

URBAN DESIGN & PLANNING SERVICES 1

AMHERST, NEW YORK



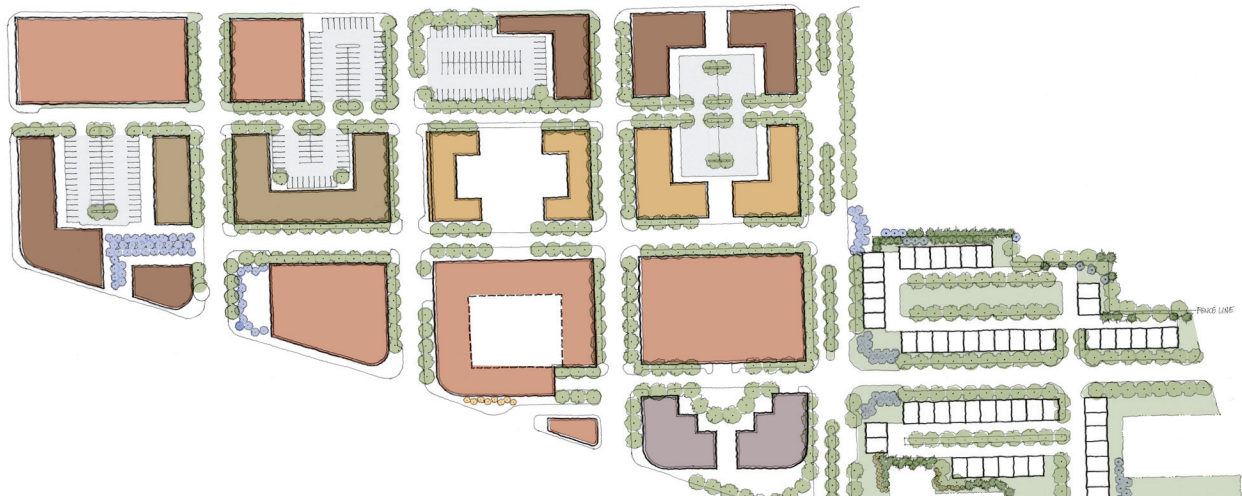
Existing commercial corridors

Design Standards for Commercial and Mixed-Use Corridors

Amherst, New York, is an inner ring suburb to Buffalo, and contains a range of commercial and industrial corridors which the City sought to revitalize. Compatibility with older neighborhoods that abutted these areas was a special consideration.

Crafting new, form-based zoning standards was a part of the strategy to enhance these places and better integrate them into the community. Winter & Company assisted the City in crafting new standards, using computer modeling and a series of case studies to test the revisions to the Zoning Code.

The analysis helped citizens visualize the proposed revisions to the Zoning Code and identified potential issues with their implementation.



The potential effects of new form-based codes when applied to retrofitting a regional center are illustrated in this site plan. Based on principles of maximum walking distances, the site is divided into a series of city blocks that reflect traditional development patterns and redistribute parking between on-site and on-street locations.



DESIGN GUIDELINES & STANDARDS

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AMHERST, NEW YORK

Three-dimensional modeling focused on three proposed districts that include commercial uses along corridors of different intensity: The Traditional Neighborhood District (TND), the Traditional Neighborhood Business Overlay District (TNB) and the Traditional Residential District (TR-3). The effects on adjacent land uses and relationship to connectivity patterns, such as vehicular and pedestrian connections, were considered. The evaluation also tested revised landscape and parking regulations to ensure that the new requirements would accomplish their intended purpose.

SERVICES:

» Neighborhood character analysis

CLIENT:

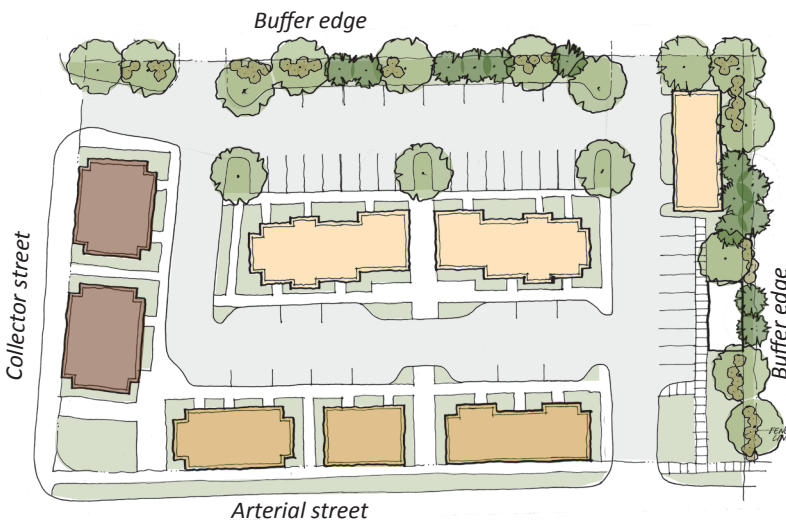
City of Amherst, NY

DATE:

2005



Computer models tested the effects on massing of different building heights and intensities of development. The relationship to increased parking demand also was part of the analysis.



The redevelopment potential for a medium-sized commercial site on a corner is illustrated in this test site plan, using the new form-based standards. Mixed use is incorporated in the development. Double-fronted buildings line the property edges to enhance pedestrian appeal for the area.



Residential edge conditions along the transition areas of the commercial corridors in Amherst, New York, are addressed in the new form-based code.



Vignette view showing the commercial corridor interspersed by residential in the rear.



Winter & Company

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