



The Westwood project and the Town's Comprehensive Plan "A match made in Amherst"

Approved by the Town Board in 2007 and amended in 2011, the Amherst Bicentennial Comprehensive Plan (CP) is intended "to guide future growth and redevelopment in the Town."

The Town's plan is Westwood's plan, as you will see below.

Town wide **Goals and Policies** include:

- Quality new development
- Development character
- Re-investment
- Open Space
- Sensitivity to environmental resources
- Promoting a healthy tax and employment base

The Town **Vision** includes:

- Livable neighborhoods
- Pedestrian friendly developments
- Mixed use developments
- Encouraging walking and biking within new development
- High design and building standards for new development and redevelopment

Golf Course and Large Parcel Redevelopment – the CP anticipates the redevelopment of a golf course, "in the event that continued operations become difficult due to challenging demographics, economic or social trends."

The major components of the CP clearly establish development criteria – all met or exceeded by the Westwood conceptual plan.

1. Economic Development – the objective of the CP for economic development is "to guide future decision making by the town regarding the direction of economic growth and the balance between economic growth and community character."

The CP calls for ...

- Pedestrian friendly, interconnected mixed use development
- Preservation of open space

Westwood will feature ...

- Walkable neighborhoods, connected to the neighborhood center
- 64 acres of public green space for pedestrian and bike trails, lake access

2. Housing and Neighborhoods – the main objective of this section of the CP is to:

- Encourage housing diversity through a variety of housing types
- Encourage higher density within housing developments
- Encourage “mixed use” activity centers

The CP encourages ...

- A variety of housing types
- Higher density within housing developments and mixed use

Westwood will feature ...

- Single family homes, patio homes, town homes, apartments, senior living
- Residential living over neighborhood shops and restaurants; lakeside apartments

3. Land Use Development – this section of the CP sets out to “provide a focus for new development and infill to encourage higher density center of activity and that exhibit high quality design and sense of place.”

CP land use objectives ...

- Screening
- Placement of parking
- Street scape, access and connectivity

Westwood will feature ...

- Extensive use of screening berms
- Integrated parking with mixed uses and shielded from public view
- Extensive landscape improvement
- Walking and biking trails connecting mixed use locations

4. For redevelopment of large parcels, the CP requires ...

- Site plan for entire parcel
- Design standards to minimize impacts on residential areas

Westwood will feature ...

- A traditional neighborhood with public spaces, variety of housing and neighborhood center
- 38 percent of the property will be open space to the public. Westwood will no longer be enjoyed by private members only
- Berms and extensive landscaping
- Extensive pond system for public use
- Improvements to drainage and sanitary sewer system
- Improvements in traffic flow, control and signalization, resulting in improved public safety and convenience