



Conservation Business Development

While conservation subdivisions are typically done within residential sites, our vision is to take the concept of a conservation subdivision and apply it in a commercial site essentially replacing residences with businesses. Principles of this case study can be applied to the Amherst Business Park Development. Our vision for the Amherst site consists of:

"The Village of Amherst - small town atmosphere with big city possibilities."

Community Connections

Adding a trail through the business park would give the opportunity for future development. Looking into the future, the Northwest corner of the business park could be a potential connector to add a trail that leads to the downtown of the village. To try to further connect nearby communities, adding trails within the Business Park could link to the existing Tomorrow River Trail which connects from Power to Mainas. Encouraging this trail system could provide an expansion of recreational activities and promote economic growth for Amherst due to increased activity of nearby communities.

- One central parking area for the entire business park site
- No further development of roads other than existing infrastructure within the site
- Walk it, wide, flat paths that are easily accessible to all ages and easily maintained in all seasons
- Promoting local businesses and community events.
- Spaces for community gathering and recreation.
- A central path that encircles the development site, with the idea that this path acts as a central pedestrian highway throughout the site (additional smaller connector paths can further allow for pedestrian flow to areas within the site)
- Connection to downtown Amherst and the central business district via a trail connection to downtown
- Greenspaces being a central feature to the path, feeling more like a park than an urban environment
- Access to local businesses and amenities directly off the path

Amherst Conservation Business Development



Trails

To implement minimal additions of impervious surfaces, trails are utilized within the Conservation Business Development. This concept not only benefits the environment but is a unique design to support existing recreationalists that use the existing Business Park. The trails will be placed along the perimeter of the site and connect businesses and additional development to create a trail system within the Conservation Business Development.



Amphitheater

The purpose of the Amphitheater is to provide a community venue for a variety of local events, such as outdoor concerts, school events, and a multipurpose gathering place. This will also serve to attract more visitors to the Conservation Business Development and local businesses.



Nature Playscape

Incorporating areas in the community like a playscape for kids is an important aspect when looking to bring in a younger demographic. When families are looking to move into the community it is important to have areas within the community that can take younger kids. Incorporating trails and play areas that are kid-friendly can increase the number of younger families that move into the community.



Pavilion

For a community to fully benefit from parks and other recreation opportunities the area have attractive design as well as accessible amenities for everyone. A pavilion would be great choice as it is a multipurpose facility - great area for hosting social events, a comfortable place for a picnic, an area for a and a facility that can offer respite when outdoor setting.



Local Businesses

Designing businesses in conjunction with community open space provides socio-economic benefits that increase local shopping and dining. In time, investing the local economy increases community engagement and instills a greater sense pride in the community.

Legend

- Development Site
- - - Trail
- Access Road

The following goals are implemented in our on the Conservation Business Development

1. Promote Walkability within the Community
2. Promote Local Establishments
3. Create Green Space and Implement Sustainable Design P

The illustration above shows a master plan for the Amherst Business Park and surrounding sites. The map includes adding an amphitheater, pavilion, a playscape, and local businesses. Around and throughout the business park trails will be added to connect the different activities and greenspace areas.

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