

SECTION IV

PROPOSED LAND AND WATER USES

A. LAND USES (See Map 7)

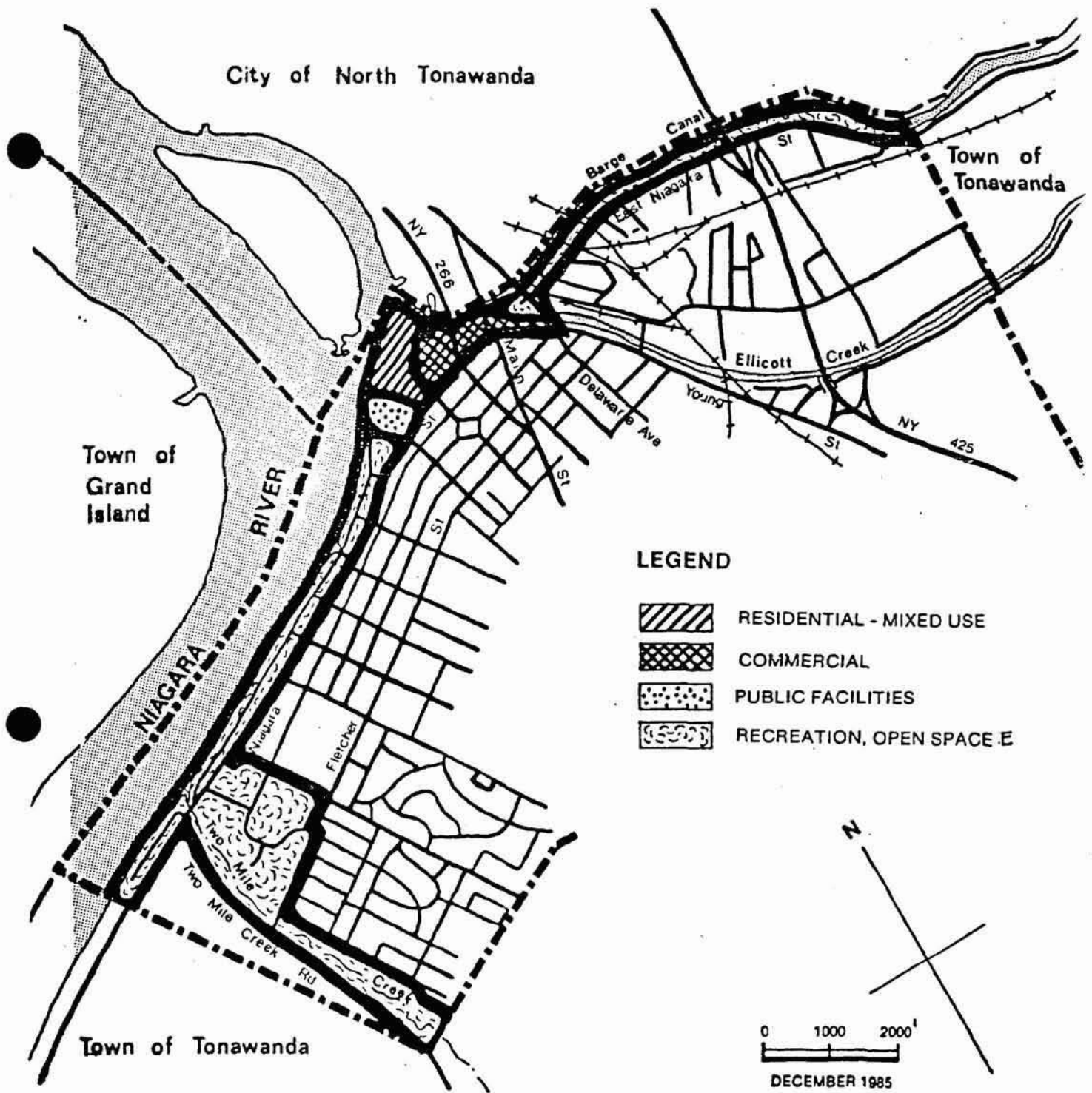
Much of the City of Tonawanda waterfront is occupied by publicly-owned parkland. It is the City's intention to maintain the existing status of such land and, where appropriate, increase opportunities for direct public utilization of the waterfront.

This section will describe in detail the proposed land and water uses of the City of Tonawanda Waterfront Revitalization Area, which has been divided into the following four sub-areas for discussion purposes:

1. Isle View/Niawanda Area
2. Central Business District
3. Barge Canal Area
4. Two Mile Creek Corridor

1. Isle View/Niawanda Area:

This area, extending from the western City Line north-easterly to the City Hall (an approximate distance of 7500') is entirely occupied by public parkland. The westernmost 1800' lies within Isle View County Park; the remainder comprises the City's Niawanda Park. Existing facilities include boat



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| <p>LOCAL WATERFRONT REVITALIZATION PROGRAM</p> <p>ERIE COUNTY DEPARTMENT OF ENVIRONMENT AND PLANNING</p> <p>STUART ALEXANDER AND ASSOCIATES, PLANNERS/ LANDSCAPE ARCHITECTS</p> | <p>MAP 7</p> <p>LAND USE PLAN</p> <p>CITY OF TONAWANDA</p> |
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launches, picnic areas, restrooms, and parking. Isle View Park also contains a grandstand for observation of power boat races in the Niagara River. A fishing pier and bandshell are located in Niawanda Park.

The City of Tonawanda and Erie County are strongly committed to maintaining and enhancing this attractive waterfront area. Erie County, with the support of the City, is implementing the Riverwalk project in this area - a pedestrian/cyclist shoreline facility to eventually link Tonawanda with Downtown Buffalo which will feature numerous seating areas and fishing overlooks. This and related landscaping and maintenance measures will ensure continued preservation of a major scenic and recreational resource.

In addition to the Riverwalk, the City shall pursue construction of multi-use fishing piers at Niawanda Park. The piers would be designed to provide erosion control, as well. Reference should be made to the description of proposed projects in this Section for further details.

2. Central Business District:

The CBD portion of the City extends along the Niagara River and Barge Canal from City Hall to Ellicott Creek (approximately 4000' of shoreline, with the midpoint coinciding with the junction of the River and the Canal). The waterfront revitalization area boundary extends up to 1000' inland in portions of the central business district.

Existing uses within the CBD waterfront include municipal offices and functions as well as small amounts of retailing and banking. Roughly half of the land is vacant.

Most vacant land is contained within a 26 acre municipally-owned parcel known as the "Continental Can Site", located at the Niagara River/Barge Canal junction.

The site (formerly industrial) is being redeveloped as a medium-density low-rise residential neighborhood of 138 units. A 50' wide land strip has been reserved along the Niagara River to accommodate the Riverwalk.

The City of Tonawanda, along with neighboring City of North Tonawanda, desires to capitalize upon the economic potential of transient boat traffic on the Barge Canal and Niagara River. To assist in achieving this goal, the eastern end of the Tonawanda CBD in the vicinity of Ellicott Creek now accommodates a transient boat pier for temporary mooring.

Enhancement of the visual and physical environment along the Canal is a principal component of ongoing CBD revitalization. The City will encourage property owners to undertake landscaping and facade improvements in the area and to provide pedestrian access to the Canal bank. Such efforts, combined with the introduction of temporary mooring facilities, and a significant new housing element, will measurably contribute to the ongoing economic vitality of the CBD.

3. Barge Canal Area:

This area, extending 4000' along the Barge Canal bank from Ellicott Creek to the eastern City limits, is predominantly open space. The western two-thirds is maintained as public parkland and contains the Long House. A pedestrian bridge over Ellicott Creek connects the Long House with the Central Business District.

The proposed land use plan for the Barge Canal Area is a continuation of its existing status. The area merits consideration for the construction of a pedestrian/cyclist path that could utilize the existing pedestrian bridge across Ellicott Creek to eventually connect with the Riverwalk at the River Edge development.

The NYS Office of Parks, Recreation and Historical Preservation has long term plans to develop a Barge Canal Trail which would provide a 400 mile public trail system along the former Erie Canal. This should be implemented as it would form an integral complement to the City's LWRP.

4. Two Mile Creek Corridor:

This area, located near the western City limits, extends inland one mile from Niawanda Park to the southern City limits along a 300'-wide corridor centered on Two Mile Creek. It also includes the 47-acre Veteran's Memorial Park. The Park includes athletic fields and courts, picnic grounds, restrooms, and a reservoir. A bike path parallels the Creek for one-half mile from Niawanda Park to Fletcher Street. With the single exception of a small industrial firm, the remainder of the area is undeveloped.

The proposed land use plan recommends the development of the Two Mile Creek Corridor as landscaped open space, and envisions the eventual extension of the bike path along the Creek to the terminus in the Town of Tonawanda's Sheridan Park. This would carry out recommendations made by the Erie/Niagara Counties Regional Planning Board in their "Adopted Regional Recreation and Open Space Plan (1984)" for Two Mile Creek. Further study involving the City, Town of Tonawanda, and Erie County is needed to further implement this proposal.

B. WATER USES

Water uses adjacent to the City of Tonawanda shoreline emphasize active and passive recreation. Pleasure boating, fishing, boat races, and water skiing are among the active pursuits. The scenic expanses serve as the backdrop for

picnics, strolling, cycling, sunbathing, concerts, festivals, and photography. Proposed land uses reinforce this pattern of activities.

The Niagara River is the primary source of drinking water in the City. Land use policies and other regulatory and permit mechanisms will ensure its continued viability as such a resource. As a component of this effort, stormwater discharges into the River, Barge Canal, Ellicott Creek, and Two Mile Creek will be monitored periodically to ensure compliance with relevant State and Federal water quality standards.

CITY OF TONAWANDA

PROPOSED PUBLIC AND PRIVATE PROJECTS

Two public projects are proposed for the City of Tonawanda Waterfront Revitalization Area: installation of fishing piers (also serving as erosion protection structures) along sections of the Niawanda Park shoreline, and repair of a steel-and-concrete riverwall along the Niagara River and Barge Canal at the Continental Can Urban Renewal Site.

PROPOSED PROJECT 1: NIAWANDA PARK FISHING PIER

A. The Site

Niawanda Park extends 6,000' along the Niagara River, occupying 60% of the City of Tonawanda's River shoreline. The park, bounded by Isle View County Park in the south and Tonawanda City Hall in the north, contains boat launch ramps, a bandshell, a fishing pier, and numerous picnic area. In addition, a section of the Erie County Riverwalk will be located within the park.

Due largely to ice and water scouring, the northernmost 1,300' of Niawanda Park shoreline is subject to erosion problems. The course of the Niagara River changes to a more northerly alignment in this area. During high River levels and springtime ice flows, water and ice frequently overtop existing shoreline rubble breakwaters and create unsightly scouring behind the breakwaters. Constant maintenance is required in order to prevent undermining of existing paved pathways which parallel the shore.

B. The Plan:

In order to alleviate ice action (the major cause of erosion), a combination of on-shore backfill and off-shore pier construction is proposed. The on-shore backfill consists of an 8'-to- 10' wide, 2' deep installation of compacted stone on mesh fabric to be placed directly inland of existing rubble mounds. The stone bed would be backfilled with topsoil on a mesh soil separator and seeded. Existing rubble would be repaired and reinforced with additional stone as necessary.

Offshore, a series of fishing piers (total length: 500 ') would be located between the existing boat launch ramps and the bandshell. Piers would resemble the existing wood-deck pier located at the northern end of Niawanda Park. A 5' wide wooden deck, extending roughly 15' off-shore, would be supported by steel sills attached to a series of 8' diameter, 20' long columns spaced at 20' intervals. Typically, the deck would not exceed a height of 4' above normal River levels. Guardrails would be installed on the decking.

The location and configuration of the pier systems will serve to deflect ice away from shore. The piers would be placed along those sections of shoreline exhibiting the most severe erosion damage. A minimum of 150'-length for any single fishing pier is anticipated.

C. Costs and Timetable:

Estimated costs for the proposed project are as follows:

| <u>Item</u> | <u>Quantity</u> | <u>Cost</u> |
|---|-----------------|--------------|
| Wooden-Deck Fishing Pier, including columns and guardrails | 500 L.F. | \$42,500 |
| Paths from Piers to Riverwalk | 700 L.F. | 1,000 |
| Compacted Stone Backfill, | 1300 L.F. | 6,000 |
| Grading and Seeding | 13,000 S.F. | <u>2,600</u> |
| | Subtotal | \$52,100 |
| Fees | | 6,100 |
| Contingencies (10%) | | <u>5,800</u> |
| | Total | \$64,000 |

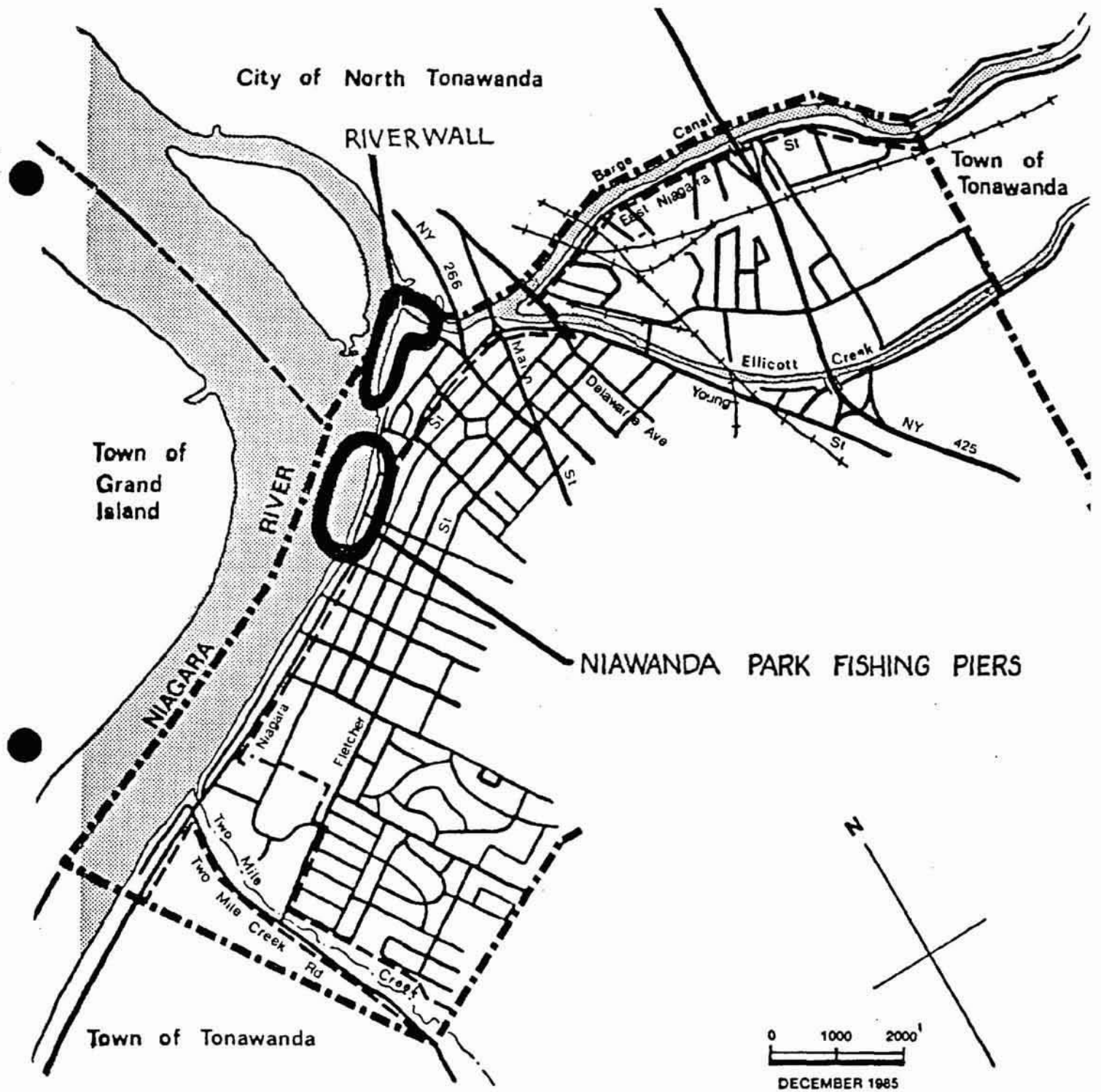
Proposed project commencement: Spring 1988

Estimated completion date: Three months after award of contract.

PROPOSED PROJECT 2: RIVER EDGE RIVERWALL

Adjacent to the Niagara River and Barge Canal shoreline along an area corresponding to the River Edge development (see Map 8), a riverwall exists. It is in various stages of disrepair and consists mainly of sheet piling and concrete cribbing. The wall extends approximately 2621 linear feet along the water's edge. Due to the large scale public and private investment for the Riverwalk and River Edge development a commitment for long term improvements to the wall is important.

Structural engineering analyses have been conducted by the City of Tonawanda for the wall and concluded that the residential development is not threatened from wall failure, however the



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original Riverwalk design needed alteration to ensure public safety as well as the protection of the public investment. As a result Erie County will make minor improvements to the wall as part of the Riverwalk contract and will relocate the trail away from the water's edge an additional 8-10' to ensure that the improvement is safe for a 5-8 year period. Stuart Alexander and Associates have placed an estimated cost of \$1.25 million to replace the facility and have suggested the sale of 20 year bonds or some form of tax increment financing to fund the project.