



# ACROSS THE BOULEVARD

*Connecting Willow Ridge and Parkview*

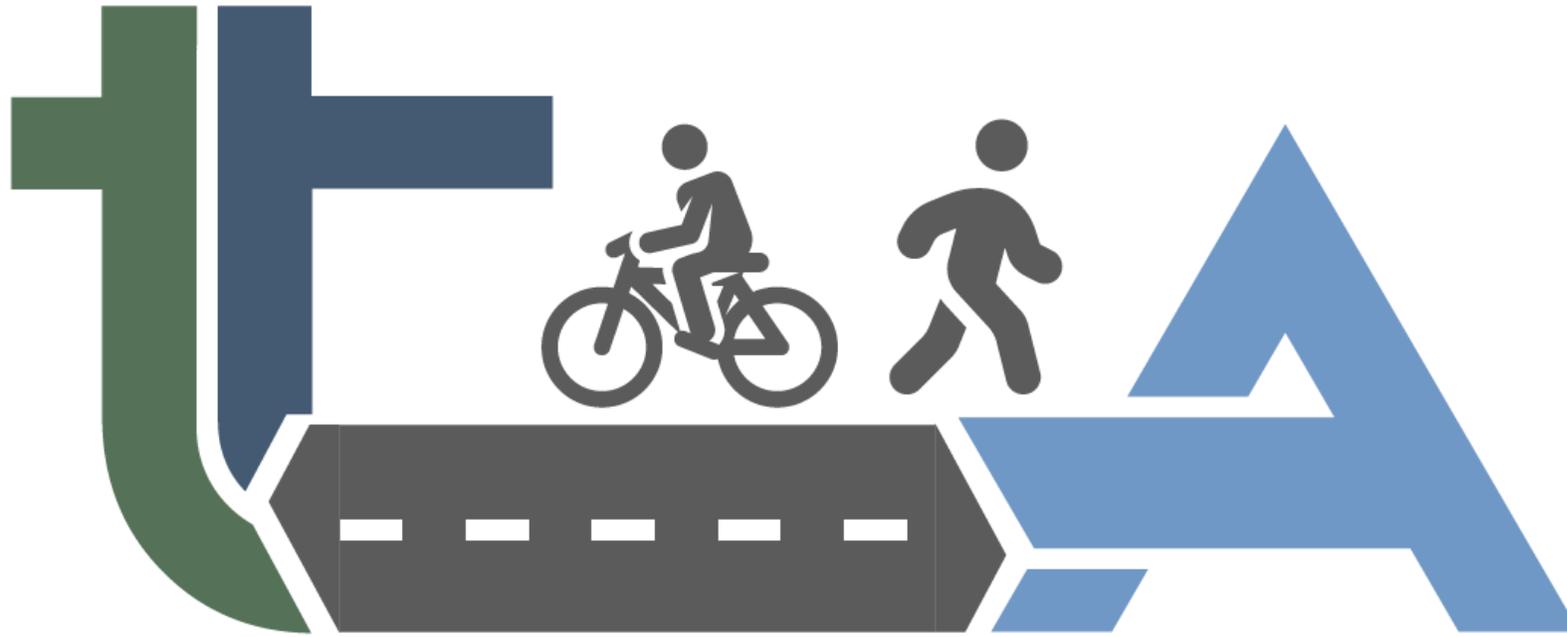
This project is proudly supported in a joint effort by:

**Town of Amherst**



**Town of Tonawanda**





# ACROSS THE BOULEVARD

*Connecting Willow Ridge and Parkview*

# WELCOME

Town of Amherst

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Town of Tonawanda

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Dover, Kohl & Partners

town planning & urban design

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Nelson\Nygaard

multimodal transportation planning

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G Kellogg

economic analysis

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Bergmann

community outreach & public participation

# THE BOULEVARD



# THE BOULEVARD



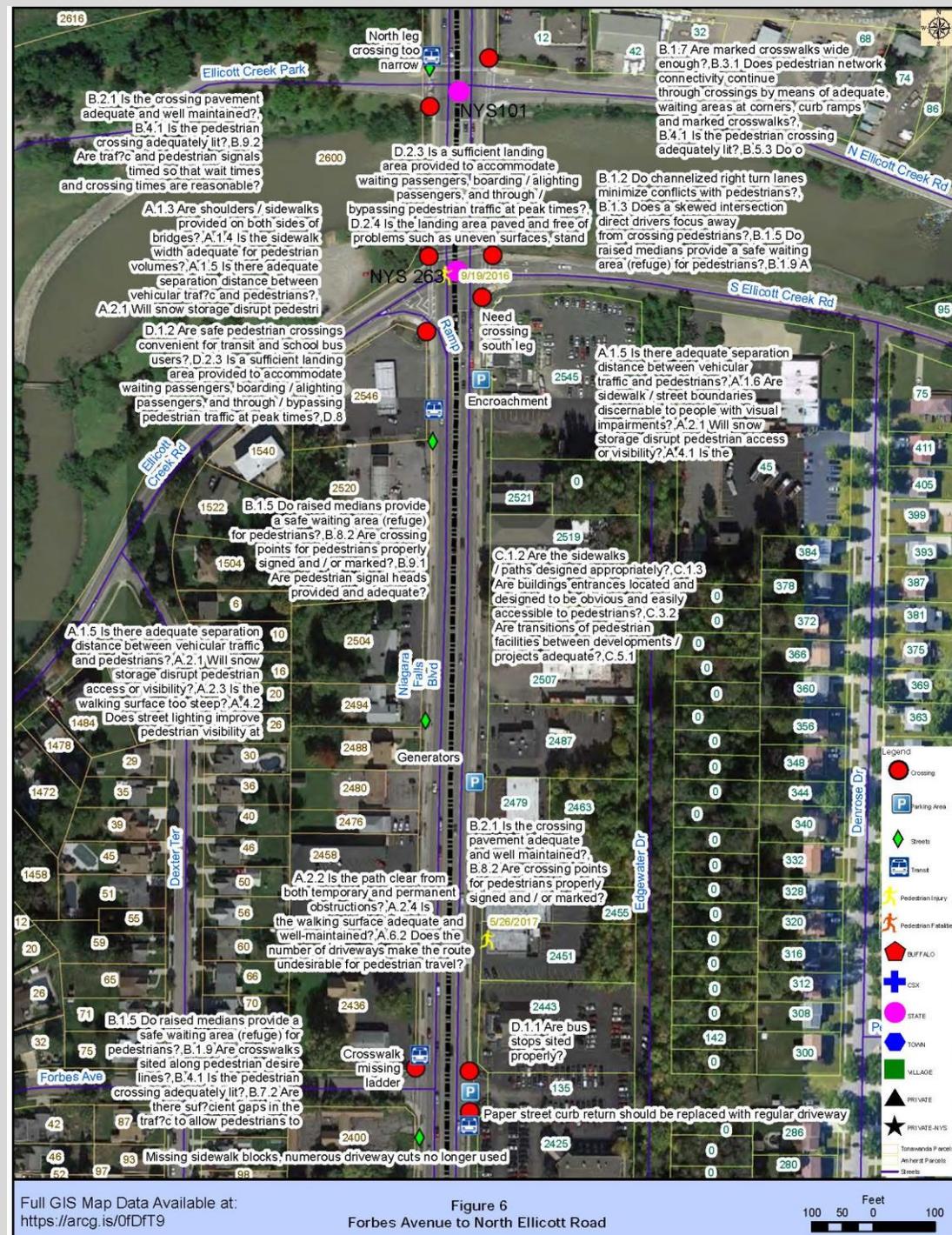
**Walking Deadly: Niagara Falls Blvd.  
'a pedestrian wasteland'**

**Tonawanda supervisor pushing for greater  
pedestrian safety on Niagara Falls Boulevard**



**Woman is sixth pedestrian fatality on deadly  
stretch of Niagara Falls Boulevard**

**Why is Niagara Falls Boulevard so dangerous  
for pedestrians? Safety audit spells it out**





 JAMES B. JONES, P.E., CFM  
 town engineer

**Niagara Falls Boulevard**  
**Pedestrian Road Safety Audit**  
 Ridge Lea Road to East Robinson Road  
 Town of Tonawanda and Town of Amherst  
 June 25, 2018



Conducted by:  
 Town of Tonawanda  
 Office of the Town Engineer  
 2919 Delaware Avenue  
 Kenmore, NY 14217  
 Tel: (716) 877-8805

Town of Amherst  
 Engineering Department  
 1100 North Forest Road  
 Williamsville, NY 14221  
 Tel: (716) 631-7415



“In general, the team found, pedestrians have to **walk too far** to get to intersections with signals and crosswalks and they have to **wait too long** to cross when they get there. And even for those who do use intersections with crosswalks, some signals don't give people enough time to **safely cross the road**, which is five or seven lanes wide.”

- Stephen T. Watson , 09/25/21 Buffalo News

# NYS DOT REPORT

## Transportation Project Report

Pedestrian Safety Corridor Evaluation  
June 2019

Niagara Falls Boulevard  
Project Identification Number (PIN): SESS.17.121

Towns of Amherst and Tonawanda  
Erie County



Figure 10: Willow Ridge Drive Intersection Narrowing (Option A)

Table 1 – Niagara Falls Boulevard Roadway Character

Segment Extents	Length (miles)	# of Primary Lanes <sup>1</sup>	Posted Speed Limit	AADT <sup>2</sup>
Kenmore Ave to Cambridge Blvd	0.4	4	35 mph	19,580 <sup>3</sup>
Cambridge Blvd to Eggert Rd	1.1	5	35 mph	19,580 <sup>3</sup>
Eggert Rd to I-290 WB Ramps	1.75	6	40 mph	31,850 <sup>4</sup>
I-290 WB Ramps to Willow Ridge Dr	0.5	7	45 mph	43,290 <sup>4</sup>
Willow Ridge Dr to Admirals Walk	2.6	5	45 mph	36,000 <sup>3</sup>
Admirals Walk to Erie County line	0.15	4	45 mph	36,000 <sup>3</sup>

<sup>1</sup> Primary travel lanes includes mainline through travel lanes and center two-way left-turn medians, but not turn lanes at intersections

<sup>2</sup> Average annual daily traffic

<sup>3</sup> Data collected by Consultant team for project

<sup>4</sup> Traffic volume data available from NYS DOT

# PROJECT CHARTER



Towns of Amherst & Tonawanda  
***Willow Ridge/Parkview Action Plan***  
Project Charter

September 7, 2021

Plan for the Willow Ridge  
prehensive Plans and address  
y formulating goals and  
pecific Focal Area Plan for



September 7, 2021

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nd direct adjacency

neighborhoods with  
sues due to aging  
dscaping, and large

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sustain community  
the problems and  
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e goals.

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y zoning and design  
he future vision for

of different forms of  
he area to become a

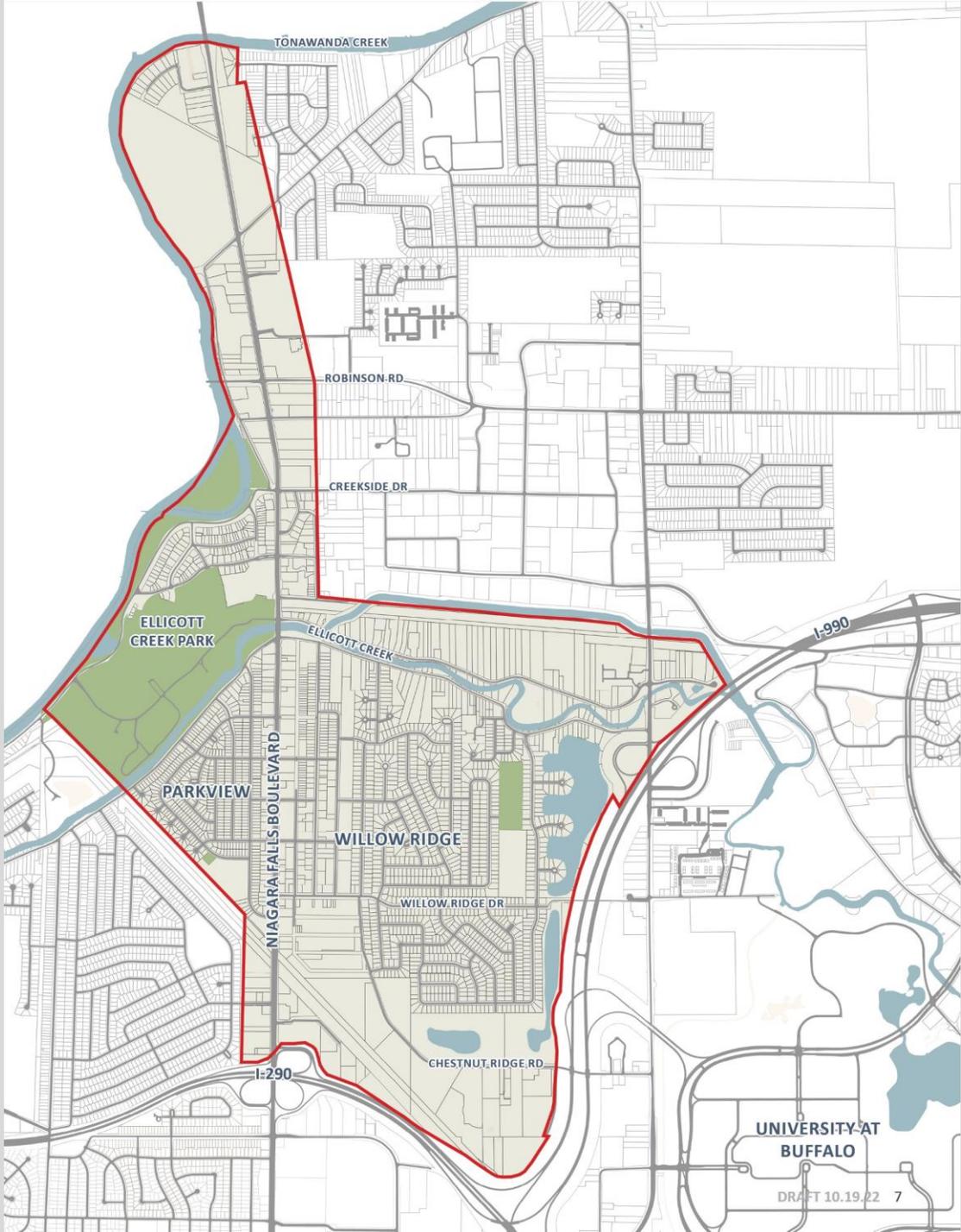
## MISSION STATEMENT

“The Towns of Amherst and Tonawanda, along with other stakeholders, aim to create an Action Plan for the Willow Ridge and Parkview neighborhoods to address various problems and opportunities to improve connectivity, recreation, building maintenance and pedestrian safety.

The Plan will serve as a guiding document to portray residents’ future vision of the area.

The Towns will employ the Action Plan to update Comprehensive Plan policies, create new goals and objectives, and utilize implementation strategies to create a more vibrant, connected and safe inter-municipal community.”

# STUDY AREA



# COMMUNITY KICK-OFF

March 14, 2022  
via Zoom

OVER 60 PARTICIPANTS

Zoom Webinar  
Recording

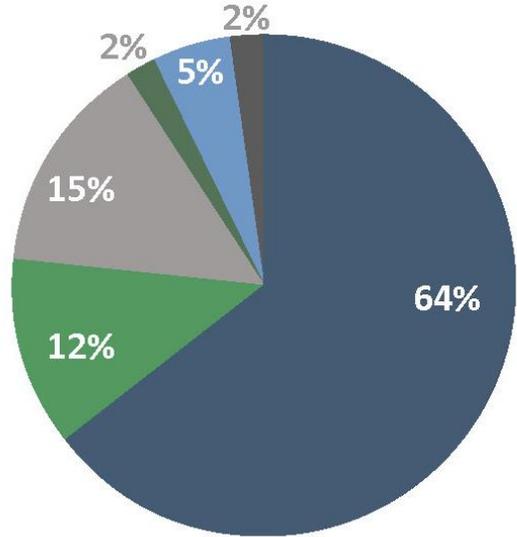
**ACROSS THE BOULEVARD**  
Connecting Willow Ridge and Parkview

connectingwrpv.com

SEE YOU APRIL 2 - 7

Participants: Elysse Dallas, Victor Dover, Amy Groves, Kim Amplement, Joe Emminger, Jim Hartz, Brian Kulpa, Mike Riebe, Eric Pate

What is your primary interest / top priority to be included in the Action Plan?

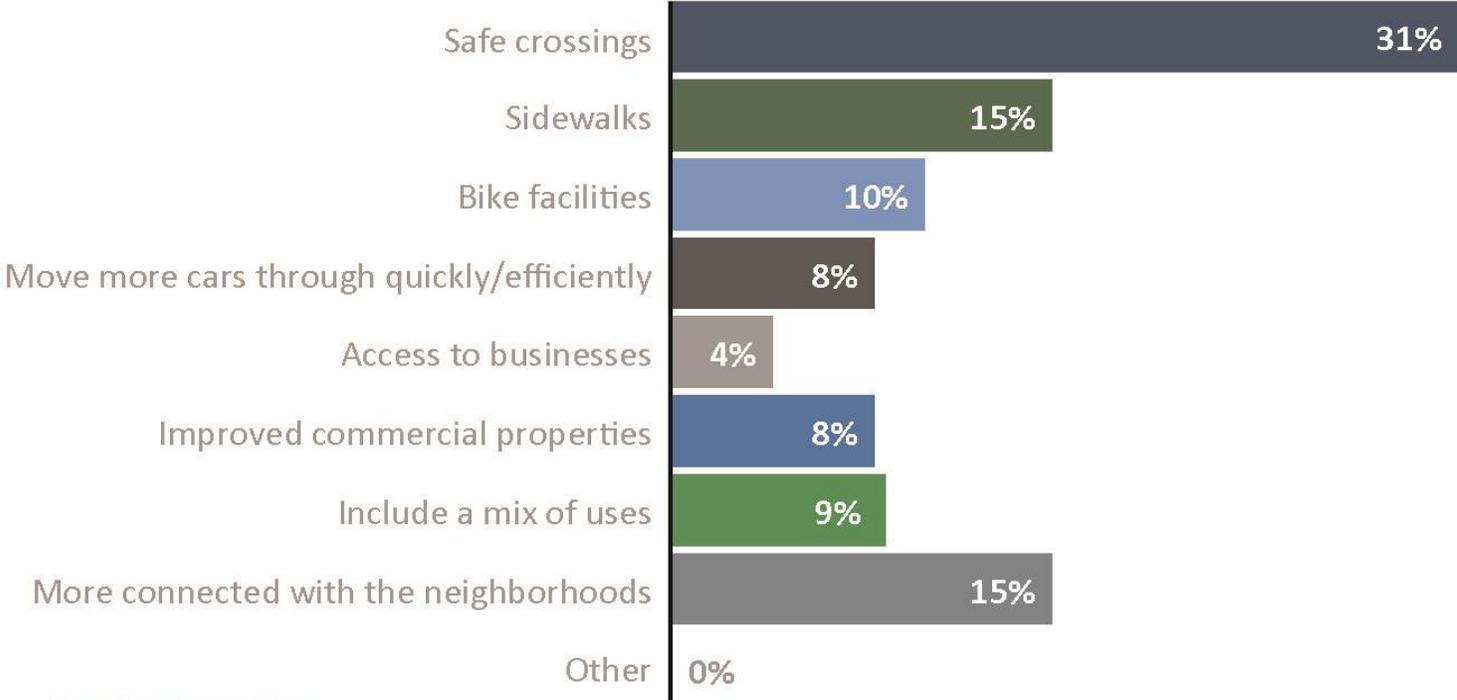


- Redesign Niagara Falls Boulevard
- Improve neighborhood / regional parks
- Connect Trails Network
- Economic development / expand commercial businesses
- Enhance neighborhood design
- More housing choices

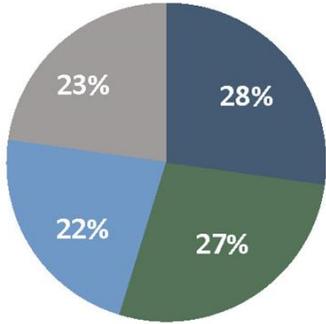
# COMMUNITY KICK-OFF

## Polling Results

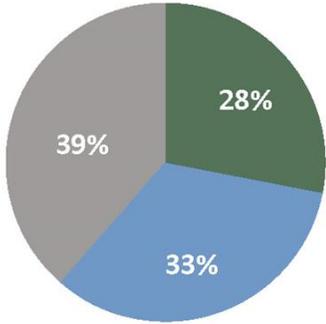
What is most important about the future design of Niagara Falls Boulevard? Choose up to 3 responses.



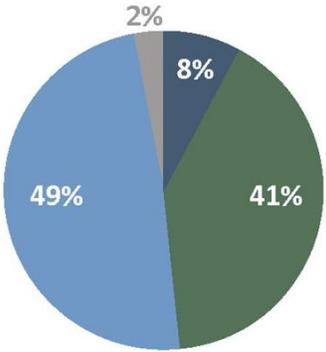
How often do you walk in the study area?



How often do you bike in the study area?



How often do you go to a park in the study area?



● Daily ● Weekly ● Special Events ● Never

# COMMUNITY HANDS-ON DESIGN

Sat, April 2, 9am – 12pm  
Sweet Home High School



# COMMUNITY HANDS-ON DESIGN

Sat, April 2, 9am – 12pm  
Sweet Home High School



## BIG IDEAS include:

- **Bike Paths:** consistent bike paths, create loops, improve safety, include bike crossings
- **Niagara Falls Boulevard:** pedestrian amenities, redesign the boulevard, update vacant and outdated parcels
- **Connect** sidewalks, pathways, bike paths and waterways
- **Village Nodes:** create gateways, beautification, small shops & restaurants; in short-term focus areas can lead long-term to walkable village areas
- **Access to Parks:** improve crossings into parks, trail connections
- **Amenities:** events, programs, food trucks

# BUS TOUR

Sunday, April 3  
2pm – 4:30pm



# COMMUNITY HANDS-ON DESIGN

Mon, April 4, 6pm  
via ZOOM

AutoSave Off | Big Ideas Form - Read-Only | Search (Alt+Q) | Kenneth Garcia | Comments | Share

File Home Insert Draw Design Layout References Mailings Review View Help Acrobat

## BIG IDEAS:

### Breakout Room 1

- 1.** Improve the Thistle Bridge crosswalk, and make Ellicott Creek Road safer for all. Improve connections to the park. Reduce speeds on Ellicott Creek Road and other residential connector roads.
- 2.** Improve safety along Niagara Falls Blvd, especially between Ellicott Creek and the Home Depot. Add additional crossings.
- 3.** Create a better built environment to attract locally owned businesses that are attractive to residents and visitors. See Kenmore, Williamsville.

Page 1 of 1 | 74 words | Text Predictions: On | Accessibility: Good to go | Focus | 100%

Elysse Dallas

Amy Groves

Christie Shapero

Michael Riebe

James Louis

Unmute | Stop Video | Security | Participants 26 | Chat | Share Screen | Record | Live Transcript | Breakout Rooms | Reactions | Leave

# DESIGN STUDIO

Mon, April 4 to Wed, April 6  
Dexter Terrace Elementary School Annex 3A



# DESIGN STUDIO

Mon, April 4 to Wed, April 6  
Dexter Terrace Elementary School Annex 3A



## studio meetings:

- University at Buffalo
- Chamber of Commerce / AIDA
- Parks & Trails (towns, county, GBNRTC)
- Transportation agencies
- Corridor businesses
- Community groups

# WORK-IN-PROGRESS PRESENTATION

April 7th



**Walking Deadly: Niagara Falls Blvd. 'a pedestrian wasteland'**

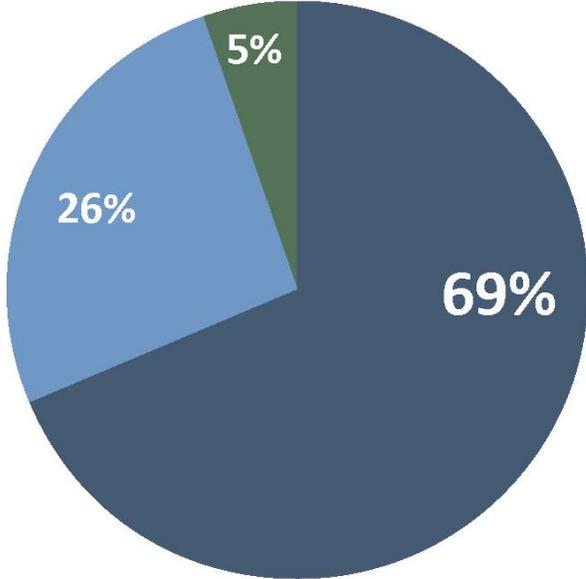
Tonawanda supervisor pushing for greater pedestrian safety on Niagara Falls Boulevard

Woman is sixth pedestrian fatality on deadly stretch of Niagara Falls Boulevard

**Why is Niagara Falls Boulevard so dangerous for pedestrians? Safety audit spells it out**



Based on what you heard tonight, is the Action Plan on the right track?



- Yes
- Probably yes
- Maybe – need more information
- No

# COMMUNITY REVIEW DRAFT



## ACROSS THE BOULEVARD WILLOW RIDGE-PARKVIEW ACTION PLAN

OCTOBER 19, 2022 DRAFT



ACROSS THE BOULEVARD  
Connecting Willow Ridge and Parkview

Across the Boulevard: Willow Ridge – Parkview Action Plan

4: Make it Safe

### RECONFIGURE NIAGARA FALLS BOULEVARD

What do you think of the ideas for redesigning Niagara Falls Boulevard? (responses at charrette presentation)



#### BIG IDEAS

**Expand the sidewalk:** The sidewalk would increase from 5 feet to 10 feet, to be used as a multi-use (walk and bike) facility.

**Add street trees:** Trees in planting strips will calm traffic, provide snow storage area, and create a buffer for pedestrians.

**Create more crossing opportunities:** Improved pedestrian crossings will create connections between neighborhoods.

#### ECONOMIC INSIGHT

Underutilized land is the raw material for visionary developers. There is a supply of land ready for change.



Figure 4.9, right: Existing Conditions

Figure 4.10, below: Redesigning Niagara Falls Boulevard to be safer for pedestrians by narrowing the vehicle lane widths, increasing safe crossing opportunities, enhancing sidewalks and adding street trees.



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# ACTION PLAN:

make it safe

connect

refresh

Action #	Description	Timeframe			Responsible Party / Partners	Potential Funding Source	Page #
		Immediate	Mid-term	Long-term			
<b>Make it Safe</b>							
<b>S-1</b>	<b>Adopt a Joint Resolution: Safety is the Highest Priority for the Boulevard</b>						<b>22</b>
S-1.1	Draft and adopt a joint resolution between the two towns to solidify priority on safety over speed, serving to inform all actions at local, county, and state levels.	X			Town of Amherst, Town of Tonawanda	Town Budget	
<b>S-2</b>	<b>Improve Signal Spacing: Add Signals at Additional Intersections</b>						<b>24</b>
S-2.1	Coordinate with NYSDOT on intersection signal recommendations for Forbes Avenue, Thistle Avenue, Faragut Avenue, and Dexter Terrace; conduct traffic signal warrants evaluation for new signal types (HAWK or full vehicular signal); ensure pedestrian demand warrants for HAWK signals include additional induced pedestrian demand from installing the new crossing; implement new signals according to study results.	X	X		Town of Amherst, Town of Tonawanda, NYSDOT	State grants, Town Budget	

Action #	Description	Timeframe			Responsible Party / Partners	Potential Funding Source	Page #
		Immediate	Mid-term	Long-term			
S-2.2	Continue implementation of Pedestrian recommendations by partnering with management policy for the corridor leading pedestrian intervals at all signals constructing a new signal near the C Niagara Falls Boulevard / Forbes Avenue (S-2.1).						
<b>Connect</b>							
<b>C-1</b>	<b>Emphasize Placemaking and Walkable Connections Rather than Parking</b>						<b>38</b>
C-1.1	Submit a letter of interest to Greater Transportation Council (GBNRTC) Smart Boulevard to be considered for Smart Arterial (SEMA), Smart Corridor pilot with new technology.	X			Town of Amherst, Town of Tonawanda	Town Budget	
<b>C-2</b>	<b>Establish a Network of Trails</b>						<b>38</b>
C-2.1	Re-design Niagara Falls Boulevard to increase safety (narrow travel lanes, posted speed of 40mph. (See also step S-3.1)	X			Town of Amherst, Town of Tonawanda	Town Budget	
C-2.2	Partner with NYSDOT to synchronize Niagara Falls Boulevard to new technology better regulate and monitor traffic flow.	X	X		Town of Amherst, Town of Tonawanda, Erie County, GBNRTC	Town Budget, grants, LWRP	
<b>C-3</b>	<b>Retrofit Streets to Expand Pedestrian + Bike Infrastructure</b>						<b>40</b>
C-3.1	Pursue design and engineering plans/studies (such as necessary scoping, traffic impact analysis, and designate funding resources) for recommended neighborhood street improvements to improve pedestrian and bike connections (Chestnut Ridge Road, Willow Ridge Drive and Joe McCarthy Drive).	X	X		Town of Amherst	Town budget, grants	
C-3.2	Implement bike improvements on Joe McCarthy Drive and Dexter Terrace to provide a parallel bikeway to the Boulevard.	X	X		Town of Amherst, Town of Tonawanda	Town budget, grants	
	Implement pedestrian and bike improvements on Chestnut Ridge				Town of		

# make it safe: actions

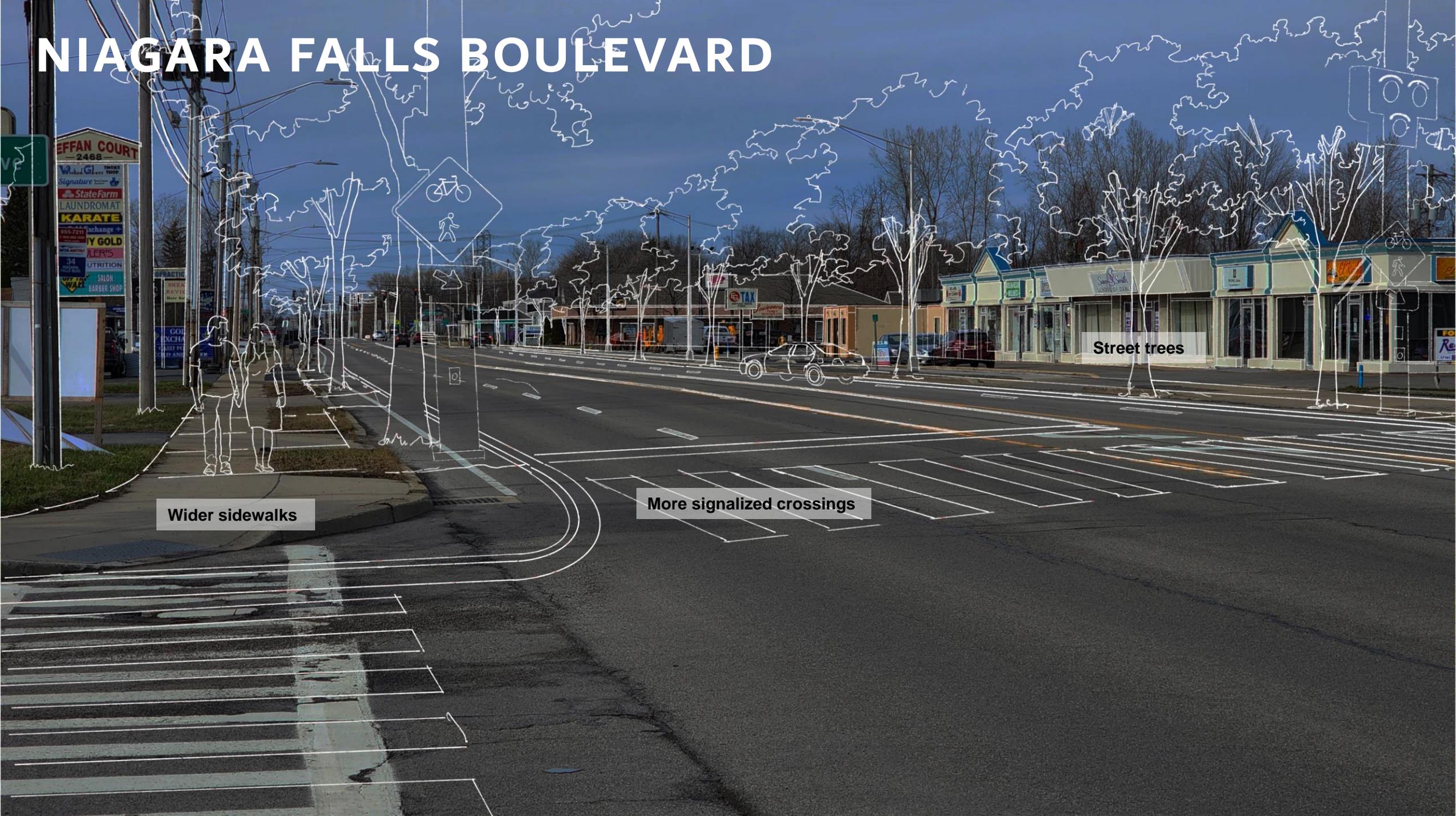
1. Adopt a Joint Resolution: Safety is the Highest Priority for the Boulevard
2. Improve Signal Spacing: Add Signals at Additional Intersections
3. Rethink Speed Management: Balance Design Speed with Posted Speed
4. Reconfigure Niagara Falls Boulevard into a Multi-Modal Corridor
5. Access Management: Consolidate Medians and Driveways

# NIAGARA FALLS BOULEVARD



EXISTING CONDITIONS

# NIAGARA FALLS BOULEVARD

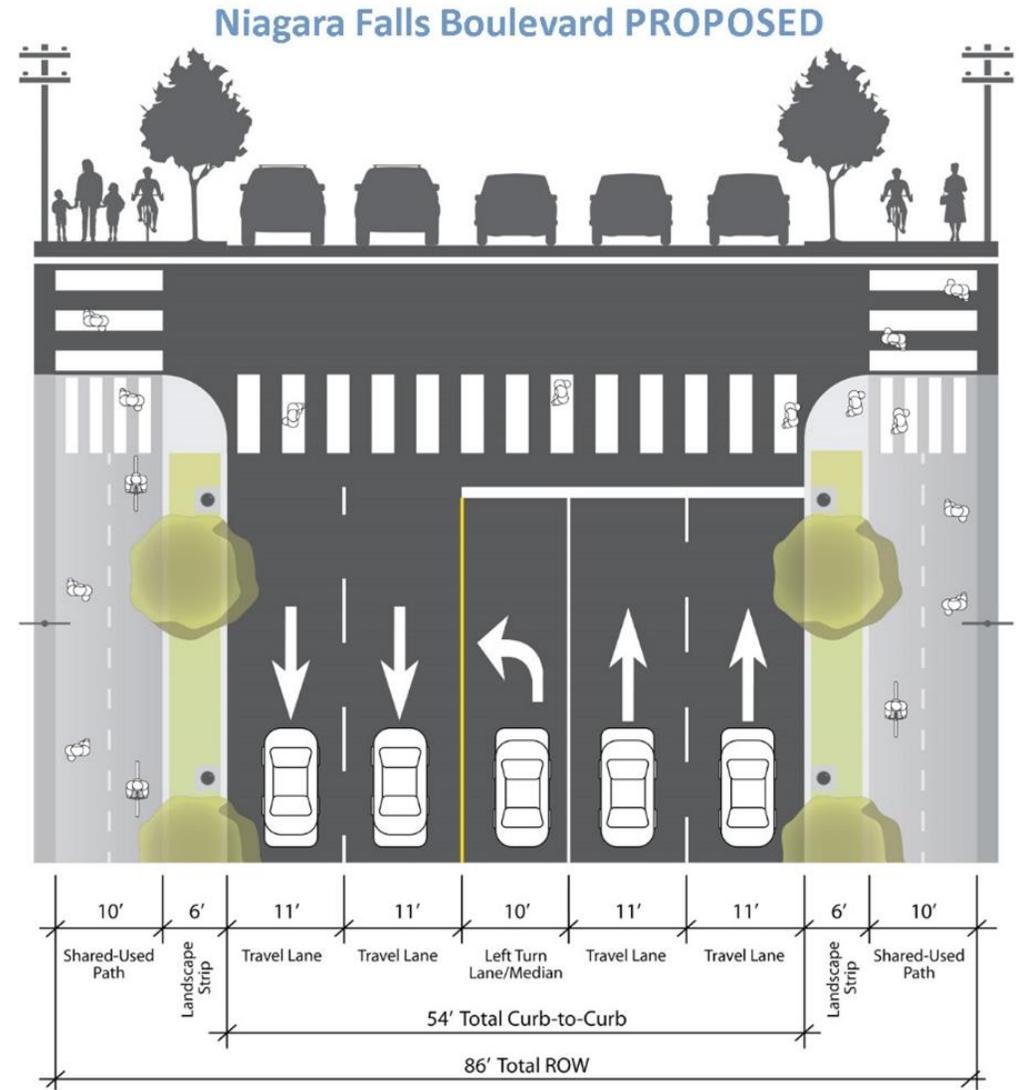
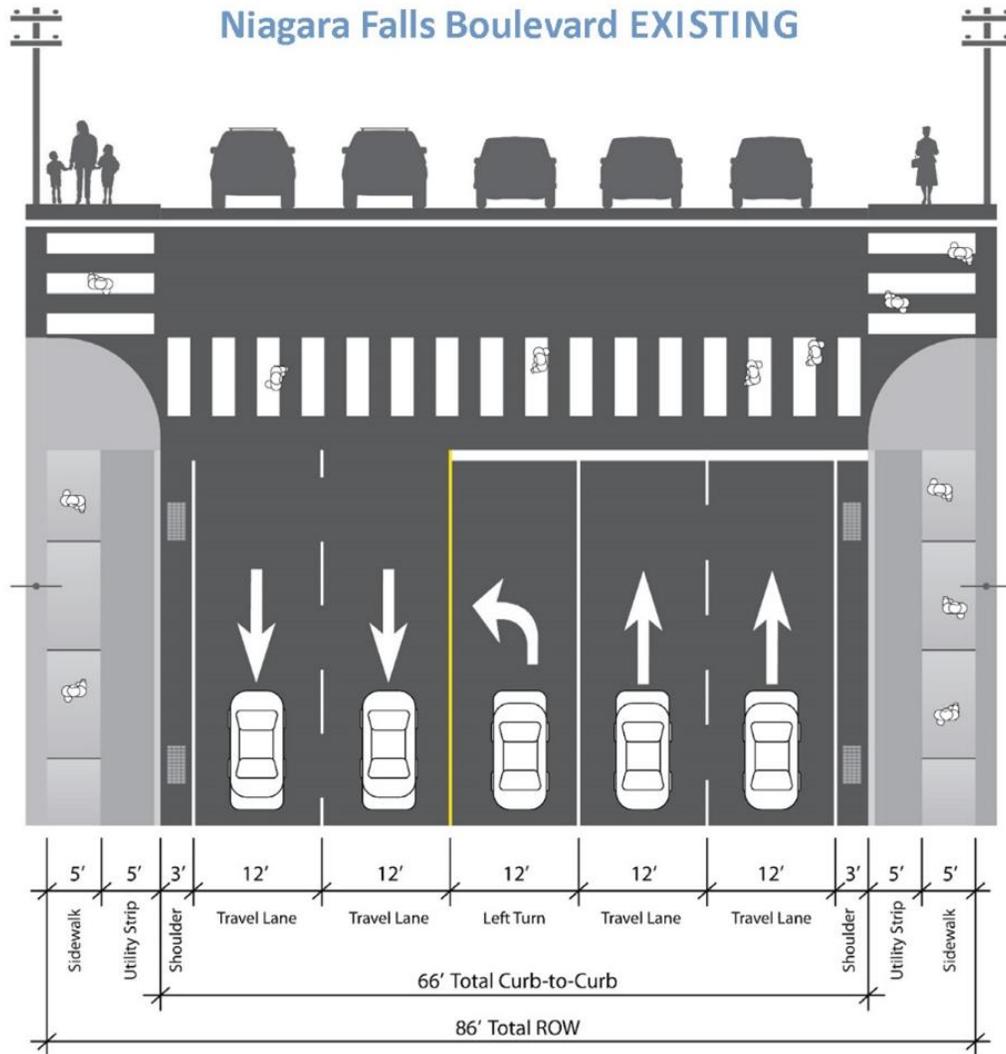


Wider sidewalks

More signalized crossings

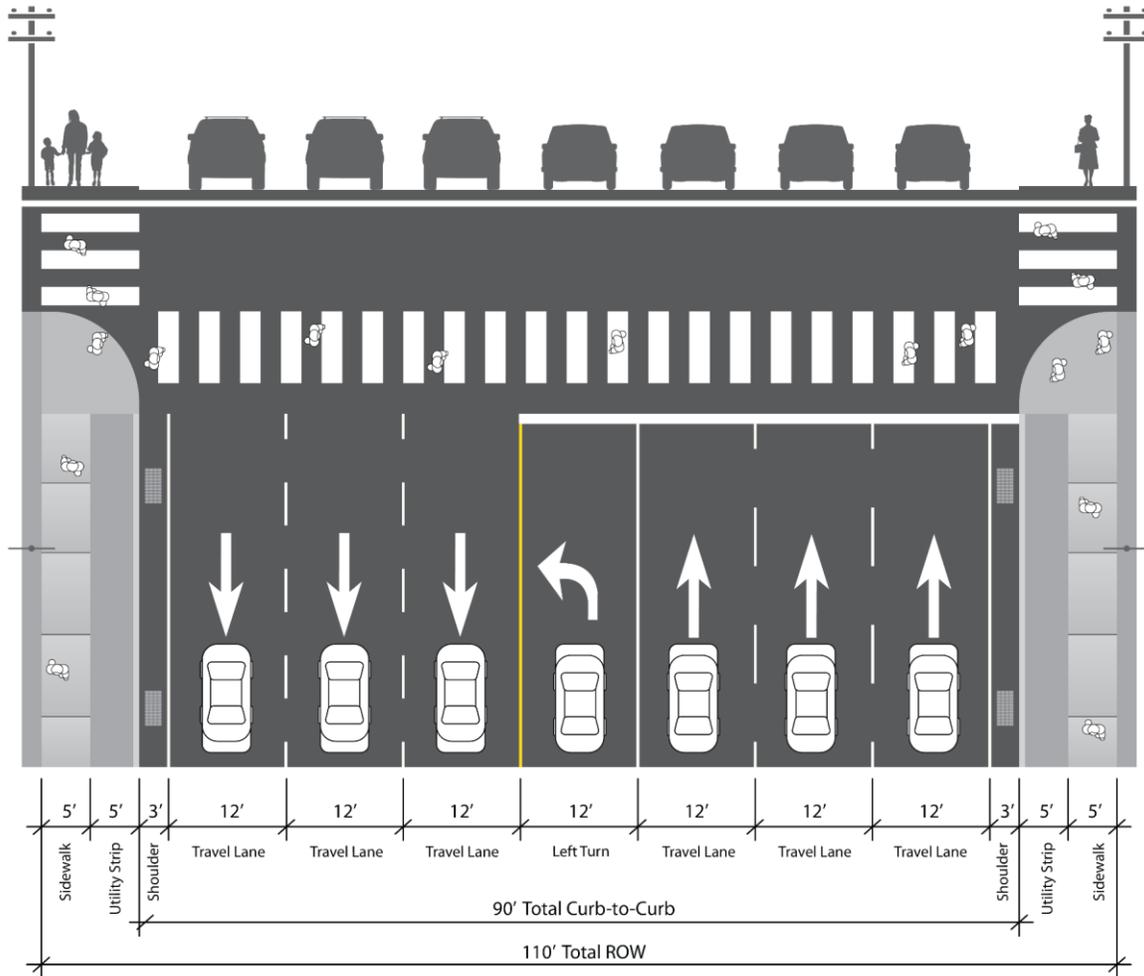
Street trees

# Street Configuration (north of Willow Ridge Drive)

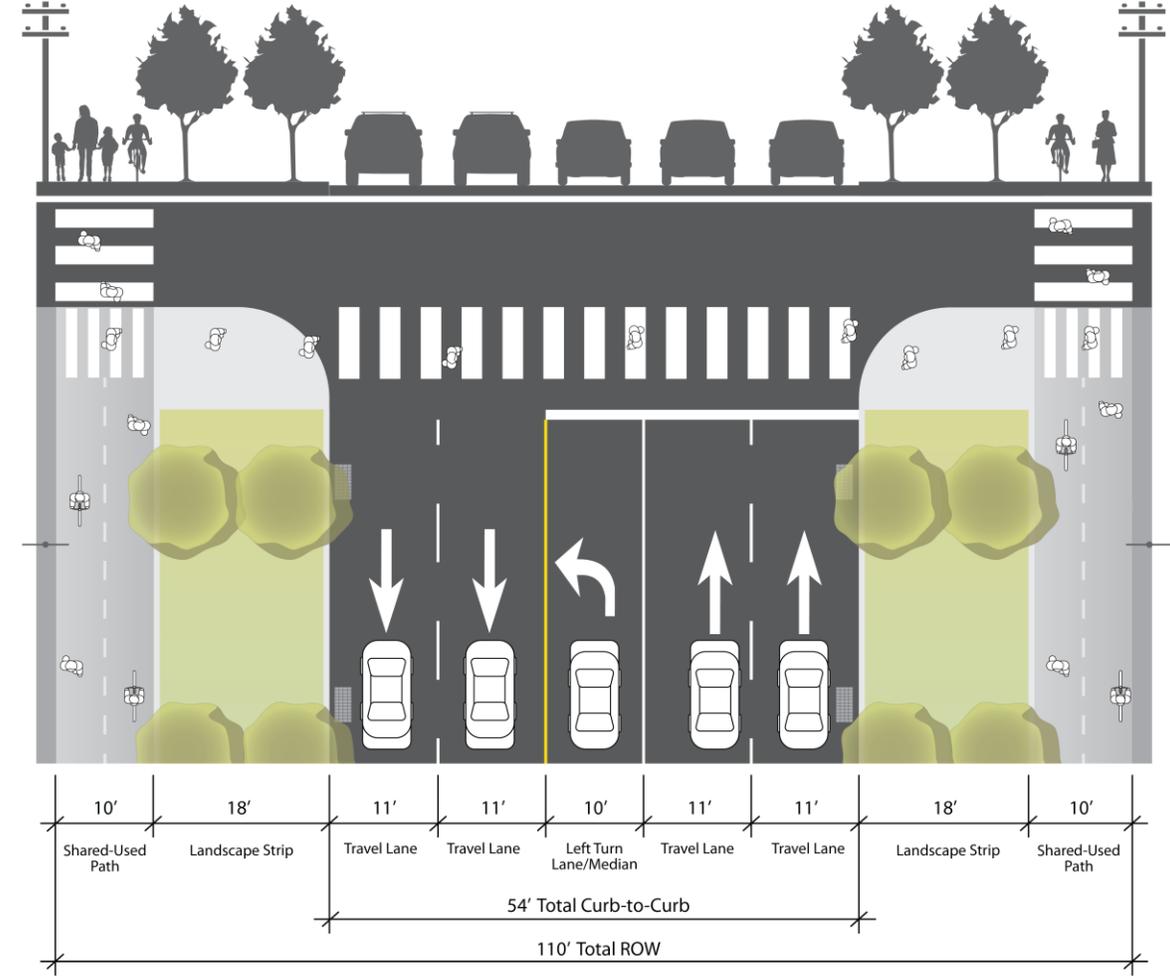


# Street Configuration (south of Willow Ridge Drive)

Niagara Falls Boulevard EXISTING



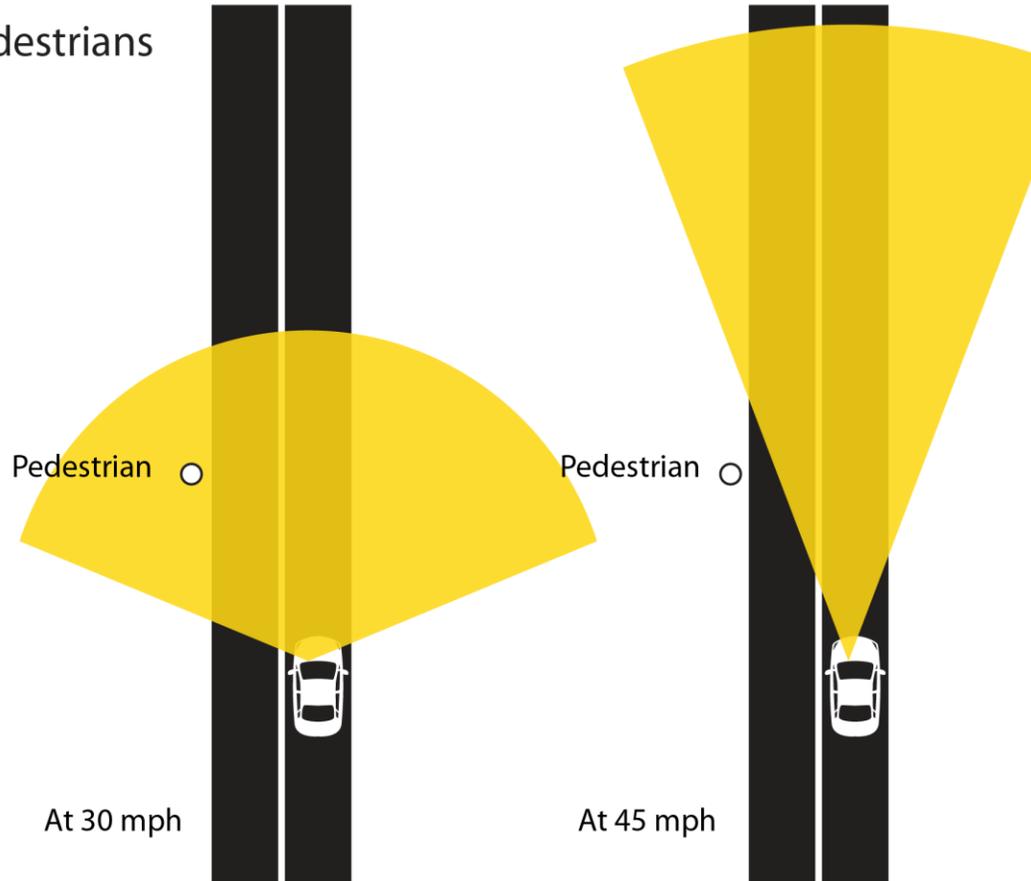
Niagara Falls Boulevard PROPOSED



# Speed Management

## IMPACTS OF VEHICLE SPEED

Seeing Pedestrians



## THE EFFECT OF VEHICLE SPEED ON PEDESTRIAN FATALITIES



5% chance of pedestrian fatality

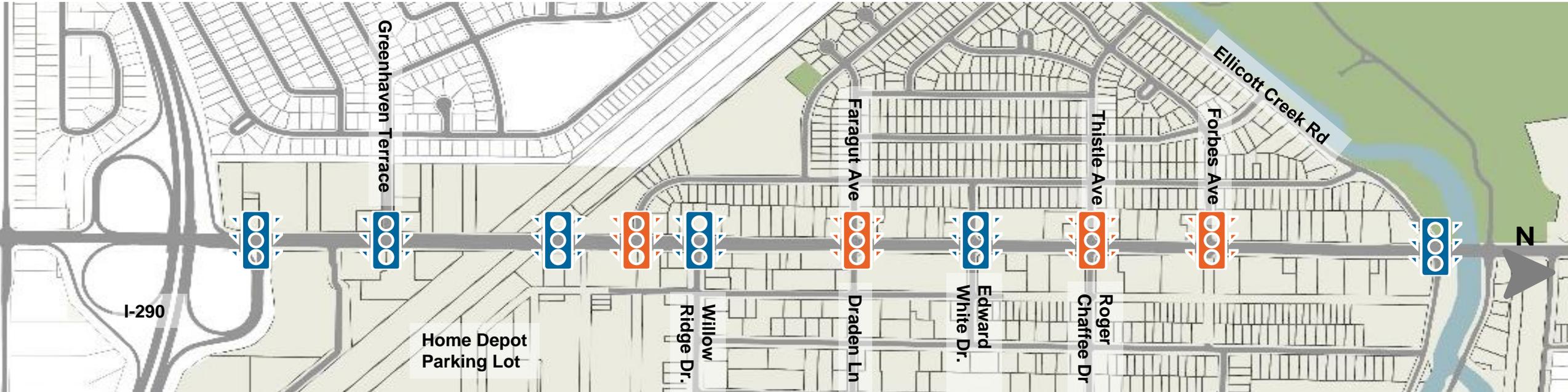


45% chance of pedestrian fatality



85% chance of pedestrian fatality

# Signalized Intersection Spacing



- One existing crossing opportunity between Willow Ridge and S Ellicott Creek (> ¼ mile and ½ mile between crossings)
- New signal could be HAWK in some locations
- Time corridor for 35 mph (30 mph would be even better)
- Improved pedestrian walk times



Existing Signal



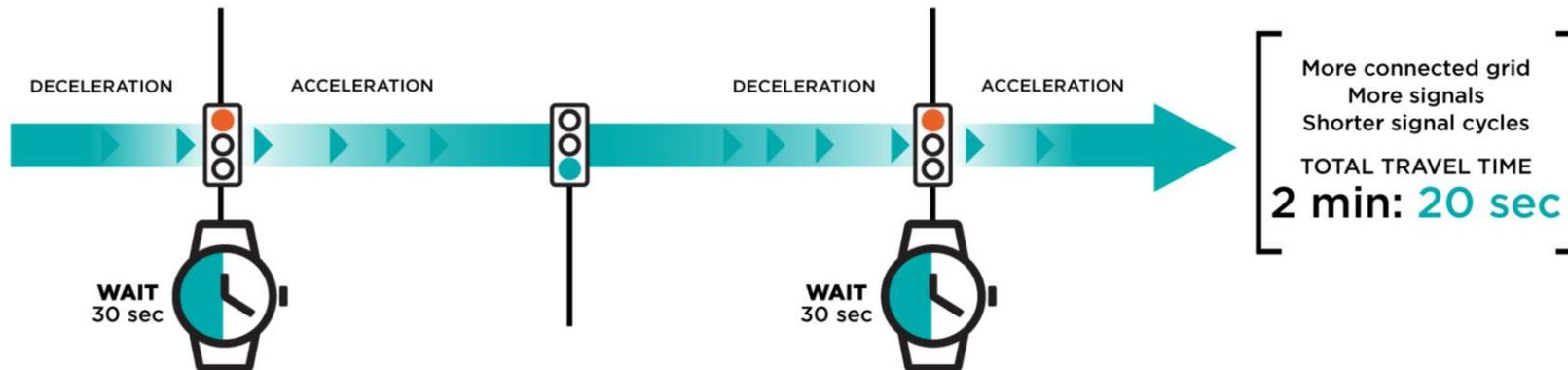
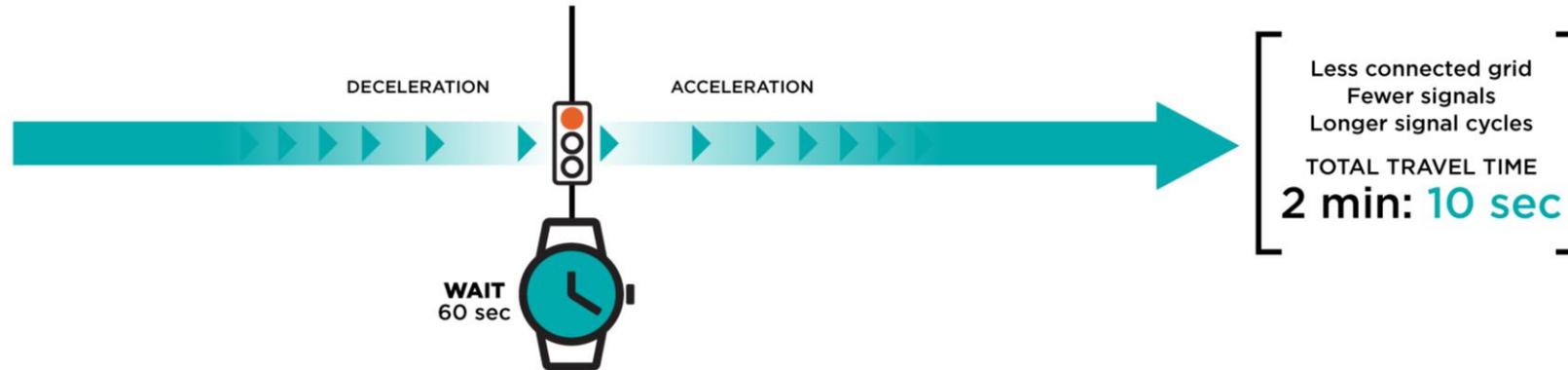
Proposed Signal or HAWK Signal

# HAWK SIGNAL



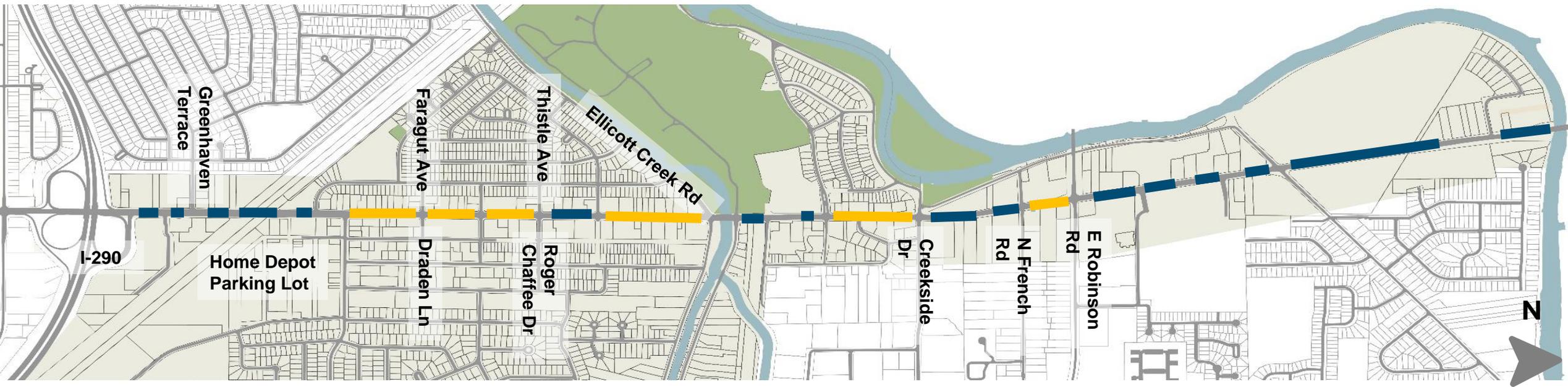
# Signalized Intersection Spacing

## EFFECTS ON TRAVEL TIME





# Potential Median Locations



■ Potential Existing Median Opportunities

■ Median Opportunity with further driveway consolidation/property coordination

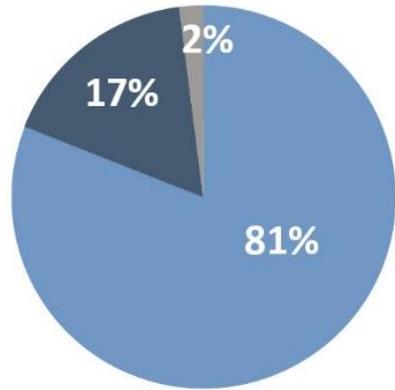
# ONLINE SURVEY: Do you support the Action Steps?



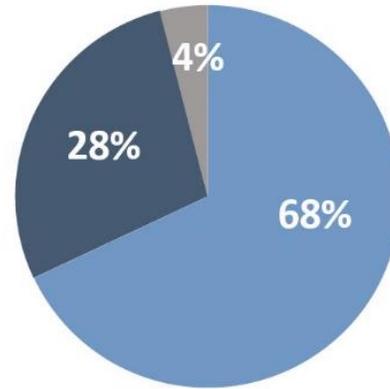
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[connectingwrpv.com](http://connectingwrpv.com)

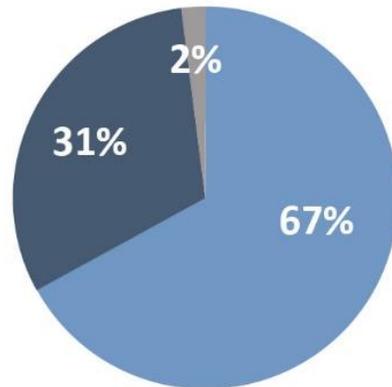
Nov/Dec 2022



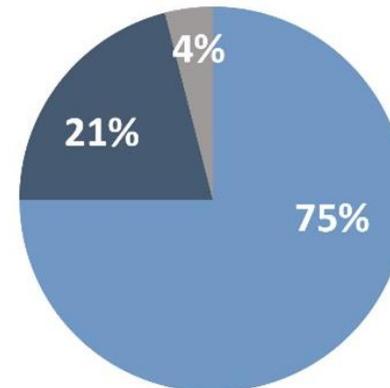
Adopt a Joint Resolution



Rethink Speed Management



Reconfigure the Boulevard into a Multi-Modal Corridor



Access Management

- Support
- Don't Support
- No Opinion

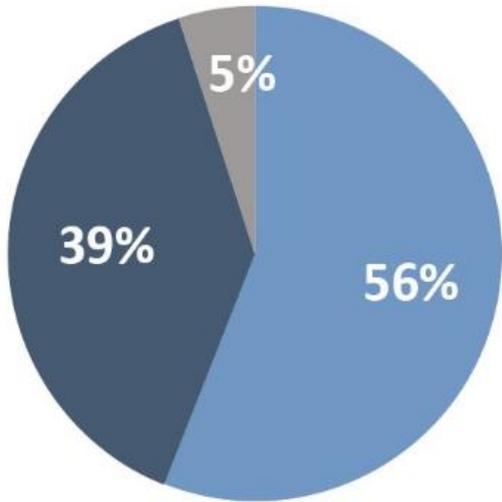
# ONLINE SURVEY: Do you support the Action Steps?



ACROSS THE BOULEVARD  
Connecting Willow Ridge and Parkview

[connectingwrpv.com](http://connectingwrpv.com)

Nov/Dec 2022



## Improve Signal Spacing

- Support
- Don't Support
- No Opinion

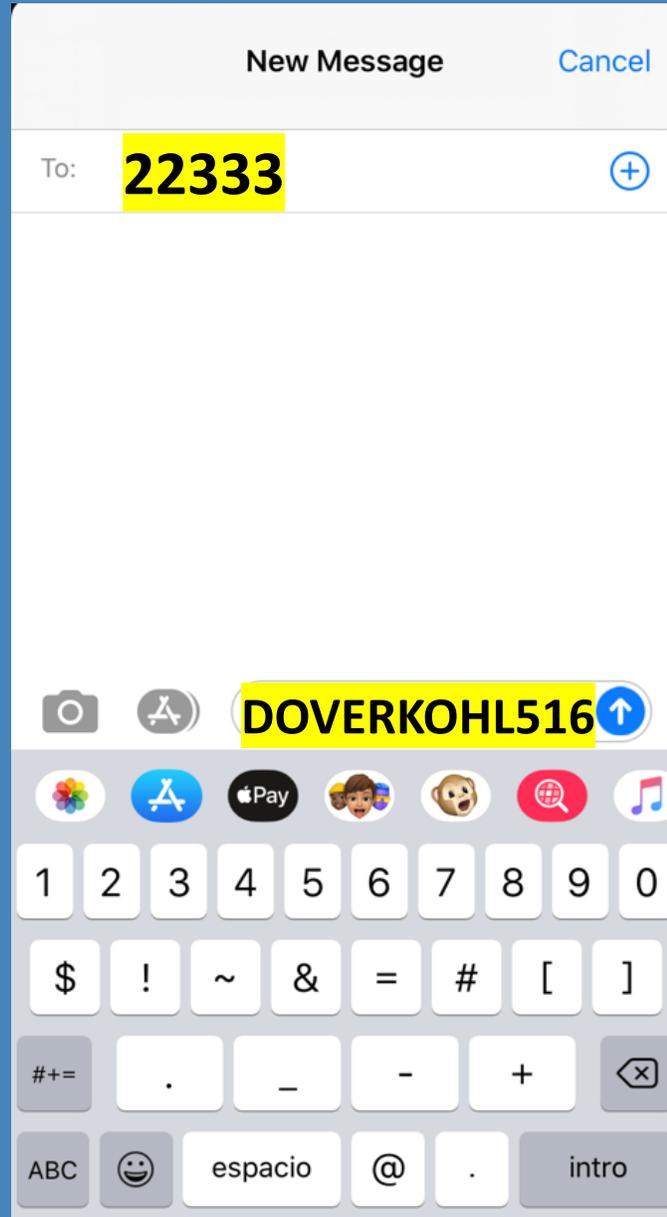
“Not sure more signals would manage traffic better, but something to enhance pedestrian and cyclist crossing safety is needed.”

“Don't add more traffic signals, there's already plenty; and sync the current ones to move traffic along (adding 1 more signal = more stopping and traffic delays).”

**quick poll**

# Quick Polling

Send answers through text messaging!



**First**



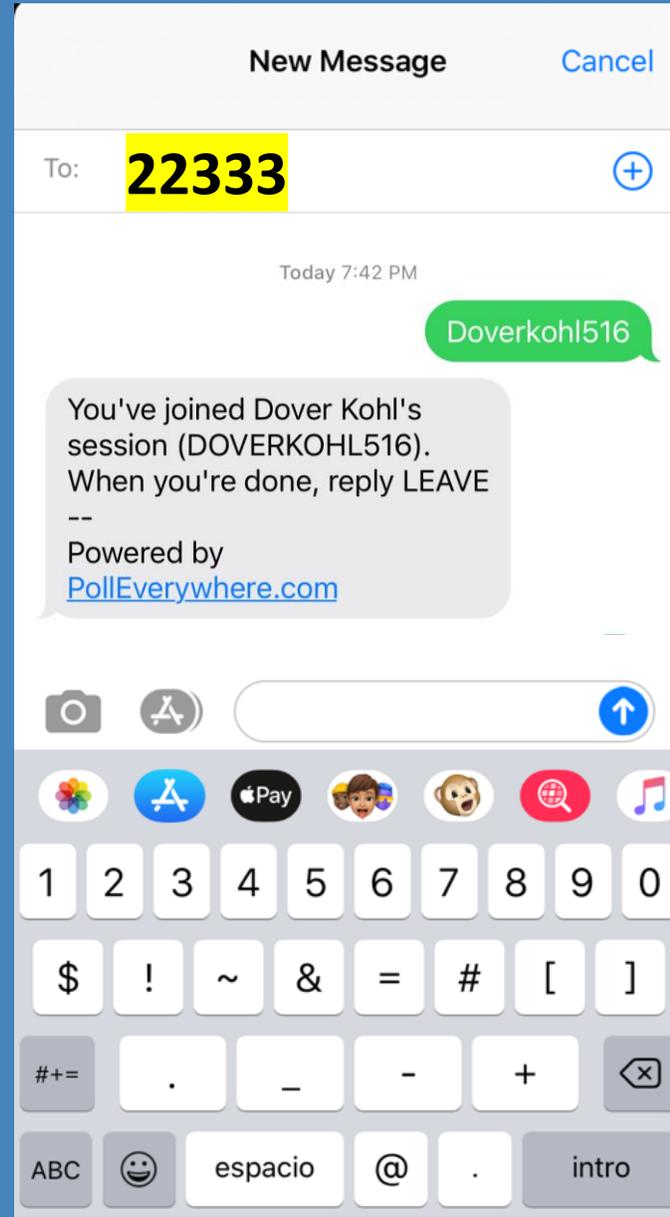
Send a text to 22333



Send this message:  
**DOVERKOHL516**

# Quick Polling

Send answers through text messaging!



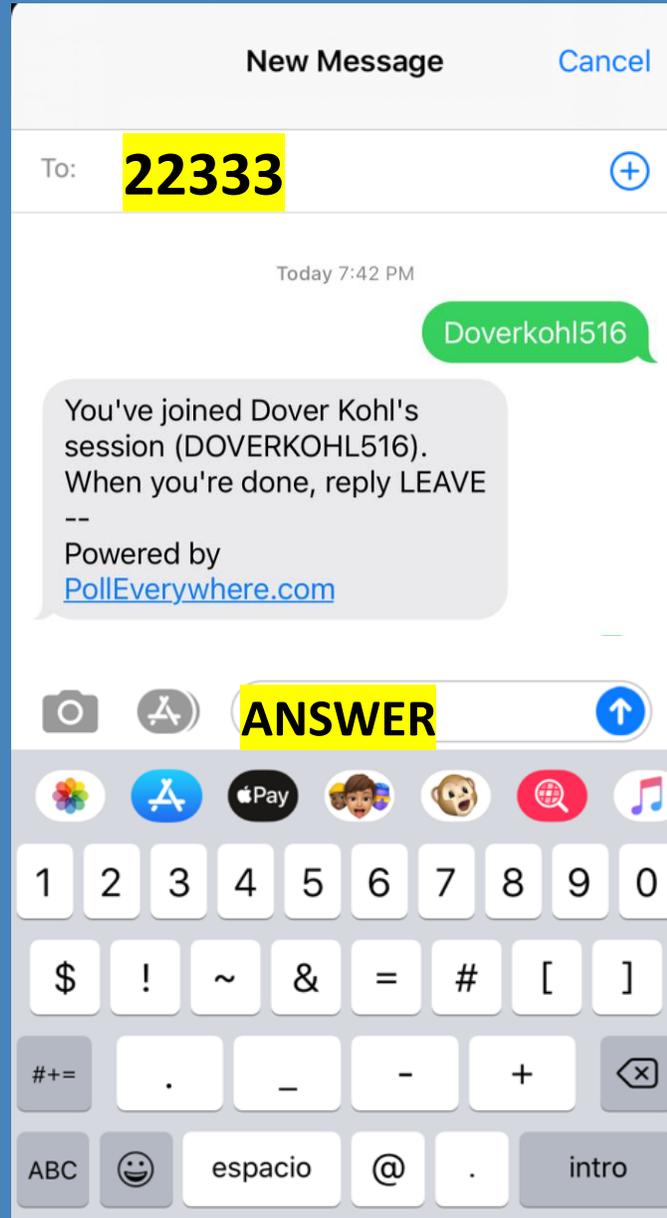
After



Confirmation

# Quick Polling

Send answers through text messaging!



# Then



Send a text to 22333



Then send your Answer

# What is your primary interest in the area?

I live here



I work or own a business here



I do not live, work or own business here, but I travel on Niagara Falls Boulevard frequently



Other



# Where do you live?

Willow Ridge Neighborhood



14%

Parkview Neighborhood



48%

In Amherst Outside of the Study Area



10%

In Tonawanda Outside of the Study Area



24%

Outside of the Towns



5%

# Did you attend any charrette events?

Virtual Kick-Off Meeting



Hands-On Design Session



Design Studio



Community Bus Tour



Work-In-Progress Presentation



SEE MORE 

# Did you complete the online survey?

Yes



No



# MAKE IT SAFE: Please select the top two MAKE IT SAFE action steps you feel should be of highest priority

Adopt a Joint Resolution



Improve Signal Spacing



Rethink Speed Management



Reconfigure the Boulevard into a Multi-Modal Corridor



Access Management



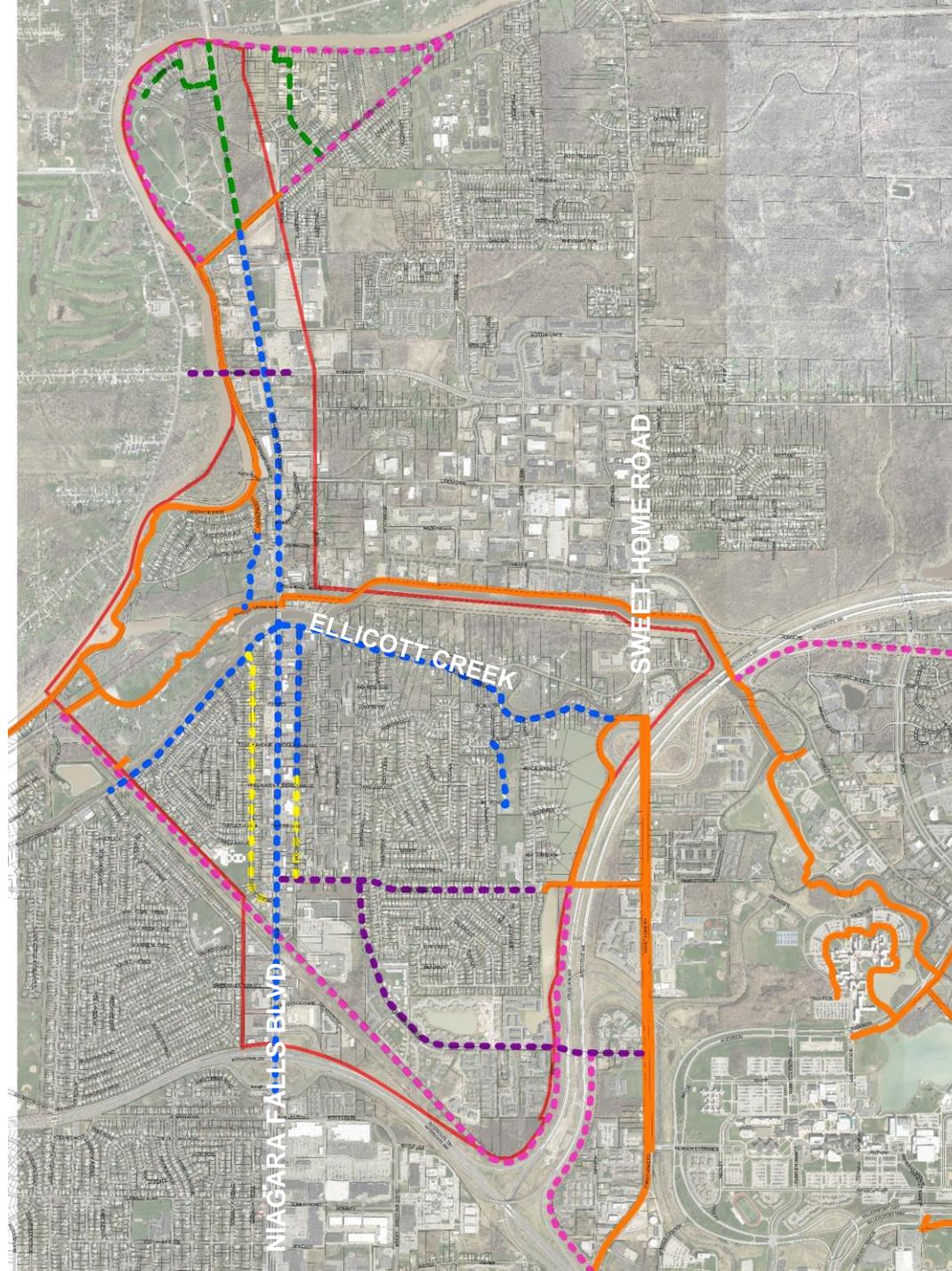
SEE MORE 

# connect: actions

1. Emphasize Placemaking and Walkable Connections Rather than Parking
2. Establish a Network of Trails
3. Retrofit Streets to Expand Pedestrian + Bike Infrastructure
4. Capitalize on the Creek and Trail as a Great Address
5. Improve Connections to Ellicott Creek Park

# Trails Network

- Study Area Boundary
- Existing Trails
- Planned On-Street
- Planned Off-Street
- Proposed On-Street
- Proposed Off-Street
- Proposed Bike Blvd.



Prepared for:  
Town of Amherst

Prepared by:  
Amherst Waterfront Advisory Committee

With assistance from:  
ES&S

This LRRP document was prepared with funding provided by the New York State Department of State under Title 13 of the Environmental Protection Fund.

Draft  
April 2021

## Town of Amherst

LOCAL WATERFRONT REVITALIZATION PLAN

RECREATION AND PARKS MASTER PLAN  
APRIL 2018

Proposed Complete Streets

## BIKE BUFFALO NIAGARA

Regional Bicycle Master Plan  
2020

GBNRTC

# ONLINE SURVEY: Rank the following trail connections in order of importance to you:



ACROSS THE BOULEVARD  
Connecting Willow Ridge and Parkview

[connectingwrpv.com](http://connectingwrpv.com)

Nov/Dec 2022

Trail connections identified in existing planning documents.



An off-street trail parallel to Ellicott Creek Rd for access to the park.



Bike Facilities parallel to the blvd for safe and comfortable N/S connections.



Connections to the University for students and faculty.



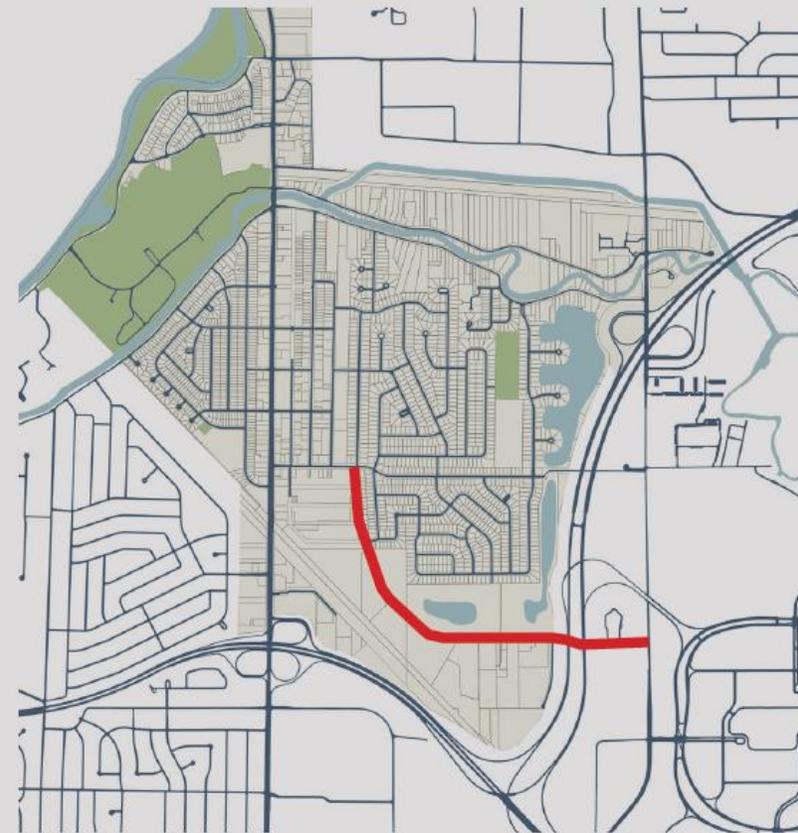
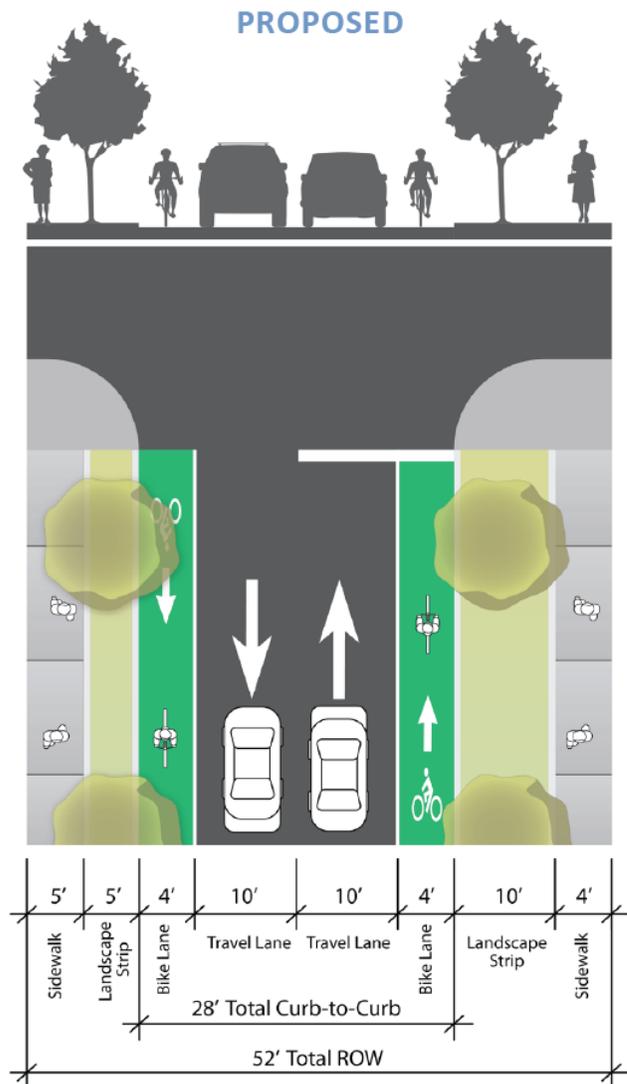
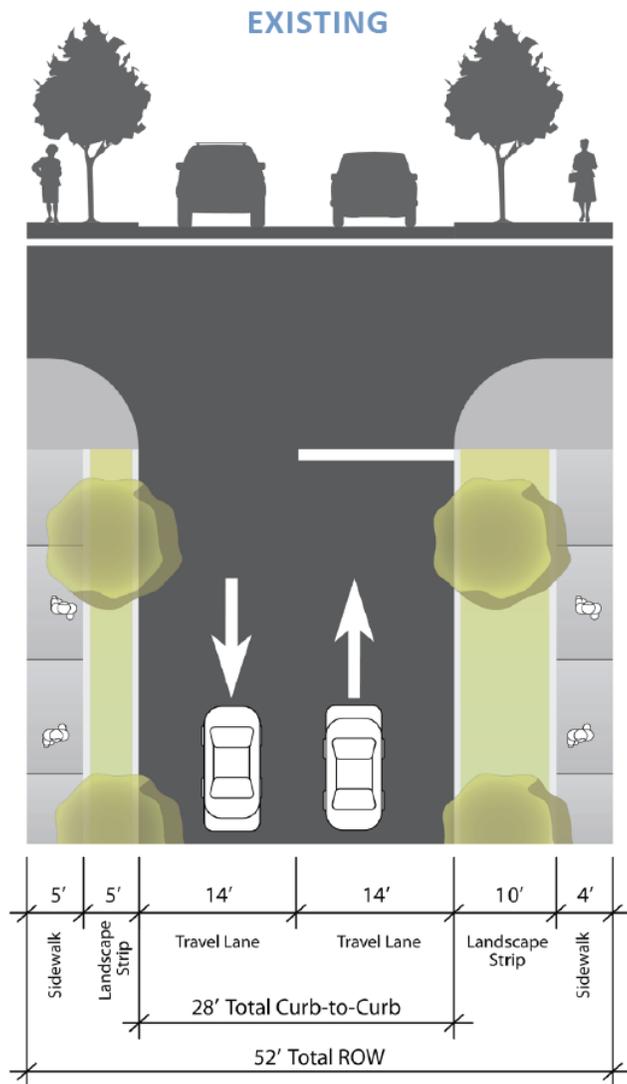
Use the utility easement to connect Parkview and Willow Ridge.



An on-street facility at Robinson Rd going across the blvd/creek to N. Tonawanda

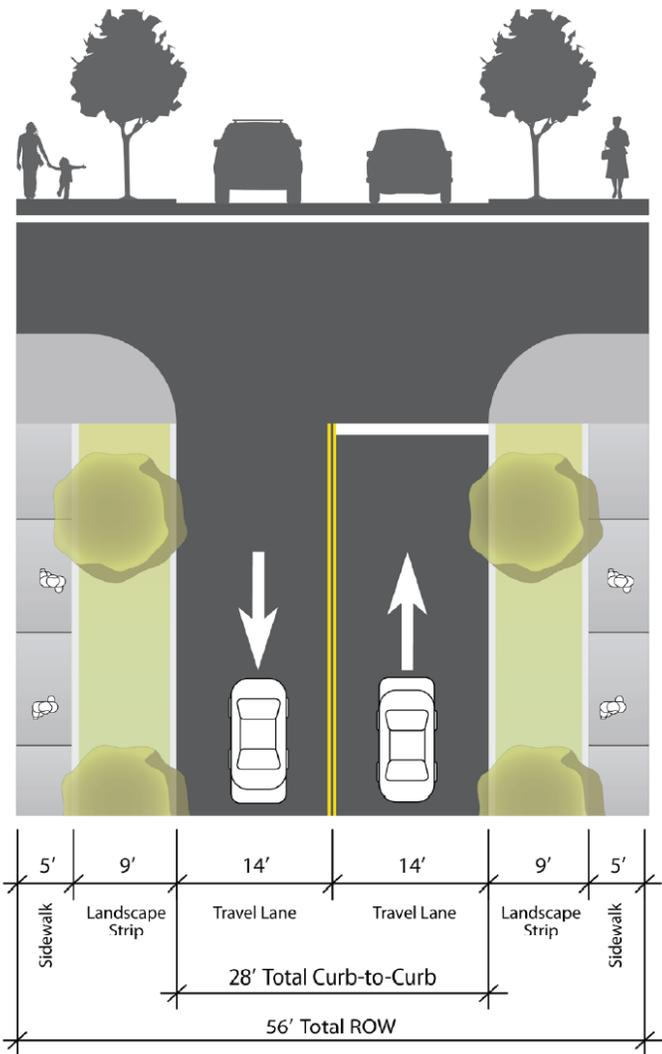


# Chestnut Ridge Road

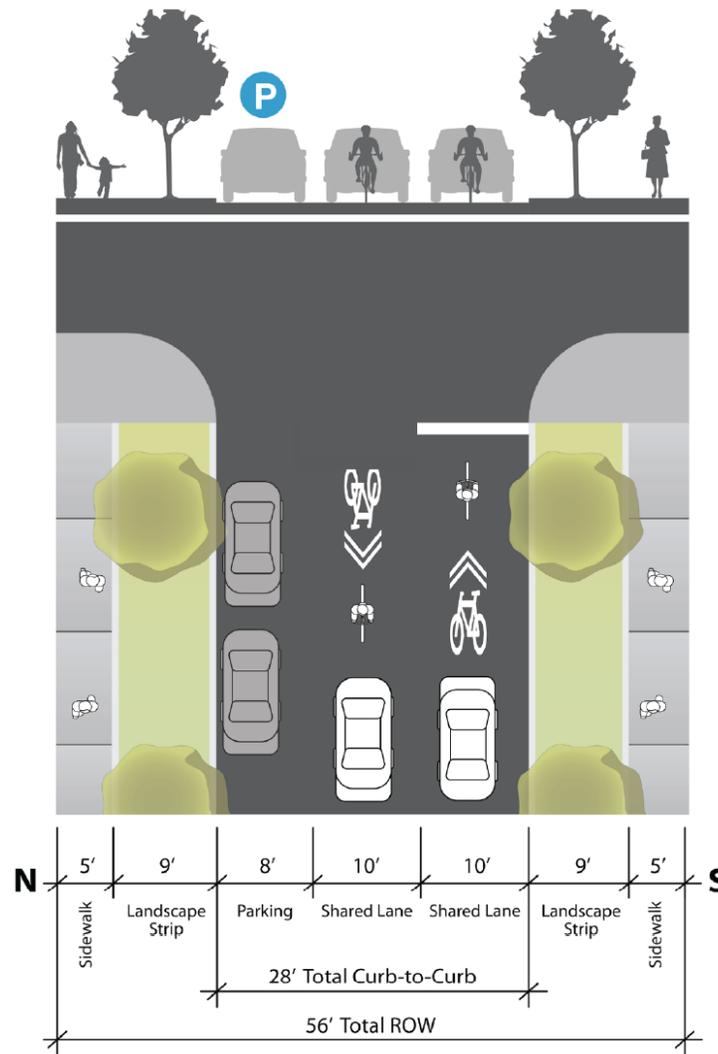


# Willow Ridge Drive

EXISTING



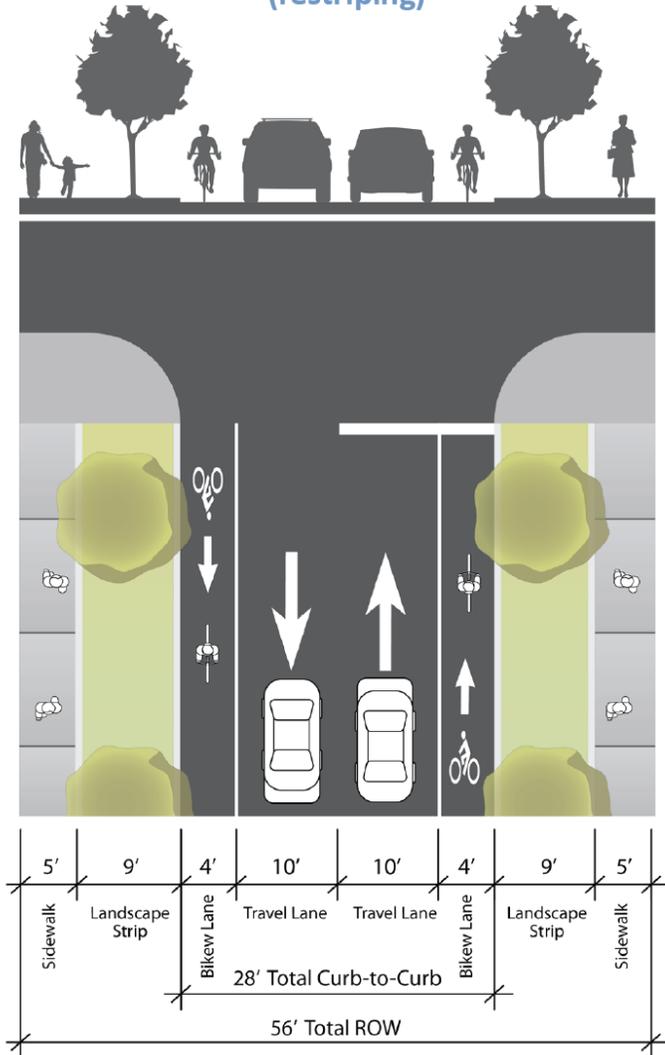
PROPOSED: EAST OF CHESTNUT RIDGE RD



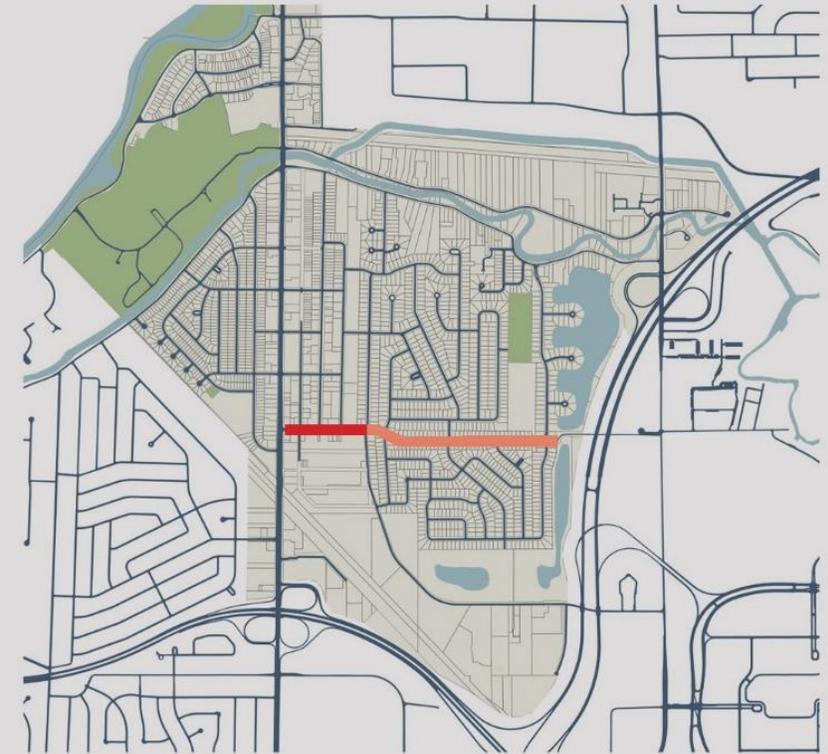
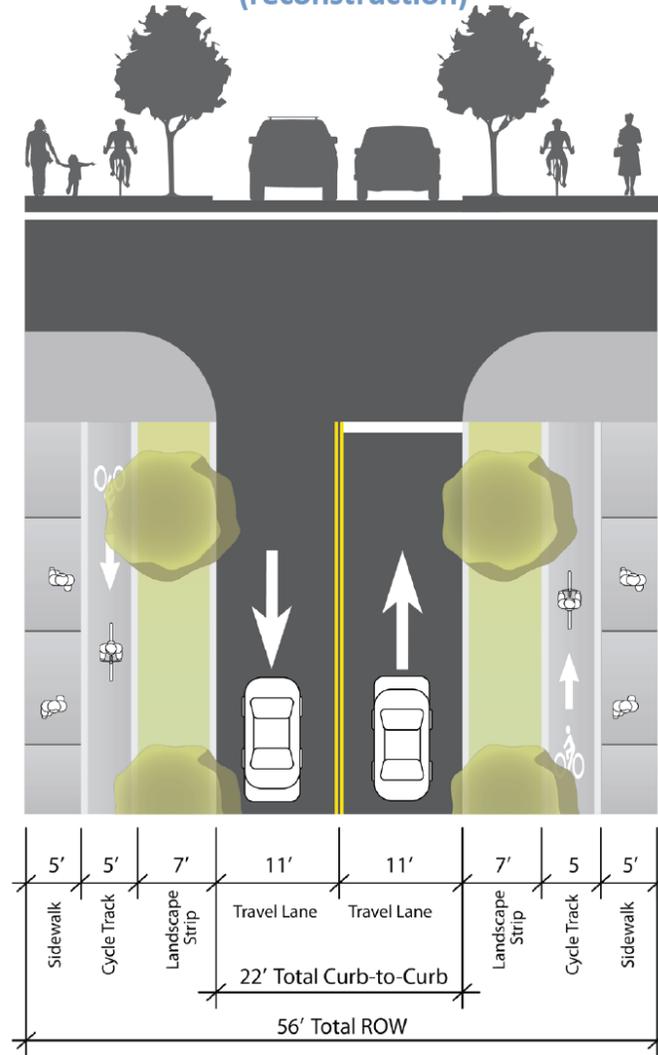
█ West of Chestnut Ridge Rd  
█ East of Chestnut Ridge Rd

# Willow Ridge Drive

PROPOSED: WEST OF CHESTNUT RIDGE RD  
(restriping)



PROPOSED: WEST OF CHESTNUT RIDGE RD  
(reconstruction)

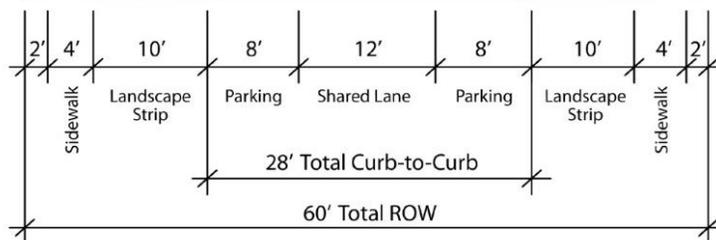
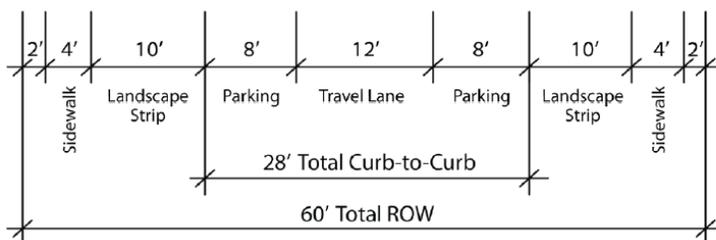
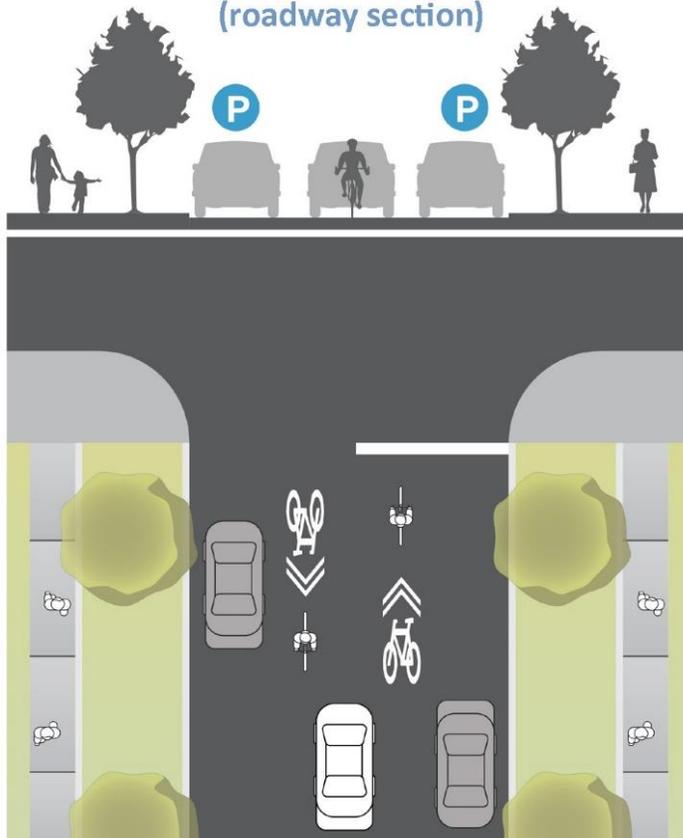
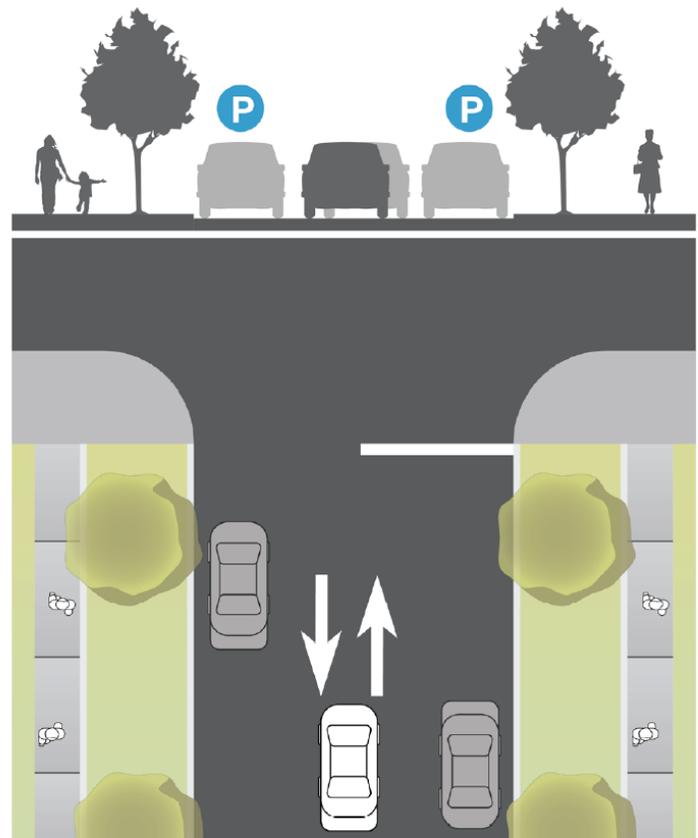


West of Chestnut Ridge Rd  
East of Chestnut Ridge Rd

# Joe McCarthy Drive

EXISTING

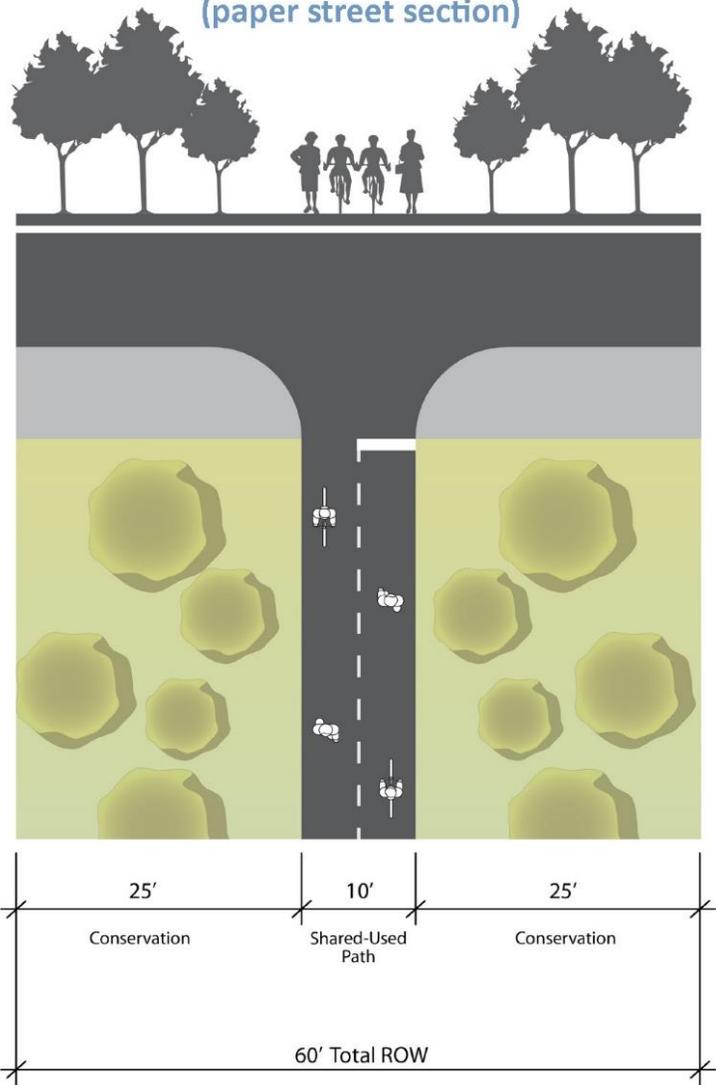
PROPOSED  
(roadway section)



█ Joe McCarthy Drive  
█ "Paper Street" Extension

# Joe McCarthy Drive

PROPOSED EXTENSION  
(paper street section)



Joe McCarthy Drive  
"Paper Street" Extension

CAPITALIZE ON THE CREEK AND TRAIL

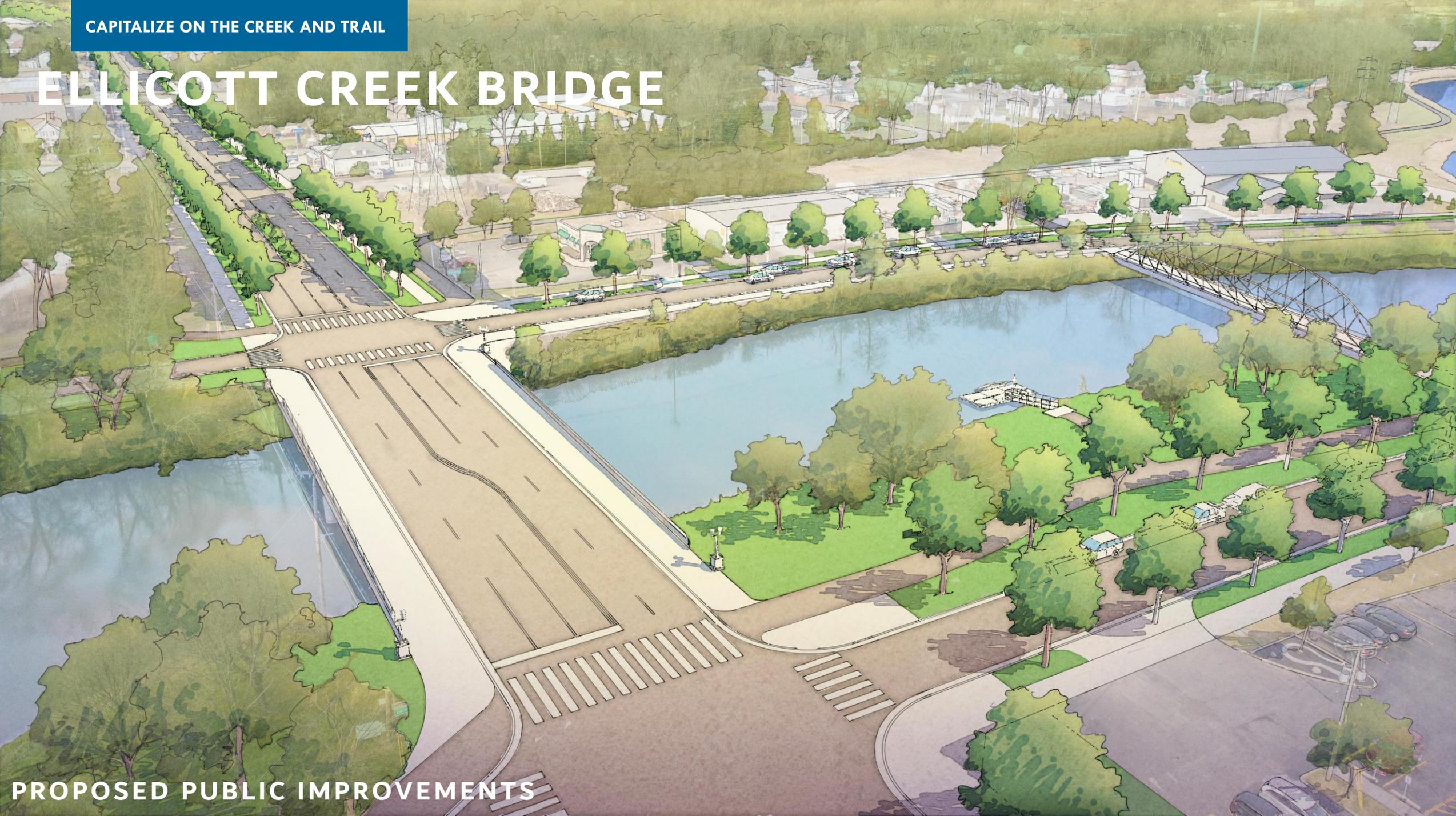
# ELLICOTT CREEK BRIDGE



EXISTING CONDITIONS

CAPITALIZE ON THE CREEK AND TRAIL

# ELLICOTT CREEK BRIDGE



PROPOSED PUBLIC IMPROVEMENTS

**CAPITALIZE ON THE CREEK AND TRAIL**

**Street trees and wider sidewalks along the boulevard**

**Improved crossings and safer intersections**

**Right-sized travel lanes**

**Ellicott Creek Rd reimaged as a pedestrian-friendly street**

**New bike & pedestrian bridge over Ellicott Creek**

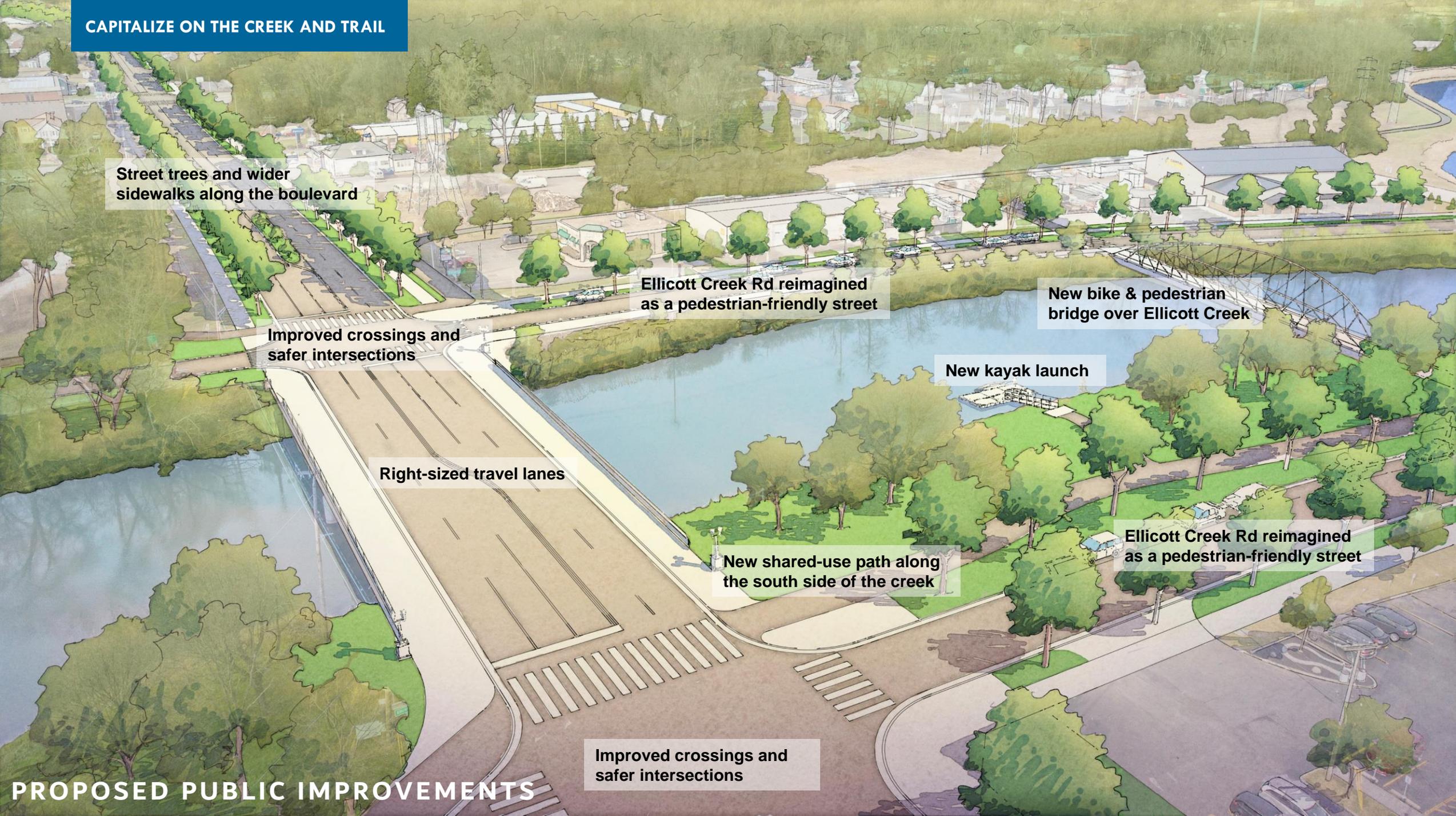
**New kayak launch**

**New shared-use path along the south side of the creek**

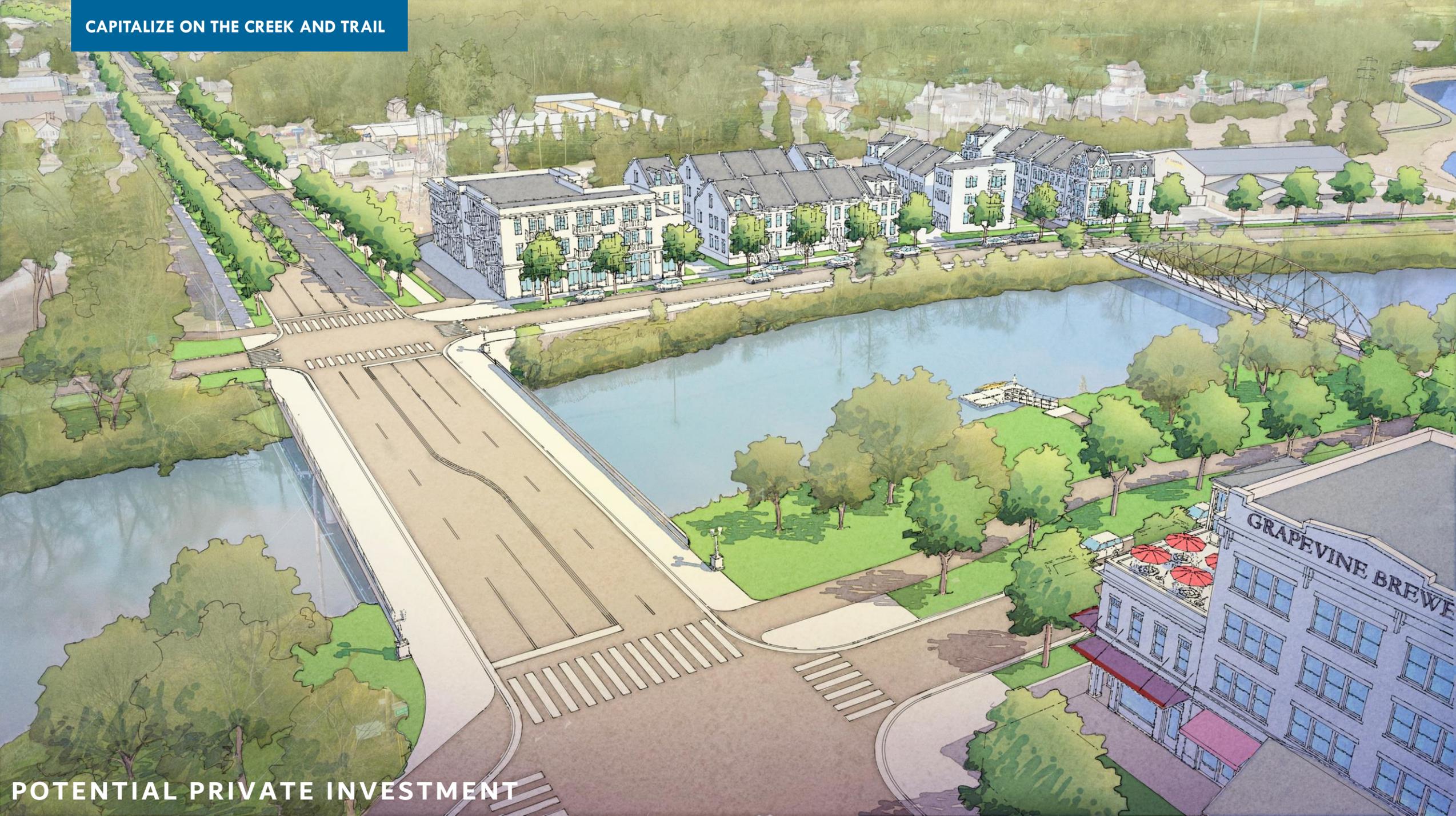
**Ellicott Creek Rd reimaged as a pedestrian-friendly street**

**Improved crossings and safer intersections**

**PROPOSED PUBLIC IMPROVEMENTS**

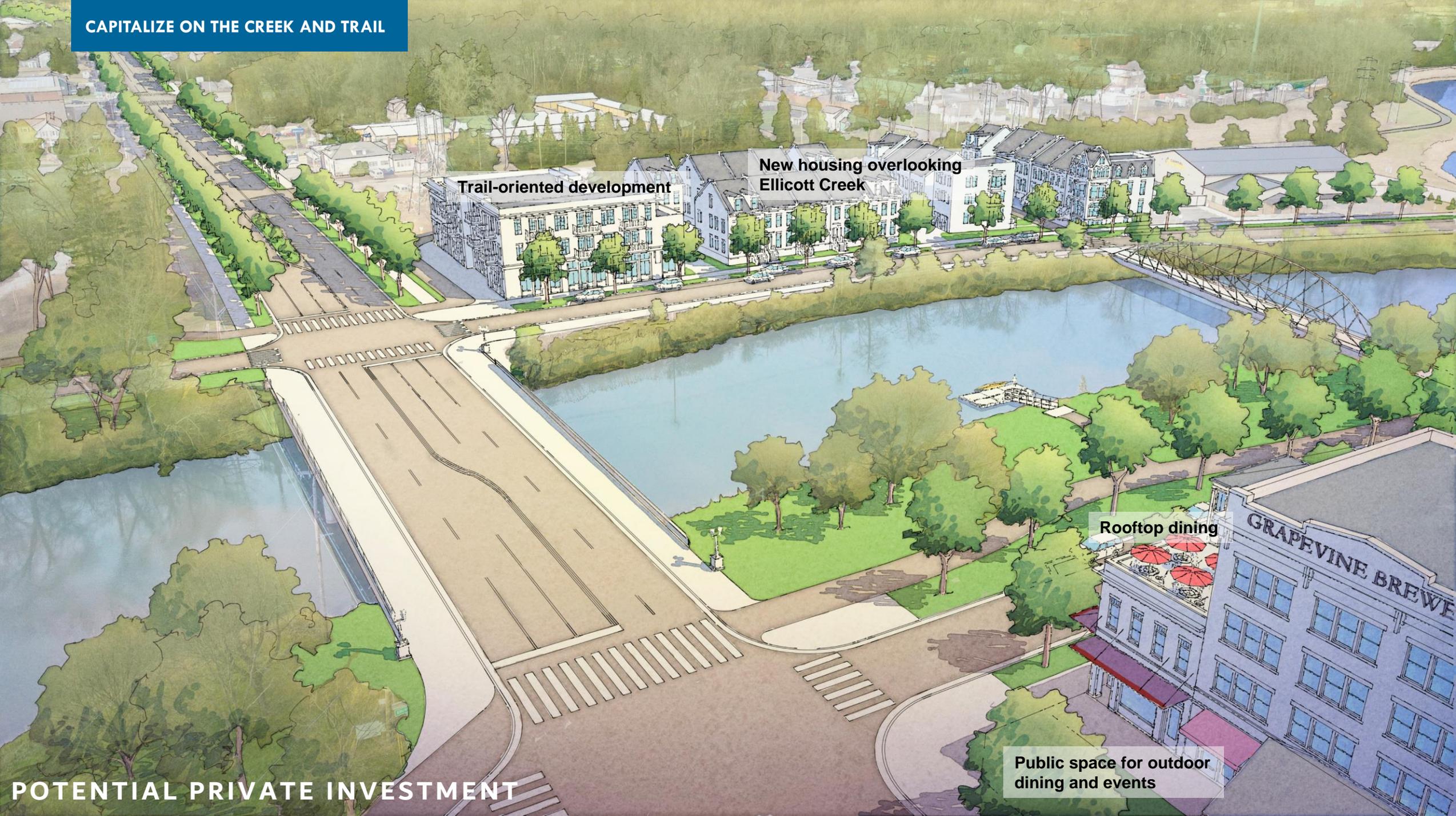


CAPITALIZE ON THE CREEK AND TRAIL



POTENTIAL PRIVATE INVESTMENT

**CAPITALIZE ON THE CREEK AND TRAIL**



**Trail-oriented development**

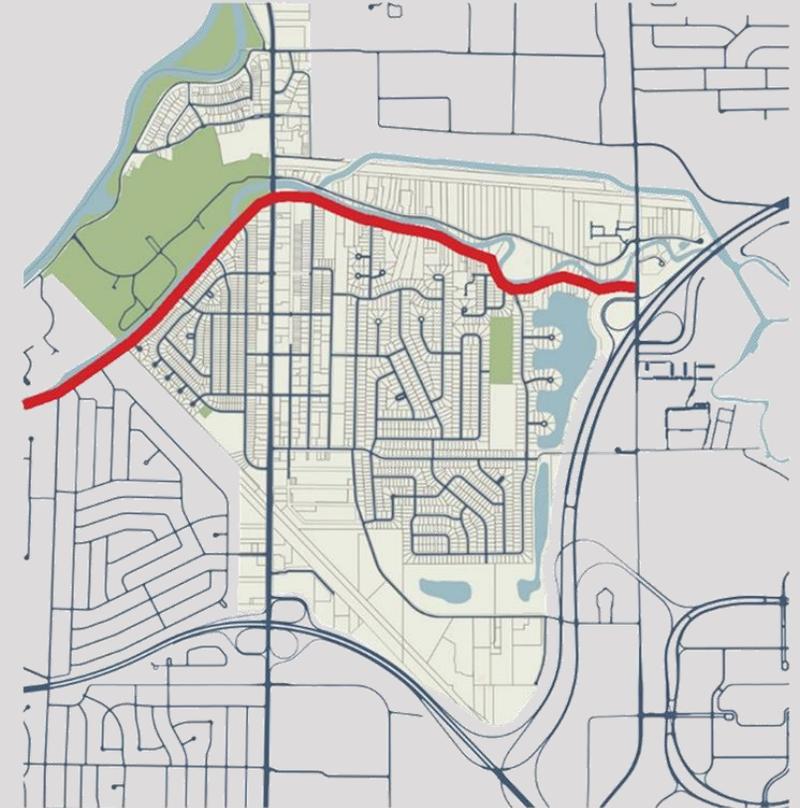
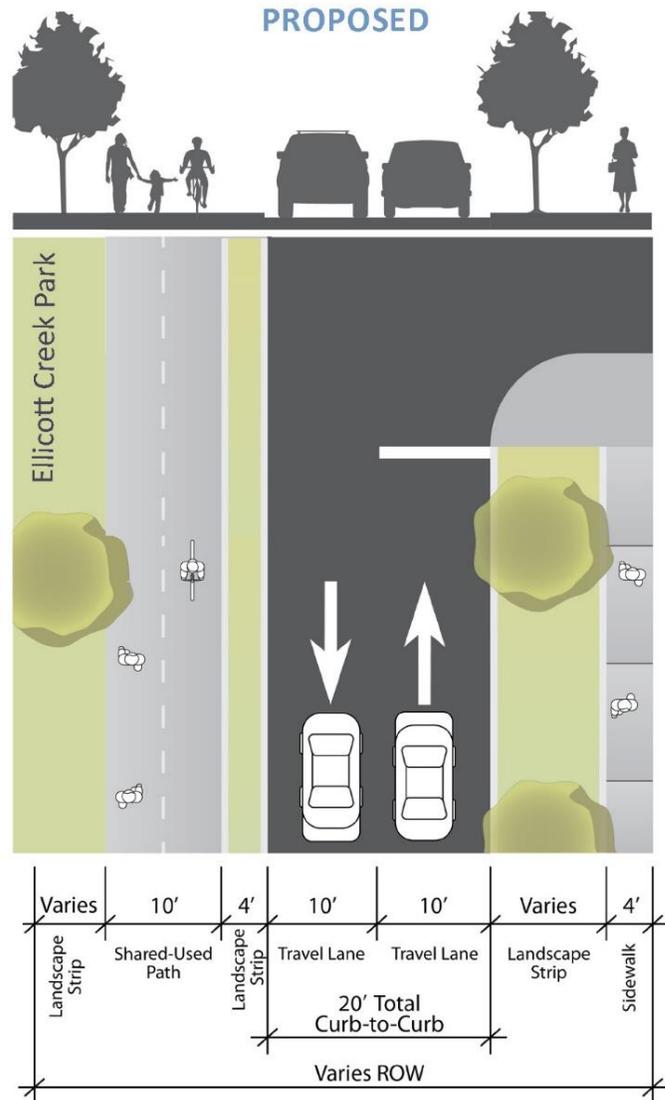
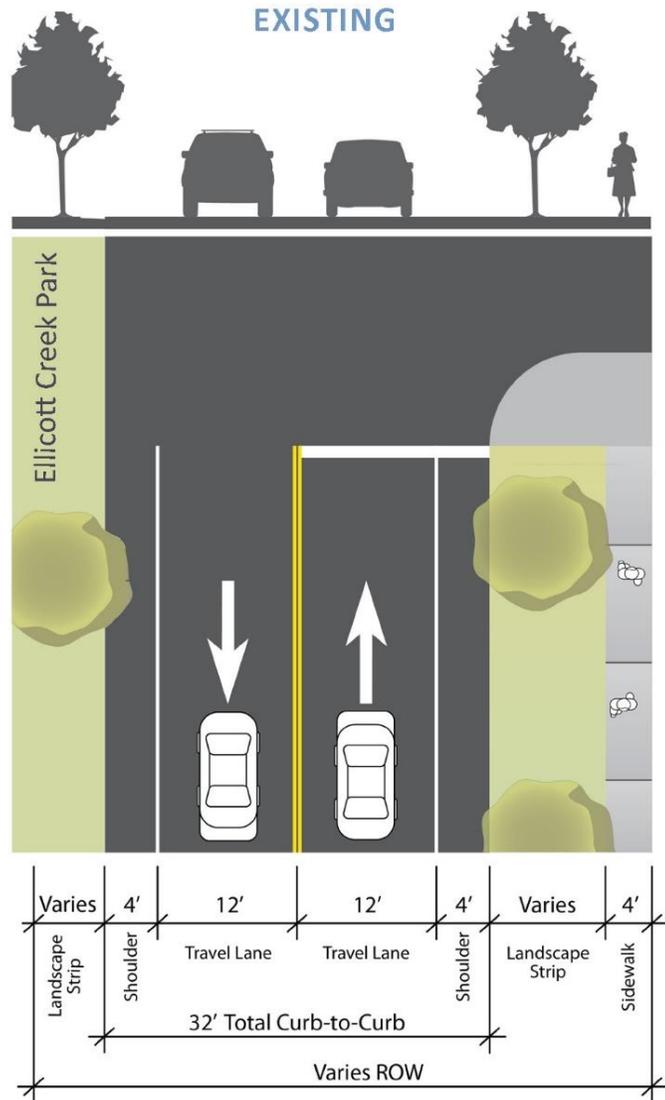
**New housing overlooking Ellicott Creek**

**Rooftop dining**

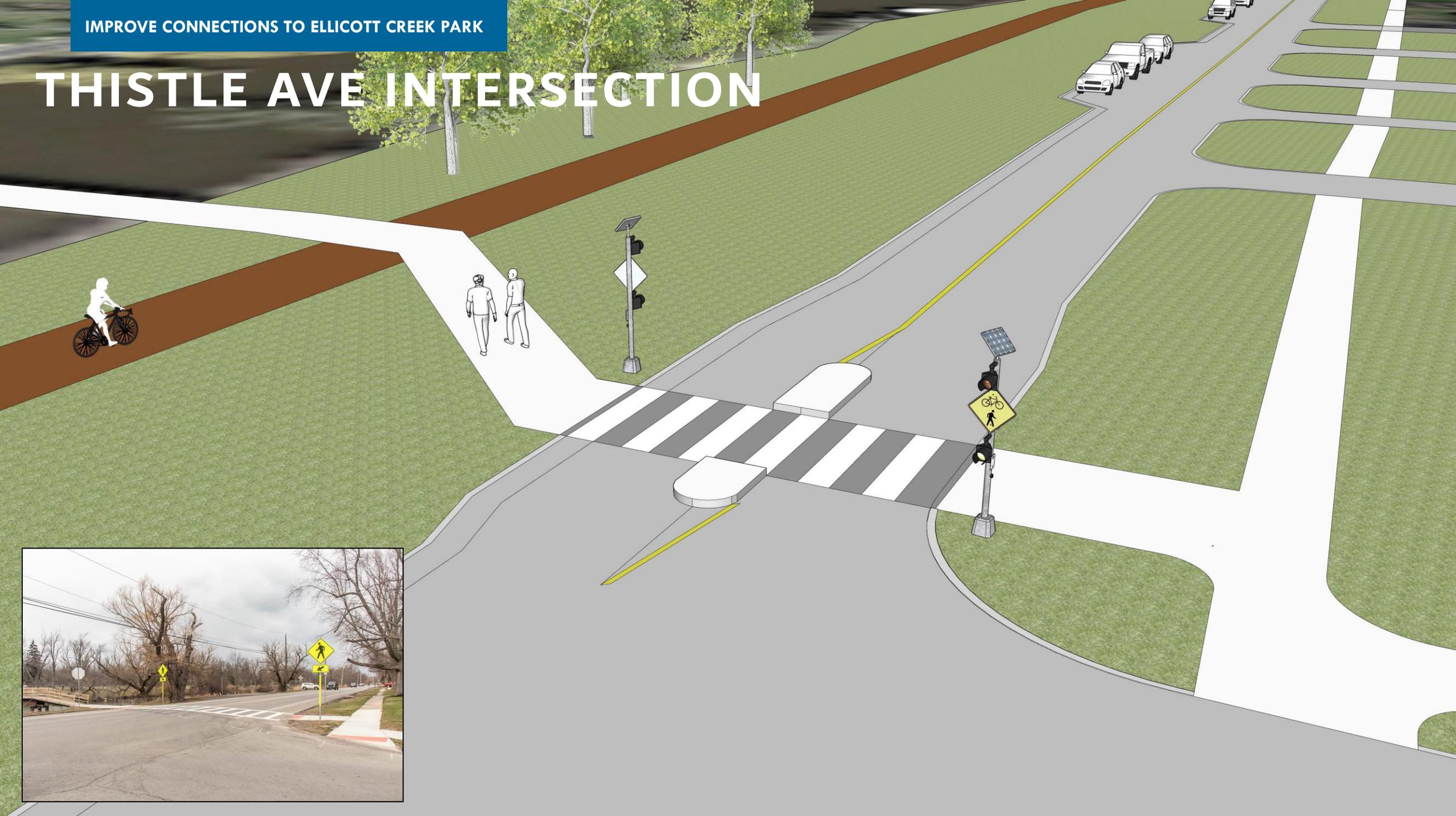
**Public space for outdoor dining and events**

**POTENTIAL PRIVATE INVESTMENT**

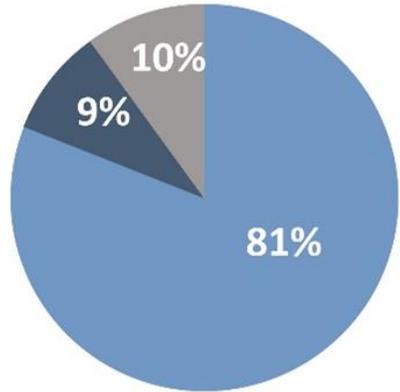
# S Ellicott Creek Road



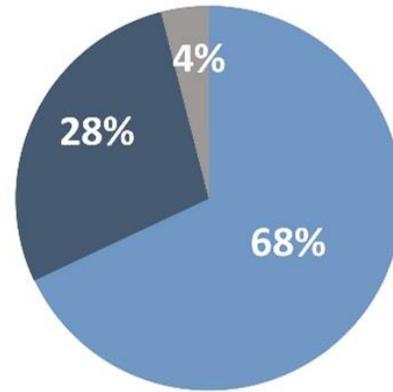
# THISTLE AVE INTERSECTION



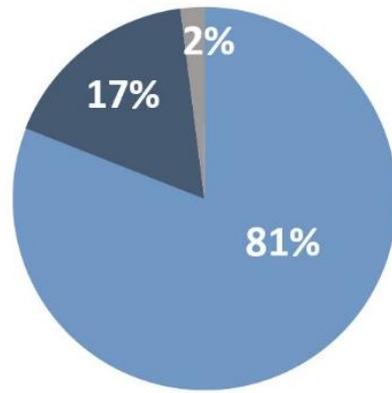
# ONLINE SURVEY: Do you support the Action Steps?



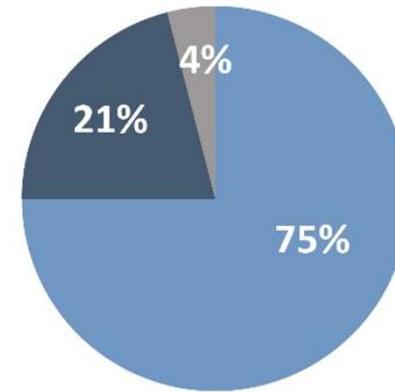
**Establish a Network of Trails**



**Retrofit Streets to Expand Pedestrian & Bike Infrastructure**



**Capitalize on Ellicott Creek & Trails**



**Improve Connections to Ellicott Creek Park**



**ACROSS THE BOULEVARD**  
*Connecting Willow Ridge and Parkview*

[connectingwrpv.com](http://connectingwrpv.com)

Nov/Dec 2022

- Support
- Don't Support
- No Opinion

# Do you have any additional feedback on these **CONNECT** action steps or other ideas for improving pedestrian and bicyclist connectivity in the study area?



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Survey: Nov/Dec 2022

“I support the pedestrian bridge over the creek. Using the NFB bridge is a nightmare. There isn’t enough room for 2 bicyclists or a pedestrian and a bicyclist to pass each other.”

“A hawk or beacon light at Thistle and Ellicott Creek... the amount of times I’ve almost been hit with my stroller is crazy”

“Need to put pedestrian bridge to connect existing trails on west side of Sweet Home Road.”

“Yes, we desperately need improvement to bike connectivity on S. Ellicott Creek and N. Ellicott Creek. They’re both very dangerous to ride and walk on.”

**quick poll**

# CONNECT: Please select the top two CONNECT action steps you feel should be of highest priority

Establish a Network of Trails **(A)**



Retrofit Streets to Expand Pedestrian and Bike Infrastructure **(B)**



Capitalize on Ellicott Creek and Trails **(C)**



Improve Connections to Ellicott Creek Park **(D)**



# refresh: actions

1. Actively Support Investment and Remove Impediments
2. Adopt Mixed-Use Ordinances Along Niagara Falls Boulevard
3. Identify Market Opportunities and Attract Investors

**THE BOULEVARD**

**FOR SALE  
DEVELOPMENT SITE**



**CRE Global, LLC**

**ANDREA BROZYNA**

**716.566.0009**

**GARY DeCARLO**

**716.892.5100**

**716.630.2020**



# THE BOULEVARD



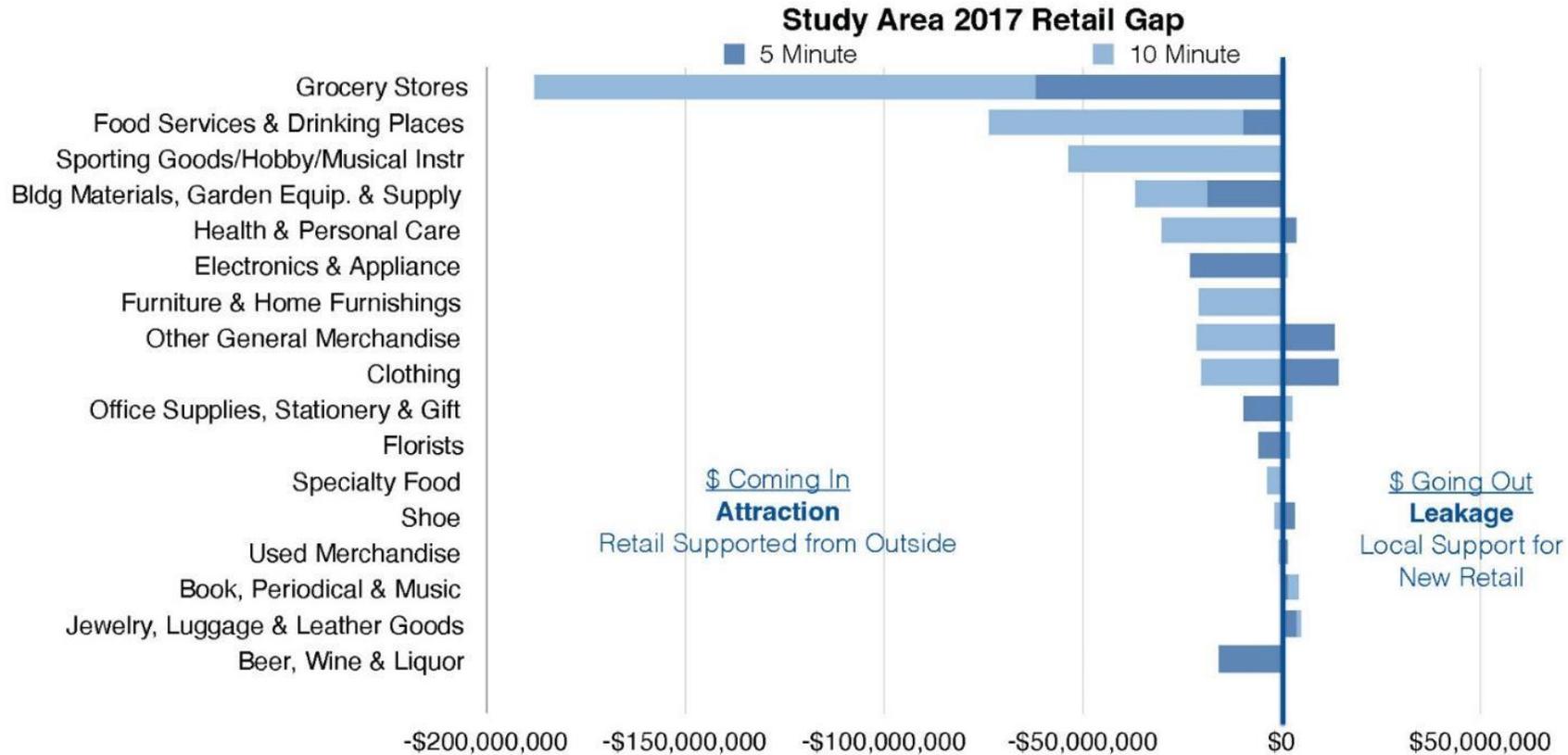
# THE BOULEVARD



**NOW LEASING**  
*Site Available*  
**886.1100**  
BENDERSON  
DEVELOPMENT



# “Retail Gap” Analysis



...the data suggests that in most categories, the area and local population are well-served, with businesses along the corridor attracting sales from within the study area and farther away.

Retail targeted to unique experiences not found today (such as shops clustered in walkable neighborhood centers) could fill an unmet need.

# Housing Opportunities



**MISSING MIDDLE HOUSING**  
Thinking Big and Building Small to Respond to Today's Housing Crisis

Daniel Parolek  
with ARTHUR C. NELSON

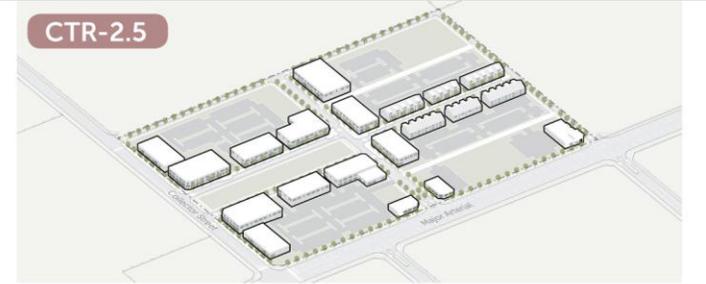


# Chapter 203. Zoning

## SECTION 5A. MIXED USE DISTRICTS

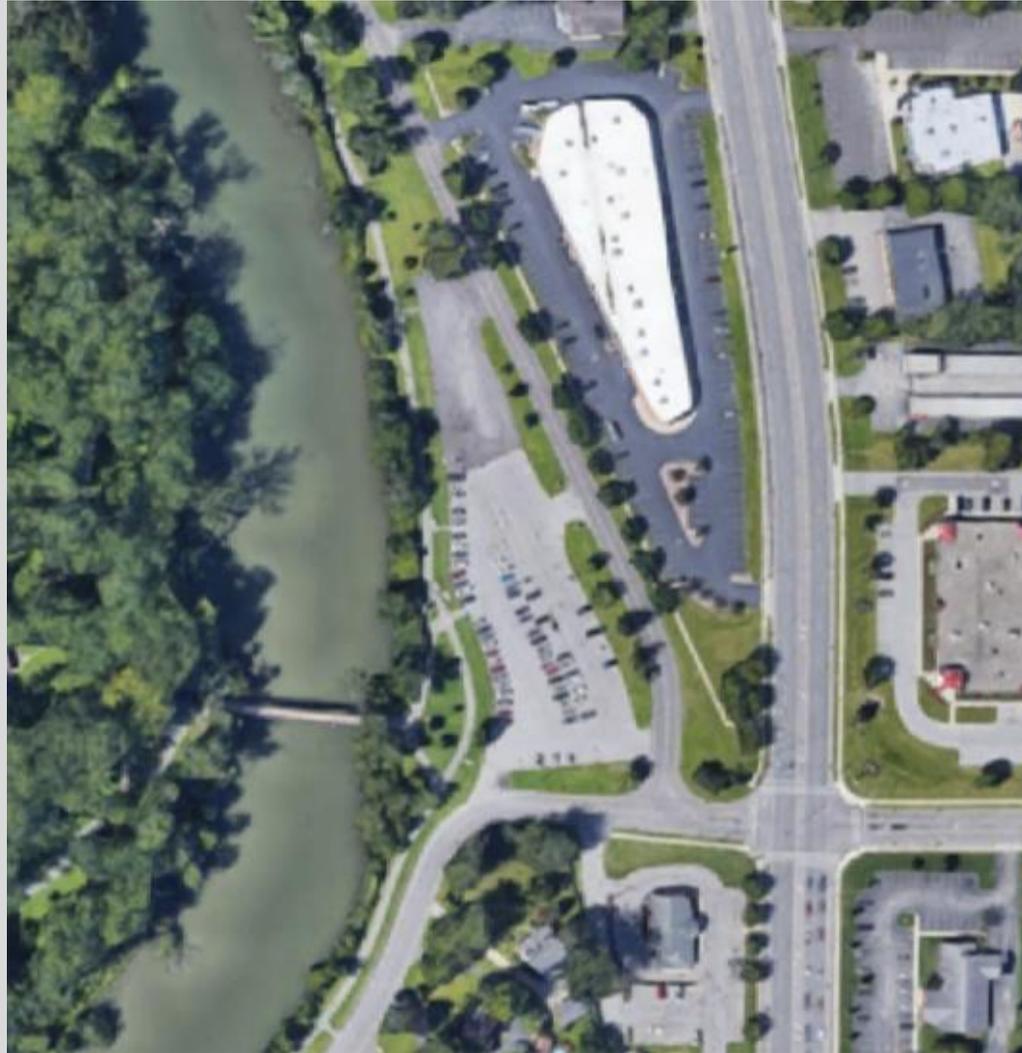


Adopted: September 3, 2019



### MIXED USE DISTRICTS CODE: RETROFIT

# SAMPLE SITE: CREEKSIDE NEIGHBORHOOD



- 1 Old Niagara Falls Boulevard is realigned to follow the water, creating a regularly-shaped parcel.
- 2 The entrance to the Bark Park is formalized.
- 3 A new public green space can be used for community gatherings.
- 4 On-street parking on Old Niagara Falls Boulevard and Creekside Drive (including angled parking near the entrance) provides Bark Park parking.
- 5 Mixed-use buildings front the new public space; some businesses could be oriented to dog-friendly uses.
- 6 A variety of housing types, including attached townhouse and apartments over shops are possible; parking for residents is to the rear of buildings.



**CREEKSIDE NEIGHBORHOOD**

**EXISTING CONDITIONS**



**Additional Parking**

**Neighborhood Gathering Space**

**Additional Parking**

**Rerouted Old Niagara Falls Blvd**

# CREEKSIDE NEIGHBORHOOD

# SAMPLE SITE: THE ASIAN MARKET/ HOME DEPOT



EXISTING CONDITIONS

# THE ASIAN MARKET/ HOME DEPOT

Renovated building

Outdoor market

Pedestrian/bike connections

INITIAL STEPS



# THE ASIAN MARKET/ HOME DEPOT



# THE ASIAN MARKET/ HOME DEPOT



Renovated building

Outdoor market

Pedestrian/bike connections

INITIAL STEPS

# THE ASIAN MARKET/ HOME DEPOT

Townhomes

Renovated building

Green space

Pedestrian/bike connections

INCREMENTAL DEVELOPMENT



# THE ASIAN MARKET/ HOME DEPOT

Townhomes

Renovated building

Pedestrian/bike connections

Green space

A neighborhood center

A NEIGHBORHOOD CENTER



# THE ASIAN MARKET/ HOME DEPOT

Townhomes

Green space

A mixed-use center

Pedestrian/bike connections

A MIXED-USE CENTER



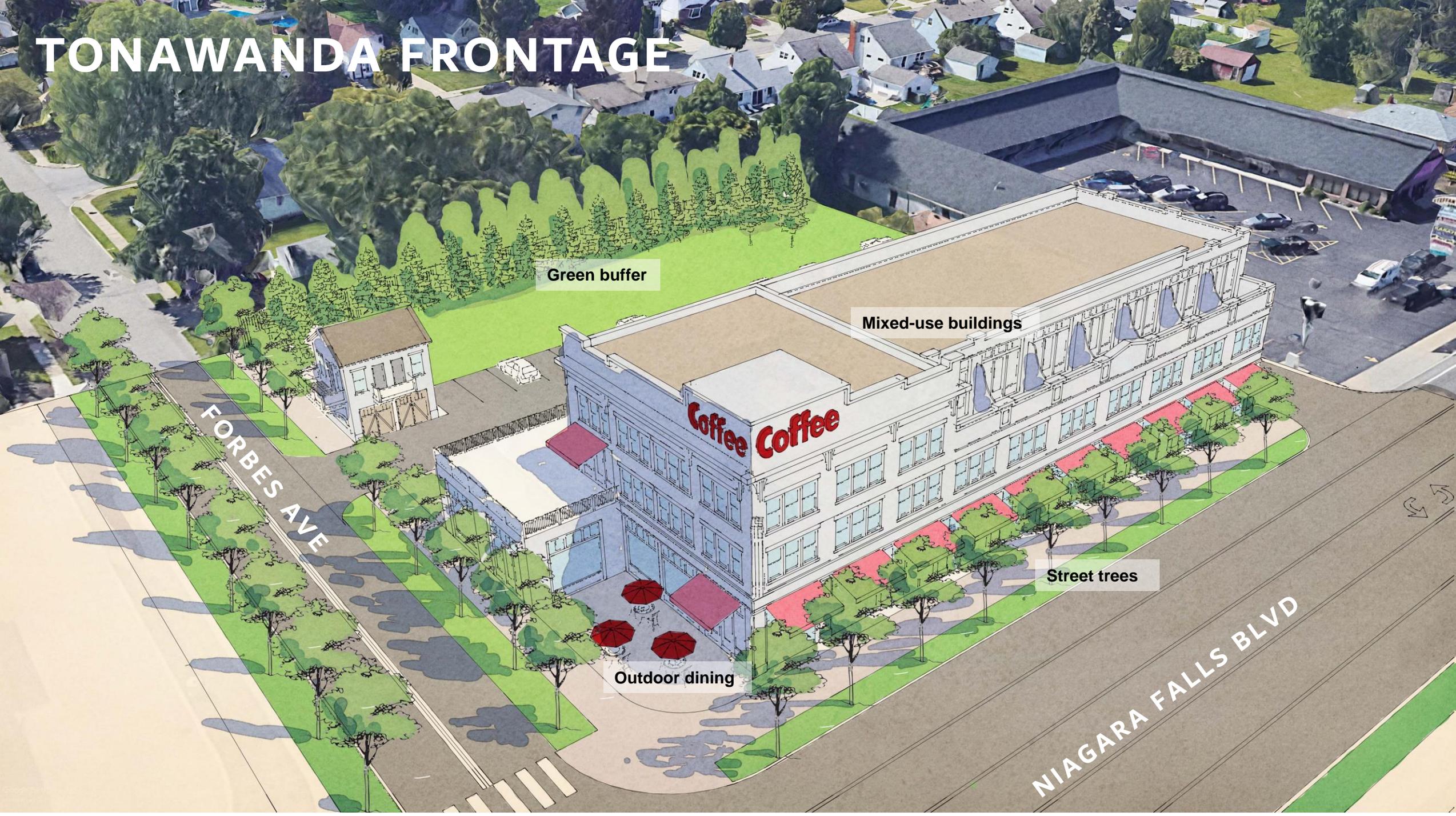
# SAMPLE SITE: TONAWANDA FRONTAGE

FORBES AVE

NIAGARA FALLS BLVD



# TONAWANDA FRONTAGE



Green buffer

Mixed-use buildings

Street trees

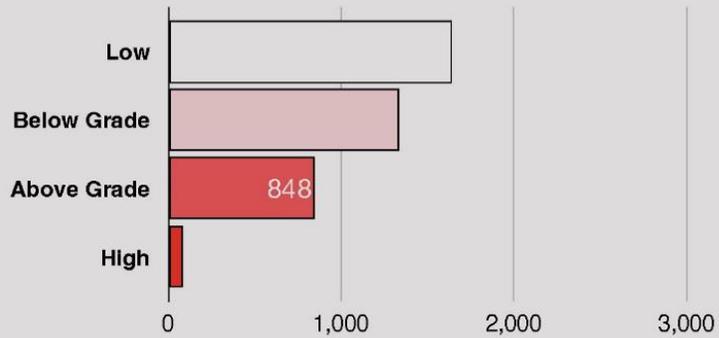
Outdoor dining

FORBES AVE

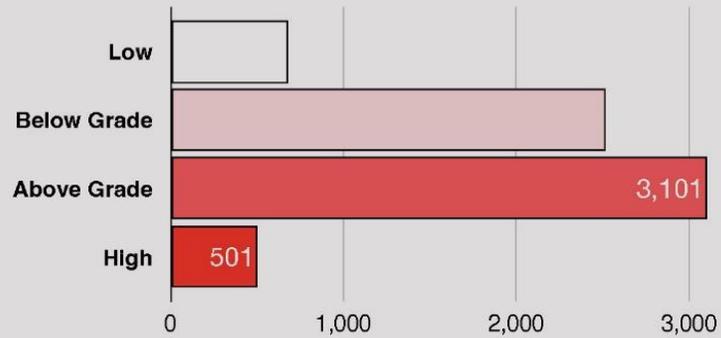
NIAGARA FALLS BLVD

# Potential Development Analysis

GB/C New Residential Units



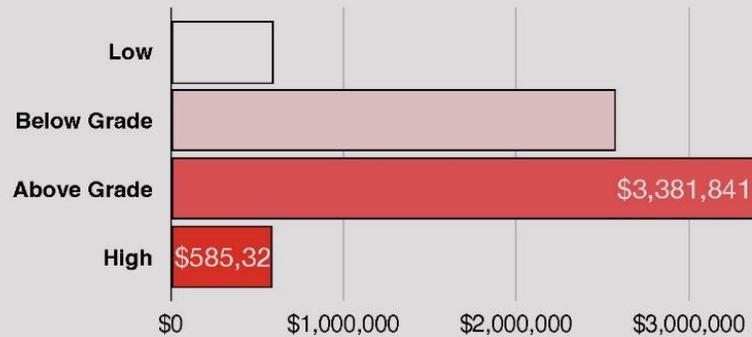
Deep Corridor New Residential Units



GB/C Net New Town Tax Revenue



Deep Corridor Net New Town Tax Revenue



The Potential Development analysis assumed one floor of commercial/retail with two floors of apartments above.

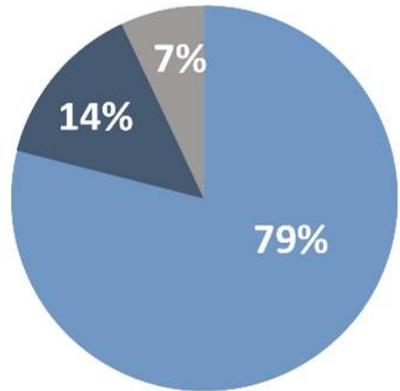
# ONLINE SURVEY: Do you support the Action Steps?



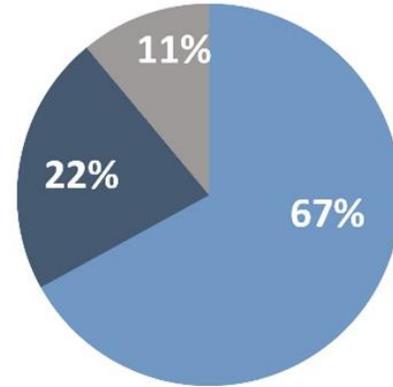
ACROSS THE BOULEVARD  
*Connecting Willow Ridge and Parkview*

[connectingwrpv.com](http://connectingwrpv.com)

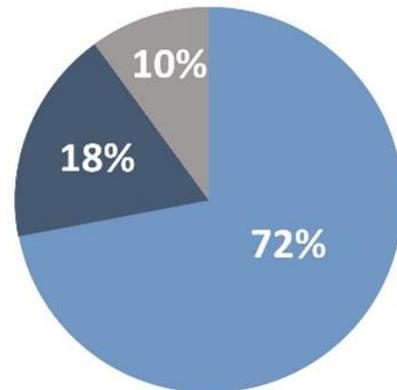
Nov/Dec 2022



**Actively Support Investment  
and Remove Impediments**



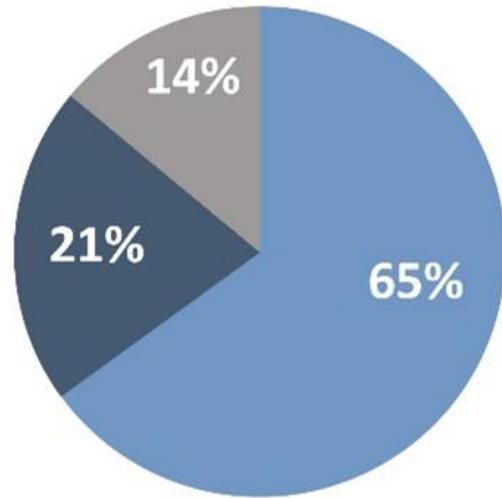
**Adopt Mixed-Use Ordinances  
along the Boulevard**



**Identify Market Opportunities &  
Attract Investors**

- Support
- Don't Support
- No Opinion

# ONLINE SURVEY: Do you support the Action Steps?



## Create a Creekside Neighborhood Center

- Support
- Don't Support
- No Opinion

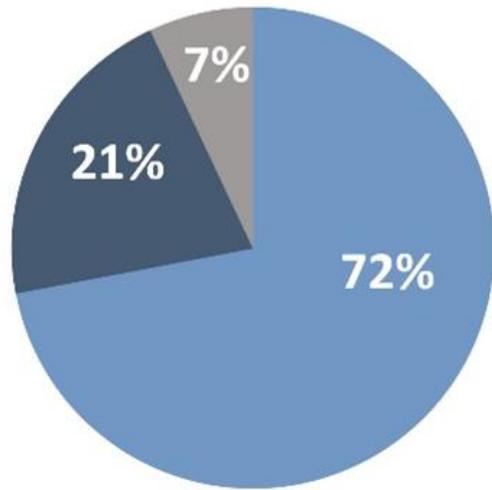


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Nov/Dec 2022

# ONLINE SURVEY: Do you support the Action Steps?



**Activate Underutilized  
Parking Areas**

- Support
- Don't Support
- No Opinion



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Nov/Dec 2022

# Do you have any additional feedback on these REFRESH action steps or other ideas for improving pedestrian and bicyclist connectivity in the study area?



**ACROSS THE BOULEVARD**  
*Connecting Willow Ridge and Parkview*

**connectingwrpv.com**

**Nov/Dec 2022**

“Pedestrian access to Chestnut Ridge is a great idea to eliminate people walking all the way around or cutting through the fence.”

“Add areas for food trucks, yoga, and exercise areas, bird watching trails, and neighborhood concerts.”

“This type of Land Planning must address reclaiming space for green. Less paved areas-more natural areas. Reconnecting and restoring needs to incorporate reclaiming green native plantings of trees, shrubs and pollinator plants.”

“Ensure the quality of the architecture in the plan by providing design guidelines that match the aesthetic of the neighborhood and leverage the historical nature of the Erie Canal.”

**quick poll**

# REFRESH: Please select the top two REFRESH action steps you feel should be of highest priority

Actively Support Investment and Remove Regulatory Impediments



Adopt Mixed-Use Ordinances Along Niagara Falls Boulevard

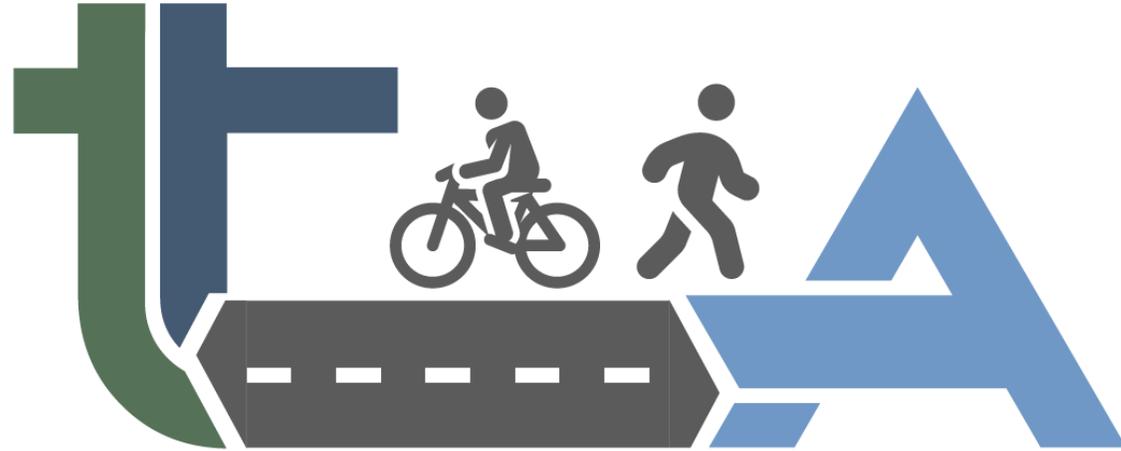


Identify Market Opportunities and Attract Investors



# next steps:

1. Finalize Plan based on input received
2. Action Plan presentation to Town Board(s)
3. Begin initial implementation steps, including updating Town policy
4. Check for updates: [connectingwrpv.com](http://connectingwrpv.com)

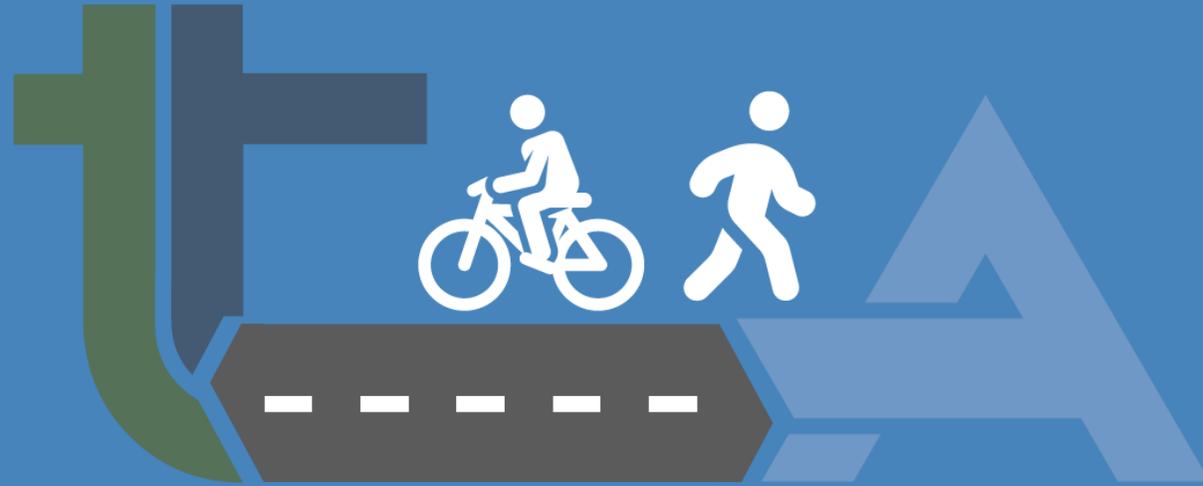


**ACROSS THE BOULEVARD**

*Connecting Willow Ridge and Parkview*

[connectingwrpv.com](http://connectingwrpv.com)

**thank you!**



# ACROSS THE BOULEVARD

*Connecting Willow Ridge and Parkview*

This project is proudly supported in a joint effort by:

**Town of Amherst**



**Town of Tonawanda**

