

## Going Green Storm Water Management



Green infrastructure is a solution that allows for stormwater to be captured and, through natural filtration, released back into the groundwater aquifers through wetlands, bioswales, and retention ponds.

## Pedestrian Improvements

Walkable communities that are desirable places to live, work, learn and play are a key component of smart growth. Their desirability comes from two factors. Walkable communities make pedestrian activity possible, thus expanding transportation options, and creating a streetscape for a range of users – pedestrians, bicyclists, transit riders, and drivers. To foster walkability, communities must mix land uses and build compactly, as well as ensure safe

and inviting pedestrian corridors. It is incumbent upon public and private sectors to facilitate development of walkable places. Land use and community design play a pivotal role in encouraging pedestrian environments. By building places with multiple destinations within close proximity, where the streets and sidewalks balance multiple forms of transportation, communities have the basic framework for walkability.



PICTURE

May 5, 2014

# South Long Community

Village of Williamsville, NY

## Exploring Opportunities

The Village must Improve the Appearance and Function of Park and Open Space in the South Long Street Area

Land in the South Long Street area that is vacated by industrial uses presents an opportunity to reconfigure and improve existing and potential future parkland. It is critical that the existing acreage devoted to parkland be at the very least maintained, if not increased. Moreover, park improvements could be tied to and made in conjunction with the redevelopment of the area for residential uses.

## Improved Gateways

South Cayuga is an impressive street, with stately homes and a lush canopy of trees, but improvements must be made at the Thruway overpass that forms the unceremonious gateway to the Village.



## Placemaking

### South Long Street Objectives and Actions

Ensure that the Village is Prepared to Meet Change in the South Long Street Area Substantial amounts of land in the South Long Street neighborhood currently house low intensity industrial uses. With rising land values, it likely that such industrial uses may eventually relocate outside the Village. Such vacated properties present an enormous opportunity to improve the South Long Street neighborhood and park, for which the Village should be prepared with a vision and a plan to ensure that redevelopment occurs in a manner that creates long-term value and benefits for the Village.

### Action 1: Review and Revise Village's Zoning and Development Regulations

Review and, as necessary, revise the Village's zoning to ensure that it is compatible with the long-range vision for the South Long Street neighborhood as expressed in this plan. This can be done separately, or as part of a larger, Village-wide zoning project.

### Action 2: Establish an Area Site Plan

Consider establishing a community approved area site plan for the neighborhood that can guide development decisions in the neighborhood and be used to communicate the neighborhood vision to private investors.

### Action 3: Develop design guidelines for the South Long Street neighborhood.

**Action 4: Prepare a Long Street Park Improvement Plan** that can be implemented in phases, as opportunities present themselves. Such a plan could provide a springboard for accessing state grant programs for park improvements and for potentially implementing the park plan via a private-public partnership in connection with new residential development.

### Action 3: foster a connection between Long Street Park and the Lehigh Memory Trail.

**Action 4: Implement a short-term landscaping plan for Long Street Park**, as an initial phase of a longer-term improvement plan.

## Revitalization

Creating a Destination **P.1**

Opportunities & Principals **P.2**

Looking to the Future **P.3**

Means & Methods **P.4**



Village of Williamsville  
5565 Main Street  
Williamsville, NY 14221



## Project Principles

### Incorporate Village Character

Buildings, public open spaces, streets, all of the elements that go into making a place, should take their cues from the existing Village. Buildings should be arranged along public streets or usable open spaces. Streets, in turn, should be Village scaled, and connected, where appropriate and feasible, to the existing Village street grid. At their edges, public open spaces should engage the public realm, with clearly defined entrances, attractive landscaping and a well-defined relationship to neighboring structures and land uses; while at their centers.



### Provide Dynamic Open Spaces

An improved Long Park would make a significant contribution to the quality of life in the Village.

### Create Appealing Living

Changing lifestyles, a maturing population, and smaller household sizes in Williamsville point to demand for new and varied housing alternatives.



## Gateways & Community Centers

Reconciling a history of transportation infrastructure with a Green, Pedestrian culture

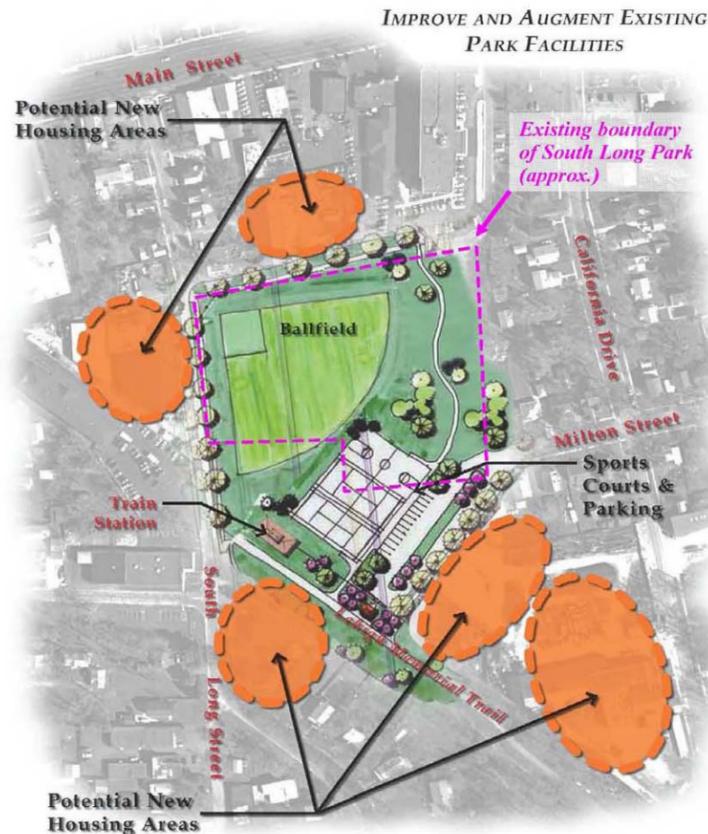
The Long Street Recreation Area, located in the southwest portion of the Village, roughly bounded by Village Square Lane to the north, California Drive to the east, Union Road to the west, and the Lehigh Memorial Trail to the south represents an exciting opportunity for the Village to greatly improve existing parklands and to create new housing that is close to and supports the Main Street corridor.

Such housing should be provided in an attractive setting that adds long term value to the Village. Most exciting of all is the way in which housing and parkland can be woven together to create a compatible neighborhood that complements the existing Village scale and develop pattern and provides improved places to recreate and relax.

Currently, the South Long Street area is underutilized, containing a mix of low intensity industrial uses as well as Long Street Park, which, while valued as an open-space within the largely built-up Village setting, could be improved upon in a number of ways. Existing industrial uses prevent the Lehigh Memory Trail, a well utilized and valued Village resource, from connecting with Long Street Park. Yet it is the presence of these

industrial uses that provide the Village with a prime redevelopment opportunity. Including the Village DPW property, there are nearly 10 acres of industrially used land in the neighborhood. With rising land values, it is likely that lower intensity industrial uses, particularly those requiring relatively large areas of land, may someday relocate outside of the Village.

Vacating industrial uses in the South Long Street area would free up substantial areas of land and provide the Village with flexibility and space to develop a more organized, attractive pattern of land use that retains or even augments the current amount of open space, and improves its function and appearance; while also creating new housing choices for current and future residents.



IMPROVE AND AUGMENT EXISTING PARK FACILITIES



## Planning for a New South Long

The scene is a summer evening. It is still light out. A ballgame is being played in one corner of Long Street Park. From the nearby Lehigh Memorial Trail, cyclists and strollers can hear the crack of the bat and the cheering of the crowd. As the trail approaches the Lehigh Valley Train Station, the landscape “opens up” to reveal an active, attractively landscaped park.

Some trail users take a detour in the park to watch the ballgame, or make the loop on new park trails. Still others stop at the new outdoor café that is anchored by the Lehigh Valley Train Station adjacent to the trail. Tables and umbrellas are set up – the perfect place to sit with an ice cream and watch the people on the trail go by.

Meanwhile, other residents approach on foot from California Drive and Milton Street with no firmer plans in mind than to take a stroll and see whom they might bump into, be it at the game, along a new Village street, or down by the “Station Café.” The parkland and pedestrian connections allow these same people to continue on to Long Street, up to Main, and back home again along a route that is safe, stimulating and convenient.

There are new residents too. They live in newly built housing that is both close to the activities and excitement of Main Street, and the improved parkland, upon which they front. Residents of these new homes, coming, or going, or simply sitting out on the front porch, inject the neighborhood with activity and interest. As the light gives way to dusk, the windows of the homes light up, “eyes” on the park that lend a sense of security to the scene.

The ballgame concludes and parents and children make their way home. A good many families have walked to the park and return the same way, some using the Lehigh Valley Trail, others taking the neighborhood streets.

## Going Green Electric Car Charging



The Public parking areas throughout the Village provide an opportunity to encourage use of electric cars and ease of access to supporting infrastructure

## Way Finding Public Access



The Village needs to do a better job signaling opportunities for public parking, as well as the presence of parks & landmarks

## Conceptual Streetscape Plans

### Create New Complete Streets/Green Streets Design Standards

Pedestrian-centric & green. Village streetscapes should begin to transition from a spread of asphalt that becomes auto-subsidiaries, unapologetically to a new model that favors reduced speeds, wider sidewalks, and green infrastructure to handle storm water runoff.

