



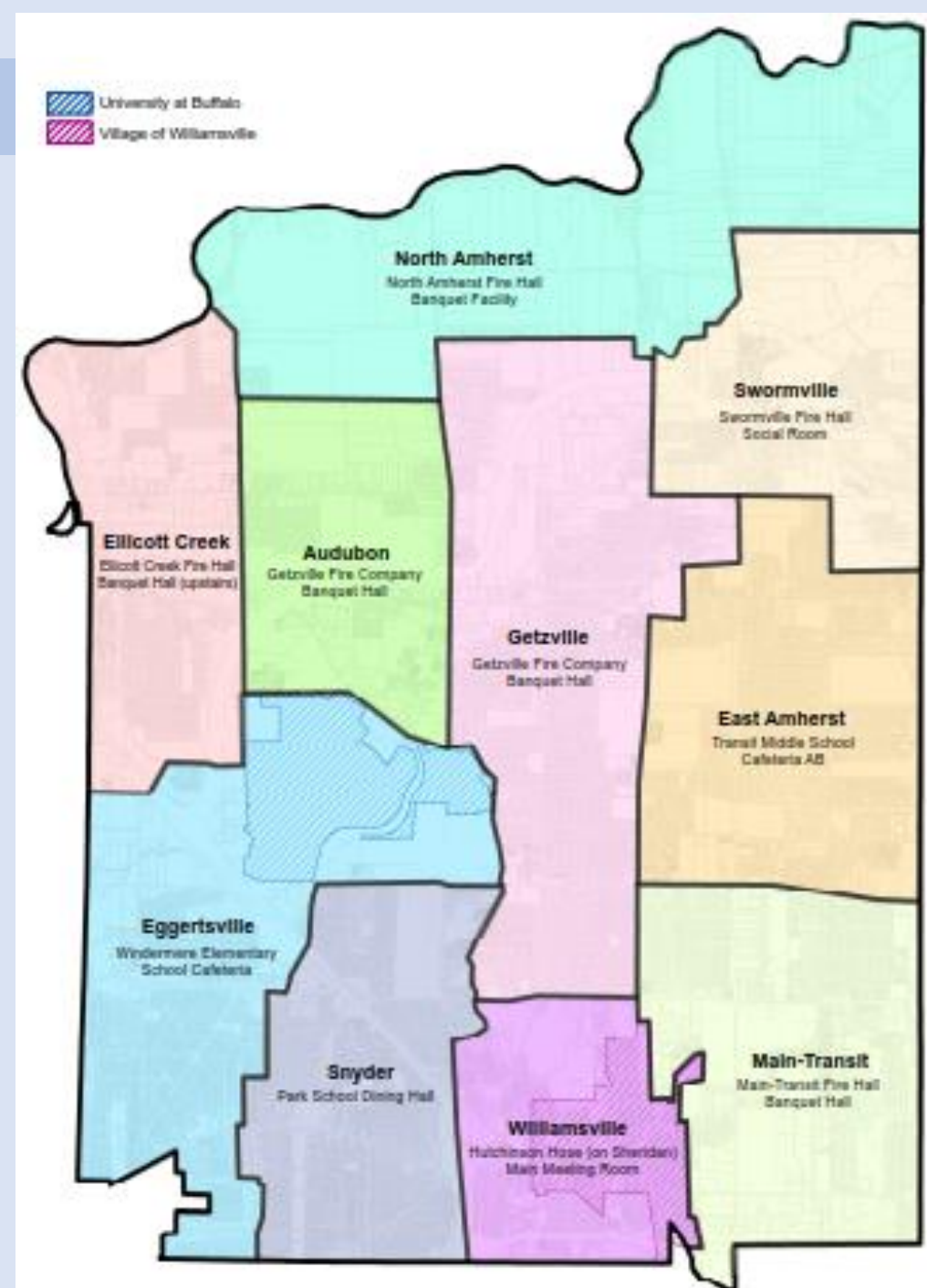
# Neighborhood Forums Follow Up

**Summary of the Visual Preference Survey (VPS)  
and Concentric Circle Exercises**

October 10, 2018

# WHY WE'RE HERE/WHAT WE DID

- “Report Back” on the Neighborhood Forums - results from the Visual Preference Survey (VPS) and summary from the Concentric Circle exercise
- Held 10 Neighborhood Forums in April and May 2018 and 438 residents and stakeholders participated
- Neighborhoods were derived from Fire District boundaries (see map)
- Gathered comments and input from stakeholders regarding their likes and desires in neighborhoods now and for the future
- Other Meetings:
  - ❖ Attended two (2) ice cream social events at Windermere Elementary & Forest Elementary
  - ❖ Held a meeting with nine (9) YouthWork\$ youth/students to get their thoughts



# WHAT WE DID



- Conducted 2 activities:
  - ❖ Concentric Circle Exercise
  - ❖ Visual Preference Survey (VPS)
- Created a Neighborhood Survey which asked questions about conditions of housing, buildings, infrastructure, etc.
- Provided comment sheets for residents to hand in or mail in

TOWN OF AMHERST NEIGHBORHOOD CONDITION SURVEY 

Neighborhood: Egbertsville

1. What street do you live on? \_\_\_\_\_ Homeowner or Renter? \_\_\_\_\_

2. How long have you lived in this neighborhood?  
 Less than 1 year  1-3 years  4-10 years  11-20 years  20+ years

3. What are the most significant changes that have taken place in this neighborhood since you moved here?  
\_\_\_\_\_  
\_\_\_\_\_

4. How would you rate the overall condition of housing and buildings in the neighborhood?  
 Good Condition  Minor Repairs  Some Deterioration  Major Deterioration  Dilapidated

5. How would you rate the overall condition/quality of the following neighborhood amenities?


Good Condition ----- Adequate ----- Needs Improvement ----- Poor Condition ----- Completely Lacking	1	2	3	4	5
a. Sidewalks	1	2	3	4	5
b. Roads & curbing	1	2	3	4	5
c. Street Trees	1	2	3	4	5
d. Street Lighting	1	2	3	4	5
e. School Property	1	2	3	4	5
f. Parks/Public Greenspace	1	2	3	4	5
g. Appearance of Shops/Businesses	1	2	3	4	5
h. Parking	1	2	3	4	5
i. Public Safety (police)	1	2	3	4	5
j. Access to Public Transportation	1	2	3	4	5
k. Other _____	1	2	3	4	5

6. What are some amenities that are missing in your neighborhood that you desire? \_\_\_\_\_  
\_\_\_\_\_

7. What are some of your concerns not being addressed in your neighborhood? \_\_\_\_\_  
\_\_\_\_\_

8. Any other concerns or comments? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please use the map on the reverse side to mark locations of issues noted above. Please label the map notations with the number/letter of the corresponding survey question item you are referring to.

 **TOWN OF AMHERST NEIGHBORHOOD FORUMS**  
**Planning for Your Neighborhood**

**COMMENTS**  
Please offer any thoughts that you feel were not captured during the meeting and hand in your sheet before you leave.

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

IF YOU PREFER TO MAIL YOUR RESPONSE, PLEASE RETURN TO:  
Town of Amherst Planning Department  
5583 Main Street  
Williamsville, New York 14221

**Thank you for your comments!**

# SUMMARY OF MEETINGS



Meeting Neighborhood	Location	Date	# of Attendees*	VPS Responses		Neighborhood Surveys	Written Comment Sheets
				Paper	Text		
Eggertsville	Windermere Elementary	April 24, 2018	50	21	21	24	6
Eggertsville**	Windermere Elementary	May 17, 2018	--	67	--	--	--
Williamsville	Hutchinson Hose Fire Hall	April 26, 2018	38	17	21	21	10
Williamsville**	Forest Elementary	May 4, 2018	--	78	--	--	--
Snyder	Park School of Buffalo	May 1, 2018	83	27	41	52	15
Main-Transit	Main-Transit Fire Hall	May 8, 2018	21	4	11	8	5
East Amherst	Transit Middle School	May 10, 2018	28	15	10	11	6
Ellicott Creek	Ellicott Creek Fire Hall	May 14, 2018	45	19	17	30	7
Getzville	Getzville Fire Hall	May 21, 2018	45	22	21	29	11
Audubon	Getzville Fire Hall	May 22, 2018	21	5	8	12	5
North Amherst	North Amherst Fire Hall	May 29, 2018	78	33	29	45	11
Swormville	Swormville Fire Hall	May 31, 2018	29	17	0	14	2

<b>TOTALS:</b>	<b>438</b>	<b>325</b>	<b>179</b>	<b>246</b>	<b>78</b>
		<b>(504 total VPS participants)</b>			

\*approximate according to those who signed in - could include some Town staff/board members

\*\*Ice Cream Social - only VPS was available

# 1. VISUAL PREFERENCE SURVEY



## What is a Visual Preference Survey (VPS)?

- Used as an interactive way to gather community-based input on land use and design preferences
- Rate various example images (none were proposed for development)
- Range of building styles, sizes, heights, layouts, etc.
- Images may or may not necessarily be suitable in various locations within a certain neighborhood - this helps determine preferences

## Reasons the VPS was Conducted

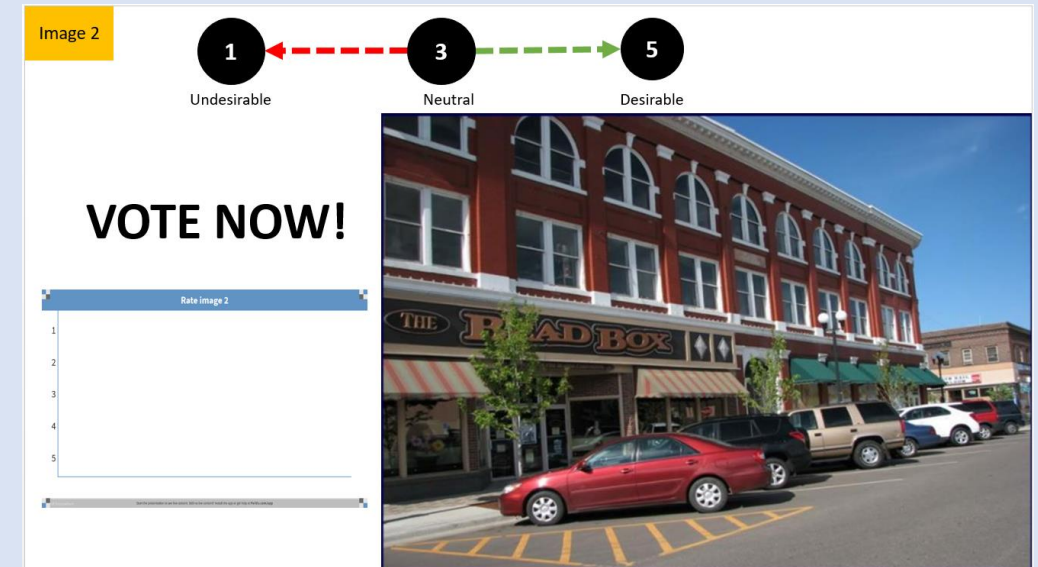
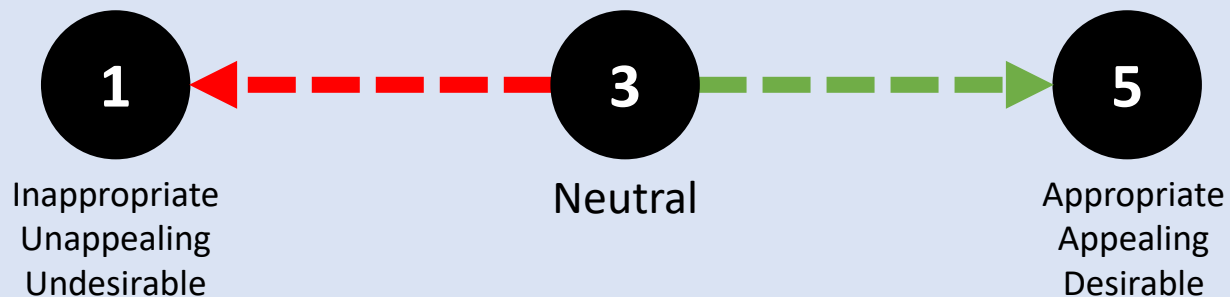
- To better understand preferred forms of development within each neighborhood
- To inform/validate the Imagine Amherst Plan Amendment adopted on December 11, 2017

# 1. VISUAL PREFERENCE SURVEY



## How the VPS Worked

- Participants were shown a series of slides with different images and were asked to:
  - ❖ View the image for about 20-30 seconds
  - ❖ Rate the image on a scale from 1 to 5 (see scale below)
    - Via Text (online polling system)
    - Via Written Paper Ballot



# 1. VISUAL PREFERENCE SURVEY



## Things That Were Considered During the VPS

- Asked participants to consider whether the building could/should be located within the commercial areas of their neighborhood
- Asked participants to use their initial or “gut” reaction – ratings were based solely on their own preferences
- Asked participants to consider the following for each image:
  - ❖ Appearance/Design/Architecture
  - ❖ Height, Size and Scale

# 1. VISUAL PREFERENCE SURVEY



## VPS Data & Analysis

- STEP 1: Combining & Totaling Data
  - ❖ For each meeting, votes from both the texting and paper responses for each image were combined into one total for each of the ratings (1 to 5)
- STEP 2: Identifying Preferences
  - ❖ If total votes leaned more towards ratings 4 and 5 (desirable), the image was assigned a “mostly positive” reaction – shown in blue
  - ❖ If total votes leaned more towards ratings 1 and 2 (undesirable), the image was assigned a “mostly negative” reaction – shown in red
  - ❖ Some images had ratings that were split both positively and negatively and these were given a “neutral” reaction – no color delineated

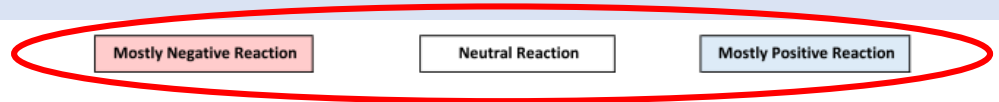


# 1. VISUAL PREFERENCE SURVEY



## VPS Data & Analysis Summary

- Note: Some images were replaced throughout the meetings – *shown in gray*



IMAGES	RATINGS	MEETING LOCATIONS & THE TOTAL OF RATING SCORES FOR EACH (both hard copy and via text)										TOTAL SCORES - 10 MEETINGS
		Egbertsville	Williamsville	Snyder	Main-Transit	East Amherst	Ellicott Creek	Getzville	Audubon	North Amherst	Swormville	
1	#1	18	12	36	3	4	11	10	4	22	5	125
	#2	6	5	12	2	3	4	14	0	10	4	60
	#3	10	12	17	4	11	18	12	2	18	4	108
	#4	6	7	1	5	2	2	6	6	5	2	42
	#5	1	2	0	0	3	0	1	0	1	1	9
2	#1	1	5	15	1	2	8	14	1	31	7	85
	#2	4	3	4	3	2	6	3	5	4	3	37
	#3	7	6	11	1	5	7	9	2	13	1	62
	#4	17	10	17	2	9	9	7	1	6	5	83
	#5	13	14	16	7	6	6	9	3	5	1	80
3	#1	25	23	38	7	9	13	23	2	34	10	184
	#2	7	5	19	2	7	11	6	6	12	4	79
	#3	8	7	7	3	4	7	10	1	9	2	58
	#4	1	1	3	2	3	1	2	2	2	0	17
	#5	0	0	0	0	1	4	1	0	0	1	7
4	#1	1	6	18	0	1	4	7	0	29	3	69
	#2	5	5	10	5	2	5	4	3	9	5	53
	#3	10	10	14	3	7	14	14	4	11	1	88
	#4	15	9	17	4	8	8	13	2	6	6	88
	#5	11	8	7	2	5	4	4	4	2	1	48
5	#1	1	3	16	--	--	--	--	--	--	--	20
	#2	7	5	12	--	--	--	--	--	--	--	24
	#3	7	9	13	--	--	--	--	--	--	--	29
	#4	19	11	18	--	--	--	--	--	--	--	48
	#5	7	9	8	--	--	--	--	--	--	--	24
5 (new)	#1	--	--	--	3	1	7	8	1	20	5	45
	#2	--	--	--	2	1	2	8	2	17	1	33
	#3	--	--	--	4	6	10	9	4	11	3	47
	#4	--	--	--	3	11	11	8	3	6	6	48
	#5	--	--	--	1	5	6	10	2	3	2	29

OTHER MEETINGS / EVENTS			TOTAL SCORES - ALL MEETINGS & OTHER EVENTS
Forest Elementary Ice Cream Social	Windermere Elementary Ice Cream Social	Northtown Center Youth Event	
37	24	1	186
17	7	3	84
16	20	2	144
4	10	1	56
2	6	2	17
8	3	0	96
8	9	0	54
22	24	1	108
24	13	6	120
16	16	2	112
--	--	4	184
--	--	1	79
--	--	3	58
--	--	1	17
--	--	0	7
--	--	0	69
--	--	0	53
--	--	3	88
--	--	3	88
--	--	3	48
7	9	0	36
7	2	2	33
13	14	5	56
30	16	1	94
21	25	1	70
--	--	--	45
--	--	--	33
--	--	--	47
--	--	--	48
--	--	--	29

# 1. VISUAL PREFERENCE SURVEY



## VPS Limitations & Other Factors

- Some participants may have attended more than one meeting – their VPS votes may have been counted more than once and could have slightly skewed the data
- Commercial areas in the different neighborhoods can vary greatly
  - ❖ Example: Snyder village area vs. Snyder on Sheridan near the I-290
    - Something people in Snyder may not have liked for the “Snyder center” may be ok for the area near the I-290
  - ❖ When people were viewing the images, we had to take these commercial area differences within one neighborhood into account because the images were not related to specific locations

# 1. VISUAL PREFERENCE SURVEY



## VPS Results – All Neighborhoods

- None of the neighborhoods preferred the larger-scale office buildings (Images 28 & 31)
- None of the neighborhoods preferred the buildings with a more “modern style” of architecture (Images 7 & 18)

*Image 28*



*Image 31*



*Image 7*



*Image 18*



# 1. VISUAL PREFERENCE SURVEY



## VPS Results – Imagine Amherst images

- The Imagine Amherst concepts (Images 4, 10 & 22) were liked by the neighborhood in which they were modeled, i.e. Getzville liked the image of Getzville, etc.

Image 4 (Getzville)



Image 4 (Getzville)

RATINGS	MEETING LOCATIONS & THE TOTAL OF RATING SCORES FOR EACH (both hard copy and via text)										TOTAL SCORES - 10 MEETINGS
	Egbertsville	Williamsville	Snyder	Main-Transit	East Amherst	Ellicott Creek	Getzville	Audubon	North Amherst	Swormville	
#1	1	6	18	0	1	4	7	0	29	3	69
#2	5	5	10	5	2	5	4	3	9	5	53
#3	10	10	14	3	7	14	14	4	11	1	88
#4	15	9	17	4	8	8	13	2	6	6	88
#5	11	8	7	2	5	4	4	4	2	1	48

Image 10 (Egbertsville)



Image 10 (Egbertsville)

RATINGS	MEETING LOCATIONS & THE TOTAL OF RATING SCORES FOR EACH (both hard copy and via text)										TOTAL SCORES - 10 MEETINGS
	Egbertsville	Williamsville	Snyder	Main-Transit	East Amherst	Ellicott Creek	Getzville	Audubon	North Amherst	Swormville	
#1	1	7	25	1	1	13	19	2	41	11	121
#2	5	7	11	2	8	5	6	1	4	2	51
#3	16	9	12	3	6	9	6	6	8	1	76
#4	15	7	14	4	3	6	3	3	1	2	58
#5	4	4	5	3	6	2	7	1	1	1	34

# 1. VISUAL PREFERENCE SURVEY



## VPS Results - Multifamily

- None of the neighborhoods preferred the larger-scale multifamily buildings (Images 33 & 34)
- The two images showing smaller multifamily residential buildings close to the street were preferred in all neighborhoods over the larger-scale multifamily buildings

*Image 33*



*Image 34*



*Image 32*



*Image 32 (new)*



# 1. VISUAL PREFERENCE SURVEY



## VPS Results – “Traditional/Village” Neighborhoods

- Neighborhoods considered more “traditional” or “village-like” (Eggertsville, Williamsville, and Snyder) generally preferred buildings that were 1 ½ to 2 ½ stories high and have a more “traditional form” with buildings pulled up to the street (Images 19, 20, 26 & 29)





	RATINGS	MEETING LOCATIONS		
		Eggertsville	Williamsville	Snyder
19 	#1	1	2	5
	#2	2	2	6
	#3	7	7	13
	#4	12	15	21
	#5	18	10	20
20 	#1	1	1	4
	#2	0	0	5
	#3	0	8	14
	#4	17	11	20
	#5	22	16	17
26 	#1	1	2	5
	#2	1	0	5
	#3	10	14	10
	#4	13	5	20
	#5	16	14	26
29 	#1	0	2	4
	#2	3	4	9
	#3	10	11	14
	#4	16	11	19
	#5	12	7	19

# 1. VISUAL PREFERENCE SURVEY



## VPS Results – “Traditional/Village” Neighborhoods

- Eggertsville and Williamsville more highly favored the “traditional form” buildings that were 3 stories in height (Images 2, 5, 12, & 23)
  - ❖ Snyder was less favorable towards 3 story buildings
- None of the more “traditional” neighborhoods preferred buildings over 3 stories




	RATINGS	MEETING LOCATIONS		
		Eggertsville	Williamsville	Snyder
2 	#1	1	5	15
	#2	4	3	4
	#3	7	6	11
	#4	17	10	17
	#5	13	14	16
5 	#1	1	3	16
	#2	7	5	12
	#3	7	9	13
	#4	19	11	18
	#5	7	9	8
12 	#1	4	6	32
	#2	8	5	8
	#3	9	6	11
	#4	12	12	8
	#5	7	7	7
23 	#1	6	6	29
	#2	10	5	10
	#3	9	9	12
	#4	8	6	10
	#5	7	8	6

# 1. VISUAL PREFERENCE SURVEY





## VPS Results – “Suburban” Neighborhoods

- Neighborhoods considered more “suburban” (Main-Transit, East Amherst, Ellicott Creek, Getzville & Audubon) tended to prefer plazas and office buildings with landscaping or green/grass in front

	RATINGS	THE TOTAL OF RATING SCORES FOR EACH (both hard copy and digital)				
		Main-Transit	East Amherst	Ellicott Creek	Getzville	Audubon
5 (new) 	#1	3	1	7	8	1
	#2	2	1	2	8	2
	#3	4	6	10	9	4
	#4	3	11	11	8	3
	#5	1	5	6	10	2
7 (new) 	#1	4	0	4	5	0
	#2	1	3	4	4	1
	#3	4	10	7	17	4
	#4	4	6	10	9	4
	#5	1	4	9	6	3
21 	#1	1	0	6	10	1
	#2	4	4	3	7	1
	#3	2	7	10	13	6
	#4	4	8	10	10	3
	#5	3	5	6	2	2

More “green” or landscaping

VS.

	RATINGS	THE TOTAL OF RATING SCORES FOR EACH (both hard copy and digital)				
		Main-Transit	East Amherst	Ellicott Creek	Getzville	Audubon
9 	#1	5	3	9	11	1
	#2	4	7	6	11	3
	#3	4	10	12	8	8
	#4	1	3	4	9	0
	#5	0	1	4	2	1
17 	#1	3	2	9	12	1
	#2	5	5	6	6	5
	#3	3	9	11	15	2
	#4	3	5	5	5	5
	#5	0	2	4	5	0

Less “green” or landscaping






# 1. VISUAL PREFERENCE SURVEY



## VPS Results – “Suburban” Neighborhoods

- More “suburban” neighborhoods also tended to prefer buildings at 2 or 2 ½ stories in a more “traditional form,” pulled up to the street
- More “suburban” neighborhoods had mixed opinions about buildings 3 stories or higher

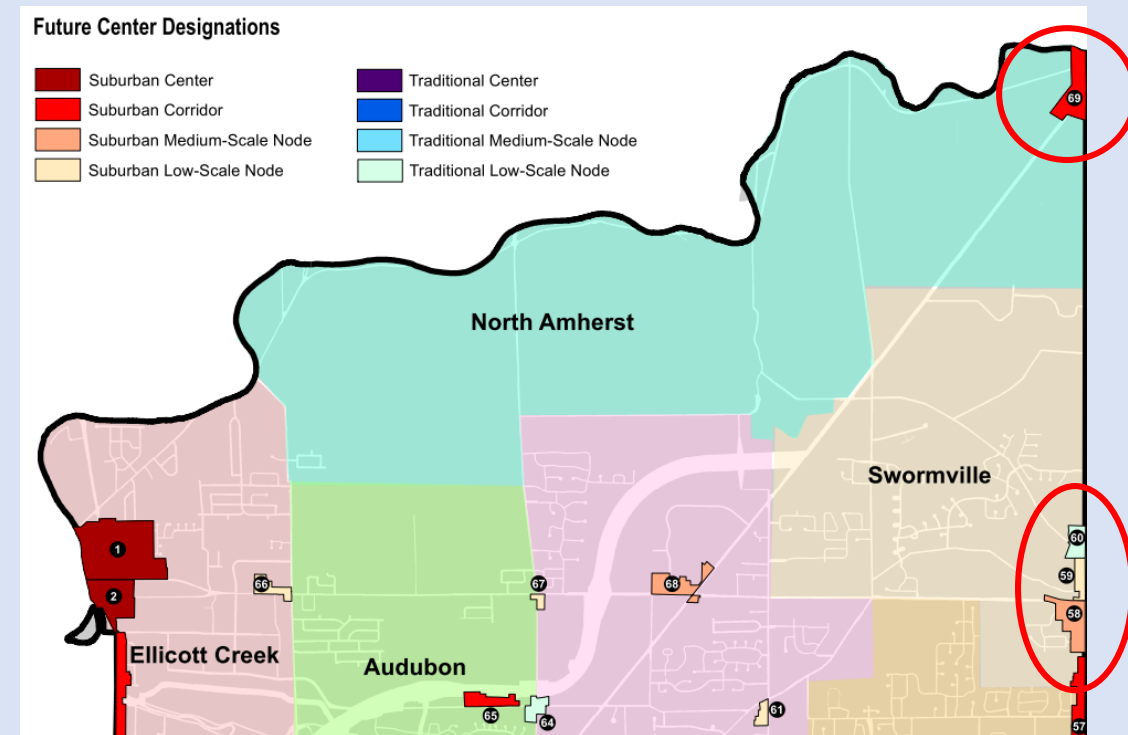
	RATINGS	THE TOTAL OF RATING SCORES FOR EACH (both hard copy and				
		Main-Transit	East Amherst	Ellicott Creek	Getzville	Audubon
14 (new) 	#1	0	0	6	13	1
	#2	0	3	5	5	0
	#3	2	5	7	9	3
	#4	7	9	11	9	4
	#5	6	5	5	7	5
19 	#1	1	1	4	10	1
	#2	0	4	7	5	1
	#3	6	4	14	11	3
	#4	5	9	8	11	7
	#5	2	6	2	5	1
20 	#1	0	1	10	12	0
	#2	0	4	6	5	3
	#3	5	2	7	5	0
	#4	4	10	10	10	6
	#5	5	6	2	10	4

# 1. VISUAL PREFERENCE SURVEY



## VPS Results – “Rural” Neighborhoods

- Neighborhoods considered more “rural” (North Amherst & Swormville) disliked the majority of images
  - ❖ North Amherst disliked all images that were shown
  - ❖ Swormville only preferred a few of the single-story office buildings, plazas, and 1 ½ - 2 ½ story mixed-use buildings
- Participants wanted little or no commercial development in the majority of these “rural” neighborhoods
- Only a few commercial or mixed-use centers are identified in the Comprehensive Plan in these areas (see map)



# 1. VISUAL PREFERENCE SURVEY



## VPS Results – Ice Cream Socials



- Participants in ice cream socials were shown a “mini VPS”
  - ❖ Posters of 19 of the 34 images were hung for viewing
  - ❖ Paper voting sheets only
- Goal was to get additional participation from young families/future generations in the Town - it is often difficult for them to attend evening meetings so we went to an event they were more likely to attend
- Somewhat different results from the Neighborhood Forums
- Forest Elementary results = Williamsville Neighborhood
- Windermere Elementary results = Eggertsville Neighborhood

# 1. VISUAL PREFERENCE SURVEY



## VPS Results – Ice Cream Socials

- Participants at the ice cream socials were generally more favorable of higher (3-4-story buildings - Images 8 & 24) than those at the Neighborhood Forums

		RATINGS	OTHER MEETINGS / EVENTS	
			Forest Elementary Ice Cream Social	Windermere Elementary Ice Cream Social
8		#1	8	6
	#2	19	13	
	#3	29	22	
	#4	17	13	
	#5	5	11	
24		#1	8	1
	#2	16	7	
	#3	19	17	
	#4	19	20	
	#5	14	21	

VS.

		RATINGS	MEETING LOCATIONS		
			Egbertsville	Williamsville	Snyder
	#1	19	18	55	
	#2	10	6	3	
	#3	5	3	4	
	#4	5	8	4	
	#5	2	1	1	
	#1	19	10	37	
	#2	7	6	12	
	#3	8	9	10	
	#4	4	7	6	
	#5	2	3	2	

# 1. VISUAL PREFERENCE SURVEY



## VPS Results – Ice Cream Socials

- Highly favorable of 2 ½-story (Images 19, 20, 26 & 27) and 3-story buildings (Images 2, 5, 12, & 23)
- Highly favorable of the “traditional form” pulled up to the street
- Clearly unfavorable of “suburban” commercial/office buildings (Images 1, 9, 15 & 30)

# IMAGINE AMHERST COMP PLAN AMENDMENT



## Using the VPS for Imagine Amherst

- The VPS results have informed the previously approved Imagine Amherst Plan Amendment which was adopted by the Town Board in December 2017
- Generally, participants confirmed the Plan Amendment in terms of the different “forms” of development they prefer for various neighborhoods:
  - Neighborhoods in a more “traditional” or “village” setting tended to prefer buildings 2-stories or higher in a more “traditional form” – pulled up to the street with parking on the side or to the rear
  - Neighborhoods in a more “suburban” setting tended to prefer 1 story buildings in a more “suburban form” – pushed back from the street with either parking or green in front, but also did not mind slightly higher buildings at 2 or 2 ½ stories

# IMAGINE AMHERST COMP PLAN AMENDMENT



## Imagine Amherst Plan Amendment

Eggertsville, Williamsville, Snyder

Main-Transit, East Amherst, Ellicott Creek,  
Getzville, Audubon

TRADITIONAL FORM: "MAIN STREET"



- Buildings Pulled Up to the Sidewalk
- No Front Setback
- Street Trees in Grates
- On-Street Parking
- Parking in Rear, Side
- Wall Signs On Buildings
- Adjacent Road Posted Speed 15-30 MPH



SUBURBAN FORM: "SHOPPING CENTER"



- Set Back From Street
- Front Setback Includes Landscaping, Parking
- Street Trees in Lawn
- No On-Street Parking
- Parking in Front, Side and Rear
- Monument Signs at Street, Wall Signs on Building
- Adjacent Road Posted Speed 35-45 MPH



# IMAGINE AMHERST COMP PLAN AMENDMENT



## Imagine Amherst Plan Amendment

- The Plan Amendment looked at the current Figure 6: Conceptual Land Use Map which identifies mixed-use and commercial areas and designated “types” for each of those centers:
  - Center
  - Corridor
  - Medium-Scale Node
  - Low-Scale Node
- No longer a “one-size fits-all” approach – centers now based on neighborhood context and existing development
  - Confirmed by the VPS preferences

LOW-SCALE NODE



- Located adjacent to single-family residential, typically at intersections
- Shallow parcel depth, compact form
- Buildings are 1 to 2½ stories in height

MEDIUM-SCALE NODE



- Located near single-family residential, typically at intersections
- Moderate parcel depth, compact form
- Buildings are 1 to 4 stories in height

CORRIDOR



- May or may not be located near single-family areas, typically along commercial roadways
- Consistent parcel depth, linear form, different corridors may have different parcel depths
- Buildings are 1 to 5 stories

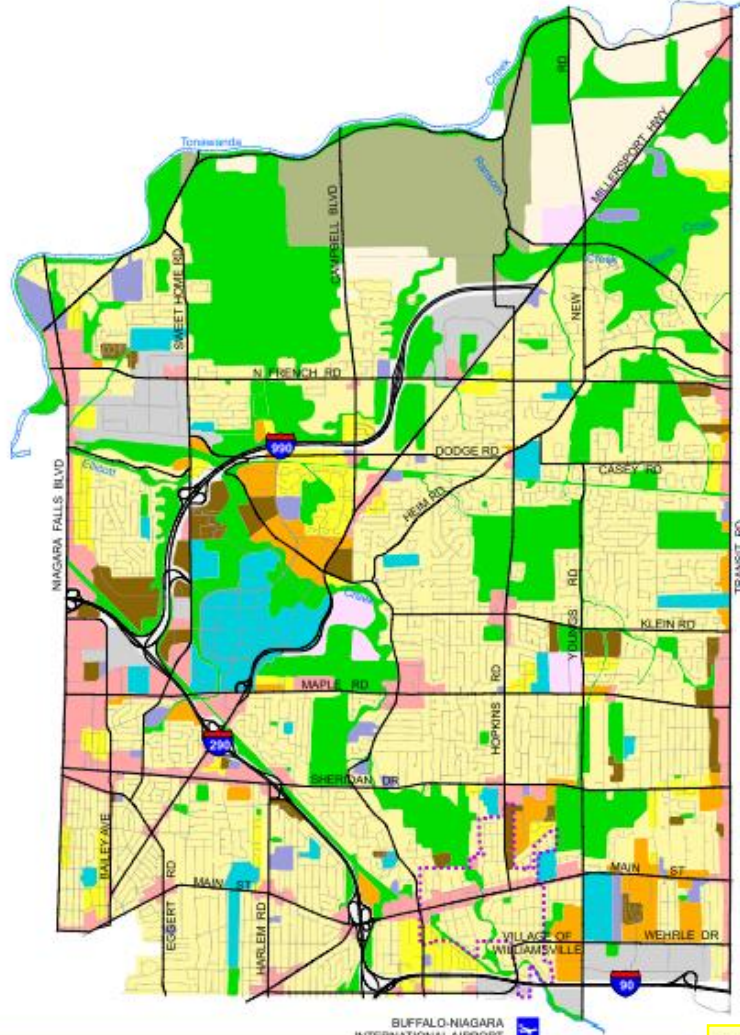
CENTER



- Located away from single-family residential, typically along major roadways, at higher volume intersections, or near interstate interchanges
- Parcels are large and deep
- Buildings are 1 to 8 stories



# IMAGINE AMHERST COMP PLAN AMENDMENT



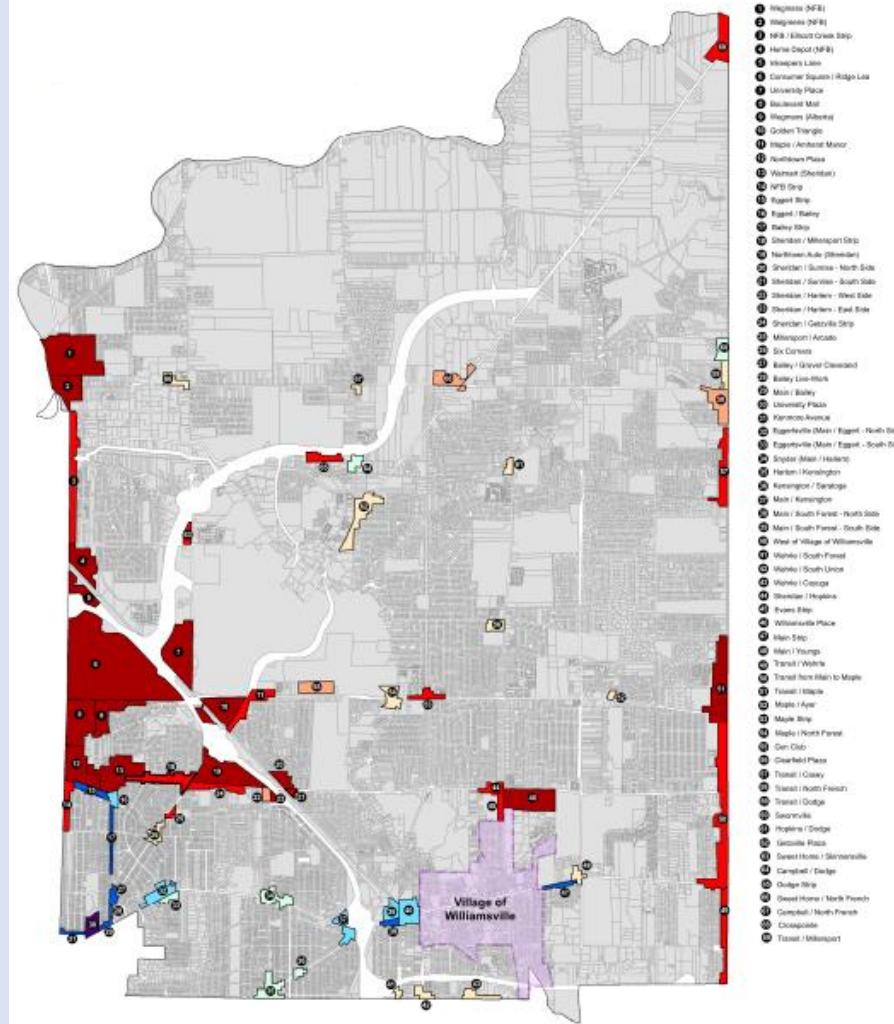
**FIGURE 6**

CONCEPTUAL LAND USE PLAN			
Rural Residential	Special Use Center	Recreation, Open Space & Greenways	Village of Williamsville Boundary
Single Family Residential	Commercial - Office	Agriculture	
Mixed Residential	Industrial - Office	Transportation	
Medium Residential	Community Facilities	Surface Water	
Commercial / Mixed Use	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: May 2017

\* See Map Figure 6A for Form/Type Designation

0 0.2 0.4 0.6 0.8 1  
Miles



**FIGURE 6-A**

Commercial and Mixed-Use Designations	
Suburban Center	Traditional Center
Suburban Corridor	Traditional Corridor
Suburban Medium-Scale Node	Traditional Medium-Scale Node
Suburban Low-Scale Node	Traditional Low-Scale Node

**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: August 2017

0 0.2 0.4 0.6 0.8 1  
Miles

# IMAGINE AMHERST COMP PLAN AMENDMENT



## Possible Plan Review

- Generally the Plan Amendment was supported by the VPS results
- There is a need for review for potential changes based on what was heard from participants, mainly regarding height
  - Revisions would mainly pertain to the “type” of mixed-use center assigned
- Suggested areas for review are based on an analysis of both VPS results and information on the “forms” and “types” in the Plan

Neighborhood	Center #	Center Name	Current Form	Current Type	Possible Revision
Snyder	22	Sheridan / Harlem - West Side	Suburban	Medium-Scale Node	Change to Suburban <b>Low-Scale Node</b>
Eggertsville	27	Bailey / Grover Cleveland	Traditional	Corridor	Change to Traditional <b>Low-Scale Node</b>
Eggertsville	28	Bailey Live-Work	Traditional	Corridor	Combine with #29
Eggertsville	29	Main / Bailey	Traditional	Corridor	Combine with #28
East Amherst	51	Transit / Maple	Suburban	Center	Change to Suburban <b>Corridor</b>
Swormville	58	Transit / North French	Suburban	Medium-Scale Node	Change to Suburban <b>Low-Scale Node</b>
Getzville	68	Crosspointe	Suburban	Medium-Scale Node	Change to Suburban <b>Low-Scale Node</b>

# IMAGINE AMHERST COMP PLAN AMENDMENT



## Imagine Amherst Next Steps

- Proposed revisions and any recommended amendments will commence with the Planning Board and then a recommendation to the Town Board for its consideration
- Phase 2 of Imagine Amherst includes revisions to the Zoning Code which are being informed by the Plan Amendment – work on these code revisions is underway
  - ❖ A Technical Assessment of the existing code by Code Studio is under staff review
- Conclusion of the Imagine Amherst project in spring 2019

## 2. CONCENTRIC CIRCLE EXERCISE



### Purpose of the Concentric Circle Exercise

- Provide an opportunity for residents and others to tell us about various aspects of their neighborhoods
- Identify issues and opportunities based on community input
- Evaluate geographic similarities and differences across the Town
- Establish foundational elements for future planning efforts
- Establish “civic infrastructure” to allow for continued public outreach



## 2. CONCENTRIC CIRCLE EXERCISE



### How the Concentric Circles worked

- Broke out into multiple tables of 8 - 10 people
- A worksheet was placed at each table, along with markers
- Participants were given maps of their neighborhood to assist with their thinking
- Each table had a facilitator to guide group discussion with a focus on identifying positive aspects of the neighborhood
- Had each table report back to the whole group to share their most important determinations





# 2. CONCENTRIC CIRCLE EXERCISE



## DATA ANALYSIS

*(completed after each meeting)*

- The comments/results from all the large sheets were documented in a written narrative
- The results from each meeting were analyzed to identify common issues and opportunities
- Summary statement was prepared that documented common themes
- Results were provided to the Town for future planning efforts

Town of Amherst Neighborhood Forums

GETZVILLE Neighborhood Forum  
May 21, 2018  
Getzville Fire Hall

Total Number of Attendees: 45

Total Visual Preference Survey Participation: 43  
Total Neighborhood Surveys Submitted: 29  
Total Comment Sheets Submitted: 10

COMMON THEMES FROM THE  
CONCENTRIC CIRCLE EXERCISE  
(from six breakout tables)

"One thing that could be changed, improved, implemented or created":

- More sidewalks and connectivity
- Bike path connections to UB, services and Peanut Line
- Greenspace preservation
- Upgrades to Getzville Plaza
- Traffic and safety – especially at Dodge and Campbell (lower speed limits, traffic signal improvements with turn arrows)
- Limit development
- Protect community character

Historic

- Rural/agricultural character
- Open space
- Less traffic
- Safe and quiet
- Larger lots
- Good schools
- Neighborly

Current

- Good schools and services
- Traffic on Dodge Road and Campbell Blvd. (issues)
- Safe/small-town feel
- Good access

Future

- Sidewalks/more walkable
- Bike paths and connections
- Less development / smaller-scale development
- Better traffic controls / reduced speed limits

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Town of Amherst Neighborhood Forums

GETZVILLE – TABLE 1:

Historic

- Safe neighborhoods
- Big lots
- Greenspace and woods
- School system
- Rural roads
- No traffic or 990
- Centrally located
- Accessible and convenient services
- Single family homes
- Historical residences
- Good municipal services
- No sidewalks, curbs or streetlights
- "Country living" atmosphere
- Crow's Nest
- Port of Entry

Future

- Reduce speed limit on Dodge Road
- No multi-family housing – put it on Millersport
- Preserve greenspace and community character
- Pedestrian improvements – widen roadway shoulders
- Left turn arrows at Campbell and Dodge Rd.
- Accessibility
- Getzville Plaza
- Reduce traffic
- Less new development, which adds traffic to Campbell and other local roads

One thing that could be changed, improved, implemented or created moving forward

Current

- Narrow, two lane roads with 2X the traffic
- Poor level of service at Campbell and Dodge
- Traffic issues with UB buses
- Public transportation on Millersport (Lockport to Buffalo)
- Good schools
- Good municipal services
- Library
- No sidewalks, curbs or streetlights
- Single family homes
- Pedestrian and bicycle friendly
- Peanut line
- Safe neighborhoods
- Traffic from three churches

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## 2. CONCENTRIC CIRCLE EXERCISE



### Common Themes from the Past, Present and Future (*from all 10 meetings*)

#### ■ Historic

- Preserve Community Character - More Trees, Larger Undeveloped Lots
- Less Traffic, Quieter, Safe

#### ■ Current

- Good Schools; Good Services
- Access and Convenience to Goods and Services

#### ■ Future

- More Pedestrian Improvements/Connections
- Growth Management; Better/Less Development





## 2. CONCENTRIC CIRCLE EXERCISE



If you could change, implement or create ***ONE THING***, what would it be? (*common themes from all 10 meetings*)

- Better Pedestrian Safety / Sidewalk Improvements
- More Bike Paths / Bike Lanes / Trail Connections
- Less Traffic Congestion / Better Traffic Control / Speed Reductions
- Infrastructure Improvements - Sewer, Stormwater, Drainage, Roads
- Growth Management / Less and Better Development
- Infill Development / Fill Vacant Buildings Before Building New
- Preserve/Protect Community Character
- Install Street Lights / More Street Lighting
- Improve Walkability / Bikeability
- Utilize Traffic Calming Measures to lessen congestion
- Preserve Greenspace and Trees
- Need More Parks and Recreation and Park Improvements
- Address Absentee Landlords and Better Property Maintenance
- Establish Thruway Access at Youngs Road



## 2. CONCENTRIC CIRCLE EXERCISE



### What does this information mean / tell us?

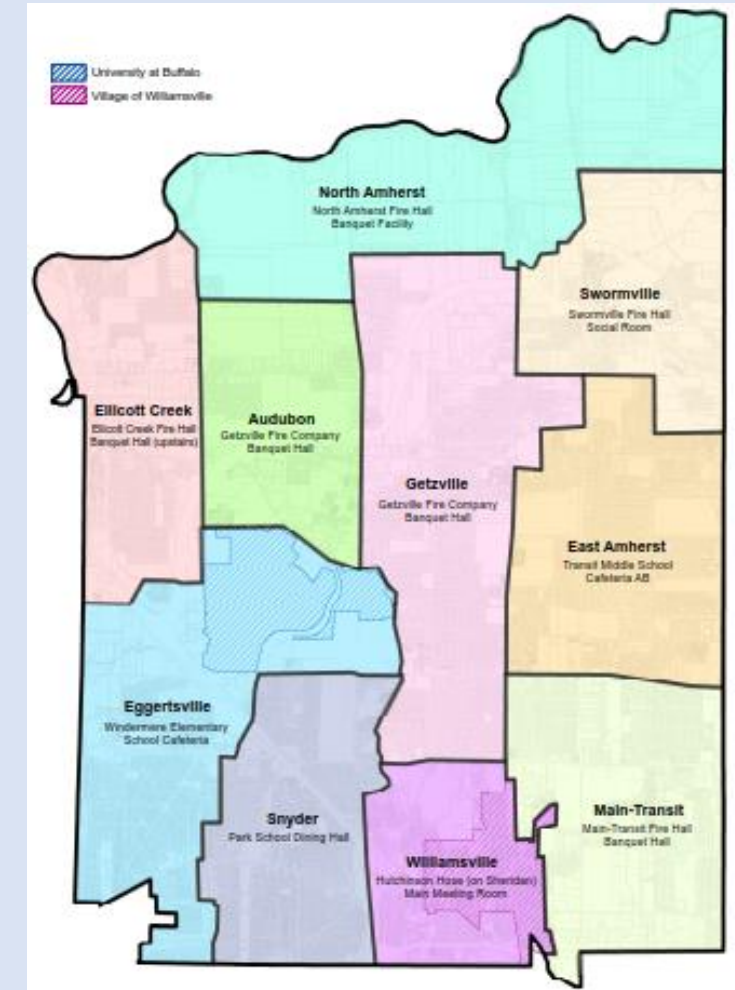
- The input and common themes from the Concentric Circle exercises generally supports the existing goals and objectives in the Town's Comprehensive Plan
  - Review and update these goals and objectives as needed, based on identified issues and opportunities
- This information highlights the geographic differences throughout the Town, which is important for effectively planning for neighborhoods in the future:
  - Eggertsville wants aging infrastructure to be improved and commercial revitalization
  - Snyder & Williamsville want community character protected, improved walkability and traffic calming
  - Swormville wants more infill development rather than greenfield development
  - North Amherst wants to maintain its more rural character and growth management
  - East Amherst and Main-Transit want more bike paths and improved traffic flow
  - Audubon and Getzville want traffic improvements and revitalization of Getzville Plaza
  - Ellicott Creek wants vacant properties/absentee landlords addressed & pedestrian/bike safety improved

## 2. CONCENTRIC CIRCLE EXERCISE



### How will the Town use this Information?

- This information will be used as part of a future Comprehensive Planning effort that better reflects the current issues and opportunities identified across the Town
  - Portions of the new Plan will likely be more geographically focused, taking into account the various neighborhood desires and characteristics
- The Neighborhood Forums were just the first step in gathering input from the public regarding the future of different neighborhoods and the Town as a whole
  - More public meetings and input opportunities are to come once the process begins



# NEIGHBORHOOD FORUMS FOLLOW UP



## Where can you find this information?

- Information and results from the Neighborhood Forums are located on the Town's website [www.amherst.ny.us](http://www.amherst.ny.us) by searching the keywords: *Imagine Amherst*
- Documents are located under the *Neighborhood Meetings* section/link on the righthand side and include the following:
  - Neighborhood Map
  - Concentric Circles Summary
  - Visual Preference Survey (VPS) Summary Table
  - A copy of this PowerPoint presentation (to be put up after this meeting)

***THANK YOU TO EVERYONE WHO PARTICIPATED!***



# QUESTIONS?

# NEIGHBORHOOD FORUMS FOLLOW UP



## Zoning Code Working Group

- Town Board members – Brian Kulpa (Chair), Jacqueline Berger
- Planning Board members – Dal Giuliani, Dan Ulatowski
- Zoning Board of Appeals members – John Radens, Alissa Shields
- Amherst IDA – David Mingoia
- Planning Director – Daniel Howard
- Planning Department staff
- Building Commissioner – Brian Andrzejewski
- Building Department staff
- Representative from the Erie County Department of Environment & Planning (ECDEP) – Mark Rountree
- Representative from the Greater Buffalo-Niagara Regional Transportation Council (GBNRTC) – Kelly Dixon