



## Village of Amherst "Tomorrow Business Park" Master Plan

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

**Project Vision**  
The future development of the Amherst Business Park will support businesses, workers, and quality of life.

### Site Goals

1. Promote walkability and connectedness within the village
2. Create and incorporate green infrastructure to preserve and further enhance natural resources for the community
3. Encourage mixed-use development with compatible and low-impact businesses



**Sidewalks and Crosswalks** Our plan adds walkability with new sidewalks that connect within the residential zones north of the business park as well as along Washington Street. These sidewalks allow community members to safely walk around the village rather than on the shoulder of the road. There is also an addition of a crosswalk to help make the street safer to cross as it gets busier with new development.

Sample design of what the sidewalks added to Washington and Allen Streets would look like

**Conserved Open Space** This area will remain conserved to help protect the Tomocrow River and the species and vegetation around it. This will also help with any future runoff from industrial development that does not pass through the biovales and rain gardens.



Example of a buffer around a river in Skaneateles, NY



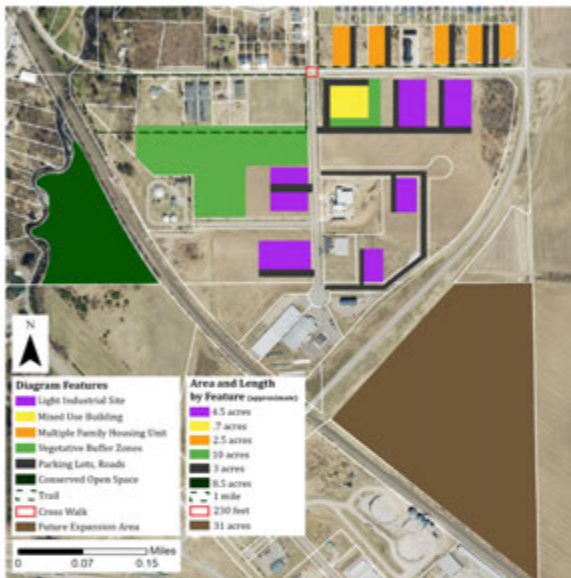
**Parking Lots** An easy way to promote sustainability and greenery in the village is to incorporate green infrastructure to business parking lots. Our plan includes incorporating biovales to assist and help filter stormwater runoff, as well as planting more trees to green the area and make it more aesthetically pleasing to the community, its residents, and its visitors.

A biovalle parking lot that could be used to reduce and filter stormwater runoff

**Rain Gardens** Rain gardens can be added near sidewalks to support biovales in capturing excess run off. The main area for rain gardens to infiltrate runoff would be along the road edges creating a greener road. Rain gardens can be planted with native vegetation to help support nearby native ecosystems.



A rain garden alongside a road and sidewalk. It includes some native plants and grasses.



**Multiple Family Housing Units** Continuing with already established development trends, these units will provide a safe living space for individuals and families. Walkable features and jobs in the business park will make this a desirable residential area.



Current multiple family housing units in the Village of Amherst



Example of a potential mixed-use building with workspace on the bottom

**Mixed Use or Live-Work Units** This type of development provides a level workspace for students with residential living spaces up and space for business below. This could be anything from: open office space, to a bakery and more.

**Light Industrial** These are seven different areas for possible development. These industries would be more consumer-oriented than business-oriented as they will produce smaller consumer goods. These areas would also not include any sort of heavy products, or production equipment, which all the business park to still have a sense of community. Some examples are:

- Photocopying services
- Textile shops
- Cabinetry work
- Contractor offices

These businesses would create local jobs for the residents of the community and allow for a sense of entrepreneurship.



Example light industrial building surrounded by trees, grass, and grass.



**Future Expansion Area:** This is an area for potential expansion of the business park depending on the rate of development in the future. This land can be zoned from agriculture to industrial to promote future business development.

Light industrial building that can be developed later in the future expansion area.

**Vegetative Buffer Zones:** Surrounding previous residential development and the development of the mixed-use building there are vegetative buffer zones. These buffers are used to help reduce noise from the light industrial businesses as well as create a more aesthetically pleasing view from residential neighborhoods. The buffers are also useful to help reduce runoff pollution to the Tomocrow River. These buffers can be planted with native prairie grasses and oak trees to create an oak savannah.



An oak savannah restoration within Schwanville Reserve that could be used for vegetative buffer in Amherst

**Trails** Within the vegetative buffer zone, trails can be added to help increase walkability within the village. These trails follow the edge of the vegetative buffer and would loop around to connect to residential parcels and other areas of the village.



A trail that could be added to increase walkability in the community

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