A Plan for Action

While the earlier sections of the plan provided background on the community, including demographic trends, and goals and objectives for the future, this portion outlines specific recommendations for the Town and Village to take action - without them, results would be difficult to realize.

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 this plan is itself a guidance document for local leaders, Boards, and the community at-large, the recommendations provide direction for action; how the Town and Village ultimately fulfills them are within their own discretion.

The Comprehensive Plan is intended to be a active, working document, addressing the various goals and objectives in Section IV. To assist in that effort, the following pages outline the recommendations within each goal. After this, they are prioritized as part of an overall action plan..

Goal 1#: Build our future on the foundation of our history and key natural assets

A. Develop interpretive signage at key cultural, historic and natural resource sites and provide information at key tourism sites (such as the historical society, library, Sturgeon Point marina, Town and Village halls, parks and beaches, restaurants, etc.). Refer to Cultural, Historic and Natural Resources map prepared as part of the Comprehensive Plan.

B. Develop and implement and wayfinding signage plan.

C. Include a branding component as part of the recommended wayfinding plan.

D. Prepare a Parks, Recreation, and Open Space Master Plan to survey resources, identify issues/deficiencies/ opportunities, and develop a plan of action for protection, improvement, and expansion.

E. Identify and acquire properties that would preserve the ecology of and access to local creeks and streams.

F. Sensitively develop access to key fishing hot spots.

G. The Village of Angola should update or replace its property maintenance code to improve the image and maintenance of properties.

H. Provide a conservation zoning overlay that provides a regulating framework to protect sensitive environmental features.

I. Review infrastructure expansions to ensure that environmentally sensitive areas are not subject to significant development constraints that would result in loss of these resources.

J. Implement the complete streets vision for North and South Main Street through the Village of Angola, as illustrated as part of the Comprehensive Plan.

K. Pursue infill development, redevelopment of vacant or less sightly buildings.

L. Create shared parking facilities at the rear of buildings and parking lot screening strategies, as illustrated as part of the Comprehensive Plan.

M. Provide flexibility in the zoning regulations for properties in the Village core to allow a mix of uses and create more diversity and vibrancy.

N. Develop a focused Main Street Revitalization strategy in the Village that includes a building analysis update, architectural guidelines for façade and property enhancements, and property owner education.

O. The Village of Angola should become a Certified Local Government (CLG) to establish local review of historic assets and open opportunities for historic funding through State resources.

P. Seek Main Street and related funding to revitalize/improve Village streetscape and building facades.

Q. Engage with local farmers and other agricultural entities to expand the agricultural economy in Evans outside of "traditional farming" practices.

R. Develop an Agri-Business Plan

Goal #2: Promote transportation strategies and physical design that considers the complete spectrum of users including motor vehicles, bicyclists and pedestrians.

A. Identify possible alternatives for bus, commuter rail, or other modes of transportation taking advantage of the rail line and opportunities available in neighboring communities.

B. Examine the conditions of existing sidewalks within the Village, as well as connections to neighboring areas in the Town, to determine the extent of necessary repairs, maintenance, or missing connections.

C. Establish a sidewalk plan and public outreach/education program for both the Town and Village and incorporate it into a capital improvement program. Incorporating the recommendations of the civic & wayfinding map.

D. Consider the use of alternative materials or designs for pedestrian crosswalks to provide a unique identity to commercial areas as well as significant residential neighborhoods.

E. Ensure that all new developments or redevelopments provide sidewalk connections internally as well as to existing networks. If no sidewalks exist, but are included in a sidewalk plan or this plan, connections should be provided for future improvements.

F. Develop a mechanism for residents to report maintenance concerns and a system to address these concerns/ make repairs in a timely manner.

G. Ensure that an adequate capital improvement strategy and program is developed and maintained for roadway maintenance to address immediate safety concerns as well as long-term repairs.

H. Develop a streetscape plan for key corridors in the Town and Village that identify improvements as noted in this plan that address bike lanes, landscaping, road diets, speed reductions, utilities, and signage, among others. Engage with the County and NYS DOT for implementation or long-range planning.

I. Implement the streetscape and circulation improvements identified as part of this Comprehensive Plan to support the success of local businesses.

J. Support the upgrades of "cottage roads" and other non-standard roadways in the Town where feasible, seeking to balance their historical character with the need to provide safe travel and maintenance.

Goal #3: Pursue development of our strategic location on Lake Erie, easy access to downtown Buffalo, easy access to/from the NYS Thruway and quality school district as focal points for revitalization and economic development.

A. Engage the public as part of the LWRP project to determine what residents would like to see in their local and county parks and develop recommendations as part of the LWRP.

B. Evaluate the level of possible incentives that could be offered for providing waterfront-related development and in accordance with the LWRP.

C. Conduct a market study and feasibility analysis to identify potentials and to provide the information needed by developers to encourage development in Evans and Angola.

D. Implement the future land use and zoning recommendations of this Comprehensive Plan, to create nodes and density of businesses thereby creating destinations.

E. Consolidate existing zoning districts that have a similar intent to other related districts as well as make development easier to understand.

F. Improve the efficiency of existing zoning regulations pertaining to permitting and review/approval to provide clarity to developers and property owners.

G. Consider providing more general permitted uses in commercial areas with a focus on design and compatibility, i.e. form-based codes, in order to promote a greater diversity of commercial uses that are market-driven.

H. Engage in communications and media relations specialist to affect how the community projects itself, maintain social media, etc.

I. Develop promotional materials such as video, brochures, etc. to better market the assets of the Town and Village to developers and future residents as well as increasing the "visibility" of the community to regional/ State leaders and entities.

J. Develop land use regulations & policy that encourages the development of housing options that appeal to the full spectrum of age groups.

K. Capitalize on current interest in cycling and history of the bicycle factory with bike rides, slow roll, etc.

L. Develop the capability to host wintertime activities, such as sledding, ice fishing, cross-country skiing, ice skating, curling and snowmobiling.

M. Provide or update regulations that pertain to the use of appropriate buffers between residential and non-residential uses including landscaping and screening.

N. Ensure an adequate compatibility between neighboring uses through a review of the allowable uses and extent of zoning districts in the Town and Village.

O. Create waterfront development protection regulations that seek to protect water quality and minimize erosion and stormwater runoff.

P. Explore light industrial & agri-industrial expansion opportunities, especially in joint efforts with the Village and neighboring Towns.

Goal #4: Support infrastructure that balances growth and development with environmental quality, specifically as related to stormwater, utilities, renewable energy, and agricultural preservation.

A. Implement the future land use and zoning recommendations of this Comprehensive Plan, to direct development into appropriate/desired areas and preserve open space and natural resources.

B. Develop a plan to extend utility services as needed to support development per the future land use and zoning recommendations of this Comprehensive Plan. Ensure utilities are available/positioned to support desired development in key areas.

C. Continue to support the Waterfront Mixed Use hybrid form-based zoning code developed and adopted during this comprehensive planning process.

D. Address waterfront development as part of the LWRP project.

E. Develop a policy to address the siting and development of renewable resources and determine the extent for development of large-scale renewable energy to areas identified within this Comprehensive Plan, consistent with community input as well as the future land use and zoning.

F. Reinstate the Town of Evans Agricultural Committee to guide decision-making.

G. Evaluate and implement the recommendations in the "Sowing the Seeds for Southtowns Agribusiness" for local farmers to expand business opportunities and help to ensure their sustainability.

H. Engage with the Lakeshore School District and local farmers regarding the extent of "farm to school" initiatives and programs to open a potential avenue for local farm products.

I. Prepare an engineering study to address infrastructure issues and deficiencies, especially related to stormwater and drainage concerns in the Town and Village.

J. Develop and implement a green streets- green site policy to encourage the use of a natural systems approach to help address current stormwater and flooding concerns, manage stormwater, reduce flows, improve water quality and enhance watershed health.

Goal #5: Promote the development of high-quality-affordable, and attractive residential housing options in the Town and Village that balances growth, character, and environmental sustainability.

A. Implement code enforcement recommendations from the "zombie homes" housing study to address property maintenance or ownership issues.

B. Develop and maintain inventory of all seasonal homeowners and rental properties to provide adequate means of communication for any issues or concerns.

C. Promote existing incentives for the reuse, restoration, or revitalization of existing residential properties.

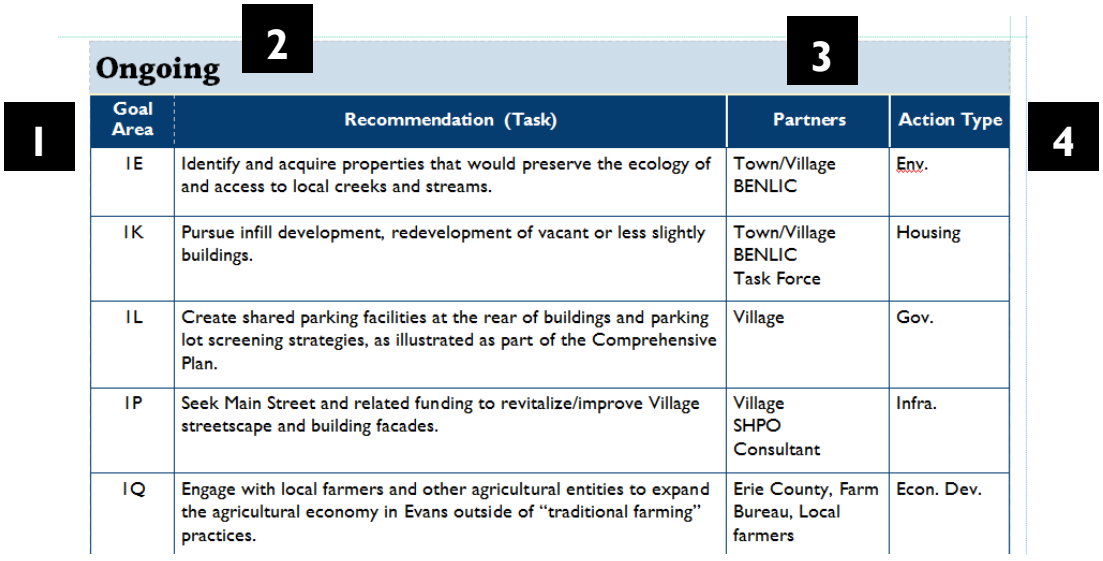
D. Develop policies and development regulations that encourage a full spectrum of housing options that, especially for seniors, in higher-density, walkable areas.

E. Provide residential zoning code regulations that protect agricultural and rural character, such as cluster development in existing "nodes" and "New Urbanist" styles.

F. Explore opportunities and issues related to transient residential housing, such as Air BnB and other similar ventures, to ensure that adequate regulations exist in the Town and Village.

The action plan on the following pages identifies each recommendation by priority level with several other important elements as shown in the graphic below:

1. ***Goal/Objective*** *- The original goal number and corresponding objective letter from the previous pages are carried over here to provide reference. At the bottom of each page, each goal number is provided indicating it's general topic area.*
2. ***Priority Level*** *- Some actions can be achieved right away, while others could amount to a multi-year effort and others would be ongoing. Categorizing these actions in this manner provides the Town and Village with a preliminary idea of level of effort and timeframe for how long it could take to achieve certain actions. As part of the annual review of the plan (outlined in later pages), this priority level may change based on funding and/or other initiatives. Timeframes include:*
    - ***Near-Term*** *(1 to 2 years)*
    - ***Mid-Term*** *(2 to 5 years)*
    - ***Long-Term*** *(5 to 10 years)*
    - ***Ongoing***
3. ***Partners*** *- Identifies those who have a stake in or the potential to influence an action through funding, review, permitting, technical assistance, etc., including both internal and external entities. This may not include all of those who could be involved, but at least provides a preliminary idea of those "at the table" to coordinate efforts.*
4. ***Action Type*** *- Recommendations/Actions can include policies, programs, regulations, projects, and/or planning tasks and are categorized as:*
    - *Tourism*
    - *Governmental Actions (Gov.)*
    - *Environmental (Env.)*
    - *Housing*
    - *Zoning*
    - *Infrastructure (Infra.)*
    - *Economic Development (Econ. Dev.)*



Ongoing

Goal Area	Recommendation (Task)	Partners	Action Type
1E	Identify and acquire properties that would preserve the ecology of and access to local creeks and streams.	Town/Village BENLIC	Env.
1K	Pursue infill development, redevelopment of vacant or less slightly buildings.	Town/Village BENLIC Task Force	Housing
1L	Create shared parking facilities at the rear of buildings and parking lot screening strategies, as illustrated as part of the Comprehensive Plan.	Village	Gov.
1P	Seek Main Street and related funding to revitalize/improve Village streetscape and building facades.	Village SHPO Consultant	Infra.
1Q	Engage with local farmers and other agricultural entities to expand the agricultural economy in Evans outside of "traditional farming" practices.	Erie County, Farm Bureau, Local farmers	Econ. Dev.

Ongoing – Priority Level

Goal/ Objective	Recommendation (Task)	Partners	Action Type
1/E	Identify and acquire properties that would preserve the ecology of and access to local creeks and streams.	Town/Village BENLIC	Env.
1/K	Pursue infill development, redevelopment of vacant or less sightly buildings.	Town/Village BENLIC Task Force	Housing
1/L	Create shared parking facilities at the rear of buildings and parking lot screening strategies, as illustrated as part of the Comprehensive Plan.	Village	Gov.
1/P	Seek Main Street and related funding to revitalize/improve Village streetscape and building facades.	Village SHPO Consultant	Infra.
1/Q	Engage with local farmers and other agricultural entities to expand the agricultural economy in Evans outside of "traditional farming" practices.	Erie County, Farm Bureau, Local farmers	Econ. Dev.
2/B	Examine the conditions of existing sidewalks within the Village, as well as connections to neighboring areas in the Town, to determine the extent of necessary repairs, maintenance, or missing connections.	Town/Village Erie County	Infra.
2/E	Ensure that all new developments or redevelopments provide sidewalk connections internally as well as to existing networks. If no sidewalks exist, but are included in a sidewalk plan or this plan, connections should be provided for future improvements.	Town/Village	Infra.
3/D	Implement the future land use and zoning recommendations of this Comprehensive Plan, to create nodes and density of businesses thereby creating destinations.	Town/Village	Econ. Dev./ Gov.
3/E	Consolidate existing zoning districts that have a similar intent to other related districts as well as make development easier to understand.	Town Consultant	Zoning
3/F	Improve the efficiency of existing zoning regulations pertaining to permitting and review/approval to provide clarity to developers and property owners.	Town	Econ. Dev.
3/G	Consider providing more general permitted uses in commercial areas with a focus on design and compatibility, i.e. form-based codes, in order to promote a greater diversity of commercial uses that are market-driven.	Town	Zoning
3/H	Engage in communications and media relations specialist to affect how the community projects itself, maintain social media, etc.	Consultant	Econ. Dev.

Ongoing – Priority Level

Goal/ Objective	Recommendation (Task)	Partners	Action Type
3/I	Develop promotional materials such as video, brochures, etc. to better market the assets of the Town and Village to developers and future residents as well as increasing the "visibility" of the community to regional/State leaders and entities.	Town/Village Erie County	Econ. Dev./ Tourism
3/J	Develop land use regulations & policy that encourages the development of housing options that appeal to the full spectrum of age groups.	Town/Village Erie County	Zoning/ Gov.
3/L	Develop the capability to host wintertime activities, such as sledding, ice fishing, cross-country skiing, ice skating, curling and snowmobiling.	Town/Village	Tourism
3/M	Provide or update regulations that pertain to the use of appropriate buffers between residential and non-residential uses including landscaping and screening.	Town	Zoning
3/N	Ensure an adequate compatibility between neighboring uses through a review of the allowable uses and extent of zoning districts in the Town and Village.	Town/Village	Zoning
3/O	Create waterfront development protection regulations that seek to protect water quality and minimize erosion and stormwater runoff.	Town Erie County	Zoning
4/A	Implement the future land use and zoning recommendations of this Comprehensive Plan, to direct development into appropriate/ desired areas and preserve open space and natural resources.	Town/Villages Local boards	Gov.
4/C	Continue to support the Waterfront Mixed Use hybrid form-based zoning code developed and adopted during this comprehensive planning process.	Town	Gov./Econ. Dev.
4/G	Evaluate and implement the recommendations in the "Sowing the Seeds for Southtowns Agribusiness" for local farmers to expand business opportunities and help to ensure their sustainability.	Town Local farmers	Econ. Dev.
5/A	Implement code enforcement recommendations from the "zombie homes" housing study to address property maintenance or ownership issues.	Town/Village CEO	Housing
5/B	Develop and maintain inventory of all seasonal homeowners and rental properties to provide adequate means of communication for any issues or concerns.	Town/Village	Policy
5/C	Promote existing incentives for the reuse, restoration, or revitalization of existing residential properties.	Town/Village	Policy

Near-Term Priorities (1 to 2 years)

Goal/ Objective	Recommendation (Task)	Partners	Action Type
1/B	Develop and implement the wayfinding signage plan.	Outside Firm	Gov.
1/C	Include a branding component as part of the recommended wayfinding plan.	Outside Firm	Tourism
1/D	Prepare a Parks, Recreation, and Open Space Master Plan to survey resources, identify issues/deficiencies/opportunities, and develop a plan of action for protection, improvement, and expansion.	Consultant	Gov.
1/G	The Village of Angola should update or replace its property maintenance code to improve the image and maintenance of properties.	Town/Village Consultant	Gov.
1/H	Create a conservation zoning overlay that provides a regulating framework to protect sensitive environmental features.	Town Erie County	Gov.
1/I	Review infrastructure expansions to ensure that environmentally sensitive areas are not subject to significant development constraints that would result in loss of these resources.	Town/Village Erie County	Infra.
1/J	Implement the complete streets vision for North and South Main Street through the Village of Angola, as illustrated as part of the Comprehensive Plan.	Village Erie County	Infra.
1/O	The Village of Angola should become a Certified Local Government (CLG) to establish local review of historic assets and open opportunities for historic funding through State resources.	Village SHPO	Gov.
1/R	Develop an Agri-Business Plan	Erie County, Farm Bureau, Local farmers	Econ. Dev.
2/C	Establish a sidewalk plan and public outreach/education program for both the Town and Village and incorporate it into a capital improvement program. Incorporating the recommendations of the civic & wayfinding map.	Town/Village Consultant	Infra.
2/D	Consider the use of alternative materials or designs for pedestrian crosswalks to provide a unique identity to commercial areas as well as significant residential neighborhoods.	Town/Village	Infra.
2/F	Develop a mechanism for residents to report maintenance concerns and a system to address these concerns/make repairs in a timely manner.	Town/Village Outside Firm	Gov.

Near-Term Priorities (1 to 2 years)

Goal/ Objective	Recommendation (Task)	Partners	Action Type
2/G	Ensure that an adequate capital improvement strategy and program is developed and maintained for roadway maintenance to address immediate safety concerns as well as long-term repairs.	Town/Village	Infra.
3/A	Engage the public as part of the LWRP project to determine what residents would like to see in their local and county parks and develop recommendations as part of the LWRP.	Erie County NY State Town/Village	Tourism
3/B	Evaluate the level of possible incentives that could be offered for providing waterfront-related development and in accordance with the LWRP.	Town/Village	Tourism/ Econ. Dev.
3/K	Capitalize on current interest in cycling and history of the bicycle factory with bike rides, slow roll, etc.	Town/Village	Tourism
4/D	Address waterfront development as part of the LWRP project.	Town	Gov.
4/E	Develop a policy to address the siting and development of renewable resources and determine the extent for development of large-scale renewable energy to areas identified within this Comprehensive Plan, consistent with community input as well as the future land use and zoning.	Town	Gov.
4/F	Reinstate the Town of Evans Agricultural Committee to guide decision-making.	Town Local farmers	Gov.
4/I	Prepare an engineering study to address infrastructure issues and deficiencies, especially related to stormwater and drainage concerns in the Town and Village.	Town Consultant	Infra.
4/J	Develop and implement a green streets- green site policy to encourage the use of a natural systems approach to help address current stormwater and flooding concerns, manage stormwater, reduce flows, improve water quality and enhance watershed health.	Town/Village	Infra.
5/D	Develop policies and development regulations that encourage a full spectrum of housing options that, especially for seniors, in higher-density, walkable areas.	Town/Village	Housing/ Res.
5/E	Provide residential zoning code regulations that protect agricultural and rural character, such as cluster development in existing "nodes" and "New Urbanist" styles.	Town/Village Erie County	Policy
5/F	Explore opportunities and issues related to transient residential housing, such as Air BnB and other similar ventures, to ensure that adequate regulations exist in the Town and Village.	Town/Village	Policy

Mid-Term Priorities (2 to 5 years)

Goal/ Objective	Recommendation (Task)	Partners	Action Type
1/A	Develop interpretive signage at key cultural, historic and natural resource sites and provide information at key tourism sites (such as the historical society, library, Sturgeon Point marina, Town and Village halls, parks and beaches, restaurants, etc.). Refer to Cultural, Historic and Natural Resources map prepared as part of the Comprehensive Plan.	SCEC Erie County	Gov.
1/F	Sensitively develop access to key fishing hot spots.	SCEC Fish/Wildlife Conservation	Env.
1/M	Provide flexibility in the zoning regulations for properties in the Village core to allow a mix of uses and create more diversity and vibrancy.	Village	Gov./ Zoning
1/N	Develop a focused Main Street Revitalization strategy in the Village that includes a building analysis update, architectural guidelines for façade and property enhancements, and property owner education.	Village SHPO	Infra.
2/H	Develop a streetscape plan for key corridors in the Town and Village that identify improvements as noted in this plan that address bike lanes, landscaping, road diets, speed reductions, utilities, and signage, among others. Engage with the County and NYS DOT for implementation or long-range planning.	Town/Village Erie County NYSDOT Outside Firm	Infra.
3/C	Conduct a market study and feasibility analysis to identify potentials and to provide the information needed by developers to encourage development in Evans and Angola.	Consultant	Econ. Dev.
3/P	Explore light industrial & agri-industrial expansion opportunities, especially in joint efforts with the Village and neighboring Towns.	Town/Village Erie County	Econ. Dev.
4/B	Develop a plan to extend utility services as needed to support development per the future land use and zoning recommendations of this Comprehensive Plan. Ensure utilities are available/ positioned to support desired development in key areas.	Town	Infra.
4/H	Engage with the Lakeshore School District and local farmers regarding the extent of "farm to school" initiatives and programs to open a potential avenue for local farm products.	Lakeshore SD BOCES Eden CSD	Gov.
2/J	Develop a plan for the "cottage roads" that takes provides context sensitive solutions and includes the feasibility for upgrades to modern standards, continued maintenance in their current configuration, circulation changes, and other transportation aspects that are unique to these roads.	Town NYSDOT Erie County	Infra.

Long-Term Priorities (5 to 10 years)

Goal/ Objective	Recommendation (Task)	Partners	Action Type
2/A	Identify possible alternatives for bus, commuter rail, or other modes of transportation taking advantage of the rail line and opportunities available in neighboring communities.	SCEC NYSDOT Erie County	Infra.
2/I	Implement the streetscape and circulation improvements identified as part of this Comprehensive Plan to support the success of local businesses.	Town/Village	Infra.

Key Initiatives/Projects

Throughout the planning process, in discussions with the steering committee and Evans-Angola residents and business-owners, several ideas were brought up that spurred additional discussion. In turn, these project ideas were transformed into preliminary graphics and concept drawings.

The primary intention of these ideas are to be **"catalyst" projects or initiatives to provide momentum** needed to get implementation of the Plan underway.

It should be noted that projects shown on the following pages are conceptual in nature and will require more refinement and further work to fully bring them to fruition, including separate studies/planning and engineering.

Village of Angola Streetscape improvements

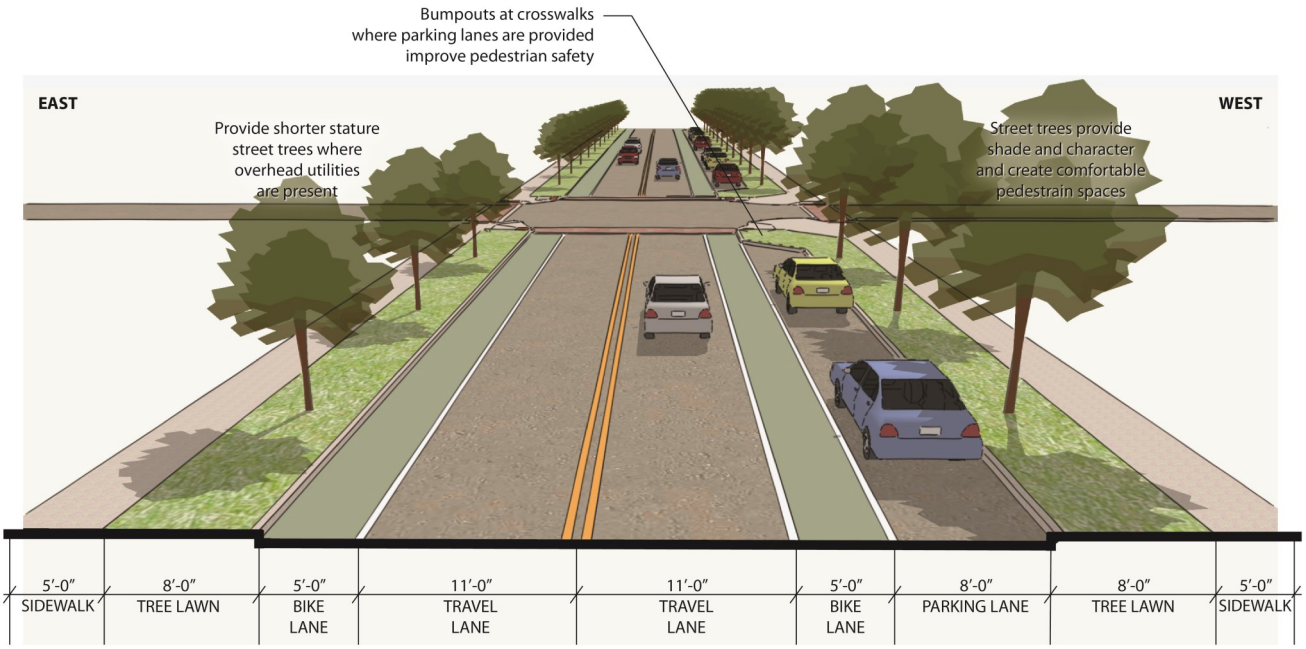
The Village of Angola has traditionally been the center of the community, providing a variety of services to Town and Village residents. Although that has shifted over time with changing retail patterns, demographics, market trends, and other external factors, the foundation and character remain. Community input has shown the desire to see a revitalization of the village, the businesses and the services available there. While the Village can only encourage private development (infill and redevelopment) through marketing, zoning, and financial efforts that are within their capacity and means, they do have the capability to transform visual elements within the public realm.

Public realm?? This is the area within the roadway right-of-way (typically from sidewalk to sidewalk) that is either owned by the local government (or State/Federal depending on jurisdiction). Within this area, improvements such as street trees, decorative lightpoles/fixtures, wayfinding and other signage, on-street parking, sidewalks, bike lanes, pedestrian elements, etc. are found. Studies have shown that strategic investment in the public realm, such as improving the aesthetics and visual appeal of an area, can spur additional investment on the private side, especially when done in conjunction with other measures such as zoning, incentives, and adjusting to market trends. Improving the look and appeal of the public realm can build confidence in potential developers and business owners and create a more attractive environment for visitors and passers-by.

Several improvement scenarios have been highlighted below and on the following page for Main Street, as the primary corridor for the Village. It should be noted that further planning and discussion for the roadway should include the Erie County Department of Public Works, Highway Division as they have jurisdiction over the road. However, proactive engagement with the Erie County DPW (HWY DIV) can lead to measurable changes, reflected in their shift on transportation projects from merely maintaining asphalt to ***context sensitive solutions*** and ***complete streets***.

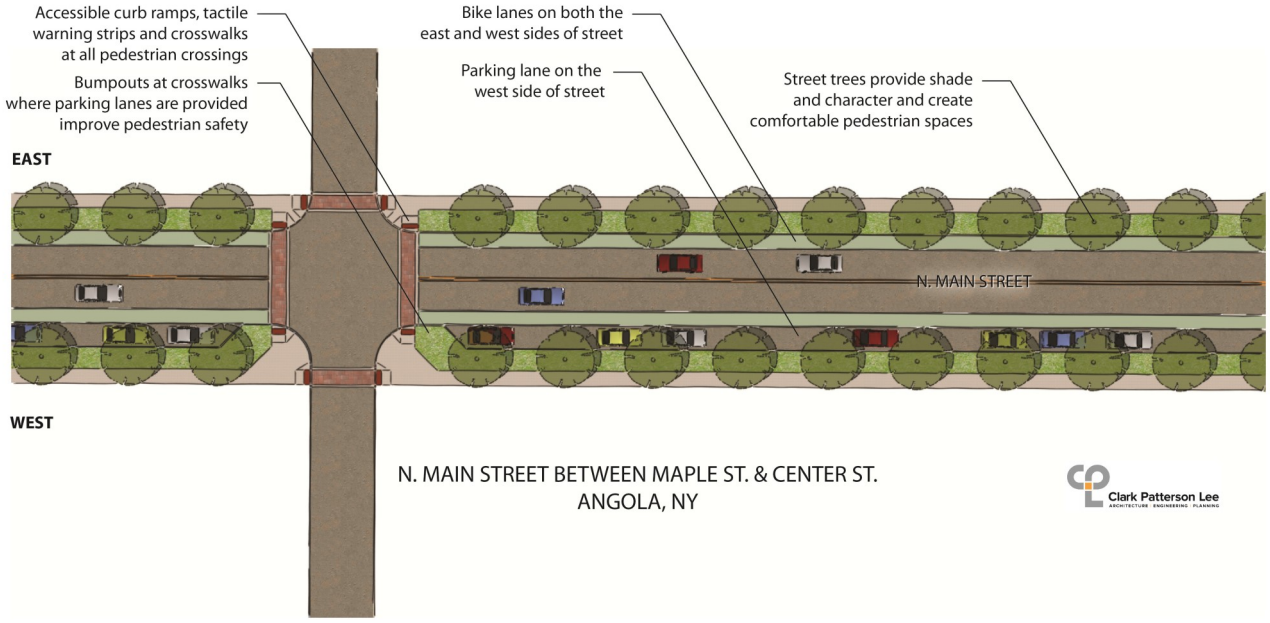


An example of the results of the DOT's *Smart Planning Program* on Route 146 in Altamont.



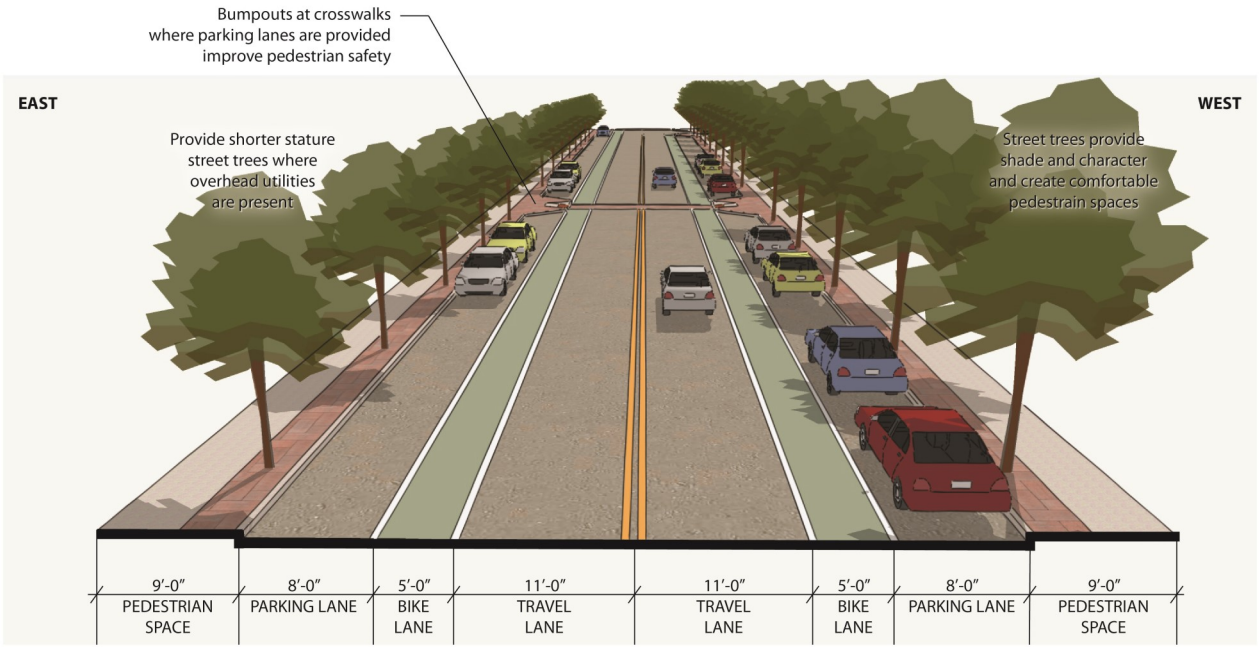
N. MAIN STREET BETWEEN MAPLE ST. & CENTER ST.
ANGOLA, NY

Clark Patterson Lee



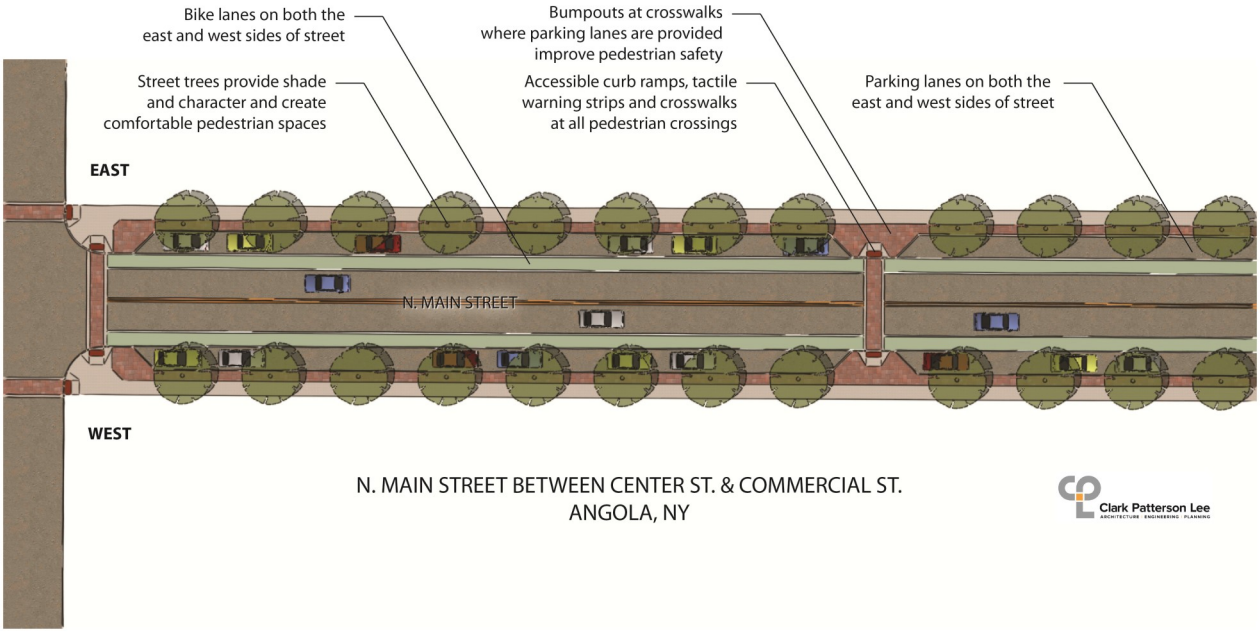
N. MAIN STREET BETWEEN MAPLE ST. & CENTER ST.
ANGOLA, NY

Clark Patterson Lee



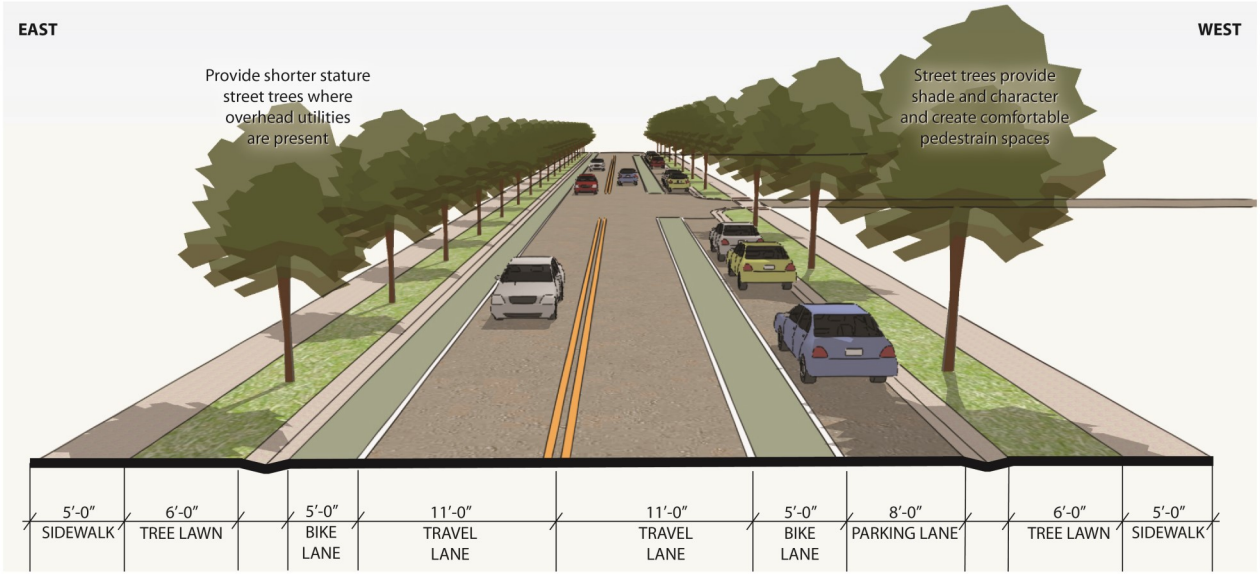
N. MAIN STREET BETWEEN CENTER ST. & COMMERCIAL ST.
ANGOLA, NY

Clark Patterson Lee



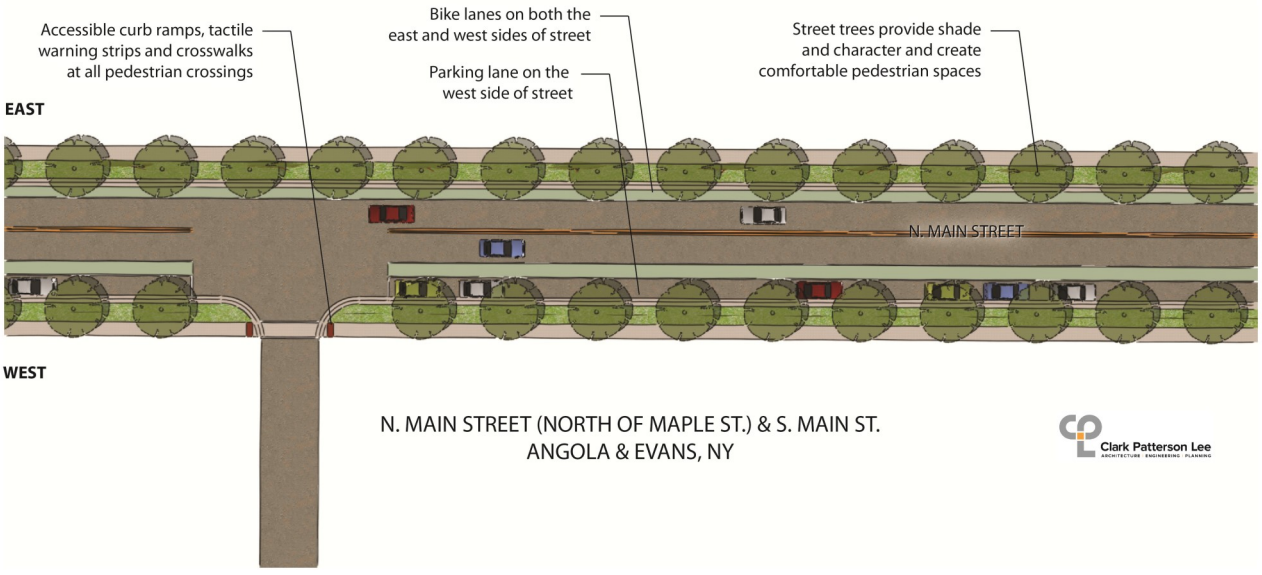
N. MAIN STREET BETWEEN CENTER ST. & COMMERCIAL ST.
ANGOLA, NY

Clark Patterson Lee



N. MAIN STREET (NORTH OF MAPLE ST.) & S. MAIN ST.
ANGOLA & EVANS, NY

Clark Patterson Lee



N. MAIN STREET (NORTH OF MAPLE ST.) & S. MAIN ST.
ANGOLA & EVANS, NY

Clark Patterson Lee

Circulation and Wayfinding

Circulation

The ebb and flow of various transportation modes through both the built and natural environment.

Wayfinding

The art and practice of orienting oneself in physical space from place to place, using physical indicators such as signage, buildings, natural features, etc.

Knowing where you are, where you want to go, and how to get there are the keys to navigating. While residents and others who frequent the Town/Village may know where certain key areas are, those who visit may be less knowledgeable. With an expansive amount of shoreline, unique charm and character, and a number of recreational and tourist-based assets available, the Town and Village should capitalize on these resources and ensure people know where they are and how to get to them.

Additionally, with several high-volume roadways that traverse the Town and Village, making sure that the community is well advertised and identified can also help to spur economic development opportunities and activity. Both of these elements can be achieved through an improved circulation and wayfinding system in the Town and Village consisting of signs, trails, sidewalks, paths, touring routes, etc.

The graphic on the following page highlights primary destinations, gateways, travel networks & potential circulation improvement based on public and stakeholder input. Development of a wayfinding plan is recommended to further develop this concept and implement.



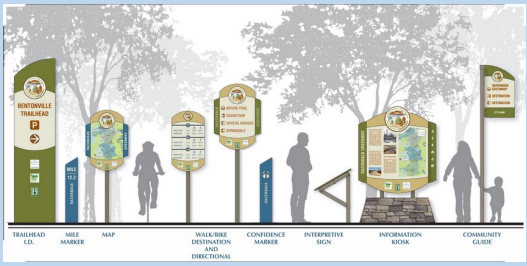


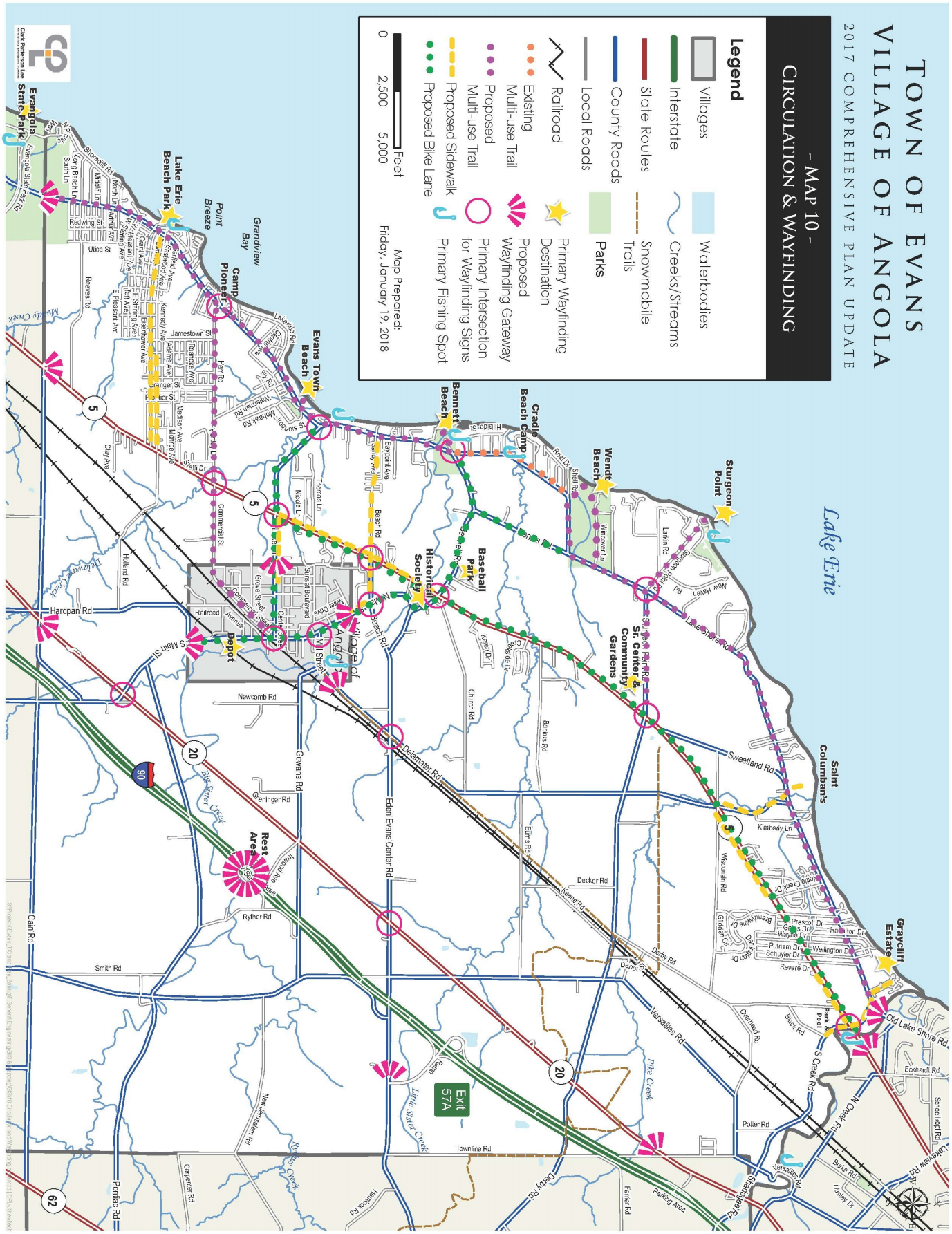
The current "gateway" for Evans (left) is minimal, as is the entrance for Sturgeon Point, (right) a regional draw for recreation and tourism alike.

Gateway signage can range in size and design (left, middle) while wayfinding systems tend to have a hierarchy of sign types and sizes.








Town of Evans
Village of Angola
2017 Comprehensive Plan Update
- Map 10 -
Circulation & Wayfinding
Legend
Villages
Interstate
State Routes
County Roads
Local Roads
Railroad
Primary Wayfinding Destination
Existing Multi-use Trail
Proposed Wayfinding Gateway
Proposed Multi-use Trail
Primary Intersection for Wayfinding Signs
Proposed Sidewalk
Primary Fishing Spot
Proposed Bike Lane
Waterbodies
Creeks/Streams
Snowmobile Trails
Parks
0
2,500
5,000
Feet
Map Prepared:
Friday, January 19, 2018
Lake Erie
Evangola State Park
Lake Erie Beach Park
Point Breeze
Grandview Bay
Camp Pioneer
Evans Town Beach
Bennett Beach
Cradle Beach Camp
Wendt Beach
Sturgeon Point
Historical Society
Baseball Park
Sr. Center & Community Gardens
Saint Columban's
Grayclift Estate
Village of Angola
Depot
Rest Area
Exit 57A
Hardpan Rd
Railroad
S Main St
Newcomb Rd
Sweetland Rd
Delamater Rd
Eden Evans Center Rd
Gowans Rd
Greininger Rd
Bike Street Creek
Cain Rd
Smith Rd
Rythar Rd
Townline Rd
Pontiac Rd
Carpenter Rd
Hemlock Rd
New Hartshorn Rd
Rattler Creek
Little Sister Creek
Pike Creek
Derby Rd
Versailles Rd
Potter Rd
Overhead Rd
Black Rd
S Creek Rd
N Creek Rd
Old Lake Shore Rd
Eckhardt Rd
Schoellkopf Rd
Lakeshow Rd
Burke Rd
Hanley Dr
Versailles
Parking Area
Ferrer Rd
Sturgeon Point Rd
New Haven Rd
Lake Shore Rd
Wisconsin Rd
Kimberly Ln
Decker Rd
Keene Rd
Burns Rd
Church Rd
Bierbaus Rd
Kosey Dr
Kosey Ct
Beach Rd
Bayview Ave
Bayfront Ave
Thomas Ln
Nicole Ln
Hillside St
Road D
Shell Rd
Wiegand Ln
Larkin Rd
Commercial St
Grove Street
Center Street
Sunset Boulevard
Maple Drive
Holland Rd
Clay Ave
Madison Ave
Monroe Ave
Seifli Dr
Jamestown St
Ridgeway Ave
Kenmore Ave
Eisenhower Ave
Sanger St
Fillmore St
Waterman Rd
Lakeside Rd
Center Ave
Herr Rd
Reeves Rd
Ulica St
Redwing St
Long Beach Ln
South Ln
Middle Ln
North Ln
Arthur Ave
Stonecliff Rd
Evangola State Park Rd
Sanford Ave
Glenwood Ave
Kennedy Ave
Eisenhower Ave
E Pleasant Ave
E Sterling Ave
Earl Ave
Sterling Ave
W Pleasant Ave
Muddy Creek
Prescott Dr
Hamilton Dr
Wayne Dr
Putnam Dr
Schuyler Dr
Wellington Dr
Revere Dr
Brandywine Dr
Glenelg Ct
Glenelg Dr
Saddle Creek Dr
Park & Pool
Depot
Railroad
Kosey Dr
Kosey Ct
Beach Rd
Bayview Ave
Bayfront Ave
Thomas Ln
Nicole Ln
Hillside St
Road D
Shell Rd
Wiegand Ln
Larkin Rd
Commercial St
Grove Street
Center Street
Sunset Boulevard
Maple Drive
Holland Rd
Clay Ave
Madison Ave
Monroe Ave
Seifli Dr
Jamestown St
Ridgeway Ave
Kenmore Ave
Eisenhower Ave
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Eisenhower Ave
E Pleasant Ave
E Sterling Ave
Earl Ave
Sterling Ave
W Pleasant Ave
Muddy Creek
Prescott Dr
Hamilton Dr
Wayne Dr
Putnam Dr
Schuyler Dr
Wellington Dr
Revere Dr
Brandywine Dr
Glenelg Ct
Glenelg Dr
Saddle Creek Dr
Park & Pool
5
20
90
62

Sturgeon Point Marina

As noted earlier, Sturgeon Point is a valuable resource for a variety of recreational and tourism activities, locally and on a regional level as well. Improvements to this area, including a more prominent/visible entrance on State Route 5, can help the Town and Village capitalize on the marina itself and potentially spur other related development in the vicinity. A variety of conceptual ideas have been generated for the marina, many of which will require further engineering and study for issues such as parking, docking, break wall design, dredging/littoral drift, water quality and circulation, and overall environmental sensitivity. The overall intent is to *expand the use and capabilities of the marina with improvements and amenities that make it an attractive location for people of all types throughout the seasons.*

While initial research and concept drawings have taken into account best practices for marinas and mixed-waterfront activities, it is understood that additional work will need to be undertaken by the Town, including additional public input, potential acquisition of additional lands and discussions with NYS DEC and Army Corps of Engineers.

The graphic on the following page shows a " big picture" concept for the organization of the various potential uses for the site, as expressed by the public during the comprehensive planning process. Other details of the concept, such as a fish cleaning station, a location for a dry dock storage, consideration of site topography and handicapped access etc. will be developed should funding become available to advance the design of marina improvements.



Notes

1. Sturgeon Point Lodge:
   - Nature center
   - Events & conferences
   - Office space
   - Cafe & shop
   - Outdoor plaza
2. Promenade
3. Public beach
4. Boardwalk
5. Inflatable play structure
6. Canoe/kayak launch
7. Canoe/kayak rental and storage lockers
8. Lawn seating/event space
9. Vacation rentals
10. Destination playground
11. Ice cream stand
12. Unloading/drop-off loop
13. Plaza with splash pad
14. Burger restaurant
15. Gas and transient slips
16. Pier with pavilion
17. Personal water craft (PWC) ports (44)
18. Expanded breakwater with boardwalk
19. Expanded breakwater
20. Relocated boat launch*
21. Truck and trailer parking*
22. Expanded boat slips
23. 40-foot boat slips (12)
24. Marina patron parking*
25. Cabin rentals
26. Cross country skiing and hiking trails with tree top walk

* boat launch and parking areas are kept separate from other park activities to reduce conflicts

Sturgeon Point Design Concept

March 2018

Clark Patterson Lee
ARCHITECTURE | ENGINEERING | PLANNING

Other Considerations for Community and Economic Development ...

Community and regional marketing

As connectivity via the virtual world has increased, so has the connection to communities, revealing once niche market destinations and driving marketing campaigns beyond the traditional large market. From a marketing perspective, there are two variables that drive the direction of a campaign - assets and resources. Various tourism-based avenues can be used to push out a marketing campaign in the community that highlights their assets, such as a chamber of commerce (CoC), convention and visitors bureaus (CVB), destination marketing organizations (DMO), and destination marketing companies (DMC).

In the case of the Evans-Angola community it would be in the best interest to utilize the resources that are more readily available to them. The Buffalo-Niagara Partnership is the region's largest Chamber of Commerce group that stretches across multiple counties. As a member of this network, the Evans-Angola has the ability to connect with the partnership's lead marketing agency (DMO), ***Visit Buffalo Niagara***.

A destination management organization is the more modern convention and visitors bureau (CVB) as technology and branding approaches change the way society views a community, taking the more business-minded approach of a CVB and broadening the tourism side. Traditionally, a CVB hosts the resources to promote long-term development and marketing of a destination, focusing on convention sales and tourism. As DMOs developed over time, some of them determined that resources where limited or unavailable to obtain convention sales, in turn focusing their efforts towards "destination tourism" efforts.

Visit Buffalo Niagara is a not-for-profit organization that is funded by a yearly grant from Erie County based on hotel tax revenue that the county receives. The main goal of ***Visit Buffalo Niagara*** is to sell and market the regions assets by soliciting at the national, state and regional levels. I n doing so, they have established themselves as the County's lead marketing campaign for conventions, meetings, amateur sporting events, cultural & heritage tourism, and consumer travel. A partnership of this nature would help the community better define their assets.