

Site Address:

Approximately six acres at 134 Montague Road, Amherst, Massachusetts.


Site Description:

W.D. Cowls owns a 14-acre parcel located south of Cowls Road between Sunderland Road and Montague Road. Existing uses on the parcel include a garden supply store, Cowls offices, and a defunct saw mill. W.D. Cowls will ground lease approximately six acres to Beacon Communities Development. The site is split between the zoning districts "COM" and "R-N" – the proposed project will be located in the COM district with only an access easement through the R-N zoning line for emergency access, as illustrated on the site plan. The Atkins market and existing structures east of the R-N line will remain, while a vacant storage building and the Saw Mill will be demolished.

Other Site Information – Environmental and Topography:


There are no wetlands, endangered species, environmental issues, agricultural land, or flood plains on the site. A Phase One Environmental Site Assessment was completed in April 2016, and concluded that there were no Recognized Environmental Conditions.

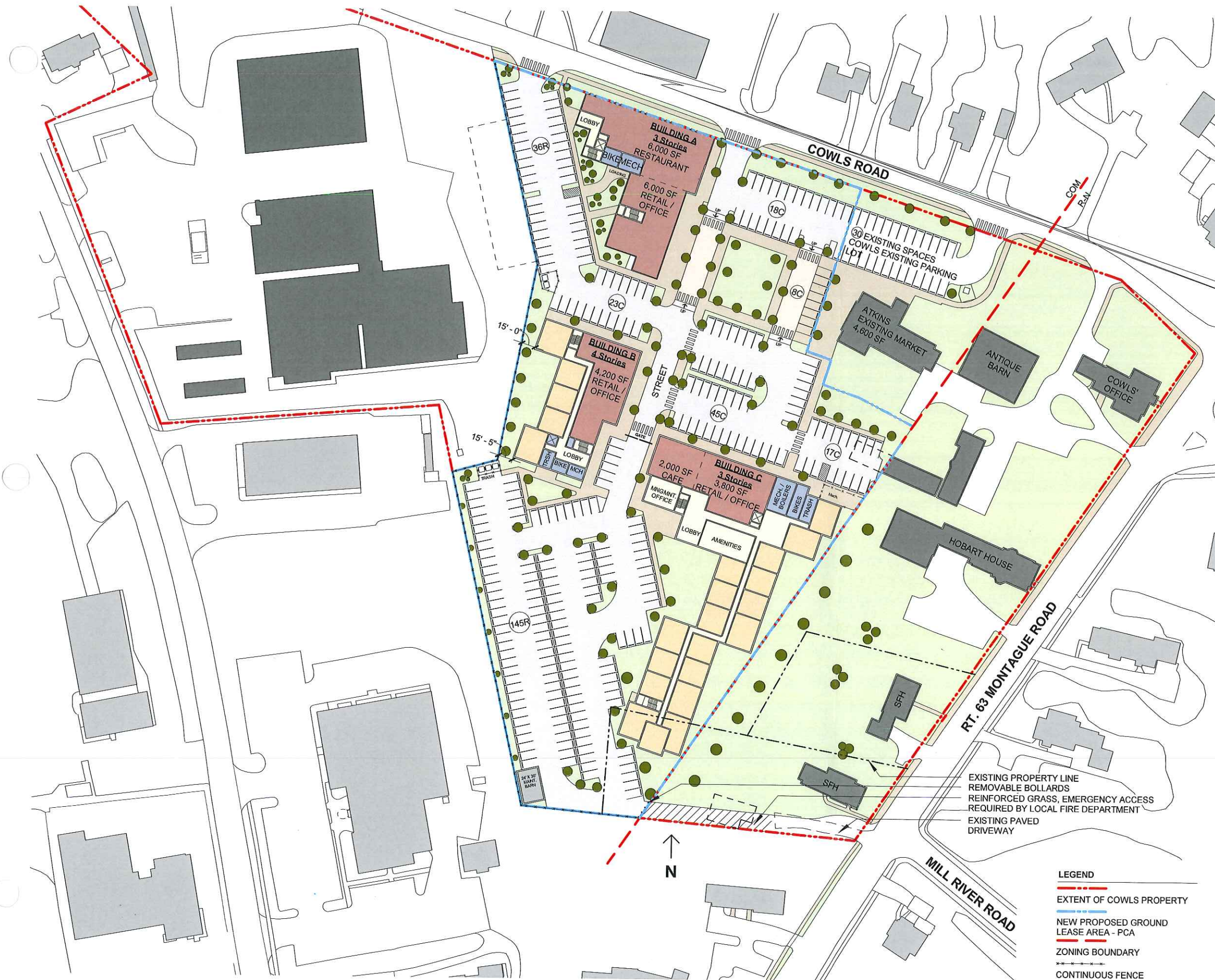
The site has no major grade changes.

Surrounding Area:

The site is located three miles from Amherst's downtown and half a mile from the University of Massachusetts, within a central commercial area that offers prime access to retail services and transportation. Local restaurant Bread & Butter and a hair salon are just across Cowls Road, while the Atkins Market anchors the site. Future residents are within walking distance of the Mill River Recreation Center, Library, and Post Office, as well as the additional retail services (Cumberland Farms, Watroba's Liquor, the Harp Pub, etc). The site is also adjacent to the Survival Center – a non-profit organization that offers supportive services for low-income people and people who are experiencing homelessness. Bus service to the University of Massachusetts and downtown Amherst is provided by the Pioneer Valley Transit Authority via a bus stop on Cowls Road.

The proposed development project is consistent with the land uses immediately surrounding the project area. The site is located within a large commercial district, which is directly bordered by land zoned for a professional research park, village center businesses, as well as single-family neighborhood residences and open space.





Site	
Proposed Site - PCA:	231,220 SF
Proposed Landscaped Area:	42,815 SF
Proposed Walkways Area:	23,190 SF
Proposed Parking Area:	105,920 SF
New Retail	
Proposed:	22,000 SF NET
New Residential	
Proposed:	155,590 SF GROSS 147,570 SF NET
# Flats:	130 Units
Existing Market (Atkins)	
Original Building:	4,600 SF GROSS
Parking Requirements	
Retail Parking Required	111 Spaces
Total Parking Provided	
Retail Parking Provided	111 Spaces
Resid. Parking Provided	181 Spaces
Total Parking Provided	292 Spaces
Retail Parking Ratio Within Ground Lease Area (Atkins Not Included)	
*Atkin Parking Not Included (111 Spaces / 22,000 SF) 5 Spaces per 1,000 SF	
Residential Parking Ratio:	
(181 Spaces / 130 Units) 1.39 Space / Unit	



ARCHITECTURE PLANNING INTERIORS

**AMHERST - MILL DISTRICT MASTER PLANNING
PROPOSED SITE PLAN**

08/03/16 | Scale: 1" = 100'-0" | A000



**3 & 4 STORIES
08-03-16**