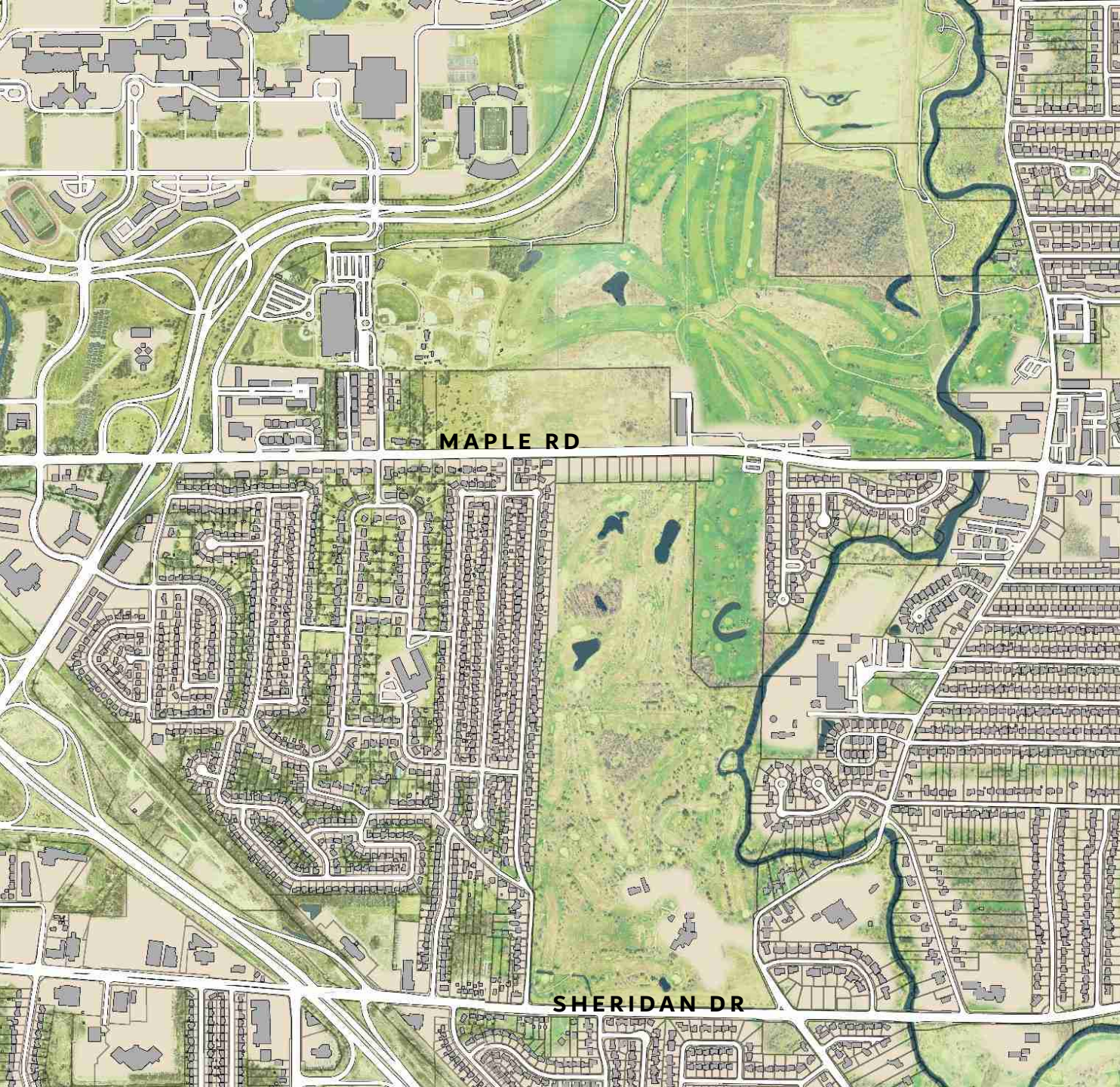


# AMHERST CENTRAL PARK

STAKEHOLDER WORKSHOP WRAP-UP

JULY 2, 2020

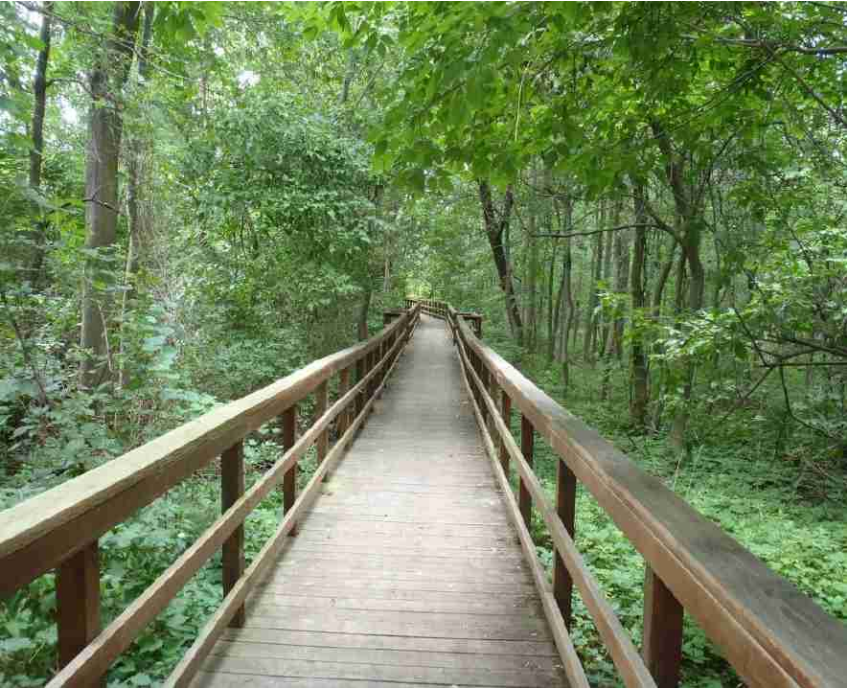


MAPLE RD

SHERIDAN DR

# AMHERST CENTRAL PARK

# CENTRAL PARK: CONNECT TO NATURE



# CENTRAL PARK: CIVIC LIFE



# CENTRAL PARK: RECREATION





**Amherst Central Park**

# Amherst Central Park



# SHAPING WALKABLE, MIXED-USE PLACES

## Chapter 203. Zoning

### SECTION 5A. MIXED USE DISTRICTS



Adopted: September 3, 2019

#### 5A-3-7. CTR-5 Center 5

##### A. District

**INTENT**  
The Center 5 District is intended to create new walkable mixed-use places with human-scaled internal streets. The district standards are intended to create a network of continuous high active and walkable streets establishing walkable and bikeable connections to the district and to the surrounding corner space is required and intended as an feature for new development. Buildings from 1 to 5 stories in height. The Center 5 District is intended to provide for a variety of residential and commercial uses, as well as multi-residences or offices.

**USE**  
Allowed uses See 5A-8

##### B. Site

**LOT**  
Width 0 min

**BUILDING SETBACKS**

##### C. Building

**BUILDING MASS**

- Maximum building height 5 stories/75' max
- Minimum building height 2 stories/30' min

#### 5A-4-3. Village Core Frontage

ACCESS DRIVE	
Separation	200' min
Distance after intersection	100' min
Distance before intersection	200' min
Throat depth	40' min

BUILDING SETBACKS	
Build-to zone	0' min/30' max
Lot frontage	90% min

PARKING SETBACKS	
Street	20' min

BUILDING MASS	
Street-facing building length	n/a

STREETSCAPE	
Clear pedestrian zone	10' min
Curb zone	6' min
Tree planting base	Grates

STORY HEIGHT	
Ground floor elevation	0' min / 7' max
Ground story height	13' min

TRANSPARENCY	
Ground story	70% min
Upper story	20% min
Blank wall length	15' max

PEDESTRIAN ACCESS	
Street-facing entrance	Required
Entrance spacing	30' max

5A-16 Chapter 203. Zoning | Amherst, MA

#### 5A-6-3. Core Street

STREETSCAPE	
Clear pedestrian zone	See Frontage
Curb zone	See Frontage

STREET CONFIGURATION	
Clear pedestrian zone	34' min
Bike lane	5' min
Bike Buffer	2' min
Gutter pan	12" min
Curb lane	8' min
Parking	Required
Bulb-outs	Required
Travel lane	9' min/10' max
Turn lane	10' min/12' max



**DRAFT**

**Boulevard  
Central  
District**

NIAGARA FALLS BOULEVARD

**BOULEVARD MALL**



**DRAFT**

**Boulevard  
Central  
District**

NIAGARA FALLS BOULEVARD

**BOULEVARD MALL (potential change over time)**



**DRAFT**

**Boulevard  
Central  
District**

**NIAGARA FALLS BOULEVARD**

**BOULEVARD MALL (potential change over time)**



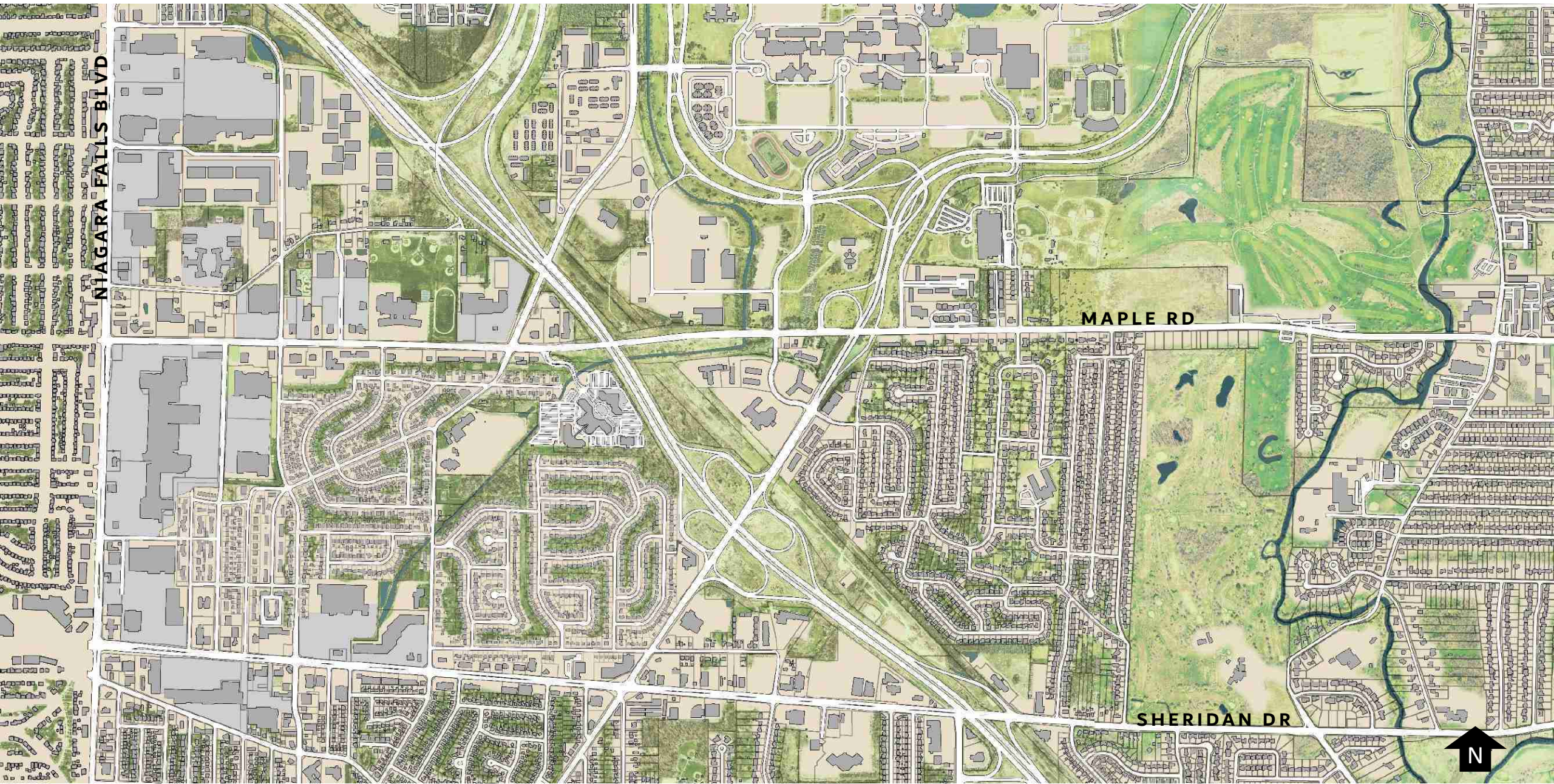
**DRAFT**

**Boulevard  
Central  
District**

**NIAGARA FALLS BOULEVARD**

**BOULEVARD MALL (potential change over time)**





**NIAGARA FALLS BLVD**

**MAPLE RD**

**SHERIDAN DR**



**BOULEVARD CENTRAL DISTRICT & CENTRAL PARK**

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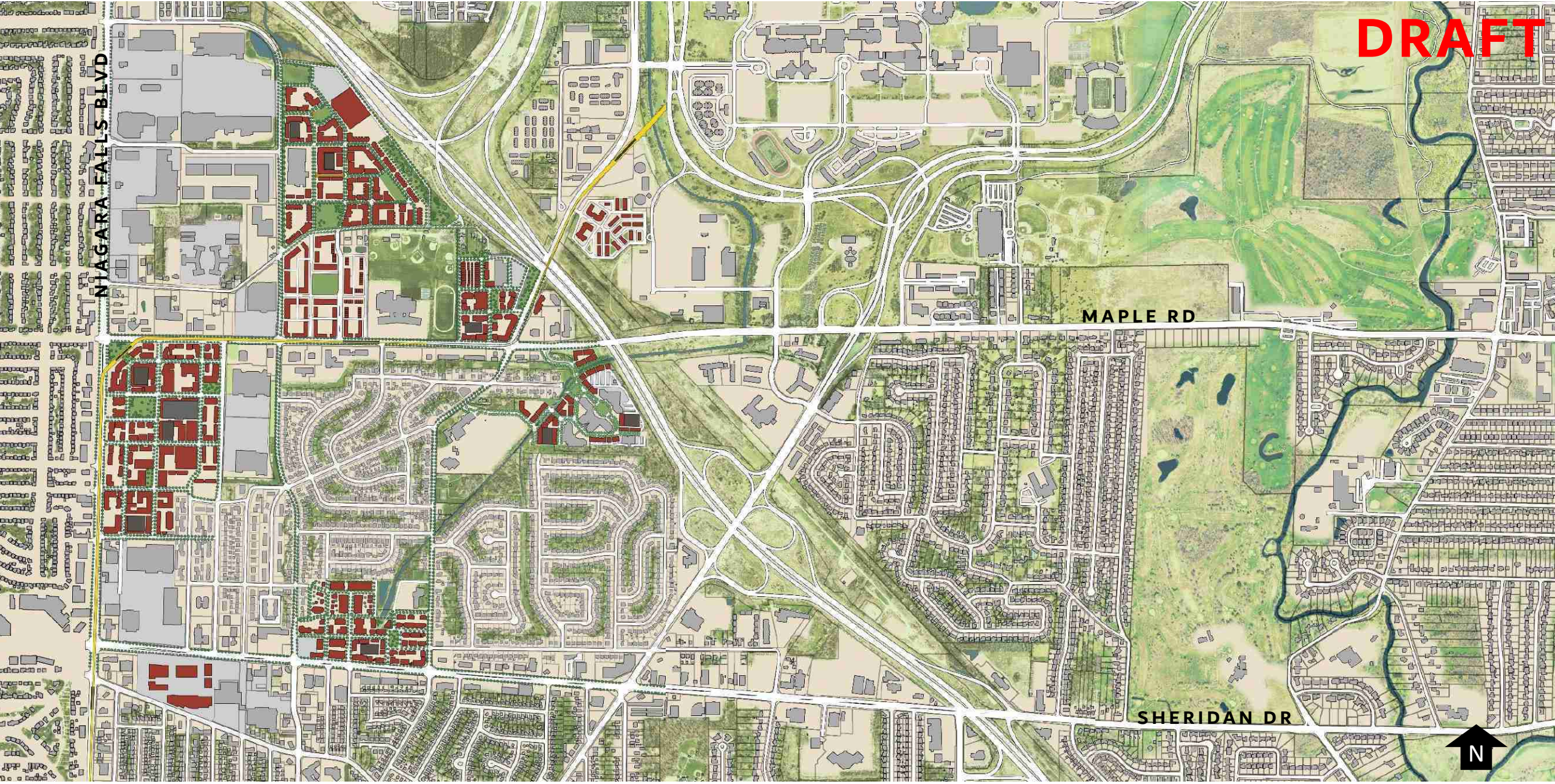
**NIAGARA FALLS BLVD**

**MAPLE RD**

**SHERIDAN DR**



**BOULEVARD CENTRAL DISTRICT & CENTRAL PARK**



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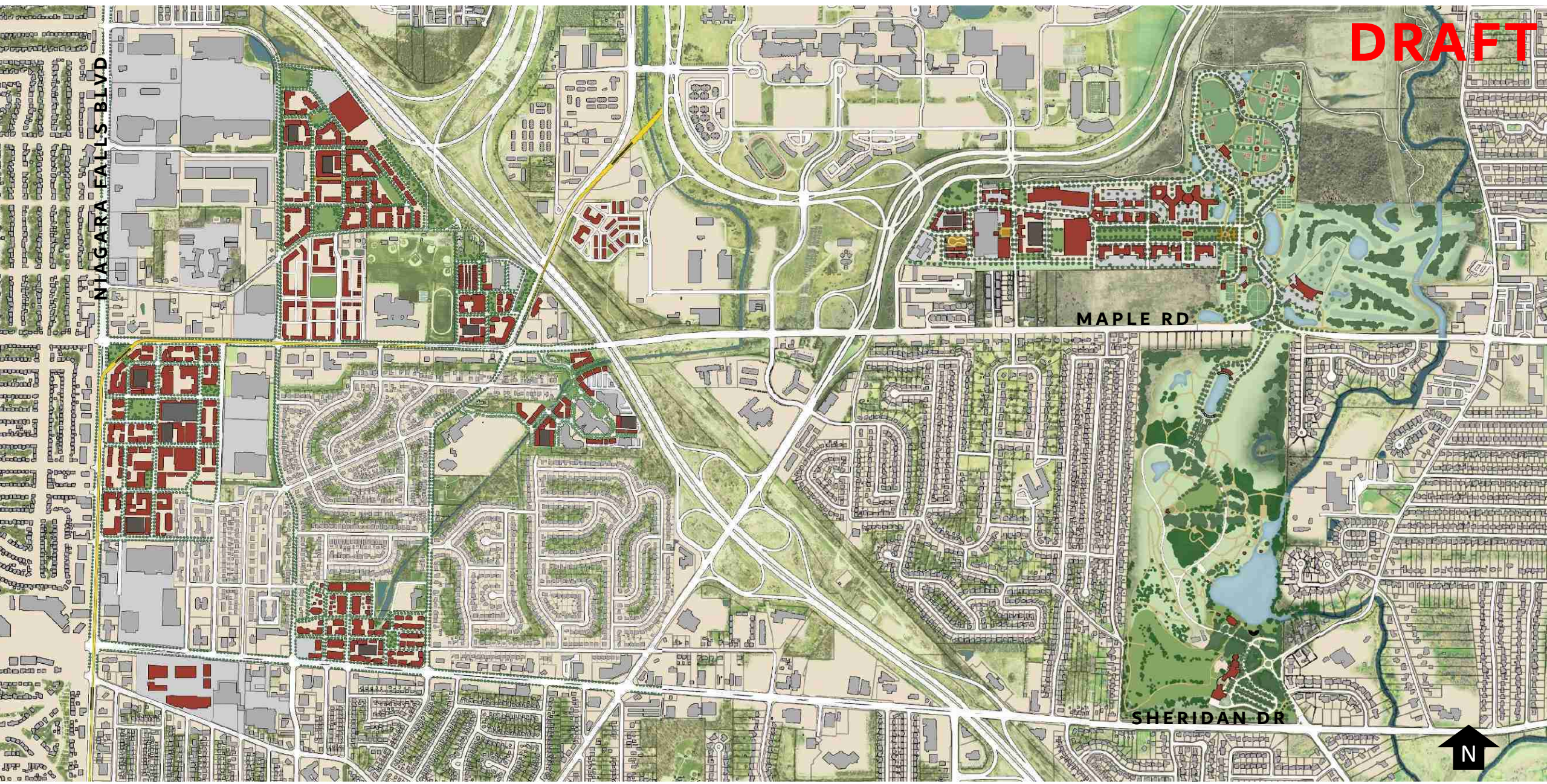
**NIAGARA FALLS BLVD**

**MAPLE RD**

**SHERIDAN DR**



**BOULEVARD CENTRAL DISTRICT & CENTRAL PARK**



# STAKEHOLDER WORKSHOP: JUNE 29 - JULY 1

Meetings with stakeholder groups to review Town plans to date, discuss opportunities & ideas for refinement

- Waterfront Stakeholders
- Community Group
- Recreation Committee
- Arts & Culture Committee
- Golf Committee
- Hamister Group
- Ciminelli
- Uniland
- Priam LLC



# IDEAS FOR PARK REFINEMENT:

- 4 seasons facilities: ice rink, sled/training hill, curling
- Ballfields: identify restroom / concessions areas, parking (overflow), improve access
- Cricket: add warm-up space
- Pickleball: want 16 - 18 courts
- Golf: add putting course
- More multi-purpose fields
- Gathering space for families
- Location for food trucks
- Pedestrian gateways / public art
- Connect to UB bike paths



# QUESTIONS:

- Parking: How much is needed; multiple garage structures?
- Access: More ways to circulate? Connections to Maple Road? What about a connection to Millersport Hwy?
- How to upgrade experience & safety on Maple Road?
- Field House: How large of a footprint is needed?
- Ball fields: How many will have lighting?
- Golf: Where will there be a municipal 18-hole course?
- What about remediation on the Westwood site?





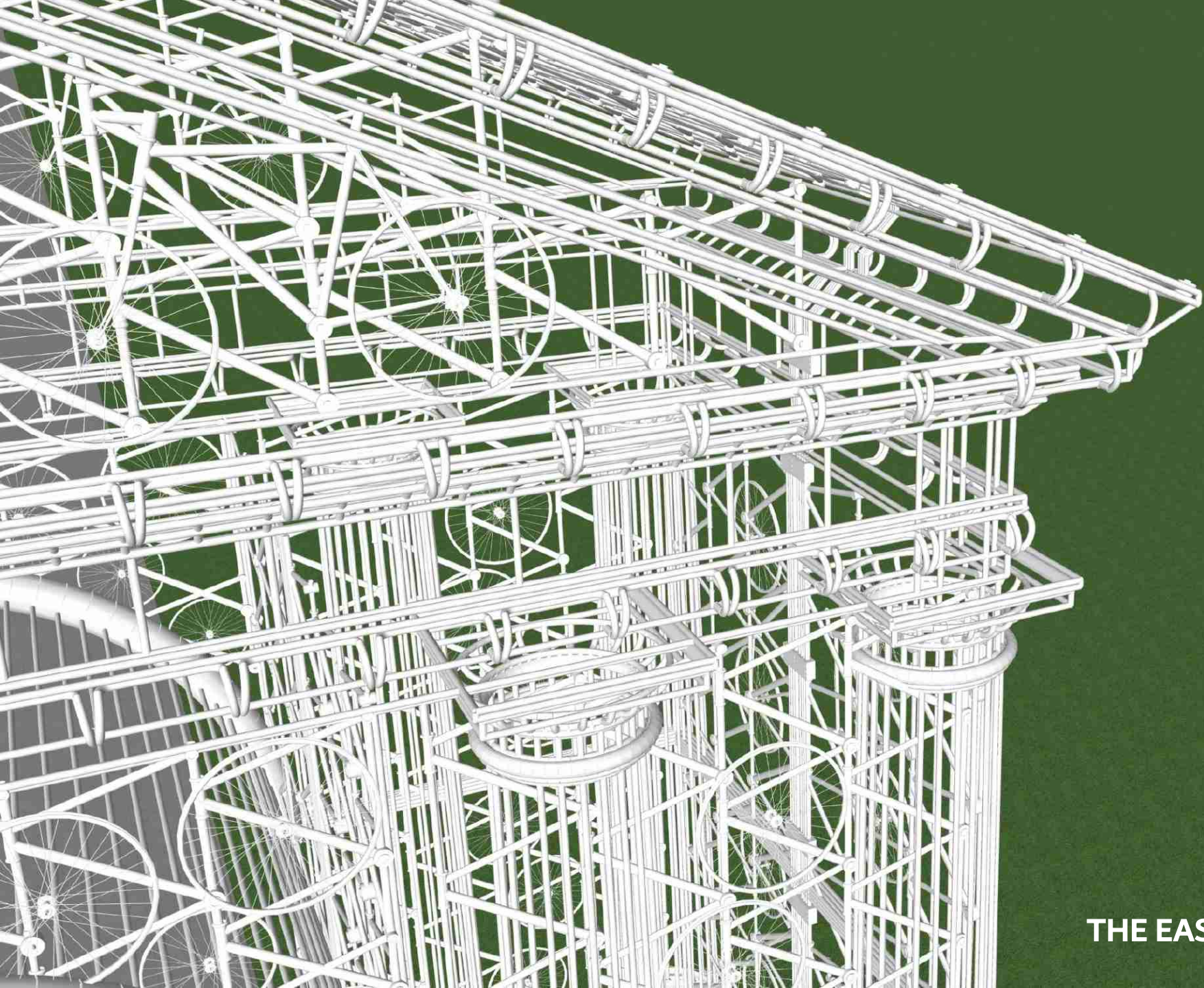
**SOUTH WINDERMERE CROSSING (EXISTING)**



**SOUTH WINDERMERE CROSSING (WITH ART CROSSING FOR EAST COAST GREENWAY)**



**THE EAST COAST GREENWAY ARCH**



THE EAST COAST GREENWAY ARCH



CARAS PARK, MISSOULA (TODAY)



**CARAS PARK, MISSOULA (NEW PLAN)**





**CARAS PARK, MISSOULA (NEW PLAN)**



CARAS PARK, MISSOULA (NEW PLAN)



CARAS PARK, MISSOULA (NEW PLAN)



Bathroom & office building

Ice Ribbon

CARAS PARK, MISSOULA (NEW PLAN)

# ICE RIBBON: SECOND MOST PREFERRED PARK USE



25

13

Climbing Boulders



31

18

Sledding Hill



14

24

Dog Park



9

31

Exercise Equipment



23

17

Multi-use Ice



21

17

Outdoor Dining



27

12

Ice Ribbon



20

19

Lawn Games



23

17

Splash Deck



34

6

Multi-use Lawns



13

26

Hanging Chair Grove



26

14

Winter Activation

# ICE RIBBON IN HERRIMAN CITY



# ICE RIBBON IN HERRIMAN CITY



# ICE RIBBON IN HERRIMAN CITY





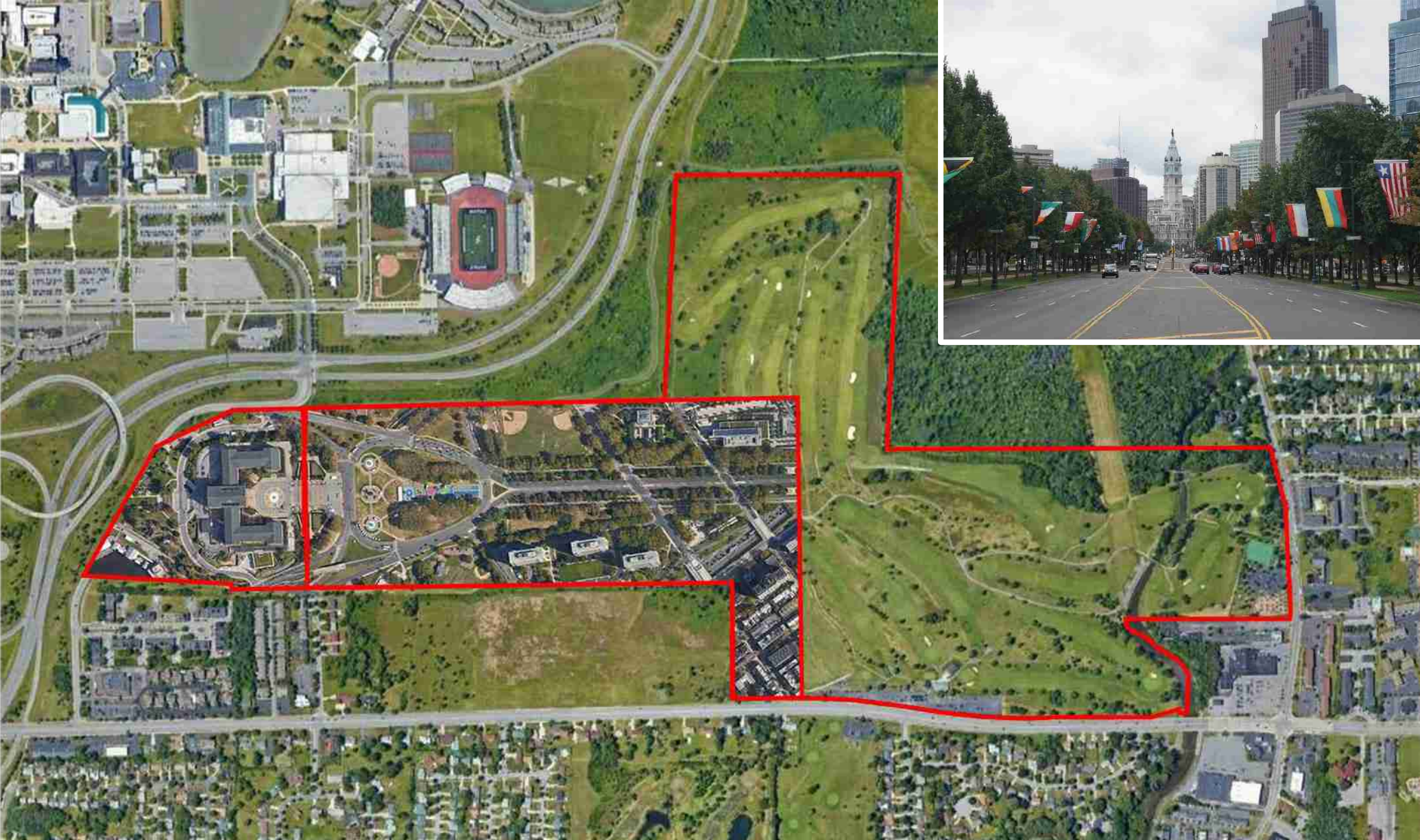
# SCALE COMPARISON

Existing Conditions



# SCALE COMPARISON

Notable Streets: Benjamin Franklin Parkway, Philadelphia



# SCALE COMPARISON

Notable Streets: Champs-Elysees, Paris



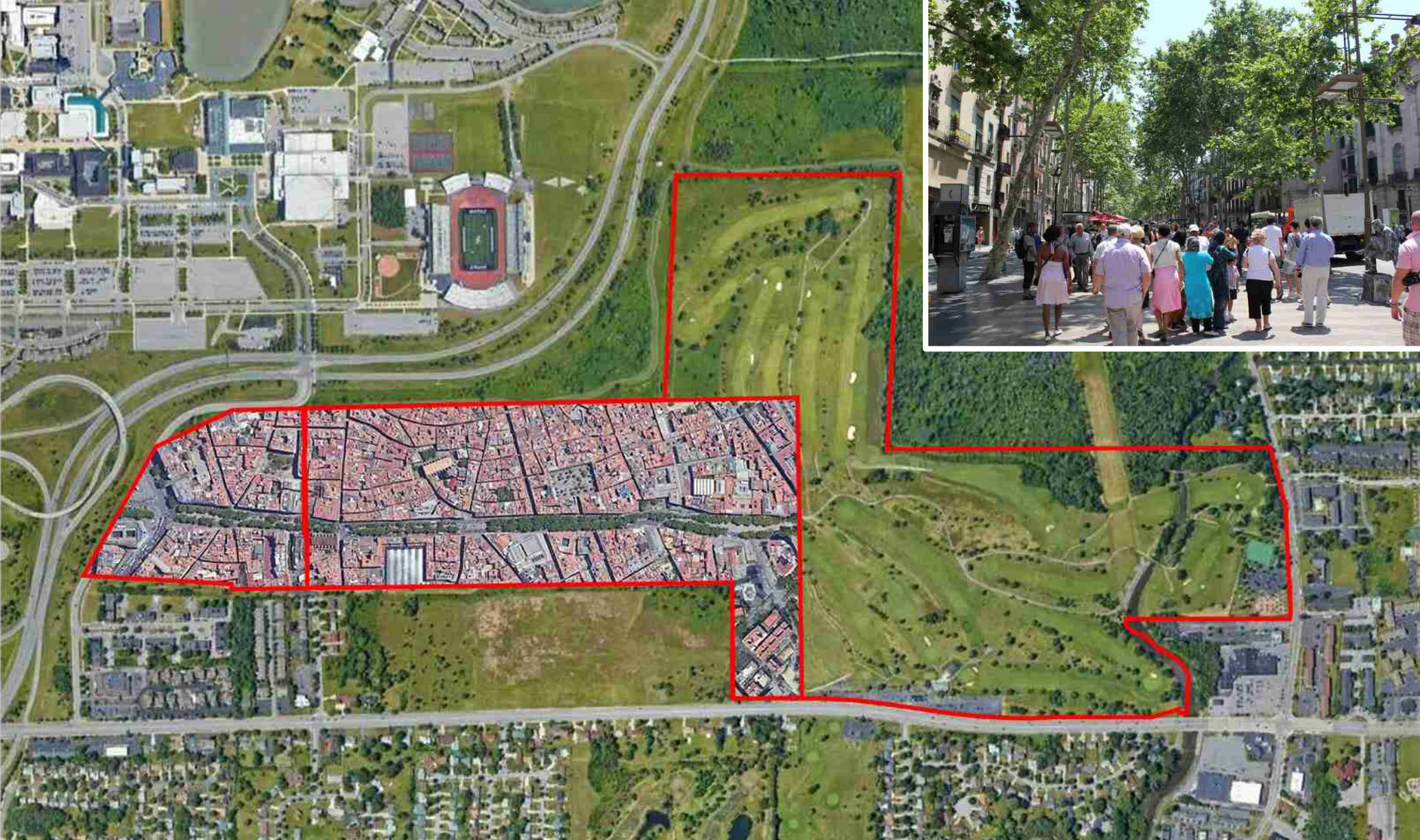
# SCALE COMPARISON

Notable Streets: Commonwealth Avenue, Boston



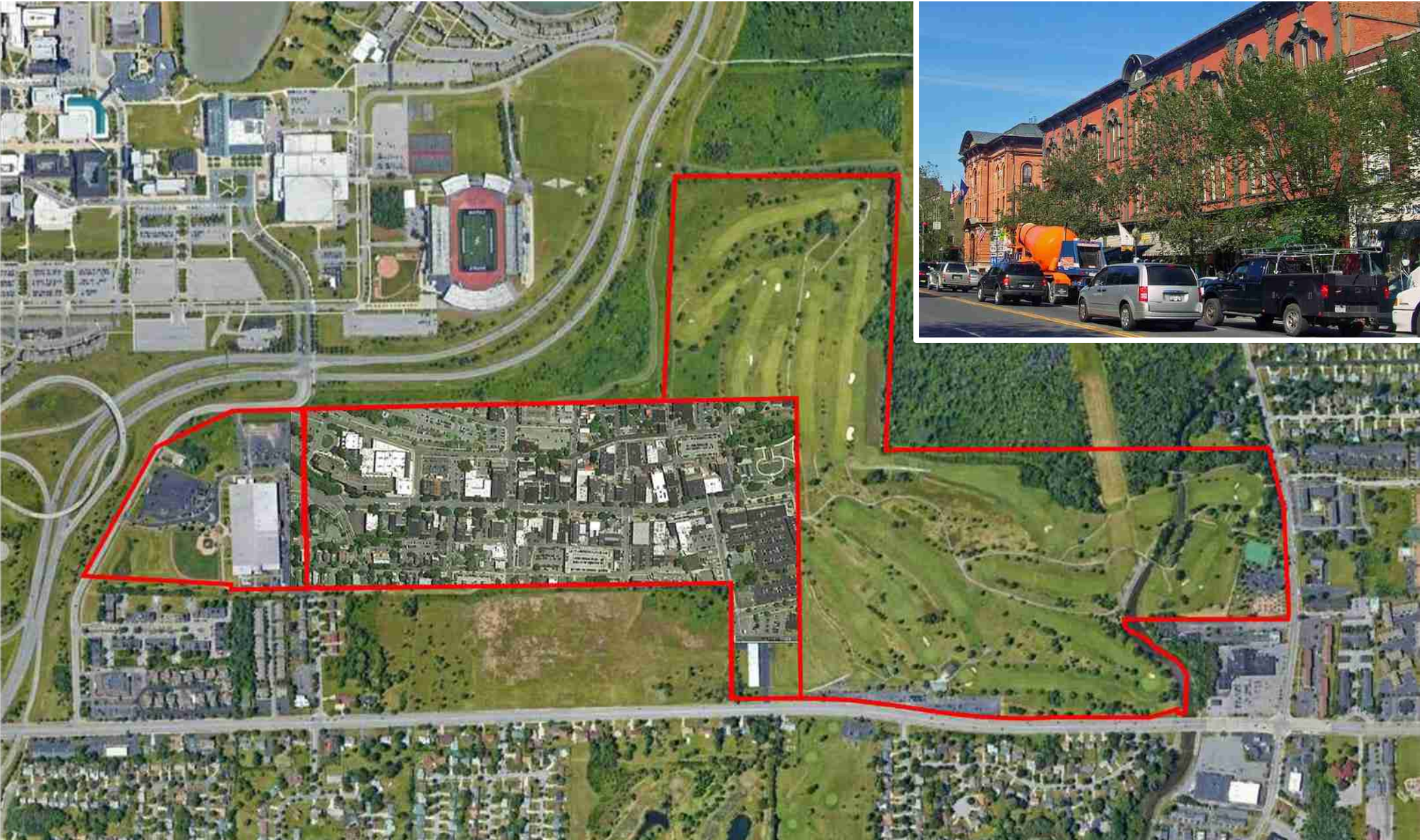
# SCALE COMPARISON

Notable Streets: La Rambla, Barcelona



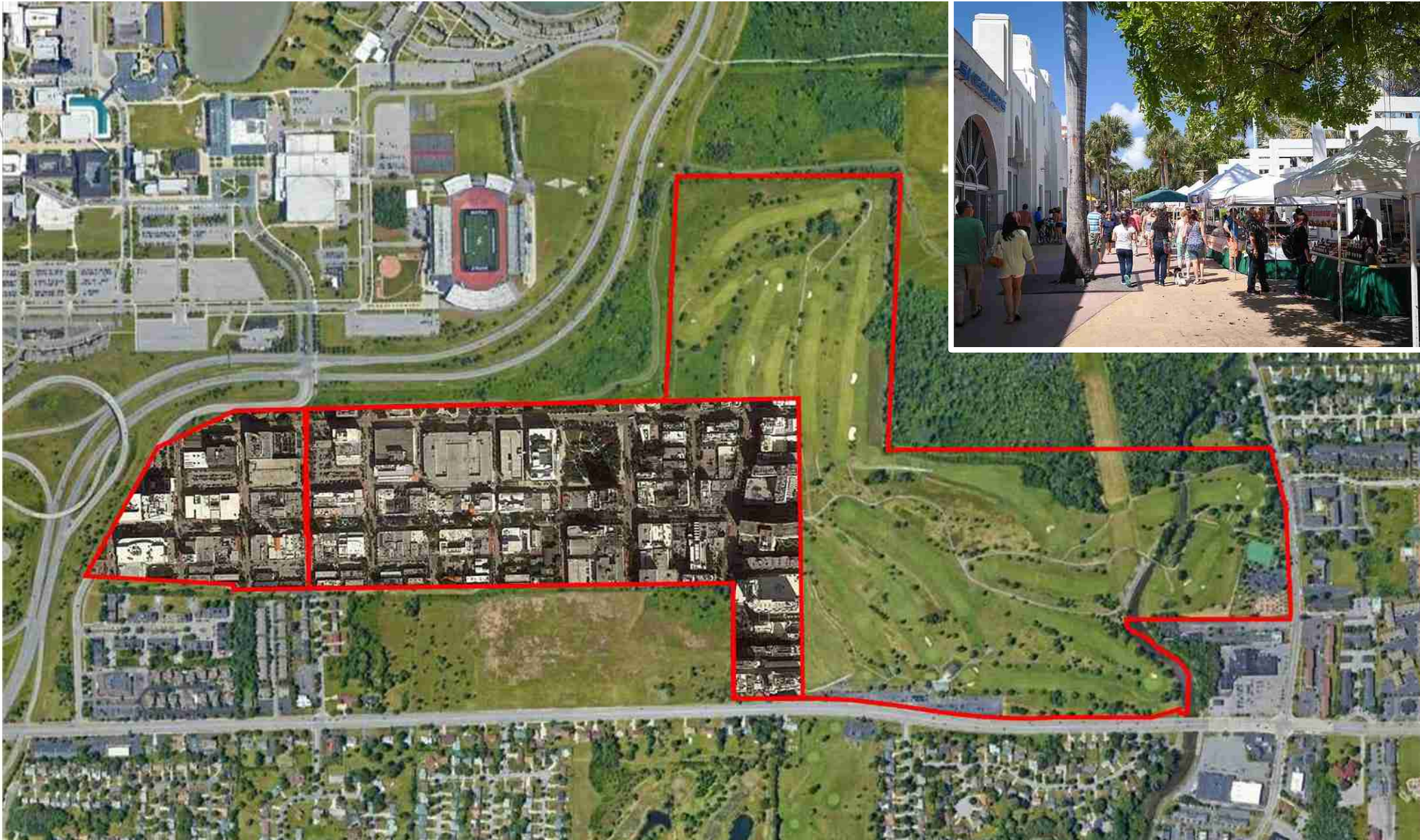
# SCALE COMPARISON

Notable Streets: Saratoga Springs, NY



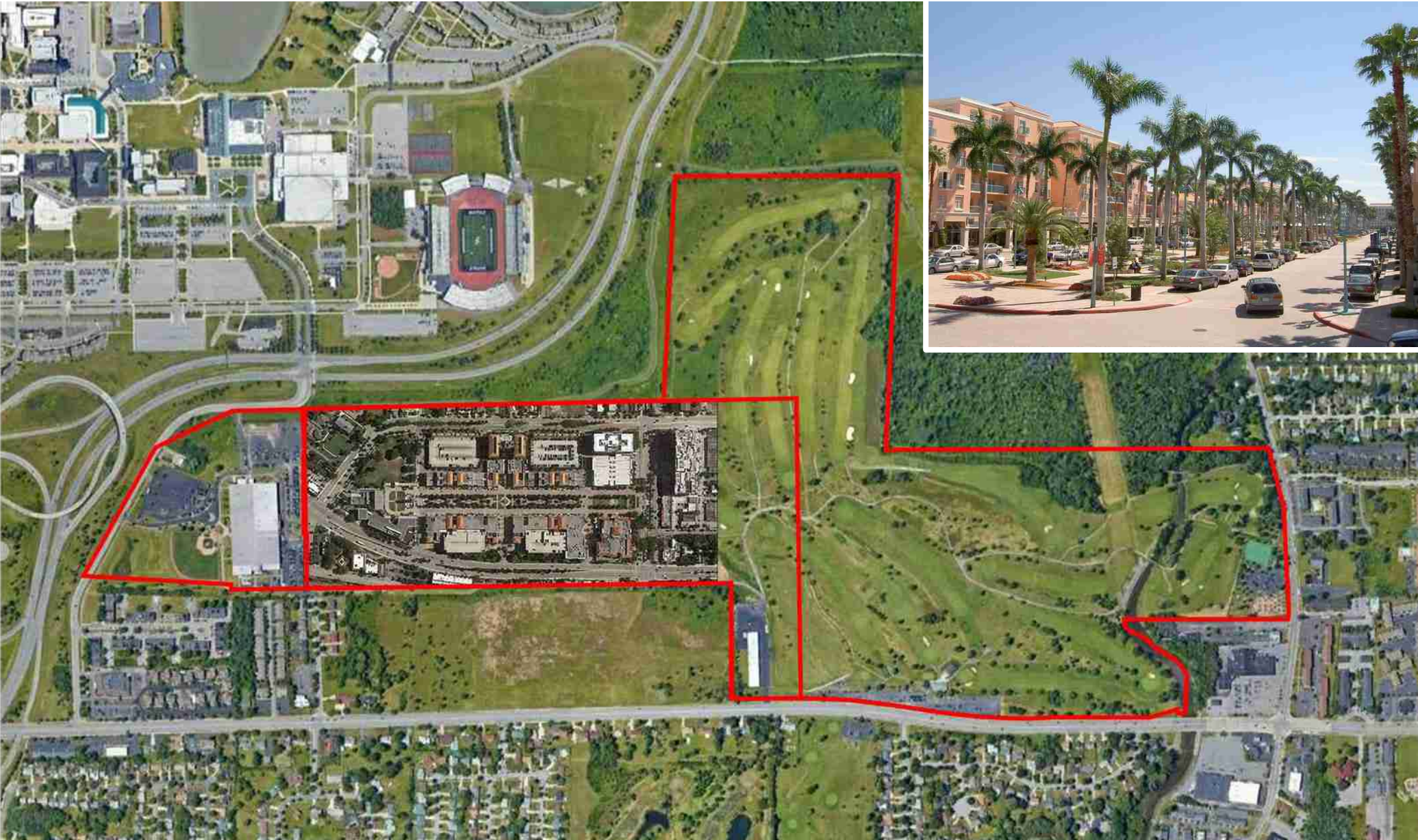
# SCALE COMPARISON

Notable Spaces: Lincoln Road, Miami Beach



# SCALE COMPARISON

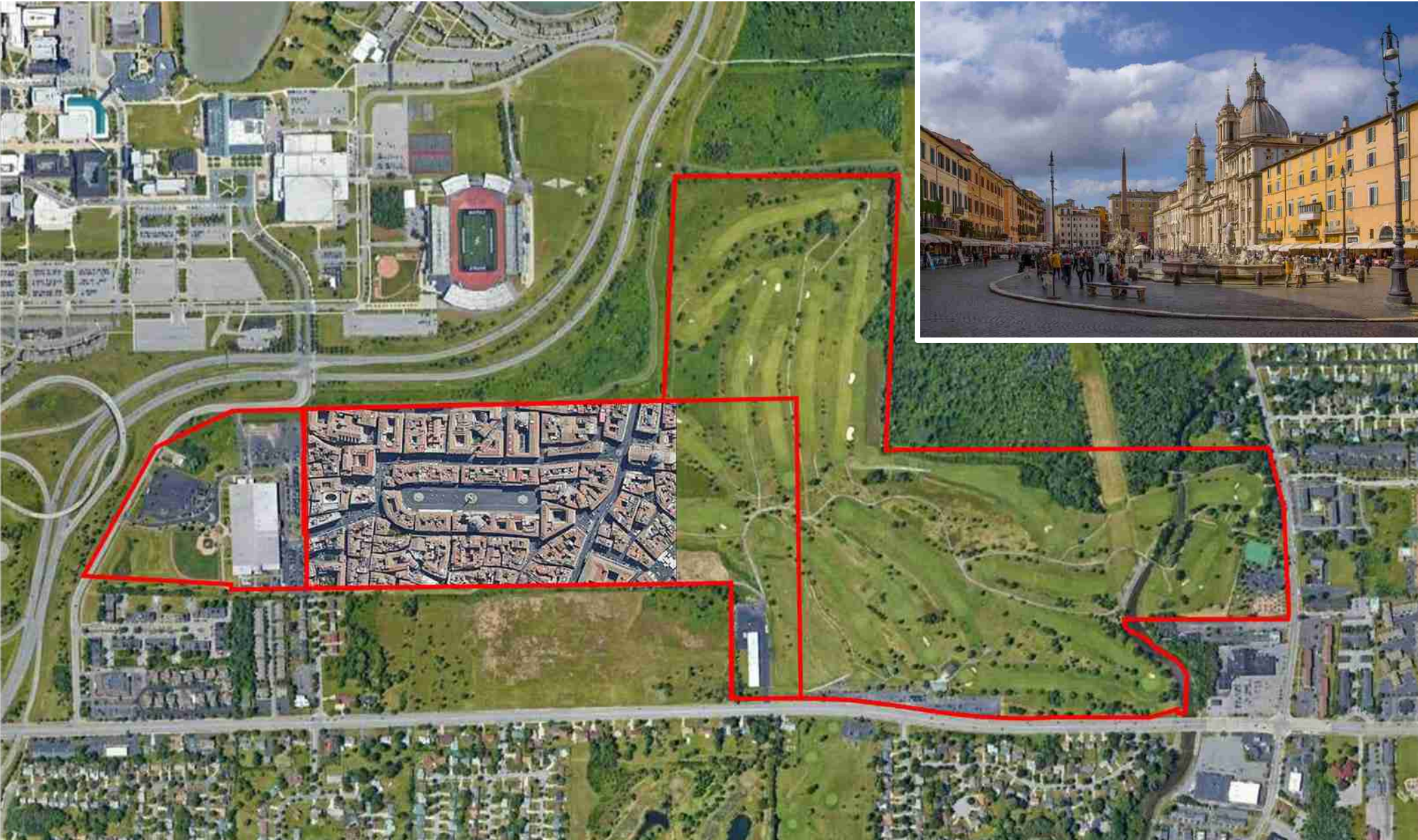
Notable Spaces: Mizner Park, Boca Raton





# SCALE COMPARISON

Notable Spaces: Piazza Navona, Rome



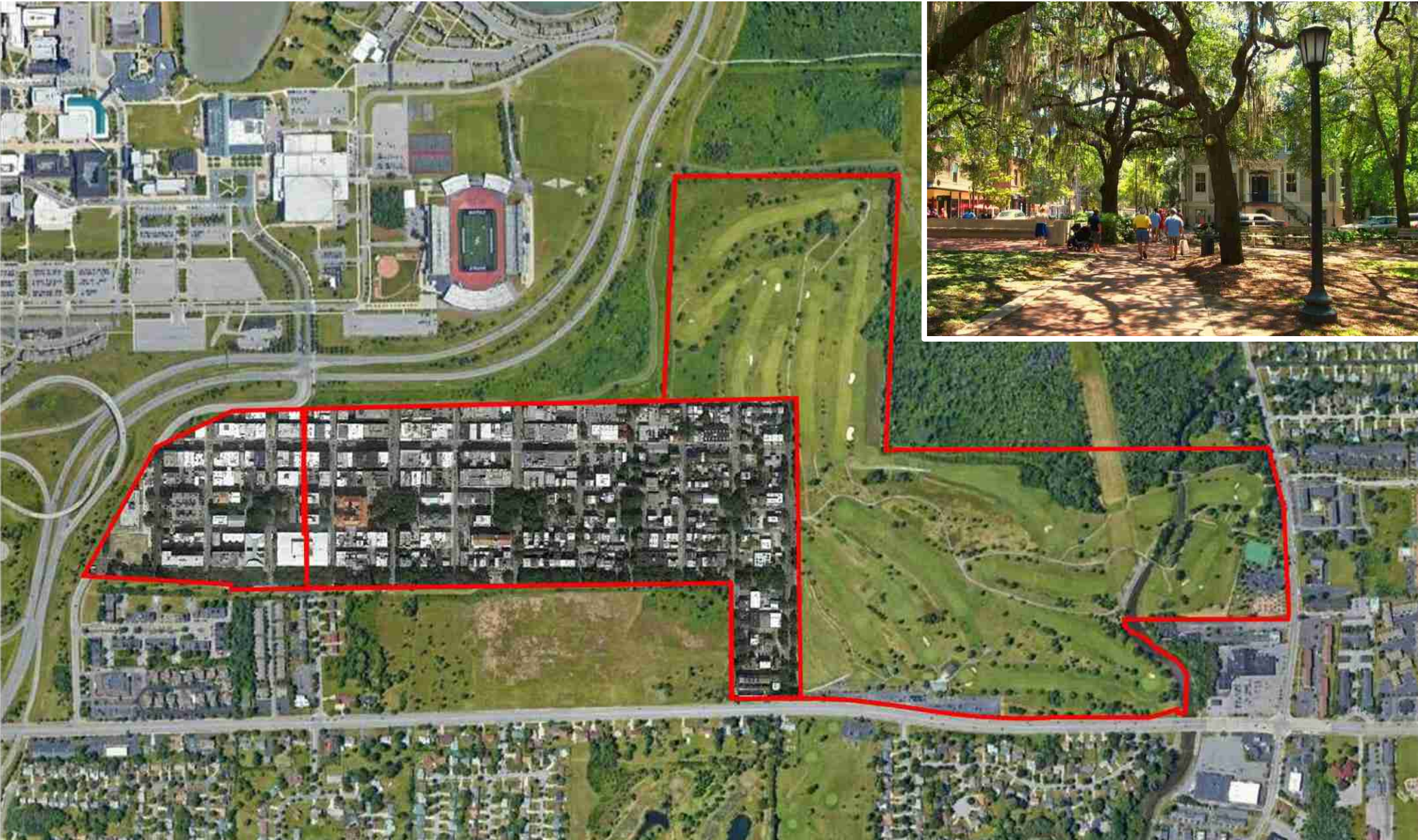
# SCALE COMPARISON

Notable Places: Balboa Park, San Diego, CA



# SCALE COMPARISON

Notable Places: Savannah, GA



**DRAFT**

# AMHERST CENTRAL PARK

Existing Conditions



# AMHERST CENTRAL PARK

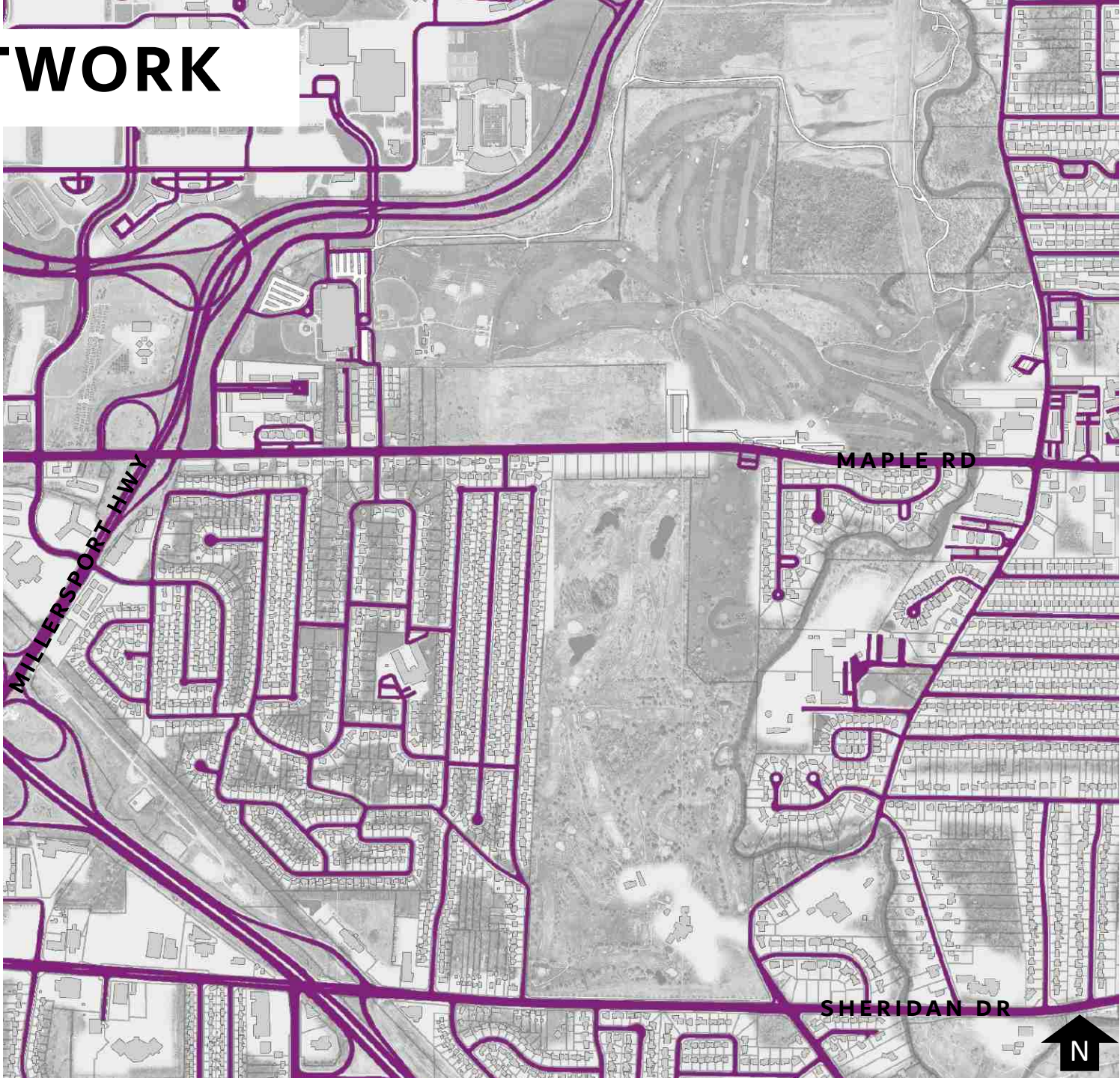
Potential Future  
Conditions

**DRAFT**



# STREET NETWORK

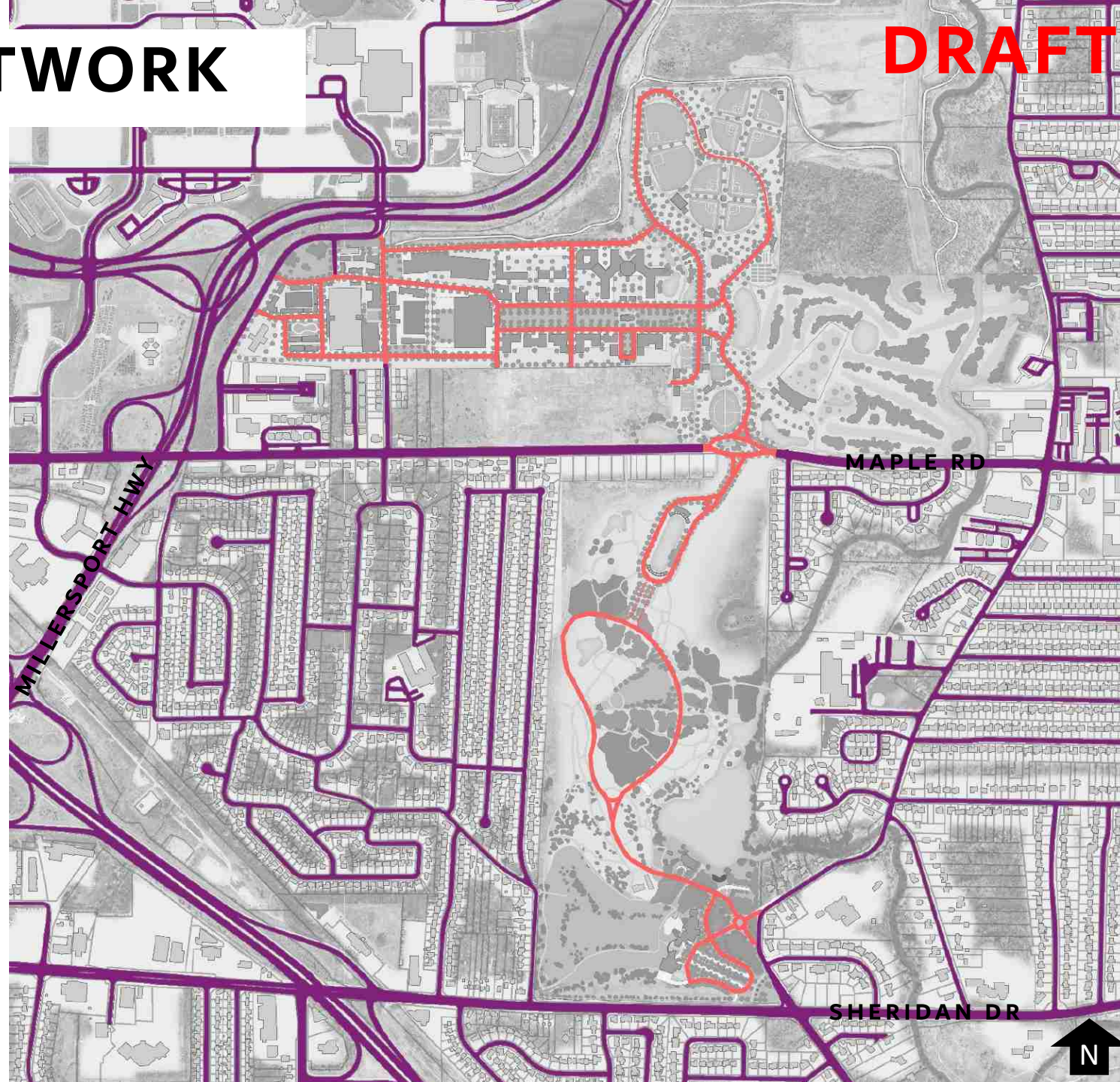
Existing Conditions



# STREET NETWORK

Potential Future  
Streets

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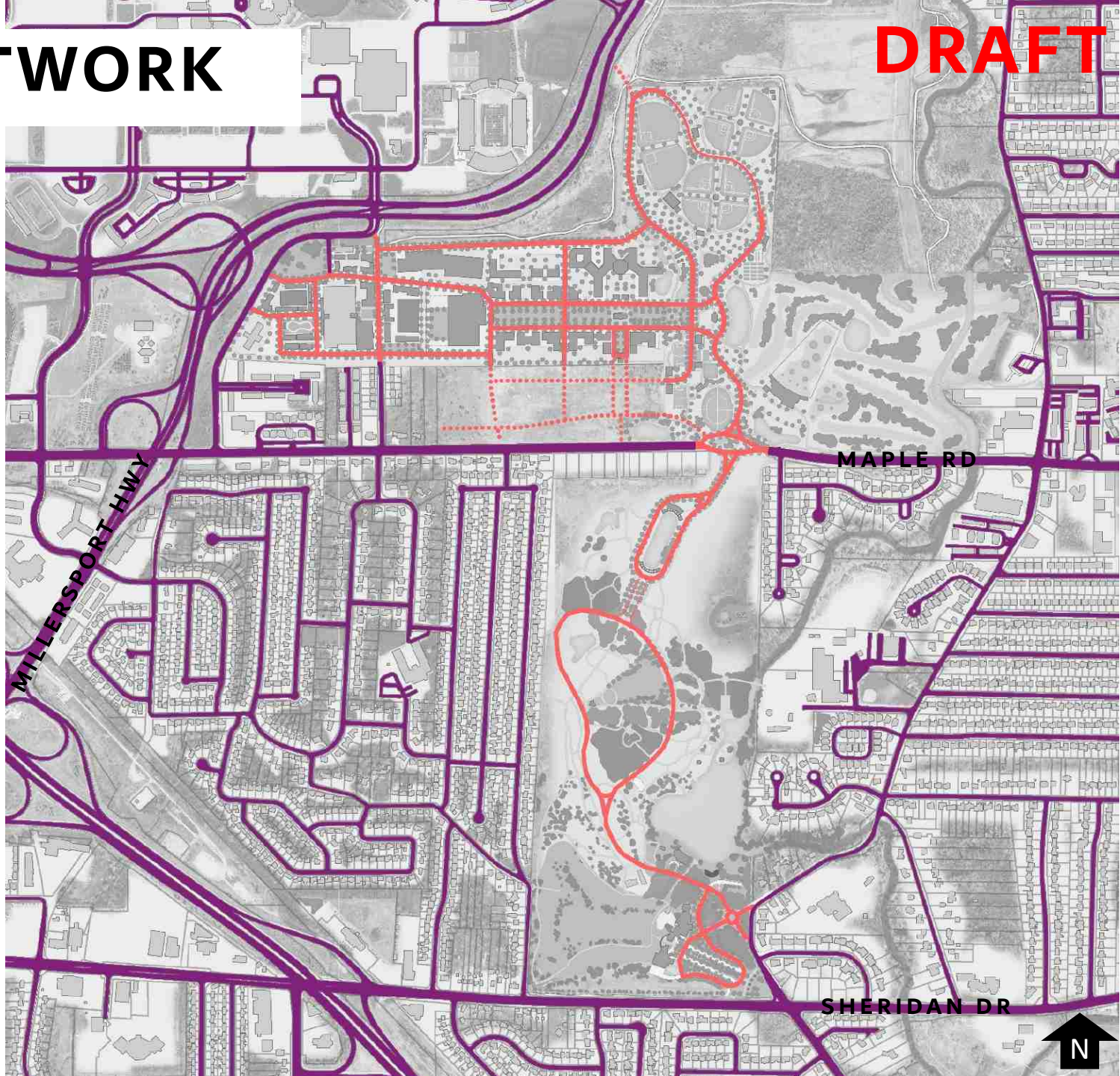




# STREET NETWORK

Potential Additional Connections

**DRAFT**



# VIEW OVER SHERIDAN DR



SHERIDAN DR

EXISTING

# VIEW OVER SHERIDAN DR

**DRAFT** 

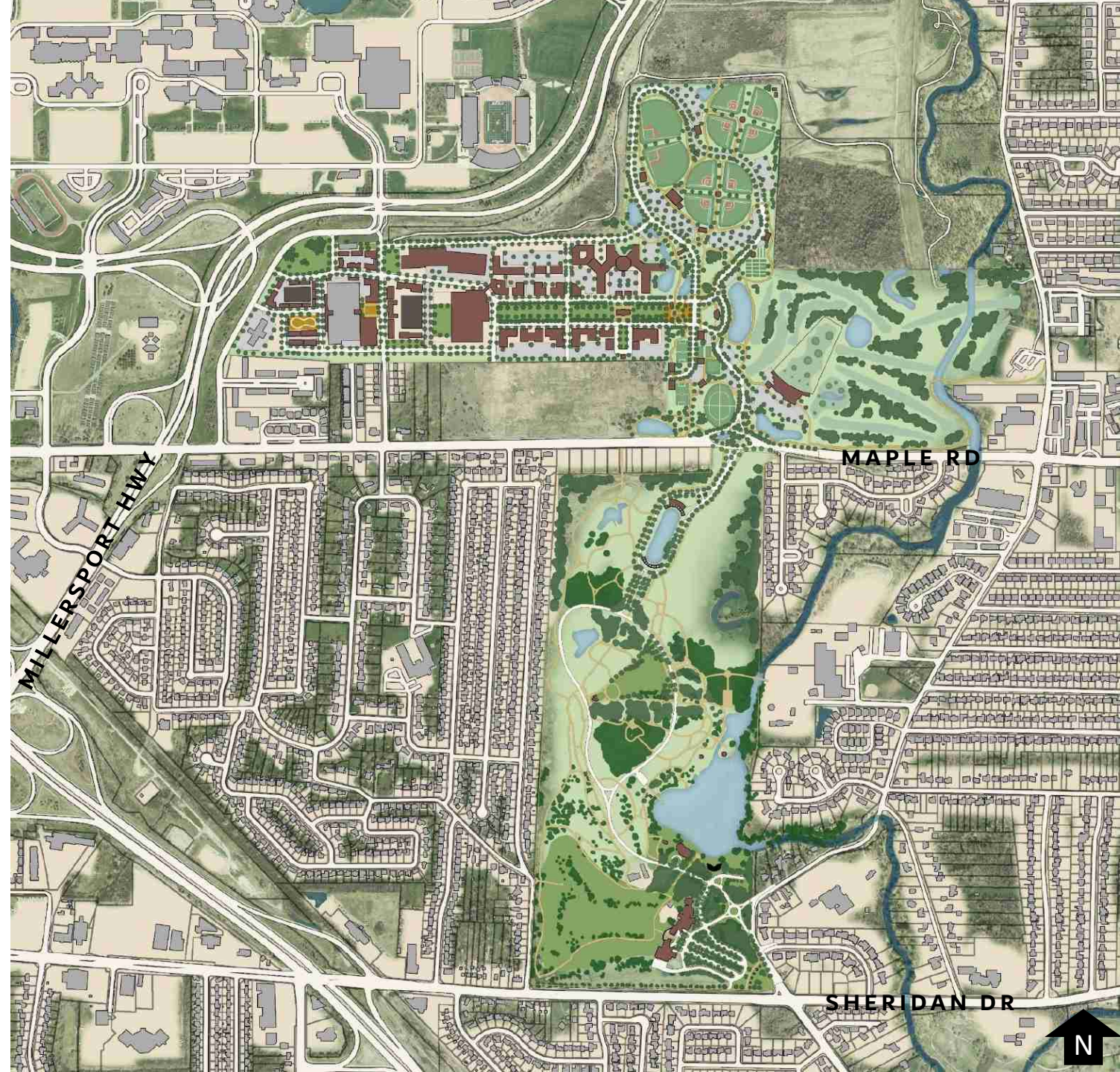


WHAT IF?

# IDEAS FOR WESTWOOD

(SOME ARE INCLUDED IN THE LWRP REPORT)

- In general, emphasis on pastoral view, passive activities
- Ellicott Creek could be dammed at the weir to form a lake.
- Repurpose the club house for civic uses.
- Reuse the pedestrian paths, perhaps widen them
- Connect this park to the Audubon site.



# IDEAS FOR WESTWOOD

(CLOSER VIEW, PROPOSED POND)

- In general, emphasis on pastoral view, passive activities
- Ellicott Creek could be dammed at the weir to form a lake.
- Repurpose the club house for civic uses.
- Reuse the pedestrian paths, perhaps widen them
- Connect this park to the Audubon site.
- Do not connect the road directly to Sheridan Dr to reduce cut-thru traffic



# IDEAS FOR WESTWOOD

## THE ROADWAY

- Not a direct route north to south.
- Has locations where motorists are forced to slow down, and sometimes stop.
- The character of the roadway changes along its length. This has an affect of making the drive “feel” longer, plus it will be more enjoyable.
- The south entrance connects to N. Forest Rd, not directly to Sheridan Drive.
- Roundabout at entrance to separate motorists to the civic venues from those going deeper into the park, and to make an attractive and well landscaped entrance.



# IDEAS FOR WESTWOOD

## THE PATHWAYS

- A network of ped and bike pathways.
- Uses existing paths, but adds more.
- Creates locations everywhere for interesting views to nature, manicured landscapes, displays of public art, architectural elements, shelters for multiple activities
- Fashioned in the romantic Olmsted tradition.



# IDEAS FOR WESTWOOD

## STRUCTURES WITHIN THE PARK

- Repurposed Club House.
- Next to it a Theater Arts building.
- Possibly to add the “compound” an Arts facilities: maker spaces, displays, sculpture garden, etc.
- Fashioned in the romantic Olmsted tradition.
- Pavilions for public events and rentable for private functions.
- Restrooms and Comfort Station
- Small structures, if necessary to manage activities such as outdoor skating, sledding, canoeing, etc.





# IDEAS FOR WESTWOOD

## MORE TREES NEEDED!

- Retaining Existing Trees and landscaping. There are wonderful mature trees on site.
- This project is not just for us, but for future generations.
- Large tree canopy has an urban cooling effect, good for our environment.
- Sets up a range of experiences in the park: passing from small spaces enclosed by trees and shade to other large areas of sunlight and sky.



# IDEAS FOR WESTWOOD



## SOUTHERN PORTION

# IDEAS FOR WESTWOOD



↑ Foreground – middle ground - background  
Framing views with tall trees →

## ROMANTIC LANDSCAPE PAINTINGS



# IDEAS FOR WESTWOOD



**HISTORIC RIVERBANK “BLUFF” IS VISIBLE IN GOOGLE EARTH**

# IDEAS FOR WESTWOOD



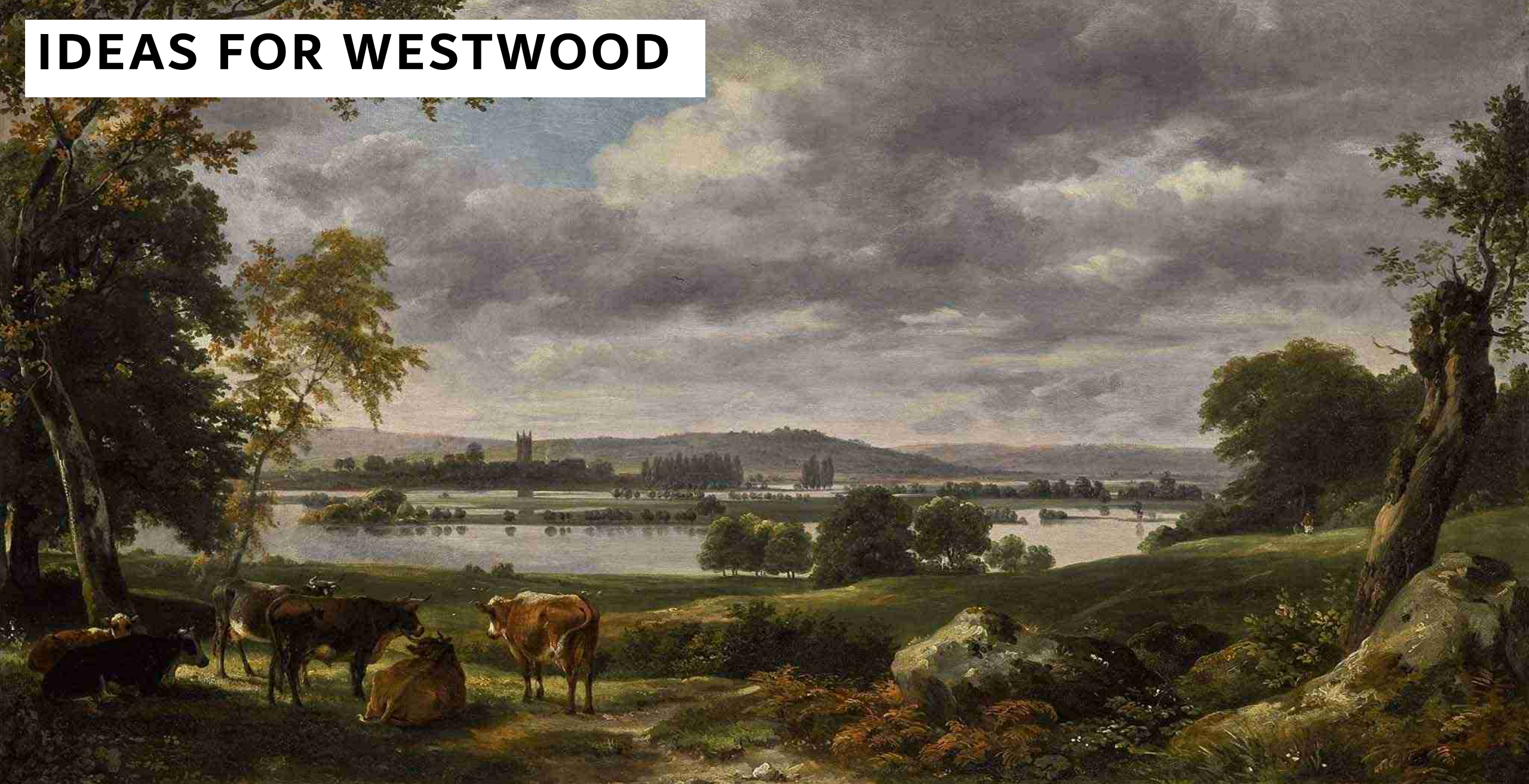
**THE SHAPE AND NATURE OF THE WATER REMAINS TO BE DESIGNED**

# IDEAS FOR WESTWOOD



**THE SHAPE AND NATURE OF THE WATER REMAINS TO BE DESIGNED**

# IDEAS FOR WESTWOOD



**THE SHAPE AND NATURE OF THE WATER REMAINS TO BE DESIGNED**

# IDEAS FOR WESTWOOD



**CHARACTER OF WPA ERA PARK BUILDINGS: CONTINUE THAT TRADITION?**



# IDEAS FOR WESTWOOD



**ENTRY POINT POSSIBLE FROM FRANKHAUSER ROAD, A WIDE VIEW**

# IDEAS FOR WESTWOOD



Fairway Blvd

## MIDDLE PORTION

# IDEAS FOR WESTWOOD



Fairway Blvd

Maple Rd

TOP PORTION

# IDEAS FOR AUDUBON



**DRAFT**



MAPLE RD

# VIEW OVER MAPLE ROAD



EXISTING

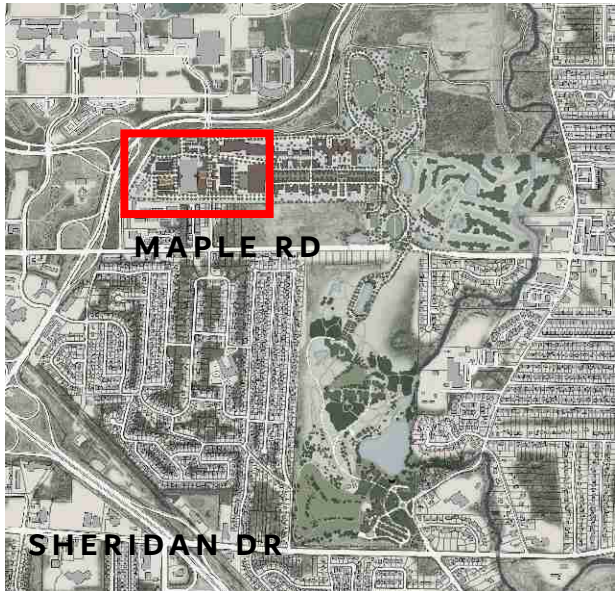
# VIEW OVER MAPLE ROAD

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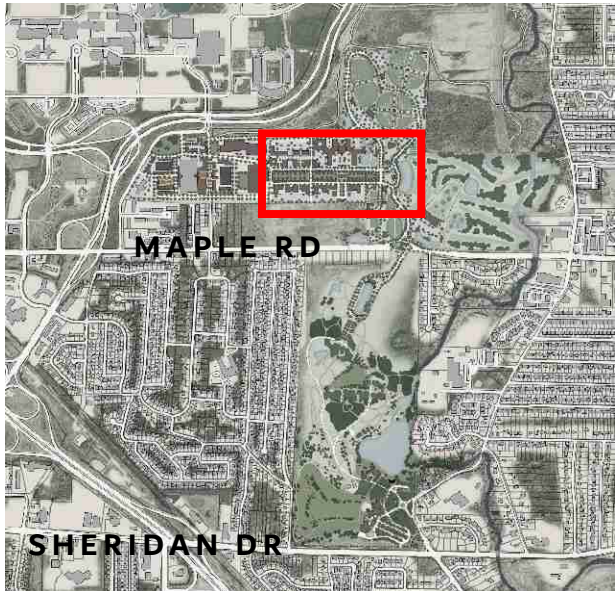


WHAT IF?

# PARKS & RECREATION



# CENTRAL LAWN





# CENTRAL LAWN



MAPLE RD

EXISTING

# CENTRAL LAWN



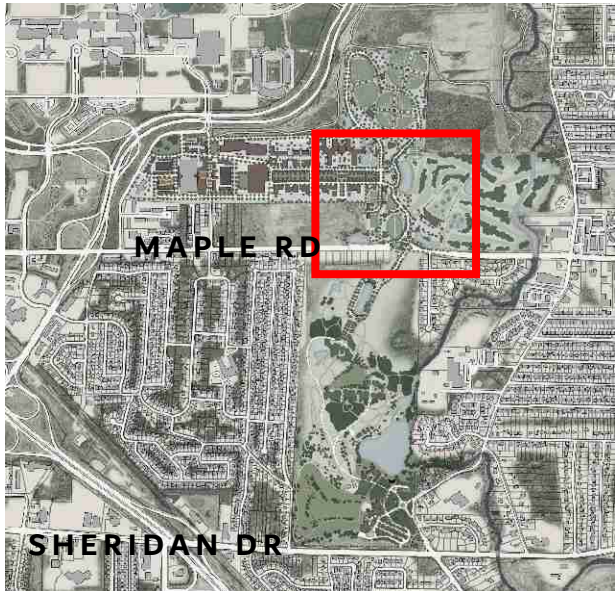
WHAT IF?

# CENTRAL LAWN

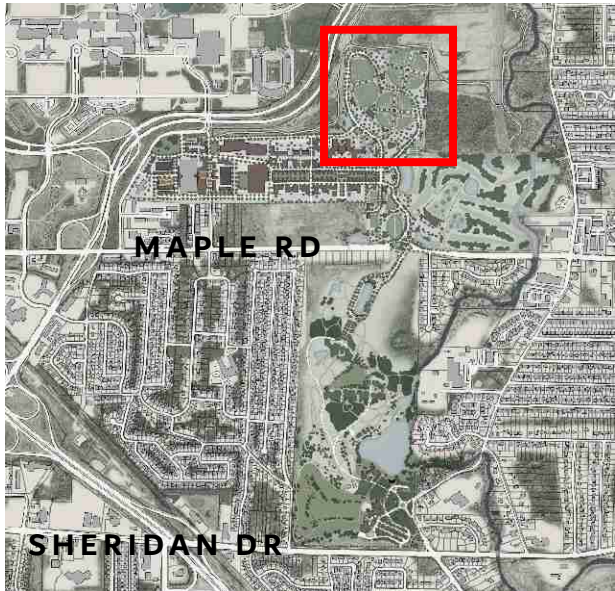


WHAT IF?

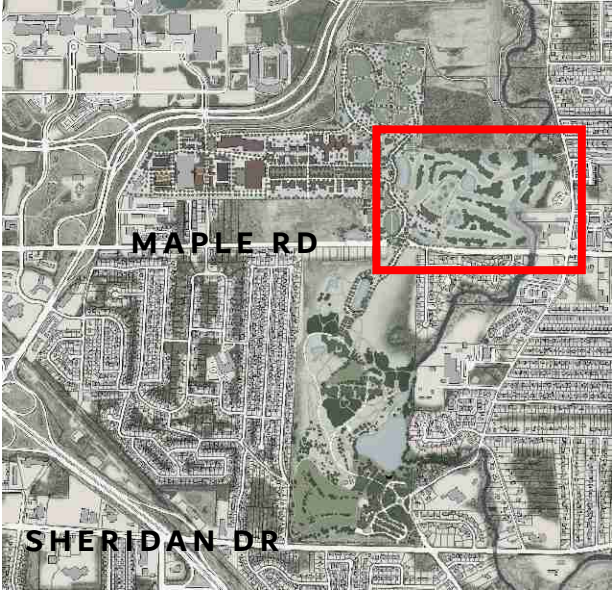
# RECREATION



# BALL FIELDS



# GOLF ZONE



# IDEAS FOR AUDUBON



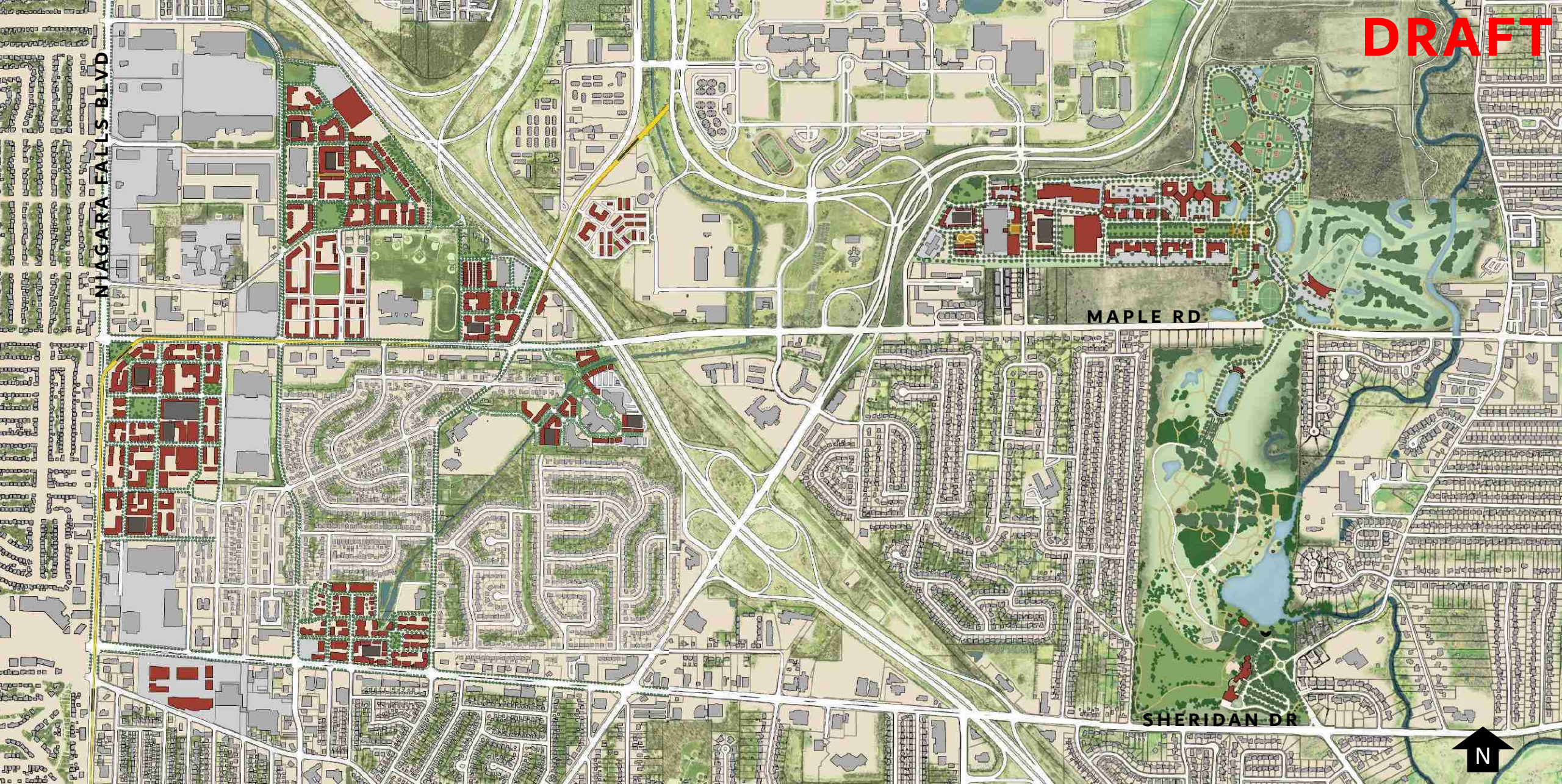
**DRAFT**



MAPLE RD

# A REGIONAL VIEW

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NIAGARA FALLS BLVD

MAPLE RD

SHERIDAN DR





**Q & A**