

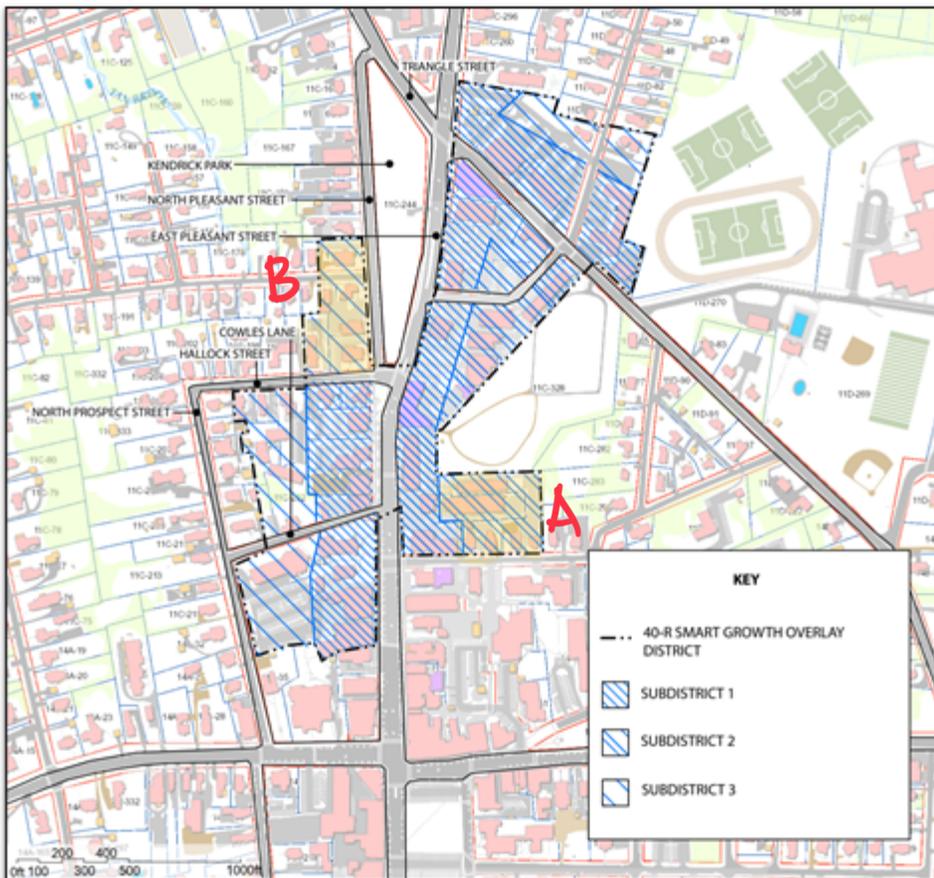
Hi Chris:

Here are my comments about the 40R presentation to date:

- LOVE the unlocking of parcels throughout downtown...in particular the areas East of Kendrick Park and the existing B-L zones. Exact building massing will be determined in future design phases but the general idea of creating densely placed, stepped buildings with ample pedestrian zones (while locating cars away from streetscape) feels right for creating a vibrant, livable, walkable downtown.
- would love to see more encouragement of sustainability (LEED certification, Net-Zero ready?) either in guidelines or could there be incentives of some kind? Including something that addresses green initiatives would align the 40R with the upcoming revised Master Plan. There were PV's and greenroofs shown but something more embedded rather than tacked on...
- Delineation lines of the Smart Growth Overlay District: I was asking to be careful about the outlying subdistricts because if they are to be included then each parcel should be closely examined along with their immediate contexts. We don't know the timeframe for the potential projects and if these more outlying subdistricts are built up first would that be a detriment to how the town feels before the main thoroughfare has been developed?

A In particular, the subdistrict 2 behind the Post office + Mobil Gas station: will this be strange if this developed before subdistrict 1 directly adjacent? Subdistrict 3 seems 'safe' as a transition to residential neighbors so perhaps that would be better until main street-side development is underway?

B Another example (going opposite direction in terms of growth): subdistrict 3 west of Kendrick Park: should this go into subdistrict 2? Or a hybrid of subdistrict 2 that has a larger front setback due to adjacency to Kendrick park? Just thinking that SD 3 is pretty much what is there now...40R is to propose densification and unlocking development possibilities.



SD 1: 65' height + 0' setback
Urban Center

SD 2: 50' height + 0' setback
General Urban

SD 3: 35' height + 15' setback
Sub-Urban

- 5.2: As this is 'downtown', it makes sense to keep single family uses out...
- 6.1: Agree with sentiment that the (13) unit threshold for affordable housing trigger should be lowered. If it is removed would there just be more waivers? (thinking of duplexes and triplexes)
- 11.3.1.1 + 11.3.2.1: Are you proposing 0' front setbacks for Subdistricts 1+2 or 15' as the graphics showed on 5/6/20 presentation?
- 11.3.1.5: Parking use counts as a "non-residential use" so is that counted as one of the 49% allowed uses for Mixed-Use buildings? As long as Parking under a building is not allowed as 'streetscape' that should be ok...this section touches on parking lots + driveways not to be located on E.Pleasant Street.
- 11.3.2 T4: Pray street question in subdistricts 1+2: good question as it's abutted by multiple parcel owners as well as the town of Amherst. If it ever became one developer/owner for those parcels, it makes sense to reconfigure for people and businesses rather than the car. Currently massing proposals shown seemed to work with Pray Street (roughly) so it seems fine as proposed.
- It would be great to see more form-based zoning graphics for each subdistrict (maybe that's coming?) both in sections and elevations to show streetscape as well as plan to show pedestrian public way relative to street + building edges.

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