

PARKING MANAGEMENT PLAN – AMHERST STUDIO HOUSING

132 NORTHAMPTON ROAD, AMHERST

Date: 10.23.20

A total of 16 parking spaces will be provided according to the Record Plan, including 2 handicapped accessible spaces. Handicapped spaces will be labelled with signage.

Van loading / unloading will take place either: (1) in one of the handicapped accessible spaces, if one is vacant, or (2) at the end of the main entry walkway if both accessible parking spaces are in use.

Half of parking spaces (8), including accessible spaces, will have paved bituminous surface. Half of parking spaces (8) will have Grass Crete surface.

Half of parking spaces (those that are Grass Crete) will be dimensioned for compact cars (8.5 feet by 20 feet). The compact car parking section will be labelled with two signs—one at each end of the section—with arrows that demarcate the compact car parking section.

On-site parking will be limited to residents, staff, and guests.

A sign near the driveway entry will indicate that parking is only for residents and staff having parking placards and that others are subject to towing.

Two spaces farthest from the driveway entry will be designated for visitor use and will have “Visitor Parking” signs at the head of each space. The placement of these spaces will deter uninvited visitors or unaffiliated persons from using these spaces. Tenants or staff who have visitors will direct their guests to use these spaces.

Use of on-site parking (with the exception of the two visitor spaces) will be restricted to cars with a parking placard.

A tenant with a car registered in their name will be eligible for a parking placard allowing them to park on site. No household will be issued more than one placard at any given time.

Regular staff working on site (Resident Services Coordinator, property management) will also be issued a parking placard.

All parking signage locations are identified on the Record Plan (Revised Permit Plan Set) LC-111 Rev 2 2020-1013. Typical parking sign images are included on Plan Sheet LC-504.

Vehicles lacking a parking placard that are parked in any space other than a visitor space will be subject to towing at the vehicle owner’s expense. Property management staff only will be authorized to order the towing of a vehicle.

Valley anticipates that tenant usage of parking will be higher in the evenings and weekends, while staff usage will be higher during weekdays.

This Parking Management Plan is subject to adaptation by property management staff to best respond, as needed, to on-site conditions during the period of operations. The obligation of staff to manage parking in response to actual and changing conditions is a best practice of property management.

Such adaptations, as applicable, will be communicated to the Town Building Inspector. The Building Inspector shall determine whether an adaptation is minor in nature or requires review by the Zoning Board of Appeals.