

**MEMORANDUM**

**TO:** Eric Gillert, Town of Amherst Planning Director

**FROM:** Lee D. Einsweiler

**DATE:** May 17, 2016

**RE:** Commercial Center Zoning Analysis Part I (NYSERDA Task 4.2)

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**INTRODUCTION**

The Code Studio team has been engaged by the Town (with the assistance of NYSERDA) to prepare this analysis of the existing commercial and mixed use areas designated in the Comprehensive Plan with a particular focus on clarifying and improving the hierarchy of commercial centers and mixed use centers in the Town. This memo considers the ability of the existing zoning code to implement the concepts of the Comprehensive Plan, as well as the elements that new zoning should include. The memo concludes with a map series intended to help the Town and its committees determine appropriate sites for testing of new zoning concepts later this Fall.

**REVIEW OF EXISTING ZONING DISTRICTS**

The Town's current zoning districts were initially created in an era that focused on accommodation of the automobile as the key way to travel in the Town. While some portions of the community may remain appropriate for this approach, others offer opportunities to create walkable centers served by transit. As discussed in the prior memo regarding the Comprehensive Plan, the Town's options for zoning in commercial corridors and mixed use centers vary widely, but none is calibrated to the form of any specific type or place. The zoning applied in Amherst's centers frequently changes parcel by parcel, with as many as nine different zoning districts applied to the same center. In concept, only one mixed-use zoning district should be applied to most centers.

Some limited analysis of the clarity of the intent of existing districts, their hierarchy (or lack thereof) their missing link to the center types, and their limited options for mixed use was provided in the Comprehensive Plan Memo. It was clearly demonstrated that the existing zoning fails to provide clear and adequate guidance on all of these fronts.

The following analysis delves further into the details of the existing zones, and offers some insights into the weaknesses of the existing districts with regard to plan implementation.

## Basis of Analysis

The table below illustrates whether the uses allowed in each district found in a commercial or mixed use area today support the Plan's future land use expectations. The table also suggests whether or not the development standards of the district (such as setbacks and height ) implement the Plan concepts. In particular, the ratings in the table reflect the following considerations:

1. The zoning district allows for mixed uses (retail, office and residential uses either vertically mixed in a single building or horizontally mixed in a series of buildings).
2. The zoning district includes standards that enhance walkability (building location at street, parking to side or rear, streetscape with wide sidewalks). It is important to note that walkability can be a component of regional-serving centers (often described as "drive-to urbanism").
3. The zoning district allows for compact (dense) forms of development.

| Districts Used Today in Centers             |   | Mixed Uses | Dev. Stds. | Compact | Overall |
|---|---|------------|------------|---------|---------|
| <b>Residential Districts</b>                |   |            |            |         |         |
| S-A   | Suburban Agricultural District                                    | ○          | ○          | ○       | ○       |
| R-3   | Residential District Three  | ○          | ○          | ○       | ○       |
| R-4   | Residential District Four   | ○          | ○          | ○       | ○       |
| MFR-4A                                      | Multifamily Residential District Four-A                           | ○          | ○          | ○       | ○       |
| MFR-5                                       | Multifamily Residential District Five                             | ○          | ⊙          | ○       | ⊙       |
| MFR-6                                       | Multifamily Residential District Six                              | ○          | ⊙          | ○       | ⊙       |
| MFR-7                                       | Multifamily Residential District Seven                            | ○          | ⊙          | ○       | ⊙       |
| <b>Business Districts</b>                   |   |            |            |         |         |
| OB  | Office Business District  | ●          | ⊙          | ⊙       | ⊙       |
| NB  | Neighborhood Business District                                    | ●          | ⊙          | ⊙       | ⊙       |
| GB  | General Business District   | ●          | ⊙          | ●       | ⊙       |
| CS  | Commercial Service District                                       | ○          | ⊙          | ⊙       | ○       |
| MS  | Motor Service District  | ⊙          | ⊙          | ●       | ⊙       |
| SC  | Shopping Center District  | ⊙          | ⊙          | ●       | ⊙       |
| <b>Industrial Districts</b>                 |   |            |            |         |         |
| RD  | Research and Development  | ○          | ⊙          | ⊙       | ○       |
| <b>Special Purpose Districts in Centers</b> |   |            |            |         |         |
| NCD   | New Community District  | ⊙          | ⊙          | ●       | ⊙       |
| PRD   | Planned Residential District                                      | ⊙          | ⊙          | ●       | ⊙       |
| PDD   | Planned Development District                                      | ⊙          | ⊙          | ●       | ⊙       |
| CF  | Community Facilities District                                     | ○          | ⊙          | ⊙       | ○       |
| RC  | Recreation Conservation District                                  | n/a        | n/a        | n/a     | ○       |
| TND   | Traditional Neighborhood Development District                     | ●          | ●          | ●       | ●       |
| <b>Overlay Zoning Districts in Centers</b>  |   |            |            |         |         |
| (-TNB)                                      | Traditional Neighborhood Business Overlay District (-TNB1, -TNB2) | ⊙          | ●          | ⊙       | ⊙       |
| <b>Village of Williamsonville</b>           |   | ●          | ●          | ●       | ●       |

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

Key details about the specific zoning districts that led to their ratings on the previous table are included below.

### **SA, R-3**

These two districts only allow for single-family dwelling units, and therefore are not appropriate in commercial centers or mixed use areas. There are only 4.5 acres of SA in the centers, and 18.4 acres of R-3.

### **R-4, MFR-4A, MFR-5, MFR-6**

These districts all allow attached residential structures, including townhouses and apartments. Unfortunately, there are no mixed use options, only residential and limited civic uses. In addition, the key variable missing is density. These districts allow from 7 to 17 dwelling units per acre. At that density, most communities would still be providing single-family detached housing. Typical townhouse densities are in the 16-20 units per acre range, while even typical 3-story apartment densities in mixed use centers range from 30 units per acre up. The low densities of the R-4 and MFR- districts mean they will generate low density housing products, which are not typically conducive to walkability, nor compatible with adjacent mixed use. There are only 1.3 acres of R-4 in the centers, 25.7 acres of MFR-4A, 340.4 acres of MFR-5, and 9.6 acres of MFR-6.

### **MFR-7, CF**

These districts focus on senior housing and nursing homes as their only residential option. No apartments are allowed, nor are any mixed uses. The allowed density is attractive -- up to 60 units per acre. While senior housing may be an excellent component of a horizontally mixed use area, there is no reason to establish a separate district solely to accommodate this use in commercial centers or mixed use areas. There are 79 acres of MFR-7 in the centers, and 209.7 acres of CF.

### **Planned Residential District**

This district allows a variety of housing types, but requires a minimum of 10 acres. In order to achieve modest mixed use with this district, at least 100 acres are needed (likely an impossibility in the Town today). There is no established density; number of units is determined through approval of a site plan in a discretionary process. There are no planned residential districts located in the centers.

### **OB**

While the mixing of uses in this district is limited, it does allow banks and offices, with the possibility of residential units in upper stories. It is unclear at what density these residential units are allowed, but with an allowed height of 65 feet, there is an opportunity for a tall ground floor and 4 stories of office or residential above. From the use perspective, this district would be considered mixed use. The

development standards do not emphasize walkability, however. Front yards must be either 20 or 30 feet deep, depending on height of the building, pushing the building back from the street. Parking is allowed in front yards between the building and the street. There are 235.1 acres of OB in the centers.

## **NB**

The options for mixed use work well in this district. Unfortunately, the development standards do not emphasize walkability. Front yards must be either 20 or 30 feet deep, depending on height of the building, pushing the building back from the street. This deep front yard leads to the activity associated with the rear of the building being pushed right up against the neighbors on shallow sites. The allowed height of 30 feet (max. 3 short stories; or one tall ground floor, 1 upper story) is a bit constraining, but may be appropriate for these sites where they immediately abut single-family residential areas. The maximum lot area of 1 acre may not be the right approach to managing intensity in this district, since a larger overall project with a requirement for small tenant spaces might generate an equal (or better) outcome. There are 52.4 acres of NB in the centers.

## **GB**

The options for mixed use work well in this district. Unfortunately, the development standards do not emphasize walkability. Front yards must be either 20 or 30 feet deep, depending on height of the building. Parking must be set back at least 10 feet, but is allowed between the building and the street. The fact that there is no limit on building coverage encourages structured parking as an option. The allowed height of 65 feet (6 stories, or 1 tall ground floor and 4 stories residential or office). This is the Town's best, and most common, mixed use district, although it rarely results in mixed use projects today. There are 855.4 acres of GB in the centers (approximately 1/3 of all center land area).

## **CS**

There are no real options for mixed use in this district, which is focused on heavy commercial and warehouses. There are 43.9 acres of CS in the centers.

## **MS**

This district is also focused on heavy commercial, auto-oriented uses (such as services for vehicles, and including drive-throughs); however, it allows upper-story residential units. This provides the option for mixed use (although above uses that many would consider undesirable residential neighbors). The 20- to 30-foot deep required minimum front yard limits walkability, but the 65-foot allowed height and no building coverage offer the opportunity for a significant mixed use building, including structured parking. The development standards of this district were not intended to encourage mixed use, and

may be completely appropriate for the majority of uses allowed in the district. There are 76.2 acres of MS in the centers.

## SC

There are plenty of opportunities for mixed use in this district, including apartments and upper-story residential units. Unfortunately, the lot must be a minimum of 5 acres and any stand-alone apartments must be at the low density allowed in MFR-6. In addition, a minimum 20- to 30-foot deep front yard is required. The 65-foot allowed height and no building coverage offer the opportunity for a significant mixed use building, including structured parking. However, this district rarely results in mixed use projects today. There are 233.4 acres of SC in the centers (approximately 1/10th of all center land area).

## RD

This district has a very limited set of allowed uses, and specifically no residential uses. The district minimum is 10 acres, although lots are allowed as small as 1 acre. Front yards must be either 20 or 30 feet, depending on height of the building, which works against walkability. The 65-foot allowed height and no building coverage offer the opportunity for a significant mixed use building, including structured parking. There are only 0.7 acres of RD in the centers.

## TND

The TND district allows a great mix of uses, but no apartments with over 4 units in a building, although it does allow upper-story residential units. The 40-acre minimum site area is daunting in a community like Amherst that is mostly built out. The development standards are the best example for supporting walkability in any district other than the TNB Overlay. The 50-foot allowed height and 55% maximum building coverage could be considered constraining elements. There is one TND, comprised of 94.5 acres, in the northeast area.

## Planned Development Districts

The end result of the planned development districts is difficult to determine, due to their reliance on a Town Board-approved site plan for their uses and standards. In theory, it would allow a mix of uses, and may allow walkable development standards, but that all relies on the applicant's site plan approval process. Many of the non-residential districts require the use of the planned development district process for projects over 30 acres in size. There are no planned development districts located in the centers.

## Contextual Standards

There is some relief offered in the current zoning code that supports mixed use areas. A variety of contextual mechanisms allow for variation of standards based on existing conditions of the subject site or nearby sites.

## Front Setbacks

The first example here describes the way the Town ensures that new construction matches existing built-up blocks:

***Supplemental Front Yard Regulations on Partially Built-Up Nonresidential Blocks.** In all nonresidential and special purpose districts, where 50 percent or more of the aggregate street frontage on one side of a street between two successive intersecting streets is occupied by buildings of the type and use permitted in the district, the minimum front yard of a lot to be developed shall be the average setback distance of existing buildings on the lots on either side.*

## Height

The next example is a height transition measure found in the most intense commercial and residential districts. It basically moves the building back into the property, or at minimum, requires it to step back away from adjacent residential neighbors.

*When adjacent to the following districts: R-R, S-A, R-1, R-2, R-3, CR-3A, TR-3, R-4, MFR-4A, MFR-5, MFR-6, MFR-7 PRD, PDD, PRD, or NCD, the following shall apply to any building or structure in the MFR-6, MFR-7, OB, GB, NB, CS, MS, SC, RD, ST, GI, AG, CF, R-R, S-A or RC districts:*

*... Buildings greater than 35 feet in height shall have minimum side and rear setbacks of **three feet for each foot of building height.***

While the concept of a transition in height is appropriate, this one may be considered extreme. At 36 feet in height (one foot taller than a typical residential district), the side and rear setbacks become 108 feet. To reach the maximum district height of 65 feet, a side and rear setback of 195 feet is required. This concept must be revisited, and used sparingly, if at all.

## Alternative Parking Plan

One key to recent mixed use development has been the option for an alternative parking plan. This concept allows variation from the required parking ratios based upon a plan submitted and approved at the staff level. This option ensures that "one size fits all" parking regulations can be right-sized as development occurs.

## Conflicting Standards

Setbacks from major roadways are one good example of conflicting regulations in the zoning code. Where a zoning district may set one standard for the setback, the desire to protect roadway capacity has led to an alternative, over-riding standard along major roads, as set forth in the table below. This concept must be revisited, and used sparingly, if at all.

*Minimum Distances to Principal and Accessory Structures for Specific Streets. Except as provided in subsections 2-5-2A(2) through 2-5-2A(5), the minimum setback for structures, as measured from the center of the street, shall supersede minimum setback requirements for any yards abutting the following streets for those districts where such setbacks are lower than those established in the table below.*

| <b>Street Name</b>         | <b>Location</b>                     | <b>Min Distance to Structure (ft)</b> |
|----------------------------|-------------------------------------|---------------------------------------|
| <i>Transit Road</i>        |                                     | <i>135</i>                            |
| <i>Niagara Falls Blvd.</i> | <i>Sheridan Dr. — North</i>         | <i>115</i>                            |
| <i>Millersport Highway</i> | <i>Sheridan Dr. — North</i>         | <i>115</i>                            |
| <i>Sheridan Dr.</i>        |                                     | <i>115</i>                            |
| <i>Main St.</i>            | <i>East of Village line</i>         | <i>115</i>                            |
| <i>Wehrle Dr.</i>          | <i>East of Village line</i>         | <i>115</i>                            |
| <i>North French Rd.</i>    |                                     | <i>90</i>                             |
| <i>Maple Rd.</i>           |                                     | <i>90</i>                             |
| <i>Hopkins Rd.</i>         |                                     | <i>90</i>                             |
| <i>Evans St.</i>           | <i>Sheridan Dr. to Village line</i> | <i>90</i>                             |
| <i>Campbell Blvd.</i>      |                                     | <i>90</i>                             |
| <i>Sweet Home Rd.</i>      | <i>Rensch Rd. — North</i>           | <i>90</i>                             |

## **NEW ZONING**

The following concepts are offered for consideration in framing the new zoning. These concepts will be tested on real sites during the Fall, in order to ensure these concepts achieve the Town's desired outcomes.

### **Uses**

- All of the proposed commercial and mixed use districts should allow residential in upper stories, at minimum. Some areas may be appropriate for residential uses on the ground floor as well.
- No mandatory mixing of uses in any building or on any site should be required. Experience has shown that required mixing of uses is seldom flexible enough to attract development. Vertical mixed use (in a single building) and horizontal mixed use (in a variety of buildings located near each other) should both be allowed in the new zones.
- Most uses should be allowed. Where uses are anticipated to generate impacts on the surrounding areas, use standards such as hours of operation, limits on noise and glare, and similar performance measures should be imposed, rather than banning the use entirely. Other standards may include form limitations (such as garage bay door placement) to help mitigate perceived impacts of specific uses.
- If tenant size is a concern, then the maximum size of tenant space should be regulated. This may be a useful concept in Traditional Neighborhood Business locations.

### **Urban Form**

- Larger blocks (over 400 feet in length) should be broken up to provide for enhanced walkability. Maximum block length or perimeter should be used to limit the total dimensions of new blocks created in commercial or mixed use areas. A variety of elements should count towards "breaking" the block, including pedestrian connections and public or private streets and alleys (built to public standards).
- Height should be managed through the zones applied, and should be tallest where it does not impact immediately adjacent residential development. The proposed zoning districts should have height designators (as an example, CX-4 which might stand for Commercial Mixed Use, 4 stories tall). Creating height transitions by using separate zoning districts with differing height designations is the most appropriate way to ensure compatibility with adjacent residential areas. In some cases where height changes are modest, setbacks or other similar tools may make sense; however, the greatest sense of certainty about allowed building height would come from mapped designations.



- Parking should be located to the side or rear of buildings in almost all cases. Buildings should be pulled towards the street (although not necessarily right behind the sidewalk along large streets with no on-street parking).
- Basic patterns of development will be analyzed during the charrette to be held in Fall 2016. These patterns should allow for varying degrees of flexibility in the relationship of the building to the street as the new zoning is crafted.
  - "Main Street" -- a typical pattern found in older retail areas, with buildings lining the street and taking up the entire block except for driveway access to rear parking.
  - "Green" -- a deep setback without the option for parking between the building and the street. Often found in office or light industrial areas, but sometimes used where large roads abut deep parcels to create a green boulevard feel along the roadway.
  - "Teaser Parking" -- a deep setback with two bays of parking off a single drive aisle located between the building and street. Additional parking is typically found to the rear. Used on wide streets that do not offer any on-street parking. This model is often found in strip centers, and in locations where liner buildings are used to screen a larger building located to the rear. The parking "teases" because it is seldom enough to fully serve the uses during peak times, but due to its accessibility is often the first location customers seek parking.
- Provide other elements of good urban form:
  - Street-facing entrances
  - Transparency (windows and doors) on the ground floor
  - "Hold the corner" by pulling buildings toward any corner locations, and not allowing parking at corners
  - Raised residential ground floor where the units are within 15 feet of the adjacent sidewalk in order to ensure "eyes on the street," a key component of public safety
  - Building articulation rules for large structures in order to break up long, banal facades
  - Pedestrian-oriented signs (especially those located perpendicular to the building face) that orient the customer to building entrances
  - Limits on the location of drive-through facilities to ensure pedestrians come first (without the need to ban these facilities entirely)
  - Ensure options for renewable energy (rooftop solar, stormwater collection, etc.) receive clear guidance regarding whether they are allowed to encroach on height limits and setbacks

## Public Realm

- All streets should be designed as Complete Streets for multi-modal use (driving, transit, walking, biking). The balance of modes may change in different areas, but all modes must be made possible and safe. Zoning does not typically manage the actual street cross-section, so it will be up to the Town to ensure that any improvements to streets reach this required balance.
- Limits on access (driveways, curb cuts) must occur on many of the Town's streets in order to improve adjacent traffic flow, and improve pedestrian and bicycle safety. Implementing this type of standard will often require coordination with other agencies such as the County and State. Connecting adjacent parking lots via cross-access easements is another key mechanism to improving adjacent traffic flow.
- Streetscapes must include trees. One of the defining features of most high quality places is the inclusion of the urban forest through street tree planting. Wide sidewalks (10 to 20 feet, depending on the setting) are a companion element that ensures walkability. In restricted locations with existing buildings abutting the sidewalk, the new zoning must provide for relief from the standards without any time-consuming procedure.
- Snow storage must be accommodated. Wider planting strips should allow for some snow storage, and parking lot designs must ensure opportunities to store snow on-site.
- Transit stops and safe pedestrian access to nearby buildings (not just through the parking lot) must be added, where appropriate.

## Transitions

The new zoning must provide for transitions between mixed use or commercial areas and adjacent low-density residential development in a variety of ways:

- Land use transitions work the best, but require very substantial land area to accommodate. Where deep parcels exist, this should be the preferred model.
- Landscaped buffers consisting of a minimum land area, a wall, and substantial evergreen vegetation also serve as an effective screen where adequate depth for a land use transition is not possible. These are typically considered the next best answer after land use transitions.
- Height transitions also assist with improving the compatibility of adjacent development, but may be difficult to achieve on shallow parcels.
- Limits of placement of specific functions (dumpsters, patios, day care play areas, and kennels, for example) can improve the relationship of adjacent incompatible uses.

## Implementation

- Phasing of development is often necessary on sites where existing development provides income to the land owner. The new zoning must provide options for reuse and revitalization of existing buildings, as well as complete redevelopment through replacement of existing buildings, along with choices about phasing that allow for master planning of the site, but also incremental improvements over time.

## Nonconformities

- Changes to development form in the existing commercial and mixed use areas are likely following the adoption of new zoning. Flexible rules that do not overly impede the expansion of nonconforming structures must be included in the new zoning.

## APPROACH TO NEW CODE TESTING

In order to be certain the concepts of the new zoning will work for a variety of types of sites throughout the Town, the charrette process will include testing of the zoning concepts on real sites. At minimum, the testing will include illustrative master plans (block studies) for the selected areas. The urban design team may also provide 3-D modeling and before/after images of specific sites, if adequate time is available once the 2-D block studies have been prepared,

The testing will also involve gauging the results of the block studies with a variety of interested parties, including the general public, the IDA, local developers, and local professionals such as architects and engineers.

### Ranking Possible Sites for Testing

A framework for ranking potential pilot sites for testing the new zoning is listed below. Pilot site selection must occur prior to the charrette so that development concepts can be tested in real settings across the Town. While the consultant team may recommend specific sites, in the end, the staff, Technical Review Committee and Project Working Committee will provide the insight needed to confirm the best locations for testing. Some ideas to consider as alternative, yet similar, sites are reviewed:

- **Disconnect between current zoning and future vision.** Does the Comprehensive Plan call for substantial change from the existing condition? If so, then new zoning may be the best response, because it can be crafted with the future vision in mind without impacting areas that may be similarly zoned, yet match more accurately their Comprehensive Plan designation.
- **Likelihood of redevelopment.** The extent to which new construction of substantial value exists in an area. Consider height of buildings, building coverage of site, construction technology, historic

character, tenancy and vacancy of buildings, If known, consider market interest in new uses or forms that might occur in an area.

- **Transferability.** Would new zoning for this pilot site be useful in other areas of Amherst?

### Recommended Site Types

The following types of sites are recommended for pilot work during the charrette. The urban design team can likely conduct testing on one of each of the following types of sites. This testing will allow new zoning to be drafted with these particular site influences in mind.

- **Deep/large parcels.** These areas include parcels over 250 feet in depth from the major roadway. The majority of these parcels are occupied today by a combination of large footprint buildings (60,000+ square feet) and substantial expanses of parking lot. Examples include portions of Niagara Falls Boulevard, Sheridan Drive and Transit Road. Sites that accommodate this scale of development are likely to be considered Regional Centers based on the current Plan designations.
- **Shallow corridor parcels.** These areas include parcel depths under 250 feet, and the most difficult are around 150 feet in depth. In most cases, they are one-half block deep along a corridor. These sites often immediately abut residential areas along their back lot line. Examples include Bailey Avenue, portions of Transit Road, portions of Niagara Falls Boulevard, portions of Sheridan Drive and Maple Road, as well as the small triangular parcels on Millersport Highway. These shallow parcels will typically serve as Neighborhood Centers based on the current Plan designations.
- **Williamsville edge parcels.** These areas lie to the east and west of the Village of Williamsville along Main Street. They serve as a transition from the increasingly compact, urban "downtown" area and more auto-oriented and suburban forms of development. There is current controversy over the allowed heights in these areas, and their appropriate center type must be worked out in the course of this project. This challenge simply highlights the fact that the Comprehensive Plan must provide additional guidance regarding the location of centers.
- **Traditional nodes.** Traditional nodes are found in the older portions of the Town. Buildings are typically pulled up to the street, with parking to the rear. Examples of these areas are included in the Comprehensive Plan, such as Eggertsville and Snyder (designated as Traditional Centers according to the current Plan).
- **New (suburban) node.** These areas lie in the newer, central portion of the Town where development has occurred primary since 1970. They are primarily focused on neighborhood-serving uses such as convenience retail. Examples include Clearfield Plaza and the center at

Dodge and Hopkins Road. These areas are either Community Centers or Neighborhood Centers in the current Plan, depending on the scale of their current tenants.

- **Office park.** These areas were built with a single purpose in mind -- office development. They are scattered throughout the Town, but are typically characterized by significant expanses of OB (Office Business) or RD (Research & Development) zoning. This single-use office model is fading in popularity in the market across the country, and the Town should be forward-thinking in examining these areas for their potential for mixed use development. Examples include Audubon Parkway, the area along Wehrle Drive. These office areas are not included in the current Centers hierarchy in the Plan.

## REFERENCES

2015 Town of Amherst Bicentennial Comprehensive Plan (completed November 2003, accepted February 2004, adopted January 2, 2007, amended in 2011 and in 2015)

Town of Amherst Chapter 203. Zoning

# APPENDIX: CENTERS AND THEIR ZONING

## Town of Amherst Bicentennial Comprehensive Plan

The Conceptual Land Use Plan is intended to communicate the overall direction and concept of future development. While it is not a zoning map and does not show the existing or proposed use of individual parcels, it is intended to show land use relationships, provide a generalized guide for future development, and establish a context for detailed area planning and design.

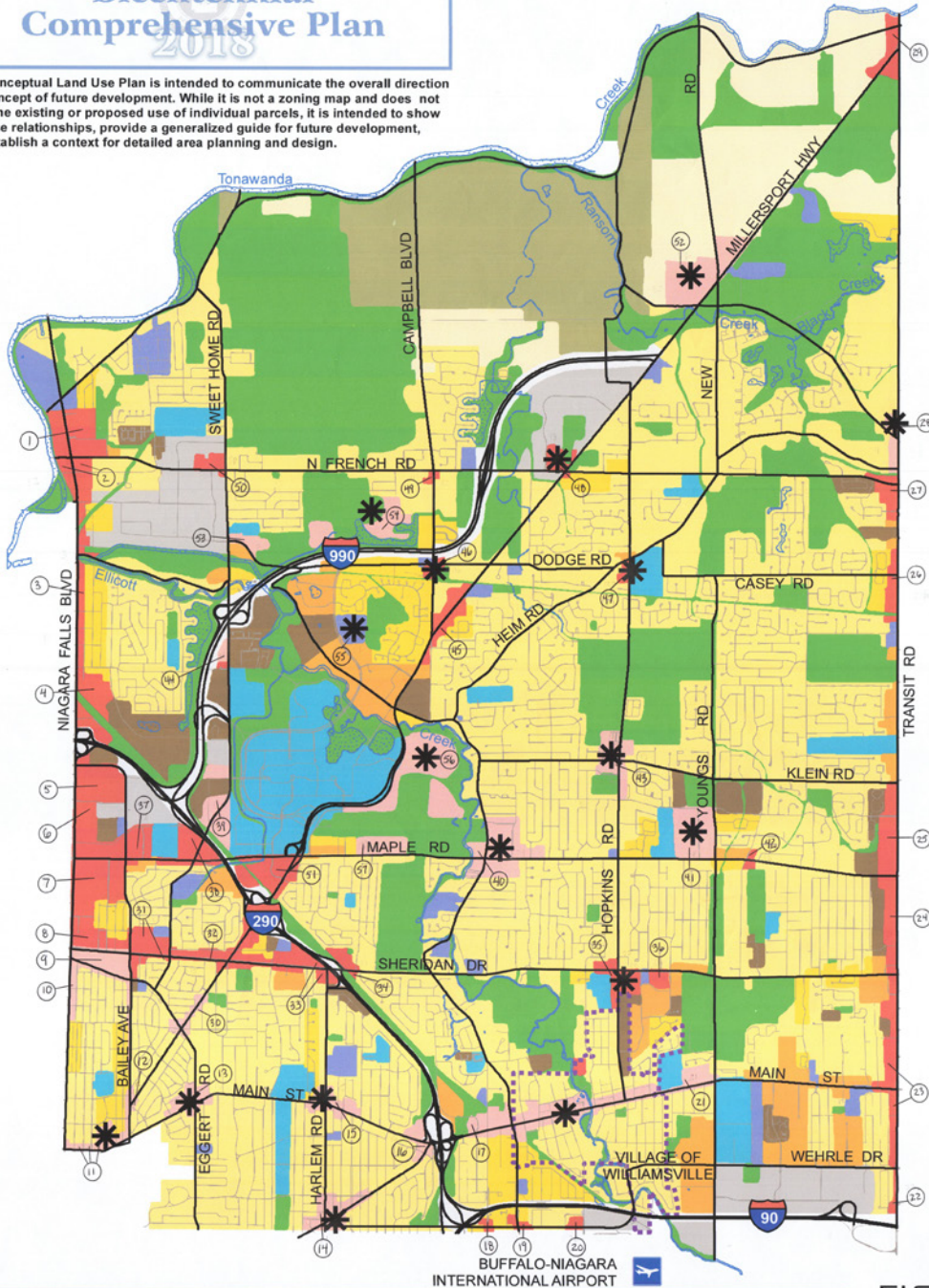


FIGURE 6

### CONCEPTUAL LAND USE PLAN

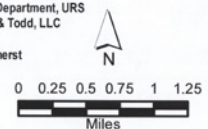
|                           |                      |                                    |                                   |
|---------------------------|----------------------|------------------------------------|-----------------------------------|
| Rural Residential         | Commercial - Office  | Recreation, Open Space & Greenways | Mixed Use / Activity Centers      |
| Single Family Residential | Industrial - Office  | Agriculture                        | Village of Williamsville Boundary |
| Mixed Residential         | Mixed Use            | Transportation                     |                                   |
| Medium Residential        | Community Facilities | Surface Water                      |                                   |
| Commercial - Retail       | Educational Campus   |                                    |                                   |

SOURCE NOTES:

Original Source Data Provided by the Town of Amherst Information Technology Department, URS Corporation and Wallace Roberts & Todd, LLC

Map Compiled by the Town of Amherst Planning Department

Date: September 2015



| Center Number | Center Name (if known)                   | Center Scale (CPlan)     | MU Type (CPlan) | Current Zoning  | Adjacent Zoning       | Anchor Business                       | Largest Building (ft2)                 | Building SBL                                 | Highest Building (Stories)* | Parcel Depth (ft.) | Front Setback - Building (ft.) | Center Line Setback - Building (ft.) | Rear Setback - Building (ft.) | Parking Location(s)    |
|---------------|--|--------------------------|-----------------|---|-----------------------|---------------------------------------|--|--|-----------------------------|--------------------|--------------------------------|--------------------------------------|-------------------------------|------------------------|
| 1             | Wegmans (NFB)                            | Regional                 | N/A             | GB, MS  | MFR-5, R3, CF         | Wegmans                               | 92,000                                 | 26.03-2-4-1/A                                | 2                           | 300 - 1,700        | 860                            | 930                                  | 640                           | Front                  |
| 2             | Walgreens                                | Regional                 | N/A             | GB, MS  | RD, R3, RC            | Carstar<br>Walgreens                  | 22,332 14,653                          | 26.03-2-17-1                                 | 2                           | 675<br>250         | 222<br>92                      | 280<br>150                           | 316<br>312                    | Front                  |
| 3             | Classics Restaurant                      | Regional                 | N/A             | GB  | MFR-5, GB             | Classics Restaurant                   | 12,280                                 | 40.10-5-1.1                                  | 2                           | 260                | 140                            | 194                                  | 20                            | Front                  |
| 4             | Home Depot / Inkeepers                   | Regional                 | N/A             | GB  | R3, CF, MFR-5         | Home Depot                            | 130,412                                | 40.18-1-23.12                                | 5                           | 1,360              | 173                            | 466                                  | 382                           | Front                  |
| 5             | Boulevard Consumer Square                | Regional                 | N/A             | GB  | MFR-5, RD             | Loews                                 | 134,663                                | 54.01-2-12.112                               | 2                           | 1,968              | 95                             | 144                                  | NA                            | Front on Square        |
| 6             | Burlington                               | Regional                 | N/A             | GB  | MFR-5, MFR-7          | Burlington Plaza                      | 187,823                                | 54.14-1-1.1                                  | 2                           | 848                | 551                            | 609                                  | NA                            | Front                  |
| 7             | Boulevard Mall                           | Regional                 | N/A             | SC  | GB, OB, MFR-5, R3     | Pennys                                | 196,445                                | 54.03-1-14                                   | 3                           | 1,351              | 485                            | 533                                  | 62 to R3                      | Surrounding / Front    |
| 8             | Vornado / BJs                            | Regional                 | N/A             | SC  | MS, OB, MFR-5, GB     | BJs                                   | 111,321                                | 67.06-1-18.1                                 | 2                           | 1,260              | 250                            | 330                                  | 55                            | Front                  |
| 9             | Northtown Plaza                          | Regional                 | Not Specified   | SC  | MS, GB, R3            | Whole Foods                           | 50,000 (Prop)                          | 67.10-1-11                                   | 2                           | 715                | 389                            | 447                                  | 277                           | Front, Back            |
| 10            | NFB Strip University Plaza / Kenmore Ave | Not Specified            | Not Specified   | GB<br>LW-1<br>GB-TNB-3  | MFR-5, MS, R3         | Plaza at Betina                       | 12,016                                 | 67.47-7-9.1                                  | 2                           | 223<br>111<br>111  | 81<br>15<br>16                 | 125<br>50<br>59                      | 53<br>15<br>18                | Front                  |
| 11            | Grover Cleveland / Bailey                | Community                | Urban / Village | GB  | R3, R4, MFR-5         | Tops                                  | 58,421                                 | 79.32-2-24                                   | 2                           | 975                | 550                            | 610                                  | 103                           | Front                  |
| 12            |  | Not Specified            | Not Specified   | GB-TNB-3<br>CF-TNB-1,<br>GB-TNB-1 & 2,<br>OB-TNB-1,<br>MS-TNB-1 | R3, MS, LW-1          | Family Dollar                         | 11,120                                 | 79.25-3-6                                    | 1                           | 113 - 180          | 12                             | 46                                   | 30                            | Side                   |
| 13            | Eggert / Main                            | Traditional              | Urban / Village | OB-TNB-1, 2   | R4, MFR-4A, R3        | Bank Building, Subway Plaza           | 139-679<br>12,092                      | 79.26-2-15<br>79.08-1-1                      | 3<br>2                      | 470<br>185         | 10<br>0 - 60                   | 53<br>50-106                         | 297<br>0-50                   | Front, Rear            |
| 14            | Harlem Kensington                        | Traditional              | Urban / Village | GB-TNB-1, 2   | R3, R4, MFR-5         | Walgreens, Rite Aid, CVS              | 13,855<br>11,153<br>13,890             | 80.13-8-2.1<br>80.13-10-9.11<br>80.13-9-16.2 | 2                           | 161<br>426<br>213  | 5<br>204<br>13                 | 43<br>256<br>62                      | 66<br>43<br>86                | Front, Side            |
| 15            | Harlem / Main                            | Traditional              | Urban / Village | NB, GB, MS  | CF, R4, R3, MFR-5     | Lewin Bldg<br>Dennys<br>Snyder Square | 11,602<br>4,852<br>25,369              | 80.05-6-1<br>80.05-5-42<br>68.17-4-36.1      | 2                           | 217<br>250<br>304  | 0<br>115<br>90                 | 60<br>163<br>140                     | 101<br>88<br>45               | Front, Side            |
| 16            | Main / Kensington                        | Not Specified            | Not Specified   | GB, OB  | R3, CF, MFR-5         | Buffalo MRI<br>Hyatt Place            | 18,000<br>N/A                          | 80.11-1-1.12                                 | 2                           | 290<br>590         | 108<br>372                     | 161<br>422                           | 11<br>?                       | Front                  |
| 17            | West of Village                          | Neighborhood / Community | Urban / Village | GB, MS, NB, CF, OB  | R3, MFR-5             | Mosey Walker Center                   | Walker<br>50,547 (Ret)<br>19,607 (Off) | 80.07-1-15.111                               | 6<br>2                      | 355<br>616         | 0<br>53                        | 50<br>103                            | 11<br>147                     | Front, Side, Structure |
| 18            | Wehrle / Forest                          | Not Specified            | N/A             | GB  | R3, R4, MFR-5         | McPartlens                            | 3,985                                  | 80.15-1-28                                   | 1                           | 150                | 22                             | 50                                   | 55                            | Front                  |
| 19            | Wehrle / Union                           | Not Specified            | N/A             | GB  | R3, MS, CF, OB, MFR-5 | Dollar General<br>Golds Gym           | 8,104<br>35,436                        | 80.16-2-5<br>80.16-2-3                       | 1                           | 143<br>432         | 50<br>217                      | 85<br>275                            | 10<br>20                      | Front                  |
| 20            | Wehrle / Cayuga                          | Not Specified            | N/A             | GB, MS, RD  | R3, CF                | OTB<br>Charlies                       | 3,686 (Rest)<br>7,320 (Ret)            | OTB<br>81.13-1-21.1                          | 3                           | 320<br>141         | 254<br>25                      | 280<br>66                            | 10<br>62                      | Front / Side           |

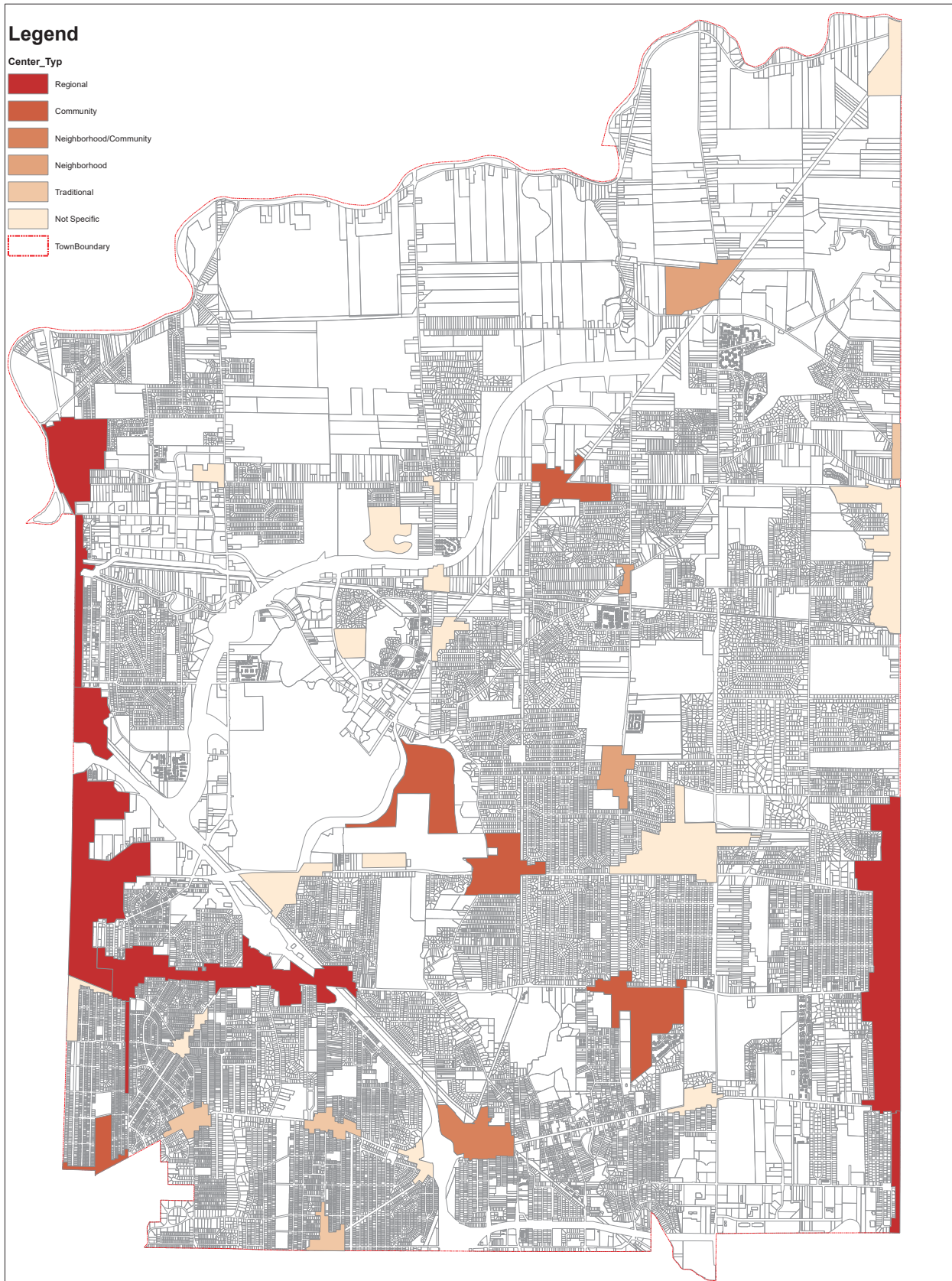
| Center Number | Center Name (if known)                   | Center Scale (CPlan) | MU Type (CPlan)        | Current Zoning | Adjacent Zoning      | Anchor Business                                 | Largest Building (ft2)     | Building SBL                | Highest Building (Stories)* | Parcel Depth (ft.) | Front Setback - Building (ft.) | Center Line Setback - Building (ft.) | Rear Setback - Building (ft.) | Parking Location(s) |
|---------------|--|----------------------|------------------------|----------------|----------------------|---|----------------------------|-----------------------------|-----------------------------|--------------------|--------------------------------|--------------------------------------|-------------------------------|---------------------|
| 21            | East of Village                          | Not Specified        | Not Specified          | GB, OB, NB     | MFR-5, MFR-7, R3, CF | 5933 Main Parcel                                | 55,800 (UC)                | 81.06-2-77.1                | 2                           | 100 - 236          | 30                             | 75                                   | 22                            | Front / Side        |
| 22            | Transit S. of Wehrle                     | Not Specified        | N/A                    | GB, MS         | R3                   | Protocol  | 11,461                     | 82.09-6-18.11               | 2                           | 111 - 244          | 55                             | 118                                  | 25                            | Front / Side        |
| 23            | Transit / Main (South and North of Main) | Regional             | N/A                    | GB             | MFR-5, R4            | Hotel (S)<br>Transit Towne (N)                  | 42,633<br>33,078           | 82.05-5-3.1<br>70.17-3-5.1  | 2                           | 272<br>495         | 23<br>68                       | 83<br>125                            | 23<br>129                     | Front               |
| 24            | Transit N of Sheridan                    | Regional             | N/A                    | GB             | MFR-5, OB, R3        | Steinmart Plaza                                 | 134,702                    | 70.05-1-3.1                 | 2                           | 429                | 234                            | 303                                  | 35                            | Front               |
| 25            | Transit N. of Maple                      | Regional             | N/A                    | GB             | MFR-5, MFR-7, R3     | Wegmans   | 108,838                    | 57.13-5.2                   | 2                           | 707                | 370                            | 440                                  | 90                            | Front               |
| 26            | Transit / Casey                          | Not Specified        | N/A                    | GB, SA         | MFR-4A, MFR-5        | Aldi's  | 15,440                     | 42.02-3-14.111              | 2                           | 410                | 125                            | 173                                  | 183                           | Front               |
| 27            | Transit / North French                   | Not Specified        | N/A                    | GB, MS         | R3, MFR-5            | Tops<br>Luigi's                                 | 75,400<br>3,924            | 42.00-2-15.1                | 2                           | 935                | 278                            | 329                                  | 280                           | Front               |
| 28            | Swormville                               | Traditional          | Urban / Village        | GB             | SA, R2               | Swormville Station                              | 1,377 (Apt)<br>8,517 (Ofh) | 29.01-2-13<br>29.01-2-16.11 | 2                           | 372<br>281         | 20<br>0-1                      | 55<br>37                             | 200<br>168                    | Front, Side<br>Rear |
| 29            | Transit / Tonawanda Creek                | Not Specified        | N/A                    | GB, SC         | SA                   | Tim Hortons                                     | 3,224                      | 4.00-3-6                    | 1                           | 444                | 88                             | 143                                  | 308                           | Front               |
| 30            | Grover Cleveland Plaza                   | Not Specified        | Not Specified          | GB, NB         | R3, R4, MFR-5        | Plaza Building                                  | 13,517                     | 67.12-3-39                  | 1                           | 245                | 91                             | 129                                  | 15-20                         | Front               |
| 31            | Sheridan at Bailey                       | Regional             | N/A                    | GB, MS         | R3, MFR-5            | Strip Plaza (S)<br>Walmart (N)                  | 20,318<br>181,897          | 67.41-4-1.1<br>67.07-6-8.1  | 1<br>2                      | 165<br>1,005       | 67<br>570                      | 116<br>616                           | 7<br>75                       | Front               |
| 32            | Sheridan Strip                           | Regional             | N/A                    | GB, MS, CF     | R3, MFR-5            | Lazy-Boy  | 18,120                     | 67.12-1-29.111              | 2                           | 149                | 28                             | 76                                   | 6                             | Front               |
| 33            | Sheridan / Harlem                        | Regional             | N/A                    | GB, MS         | R3, CF               | Sheridan-Harlem Plaza CVS (S)<br>Dent Tower (N) | 14,000<br>74,646           | 68.09-4-1<br>68.09-1-9.21   | 1<br>6                      | 387<br>156 - 408   | 176<br>114                     | 224<br>188                           | 40<br>40                      | Front / Side        |
| 34            | Hotel / Basil Auto                       | Regional             | N/A                    | GB, CS, OB     | R3, CF               | Basil Auto (S)<br>Hotel (N)                     | 15,165<br>N/A              | 68.10-5-1.1                 | 2<br>4                      | 300<br>842         | 65<br>242                      | 123<br>290                           | 109<br>332                    | Front / Side        |
| 35            | Sheridan - Hopkins                       | Community            | Highway / Intersection | SC, MS         | CF, MFR-7            | Rite-Aid  | 12,000                     | 69.09-4-7                   | 2                           | 275                | 111                            | 148                                  | 15                            | Front / Side        |
| 36            | Williamsville Place                      | Community            | N/A                    | SC             | OB, CF               | Plaza   | 84,776                     | 69.10-4-2                   | 2                           | 715                | 118                            | 185                                  | 53                            | Front / Side        |
| 37            | Bowmart Pkwy                             | Regional             | N/A                    | SC             | SC, CF, RD           | Aldi's  | 15,516                     | 54.04-1-2.1                 | 2                           | 516                | 232                            | 275                                  | 75                            | Front / Rear        |
| 38            | Maple Ridge                              | Regional             | N/A                    | SC             | CS, CF, R4           | Value City @ Maple Ridge Plaza                  | 50,857                     | 54.04-1-11.11               | 2                           | 709                | 346                            | 405                                  | 114                           | Front               |
| 39            | University Place                         | Not Specified        | Not Specified          | GB             | R4, RD               | Plaza Bldg (Mighty Taco) Hotel                  | 58,083<br>N/A              | 54.12-1-22.11<br>N/A        | 4<br>6                      | 178-450            | 70                             | 124                                  | 72 (side)                     | Courtyard           |
| 40            | Maple / North Forest / Boardwalk         | Community            | Highway / Intersection | GB, NB, MS, OB | R3, MFR-5, MFR-6     | Plaza   | 36,040                     | 55.04-1-8.1                 | 2                           | 406                | 137                            | 200                                  | 40                            | Front               |



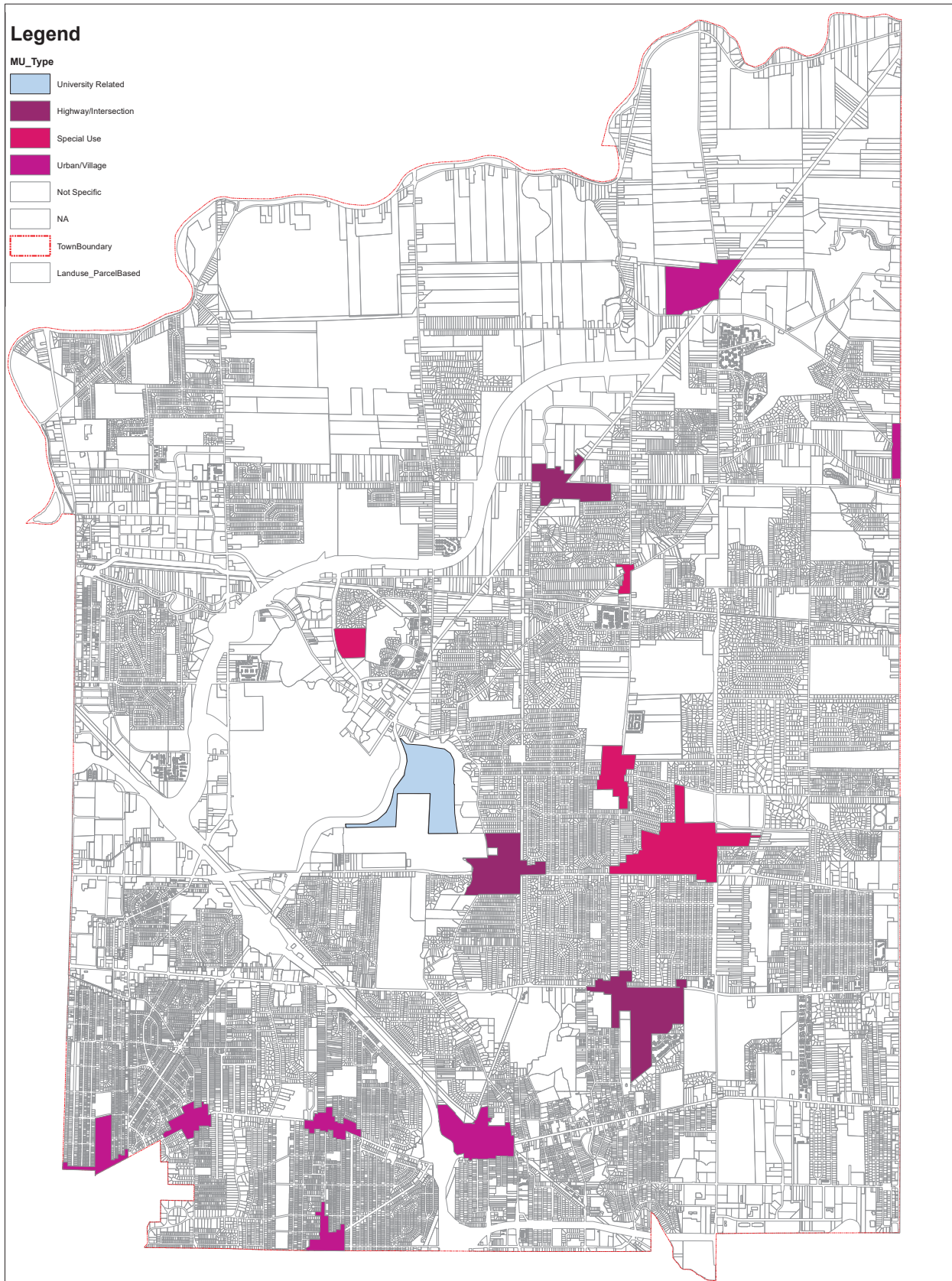
| Center Number      | Center Name (if known)    | Center Scale (CPlan) | MU Type (CPlan)        | Current Zoning             | Adjacent Zoning                                 | Anchor Business                | Largest Building (ft2)               | Building SBL                   | Highest Building (Stories)* | Parcel Depth (ft.) | Front Setback - Building (ft.) | Center Line Setback - Building (ft.) | Rear Setback - Building (ft.) | Parking Location(s) |
|--------------------|---------------------------|----------------------|------------------------|----------------------------|---|--------------------------------|--------------------------------------|--------------------------------|-----------------------------|--------------------|--------------------------------|--------------------------------------|-------------------------------|---------------------|
| 41                 | Millard Fillmore Hospital | Not Specified        | Special Use            | CF, GB, OB, R3, MFR-7      | MFR-5, R3, RC, MFR-7                            | Millard Fillmore Hospital      | 326,207                              | 56.14-3-7.1                    | 4                           | 2,020              | 766                            | 817                                  | NA                            | Front               |
| 42                 | Maple / Ayer              | Not Specified        | N/A                    | OB, MS, NB, CF, MFR-5      | R3, MFR-7, OB                                   | Plaza                          | 14,719                               | 56.19-1-13                     | 1                           | 367                | 89                             | 142                                  | 35 (from plaza)               | Front               |
| 43                 | Clearfield Plaza          | Neighborhood         | Special Use            | OB, GB, SC, NB, CF, MFR-5  | R3, RC, R3, MFR-7, NCD-R3, NCD-ND               | Dash's Market                  | 15,564                               | 56.09-3-14.11                  | 2                           | 506                | 509                            | 276                                  | 313                           | Courtyard           |
| 44                 | Skinnerville / Sweet Home | Not Specified        | Not Specified          | GB, OB, R3                 | R3, MFR-7, NCD-R3, NCD-ND                       | Tim Hortons                    | 2,921                                | 40.04-1-28                     | 1                           | 396                | 400                            | 127                                  | 157                           | Front               |
| 45                 | Gezville Plaza            | Not Specified        | N/A                    | NCD-GC, NCD-LC, NCD-B3, GB | SA, NCD-ND, R3, MFR-4                           | Plaza<br>ITT Institute         | 35,441<br>47,948                     | 41.15-5-1<br>41.03-1-92.2      | 1<br>N/A                    | 127-350            | 71                             | 124                                  | 41                            | Front, Side         |
| 46                 | Dodge / Campbell          | Not Specified        | Urban Village          | NB, NCD-LC, NCD-B2         | NCD-SA, CF                                      | Lebros                         | 5,421                                | 41.07-1-25                     | 1                           | 347                | 25                             | 56                                   | 70                            | Front / Side        |
| 47                 | Dodge / Hopkins           | Neighborhood         | Special Use            | NB                         | OB, R3, R4, CF                                  | Rite Aid                       | 11,108                               | 42.09-1-1.1                    | 1                           | 260 - 465          | 100                            | 130                                  | 56                            | Front               |
| 48                 | Crosspointe Plaza         | Community            | Highway / Intersection | GB                         | RD, R3, MFR-4A                                  | Plaza Bldg                     | 18,304                               | 28.00-1-62.14                  | 1                           | 310                | 58                             | 113                                  | 61                            | Front               |
| 49                 | Campbell / North French   | Not Specified        | N/A                    | GB, MS, NCD-B2, NCD-R3     | NCD-SA, R3, CF                                  | NOCO Fuel Station              | 6,698                                | 27.19-2-1                      | 1                           | 330                | 61                             | 91                                   | 8                             | Front               |
| 50                 | Sweet Home / North French | Not Specified        | N/A                    | GB, OB                     | RD, NCD-ND, SA, R3                              | Banchettis Restaurant          | 15,275                               | 26.04-1-16.1<br>26.04-1-16.1/A | 1                           | 656                | 60                             | 88                                   | 425                           | Front / Side / Rear |
| 51                 | Golden Triangle           | Not Specified        | N/A                    | SC, MS, GB                 | R4, MFR-6, OB, CF                               | Triad Bldg<br>Marriott         | 26,980 (Ret)<br>107,920 (Apt)<br>N/A | 54.04-2-27.1                   | 5<br>10                     | 556                | 38                             | 97                                   | 256                           | Front / Side / Rear |
| 52 - Not Developed | Millersport / Smith / New | Neighborhood         | Urban Village          | TND, MS, GB                | SA, CF, RC                                      |                                |                                      |                                |                             | 1,975              |                                |                                      |                               |                     |
| 53 - Not Developed | Sweet Home / Dodge        | Not Specified        | Not Specified          | NCD-ND                     | NCD-LC, NCD-R4, NCD-SA, NCD-MOS, NCD-R4, NCD-R3 |                                |                                      |                                |                             | 3,208              |                                |                                      |                               |                     |
| 54 - Not Developed | Muir Woods                | Not Specified        | Urban Village          | NCD-ND, NCD-GC             | NCD-ND, NCD-R3, MS, NCD-GC, NCD-MIOS            | Police, Library, Senior Center |                                      |                                |                             | 2,544 Max.         |                                |                                      |                               |                     |
| 55                 | Audubon                   | Not Specified        | Special Use            | NCD-LC                     | NCD-GC, NCD-MIOS                                |                                |                                      |                                | 2                           | 1,228              | 376                            | 459                                  | 510                           | Front               |
| 56 - Not Developed | University East           | Community            | University Related     | NCD-SUNYAB                 | NCD-RC  |                                |                                      |                                |                             | 2,471              |                                |                                      |                               |                     |
| 57 - Not Developed | Shooting Club             | Not Specified        | Not Specified          | MFR-6, GB                  | RC, R3  |                                |                                      |                                |                             | 585                |                                |                                      |                               |                     |

\* - Note: Many buildings have facades that add height to the structure. The number of stories listed includes those facades.

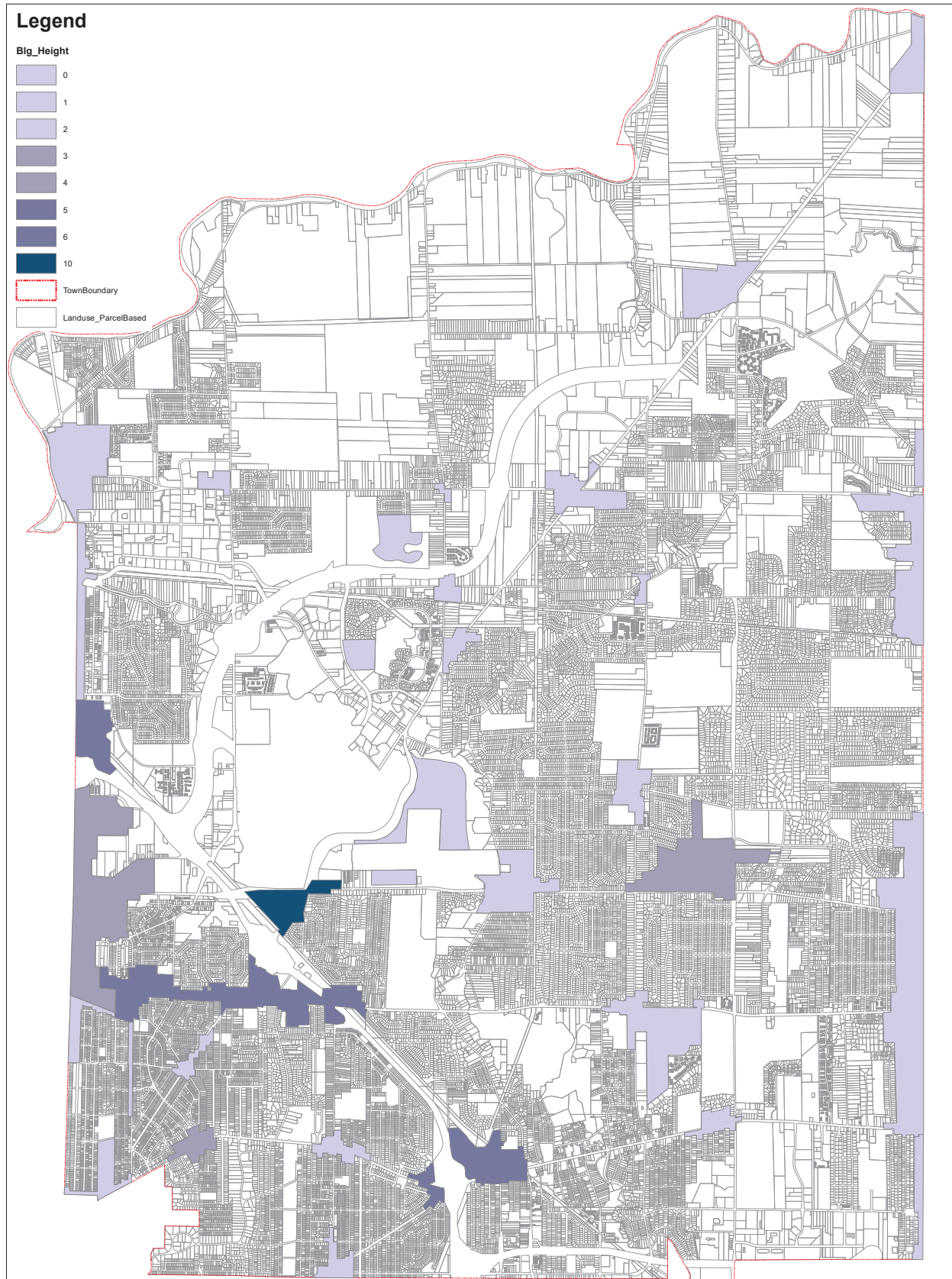
# CENTERS BY COMPREHENSIVE PLAN FUNCTIONAL TYPE



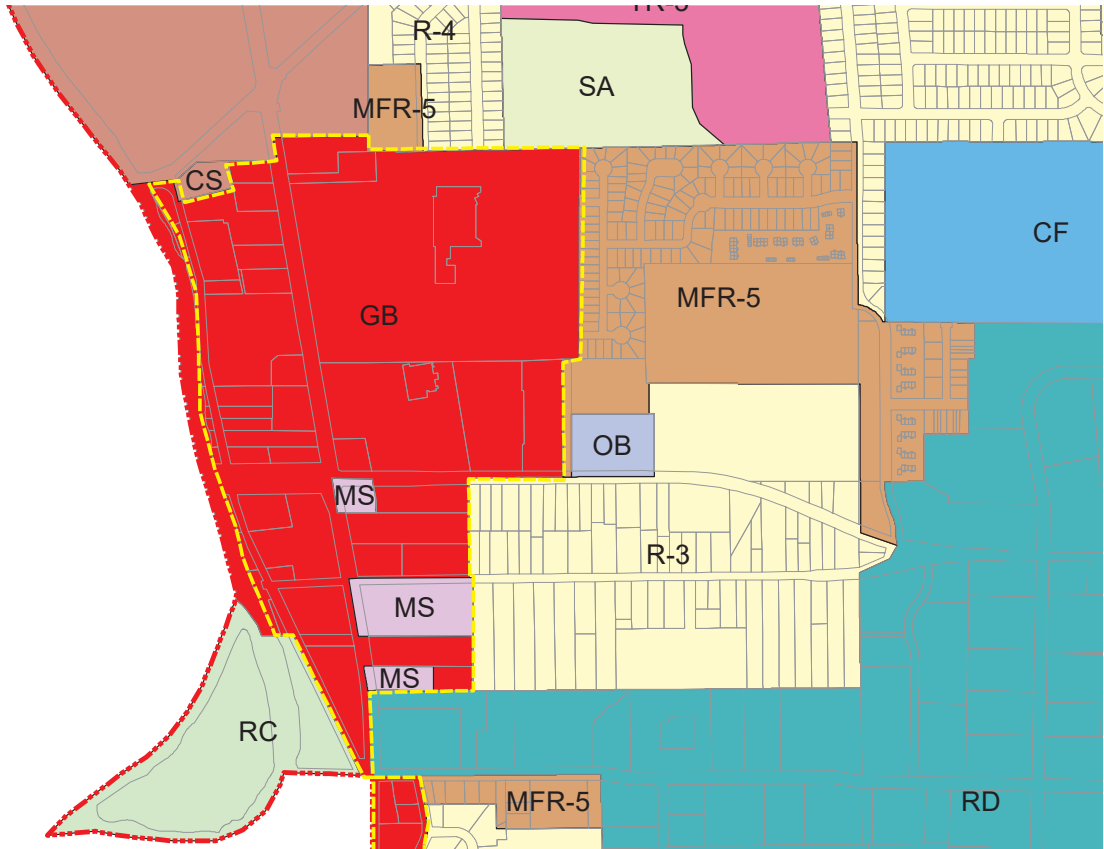
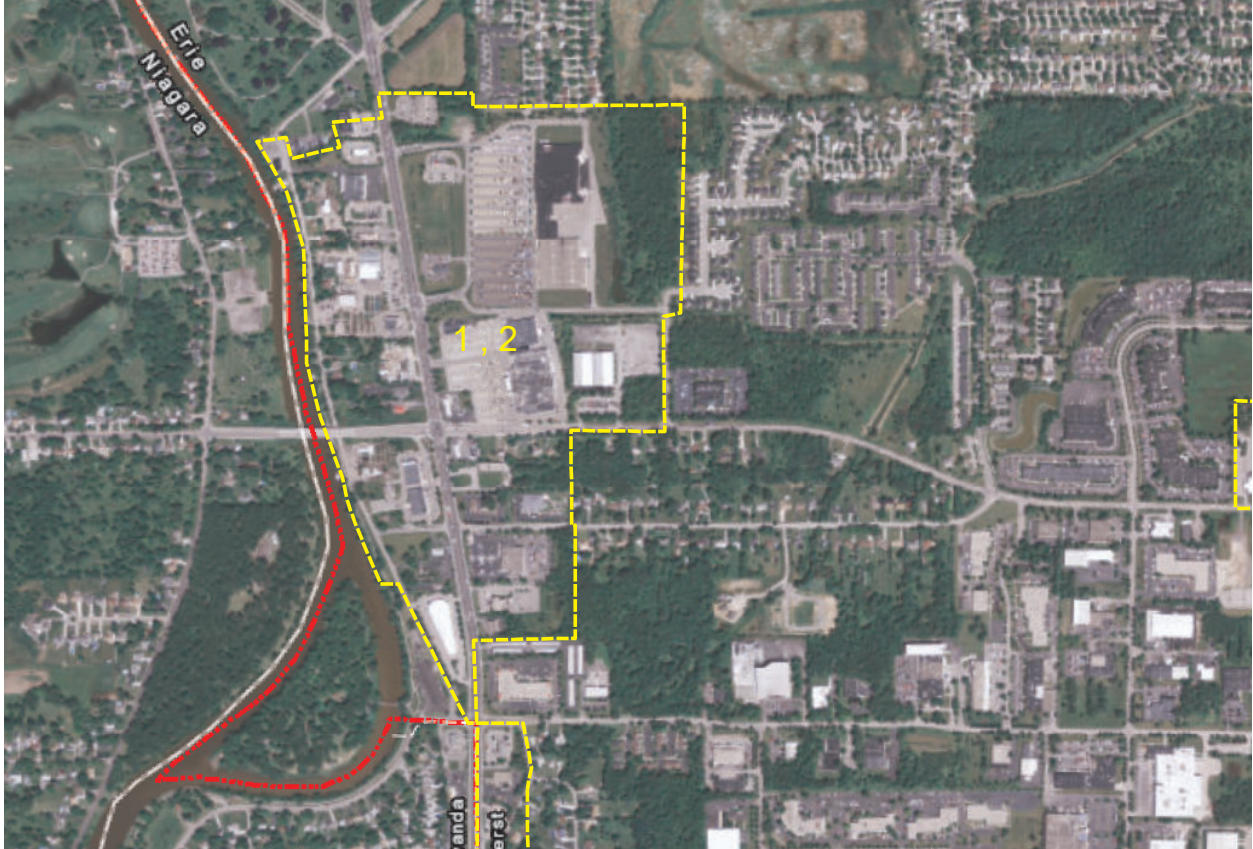
# COMPREHENSIVE PLAN MIXED USE ACTIVITY CENTER TYPE



# EXISTING MAXIMUM HEIGHT BY CENTER

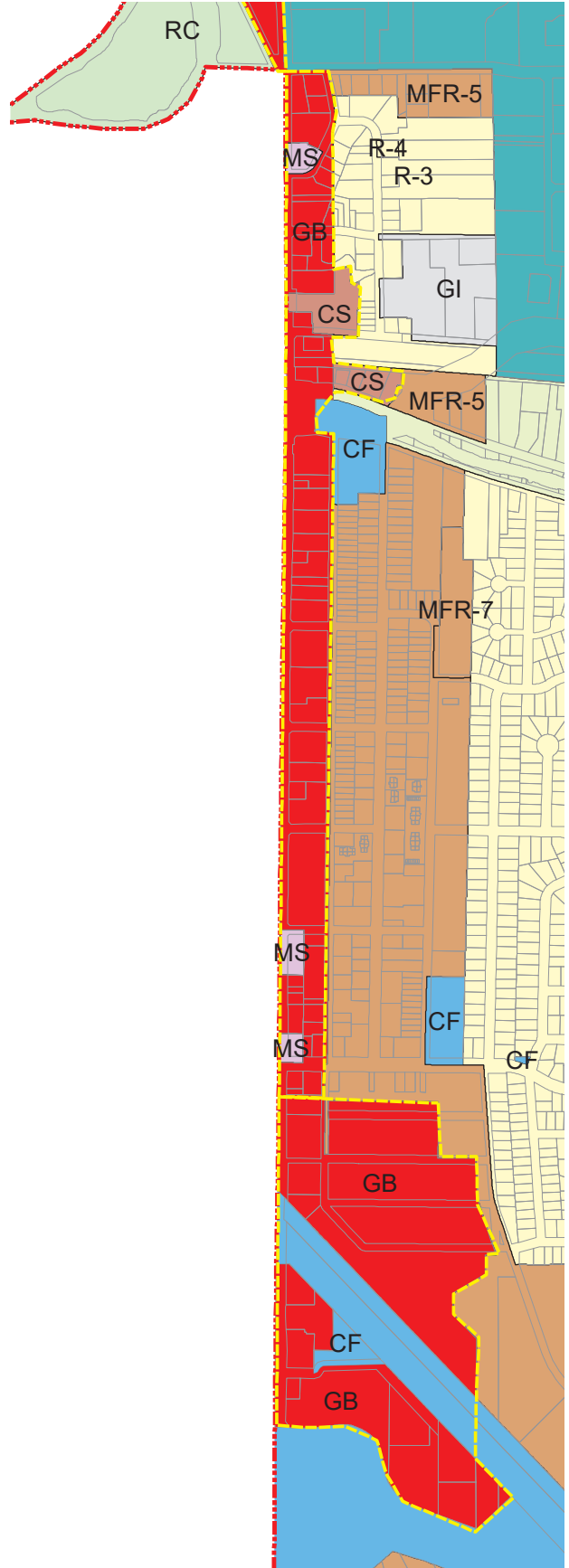


1, 2  
WEGMANS (NFB), WALGREENS

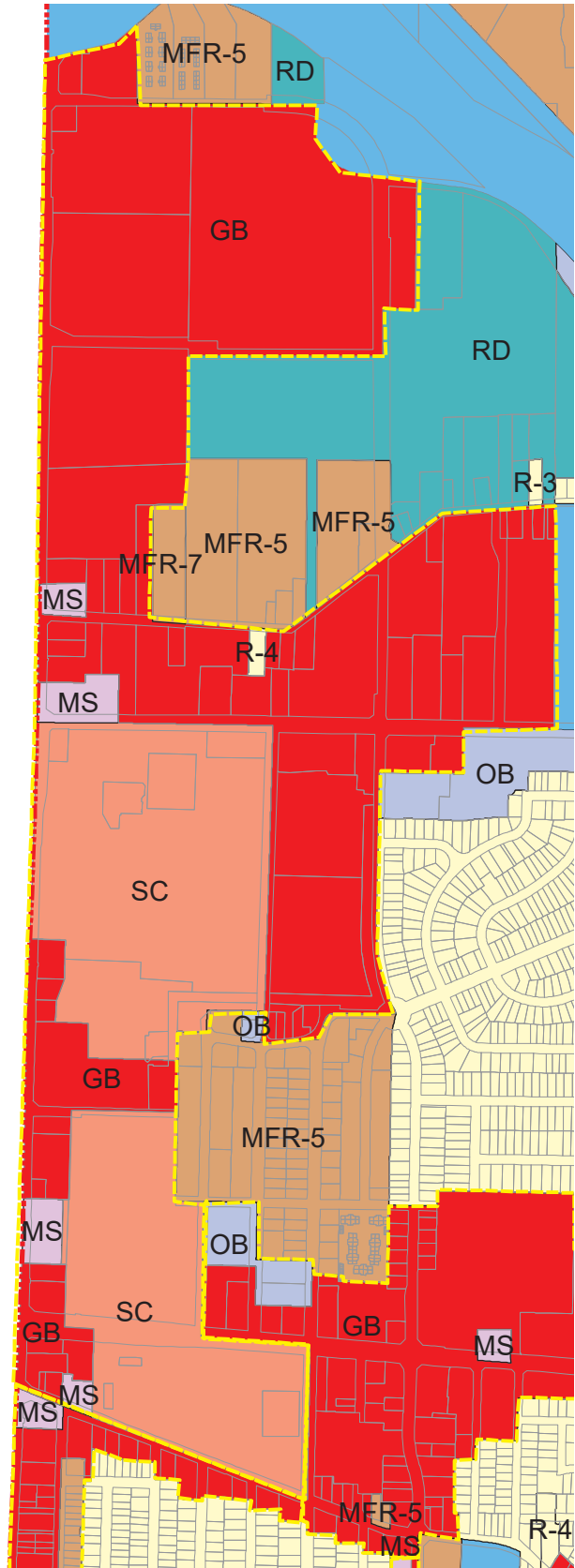


3, 4

# CLASSICS RESTAURANT, HOME DEPOT/INKEEPERS

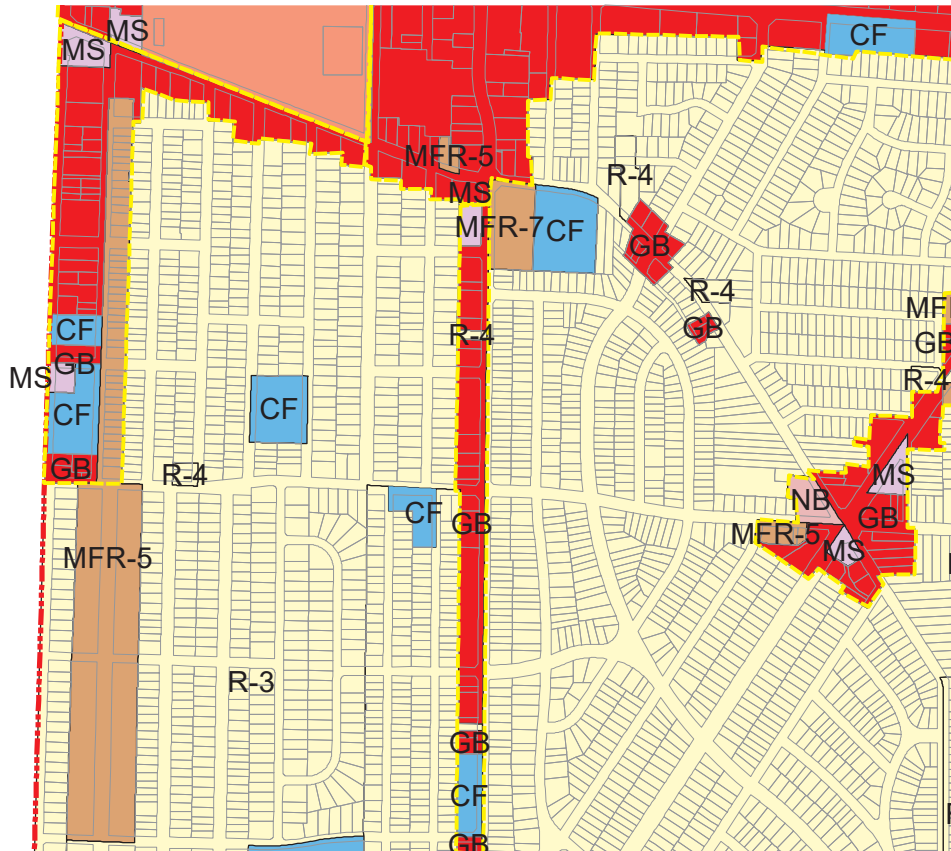
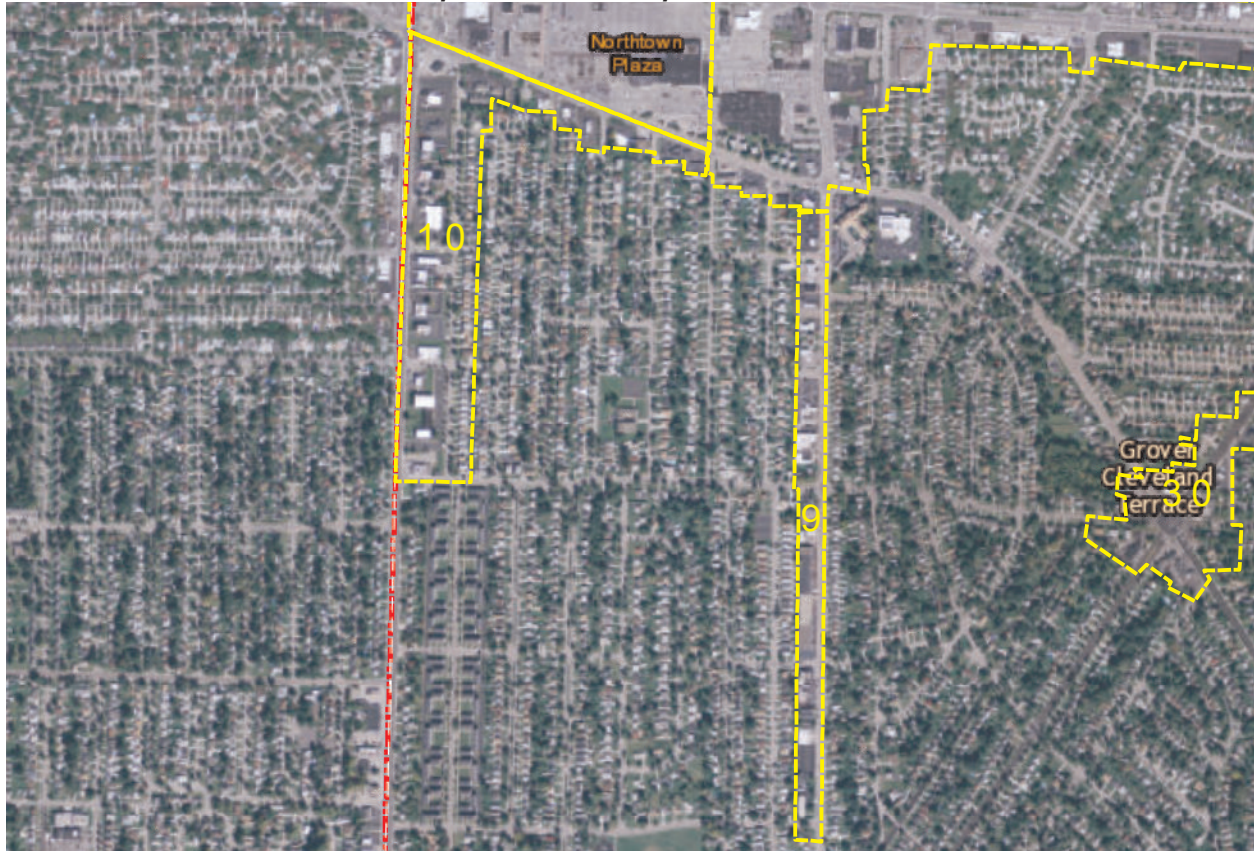


5, 6, 7, 8, 37  
**BOULEVARD CONSUMER SQUARE, BURLINGTON, BOULEVARD  
 MALL, VORNADO/BJ'S, BOMART PARKWAY**



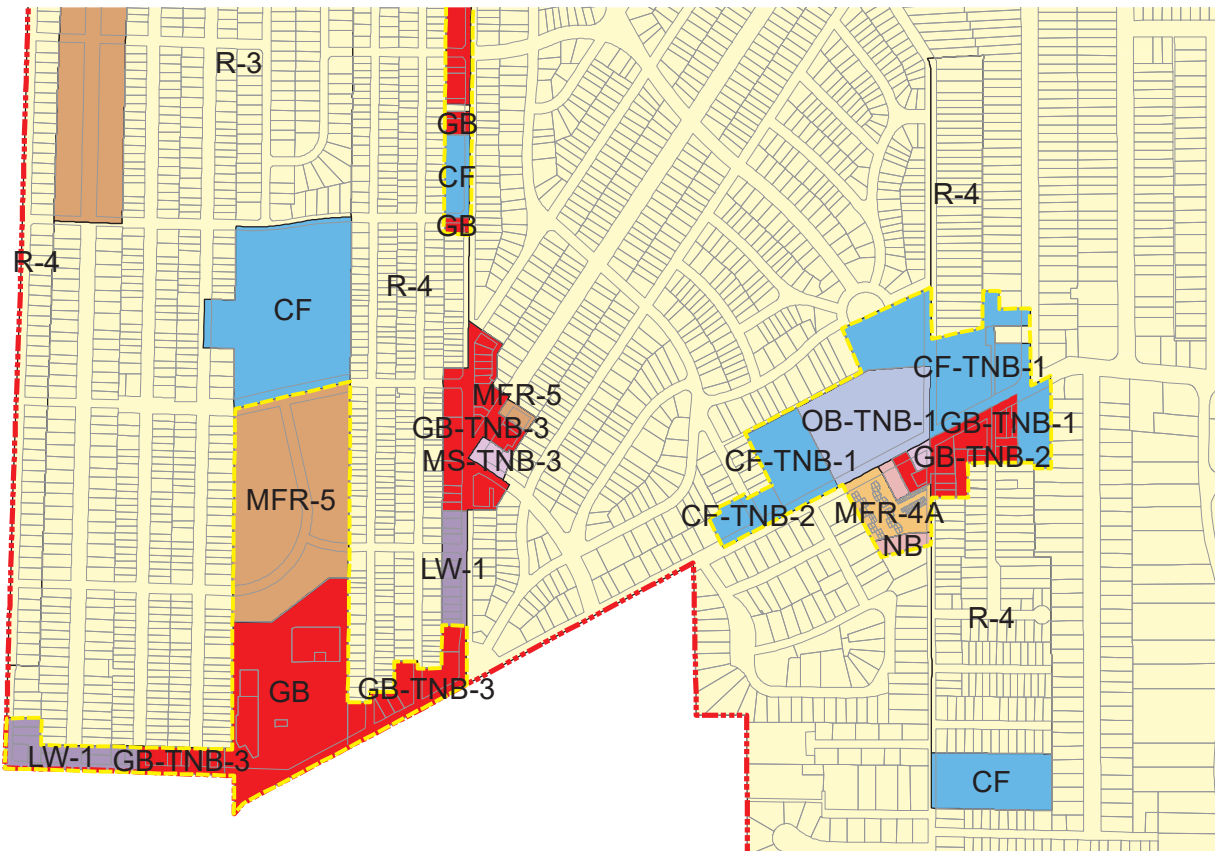
9, 10, 30

# NORTHTOWN PLAZA, NFB STRIP, GROVER CLEVELAND PLAZA

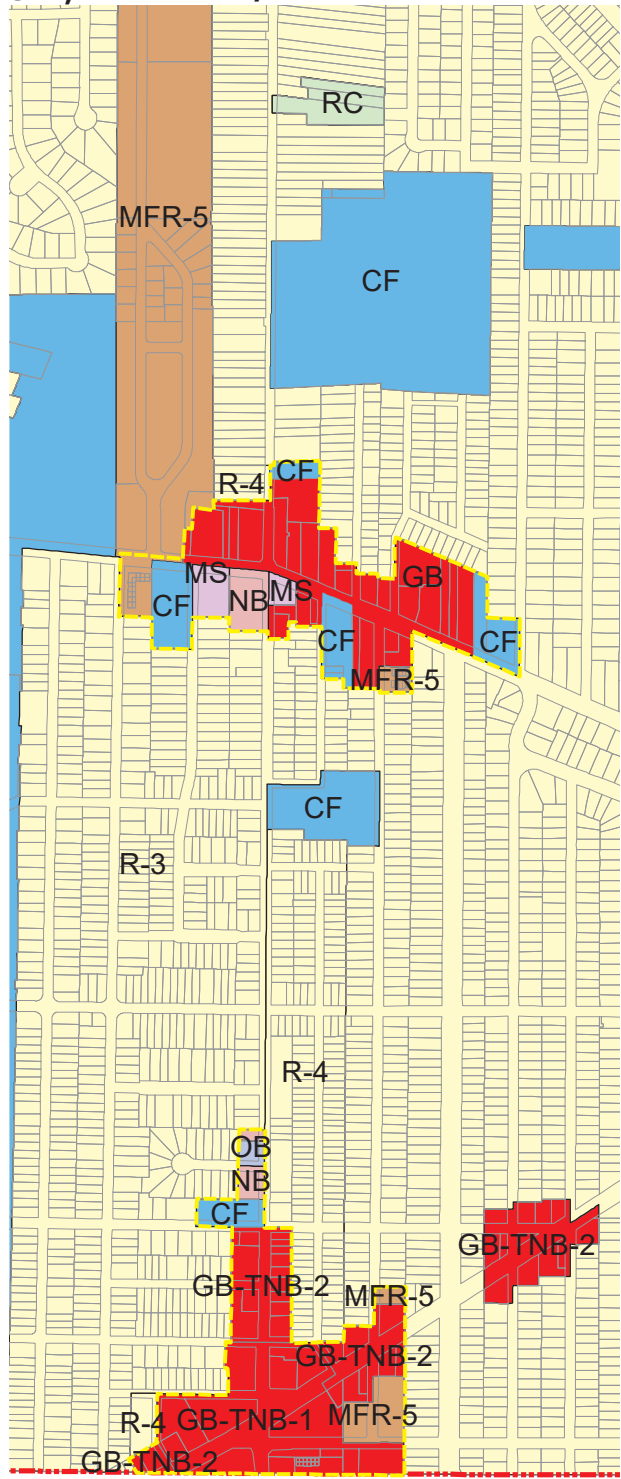
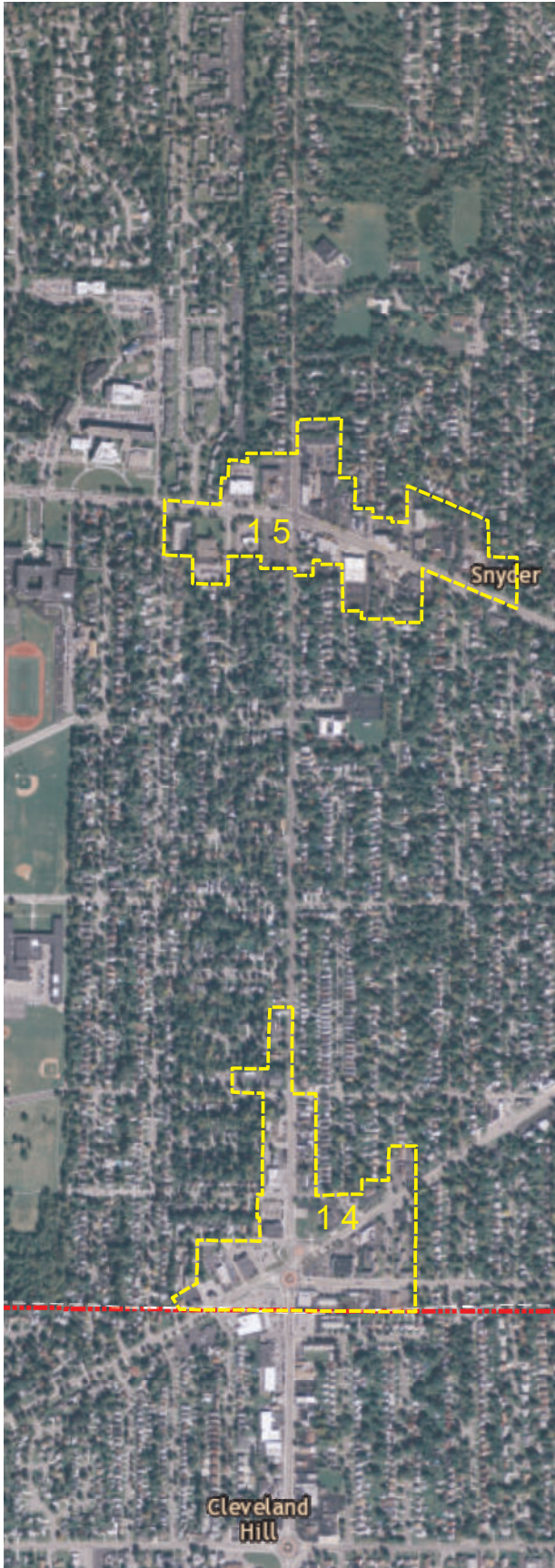




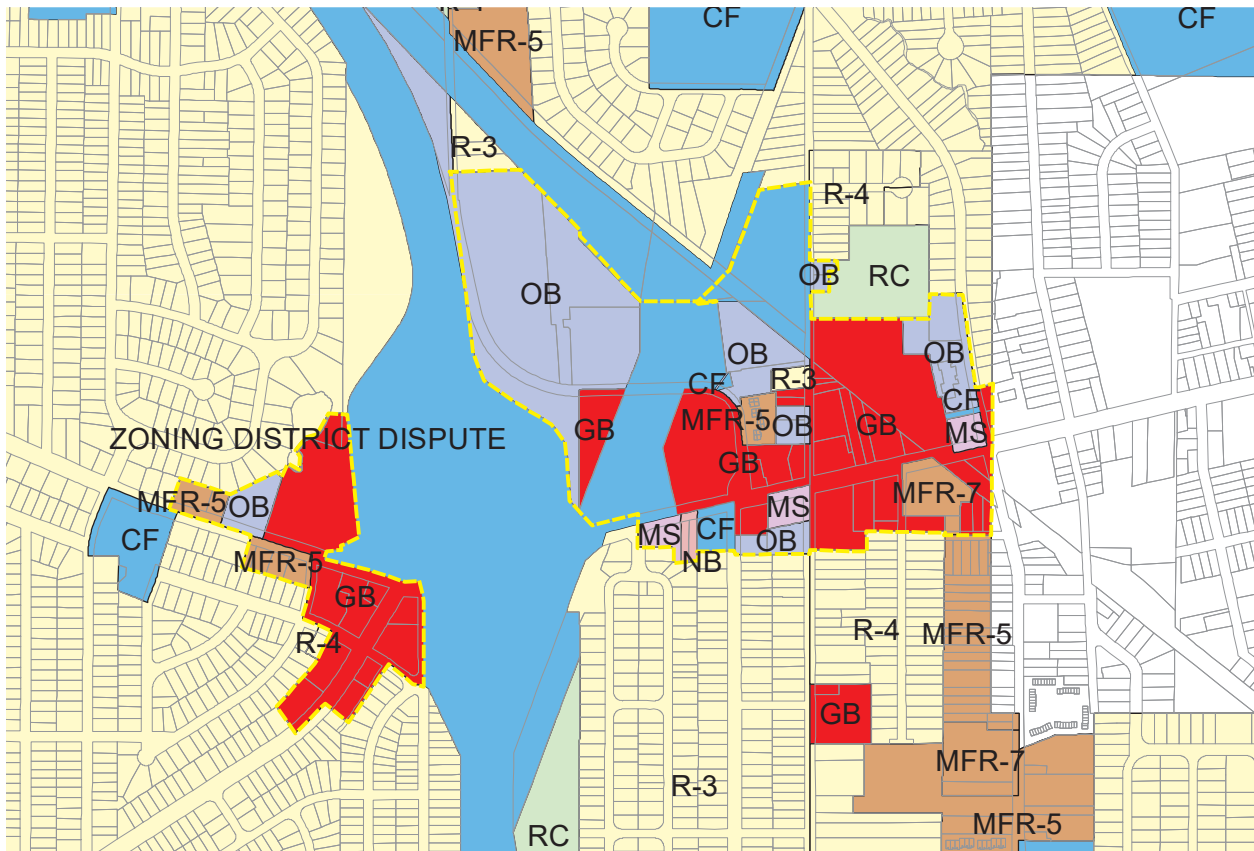
UNIVERSITY PLAZA/KENMORE AVENUE, EGGERT/MAIN



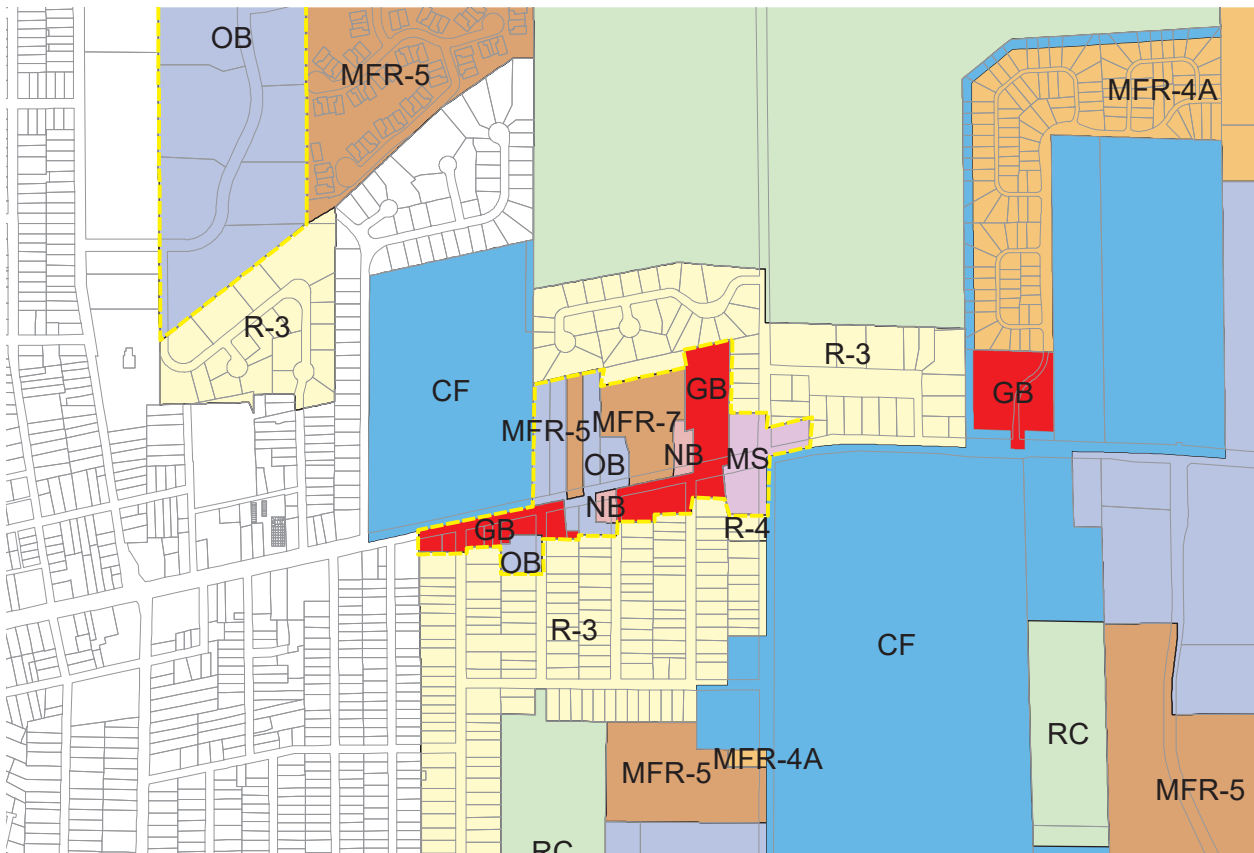
14, 15  
**HARLEM/KENSINGTON, HARLEM/MAIN**



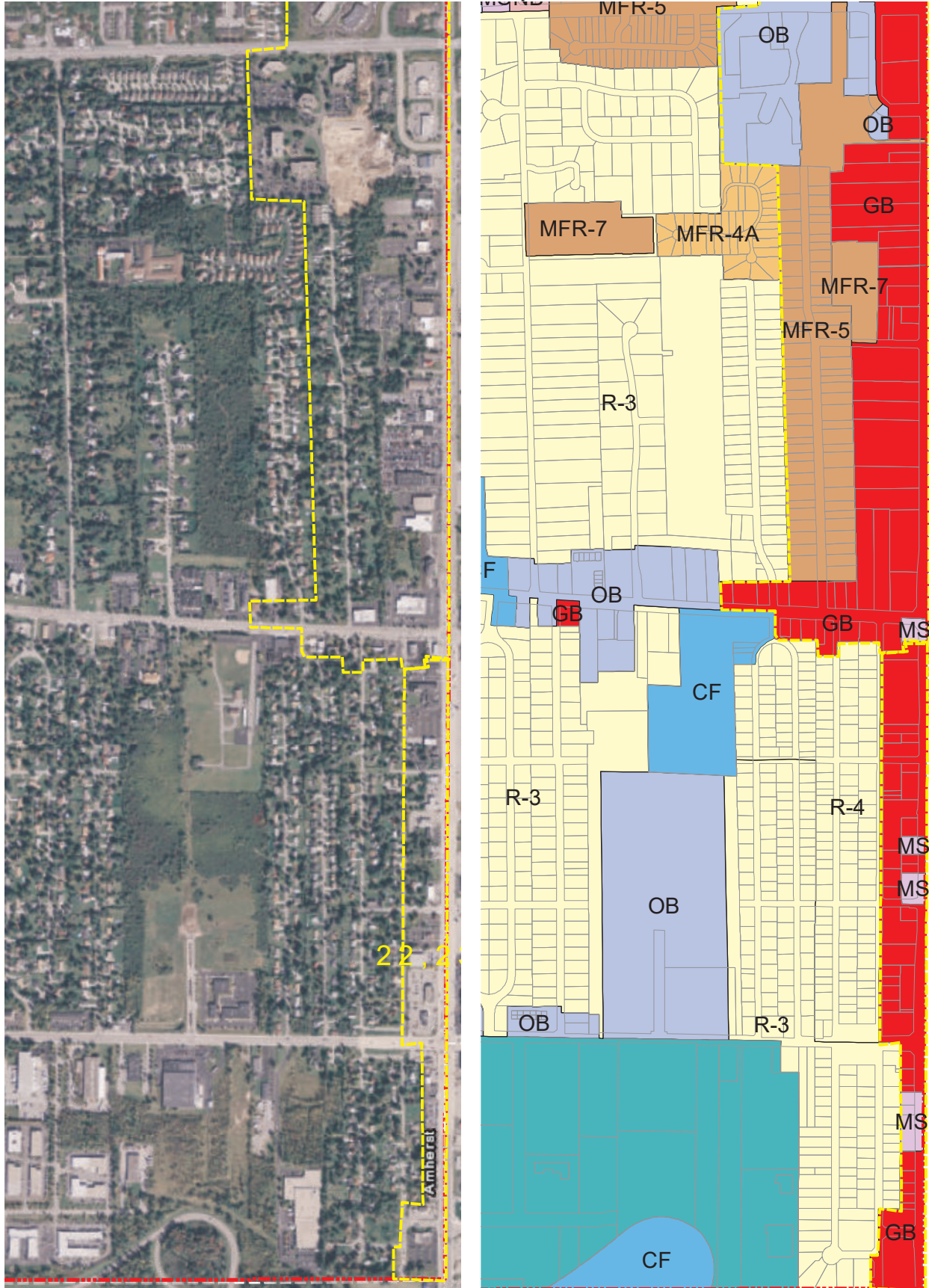
16, 17  
MAIN/KENSINGTON, WEST OF VILLAGE



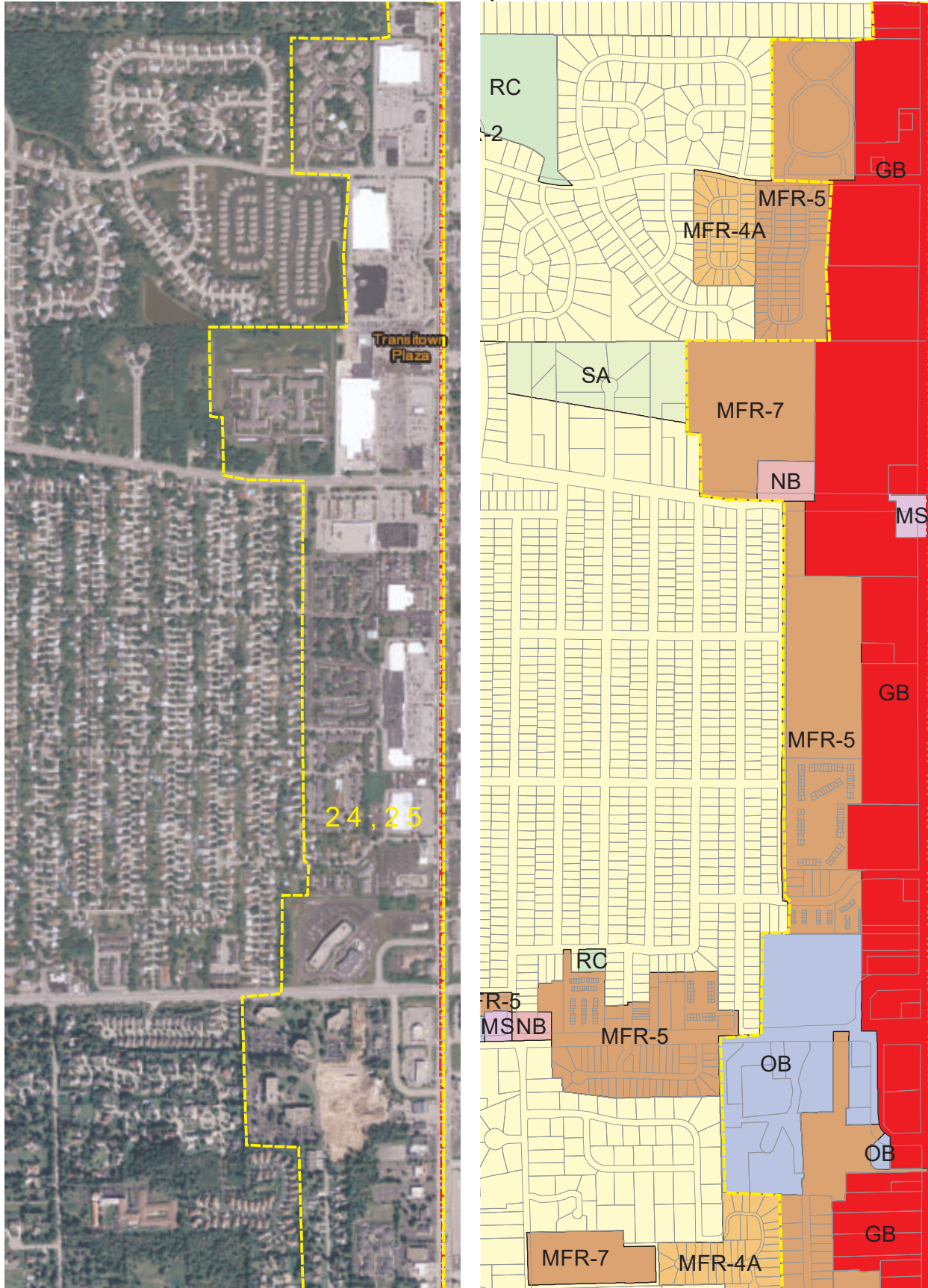
21  
EAST OF VILLAGE



TRANSIT S. OF WEHRLE, TRANSIT/MAIN

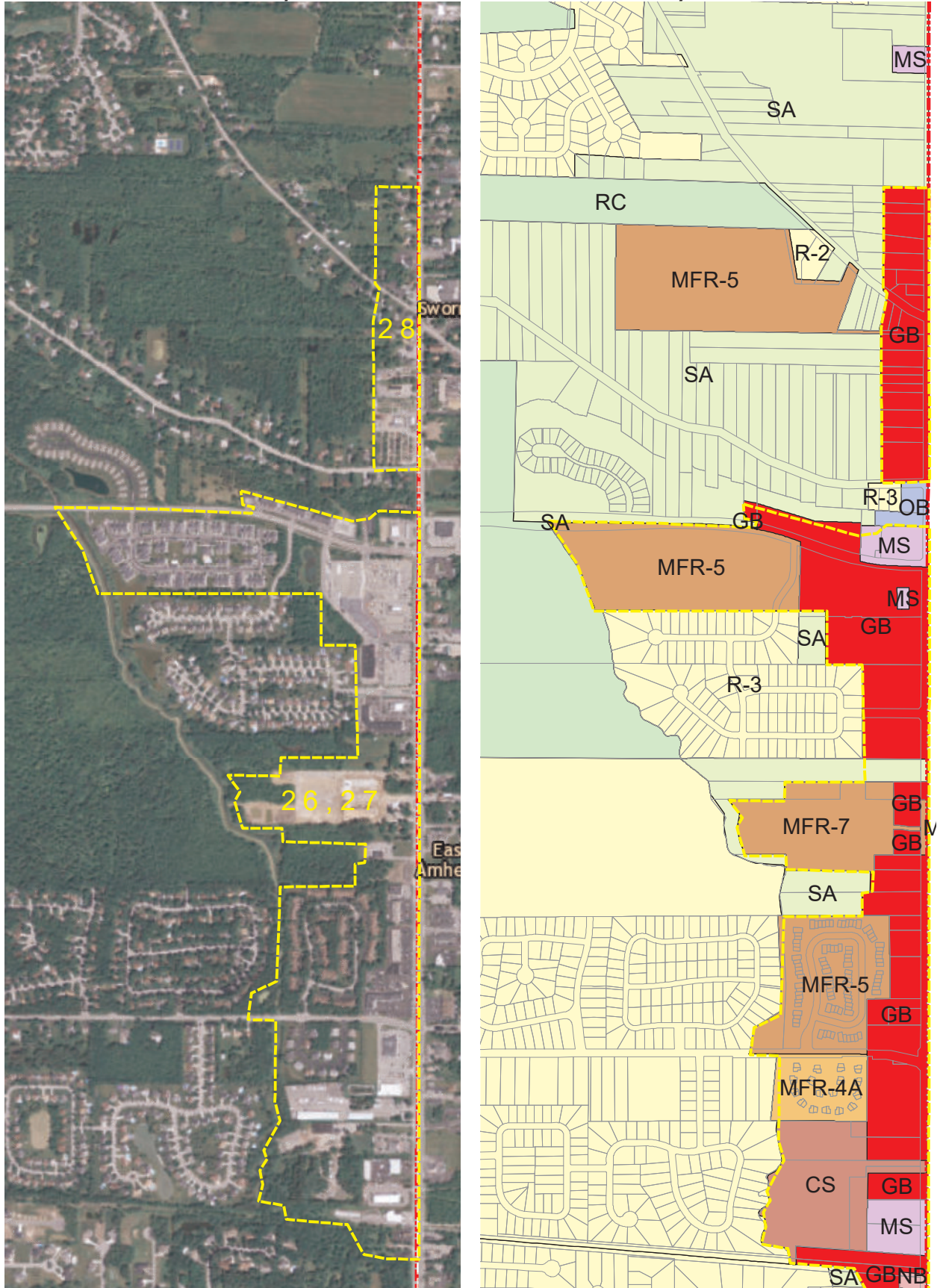


24, 25  
TRANSIT N. OF SHERIDAN, TRANSIT N. OF MAPLE

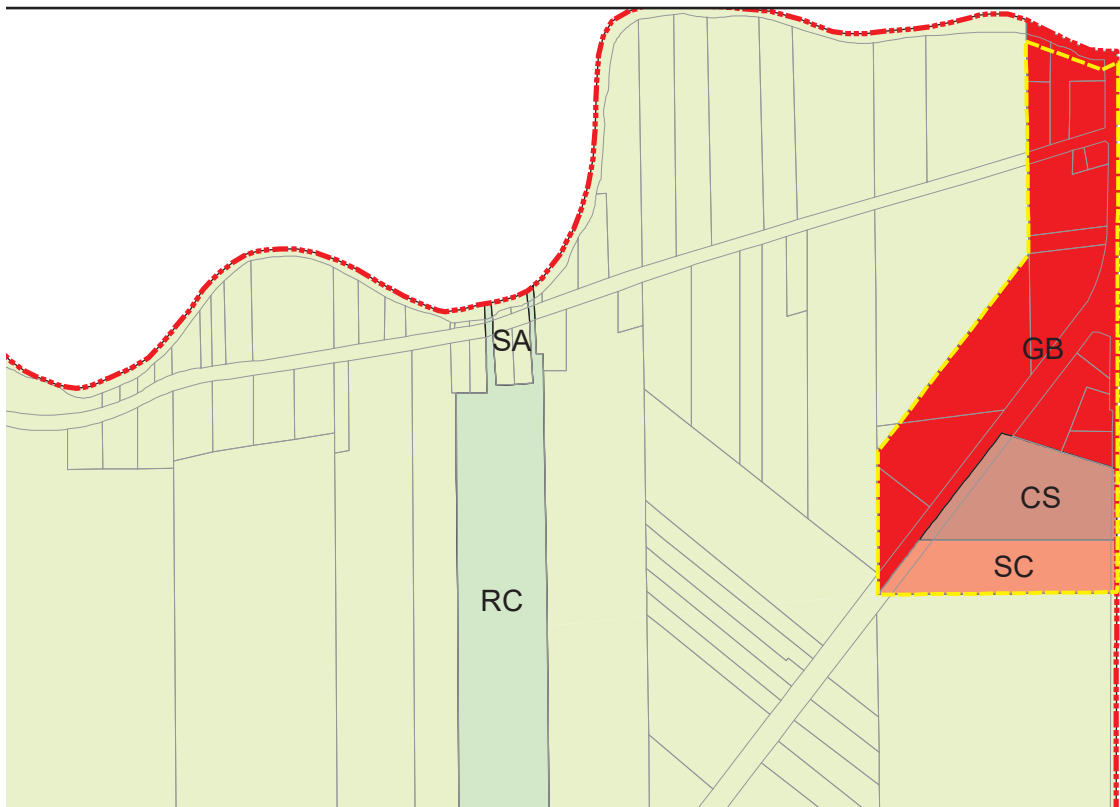
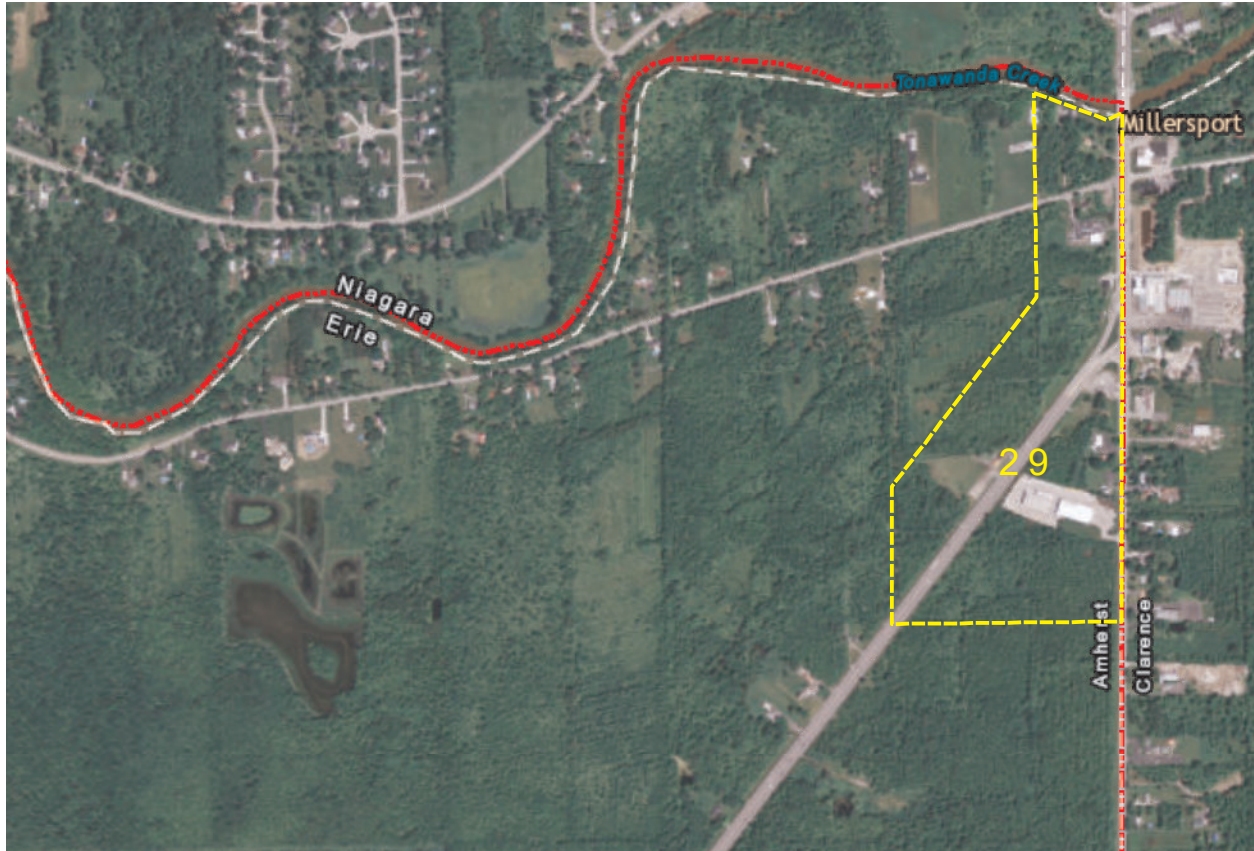


26, 27, 28

TRANSIT/CASEY, TRANSIT/NORTH FRENCH, SWORMVILLE

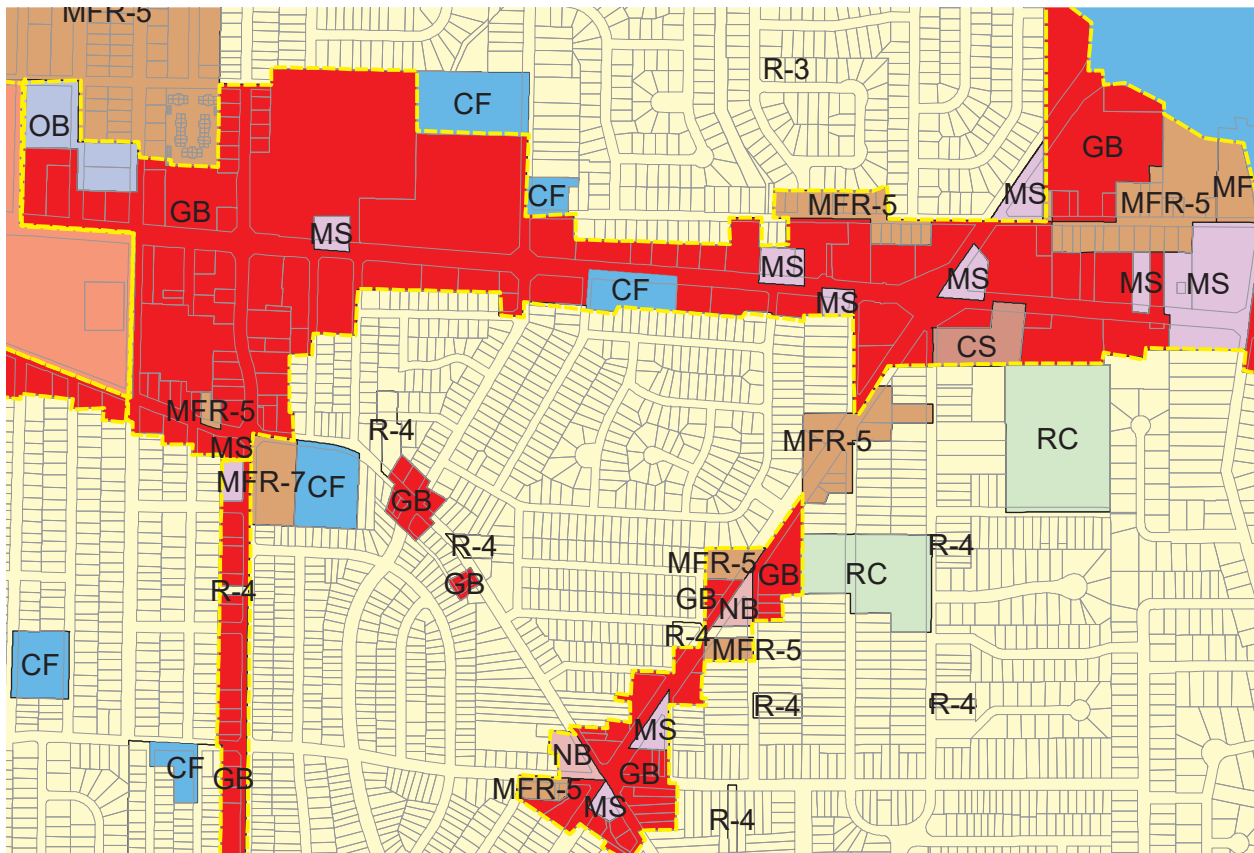
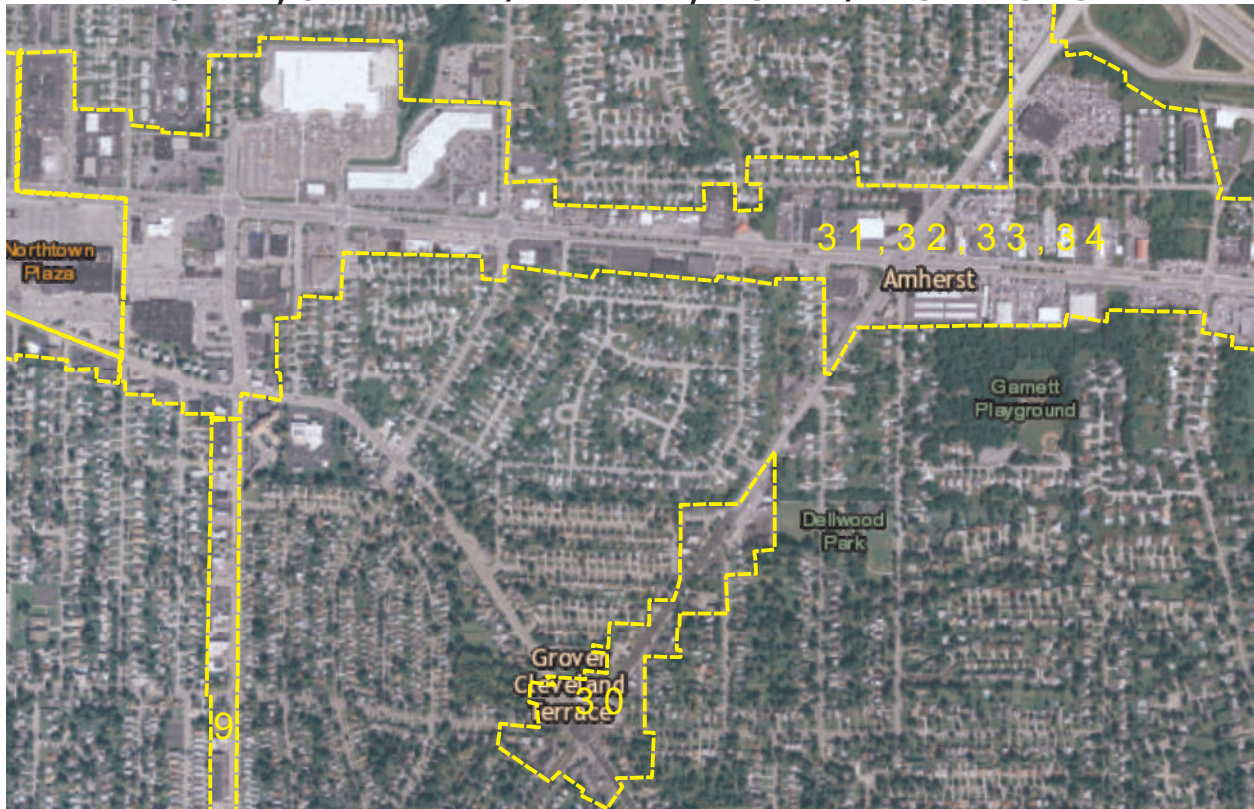


TRANSIT/TONAWANDA CREEK

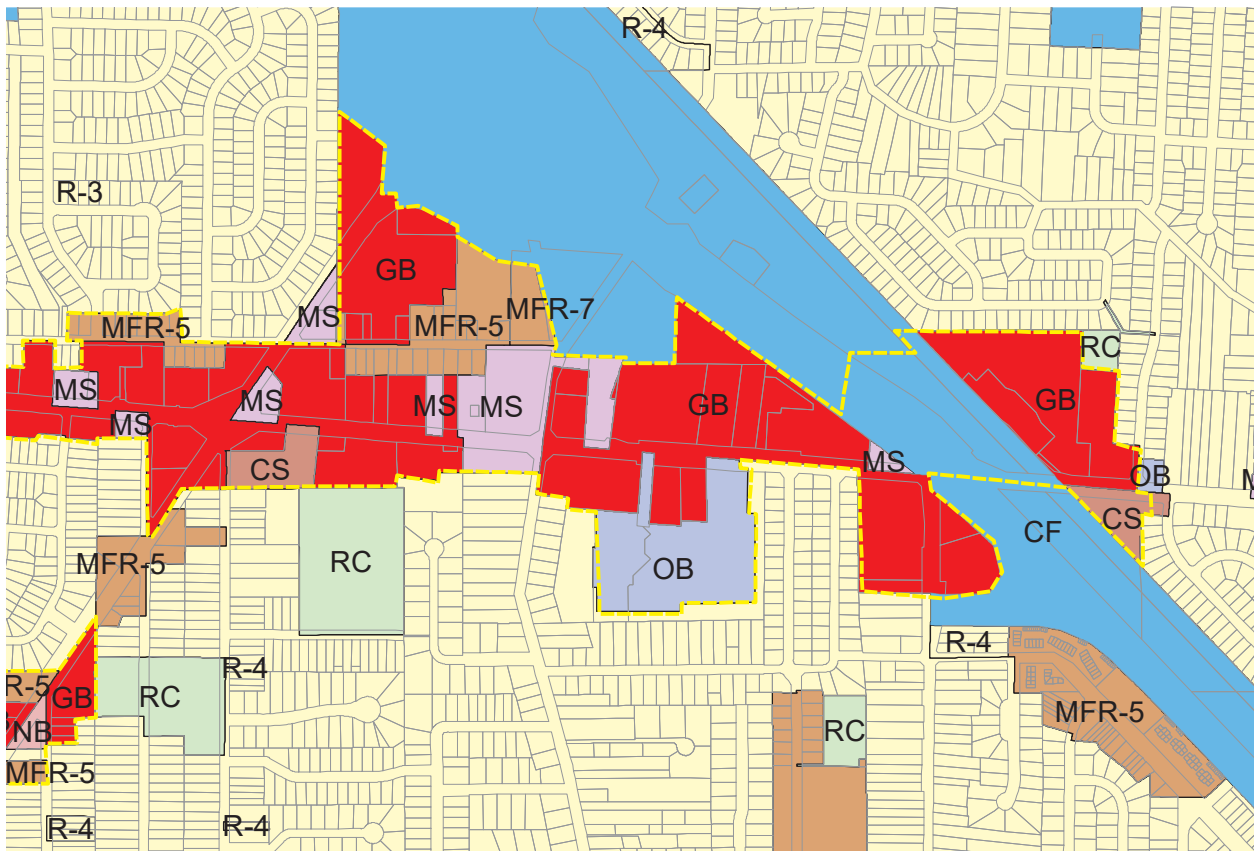




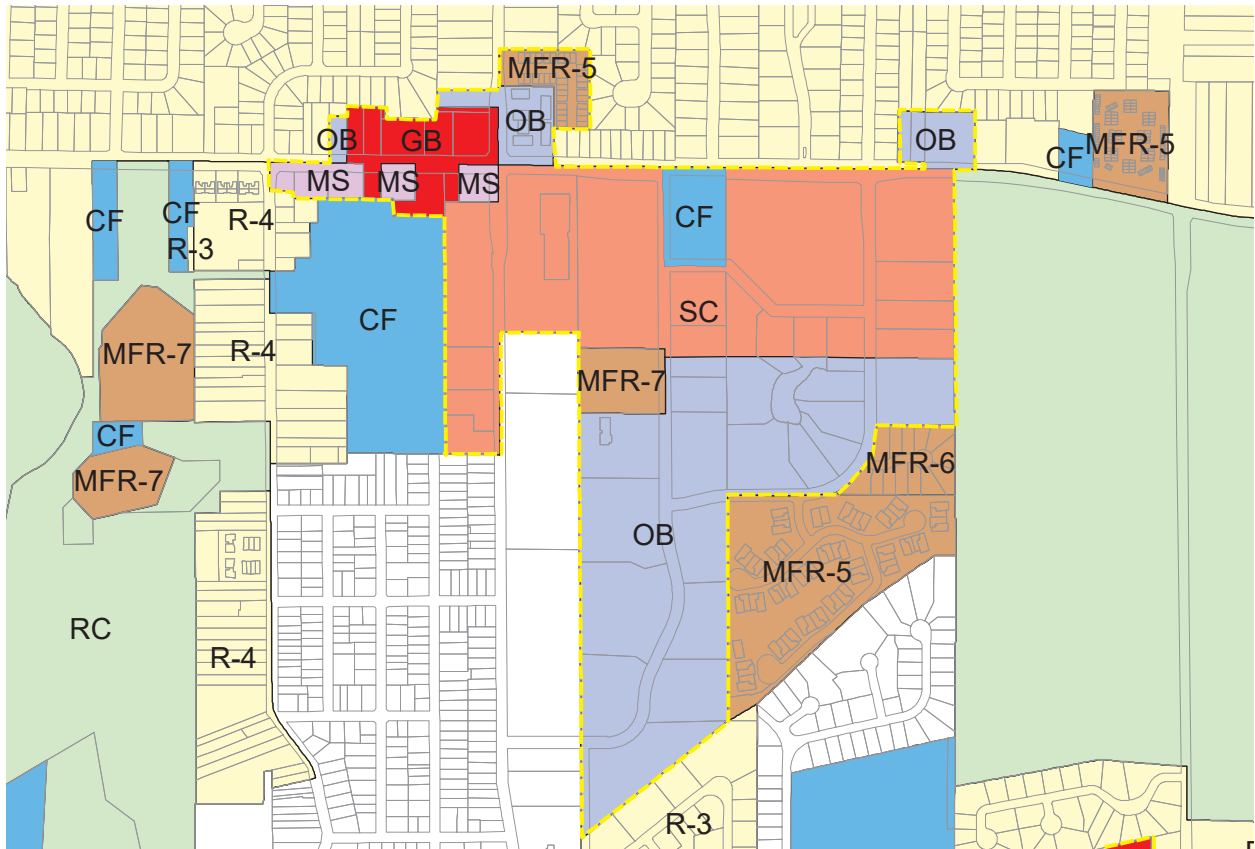
**30, 31, 32, 33, 34 - WEST  
 GROVER CLEVELAND PLAZA, SHERIDAN/BAILEY, SHERIDAN  
 STRIP, SHERIDAN/HARLEM, HOTEL/BASIL AUTO**



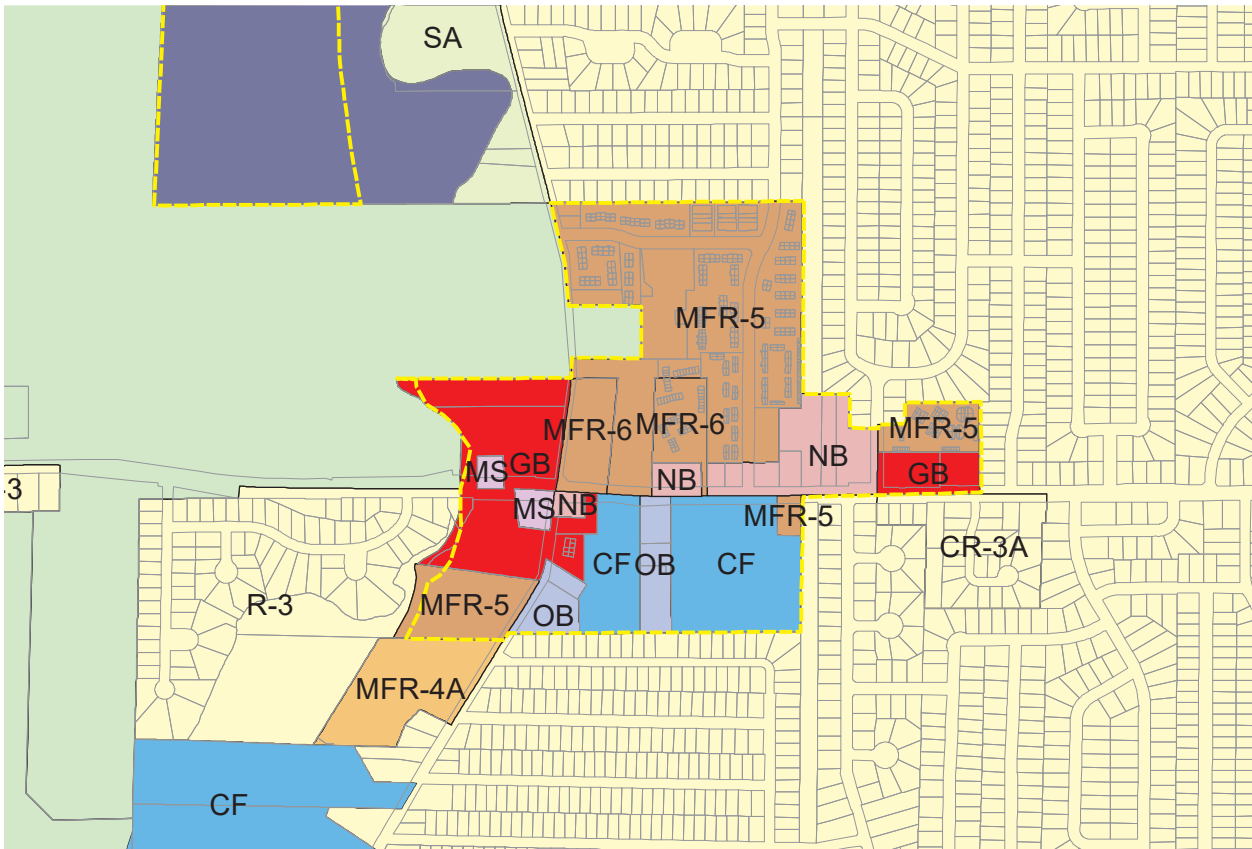
**31, 32, 33, 34 - EAST  
SHERIDAN/BAILEY, SHERIDAN STRIP, SHERIDAN/HARLEM,  
HOTEL/BASIL AUTO**



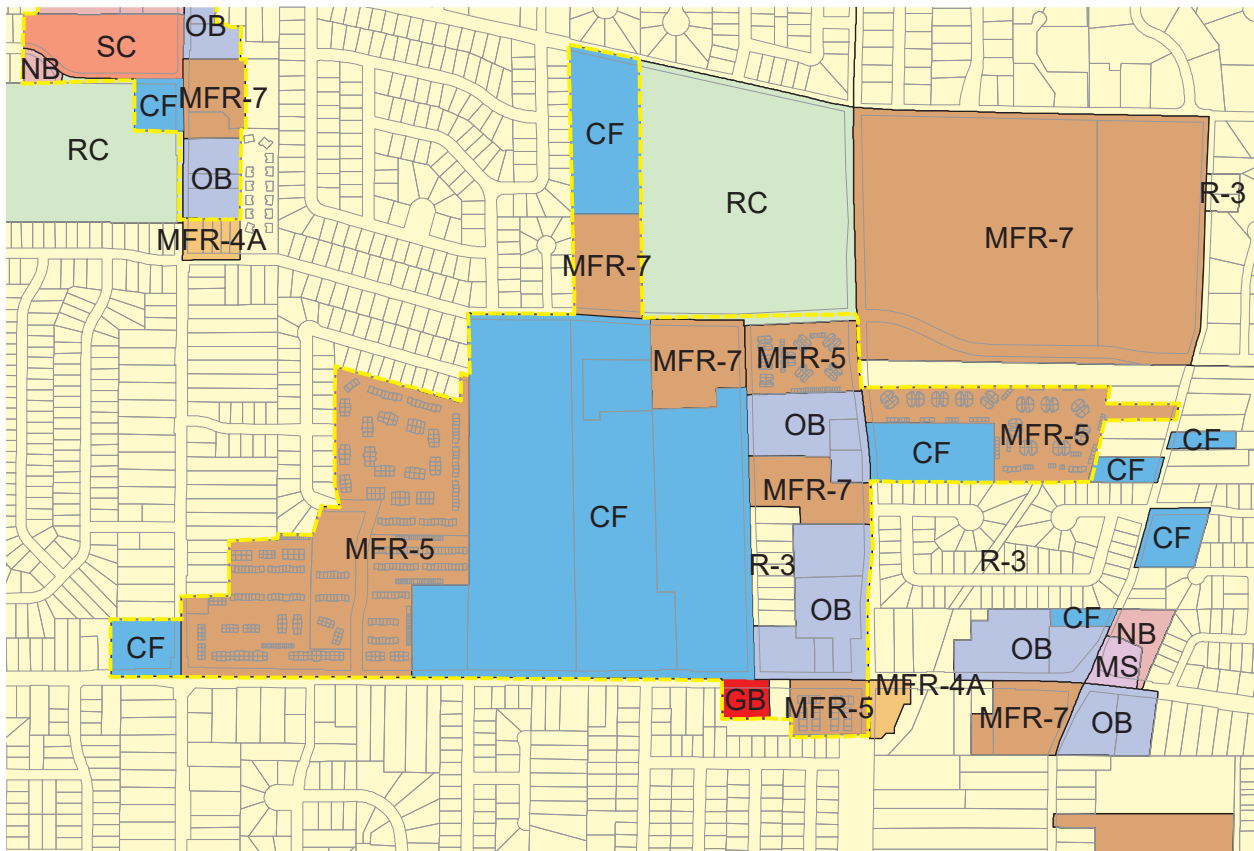
35, 36  
SHERIDAN/HOPKINS, WILLIAMSVILLE PLACE



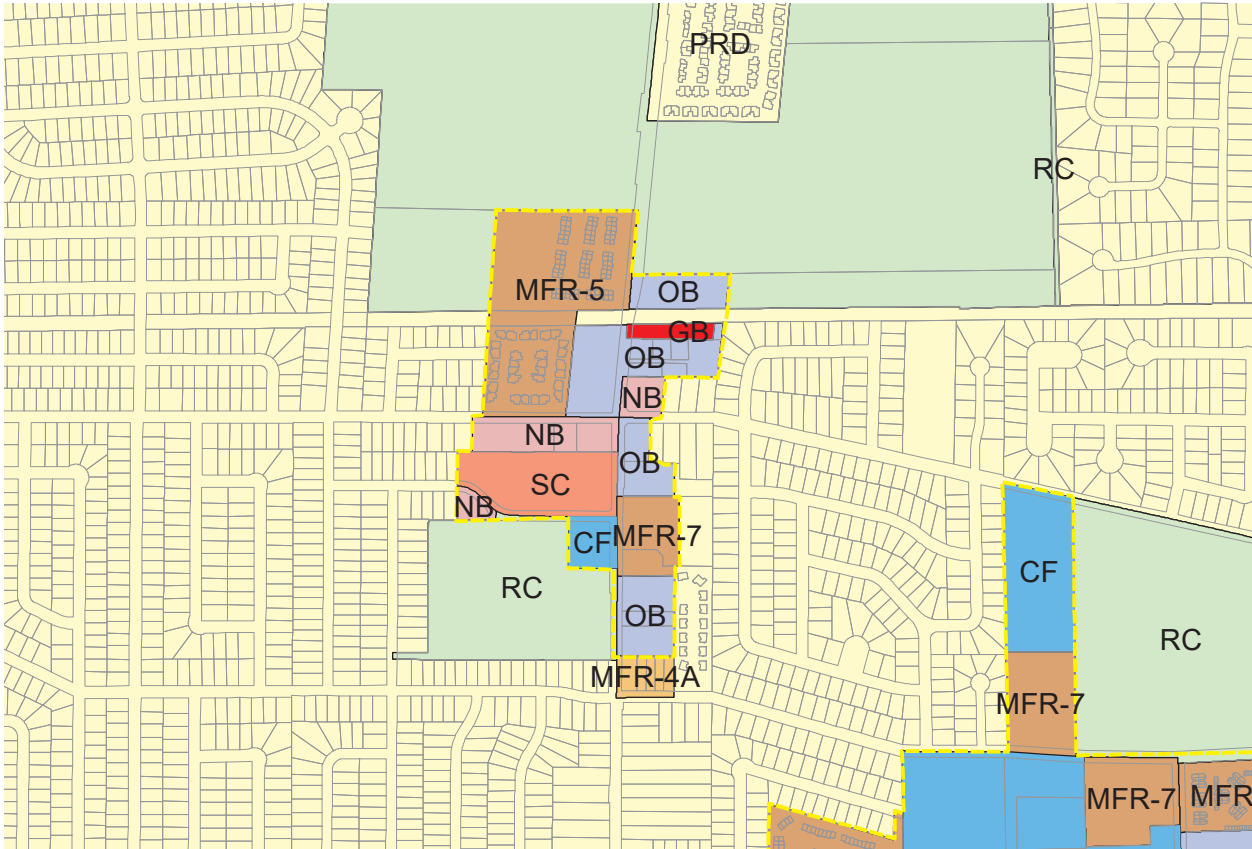
MAPLE/NORTH FOREST/BOARDWALK



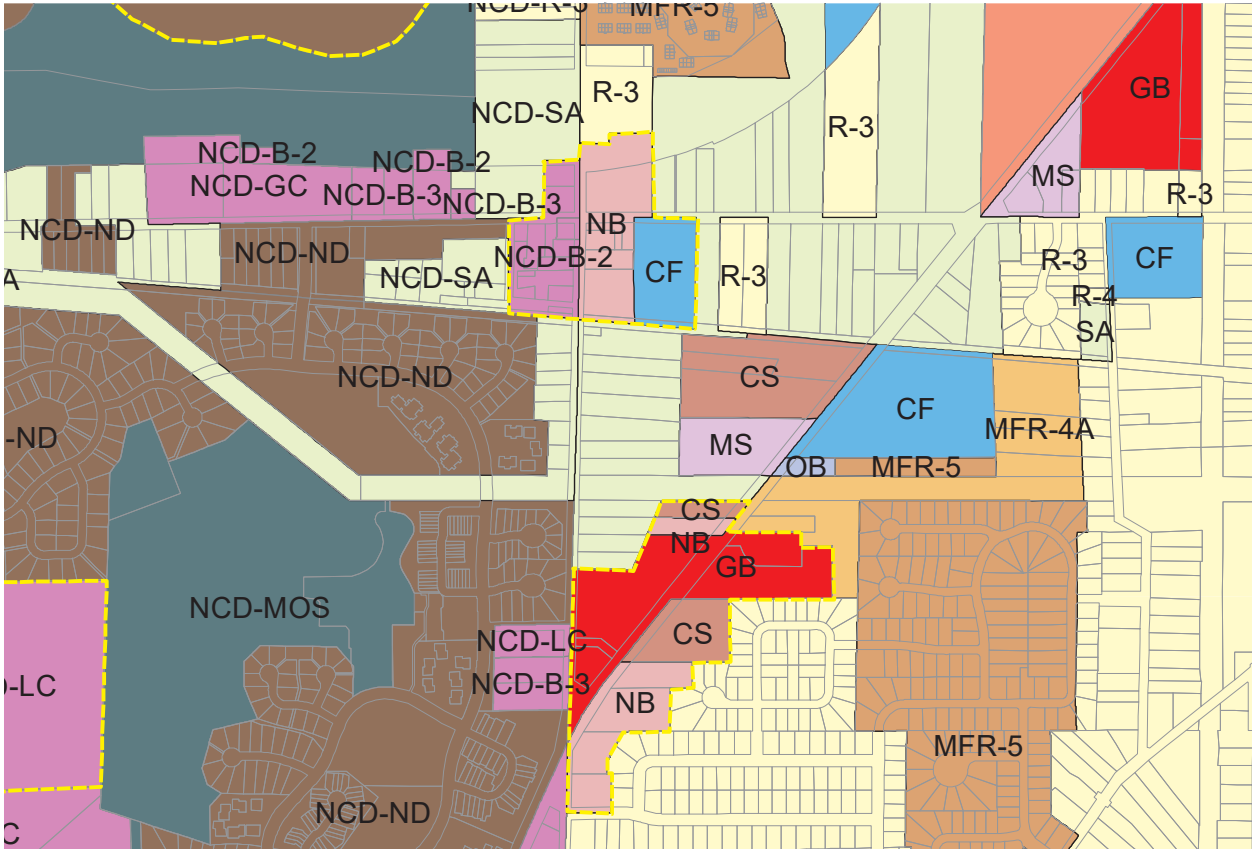
# MILLARD FILLMORE HOSPITAL



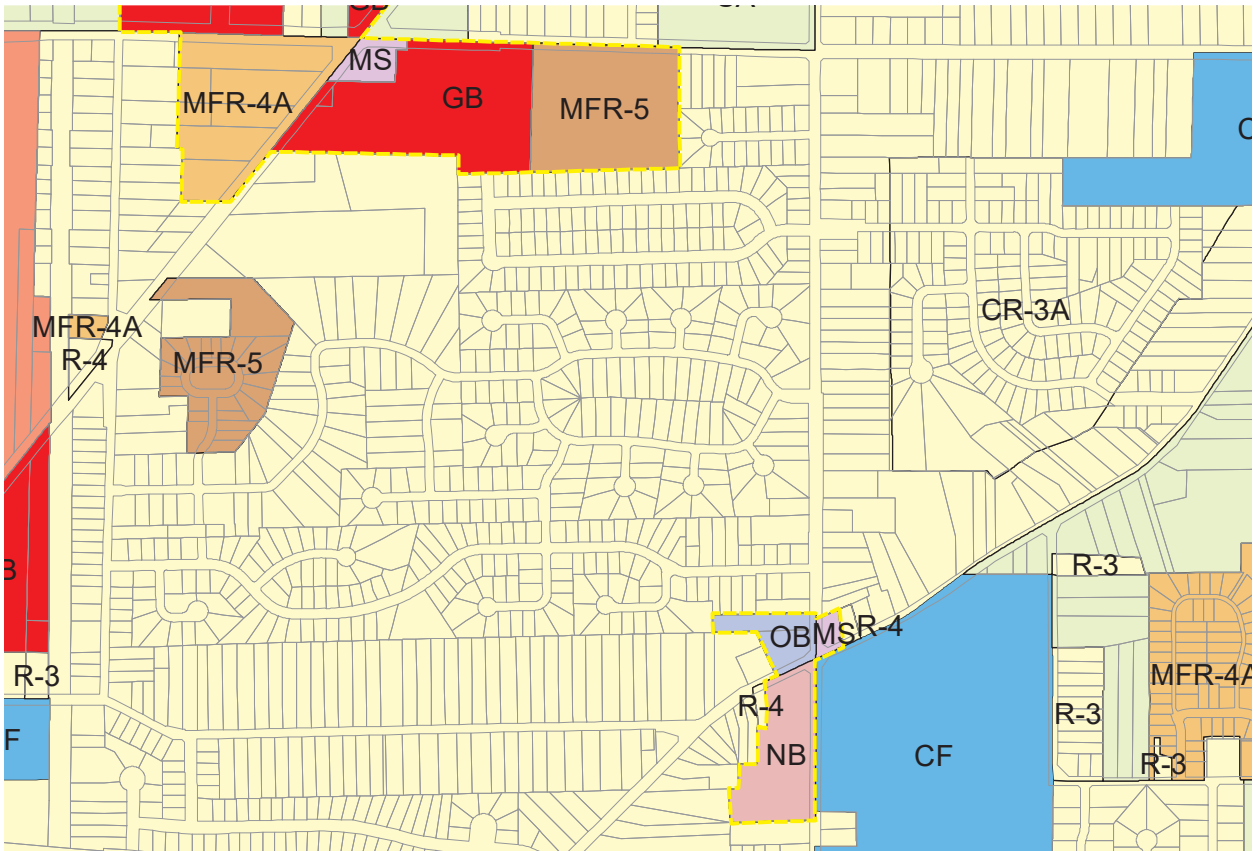
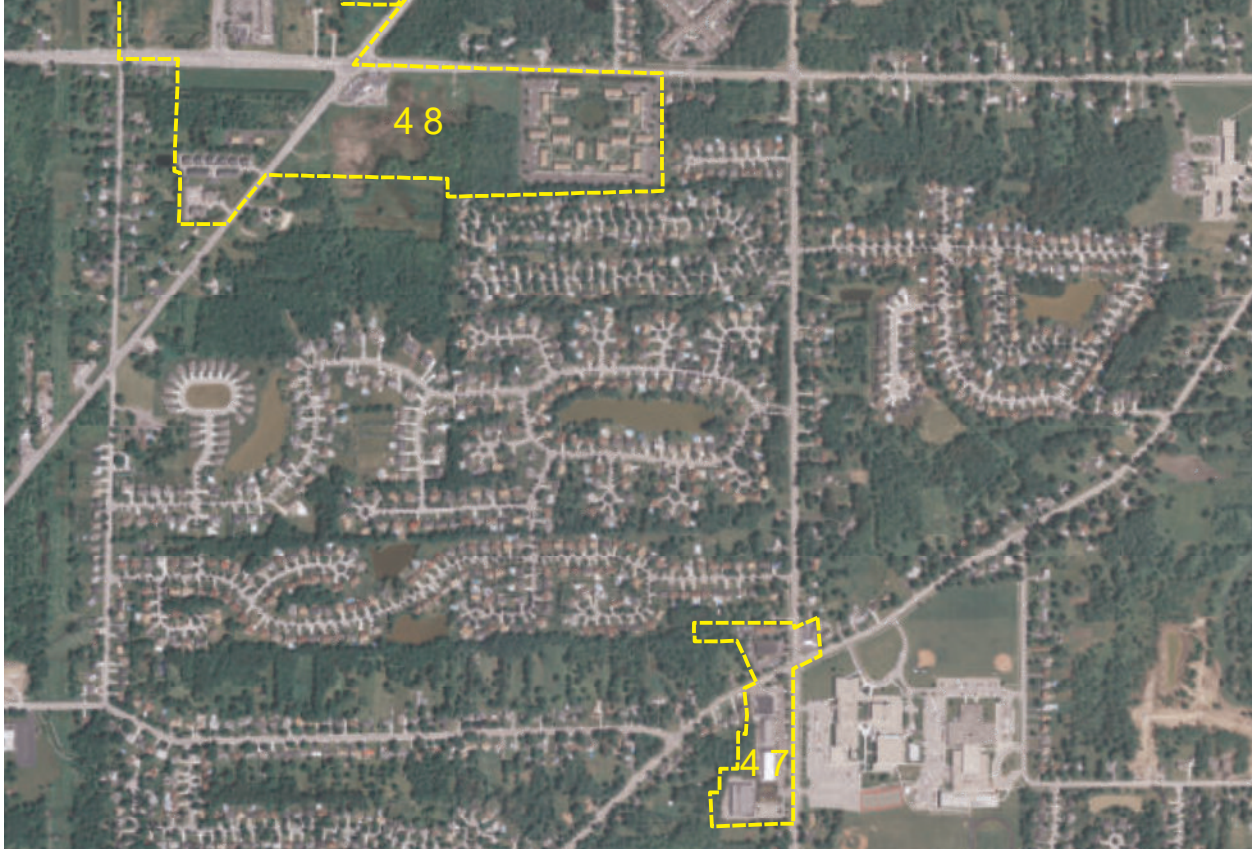
43  
CLEARFIELD PLAZA



45, 46  
GETZVILLE PLAZA, DODGE/CAMPBELL

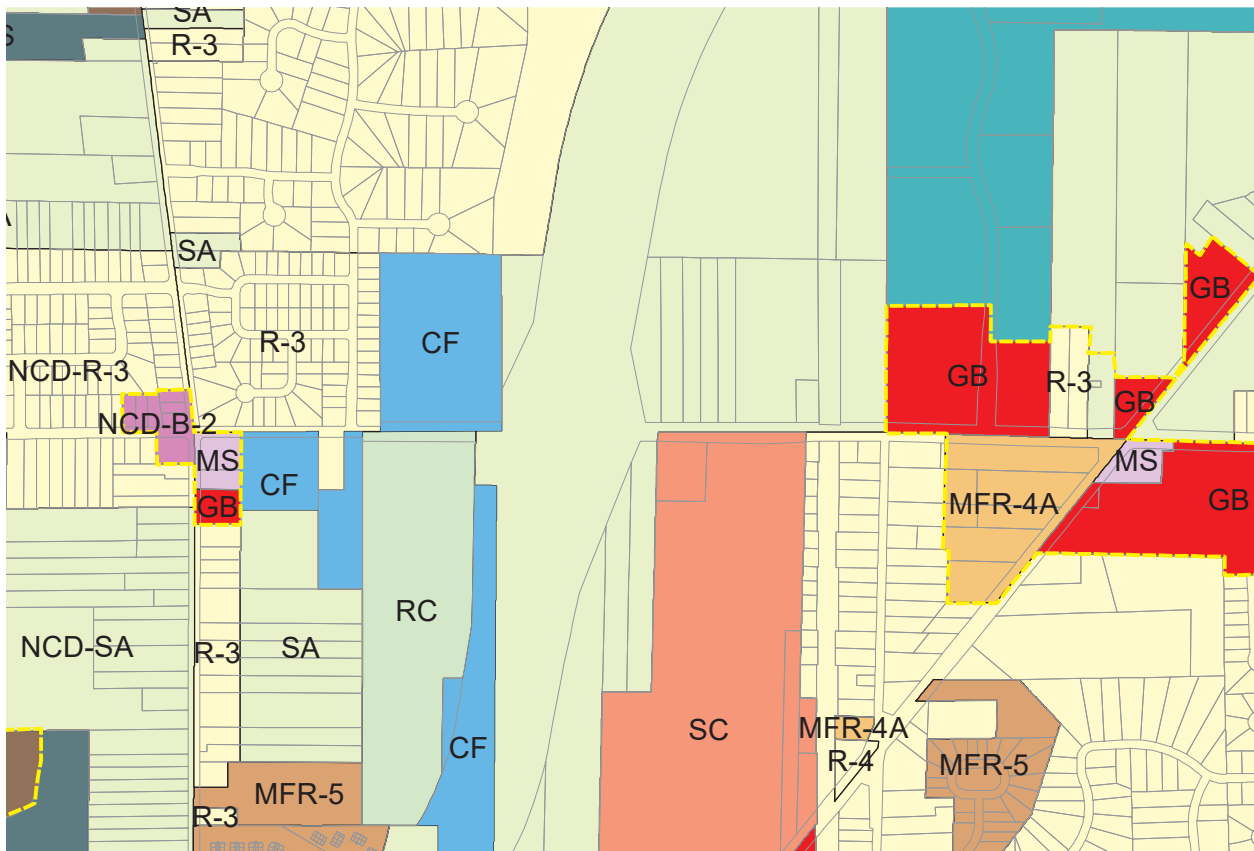


47  
DODGE/HOPKINS

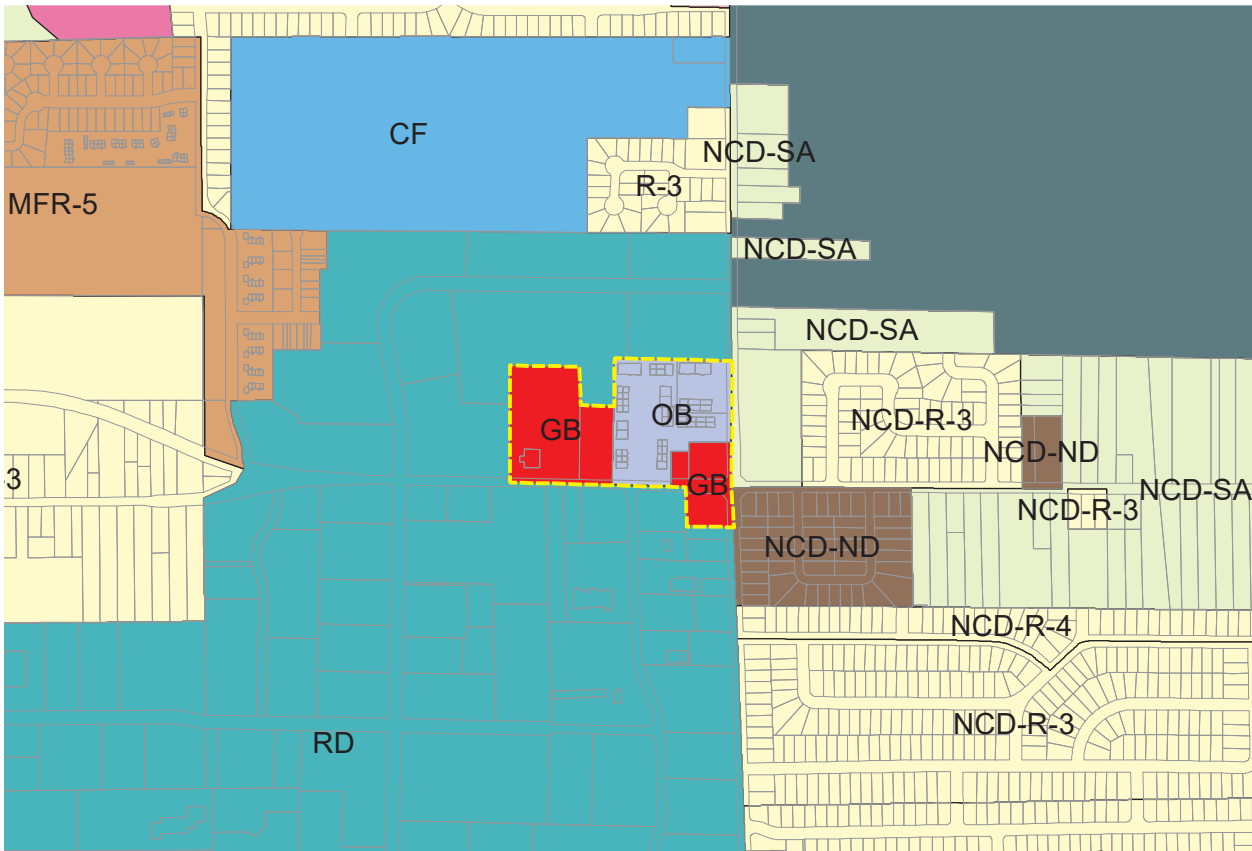




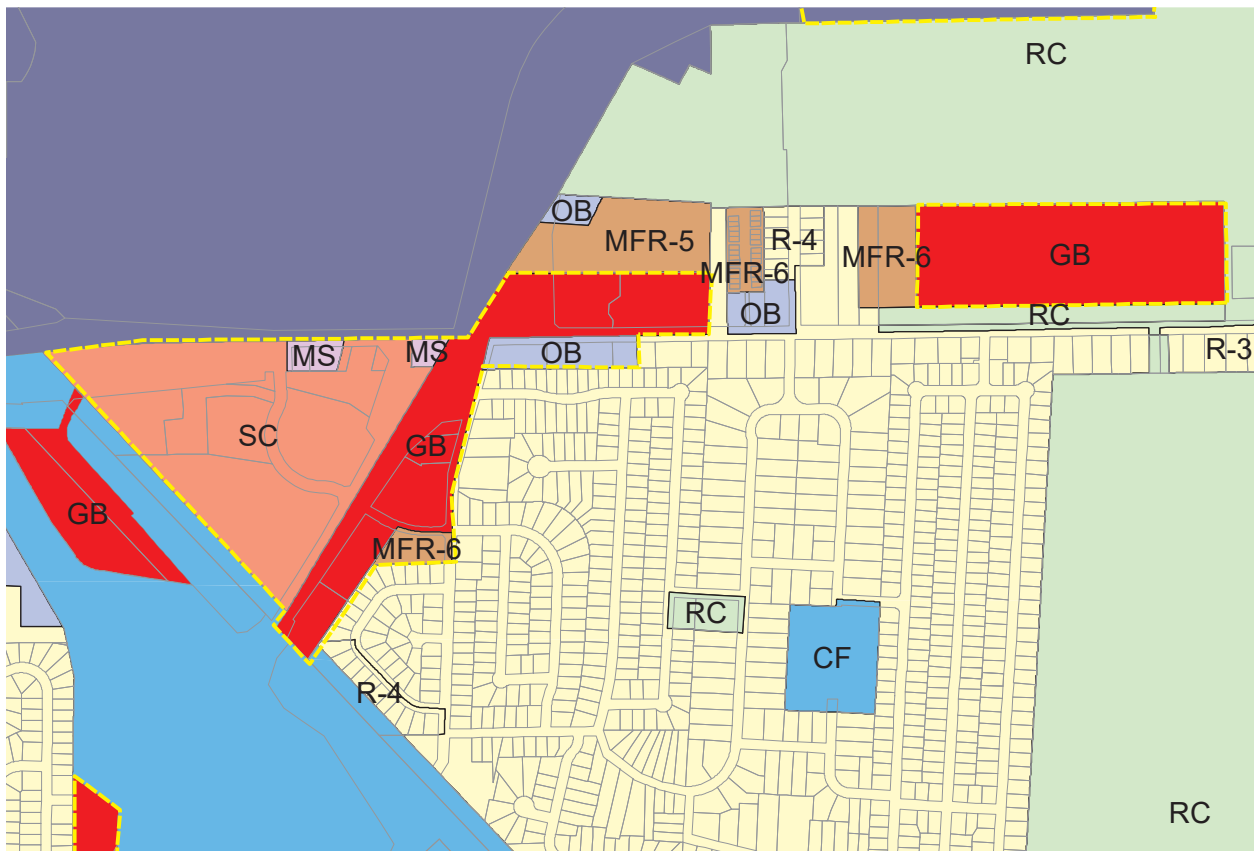
48, 49  
CROSSPOINTE PLAZA, CAMPBELL/NORTH FRENCH



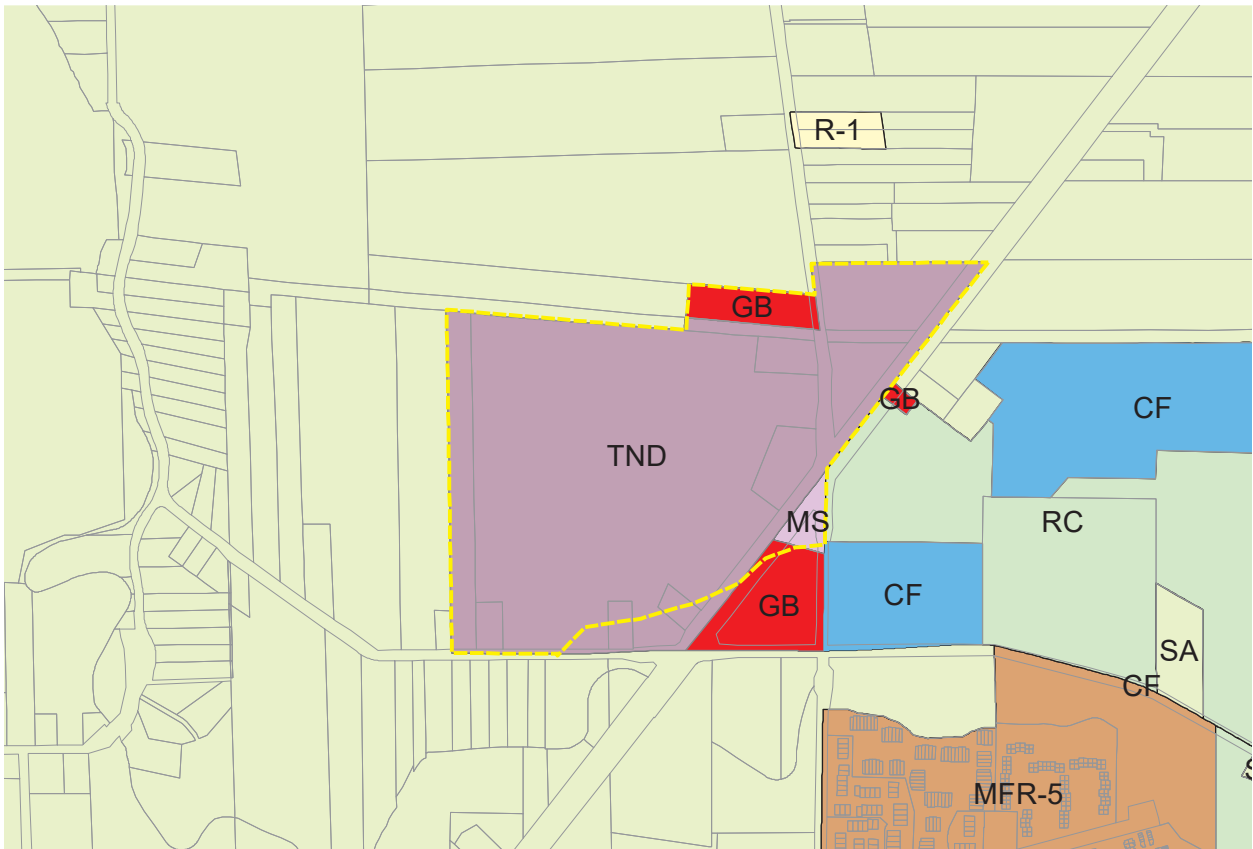
50  
SWEET HOME/NORTH FRENCH



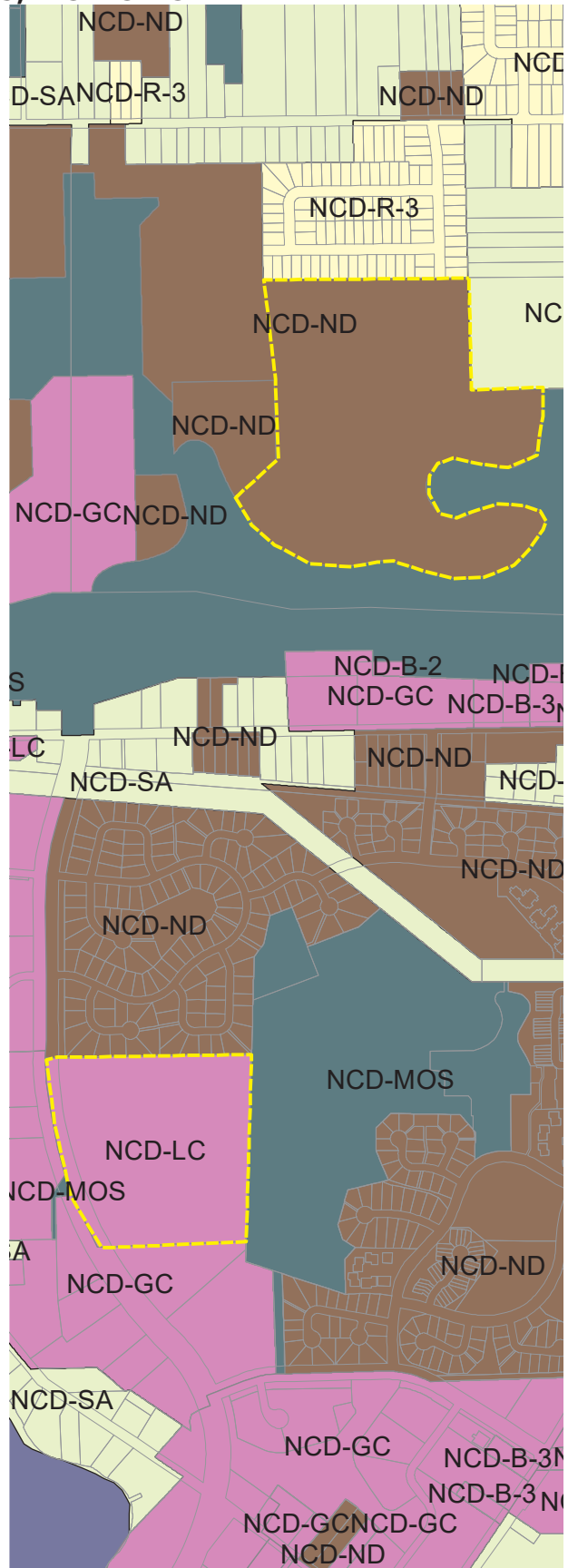
51, 57  
GOLDEN TRIANGLE, SHOOTING CLUB



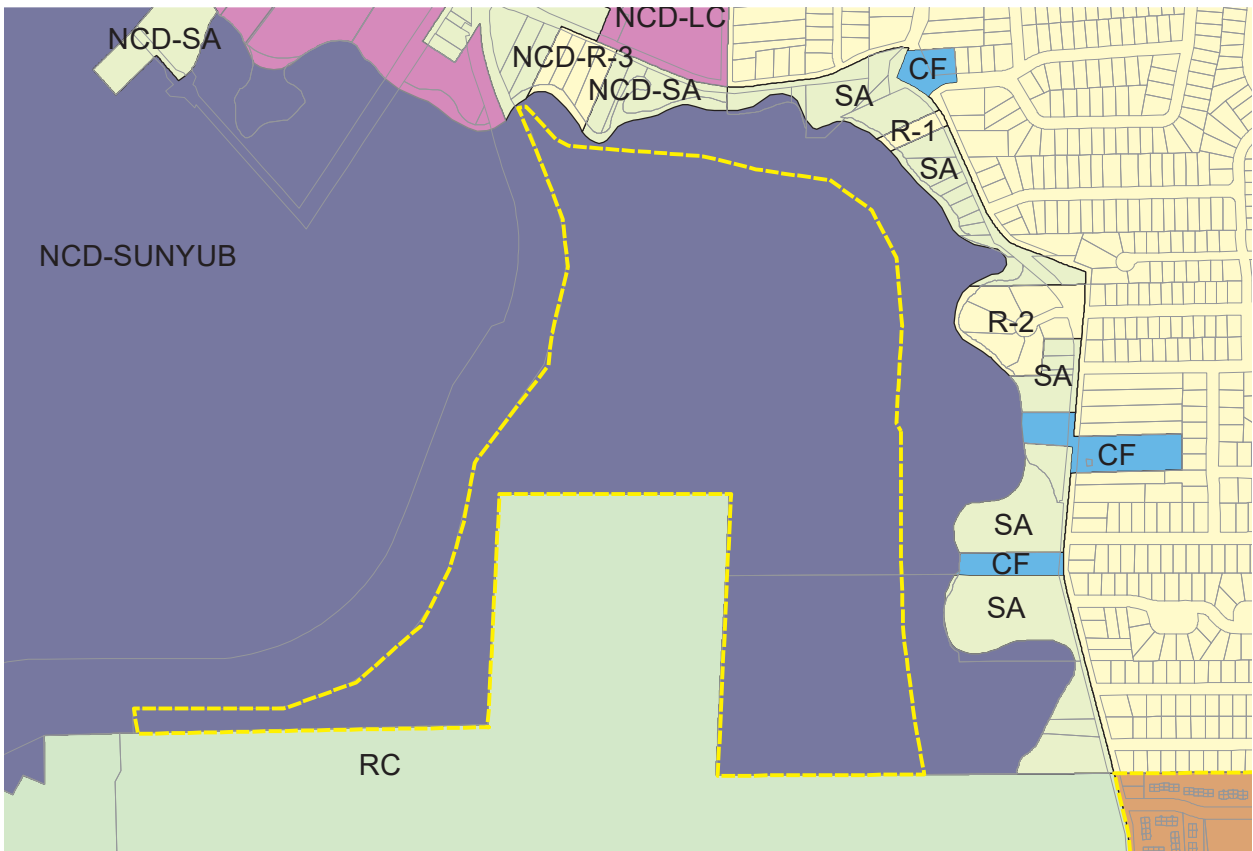
52  
MILLERSPORT/SMITH/NEW



54, 55  
MUIR WOODS, AUDUBON



56  
UNIVERSITY EAST



Zoning by Center (acres)

| Area (Acres)       |              | Zoning by Center (acres) |              |            |             |              |            |             |             |             |              |             |            |            |            |              |             | Grand Total  |                |       |
|--------------------|--------------|--------------------------|--------------|------------|-------------|--------------|------------|-------------|-------------|-------------|--------------|-------------|------------|------------|------------|--------------|-------------|--------------|----------------|-------|
| Center Number      | CF           | CS                       | GB           | LW-1       | MFR-4A      | MFR-5        | MFR-6      | MFR-7       | MS          | NB          | OB           | R-3         | R-4        | RD         | SA         | SC           | TND         | NCD          | Grand Total    |       |
| 1,2                |              |                          | 1.4          |            |             | 0.6          |            |             | 8.7         |             |              | 0.3         |            | 0.2        |            |              |             |              |                | 11.2  |
| 3                  | 0.2          | 5.2                      | 46.1         |            |             |              |            |             | 2.8         |             |              |             |            |            |            |              |             |              |                | 54.2  |
| 4                  | 15.2         |                          | 61.3         |            |             | 0.8          |            |             |             |             |              |             |            |            |            |              |             |              |                | 77.2  |
| 5,6,7,8,37         | 0.3          |                          | 23.2         |            |             | 0.3          |            | 0.2         | 7.4         |             | 0.2          | 0.2         | 0.7        | 0.5        |            | 107.5        |             |              |                | 140.5 |
| 9                  | 1.6          |                          | 10.6         |            |             |              |            |             | 0.7         |             |              | 0.8         | 0.5        |            |            |              |             |              |                | 14.1  |
| 10                 | 4.2          |                          | 18.5         |            |             | 7.3          |            |             | 1.9         |             |              | 0.2         |            |            |            |              |             |              |                | 32.1  |
| 11                 |              |                          | 21.4         | 3.1        |             | 18.3         |            |             |             |             |              |             |            |            |            |              |             |              |                | 42.8  |
| 13                 | 18.3         |                          | 4.7          |            | 3.0         |              |            |             | 0.4         | 1.1         | 8.1          | 0.8         |            |            |            |              |             |              |                | 36.3  |
| 14                 | 1.4          |                          | 26.3         |            |             | 2.9          |            |             |             | 0.9         | 0.5          |             |            |            |            |              |             |              |                | 32.1  |
| 15                 | 7.3          |                          | 19.8         |            |             | 2.3          |            |             | 2.0         | 1.8         |              | 0.2         |            |            |            |              |             |              |                | 33.4  |
| 16                 |              |                          | 17.8         |            |             | 3.0          |            |             |             |             | 1.8          |             |            |            |            |              |             |              |                | 22.6  |
| 17                 | 22.1         |                          | 34.4         |            |             | 1.4          |            | 2.7         | 3.0         | 0.6         | 36.2         | 0.6         |            |            |            |              |             |              |                | 100.9 |
| 21                 |              |                          | 10.1         |            |             | 1.6          |            | 5.3         | 4.0         | 1.3         | 7.9          | 0.5         |            |            |            |              |             |              |                | 30.6  |
| 22,23              |              |                          | 30.2         |            |             |              |            |             | 3.4         |             |              |             |            |            |            |              |             |              |                | 33.6  |
| 24,25              |              |                          | 179.5        |            |             | 97.0         |            | 28.2        | 2.7         | 3.0         | 37.9         |             | 0.2        |            |            |              |             |              |                | 348.4 |
| 26,27              |              | 17.3                     | 58.5         |            | 7.9         | 44.7         |            | 16.4        | 8.0         | 1.1         |              | 0.2         |            |            | 2.0        |              |             |              |                | 156.1 |
| 28                 |              |                          | 18.0         |            |             |              |            |             |             |             |              |             |            |            |            |              |             |              |                | 18.0  |
| 29                 |              | 11.0                     | 43.0         |            |             |              |            |             |             |             |              |             |            |            |            | 8.6          |             |              |                | 62.6  |
| 30                 |              |                          | 14.2         |            |             | 2.9          |            |             | 1.5         | 2.1         |              | 0.7         |            |            |            |              |             |              |                | 21.4  |
| 31,32,33,34        | 16.5         | 5.3                      | 66.8         |            |             | 13.1         |            | 2.2         | 15.6        |             | 18.1         | 1.6         |            |            |            | 0.4          |             |              |                | 139.5 |
| 35,36              | 4.6          |                          | 8.4          |            |             | 3.7          |            | 4.3         | 4.5         |             | 70.7         | 0.3         |            |            |            | 69.5         |             |              |                | 165.9 |
| 40                 | 18.4         |                          | 19.0         |            |             | 46.9         | 7.9        |             | 1.7         | 10.3        | 5.8          | 0.6         |            |            |            |              |             |              |                | 110.5 |
| 41                 | 92.6         |                          | 1.4          |            |             | 62.2         |            | 16.1        |             |             | 17.1         | 5.4         |            |            |            |              |             |              |                | 194.7 |
| 43                 | 1.9          |                          | 1.0          |            |             | 17.6         |            | 3.7         |             | 6.0         | 15.2         | 1.9         |            |            |            | 7.2          |             |              |                | 54.5  |
| 45                 |              | 5.1                      | 15.5         |            |             |              |            |             |             | 8.1         |              | 0.2         |            |            |            |              |             |              |                | 29.0  |
| 46                 | 5.1          |                          |              |            |             |              |            |             |             | 8.8         |              |             |            |            | 0.2        |              |             | 6.8          |                | 20.8  |
| 47                 |              |                          |              |            |             |              |            |             | 0.7         | 7.2         | 2.8          | 0.2         |            |            |            |              |             |              |                | 10.9  |
| 48                 |              |                          | 38.0         |            | 14.8        | 14.0         |            |             | 1.8         |             |              | 3.5         |            |            | 2.0        |              |             |              |                | 74.1  |
| 49                 |              |                          | 1.2          |            |             |              |            |             | 2.0         |             |              |             |            |            |            |              |             | 3.0          |                | 6.3   |
| 50                 |              |                          | 11.5         |            |             |              |            |             |             |             | 9.4          |             |            |            |            |              |             |              |                | 20.9  |
| 51                 |              |                          | 26.4         |            |             | 1.7          |            |             | 1.9         |             | 3.5          | 0.5         |            |            |            | 40.2         |             |              |                | 74.5  |
| 52                 |              |                          | 3.7          |            |             |              |            |             | 1.6         |             |              |             |            |            | 0.4        |              | 94.5        |              |                | 100.1 |
| 54                 |              |                          |              |            |             |              |            |             |             |             |              |             |            |            |            |              |             | 60.5         |                | 60.5  |
| 55                 |              |                          |              |            |             |              |            |             |             |             |              |             |            |            |            |              |             | 32.2         |                | 32.2  |
| 56                 |              |                          |              |            |             |              |            |             |             |             |              |             |            |            |            |              |             | 1.5          |                | 1.5   |
| 57                 |              |                          | 23.6         |            |             |              |            |             |             |             |              |             |            |            |            |              |             |              |                | 23.6  |
| <b>Grand Total</b> | <b>209.7</b> | <b>43.9</b>              | <b>855.4</b> | <b>3.1</b> | <b>25.7</b> | <b>340.4</b> | <b>9.6</b> | <b>79.0</b> | <b>76.2</b> | <b>52.4</b> | <b>235.1</b> | <b>18.4</b> | <b>1.3</b> | <b>0.7</b> | <b>4.5</b> | <b>233.4</b> | <b>94.5</b> | <b>104.4</b> | <b>2,387.7</b> |       |

**MEMORANDUM**

**TO:** Eric Gillert, Town of Amherst Planning Director

**FROM:** Lee D. Einsweiler

**DATE:** May 17, 2016

**RE:** Commercial Center Zoning Analysis Part II (NYSERDA Task 4.2)

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**INTRODUCTION**

The Code Studio team has been engaged by the Town (with the assistance of NYSERDA) to prepare an analysis of the existing commercial and mixed use areas designated in the Comprehensive Plan with a particular focus on clarifying and improving the hierarchy of commercial centers and mixed use centers in the Town. Part I of the analysis discusses these findings in a separate memo. This memo is Part II of the Commercial Center Zoning Analysis and proposes a process for preparing the new Plan amendment and zoning.

**PREPARING THE PLAN AMENDMENT AND ZONING**

The refinement of the locations and hierarchy of center types in the Comprehensive Plan, and the creation of new zoning appropriate to the various kinds of places will be initiated following analysis by the consultant and Town staff. Once prepared in draft form, these documents will require significant citizen discussion to ensure they fit the community. Given the project budget and timeline, the most effective method of bringing expertise to bear is a concentrated effort across multiple disciplines -- planning, urban design and zoning. A week-long workshop is scheduled for late September 2016, that will include a variety of opportunities for public engagement, as described below. This type of workshop is often called a charrette. Charrettes support genuine public participation through the conduct of an open planning process to quickly engage the community in expressing their current ideas and desired outcomes. This public process must address a diversity of viewpoints represented in the community at large, as well as the importance of creating places for future generations to enjoy.

A full complement of team members, including urban designers, planners and code experts, will be present on-site and will actively participate during the charrette week. The charrette will focus on development of land use and design principles for the mixed use activity centers and commercial corridors. The team will discuss considerations such as land uses, their look, feel and usability, as well as amenities, center and corridor hierarchy, and parking. Sessions will focus on both the details of the Comprehensive Plan amendment (categories and hierarchy of centers and corridors; development



principles by center and corridor type); new zoning components (preliminary zoning parameters for each center and corridor type); and a draft physical plan for select centers or corridors.

## **STEP 1: WEEK-LONG PUBLIC PARTICIPATION CHARRETTE**

### **Hands-on Design Session**

The charrette will begin on a Saturday morning with participants gathered around tables in small groups with a facilitator to identify important issues. Prior planning and analysis work will be presented in order to orient the participants, followed by some "food for thought" -- ideas that will be used to start the facilitated table discussions. Group issues are drawn and written on base maps of the area. At the conclusion of the session, a spokesperson from each table will present their table's findings before the larger group. This reporting back allows participants to identify common goals.

### **Open Design Studio**

A design studio will be open to the general public throughout the charrette week. Members of the general public will be encouraged to stop in to the studio to discuss ideas or to check on the project's status. The hands-on nature of the studio facilitates the identification and resolution of issues. The open design studio allows the highest possible level of community involvement, and helps to achieve the consensus needed to implement new zoning.

During the charrette week, lunch and learn events are often held in the design studio. These events allow people interested in a specific topic to drop-in to the design studio during their lunch break to interact with subject experts. Lunch and learn topics are selected based on the most pressing issues facing the project.

A series of one-on-one or small group meetings will be held in the design studio with a variety of invited stakeholders (Town staff, local businessmen, key property owners, real estate brokers, representatives from adjacent neighborhoods, etc). These meetings will assist in the team's continued understanding of the physical and market forces that are shaping Amherst's centers today in and into the future. These sessions also allow for refinement of early ideas.

### **Drop-In Open House**

On Monday night of the charrette week, an evening open house will be held in the design studio. Preliminary designs and drawings will be pinned up around the room. The purpose of the open house is to receive feedback on initial concepts and ideas. No formal presentations are given; participants stop in at any time between 6 and 8 PM to view the work on display, meet with members of the consultant team, ask questions and offer additional ideas.

### **Work-in Progress Presentation**

At the end of the week-long charrette, initial concepts and ideas will be presented to the general public. A summary of the proposed hierarchy for the commercial and mixed use centers, along with framework concepts for the new zoning will be presented for discussion. The results of testing on specific sites will also be available. After the formal presentation, participants will be able to review the week's work on display throughout the room. Everyone will be encouraged to provide comments.

### **Charrette Report**

Following the charrette, a report will be prepared that rounds up all of the ideas and issues that the team identified through the week. The charrette report will serve as the framework for the preparation of the Comprehensive Plan Amendment and new zoning.

## **STEP 2: DRAFTING/REVIEWING THE AMENDMENT AND ZONING**

Once the basic concepts for the Plan amendment and new zoning have been prepared and vetted with the community, the actual drafting process will begin.

### **Initial Consultant Draft**

The consultant team will provide Town staff with a draft of the proposed Comprehensive Plan Amendment, along with the new zoning for commercial centers and mixed use activity centers. This work will include reformatting the existing zoning to improve usability, technical revisions identified by the Town as necessary, and the new zoning districts conceived during the charrette.

### **Staff Review**

Town staff will review each draft as it is provided, and comment back to the consultant team if changes are needed. A revised draft will be prepared, if necessary.

### **Technical Review Committee**

Following staff revisions, the Town staff will convene the Technical Review Committee to review the draft material, and comment to the consultant team if changes are needed.

### **Project Working Committee**

Following Technical Review Committee revisions, the Project Working Committee will consider the draft, and comment as needed. This version of the draft (including Project Working Committee comments) will be made available to the general public via the project website ([www.ImagineAmherst.com](http://www.ImagineAmherst.com)).

Once the draft versions of the Plan amendment and new zoning provisions have been fully vetted by the community, they will be considered for adoption by the Planning Board and Town Board. These amendments and zoning provisions will be subject to public hearings by both Boards. The Town must also consider any changes proposed to the Official Zoning Map that implement the new districts for commercial centers and mixed use activity centers. This discussion can be anticipated to be an extended one involving the entire community in the conversation.

# SAMPLE CHARRETTE SCHEDULE

**Fort Worth Stockyards**  
Form-Based Code & Historic District Guidelines

FOLLOW ALONG ONLINE:  
[www.stockyards.code-studio.com](http://www.stockyards.code-studio.com)  
[www.facebook.com/StockyardsFW](https://www.facebook.com/StockyardsFW)



## Public Design Charrette Schedule

All events are open to the public. Come help us develop a form-based code and historic district guidelines for the Stockyards!

| SATURDAY<br>May 21  | SUNDAY<br>May 22                                | MONDAY<br>May 23   | TUESDAY<br>May 24  | WEDNESDAY<br>May 25   |
|---|---|--|--|---|
| <b>Hands-On Workshop</b><br><b>9 am - 12:30 pm</b><br>West Fork Room<br>@ River Ranch<br>Stockyards | <b>Open Design Studio</b><br><b>9 am - 7 pm</b> | <b>Open Design Studio</b><br><b>9 am - 5 pm</b>                                      | <b>Open Design Studio</b><br><b>9 am - 7 pm</b>                  |   |
|   |   | <b>Lunch &amp; Learn</b><br>Historic District Guidelines<br><b>12 - 1 pm</b>         | <b>Lunch &amp; Learn</b><br>Form-Based Codes<br><b>12 - 1 pm</b> |   |
|   |   | <b>Drop-In Open House</b><br><b>6 pm - 8 pm</b><br>Suite 139 @<br>Stockyards Station |  | <b>Work-In Progress Presentation</b><br><b>7 pm</b><br>81 Club @ Billy Bob's<br>Texas |

The Open Design Studio and Lunch & Learn events are located in Suite 139 at the Stockyards Station, 130 E Exchange Ave.

## Get Involved!

[www.stockyards.code-studio.com](http://www.stockyards.code-studio.com) [www.facebook.com/StockyardsFW](https://www.facebook.com/StockyardsFW)

The charrette includes a variety of ways to provide input, share ideas and get involved. Come help us shape the future of the Historic Fort Worth Stockyards!

### Hands-On Workshop

Saturday, May 21, 9 am - 12:30 pm, West Fork Room @ River Ranch Stockyards, 500 NE 23rd St.

Join us for a presentation about the Stockyards, the public input process and the development of the form-based code. After the presentation, break into small groups and draw your vision for the future, highlighting problems and identifying opportunities. Ideas from each group will then be reported back to participants.

### Open Design Studio

Sunday, May 22 - Tuesday, May 24 (see reverse for hours), Suite 139 @ Stockyards Station, 130 E Exchange Ave.

The design studio will be open to the public for most of the charrette, so stop in and see what the team is up to, share your ideas and check out the process. This is an opportunity to provide input as plans are evolving!

### Lunch and Learn

Monday, May 23 and Tuesday, May 24, 12 - 1 pm, Suite 139 @ Stockyards Station, 130 E Exchange Ave.

Bring your lunch and watch a presentation on a specific aspect of the project. The presentations will focus on the Historic District Guidelines on Monday and Form-Based Codes on Tuesday.

### Drop-In Open House

Monday, May 23, 6 - 8 pm, Suite 139 @ Stockyards Station, 130 E Exchange Ave.

Stop by the open house to see work so far, ask questions and offer ideas. The event is informal, so come by whenever you can that evening and comment on the progress!

### Work-In Progress Presentation

Wednesday, May 25, 7 pm, 81 Club @ Billy Bob's Texas, 2520 Rodeo Plaza

Attend the work-in progress presentation to see a summary of the charrette week, view progress so far and learn about next steps. After the presentation, check out drawings from the week that will be hung around the room.

