

SPAULDING COMMERCE PARK

Tonawanda, New York

FIGURE 11
Alternative #3



ERIE COUNTY - NEW YORK
NOT DRAWN TO SCALE

LEGEND

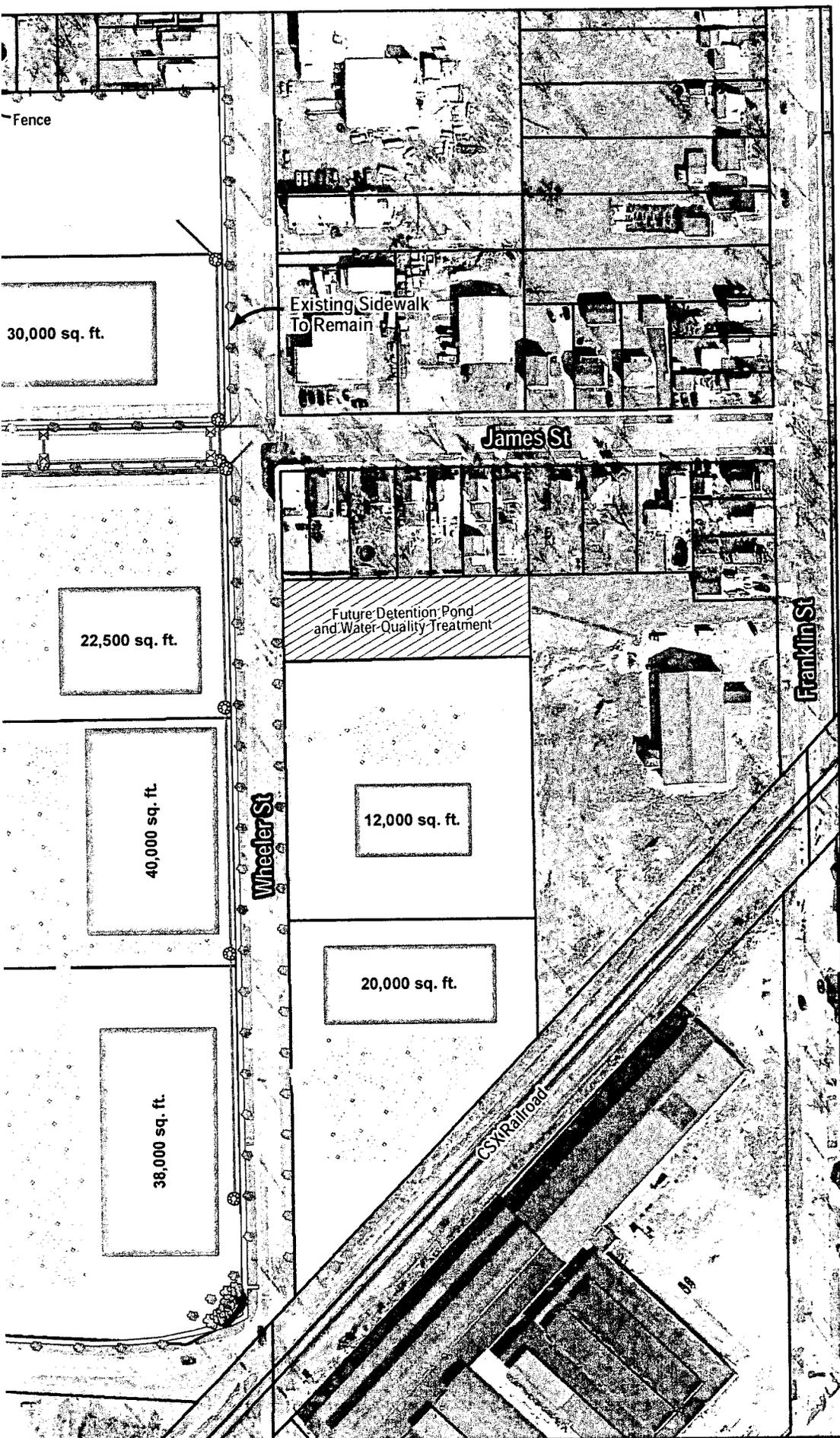
- Parcels
- Building Footprint
- Parking Lot
- Road
- Sidewalk
- Waterline
- Catch Basin
- Manhole
- Sanitary Sewer
- Storm Sewer
- Easement
 - National Grid Easement
 - Private Utility Easement

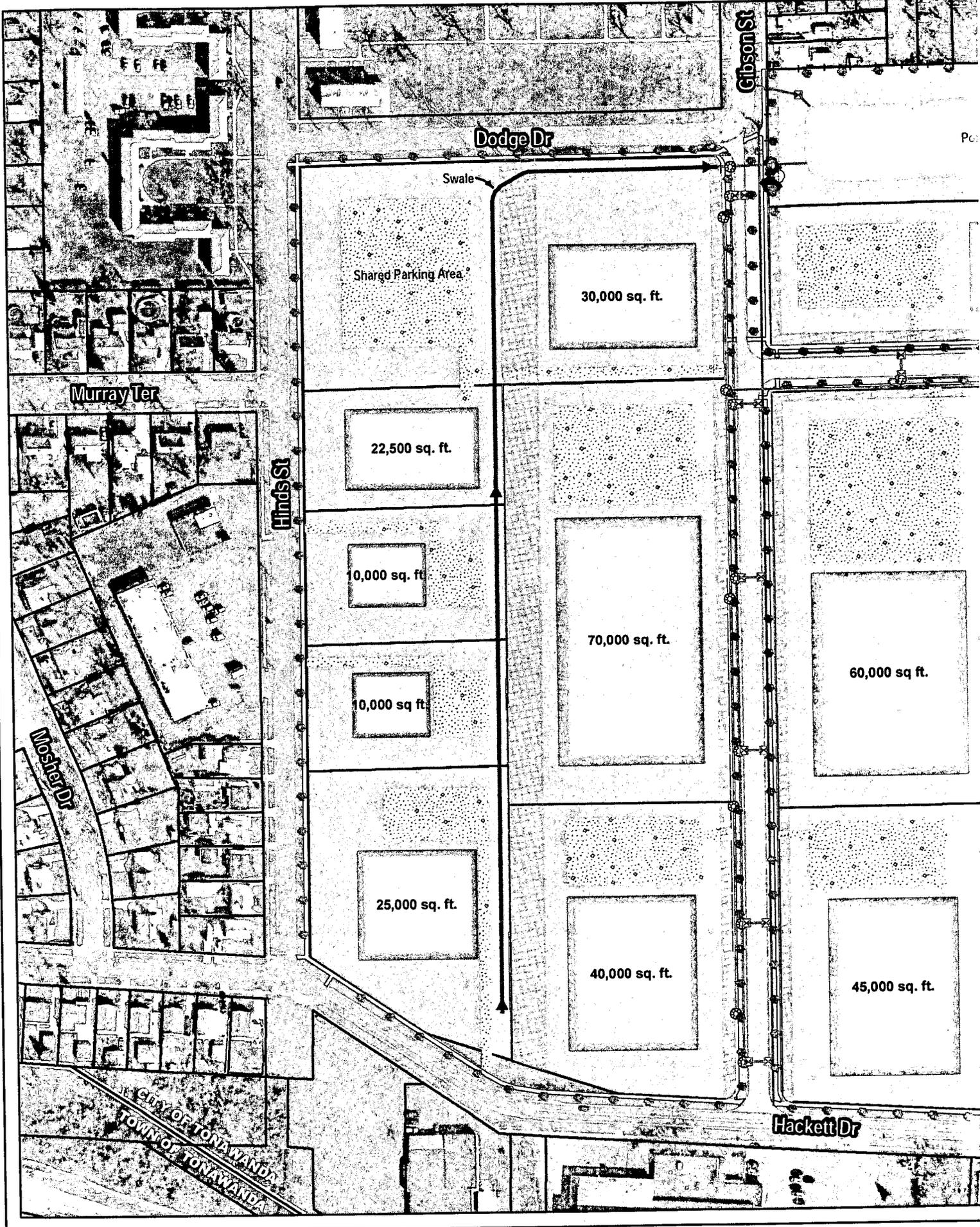
0 25 50 100
Feet

wendel

WD Project # 272910
Map Created: March, 2011

Wendel Duchscherer Architects & Engineers, P.C.
shall assume no liability for:
1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused or; 2. Any decision or action taken or not taken by the reader in reliance upon any information or data furnished hereunder.
Data Sources: NYS GIS Clearinghouse





Dodge Dr

Gibson St

Swale

Shared Parking Area

30,000 sq. ft.

Murray Ter

22,500 sq. ft.

Hinds St

10,000 sq. ft.

70,000 sq. ft.

60,000 sq. ft.

10,000 sq. ft.

Mosher Dr

25,000 sq. ft.

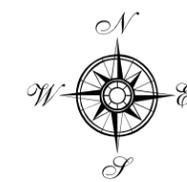
40,000 sq. ft.

45,000 sq. ft.

CITY OF TONAWANDA
TOWN OF TONAWANDA

Hackett Dr

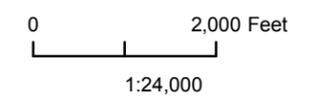
TOWN OF TONAWANDA
TONAWANDA
OPPORTUNITY AREA
NOMINATION STUDY



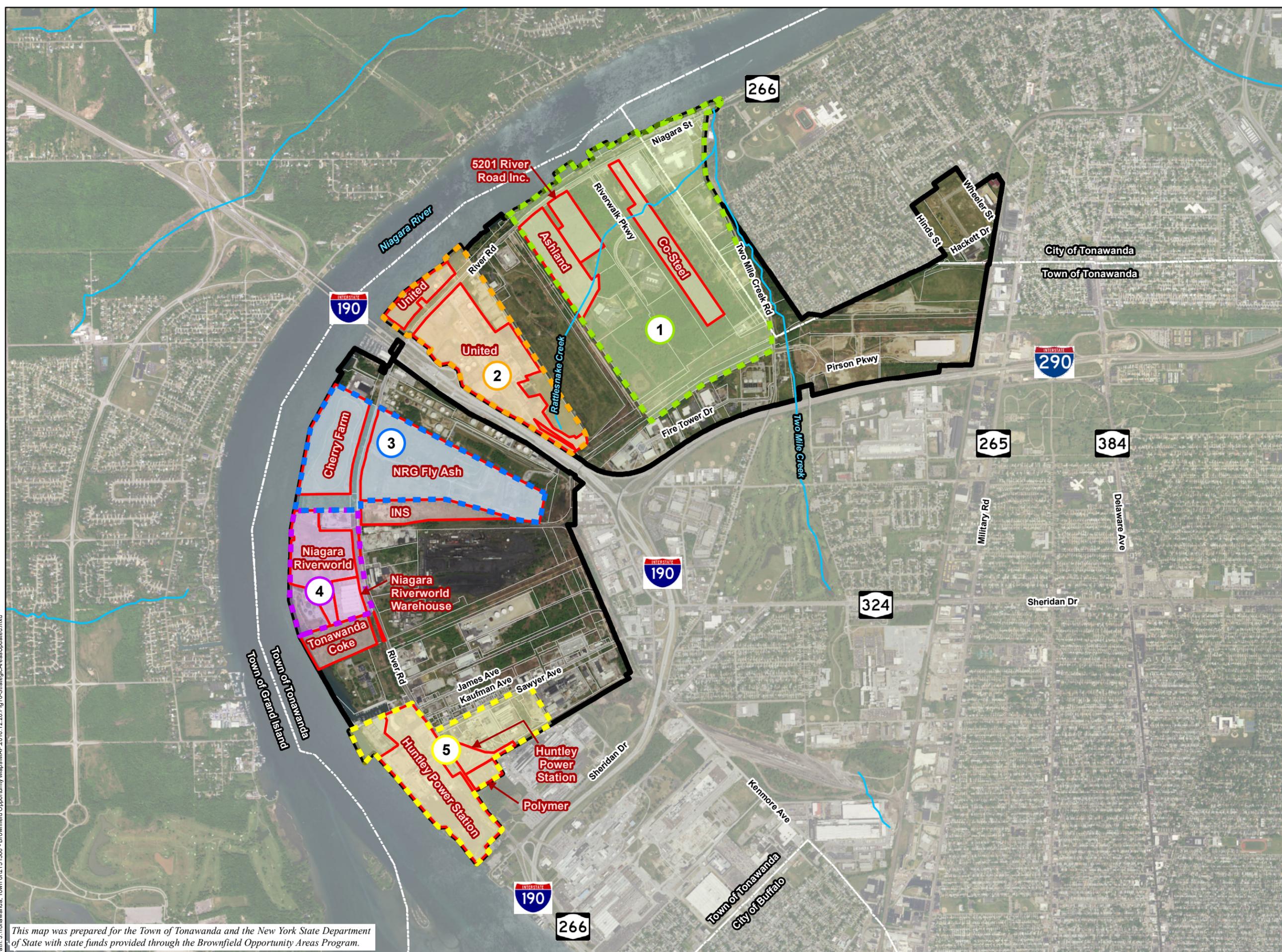
STRATEGIC AREAS AND
STRATEGIC SITES MAP

- TOA Nomination Study Area
 - Municipal Boundaries (White)
 - Creek
 - Other Properties
 - Strategic Sites
- Strategic Areas**
- Strategic Area 1
 - Strategic Area 2
 - Strategic Area 3
 - Strategic Area 4
 - Strategic Area 5

Sources:
 1. TOA Nomination Study Area Boundary: Created by LaBella using parcel boundaries provided by the Town of Tonawanda
 2. Town and City of Tonawanda property boundaries: Provided by the Town of Tonawanda
 3. Strategic Sites and Strategic Areas: Created by LaBella based on Town and Steering Committee input
 4. Roads and Municipal Boundaries: Census Shapefiles from TIGER/Line database (minor edits by LaBella to municipal boundaries to match property lines)
 5. Aerial background: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community.



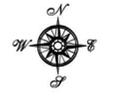
Labella Project No:
2151300



Path: J:\Tonawanda_Town\2151300 - Brownfield Opportunity Maps\MAP.2016.12.20.Fig10.StrategicAreasUpdated.mxd

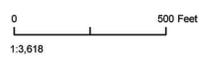
This map was prepared for the Town of Tonawanda and the New York State Department of State with state funds provided through the Brownfield Opportunity Areas Program.

Restaurant/Food 240,000 SqFt.	Mixed Use (commercial/residential/office) 600,000 SqFt.	Office 450,000 SqFt.	Warehouse / Light Industrial 300,000 SqFt.
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+---+ Railroad
 --- Multi-Use Path
 --- Creeks
BOA Strategic Area
 - - - Strategic Area 1
 ■ NYSDEC Wetland
National Wetland
 ■ Emergent/Forested/Shrub Wetland
 ■ Pond
Building Footprint
 ■ Existing Building
 ■ Demolished Building

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 3. Strategic Sites and Strategic Areas: Created by LaBella based on Town and Steering Committee input
 4. Roads, Railroads, Creeks and Municipal Boundaries: Census Shapefiles from TIGER/Line database (minor edits by LaBella to municipal boundaries to match property lines)
 5. Federal Wetlands: Obtained from National Wetland Survey - US Fish & Wildlife Service (2016)
 6. State Wetlands: Obtained from CUGIR
 7. Aerial background: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community.



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- Multi-Use Path
- Public Transit (NFTA Bus Routes): Route 40 Buffalo-Niagara...
- Railroad
- Existing Building
- Demolished Building
- Creeks
- NYSDEC Wetland
- National Wetland**
- Emergent/Forest... Wetland
- Pond
- BOA Strategic Area**
- Strategic Area 2

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 - State Wetlands: Obtained from CUGIR database
 - Local and Private Roads (within Town of Tonawanda), Bike Lanes, and Multi-Use Path:



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Niagara River

INS

River Rd

Tonawanda
Coke

- Railroad
- Existing Building
- Demolished Building
- Creeks
- Multi-Use Path
- Public Transit (NFTA Bus Route)
 - Route 40 Buffalo-NiagaraF...
- BOA Strategic Area
 - Strategic Area 4
- National Wetland
 - Emergent/Forest... Wetland
 - Pond

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0 200 Feet
1:1,767