

### 23. Heritage and Arts District / Canal Square and Silliman Square Parks

The area bounded by Cayuga Street, Remsen Street, Mohawk Street and Ontario Street is proposed to be re-branded as the City's Heritage and Arts District. The district contains several structures and sites of historic/cultural significance, including City Hall, Cohoes Music Hall, the historic Cohoes Savings Bank building, the former Manufacturers Bank building, the Carter Building and Canal Square and Silliman Parks. The project focuses on high quality public realm improvements to the streetscape and public spaces within the proposed district to include public art installations, a state-of-the-art educational and interpretive system, a cultural wayfinding system and updated streetscape elements. Electronic kiosks and self-guided educational/interpretive tours could further enhance this district as a destination within the RiverSpark Hudson-Mohawk Heritage Area, drawing canal and history enthusiasts from the waterfront and Harmony Mills districts into the heart of the Remsen Street Central Business District. The district is anchored on the north by the Cohoes Music Hall (CMH) - the City's signature arts and cultural destination. Canal Square and Silliman Parks are proposed to become outdoor performance spaces, and the focal point for future festivals and events organized to attract visitors from throughout the Capital District and beyond to explore Cohoes.



The use of technology and art to guide visitors through the history of Cohoes could provide a unique heritage-tourism interpretive system that provides tailored programming and continuously updated content.



*Digital maps and wayfinding kiosks provide a unique opportunity to present interpretive information that can be regularly updated at a reduced cost, while maintaining relevance. This technology would permit the user experience to change throughout the year, encouraging return trips by visitors for a fresh, new interpretive environment.*

Table 10: Phase 3 Capital Projects

Project No.	Name	Project Phasing and Anticipated Costs (\$2012)		Potential Funding Resources	Time Frame	Notes
21	Bedford Street Townhouse Development	Site Acquisition	\$100,000+	City, Private	2020-2025	Cost based on current assessed values.
		Site Design	TBD	Private, CDBG, HOME	2020-2025	Dependent upon available land and developer.
		Demolition/Construction	\$1,500,000	Private, SLIHTC/LIHTC, HOME, HWF	Beyond 2025	Cost based on 12 market rate and 3 low/mod housing units
22	George Davis Avenue Housing Development	Site Acquisition	\$400,000+	City, Private	2020-2025	City to assist, where possible, in land assembly strategy.
		Site Planning	TBD	Private	2020-2025	Dependent upon available land and developer.
		Design	TBD	Private, CDBG, HOME	2025-2029	Dependent upon available land and developer.
		Demolition/Construction	Unknown	Private, SLIHTC/LIHTC, HOME, HWF	Beyond 2025	Costs dependent upon final design.
23	Heritage and Arts District / Canal Square and Silliman Parks	Master Planning	\$40,000	City, BOA	2013-2015	Conceptual planning and preliminary design conducted during BOA Step 3 Implementation activities.
		Design	\$100,000	City, Private, EPF Parks	2015 to 2018	Seek to have private involvement potentially through incentive zoning and private donations.
		Design/Construction	Unknown	City, Private, EPF Parks	2015 to 2025	Cost dependent upon final design and funding availability.

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Table 11: Summary of Capital Project Recommendations (Goal Areas 1 – 3)

GOALS		Goal 1 - Make the Waterfront a Destination					Goal 2 - Ensure the CBD Supports City and Regional Residents				Goal 3 - Offer a Diverse Urban Experience						
OBJECTIVES	Recommendations	1.1	1.2	1.3	1.4	1.5	2.1	2.2	2.3.	2.4	3.1	3.2	3.3	3.4	3.5	3.6	3.7
		Attract mixed-use development with high quality public access opportunities.	Capitalize on and market the Study Area's developable waterfront property.	Improve connections between the Mohawk River waterfront and downtown.	Provide attractive housing alternatives for businesses and employees.	Enhance waterfront recreation opportunities to encourage active, healthy lifestyle choices.	Increase the visibility and accessibility of the Central Business District from outside.	Locate modern amenities and services downtown while preserving historic character.	Support the viability of businesses along Remsen Street.	Improve conditions in the neighborhoods within and adjacent to the Central Business District.	Create an atmosphere that attracts new residents, visitors, and businesses to downtown.	Promote the small-scale, walkable urban form with access to transit.	Embrace "Complete Streets" design concepts.	Improve awareness of the remaining Erie Canal assets.	Promote and expand the area's healthy living characteristics.	Encourage sustainable infill development within the Central Business District.	Continue to provide programming on Remsen Street that attracts visitors all year.
1	Mixed Use Waterfront Development	X	X	X	X			X			X					X	
2	New Waterfront Mixed Use	X	X	X	X	X		X			X	X		X	X	X	
3	Saratoga Street Mixed Use / Bus Rapid Transit Station	X			X		X	X	X		X	X	X		X	X	
4	New Residential Infill / Main Street Rehabilitation Area				X				X			X	X	X		X	
5	St. Joseph Park Neighborhood	X			X		X	X		X	X	X			X		
6	Remsen Street at White Street Redevelopment						X	X	X	X	X					X	X
7	Ontario Street Improvements			X			X		X		X	X	X		X		
8	Cohoes Heritage Trail Wayfinding Improvements			X			X		X	X	X	X	X	X	X		
9	Gateway and Signage Improvements			X			X		X		X	X	X		X		
10	New Office Development	X	X					X			X			X		X	
11	Champlain Canal Interpretive Center	X	X	X		X		X			X			X		X	
12	Improved Public Park		X			X					X				X		
13	Potential Grocery Store		X					X		X	X					X	
14	New Waterfront Park		X			X					X				X		
15	Commercial / Office Flex Space															X	
16	Erie Canal and Champlain Canal Juncta Interpretive Center						X	X			X			X		X	
17	New Multi-Family Housing									X	X					X	
18	New Mixed Use Development at Main and Columbia						X	X	X	X	X					X	
19	Cohoes Boulevard Improvements			X			X		X		X	X	X		X		
20	Retail / Office Space		X				X	X	X	X	X					X	
21	Bedford Street Townhomes									X	X					X	
22	Stacy Davis Avenue Public Housing									X	X					X	
23	Heritage and Arts District / Canal Square & Silliman Parks						X	X	X	X	X	X	X		X		X

Table 11. Summary of Capital Project Recommendations, continued (Goal Areas 4 – 7)

GOALS		Goal 4 – Promote Land Use Diversity					Goal 5 – Celebrate Our History, Culture and Recreational Resources					Goal 6 – Ensure Public Investments Benefit All Modes of Transportation					Goal 7 – Advance Environmental Stewardship			
OBJECTIVES		4.1	4.2	4.3	4.4	4.5	5.1	5.2	5.3	5.4	5.5	6.1	6.2	6.3	6.4	6.5	7.1	7.2	7.3	7.4
		Encourage the horizontal and vertical mixing of compatible uses.	Identify and remove regulatory barriers to mixed-use development downtown and along the waterfront.	Make the City an appealing place to live for a range of income levels.	Encourage a vibrant sense of place in the Central Business District.	Focus City resources on capital investments that will most likely incentivize private investment.	Preserve, reuse and celebrate historic and cultural assets, keeping them safe, attractive and informative places to visit.	Promote historic and cultural assets to attract tourism locally and regionally.	Utilize technology to expand seasonal and relevant programming in the downtown and waterfront areas.	Enhance community pride through effective education and marketing of our industrial and canal heritage.	Evaluate opportunities for permanent and rotating public art in the downtown area.	Enhance pedestrian and bicycle safety throughout the Cohoes Boulevard corridor.	Improve awareness of and wayfinding to Remsen Street from Cohoes Boulevard.	Promote sustainable transportation options including bus transit.	Ensure land use decisions support multiple modes of transportation.	Improve connectivity of on- and off-road trail systems throughout the Study Area.	Actively work to reduce green house gas emissions and encourage sustainable design practices.	Remediate existing brownfields to facilitate future development opportunities.	Return vacant, underutilized or blighted properties to productive uses, focusing on strategic sites identified as part of this plan.	Identify opportunities to leverage the assistance provided by the BOA program to encourage private and federal reinvestment.
Recommendations																				
1	Mixed Use Waterfront Development	X	X	X	X												X	X	X	X
2	New Waterfront Mixed Use	X	X	X	X	X						X				X	X	X	X	X
3	Saratoga Street Mixed Use/BRT	X	X	X	X	X						X		X	X	X	X		X	X
4	New Residential Infill / Main Street Rehabilitation Area			X																
5	St. Joseph Park Neighborhood	X	X	X	X	X	X												X	X
6	Remsen Street Redevelopment	X	X	X	X	X											X		X	X
7	Ontario Street Improvements			X	X							X	X	X		X				X
8	Cohoes Heritage Trail Wayfinding Improvements			X	X		X	X		X		X	X	X		X				
9	Gateway and Signage Improvements			X	X							X	X	X		X				X
10	New Office Development	X		X	X	X						X				X	X	X	X	X
11	Champlain Canal Interpretive Center			X	X	X	X	X	X	X								X	X	X
12	Improved Public Park			X				X				X				X	X	X	X	X
13	Potential Grocery Store			X													X		X	
14	New Waterfront Park			X					X			X				X	X	X	X	X
15	Commercial / Office Flex Space			X															X	
16	Erie Canal and Champlain Canal Juncta Interpretive Center			X	X	X	X	X	X	X								X	X	X
17	New Multi-Family Housing			X										X			X		X	
18	New Mixed Use Development at Main and Columbia	X	X	X	X	X											X		X	X
19	Cohoes Boulevard Improvements			X	X							X	X	X	X	X				X
20	Retail / Office Space			X													X		X	
21	Bedford Street Townhomes			X										X			X		X	
22	Stacy Davis Avenue Public Housing			X										X			X		X	
23	Heritage and Arts District / Canal Square & Silliman Parks			X	X		X	X	X	X	X	X	X		X					X

## 5.4 Land Use Character and Regulatory Changes

The Cohoes Boulevard BOA Master Plan does not propose any significant changes to the Study Area land use patterns. Primary land use types along the Mohawk River waterfront should continue to include a mix of commercial, retail, housing and public space uses. Land uses within the Central Business district, particularly along Remsen Street, should continue to highlight this area as the City's premiere mixed use shopping, entertainment and business services district. Neighborhoods in the Central Business District and the Lansing Street Character Areas should maintain their density while supporting targeted opportunities for niche, neighborhood-scale services. The following is an overview of land use recommendations within the Cohoes Boulevard Master Plan. Table 12 correlates Land Use and Regulatory Recommendations with the Goals and Objectives identified through the planning process.

### *Central Business District and Neighborhoods*

The Central Business District is centered on Remsen Street, and the City should create and adopt design standards for this corridor to ensure new development accurately reflects the vision of the community. These standards should focus on the use of appropriate materials and design cues taken from valued historic forms within the community, such as the use of stone facades, pronounced cornice lines, enhanced window and door detailing, increased first floor transparency, and active storefronts.

The City should continue to concentrate new and redeveloped residential units in downtown, focusing residential demand into the Central Business District within walking distance of the proposed BRT station along Saratoga Street. The relocation of core community resources, such as the library, to Remsen Street would further define this corridor as a destination for the broader community and would enhance street-level activity. Further, the City should promote Remsen Street as a desired location for mixed-use redevelopment and rehabilitation. To assist in this endeavor, the City should evaluate methods to streamline, simplify and reduce the time and cost of development review and approvals of mixed-use development projects.

The City should identify appropriate locations for public open space within the Central Business district to improve the quality of life for residents. This should include areas of open lawn and playgrounds with sufficient shade. These areas could potentially be provided within vacant lots, or in other formalized redevelopment areas. Commercial portions of the Central Business



*High quality urban environments with an active public realm and vibrant street life are of significant importance to attracting young couples and their spending dollars.*

District should celebrate the City's canal and industrial heritage through public realm improvements, including streetscape and wayfinding enhancements and public art installations that interpret the story of Cohoes.

The City should implement a strategy to attract niche retail and a small grocery to the Central Business District. The availability of fresh foods within walking distance to dense mixed use neighborhoods further promotes the *Healthy Cohoes* initiative, and would be a unique community development catalyst within the City.

The Lansing Street neighborhood should be maintained with a residential focus, permitting opportunities for appropriately-scale commercial and retail services in targeted nodes. The City should continue to evaluate opportunities for infill redevelopment in areas where restoration of existing building stock is not feasible. In addition, opportunities to improve connectivity with the George Street Park and the Cohoes Heritage Trail should be identified to supply access to needed recreational amenities for neighborhood residents.



*New infill housing in the Lansing Street Neighborhood should maintain the urban form and building setbacks important to the neighborhood's character.*

### *Cohoes Boulevard and Waterfront*

Cohoes Boulevard and lands along the Mohawk River should continue to transition away from industrial uses to those that invite the public enjoyment of the waterfront. Similar to the recommendations for Remsen Street, the City should create and adopt design standards for waterfront areas with strict requirements for public access and public realm improvements. The City's waterfront should provide high quality public gathering spaces and recreation opportunities, including active and passive opportunities to experience the waterfront. Some of the highest residential densities within the City are proposed along Saratoga Street adjacent to the BRT station to promote Cohoes as a unique transit-oriented small city in the Capital Region. Redevelopment in this area should encourage market-rate and above market-rate housing to attract young professionals and households with greater disposable incomes to be spent within downtown. Cohoes Boulevard should transition away from an arterial that divides the community towards a green corridor that links the City with its waterfront. The roadway should offer welcoming gateway signage, street trees, ornamental lighting and a multiuse path, integrating the corridor within the City's brand as a premiere destination in Upstate New York for small city living and a high quality of life.

Higher intensity manufacturing and industrial activity should be promoted within the industrial corridor along Cohoes Boulevard in the southern extent of the BOA. Modifications to zoning should include generous buffer requirements to protect existing incompatible land uses. In the long-term, the City should seek to resolve land use conflicts between the Norlite manufacturing facility and adjacent residential and public housing uses through a transition to commercial and industrial-only uses in the zone. Opportunities to expand commercial and corporate offices within the corridor should be explored as appropriate alternative land uses for the Saratoga Sites public housing complex and other residential areas.

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Table 12. Summary of Land Use and Regulatory Recommendations (Goal Areas 1 – 3)

GOALS		Goal 1 - Make the Waterfront a Destination					Goal 2 - Ensure the CBD Supports City and Regional Residents				Goal 3 - Offer a Diverse Urban Experience						
OBJECTIVES		1.1	1.2	1.3	1.4	1.5	2.1	2.2	2.3	2.4	3.1	3.2	3.3	3.4	3.5	3.6	3.7
		Attract mixed-use development with high quality public access opportunities.	Capitalize on and market the Study Area's developable waterfront property.	Improve connections between the Mohawk River waterfront and downtown.	Provide attractive housing alternatives for businesses and employees.	Enhance waterfront recreation opportunities to encourage active, healthy lifestyle choices.	Increase the visibility and accessibility of the Central Business District from outside.	Locate modern amenities and services downtown while preserving historic character.	Support the viability of businesses along Remsen Street.	Improve conditions in the neighborhoods within and adjacent to the Central Business District.	Create an atmosphere that attracts new residents, visitors, and businesses to downtown.	Promote the small-scale, walkable urban form with access to transit.	Embrace "Complete Streets" design concepts.	Improve awareness of the remaining Erie Canal assets.	Promote and expand the area's healthy living characteristics.	Encourage sustainable infill development within the Central Business District.	Continue to provide programming on Remsen Street that attracts visitors all year.
Recommendations																	
1	Update the City's waterfront mixed use district to include design standards that ensure new development accurately reflects the vision of the community.	X	X		X	X					X	X		X			X
2	Encourage new housing in the CBD and waterfront to achieve a minimum of 12 units / acre, focusing on higher value residential development.	X			X		X	X	X	X	X	X			X	X	
3	Include design standards in the City's Code that are consistent with NYSDOT Smart Growth Screening Tool and ensure future road reconstruction follows tenants of Complete Street design.			X		X	X		X	X	X	X	X		X		
4	Evaluate and update the City Zoning Code for the South Columbia neighborhood in order to achieve the vision set forth in this Master Plan.	X			X		X	X	X		X	X				X	X
5	Evaluate methods to streamline the review and approval process for mixed-use development projects within the BOA, including electronic submissions and the use of 3D GIS.	X							X		X					X	
6	Identify and prioritize investments in out-the-door recreation loops throughout the study area, including the identification of needed easements or updates to the Official map.			X		X	X		X	X	X	X	X		X		
7	Revisit incentive programs that will help ensure sustainable design, including incentive zoning allowances	X	X	X	X	X		X		X	X	X	X	X	X	X	

Table 12. Summary of Land Use and Regulatory Recommendations, continued (Goal Areas 4 – 7)

GOALS		Goal 4 – Promote Land Use Diversity					Goal 5 – Celebrate Our History, Culture and Recreational Resources					Goal 6 – Ensure Public Investments Benefit All Modes of Transportation					Goal 7 – Advance Environmental Stewardship			
OBJECTIVES		4.1	4.2	4.3	4.4	4.5	5.1	5.2	5.3	5.4	5.5	6.1	6.2	6.3	6.4	6.5	7.1	7.2	7.3	7.4
		Encourage the horizontal and vertical mixing of compatible uses.	Identify and remove regulatory barriers to mixed-use development downtown and along the waterfront.	Make the City an appealing place to live for a range of income levels.	Encourage a vibrant sense of place in the Central Business District.	Focus City resources on capital investments that will most likely incentivize private investment.	Preserve, reuse and celebrate historic and cultural assets, keeping them safe, attractive and informative places to visit.	Promote historic and cultural assets to attract tourism locally and regionally.	Utilize technology to expand seasonal and relevant programming in the downtown and waterfront areas.	Enhance community pride through effective education and marketing of our industrial and canal heritage.	Evaluate opportunities for permanent and rotating public art in the downtown area.	Enhance pedestrian and bicycle safety throughout the Cohoes Boulevard corridor.	Improve awareness of and wayfinding to Remsen Street from Cohoes Boulevard.	Promote sustainable transportation options including bus transit.	Ensure land use decisions support multiple modes of transportation.	Improve connectivity of on- and off-road trail systems throughout the Study Area.	Actively work to reduce greenhouse gas emissions and encourage sustainable design practices.	Remediate existing brownfields to facilitate future development opportunities.	Return vacant, underutilized or blighted properties to productive uses, focusing on strategic sites identified as part of this plan.	Identify opportunities to leverage the assistance provided by the BOA program to encourage private and federal reinvestment.
<b>Recommendations</b>																				
1	Update the City's waterfront mixed use district to include design standards that ensure new development accurately reflects the vision of the community.	X	X	X			X	X	X										X	
2	Encourage new housing in the CBD and waterfront to achieve a minimum of 12 units / acre, focusing on higher value residential development.	X	X	X	X									X					X	X
3	Include design standards in the City's Code that are consistent with NYSDOT Smart Growth Screening Tool and ensure future road reconstruction follows tenants of Complete Street design.			X	X							X		X		X				
4	Evaluate and update the City Zoning Code for the South Columbia neighborhood in order to achieve the vision set forth in this Master Plan.	X	X	X	X		X						X	X	X		X			
5	Evaluate methods to streamline the review and approval process for mixed-use development projects within the BOA, including electronic submissions and the use of 3D GIS.	X	X				X												X	
6	Identify and prioritize investments in out-the-door recreation loops throughout the study area, including the identification of needed easements or updates to the Official map.	X	X	X	X		X						X	X	X		X			
7	Revisit incentive programs that will help ensure sustainable design, including incentive zoning allowances			X	X							X		X		X				

## 5.5 Administrative Recommendations

Administrative recommendations include 37 activities loosely organized into three broad categories representing predevelopment actions, public-private coordination efforts, and policy changes recommended to advance revitalization (see Table 13). These actions also include the further investigation or study of potential capital projects or economic development initiatives prior to investment, potentially as part of the City's BOA Step 3 Implementation Strategy. Non-capital actions include a call for public-private coordination efforts to facilitate investment and revitalization. Administrative actions, such as the creation of developer requests-for-proposal (RFP) and the formation of information databases, websites and marketing/branding initiatives are also key non-capital actions necessary to implement the BOA vision.

### *Coordination and Business Development*

The City should maximize the utilization of the Cohoes Local Development Corporation (CLDC) through continued coordination with public agencies, private employers and local, regional, and state economic development organizations to leverage the myriad simultaneous efforts on-going within and adjacent to Cohoes. The City and CLDC should continue to work with the Albany County Convention and Visitor's Bureau and the Albany County Chamber of Commerce to further support the *Choose Cohoes* initiative and market Cohoes as a destination. The Choose Cohoes organization should be involved in the formation of a BOA Implementation Committee, and function as a liaison with the business community. In addition, the City should reach out to state and federal agencies to promote the Master Plan and identify funding resources that can be used to implement catalyst projects.

Coordination with several key property owners within the Study Area should include efforts to obtain public access easements to the Hudson River and Mohawk River waterfronts. In addition, area employers should be engaged to develop housing incentive programs that attract more diverse income levels to the neighborhoods surrounding the Central Business District. The City should assist the CLDC in reaching out to existing local employers to identify future expansion opportunities within the Study Area to increase the daytime population and enhance the local economy.



"Choose Cohoes is a diverse organization, comprised of local business leaders, educators, residents and governmental representatives who take pride in assisting with building a community where individuals, families, businesses and not-for-profit organizations can develop and thrive while enhancing the quality of life within the City of Cohoes."

Several business development initiatives should be conducted to attract investment and activity to appropriate locations within the Study Area. Remsen Street should continue to be targeted for mixed use niche retail, commercial, office and residential development. The former Cohoes Theater site is located at the center of the corridor, and would be a logical site for an anchor tenant to generate foot traffic and visitation, such as a relocated public library or a large retail establishment. The City should continue to support and promote the Cohoes Music Hall throughout the region, while also encouraging its owners to explore reprogramming the structure to include retail businesses.

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The City of Cohoes does not currently have an approved Local Waterfront Revitalization Plan. The development of this document should be a short-term task for the City to ensure it can access applicable sources of State funding.

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### *Community Marketing and Brand Identity*

The City should build upon the Choose Cohoes brand, with consideration given to its regional location, its mill architecture, Erie Canal heritage, and waterfront location. The brand should further strive to distinguish Cohoes' downtown from other communities in the region, highlighting the authenticity of areas such as Remsen Street. In tandem with the focused brand identity, the City should develop marketing strategies to attract visitors, employers and residents. Events and festivals that celebrate the City's canal heritage, community arts, and local history should be developed and marketed for tourism. The City's inherent walkability, small-town atmosphere and convenient accessibility to transportation resources and the waterfront should be targeted to potential residents. The central location of Cohoes in the Capital region's research and employment district is also of value to employers and their employees.

The marketing campaign should be an interactive, multimedia-based strategy to promote the community to local businesses and area attractions to new residents and visitors. A significant component of the strategy should market the Study Area's recreational assets and promote urban healthy living initiatives, including enhanced park space, city-wide recreational and cultural walking loops and waterfront access opportunities.

### *Sustainable Design and Quality of Life Policies*

A series of community development and investment best practices should be established that encourage and promote sustainable design and development. The dense network of neighborhoods and streets within the Study Area provide for increased walkability, and the City should partner with the Capital District Transit Authority (CDTA) and the Capital District Transportation Council (CDTC) to plan for improvements that support multiple modes of transportation. This should include a feasibility analysis for a bike-share program as well as the development of a BRT to encourage sustainable transportation alternatives and promote use of existing infrastructure and recreational resources. The City should also evaluate opportunities to

incentivize sustainable practices on private property, such as the removal of excessive pavements or the installation of permeable pavement, downspout disconnections and the utilization of rainwater harvesting.

Community development and investment policies and practices should also support a high

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The City of Rochester's Neighborhood of the Arts (NOTA) is the center of the local arts and cultural community. The Memorial Art Gallery and the George Eastman House International Museum of Photography and Film spawned a synergistic cluster for the arts in a small neighborhood only fifteen blocks long and just three blocks wide.

Functioning as a permanent urban art trail dubbed the ARTWalk, this 'arts and culture' promenade links the Memorial Art Gallery, the George Eastman House, and large 'public performance' spaces at the center of the project.

The City of Cohoes can actively transform the concept of an urban art trail into an arts and heritage trail by incorporating heritage, history, and culture into the physical forms along the Remsen Street corridor.



*An example of urban art elements produced by area artisans and students, which provide interest and function to the streetscape.*

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quality of life. The City should evaluate the feasibility of establishing free Wi-Fi within the downtown to increase its marketability for residents and small businesses. In addition, a public art program focused on Remsen Street would improve the identity of the corridor as a destination for people. The City could also identify opportunities to use historic sites and transportation infrastructure to create interpretive, educational and recreational resources that will leverage the region's significant tourism industry. A critical factor for resident quality of life is the condition of neighborhoods. The City should consider the establishment of rehabilitation programs with local lenders and non-profit organizations to improve the quality of surrounding neighborhoods.

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