



Amherst Comprehensive Plan and Zoning Code Project

Public Briefing

Agenda

- Introduction
- Project Organization
- Project Overview and Schedule
- Comments and Questions

Work Flow



Project Initiation

Stakeholder Interviews, Public Briefing, Organization

Analysis

Analyze the Comp Plan in Commercial and Mixed Use Centers and Corridors

Develop Plan Amendments

Develop Zoning Code Revisions

Training and Education

Inform and instruct the community and design professionals about the new plan and code

Project Working Committee

- Contractual Requirement
- Sub-Committee of the Planning Board
- Appointed by the Planning Board Chair
- Guides Plan and Code Drafting

Project Technical Advisory Committee

- Composed of Technical Staff and Regional Agency Representatives
- Ensures Plan and Code Implementation

PLANNING & ZONING CODE REVISIONS

TOWN OF AMHERST, NEW YORK



March 09, 2016

TODAY'S PRESENTATION



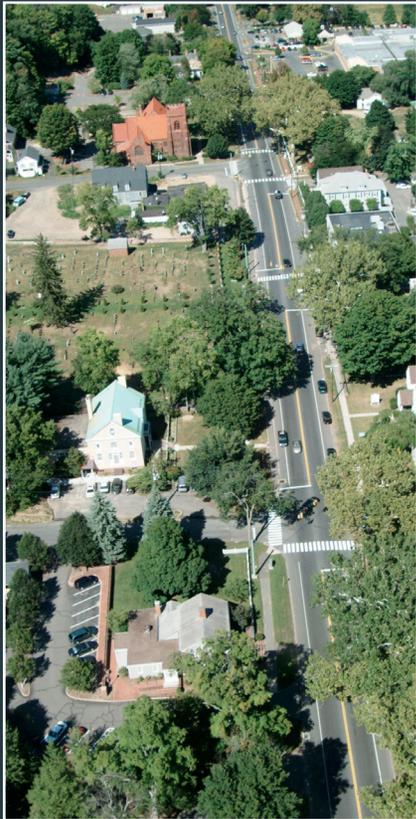
- Code Studio Experience
- Team Introduction
- Project Work Plan
- Project Schedule
- Public Outreach
- Food for Thought

March 09, 2016

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from start to finish, from concept through implementation...



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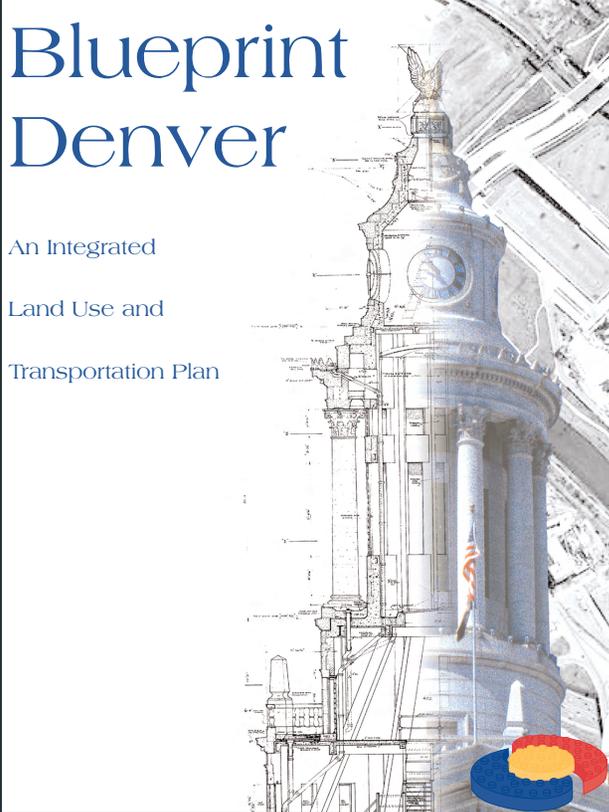
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Blueprint
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An Integrated
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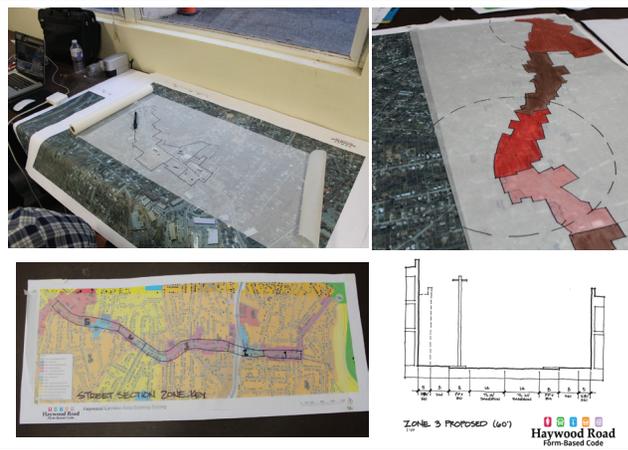
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The MX- Districts are intended to accommodate a mix of compatible commercial, employment and higher-density residential in a pedestrian-friendly and walkable environment.




A. Permitted Building Types

- Mixed Use Building
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- General Building
- Civic Building
- Apartment
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- Stacked Flat
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B. Permitted Building Heights

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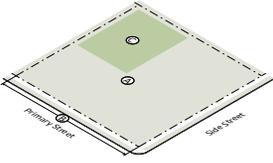
4 | DRAFT Form-Based Code Midtown Hattiesburg | October 09, 2012



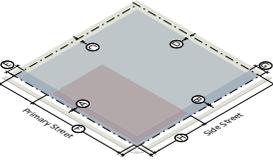
BUILDING TYPES | Sec. 3.3. Mixed Use Building

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1. Lot



2. Placement



Lot Dimensions

- Lot area (min) 5,000 SF
- Lot width (min) 50'

Lot Parameters

- % of outdoor amenity space (min) 20%

Building Setbacks

- Primary street (min) 0'
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- Side interior, abutting protected district, RA-3 or RD-2 (min) 10'
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Parking Location

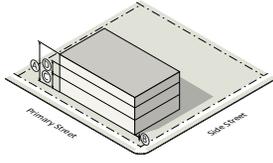
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Sec. 3.3. Mixed Use Building | BUILDING TYPES

3. Height



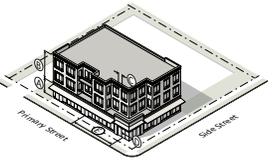
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- Building height (min) 2 stories

Story Height

- Ground floor elevation 0'
- Ground story height, floor to ceiling (min) 13'
- Upper story height, floor to ceiling (min) 9'

4. Activation



Transparency

- Ground story (min) 60%
- Upper story (min) 20%
- Blank wall area (max) 30%

Pedestrian Access

- Entrance facing primary street Required
- Entrance spacing along primary street (max) 75'

Permitted Building Elements

- Porch No
- Stoop No
- Balcony Yes
- Galley Yes
- Awning/Canopy Yes
- Forecourt Yes

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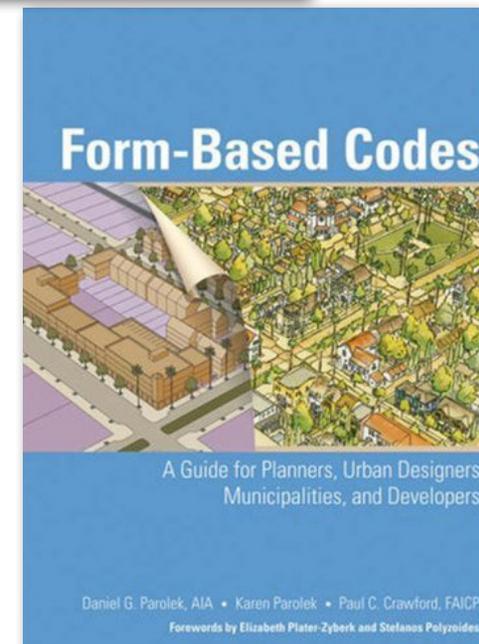
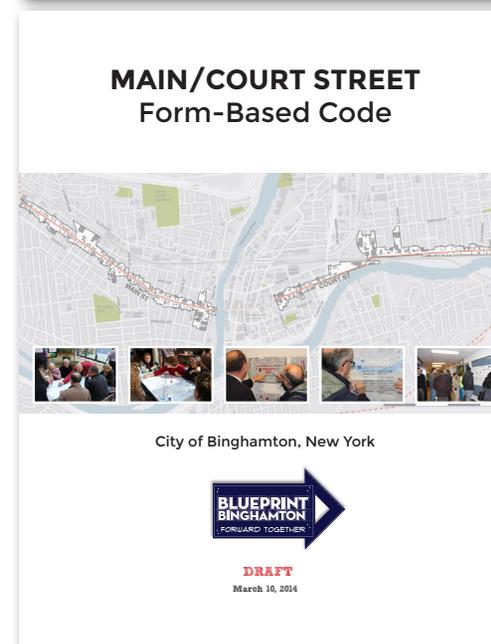
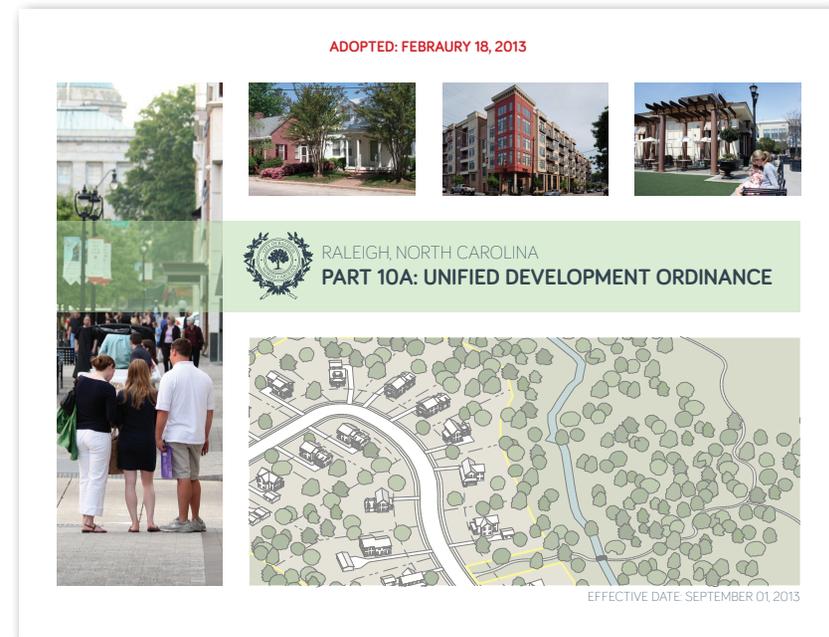
6 CODE STUDIO EXPERIENCE

City-Wide Codes:

- + Los Angeles - Zoning Code Update
- + Denver CO - Zoning Code Update
- + Roswell GA - Unified Development Code
- + Raleigh NC - Unified Development Ordinance
- + Cincinnati OH - Land Development Code
- + Buffalo NY - Green Code

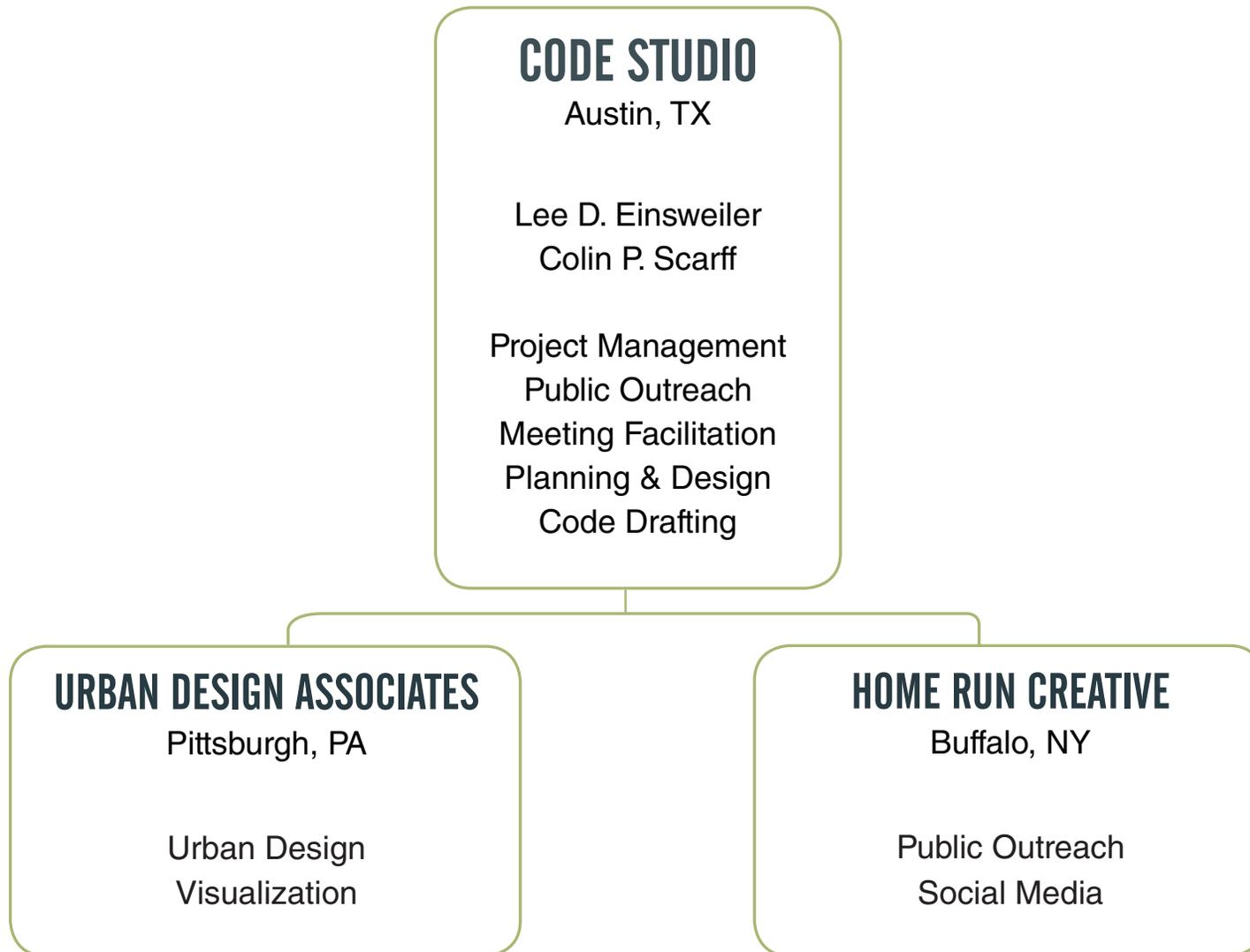
Small Area Codes:

- + Chattanooga TN - Downtown (5 neighborhoods)
- + Town of Malta NY - Downtown
- + Binghamton NY - Main Street/Court Street
- + Ithaca NY - Collegetown
- + Virginia Beach VA - Oceanfront Resort Area
- + Chapel Hill NC - Ephesus Church/Fordham
- + Asheville NC - Haywood Road, River Arts District



7 TEAM INTRODUCTION

PROJECT PARTNERS



8 PROJECT WORK PLAN

KEY DELIVERABLES

Technical Amendments to Zoning

- + Reformat, Organize, Improve Usability

Comprehensive Plan Amendment

- + Proposed Centers/Corridors Text Amendment + Map

Zoning Ordinance Amendment

- + Tools to Implement the Proposed Plan Amendment
- + Proposed Text and Changes to Zoning Map

- + Amendments Must be Review by Planning Board and Approved by Town Board

9 PROJECT WORK PLAN

MAJOR STEPS

Project Initiation

- + Site Tour
- + Stakeholder Listening Sessions, Focus Groups, Working Committee
- + Public Briefing

Analysis

- + Critique of Existing Regulations (including staff issues)
- + Review of Comprehensive Plan - Centers Issues
- + Review of Existing Commercial Centers
- + Organization, Outline of New Code
- + Confirmation of Direction (Town Board)

Develop Plan Amendment Concepts

- + Activity Center Report
- + Public Participation Design Charrette

10 PROJECT WORK PLAN (CONT.)

MAJOR STEPS

Draft Plan Amendment

- + Draft Plan Amendment
- + Centers + Corridors Plan Map
- + Staff, Committee Review

Draft Zoning Amendment

- + Reorganize, Reformat, Illustrate Existing Provisions
- + Technical Revisions Identified in Critique, by Staff
- + New Zoning for Centers + Corridors
- + Legal Review
- + Adoption-Ready Draft Plan Amendment and Zoning

Adoption, Training

- + Public Workshops, Hearings by Town Board
- + Plan + Zoning Training, Community Forum

11 PROJECT SCHEDULE

THROUGH PRESENTATION FOR ADOPTION

Overall: 14 Months to Draft Plan + Zoning Amendment Ready for Adoption

- + Project Initiation and Analysis: 6 months**
- + Develop Plan Amendment Concepts: 3 months**
- + Draft Plan Amendment + Zoning Amendment: 5 months**
- + Adoption: Determined by Town Board**

12 PUBLIC OUTREACH

How can Amherst undertake this project without generating mass hysteria?



- + PREPARE
- + ENGAGE
- + EDUCATE
- + TRANSPARENCY
- + IMMEDIACY
- + COLLABORATE
- + EMPOWER

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13 PUBLIC OUTREACH

ENGAGEMENT/METHODS

Primary Outreach:

- + Listening Sessions, Focus Groups
- + Public Briefings, Workshops, Open Houses
- + Hands-On Public Participation Design Charrette

Secondary Outreach:

- + Project Web Site imagineamherst.com
- + Social Media (Facebook, Twitter)
- + Direct Mail, Email Blasts, Newsletters
- + Speakers Available Upon Request, Booth at Events
- + Hard Copies at Town Hall, Branch Libraries

Audiences:

- + **INTERNAL:** Town Hall - staff, working committee, elected/appointed officials
- + **EXTERNAL:** Neighborhoods, property owners, business interests, developers, design professionals
- + **MEDIA:** TV, radio, traditional print, bloggers



14 FOOD FOR THOUGHT

THINKING ABOUT NEW ZONES

Questions To Ponder:

- + Are Existing Development Patterns Worth Perpetuating?
- + Do We Have Plans to Transform Existing Sites/Areas?
- + What Does the Market Want to Produce in These Places?
- + What is the Community Vision for the Quality of Development?
- + Can the Market be Accommodated Within this Community Vision?

Are We Regulating the Right Things?

- + Key Elements of Urban Design vs. Formula Development
- + Neighborhood Compatibility and Transitions

Are We Enhancing Sites at the Right Time?

- + Change in Use? Modest Addition? What Are Your Triggers?
- + Modest Improvements Often Cannot Pay For Complete Site Retrofit
- + Especially Drainage Improvements



15 FOOD FOR THOUGHT

THE RIGHT APPROACH?

Existing Regulations:

- + Reformat, Reorganize, Illustrate, Ease-of-Use Improvements
- + Staff-Identified Technical Revisions

Mixed Use/Activity Centers:

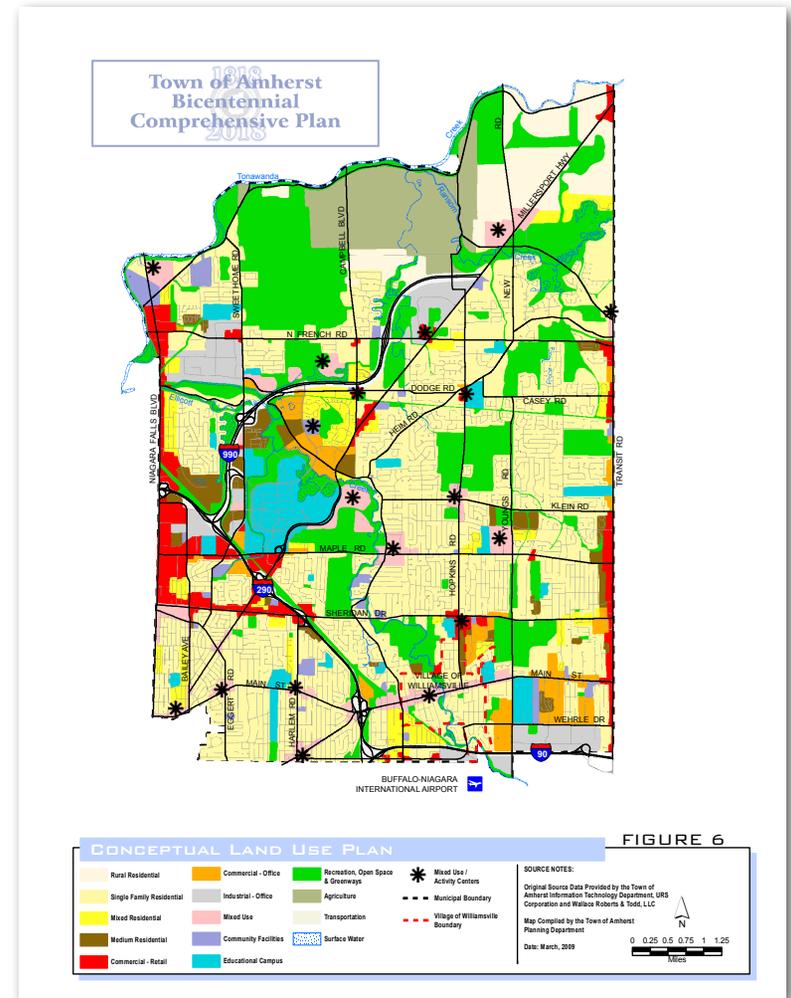
- + Plan Refinement - Definition, Categorization of Centers, Logical Hierarchy
- + Level of Change: Complete Transformation? Revitalization/Infill?
- + Alternatives to General Business (GB) District
- + Focus on Market Reality, Rules That Don't Require Variances!

Transitions:

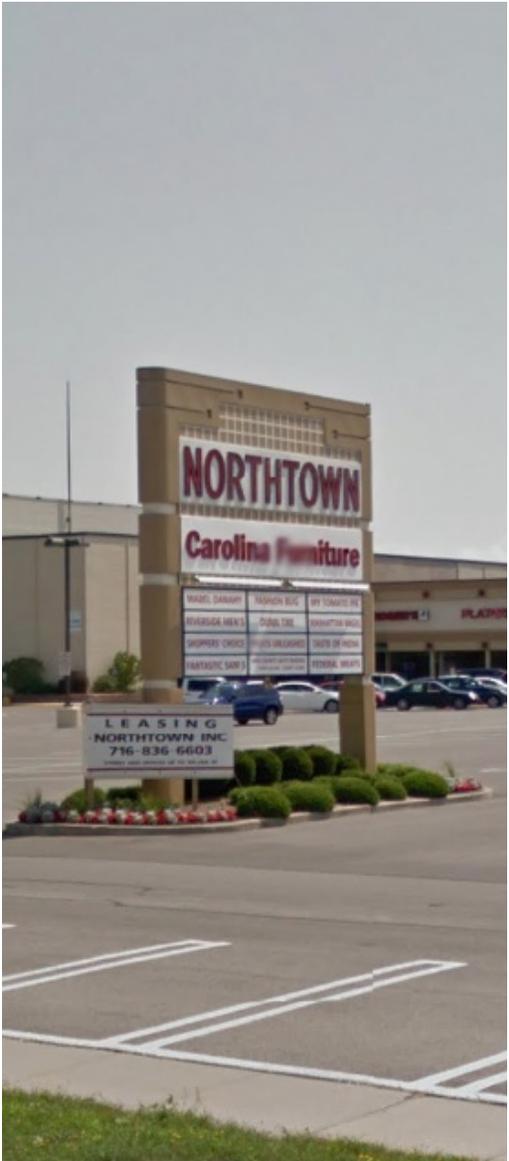
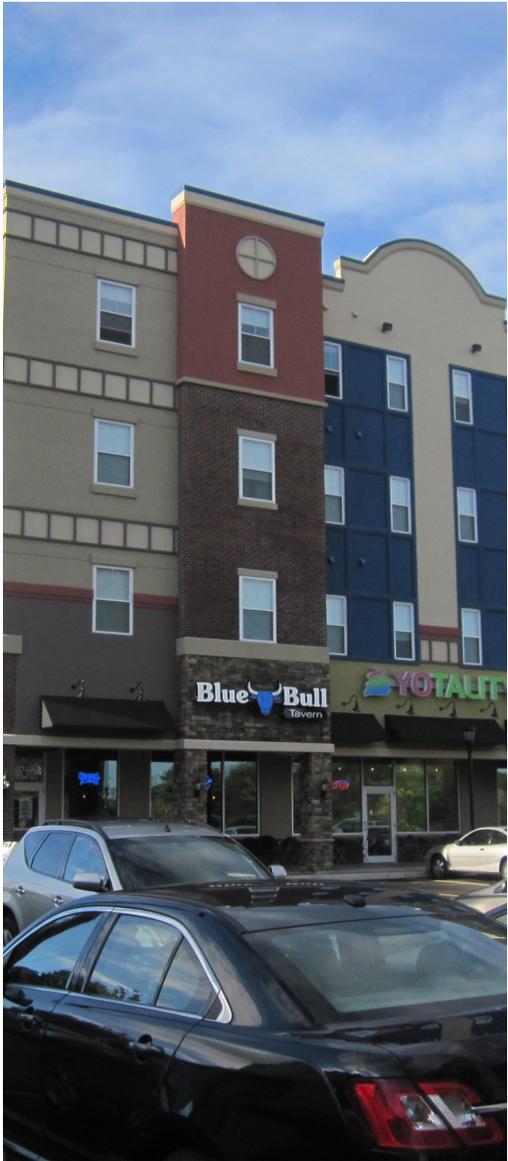
- + From Residential Areas to Centers and Corridors

Code Testing/Target Areas:

- + Ends of the Spectrum? Neighborhood Center > Regional Center?
- + Set Development Standards That Match Context (signs, landscaping)
- + Create a Toolkit for Future Small Area Plans and Rezoning



16 CURRENT CENTER ZONING



HOPKINS DODGE PLAZA (NB)

EGGERTSVILLE (GB-TNB-1)

UNIVERSITY PLACE (GB)

NORTHTOWN PLAZA (SC)

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17 FOOD FOR THOUGHT

THE RIGHT APPROACH?

Ask These Questions First:

- + Are the Existing Uses Acceptable?
- + Are the Existing Development Patterns Desirable?

If So, Then:

- + Code for the Existing Uses and Patterns
- + Allow for Expansion of Permitted Uses
- + Allow for Improvement of Structures

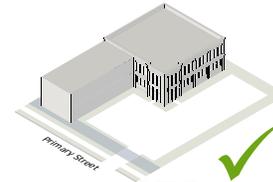
If Not, Then:

- + Code for the Planned Future Uses and Patterns
- + Allow for Phased Development

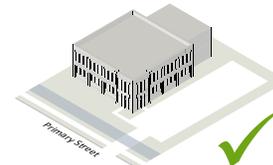
E. Nonconforming Build-to Requirement. The nonconforming provisions of the Land Use Management Ordinance apply to this Section. The following standards clarify the application of the Land Use Management Ordinance nonconforming provisions to the build-to zone requirements of this Section. Expansion of an existing building is required to meet the build-to zone requirements, except as permitted in the following situations.

1. Additions. Expansion of an existing building which is unable to meet the build-to requirement of this Section must comply with the following nonconforming provisions:

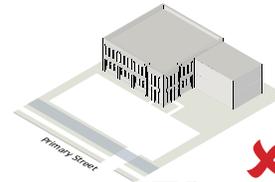
a. Front: Addition. Any addition to the front must be placed in the build-to zone. The addition does not have to meet the build-to zone percentage for the lot.



b. Rear: Addition. Rear additions are permitted. The intent is to ensure a building addition does not increase the degree on the nonconformity in relation to the build-to zone.

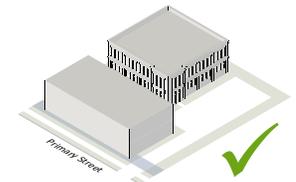


c. Side: Addition. Side additions are not permitted.

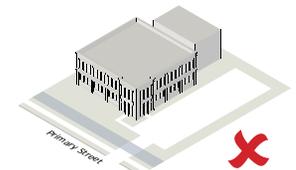


2. New Buildings. Where a new building is being constructed on a lot or site with an existing building on it that doesn't meet the build-to requirement, the following nonconforming provisions apply.

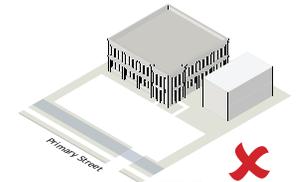
a. Front: New Building. All new buildings must be placed in the build-to zone until the build-to zone percentage for the lot has been met.



b. Rear: New Building. New buildings located outside of the build-to zone are not permitted until the build-to zone percentage for the lot has been met.



c. Side: New Building. New buildings located outside of the build-to zone are not permitted until the build-to zone percentage for the lot has been met.



18 FOOD FOR THOUGHT

LEVEL OF DETAIL FOR AREA PLANNING

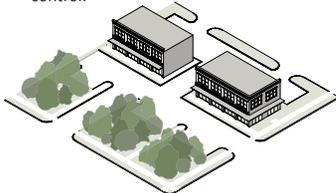
Level of Detail Needed:

- + **Streets and Blocks**: New and existing streets, bike and pedestrian connections, hierarchy of street types
- + **Land Use**: Key retail/transit streets, areas for special treatment or form
- + **Building Height**: In stories (minimum as well?), neighborhood height transitions
- + **Building/Parking Placement**: Location of buildings - “built-to” or set back, street wall (“main street”), parking between building and street, on-street

Article 3.4. Frontage Requirements

Sec. 3.4.1. Purpose and Intent

Frontages link a desired development pattern with specific form requirements that mandate the type of development desired along the street edge. Frontages place different requirements from the base dimensional standards. Where there is a conflict between the base dimensional standards and the frontage requirements, the frontage requirements control.



A. Parkway (-PK)

The -PK Frontage is intended to provide a heavily landscaped buffer between the roadway and adjacent development to ensure a continuous green corridor along the street right-of-way.



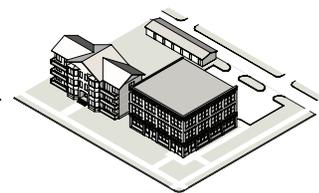
B. Detached (-DE)

The -DE Frontage is intended for areas adjacent to roadways transitioning from residential to commercial. Accommodates neighborhood-scaled, low intensity commercial uses while maintaining the residential character of the street right-of-way.



C. Parking Limited (-PL)

The -PL Frontage is intended for areas where access to buildings by automobile is desired but where some level of walkability is maintained. Permits a maximum of two bays of on-site parking with a single drive aisle between the building and the street right-of-way.



D. Green (-GR)

The -GR Frontage is intended for areas where it is desirable to locate buildings close to the street, but where parking between the building and street is not permitted. Requires a landscaped area between the building and the street right-of-way.

19 SUCCESSFUL OUTCOMES

PAST EXPERIENCE

Denver Returns to Main Street:

- + Auto-Oriented Development Replaced
- + Walkable Urbanism Can Be Achieved . . .



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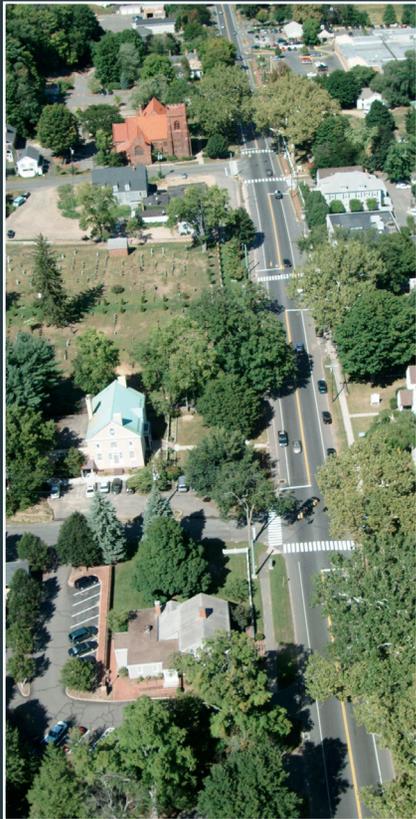
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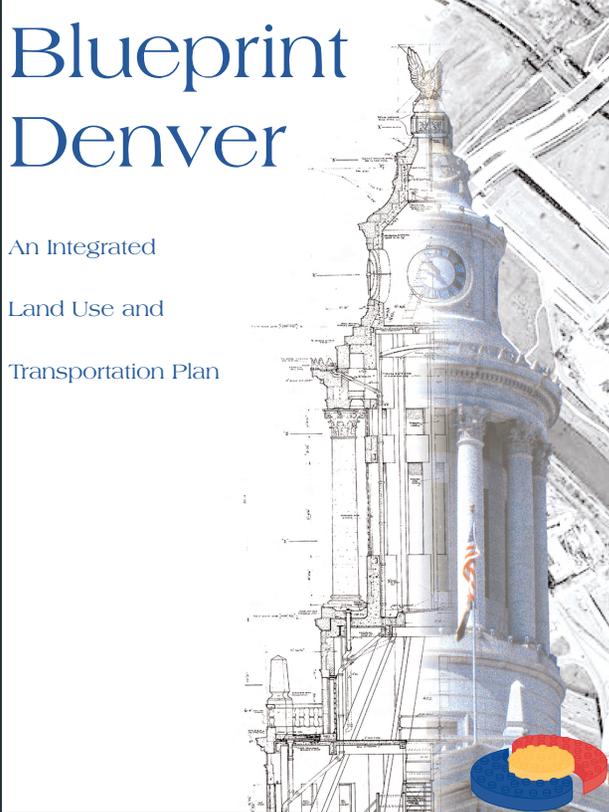
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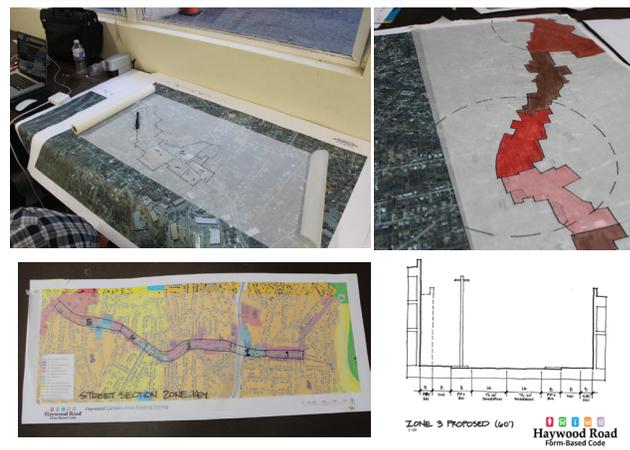
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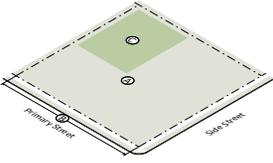
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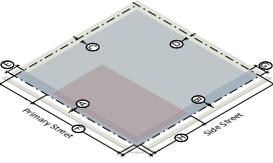
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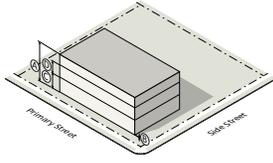
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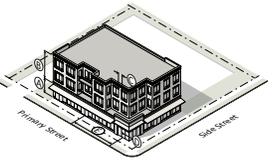
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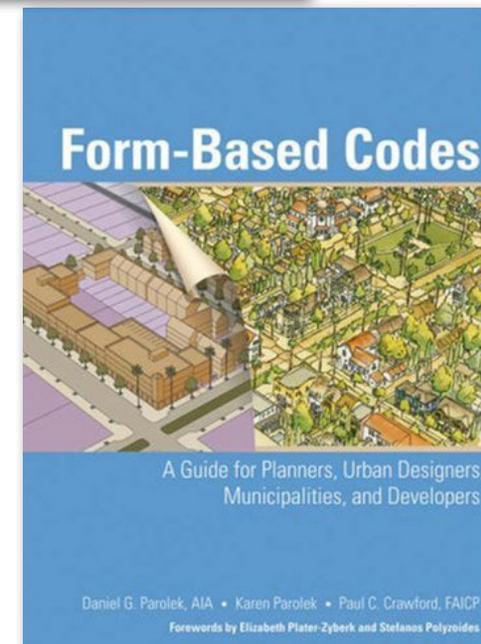
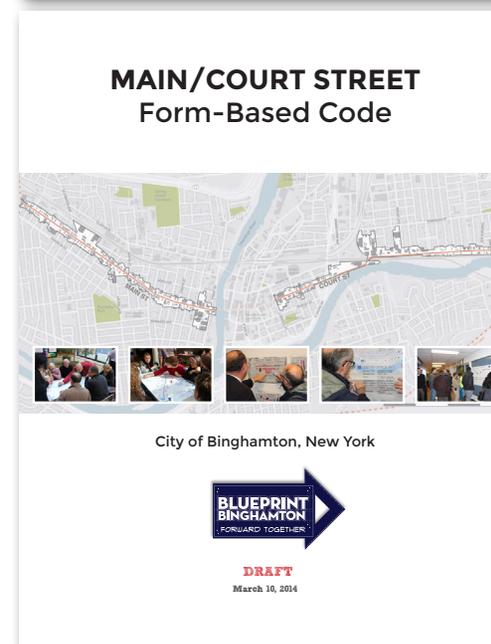
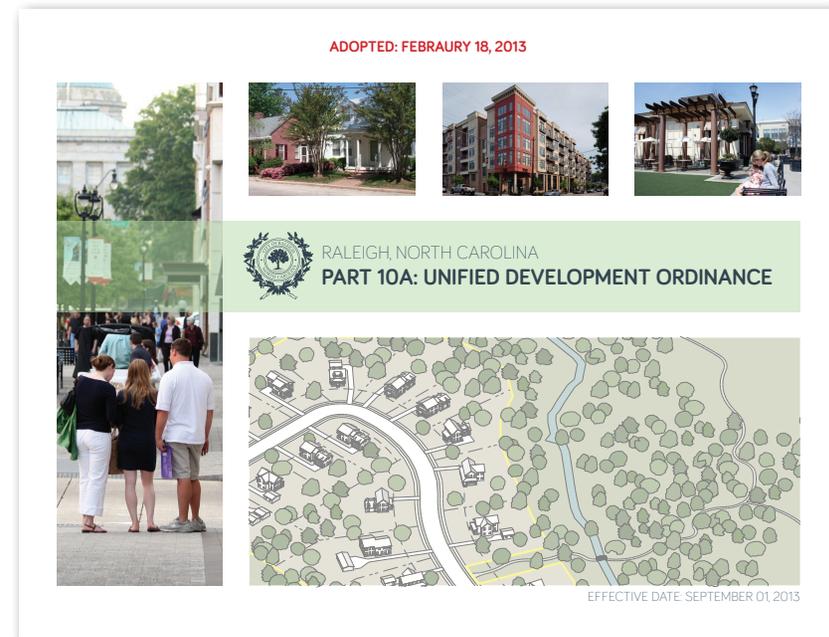
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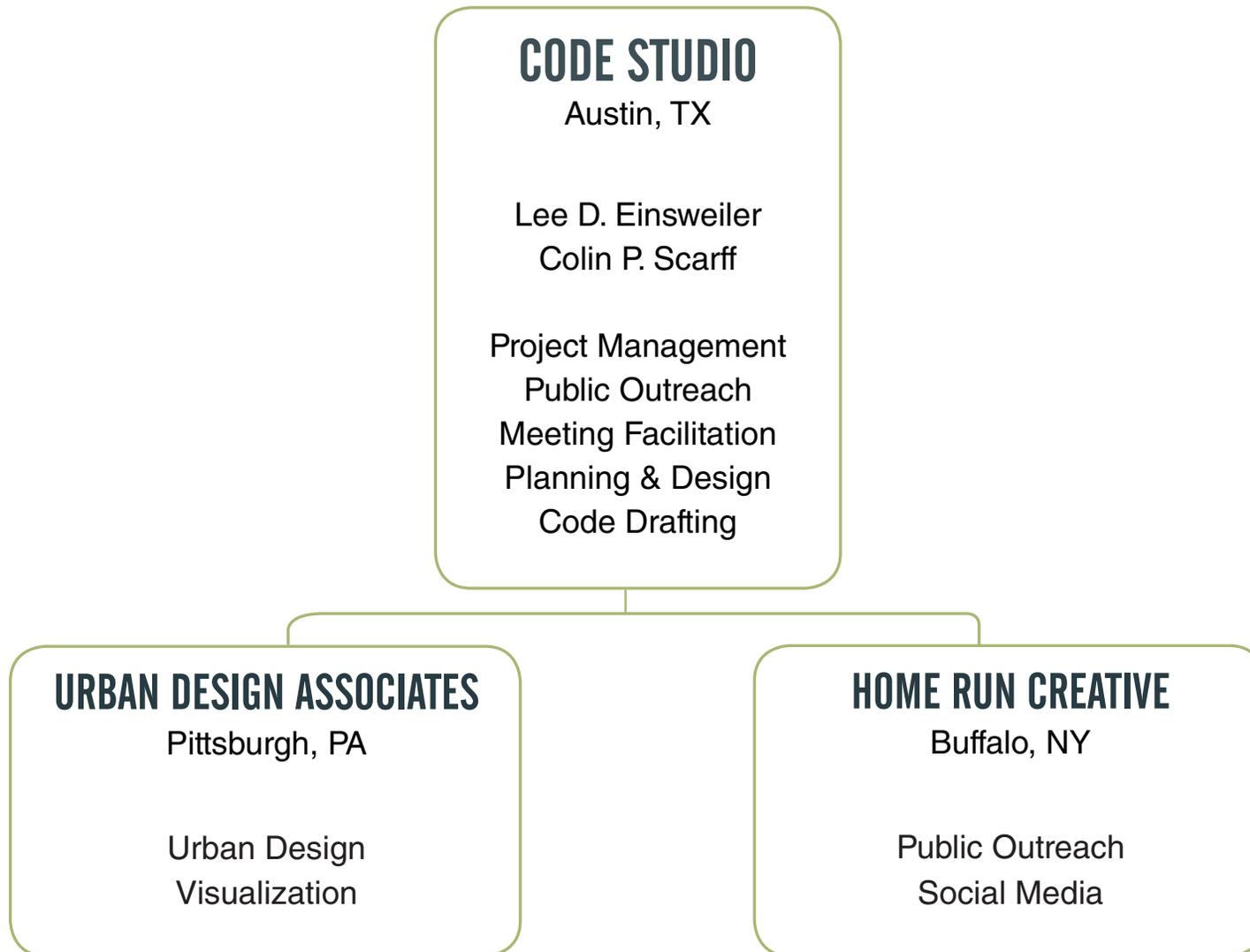
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March 09, 2016

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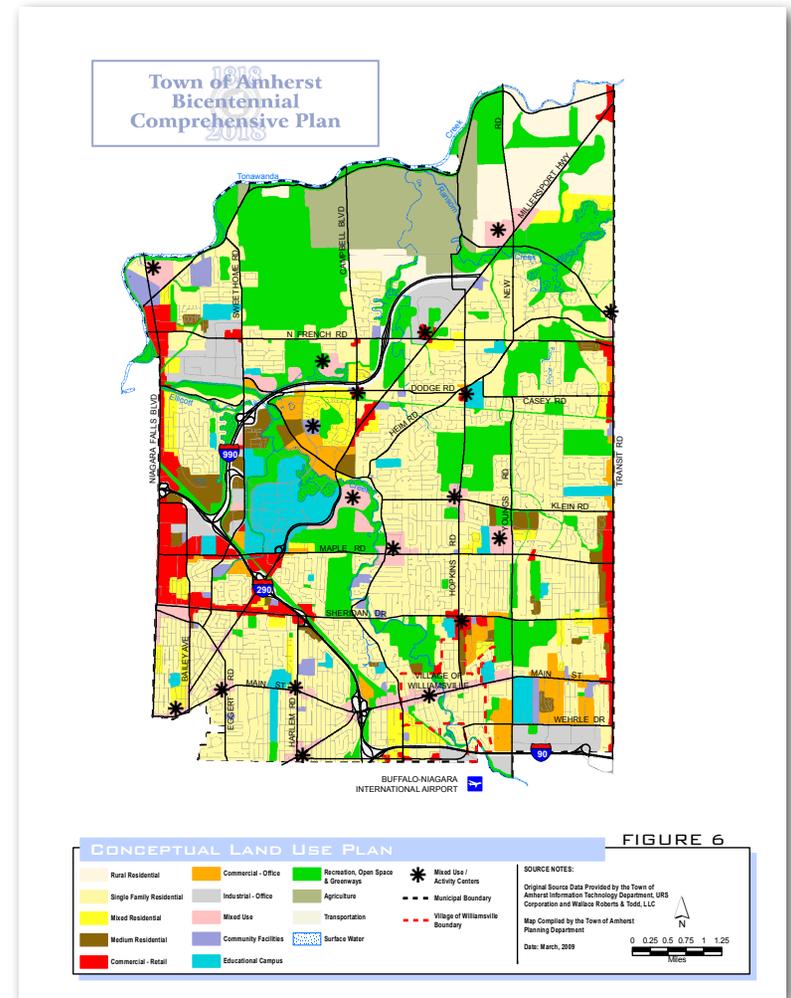
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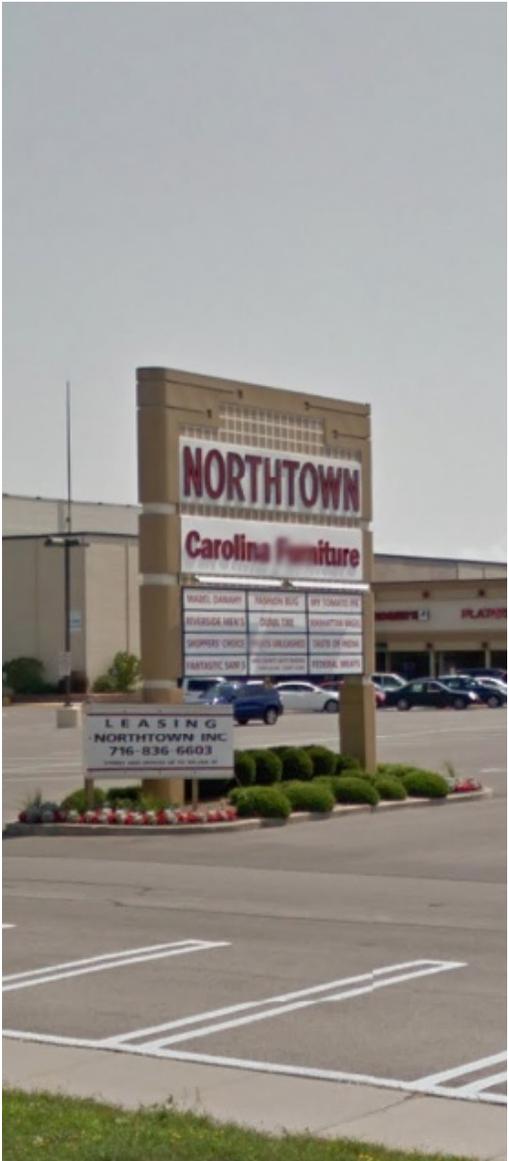
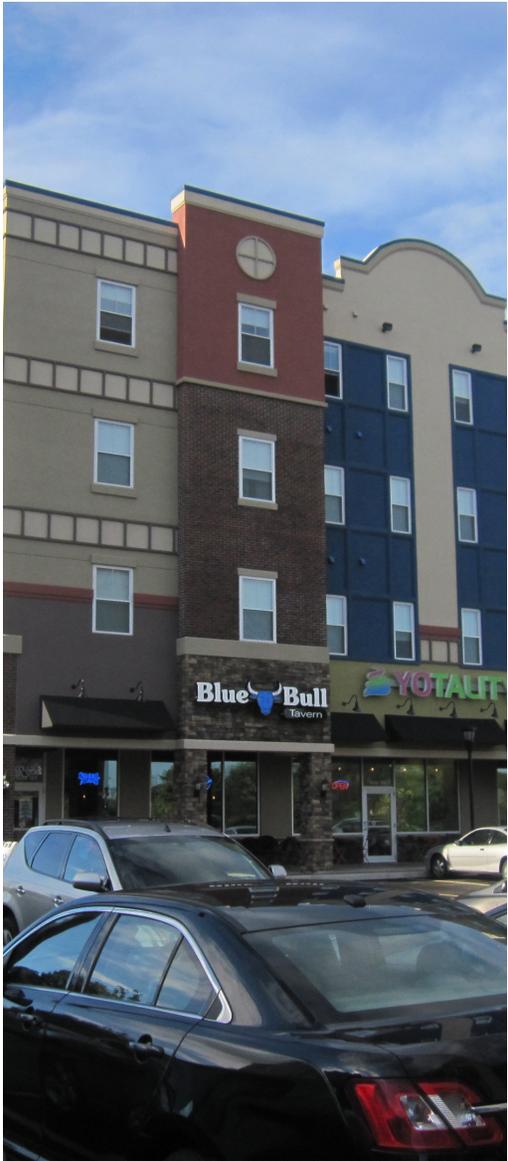
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EGGERTSVILLE (GB-TNB-1)

UNIVERSITY PLACE (GB)

NORTHTOWN PLAZA (SC)

March 09, 2016

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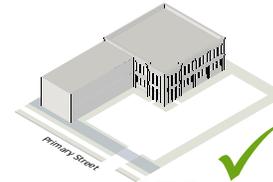
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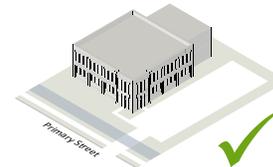
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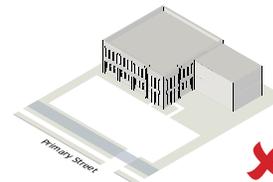
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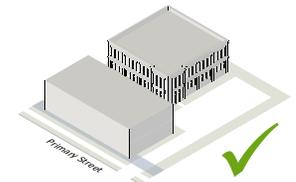


c. Side: Addition. Side additions are not permitted.

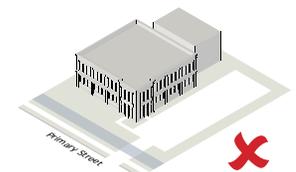


2. New Buildings. Where a new building is being constructed on a lot or site with an existing building on it that doesn't meet the build-to requirement, the following nonconforming provisions apply.

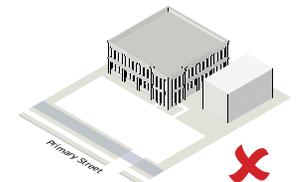
a. Front: New Building. All new buildings must be placed in the build-to zone until the build-to zone percentage for the lot has been met.



b. Rear: New Building. New buildings located outside of the build-to zone are not permitted until the build-to zone percentage for the lot has been met.



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18 FOOD FOR THOUGHT

LEVEL OF DETAIL FOR AREA PLANNING

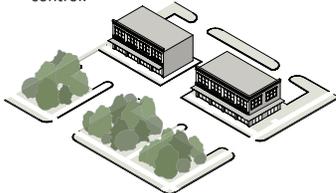
Level of Detail Needed:

- + **Streets and Blocks**: New and existing streets, bike and pedestrian connections, hierarchy of street types
- + **Land Use**: Key retail/transit streets, areas for special treatment or form
- + **Building Height**: In stories (minimum as well?), neighborhood height transitions
- + **Building/Parking Placement**: Location of buildings - “built-to” or set back, street wall (“main street”), parking between building and street, on-street

Article 3.4. Frontage Requirements

Sec. 3.4.1. Purpose and Intent

Frontages link a desired development pattern with specific form requirements that mandate the type of development desired along the street edge. Frontages place different requirements from the base dimensional standards. Where there is a conflict between the base dimensional standards and the frontage requirements, the frontage requirements control.



A. Parkway (-PK)

The -PK Frontage is intended to provide a heavily landscaped buffer between the roadway and adjacent development to ensure a continuous green corridor along the street right-of-way.



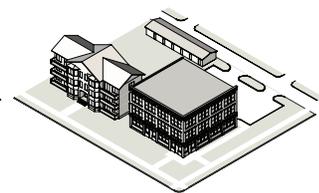
B. Detached (-DE)

The -DE Frontage is intended for areas adjacent to roadways transitioning from residential to commercial. Accommodates neighborhood-scaled, low intensity commercial uses while maintaining the residential character of the street right-of-way.



C. Parking Limited (-PL)

The -PL Frontage is intended for areas where access to buildings by automobile is desired but where some level of walkability is maintained. Permits a maximum of two bays of on-site parking with a single drive aisle between the building and the street right-of-way.



D. Green (-GR)

The -GR Frontage is intended for areas where it is desirable to locate buildings close to the street, but where parking between the building and street is not permitted. Requires a landscaped area between the building and the street right-of-way.

19 SUCCESSFUL OUTCOMES

PAST EXPERIENCE

Denver Returns to Main Street:

- + Auto-Oriented Development Replaced
- + Walkable Urbanism Can Be Achieved . . .



Before



Before



After



After

March 09, 2016



Amherst Comprehensive Plan and Zoning Code Project

Public Briefing

Agenda

- Introduction
- Project Organization
- Project Overview and Schedule
- Comments and Questions

Work Flow



Project Working Committee

- Contractual Requirement
- Sub-Committee of the Planning Board
- Appointed by the Planning Board Chair
- Guides Plan and Code Drafting

Project Technical Advisory Committee

- Composed of Technical Staff and Regional Agency Representatives
- Ensures Plan and Code Implementation

PLANNING & ZONING CODE REVISIONS

TOWN OF AMHERST, NEW YORK



March 09, 2016

TODAY'S PRESENTATION



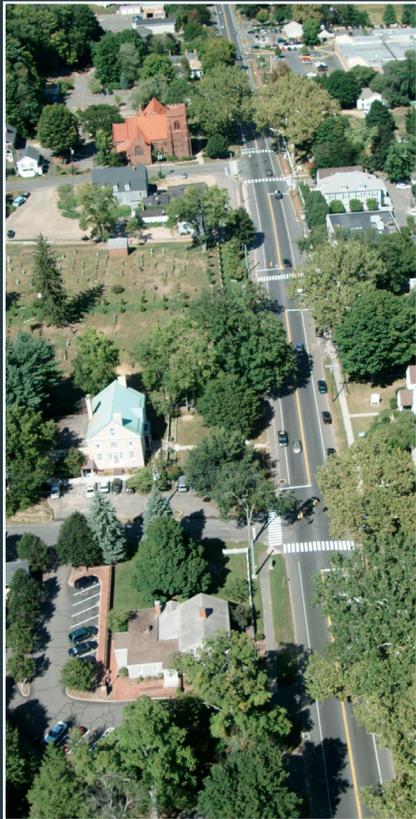
- Code Studio Experience
- Team Introduction
- Project Work Plan
- Project Schedule
- Public Outreach
- Food for Thought

March 09, 2016

1 CODE STUDIO EXPERIENCE

WE HELP CREATE WALKABLE, MIXED USE PLACES

from start to finish, from concept through implementation...



Code Studio has managed successful planning and code drafting projects that focus on incremental infill as well as transformational change. Our codes in **SIMSBURY, HATTIESBURG, TUSCALOOSA & MALTA** have “shined the spotlight” and fostered redevelopment in our project areas.

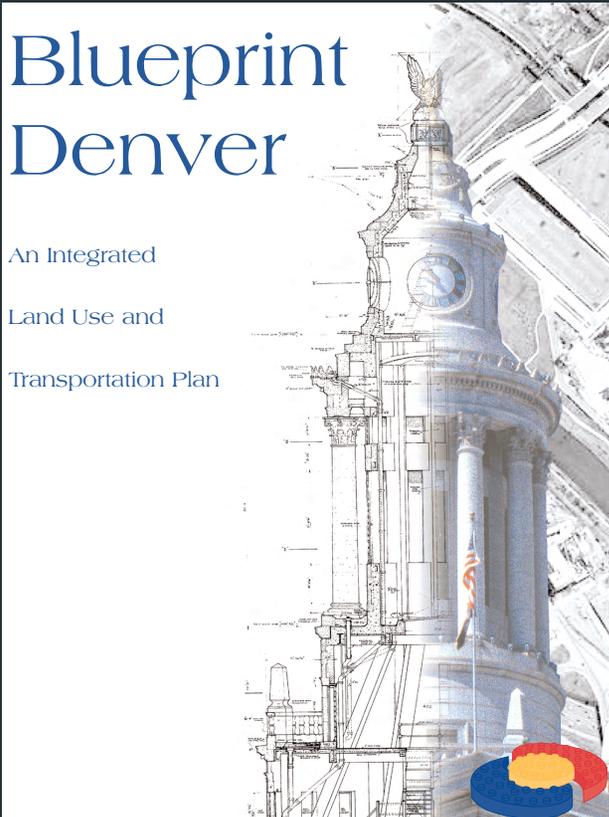
2 | CODE STUDIO EXPERIENCE

WE IMPLEMENT VISIONARY PLANS

moving planning policy from imagination to implementation...



Designing a 21st Century City:
**The 2030 Comprehensive Plan
for the City of Raleigh**
Volume I: Comprehensive Plan
November 1, 2009



Blueprint
Denver

An Integrated
Land Use and
Transportation Plan

We have been the “coder of choice” for some of the most significant plans recently adopted, including **BLUEPRINT DENVER, FORWARD DALLAS!, RALEIGH 2030 & PLAN CINCINNATI.**

3 | CODE STUDIO EXPERIENCE

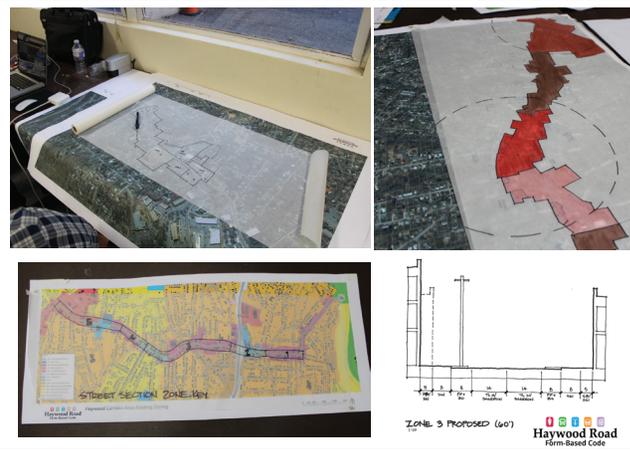
WE PLAN AND DESIGN GREAT PLACES

and code the site specific details successfully.....

STAKEHOLDER INTERVIEWS



INITIAL CONCEPTS



FINAL PRODUCTION



We regularly work on small area planning and form-based code projects, including recent work in **ASHEVILLE, TETON VALLEY, BINGHAMTON, ITHACA & KNOXVILLE.**

March 09, 2016

4 | CODE STUDIO EXPERIENCE

WE SUCCESSFULLY EDUCATE AND FACILITATE

to generate community “buy-in” that helps simplify the adoption process...



Our skills in explaining complex concepts to the public in ways that everyday citizens and elected officials can grasp has been honed through our work across the country, including recent work in **CHAPEL HILL, TUSCALOOSA & ROSWELL.**

March 09, 2016

5 | CODE STUDIO EXPERIENCE

WE PRODUCE USER-FRIENDLY & ELEGANT DOCUMENTS
that broadcast each community's intentions...

DISTRICTS | Sec. 2.3. Mixed Use Districts (MX-3, -4, -5)

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The MX- Districts are intended to accommodate a mix of compatible commercial, employment and higher-density residential in a pedestrian-friendly and walkable environment.




A. Permitted Building Types

- Mixed Use Building
- Shopfront Building
- General Building
- Civic Building
- Apartment
- Apartment Court
- Stacked Flat
- Townhouse
- Garden Apartment
- Cottage Court
- Detached House

B. Permitted Building Heights

MX-3: 3 stories / 45 feet
MX-4: 4 stories / 55 feet
MX-5: 5 stories / 67 feet

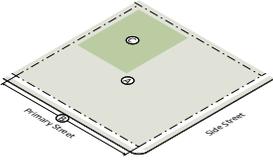
4 | DRAFT Form-Based Code Midtown Hattiesburg | October 09, 2012



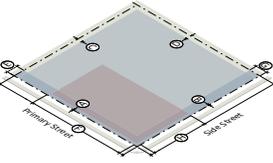
BUILDING TYPES | Sec. 3.3. Mixed Use Building

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1. Lot



2. Placement



Lot Dimensions

Lot area (min)	5,000 SF
Lot width (min)	50'

Lot Parameters

% of outdoor amenity space (min)	20%
----------------------------------	-----

Building Setbacks

Primary street (min)	0'
Side street (min)	0'
Side interior (min)	0' or 5'
Side interior, abutting protected district, RA-3 or RD-2 (min)	10'
Rear (min)	0' or 5'
Rear, abutting protected district, RA-3 or RD-2 (min)	20'
Rear, alley (min)	5'

Build-to Zone (BTZ)

Primary street (min/max)	0' to 10'
Building in primary street BTZ (min % of lot width)	70%
Side street (min/max)	0' to 10'
Building in side street BTZ (min % of lot width)	35%

Parking Location

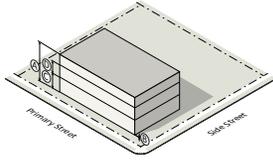
- On-site parking not allowed between the building & the street

12 | DRAFT Form-Based Code Midtown Hattiesburg | October 09, 2012



Sec. 3.3. Mixed Use Building | BUILDING TYPES

3. Height



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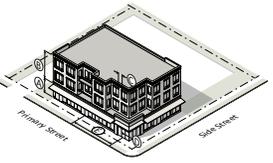
Reduced height may be required when abutting a protected district (see Sec. 3.16.O)

Building height (min)	2 stories
-----------------------	-----------

Story Height

Ground floor elevation	0'
Ground story height, floor to ceiling (min)	13'
Upper story height, floor to ceiling (min)	9'

4. Activation



Transparency

Ground story (min)	60%
Upper story (min)	20%
Blank wall area (max)	30'

Pedestrian Access

Entrance facing primary street	Required
Entrance spacing along primary street (max)	75'

Permitted Building Elements

Porch	No
Stoop	No
Balcony	Yes
Galley	Yes
Awning/Canopy	Yes
Forecourt	Yes

October 09, 2012 | Form-Based Code Midtown Hattiesburg DRAFT | 13



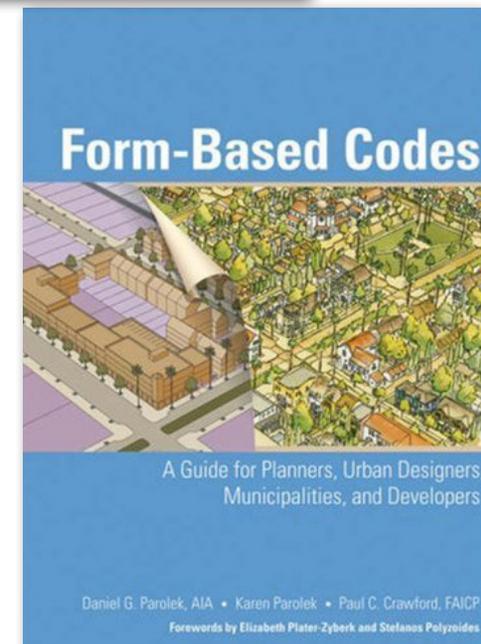
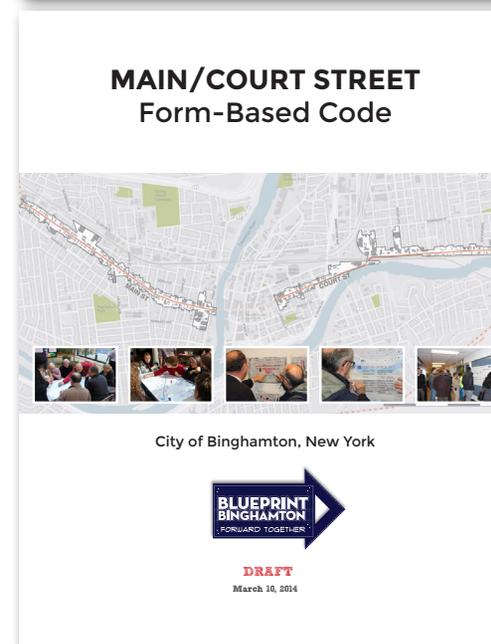
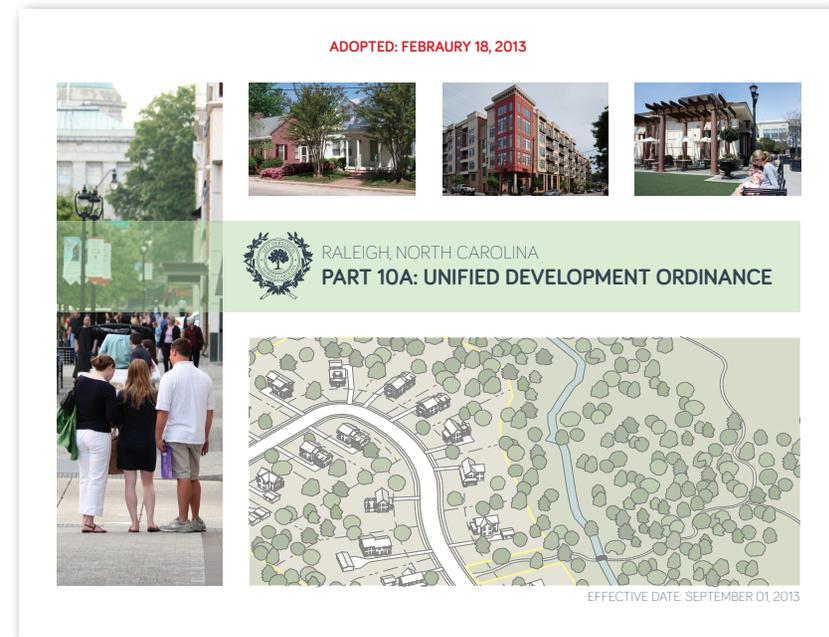
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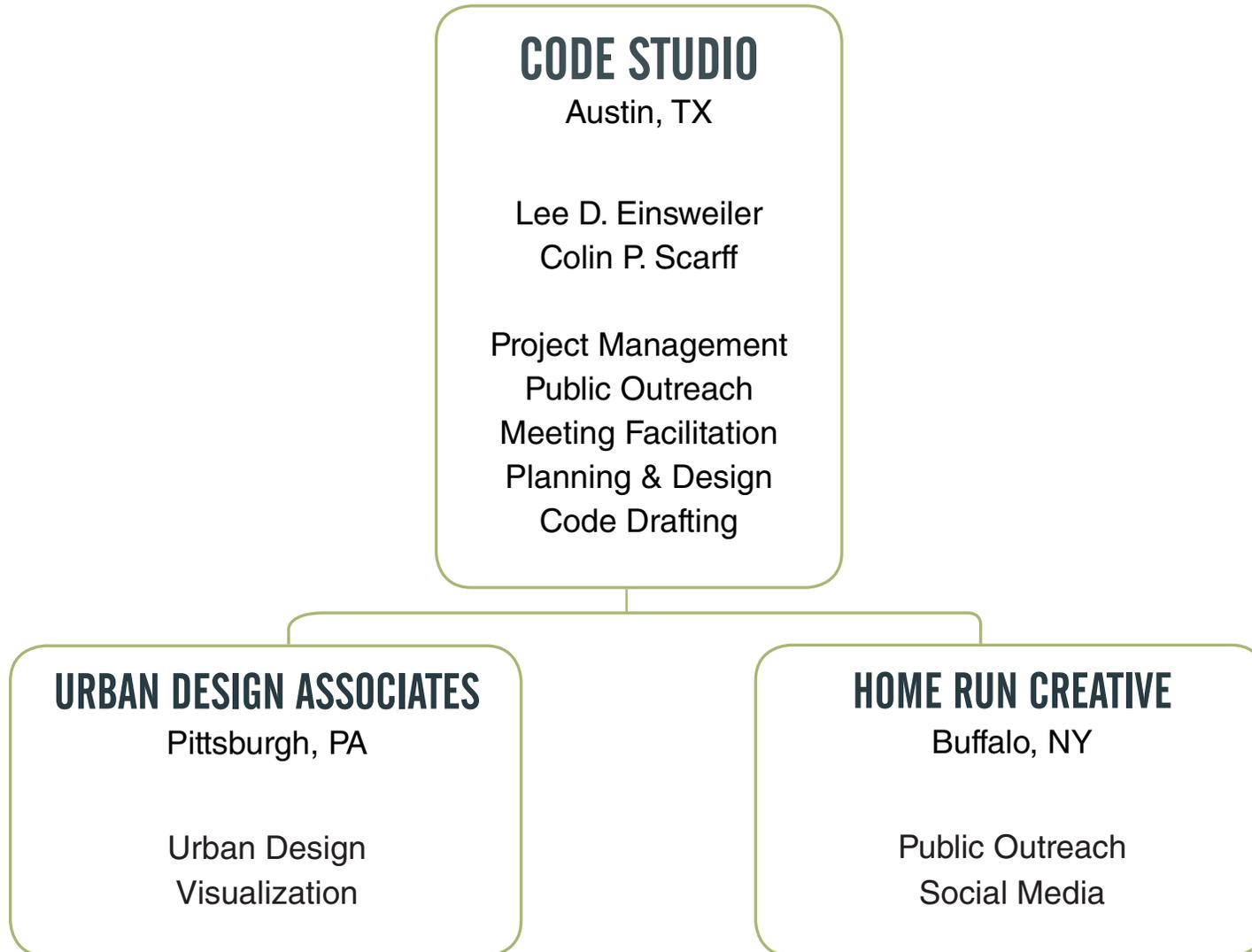
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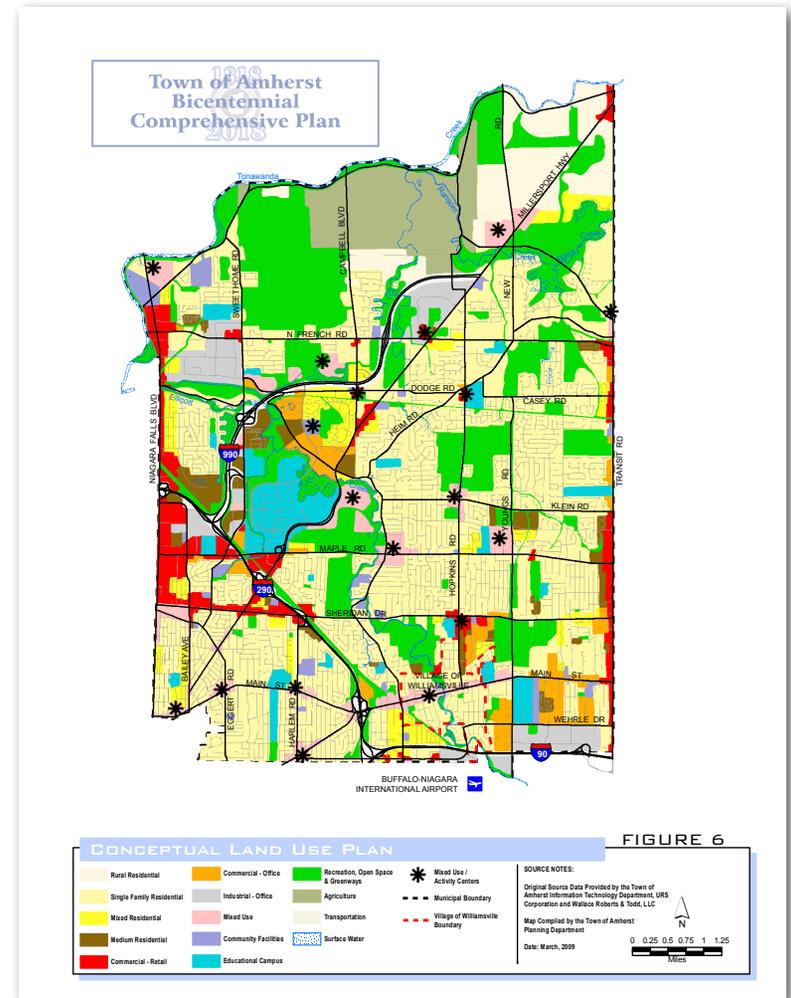
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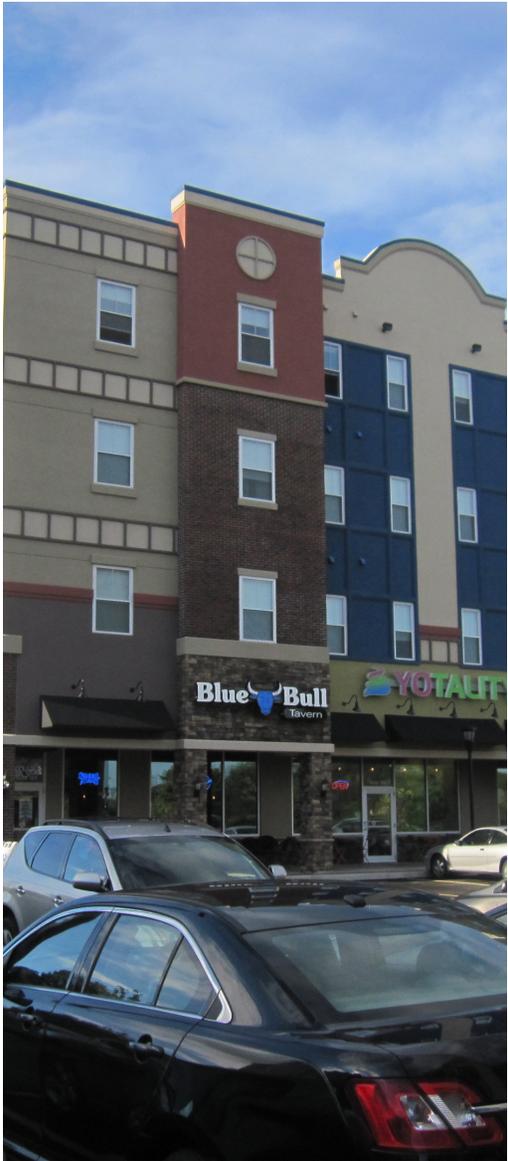
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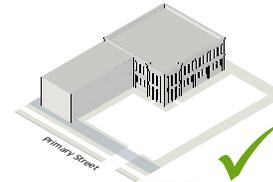
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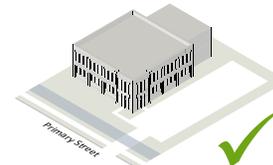
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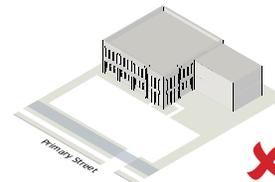
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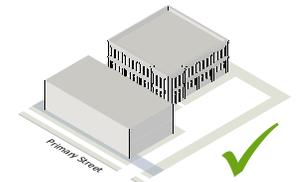


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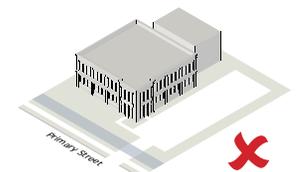


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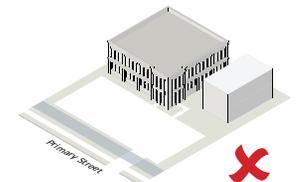
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18 FOOD FOR THOUGHT

LEVEL OF DETAIL FOR AREA PLANNING

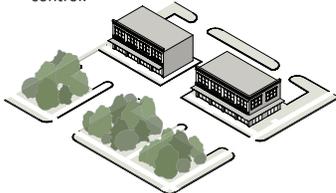
Level of Detail Needed:

- + **Streets and Blocks**: New and existing streets, bike and pedestrian connections, hierarchy of street types
- + **Land Use**: Key retail/transit streets, areas for special treatment or form
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Article 3.4. Frontage Requirements

Sec. 3.4.1. Purpose and Intent

Frontages link a desired development pattern with specific form requirements that mandate the type of development desired along the street edge. Frontages place different requirements from the base dimensional standards. Where there is a conflict between the base dimensional standards and the frontage requirements, the frontage requirements control.



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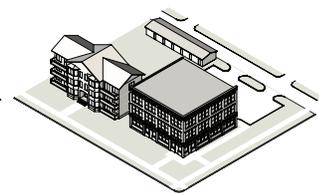
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PAST EXPERIENCE

Denver Returns to Main Street:

- + Auto-Oriented Development Replaced
- + Walkable Urbanism Can Be Achieved . . .



Before



After

March 09, 2016

DENVER BUSINESS JOURNAL

News People Events Jobs Resources Store

SUBSCRIBER CONTENT: Jun 29, 2012, 4:00am MDT

Denver's new zoning code delivers

Dennis Huspeni
Reporter-
Denver Business Journal
Email | Google+ | Twitter | Real Deals blog

Two years after the City of Denver overhauled its zoning code, developers and related businesses say the new form-based codes are working well and should encourage future development.

Goals for the new code included making the development process simpler, less contentious and cheaper for developers. Form-based codes provide a plug and play! template for what property owners



Before



After



Amherst Comprehensive Plan and Zoning Code Project

Public Briefing

Agenda

- Introduction
- Project Organization
- Project Overview and Schedule
- Comments and Questions

Work Flow



Project Working Committee

- Contractual Requirement
- Sub-Committee of the Planning Board
- Appointed by the Planning Board Chair
- Guides Plan and Code Drafting

Project Technical Advisory Committee

- Composed of Technical Staff and Regional Agency Representatives
- Ensures Plan and Code Implementation

PLANNING & ZONING CODE REVISIONS

TOWN OF AMHERST, NEW YORK



March 09, 2016

TODAY'S PRESENTATION



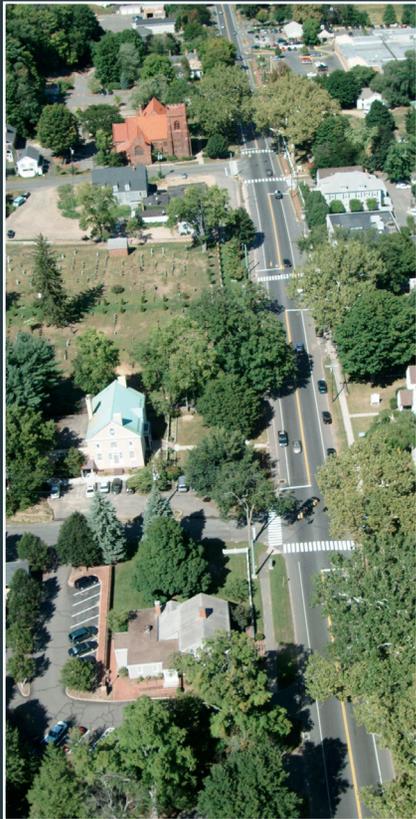
- Code Studio Experience
- Team Introduction
- Project Work Plan
- Project Schedule
- Public Outreach
- Food for Thought

March 09, 2016

1 CODE STUDIO EXPERIENCE

WE HELP CREATE WALKABLE, MIXED USE PLACES

from start to finish, from concept through implementation...



Code Studio has managed successful planning and code drafting projects that focus on incremental infill as well as transformational change. Our codes in **SIMSBURY, HATTIESBURG, TUSCALOOSA & MALTA** have “shined the spotlight” and fostered redevelopment in our project areas.

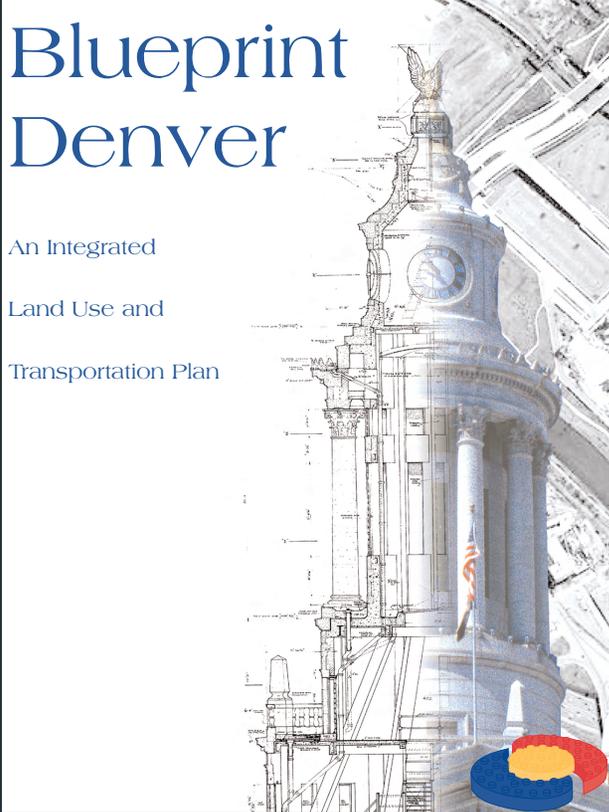
2 | CODE STUDIO EXPERIENCE

WE IMPLEMENT VISIONARY PLANS

moving planning policy from imagination to implementation...



Designing a 21st Century City:
**The 2030 Comprehensive Plan
for the City of Raleigh**
Volume I: Comprehensive Plan
November 1, 2009



Blueprint
Denver

An Integrated
Land Use and
Transportation Plan

We have been the “coder of choice” for some of the most significant plans recently adopted, including **BLUEPRINT DENVER, FORWARD DALLAS!, RALEIGH 2030 & PLAN CINCINNATI.**

3 | CODE STUDIO EXPERIENCE

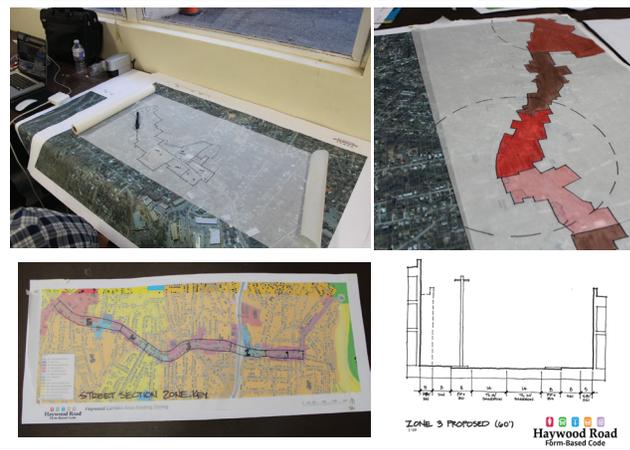
WE PLAN AND DESIGN GREAT PLACES

and code the site specific details successfully.....

STAKEHOLDER INTERVIEWS



INITIAL CONCEPTS



FINAL PRODUCTION



We regularly work on small area planning and form-based code projects, including recent work in **ASHEVILLE, TETON VALLEY, BINGHAMTON, ITHACA & KNOXVILLE.**

March 09, 2016

4 | CODE STUDIO EXPERIENCE

WE SUCCESSFULLY EDUCATE AND FACILITATE

to generate community “buy-in” that helps simplify the adoption process...



Our skills in explaining complex concepts to the public in ways that everyday citizens and elected officials can grasp has been honed through our work across the country, including recent work in **CHAPEL HILL, TUSCALOOSA & ROSWELL.**

March 09, 2016

5 | CODE STUDIO EXPERIENCE

WE PRODUCE USER-FRIENDLY & ELEGANT DOCUMENTS
that broadcast each community's intentions...

DISTRICTS | Sec. 2.3. Mixed Use Districts (MX-3, -4, -5)

Sec. 2.3. Mixed Use Districts (MX-3, -4, -5)

The MX- Districts are intended to accommodate a mix of compatible commercial, employment and higher-density residential in a pedestrian-friendly and walkable environment.




A. Permitted Building Types

- Mixed Use Building
- Shopfront Building
- General Building
- Civic Building
- Apartment
- Apartment Court
- Stacked Flat
- Townhouse
- Garden Apartment
- Cottage Court
- Detached House

B. Permitted Building Heights

MX-3: 3 stories / 45 feet
MX-4: 4 stories / 55 feet
MX-5: 5 stories / 67 feet

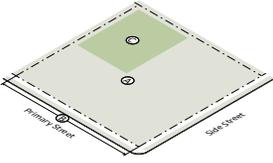
4 | DRAFT Form-Based Code Midtown Hattiesburg | October 09, 2012



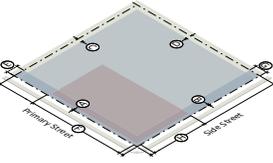
BUILDING TYPES | Sec. 3.3. Mixed Use Building

Sec. 3.3. Mixed Use Building

1. Lot



2. Placement



Lot Dimensions

Lot area (min)	5,000 SF
Lot width (min)	50'

Lot Parameters

% of outdoor amenity space (min)	20%
----------------------------------	-----

Building Setbacks

Primary street (min)	0'
Side street (min)	0'
Side interior (min)	0' or 5'
Side interior, abutting protected district, RA-3 or RD-2 (min)	10'
Rear (min)	0' or 5'
Rear, abutting protected district, RA-3 or RD-2 (min)	20'
Rear, alley (min)	5'

Build-to Zone (BTZ)

Primary street (min/max)	0' to 10'
Building in primary street BTZ (min % of lot width)	70%
Side street (min/max)	0' to 10'
Building in side street BTZ (min % of lot width)	35%

Parking Location

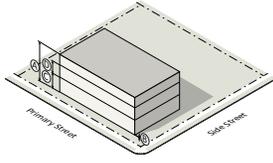
- On-site parking not allowed between the building & the street

12 | DRAFT Form-Based Code Midtown Hattiesburg | October 09, 2012

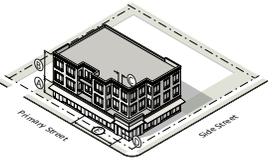


Sec. 3.3. Mixed Use Building | BUILDING TYPES

3. Height



4. Activation



Building Height

Building height (max)	
MX-3	3 stories / 45'
MX-4	4 stories / 55'
MX-5	5 stories / 67'

Reduced height may be required when abutting a protected district (see Sec. 3.16.O)

Building height (min)	2 stories
-----------------------	-----------

Story Height

Ground floor elevation	0'
Ground story height, floor to ceiling (min)	13'
Upper story height, floor to ceiling (min)	9'

Transparency

Ground story (min)	60%
Upper story (min)	20%
Blank wall area (max)	30'

Pedestrian Access

Entrance facing primary street	Required
Entrance spacing along primary street (max)	75'

Permitted Building Elements

Porch	No
Stoop	No
Balcony	Yes
Galley	Yes
Awning/Canopy	Yes
Forecourt	Yes

October 09, 2012 | Form-Based Code Midtown Hattiesburg DRAFT | 13



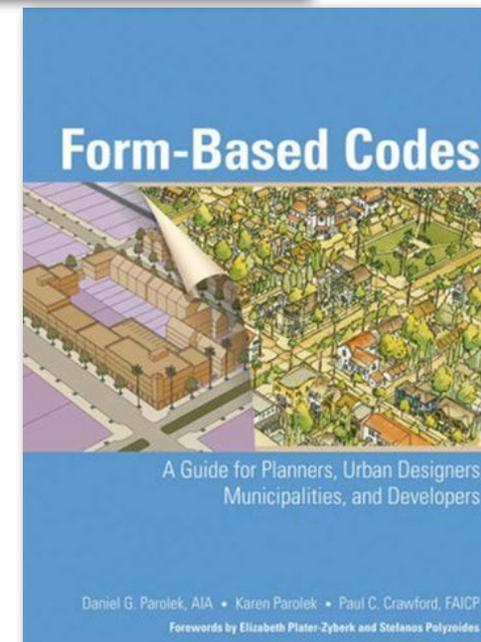
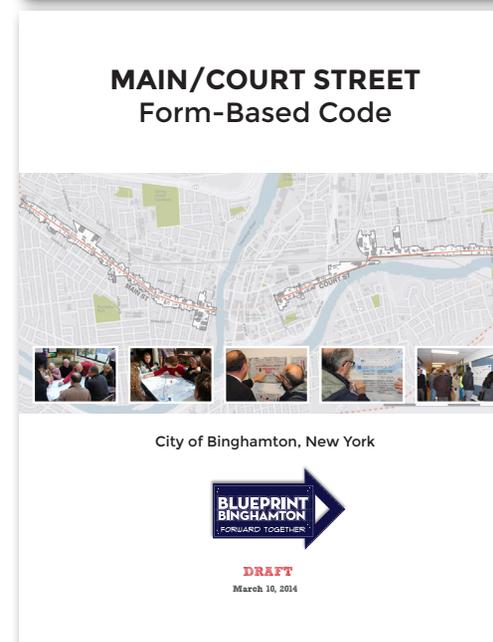
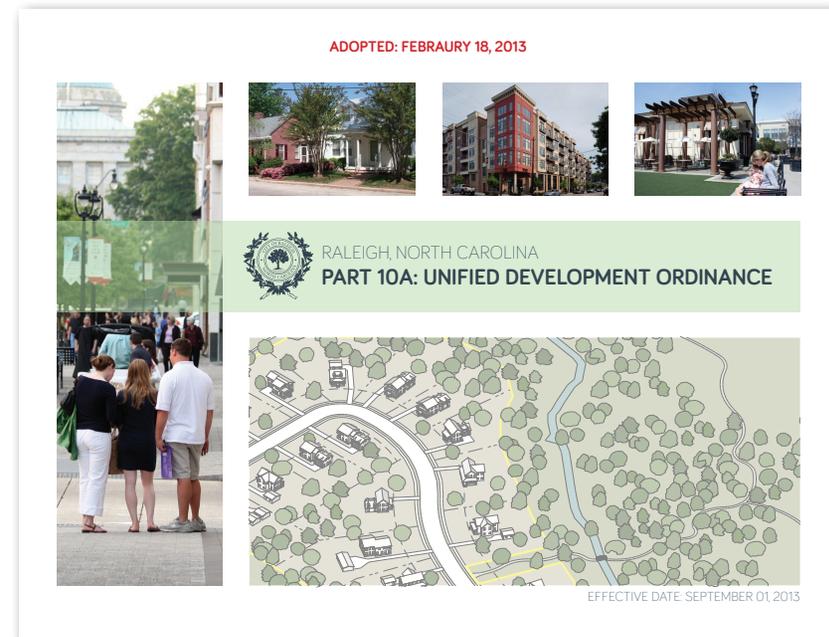
6 CODE STUDIO EXPERIENCE

City-Wide Codes:

- + Los Angeles - Zoning Code Update
- + Denver CO - Zoning Code Update
- + Roswell GA - Unified Development Code
- + Raleigh NC - Unified Development Ordinance
- + Cincinnati OH - Land Development Code
- + Buffalo NY - Green Code

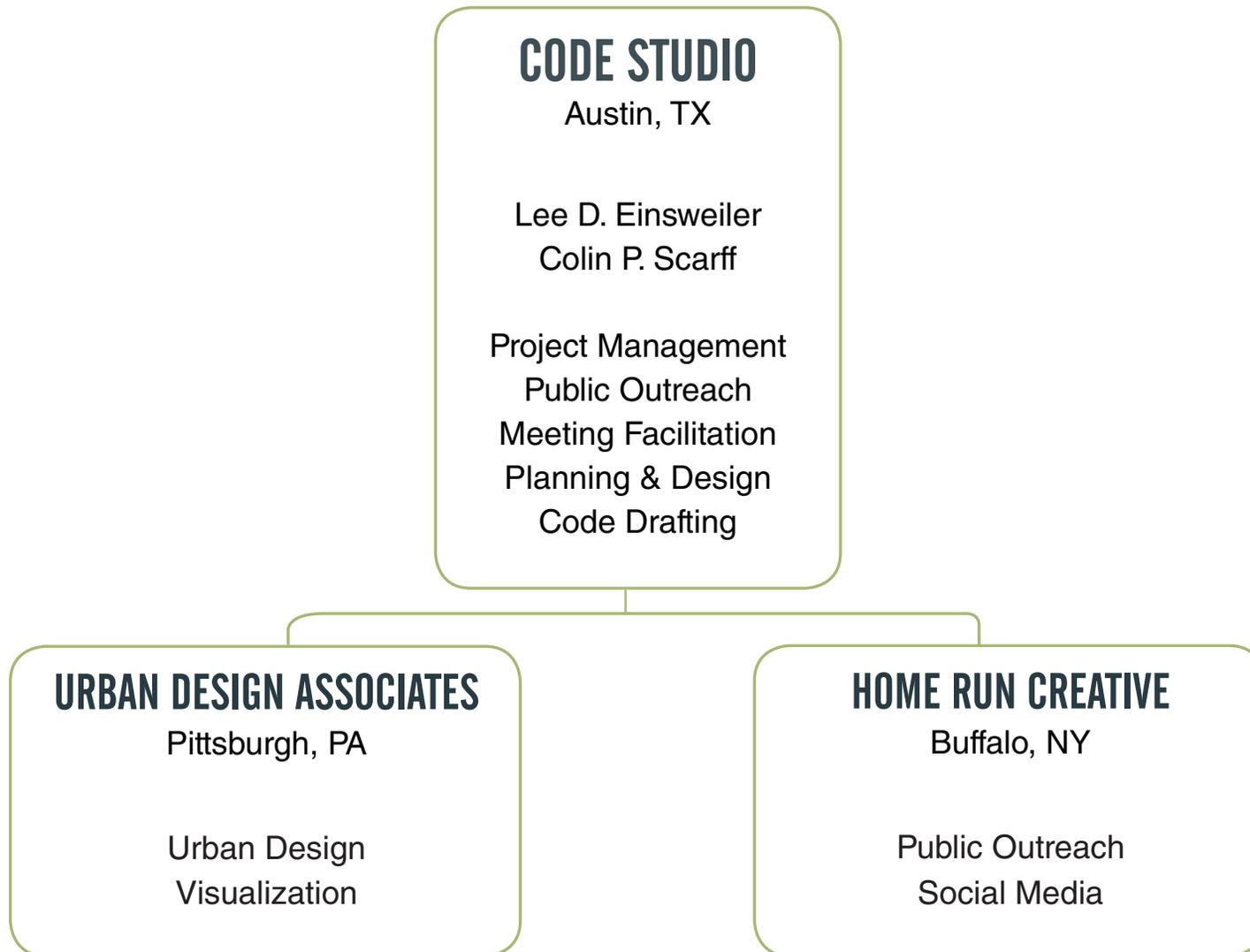
Small Area Codes:

- + Chattanooga TN - Downtown (5 neighborhoods)
- + Town of Malta NY - Downtown
- + Binghamton NY - Main Street/Court Street
- + Ithaca NY - Collegetown
- + Virginia Beach VA - Oceanfront Resort Area
- + Chapel Hill NC - Ephesus Church/Fordham
- + Asheville NC - Haywood Road, River Arts District



7 TEAM INTRODUCTION

PROJECT PARTNERS



8 PROJECT WORK PLAN

KEY DELIVERABLES

Technical Amendments to Zoning

- + Reformat, Organize, Improve Usability

Comprehensive Plan Amendment

- + Proposed Centers/Corridors Text Amendment + Map

Zoning Ordinance Amendment

- + Tools to Implement the Proposed Plan Amendment
- + Proposed Text and Changes to Zoning Map

- + Amendments Must be Review by Planning Board and Approved by Town Board

9 PROJECT WORK PLAN

MAJOR STEPS

Project Initiation

- + Site Tour
- + Stakeholder Listening Sessions, Focus Groups, Working Committee
- + Public Briefing

Analysis

- + Critique of Existing Regulations (including staff issues)
- + Review of Comprehensive Plan - Centers Issues
- + Review of Existing Commercial Centers
- + Organization, Outline of New Code
- + Confirmation of Direction (Town Board)

Develop Plan Amendment Concepts

- + Activity Center Report
- + Public Participation Design Charrette

10 PROJECT WORK PLAN (CONT.)

MAJOR STEPS

Draft Plan Amendment

- + Draft Plan Amendment
- + Centers + Corridors Plan Map
- + Staff, Committee Review

Draft Zoning Amendment

- + Reorganize, Reformat, Illustrate Existing Provisions
- + Technical Revisions Identified in Critique, by Staff
- + New Zoning for Centers + Corridors
- + Legal Review
- + Adoption-Ready Draft Plan Amendment and Zoning

Adoption, Training

- + Public Workshops, Hearings by Town Board
- + Plan + Zoning Training, Community Forum

11 PROJECT SCHEDULE

THROUGH PRESENTATION FOR ADOPTION

Overall: 14 Months to Draft Plan + Zoning Amendment Ready for Adoption

- + Project Initiation and Analysis: 6 months**
- + Develop Plan Amendment Concepts: 3 months**
- + Draft Plan Amendment + Zoning Amendment: 5 months**
- + Adoption: Determined by Town Board**

12 PUBLIC OUTREACH

How can Amherst undertake this project without generating mass hysteria?



- + PREPARE
- + ENGAGE
- + EDUCATE
- + TRANSPARENCY
- + IMMEDIACY
- + COLLABORATE
- + EMPOWER

March 09, 2016

13 PUBLIC OUTREACH

ENGAGEMENT/METHODS

Primary Outreach:

- + Listening Sessions, Focus Groups
- + Public Briefings, Workshops, Open Houses
- + Hands-On Public Participation Design Charrette

Secondary Outreach:

- + Project Web Site imagineamherst.com
- + Social Media (Facebook, Twitter)
- + Direct Mail, Email Blasts, Newsletters
- + Speakers Available Upon Request, Booth at Events
- + Hard Copies at Town Hall, Branch Libraries

Audiences:

- + **INTERNAL:** Town Hall - staff, working committee, elected/appointed officials
- + **EXTERNAL:** Neighborhoods, property owners, business interests, developers, design professionals
- + **MEDIA:** TV, radio, traditional print, bloggers



14 FOOD FOR THOUGHT

THINKING ABOUT NEW ZONES

Questions To Ponder:

- + Are Existing Development Patterns Worth Perpetuating?
- + Do We Have Plans to Transform Existing Sites/Areas?
- + What Does the Market Want to Produce in These Places?
- + What is the Community Vision for the Quality of Development?
- + Can the Market be Accommodated Within this Community Vision?

Are We Regulating the Right Things?

- + Key Elements of Urban Design vs. Formula Development
- + Neighborhood Compatibility and Transitions

Are We Enhancing Sites at the Right Time?

- + Change in Use? Modest Addition? What Are Your Triggers?
- + Modest Improvements Often Cannot Pay For Complete Site Retrofit
- + Especially Drainage Improvements



15 FOOD FOR THOUGHT

THE RIGHT APPROACH?

Existing Regulations:

- + Reformat, Reorganize, Illustrate, Ease-of-Use Improvements
- + Staff-Identified Technical Revisions

Mixed Use/Activity Centers:

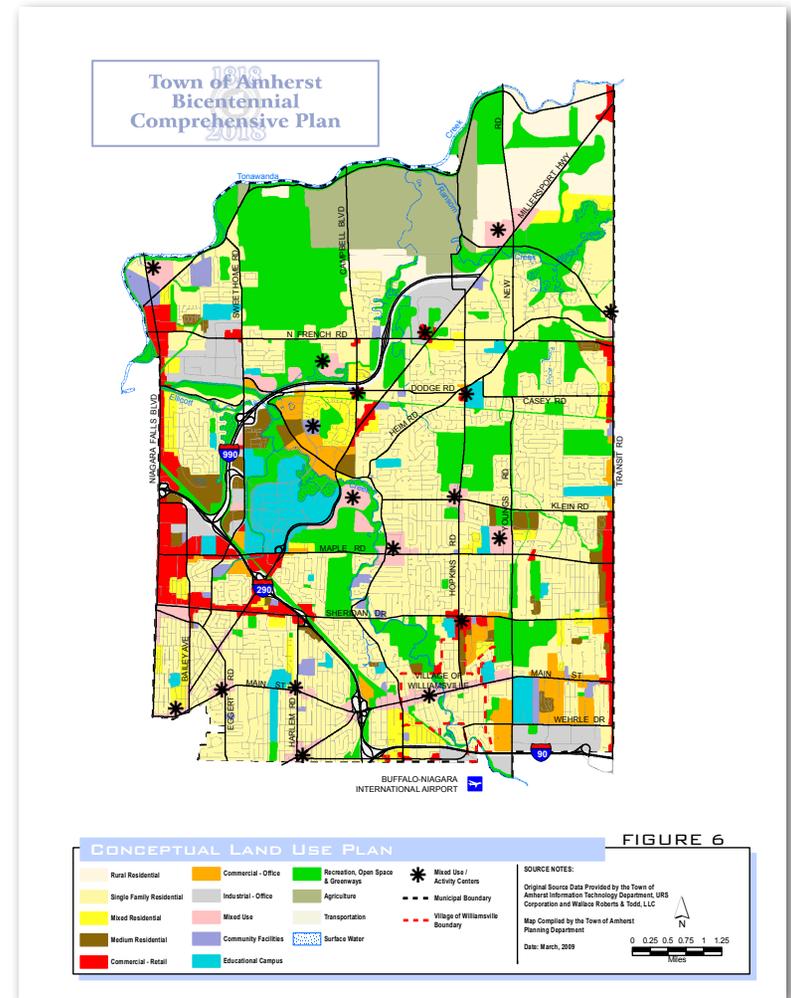
- + Plan Refinement - Definition, Categorization of Centers, Logical Hierarchy
- + Level of Change: Complete Transformation? Revitalization/Infill?
- + Alternatives to General Business (GB) District
- + Focus on Market Reality, Rules That Don't Require Variances!

Transitions:

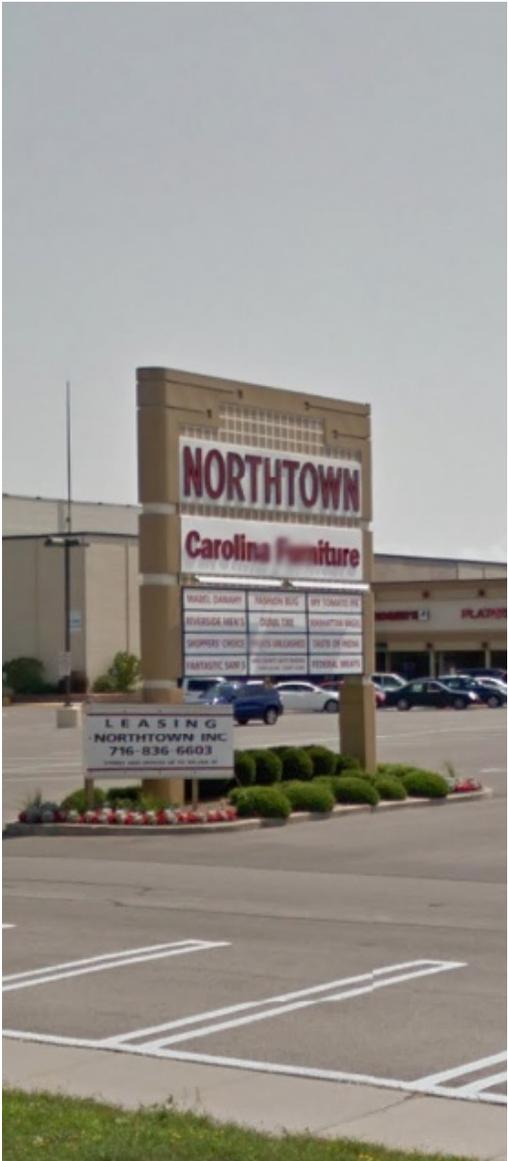
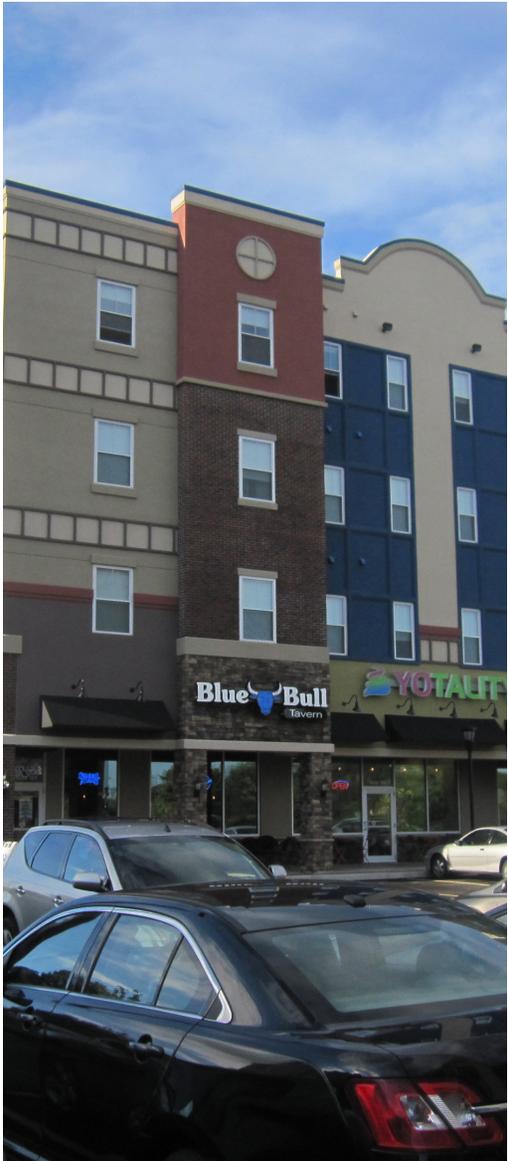
- + From Residential Areas to Centers and Corridors

Code Testing/Target Areas:

- + Ends of the Spectrum? Neighborhood Center > Regional Center?
- + Set Development Standards That Match Context (signs, landscaping)
- + Create a Toolkit for Future Small Area Plans and Rezoning



16 CURRENT CENTER ZONING



HOPKINS DODGE PLAZA (NB)

EGGERTSVILLE (GB-TNB-1)

UNIVERSITY PLACE (GB)

NORTHTOWN PLAZA (SC)

March 09, 2016

17 FOOD FOR THOUGHT

THE RIGHT APPROACH?

Ask These Questions First:

- + Are the Existing Uses Acceptable?
- + Are the Existing Development Patterns Desirable?

If So, Then:

- + Code for the Existing Uses and Patterns
- + Allow for Expansion of Permitted Uses
- + Allow for Improvement of Structures

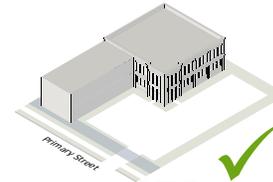
If Not, Then:

- + Code for the Planned Future Uses and Patterns
- + Allow for Phased Development

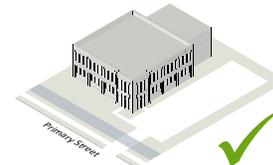
E. Nonconforming Build-to Requirement. The nonconforming provisions of the Land Use Management Ordinance apply to this Section. The following standards clarify the application of the Land Use Management Ordinance nonconforming provisions to the build-to zone requirements of this Section. Expansion of an existing building is required to meet the build-to zone requirements, except as permitted in the following situations.

1. Additions. Expansion of an existing building which is unable to meet the build-to requirement of this Section must comply with the following nonconforming provisions:

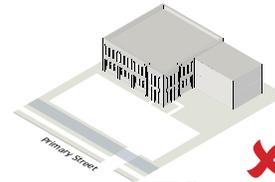
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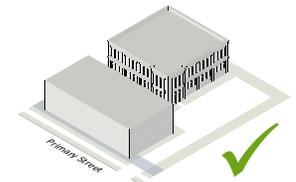


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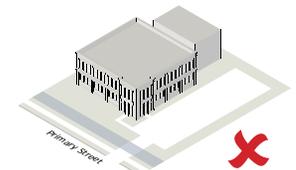


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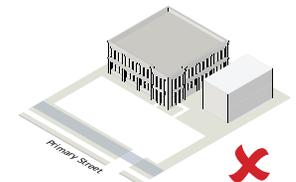
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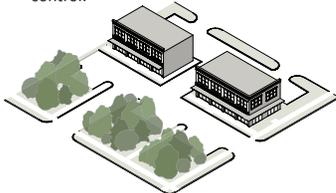
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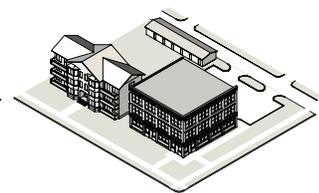
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- + Auto-Oriented Development Replaced
- + Walkable Urbanism Can Be Achieved . . .



Before



Before



After



After

March 09, 2016

**IMAGINE AMHERST
MEETING NOTES**

PUBLIC BRIEFING
March 9, 2016

This meeting is being recorded.

Staff Present: Rick Gillert, Gary Black, Dan Howard, Kim Schueler and Jean Brzezinski.

Approximately 10 members of the public attended.

Rick Gillert, Planning Director gave a brief overview of what the mission and duties are of the Working Committee.

Lee Einsweiler, Consultant, introduced his staff and gave a presentation. A copy is available on the project's website.

Public Speakers

Don Smith

Stated that at the last Town Board meeting there was public criticism about how the project committees were formed without any public input. Noted that in the Town Board resolutions for the NYSERDA and Code Studio contracts it was indicated that the contracts were attached. He stated that they were not attached. Recommended seeking comments on ways to improve public input to this project. He would like definitions of "centers" and an explanation of "edge issues". Questioned if the NYSERDA "Project Benefits Metrics Report" will be available for public review.

Response by Rick Gillert

We are in the process of reviewing the Public Outreach Plan and then it will be placed on the website. We'll encourage public comment on the Plan. Lee Einsweiler has provided the basics of the project and as we go along there will be more detail. Noted that we have employed a sub-consultant to Code Studio to assist in public input and that we will be trying some new techniques that we haven't tried before in terms of the way we are doing planning and seeking community input.

Kathy Eppilino

Are any of the public hearings (meetings) going to be held at night?

Response by Rick Gillert

Yes. The best opportunity to get information about meetings is to log into the website which will provide meeting times, dates and locations; and documents for review and comment.

Jeff Amplement

Need to educate the public on differences between form-based code and general zoning code.

Response by Rick Gillert

Agreed.

Tom Frank

Recommended John Percy's book on Geography.

Lois Shriver

Excellent presentation, but too much emphasis on the Village of Williamsville. This is the Amherst Comprehensive Plan and she wants to hear more about the whole Town.

Rick Gillert introduced Dal Giuliani, Chair of the Working Committee and thanked everyone for attending the briefing.