

# Town of Amherst Economic Study

Presentation of Findings

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Delta Associates



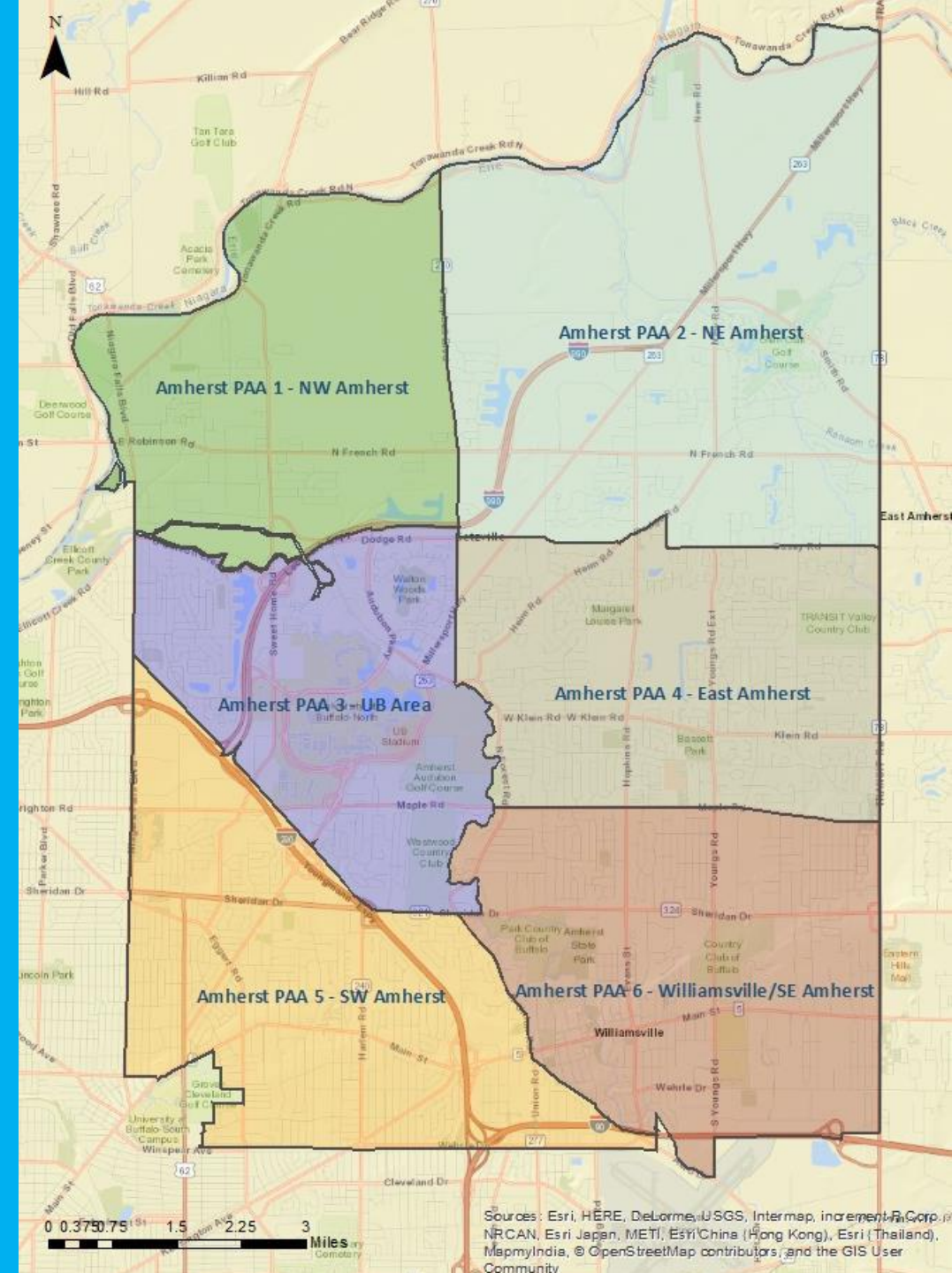
# Purpose

- Update demographic and economic assumptions completed in 2002 as part of Bicentennial Comp Plan
- Evaluate national, regional, and local trends and outlook
- Closely examine market conditions for office and industrial uses in Town of Amherst
- Profile national best practices in reuse/redevelopment of business parks
- Recommend areas of focus for future economic development activities

# Approach

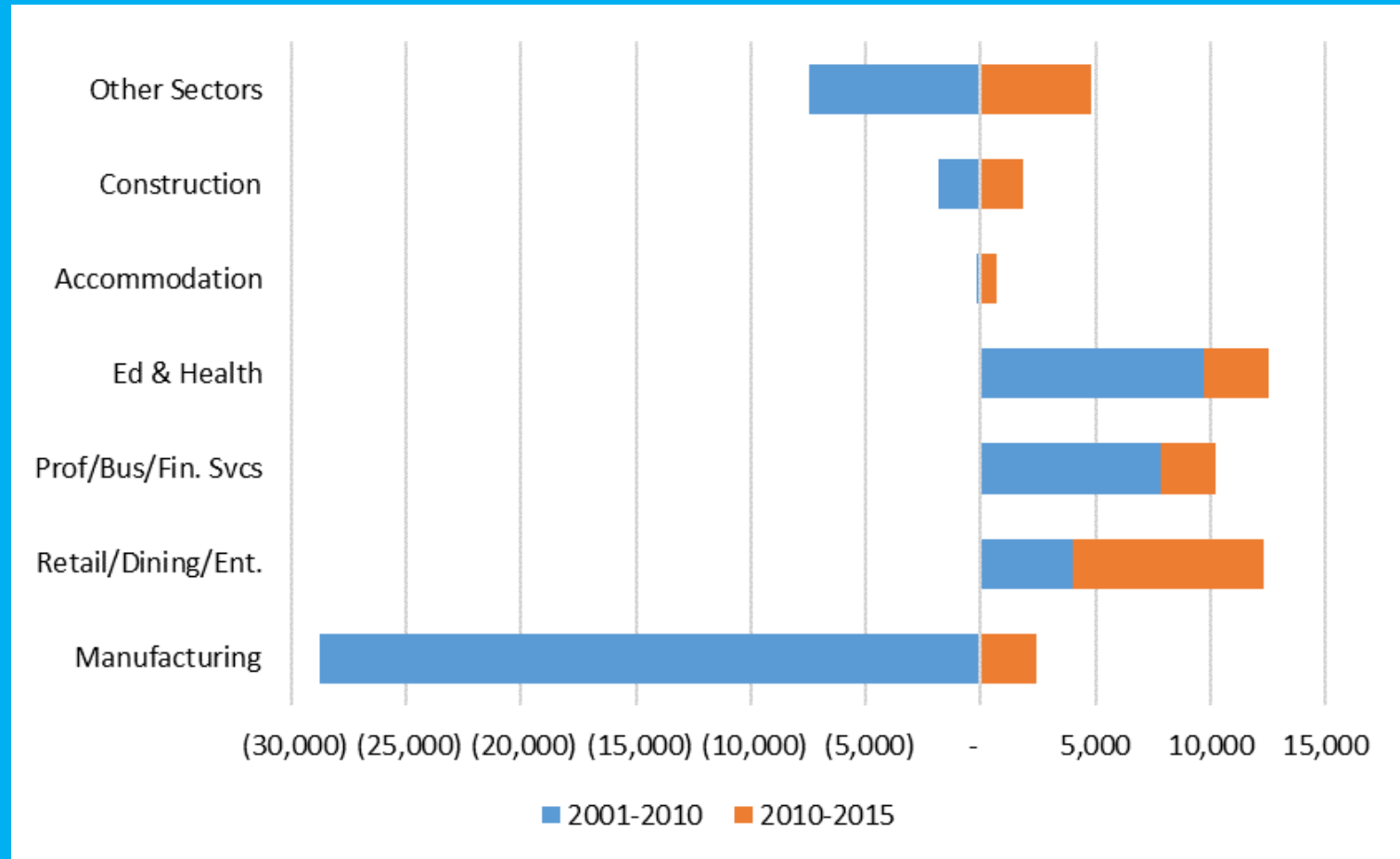
- Quantitative research on demographic and economic trends and forecasts
- Forecasts of future employment, space needs, and land development needs by Planning Analysis Area (PAA)
- Research into revitalization activities in other older suburban communities
- Interviews with leading real estate, design, and economic development professionals in Western New York

# Planning Analysis Areas (PAAs)



# Buffalo MSA Job Change, 2001-2015

Resurgent job growth since 2010 in all sectors  
Strongest growth in Eds & Meds, Professional Services, and Retail/Dining/Entertainment  
Region still struggling to overcome job losses in Manufacturing from prior decade



Source: Bureau of Labor Statistics; Delta Associates

# Regional Development Paradigm is Changing

Industrial and Office employers are finding Buffalo more attractive due to exciting urban environment

Focus is shifting to dense development around key nodes

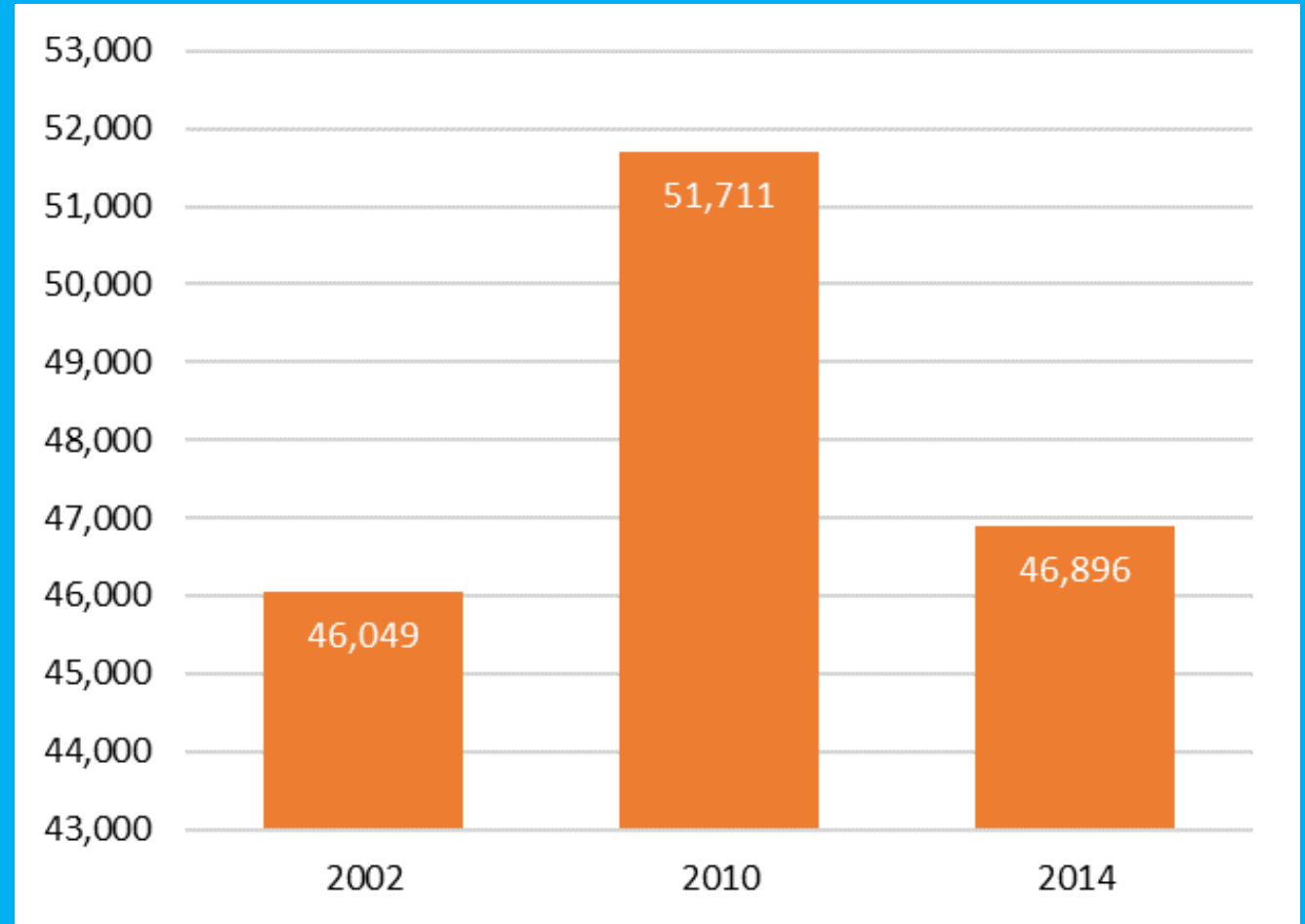


# Office Employment in Amherst, 2002-2014

9.3 percent decline in office-using industries from 2010-2014 (was +12.3 percent from 2002-2010)

Almost no net increase since 2002

Class A vacancy of 19.1 in North submarket

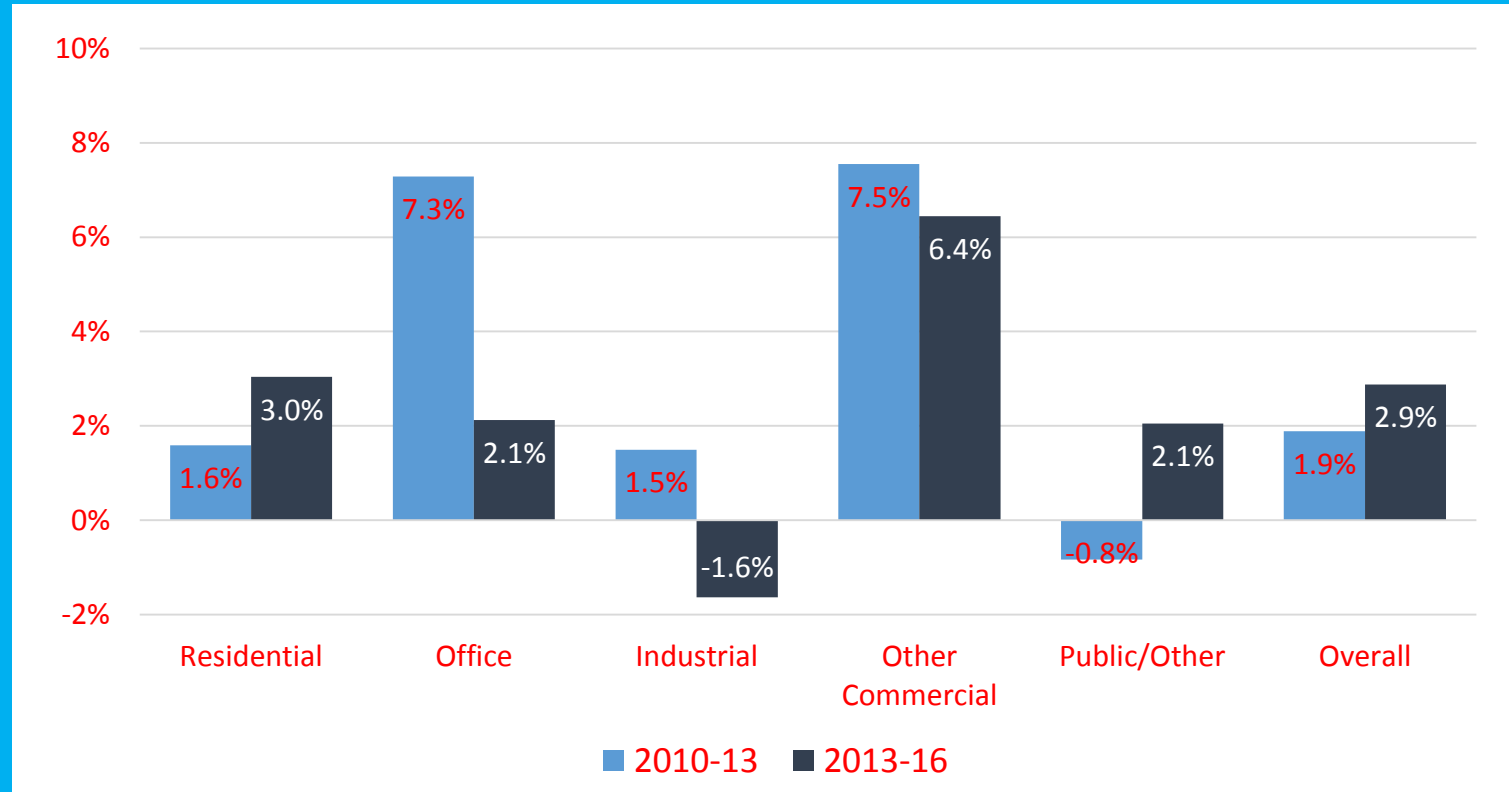


Source: Census Bureau Local Employment Dynamics (LED) Program; Delta Associates

# Change in Taxable Valuation, 2010-2016

Office and industrial assessment growth is lagging residential and retail/other growth

Office value increased 7.3 percent from 2010-2013, but only 2.1 percent from 2013-2016



Source: Amherst Town Assessor; Delta Associates



# Business Parks are Ripe for Redevelopment

Audubon Industrial Park



Audubon Business Park



Ridge Lea Business Park



Centerpointe Corporate Park



# Amherst's Strengths

Improving regional economy

Desirable suburban area

Presence of UB

High quality of life

Strong demand for housing

Critical mass in Main Street corridor



# Amherst's Weaknesses

Lack of suitable sites for new development

Growing supply of obsolete commercial space

Perception that Amherst is anti-development

Suburban land use patterns are out of favor

Transportation system



# Employment & Development Forecasts

## *Net Change from 2015-2040*

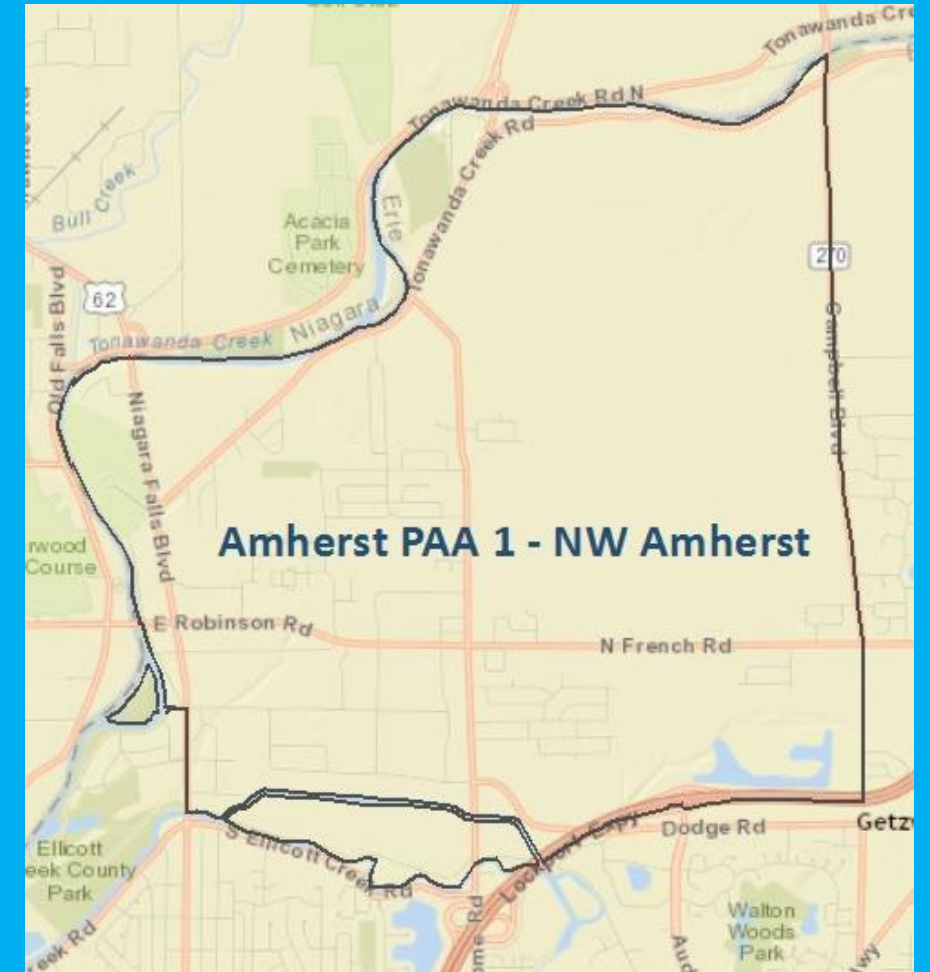
Use Type	Employment Change	Change in Comm. SF	Future Land Need (Acres)
<b>SCENARIO 1: BASELINE</b>			
Manufacturing	(599)	14,200	-
Retail	6,072	2,225,800	24.3
Wholesale	1,074	1,147,900	31.8
All Other Employment (Office)	2,480	833,000	9.3
<b>Total</b>	<b>9,027</b>	<b>4,220,900</b>	<b>65.4</b>
<b>SCENARIO 2: MORE DEVELOPMENT AROUND UB NORTH CAMPUS</b>			
Manufacturing	(599)	14,200	-
Retail	6,072	2,125,500	27.2
Wholesale	1,074	1,147,900	31.8
All Other Employment (Office)	2,480	809,900	9.0
<b>Total</b>	<b>9,027</b>	<b>4,097,500</b>	<b>68.0</b>
<b>SCENARIO 3: BETTER OVERALL PERFORMANCE FOR TOWN OF AMHERST</b>			
Manufacturing	(351)	41,400	1.0
Retail	7,951	2,837,200	33.0
Wholesale	1,533	1,576,600	44.3
All Other Employment (Office)	7,367	1,472,400	14.8
<b>Total</b>	<b>16,499</b>	<b>5,927,600</b>	<b>93.1</b>

# Development Outlook: PAA 1

Net gain of 1,900 to 3,100 jobs to 2040

272,000 to 426,000 SF of office demand

Target rehabilitation and redevelopment of obsolete buildings at Audubon Industrial Park

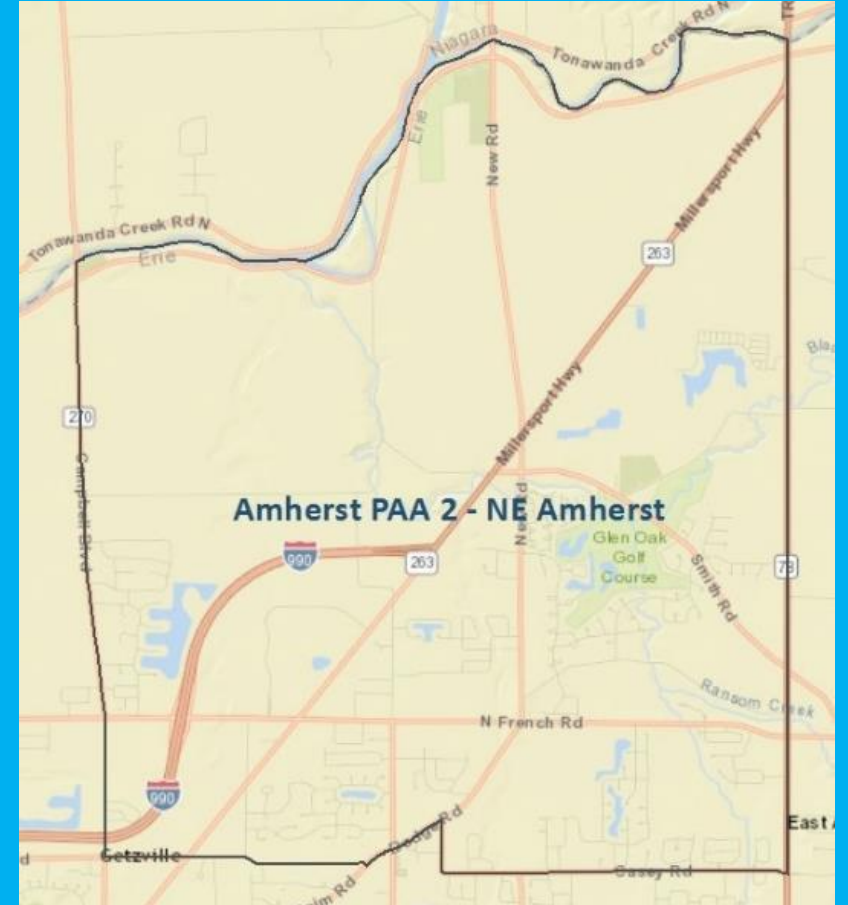


# Development Outlook: PAA 2

No net job growth expected

Modest need for Retail space

Growth at CrossPoint will add office jobs, but this will be offset by vacancy increases in older buildings

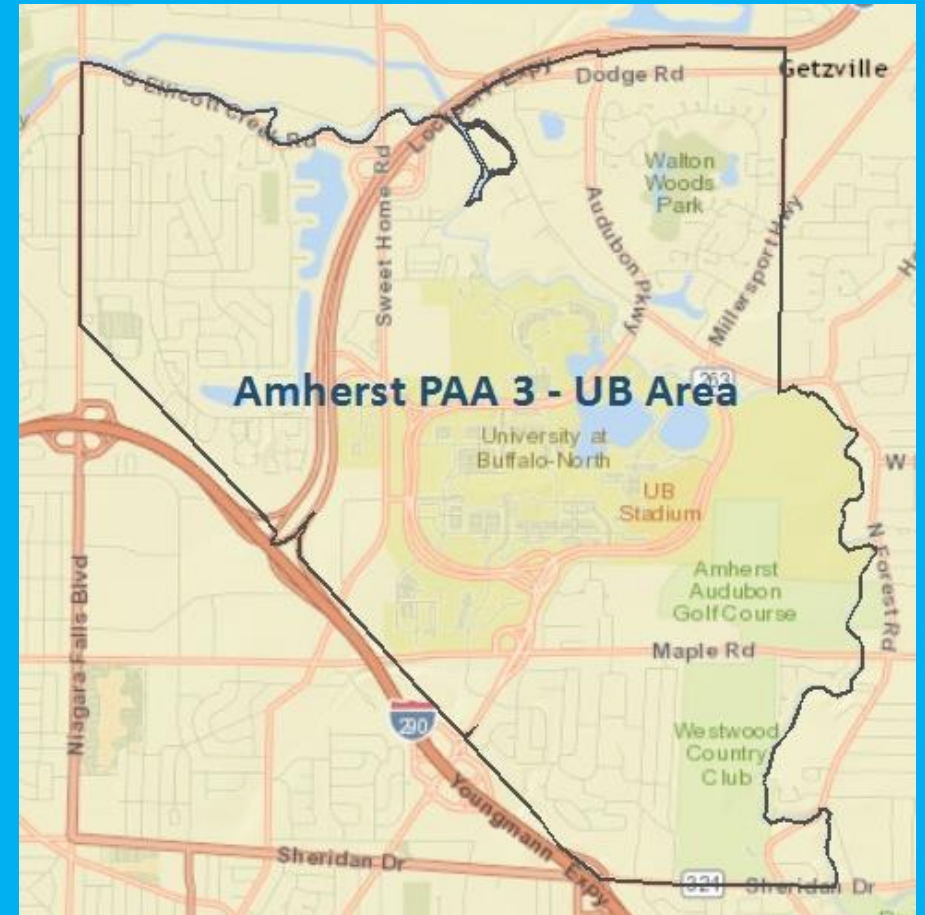


# Development Outlook: PAA 3

Little overall job growth, but expected need for new spaces to meet tenant demand

Demand for up to 446,000 SF of commercial space, mainly retail

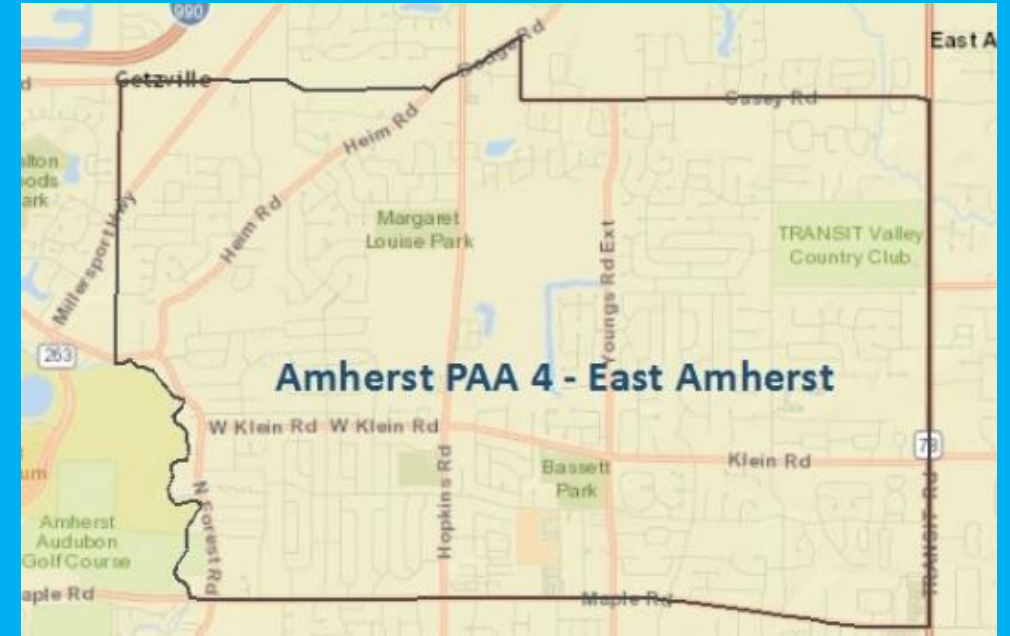
Target redevelopment of Audubon Business Park for residential/retail uses



# Development Outlook: PAA 4

Expected to remain a stable, primarily residential area; no net job gain to 2040

Modest need for retail space, but no demand for other commercial uses





# Development Outlook: PAA 5

Strong job growth: 6,600 to 10,400 new jobs to 2040

Growth in both Retail and Office employment

Need for 1.3-2.1 MSF of Retail and 444K-702K SF of Office

Growth will need to be from redevelopment of obsolete commercial sites: Ridge Lea, Northtown, etc.



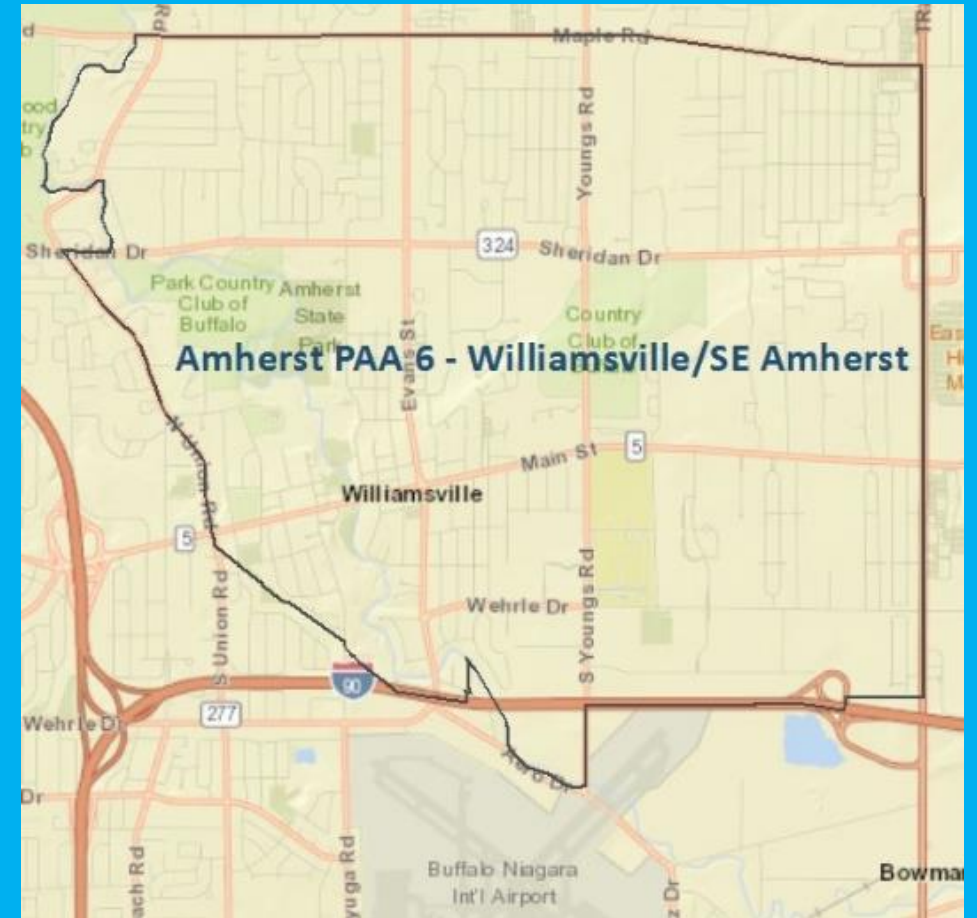
# Development Outlook: PAA 6

Modest job growth: 800 to 3,200 job gain to 2040

Demand for 660,000 to 924,000 SF of Wholesale space, mainly along Wehrle

Need for 257K-432K of Retail and up to 200K SF of Office

As with PAA 5, will need to focus on redeveloping obsolete commercial sites



# Best Practices in Suburban Redevelopment

*The Domain, Austin, TX*



# Best Practices in Suburban Redevelopment

*Bridge Street District, Dublin, OH*



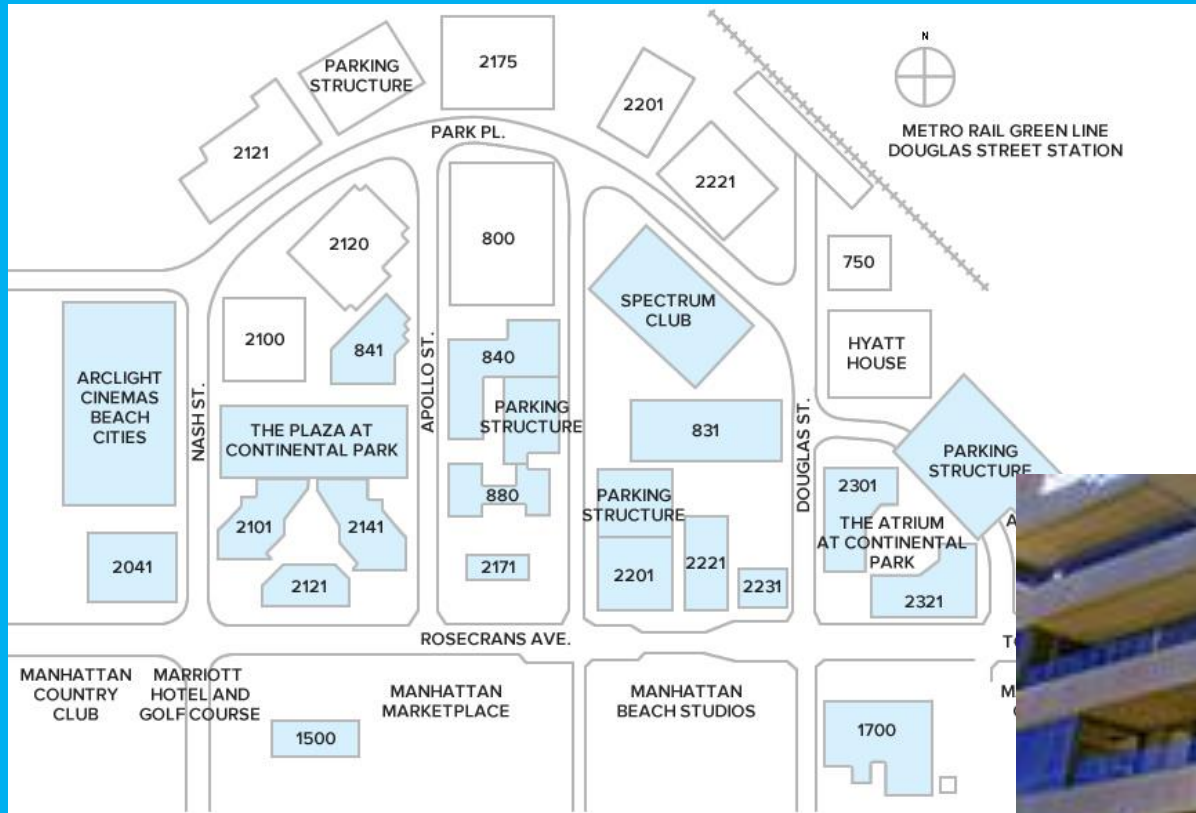
# Best Practices in Suburban Redevelopment

*The Link, Edina, MN*



# Best Practices in Suburban Redevelopment

## *Continental Park, El Segundo, CA*



# Best Practices in Suburban Redevelopment

*Livable Communities Initiative/City Springs, Sandy Springs, GA*



# Best Practices in Suburban Redevelopment

## *Lessons Learned*

Older office parks face the same challenges all over the U.S.

A unifying vision is needed to achieve success

Public spaces and placemaking are essential

Transit helps, but is not essential

Public-private partnerships are usually necessary

Redeveloping suburban communities takes a long time

Amherst has an opportunity to reinvent itself as a leader in suburban revitalization



# Conclusions

Future Office demand will be geared towards back-office users

Desired future Development patterns will differ by area:

- Lower density in PAAs 1 and 2

- Little growth in PAA 4

- Higher density in PAAs 3, 5, and 6

Transportation network is a hindrance to future development

Current economic development activities are too narrowly focused and must be expanded

Town's image with business community needs to be improved

# Recommendations

Permit higher densities and mixed-use development in older business/industrial parks

Hold open, public discussions regarding redevelopment sites

Directly engage UB to better tap its development potential

Pursue public-private partnerships and integration of civic uses into private developments

Target redevelopment of older business/industrial parks

Broaden scope of economic development activities...

# Economic Development Activities

Visioning for key redevelopment sites (e.g., Imagine Amherst)

Provide assistance with site assembly

Introduce flexible/mixed-use zoning in key locations

Commit public funds for trails, sidewalks, greenways, etc.

Require public/civic uses as part of major developments

Ensure that developments can accommodate transit

Use bonding authority to develop shared/structured parking

Link tax abatements to specific redevelopment objectives

# Questions

Thank you!!!

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