

January 15, 2024

Attn: Mr. Daniel Howard

Town of Amherst
Planning Department
5583 Main Street
Williamsville, NY 14221

RE: *Shared Parking Study – Boulevard South*
Proposed 7.8K Outparcel Building
1501 – 1551 Niagara Falls Blvd
Amherst, NY 14226
Property #5256

Dear Mr. Howard:

At this time, Benderson Development Company, LLC (hereinafter “Benderson”) is making a site plan application for a new 7,846 SF retail/restaurant outparcel building with associated drive thru lane at the above referenced plaza. In support of this application, Benderson has prepared a Shared Parking Study pursuant to Amherst Zoning Code §203.7-1-7 and Chapter 203, Zoning Section 5A. The shared parking study will utilize the parking requirements that were previously approved for the TJ Maxx redevelopment project from 2021/2022. That project was approved when the property had been zoned DC-3 (it has subsequently been rezoned from DC-3 to SC) and as such, the existing conditions will utilize the Amherst Mixed Use Zoning District parking requirements and will utilize the parking requirements for the SC zoning district for the proposed building.

Shared parking studies are conducted to establish the total number of spaces necessary by developments that contain a mix of uses to effectively serve expected parking demands. Each land use typically has a peak demand period where it would occupy the maximum amount of spaces that the use requires, and an off-peak period where a lesser percentage of the maximum spaces would be occupied. The shared parking concept builds upon the assumption that land uses in a mixed-use development often do not share the same peak demand period, so spaces can be shared between the different land uses during different peak periods. This allows for the project as a whole to provide fewer spaces than would be required if the project land uses were to be treated separately with individual parking demands. The concept of shared parking is well recognized within the real estate and regulatory community and is proven to work. The ULI has established guidelines for shared parking supply and demand based on actual experience.

Proposed Project & Existing Conditions

This project involves the construction of a 7,846 SF retail/restaurant outparcel building with associated drive thru lane and modifications to the site parking, drainage and utility infrastructure for the shopping center. The property currently contains a mix of retail, restaurant and personal services which

are located in three (3) separate buildings along with the site providing 636 parking spaces. See attached **Exhibit A** for the existing site plan. Based on the mix of uses at this property, which results in different peak parking requirements for each use, the applicant is respectfully requesting approval of the alternative parking study pursuant to Amherst Code § 203.7-1-7 and 203.5A.

The proposed project will reduce the overall site parking for the shopping center by 20 spaces, remove 3,658 S.F. bank and add 7,846 S.F. of retail/restaurant space to the center. Refer to the proposed site plan that is attached as **Exhibit B**.

Town of Amherst Zoning Code

Based upon the proposed site layout, the shopping center will provide 616 parking spaces. The Town of Amherst Zoning Code provides parking requirements for a Mixed-Use Site, “shall provide spaces for not less than the sum of the spaces required for each use”. The site parking was previous analyzed per the Mixed-Use Zoning Code Section 5A. Per the code, the parking requirement for the existing site plan is as follows:

- Retail Space – 2.5 spaces per 1000 SF
- Personal Service– 2.5 spaces per 1000 SF
- Restaurant Services – 4 spaces per 1000 SF

Based upon the existing site layout, the shopping center provides the following square footages and required parking:

- Retail Space – 183,408 SF / 1000 SF x 2.5 spaces = 459 spaces
- Personal Service– 3,521 SF /1000 SF x 2.5 spaces = 9 spaces
- Restaurant Space – 13,986 SF / 1000 SF x 4 spaces = 57 spaces
- Total Spaces Required: 525 spaces

Based upon the proposed site layout and current zoning of Shopping Center (SC), the proposed building will utilize the Amherst Zoning Code §203.7-1-7. Per the code, the parking requirement for the proposed outparcel building is as follows:

- Retail Space – 5 spaces per 1000 Net Floor Area
- Restaurant Services – 1 space per 3 seats plus 1 per 100 SF Take Out Area

Proposed Building

- Retail Space – 2,050 sf x 85% net reduction = 1,743 SF/1000 SF x 5 Spaces = 9 Spaces
- Restaurant Space – 5,796 sf and 120 Seats/ 3 seats per space = 41 Spaces
- Total Spaces Required: 50 spaces

Required Parking for Existing Buildings – 525 Spaces

Required Parking for Proposed Building – 50 Spaces

TOTAL REQUIRED PARKING: 575 SPACES
TOTAL PARKING PROVIDED: 616 SPACES

Conclusion

Based on this parking analysis, the required parking for the shopping center is 575 spaces while 616 parking spaces are provided. Should you have any questions or wish to discuss further, please feel free to contact me at (716) 878-9397 or via e-mail at mattoates@benderson.com.



Thank you,
Benderson Development Company, LLC

A handwritten signature in black ink that reads "Matthew Oates".

Matthew J. Oates, P.E.
Director of Engineer