

DRAFT

## Section 5

### MOVING FORWARD

## Future Land Use

A Comprehensive Plan not only addresses community issues and opportunities, but also growth (and preservation). This section provides a graphic illustration of the preferred future land use patterns in the community, giving residents, business owners, and developers direction on the proposed form and framework for land uses. Basically, it answers a simple question:

### *What do we want Eden to (physically) look like in the future?*

Existing land use patterns and targeted development areas serve as the basis for the future land use map, providing a more realistic view of what exists in the Town currently as well as potential trends and opportunities. The map not only deals with growth, though, as there are a number of valuable natural and cultural resources within the Town that contribute to community character and can serve as economic development catalysts. Prime agricultural lands,

recreational areas, and sensitive environmental features are all indicated on the map as well for preservation and limited growth.

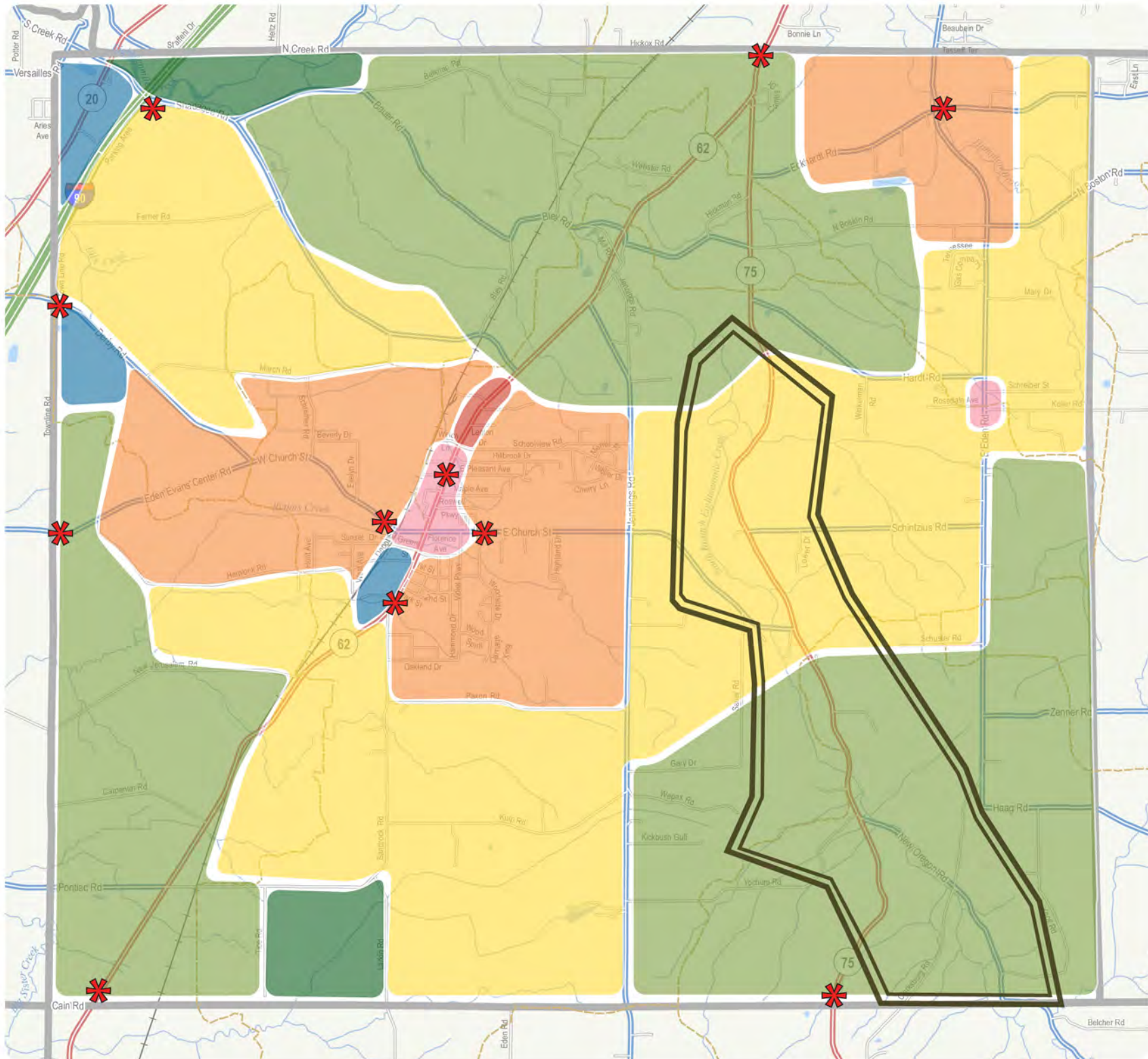
The overall intent of the future land use map is to focus services and commercial development within the existing hamlet of Eden Center, acting as the pseudo-“village core.” This serves two purposes: balancing rural character within a more concentrated development area, thereby creating a more attractive and walkable central business area, and taking advantage of existing infrastructure.

Development is intended to be more dense and “village-like” within the hamlet, supporting the traditional, organic growth that is typical of rural towns; infill, redevelopment, and preservation will be the predominant objectives in Eden Center.

A successful central business area requires an adequate density of “rooftops,” which already exists in the area around the hamlet with a number of residential neighborhoods serviced by public utilities. Expanding this residential density further beyond its existing extent



*This graphic illustrates a general change in land use intensity and development between the rural/country portions of Eden (left) moving into the slightly higher “density” of the neighborhood residential (middle) and then the hamlet.*



2017 Comprehensive Plan  
Update

**Future Land  
Use (Draft)**

Monday, June 19, 2017



Legend

- Town Boundary
- Railroad
- Creeks/Streams
- Waterbodies
- Interstate
- State Routes
- County Roads
- Local Roads
- Snowmobile Trails
- Agricultural Priority
- Neighborhood Residential
- Rural Residential
- Hamlet Mixed Use
- Commercial Corridor
- Industry
- Park/Recreation
- Conservation Overlay Area
- Gateways





will support future business growth and expansion while taking advantage of utilities or requiring minimal extensions to provide service. Assuming that additional residential growth occurs in the Town, strategic expansion would be focused west along West Church and Eden-Evans Center Road where development is desired to support the hamlet and sewer service could be extended west from West Church and Schreiner Road (water already exists here).

Though growth is predominantly focused on Eden Center, due to its location, existing infrastructure, and at the intersection of two major roadways, the area in and around East Eden also holds opportunities for the future, though a different scenario. The three factors mentioned above for Eden Center are what East Eden currently lack to truly “activate” it in a similar fashion to Eden Center. While supporting a smaller commercial area, building up the residential density along the Hamburg border is the primary focus, taking advantage of the investments made in Hamburg and the need/desire for rural living that is shrinking there. As growth builds over time, improvements in the visual quality and aesthetics of East Eden can be made to support it and create a more functional hamlet.

The remaining areas of Eden will continue to be more rural in character with larger lots at a smaller density, mainly to address the need for private septic and water systems. Several areas of the Town that are prime farmland would continue to remain as such, with added emphasis on agricultural operations and supporting enterprises and protection against non-agricultural conversions.

While a future land use map illustrates areas for general land uses,

one item to keep in mind is that this is NOT a zoning map. It provides guidance on long-term decision-making about land uses, including zoning changes, that implement the goals, policies, and objectives of the Comprehensive Plan. Changes that occur to existing zoning districts in the Town, whether simply regulations and intent or actual boundary changes, will need to be consistent with the Plan. This is a critical connection that is supported and upheld by the courts.

### **Land Use Categories**

The land uses shown on the future land use map are broken down into the following categories:

#### **Agricultural Priority Areas**

These are the portions of the Town that have a higher concentration of active farmlands, prime soils, or within County Agricultural Districts. Agricultural-supportive businesses are encouraged as well as other agribusiness ventures (tourism, recreation, value-added products, retail, lodging, events, etc.), provided they support local farms/farmers. As the name implies, agriculture may be the main priority, but non-agricultural development is allowed provided that best practices for conversion are followed, such as:



- ◆ Location to avoid valuable soils or infrastructure
- ◆ Allow flexibility in development, such as encouraging clustered subdivisions with dedicated roadways
- ◆ Discourage frontage homes with long, narrow lots
- ◆ Provide lot sizes appropriate for private utility systems and replacements with appropriate separation (between 2-3 acres)
- ◆ Avoid large-lot subdivisions (i.e. encourage more manageable-sized lots to conserve farmland)
- ◆ Provide buffers between non-agricultural and agricultural uses

### **Rural Residential**

Areas of the Town that are still more rural in nature, providing the “country character” that is attractive in Eden, but contain less active agricultural lands/farms and therefore having fewer impacts to key farming areas. Non-agricultural development

is encouraged more in these areas at a slightly higher density, though public water and sewer is likely not available. Due to this, larger parcels (2 acres +/-) are still needed to provide adequate space for private septic systems and wells.



### **Neighborhood Residential**

These areas are serviced by public water and sewer or are near potential expansion areas and therefore can support a higher density of development (0.5-1 acre +/-). The neighborhood residential category provides the

“rooftops” necessary to support commercial activity within Eden Center as well as provide additional growth capacity building off development in the neighboring Town of Hamburg. Residential uses would range from single-family residential to townhouses and developments catered to specific lifestyles (seniors, empty-nesters, first-time homeowners, etc.) and income levels. For single-family uses, rather than the typical “bowling alley” type of lots developed along major thoroughfares, subdivisions are encouraged to have dedicated roadways or clustering to better utilize lands and maintain the semi-rural character.



### **Hamlet Mixed Use**

The hamlet of Eden Center is the primary activity area of the Town. The intent of this area is to create a more



traditional “downtown” for residents and visitors with a variety of shops, restaurants, dwellings, and businesses in a pedestrian-oriented environment. Other characteristics of this area include:

- ♦ Higher-density (1/4 acre lots and/or 2-3 stories structures)
- ♦ Infill development and redevelopment of underutilized buildings/lots
- ♦ Focus on pedestrian activity and design
- ♦ Mix of uses – vertically and within a single parcel
- ♦ Hub for community and social events with gathering spaces
- ♦ Community services
- ♦ Retail and other community needs to increase vitality of the area
- ♦ Identifiable destination
- ♦ Emphasis on quality of design, activity, and aesthetics

As noted, East Eden is included within this category, but due to its secluded nature, it will focus more improving the existing quality of design and curb appeal rather than attracting new development. Over time as density and residential homes move south from Hamburg, this area can transition over to include more mixed and neighborhood-supporting uses.

### **Commercial Corridor**

This land use category is catered more towards automobile-oriented commercial uses taking advantage of volumes along the Route 62

corridor. Quality building, site, and landscaping design are still important elements that are to be provided with new and redeveloped uses to convey a sense of pride and improve visual integrity of existing uses. Pedestrian connections are encouraged though mainly within the immediate area as well as to the school and Corn Festival grounds. This area would also function as a gateway into the hamlet of Eden Center, though not “compete” with the higher density and pedestrian activity encouraged in the hamlet. Design standards should be adopted to minimize off-site impacts, such as parking and drive-throughs.

### **Industry**

Though industrial by name, these areas would be predominantly more light industrial in nature, designed to fit inconspicuously with the surrounding land. Design standards such as landscaping, buffering, and building design

would be established to promote sound development and protect nearby areas from undesirable aspects with these more intensive land uses. Encouraging and promoting the proximity to a variety of



transportation corridors, including the Thruway, railroad, and State Route 62 would be key points, though investment in other public infrastructure may be needed.

### **Conservation & Park/Recreation**

These two categories include important ecological/natural/conservation areas as well as key recreational assets that need to be preserved for local and regional enjoyment. For these areas, development is limited to passive recreational and supportive pursuits such as trails, parking areas, overlooks, pavilions, picnicking facilities, etc. Accessibility and proper identification/wayfinding of these resources can be utilized for marketing and economic development pursuits. The intent of the conservation overlay area would be much the same as the zoning for that lays out - allowing low intensity development to occur with another level of regulations that protect sensitive natural features.



## **Design Guidance**

In addition to land use, site and building design guidelines can promote consistency among developed areas as well as providing direction for private and public investments and improvements. Generally, these guidelines seek to:

- ◆ Emphasize quality design and craftsmanship, prompting further business development and highlighting dedication to improvements in the Town
- ◆ Provide a human-scale for architecture that promotes greater activity
- ◆ Create a balance between pedestrians and auto-centered uses and design
- ◆ Encourage development that is sensitive to natural features and the rural character of Eden

Through the use of a visual preference survey (VPS), public input was collected to provide a general direction on desired visual elements for future development and redevelopment. Various example images were provided that exhibited building, site, and other development characteristics that could be considered for several general locations throughout Eden; those images that were viewed or identified the most by the committee and respondents are shown on the following pages. This information can be utilized to encourage a more detailed discussion on design as well as promote the development of actual design standards in the future.



## BUILDING FORM & DENSITY (EDEN CENTER)



## CHARACTER (ROUTE 62 CORRIDOR)



## MULTI-FAMILY DEVELOPMENT



## STREETSCAPE





## RESIDENTIAL DEVELOPMENT FORM



## PUBLIC SPACE STYLE/INTENSITY



## Form-Based Code?

A different way of regulating land use, this is an alternative way of zoning that uses physical form as the organizing principle in the built environment rather than merely a separation of uses. These types of codes “address the relationship between building facades and the public realm, the form and mass of buildings to one another, and the scale/types of streets and blocks.” (*Form-Based Codes Institute*)



Results of conventional zoning...



...what Form-Based Codes can achieve.

## Action Plan

Chapter 3 and 4 outlined the core values for the Eden community as well as the objectives to undertake to achieve those values - without viable actions to carry them out, results would be difficult to realize. The following pages outline key recommendations for the Town, based on priority and noting what community value it encompasses.

These recommendations do not make an attempt to address and identify EVERY action that is required nor the exact method for carrying it out. As much as **CULTIVATE EDEN** is a guidance document, the recommendations provide direction for action; how the Town ultimately fulfills it is within its own discretion.

The priorities are divided up into three categories:

1

### **Immediate** (within a one-year timeframe)

These actions or initiatives are the most important to address following the completion of the Comprehensive Plan update and typically consists of policy decisions or regulatory/administrative changes. Without following through on these actions, subsequent work to carry out the recommendations of the Plan will be difficult to achieve. These actions may not be associated with a specific recommendation or goal, but rather the entirety of the Comprehensive Plan itself.

2

### **Short-Term** (2-5 years timeframe)

While equally important, these actions may require some additional work to establish partnerships, seek funding opportunities, or require planning and discussion among

3

Town staff or the community. The actions contained in this category may be integrated with the Town's capital planning programming.

### **Long-Term** (5+ year timeframe)

Long range projects and initiatives that may require additional funding, resources, or strategic partnerships or rely on earlier actions to take place in order for these to be undertaken. These are typically larger-scale, higher-cost projects that could be associated with State agencies such as the Department of Environmental Conservation or Transportation in order to share financial and technical resources.

**CULTIVATE EDEN** is intended to be an active, working document for Town government, boards, and the community-at-large. To assist in that effort, several other components are included in the action plan - estimated cost, funding sources, partners, and status.

- ♦ **Estimated cost** - Approximation of cost for action. The use of outside groups/firms are identified where likely, but could be utilized anywhere, thus changing the potential cost.
- ♦ **Funding sources** - Avenues for grants and other additional sources to offset local funding (see page 61).
- ♦ **Partners** - Those who have a stake in/potential to influence an action (e.g. funding, review, permitting, technical assistance, resources, etc.), including both internal and external entities.
- ♦ **Status** - Provides the Town with space to track and monitor progress over the life of the plan.

## CORE VALUE

Hamlet Vitality	Rural Character	Economic Diversity	Local Agriculture	Vibrant, Quality Community	ACTION ITEM	PARTNERS	COST EST.	FUNDS	STATUS	PRIORITY
X	X	X	X	X	Incorporate form-based zoning regulations where appropriate (e.g. hamlet & 62 corridor) to focus on building design and relationship to the street rather than just the use itself.	Town Board, outside consultant, Erie County Planning	\$10,000 per district	CSCP, ESD		1
		X		X	Ensure development in Eden Center allows for a mix of types to build it up as a traditional hamlet with “Village qualities” and character.	Town Board, Planning Board	N/A (if done in-line with other regulation updates)			1
X				X	Revise building frontage and parking regulations within the hamlet so that all building storefronts engage with pedestrians first.	Town Board	N/A (if done in-line with other regulation updates)			1
X					Develop an inventory of the exterior conditions of buildings in the hamlet, with emphasis to those in the Four Corners general area and including the side streets, and develop a list of priority improvements.	Town Board, Code Enforcement	\$30,000	NYMS, PRHP		1
X		X		X	Develop a streetscape plan on Route 62 for improvements within the right-of-way including trees, bike lanes, road diets, utility burial, parking, etc. and discuss with NYSDOT for implementation or long-range planning.	Town Board, outside consultant, NYS DOT, Town Highway, Erie County Planning & Public Works	\$40,000	DOT		1
X			X	X	Revise transfer of development regulations to encourage higher density in the hamlet and other areas identified in the Future Land Use for additional development.	Town Board, Conservation Board	N/A (if done in-line with other regulation updates)			1



## CORE VALUE

Hamlet Vitality	Rural Character	Economic Diversity	Local Agriculture	Vibrant, Quality Community	ACTION ITEM	PARTNERS	COST EST.	FUNDS	STATUS	PRIORITY
	X			X	Ensure appropriate regulations exist that protect and preserve sensitive natural resources such as extensive woodlands, gullies, steep slopes, ridgelines, and scenic views, which contribute to the character and marketing of Eden.	Town Board, Conservation Board	N/A <i>(if done in-line with other regulation updates)</i>			1
		X			Identify the extent of underutilized industrial lands/buildings in Eden and work with Erie County IDA to ensure they are included on all available marketing materials.	Town Board, Erie County IDA & Planning, Chamber of Commerce	N/A			1
	X			X	Review site plan application and review process to ensure that they balance Town interests, but do not necessarily burden development opportunities.	Town Board, Planning Board	N/A			1
	X		X		Develop an agricultural priority zoning district that puts farming as the highest and best use with stringent regulation on non-agricultural development.	Town Board, Conservation Board, Erie County Planning, outside consultant	N/A <i>(if done in-line with other regulation updates)</i>			1
			X	X	Engage with the School District and local farmers regarding the extent of “farm to school” connections to expand agricultural markets and provide fresh, local foods to students.	Town Board, local farmers, School District	N/A			1

## CORE VALUE

Hamlet Vitality	Rural Character	Economic Diversity	Local Agriculture	Vibrant, Quality Community	ACTION ITEM	PARTNERS	COST EST.	FUNDS	STATUS	PRIORITY
			X	X	Encourage farm to table, breweries, tasting rooms, and other local agriculturally-supportive business ventures within the hamlet.	Town Board	N/A			1
		X		X	Initiate a feasibility study to determine the current conditions of industrial areas in the Town, potential areas of expansion, constraints, and necessary improvements.	Town Board, outside consultant, Erie County IDA & Planning	\$30,000	ESD		1
	X		X		Review existing subdivision regulations, especially clustering, for residential development to ensure adequate flexibility for retaining access to and usability of valuable farmlands.	Town Board, Planning Board	N/A <i>(if done in-line with other regulation updates)</i>			1
X				X	Research and include provisions in the zoning code for accessory dwelling units and other similar options to provide aging-in-place and other housing opportunities.	Town Board, Planning Board, Erie County Planning	N/A <i>(if done in-line with other regulation updates)</i>			1
		X		X	Utilize the property revaluation process to verify and update existing property values in the Town based on current market conditions.	Town Board, Erie County, Town Assessor				2
X					Identify areas for municipal parking areas as businesses in Eden Center to provide opportunities for walking, window shopping, etc. and ease traffic on Main Street.	Town Board	N/A			2

## CORE VALUE

Hamlet Vitality	Rural Character	Economic Diversity	Local Agriculture	Vibrant, Quality Community	ACTION ITEM	PARTNERS	COST EST.	FUNDS	STATUS	PRIORITY
<b>X</b>				<b>X</b>	Establish and enhance dedicated gateways into Eden and the hamlets to create a better sense of place and identity.	Town Board, local groups, Chamber of Commerce	\$300,000	DOT, ESD, PRHP		<b>2</b>
		<b>X</b>			Engage with the Town of Evans and Erie County on joint efforts for industrial development in and around the I90/Thruway interchange.	Town Board, Town of Evans, Erie County IDA & Planning, Chamber of Commerce	N/A			<b>2</b>
<b>X</b>		<b>X</b>			Work with CSX and property owners to identify improvements to the area around the Depot station, including parking, lighting, landscaping, and business opportunities can could support future train travel.	Town Board, CSX, property owners	\$1,000,000 <i>(assuming full build-out)</i>	PRHP, NYMS, DOT, ESD		<b>2</b>
<b>X</b>				<b>X</b>	Explore the feasibility of a community center for all ages within the hamlet to provide a central gathering location and area for community events.	Town Board, outside consultant	\$30,000 <i>(study)</i> \$1,500,000 <i>(build-out)</i>	ESD, PRHP		<b>2</b>
<b>X</b>			<b>X</b>	<b>X</b>	Establish other community activities in Town on a more local-scale, including farmers markets, community dinners, and harvest events, among others.	Town Board, Recreation Dept.	N/A			<b>2</b>
<b>X</b>				<b>X</b>	Improve and maintain identification and wayfinding of local recreational and cultural assets including parks, athletic facilities, and historical sites.	Town Board, Recreation Dept.	\$250,000 <i>(construction)</i>	PRHP		<b>2</b>

## CORE VALUE

Hamlet Vitality	Rural Character	Economic Diversity	Local Agriculture	Vibrant, Quality Community	ACTION ITEM	PARTNERS	COST EST.	FUNDS	STATUS	PRIORITY
X	X	X		X	Develop a Park and Recreation Master Plan that provides an analysis of existing parks and recreational assets in the Town, including trails and general connectivity among resources, to assess specific needs and opportunities for improvement/enhancement.	Town Board, Recreation Dept.	\$50,000	PRHP, ESD		2
X		X		X	Develop a market analysis report to help determine and target specific businesses, as well as housing types, that the market could support in Eden, especially the hamlet of Eden Center.	Town Board, outside consultant	\$40,000	ESD		2
X		X		X	Provide pedestrian amenities within Eden Center including landscaping/planters, decorative street lights, benches, etc. to encourage walkability and activity.	Town Board, Chamber of Commerce, Town Highway	\$500,000	DOT		2
	X	X		X	Engage with Erie County and other stakeholders on expanding access and recreational opportunities at Franklin Gulf County Park, including a variety of trails, overlooks, and interpretive areas.	Town Board, Erie County Parks, neighboring Towns, outdoor groups, Rec. Advisory Board	\$30,000 <i>(assuming outside consultant used for technical support)</i>	PRHP, DOT		2
X	X			X	Establish a local historic district for Eden Center/Four Corners to take advantage of funding and protect/enhance resources.	Town Board, State Historic Preservation Office	\$30,000 <i>(assuming outside consultant used)</i>	PRHP		3
X	X				Become a Certified Local Government (CLG) to establish local review of historic assets and provide opportunities for related funding.	Town Board, State Historic Preservation Office	N/A			3



## CORE VALUE

Hamlet Vitality	Rural Character	Economic Diversity	Local Agriculture	Vibrant, Quality Community	ACTION ITEM	PARTNERS	COST EST.	FUNDS	STATUS	PRIORITY
	X	X		X	Expand low-impact, recreation-related development in and around the 18 Mile Creek area that capitalizes on the adjacent County park in Hamburg.	Town Board, Erie County Parks, Town of Hamburg	\$50,000 <i>(assuming outside consultant used for technical support)</i>	PRHP		3
X		X			Engage with stakeholders to expand the reuse of the existing train line for additional scenic excursions or travel from the Southtowns to Buffalo and other points.	Town Board, Erie County, Buffalo Cattaraugus & Jamestown Scenic RR, Buffalo Southern RR	N/A			3
X		X		X	Evaluate the level of effort and acceptance by the Town of making Eden a “Climate Smart Community” through NYS DEC, requiring certification and environmental commitments, to open up the Town to additional funding streams and further conservation goals.	Town Board, Conservation Board	N/A			3
				X	Continue to utilize the local Boys & Girls Club for youth recreation and identify shortfalls in programming/events with opportunities for collaboration with the Town.	Town Board, Recreation Dept., Boys & Girls Club	N/A			Ongoing

## Key Projects/Initiatives

The action plan on the following pages provides a number of recommendations for Eden to carry out to further the objectives and vision of the community. Throughout the planning process, in discussions with the steering committee and Eden residents/business-owners, several ideas were brought up that spurred additional discussion. In turn, these project ideas were transformed into preliminary graphics and concept drawings.

It should be noted that these projects are conceptual in nature and will likely require much more refinement and further work to bring them to fruition. The primary intention of them are to be **“catalyst”** projects or initiatives to provide momentum to making beneficial changes/improvements in the community.

### Community Center

Through the course of the Comprehensive Plan update, the potential to develop a community center for the residents of Eden was identified as an opportunity to build social interaction and provide a valuable community resource.

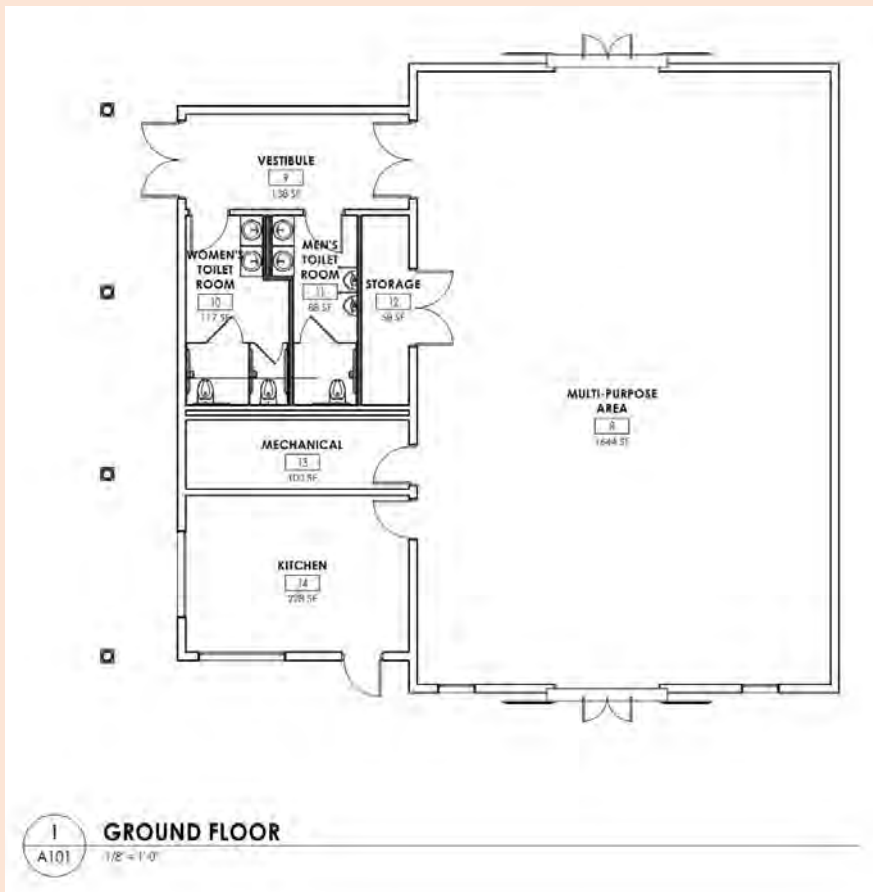
The conceptual idea for a community center is a non-traditional/flexible communal space that takes an alternative approach to space design this would allow for an accommodation of a variety of needs and users/age-groups in a cost-effective manner. The intended design of the community center is influenced by the barns of the farm culture that dot the landscape of Eden.

The space would feature a basic approach of a one room, multi-purpose space for gatherings and functions that can transform based

on the programming needs. Depending on design, this space could be changed from an open court recreational court to a gathering space for special events. An extended overhang with multi-functional windows would help allow for growth and cater to different needs during the warmer season months.

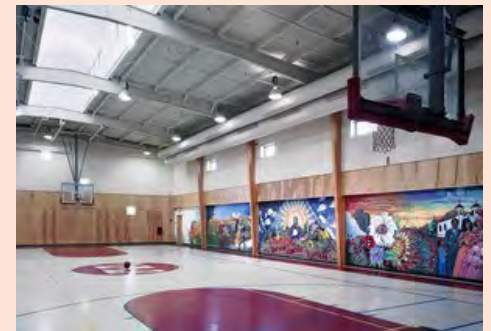
#### Tasks:

- ♦ Feasibility study, including site alternatives, programming needs, design, cost estimates. Programming consideration includes space flexibility for groups events, kitchen space, recreation (i.e. open courts, fitness classes, etc.), and age groups.
- ♦ Identify funding sources, internal and external. Consider a local GoFundMe or other similar fundraising initiatives in addition to Town funds and/or grants.
- ♦ Engage with residents, local businesses and organizations for additional support.
- ♦ Hire professional design firm to finalize design and provide technical services.



Conceptual floor plan layout for a simple, multi-functional space

Flexible spaces designed for multiple users have the ability to adapt to community needs from formal group events to small classes to dedicated active recreation.



These two concepts highlight the local rural character of Eden in both a 500,000 SF footprint (top) and 750,000 SF footprint (bottom).

## Croop's Mill Park

The Croop's Mill is located west of State Route 62, north of the Bley Road bridge on the south branch of Eighteen Mile Creek. The mill itself represents a connection to the historical roots of the Town and its founding and includes several old buildings from that period as well as - a former creamery and farmhouse. Eighteen Mile Creek is immediately adjacent to the site on the west side and gives a prime opportunity for public access to one of the community's natural resources. Overall, site itself would have a tremendous impact in the regards to public access to not only a historical asset of the Town, but also creek as well. Both opportunities would help connect the residents of Eden to their past and community, while helping to attract visitors to the community.



The existing site contains numerous structures not associated with the history of the property, namely temporary farmworker housing. Relocation of these dwellings and development of the site is possible in order to further this idea.

### Tasks:

- ♦ Feasibility study, including extent of existing site assets, building conditions, structural integrity, and site conditions. Both the creamery and mill have been neglected and significant deterioration are evident.
- ♦ Continue to discuss the future of the rest of the property with the current owner and enter into formal agreements.
- ♦ Develop site alternatives, programming needs, design, and cost estimates. Access and wayfinding to the site will be important as it is in an isolated location and set down from the roadway.
- ♦ Engage with local/State historical organizations for additional input.
- ♦ Recommendations for amenities to include on the site.
- ♦ Identify funding sources, internal and external. Consider a local GoFundMe or other similar fundraising initiatives in addition to Town funds and/or grants.





This conceptual illustration outlines the various amenities and features that could be incorporated in the site, ranging from historical/cultural interpretation to active recreation to community gardens. Connections to history, agriculture, and the water are all possible at this site, taking advantage of an otherwise underutilized and deteriorating resource.



Current view of the creamery (left) and the mill from the creek (right).





## Depot Street

The history of the Town includes the railroad, though to a lesser extent compared with neighboring communities such as Evans/Angola or Hamburg. However, Eden still has a quaint rail station that still exists, utilized over time as variety of professional offices. Nearby, several industrial-style, larger-footprint buildings also exist, though currently underutilized. Though there is still great local interest in maintaining and increasing active use of the rail for excursions or possibly commuter traffic, this area still has great potential to be transformed into a new center of activity centered around rail history.

Though anchored by the rail station, the entire Depot Street area needs to be considered holistically. Integrating the rail station with the nearby buildings and other businesses in Town can help to create a niche area that builds off of, but does not compete with, businesses on Main and Church Street. This can help to create additional activity in the hamlet and make Eden more of a draw to visitors, encouraging additional business investment. The preferred course of action is to develop a more defined strategy for the area that includes a brief market analysis and development plan for buildings and the street that can be used to initiate discussions with property owners and potential developers.



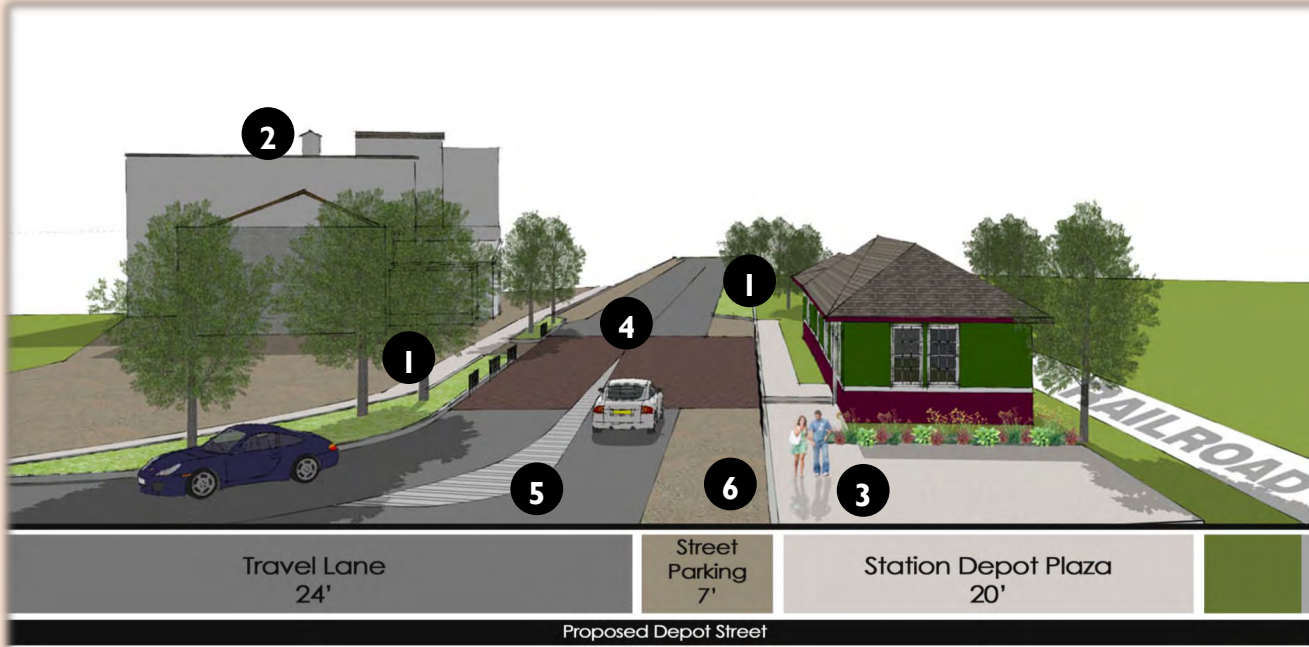
### Potential opportunity areas:

- ♦ Micro-brewery/winery (utilizing the nearby available industrial space) complete with an outdoor spaces
- ♦ Tasting room for local breweries/wineries
- ♦ Dining facility for local farm-to-table opportunities
- ♦ Community/youth business incubation, such as a “maker space” geared towards the younger generation, containing various technical equipment and resources
- ♦ Private event/gathering space
- ♦ Investment in this area provides incentive for existing nearby businesses to consider potential expansions

THE  
CREATION  
STATION

Marketing concepts for  
potential Depot Street  
opportunities.

- GARDEN OF EDEN BREWERY -



Reimagining the Depot Street area could consist of several elements including:

- |   |   |
|---|---|
| (1) Redefining the street edge and addition of landscaping                                      | (4) Patterned and/or alternative materials for pedestrian crossings |
| (2) Redevelop former industrial buildings   | (5) Defined travel lanes  |
| (3) Define and call out pedestrian areas (fence, sidewalk) to create an identity/sense of place | (6) On-street parking to encourage walking                          |



Re-imagining the space as a "maker space" allows for entrepreneurship and facilitating small businesses.



Expanding upon the existing rail station with other rail features, such as this railcar in the Village of Victor (left), build up the character of the area as well as landscaping and pedestrian amenities.



## Eden Center & Main Street

The hamlet center of Eden offers the foundation of a complete package, with narrower, village-style streets and semi-walkable neighborhoods, the opportunity awaits to re-vitalize the vibrancy of the hamlet center. Modifications to the roadways within the right-of-way that include the elements noted at right (referred to as streetscape: street + landscape) would harbor a safer and more inviting environment.

Studies have shown that investing in the public realm (i.e. the right-of-way) with visual improvements and maintenance create a more attractive and inviting business environment for additional investment and growth. In addition, implementing pedestrian elements creates more potential for activity within the hamlet, adding to the overall vibrancy and creating a more defined sense of place.

Main Street and Church Street are the two primary roadways that lead to the center of Eden Center, though Main is owned and maintained by NYS DOT as State Route 62. However, by developing a locally-supported streetscape plan for this roadway that provides benefits to businesses and residents alike, the Town can proactively engage with DOT through their *Smart Planning Program* and context sensitive design initiatives to incorporate these ideas into long-range planning for the road.

An example of the results of the DOT's *Smart Planning Program* on Route 146 in Altamont.



### Streetscape design elements:

- ♦ Bike lanes - where adequate pavement width exists (5' minimum) these provide dedicated lanes for bikers. Shared lanes with cars (14' minimum) provide transition as well as shoulders (markings/signage recommended)
- ♦ Crosswalks - high visibility, consider alternative materials or paint
- ♦ Bumpouts - define entrances and on-street parking areas, provide shorter pedestrian crossing areas
- ♦ Street landscaping - adds visual interest, slows traffic (vertical element), pedestrian comfort, filters air from traffic, stormwater and green infrastructure potential
- ♦ Street lighting - pedestrian and vehicular-scale, decorative, shielded for light spillage, LED/high efficiency



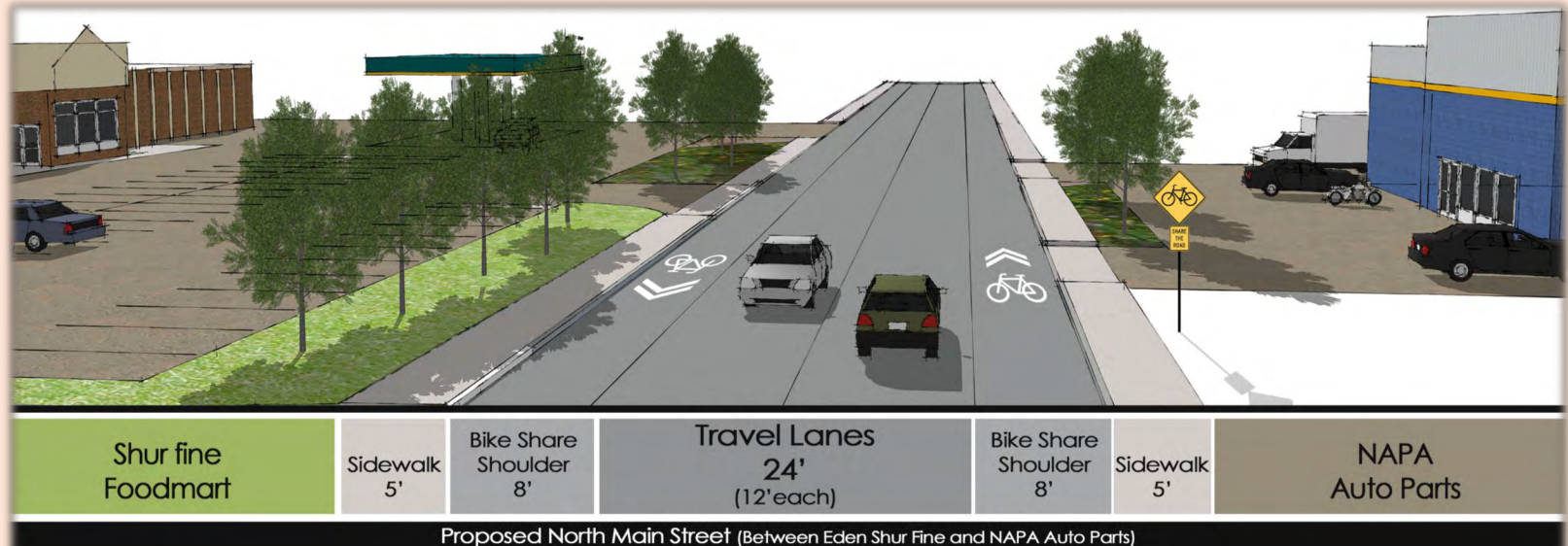
Reimagining Main Street can include enhancements such as:

- (1) Curb bump outs to "frame" access points, shorten pedestrian crossings, slow traffic
- (2) Enhanced crosswalks
- (3) Decorative street lighting (possible two-tier light fixtures for road/sidewalk)
- (4) Addition of bike lanes where width allows
- (5) Delineate on-street parking with other parking materials
- (6) Maintaining and improving landscaping (while retaining space for snow storage)



Outside of the hamlet:

- (1) Address parking management/better markings
- (2) Landscaping for screening, visual appeal
- (3) Access management (smaller curb cuts, dedicated access)
- (4) Extending sidewalks
- (5) Providing bike facilities in shoulder (markings/signage)



\*No road changes were made to road width in either view.

## Eden Center & Main Street, cont'd

Other considerations for Eden Center include the level of development density desired. A unique “build out” exercise was initiated with the steering committee which visualized this effort through the use of Lego blocks scaled to an aerial image of Eden. These blocks were used to identify where existing buildings should be retained (blue), but more importantly, areas where infill development or redevelopment were encouraged. Combined with good site design principles (at right), this yielded a conceptual representation of the level of density that is supported in Eden.

### Design principles:

- ♦ Engaging storefronts (e.g. large windows, architectural design elements)
- ♦ Parking to rear or side (no frontage)
- ♦ Shared access and parking
- ♦ Mixed uses
- ♦ Zero lot line setbacks
- ♦ Two to three stories (third story setback if height is a concern)
- ♦ Landscaping



Existing buildings to be that should remain are **BLUE** while new commercial development is **YELLOW**. **ORANGE** is residential and when shown above indicates a mixed use structure, common in many hamlets and Villages.



-Gen. George S. Patton

## Implementation Strategies

**Daily use...** The plan should be used on a regular basis by the Town government as well as local boards (Planning, Zoning Board), committees, and other Town departments to evaluate plans, prioritize initiatives and projects, encourage investment, seek grants, and other related actions. Continued dialogue helps to ensure that service and delivery of actions are in line with the goals of the plan.

capacity and community support, and, more importantly, keeping the community engaged in the process. Although Eden residents and the stakeholders were involved in the update of the plan, involvement should not stop there. Maintaining an open dialogue and interacting with the community is key for successful implementation.



**Coordination...** Generally, the Town Board is viewed as the responsible party for most actions, but in reality they would predominantly serve as the lead *coordinator* with other internal departments as well as public and private entities and organizations. Ultimately, there are a number of actions that can only be carried out by local government (e.g. zoning changes), but a coordinated effort with others will cultivate long-lasting partnerships and support for future projects and programs.

I think the easiest way would be to note all comments between now and Thursday on a separate word doc, then so we're all on the same page Thursday, collectively discuss those and any brought up during the meeting. A redline version of the complete document would follow between Thursday and the next meeting (as needed) so all are on the same page again. **Flexibility...** A comprehensive plan is "living document;" it is intended to guide the community, but also respond to changing needs and conditions over time. A changes occur and new issues arise, the plan should be reviewed and revised as necessary, taking into account a thorough analysis of immediate needs and long-term effects of any revisions. In some cases, a slight modification to an action item could be all that is required while the overall goal still applies.

**Evaluation...** Annual reviews of the plan should be undertaken with respect to progress, completion of actions, current conditions, and setting priorities for the coming year. This review can be done by a number of entities, including the Planning Board, Town Board, a joint board, or a special committee, but should prepare a progress report to the community that includes at a minimum:

- ♦ A list of implemented projects/programs/initiatives that have been completed during the year;
- ♦ The status of any actions that are currently underway and not yet completed and an evaluation as to whether the action is working or not;
- ♦ An evaluation of change potential changes that need to be made to any actions that are not working and identify ways to make it better;

## Tools for Implementation

- ♦ Recommendations for priority action items to be considered for implementation for the next year.

**Plan Adoption...** One of the first actions that the Town must undertake is the official adoption of **CULTIVATE EDEN**. This will ensure that the Town fully supports the goals, objectives, and actions contained within it and can begin to implement it using a variety of approaches as outlined on these pages.

**Town Budget...** From the perspective of the Town Board, reference to the plan when developing the budget and capital expenditures is one of the more critical connections to carrying out the goals and strategies. Communities have a variety of sources of revenue for community improvement projects, primarily from local property taxes, but also tax funds, grants, receipts, fines, and other fees. When developing the budget, the Town budget should coordinate its efforts with the Comprehensive Plan as it provides a framework for decision-making and identifies specific actions that could be incorporated into the budget each year.

**Regulations...** One of the most effective means of implementing the objectives of any plan is through zoning. Following adoption of the plan, the Town should perform a thorough review of the existing zoning code for consistency, paying attention to specific actions that pertain to regulations, and consider amendments to carry out the goals of the plan as appropriate.

**Capital Program...** As with many efforts, **CULTIVATE EDEN**

identifies a number of projects/actions that relate to public improvements that can only be carried out by the Town. Being a rural town, Eden's financial resources will always be limited and public dollars must be spent wisely. The use of a capital improvement program allows the Town to prioritize their long-term spending for public improvements, typically over a 3-5 year timeframe, for the most desirable or effective projects/actions that while remaining within budget constraints. The objectives and action items in **CULTIVATE EDEN** should be referenced when developing the capital improvement program to ensure higher priority projects are incorporated where appropriate.

**Plan Relationship...** The Town of Eden will use the plan as a resource for future planning activities. While **CULTIVATE EDEN** has its own directives and intent, there are other initiatives, programs, and plans that relate to and are consistent with the goals and objectives contained herein. The Town should continue to reference and coordinate long-term planning efforts and actions with these and other local/regional documents (*not an exhaustive list*):

- ♦ Town of Eden Agricultural and Farmland Protection Plan
- ♦ Erie County Agricultural and Farmland Protection Plan
- ♦ Framework for Regional Growth
- ♦ Sowing the Seeds for Southtowns Agribusiness
- ♦ One Region Forward
- ♦ Erie County Park System Master Plan

## Funding Opportunities

In addition to local funding, various other sources exist for the Town to carry out the projects, programs, and other actions contained within the plan. The current nature of grant funding in New York State, administered through the Consolidated Funding Application (CFA) changes yearly, though the grants listed below are generally available each cycle, beginning in late spring. As these funding sources become available, the Town should review the list of action items and identify the potential grants that could be utilized.

### Consolidated Funding Application (CFA)

- ♦ Empire State Development (ESD) – Strategic Planning and Feasibility Studies, Grant Funds, Market New York, NYS Grown and Certified Agricultural Producer
- ♦ Community Development Block Grant (CDBG) Program
- ♦ New York Main Street Program (NYMS)
- ♦ Parks, Recreation & Historic Preservation (PRHP) – Environmental Protection Funds, Recreational Trails Program
- ♦ Department of State (DOS) – Local Waterfront Revitalization Program, Local Government Efficiency
- ♦ Department of Environmental Conservation/Environmental Facilities Corp. (DEC/EFC) – Wastewater Infrastructure Engineering/Planning Grant
- ♦ Environmental Facilities Corp. (EFC) – Green Innovation Grant Program



- ◆ Climate Smart Communities Program (CSCP)
- ◆ State Council of the Arts (SCA) – Arts and Culture Initiatives
- ◆ Department of Agriculture and Markets (AGM) - Farm to School, Waste Storage and Transfer System Program, Amendments to Local Laws

#### ***NYS Department of Transportation***

- ◆ Consolidated Local Street & Highway Improvement Program (CHIPS)
- ◆ Statewide Transportation Improvement Program (STIP)
- ◆ Transportation Enhancement Program (TEP)
- ◆ Pedestrian Safety Action Plan (PSAP)
- ◆ BRIDGE NY

#### ***Greater Buffalo Niagara Regional Transportation Council (GBNRTC)***

- ◆ Transportation Alternatives Program (TAP)
- ◆ Congestion Mitigation and Air Quality Improvement Program (CMAQ)
- ◆ Unified Planning Work Program (UPWP)

Submitting grant applications requires significant effort from the Town and any consultants utilized in preparation and delivery. The plan update provides the important first step in laying out the goals, objectives, and desired actions that can easily be used to support any application. In fact, many applications provide additional scoring points to those communities that have updated plans as they clearly show direction for actions. In addition, highlighting partnerships for

each action identifies potential joint efforts and application, which can also increase scoring for grants.

Prior to any grant application, the Town should:

- ◆ Discuss joint opportunities with other communities and/or organizations
- ◆ Ensure adequate funding can be dedicated to the project - some grants require the Town to front the entire project cost and then submit the final project to be reimbursed a percentage. Local matches range from none to 75%, with a 50/50 match most common, and a certain amount in the form of cash.
- ◆ Discuss and involve any stakeholders on the project, especially if it involves non-Town owned lands. Formal letters or memorandums of understanding should be prepared.
- ◆ Reach out to local representatives, community organizations, regional groups, and other influential entities for letters of support for the project.
- ◆ Solicit a grant writing consultant if applicable (service fee may apply).
- ◆ Assemble background information including finances and government organizational structure.
- ◆ Prepare a resolution of support noting dedication of local funds.
- ◆ Begin outreach of the project to REDC and other influential organizations to increase visibility.

While this information is not required for all grants, understanding the level of effort and documentation puts the Town on solid footing and better prepared to write a successful grant.