



# Tonawanda Opportunity Area

## River Road Corridor

The Town of Tonawanda has embarked on an exciting revitalization program for the River Road Corridor.

The Town of Tonawanda received a grant from New York State to prepare a strategy to advance redevelopment of underutilized sites in the River Road Corridor. **The revitalization program will focus on transformative redevelopment strategies along River Road, the Niagara River waterfront and adjacent areas that encompass nearly 2,400 acres between the Dunlop Tire property and Two Mile Creek Road.** A preliminary plan included six major recommendations: riverfront development of key properties; enhancement and narrowing of River Road; development of a light industrial/office flex zone; realignment and upgrading of Two Mile Creek Road; development of a multi-use trail; and implementation of existing plans for Spaulding Fibre, North Youngmann Commerce, and Cherry Farm Park.

Local, regional and state partners and stakeholders will be involved throughout the project to help promote redevelopment of strategic sites. The comprehensive redevelopment strategy developed under this project will be market based in the community's interest. Complementary studies will also be prepared for the project to improve transportation, evaluate opportunities for green infrastructure and create plans for bicycle and pedestrian trails. A draft preliminary vision statement has been established to guide the project:

*The Tonawanda Opportunity Area will become a sustainable mixed use district with an improved image that will reconnect the community's residential areas to the Niagara Riverfront through multi-modal transportation improvements and green infrastructure to advance redevelopment of underutilized properties.*

The benefit of the program is that it will provide:

- **A Market Based Revitalization Strategy** leading to actual redevelopment projects;
- **Access to Enhanced Property and Income Tax Credits;**
- **Grant and Financing Opportunities** for strategic sites and projects; and
- **Marketing** of strategic sites.

### Project Contacts:

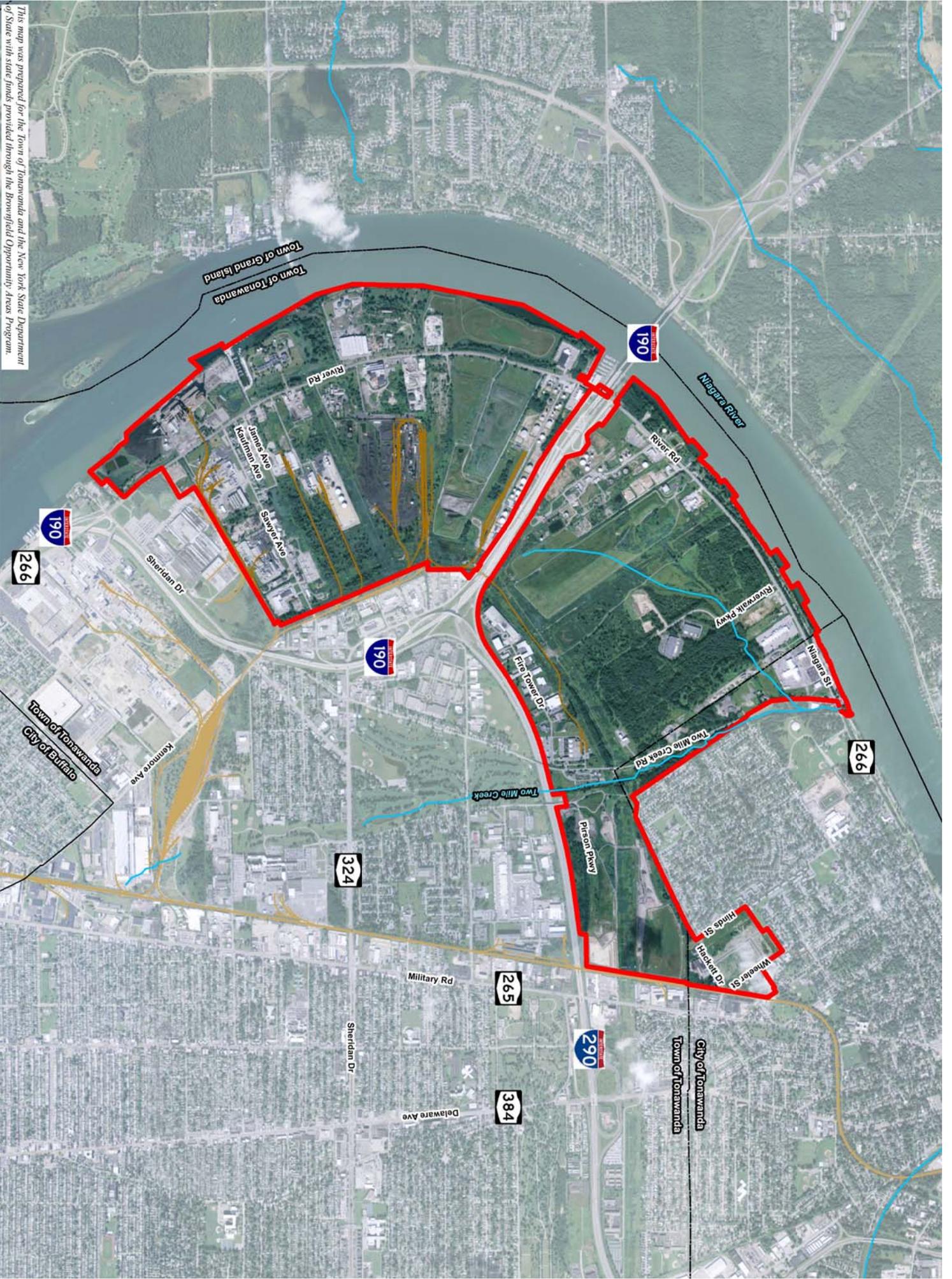
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For more information, please visit the project website at <http://www.tonawandaopportunity.com>



This map was prepared for the Town of Tonawanda and the New York State Department of State with state funds provided through the Brownfield Opportunity Areas Program.



Town of Grand Island  
Town of Tonawanda

190

Niagara River

River Rd

James Ave  
Kauffman Ave  
Sawyer Ave

Sheridan Dr

190

266

190

Town of Tonawanda  
City of Buffalo

Kauffman Ave

Five Tower Dr

Riverwalk Pkwy

Niagara St

266

Two Mile Creek Rd

Two Mile Creek

Two Mile Pkwy

324

Hinde St

Hackett Dr

Wheeler St

265

Military Rd

Sheridan Dr

Delaware Ave

384

290

City of Tonawanda  
Town of Tonawanda