

CONSULTANT RECOMMENDED CENTER TYPES AND LOCATIONS

In preparation for Task 5 and the Public Input Workshop (Charette), the Project Committees must select commercial centers as pilot sites to be studied during the Charette week to develop amendments to the Comprehensive Plan and principles that will be applied in the new development standards and zoning code. Code Studio recommends that these centers should be chosen based on four criteria: likelihood of redevelopment, transferability to other centers, anticipated investment by the Town/IDA/ State/Federal Government, and community acceptance.

Task 4.2, the Commercial Center Zoning Analysis: Part 1 Memorandum, contains a table listing all commercial and mixed use centers in the Town, and a corresponding map showing those centers – the table and map are attached. From this table, six example types of centers are suggested, along with several recommended centers for each which fit within that type (see below).

At the meeting on August 10th, the Committees will be asked to choose one center from each type which best fits the four criteria described below to be studied during the Charette week. Lee Einsweiler will be online with us during the meeting to provide additional guidance. Committee members are asked to prepare for the meeting by using the worksheet provided to evaluate/rank the recommended centers based on the four criteria – you may also want to write notes on why or why not the center should be chosen. You are not limited to choosing from the recommended centers below – space is provided in the worksheet to identify other centers which you may consider to be better candidates based on the criteria. At the meeting, member should also decide what the boundaries of these centers will be.

Deep/Large Parcels

- Transit Road from Maple Road to Sheridan Drive
- Intersection of Sheridan Drive and Niagara Falls Boulevard
- Niagara Falls Boulevard – Home Depot Plaza

Shallow Parcels

- Transit Road South of Main Street
- Sheridan Drive from Millersport Highway to Bailey Avenue
- Bailey Avenue from Eggert Road to Oxford Avenue
- Niagara Falls Boulevard from Willow Ridge Drive to S. Ellicott Creek Road

Williamsville Edge

- Main Street - Union Road to the I-290
- Main Street – Youngs Road to the Village Line

Traditional Node

- Snyder - Main Street from Burroughs Drive to Amherstdale Road
- Eggertsville - Main Street from Westfield Road to Maynard Drive

Suburban Node

- Hopkins Road / Klein Road
- Hopkins Road / Dodge Road

CRITERIA TO SELECT CENTERS:

Likelihood of Redevelopment

- Area in single ownership or possible to assemble
- Age of buildings, quality (height?) of structures
- Underutilized sites (lots of empty parking lots or land surrounding the building)
- Owner interest in redevelopment

Transferability

- Multiple parts of Town with similar conditions (new zoning could be applied elsewhere)

Anticipated Investment by Town/IDA/State/Federal

- Transit, road projects, water/sewer
- Tax incentives
- Other investment?

Community Acceptance

- Willing to apply new zoning
- Willing to allow pilot projects
- Willing to allow streamlined approvals after applying new zoning