conjunction with an increase of criminal activity are common.”*

PA Elm Street

### Economic Development Committee

The Economic Development Committee is charged with identifying and fostering relationships for the benefit of the neighborhood and its economy. Its goal is to strengthen the quality of existing housing and commercial building stock in the area and to develop a strategy to foster the viability of the area with a mix of commercial, civic, employment, and residential uses. This committee is responsible for spearheading implementation of recommendations made in this Chapter.

### Neighborhood Issues

Critical efforts needed in the Eastside Multicultural Community to benefit neighbors and strengthen the economy are the rehabilitation of existing housing, construction of new housing, retention, and expansion of existing businesses, recruitment of new businesses, and job creation for neighborhood residents.

There are several successful housing developments in the neighborhood, including:

- *Better Homes of Erie—owned by Catholic Charities (16th to 17th, German to Holland)*
- *Single-family homes between East 16th and 18th Streets (Holland to French), 17th to 18th Streets (Holland to German) and Lake City complex (315 East 16th Street) owned by the City of Erie Housing Authority*
- *The Crenshaw condominium development, north of Nickel Plate Mills off Parade Street*
- *Central City Apartments (245 East 18th Street) owned by HANDS, which have one bedroom apartments for the physically/developmentally disabled and those with chronic mental illness (CMI)*

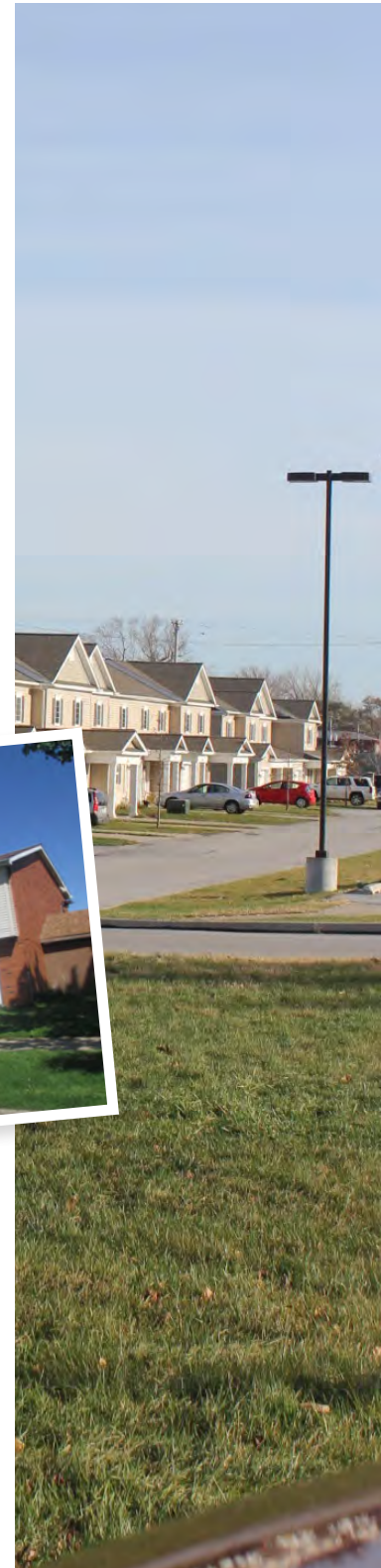


Existing Housing Complexes

As mentioned earlier, when asked what issues they faced in the neighborhood, residents provided the following:

- *Residents shop primarily at Walmart and Erie County Farms for groceries and other necessities, since there are no full-service grocery stores in the neighborhood. Both of these stores are east of the Bayfront Connector and outside the neighborhood.*

Services and/or goods that residents feel are needed in the neighborhood include:	
Clothing store	A full-service grocery store
Banking services	Transition assistance for families and businesses
A youth organization and more involvement of youth in community programs	Employment opportunities
A community center for adults, teens and youth	More neighborhood coordination, cooperation, and organization







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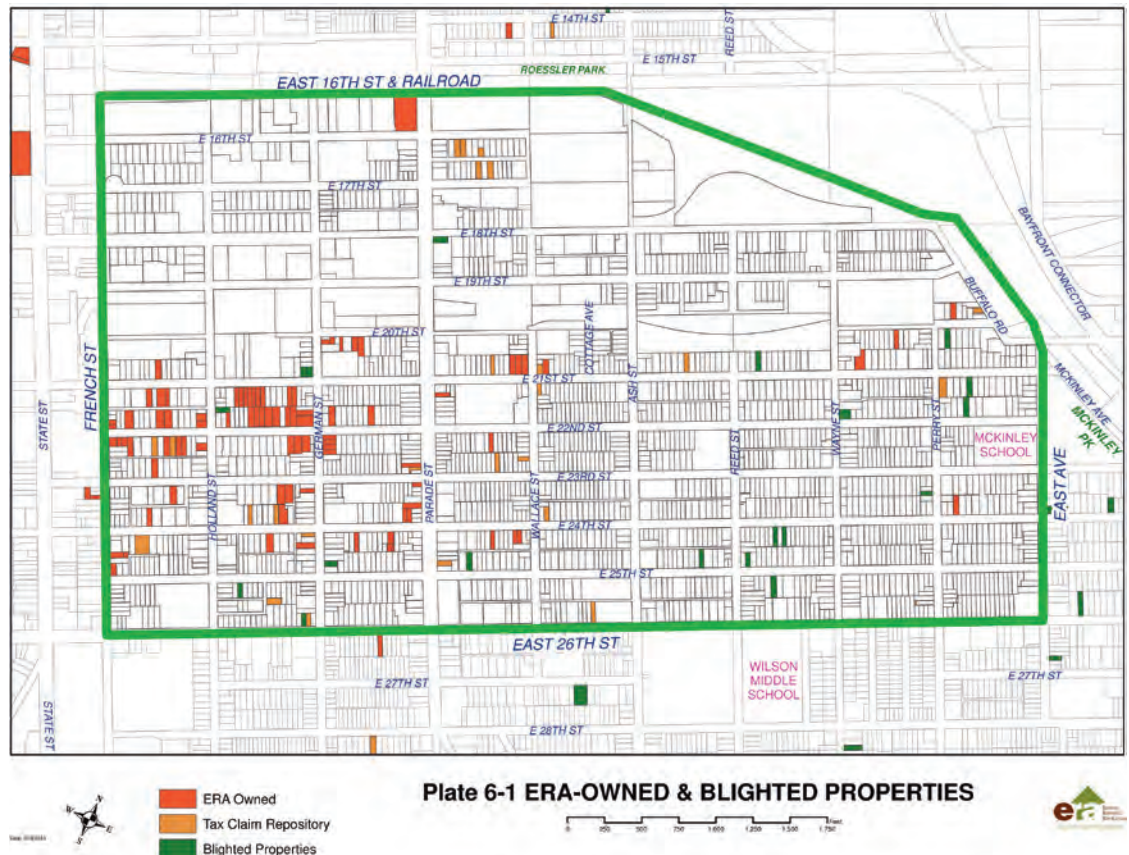
## CHAPTER 6 • NEIGHBORS & ECONOMY



• Housing issues identified by residents during the house-to-house survey include:

- The need for increased home ownership
- More housing rehabilitation including windows, doors, roofs, gutters, driveways, porches, stairs, fences, and front yards
- Demolition of deteriorated homes and properties
- Putting more pressure on landlords to maintain their properties
- “Aging in place” - which is also becoming a national trend for baby boomers

Professional partners expressed the concern that when property tax abatements - through the Local Economic Revitalization Tax Assistance (LERTA) program - expire on housing units in the neighborhood, many homeowners may not be able to afford the added taxes, forcing them to sell or deal with foreclosure on their homes. There are 174 properties in the neighborhood that have been receiving LERTA tax abatements (see Appendix 6-1) and the abatements will be ending at various times over the next decade.



### Potential Partners

The Eastside Multicultural Community has many potential partners in the neighborhood and needs to develop relationships with them that will assist with both improving the quality of existing housing and commercial building stock in the area and developing a strategy to foster the viability of the area with



a mix of commercial, civic, employment, and residential uses. Some partnerships that should be pursued, and proposed activities with them, include:

- *Erie Downtown Partnership--Downtown Erie and its adjacent neighborhood associations need to work collectively to assure that transitional areas between downtown and the neighborhoods are attractive, safe, clean, and inviting.*
- *Churches and Religious Organizations--There are 19 churches and religious organizations within the eastside neighborhood boundaries. These organizations have a vested interest in the safety and revitalization of the neighborhood, and they should be recruited to participate in all events*



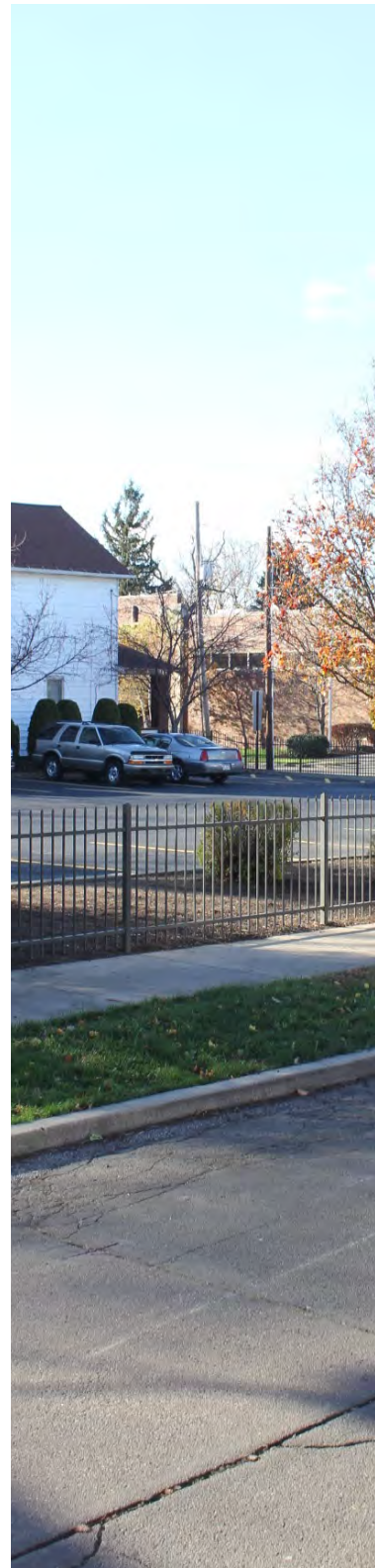
*and spearhead specific projects to promote and enhance the neighborhood. Hopefully, the resulting revitalized neighborhood will have the additional benefit of adding new parishioners to their churches or organizations. Preserving the safety and attractiveness of the Zabawa Polish Festival at Trinity Church is critical, as it brings thousands of people into the neighborhood each year.*



Zabawa 2015

- *The City of Erie--Revitalization cannot be completed without the City's support, especially since it has several large facilities in the neighborhood, and is responsible for all public infrastructure. Issues to consider include:*

<b>Safety</b>	Increasing the number and visibility of police patrols in the neighborhood to help stop crime and provide a greater sense of safety, and working with the Neighborhood Associations to bring local residents into the patrolling process;
<b>Public Works</b>	Streetscaping, street and alley improvements, storm drainage, and water and sanitary sewer upgrades and replacements;
<b>Parks and Recreation</b>	Maintenance of parks and open spaces owned by the City;
<b>Street Lighting</b>	Assuring that light fixtures are working, that trees are trimmed to allow the lights to illuminate the area effectively, and that adequate lights are provided throughout the neighborhood;
<b>City-Owned Facilities</b>	City properties within the neighborhood could be more attractive, especially at the property lines: better landscaping, screening of equipment on the properties, signage that indicates that the property belongs to the City and houses a specific department could serve as additional "eyes on the street;"
<b>Funding</b>	Securing Community Development Block Grant (CDBG) and other funds for this neighborhood to repair sidewalks, streets, handicapped ramps, and other public improvements.







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## CHAPTER 6 • NEIGHBORS & ECONOMY



- **Erie Redevelopment Authority (ERA)** - A key partner in the revitalization process, ERA owns 95 parcels in the neighborhood, having acquired them through the blighted properties program, as identified on Plate 6-1. ERA has a program to sell lots to adjacent property owners who may be interested in expanding their home, adding a driveway or garage, creating a garden or green space, or otherwise acquiring and maintaining the lot. This “side lot” program, or outright selling of parcels to interested property owners, will get the properties back on the tax rolls and into a viable use—a home or business—which is critical to the revitalization process. Mechanisms are needed to facilitate and expedite the process of acquiring property titles, demolishing deteriorated structures, and reselling parcels to interested parties.



- **Housing & Neighborhood Development Services (HANDS)**--HANDS owns several housing complexes in the neighborhood, and has a significant track record in constructing new homes in low-income areas, as well as providing rehabilitation of deteriorated homes for qualified residents. This relationship is critical to revitalization of the neighborhood.



Neighborhood housing

- **Erie Metropolitan Transit Authority (EMTA)**--EMTA is constructing a \$60 million facility just north of the railroad between Parade and French Streets. This facility will house its entire Lift and Transit buses and maintenance services, administration offices, and a parking garage with several levels of parking for EMTA employees and the first parking level for public parking. The street level of the parking garage is being considered for a Food Hub and retail space; bicycle sharing, service, repair, and/or storage services; car sharing or taxi services; and/or consumer services such as a business center, laundry, day care, etc. The furthest west section of the property (along French Street) is being reserved for Compressed Natural Gas (CNG), regular gas, and/or electric car charging stations. EMTA is working with a downtown coalition of partners to create this “Food Hub.”

### Several opportunities arise as a result of this project:

The Food Hub could work with farmers markets, Community Supported Agriculture (CSA) organizations, community gardens, local restaurants, and residents to provide healthy food options.

Existing certified kitchens in the City (including one at St. John’s) could provide classes for immigrants, with ethnic foods being sold at the Food Hub.

EMTA is willing to consider transit routes that complement existing farmers markets and the Food Hub to meet the needs of residents.

The EMTA facility will provide a very impressive entrance to the eastside neighborhood from 14th Street at Parade and French Streets.

In addition, EMTA is willing to be a partner in the development of bus shelters that are works of art or green infrastructure.



Compressed Natural Gas Pump and Potential Food Hub



• *Local Businesses - Some businesses have responded to the lack of goods and services in the neighborhood by adding them to their venues. For example, Serafin's Food Market (the oldest grocery store in the City) and Dee's Cigar Shop provide many services—utility payments, notary, check cashing, groceries, convenience items, etc. Larry's Market in Little Italy provides similar services. There are a great number of businesses in the neighborhood that could become partners in the revitalization efforts. These businesses include:*

**Grocery/Food**

- Serafin's Food Market and Laundrymat (611 East 24th @ Ash Street)
- Urbaniaks (310 East 24th Street),
- Stanganelli's Italian Food (602 East 25th Street—wholesale services only)
- Island of Parade/Grocery Store (1620 German Street)
- Asian Mini Market
- Mighty Fine Donuts (2612 Parade Street)
- Pulako's Chocolates (26th and Parade Streets)
- JJ's Pub (601 East 25th Street)
- Munchies (2202 Ash Street)

**Convenience and/or specialty goods**

- Moe's (23rd and Parade)
- OneStop (407 East 24th Street)
- Nickel Plate Mills (Parade and 20th), which is over 100 years old
- Dollar General (Parade and 26th)
- 21st Street Market (21st and Ash)

**Auto/truck service**

- Parade Auto Service (1603 Parade Street)
- Al's Auto Service (2502 Parade Street)
- AB Superior Auto Service (1819 Parade Street)
- Platinum Auto Body (521 East 18th Street)
- Ron's Auto and Truck (1726 Parade Street)
- Keith Shelley Harley Davidson Motorcycle Shop in an historic brick building (23rd and Ash Streets)
- Superior Auto Service (2301 Parade Street)
- Erie Batteries (1915 Parade Street)
- Parade Speed Check (1705 Parade Street)
- 2 Brothers Auto Service (1702 Parade St)
- Randozzo's Auto Service (2025 Parade Street)
- Hallman Chevrolet (1925 State Street)

**Industries**

- Austin Servall Concrete (1919 Reed Street, 20th Street from Ash to Wayne Street)
- Trumbull Industries (2001 Parade Street)
- Decker Steel and Supply (1625 Ash Street)
- Fabri Weld (141 East 26th Street)
- Performance Casting (242 East 16th Street)
- Power Systems ( East 23rd Street between French and Holland Streets)
- Miller Brothers Power Equipment (2111 State Street)
- Austin Trucking (Ash Street from the Bayfront Connector to 18th Street)
- Cooley Exterminating (1716 Parade Street)
- ROG's (327 East 18th Street from German to Parade Street)
- Durst Trucking Warehouse (1703 Ash Street)
- Pro Waste Services, Inc. (813 East 18th Street)
- Former Erie Brewing Company (State Street)
- Albert Custom Sheet Metal & Welding(209 East 21st Street)







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## CHAPTER 6 • NEIGHBORS & ECONOMY

### Services

- Slomski Funeral Home (2101 Ash Street)
- Gunsmith (State Street)
- Reeves Plumbing & Heating (Buffalo Road @ East 20th Street)
- St. Martin Center (1701 Parade Street)
- Carpenter Electric Supply (1530 State Street)
- George Altoff, Inc. (1526 French Street)
- Nickel Plate Mills (Parade and 20th Streets)

### Government services

- Erie County Prison (1618 Ash Street)
- Erie Sewer Department (East 20th Street, Holland to French Street)
- Erie School District Culinary Center (19th and German Streets)
- Paul Bizarro, District Justice (460 East 26th Street)
- Erie Streets Department (19th to 20th Streets, French to Holland Streets)
- Erie City Municipal Waste (Holland and 20th Streets)
- Patrick Harkins State Rep (460 East 26th Street)

### Medical /Beauty /Personal services

- LECOM (26th and Parade Streets)
- International Hair Care (301 East 21st St)
- Cora Wilson's Beauty Spa (1622 Parade St)
- OneStop (407 East 24th Street)

### Arts/Cultural Services

- BLOOM Collaborative (138 East 26th) provides art classes, yoga classes, and life-long learning. ([www.bloomcollaborative.org](http://www.bloomcollaborative.org))
- Performing Artists Collective Alliance (PACA--1505 State) a community performing arts center and theater that promotes the widest variety of artistic endeavors. They sponsor art shows, events, dances, theater, and have a sound proof music room that can be rented for music lessons. ([www.paca1505.ning.com](http://www.paca1505.ning.com))
- The Inner City Art House (201 E 10th St, Erie, PA 16503) a community center providing art education to youth.

### Social Service and Non-Profit Agencies

- St. Martin Center (1701 Parade Street)
- Sisters of St. Joseph Neighborhood Network (504 East 26th Street)
- Community of Caring (21st and German Streets)
- Erie Homes for Children and Adults(226 East 27th Street)
- St. Mary's Home (26th Street)
- International Institute of Erie (26th Street)
- Booker T. Washington Center(Holland and 18th Streets)
- Joel Two Restoration Ministry (Reed and 22nd Streets)
- BLOOM Collaborative (138 East 26th Street)
- Women, Infants, and Children (WIC) at BTW (Holland and 18th Streets)





## Market Conditions

A critical aspect of the revitalization effort is to assure that existing jobs are preserved and new jobs are created. Working with businesses and industries in the neighborhood, and recruiting new businesses to the neighborhood, are critical to the overall success of the revitalization effort. In addition to new businesses, new attractions and activities are needed to entice people to regularly visit or move into the neighborhood. Constant contact and coordination with our economic development partners are needed to accomplish these goals.

Boulevard Strategies, Inc., a nationally-known market analysis firm from Columbus, Ohio, prepared an analysis of the Little Italy neighborhood from a market perspective in 2008, and Urban Partners completed a market analysis for Downtown Erie in 2012. Much of the information from those reports is still relevant today and could apply to this neighborhood.

Regional trends in urban environments that should be considered as part of revitalization efforts are:

- *A renewed emphasis on health and environment issues;*
- *The desires of the “Do-it-for-Me” generation;*
- *The rise of “Lifestyle” retail;*
- *Parking, parking, parking; and*
- *Continuing integration of clicks and bricks.*

Popular lifestyle activities for Erie residents, compared to the typical American households include the following activities, which suggest niche retail opportunities:

- *Hunting/fishing*
- *Golf*
- *Needle work/knitting/crafts*
- *Camping and hiking*
- *Pets*
- *Gardening*
- *Grandchildren*
- *Collectibles*
- *Automotive work*
- *Wildlife/environmental causes*
- *Extreme sports*

A market for new housing exists in the downtown for young, relocating owners earning less than \$50,000/year and first time homebuyers, both of whom would be interested in homes in the \$140,000 to \$170,000 range. The market is also there for older relocating owners and homeowners with incomes over \$100,000, who will likely be looking for condos between \$130,000 and \$250,000. The market for townhomes and historic loft apartments should also be on the rise. The Erie Downtown Partnership is looking to attract developers to service this need and many of the opportunities for this new housing is in the southern portion of downtown, close to Griswold Park, Union Station and Lovell Place; which is also near the proposed EMTA Transit Center. However, if/when these developments occur, the market could open up for single-family homes in adjacent neighborhoods. More specifically, there are buildings in the eastside neighborhood that could be converted to loft apartments or condos if a developer were interested.

Baby Boomers will ease into retirement more gradually than seniors have done in the past. They will prefer to “age in place” rather than move to the sunbelts. They will continue to play hard and will seek outdoor activities such as golf, tennis, aerobics, and shopping. Retired baby boomers will have a toxic reaction to anything labeled “senior” or “mature.” Downtown and urban environments can provide robust opportunities for senior boomers to stay active and connected to their communities. Self-help cooperatives and nonprofits that collect dues for transportation, home-cleaning and repair, companionship, security, and other services will continue to grow. Volunteer labor and barter exchanges are used in moderate income areas for these services.

A growing number of childless households have pets (especially in Erie). Places that are pet-friendly have a distinct emotional edge in attracting young singles and couples, empty nesters, and retirees. Dogs also provide a measure of security in neighborhoods perceived to be less safe.







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Increasing home ownership in urban neighborhoods is critical to their renaissance and survival, and owning property and homes generally translates into “ownership” of the neighborhood in which they are located. Although some segments of society (such as young professionals and empty nesters) are becoming more interested in renting than in owning, those individuals are mostly interested in living in thriving downtowns that are centers of entertainment, shopping, transportation, arts and cultural activities. They are not the people interested in urban neighborhoods, which are more attractive to young families and baby boomers. These housing issues should be considered in future revitalization efforts, as they provide specific redevelopment opportunities.



The retail market study for the downtown area indicated the potential for additional sales opportunities in the following areas, and since this neighborhood is adjacent to downtown, similar opportunities would exist:

- Grocery
- Specialty apparel
- Leisure-oriented products
- Dining and entertainment
- Specialty goods

*Potential Market Niche*

The many ethnic grocery markets in the neighborhood, as well as those in adjacent neighborhoods, are remnants of a past history where ethnic groups played major roles in the various neighborhoods. The ethnic markets that have survived, as well as new ones that have opened to meet the needs of new immigrant groups, provide an exciting and interesting market niche that is consistent with current trends toward healthy living and eating local fresh foods.

In reviewing and analyzing all of the information collected to date, a number of initiatives and recommendations arose.

**Goals, Objectives and Strategies:**

Based on this information, the following goals, objectives, and strategies are proposed:

Goal 1:

Provide a variety of housing programs in the neighborhood to help residents and new immigrants acquire sustainable and affordable housing.

**Objective 1.1:** Expand existing housing assistance programs into this eastside neighborhood to assist with home ownership.

Strategies:

1.1.1: Work with partners to continue, expand, and/or enhance existing housing rehabilitation and home ownership programs available in the City into this neighborhood, or create new programs



Existing Ethnic Market



- 1.1.2: Expand the Little Italy Genesis Program into EMC.
- 1.1.3: Expand Little Italy home ownership education programs into this neighborhood.
- 1.1.4: Incorporate available affordable housing programs and housing units into EMC.
- 1.1.5: Lead an effort to assist property owners of LERTA-assisted homes in EMC to prevent foreclosure at the end of the tax abatement period, working with the City, ERA, and HANDS.

**Objective 1.2:** Improve the rental housing market in EMC.

**Strategies:**

- 1.2.1: Work with partners to provide affordable, attractive, energy-efficient rental units for residents who may never be homeowners.
- 1.2.2: Work with the City to enforce rental property maintenance and provide incentives or subsidies for renovations. Affordable and decent rental units will always be required in the neighborhood. The goal is to make them attractive enough that renters will take pride in their maintenance.
- 1.2.3: Assure that pets are permitted in some of the rental units and that green space for pets is provided near residential complexes.
- 1.2.4: Work with the City, ERA, and HANDS to institute a rental rehab program in the neighborhood.
- 1.2.5: Extend the Little Italy Landlord Association into this neighborhood and encourage landlords to join. Continue to have forums and offer assistance.

**Objective 1.3:** Pursue new housing opportunities.

**Strategies:**

- 1.3.1: Market the ERA side lot program aggressively to get those parcels viable and back on the tax rolls. In areas with numerous adjacent parcels owned by ERA, work with development partners to recruit a housing or other developer to construct new facilities in those areas.
- 1.3.2: Pursue market-rate housing for the neighborhood and, when appropriate, introduce some upscale housing condos, row houses in a period design, and/or loft apartments.
- 1.3.3: Recruit higher-density housing to bring more people into the neighborhood, especially those with higher incomes, when the time is right.
- 1.3.4: Assure that new housing provides for pets in a pet-friendly environment.
- 1.3.5: Recruit housing developments that are suitable for seniors.

**Goal 2:**

Improve the business climate in the Eastside Multicultural Community.

**Objective 2.1:** Help existing companies maintain viable and sustainable businesses.

**Strategies:**

- 2.1.1: Develop a business promotion plan with local businesses to market them to the neighborhood, City, and region.
- 2.1.2: Develop initiatives with businesses for long-term sustainability and succession planning, calling on economic development partners for assistance.







Combining Cultures  
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## CHAPTER 6 • NEIGHBORS & ECONOMY



2.1.3: Create a “Shop Local” campaign, encouraging local businesses to utilize local products and services from other local businesses, especially for any and all revitalization efforts, and to encourage all residents to shop at local businesses.

2.1.4: Work with local businesses to create mentoring or apprenticeship programs for neighborhood youth. For example, youth could be used to wash cars at some of the local dealerships.

2.1.5: Sponsor business forums that provide educational assistance to local businesses.

**Objective 2.2:** Recruit new businesses to the neighborhood.

Strategies:

2.2.1: Work with economic development partners in the city to recruit new commercial and retail businesses to the neighborhood. Potential businesses have been identified in market studies and neighborhood surveys.

2.2.2: Encourage and assist new immigrants with starting and managing ethnic artisan businesses, possibly in a cooperative setting.

**Objective 2.3:** Develop partnerships between local businesses, organizations and the EMC.

Strategies:

2.3.1: Encourage local businesses to take on specific projects within the neighborhood, such as “Adopt a park” or “Adopt a block.”

2.3.2: Encourage churches, clubs, and other groups in the neighborhood to establish relationships and partnerships to accomplish revitalization goals.

2.3.3: Connect programs offered by other agencies to residents that would benefit from them.

2.3.4: Sponsor block parties to support existing relationships and friendships within the neighborhood and create new ones.



Potential New Businesses and Buildings



# • CHAPTER 7 • IMAGE & IDENTITY

*“Image focuses upon perceptions of the neighborhood by non-residents: Main Street/downtown business owners, regional citizens, city employees and local officials, and residents of adjacent or nearby neighborhoods. Identity describes how residents view or feel about their own neighborhood; for example, whether they view it as safe, friendly, and attractive. It is not uncommon for the identity of a neighborhood to contradict its image in the region.”*

PA Elm Street

## Marketing/Promotions Committee

This committee is charged with creating an exciting and attractive image for the neighborhood, as well as an identity that is inviting, enticing, and indicative of the multicultural composition of its residents and businesses. Image and identity are critical in attracting potential residents, investors, immigrants, and new businesses to the neighborhood, and encouraging existing residents and businesses to remain and strengthen their commitment to the area.

The EMC neighborhood has good “bones”: many buildings with architectural character, some classic and well-maintained homes—both large and small, great historic churches, viable industries, and historic businesses. Serafin’s Food Market (East 24th and Ash) is the oldest ethnic market in the City of Erie (about 90 years old). The City and County both have a significant presence in the neighborhood with very large facilities, although they are not necessarily neighborhood-oriented (the County Prison and the City Streets, Sewer, and Municipal Waste Departments). The City of Erie School District (with two schools and its Culinary Center), Mercyhurst University (with the Booker T. Washington Center), and LECOM also have facilities in the neighborhood, and both HANDS and the Housing Authority have single-family and multi-family housing projects here.



Culinary Center and City Service Vehicle



## Logo and Tag Line

The eastside neighborhood had several meetings to discuss logos and tag lines to help create an identity that makes residents feel a part of some place special, and that allow visitors and others to identify it as a special place. The neighborhood is a melting pot of many different ethnic groups and is home to many refugees relocating to the United States from their home countries where they may have suffered persecution, joblessness, homelessness and other atrocities. The image of the neighborhood needs to project an acceptance of these many immigrants and ethnic groups, as well as a willingness to work together for the betterment of all.

The title “Eastside Multicultural Community” (EMC) and its logo signify this commitment to all cultures in a community that embraces all ethnic groups. The image that the neighborhood wishes to claim is one of ethnic markets and restaurants, a variety of cultural styles, community gardens growing ethnic produce, institutions offering classes to help immigrants cope with a new culture, shops featuring various ethnic clothing, artwork, and other products, and signage and public art that reflect the various ethnic groups living in the neighborhood.



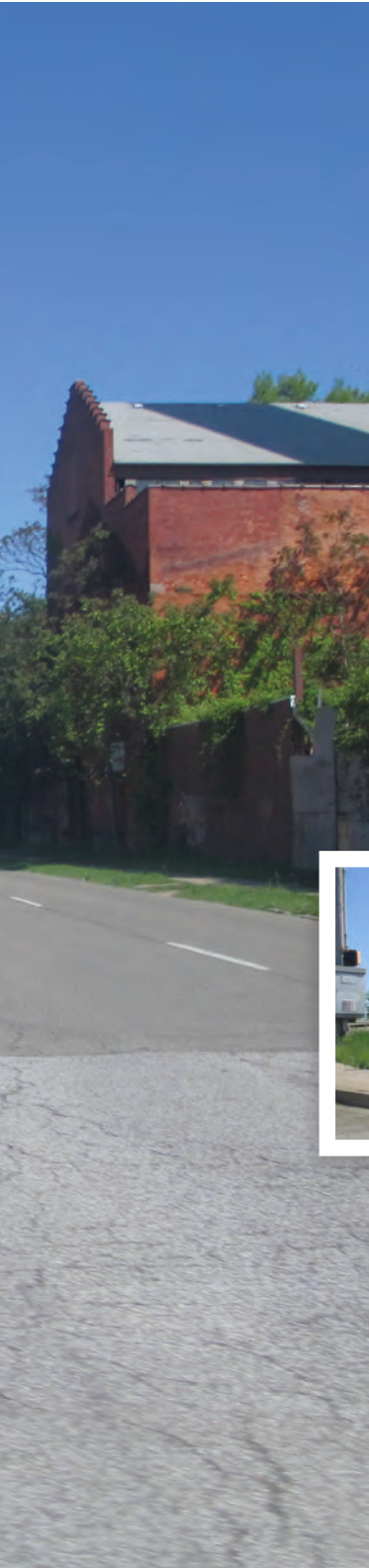
*Combining Cultures  
to form a Community*







Combining Cultures  
to form a Community



The tag line “Combining Cultures to form a Community” has been adopted to illustrate concepts important to the SSJNN, including community engagement, a sense of community, cohesion among cultures, support for immigrants, and the desire to empower neighborhood residents. This tag line should be utilized throughout the neighborhood to emphasize the commitment to be inclusive and welcoming to all refugees and immigrants. The metal flower sculptures in the Poetry Garden and the bottle cap art produced by the SSJNN could be used throughout the neighborhood as a consistent public art theme to identify the neighborhood as a safe, friendly, and aesthetically-pleasing place to live and work.

The selected logo and tag line can be incorporated into lighting fixtures, benches, trash receptacles, fences, crosswalks, banners, signs, and any other public amenity that will provide consistency and repetition to identify the area as the Eastside Multicultural Community.

### Neighborhood Issues

A neighborhood pride program is needed to get residents involved in creating a neighborhood that they can be proud to call their home. Community gardens, clean-up programs, side lot developments, gateways, planting areas, public parks and green spaces, decorative street lighting, consistent neighborhood signage, intersection improvements, housing rehab programs (as mentioned in other chapters)— will all help create that image desired for the neighborhood.

Existing entrances into EMC at this time are relatively insignificant, with no design features to identify this neighborhood as a special place. Gateways were discussed in Chapter 5 and specific locations for gateway treatments were identified. Several of the entranceways from the north are underpasses beneath the railroad that parallels 14th and 15th Streets. These underpasses are the first impressions most people will have as they enter the eastside neighborhood, and most are unattractive, uninviting, and unsafe.

Neighborhood youth could be asked to help paint the underpasses, in partnership with a mural artist and the EMC. Having ownership of the artwork could deter future defacing of the finished product. The underpasses at French, Parade, and Ash Streets are priorities for major improvements, while the underpass at State Street mainly requires maintenance. Security cameras and sidewalks protected from vehicular traffic, along with entryways to the underpasses that are green, attractive, and well-maintained would go a long way toward creating an inviting image for the neighborhood.

There are numerous vacant parcels within the neighborhood, which project negative impressions of abandonment unless properly maintained. Well maintained parcels of green space can project positive feelings about the neighborhood. Most of these vacant lots provide opportunities for in-fill development, community gardens, side lot programs, pocket parks similar to the Poetry Garden, and/or small parking lots for residents.



Potential public art



18th Street/Buffalo Road entrance and Ash Street Underpass



Some key vacant parcels/buildings that need to be addressed include:

- The brick buildings on East 16th Street between French and Division Streets, which cover about 350,000 square feet--The condition of these buildings will likely require demolition as opposed to renovation. The owner is willing to sell the property, and Develop Erie is currently working toward potential brownfield funding. A developer would be needed to spearhead construction of a new facility on the site after cleanup. Proximity to the EMTA Transit Center and potential Food Hub would be a major selling point for a residential or mixed-use complex at this location. (Ref. Plate 5-1.)
- On Ash Street between 25th and 26th Streets, on the west side, is the former Derrick Pipe Organ building. The condition of the building is not known but the architectural style (brick facade, multi-level) provides another opportunity for residential units, possibly with retail on the first floor. Once again, a developer would be needed to undertake such a project.
- All parcels owned by the ERA are available for purchase and ripe for construction of homes in residentially-zoned areas or small businesses or offices in commercially-zoned areas. There are two areas containing numerous adjacent lots owned by ERA-- the block between German and Holland Streets, between 21st and 22nd Streets; and the blocks between French and Holland, 21st and 23rd Streets. These could very well be sites for new housing complexes, or mixed-use developments including housing, offices, and small retail businesses, with proper zoning approvals and a willing developer. (Ref. Plate 5-1.)



Examples of Key Vacant Buildings



Examples of Vacant Parcels

• Areas along the abandoned railroad adjacent to 19th Street have been identified as a potential area for a Cultural Corridor, which could include a multi-modal path, public art, areas for small performances, benches, pedestrian level lighting, signage, and trash receptacles. This Corridor could extend from the Bayfront Connector (and places even further east) to and through Historic Little Italy on the west. A group is already working on acquiring approval from the railroad to proceed with such a project.

• Several parcels on the west side of Parade Street, north of 16th Street, one of which is owned by ERA, could be combined to offer a larger tract for a potential development. This parcel could also benefit from its proximity to the EMTA Transit Center and proposed Food Hub and Downtown Erie.

## Goals, Objectives and Strategies

Based on the information collected and analyzed, and public input, the following goals, objectives, and strategies are recommended.

### Goal 1:

Create and promote the Eastside Multicultural Community (EMC) image.

**Objective 1.1:** Adopt the logo and tag line.





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## CHAPTER 7 • IMAGE & IDENTITY

### Strategies:

- 1.1.1: Begin incorporating the logo and tag line on letterhead, signage, banners, and street furniture throughout the neighborhood.
- 1.1.2: Educate residents, the media, and public and private agencies regarding the EMC neighborhood.
- 1.1.3: Begin marketing the neighborhood to prospective residents, businesses, developers, and investors using the logo and tag line in all communications and advertising.

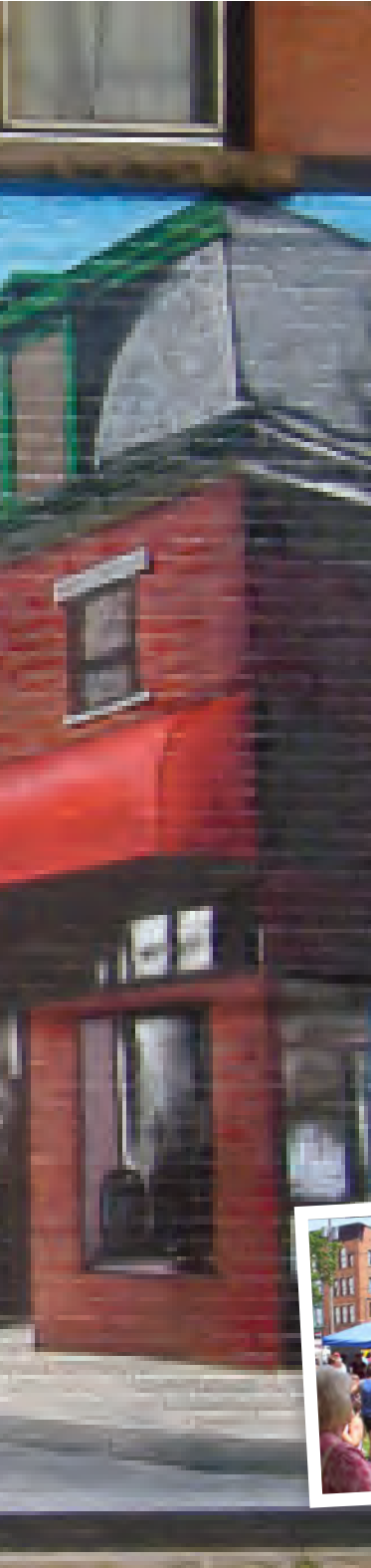
### Goal 2

Start an art and culture program for the neighborhood.

**Objective 2.1:** Evaluate options for public art design and installations.

### Strategies:

- 2.1.1: Review alternative design elements such as the metal flower sculptures in Poetry Garden, a banner and/or mural program similar to the ones in Little Italy, among others, and select appropriate ones for EMC.
- 2.1.2: Encourage ethnic art activities and coach immigrants on how to market their goods to the general public. Ethnic art could be made available at special events, the Farmers Market in Little Italy, and local shops.
- 2.1.3: Consider starting a concert program featuring local musicians and ethnic music as a means to educate residents about their neighbors and help people know and understand one another. Poetry Garden's stage would be an ideal spot for small performances. Spots along the proposed Cultural Corridor would provide additional venues for concerts. Since many of the clubs were originally formed as singing groups, they may be interested in participating in some performances within the neighborhoods. Church choirs are also an option.
- 2.1.4: Consider placing art and conducting performances in vacant lots.
- 2.1.5: Identify potential locations within the neighborhood to install public art to project a unifying theme such as gateways, along corridors, in public parks, and/or in other areas.
- 2.1.6: Require approval from the Design Committee for all public art installations.
- 2.1.7: Pursue funding to support art installations and arts and cultural programs.



Potential events and public art



**Objective 2.2:** Develop a neighborhood events program.

Strategies:

2.2.1: Support existing neighborhood events and help bring residents, churches and religious organizations, businesses, clubs, and others together as a community around these events. For example, the Holy Trinity Polish Festival, Zabawa, is a key annual event that brings thousands of visitors into the neighborhood to enjoy Polish food, music, artwork, and other products. Assuring that the neighborhood has a safe and attractive image will help ensure the long-term sustainability of that event.

2.2.2: Plan similar but smaller events on a regular basis so that neighbors get to know each other, especially new immigrants to the area. Emphasizing ethnic foods, music, art, and performances would be a great theme for annual or more frequent events in the neighborhood.

2.2.3: Create a SSJNN Calendar of Events on the agency web site and provide the calendar to households within the neighborhood on a regular basis electronically and/or in hard copy.

2.2.4: Select a key location in the neighborhood and install an attractive sign identifying special events and advertise regular events.

2.2.5: Participate in the Farmers Market in Historic Little Italy, and develop programs to increase community gardens and/or additional local farmers markets, emphasizing ethnic foods and cultures.



Goal 3:

Promote local businesses and ethnic cultures.

**Objective 3.1:** Create and market a service directory.

Strategies:

*Potential public art and activities*

3.1.1: Compile a current list of all businesses and ethnic artisans in the neighborhood, their products and services, contact information, hours of operations and other pertinent information.

3.1.2: Distribute hard copies of this directory both in the neighborhood and greater Erie.

3.1.3: Provide this information on the SSJNN website under the EMC link.







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## CHAPTER 7 • IMAGE & IDENTITY



**Objective 3.2:** Promote a “Buy Local” program (as mentioned in earlier chapters).

**Objective 3.3:** Educate residents about the local businesses.

Strategies:

3.3.1: Cross promote businesses with each other—urging each to buy as many products and services as possible from other local businesses.

3.3.2: Sponsor events to showcase local businesses.



### Goal 4:

Create an effective website for the SSJNN

**Objective 4.1:** Retain the services of a website developer or experienced volunteer to enhance the existing website and upgrade it to a more interactive and user-friendly site.

Strategies:

4.1.2: If computer access is not available in some homes, computers could be acquired and located at the SSJNN offices for use by residents.

4.1.3: Provide links to other neighborhood, social service agencies, and Downtown Erie websites.

**Objective 4.2:** Place more information on Facebook



SSJNN website



# • CHAPTER 8 • SAFE, CLEAN & GREEN

*“How safe and pleasant people perceive a residential area to be is arguably the most important factor in the neighborhood’s health. Perception and reality sometimes differ, and a neighborhood with relatively little crime but an unsafe image will experience problems with attracting new residents and in motivating current residents to stay, buy homes, and invest long-term.”*

*PA Elm Street*

## Safe, Clean and Green Committee

This Committee is responsible for those activities that provide for a cleaner, safer, and greener community. This Committee should spearhead clean-up programs and recruit volunteers to help spruce up the neighborhood. Educating residents about planting and gardening, and working with community gardens, is another role of this committee.

### Neighborhood Issues

The neighborhood survey mentioned earlier identified numerous issues concerning safety, cleanliness, and the natural environment. Briefly, these included:

#### Safety

- More police patrols/officers
- More surveillance equipment
- Stop bullying and fighting, drugs and shootings
- Enhance Block Watch or neighborhood patrols
- Better street lighting—dark streets encourage crime
- Slow down traffic in certain areas

#### General clean-up

- Control illegal dumping along the railroad corridor, 18th Street, 16th Street and Parade Street
- Regular clean-up programs/Litter control
- Clean up and use alleys
- Demolish deteriorated homes/properties
- Property maintenance
- Sidewalk rehab and leveling

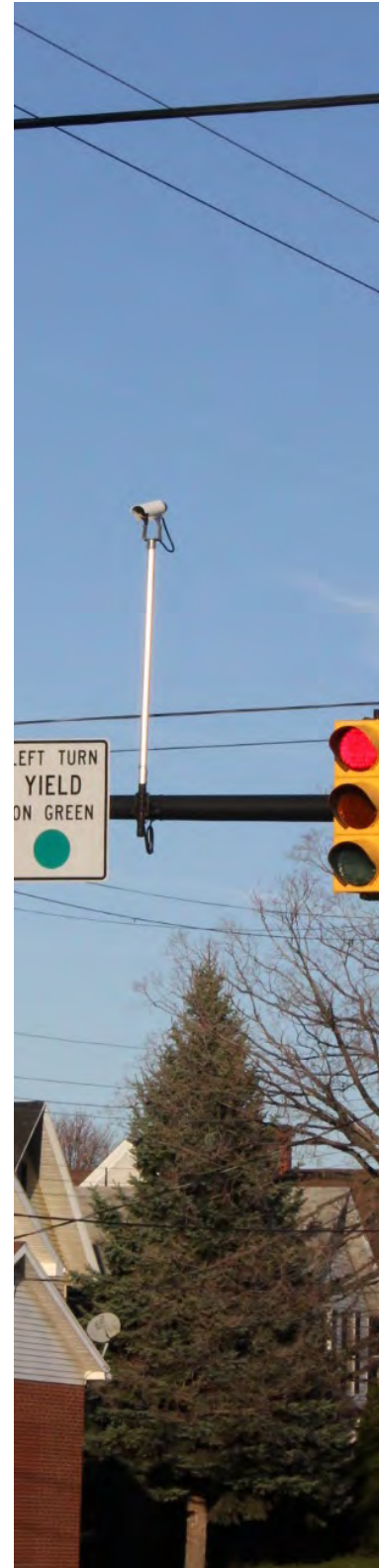
#### Additional parks /greenspace

- Maintenance and lighting of parks
- Street trees need trimming to allow lights to shine through
- More community gardens are needed

## Safe

There are currently two neighborhood watch groups (now called “Neighborhood Associations”) —the “Eastside Neighborhood Association” and the “Central City Neighborhood Association.” These groups address safety issues in the neighborhood, while working with City police. SSJNN has a good track record working with and organizing neighborhood watch groups, having operated one in Historic Little Italy for decades. The SSJNN Neighborhood Association program manager has participated in the citywide neighborhood association group, has worked with the police on security camera programs, and has been very active in a number of crime prevention programs. He is available to assist the eastside neighborhood in establishing similar programs.

SSJNN also has a track record with security camera programs and could duplicate the Little Italy program in this neighborhood. Grant funds were received to purchase and install security cameras at key locations in Historic Little Italy, with connections to the Erie Police Department and the program manager. The program has been working well, providing significant information to police after crimes were committed, and deterring crime in areas where the cameras are known to be located.







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Some local businesses and homes in the eastside neighborhood have existing security cameras, and data is currently being collected to determine the number, locations, and current operational status of all available and working cameras.

Other safety initiatives of concern include the safety of pedestrians at intersections and near roadways. Safe sidewalks, walking and bike paths, and pedestrian crossings at intersections are important in creating a safe walkable environment for residents. The Bayfront East Side Taskforce (BEST) has done an excellent job at addressing key intersections along Parade Street in that neighborhood with varied pavement textures, bollards, and plantings. Similar projects could be undertaken here.



Sample bike lanes



Sample Crosswalk Improvements

### Clean

All neighborhoods benefit from regular clean-up programs, and the eastside is no exception. Streets, sidewalks, alleys, and some yards are strewn with litter on a regular basis. Weeds are growing in alleys, in sidewalk cracks, between curbs and streets, around homes, in tree lawns, and in vacant lots. The former railroad right-of-way and the area north of 18th Street, west of the Bayfront Connector have been reported as illegal dumping sites.

The SSJNN has coordinated several cleanup programs so far and will continue to do so. A mowing program is being created to help mow vacant lots and yards for disabled and elderly residents. The SSJNN created a Tool Shed in Historic Little Italy to provide residents with tools to maintain their properties, and a similar program will be started on the eastside. Programs are needed to educate immigrants on home repair, as many of them have never had a home, nor been required to undertake repair of appliances, yards, vehicles, machinery, or tools. The SSJNN has done this in Little Italy and will start similar programs here.



Litter programs needed

The ERA does its best to maintain the 95 parcels of land that it owns within the Eastside Multicultural Community. Obviously, manpower and funding prohibit them from doing the best possible job.





## Green

Existing parks and green spaces exist throughout the neighborhood, and could be enhanced and expanded to provide additional opportunities for area residents. Existing parks include:

- Wilson School football field at 26th and Monroe Streets
- A park on 16th Street between Parade and Ash Streets
- Holland Street Playground at Holland and 23rd Streets
- A playground at McKinley School
- A park at 19th and Wayne Streets
- Mel Witherspoon Field at French and 19th Streets
- Green space behind Pulaski's Club at between 21st and 22nd Streets, from Parade Street to Wallace Street
- Poetry Garden on 22nd Street
- Several community gardens
- McKinley Park at East Avenue and 23rd Street is a great asset

Owned and maintained by the City of Erie, McKinley Park includes two basketball courts and a tennis court, a play lot, picnic tables, and a significant tree canopy. A monument honoring "Clara's Way" was dedicated in the Park in 2009 and is surrounded by a sidewalk of mosaic artwork. The Park is used frequently by the children at McKinley School and by neighborhood residents, and is a tremendous asset to the neighborhood.



A green space along the railroad tracks between Ash and Parade Streets contains a play lot, benches, and green space, as a linear corridor along the railroad. A small park at 19th and Wayne Streets contains a basketball court (in very poor condition), a picnic pavilion, and a play lot. The Holland Street playground at the corner of Holland and 23rd Streets includes a baseball field in addition to the playground facilities.



The Benedictine Sisters care for the area on 22nd Street between Ash and Perry Streets, working with the Trinity Square Foundation. They created a Poetry Garden with metal art sculptures, a small stage for performances, a walking path, green space, trees, shrubbery, and flowers. This is a great example of an attractive and viable pocket park for other areas in the neighborhood to emulate.



The City Mission Garden (Parade and 22nd Streets in the northwest corner), the Bhutanese Garden (25th and Ash Streets on the west side) and the Benedictine Sisters' Community Garden (in the 500 block of East 22nd Street) provide residents with green space and gardening opportunities.

The City of Erie has an "Adopt a Park" program that is listed on its website and which might be a useful tool in the eastside neighborhood. Church groups, clubs, or civic organizations should be recruited to adopt a park and maintain it. Ref: [erie.pa.us/Departments/ParksandRecreation/AdoptAPark](http://erie.pa.us/Departments/ParksandRecreation/AdoptAPark)



A similar program could be promoted to "Adopt a Block" or "Adopt an Alley" and assume responsibility for weeding, cleaning, sweeping, collecting litter, and otherwise maintaining the block or alley per agreement with the SSJNN. Tools from the Tool Shed could be provided to assist with this effort.

Based on this information, the following Goals, Objectives, and Strategies are proposed:

Existing & potential green space







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## Goals, Objectives, and Strategies

### Goal 1:

Create a safe environment for all residents of, and visitors to, the Eastside Multicultural Community.

**Objective 1.1:** Continue and increase relationships with the City of Erie Police Department to control crime in the neighborhood.



Strategies:

- 1.1.1: Continue to develop the Neighborhood Associations to work with the Police. These groups should be enhanced, enlarged, and trained to undertake more responsibility.
- 1.1.2: Consider purchasing fluorescent colored t-shirts for Neighborhood Association members to wear as they walk through the neighborhood, providing very visible “eyes on the street.”
- 1.1.3: Consider adding EMC logos on vehicles to provide evidence that concerned people are driving through the neighborhood.
- 1.1.4: Work closely with the Police Drug Task Force and the Nuisance Property Task Force of the City to assure that services are being provided to this neighborhood and that the SSJNN is taking the necessary steps to comply with Task Force suggestions.
- 1.1.5: Finish compiling the inventory of existing security cameras operated by private businesses, churches, organizations, and/or residences.
- 1.1.6: Pursue grant funds to purchase and install additional security cameras in key locations where none currently exist, and connect them with the Police Department and program manager.

**Objective 1.2:** Work with the City of Erie to improve vehicular and pedestrian safety in the neighborhood.

Strategies:

- 1.2.1: Encourage the City to include this eastside neighborhood in ongoing traffic studies.
- 1.2.2: Identify and prioritize street and intersection improvement projects and pursue funding for them, coordinating with the City.
- 1.2.3: Pursue a sidewalk/walkway improvement program by identifying needed replacements or new sidewalks, prioritizing them, and pursuing funding.
- 1.2.4: Work with the City to consider speed bumps or humps, or other traffic calming techniques in critical areas, as well as pedestrian crossing signals and the use of textured or colored pavement markings at intersections to delineate pedestrian spaces.

Potential Intersection Improvements





Goal 2:

Maintain a clean and aesthetically pleasing environment in the neighborhood.

**Objective 2.1:** Develop and/or continue programs to enhance cleanliness.

Strategies:

- 2.1.1: Consider adding an “Adopt a Block or Alley” program to address litter collection on individual blocks or alleys.
- 2.1.2: Coordinate cleanup and litter pick up events with Little Italy and national clean up days, recruiting college students to assist.
- 2.1.3: Encourage the City to enforce codes and regulations within the neighborhood.
- 2.1.4: Work with McKinley Elementary School and Wilson Junior High School on year-round litter control programs.

Goal 3:

Enhance the neighborhood with green and healthy initiatives.

**Objective 3.1:** Maintain and improve existing parks and green spaces.

Strategies:

- 3.1.1: Work with the City to identify needed maintenance and improvements at existing parks and organize neighborhood groups to volunteer time to assist with required efforts.
- 3.1.2: Lobby the City to effectively light the parks and to maintain the lighting, especially at McKinley Park, and to trim trees throughout the neighborhood.
- 3.1.3: Promote the “Adopt a Park” program with churches, companies, neighborhood groups, clubs, and others to maintain parks and green spaces.
- 3.1.4: Establish a Tool Shed in the neighborhood, similar to the one in Little Italy, to provide the necessary tools to maintain and improve parks and green spaces.
- 3.1.5: Emulate The Poetry Garden in other vacant lots in the neighborhood, creating additional pocket parks, while assuring that the resources and volunteers are available to maintain them.
- 3.1.6: Organize local residents to start a mowing program to assist with maintaining vacant parcels, as well as lawns of elderly and disabled residents
- 3.1.7: Facilitate spring planting events to improve streetscapes and other key areas, and assure that a maintenance plan is enforced.
- 3.1.8: Continue to promote, and expand, current bike programs to encourage more people to ride bikes to work and for exercise.



Clean up programs



Bike Program and Mowing Program





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## CHAPTER 8 • SAFE, CLEAN & GREEN

### **Objective 3.2:** Encourage health-related initiatives in the neighborhood.

Strategies:

3.2.1: Encourage and enable more community gardens in the neighborhood, as well as Urban Farms, to introduce healthy and fresh produce and healthy eating habits to residents.

3.2.2: Work closely with the immigrant populations to encourage additional ethnic food gardens.

3.2.3: Use the community gardens and urban farms as educational opportunities for residents, especially children and young adults.

3.2.4: Keep abreast of the proposed Food Hub in the EMTA parking garage, as it will serve as a central source for fresh foods.

3.2.5: Use the previously mentioned side-lot program to encourage homeowners to expand their properties by acquiring vacant adjacent lots and creating flower or vegetables gardens on them, or maintaining lawns to accent their homes.

3.2.6: Work with the Culinary Center to provide public garden space on its site.



*Community Gardens*



*Great use of a Side Lot*





## • CHAPTER 9 •

# SOCIAL & EDUCATIONAL PROGRAMS

The SSJNN has traditionally provided a number of social and educational programs as part of its ministry to help residents in its service area. Their experience in Historic Little Italy, working with a number of different immigrant groups and lower-income households, has proven extremely helpful in establishing a new ministry in this eastside neighborhood. As noted in Chapter 1, a large number of immigrants from a wide variety of countries have relocated to the Eastside Multicultural Community. The SSJNN is committed to helping them fit into their new culture by providing the social and educational training programs they need to adjust to life in a foreign country. In addition, the SSJNN continues to assist the long-time residents of the neighborhood, as well as the businesses and organizations that call the eastside home. The SSJNN has a staff person committed to establishing and managing social and educational programs. Several such programs have already been started and are successfully underway.



### Neighborhood Needs

In determining the assistance needed, the SSJNN conducted the survey mentioned in previous chapters. Regarding social and educational programs, the following needs and issues were expressed:

- Programs are needed for residents: after school, pre-K, and adults
- Only 70% of residents have a high school diploma
- Programs for adults could provide meaningful activities for retired and disabled people (13% of residents are “employment disabled”)
- Bullying and fighting are problems, some of which is related to clashes between cultures
- Obesity, domestic violence, drugs, crime, alcohol abuse, and health-related issues are problems in the neighborhood
- The many languages spoken by residents is a huge hurdle
- Work readiness and job training are needed (this zip code had the highest unemployment rate among adjacent zip codes)
- Residents are not even aware of all the services that are available to them
- Parenting programs and/or classes are needed
- Kindergarten readiness preparation and tutoring for Pre-school to Grade 2 are needed to improve reading proficiency

### Neighborhood Resources

There are several organizations and schools in the neighborhood that provide educational and social services on a regular basis. Schools that residents of the neighborhood attend include the following, although only McKinley and Wilson are located within the eastside neighborhood:

- McKinley Elementary School (K, 1 -5)
- Pfeiffer-Burleigh Elementary School (K-8)
- Woodrow Wilson Middle School (6-8)
- NW Collegiate Academy (9- 12)
- Lincoln Elementary School (Pre-K; 1-5)
- Erie Rise Leadership Academy Charter School (K- 7)
- East High School (9 -12)

McKinley and Pfeiffer-Burleigh Elementary Schools are two of the three schools in the Erie School District (out of a total of 12 schools) that had a proficient reading level below 35 percent.







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## CHAPTER 9 • SOCIAL & EDUCATIONAL PROGRAMS



Other organizations, and the education-related and other services they provide in the neighborhood, include:

- *The International Institute of Erie offers some educational and training programs, including English as a Second Language (ESL).*
- *The Booker T. Washington Center offers Mercyhurst University classes—associate degrees, certificate programs, and college prep classes.*
- *Catholic Charities and the Greater Erie Community Action Committee (GECAC) provide ESL programs and other programs.*
- *St. Martin's Center has educational programs at Lovell Place on 14th Street, and offers housing assistance and foreclosure prevention programs.*
- *BLOOM Collaborative offers art and yoga classes, as well as providing life-long learning opportunities and a cultural center for the neighborhood.*
- *Several agencies have developed five community gardens in the neighborhood, providing educational opportunities and healthy food options to participants.*

Several organizations offer after-school programs, including:

- *SSJNN and Bike Erie --Pedal Mettle,*
- *Booker T. Washington Center,*
- *Community of Caring (Dayenu House- 263 East 21st Street)*
- *East 22nd Street Project (Benedictine Sisters)*
- *McKinley/Mercyhurst University Carpe Diem Program*
- *YMCA Summer Program at McKinley Park.*

The SSJNN intends to use the information compiled by Erie Together (quoted below) as a guide in developing programs and initiatives for the eastside neighborhood.

Erie Together is a movement of hundreds of local individuals, organizations, and businesses working together in strategic ways to prevent and reduce poverty, elevate prosperity, and make the Erie region a community of opportunity where everyone can learn, work and thrive



Following an extensive study, three organizations - The Greater Erie Community Action Committee (GECAC), United Way of Erie County, and Mercyhurst University - came together to identify ways to address the issue. The following three goals were established:



### Learn Goal: More children become successful adults

- *Children ready to learn when they enter Kindergarten*
- *Children reading at grade level in 3rd grade*
- *Youth with quality career exploration by 8th grade*
- *High school graduates ready for next step: meaningful employment and/or successful completion of post-secondary education or training*



### Work Goal: More adults obtain family sustaining employment

- *Workforce development system operates effectively*
- *Workforce has job skills appropriate for available jobs*
- *Job seekers have the soft skills needed for employment*
- *Barriers to employment are overcome*



*Thrive Goal: More families able to meet their basic needs*

- Align system of community supports
- Families are connected to community supports
- Families gain better understanding of their situation and opportunities
- Families increase their level of self-sufficiency

**SSJNN Programs**

Based on their past experiences, as well as the Erie Together initiatives, the SSJNN has already initiated several very successful programs, including three bicycle programs:

- **Pedal Mettle**—a program where kids can earn a bike if they attend five to six sessions on how to repair bicycles and bike safety. A chiropractor in Waterford suggested this type of program to recycle bicycles. SSJNN is considering expanding this program to include slightly older youth, possibly up to 20 years old.
- **Bike to Work**—a program focusing on adult immigrants, teaching them the basics of bicycle repair and safety, and encouraging them to ride their bicycles to work. (These programs depend on BikeErie to provide a repair person. Volunteers have been recruited to repair bikes and to train other volunteers.)
- **Bike Lab**—open to anyone, this program provides tools, space, and assistance with bike repair.

SSJNN also started several educational programs and is exploring many others:

- Tutoring programs and art classes for children have been started. Staff members are in the process of investigating partnerships with several organizations to provide additional programs such as Pre-K and a Kid's Cafe.
- Programs have begun for youth including the Pedal Mettle program mentioned above and art classes. Several additional programs are being investigated with partners including boxing, community gardens, Girls Circle, and financial literacy and entrepreneurial opportunities through Junior Achievement.
- Adult programs including a Resource Center for distribution of health and financial information have been initiated, and several programs are being investigated including Pre-K parenting, Getting Ahead, Financial Literacy and Budgeting Workshops, ESL classes, and exercise classes.
- The SSJNN has initiated programs to support churches and religious organizations in the neighborhood including assisting with movie nights at Cornerstone Liberty Community Church. They are also exploring how they can assist with festivals such as Zabawa.
- The SSJNN compiles and distributes a wide variety of health, financial, housing, educational, and social program information at neighborhood events to help educate residents about the many existing opportunities for assistance.



Existing Bike Program







### Goals, Objectives and Strategies

Based on this information, the following goals, objectives, and strategies regarding social and education programs are proposed:

#### Goal 1:

Identify partners and build relationships with them to jointly offer programs for neighborhood residents.

**Objective 1.1:** Meet with churches and religious organizations, schools and education providers, civic organizations, and other service providers to identify their services and clients, and to explore expanding or enhancing those services to meet the needs of EMC residents.

Strategies:

- 1.1.1: Compile an inventory of relevant service providers in the neighborhood, as well as those in the City that provide services to eastside residents.
- 1.1.2: Initiate contact with each to explore potential synergies.
- 1.1.3: Synthesize this information into a Service Directory for residents.

#### Goal 2:

Continue to pursue and expand educational programs.

**Objective 2.1:** Investigate, pursue, and initiate or expand educational programs for children ages 4-10.

Strategies:

- 2.1.1: With GECAC or other agencies, investigate starting or expanding a Pre-K program for neighborhood children, including ESL.
- 2.1.2: Continue the One-on-One tutoring program, expanding it when possible.
- 2.1.3: Continue to develop the Eastside Art Academy, offering art classes for children in the neighborhood.
- 2.1.4: Investigate the feasibility of establishing a Kid's Café, exploring existing models at Second Harvest, Emmaus, and others.
- 2.1.5: Continue the bike programs and expand them when possible.

**Objective 2.2:** Investigate, pursue, and initiate or expand educational programs for youth ages 11-18.

Strategies:

- 2.2.1: Continue and expand the Pedal Mettle program.
- 2.2.2: Continue to investigate the creation of a Girls Circle for teenage girls.
- 2.2.3: Continue to expand the Eastside Art Academy offering classes for youth.
- 2.2.4: Explore the potential for community gardens where the youth will tend the gardens, potentially selling excess produce at local farmers markets, and learning about healthy foods and entrepreneurship.
- 2.2.5: Explore the potential of starting boxing classes.
- 2.2.6: Working with Junior Achievement, explore opportunities for financial literacy and entrepreneurship classes for youth.
- 2.2.7: Continue to provide critical information on a variety of issues to neighborhood youth.
- 2.2.8: Start a youth career café based on the Hampton VA model.



**Objective 2.3:** Investigate, pursue, and initiate or expand educational programs for adults.

**Strategies:**

- 2.3.1: Investigate with GECAC and other partners the potential to start Pre-K parenting classes.
- 2.3.2: Continue to provide critical information on health, financing, budgeting, housing, and services to assist residents, especially immigrants.
- 2.3.3: Continue to provide financial literacy and budgeting workshops, and expand them as needed.
- 2.3.4: Institute ESL classes (through SSJNN or existing providers) for specific immigrant groups in the neighborhood.
- 2.3.5: Explore options to provide safe exercise opportunities, working with Primary Health Network and other providers.
- 2.3.6: Explore workforce training opportunities with existing providers and assure that neighborhood residents have access to those programs, bringing programs into the neighborhood if necessary.
- 2.3.7: Educate residents about existing housing opportunities, as discussed in Chapter 6.
- 2.3.8: Encourage adults to participate in public art programs as discussed in Chapter 5.

**Objective 2.4:** Work with neighborhood businesses to start apprenticeship or mentoring programs for local youth.

**Strategies:**

- 2.4.1: Compile a comprehensive list of all businesses in the neighborhood.
- 2.4.2: Initiate contact with these businesses.
- 2.4.3: Create an outline of an apprenticeship or mentoring program and present it to these businesses.
- 2.4.4: Compile a list of neighborhood youth who are interested in the apprenticeship program and match businesses with the appropriate youth.



*Potential apprenticeship program*

**Goal 3:**

Develop a social program that provides opportunities to integrate the various ethnic groups within the neighborhood into a friendly and viable multicultural community.

**Objective 3.1:** Create an events program.

**Strategies:**

- 3.1.1: Develop an annual calendar of events to include picnics, block parties, foot and bicycle races, ice cream socials, movie nights, art contests, holiday house decorating contests, garden contests, street hockey, chess, checkers or other board game competitions, baseball or basketball contests, etc.
- 3.1.2: Involve the children and youth in organizing and managing these events.
- 3.1.3: Provide awards for successes and t-shirts for participants.







Combining Cultures  
to form a Community

## CHAPTER 9 • SOCIAL & EDUCATIONAL PROGRAMS

**Objective 3.2:** Pursue ethnic events as educational and social opportunities to teach each other about different cultures and to encourage positive interactions and engagement.

Strategies:

- 3.2.1: Consider ethnic music and arts festivals or activities.
- 3.2.2: Encourage the cooking and sale of ethnic foods.
- 3.2.3: Encourage ethnic booths at all neighborhood events.
- 3.2.4: Discuss the importance of cultural diversity at all neighborhood programs and events.
- 3.2.5: Develop strong relationships with the many ethnic groups and keep them engaged in SSJNN activities.





• APPENDIX 1-1 •  
REFUGEES TO THE CITY OF ERIE

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	CUMULATIVE TOTAL
Afghanistan	0	0	0	0	0	0	0	9	5	0	0	0	0	14
Azerbaijan	0	0	0	5	0	0	0	0	0	0	0	0	0	5
Belarus	0	0	0	0	0	0	0	1	5	0	0	4	0	10
Bhutan	0	0	0	0	0	0	0	69	193	379	705	687	253	2,286
Boania and Herzegovina	169	66	4	2	0	0	0	0	0	0	0	0	0	241
Burma	0	0	0	0	0	0	0	72	82	73	6	13	38	284
Burudi	0	0	0	0	0	0	69	37	13	0	2	1	0	122
Central Africa	0	0	0	0	0	0	0	0	0	0	10	0	0	10
Republic Croatia	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Cuba	0	0	0	0	0	0	0	4	3	0	4	0	4	15
Dem. Rep. Congo	0	0	0	0	0	0	0	9	0	40	3	0	33	85
Egypt	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Eritrea	0	0	0	0	0	8	14	2	13	15	18	6	11	87
Ethiopia	0	0	0	0	0	0	0	1	1	1	1	7	0	11
Iran	0	0	0	0	0	0	0	0	3	0	0	0	0	3
Iraq	71	18	13	0	4	5	12	70	75	79	17	32	71	467
Kyrgyzstan	0	0	0	14	3	6	0	0	5	0	0	0	0	28
Lebanon	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Liberia	0	0	0	47	17	21	1	4	0	0	0	0	1	91
Moldova	0	6	0	0	0	0	0	0	0	0	0	0	0	6
Nepal	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Russian	15	0	6	1	148	59	17	0	1	0	0	0	0	247
Rwanda	0	0	0	0	0	0	0	0	4	0	0	0	0	4
Serbia	3	0	0	0	0	0	0	0	0	0	0	0	0	3
Sierra Leone	0	0	0	0	0	0	0	0	1	0	0	0	1	2
Somalia	25	0	0	88	63	42	39	27	36	33	11	15	35	414
Sudan	57	25	25	28	37	19	5	5	10	23	5	2	6	247
Syria	1	0	0	0	0	0	0	0	0	4	0	0	10	14
Togo	0	0	0	0	0	0	0	8	0	0	0	0	0	8
Uganda	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Ukraine	90	10	69	18	14	11	3	9	10	6	0	6	7	253
Uzbekistan	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Vietnam	3	0	7	11	1	0	0	0	3	0	0	0	0	25
<b>Total for Erie</b>	<b>435</b>	<b>126</b>	<b>124</b>	<b>214</b>	<b>288</b>	<b>171</b>	<b>160</b>	<b>327</b>	<b>463</b>	<b>654</b>	<b>783</b>	<b>773</b>	<b>471</b>	<b>4,989</b>

Refugees to the city of Erie by Fiscal year  
Source: US Department of State, 2013











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## APPENDIX 3-1 • SURVEY RESULTS

### *What language do you speak:*

English = 194 other = 65 (Nepalese, Bhutanese, Vietnamese, Spanish, Kurdish, Italian, etc.)

### *Household Income:*

less than 10,000 = 54

3 live alone (over age 51) ; 28 are females with 1 or 2 children

10,001 - 19,999 = 46

20,000 - 29,999 = 54

30,000 - 39,999 = 39

40,000 - 49,999 = 24

50,000 - 59,999 = 12

Prefer not to answer = 29 = 11% did not answer

[not sure if everyone really gave the "household" income]

### **DATA FROM OTHER SOURCES:**

- Our neighborhood is approximately 1/3 of zipcode 16503
- The median age in this zipcode is 29.8 and household size is 2.7 (highest in comparison with 16501, 16502 and 16504)
- Average adjusted gross income for 16503: \$18,977.
- 40.8% of 16503 residents have income below poverty level.
- Single parent households are far more common than married households.

### *Housing:*

Own home = 111

Rent home= 140 only 12 state rent is too high

Living less than a year = 28

(rent is \$325 -\$590)

Living there 1-3 years = 68

Living there 4 -6 years = 23

Living there 7-10 years = 15

11-15 = 10

16-20 = 8

Longer than 20 years = 83 39% live more than 10 years in the neighborhood

Renters, how satisfied are you with your current housing situation?

Very satisfied = 39

Its ok = 72

not satisfied == 24 no answer = 6

### **DATA FROM OTHER SOURCES**

- According to zip code data, average gross rent is \$656
- 57% of 16503 residents rent a home.

**Would you consider buying a home in this neighborhood?** Yes= 93; No= 161

No, because leaving after college= 16 own home =

### *What do you like best?*

The neighbors = 36

It's quiet =34 (somewhat, mostly, very)

No answer=89

Family, friends, people = 31



**Employment:** Do you or someone in your home have a steady job?

150 = yes      Full time job = 177      Part-time job = 25    SSD = 13

**DATA FROM OTHER SOURCES:** According to zip code data

- 13% of 16503 residents are employment disabled.
- Unemployment rate is 17.6 % (highest in comparison with 16501,16502,16504)

**Crime:**

Residents feel

Yes, very safe: 54                      Yes, somewhat safe: 144      77% answered yes, 20% no, 3 % no answer  
 No, not safe: 32                      No, not safe at all: 20      no answer: 4

**Largest crimes:**

Theft	94	Drugs	88	Shootings and guns	63
Robbery	55	Vandalism	50	Speeding	29
Fighting	38	Noise violation	9	Disorderly Conduct	7

Also mentioned one to three times: aggravated assault, loitering, stabbing, murder, bullying, feral cats, underage drinking, stealing, home invasion, break-ins, littering.

**Have these issues gotten better or worse over the last year?**

Better = 28      Why? More police, people report more, more homeowners, drug houses are gone.  
 Same = 52      Why?  
 Worse = 125      Why? Lack of jobs, no police presence, people don't care, people do whatever they want, nothing is done about it, people are very poor...

**In your opinion, what additional action can be taken to improve things?**

More police patrol = 64                      More employment opportunities = 11

Give young people sense of responsibility, gun laws to take away guns, people should be better neighbors, more law enforcement, people watch out for each other, more light , landlords check their houses, more, keep kids busy, get kids something to do, kids need a place to play, prayers, more safety, neighbors being vigilant, parents need to parent their children, help people get jobs, neighborhood watch, parents need to do better, police use radar, everybody take care of their house, more arrests, neighbors keep watch and correct each other, more homeownership, take pride in neighborhood, education of youth, more street lights, get animal control and clean-up space, community needs to come together, people should call police more, people should behave, more accountability with parents, teachers, neighbors should be more alert, good communication between old and new neighbors, parents should watch their kids, take pride in their neighborhood, good behavior, no drinking, no fighting, more people report what they see, communication, programs that help people, open community center for adults and youth, be neighborly, fix up houses.

**DATA FROM OTHER SOURCES:**

- The city of Erie averages 1.7 police officers per 1000 residents, well below the state average of 2.6 police officers per 1000 residents.





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## APPENDIX 3-1 • SURVEY RESULTS

### Social Service:

Free Food	<b>Good = 151</b>	Fair = 49	Poor = 23	Don't know = 9	no answer = 15	n/a= 5
Child programs	Good = 120	Fair = 52	Poor= 39	Don't know = 9	no answer = 23	
Teen programs	Good = 98	Fair = 47	<b>Poor=59</b>	Don't know = 12	no answer = 27	
Health programs	Good = 136	Fair =47	Poor=34	Don't know = 8	no answer = 22	
Affordable child care	Good = 108	Fair= 53	Poor=40	Don't know = 12	no answer = 27	
Job training	Good = 98	Fair =48	<b>Poor= 58</b>	Don't know = 13	no answer = 28	
Senior Center services	Good = 121	Fair =45	Poor= 37	Don't know = 15	no answer = 26	
Parks and recreation	Good = 114	Fair = 60	Poor = 43	Don't know = 7	no answer = 21	
Legal services	Good = 111	Fair = 49	Poor= 45	Don't know= 10	no answer= 28	
Housing program	Good = 114	Fair=56	Poor= 45	Don't know= 9	no answer= 22	
English as a second language	Good =126	Fair=41	Poor= 25	Don't know=17	no answer= 34	
Help with GED	Good = 130	Fair= 39	Poor= 27	Don't know= 13	no answer= 33	

### What service is missing in this neighborhood?

More jobs = 39      More programs for kids/teens = 38      No answer/don't know = 10

More police = 8      Schools (closer, with playground) = 7      Parenting Programs = 6

Many things/everything = 6      Better housing/housing program = 5      Closer grocery store = 5

Gardens(2), Autistic child help, banking, market place, beautification, help from city, better education, college prep program, community service, cultural events, free food for youth, GED Program, Government involvement, Health care, help with house maintenance (2), human decency, laundry services, more businesses, more daycares, more programs for elderly (2), recreational options (2), street paving, summer jobs, swimming pool, take care of yard, teaching respect, proper rehab, parents and teens having rules (3)



*Economic Development: (252)*

1. Affordable Grocery Store	Good = 128	Fair= 66	Poor = 41	No answer = 18
2. Medical Care	Good = 145	Fair=48	Poor = 36	No answer = 24
3. Dental Care	Good= 141	Fair=42	Poor = 41	No answer = 29
4. Clothing Store	Good= 116	<b>Fair=72</b>	Poor = 42	No answer = 23
5. Thrift Store	Good = 132	Fair=67	Poor = 27	No answer = 25 n/a=2
6. Laundry	Good = 139	Fair=57	Poor = 24	No answer = 26 n/a=6
7 Pharmacies	<b>Good = 185</b>	Fair=36	Poor = 10	No answer = 23
8. Banking	Good = 135	Fair=45	<b>Poor = 49</b>	No answer=23

**Where do you shop for groceries?**

Walmart = 105    Tops= 16    Giant Eagle =17    Save-A-Lot = 14    Sam’s Club= 5  
 Less than 5 = Dollar Tree, Dollar General, Serafins, wherever cheapest

• **According to zip code data, 40% of households receive SNAP benefits.**

**Where do you shop for household items?**

Walmart = 103    Family Dollar = 37    Dollar General = 32    Sam’s Club = 10  
 Dollar Tree = 6    Dollar Stores = 5  
 Giant Eagle = 5    less than 5 = Serafin’s,    K-Mart    Stores with best sales

**Where do you do your banking?**

Credit Union (various) = 62    PNC Bank = 60    First National Bank = 28  
 Northwest Savings Bank = 14    no answer = 15    No account = 5

i

**Do you use convenient stores in your neighborhood?**

No answers = 26    No = 32    sometimes = 8    Yes = 196

**Using**

Serafin’s = 28    Dee’s =15    Country Fair = 45    Family Dollar = 10    Moe’s = 2





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## APPENDIX 3-1 • SURVEY RESULTS

### Neighborhood

#### Name three problems you see in this neighborhood

Youth not involved = 11	Vandalism = 16	Theft = 15	Speeding = 31
<b>Fighting = 37</b>	<b>trash/litter = 39</b>	No jobs = 16	Parents don't care = 9
Kids alone = 19	No answer = 39	Nothing to do for teens/kids = 16	Drugs = 26
None = 5	Homelessness = 6		

What do you like best in neighborhood: 85 answered question.

**Family/or friend = 46**      It's quiet = 16

Close to downtown, Close to Walmart, nobody bothers me, BTWC, the WIC office, ..

#### What would you call this neighborhood?

No answer=92      By the block/street they live= 61      Home/neighborhood= 47  
Where I live=19      The hood=14 the eastside= 11

What would help the neighborhood?

No answer= 92      **more programs = 47**      **parenting/parent rules= 39**  
Parks/playgrounds=16      jobs =15

## House-to-House Surveys (B) with one detailed question: Completed 34 surveys

9. Neighborhood: How important is this issue in your community?

1. Parents mind what their children are doing?

		Is it happening?		
		Yes	No	No Answer
Very Important	32	10	17	6
Not Important	1	1		
No Answer	2		1	1

2. Parents/guardians talk to their children about sex, drugs, and violence

		Is it happening?		
		Yes	No	No Answer
Very Important	29	11	14	5
Somewhat Important	1	1		
Not Important	1			1
No Answer	3			

3. Family members handle anger without violence

		Is it happening?		
		Yes	No	No Answer
Very Important	27	12	14	1
Somewhat Important	2	1		1
Not Important	1			1
No Answer	4			



		Is it happening?			
		Yes	No	No Answer	
4. Families support each other	Very Important	29	14	11	4
	Not Important	1			1
	No Answer	4			1
			29 very important		14
5. Young people involved in youth organization	Very Important	29	6	20	3
	Somewhat Important	1			1
	No Answer	4			
6. Illegal dumping is handled by the city	Very Important	24	8	12	4
	Somewhat Important	4	2	2	
	No Answer	6	1	3	2
7. Neighborhood streets are free from debris, potholes and ice in winter	Very Important	28	14	9	5
	Somewhat Important	2	2	2	
	No Answer	4	1	3	2
8. Zoning regulations/building codes are in the best interest	Very Important	26	13	11	2
	Somewhat Important	2	2	1	1
	No Answer	6			6
9. Park Improvements are made	Very Important	27	16	7	4
	Somewhat Important	2	2		
	No Answer	4	1		
10. Trash is picked up	Very Important	26	16	6	4
	Somewhat Important	3	2	1	
	No Answer	5	1		4





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## APPENDIX 3-1 • SURVEY RESULTS

11. Neighbors care about and look after one another			Is it happening?		
			Yes	No	No Answer
Very Important	27		11	11	5
Somewhat Important	4			4	
No Answer	3		1	3	2
12. People in the neighborhood work together to solve local problems			Is it happening?		
			Yes	No	No Answer
Very Important	23		5	16	2
Somewhat Important	6			1	5
13. Youth are involved in improving community			Is it happening?		
			Yes	No	No Answer
Very Important	28		2	23	3
Not Important	1				
No Answer	5		1	1	3
14. People are organized to make a difference in this neighborhood			Is it happening?		
			Yes	No	No Answer
Very Important	25		5	18	3
Somewhat Important	3		2	1	
No Answer	1				1
15. People here care about making this neighborhood a nice place to live			Is it happening?		
			Yes	No	No Answer
Very Important	28		15	8	5
Somewhat Important	1		1		
No Answer	5				
16. Good values guide people in our neighborhood			Is it happening?		
			Yes	No	No Answer
Very Important	27		15	8	5
Somewhat Important	1		1		
No Answer	6		1		



## Block Assessment: Total Number completed = 165 Blocks out of 255 blocks (65% done)

### Positive Aspects listed:

Clean (19), well-kept lawns (39); nice houses (32); gardens/landscaping good (31) trees (16); friendly people (9)  
Sidewalks good (14); kids and adults outside (12);

### Negative Aspects listed:

Garbage/trash (69); broken windows (8); bad sidewalks (56) houses deteriorated/trashed (41) overgrown plants (13)

<i>Building in these blocks are</i>	Number of Blocks	<i>Streets in these blocks are</i>	# of Blocks
Well kept, good repair (1)	40	Very good (recent resurfacing, smooth)	36
Fair condition (2)	62	Moderate (evidence of keeping in good repair)	73
Poor condition(3)	45	Fair (minor repairs needed but nor rough surf)	41
Badly deteriorated	10	Poor (potholes, sign of neglect)	12
No other structures	7	No other structures	7

33% of the buildings were rated below fair condition      7 % of the street conditions were rated poor

<i>Trash, litter or junk on Block</i>	Number of Blocks	<i>Are there cigarette or cigar butts or discarded packages on sidewalks?</i>	Number of Blocks
Major	53	Yes	77
Minor	92	No	81
None	18		

32.5 % of the blocks are rated as having a major trash problem. Cigarettes or cigar butts are seen at 48.7% of the blocks.

<i>Is there garbage, litter, broken glass in the street or on sidewalks?</i>	Number of Blocks	<i>Graffiti? Evidence of being painted over?</i>	Number of Blocks
None	16	Yes	22
Light (some is visible)	65	No	138
Moderate	38		
Heavy (visible along most or all of the street)	38		





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## APPENDIX 3-1 • SURVEY RESULTS

<i>How would you characterize the land use on this block?</i>	Number of Blocks
Primarily residential	91
Primarily commercial	20
Mixed	20
Primarily industrial	8
Primarily vacant houses	2 (East 23-5; Parade E16/17)
Primarily vacant lots and open space	3
Primarily services or institutions	9
Primarily parks or playgrounds	1 (Holland 23 w)
Public housing	7
Other	1 (Parking lot: Holland and 25 w)

<i>Are there trees lining the street?</i>	Number of Blocks	<i>Are there following signs visible?</i>	Yes	No
Trees on most or all of the block	28	Neighborhood Watch	9	151
Some Trees	84	Security warning signs	44	116
No Trees	48	Advertising of beer, whiskey, or other alcohol?	7	153
		House with for sale signs	14	146

### *Additional Observations*

- 349 E 22nd St is falling apart, bricks crumbling, etc • Corner of Wayne and E 23rd, garbage lot
- Garbage by McKinley Elementary School • On East 25-7 N houses 740+ in much worse condition
- Paint chipped/rusty fire hydrant (East 17-1; East 18-1; Holland 23- E) • Many Keep Out signs (Perry 21 –w) • Several houses condemned, condoms on sidewalk (Perry 23 w) • Lots of fast food wrappers (Perry 21E) • Church lawn 2418 needs improvement (German 24 W)

### **Litter Survey:**

August 26, 2014 8 blocks: East 21- East 25 Street

6 of the 8 blocks are assessed with the block survey get ratings from 2-4; 3 were considered having major litter problems, 3 minor problems. Block 21-5 had the most items (505).

We collected within two hours 2010 items:

Cigarette butts	747
Food wrappers	431
Fast Food Wrappers	100
Plastic bottles	88
Plastic Bottle Caps	53
Straws	37
Metal Bottle Caps	27
Lids	25
Glass Bottles	15



### Property Assessments:

Total Number Completed: 65

*Upkeep and cleanliness of lawns/ yard and garden*

(62 properties)

Great Condition	4	58% lawns and gardens are in less than decent conditions
Good Condition	7	
Decent Condition	14	
Poor Condition	21	
Very Poor Condition	16	

*Condition of sidewalk in front and around property*

(63 properties)

Great Condition	0	46% of the sidewalks are in less than decent conditions
Good Condition	12	
Decent Condition	22	
Poor Condition	15	
Very Poor Condition	14	

*Condition of buildings exterior*

(57 properties)

Great Condition	3	52% of the buildings were rated as being in less than decent conditions
Good Condition	1	
Decent Condition	23	
Poor Condition	20	
Very Poor Condition	10	

*Condition of Windows and Doors*

(55 properties)

Great Condition	3	49% of the windows and doors were rated as being in less than decent
Good Condition	9	
Decent Condition	16	
Poor Condition	18	
Very Poor Condition	9	

*Condition of Roof and Gutters*

(54 properties)

Great Condition	2	48% of roofs and gutters were rated as being in less than decent
Good Condition	11	
Decent Condition	15	
Poor Condition	14	
Very Poor Condition	12	





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## APPENDIX 3-1 • SURVEY RESULTS

### *Condition of Property Driveway*

(40 properties)

Great Condition	2	
Good Condition	8	37.5% of driveways were rated as being in less than decent condition.
Decent Condition	15	
Poor Condition	8	
Very Poor Condition	7	

### *Condition of stairs, Rails, Fences and Porches*

(48 properties)

Great Condition	2	
Good Condition	7	54% of porches, stairs, fences were rated as in less than decent
Decent Condition	13	
Poor Condition	20	
Very Poor Condition	6	



• APPENDIX 3-2 •

RESULTS OF PUBLIC SESSION 8-19-2015

SAFETY
Street lighting 5
Code enforcement 3
Crime prevention 2
Stronger families 2
Security cameras 3
Safer underpasses 1
Traffic calming 1
More police presence 1
Tree trimming 0
Off street parking 0

PROGRAMS
Educational /tutoring 4
Recreational activities for all ages 3
Work readiness training 3
English as a second language 2
Youth organization & activities 2
Art and music 2
Social activities 1
Health initiatives 1
Kindergarten readiness 0

HOUSING & ECONOMIC DEVELOPMENT
Community gardens/urban farms 6
Housing rehabilitation 4
Creation of jobs 3
Information sharing 3
Full service grocery store 2
Home buyer assistance 1
More industries 1
New retail businesses 0
Ethnic shops & businesses 0

NEIGHBORHOOD ENVIRONMENT
Demolition of deteriorated buildings 5
Bike and walking trails 5
Improved sidewalks and pedestrian crossings 4
Neighborhood identity 2
Development on vacant parcels 1
Home and lawn maintenance 1
Litter control 1
More bus service 0
Side lot program 0
Tool shed 0
More parks and green space 0

OTHER:
More Owner-occupied housing
More supervision of children
A Rental Registration Program

**LEGEND**

- Highest
- Next highest
- High
- Lower







• APPENDIX 6-1 •  
EASTSIDE LERTA

Tax PIN	Full Street	Land Use Code	Acres	Legal Description	Lerta End Year
18050010023200	E 23 ST	SINGLE FAMILY	0.1665	E 23 ST LOT 21 53.71 X 135.02	2018
18050010021900	207 E 22 ST	SINGLE FAMILY	0.1553	207 E 22 ST LOT 11 50.09 X 135.01 IRR	2015
18050033011300	827 E 21 ST	SINGLE FAMILY	0.0882	827 E 21 ST 30 X 128	2016
18050093020500	2319 PENNSYLVANIA AVE	SINGLE FAMILY	0.0414	2319 PENNSYLVANIA AVE 44 X 41	2016
18050037022200	924 E 21 ST	SINGLE FAMILY	0.1395	924 E 21 ST 45 X 135	2018
18050025012900	638 E 22 ST	TWO FAMILY	0.0955	638 E 22 ST 32.5 X 128	2018
18050036010300	928 BUFFALO RD	SINGLE FAMILY	0.0801	928 BUFFALO RD IRR	2015
18050033022600	830 E 21 ST	SINGLE FAMILY	0.124	830 E 21 ST 40 X 135	2016
18050030022900	736 E 23 ST	SINGLE FAMILY	0.1175	736 E 23 ST 40 X 128	2015
15020024010300	450 E 16 ST	EXEMPT COUNTY PROPERTY	3.9179	450 E 16 ST 3.9179 AC	2018
18050012020000	1802 20 PARADE ST	WAREHOUSES	2.8421	1802 20 PARADE ST 321 25 E 18	2015
18050010021600	215 E 22 ST	SINGLE FAMILY	0.1553	215 E 22 ST LOT 13 50.09 X 135.02	2017
15020019011400	334 E 16 ST	COMMERCIAL AUXILIARY BLDG	0.441	334 E 16 ST 19211 SQ FT	2019
18050006020100	2220 HOLLAND ST	SINGLE FAMILY	0.1128	2220 HOLLAND ST LOT 5 44.65 X 110	2016
18050037022800	950 E 21 ST	SINGLE FAMILY	0.0669	950 E 21 ST 40 X 72.9	2016
18050022021800	515 E 22 ST	TWO FAMILY	0.1085	515 E 22 ST 35 X 135	2013
18050010022600	210 E 23 ST	SINGLE FAMILY	0.167	E 23 ST LOT 26 53.90 X 134.95	2018
18050034010900	841 E 23 ST	SINGLE FAMILY	0.124	841 E 23 ST 40 X 135	2017
18050009011300	239 E 21 ST	SINGLE FAMILY	0.1278	239 E 21 ST 41.25 X 135	2016
18050029020400	712 E 21 ST	SINGLE FAMILY	0.1085	712 E 21 ST 35 X 135	2016
18050038012500	922 E 24 ST	SINGLE FAMILY	0.155	922 E 24 ST 50 X 135	2016
18050043022900	1126 E 25 ST	SINGLE FAMILY	0.124	1126 E 25 ST 40 X 135	2016
18050093020600	2321 PENNSYLVANIA AVE	SINGLE FAMILY	0.0468	2321 PENNSYLVANIA AVE 51 X 40	2015
18050038011700	913 E 23 ST	SINGLE FAMILY	0.124	913 E 23 ST 40 X 135	2014
18050039010400	2508 EAST AVE	TWO FAMILY	0.1102	2508 EAST AVE 40 X 120	2015
18050039023600	948 E 25 ST	SINGLE FAMILY	0.1136	948 E 25 ST 40 X 123.75	2015
18050009021000	230 E 21 ST	WAREHOUSES	1.68	230 E 21 ST 1.68 AC	2016
18050038011000	939 E 23 ST	SINGLE FAMILY	0.1033	939 E 23 ST 33.33 X 135	2017
18050021011000	533 E 21 ST	SINGLE FAMILY	0.093	533 E 21 ST 30 X 135	2015
18050038010600	951 E 23 ST	SINGLE FAMILY	0.101	951 E 23 ST 40 X 110	2015
18050010021000	245 E 22 ST	SINGLE FAMILY	0.1465	E 22 ST LOT 18 47.25 X 135.05	2020
18050029011000	731 E 21 ST	SINGLE FAMILY	0.1271	731 E 21 ST 41 X 135	2015
18050018021100	439 E 22 ST	SINGLE FAMILY	0.093	439 E 22 ST 30 X 135	2014
18050010021200	235 E 22 ST	SINGLE FAMILY	0.1465	233 39 E 22 ST LOT 16 47.25 X 135.04	2018
18050013011000	339 E 21 ST	SINGLE FAMILY	0.1085	339 E 21 ST 35 X 135	2017
18050039022400	902 04E 25 ST	SINGLE FAMILY	0.1344	902 04 E 25 ST 68.94 X 84.91	2015





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## APPENDIX 6-1 • EASTSIDE LERTA

Tax PIN	Full Street	Land Use Code	Acres	Legal Description	Lerta End Year
18050025010800	631 E 21 ST	EXEMPT NON-PROFIT ORGANIZATIONS	0.1007	631 E 21 ST 32.5 X 128	2021
18050006023500	148 E 23 ST	SINGLE FAMILY	0.1703	148 E 23 ST LOT 3 55.36 X 133.98	2018
18050034022600	820 E 23 ST	SINGLE FAMILY	0.093	820 E 23 ST 30 X 135	2016
18050013011900	309 E 21 ST	SINGLE FAMILY	0.1085	309 E 21 ST 35 X 135	2015
18050009014100	240 E 22 ST	SINGLE FAMILY	0.1085	240 E 22 ST 35 X 135	2021
18050031010200	2518 20 WAYNE ST	TWO FAMILY	0.0973	2518 20 WAYNE ST 40 X 106	2018
18050017021800	434 E 21 ST	SINGLE FAMILY	0.1023	434 E 21 ST 33 X 135	2016
18050013013200	330 E 22 ST	TWO FAMILY	0.0992	330 E 22 ST 32 X 135	2017
18050031011800	2501 REED ST	DWELLING W/ COMMERCIAL USE PRIMARY RES	0.0702	2501 REED ST 34 X 90	2014
18050031020200	2420 WAYNE ST	SINGLE FAMILY	0.0597	2420 WAYNE ST 40 X 65	2015
18050016022100	426 E 19 ST	OUTBUILDINGS ONLY; NO LIVING UNITS	0.0992	426 E 19 ST 32 X 135	2007
18050033013100	834 E 22 ST	MULTIPLE DWELLINGS	0.1175	834 E 22 ST 40 X 128	2016
18050043022100	2409 PENNSYLVANIA AVE	SINGLE FAMILY	0.0735	2409 PENNSYLVANIA AVE 40 X 80	2016
18050029010500	749 E 21 ST	TWO FAMILY	0.1271	749 E 21 ST 41 X 135	2018
18050038020500	905 E 22 ST	SINGLE FAMILY	0.0465	905 E 22 ST 27 X 75	2014
18050019010000	460 E 26 ST	OFFICE BLDGS/ LABS/LIBRARIES	0.2955	460 E 26 ST 90 X 143	2012
18050021020500	2004 ASH ST	SINGLE FAMILY	0.0723	2004 ASH ST 30 X 105	2017
18050018023300	416 414E 23 ST	TWO FAMILY	0.093	416 E 23 ST 30 X 135	2016
18050030020500	753 E 22 ST	SINGLE FAMILY	0.097	753 E 22 ST 33 X 128	2017
18050043022800	1122 E 25 ST	SINGLE FAMILY	0.124	1122 E 25 ST 40 X 135	2017
18050023020900	523 E 24 ST	SINGLE FAMILY	0.0882	523 E 24 ST 30 X 128	2017
18050038010400	2310 EAST AVE	SINGLE FAMILY	0.0872	2310 EAST AVE 40 X 95	2016
18050011011600	221 E 25 ST	SINGLE FAMILY	0.0796	221 E 25 ST 34 X 102	2017
18050021010000	558 60E 22 ST	EXEMPT CHURCHES	0.0643	558 60 E 22 ST 40 X 70	2007
18050042012600	1020 E 26 ST	SINGLE FAMILY	0.2273	1020 E 26 ST 60 X 165	2012
18050034020900	833 E 22 ST	SINGLE FAMILY	0.124	833 E 22 ST 40 X 135	2016
18050025021600	650 E 21 ST	SINGLE FAMILY	0.124	650 E 21 ST 40 X 135	2019
18050025020600	618 E 21 ST	SINGLE FAMILY	0.1085	618 E 21 ST 35 X 135	2014
18050031012400	2521 REED ST	SINGLE FAMILY	0.0682	2521 REED ST 33 X 90	2014
18050042013300	1046 E 26 ST	SINGLE FAMILY	0.2008	1046 E 26 ST 53 X 165	2017
18050034011400	821 E 23 ST	SINGLE FAMILY	0.124	821 E 23 ST 40 X 135	2016
18050035021100	837 E 24 ST	SINGLE FAMILY	0.093	837 E 24 ST 30 X 135	2016
18050026010600	641 E 23 ST	SINGLE FAMILY	0.1028	641 E 23 ST 35 X 128	2015
18050039012000	907 E 25 ST	SINGLE FAMILY	0.072	907 E 25 ST 28.5 X 110	2015



Tax PIN	Full Street	Land Use Code	Acres	Legal Description	Lerta End Year
18050023022500	538 E 25 ST	SINGLE FAMILY	0.0882	538 E 25 ST 30 X 128	2016
18050039023300	936 E 25 ST	SINGLE FAMILY	0.124	936 E 25 ST 40 X 135	2015
18050009012900	206 E 22 ST	TWO FAMILY	0.0689	206 E 22 ST 30 X 100	2017
18050010022100	2215 HOLLAND ST	SINGLE FAMILY	0.1138	2215 HOLLAND ST 60 X 82.5	2017
18050017021300	418 E 21 ST	WAREHOUSES	0.2169	418 E 21 ST 70 X 135	2015
18050039012900	904 E 26 ST	SINGLE FAMILY	0.0579	904 E 26 ST 36 X 70	2016
18050014022500	302 E 23 ST	TWO FAMILY	0.0689	302 E 23 ST 30 X 100	2017
18050019020000	460 E 25 ST	SINGLE FAMILY	0.0829	460 E 25 ST 42.5 X 85	2014
18050014022400	2215 GERMAN ST	TWO FAMILY	0.0964	2215 GERMAN ST 35 X 120	2016
18050005010200	2114 HOLLAND ST	SINGLE FAMILY	0.045	2114 HOLLAND ST 28 X 70	2017
18050026010800	635 E 23 ST	SINGLE FAMILY	0.1234	635 E 23 ST 42 X 128	2014
18050026022300	630 E 23 ST	SINGLE FAMILY	0.124	630 E 23 ST 40 X 135	2015
18050026021000	603 E 22 ST	TWO FAMILY	0.0515	603 E 22 ST 29.16 X 77	2017
18050017010700	2109 PARADE ST	SINGLE FAMILY	0.0986	2109 PARADE ST 31 X IRR	2015
18050035022900	818 E 25 ST	SINGLE FAMILY	0.124	818 E 25 ST 40 X 135	2016
18050035023600	842 E 25 ST	SINGLE FAMILY	0.124	842 E 25 ST 40 X 135	2015
18050027020800	639 E 24 ST	TWO FAMILY	0.0955	639 E 24 ST 32.5 X 128	2017
18050022010800	535 E 23 ST	SINGLE FAMILY	0.0882	535 E 23 ST 30 X 128	2007
18050013011100	337 E 21 ST	SINGLE FAMILY	0.1147	337 E 21 ST 37 X 135	2019
18050039010900	941 E 25 ST	SINGLE FAMILY	0.0961	941 E 25 ST 31 X 150	2015
18050018021700	421 E 22 ST	SINGLE FAMILY	0.0961	421 E 22 ST 30 X 135	2014
18050031013700	750 E 26 ST	SINGLE FAMILY	0.0859	750 E 26 ST 34 X 110	2017
18050009012800	202 E 22 ST	SINGLE FAMILY	0.0918	202 E 22 ST 40 X 100	2020
18050006022500	104 E 23 ST	SINGLE FAMILY	0.0539	104 E 23 ST 47 X 50	2017
18050018023800	440 E 23 ST	TWO FAMILY	0.0871	440 E 23 ST 28.1 X 135	2017
18050023021700	502 E 25 ST	SINGLE FAMILY	0.1117	502 E 25 ST 38 X 128	2013
18050019023400	452 E 25 ST	SINGLE FAMILY	0.1337	452 E 25 ST 45.5 X 128	2017
18050018012200	424 26E 24 ST	TWO FAMILY	0.1149	424 26 E 24 ST 37.06 X 135	2014
18050010021100	E 22 ST	SINGLE FAMILY	0.1465	241 E 22 ST LOT 17 47.25 X 135.05	2020
18050010021800	211 E 22 ST	SINGLE FAMILY	0.1553	211 E 22 ST LOT 12 50.09 X 135.02	2018
18050015022300	314 E 25 ST	SINGLE FAMILY	0.093	314 E 25 ST 30 X 135	2017
18050005021200	128 E 21 ST	TWO FAMILY	0.1302	128 E 21 ST 42 X 135	2017
18050014010200	2320 PARADE ST	EXEMPT HOUSING/ REDEVELOPMENT AUTHORITIES	0.0522	2320 PARADE ST 32.5 X 70	2017
18050019023500	456 E 25 ST	SINGLE FAMILY	0.0781	456 E 25 ST 40 X 85	2015
18050027012000	614 E 26 ST	SINGLE FAMILY	0.197	614 E 26 ST 60 X 143	2014
18050010021400	225 E 22 ST	SINGLE FAMILY	0.1465	225 E 22 ST LOT 14 47.25 X 135.03	2018
18050010022700	214 E 23 ST	SINGLE FAMILY	0.167	214 E 23 ST LOT 25 53.90 X 134.96	2016
18050010023000	228 E 23 ST	SINGLE FAMILY	0.167	E 23 ST LOT 22 53.90 X 135	2018
18050011012700	228 E 26 ST	SINGLE FAMILY	0.0691	228 E 26 ST 36.5 X 82.5	2014



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## APPENDIX 6-1 • EASTSIDE LERTA

Tax PIN	Full Street	Land Use Code	Acres	Legal Description	Lerta End Year
18050006020700	157 E 22 ST	TWO FAMILY	0.0952	157 E 22 ST 30.94 X 134	2016
18050006020000	2224 HOLLAND ST	SINGLE FAMILY	0.1128	2224 26 HOLLAND ST LOT 4 44.65 X 110	2017
18050006023600	108 E 23 ST	SINGLE FAMILY	0.0448	108 E 23 ST 39 X 50	2017
18050015010700	353 E 25 ST	SINGLE FAMILY	0.0631	353 E 25 ST 27.5 X 100	2014
18050011020500	2406 GERMAN ST	SINGLE FAMILY	0.0798	2406 GERMAN ST 37 X 94	2016
18050014013000	334 36E 24 ST	TWO FAMILY	0.124	334 36 E 24 ST 40 X 135	2015
18050006011100	147 E 23 ST	SINGLE FAMILY	0.1378	147 E 23 ST LOT 2 48 X 125.03	2017
18050010012100	2303 HOLLAND ST	SINGLE FAMILY	0.0944	2303 HOLLAND ST 60 X 137	2014
18050006012500	2317 FRENCH ST	SINGLE FAMILY	0.1119	2317 FRENCH ST 37.5 X 130	2014
18050015011800	315 17E 25 ST	TWO FAMILY	0.1463	315 17 E 25 ST 42.5 X 150	2015
18050007020500	149 E 24 ST	SINGLE FAMILY	0.1116	149 E 24 ST 36 X 135	2014
18050015012700	316 E 26 ST	SINGLE FAMILY	0.132	316 E 26 ST 35 X IRR	2017
18050011021800	207 E 24 ST	SINGLE FAMILY	0.056	207 E 24 ST 32.5 X 75	2015
18050011011000	243 E 25 ST	SINGLE FAMILY	0.122	243 E 25 ST 36.33 X IRR	2015
18050003011100	2416 FRENCH ST	SINGLE FAMILY	0.1515	2416 FRENCH ST 40 X 165	2018
18050007011100	2511 FRENCH ST	SINGLE FAMILY	0.062	2511 FRENCH ST 30 X 90	2016
18050005011900	2115 FRENCH ST	SINGLE FAMILY	0.0391	2115 FRENCH ST 31 X 55	2017
18050011011500	225 E 25 ST	SINGLE FAMILY	0.0796	225 E 25 ST 34 X 102	2017
18050003013700	2515 STATE ST	APARTMENTS 4 - 19 UNITS	0.0884	2515 STATE ST 35.75 X 107.5	2015
18050003012800	2525 STATE ST	RESTAURANTS, STORES (RETAIL)	0.5233	2525 STATE ST 165 X 148.5 IR	2015
18050042021700	1011 E 24 ST	SINGLE FAMILY	0.0826	1011 E 24 ST 40 X 90	2017
18050027010300	653 E 25 ST	SINGLE FAMILY	0.1477	653 E 25 ST 45 X 143	2013
18050012010000	325 E 19 ST	APARTMENTS 20 OR MORE UNITS	2.701	325 E 19 ST 191 X 661.8 IRR 2.701 AC	2023
18050039021400	927 E 24 ST	SINGLE FAMILY	0.124	927 E 24 ST 40 X 135	2015
18050039023400	940 E 25 ST	SINGLE FAMILY	0.124	940 E 25 ST 40 X 135	2015
18050038012800	938 E 24 ST	SINGLE FAMILY	0.124	938 E 24 ST 40 X 135	2015
18050015021900	2407 GERMAN ST	SINGLE FAMILY	0.1061	2407 GERMAN ST 35 X 132	2017
18050037011700	911 E 21 ST	SINGLE FAMILY	0.155	911 E 21 ST 50 X 135	2015
18050034011300	825 E 23 ST	TWO FAMILY	0.124	825 E 23 ST 40 X 135	2016
18050043020100	2418 BRANDES ST	SINGLE FAMILY	0.0551	2418 BRANDES ST 30 X 80	2017
18050043020500	2407 MCKINLEY AVE	SINGLE FAMILY	0.094	2407 MCKINLEY AVE 36 X IRR	2014
18050014021500	327 E 22 ST	SINGLE FAMILY	0.124	327 E 22 ST 40 X 135	2018
18050035020400	857 8571/2E 24 ST	TWO FAMILY	0.0988	857 59 E 24 ST 41 X 105	2017
18050039020100	2428 EAST AVE	TWO FAMILY	0.0775	2428 EAST AVE 33.75 X 100	2016
18050023020000	558 E 25 ST	THREE FAMILY	0.1734	558 E 25 ST 58.64X128	2017
18050043012700	1122 E 26 ST	SINGLE FAMILY	0.1331	1122 E 26 ST 40 X 145	2015
18050030010600	741 E 23 ST	SINGLE FAMILY	0.124	741 E 23 ST 40 X 135	2013
18050031011300	725 E 25 ST	SINGLE FAMILY	0.1377	725 E 25 ST 40 X 150	2017





Tax PIN	Full Street	Land Use Code	Acres	Legal Description	Lerta End Year
18050005021000	124 E 21 ST	TWO FAMILY	0.0992	124 E 21 ST 32 X 135	2017
18050006024200	2202 HOLLAND ST	SINGLE FAMILY	0.0839	2202 HOLLAND ST LOT 8 50.48 X 72.36	2019
18050015022500	322 E 25 ST	SINGLE FAMILY	0.093	322 E 25 ST 40 X 135	2015
18050031013300	736 38E 26 ST	TWO FAMILY	0.1377	736 38 E 26 ST 40 X 150	2017
18050006021600	119 E 22 ST	SINGLE FAMILY	0.1577	119 E 22 ST 51.25 X 134	2017
18050021013100	520 E 22 ST	TWO FAMILY	0.093	520 E 22 ST 30 X 135	2017
18050022013200	538 E 24 ST	TWO FAMILY	0.0955	538 E 24 ST 32.5 X 128	2016
18050031013500	744 E 26 ST	SINGLE FAMILY	0.1033	744 E 26 ST 30 X 150	2015
18050031012800	714 E 26 ST	SINGLE FAMILY	0.0803	714 E 26 ST 35 X 100	2015
18050005013700	156 E 22 ST	SINGLE FAMILY	0.1148	156 E 22 ST 40 X 125	2015
18050015023600	2404 PARADE ST	TWO FAMILY	0.103	2404 PARADE ST 51 X IRR	2017
18050021020200	2010 ASH ST	SINGLE FAMILY	0.0723	2010 ASH ST 30 X 105	2016
18050010021300	229 E 22 ST	SINGLE FAMILY	0.1465	229 E 22 ST LOT 15 47.25 X 135.04	2017
18050002011300	2315 STATE ST	COMMERCIAL AUXILIARY BLDG	0.7418	2315 STATE ST 165.07X 226.07 IRR	2014
18050010022900	222 E 23 ST	EXEMPT SERVICE CONNECTED (VETERANS)	0.167	E 23 ST LOT 23 53.90 X 134.99	2018
18050093020400	2315 PENNSYLVANIA AVE	SINGLE FAMILY	0.0735	2315 PENNSYLVANIA AVE 40 X 80	2007
18050012010100	1932 PARADE ST	RESTAURANTS, STORES (RETAIL)	0.526	E 20 ST LOT A 78.96 X 290	2015
18050006020200	2214 HOLLAND ST	SINGLE FAMILY	0.1128	2214 HOLLAND ST LOT 6 44.65 X 110	2019
18050015022100	2417 GERMAN ST	SINGLE FAMILY	0.1212	2417 GERMAN ST 40 X 132	2017
18050014012900	332 E 24 ST	SINGLE FAMILY	0.2064	332 E 24 ST 33.33 X 135	2017
18050026011200	602 E 24 ST	RESTAURANTS, STORES (RETAIL)	0.2439	602 E 24 ST 83 X 128	2015
18050010022800	218 E 23 ST	SINGLE FAMILY	0.167	218 E 23 ST LOT 24 53.90 X 134.98	2016
18050007021700	109 E 24 ST	TWO FAMILY	0.0691	109 E 24 ST 43 X 70	2017
18050003012300	2507 STATE ST	RESTAURANTS, STORES (RETAIL)	0.3706	2507 STATE ST 63 X 165 IRR	2021
18050010021500	221 E 22 ST	RES VACANT	0.1553	221 E 22 ST 50.06 X 135.03 IRR	2019
18050005010700	139 E 21 ST	SINGLE FAMILY	0.1554	139 E 21 ST 54.17 X 125	2017



*Eastside MultiCultural Community Plan Feb. 2016*



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