

Village of Hamburg, NY

Comprehensive Plan Update

July 2011



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Agenda

- Why Update the Plan Now?
- Input and Observations
- Plan Structure
- Vision and Goals
- Sample Implementation
- Big Ideas and Potential Challenges
- Comments and Questions



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Why Update the Plan Now?

- Build on momentum of recent revitalization projects
- Provide framework for grant funding pursuits and policy updates
- Address other key issues and geographic areas
- Expand public realm enhancements and enhance walkability and pedestrian connections
- Promote economic development and healthy neighborhoods



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What the Community Said

- Town/Village boundary needs improvement
- Continue enhancing streetscapes, traffic calming and crosswalks
- Lake Street needs to be improved (safety and appearance); the village needs to undo what was done by DOT
- Concerns about commercial creeping into neighborhoods



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Favored Development

HIGHEST RATED IMAGES

- Landscaping and streetscaping (trees, plantings, flowers)
- Traditional architectural styles
- High quality, durable materials
- Mixed use
- Attention to detail (in public and private spaces)
- Higher density (residential)
- Facades that are interesting with adequate transparency



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Unfavorable Development

LOWEST RATED IMAGES

- Limited to no landscaping or streetscaping
- Large (suburban scaled) setbacks, with parking in front of buildings.
- Bleak conditions and obvious evidence of disrepair
- Lack of adequate pedestrian accommodations
- Devoid of architectural details
- Lower-quality materials
- Blank (windowless) facades and side walls



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Interesting Comparisons



3.9



4.7



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2.4



5.4



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5.4



7.0



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TEST



8.0



2.6

(Whew!)



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Recent Successes

- Successful revitalization of public and private spaces in Central Business District
- Enhanced parks and public greenspace
- Roundabouts and other traffic calming measures that reinforce walkability
- Grants and private investment



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Needs and Opportunities

- Neighborhood edges
- Gaps in walkability and pedestrian friendly environments
- Excessive commercial zoning
- Inconsistent streetscape conditions
- Weak village gateways



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Needs and Opportunities

Geographic target areas:

- Lake Street
- Pine Street and E. Union Street
- South Buffalo Street
- Main Street (between Lake and Center)
- West End (near railroad)



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Common Themes

- Village-scale and traditional urban design
- Traffic calming
- Historic character
- Aesthetic appeal
- Protected/connected neighborhoods
- Continued public investment

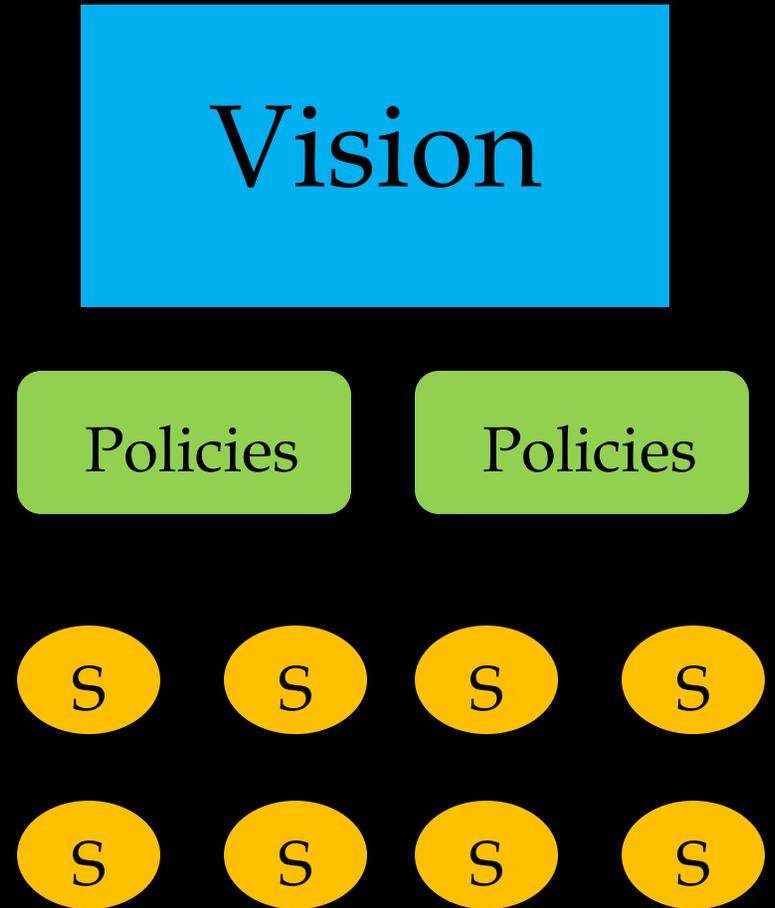


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Plan Structure

- Vision
- Policies
 - Policy Statement
 - Strategies
- Implementation



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Vision for the Future

The Village of Hamburg embodies the best characteristics of Village living and smart growth. The Village's pleasant, safe, walkable streets connect proudly maintained neighborhoods, a vibrant central business district and thriving commercial nodes, fine neighborhood schools, and recreational areas. The Village of Hamburg's public realm and private development create a welcoming pedestrian experience and promote traditional neighborhood design....



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Policy Areas

Future Land Use

Public Realm

Economic Development

Transportation

Environmental Characteristics

Historic and Cultural Resources

Community Facilities

Utilities



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Policy Area Highlights

Future Land Use

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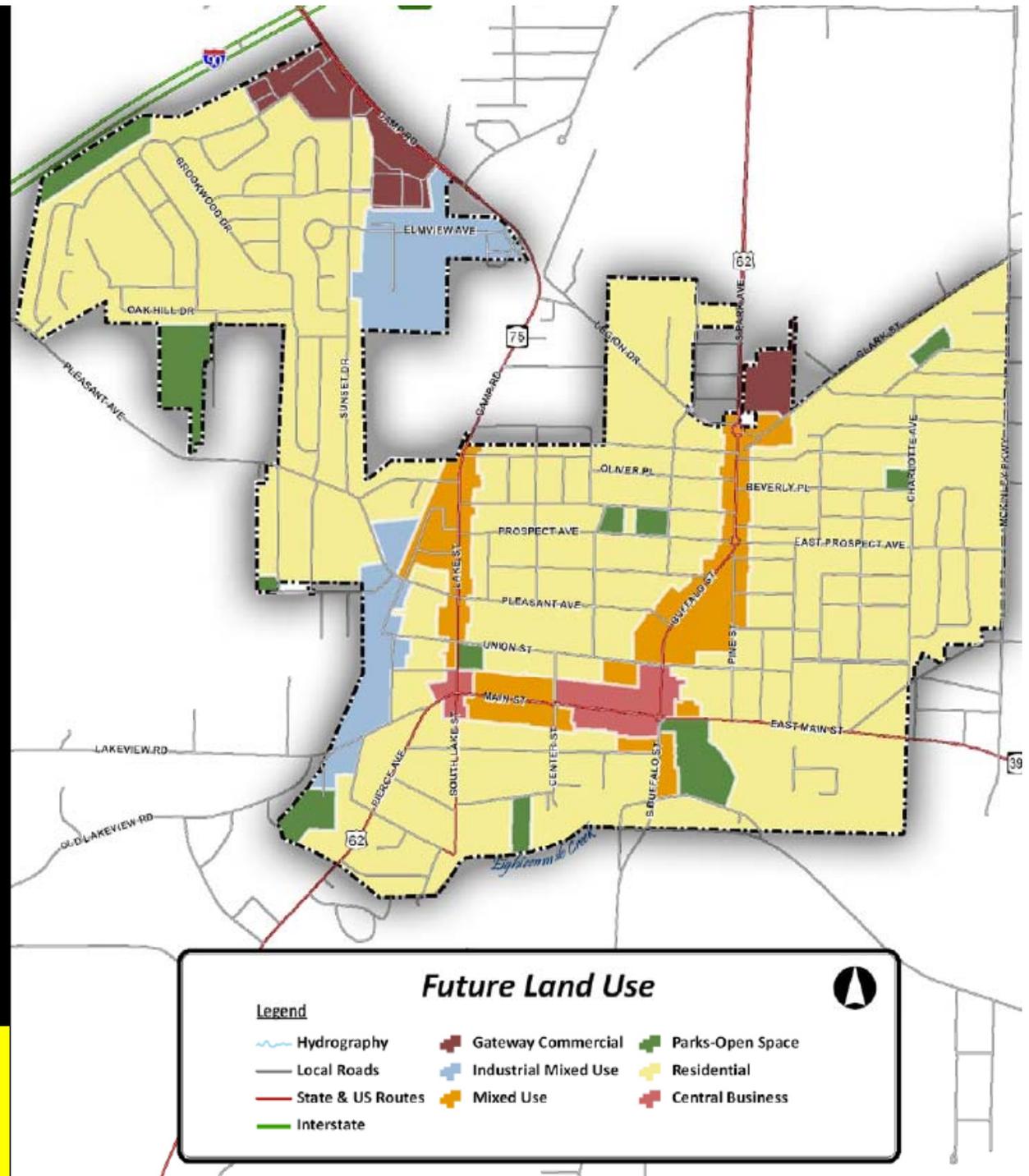


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Future Land Use

- Promote Mixed Use
- Reduce commercial – only zone
- Defined neighborhood edges



Public Realm

- Promote public spaces that are attractive, comfortable, safe and efficient for all modes of transportation (pedestrian, bikes and cars)
- Development should be human scaled and reflect the Village's historic character and pattern of development
- Encourage public realm themes and amenities that reflect specific area in Village; consistent doesn't equal identical



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Economic Development

- Support existing and new retail, commercial and industrial enterprises
- Strengthen partnerships and pursue grants
- Enforce property maintenance and upkeep
- Promote village-scale development and redevelopment
- Explore redevelopment opportunities



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Implementation and Phasing

- Community Design and Public Spaces
- Healthy Village Neighborhoods
- Economic Development
- Zoning and Regulatory Updates

Recommended actions were categorized by timeframe (short-, mid-, and long-term)



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Implementation Samples

Community Design and Public Spaces

- Consistent street tree plantings
- Pursue roundabouts at other critical intersections (e.g., Lake/Pierce/Main)
- Streetscape improvements on S. Buffalo Street
- Install public art and landscaping



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Implementation Samples

Healthy Village Neighborhoods

- Actively pursue residential redevelopment and new development opportunities
- Encourage code enforcement and reduce speeds in residential areas
- Limit commercial zoning district boundary to avoid commercial creep into residential areas



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Implementation Samples

Economic Development

- Update website to promote business development
- Expand relationships with regional economic development agencies
- Continue to attract niche and village-scaled businesses
- Pursue tourism based economic development



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Implementation Samples

Zoning and Regulatory Updates

- Update zoning code and map to reflect future land use map
- Modify design guidelines as needed to advance development preferences expressed in the plan
- Consider access management law/regulations to encourage street and site designs that calm traffic and minimize conflict



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Big Ideas

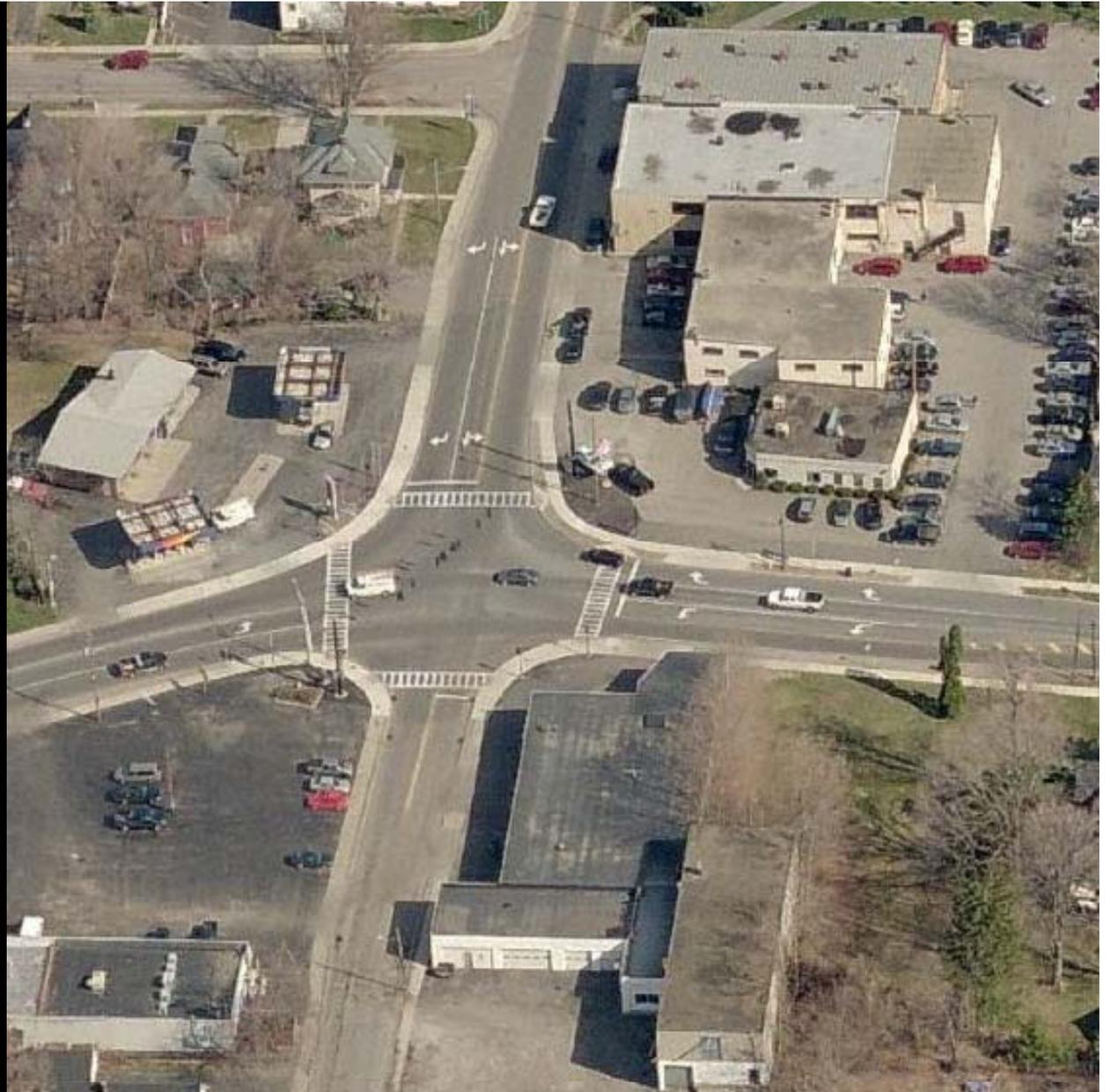


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Big Ideas

- Install new roundabout
- Streetscape enhancements along Lake Street
- Improved gateways



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Brownfield Opportunity Area

- Program funded through NYS Department of State
- Revitalization of underutilized properties, including environmental remediation (if needed)
- Promotes holistic strategic planning and implementation geared toward reuse and/or redevelopment
- Opportunity to leverage local investments



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Main Street (Center-Lake)

- A prized collection of large, magnificent homes with historic character and architectural integrity located near a vibrant village center. They are what today's "McMansions" try to achieve (but often don't).
- Encourage their use as residential properties, with minimal focus/use as commercial enterprise.
- Non-residential uses must preserve residential characteristics and historic integrity

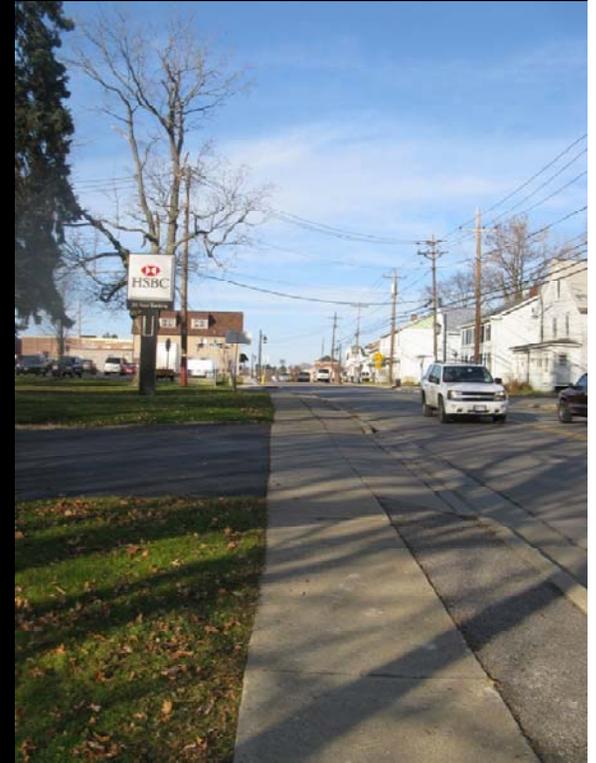


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South Buffalo Street

- Opportunity to bolster critical mass near CBD
- Maintain public access to waterfront
- Higher density residential living opportunities to broaden housing options (e.g. young professionals and empty nesters)

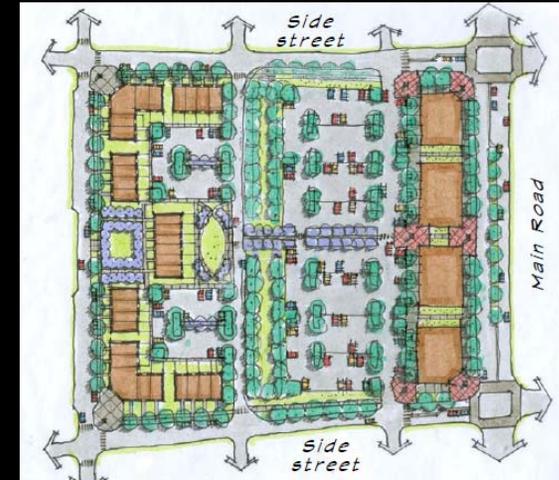


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Multi-Modal Design

- Streets that comfortably accommodate pedestrians, bicyclists and motorists
- Ample buffer between pedestrian zones and vehicular movement
- Visible cross-walks; expanded pedestrian networks and trails
- Site designs that accommodate safe pedestrian and bicycle movement



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Clarifying Priorities

Off-street parking vs. Traditional village design
(especially in Central Business District)



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Next Steps

- Final edits
- SEQRA and County Planning Review
- Adoption



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