



SEAL

TOWN OF AMHERST

EST.

1818

NEW YORK

“The”
Town of Amherst

Brian J. Kulpa, Supervisor
March 14, 2019

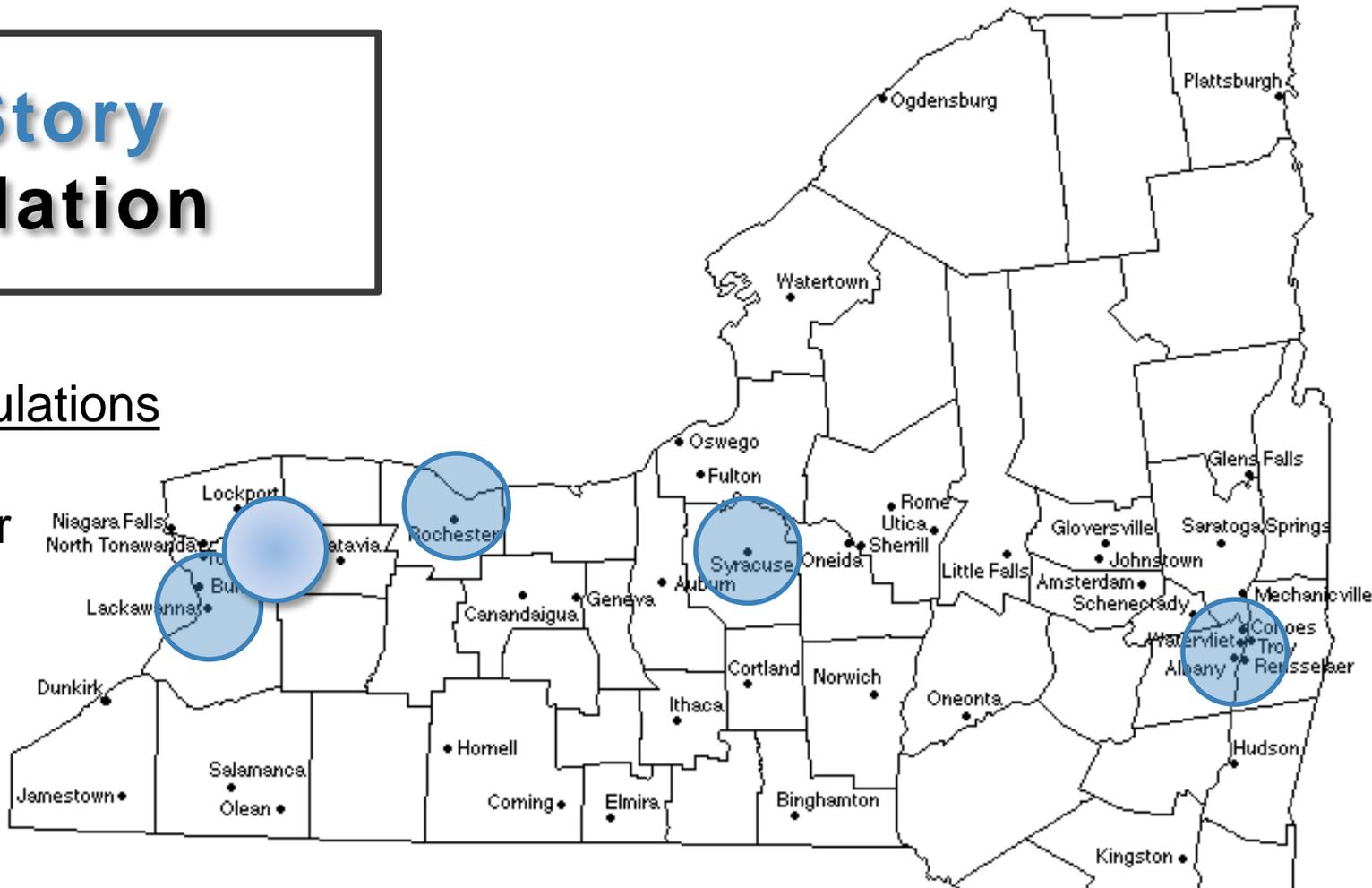
2019 Planning Agenda

Our Story

Population

Upstate Populations

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

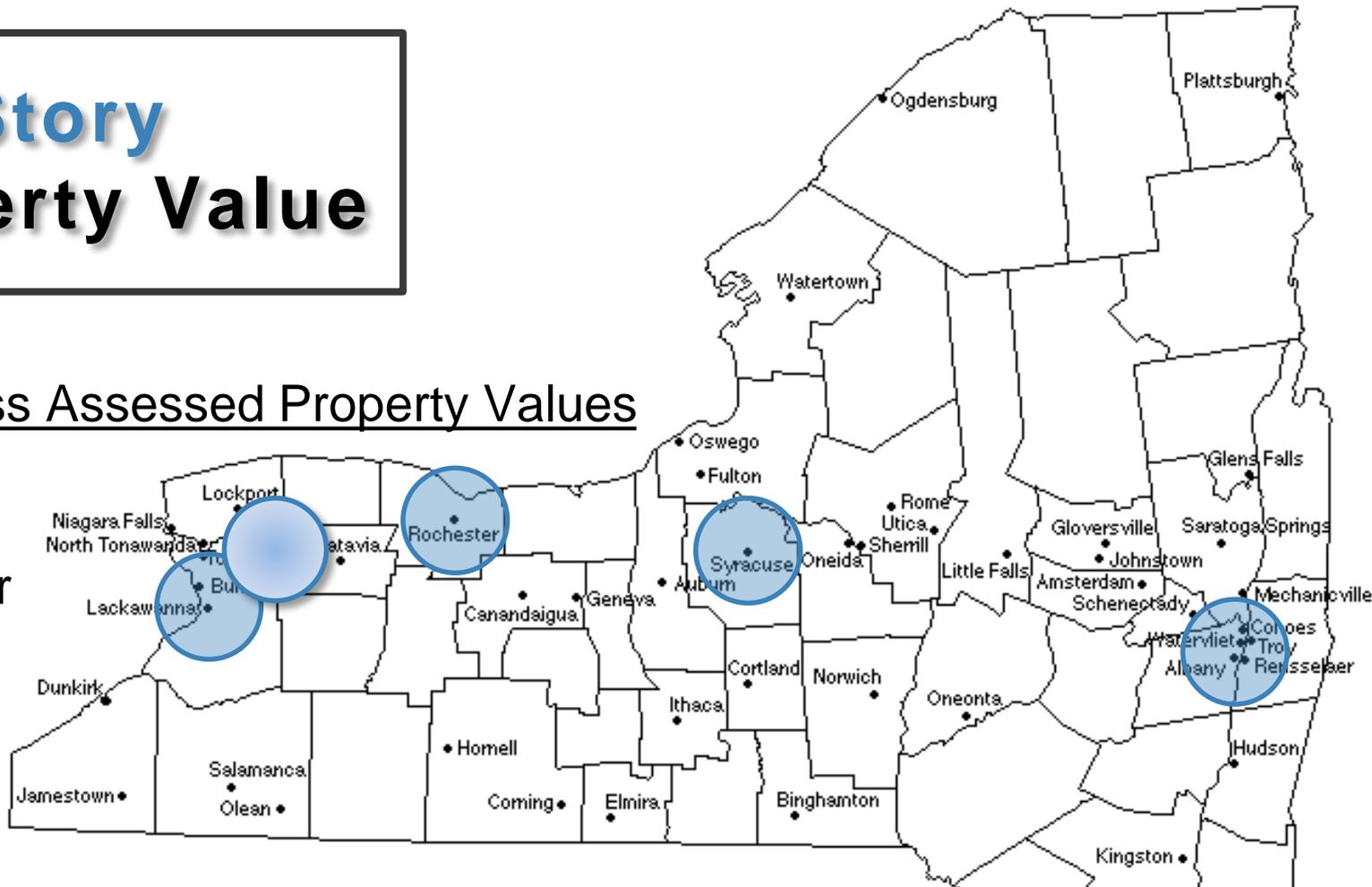


Our Story

Property Value

Upstate Gross Assessed Property Values

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



ABOUT
WHO
WE
ARE

126K

People

23

Public Schools

\$127M

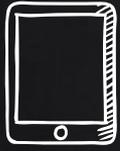
Annual Budget

126,068

Population

188,076

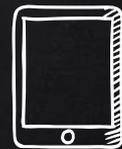
Daytime Population



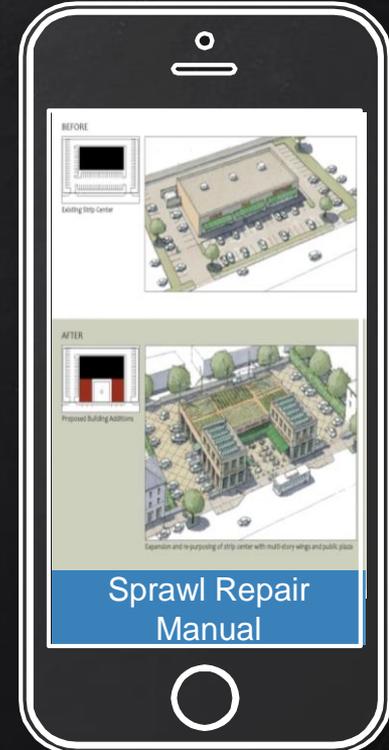
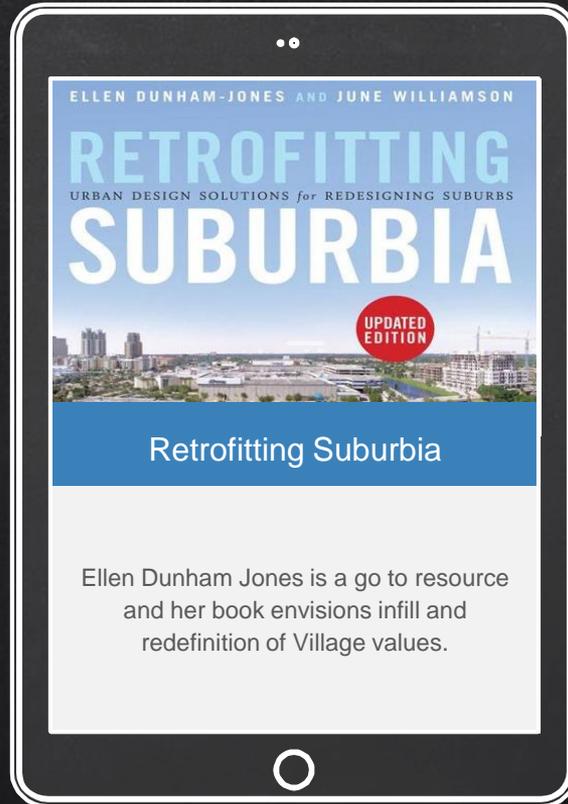
Generation Z

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

Generation Z



Retrofitting & Redevelopment

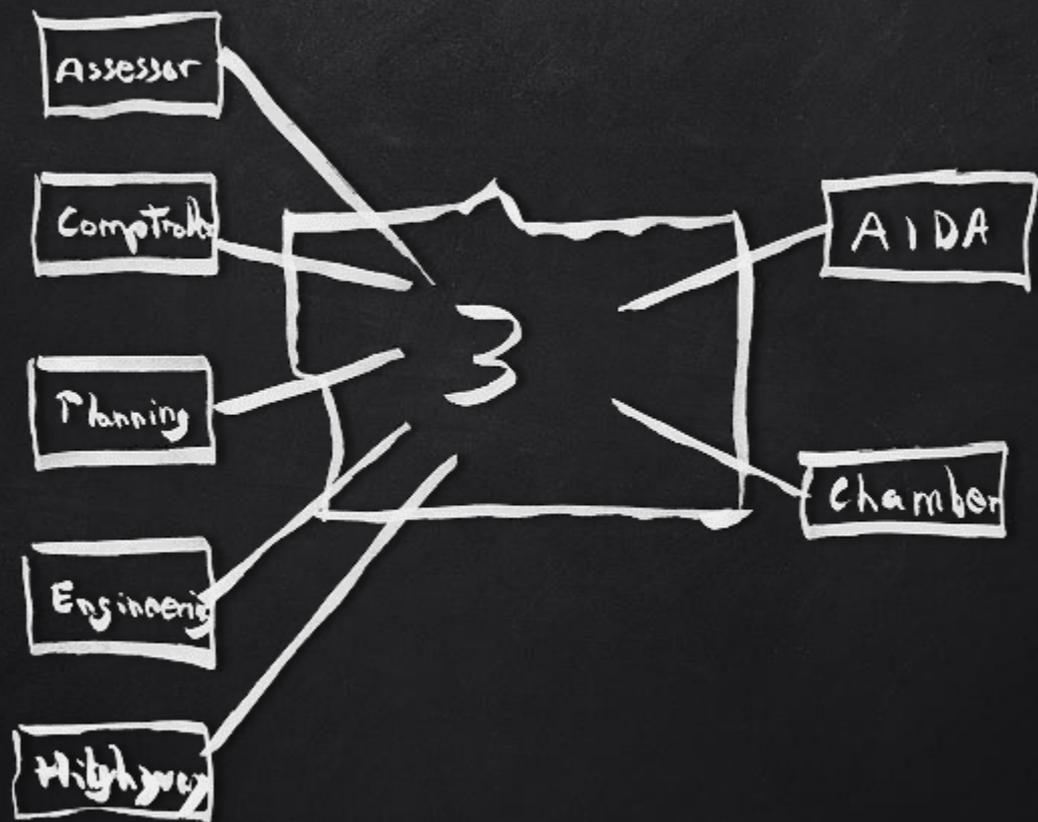


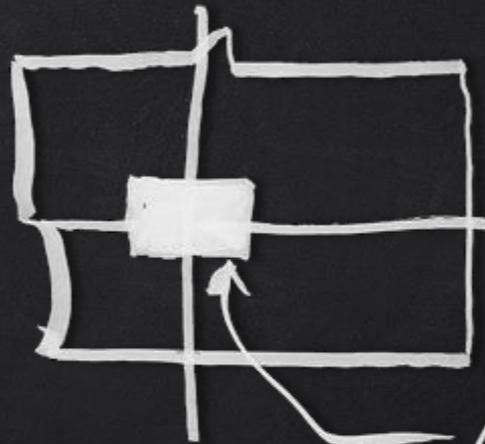
Plan

Comprehensive Planning Process







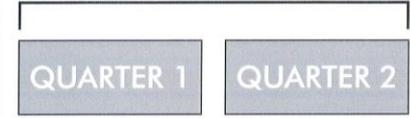
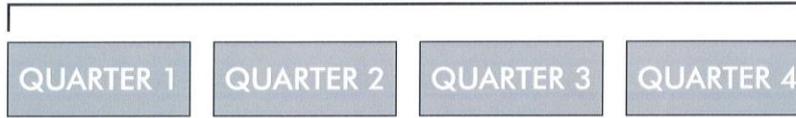


Node of
Economic
Impact

2019

2020

PROJECTS



IMAGINE AMHERST



NIAGARA FALLS BLVD



OPPORTUNITY ZONE



LWRP



CENTRAL PARK



TECH CORRIDOR



YOUNGS ROAD



AGRICULTURE



HOUSING STUDY



WILLOWRIDGE



AUDUBON



TRAIL SAFETY



QUARTER 1

QUARTER 2



(The Old) Imagine Amherst Project

Niagara Falls Boulevard





Niagara Falls Boulevard

Main Street



Boulevard

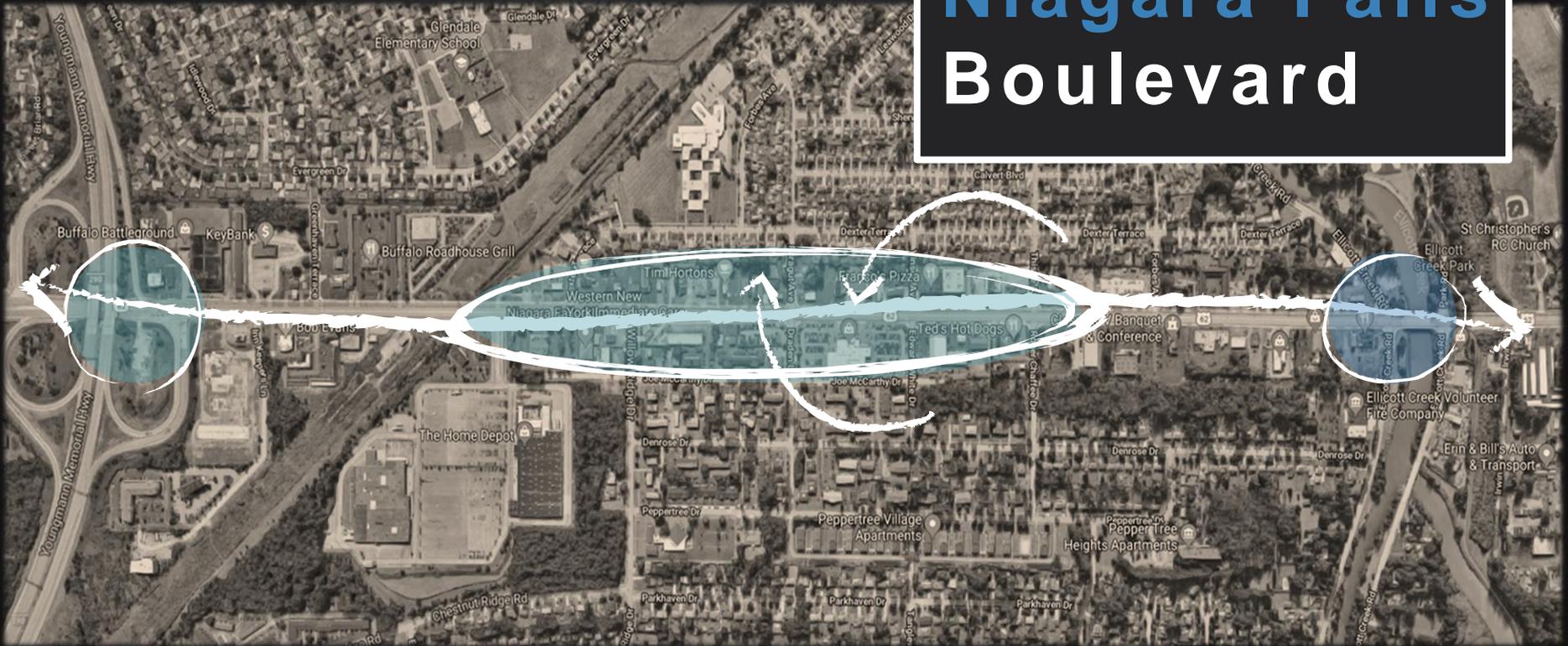
New Life for a Retail District



Niagara Falls Boulevard



Niagara Falls Boulevard



Opportunity Zone

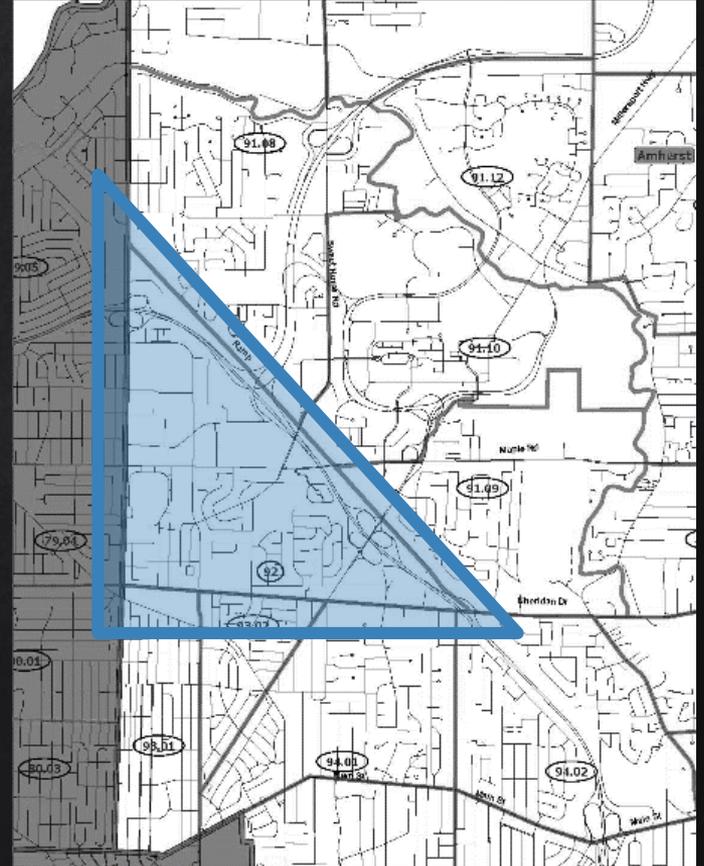
Comprehensive Planning Process

Landuse, Public Capital Investment, Policy, Governance

Opportunity Zone

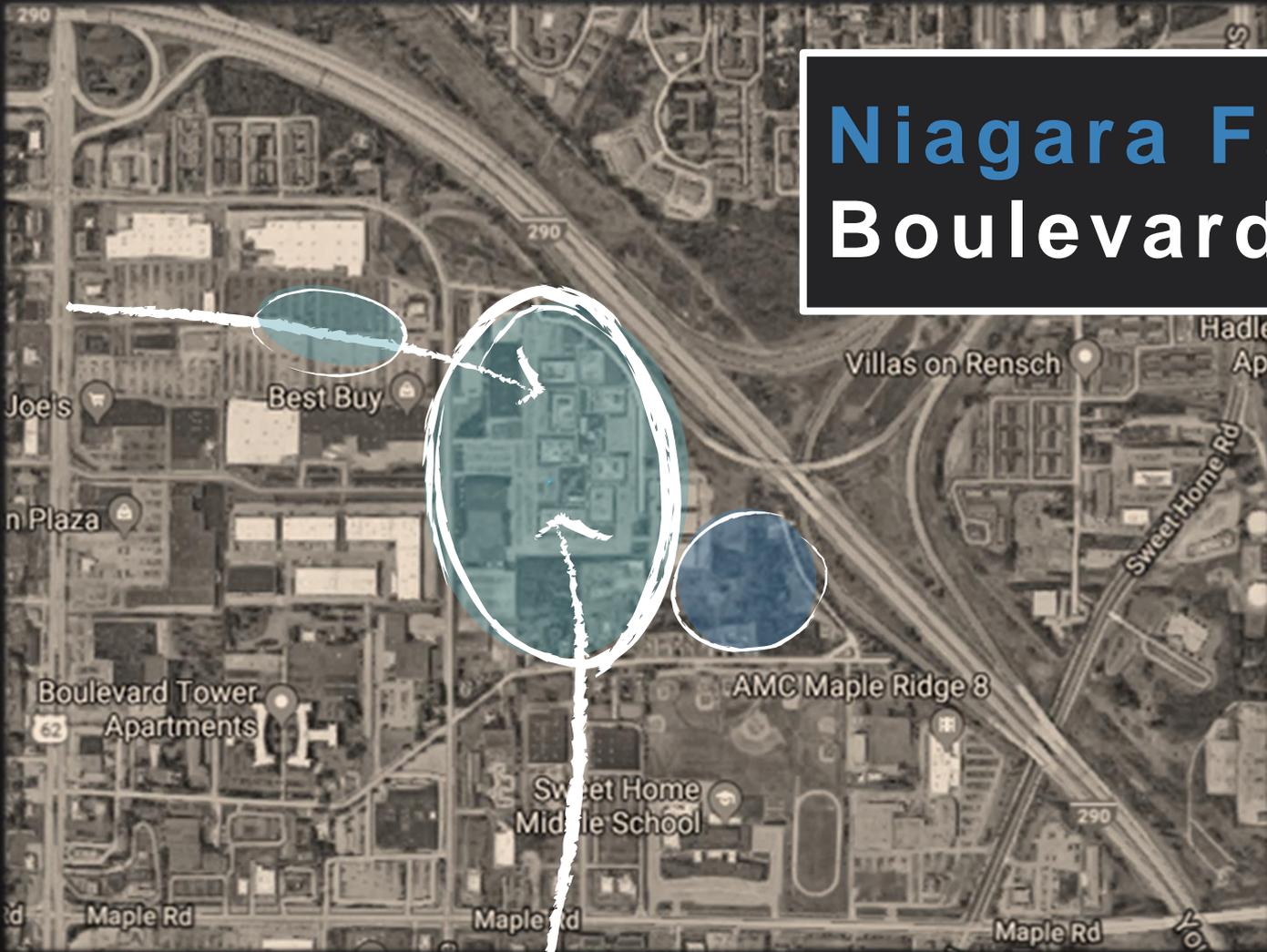
NYS Designated Census
Tract 92 along Niagara
Falls Blvd., including
Boulevard Mall

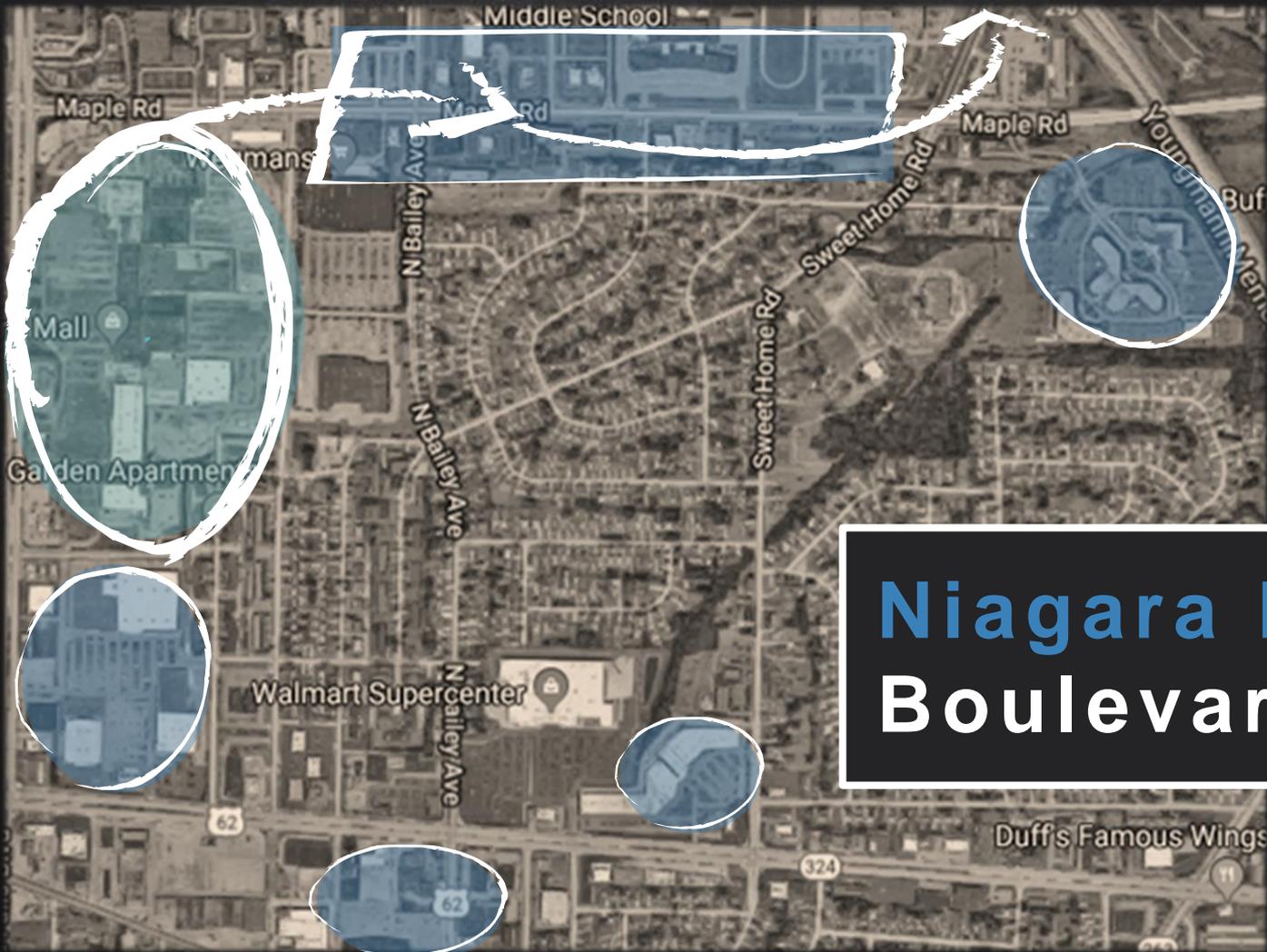
Any entity facing capital
gains tax can avoid paying
the tax by investing in a
designated Opportunity
Zone





Niagara Falls Boulevard





Niagara Falls Boulevard

Tech Corridor

Planning a Multi-Municipal District

Tonawanda

Amherst



Buffalo

Cheektowaga

Eggert Road



Kenmore Avenue



BEST PRACTICE CURRENT TRENDS IN OFFICE SPACE

COOP OFFICE

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

CASUAL OFFICE

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

LIVE-WORK

Access to live work environment with independent apartments and offices.





BEST PRACTICE INTEGRATION

2019

2020

PROJECTS

IMAGINE AMHERST

NIAGARA FALLS BLVD

OPPORTUNITY ZONE

LWRP

CENTRAL PARK

TECH CORRIDOR

YOUNGS ROAD

AGRICULTURE

HOUSING STUDY

WILLOWRIDGE

AUDUBON

TRAIL SAFETY

QUARTER 1

QUARTER 2

QUARTER 3

QUARTER 4

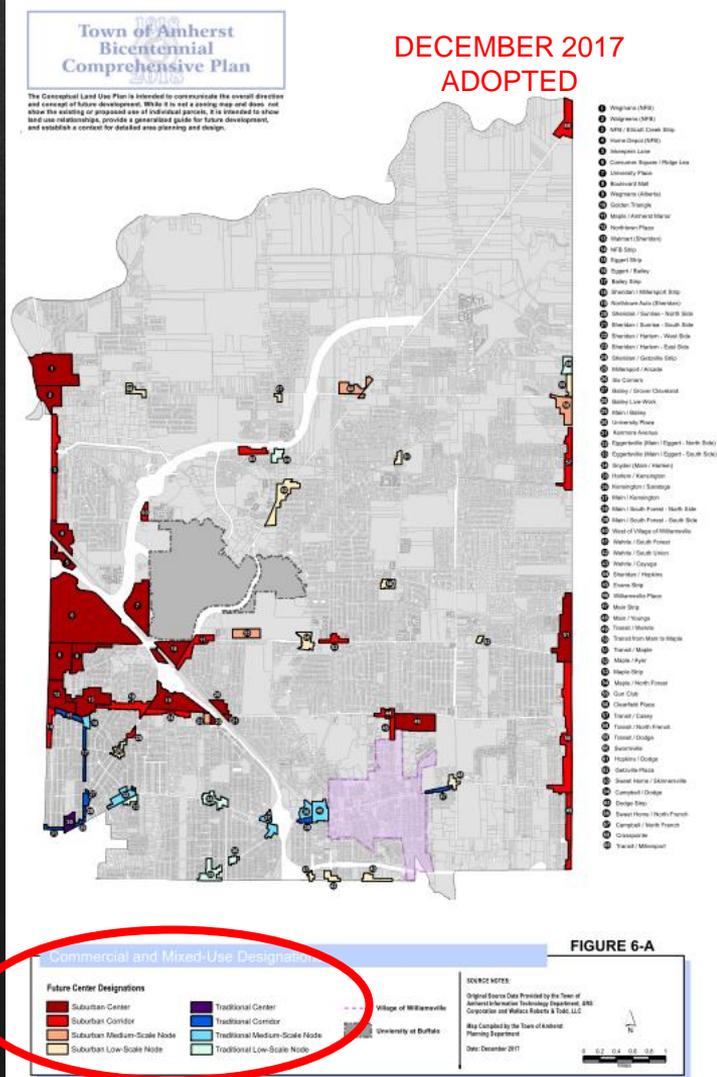
QUARTER 1

QUARTER 2



COMPREHENSIVE PLAN

- Amendments to the Comprehensive Plan adopted in December 2017
- Includes a new map Figure 6-A with designations for commercial and mixed-use centers to better fit in their surrounding context using different forms and types
- Forms:
 - Traditional / Infill
 - Suburban / Retrofit
- Types:
 - Low-Scale Node
 - Medium-Scale Node
 - Corridor
 - Center



ZONING CODE

INFILL

(TRADITIONAL)

- Smaller parcels
- Connected by existing network of safe human-scaled streets
- Modest block sizes
- Walkable streets
- A part of existing “places”



INFILL- [TRADITIONAL CONTEXT]

RETROFIT

(SUBURBAN)

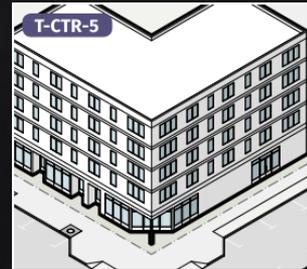
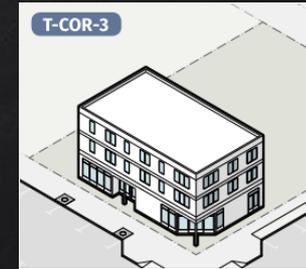
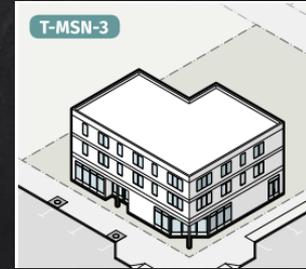
- Larger parcels
- Connected by dangerous, wide, high-speed roadways
- Large blocks
- Missing walkable/bikable connections
- Little place identity



RETROFIT- [SUBURBAN CONTEXT]

ZONING CODE

- Traditional Districts
 - “Main Street” form
 - Buildings close to the street
 - Pedestrian-friendly / walkable
 - Existing neighborhood context
- Examples: older areas of Town such as Eggertsville and Snyder, and areas near the Village of Williamsville



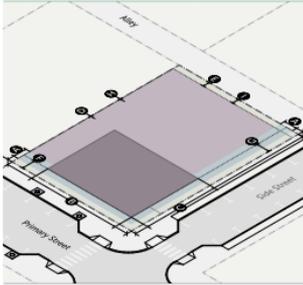
ZONING CODE

Traditional Districts

Sec. 71.3. T-LSN-2.5 Traditional Low-Scale Node 2.5

EXAMPLE
CODE
PAGE

A. Building Placement



LOT

| | |
|-----------------------|----------|
| Area | 0 SF min |
| Width | 0' min |
| Outdoor amenity space | 10% min |

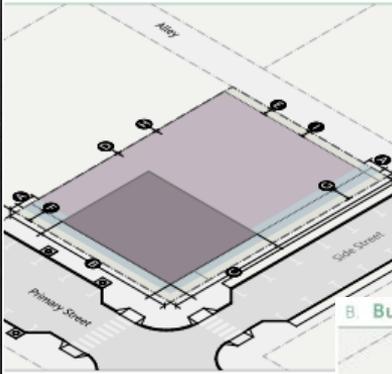
BUILDING SETBACKS

| | |
|-------------------------------|----------------|
| 1 Build-to zone | 0' min/15' max |
| 2 Primary street lot frontage | 70% min |
| 3 Side street lot frontage | 40% min |
| 4 Common lot line | 0' min |
| 5 Alley | 5' min |

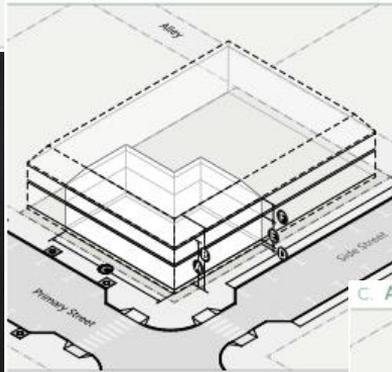
PARKING SETBACKS

| | |
|-------------------|---------|
| 1 Primary Street | 10' min |
| 2 Side Street | 10' min |
| 3 Common lot line | 0' min |
| 4 Alley | 5' min |

A. Building Placement



B. Bulk & Mass



Traditional / Infill
Districts

C. Activation



ZONING CODE

DIV. 7.2. TRADITIONAL FRONTAGES

Sec. 7.2.1 Applicability

The Traditional Frontages are established as an overlay mechanism to modify standards in the underlying district. When a specific Frontage is designated in the zoning applied to a property, the requirements must be followed over the underlying district provisions. Frontage modifies specific dimensional standards of the underlying district.

Sec. 7.2.2. Frontages

A. Village

The Village Frontage provides for a walkable retail street, moving the building up to the back of the sidewalk, and providing for a high build-to percentage, ensuring a 'main street' environment.



B. Green

The Green Frontage provides for a deeper setback, moving the building back from the street, but not allowing parking between the building and the street.

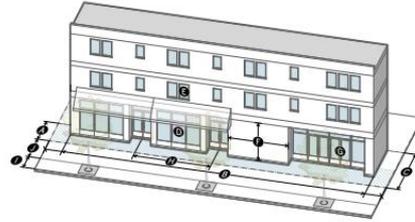


C. Residential

The Residential Frontage provide a low build-to percentage and modest transparency requirements, allowing for buildings that are closer in mass and scale to large traditional houses.

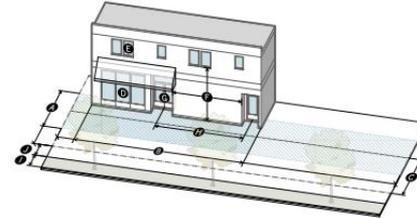


Sec. 7.2.3. Village Frontage

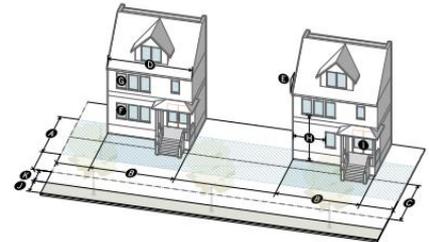


Traditional / Infill Frontages

Sec. 7.2.4. Green Frontage



Sec. 7.2.5. Residential Frontage



ZONING CODE

- Architectural Standards will be required in Traditional Districts and design review will go before an Architectural Review Board
- Standards modeled after the Village of Williamsville code

§ 112-16: ARCHITECTURAL CONSISTENCY

**§ 112-16F(3)
COMMERCIAL BUILDING CHARACTER**

COMMERCIAL BUILDINGS MUST ALLOW FOR THE MIXING OF USES IN UPPER STORIES.

(a) New construction, building renovations, and building additions shall complement the traditional architecture of Western New York State (Figures 56-59, 64-66).

(b) Buildings shall have a solid to void ratio created by window openings and wall surfaces that is consistent with the valued historic forms found in the Village. A similar or complementary ratio shall be provided or maintained on existing structures upon renovations or changes in building use (Figures 56, 59, 62 & 63).

(c) All new or renovated commercial buildings with frontage on public streets shall provide areas of transparent glazing equal to or greater than 70 percent of the wall area between the height of 3 feet and 10 feet from the ground (Figures 58, 63 & 65). Tinted glazings that reduce transparency of 1st floors shall not count towards the minimum transparency requirement (See also §112-16 C(3)). Low thermal emissivity coatings do not constitute tinting.

(d) Commercial buildings shall provide visual distinction between the 1st floor and upper floors through the use of appropriate architectural elements, details, materials and/or color (Figures 58, 59 & 66).

[34]
Zoning Code of the Village of Williamsville, New York: Chapter

§ 112-16: SITE PLANNING AND DESIGN

**§ 112-16B(2)
BUILDING ORIENTATION AND SETBACK, CONTINUED**

(j) No principal building shall be placed within 30 feet of any residential district boundary (See § 112-16F(2)(i) & F(2)(j)).

(k) Accessory structures shall not be greater than 18 feet in height and shall be set back from any property line abutting a residential district boundary a distance at least equal to the height of the structure.

[19]
New York: Chapter 112-16 - Mixed Use District (ML)



This recently renovated building complements its surroundings, provides historically relevant design cues, maintains an active storefront, and displays a prominent entrance (F1316a).



The new retail structure in the background draws design elements from the historic structure in the foreground. Where appropriate, new construction shall complement the traditional architecture found along Main Street (F1316a).



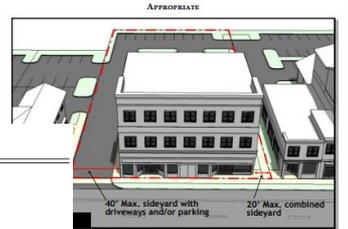
The contemporary development seen in the above figure provides a consistent scale ratio and street level transparency, adding to Main Street in Williamsville (F1316b).



(d) Commercial buildings shall provide visual distinction between the 1st floor and upper floors through the use of appropriate architectural elements, details, materials and/or color (Figures 58, 59 & 66).



This corner building has a high quality facade displayed on both streets, adding prominence to the structure and its location within the community.

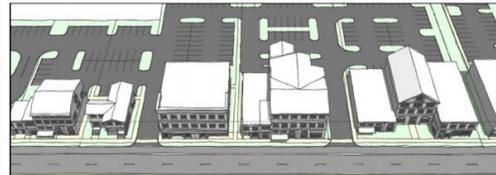


Setback distances is critical in establishing a strong streetscape rhythm and enhances the overall visitor experience and improves density and vitality.



VILLAGE OF WILLIAMSVILLE
MIXED USE DISTRICT DESIGN STANDARDS

**§ 112-16
(ATTACHMENT 2)**



PREPARED BY:



ZONING CODE

Sec. 4.3.3. SC-3 Shallow Corridor 3

EXAMPLE
CODE
PAGE

A. District



INTENT

The Shallow Corridor 3 District is intended to provide for a variety of retail, service and commercial uses, as well as multi-unit residences or offices. This district is intended for shallow corridor parcels (less than 200' deep). New development will range from 1 to 3 stories in height. Where these districts abut single-family residential areas, a transition is required.

USE

Allowed uses See Div. 3.1

SHARED ACCESS DRIVE

Ⓐ Required easement Alley (Sec.4.6.7)

CROSS ACCESS

Ⓔ Distance from street lot line 80' min / 170' max

Ⓒ Required easement Alley (Sec.4.6.7)

Required frontage None

BLOCKS

Perimeter None

Length 1200' max

TRANSITION

Ⓘ Shallow Lot Transition (Sec.4.5.3.)

Suburban / Retrofit Districts

RETROFIT DISTRICT GOALS

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

ZONING CODE

- Various frontages based on the type of street the building fronts
- Existing street classifications from the Comprehensive Plan (Local, Collector, Minor Arterial and Major Arterial)

Suburban / Retrofit Districts

Sec. 4.4.3 Local Street



SHARED ACCESS DRIVE

| | |
|--------------------------------|----------|
| Ⓐ Separation | 100' min |
| ⓐ Distance after intersection | 75' min |
| ⓑ Distance before intersection | 100' min |
| Ⓒ Throat depth | 35' min |

BUILDING SETBACKS

| | |
|----------|--------|
| Ⓔ Street | 5' min |
|----------|--------|

PARKING SETBACKS

| | |
|----------|---------|
| Ⓛ Street | 10' min |
|----------|---------|

STREETSCAPE

| | | |
|-------------------------|--------------------|-----------|
| Ⓜ Curb zone | 5' min | Tree lawn |
| Tree planting type | | Tree lawn |
| Tree spacing | 35' on-center avg. | |
| Ⓨ Clear pedestrian zone | 5' min | |

STORY HEIGHT

| | Residential | Non-Residential |
|--------------------------|-----------------|-----------------|
| Ⓚ Ground floor elevation | 2' min / 4' max | 0' min / 2' max |
| Ⓛ Ground story height | 9' min | 14' min |

TRANSPARENCY

| | | |
|----------------|---------|---------|
| Ⓚ Ground story | 20% min | 30% min |
|----------------|---------|---------|

PEDESTRIAN ACCESS

| | |
|---------------|---------|
| Ⓛ Upper story | 20% min |
| Ⓜ Blank wall | 30' max |

PEDESTRIAN ACCESS

| | |
|--------------------------|--------------|
| Ⓨ Street-facing entrance | Not required |
| Ⓩ Entrance spacing | 75' max |

Sec. 4.4.6 Major Arterial



SHARED ACCESS DRIVE

| | |
|--------------------------------|----------|
| Ⓐ Separation | 350' min |
| ⓐ Distance after intersection | 200' min |
| ⓑ Distance before intersection | 350' min |
| Ⓒ Throat depth | 100' min |

BUILDING SETBACKS

| | |
|----------|---------|
| Ⓔ Street | 10' min |
|----------|---------|

PARKING SETBACKS

| | |
|----------|---------|
| Ⓛ Street | 15' min |
|----------|---------|

STREETSCAPE

| | | |
|-------------------------|--------------------|-----------|
| Ⓜ Curb zone | 10' min | Tree lawn |
| Tree planting type | | Tree lawn |
| Tree spacing | 35' on-center avg. | |
| Ⓨ Clear pedestrian zone | 6' min | |

STORY HEIGHT

| | Residential | Non-Residential |
|--------------------------|-----------------|-----------------|
| Ⓚ Ground floor elevation | 2' min / 4' max | 0' min / 2' max |
| Ⓛ Ground story height | 9' min | 14' min |

TRANSPARENCY

| | | |
|----------------|---------|---------|
| Ⓚ Ground story | 20% min | 60% min |
|----------------|---------|---------|

PEDESTRIAN ACCESS

| | |
|---------------|---------|
| Ⓛ Upper story | 20% min |
| Ⓜ Blank wall | 50' max |

PEDESTRIAN ACCESS

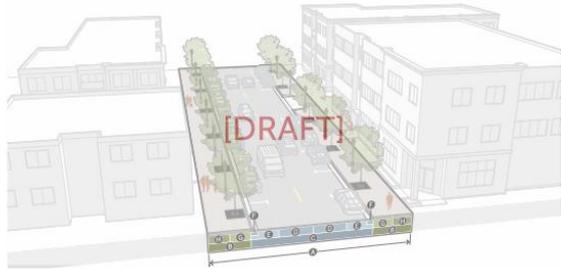
| | |
|--------------------------|----------|
| Ⓨ Street-facing entrance | Required |
| Ⓩ Entrance spacing | 100' max |

ZONING CODE

- Various frontages based on the type of street the building fronts
 - Classifications to create a more “Traditional” feel on newly created Core Streets
- Core Streets are specified with public realm and streetscape requirements

Suburban / Retrofit Districts

Sec. 4.6.3 **Core Street**



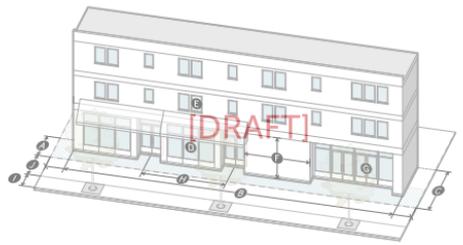
| PUBLIC REALM | |
|----------------------|-----------------|
| Ⓐ Right-of-way width | 60' min |
| Ⓒ Curb-to-curb | 36' min/38' max |
| Ⓓ Streetscape | 12' min |

| CURB-TO-CURB | |
|-------------------|-----------------|
| Ⓐ Travel lane | 9' min/10' max |
| Ⓒ Parking lane | 8' min/8.5' max |
| Ⓓ Curb and gutter | 24" |

| STREETSCAPE | |
|---------------------------|------------------|
| Ⓒ Curb zone | 6' min |
| Street tree planting type | Tree lawn/grates |
| Tree spacing | 35' o.c. avg. |
| Ⓓ Clear pedestrian zone | 6' min |

Draft March 17, 2019 Chapter 203. Zoning | Amherst, New York 4-37

Sec. 4.4.9. **Village Core Street**



| BUILDING SETBACKS | |
|-------------------|----------------|
| Ⓐ Build-to zone | 0' min/10' max |
| Ⓒ Lot frontage | 90% min |

| PARKING SETBACKS | |
|------------------|---------|
| Ⓒ Street | 20' min |

| BUILDING MASS | |
|---------------------------------|-----|
| Ⓒ Street-facing building length | n/a |

| STREETSCAPE | |
|-------------------------|--------------------|
| Ⓒ Curb zone | 6' min |
| Tree planting type | Grates |
| Tree spacing | 35' on-center avg. |
| Ⓓ Clear pedestrian zone | 10' min |

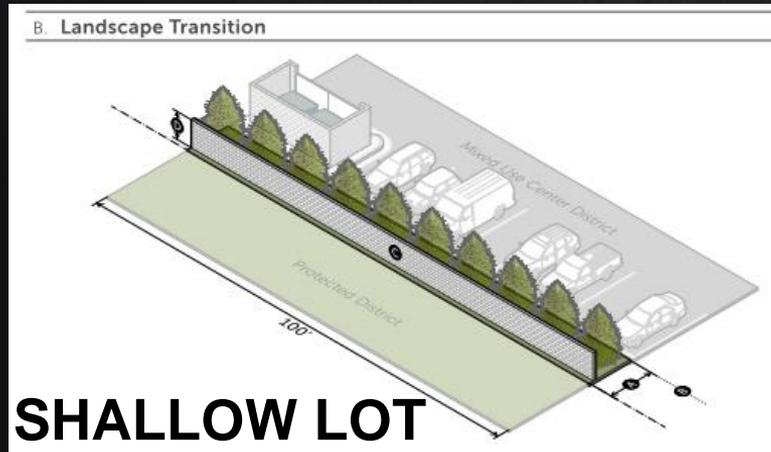
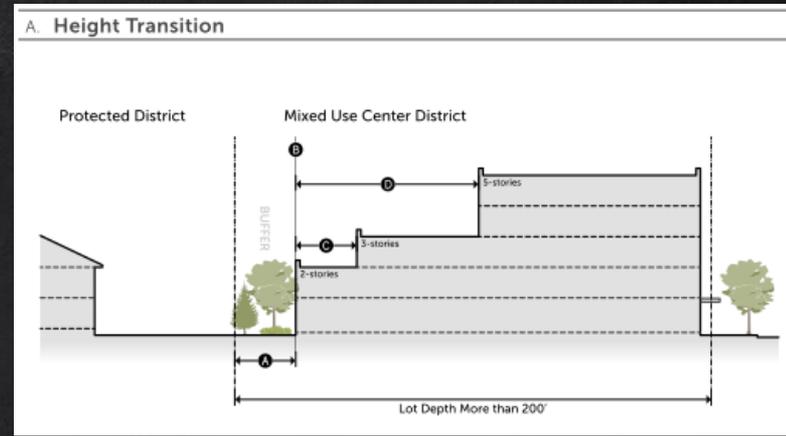
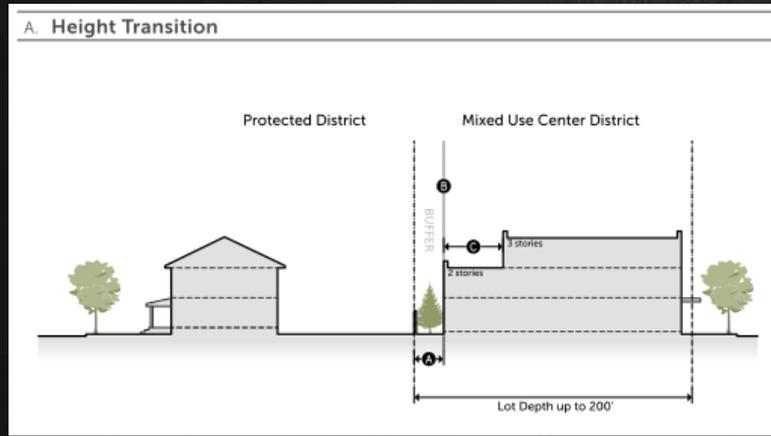
| STORY HEIGHT | |
|--------------------------|-----------------|
| Ⓒ Ground floor elevation | 0' min / 2' max |
| Ⓓ Ground story height | 14' min |

| TRANSPARENCY | |
|----------------|---------|
| Ⓓ Ground story | 70% min |
| Ⓓ Upper story | 20% min |
| Ⓓ Blank wall | 15' max |

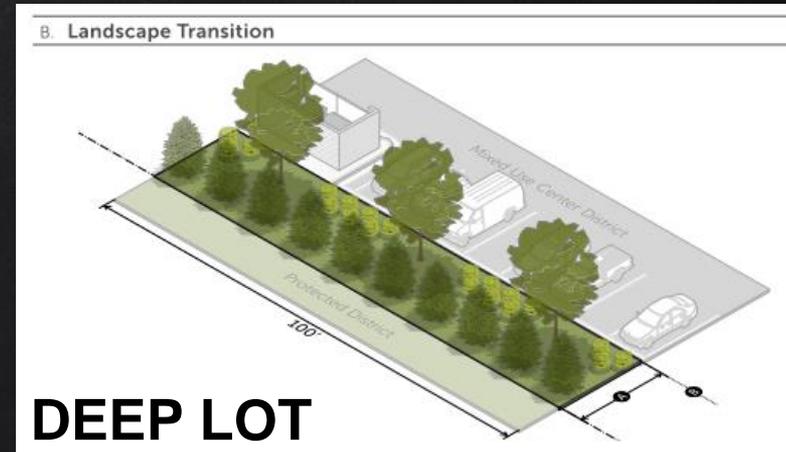
| PEDESTRIAN ACCESS | |
|--------------------------|----------|
| Ⓓ Street-facing entrance | Required |
| Ⓓ Entrance spacing | 30' max |

Draft March 17, 2019 Chapter 203. Zoning | Amherst, New York 4-29

ZONING CODE Transitions to Residential (for all districts)



SHALLOW LOT



DEEP LOT

ZONING CODE

- Retrofit sites typically do not have a surrounding context that is to be replicated
- Creation of a new traditional feel by breaking up large sites into walkable blocks created by new standards

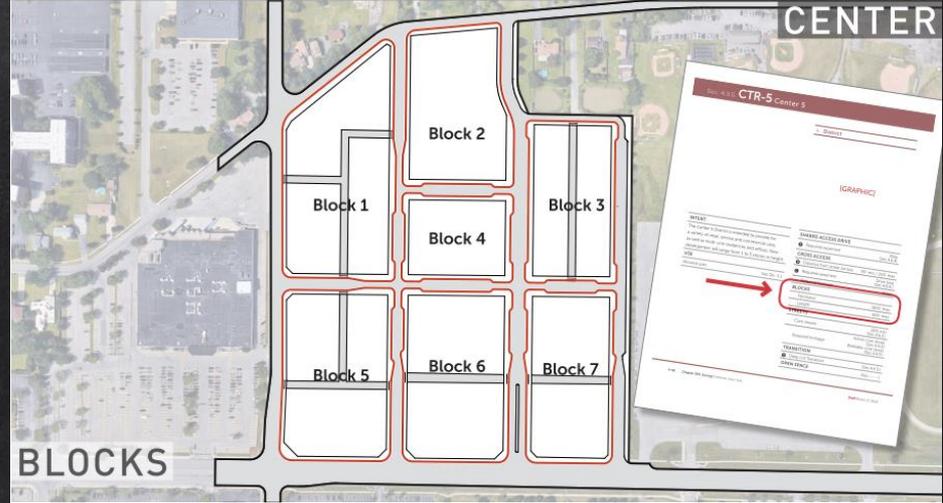


EXAMPLE

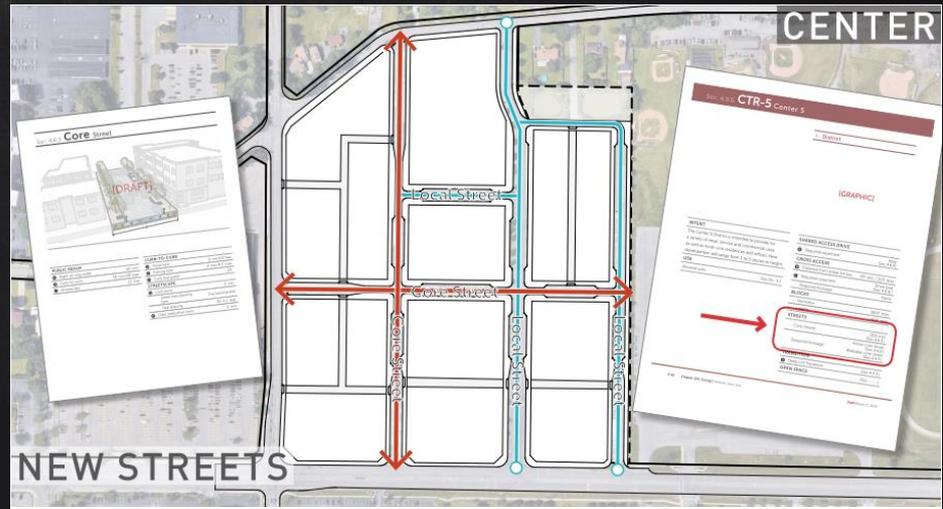


ZONING CODE

- Blocks are required at certain/maximum distances and different street types are required within the site
- Must use the street specifications for the streets created (ex. Core Street)

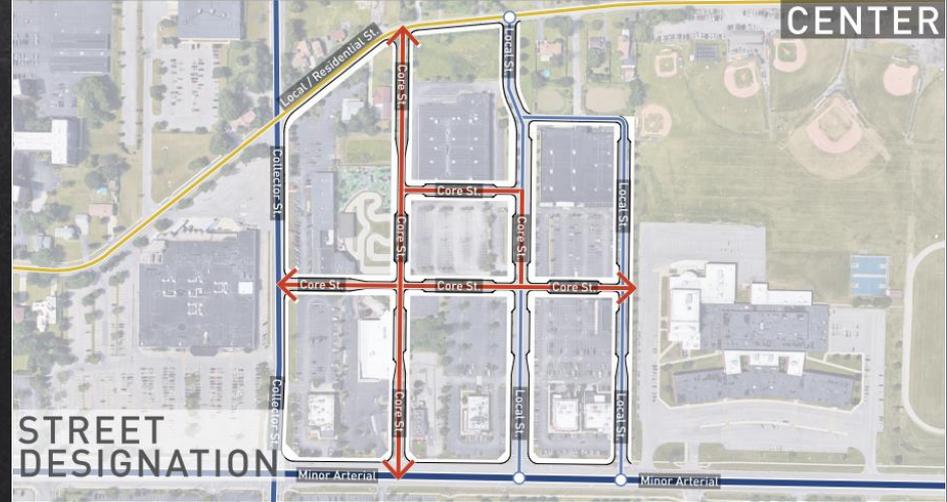


EXAMPLE

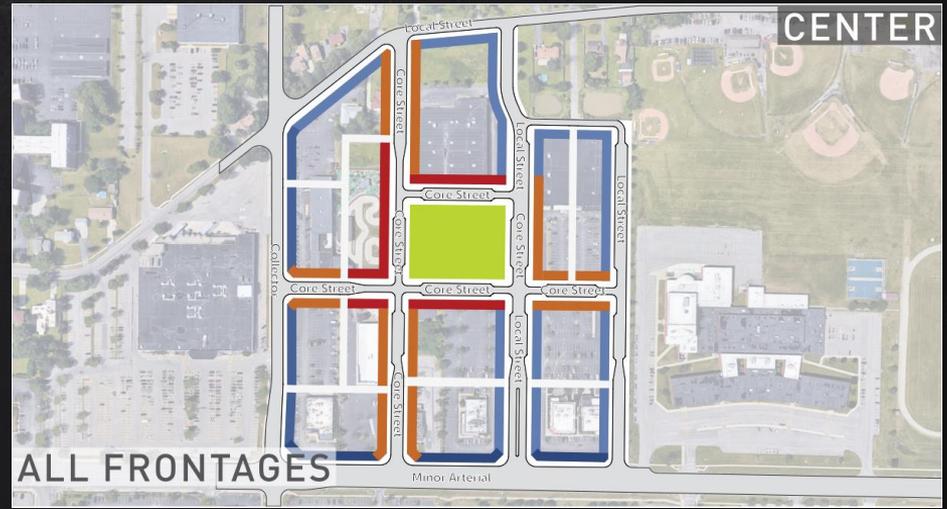


ZONING CODE

- All streets -including new interior Core Streets along with existing streets such as Arterials- are classified or designated
- Corresponding frontages for those streets are applied

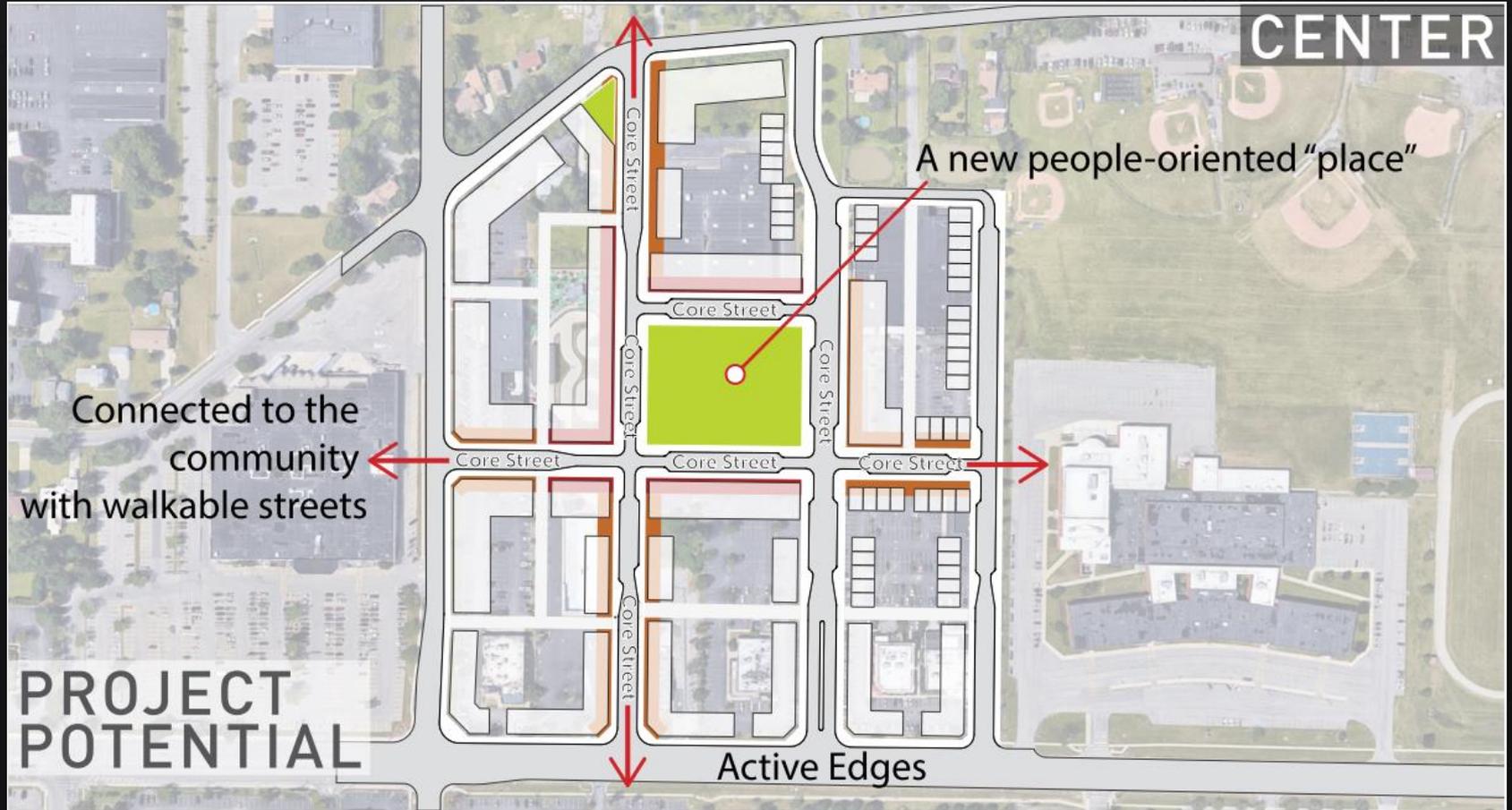


EXAMPLE



ZONING CODE

EXAMPLE



AMHERST OPPORTUNITY ZONE Land Use Alternative 1

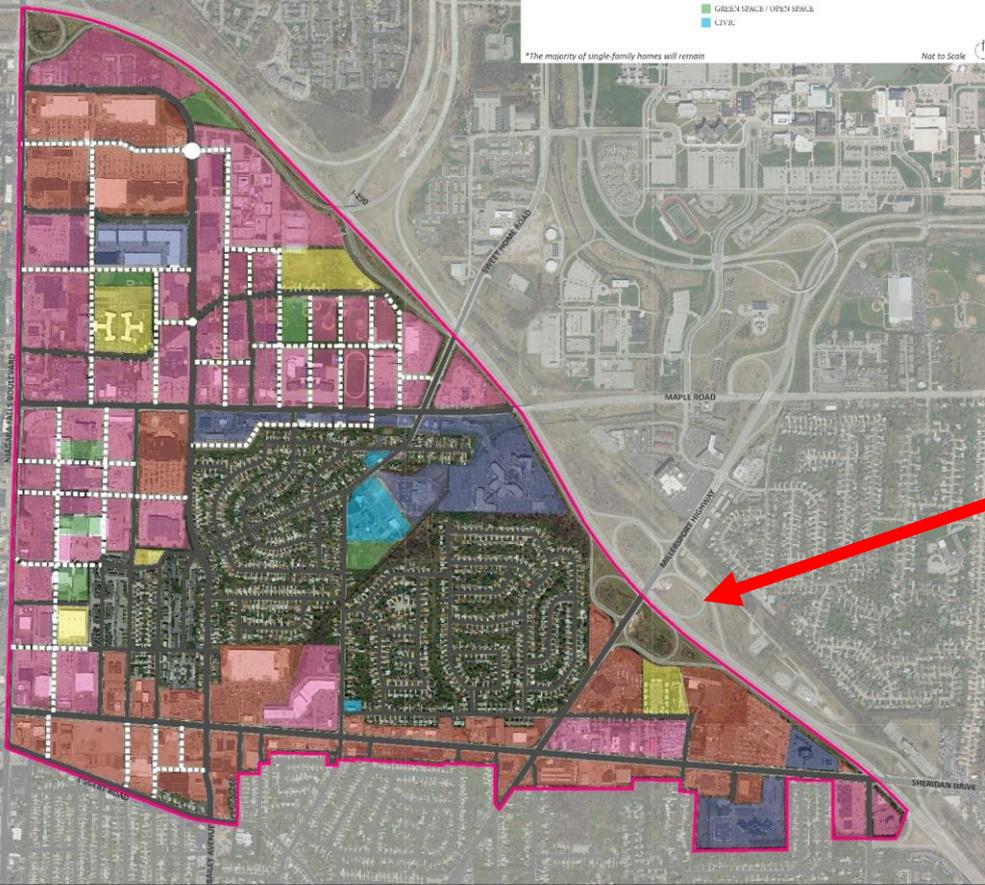
DRAFT 3-5-19

Use Recommendations

- COMMERCIAL / OFFICE
- MIXED USE
- RESIDENTIAL
- OFFICE
- GREEN SPACE / OPEN SPACE
- CIVIL

*The majority of single-family homes will remain

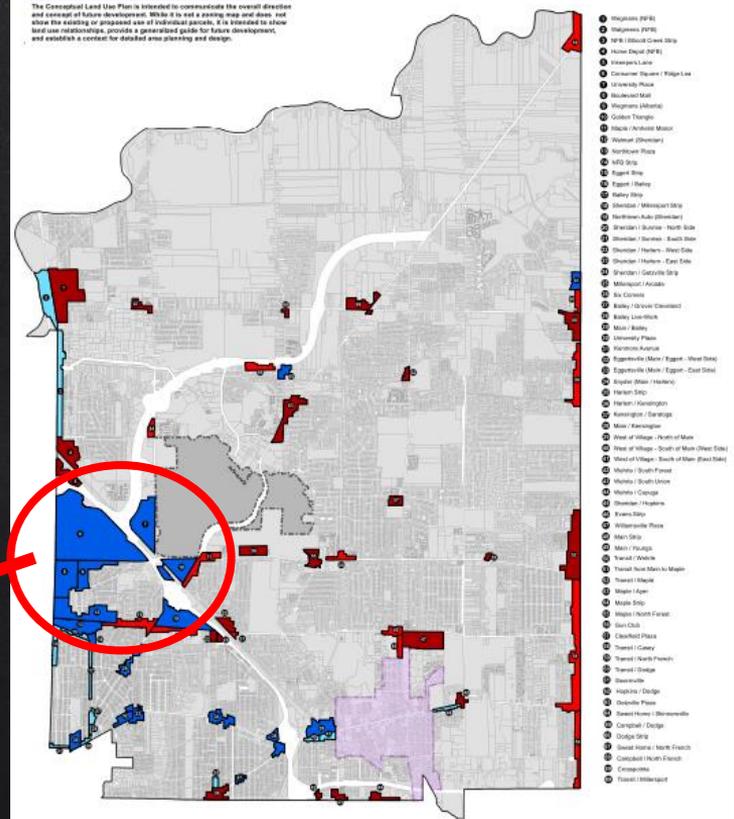
Not to Scale



Town of Amherst Bicentennial Comprehensive Plan

DRAFT 3/7/19

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.



- 101 Niagara (DPR)
- 102 Niagara (DPR)
- 103 Niagara (DPR)
- 104 Niagara (DPR)
- 105 Niagara (DPR)
- 106 Niagara (DPR)
- 107 Niagara (DPR)
- 108 Niagara (DPR)
- 109 Niagara (DPR)
- 110 Niagara (DPR)
- 111 Niagara (DPR)
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- 150 Niagara (DPR)

Commercial and Mixed-Use Designations

Future Center Designations

- Suburban Node
- Suburban Corridor
- Traditional Node
- Traditional Corridor
- Village of Wilkesville
- University at Buffalo

FIGURE 6-A

SOURCE NOTES:
Original Source Data Provided by the Town of Amherst Information Technology Department, 2016
Map Created by the Town of Amherst Planning Department
Date: February 2018

0 50 100 150 200 Feet