

## IV. PROPOSED LAND USES AND PROJECTS

This section of the LWRP presents the proposed land uses and projects for the Village. The time period for implementation is ten years and is intended to translate the policies contained in Section III into a cohesive physical plan for the Village. The formulation of the proposed uses is a result of a process that blends the policy statements with an evaluation of the development constraints and potential of particular areas. Potentials and constraints are determined by numerous factors, including environmental considerations, physical barriers to development, adjacent land use patterns, market demand, and available public financial assistance.

### A. COMPREHENSIVE PLAN MODIFICATION

The contents of this Section (Proposed Uses and Projects) and Section V (Techniques for Local Implementation of the Program) represent the key components of the new Master Plan for the Village through the Year 2030. The proposed land uses are illustrated in Figure 21 and provide a sound road map for Village development and enhancement over the next ten years. The LWRP represents serves as a master plan for the entire Village replaces the 1990 LWRP as the official plan for the Village of Youngstown.

### B. PROPOSED LAND USES AND PROJECTS

The following narrative provides a general description of proposed land uses for the entire Village. As mentioned above, given market conditions and the phasing of public improvements, full achievement of the recommendations is not likely to occur until the Year 2028. Reference should be made to Figure 21 for the generalized comprehensive land use plan for the Village and Figure 22 for the graphic description of the short and long term proposals. For discussion purposes the Village has been divided into five different planning areas that include:

- 1) Village Center
- 2) Waterfront
- 3) North Shoreline
- 4) South Shoreline
- 5) Outlying Areas.

Figure 23 illustrates the boundary of each planning area and a detailed discussion is provided below.

#### 1. Village Center:

The Village Center encompasses approximately 4% of the Village and is bounded on the west by the rear property lines of uses on the west side of Main Street, Hinman Street to the south, Third Street to the east, and William Street to the north. The Village Center will continue to serve as the commercial and municipal center of the community. Residential uses will be encouraged above first floor commercial uses wherever appropriate. Furthermore, high density housing will also continue at certain locations in the Village Center area. The proper mixing of residential and commercial uses can create continuous activity within the area and reinforce it as the Village Center.

Another important recommendation for this area is the encouragement of uses which are enhanced by a waterfront location to locate on the west side of Main Street. This recognizes the limited commercial land which is available for those types of uses that can better profit from a location close to the water. In addition, since Main Street provides a direct vehicle and pedestrian link to Fort Niagara State Park, it is important that land be available for retail uses which would benefit by the street traffic generated by the Park. Although such traffic is currently limited, full implementation of the LWRP would result in a modest increase in people using Main Street.

The types of water-enhanced uses recommended for the area include restaurants, fish and boat supply stores, specialty/boutique establishments, residential or professional office uses located above the first floor, overnight lodging accommodations, and water-enhanced recreation (e.g. passive parks/rest areas).

A further goal of the Village's Local Water Revitalization Program is to improve the physical appearance of the Village Center. Such improvements in combination with other program recommendations relative to tourism promotion (see Section V) will aid in attracting a modest increase in commercial traffic. The Village should undertake a commercial building facade improvement program and investigate the feasibility of a public promenade along Main Street between Hinman Street and the Fort Niagara State Park entrance, and Lockport Street between Third Street and Main Street. This would include a coordinated system of street planters, lighting fixtures, benches, trash receptacles, wider sidewalks, trees, bicycle racks and possibly sidewalk pavers. It would also include burying the overhead utility poles along Main Street.

Although parking is not currently a major problem, except during peak summer weekends or major events sponsored by the Youngstown Yacht Club, it is likely that demand for parking space will gradually increase. Any additional parking should be located in various locations of the Village Center. Locations where such parking are appropriate include three existing private lots adjacent to the B-Kwik Food Store, Marine Midland Bank and St. Bernard Catholic Church. These lots contain over 100 spaces and are often vacant. Although the lots may have to be leased, it is a sound alternative to building a new municipal lot. It is recommended that the Village conduct a comprehensive parking study to determine parking needs in the Village Center and Waterfront areas.

The only land within the Village Center which could accommodate new public parking is the vacant 0.50 acre parcel at the northeast corner of Main and Hinman Streets. The parcel is located with convenient access to the Hinman Street staircase and the north side of Hinman Street is used for boat trailer parking. The parcel is currently under private ownership and appears to be more valuable for future commercial uses, especially if the demand for Village retail space experiences a modest increase. Improvements to parking in this area should focus on supporting future commercial development by better accommodating boat trailers, improving public space and providing public amenities such as restroom facilities.

The 0.75 acre parcel occupied by the Department of Public Works adjacent to Falkner Park could be utilized for 50-60 public parking spaces if the DPW facilities were relocated to an outlying section of the Village near Veterans Park. This would permit the elimination of parking on parcels along Main Street and provide new parking space for Falkner Park, while opening on-street parking along Main Street for Constitution Park.

## 2. Waterfront:

The Waterfront area includes the most active shoreline uses in the Village, as well as two public waterfront parks.

Constitution Park, located at the north end of this area, represents a primary opportunity for enhancing public access to the River edge and opening a significant scenic vista. If the land is designed sensitively, the Park will serve as a Village landmark to non-residents in the same manner that the Yacht Club currently does. The critical task facing the Village is to improve public access to the waterside area of the park. Issues which must be addressed include:

The critical task facing the Village is to undergo a comprehensive urban design process prior to developing the waterside and upland areas. Issues which must be addressed include:

- ) Maintaining the pedestrian staircase from the top of the bluff to the waterside area.
- ) Improving access for the elderly, and disabled, as well as for emergency and maintenance vehicles to the waterside area.
- ) Reuse of the low-level building in the waterside area to accommodate restrooms and possibly serves as a local fishing museum. The latter would exhibit historical information concerning the nature of the Lower River fishery and possibly other material concerning the history of the Village as a waterfront community.
- ) Utility connections.
- ) Proper placement of water- dependent recreation uses; such as fishing access points, transient boat tie ups, and scenic viewing areas.
- ) Improving boating facilities to include floating docks, stairs and finger piers for smaller water craft.

The area immediately south of Constitution Park is in private ownership. Certain overflow uses from the Yacht Club activities, such as parking and boat storage, do occupy the parcel. Such uses should continue, but be laid out in an attractive design to better transition the Park activities from the more active uses occurring at the Yacht Club.

The area immediately south of the parcel mentioned in the previous paragraph is owned by the Youngstown Yacht Club and has a concessionaire agreement with RCR Yachts, Inc. It is primarily used for Yacht Club parking, boat servicing and storage. During the winter months, the land is used to store many of the boats moored in the River during the summer season. Limited vehicle access into the parking areas and Village land should be maintained.

The existing access off Water Street leading to Constitution Park is unimproved and creates safety problems for vehicles turning right off Water Street onto the right-of-way. It is recommended that the existing road be widened slightly to better accommodate two way traffic and emergency, as well as maintenance vehicles which will need access to the public park. The owner of the road should be encouraged to pave the road in order to provide better driving conditions during wet weather and the winter season. Discussions should occur with the Yacht Club to determine if an arrangement could be made to improve the road and provide a stairway from the Hinman Street parking lot to Water Street.

Cradle storage of boats is a by-product of a marine yard operation. RCR Yachts is conscious of their poor appearance but, due to the high cost and problem of locating a suitable off-site storage area, it is not cost effective to move the wooden storage frames. The Village, through constitution Park design and

implementation of the proposed Waterfront District Zoning regulations, should promote the proper screening of this area from the public viewing sites off Constitution Park and from the harbor itself.

3. North Shoreline:

Proposed uses continue the existing residential pattern with a mix of single family and multi-family housing. The public promenade leading from the Village Center to the Fort Niagara State Park entrance would continue through this area. Finally, the Niagara Street end is located off Main Street and offers a good vista of the harbor and Niagara-On-The-Lake, Ontario. It is recommended that the Village acquire the necessary property rights to this 7,000 square foot parcel and provide public benches for viewing the Lower River area.

4. South Shoreline:

Proposed land uses include a continuation of the existing single family residential pattern with forest/brushland continuing along the bluff and in the southeast section. It is recommended that the Village acquire the necessary property rights to the Front, Elliott, and Campbell Street ends should and provide locations for viewing the Lower River area. The Village should continue to periodically trim and selectively cut the vegetation growing up from the bluff to open the vistas for motorists and pedestrians walking along Main Street.

5. Outlying Area:

As was noted in the Inventory and Analysis Section, the Village will experience minor population growth through the Year 2030. The 100 additional residents will create a demand for approximately 40 new housing units occupying about 30 acres. In order to accommodate new residential growth, the LWRP proposes that the Village promote the conversion of certain vacant land parcels to single-family residential and multi-family residential uses. This will permit a proper mixing of residential types which will be required given the declining household size in the Village and the current trend toward smaller housing units. The latter has been experienced throughout the region due to a rising elderly population and single person households.

The following summarizes those areas where new residential growth should be channeled.

- a. Multi-family housing is proposed for ten acres in the north-central area, off Carrollwood Drive. This will concentrate new townhouse or cluster development in order to create new senior housing in the community. The area is well buffered from single family neighborhoods due to the open fields on the north and east, Fort Niagara State Park on the west, and the existing multi-family development to the south.
- b. Residential uses should be encouraged in the subdivision located to the east of Elm Street and East Oak Terrace. This development was approved in 2005 as a 58 lot residential subdivision. Due to financial constraints the project was not completed and the area remains vacant without any public facilities to support development.

It should be noted that the proposed land use plan (see Figure 21) results in changing 50 acres of forest/brushland to a residential category. This is 20 acres more than is currently projected as needed within the Village to the Year 2030. In order to satisfy the housing needs of the Village at reasonable prices, it is important to have an excess supply of new residential areas identified within Village planning

documents. This insures that real estate prices do not escalate, as they might if only a limited supply of land were available to accommodate new housing construction. Thus, 50 acres of land proposed for new residential growth is appropriate for Village planning purposes.

Finally, as indicated in the inventory and analysis section, the Village has a sufficient amount of parkland to meet the community's open space needs. However, the Village has five public parks that serve a unique purpose in the community. It is recommended that the Village conduct a recreational needs survey and evaluate the facilities at each park to determine improvements that may be necessary in order to meet the current recreational needs of the community.

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