

Table of Contents

	Page
Summary.....	i
1.0 Introduction	1-1
2.0 Plan Concept	2-1
2.1 Planning Process	2-1
2.2 Vision Statement	2-3
2.3 Key Initiatives	2-5
3.0 Land Use and Development	3-1
3.1 Overview	3-1
3.2 Goals, Objectives, and Policies	3-3
3.3 Conceptual Land Use Plan	3-27
4.0 Natural and Cultural Resources.....	4-1
4.1 Overview	4-1
4.2 Goals, Objectives, and Policies.....	4-2
5.0 Economic Development	5-1
5.1 Overview	5-1
5.2 Goals, Objectives, and Policies.....	5-2
6.0 Transportation	6-1
6.1 Overview	6-1
6.2 Goals, Objectives, and Policies.....	6-4
7.0 Infrastructure	7-1
7.1 Overview	7-1
7.2 Goals, Objectives, and Policies.....	7-3

	Page
8.0 Housing and Neighborhoods.....	8-1
8.1 Overview	8-1
8.2 Goals, Objectives, and Policies.....	8-2
9.0 Community Facilities and Services	9-1
9.1 Overview	9-1
9.2 Goals, Objectives, and Policies.....	9-2
10.0 Focal Planning Areas	10-1
10.1 Northwest Amherst	10-5
10.1.1 Overview and Urban Design Analysis.....	10-5
10.1.2 Concept Plan and Strategies.....	10-7
10.2 North Amherst	10-9
10.2.1 Overview and Urban Design Analysis.....	10-9
10.2.2 Concept Plan and Strategies.....	10-10
10.3 University.....	10-12
10.3.1 Overview and Urban Design Analysis.....	10-12
10.3.2 Concept Plan and Strategies.....	10-14
10.4 Eggertsville.....	10-17
10.4.1 Overview and Urban Design Analysis.....	10-17
10.4.2 Concept Plan and Strategies.....	10-18
10.5 Snyder	10-20
10.5.1 Overview and Urban Design Analysis.....	10-20
10.5.2 Concept Plan and Strategies.....	10-22
10.6 Williamsville	10-23
10.6.1 Overview and Urban Design Analysis.....	10-23
10.6.2 Concept Plan and Strategies.....	10-25
11.0 Implementation.....	11-1
11.1 Overview	11-1
11.2 Priority Action Programs.....	11-3
11.3 Sequencing of Action Programs	11-8
11.4 Fiscal Implications of the Plan.....	11-9
11.5 Plan Monitoring.....	11-12
11.6 Plan Amendment Process.....	11-14
Appendix A	
Glossary.....	A-1
Appendix B	
Monitoring Program & Schedule.B-1
Appendix C	
Summary of Goals & Policies.	C-1

List of Figures

Following page

Figure 1. Regional Context 1-6

Figure 2. Generalized Existing Land Use..... 3-2

Figure 3. Generalized Existing Zoning..... 3-2

Figure 4. Parks, Open Space and Trail Map 3-20

Figure 5. On-Street Bicycle/Sidewalk Network..... 3-20

Figure 6. Conceptual Land Use Plan 3-28

Figure 7. Water Resources 4-4

Figure 8. Planned Roadway Improvements/
Projected Deficiencies 6-2

Figure 9. Future Thoroughfare System 6-4

Figure 10. Character Corridors 6-8

Figure 11. Future Sanitary Sewer Service 7-2

Figure 12. Community Facilities Plan 9-2

Figure 13. Focal Planning Areas 10-2

Figure 14. Northwest Amherst Focal Planning Area –
Existing Conditions 10-6

Figure 15. Northwest Amherst Focal Planning Area –
Concept Plan..... 10-8

Figure 16. Northwest Amherst Focal Planning Area –
Illustrative Examples 10-8

Figure 17. North Amherst Focal Planning Area –
Existing Conditions 10-10

Figure 18. North Amherst Focal Planning Area –
Concept Plan..... 10-10

Figure 19. North Amherst Focal Planning Area –
Illustrative Examples 10-10

Figure 20. University Focal Planning Area –
Existing Conditions 10-12

Figure 21. University Focal Planning Area – Concept Plan.... 10-14

Figure 22. University Focal Planning Area –
Illustrative Examples 10-14

Figure 23. Eggertsville Focal Planning Area –
Existing Conditions 10-18

Figure 24. Eggertsville Focal Planning Area –
Concept Plan..... 10-18

Figure 25. Eggertsville Amherst Focal Planning Area –
Illustrative Examples 10-18

Figure 26. Snyder Focal Planning Area –
Existing Conditions 10-20

Figure 27. Snyder Focal Planning Area – Concept Plan..... 10-22

Figure 28. Snyder Focal Planning Area –
Illustrative Examples 10-22

Figure 29. Williamsville Focal Planning Area –
Existing Conditions 10-24

Figure 30. Williamsville Focal Planning Area –
Concept Plan..... 10-26

Figure 31. Williamsville Focal Planning Area –
Illustrative Examples 10-26