The following detail from Aspen Heights was sent to staff after the reports were created. Please review the new plans and have comments ready for the meeting on October 26, 2017.

## Toponce, Brandon

**From:** Thomas R. Reidy <TReidy@baconwilson.com>
**Sent:** Friday, October 20, 2017 9:05 AM
**To:** Toponce, Brandon
**Cc:** Brestrup, Christine; Morra, Robert; Waskiewicz, David
**Subject:** Aspen Amherst - Building/Site Redesign
**Attachments:** 2017-10-19 (Site Plan with Fence).pdf; 2017-10-19 (A101 First Floor).pdf; 2017-10-19 (A102 Second Floor).pdf; 2017-10-19 (A103 Third & Fourth Floors).pdf; 1A (2017-10-12).pdf; 1C (2017-10-12).pdf; 1E (2017-10-12).pdf; 1F (2017-10-12).pdf; 2A (2017-10-12).pdf; 2C (2017-10-12).pdf; 2D (2017-10-12).pdf; 2E (2017-10-12).pdf; 3A (2017-10-12).pdf; 3C+ (2017-10-12).pdf; 3D+ (2017-10-12).pdf; 4A (2017-10-12).pdf; 4C (2017-10-12).pdf; 4D (2017-10-12).pdf

Good morning, Brandon –

I am attaching the revised site plan (showing the solid wood fence being extended as the ZBA discussed, along the entirety of the easterly parking area by Greenleaves Drive and the southerly parking area), and the building footprint redesign.

The redesign results in a reduction of 47 beds, and a change in the unit mix (as outlined below), losing 1 unit, and adding 27 parking spaces (for a total of 300). The project will now have an additional 40 spaces as compared to the required number (130 dwelling units x 2 spaces/D.U. = 260 spaces required; 300 provided). This increases the project's overall parking ratio to .86 spaces per bed vs the previous iteration's .68 spaces per bed. Additionally, the units removed were those in the southeast corner nearest the Greenleaves development.

Previously, as of the 10/12 hearing:

(i) 61, 4-bedroom units were proposed. All are 4 bedroom/2.5 bath except for the ADA units [4D and 4G, totaling 7 units] – put another way, 54 are 4 bedroom/2.5 bathroom units, with all 4 bedroom units having one bathroom accessible from common space.

(ii) 26, 3-bedroom units were proposed. All are 3 bedroom/2 bath, with one bathroom accessible from common space.

(iii) 30, 2-bedroom units were proposed. All are 2 bedroom/2 bath, with one bathroom accessible from common space.

(iv) 14, 1 bedroom units were proposed. All are 1 bedroom/ 1 bath, with that bathroom accessible from common space (except the ADA units [1F and 1G]).

Now, the proposal is:

(i) 43, 4-bedroom units. All are 4 bedroom/2.5 bath, except for the 7 ADA units [4D] – put another way, 36 are 4 bedroom/2.5 bath. All have one bathroom accessible from the common space.

(ii) 17, 3-bedroom units. All are 3 bedroom/2 bath, with one bathroom accessible from common space.

(iii) 56, 2 bedroom units. All are 2 bedroom/2 bath, with one bathroom accessible from common space.

(iv) 14, 1 bedroom units. All are 1 bedroom/1 bath with that bathroom accessible from common space (except the ADA units [1F]).

The unit plans are attached but have not changed since the previous hearing. But, where previously 4A through 4G, 3A through 3D, 2A through 2E, and 1A through 1G style units were proposed, now, only 4A, 4C, 4D; 3A, 3C, 3D; 2A, 2C, 2D, 2E; and, 1A, 1C, 1E, and 1F unit plans are proposed.

The changes not only reduce the overall beds by 47, but also significantly reduce the number of 4 bedroom units by 18, reduces the number of 3 bedroom units by 9, and has meaningfully increased the number of 2 bedroom units by 26 (which it appeared that the ZBA thought was more likely to be rented to a family, and which will naturally be rented for lower, more accessible rates than the 3- and 4-bedroom units).

The changes in unit mix and design are even more compelling when compared with the original proposed unit mix, which as you will recall included 82, 4-bed/4-bath units, with no commonly-accessible bathrooms.

With this significant reduction of the footprint, total bed count, and 3 and 4 bedroom units – and the focus on 2 bedroom units—as well as the significant increase in parking ratio, the inclusion of commonly-accessible bathrooms in all units, and the reduction of bathrooms in the remaining 3- and 4- bedroom units, we are very hopeful that the ZBA agrees that this is not a social dormitory, but an apartment building that, especially with the reduction in density, will not be substantially more detrimental to the neighborhood.

Any questions, or if I can help clarify or provide any additional information ahead of Thursday's hearing, please let me know. We are hoping for the closing of the public hearing, deliberation, and vote that evening.

Thanks,

Tom

**Thomas R. Reidy, Esq.**

Phone 413.256.6701 | Fax 413.256.6469
6 South East Street Amherst MA 01002
treidy@baconwilson.com | baconwilson.com

**Bacon Wilson, P.C.**

Amherst | Northampton | Springfield | Westfield | Hadley

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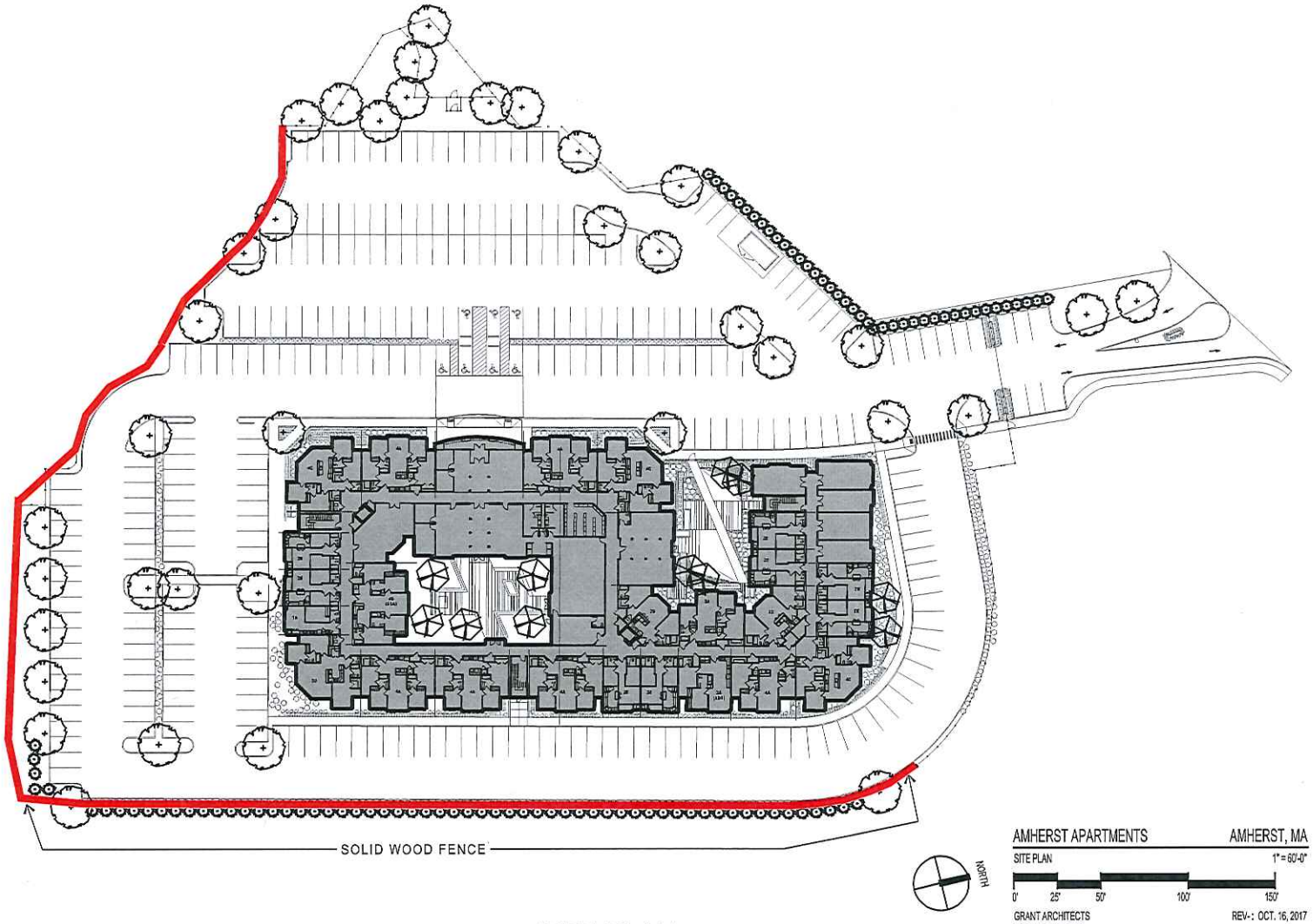


AMHERST APARTMENTS — AMHERST, MA

SITE PLAN — 1" = 60'-0"

0' 25' 50' 100' 150'

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REV-: OCT. 16, 2017

# SITE PLAN

SCALE: 1" = 60'-0"

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PROJECT:

AMHERST APARTMENTS
AMHERST, MA

SCHEMATIC LAYOUTS

DATE / REVISIONS:

| | |
|---|---|
| SCHEMATIC: | 2017/06/01 |
| REVISED: | 2017/08/22 |
| REVISED: | 2017/10/11 |
| REVISED: | 2017/10/16 |
| REVISED: | 2017/10/19 |

PROJECT #: P92012

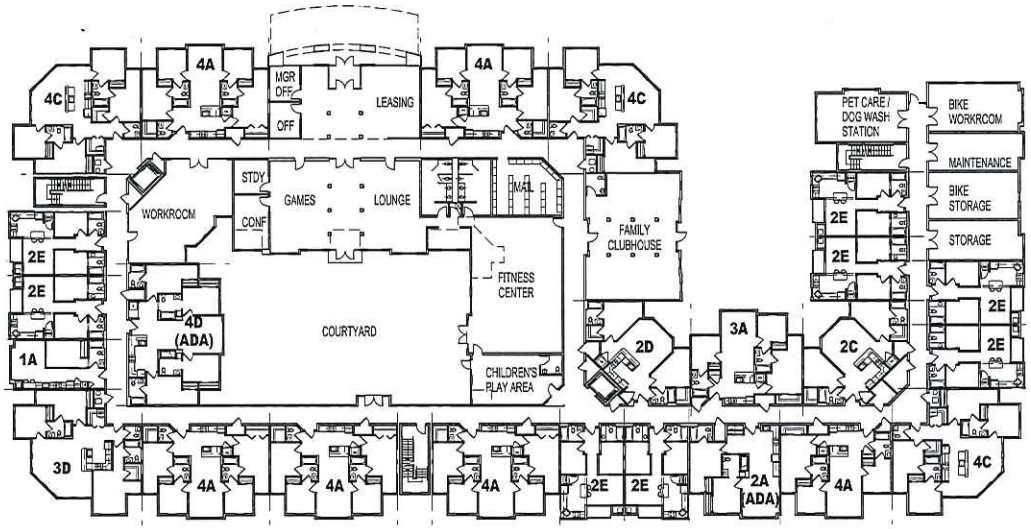
DRAWING #:

SP101

AREA & APARTMENT COUNT SUMMARY:

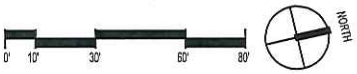
| | GROSS AREA | NET RENTABLE AREA PER APARTMENT TYPE | | | | | | | | | | | | | | APTS. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 4A 1,243 | 4C 1,247 | 4D 1,409 | 3A 1,035 | 3C 1,247 | 3D 1,232 | 2A 918 | 2C 916 | 2D 917 | 2E 647 | 1A 533 | 1C 541 | 1E 541 | 1F 630 | |
| FIRST FLOOR : | 40,765 | 6 | 3 | 1 | 1 | — | 1 | 1 | 1 | 1 | 8 | 1 | | | | 24 |
| SECOND FLOOR : | 40,263 | 6 | 3 | 2 | 3 | 1 | 1 | 1 | 2 | 2 | 10 | 1 | 1 | 1 | | 34 |
| THIRD FLOOR : | 40,263 | 6 | 3 | 2 | 3 | 1 | 1 | 1 | 2 | 2 | 10 | 1 | 1 | 1 | 2 | 36 |
| FOURTH FLOOR : | 40,263 | 6 | 3 | 2 | 3 | 1 | 1 | 1 | 2 | 2 | 10 | 1 | 1 | 1 | 2 | 36 |
| TOTAL AREA : | 161,554 | | | | | | | | | | | | | | | |
| APARTMENTS : | | 24 | 12 | 7 | 10 | 3 | 4 | 4 | 7 | 7 | 38 | 4 | 3 | 3 | 4 | 130 |
| | | | | ADA | | | | ADA | | | | | | | ADA | |

TOTAL BED COUNT= 349 4 BEDROOMS = 43 3 BEDROOMS = 17 2 BEDROOMS = 56 1 BEDROOMS = 14




# FIRST FLOOR PLAN

SCALE: 1" = 40'-0"





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SCHEMATIC LAYOUTS

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PROJECT #: P92012

DRAWING #:

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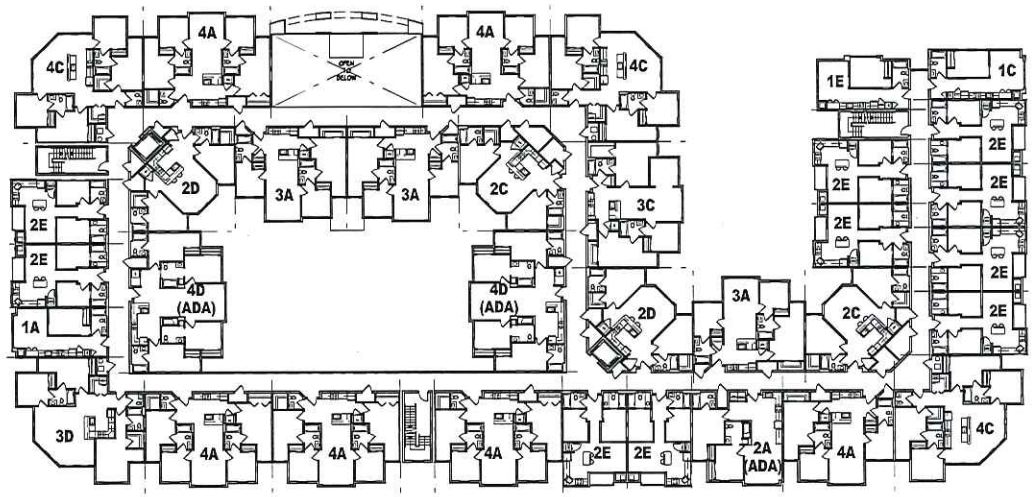
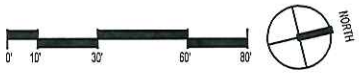



## SECOND FLOOR PLAN

SCALE: 1" = 40'-0"





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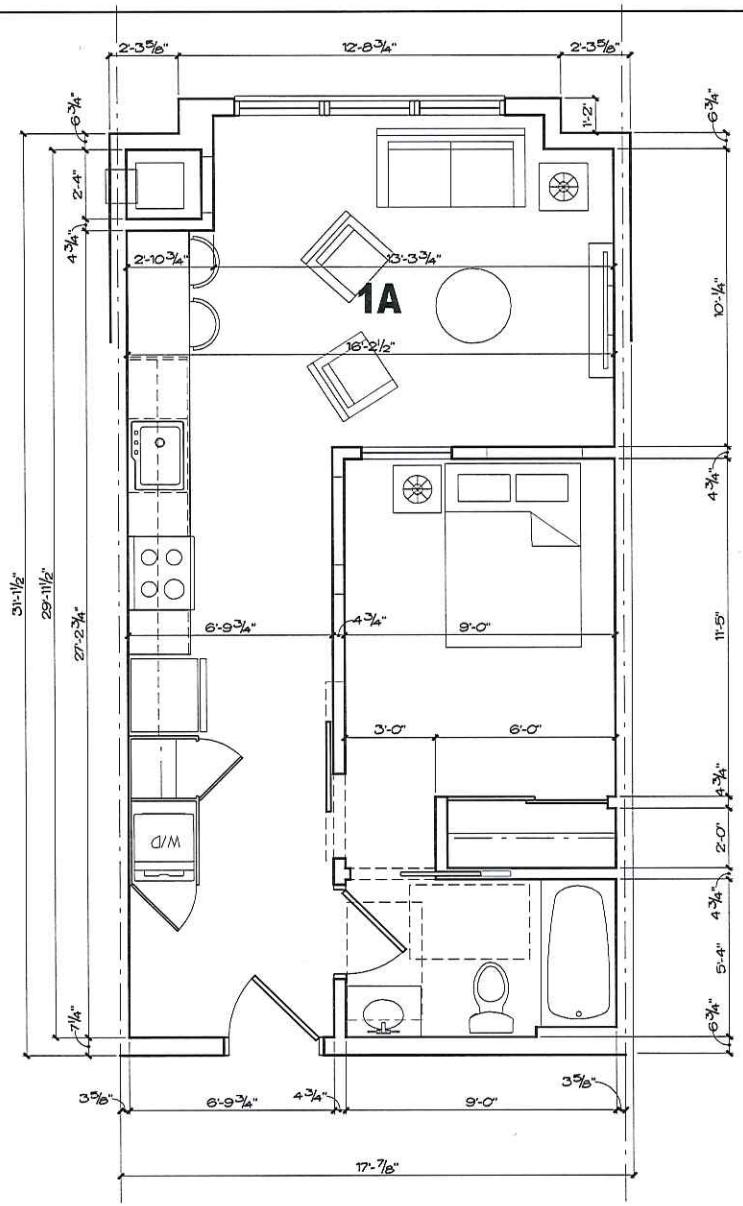


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PROJECT #: P92012

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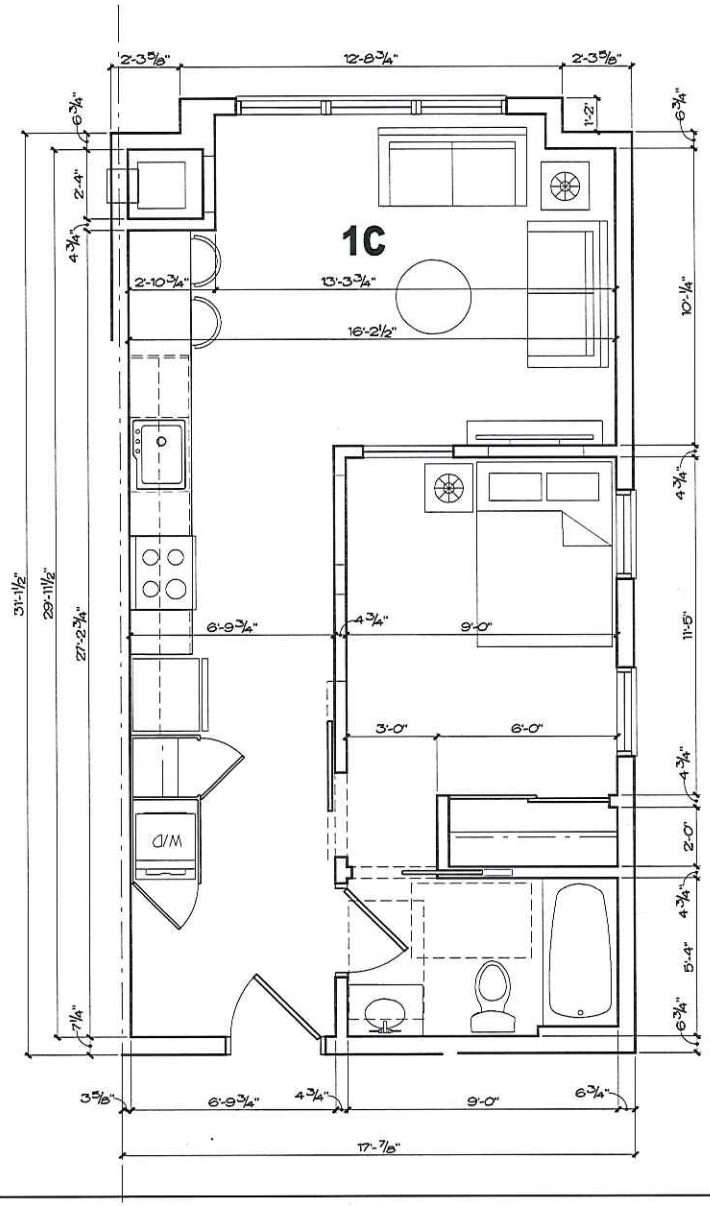
1A

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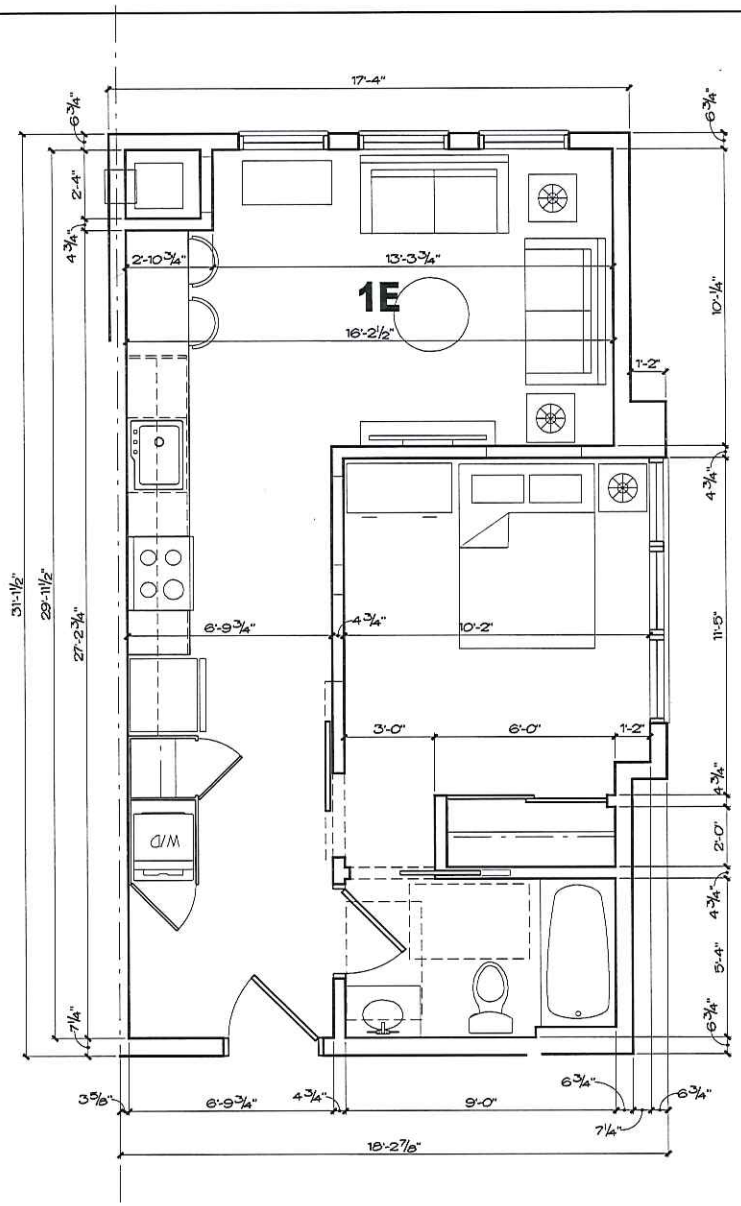


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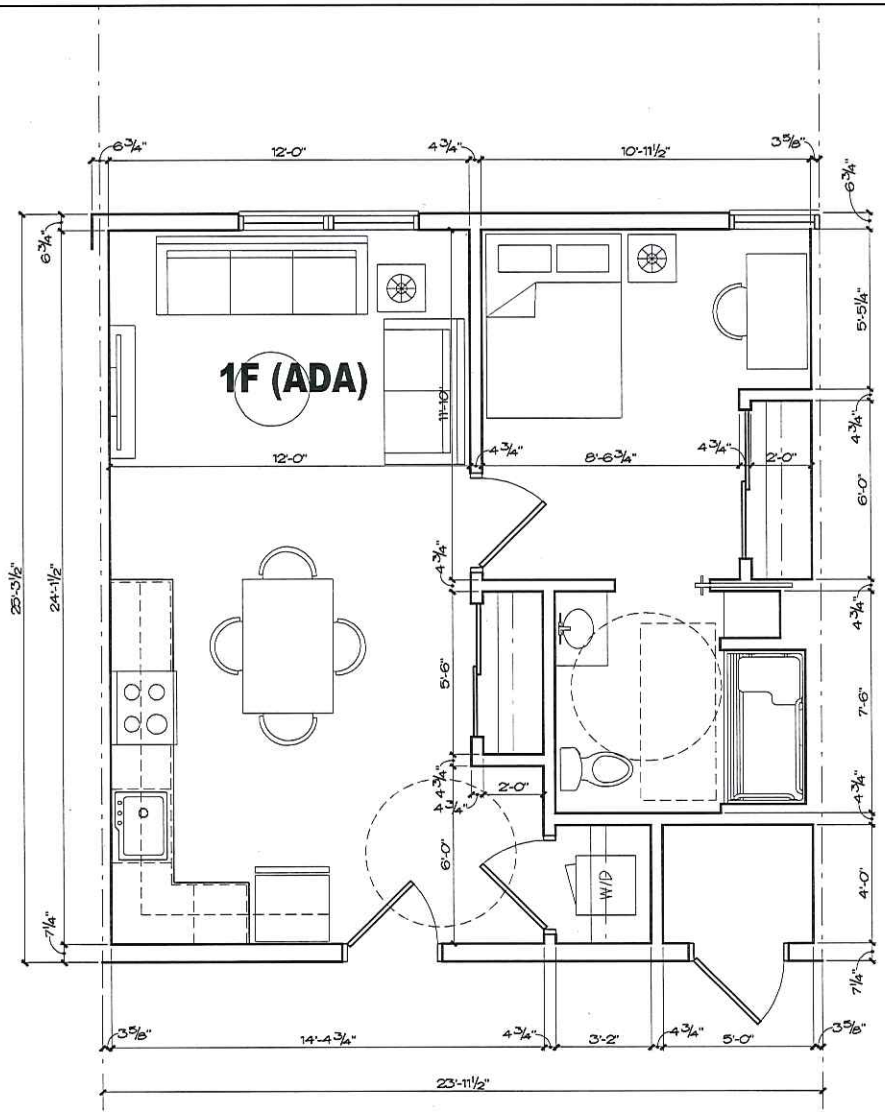


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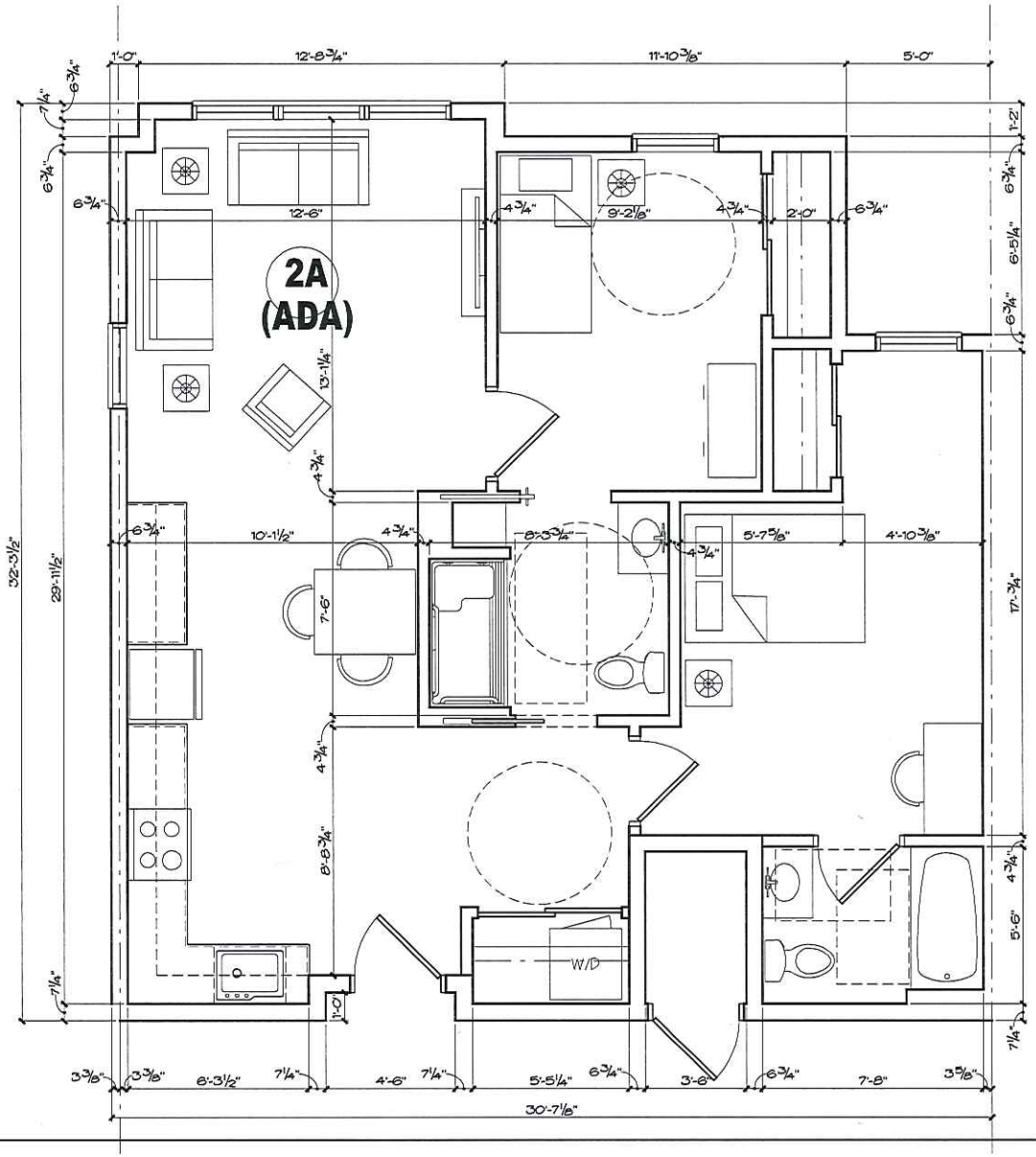



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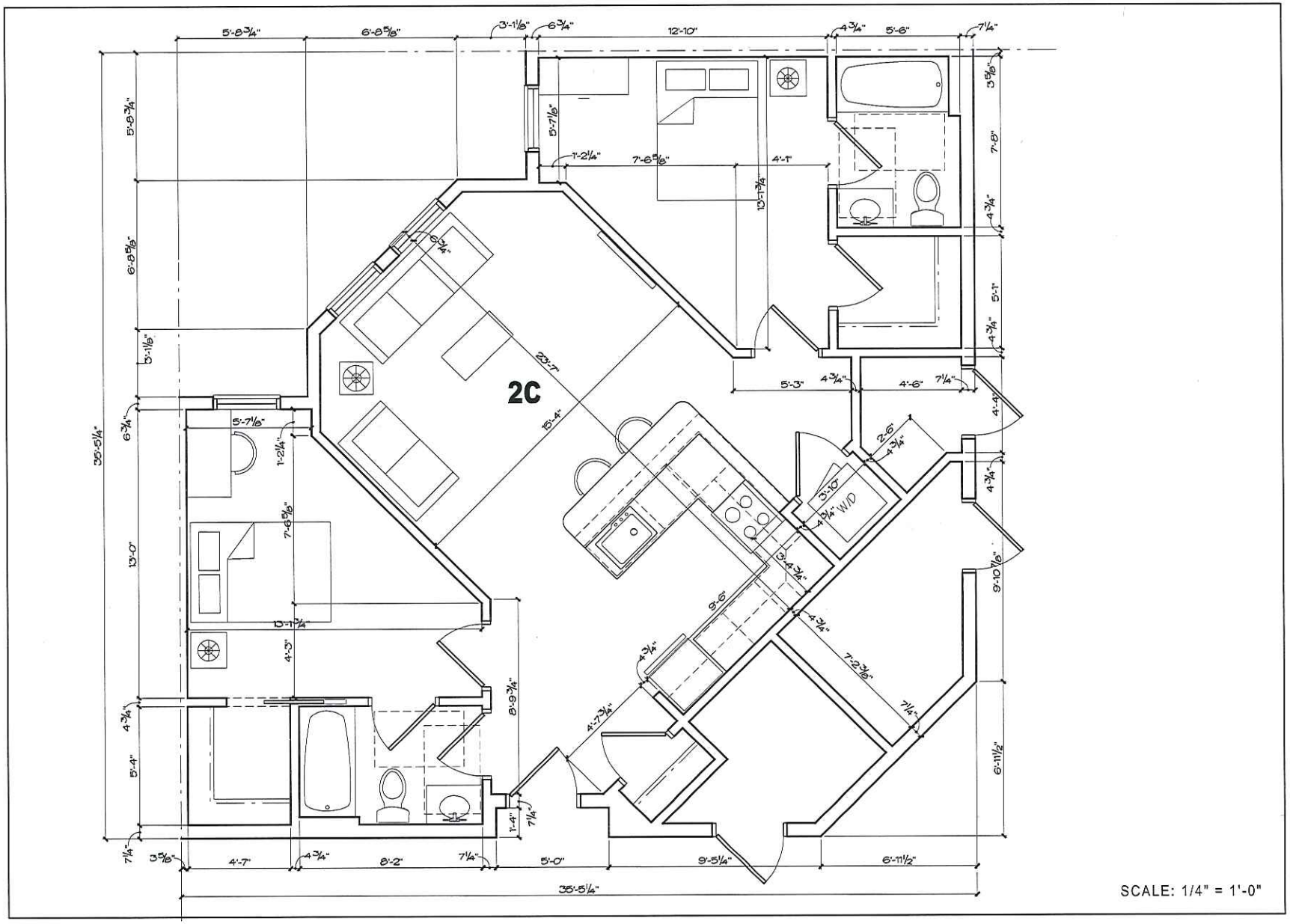



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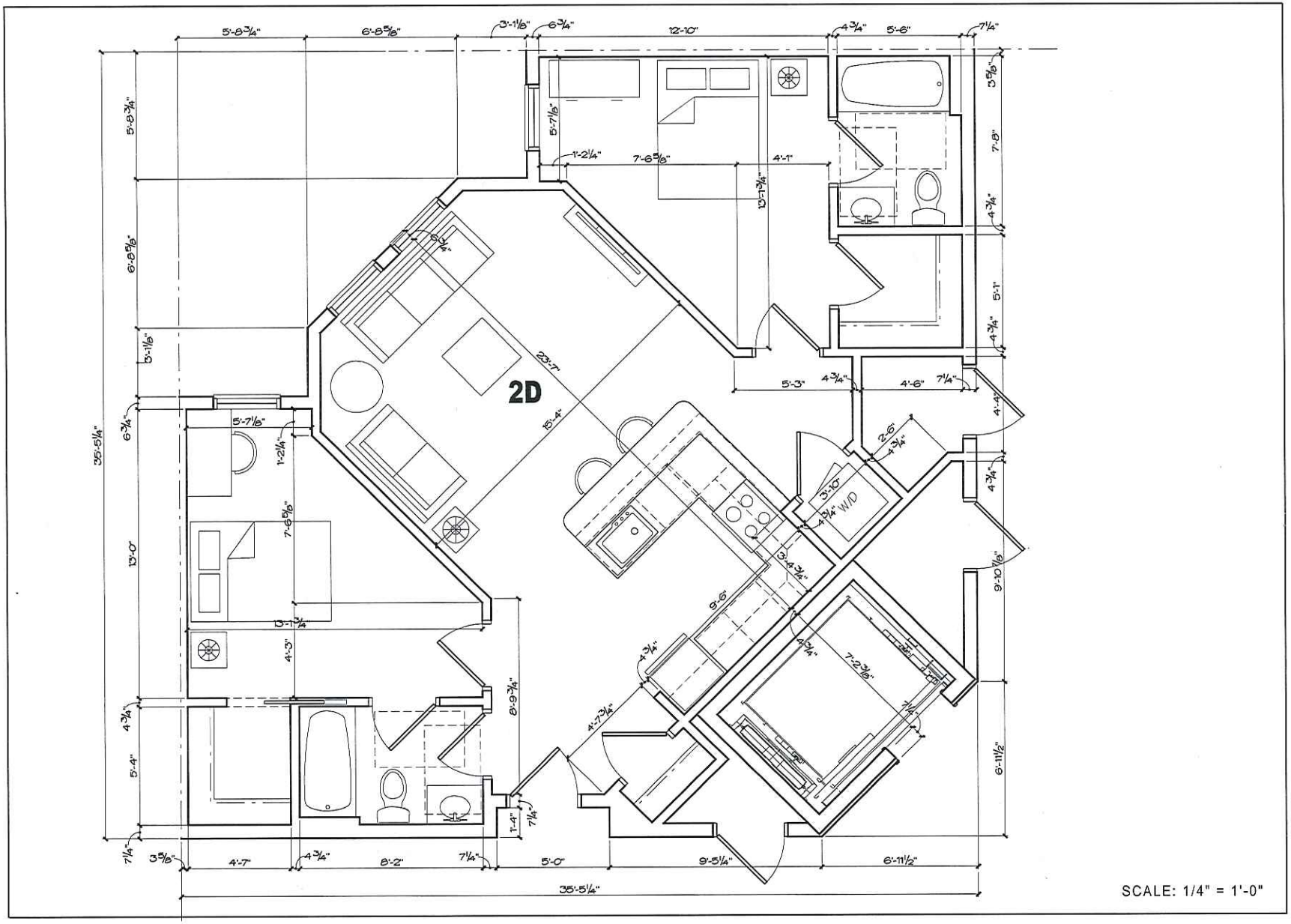
2C





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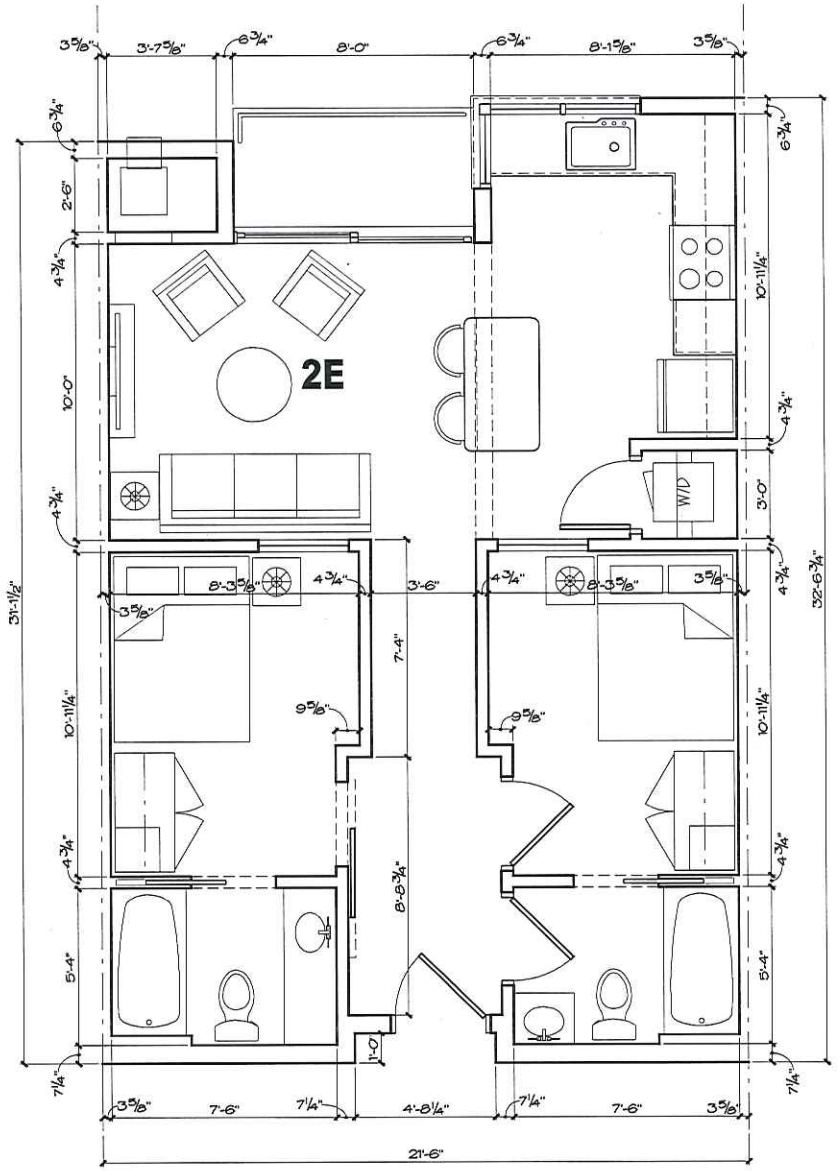
2D

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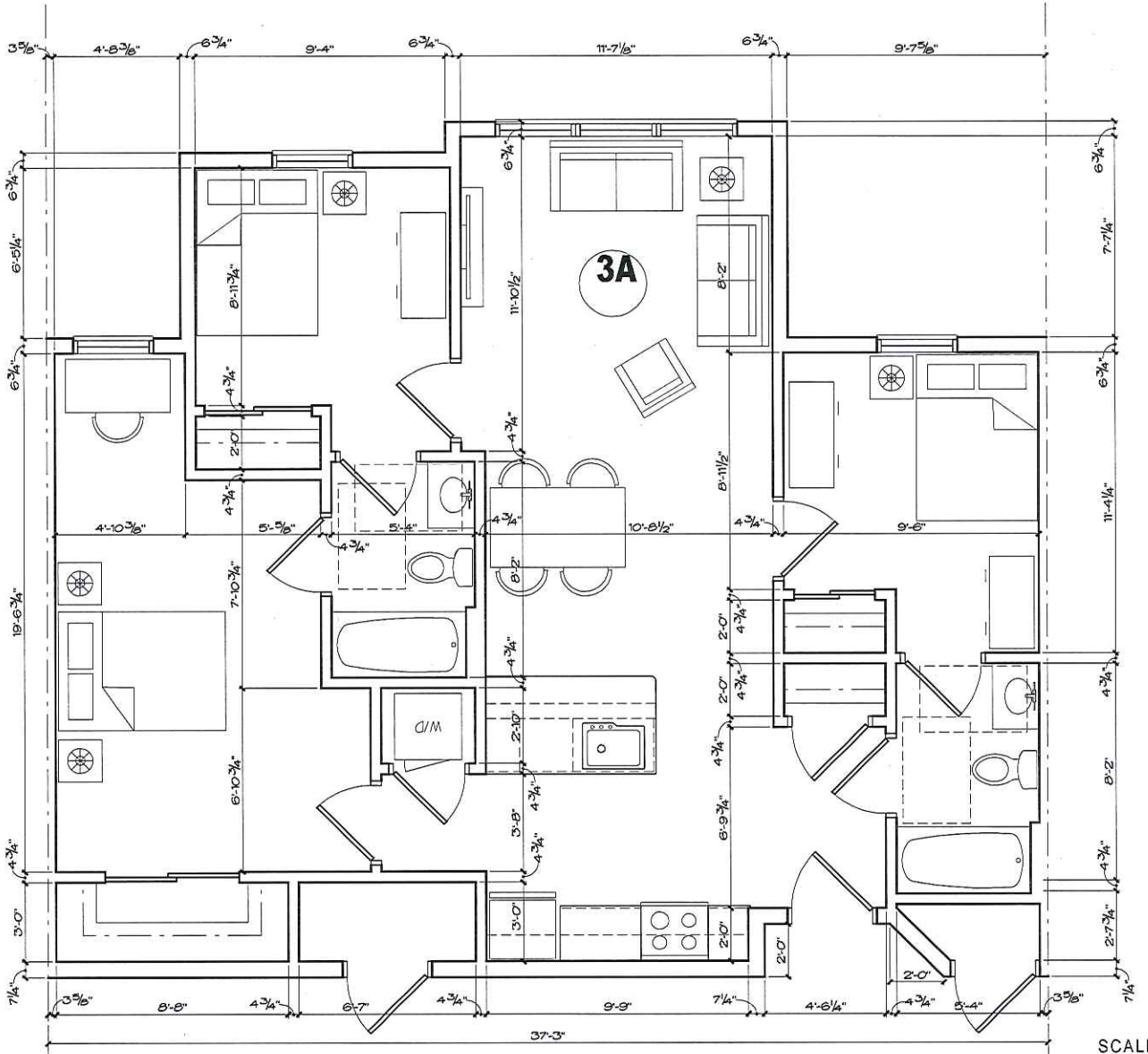



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PROJECT #: P92012

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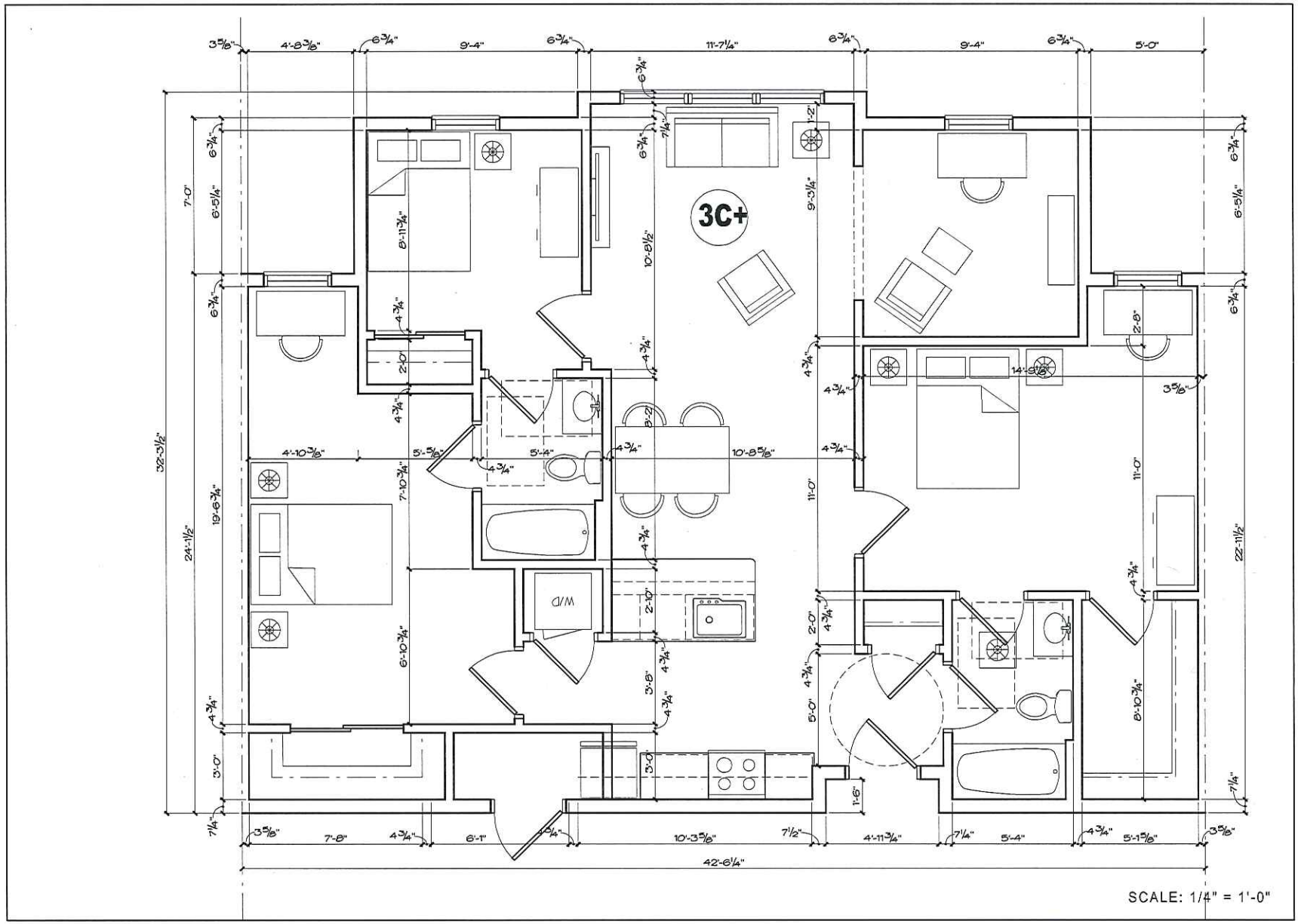
3A





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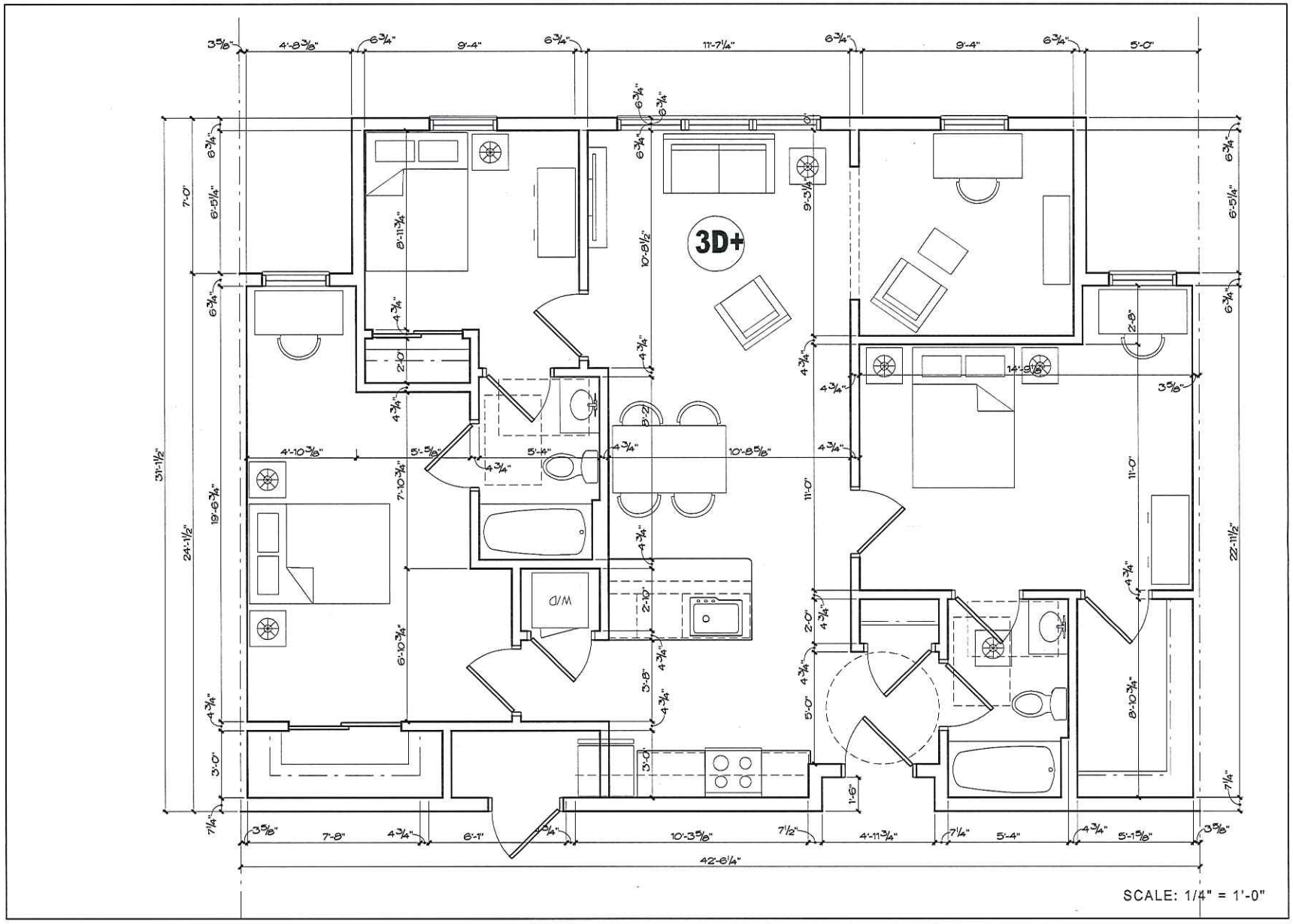
PROJECT #: P92012

DRAWING #:

3C+





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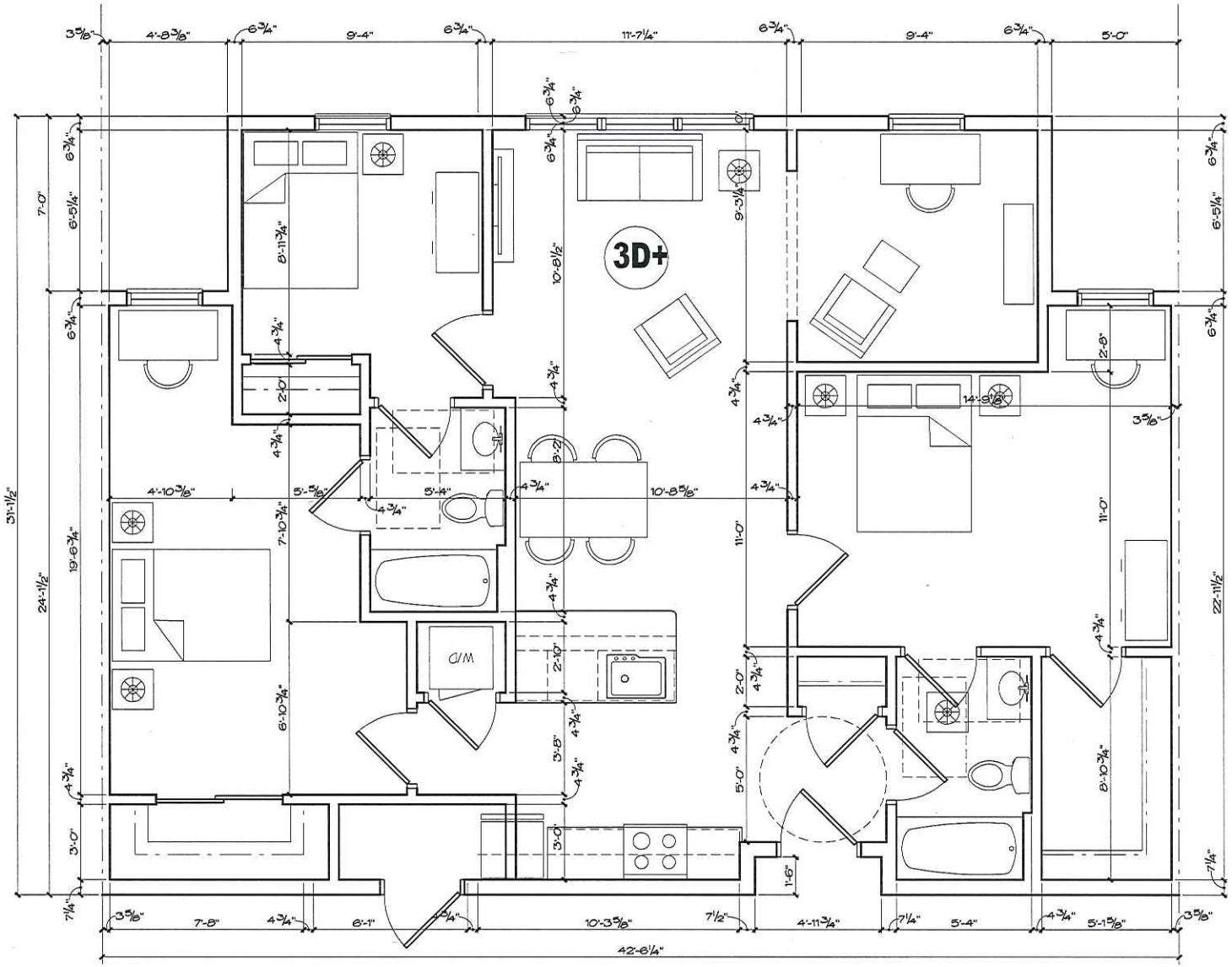
3D+





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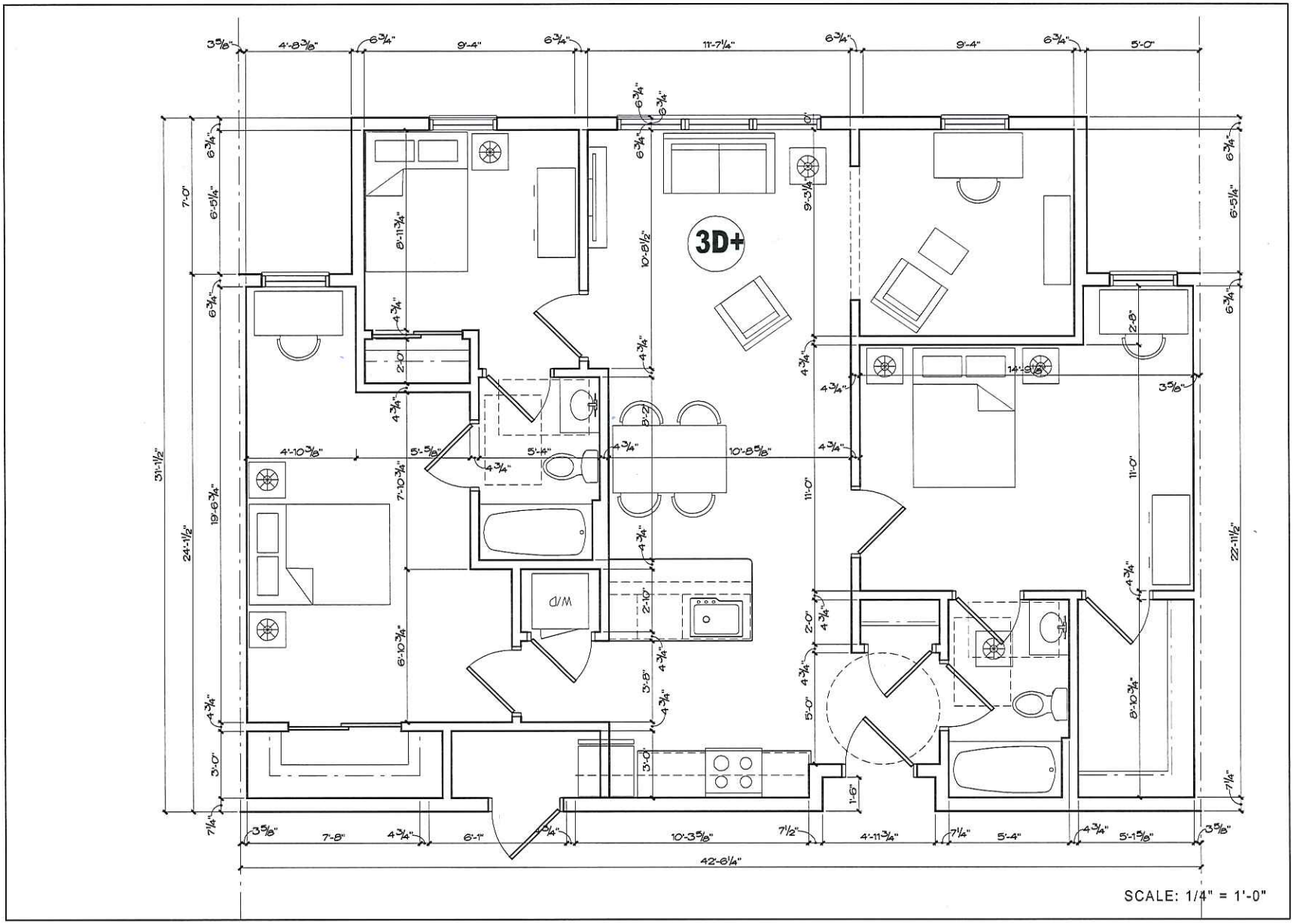
DRAWING #:

3D+





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PROJECT:

# AMHERST APARTMENTS AMHERST, MA

## SCHEMATIC LAYOUTS

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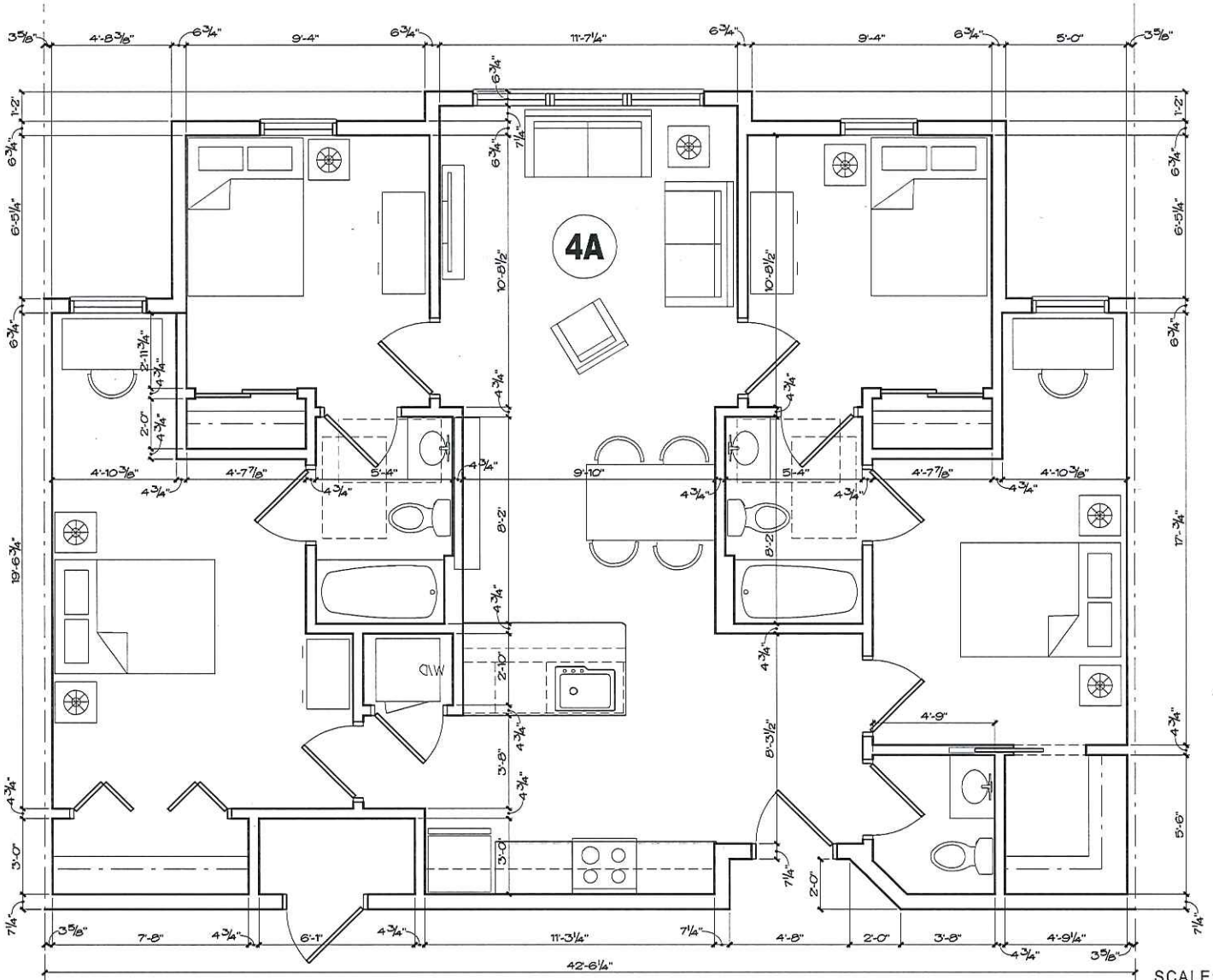
|---|---|
| SCHEMATIC: | 2017/06/01 |
| REVISED: | 2017/08/22 |

PROJECT #: P92012

DRAWING #:

3D+





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PROJECT #: P92012

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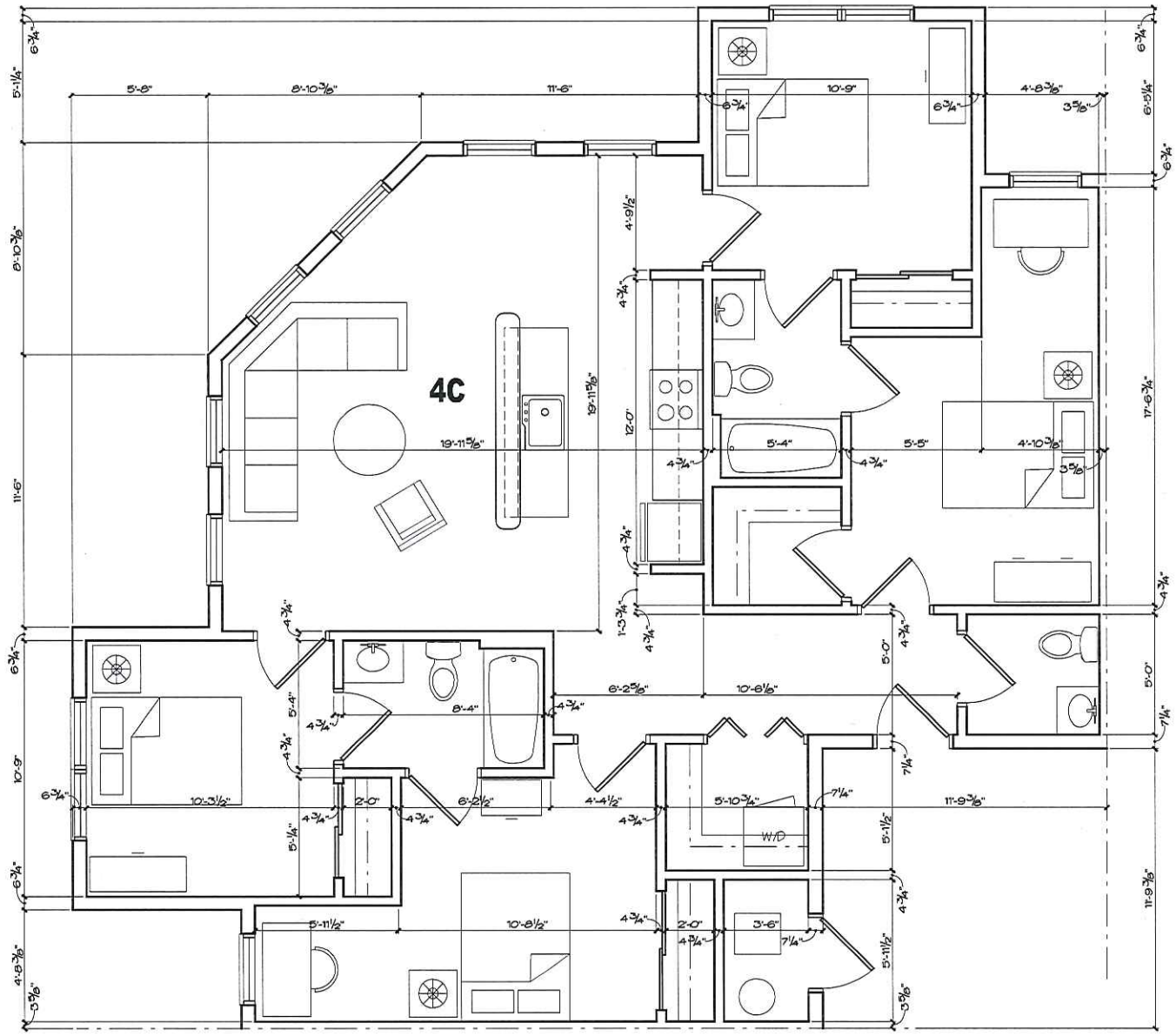
4A




SCALE: NTS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PROJECT #: P92012

DRAWING #:

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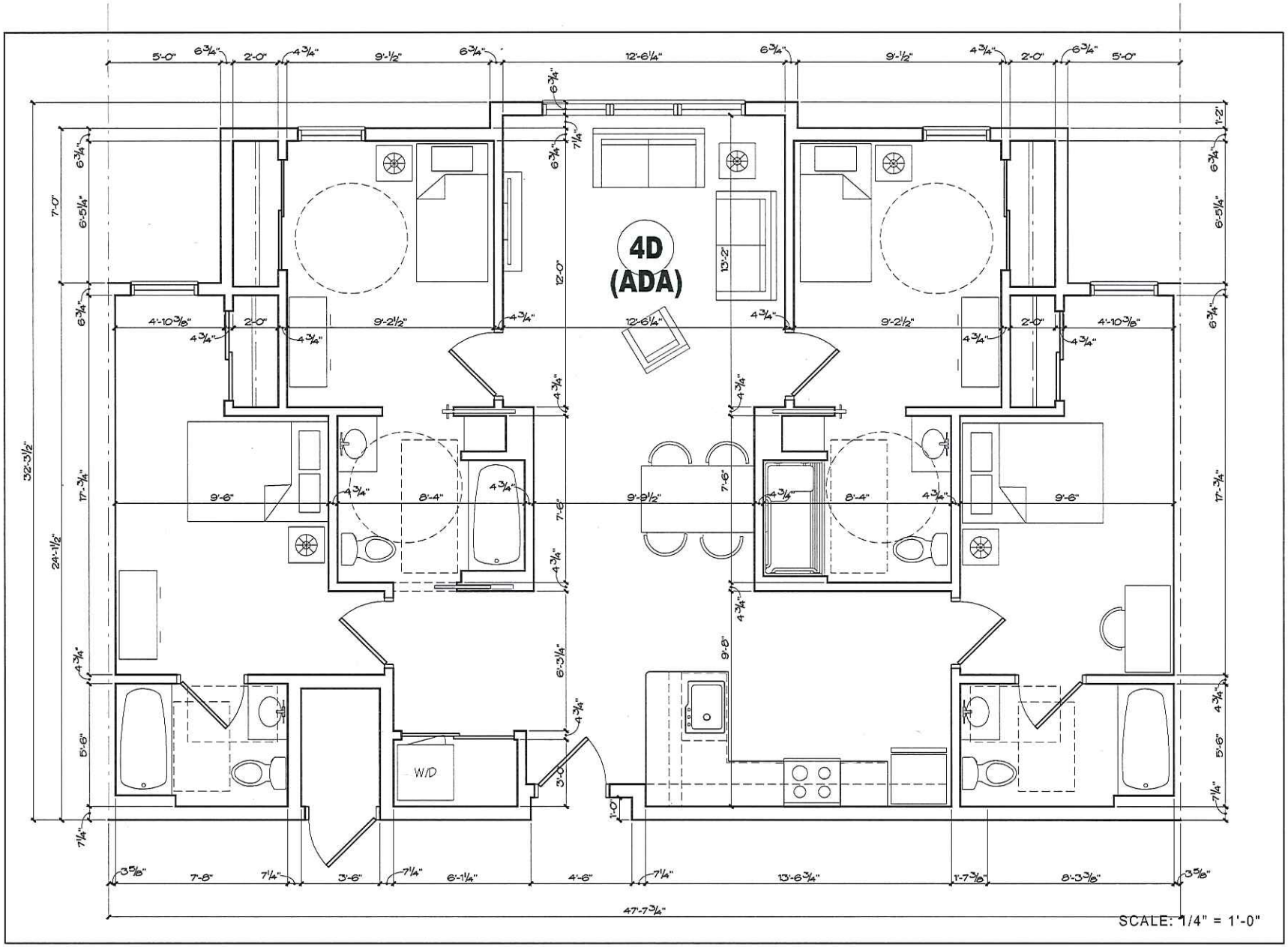


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DRAWING #:

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