

## LANDLESS EVERYWHERE, BUT LOTS OF LOTS

The extent of the vacant lot problem today is shown by Philip H. Cornick in a painstaking analysis of the available data in "Problems Created by Premature Subdivision." Remembering that there is no space here for mention of the careful qualifications of his material which he scrupulously presents, these results may be summarized to indicate its scope:

### Buffalo

In the seven administrative districts of Buffalo outside those in the heart of the city there are 92.6 per cent of the city's 15,581 vacant parcels of land. On its still vacant lots Buffalo has room to provide places of work and residence for an increase over its population of 1930 (573,076) of 94,109; this is more than half the present population of the twenty-five towns of the surrounding county and is a third more than the total population of the four towns adjacent to the city. Of 25 towns in Erie County, excluding the central city of Buffalo, 73.7 per cent of the taxable parcels consist of vacant lands; 19 out of every 20 of these pieces of vacant land are concentrated within eight Buffalo suburbs and almost 12 out of every 20 lots lie within the four towns immediately adjacent to Buffalo. Erie County as a whole has in the areas already subdivided enough sites to meet all the needs of 518,500 additional population, 68 per cent more than its total population at the last census (1930).

### Rochester

In the sixteen districts of the central area of Rochester there are only 935 vacant lots but the eight outlying districts contain 13,726; the total, 14,661, could accommodate 76,677 new inhabitants, more than the entire population of the five suburban towns of the county—50,028. In those five suburban towns there are

27,615 vacant parcels, providing for a population increase of 83,330. In Monroe County, of which Rochester is the central city, there is now accommodation for an increased population of 188,085—the city's 1930 population was 328,132.

### Syracuse

Syracuse's 12 central and intermediate wards contain 2,201 parcels of vacant land and the 7 outlying wards contain 9,576, 81.3 per cent of the city's total—enough to take care of an added population of 68,776—32.8 per cent of its 1930 population of 209,326.

### Westchester

In Westchester County, adjacent to New York City's borough of the Bronx, of 222,802 parcels of land, 90,678 are improved and 132,124 vacant; enough vacant land is available for 760,000 added population and careful estimates of trends of growth indicate almost one half of the vacant parcels will still be vacant in 1950.

### New York City

In New York City, 91 per cent of the population of the Boroughs of Manhattan, Brooklyn, Queens and the Bronx live within narrow strips extending about half a mile on either side of the existing subway and elevated lines, strips whose area is less than 40 per cent of the areas of these four boroughs. The city has 175,000 vacant lots, 148,000 of them in the outlying areas, enough to accommodate an added population of 1,591,000, which is well in excess of its population growth between 1920 and 1930 and greatly in excess of any previous decade. In 1934 the city could have accommodated on the vacant lots within it the combined populations of Westchester County on its north, Nassau and Suffolk Counties on the east and half of Hudson County, N. J., on the west.

—W. L.