



“The”
Town of Amherst

Brian J. Kulpa, Supervisor
March 14, 2019

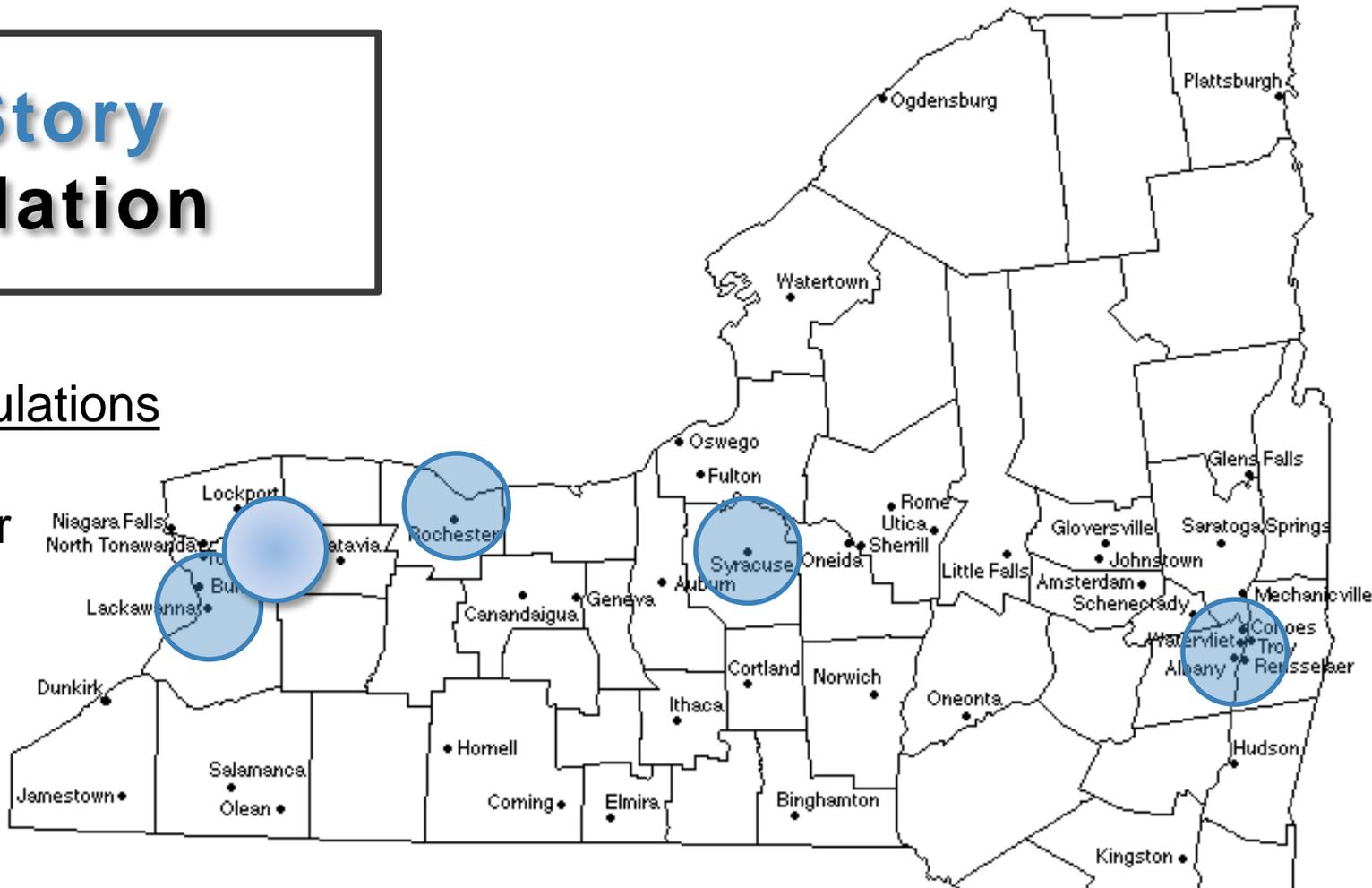
2019 Planning Agenda

Our Story

Population

Upstate Populations

1. Buffalo
2. Rochester
3. Syracuse
4. Amherst
5. Albany

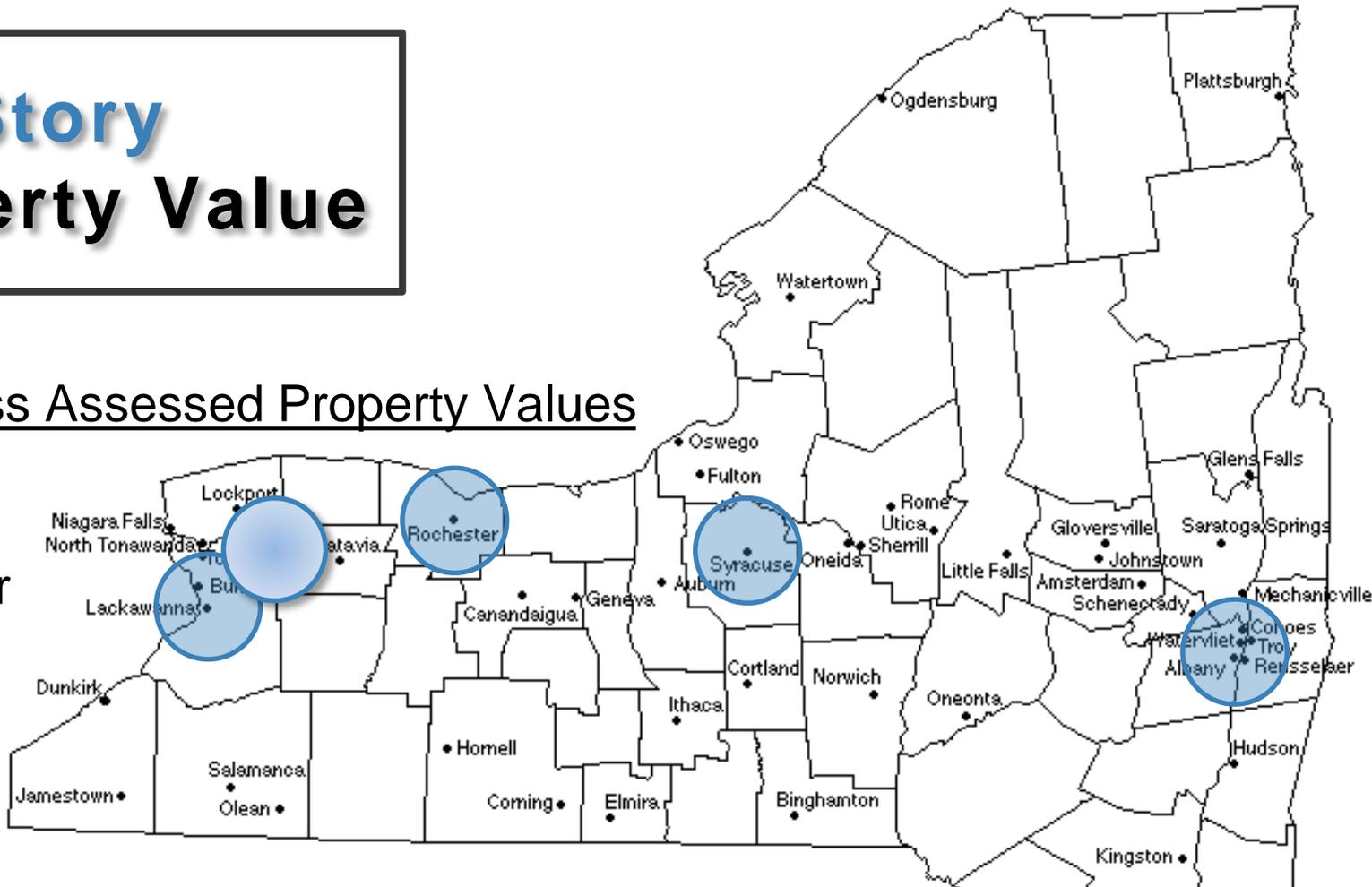


Our Story

Property Value

Upstate Gross Assessed Property Values

1. Amherst
2. Buffalo
3. Rochester
4. Syracuse
5. Albany



ABOUT
WHO
WE
ARE

126K

People

23

Public Schools

\$127M

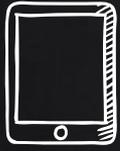
Annual Budget

126,068

Population

188,076

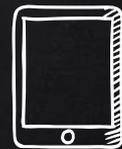
Daytime Population



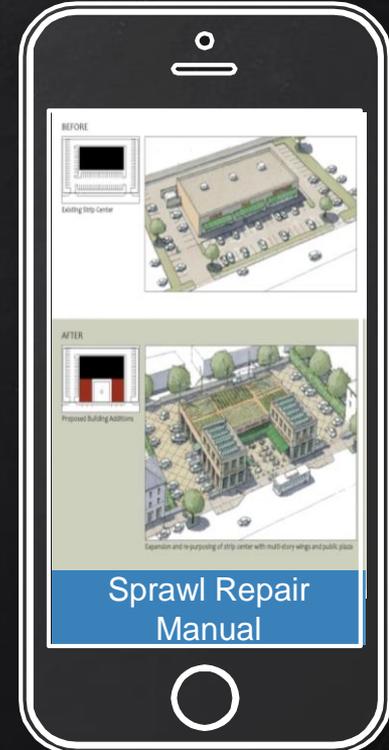
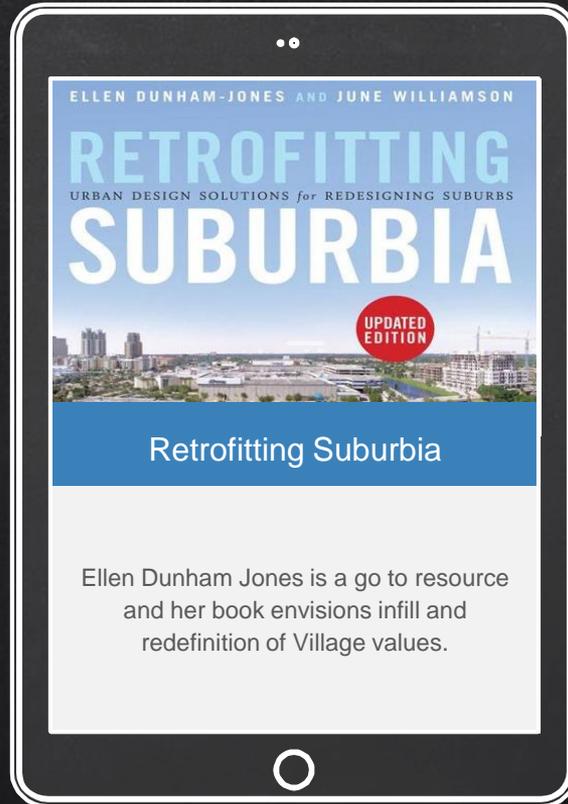
Generation Z

“their valuable characteristics are their ***acceptance of new ideas and a different conception of freedom*** from the previous generations. Despite the technological proficiency they possess, members of Generation Z ***actually prefer person-to-person contact*** as opposed to online interaction. Another important note to point out is Generation Z ***no longer wants just a job: they seek more than that.*** They want a ***feeling of fulfillment and excitement*** in their job that helps move the world forward. Generation Z is eager to be ***involved in their community and their futures.***”

Generation Z



Retrofitting & Redevelopment

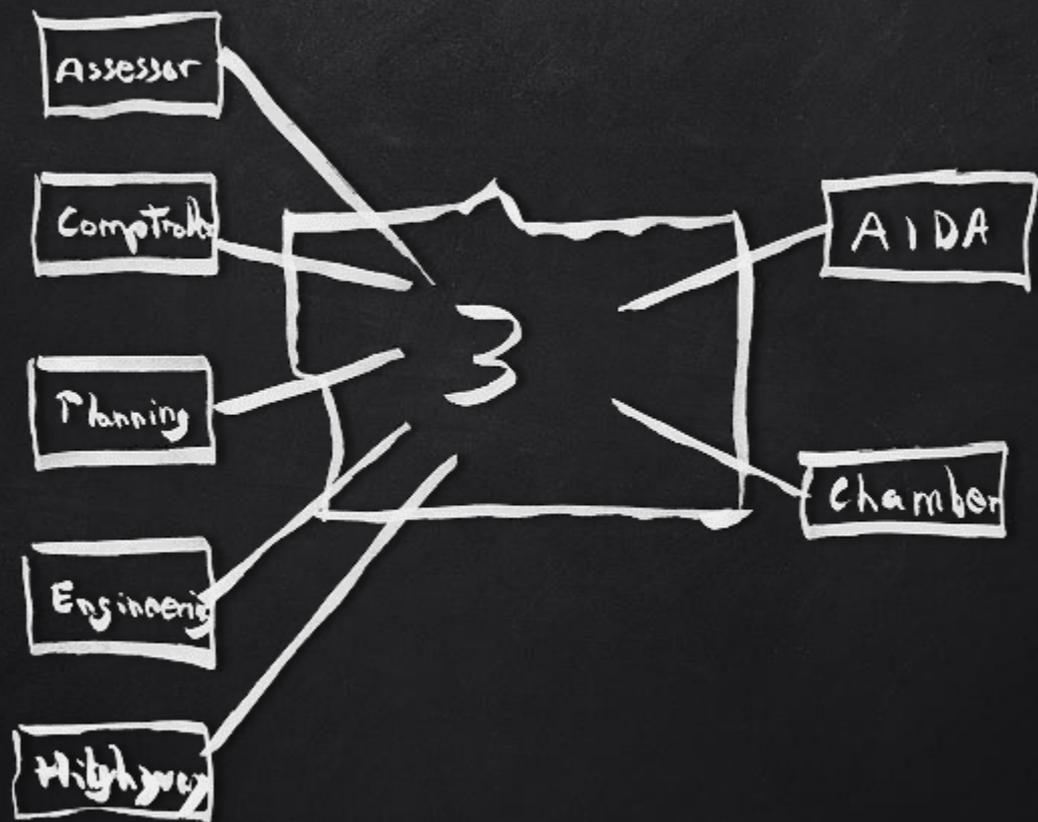


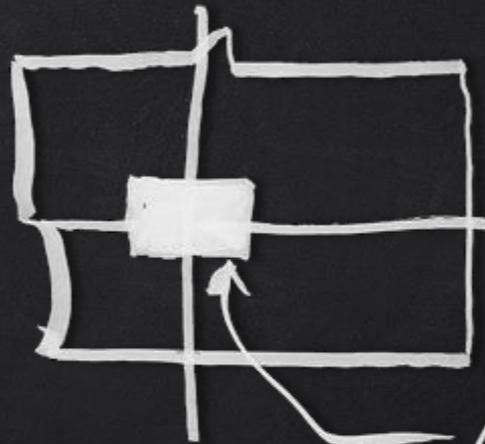
Plan

Comprehensive Planning Process







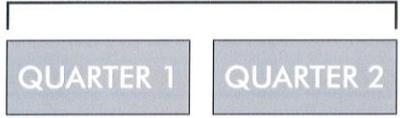
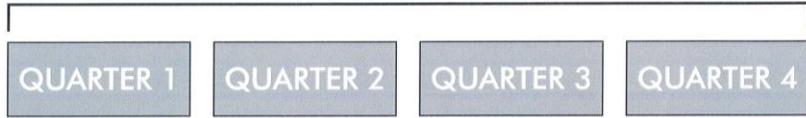


Node of
Economic
Impact

2019

2020

PROJECTS



IMAGINE AMHERST



NIAGARA FALLS BLVD



OPPORTUNITY ZONE



LWRP



CENTRAL PARK



TECH CORRIDOR



YOUNGS ROAD



AGRICULTURE



HOUSING STUDY



WILLOWRIDGE



AUDUBON



TRAIL SAFETY



QUARTER 1

QUARTER 2



(The Old) Imagine Amherst Project

Niagara Falls Boulevard





Niagara Falls Boulevard

Main Street



Boulevard

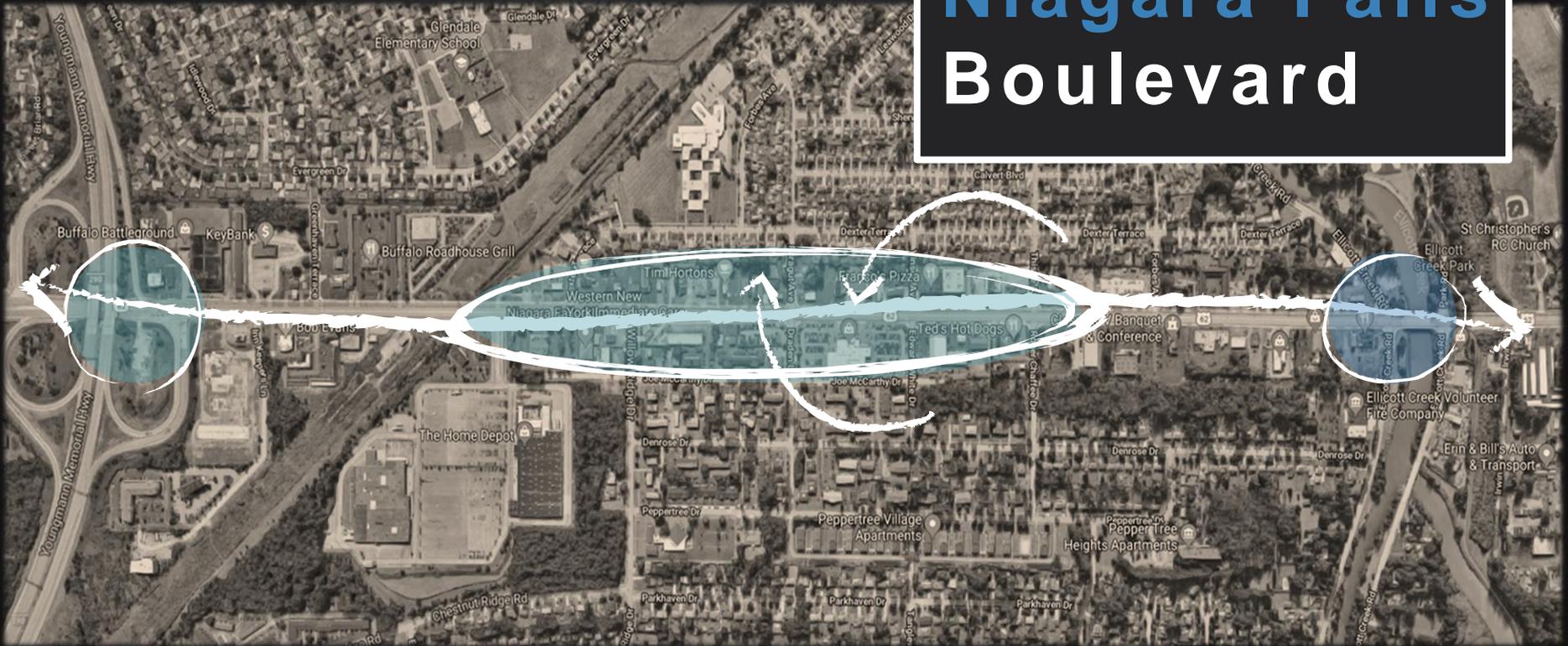
New Life for a Retail District



Niagara Falls Boulevard



Niagara Falls Boulevard



Opportunity Zone

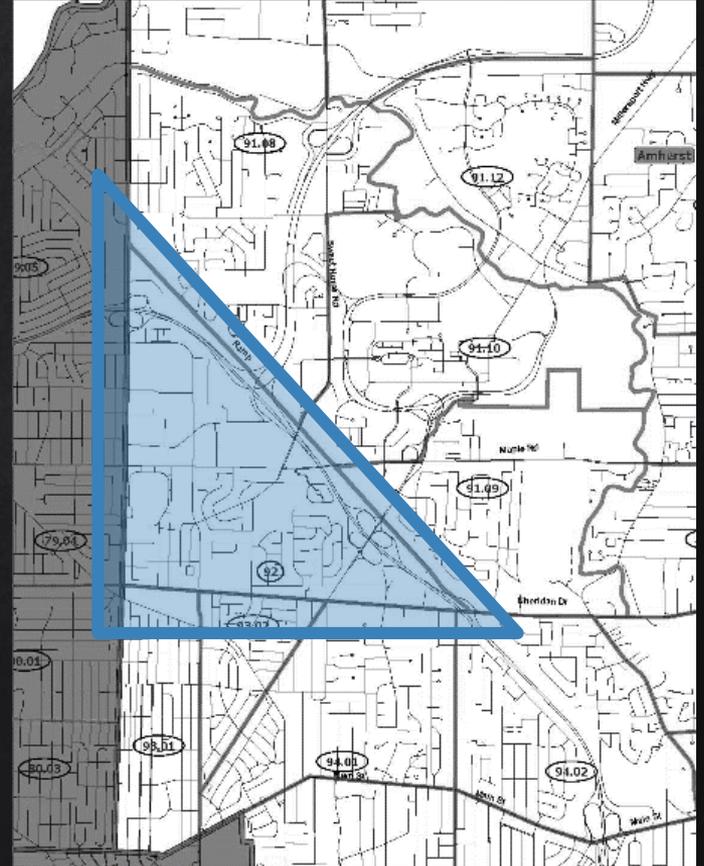
Comprehensive Planning Process

Landuse, Public Capital Investment, Policy, Governance

Opportunity Zone

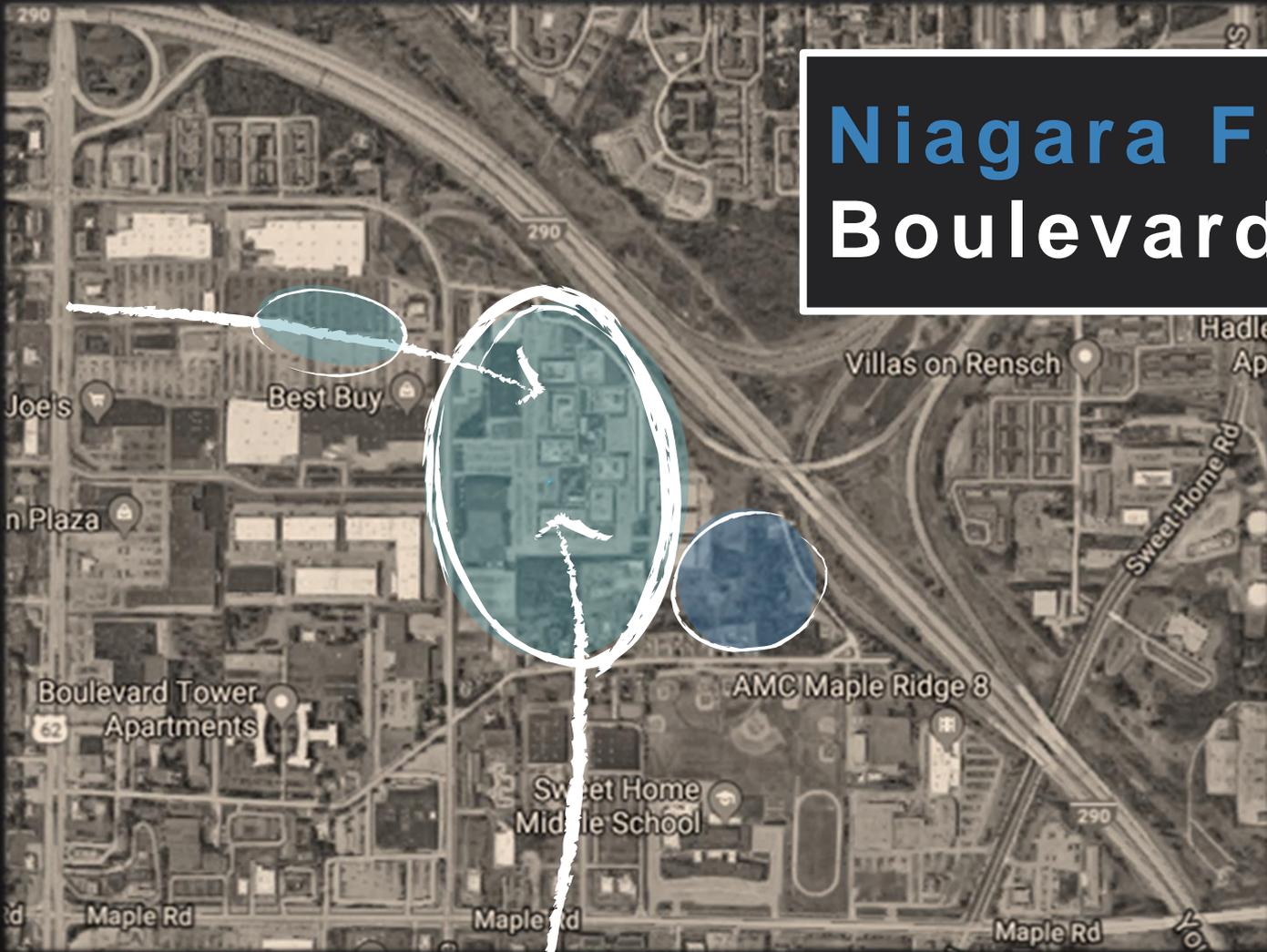
NYS Designated Census
Tract 92 along Niagara
Falls Blvd., including
Boulevard Mall

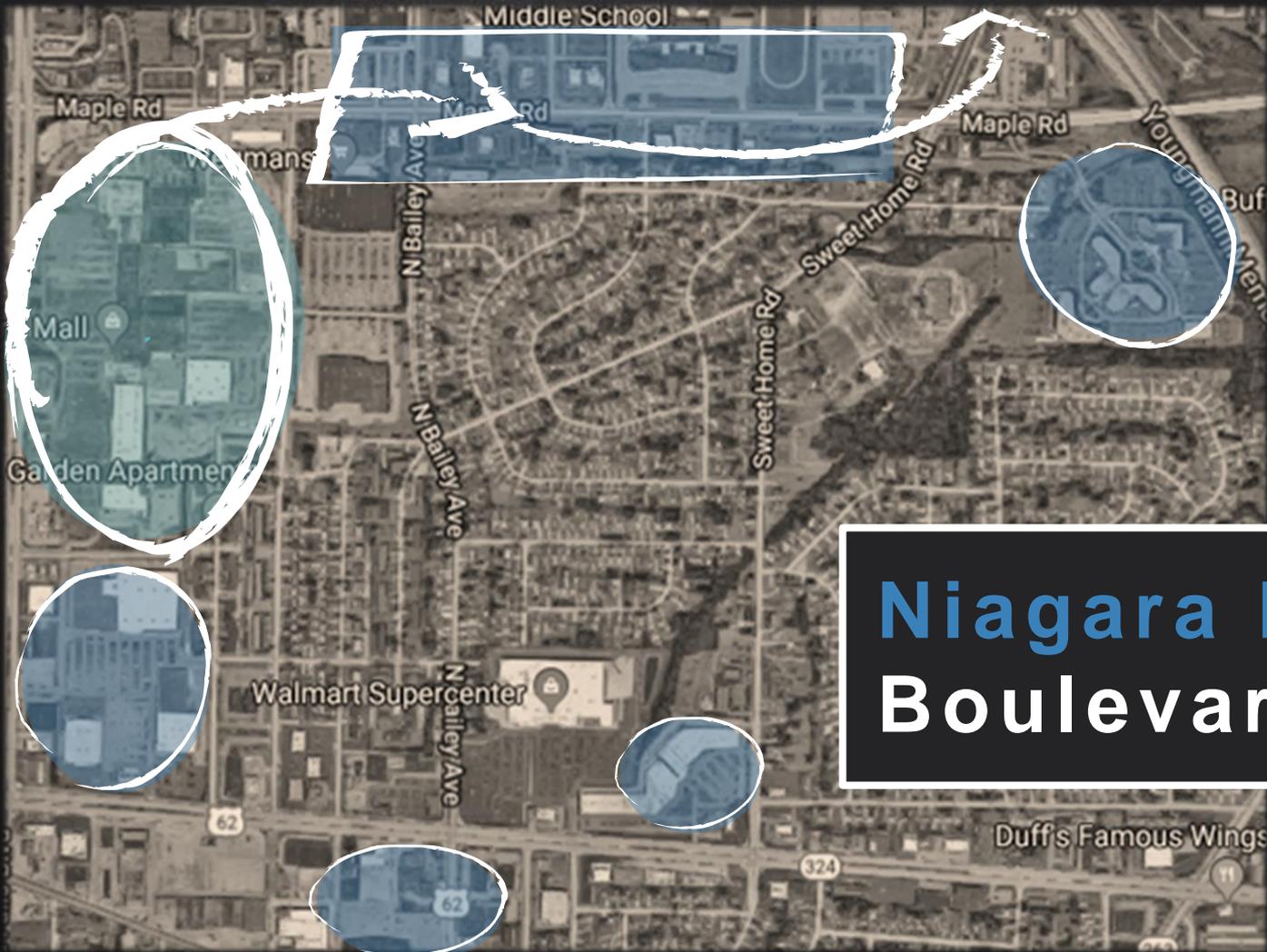
Any entity facing capital
gains tax can avoid paying
the tax by investing in a
designated Opportunity
Zone





Niagara Falls Boulevard





Niagara Falls Boulevard

Tech Corridor

Planning a Multi-Municipal District

Tonawanda

Amherst



Buffalo

Cheektowaga

Eggert Road



Kenmore Avenue



BEST PRACTICE CURRENT TRENDS IN OFFICE SPACE

COOP OFFICE

Space for entrepreneurs to rent and create, to act socially or in isolation.

CASUAL OFFICE

Formality in office space continues to dissolve as rigid corporate environments change over time.

LIVE-WORK

Access to live work environment with independent apartments and offices.





BEST PRACTICE INTEGRATION

2019

2020

PROJECTS

IMAGINE AMHERST

NIAGARA FALLS BLVD

OPPORTUNITY ZONE

LWRP

CENTRAL PARK

TECH CORRIDOR

YOUNGS ROAD

AGRICULTURE

HOUSING STUDY

WILLOWRIDGE

AUDUBON

TRAIL SAFETY

QUARTER 1

QUARTER 2

QUARTER 3

QUARTER 4

QUARTER 1

QUARTER 2



RETROFIT DISTRICTS

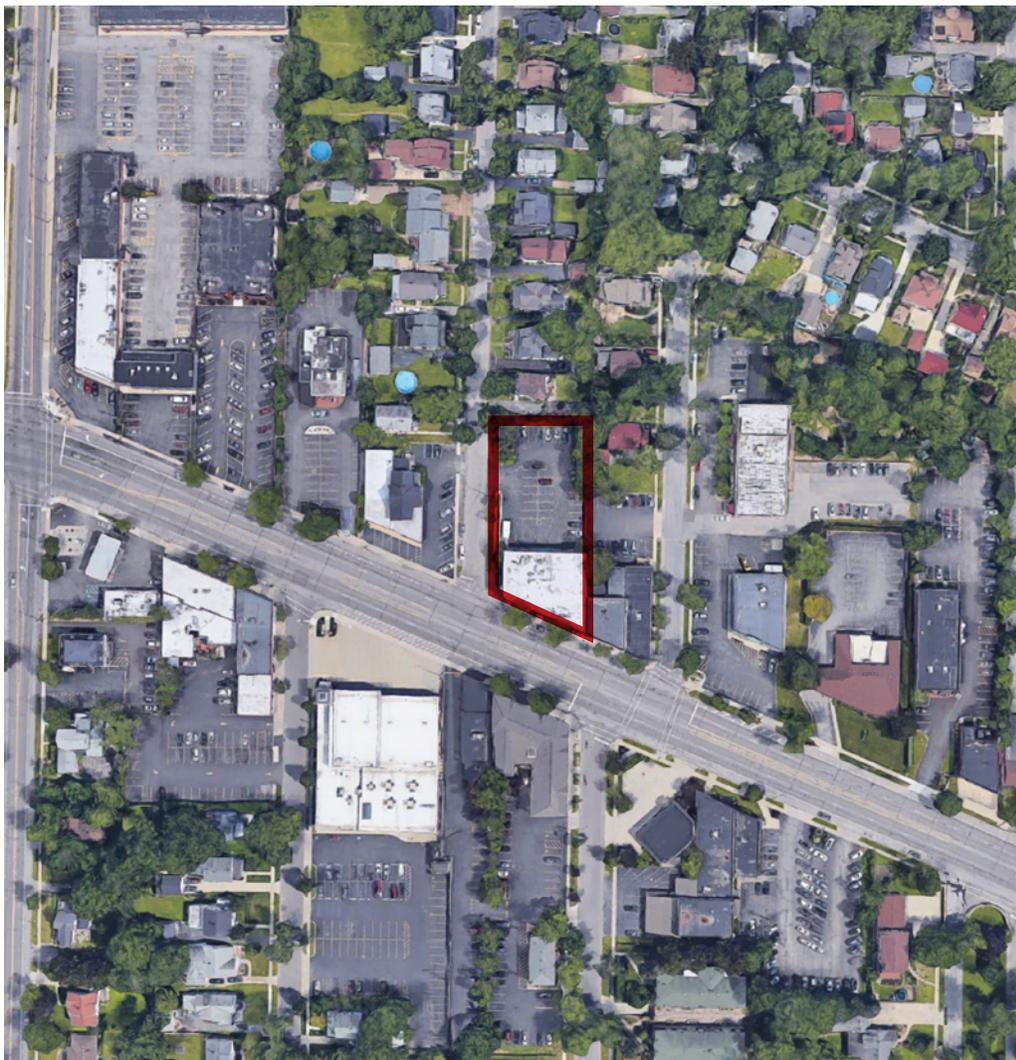
INFILL

- Smaller parcels
- Connected by existing network of safe human-scaled streets
- Modest block sizes
- Walkable streets
- Existing “places” with unique identities

RETROFIT

- Larger parcels
- Connected by dangerous, wide, high speed roadways
- Large blocks
- Missing walkable/bikeable connections
- Little place identity

CONTEXT



INFILL- [TRADITIONAL CONTEXT]



RETROFIT- [SUBURBAN CONTEXT]



INFILL- [TRADITIONAL CONTEXT]

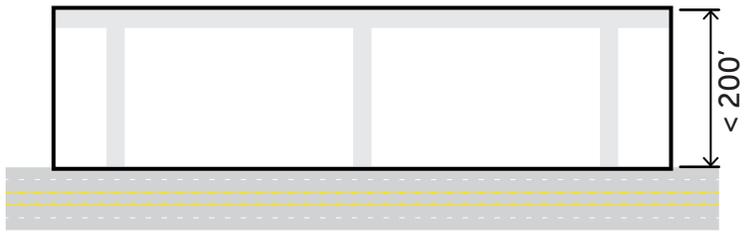


RETROFIT- [SUBURBAN CONTEXT]

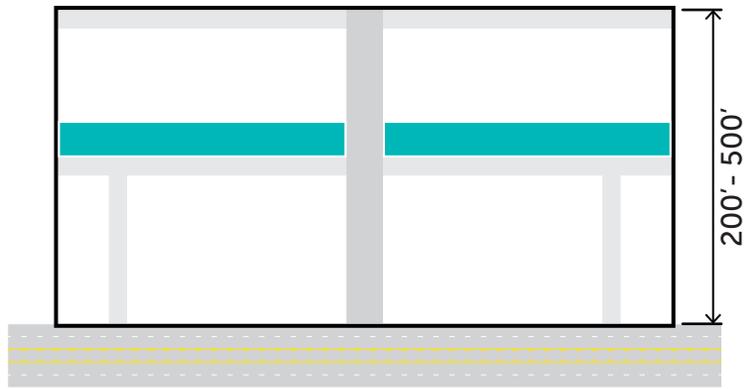
RETROFIT DISTRICT GOALS

- Improve experience for all users along major roadways
- Create network of human-scaled streets that connect the community to “places” within commercial districts.
- Build street framework to promote incremental change within districts
- Manage access along major roadways

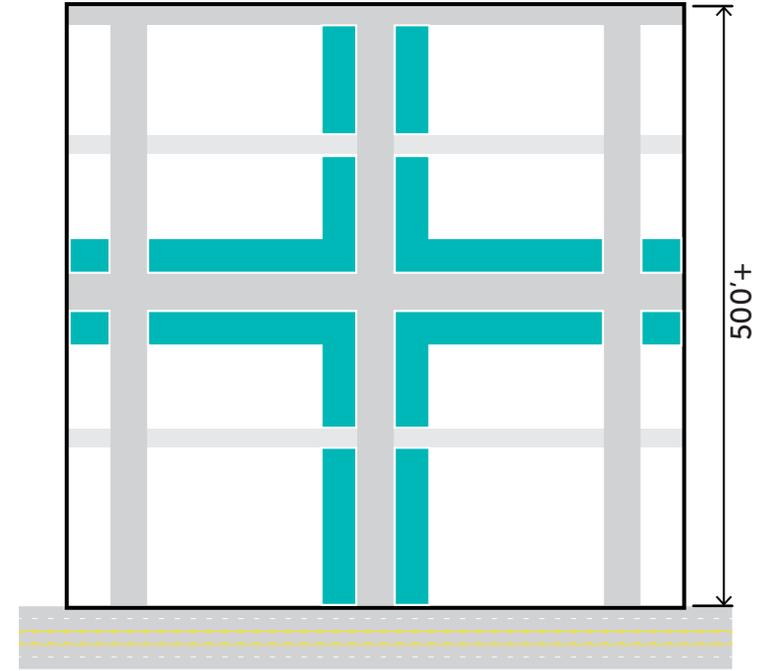
RETROFIT CONCEPT



SHALLOW CORRIDOR



DEEP CORRIDOR



CENTER

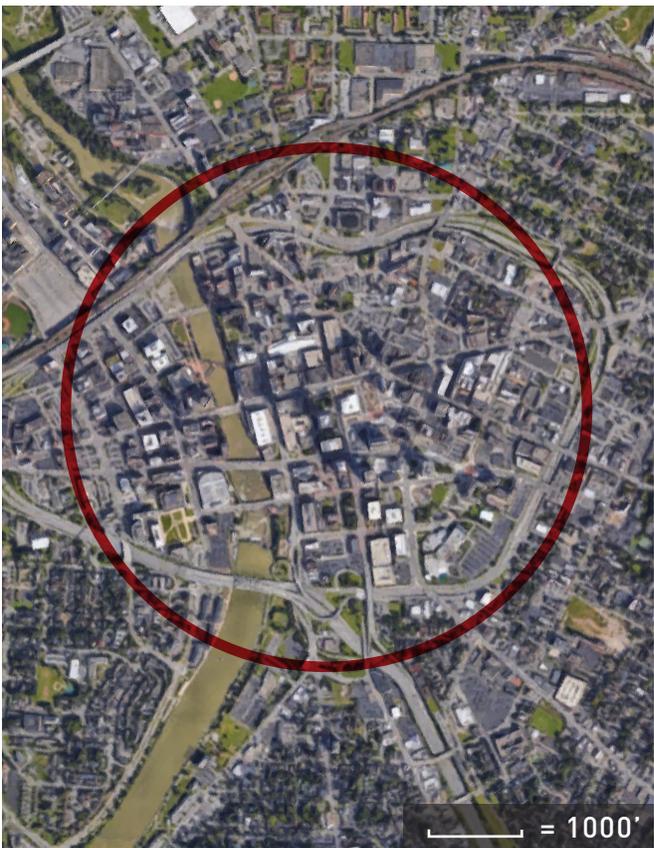
INFILL CONCEPT



SCALE + COMPLEXITY

8 5

DISTRICTS OVERLAYS



DOWNTOWN ROCHESTER

2 6

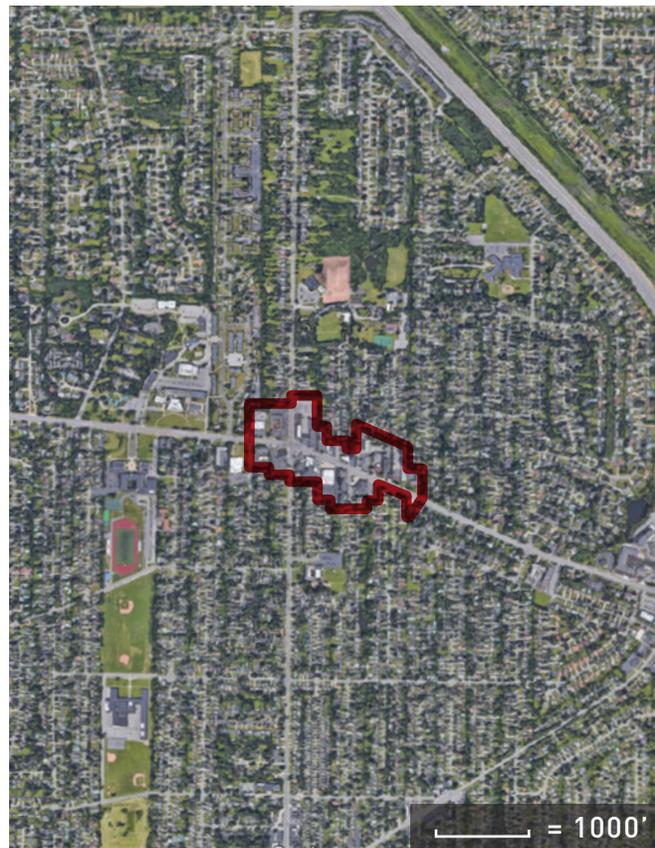
DISTRICTS FRONTAGES



OPPORTUNITY ZONE

1 4

DISTRICT FRONTAGES



SNYDER

CENTER EXAMPLE

MAPLE & BAILEY

CENTER



BIRDS EYE VIEW



CENTER

MEYER RD.

N. BAILEY AVE.

BOWMART PKWY.

MAPLE RD.

CONTEXT

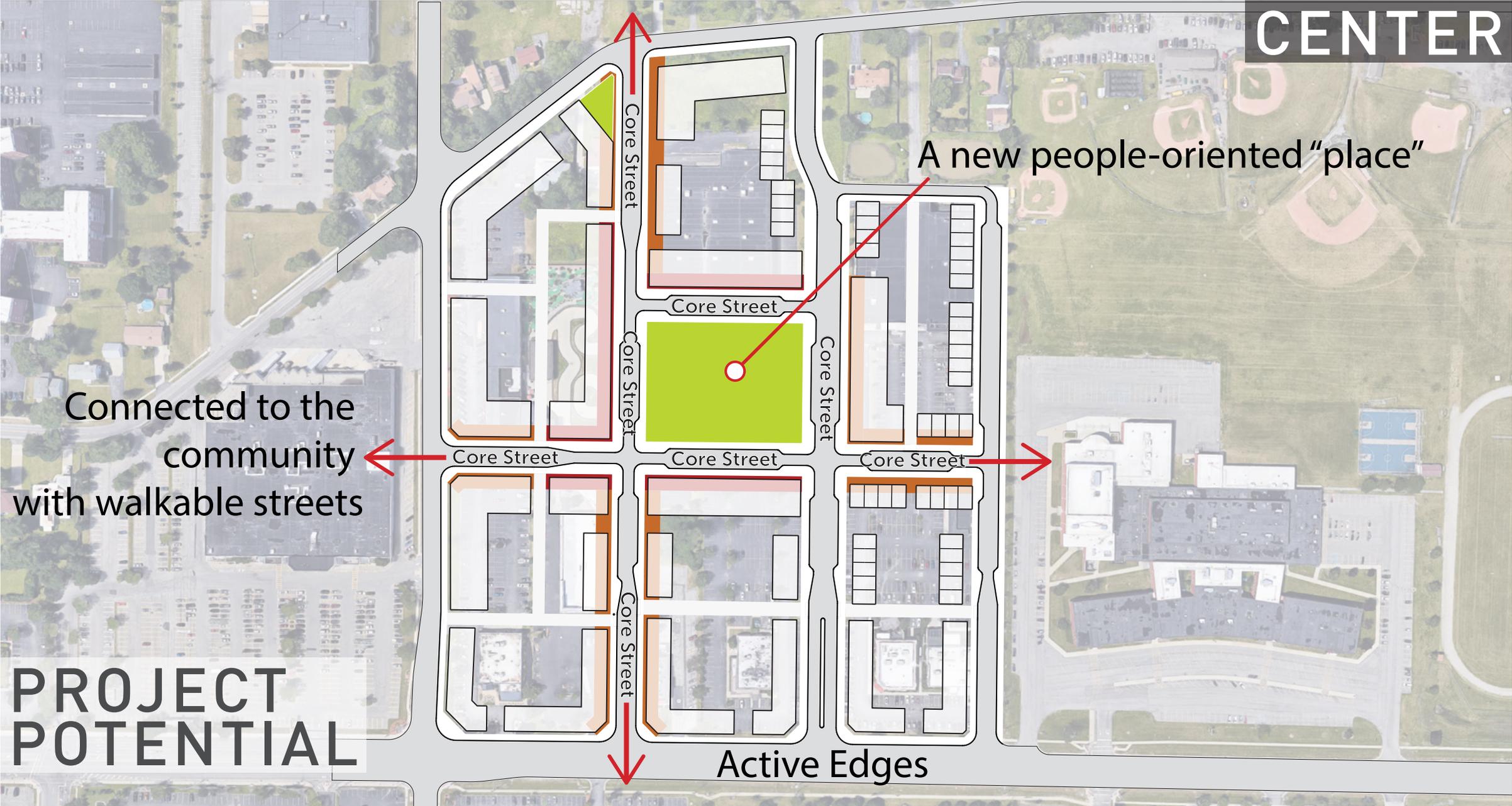
CENTER

A new people-oriented "place"

Connected to the community with walkable streets

PROJECT POTENTIAL

Active Edges

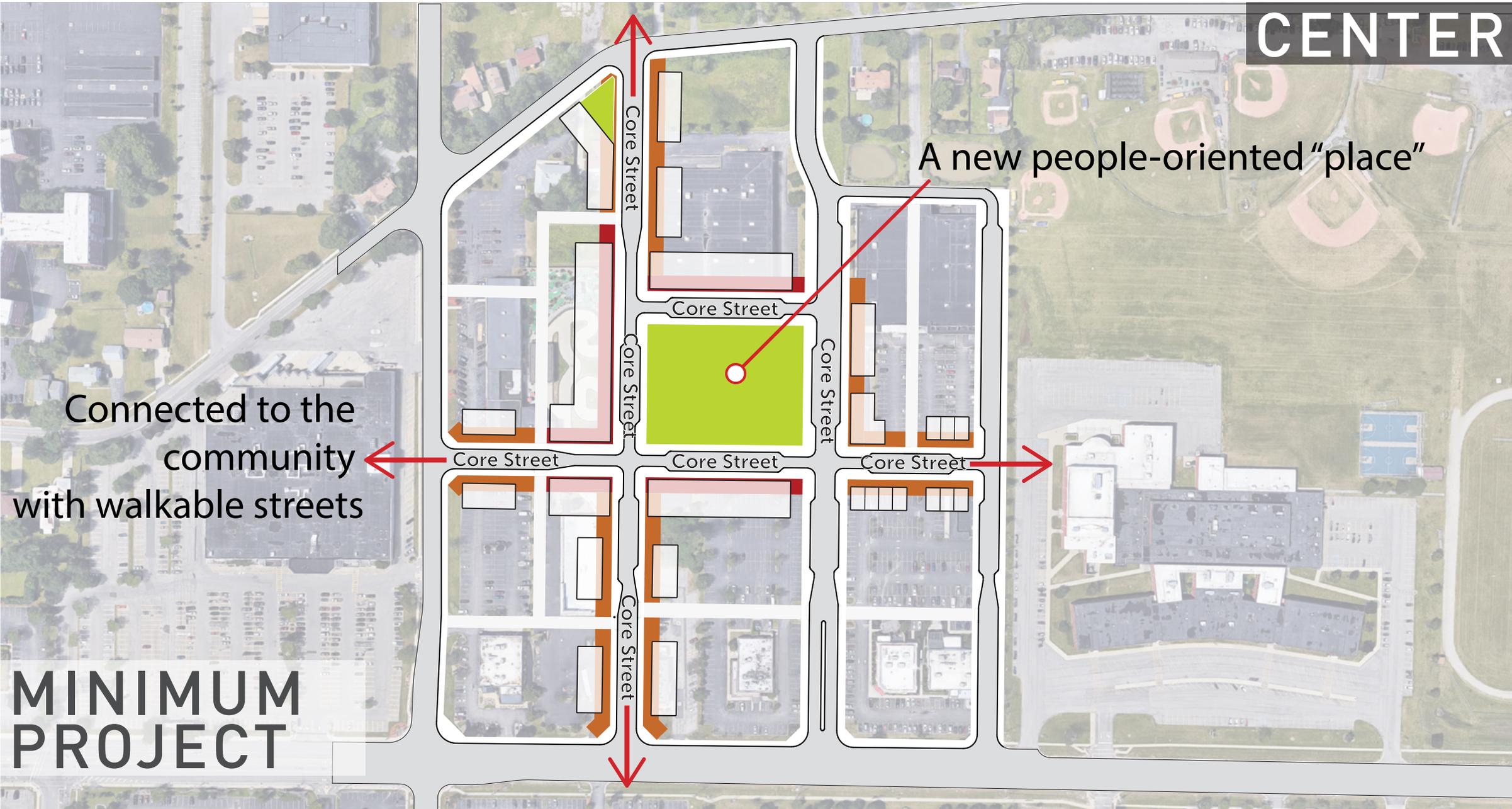


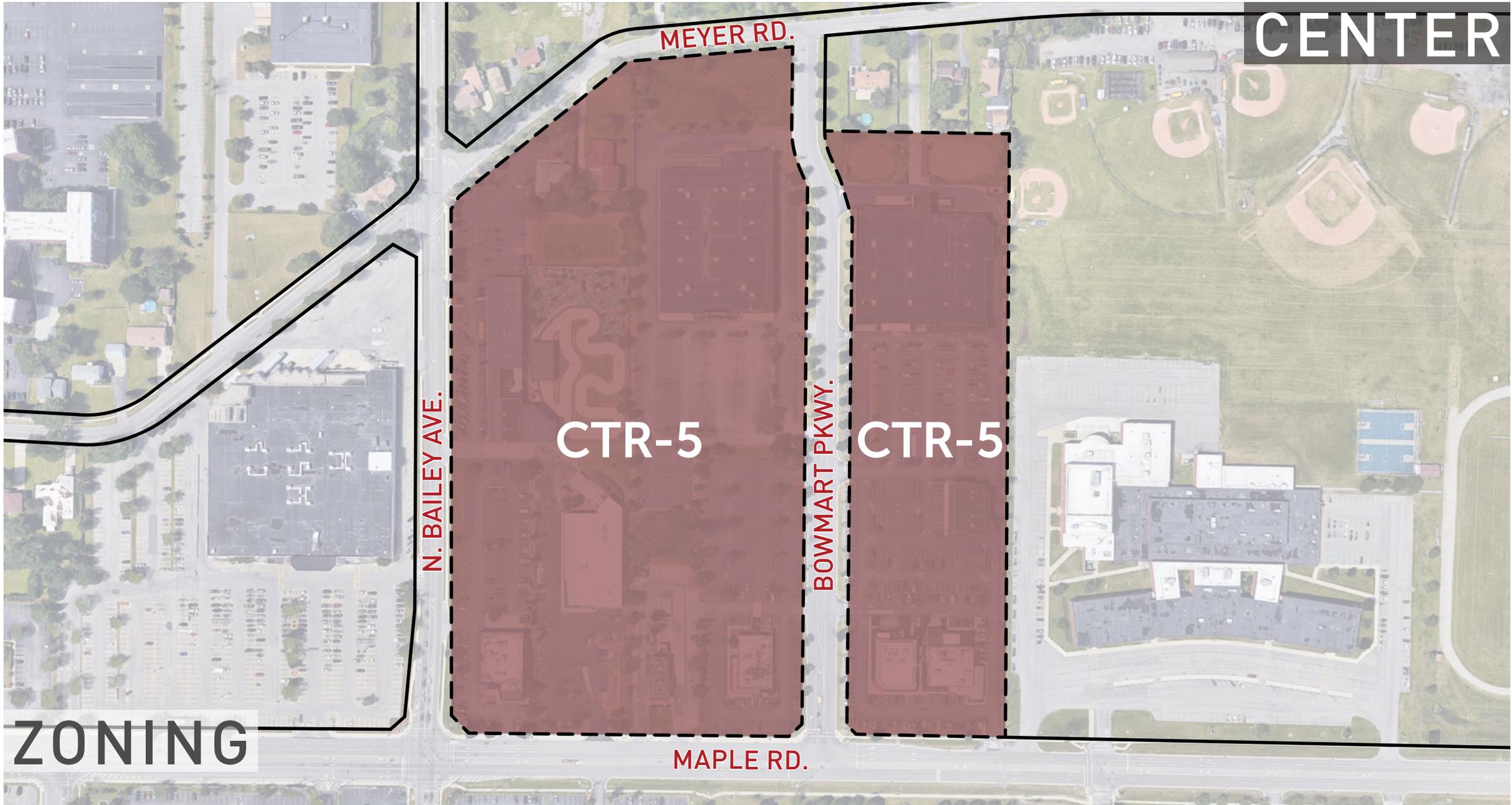
CENTER

A new people-oriented "place"

Connected to the community with walkable streets

MINIMUM PROJECT





CENTER

MEYER RD.

N. BAILEY AVE.

CTR-5

BOWMART PKWY.

CTR-5

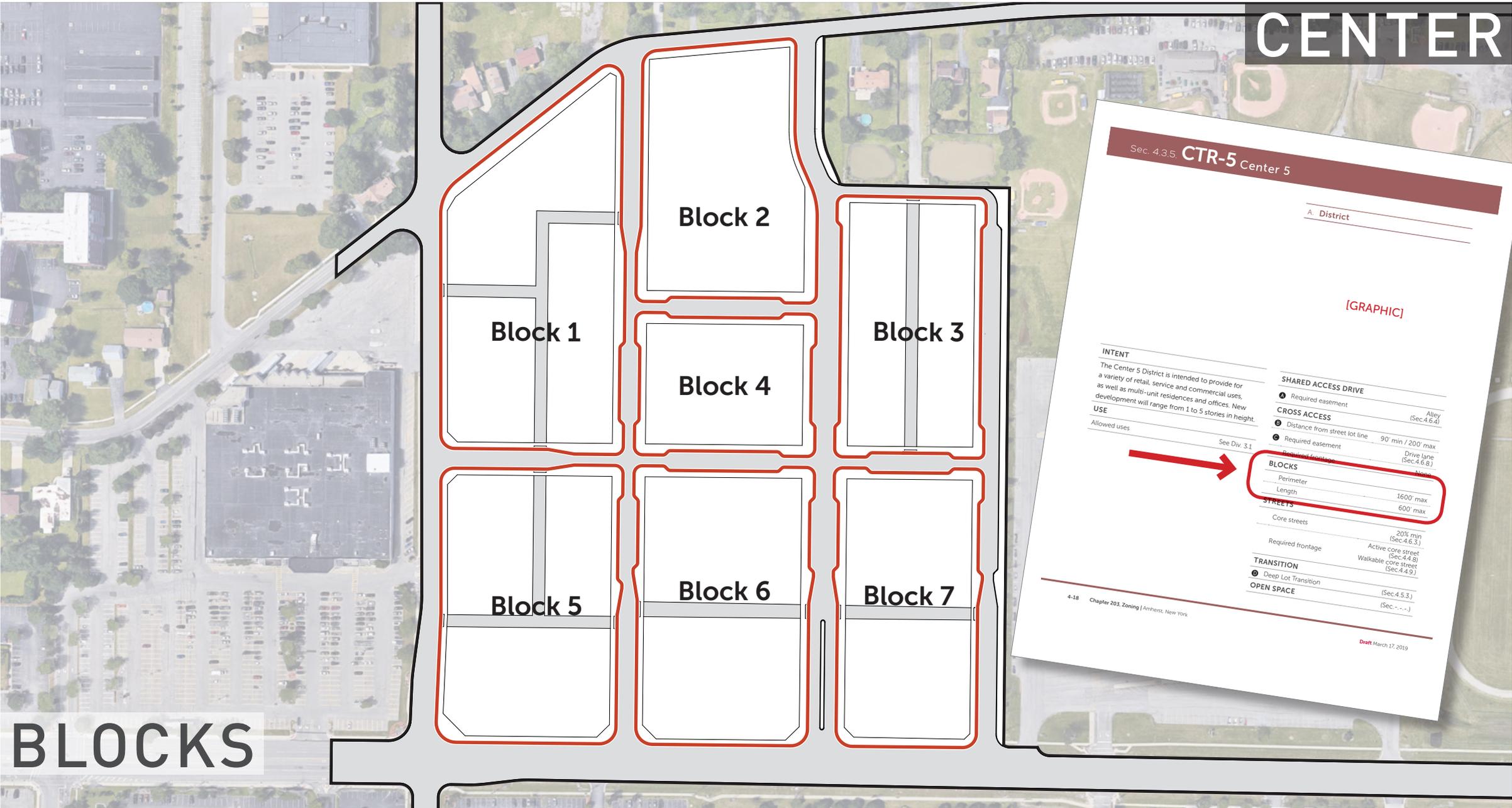
MAPLE RD.

ZONING

Sec. 4.3.5. CTR-5 Center 5																																															
A. District	B. Site	C. Building																																													
[GRAPHIC]	[GRAPHIC]	[GRAPHIC]																																													
<p>INTENT</p> <p>The Center 5 District is intended to provide for a variety of retail, service and commercial uses, as well as multi-unit residences and offices. New development will range from 1 to 5 stories in height.</p> <p>USE</p> <p>Allowed uses See Div. 3.1</p>	<p>SHARED ACCESS DRIVE</p> <table border="1"> <tr> <td>Ⓐ Required easement</td> <td>Alley (Sec.4.6.4)</td> </tr> </table> <p>CROSS ACCESS</p> <table border="1"> <tr> <td>Ⓑ Distance from street lot line</td> <td>90' min / 200' max</td> </tr> </table> <table border="1"> <tr> <td>Ⓒ Required easement</td> <td>Drive lane (Sec.4.6.8)</td> </tr> <tr> <td>Required frontage</td> <td>None</td> </tr> </table> <p>BLOCKS</p> <table border="1"> <tr> <td>Perimeter</td> <td>1600' max</td> </tr> <tr> <td>Length</td> <td>600' max</td> </tr> </table> <p>STREETS</p> <table border="1"> <tr> <td>Core streets</td> <td>20% min (Sec.4.6.3.)</td> </tr> <tr> <td>Required frontage</td> <td>Active core street (Sec.4.4.8) Walkable core street (Sec.4.4.9.)</td> </tr> </table> <p>TRANSITION</p> <table border="1"> <tr> <td>Ⓓ Deep Lot Transition</td> <td>(Sec.4.5.3.)</td> </tr> </table> <p>OPEN SPACE</p> <table border="1"> <tr> <td></td> <td>(Sec.---)</td> </tr> </table>	Ⓐ Required easement	Alley (Sec.4.6.4)	Ⓑ Distance from street lot line	90' min / 200' max	Ⓒ Required easement	Drive lane (Sec.4.6.8)	Required frontage	None	Perimeter	1600' max	Length	600' max	Core streets	20% min (Sec.4.6.3.)	Required frontage	Active core street (Sec.4.4.8) Walkable core street (Sec.4.4.9.)	Ⓓ Deep Lot Transition	(Sec.4.5.3.)		(Sec.---)	<p>LOT</p> <table border="1"> <tr> <td>Area</td> <td>0 SF min</td> </tr> <tr> <td>Width</td> <td>0' min</td> </tr> <tr> <td>Outdoor amenity space</td> <td>5% min</td> </tr> </table> <p>BUILDING SETBACKS</p> <table border="1"> <tr> <td>Ⓐ Street lot line</td> <td>See frontage</td> </tr> <tr> <td>Ⓑ Common lot line</td> <td>0' min</td> </tr> <tr> <td>Ⓒ Alley</td> <td>5' min</td> </tr> </table> <p>PARKING SETBACKS</p> <table border="1"> <tr> <td>Ⓓ Street lot line</td> <td>See frontage</td> </tr> <tr> <td>Ⓔ Common lot line</td> <td>0' min</td> </tr> <tr> <td>Ⓕ Alley</td> <td>5' min</td> </tr> </table>	Area	0 SF min	Width	0' min	Outdoor amenity space	5% min	Ⓐ Street lot line	See frontage	Ⓑ Common lot line	0' min	Ⓒ Alley	5' min	Ⓓ Street lot line	See frontage	Ⓔ Common lot line	0' min	Ⓕ Alley	5' min	<p>BUILDING MASS</p> <table border="1"> <tr> <td>Ⓐ Building height</td> <td>5 stories/65' max</td> </tr> <tr> <td>Street-facing building length</td> <td>n/a</td> </tr> </table> <p>ACTIVATION</p> <table border="1"> <tr> <td></td> <td>See frontage</td> </tr> </table>	Ⓐ Building height	5 stories/65' max	Street-facing building length	n/a		See frontage
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DISTRICT PAGES

CENTER



BLOCKS

Sec. 4.3.5. CTR-5 Center 5

A. District

[GRAPHIC]

INTENT
The Center 5 District is intended to provide for a variety of retail, service and commercial uses, as well as multi-unit residences and offices. New development will range from 1 to 5 stories in height.

USE

Allowed uses

SHARED ACCESS DRIVE	
Required easement	Alley (Sec.4.6.4)
CROSS ACCESS	
Distance from street lot line	90' min / 200' max
Required easement	Drive lane (Sec.4.6.6)
Required frontage	None

BLOCKS	
Perimeter	
Length	1600' max
Width	600' max

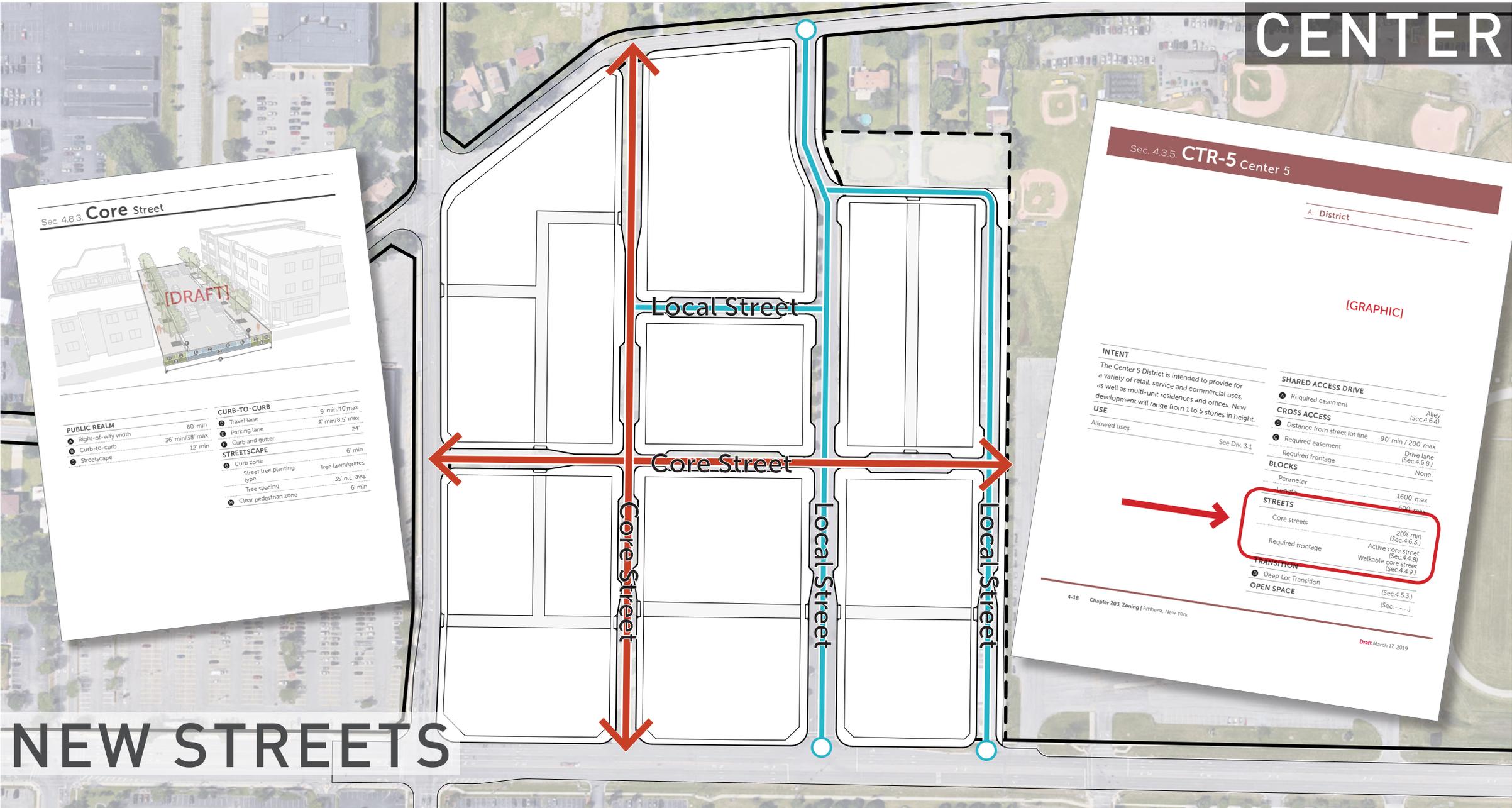
STREETS	
Core streets	20% min (Sec.4.6.3)
Required frontage	Active core street (Sec.4.6.8) Walkable core street (Sec.4.4.9)

TRANSITION

Deep Lot Transition

OPEN SPACE

CENTER



Sec. 4.6.3. **Core Street**

[DRAFT]

PUBLIC REALM	
1 Right-of-way width	60' min
2 Curb-to-curb	36' min / 38' max
3 Streetscape	12' min

CURB-TO-CURB	
1 Travel lane	9' min / 10' max
2 Parking lane	8' min / 8.5' max
3 Curb and gutter	24"

STREETSCAPE	
1 Curb zone	6' min
2 Street tree planting type	Tree lawn/grates
3 Tree spacing	35' o.c. avg.
4 Clear pedestrian zone	6' min

Sec. 4.3.5. **CTR-5 Center 5**

A. District

[GRAPHIC]

INTENT
The Center 5 District is intended to provide for a variety of retail, service and commercial uses, as well as multi-unit residences and offices. New development will range from 1 to 5 stories in height.

USE
Allowed uses
See Div. 3.1

SHARED ACCESS DRIVE	
1 Required easement	Alley (Sec. 4.6.4)

CROSS ACCESS	
1 Distance from street lot line	90' min / 200' max
2 Required frontage	Drive lane (Sec. 4.6.6)
	None

BLOCKS	
Perimeter	1600' max
Length	600' max

STREETS	
Core streets	20' min (Sec. 4.6.3)
Required frontage	Active core street (Sec. 4.4.6) Walkable core street (Sec. 4.4.9)

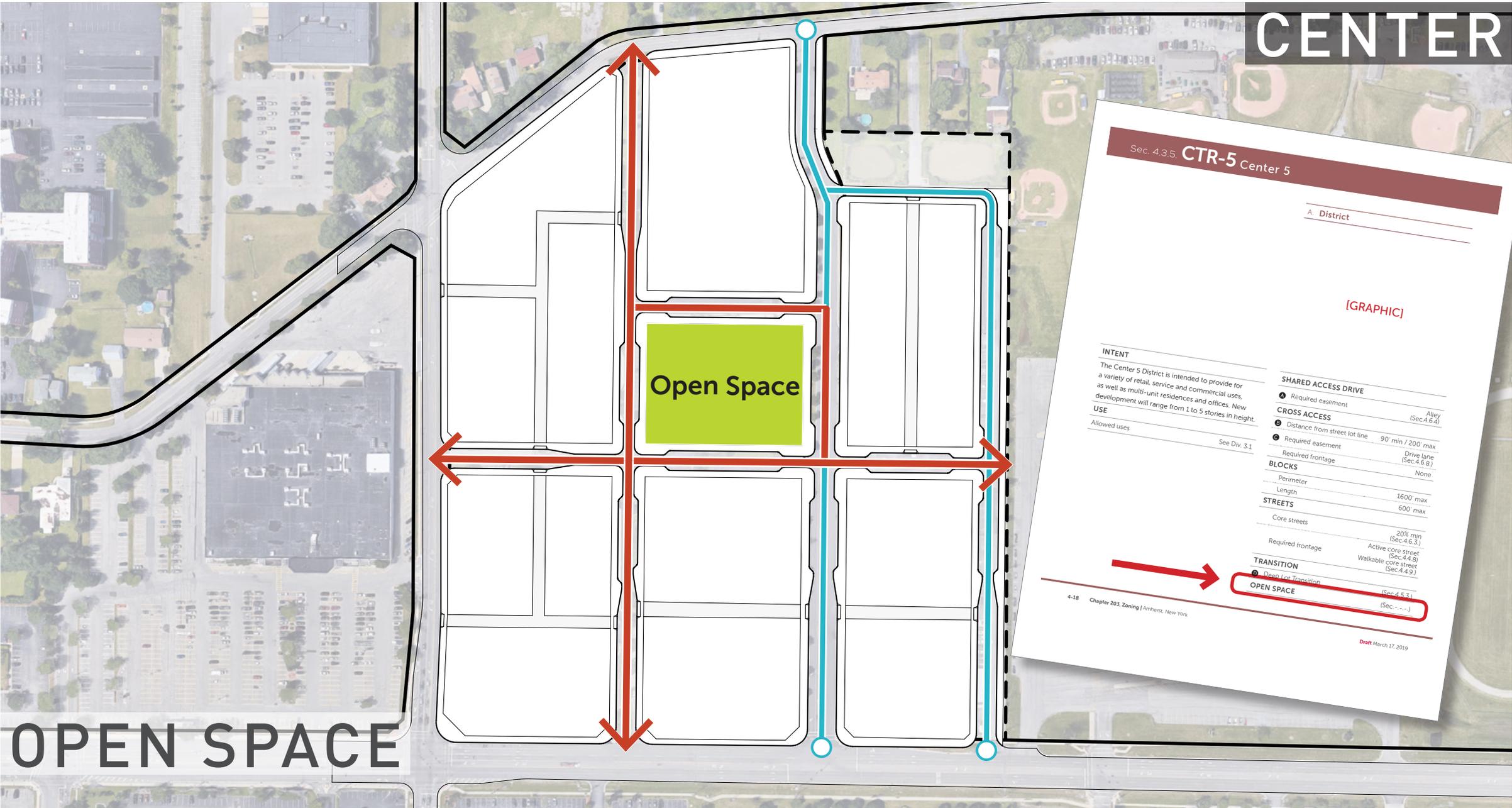
TRANSITION	
1 Deep Lot Transition	(Sec. 4.5.3)

OPEN SPACE	
	(Sec. 4.4.9)

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NEW STREETS

CENTER



Sec. 4.3.5 CTR-5 Center 5

A. District

[GRAPHIC]

INTENT

The Center 5 District is intended to provide for a variety of retail, service and commercial uses, as well as multi-unit residences and offices. New development will range from 1 to 5 stories in height.

USE

Allowed uses

See Div. 3.1

SHARED ACCESS DRIVE

1 Required easement
Alley (Sec.4.6.4)

CROSS ACCESS

2 Distance from street lot line 90' min / 200' max
3 Required easement Drive lane (Sec.4.6.6)
Required frontage None

BLOCKS

Perimeter Length 1600' max
STREETS 600' max

STREETS

Core streets 20% min (Sec.4.6.3)
Required frontage Active core street (Sec.4.6)
Walkable core street (Sec.4.4.9)

TRANSITION

4 Deep Lot Transition (Sec.4.5.3)
OPEN SPACE (Sec. 4.3.5)

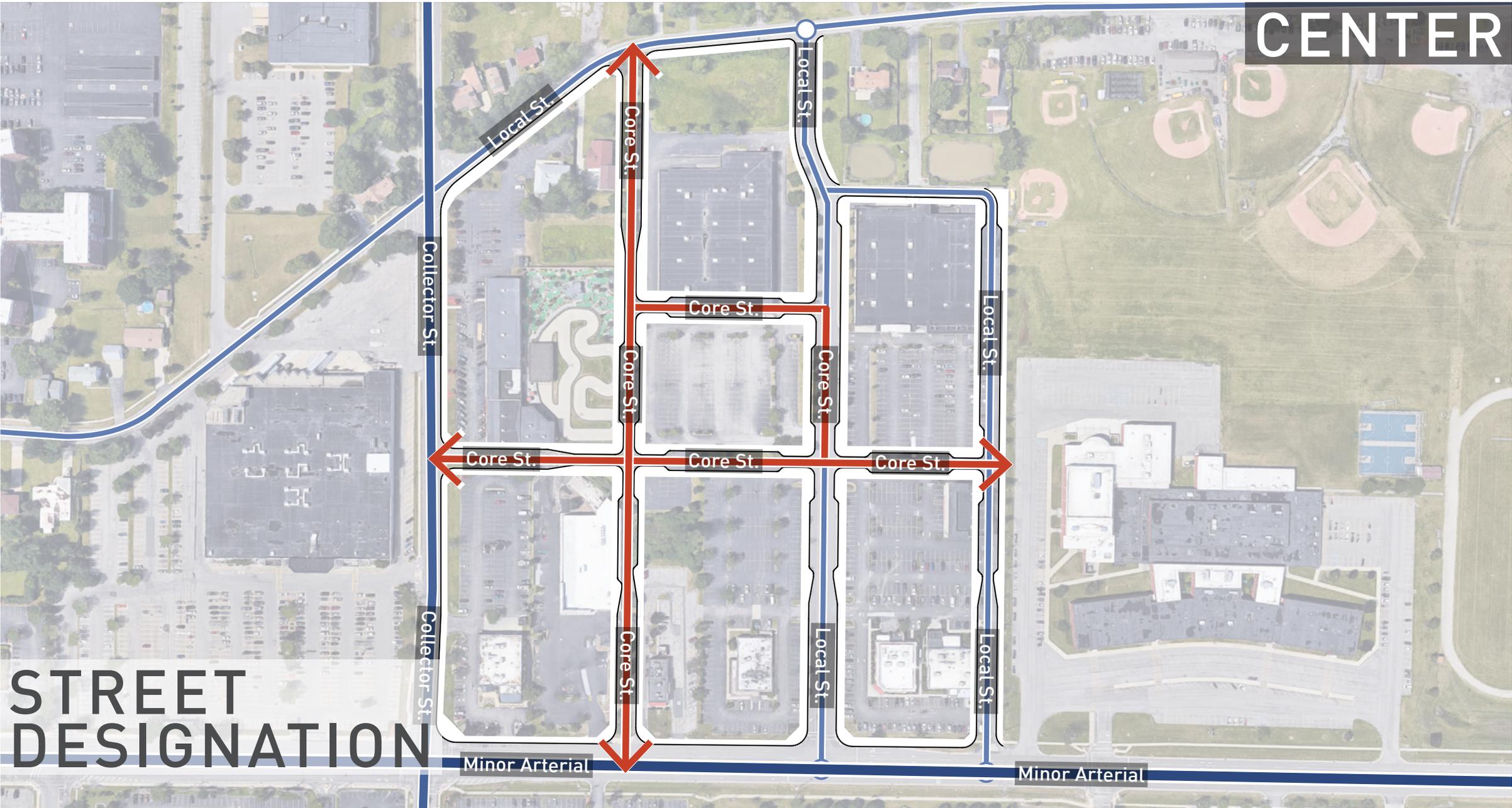
4-18

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OPEN SPACE

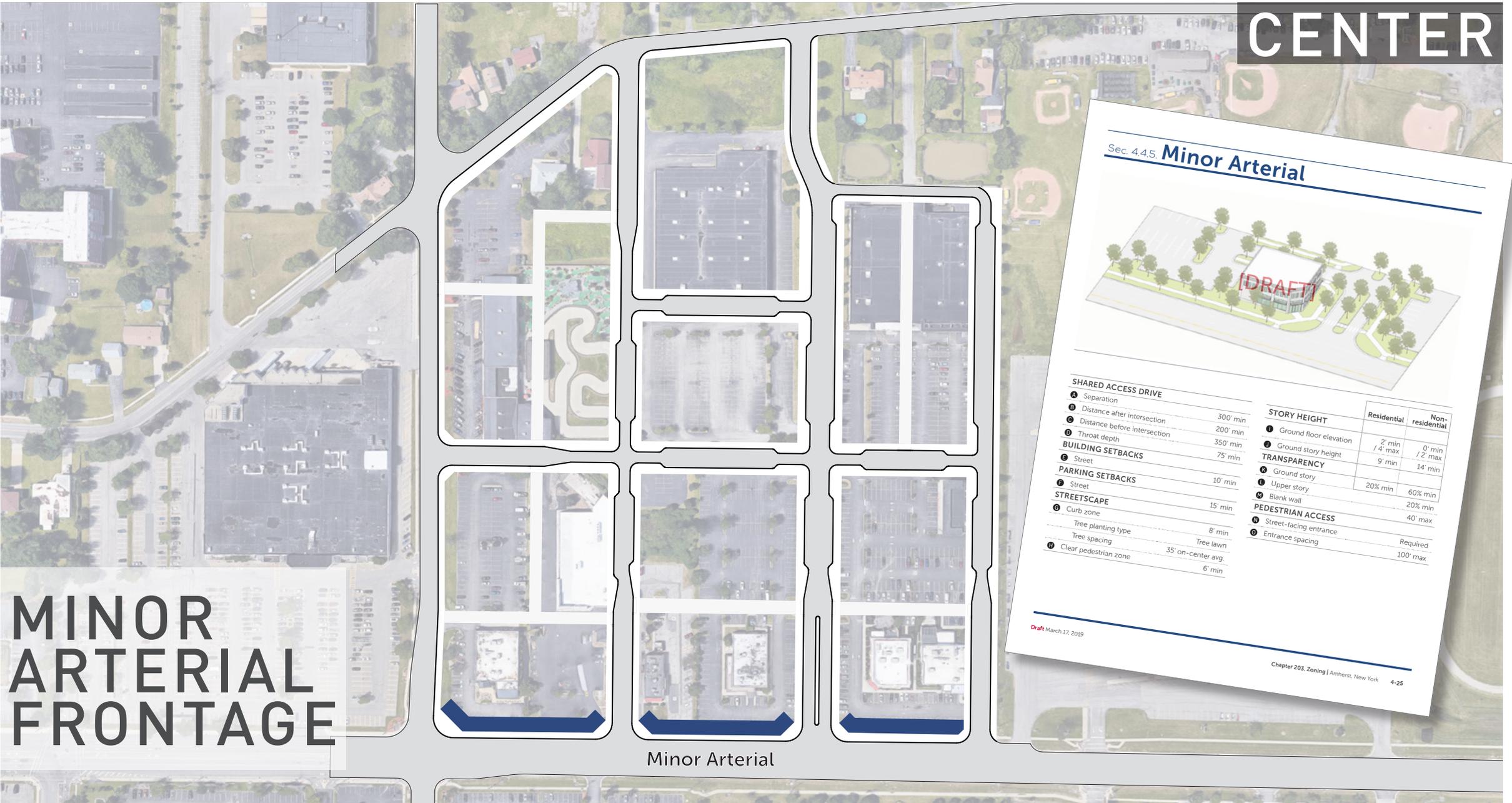
CENTER



STREET DESIGNATION

CENTER

MINOR ARTERIAL FRONTAGE



Minor Arterial

Sec. 4.4.5. Minor Arterial

SHARED ACCESS DRIVE

- 1 Separation
- 2 Distance after intersection 300' min
- 3 Distance before intersection 200' min
- 4 Throat depth 350' min
- 5 Throat depth 75' min

BUILDING SETBACKS

- 1 Street 10' min

PARKING SETBACKS

- 1 Street 15' min

STREETSCAPE

- 1 Curb zone
- 2 Tree planting type 8' min
- 3 Tree spacing Tree lawn
- 4 Clear pedestrian zone 35' on-center avg. 6' min

STORY HEIGHT

	Residential	Non-residential
1 Ground floor elevation	2' min / 4' max	0' min / 2' max
2 Ground story height	9' min	14' min

TRANSPARENCY

- 1 Ground story
- 2 Upper story
- 3 Blank wall

	Residential	Non-residential
1 Ground story	20% min	60% min
2 Upper story		20% min
3 Blank wall		40% max

PEDESTRIAN ACCESS

- 1 Street-facing entrance
- 2 Entrance spacing

	Residential	Non-residential
1 Street-facing entrance		Required
2 Entrance spacing		100' max

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CENTER



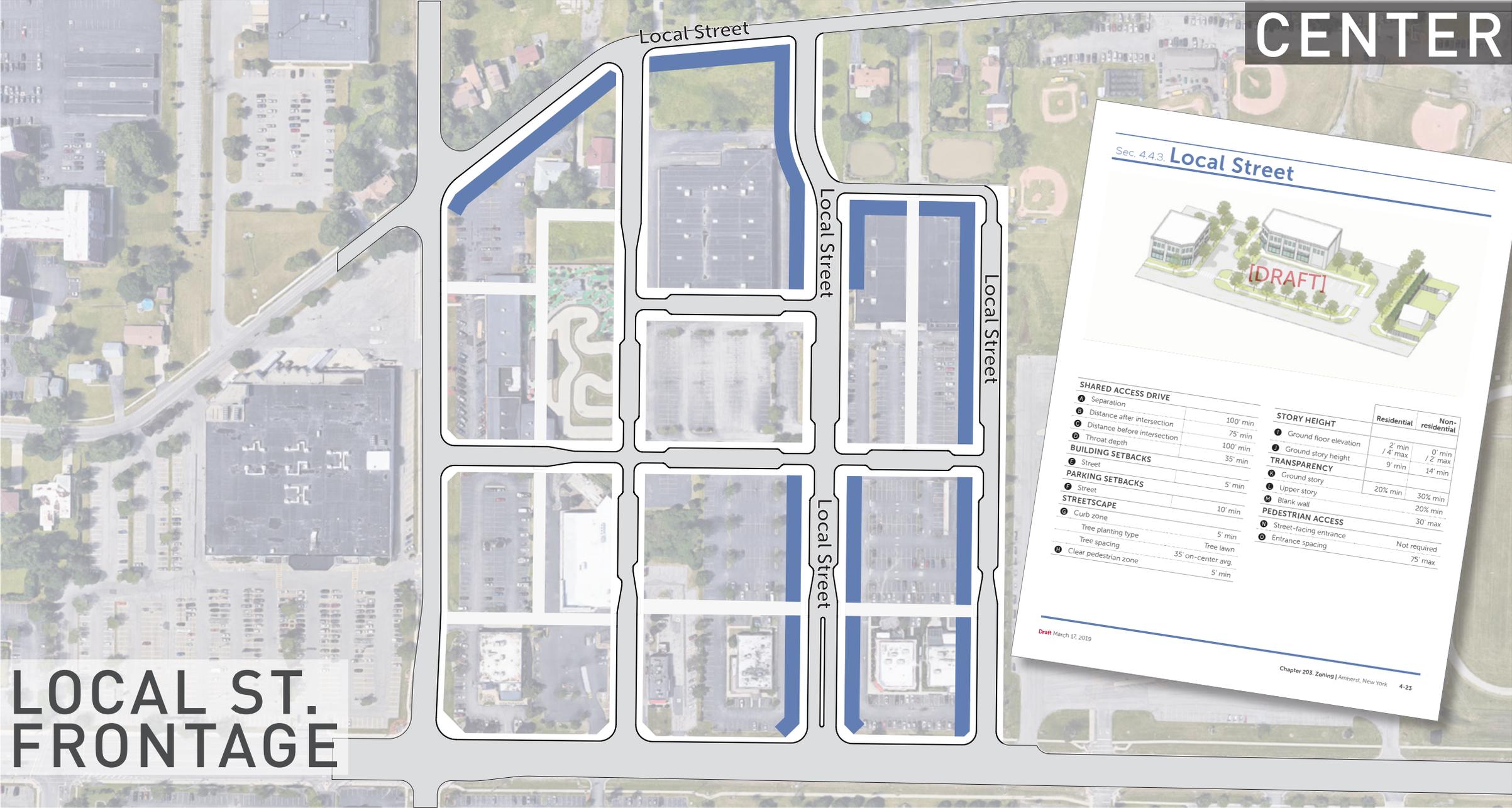
COLLECTOR FRONTAGE

Sec. 4.4.4. Collector Street

SHARED ACCESS DRIVE		STORY HEIGHT	
1 Separation		Residential	Non-residential
2 Distance after intersection	200' min	1 Ground floor elevation	2' min / 4' max
3 Distance before intersection	100' min	2 Ground story height	0' min / 2' max
4 Throat depth	200' min	3 Transparency	9' min / 14' min
5 Building setbacks	40' min	4 Ground story	20% min / 50% min
6 Street	5' min	5 Upper story	Blank wall
7 Parking setbacks	10' min	6 Blank wall	20% min
8 Street		7 Pedestrian access	40' max
9 Street		8 Street-facing entrance	Required
10 Curb zone	6' min	9 Entrance spacing	75' max
11 Tree planting type	Tree lawn		
12 Tree spacing	35' on-center avg.		
13 Clear pedestrian zone	6' min		

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CENTER



LOCAL ST. FRONTAGE

Sec. 4.4.3. Local Street



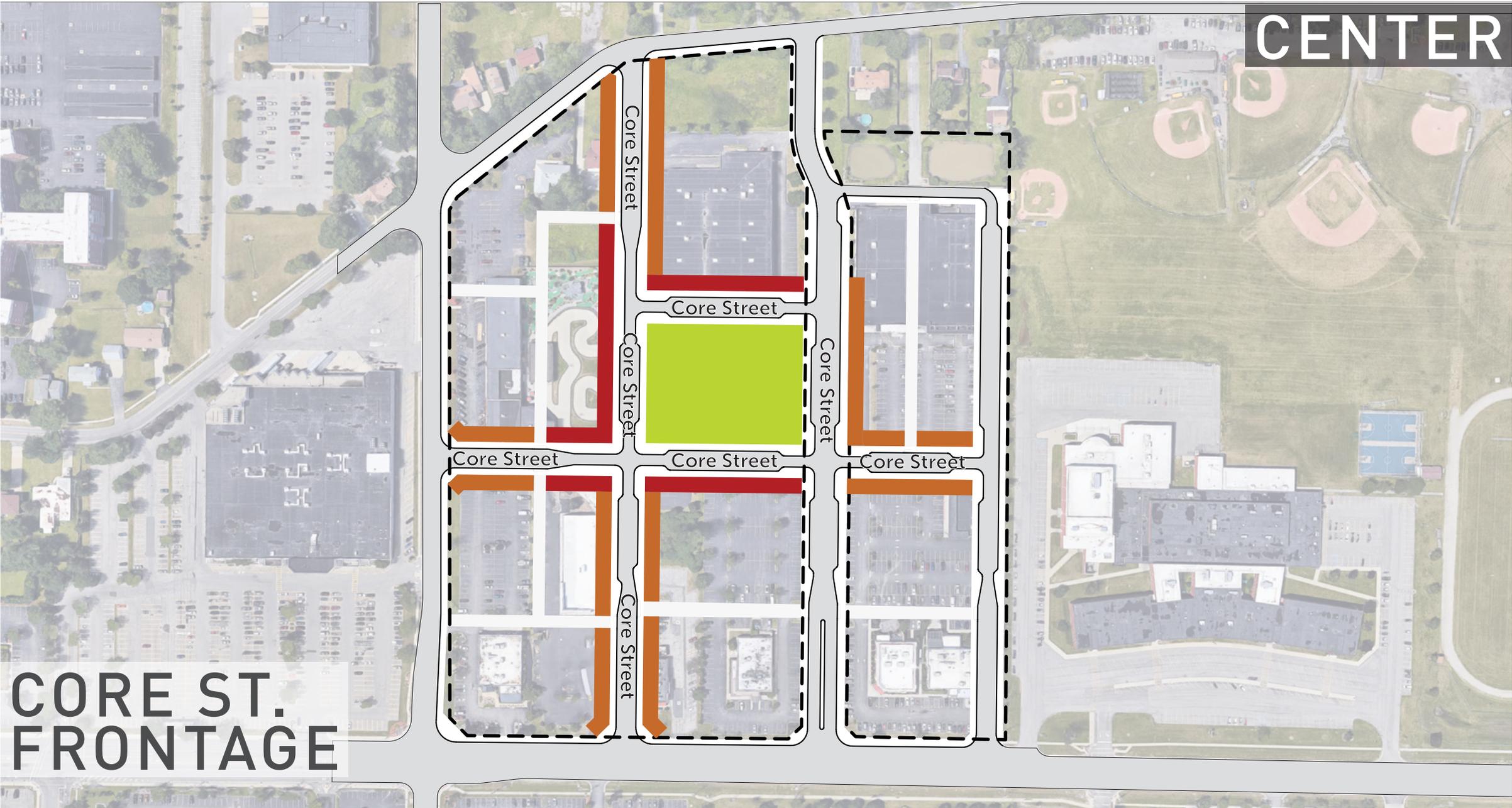
SHARED ACCESS DRIVE		STORY HEIGHT	
1 Separation	100' min	Residential	Non-residential
2 Distance after intersection	75' min	1 Ground floor elevation	2' min / 4' max
3 Distance before intersection	100' min	2 Ground story height	0' min / 2' max
4 Throat depth	35' min	TRANSPARENCY	
BUILDING SETBACKS		1 Ground story	20% min / 30% min
1 Street	5' min	2 Upper story	20% min / 30% min
PARKING SETBACKS		3 Blank wall	20% min / 30% max
1 Street	10' min	PEDESTRIAN ACCESS	
STREETSCAPE		1 Street-facing entrance	Not required
1 Curb zone	5' min	2 Entrance spacing	75' max
Tree planting type	Tree lawn		
Tree spacing	35' on-center avg.		
1 Clear pedestrian zone	5' min		

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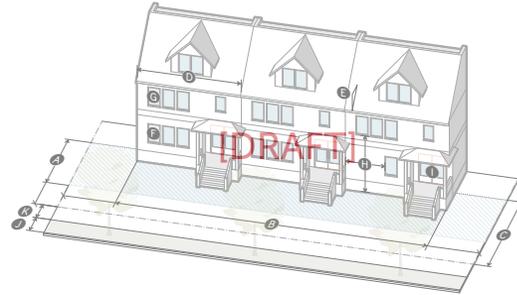
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CENTER

CORE ST.
FRONTAGE



Sec. 4.4.8. Walkable Core Street



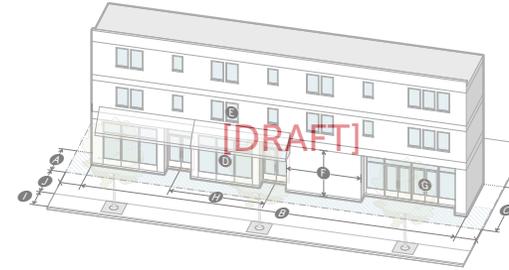
BUILDING SETBACKS		Residential	Non-residential
A	Build-to zone	10' min/25' max	
B	Lot frontage	60% min	
PARKING SETBACKS			
C	Street	25' min	
BUILDING MASS			
D	Street-facing building length	40' max	
STREETSCAPE			
E	Curb zone	6' min	
	Tree planting type	Tree lawn or grates	
	Tree spacing	35' on-center avg.	
F	Clear pedestrian zone	6' min	

STORY HEIGHT		Residential	Non-residential
G	Ground floor elevation	2' min / 4' max	0' min / 2' max
H	Ground story height	9' min	14' min
TRANSPARENCY			
I	Ground story	20% min	20% min
J	Upper story	20% min	20% min
K	Blank wall	20' max	20' max
PEDESTRIAN ACCESS			
L	Street-facing entrance	Required	Required
	Entrance spacing	30' max	30' max

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Sec. 4.4.9. Village Core Street



BUILDING SETBACKS		Residential	Non-residential
A	Build-to zone	0' min/10' max	
B	Lot frontage	90% min	
PARKING SETBACKS			
C	Street	20' min	
BUILDING MASS			
D	Street-facing building length	n/a	
STREETSCAPE			
E	Curb zone	6' min	
	Tree planting type	Grates	
	Tree spacing	35' on-center avg.	
F	Clear pedestrian zone	10' min	

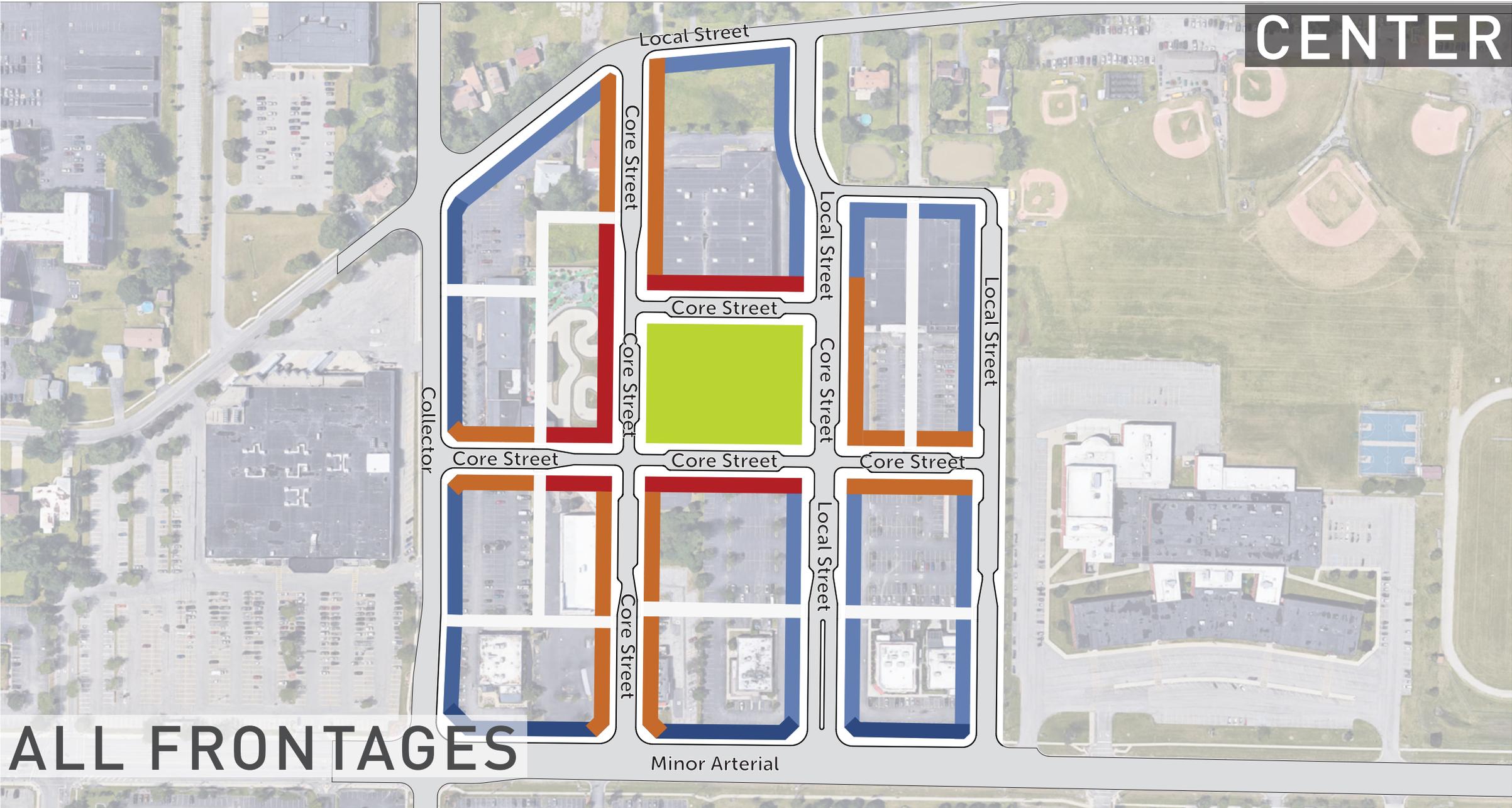
STORY HEIGHT		Residential	Non-residential
G	Ground floor elevation	0' min / 2' max	
H	Ground story height	14' min	
TRANSPARENCY			
I	Ground story	70% min	
J	Upper story	20% min	
K	Blank wall	15' max	
PEDESTRIAN ACCESS			
L	Street-facing entrance	Required	
M	Entrance spacing	30' max	

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CORE ST. FRONTAGE

CENTER



ALL FRONTAGES

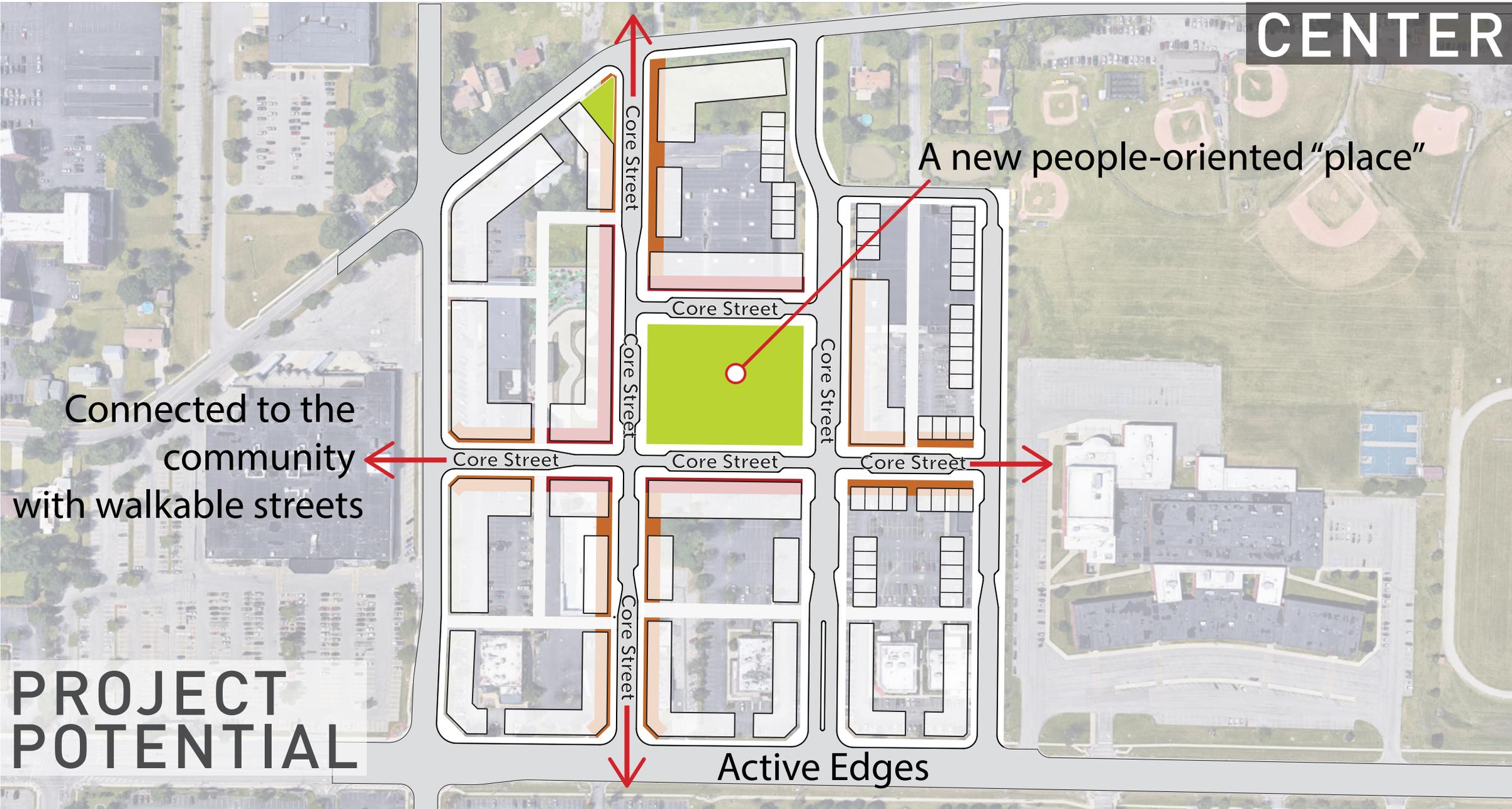
CENTER

A new people-oriented "place"

Connected to the community with walkable streets

PROJECT POTENTIAL

Active Edges

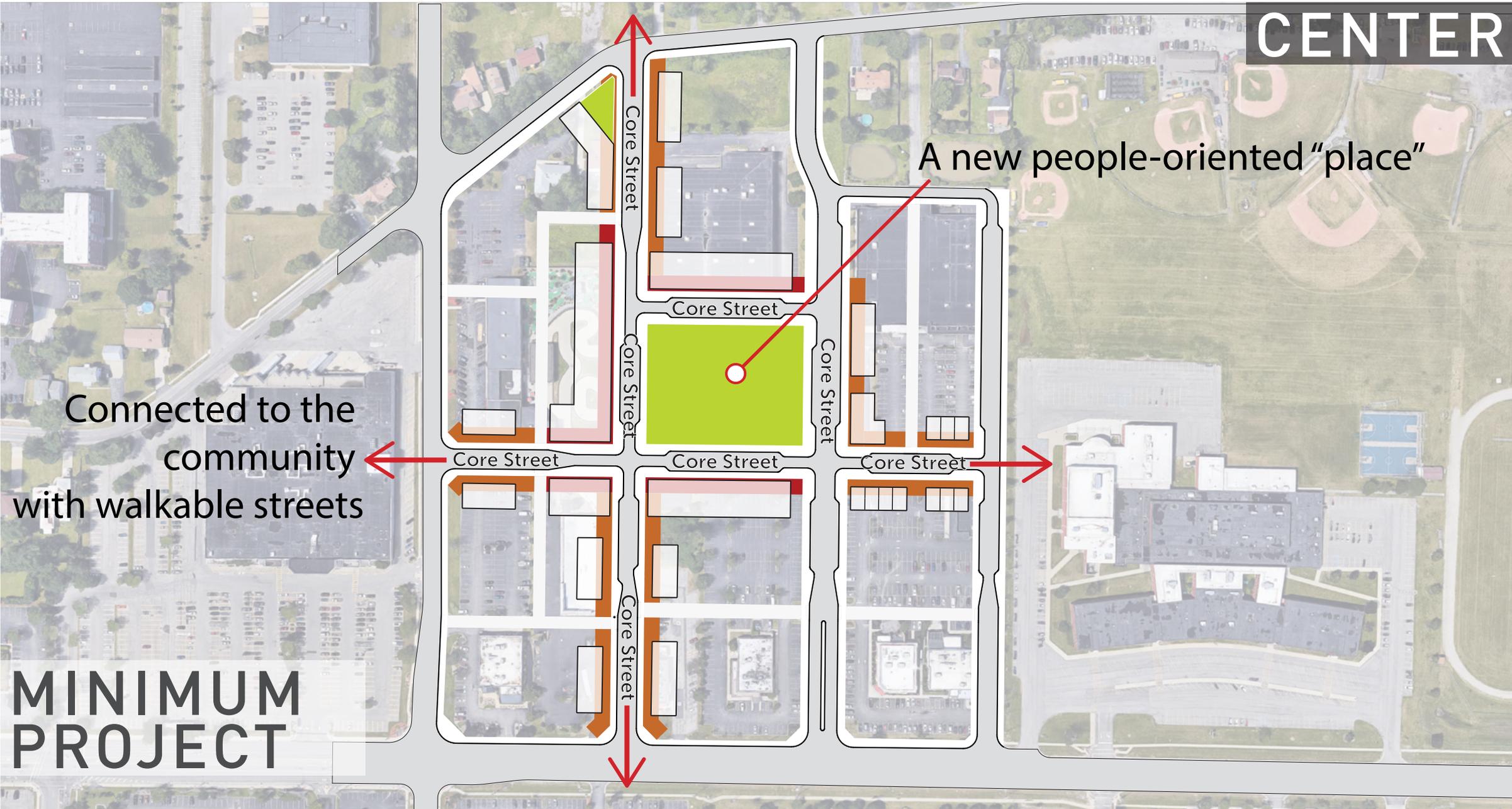


CENTER

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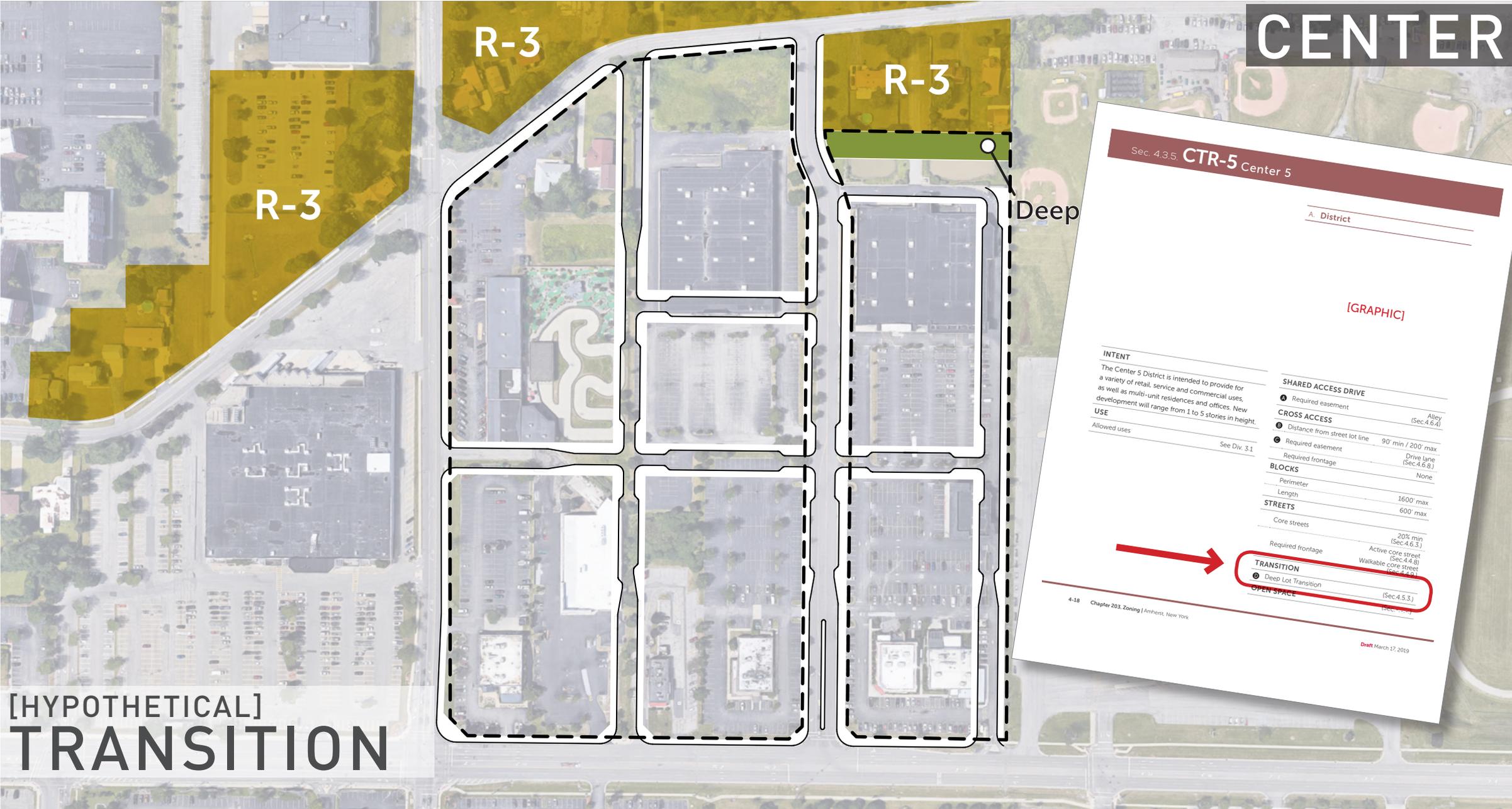
MINIMUM PROJECT





[HYPOTHETICAL]
**RESIDENTIAL
TRANSITION**

CENTER



R-3

R-3

R-3

Deep

Sec. 4.3.5. CTR-5 Center 5

A. District

[GRAPHIC]

INTENT

The Center 5 District is intended to provide for a variety of retail, service and commercial uses, as well as multi-unit residences and offices. New development will range from 1 to 5 stories in height.

USE

Allowed uses

See Div. 3.1

SHARED ACCESS DRIVE

1 Required easement Alley (Sec.4.6.4)

CROSS ACCESS

2 Distance from street lot line 90' min / 200' max
3 Required easement Drive lane (Sec.4.6.6)
4 Required frontage None

BLOCKS

Perimeter 1600' max
Length 600' max

STREETS

Core streets 20% min (Sec.4.6.3)
Required frontage Active core street (Sec.4.6)
Walkable core street (Sec.4.6.1)

TRANSITION

1 Deep Lot Transition (Sec.4.5.3)

OPEN SPACE

(Sec. 4.5.4)

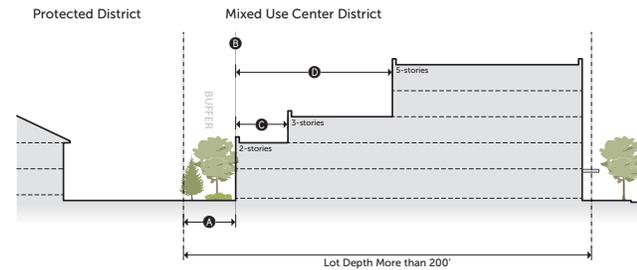
[HYPOTHETICAL]
TRANSITION

Sec. 4.5.4. Deep Lot Transition

DEEP LOT TRANSITION

APPLICABILITY: DC-5, CTR-5, CTR-8

A. Height Transition



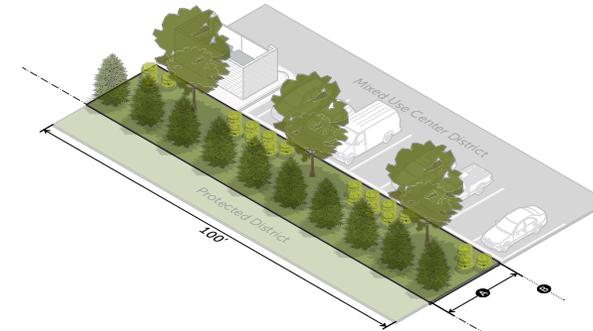
BUFFER

A	Width	20' min
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HEIGHT SETBACKS

B	Setbacks measured from edge of buffer area	
C	Above 2 stories/24'	20' min
D	Above 3 stories/35'	60' min

B. Landscape Transition



AREA

A	Width	20' min
---	-------	---------

B Setbacks measured from edge of buffer area

VEGETATION

Shrub	1:5 linear feet
Evergreen tree	1:10 linear feet
Large deciduous tree	1:35 linear feet

TRANSITION PAGES



[HYPOTHETICAL] RESIDENTIAL ST. FRONTAGE

Sec. 4.4.10 Residential Frontage

BUILDING SETBACKS		STORY HEIGHT	
1 Build-to zone		1 Ground floor elevation	
2 Lot frontage	10' min/30' max	2 Ground story height	2' min / 4' max
PARKING SETBACKS		TRANSPARENCY	
3 Street	30% min	1 Ground story	9' min
BUILDING MASS		2 Upper story	20% min
1 Street-facing building length	40' max	3 Blank wall	20% min
2 Roof pitch	4.12 min/ 18.12 max	PEDESTRIAN ACCESS	
STREETSCAPE		4 Street-facing entrance	Required
1 Curb zone	6' min	Entrance spacing	n/a
Tree planting type	Tree lawn or grates	STREETSCAPE	
Tree spacing	35' on-center avg.	1 Curb zone	6' min
2 Clear pedestrian zone	6' min	Tree planting type	Tree lawn
		Tree spacing	35' on-center avg.
		3 Clear pedestrian zone	6' min

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CENTER



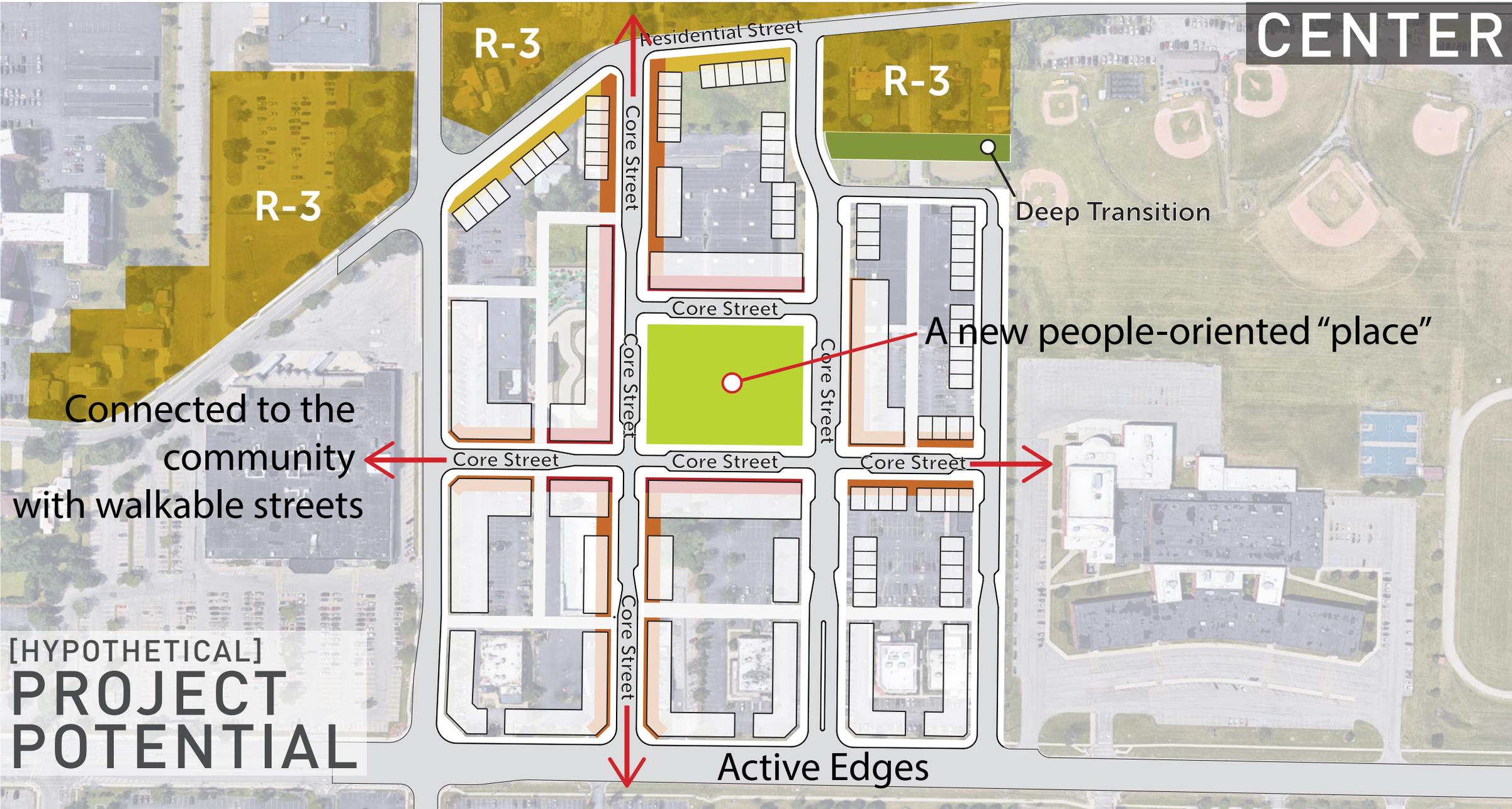
Connected to the community with walkable streets

[HYPOTHETICAL] MINIMUM PROJECT

A new people-oriented "place"

Deep Transition

CENTER



Connected to the community with walkable streets

[HYPOTHETICAL] PROJECT POTENTIAL

Active Edges