

# Amherst Opportunity Zone

900-acres | Amherst, NY

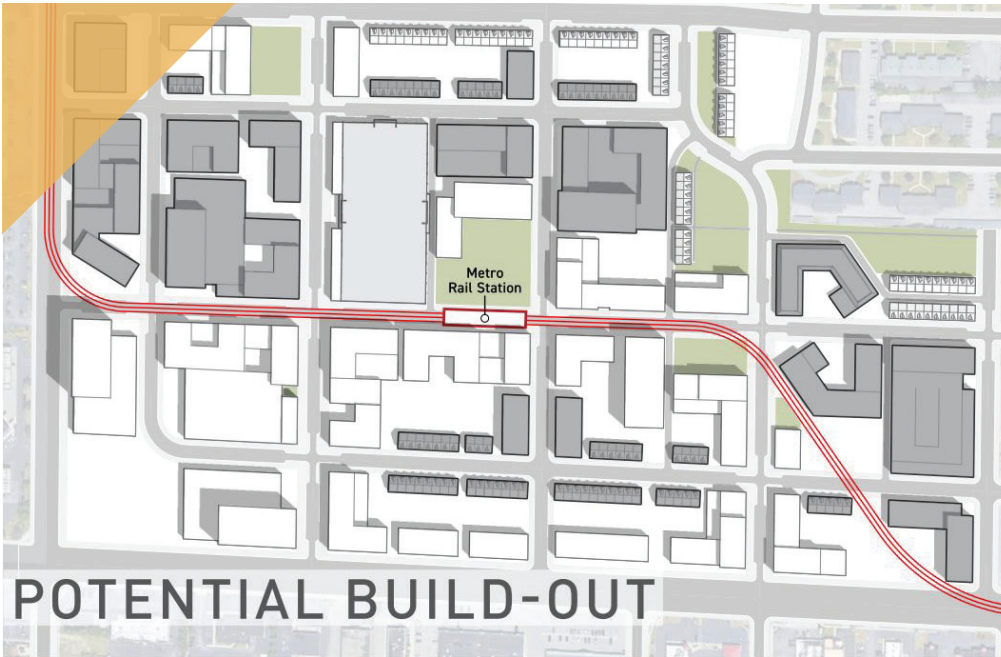


Transform a suburban retail corridor into a vibrant, mixed-use, walkable community for both longtime, new, and future residents.

## OPPORTUNITY ZONE

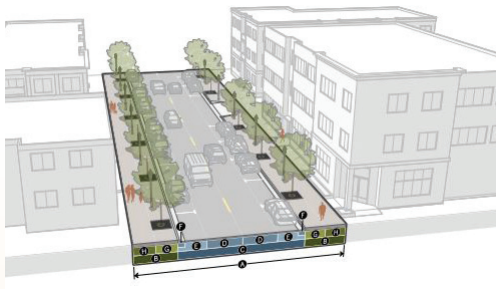
- 900-acre Federal Opportunity Zone featuring 1,400 parcels
- A designated transit-oriented development site and potential station site for the expansion of the NFTA light-rail, currently being planned and analyzed by the NFTA
- Zoning and land use are transforming from suburban big box retail to dense, pedestrian friendly, mixed use
- Located on high-traffic Niagara Falls Boulevard and the I-290
- Property, Sale Tax Exemptions and PILOT Increment Financing available for qualified applicants





## Boulevard Mall Redevelopment

The Boulevard Mall is currently under contract, after being purchased out of foreclosure at auction. The new owner is embracing the vision of the Town to redefine the site- adding housing and creating a lifestyle plaza retail experience. The new owner is committed to working with the Town of Amherst and the Amherst Industrial Development Agency to create a vibrant center of commerce for the Town of Amherst.



## Developing a center for the town of Amherst, NY

Town of Amherst, NY seeks development partners to transform the town center with the modern amenities desired in today's changing market. The objective is to create a regional destination that also provides an entirely new type of living experience for today's population.

### CREATE A VIBRANT NEW "PLACE" IN AMHERST THAT FEATURES:

- An interior street network with smaller, walkable blocks throughout that provides connectivity between businesses, residents, and the surrounding community
- Several housing options, including various forms of multi-family residential
- Increased density in a vertical form with a mix of uses that provide convenient working, shopping, recreation, and living options
- Public amenities such as parks and community spaces with scheduled events and year-round programs
- A variety of destinations that include restaurants, retail, medical services, entertainment, grocery, and more, all within walking distance



### CONTACT

**Maggie Hamilton Winship, MPA**  
 Director of Strategic Planning,  
 Town of Amherst  
 716-631-7035  
 mwinship@amherst.ny.us

**David S. Mingoia**  
 Executive Director/CEO  
 Amherst Industrial Development Agency  
 716-688-9000  
 DMingoia@amherstida.com

