

**CITY OF BATAVIA  
COMPREHENSIVE PLAN: FOCUS AREA PLANS – WEST TOWN**

**Background**

Originating as an industrial center served by railroad in the late 1800s, the West Town area (see Map WT A: West Town) has become more of a mixed use enclave, having been surrounded by subsequent residential development. Rail service ended long ago and the railroad right-of-way has been vacated and mostly absorbed by adjacent properties. Relatively few industrial uses remain with even less manufacturing use. Many of the former industrially used buildings have become obsolete for modern industrial use and others have been removed.

Despite these changes, West Town remains home to several industrial-type businesses, some of which can be found in typical mixed-use development or neighborhood commercial areas. Impending redevelopment in the immediate area may create pressure for such businesses to relocate to, and perhaps expand in, other locations more industrial in character. These businesses, their owners, employees, and customers, being part of the community, deserve to be accommodated in West Town in a sensitive manner. Doing so will allow redevelopment of West Town without resulting in the loss of these activities before they end or relocate voluntarily, or if they remain. There may be a long transitional period for West Town which must be respected.

Much of West Town has already been identified as a Potential Redevelopment Area on Map ED A: Redevelopment Areas. The West Town Focus Area Plan expands this Potential Redevelopment Area to add properties on south Harrison Street and Walnut Street, east of the vacated railroad.

Properties in West Town are poised for reinvestment and/or redevelopment due to the pending establishment of a Tax Increment Finance District (TIF) encompassing West Town. The City has already concluded that West Town meets the qualifications to be designated as a TIF and is on a course to establish the district by early 2016.

The West Town Land Use Map (Map WT B) establishes land use classifications for properties in West Town. Many of the land use classifications match the properties' current zoning district classification. Where classifications for land use and zoning district do not match, any rezoning of property must conform to the West Town Land Use Map.

Properties abutting and proximate to Main Street are classified as both Neighborhood Commercial and Mixed Use. This dual land use classification allows flexibility in applying a future zoning district. Rezoning of individual properties would be considered for the Neighborhood Commercial zoning district while assemblages of property into a site of 1 acre or more could be considered for the Mixed Use zoning district.

## **Goals and Policies**

### **1. Establish land uses that are compatible with proximate existing uses to create a vibrant West Town, in accordance with the West Town Land Use Map.**

#### Policies

- a. Consider Zoning Map amendments along Main Street that propose the Neighborhood Commercial zoning district on properties less than one (1) acre and for the Mixed Use zoning district on larger property assemblages
- b. Encourage continuing use of, and reinvestment in, viable commercial properties
- c. Seek redevelopment of obsolete industrial properties to provide mixed residential/commercial uses that support area residents and each other
- d. Maximize larger properties for new residential development

### **2. Provide safe, effective, and attractive transportation facilities.**

#### Policies

- a. Require all new development and streetscape projects to include sidewalks on both sides of streets
- b. Consider private streets in larger developments
- c. Accommodate bicycle/multi-use trails and facilities where possible
- d. Offer economic assistance for public improvements
- e. Encourage the routing of PACE bus transit through West Town

### **3. Ensure development improves City services and facilities.**

#### Policies

- a. Require all new development and streetscape projects to include sidewalks on both sides of streets
- b. Require utility improvements where necessary
- c. Balance providing parking in the parkway with safety and aesthetic concerns
- d. Offer economic assistance when development requires upgrades of City utilities

### **4. Strengthen West Town's commercial presence.**

#### Policies

- a. Retain and improve existing commercial uses that are compatible with the desired character of West Town
- b. Encourage new business development to serve area residents and other businesses and to complement existing businesses
- c. Consider unique parking arrangements such as shared parking or public-private facilities
- d. Offer economic incentives for businesses to serve underserved markets
- e. Prioritize development that expands the real estate and sales tax bases and provides employment opportunities

**5. Ensure environmentally responsible land development and use.**

Policies

- a. Partner with developers to remediate contaminated development sites
- b. Encourage sustainable developments
- c. Require best environmental management practices, especially those receiving financial assistance

**6. Provide open spaces to balance new development.**

Policies

- a. Ensure that residential development includes private and communal open spaces
- b. Include bicycle trails where feasible

**7. Establish a range of housing opportunities.**

Policies

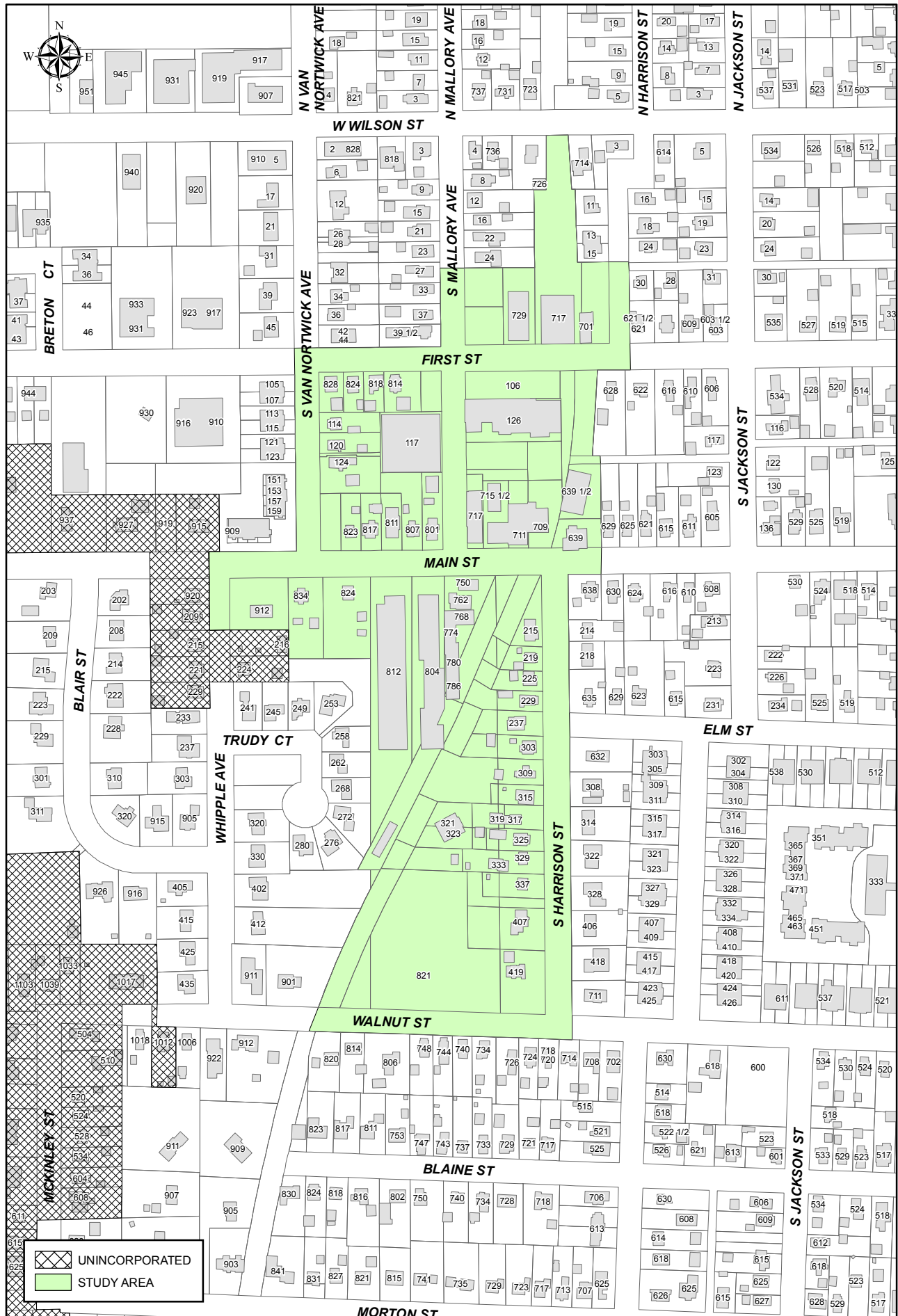
- a. Preserve and enhance quality existing lower density residences
- b. Where appropriate, add higher density residences, including multi-family
- c. Balance owner-occupied residences with rental dwellings
- d. Encourage housing that serves persons of all levels of physical ability and incomes

**8. Create quality, attractive land development.**

Policies

- a. Through design review, hold development to aesthetic standards of the City's *Multi-Family Design Guidelines*
- b. Employ the City's *Standard Design Review Criteria for Commercial and Institutional Projects*
- c. Ensure that all development enhances the character of West Town and adjacent properties
- d. Balance effective business signage with sensitivity toward nearby residential uses
- e. Require screening of parking, outdoor use areas, and utility structures from streets, sidewalks, and nearby residential properties

# Map WT A: West Town Focus Area



# Map WT B: West Town Land Use Map

