

	Alternative Plan No. 1 Recreation Conservation (RC) Plan	Alternative Plan No. 2 Community Facility (CF) Plan	Alternative Plan No. 3 Residential Three (R-3) Plan	Alternative Plan No. 4 Transitional Residential (TND) Plan	Alternative Plan No. 5 General Business (GB) Plan	Alternative Plan No. 6 Office Building (OB) Plan	Preferred Plan
Required Rezoning	N/A	Community Facilities District (CF)	Residential District Three (R-3)	1. Traditional Neighborhood Development District (TND) 2. General Business District (GB)	1. General Business District (GB) 2. Multifamily Residential District Six (MFR-6)	Office Building District (OB)	1. Traditional Neighborhood Development District (TND) 2. Multifamily Residential District Seven (MFR-7) 3. General Business (GB)
Residential Land Uses							
Total Single Family Residential Units	N/A	N/A	320 lots	197 lots	N/A	N/A	160 lots
Total Multifamily Residential Units	N/A	N/A	N/A	587 units	252 units	N/A	529 units
Total Purpose-Built Senior Housing Units	Independent- N/A	Independent- 602 units	Independent- N/A	Independent- N/A	Independent- N/A	Independent- N/A	Independent- 96 units
	Assisted- N/A	Assisted- 575 units	Assisted- N/A	Assisted- N/A	Assisted- N/A	Assisted- N/A	Assisted- 200 units
Total Purpose-Built Student Housing Units	N/A	N/A	N/A	N/A	440 units	N/A	N/A
Commercial Land Uses							
Professional & Medical Office Space (square feet)	N/A	N/A	N/A	120,700 sq. ft.	N/A	1,212,500 sq. ft.	200,000 sq. ft.
Retail Space (square feet)	N/A	N/A	N/A	98,000 sq. ft.	434,000 sq. ft.	N/A	115,000 sq. ft.
Hotel Space	N/A	N/A	N/A	130 rooms	N/A	N/A	130 rooms
Civic & Community Facility Land Uses							
Cemetery	N/A	17.5 acres	N/A	N/A	N/A	N/A	N/A
Place of Worship (square feet)	136,772 sq. ft.	N/A	N/A	25,000 sq. ft.	N/A	N/A	25,000 sq. ft.
Recreational Facility (square feet)	Indoor- 89,112 sq. ft.	N/A	N/A	N/A	N/A	N/A	N/A
Site Layout & Infrastructure Demands							
Total Open Space Area	149 acres (87%)	104 acres (61%)	43 acres (25%)	64 acres (37%)	49 acres (29%)	55 acres (32%)	64 acres (38%)
Total Impervious Area	20.3 acres (12%)	52 acres (31%)	50 acres (30%)	67 acres (39%)	68 acres (40%)	89 acres (52%)	68 acres (40%)
Total Parking Spaces	815 spaces	2,341 spaces	N/A	1,614 spaces	3,305 spaces	5,624 spaces	2,605 spaces
Total Maximum Average Daily Sanitary Flow ¹ (gpd- gallons per day)	140,400 gpd	434,880 gpd	237,600 gpd	557,235 gpd	472,501 gpd	272,812 gpd	490,600 gpd
Total Combined Vehicular Trip Generation ²	AM Peak- 206	AM Peak- 203	AM Peak- 240	AM Peak- 920	AM Peak- 569	AM Peak- 1,138	AM Peak- 1,004
	PM Peak- 443	PM Peak- 292	PM Peak- 299	PM Peak- 1,415	PM Peak- 1,955	PM Peak- 1,047	PM Peak- 1,627
Total Population Growth Estimates							
New Residents	0	1,240	1,043	1,876	1,546	0	1,928
New School Age Children	0	0	223	324	121	0	271
Net Tax Revenues (Annually)³							
Town of Amherst	\$60,000	\$290,000	\$360,000	\$630,000	\$470,000	\$1,220,000	\$640,000
Erie County	\$80,000	\$500,000	\$460,000	\$780,000	\$640,000	\$1,420,000	\$910,000
Williamsville Central School District	\$340,000	\$2,240,000	\$290,000	\$1,020,000	\$1,940,000	\$5,280,000	\$1,990,000
Total Combined Net Tax Revenue	\$480,000	\$3,030,000	\$1,110,000	\$2,430,000	\$3,050,000	\$7,920,000	\$3,540,000

1- Estimated sanitary flow data was calculated utilizing a x2.25 peaking factor. To reference the sanitary flow calculation tables, please refer to Figure 3-9.

2- Estimated trip generation data includes combined enter and exit trip data. To reference the complete vehicular trip generation data table, please refer to Appendix Volume IV, Letter W, "Revised Traffic Impact Study," page 34.

3- Estimated annual net tax revenue assumes no PILOT inducements and/or tax abatements, for the complete net tax revenue data table to include an assessment of PILOT's, please refer to Appendix Volume IV, Letter X, "Revised Economic & Fiscal Impact Analysis," page 12.