



PRESERVE. PREDICT. PROGRESS.

Funded by a grant from NYSERDA

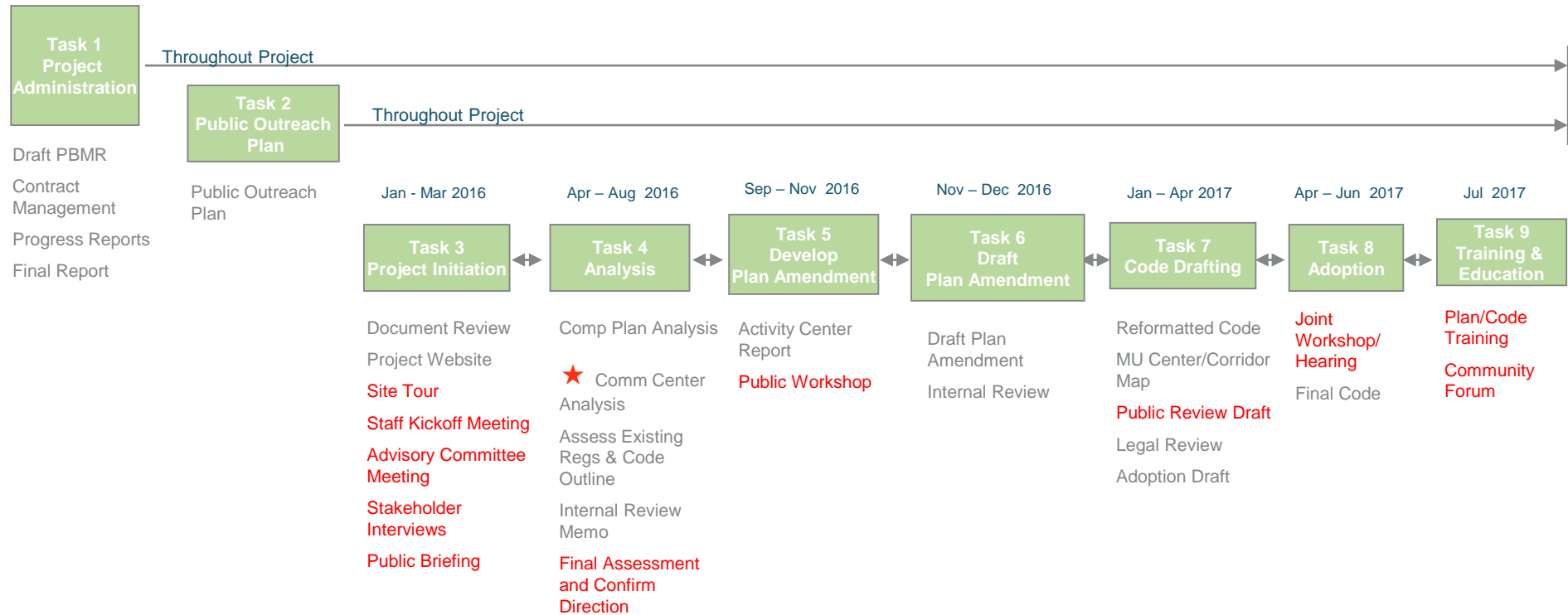
Joint Technical/Working Committee Meeting

June 29, 2016

Meeting Program

- Introduction to Commercial Center Tour – Code Studio
- Tour

Meeting Program



Note: Events in red occur during a Consultant visit

Schedule is dependent on pace of approval of project products

Task 4.2 Commercial Center Zoning Analysis

Conduct a review of existing zoning districts applied in the planned commercial centers (regional, community, neighborhood, and traditional) and investigate potential new districts and provisions (if any) required to implement the Comprehensive Plan...

Tour Notes

1. Packet – map, data and worksheet
2. Photos – take and share
3. Video –
 - MU Centers and other Commercial Centers
 - Code could be form-based, traditional, hybrid
 - Consider center function, scale, form, characteristics, context
 - Function/scale: traditional, neighborhood, community, regional
 - Form: Deep, shallow, village edge, traditional node, new/suburban
 - Characteristics (p.p. 8-9: uses, height, transparency, articulation, walkable, access, etc.
 - Context: how does it fit within the surrounding area, good transition?
4. Redevelopment / Transition to new form / uses
5. Charette / design workshop – criteria, candidates

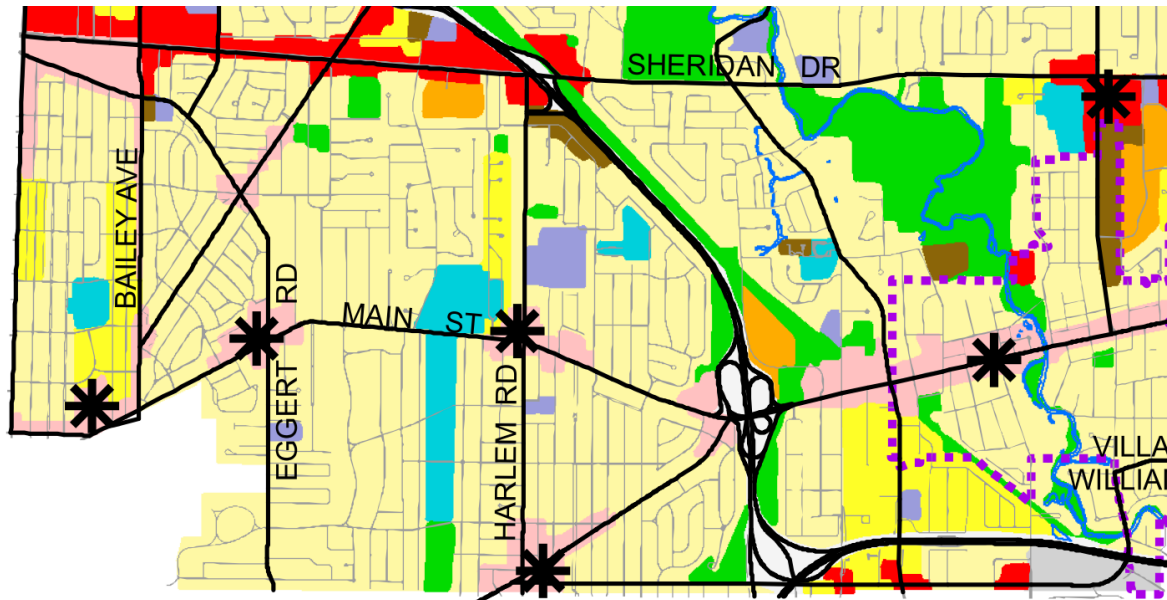
1. Comprehensive Plan Analysis Memo – Posted
2. Public Outreach Plan – Posted
3. Commercial Center Analysis – continue review
4. Website:

www.amherst.ny.us – Imagine Amherst logo

<http://imagineamherst.com/> - Project Website

5. Next Meeting/Event: Stakeholder Commercial Center Tour
Wednesday July 20, 2016 at 5:30 p.m. at Amherst Town Hall

Summary of Analysis - Examples from the Comprehensive Plan



Section from Map Figure 6

Types of Mixed-Use Centers

- University-Related Center
- Special Use Centers
- Highway/Intersection Centers
- Urban/Village Centers

Urban/Village Centers include established centers in the Williamsville, Eggertsville, and Snyder areas; historic hamlets (Swormville and Getzville); and a proposed “village center” in northeast Amherst.



Snyder Square.

Development Considerations:

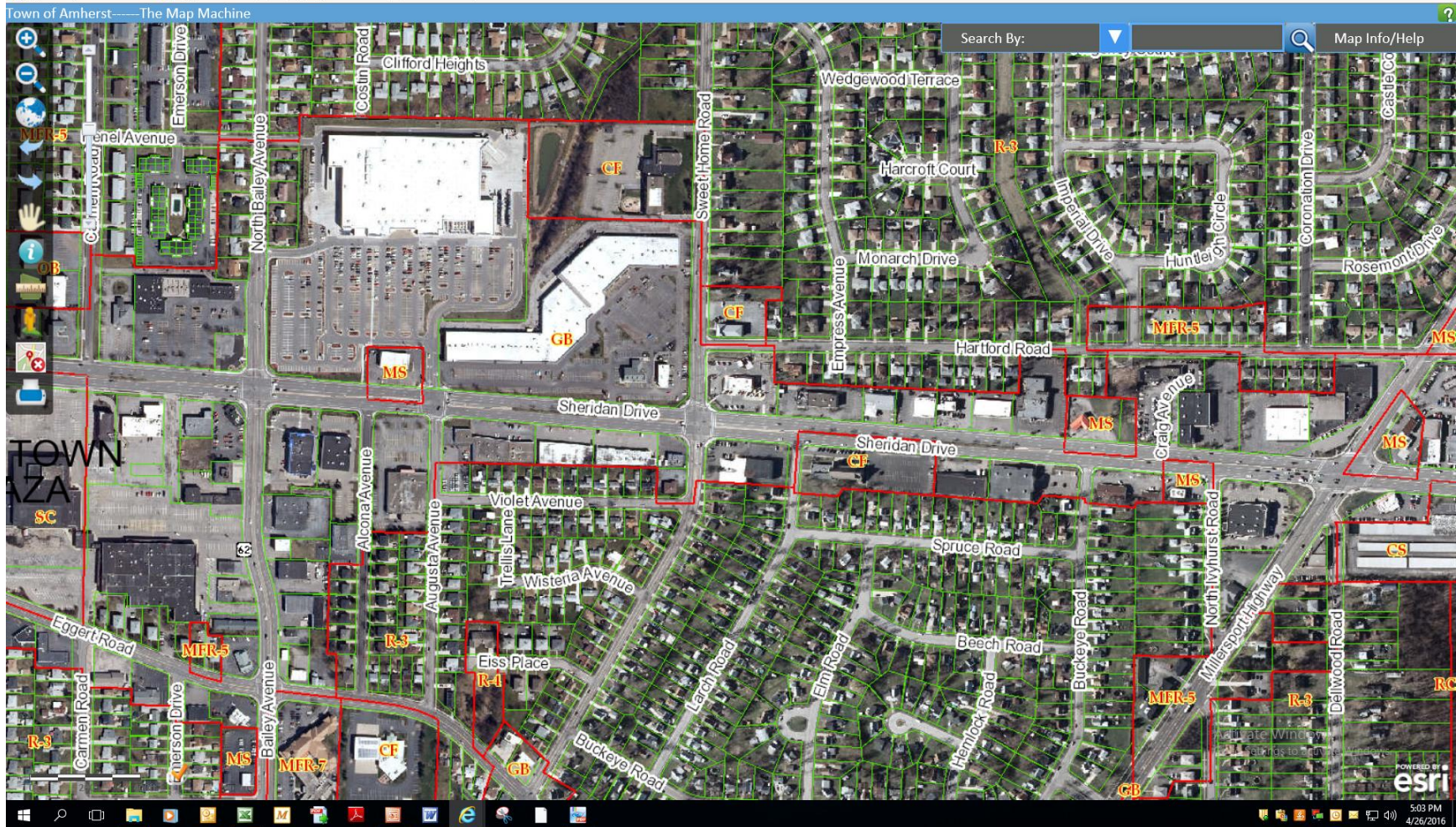
- Landscaping and lighting
- Screening of visually obtrusive elements
- Placement of building and parking areas
- General building design
- Scale
- Access and connectivity
- Public safety
- Signage

Types of commercial centers

- A **traditional center** can vary in size and is defined more by its context than its composition. These centers are pedestrian oriented and feature a mix of single and multi-storey residential and small-scale non-residential uses. The size and density of these centers varies, however single buildings can be multi-storey, multi use and are generally less than 10,000 square feet.
- A **neighborhood center** is the smallest scale center, providing convenience shopping for the day-to-day needs of residents in the immediate neighborhood. A neighborhood center typically contains less than 100,000 square feet of retail space and occupies a site less than ten acres in size. Single buildings can be multi-storey and multi-use and are generally less than 25,000 square feet.
- A **community center** offers a wider range of retail and service opportunities and serves a larger market area than a neighborhood center. A typical size for this type of center is 150,000 square feet on 10 to 25 acres. Single buildings can be single or multi-tenant, multi storey and are generally less than 75,000 square feet.
- A **regional center** provides retail goods and services in full range and variety, drawing from a large population base. A regional center typically contains more than 400,000 square feet on 50 to 100 acres of land. Single buildings can be single or multi-tenant, multi-storey and range in size to greater than 75,000 square feet.

Summary of Analysis – Influences of Parcel Depth

Building depth	65 feet	Double-loaded residential corridor, can be less for office
Setback to parking area	10 feet	Between building and parking in rear
Parking area	65 feet	Two parking bays sharing a drive aisle
Rear buffer/snow storage	20 feet	Landscaping and rear wall
TOTAL	160 feet	Minimum depth



2015 Comprehensive Plan

Existing Zoning

...can the existing zoning code implement the concepts in today's plan?

Districts (partially achieves objective)

- ▶ Clear Intent – work well, remove non-residential
- ▶ Clear hierarchy – not able to interpret intensity from names
- ▶ Link to Center Types – some are linked
- ▶ Options for mixed use – some, upper story residential

Development Standards

- ▶ Parking – no link between parking provisions and Plan, one set of ratios, alternative parking plan
- ▶ Landscaping, buffers – no link or variation of landscaping and buffers by center type

Concept	Detail	Best Practice	Existing Zoning
Zoning Districts	Clear Intent	●	⊙
	Clear Hierarchy	●	⊙
	Link to Center Types	●	⊙
	Options for Mixed Use	●	⊙
Development Standards	Parking	●	⊙
	Landscaping, Buffers	●	⊙

● = Achieves Objective ⊙ = Partially Achieves Objective ○ = Does Not Achieve Objective

Mixed Use Activity Centers

Place	Center Type				Zoning	Appropriate?
	University-Related	Special Use	Highway/Intersection	Urban/Village		
Millersport Highway (across from UB)					NCD-SUNYUB	○
Millard Fillmore Suburban Hospital					OB, CF, MFR-7, R3	⊙
John James Audubon Parkway Municipal Complex					NCD-LC	⊙
Hopkins Road/Dodge Road					NB, OB, MS, R4	⊙
Hopkins Road/Klein Road (Clearfield)					SC, OB, GB, NB, RC, CF, MFR-4A, MFR-5, MFR-7	⊙
Evergreen Landing					MFR-5	⊙
Sheridan Drive/Hopkins Road/Centerpointe					GB, OB, SC, MS, CF	⊙
Maple Road/North Forest Road					GB, MS, OB, NB, MFR-6, MFR-5, CF	⊙
Millersport Highway/North French Road					GB, MS, SA, RD, MFR-4A, R3	⊙
Main Street/Bailey Avenue/University Plaza						⊙
Main Street/Eggert Road					GB, OB, MS, CF, MFR-4A, TNB1 and TNB2 Overlay	⊙
Main Street/Harlem Road					GB, MS, NB, CF, MFR-5, R4	⊙
Harlem Road/Kensington Avenue					GB, MFR-5, TNB1, TNB2 Overlay	⊙
Williamsville Village Core					Village of Williamsville	⊙
Swormville (Transit/North French)					GB, OB, MS, R3	⊙
Getzville (Campbell/Dodge)					NB, NCD-B2, NCD-LC	⊙
Millersport Highway/New Road/Smith Road					TND	●

■ Center Type ● = Achieves Objective ⊙ = Partially Achieves Objective ○ = Does Not Achieve Objective

Outreach - Participation

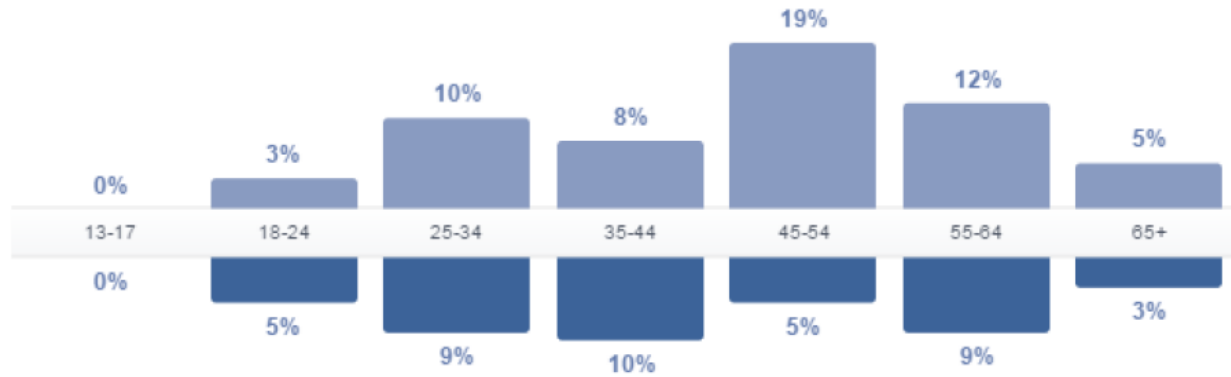
Facebook Fan Profile

Women

■ 58%
Your Fans

Men

■ 41%
Your Fans



Fans (4/25/16) – 115

Locations

- ▶ Buffalo
- ▶ Amherst
- ▶ Williamsville
- ▶ Western New York
- ▶ Austin, TX

Posts / Email – 10 email messages