November 5, 2025

Daniel J. Ulatowski, AICP
Assistant Planning Director / Zoning Enforcement Officer
Town of Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

RE: Alternative Parking Plan
Proposed 716 Sports Complex
330 Maple Road, Town of Amherst, Erie County, New York
LaBella Project No. 2254561

Dear Mr. Ulatowkski:

This letter summarizes the Alternative Parking Plan for the proposed 716 Sports Complex at 330 Maple Road (the "Project Site") per Section 7-1 of the Town of Amherst Zoning Code. The analysis adheres to the methodologies outlined by the Town of Amherst, the Institute of Transportation Engineers (ITE), the Urban Land Institute (ULI), and standard transportation engineering practices. Support materials are included with this letter.

Project Description

The proposed project generally consists of an athletic community center comprised of two 137,500 square-foot (SF) sports domes (±275,000 SF total) that will house a full-size turf football/lacrosse/ soccer field, a 200 meter long 6-lane banked track, and six basketball/volleyball/pickleball courts. A two-story, 50,000 SF building will connect the two sports domes, and it will be comprised of a 25,000 SF fitness center, a 20,000 SF core lobby (Locker Room/Restroom), and a 5,000-square-foot space for member amenities (Restaurant/Snack Bar). The project will be supported by ±524 parking spaces.

Parking Requirements per Municipal Code

Table 1 depicts the municipal parking requirement for the proposed uses.

Table 1 – Municipal Parking Requirements

Use / Space	Size	Applicable Town Standard	Calculation
Athletic Domes	3,000 seats (275,000 SF / ±202,400 SF activity use)	1 per 250 SF of space devoted to activity, plus 1 per 3 seats	1,810
Fitness Center	25,000 SF + 5,000 GSF member amenities (assumes 22,500 NSF or 75% adjustment)	1 per 2 persons of posted maximum capacity (assumed 450 people or 50 SF per person)	225
		Total Spaces	**2,035**

Notes: GSF = Gross Square Feet; NSF = Net Square Feet.

Alternative Parking Plan

Parking generation rates published by the latest ITE *Parking Generation Manual (6th Edition)* and the latest ULI *Shared Parking (3rd Edition)* are typically used as the standard methodology to estimate parking demands. Given that there are multiple types of land uses involved, shared parking methodology can be applied to this project. Shared parking means that parking spaces are shared by more than one land use which allows parking facilities to be used more efficiently. Shared parking policies recognize that most parking spaces are used only part time, with usage patterns that follow hourly, daily, monthly, and annual cycles.

The ULI category of "Active Entertainment" or "Arena" are appropriate land uses for the sports domes. Given this variability, two separate tables are shown depicting the shared parking results. Aside from slightly different parking ratios for each land use, the hourly demand factors also differ. Notably, during a typical weekday, Active Entertainment experience significant patron parking demands (>30%) starting as early as 11:00 AM while Arena patron parking occurs between 7:00 PM and 8:00 PM.

> **Active Entertainment**: "These uses have sportlike activities, including indoor skiing, ice skating, miniature golf, go-carts, and some unique venues such as a wind tunnel for indoor parasailing or parachuting. They are attractive to all persons, including children school age or older. Some may host teams or leagues, such as an ice rink."
>
> **Arena**: Generally defined as a large indoor or outdoor venue used primarily for spectator events such as sports, concerts, or entertainment gatherings. It typically generates peak parking demand during event times but remains underutilized at other times. Because of this time-specific demand pattern, arenas benefit from shared parking arrangements with complementary land uses—such as offices, retail, or restaurants—whose peak parking periods occur at different times of day or week.

To evaluate parking demand, it is assumed that one dome (approximately half the site) will be utilized for a large-scale event, such as a volleyball tournament, while the remaining portions of the site, including the second dome and the commercial building, will continue to operate as a recreational community center. This mixed-use scenario reflects a typical weekend configuration, where high-attendance events are held concurrently with regular community programming. Parking demand calculations therefore account for both event-related traffic and baseline community center usage.

Table 2 describes the shared parking results. Active Entertainment (typical recreational use) includes one dome and the remaining supportive space within the 50,000 SF commercial building. The weekday peak occurs at 8:00 PM in February while the weekend peak occurs at 8:00 PM in April.

Table 2 – Shared Parking Results

Use / Space	Size	ULI Rates		Weekday		Weekend	
		Weekday	Weekend	Unshared	Shared	Unshared	Shared
Active Entertainment	162,500 SF	1.65 per SF	2.00 per SF	269	223	326	297
Arena	1,500 seats	0.30 per seat	0.33 per seat	450	450	495	495
Health Club	30,000 SF	7.00 per SF	5.75 per SF	175	130	145	32
			Total Spaces	**894**	**803**	**966**	**824**

Parking Management Strategies

Parking management strategies refer to the coordinated set of policies, design measures, and operational practices intended to optimize the efficiency, accessibility, and sustainability of parking resources for a specific development—in this case, the proposed 716 Sports Complex.

In relation to the 716 Sports Complex, parking management strategies encompass methods for balancing parking supply and demand across multiple overlapping land uses (sports facilities, fitness center, and on-site supportive uses) that exhibit variable temporal and peak-period parking patterns.

The Project Sponsor is in negotiations with the University at Buffalo (North Campus) and 716 Health to utilize available parking during times when off-site supply is needed to accommodate demand. Additional off-site parking arrangements are being pursued at the adjacent baseball diamonds. The Town has offered off-site spaces at the adjacent Audubon Golf Course. Aside from the shared use agreements being negotiated at this time, a summary of other strategies for use are:

- **Transit/Shuttles/Buses**: The Niagara Frontier Transit Authority (NFTA) does not offer service

along Maple Road but offers service at UB via Route 35 (Sheridan) and Route 44 (Lockport). Buses or other dedicated shuttles from destinations not listed under the Shared Use Facilities should be utilized.

- **Multimodal Facilities**: Bike parking, pedestrian connections, and trail access to existing facilities should be utilized to encourage foot and rolling traffic, when feasible.

- **Monitoring**: The Project Sponsor should undertake regular monitoring of any implemented strategies for adaptive parking management. Seasonal review of occupancy and utilization can be used to fine-tune shared parking assumptions and agreements with outside agencies.

The proposed Alternative Parking Plan for the 716 Sports Complex demonstrates a comprehensive and data-driven approach to meeting parking demand through shared use methodologies, strategic partnerships, and multimodal access.

With a projected peak demand of up to 966 spaces and a planned supply of ±524 on-site spaces, the implementation of off-site agreements, transit coordination, and adaptive monitoring will be essential to ensure adequate capacity and operational efficiency.

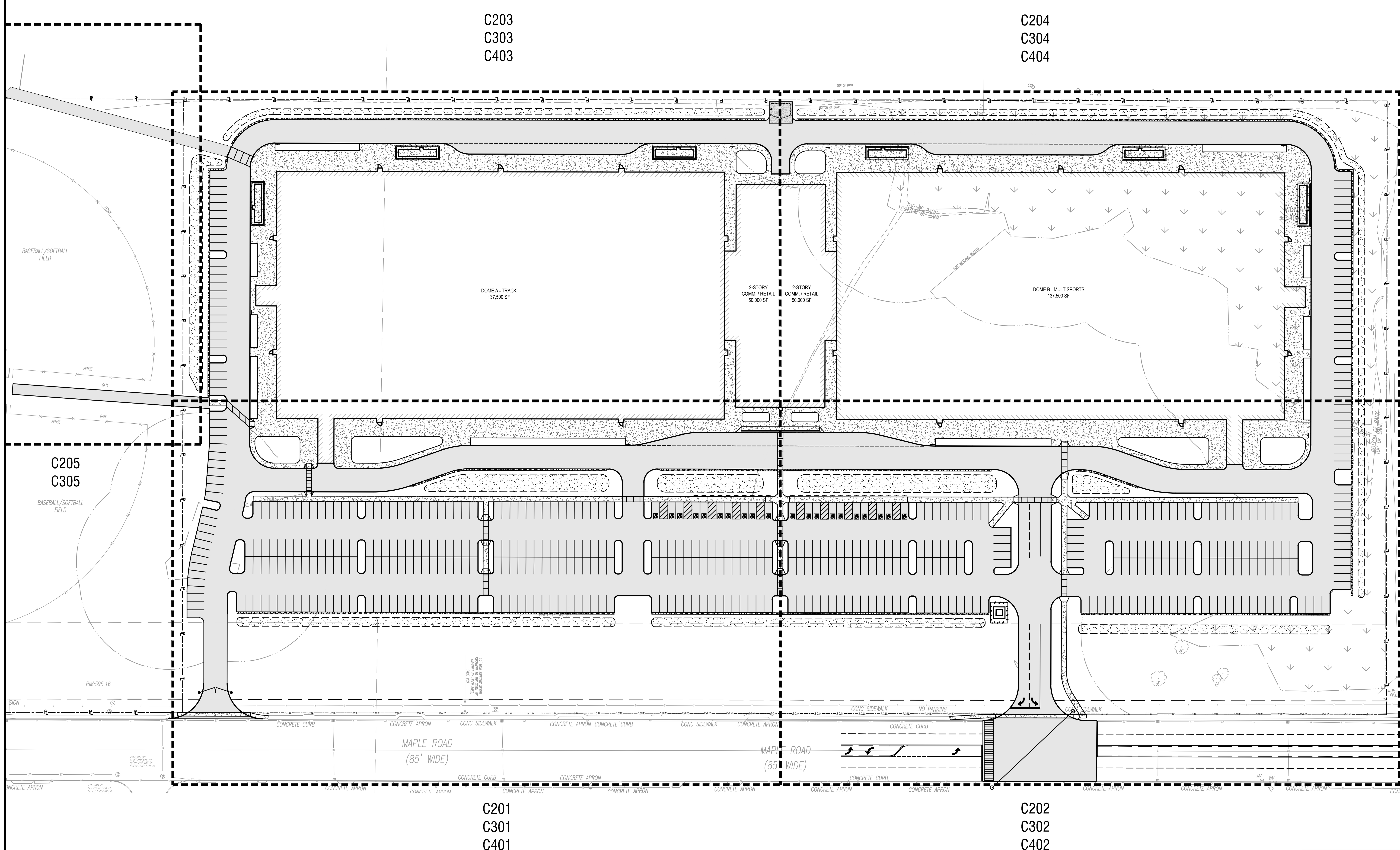
We respectfully request the Town's review and approval of this plan, and we remain available to collaborate on any additional measures needed to support the success of this community-focused development.

Sincerely,
LaBella Associates

David Kruse, AICP, PTP, RSP1
Principal Transportation Planner

Encl. Parking Demand Calculations

cc: Justin Fineberg – Dofi Properties
Sean Hopkins – Hopkins Sorgi & McCarthy
LaBella FIle



1
C200
OVERALL SITE PLAN
SCALE: 1"=60'

N

0' 30' 60' 90'

PROJECT DATA	
PARCEL INFORMATION	
APPLICANT	716 SPORTS COMPLEX, LLC
OWNER	TOWN OF AMHERST
PARCEL ADDRESS	330 MAPLE ROAD
TAX NUMBER	55.03-1-10
PARCEL AREA (TOTAL)	21.3 ACRES
TOTAL PROJECT AREA	21.3 ACRES
EXISTING IMPERVIOUS WITHIN PROJECT AREA	0.0 ACRES
PROPOSED IMPERVIOUS WITHIN PROJECT AREA	15.3 ACRES
TOTAL DISTURBANCE AREA	±19.0 ACRES
PARKING COUNT	520 SPACES - REQUIRED NUMBER OF SPACES TO BE DETERMINED BY PARKING ANALYSIS

ZONING INFORMATION		
	REQUIRED	PROPOSED
CLASSIFICATION	GB / RC 100-FT FRONTAGE CONSERVATION AREA	GB / RC 100-FT FRONTAGE CONSERVATION AREA
MIN. LOT AREA	NONE	N/A
MIN. LOT WIDTH	NONE	N/A
FRONT SETBACK	30 FT	±100 FT
SIDE SETBACK	25 FT	±91 FT
REAR SETBACK	25 FT	±91 FT
MAX. HEIGHT	*	*
MAX. BUILDING COVERAGE	NONE	N/A
MAX. INTERIOR BUILDING SEPARATION	NONE	N/A

*PER NEW YORK STATE BUILDING CODE 2020 TABLE 504.3, "ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE":

MAX. ALLOWED HEIGHT: 2 STORIES, 55 FEET (TYPE IIB)
PROPOSED HEIGHT: 1 STORY, AVERAGE HEIGHT 50' (100' TO RIDGE)

PER NEW YORK STATE BUILDING CODE 2020 - SECTION 3102.5 "MAXIMUM HEIGHT":

MEMBRANE STRUCTURES SHALL NOT EXCEED ONE STORY NOR SHALL SUCH STRUCTURES EXCEED THE HEIGHT LIMITATIONS IN FEET SPECIFIED IN SECTION 504.3.

EXCEPTION: NONCOMBUSTIBLE MEMBRANE STRUCTURES SERVING AS ROOFS ONLY.

TOWN OF AMHERST

LaBella
Powered by partnership.

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Buffalo, NY 14202
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labellapc.com

STATE OF NEW YORK
ROBERT JOSEPH STEEHLER
094674
LICENSED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
EXP. 02/28/2029

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

ARC BUILDING PARTNERS
100 S ELMWOOD AVE
SUITE 100
BUFFALO, NY 14202

716 SPORTS COMPLEX
330 MAPLE ROAD
AMHERST NY, 14221

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2254561
DRAWN BY: SCB/JBB
REVIEWED BY: RJS
ISSUED FOR: PERMIT
DATE: OCTOBER 8, 2025
DRAWING NAME:
OVERALL SITE PLAN
DRAWING NUMBER:
C200

Drawing Name: B:\GLOBAL\Projects\Arc Building Partners\2254561 - 716 Sports Fieldhouse Complex\06_Drawings\Civil\C200 SITE PLAN.dwg
Xref's Attached: X-BORDER 24X36; DESIGN-UTILITY; DESIGN-SITE; X-AERIAL; X-BASEMAP
Date Printed: Nov 03, 2025, 2:11pm

Project: 716 Sports Complex
Description: Sports and Commercial

Shared Parking Demand Summary

Peak Month: FEBRUARY -- Peak Period: 8 PM, WEEKEND

Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj 8 PM	Peak Mo Adj February	Estimated Parking Demand	Peak Hr Adj 8 PM	Peak Mo Adj April	Estimated Parking Demand
Retail																		
Food and Beverage																		
Entertainment and Institutions																		
Active Entertainment	162,500	sf GLA	1.50	100%	100%	1.50	ksf GLA	1.80	100%	100%	1.80	ksf GLA	90%	90%	198	90%	100%	264
Employee			0.15	100%	100%	0.15		0.20	100%	100%	0.20		100%	100%	25	100%	100%	33
Arena	1,500	seats	0.27	100%	100%	0.27	seat	0.30	100%	100%	0.30	seat	100%	100%	405	100%	100%	450
Employee			0.03	100%	100%	0.03		0.03	100%	100%	0.03		100%	100%	45	100%	100%	45
Health Club	25,000	sf GLA	6.60	100%	100%	6.58	ksf GLA	5.50	100%	99%	5.47	ksf GLA	80%	95%	125	30%	70%	29
Employee			0.40	100%	100%	0.40		0.25	100%	100%	0.25		50%	100%	5	50%	80%	3
Hotel and Residential																		
Office																		
Additional Land Uses																		

Customer/Visitor	728	Customer	743
Employee/Resident	75	Employee/Resident	81
Reserved	-	Reserved	-
Total	803	Total	823
Shared Parking Reduction	10%		15%