

**DEVELOPMENT IMPACT ASSESSMENT  
FOR  
PROPOSED RENOVATIONS TO THE AMSDEN BUILDING  
101 CONCORD STREET  
FRAMINGHAM, MA 01702**

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**April, 2013**

## **Development Impact Statement**

### **A. INTRODUCTION**

The Applicant, VTT Framingham Renaissance LLC ("VTT"), Vaios Theodorakis, Manager, is the owner of the building known as the Amsden Building at 95 – 117 Concord Street, located at the corner of Concord Street and Kendall Street. VTT has filed applications for Site Plan Review Approval and Special Permits for a Mixed Use Development to renovate and convert the second and third stories of the building to 24 residential apartments. The first floor will continue to be used by various business tenants.

### **B. EXISTING CONDITIONS**

The existing lot contains an area of 32,074 square feet. The Amsden Building contains three stories. The primary pedestrian access to the building is along Concord Street. The site has an off-street parking lot behind the building containing 20 parking spaces. Vehicular access to this lot is from Kendall Street. The first floor currently contains retail businesses, a hair salon and a restaurant. The second and third floors are built out as general office space but are currently vacant. The building footprint occupies approximately 11,744 square feet and the existing gross floor area is approximately 39,719 square feet.

The existing parking surface is fairly flat. Runoff is directed in a southerly direction onto Kendall Street. There are presently no drainage structures on site and the existing roof downspout's discharge into the municipal drainage system within Concord Street.

According to the NRCS Soil Survey, soils on the site belong to the Urban Land complex (602B). These soil compositions fall under the A hydrologic soil group having an estimated infiltration rate of 8.27 inches/hour.

### **C. PROPOSED DEVELOPMENT**

The proposed development consists of the renovation and reuse of the second and third stories of the building as residential apartments. A new addition will be constructed to the back of the Amsden Building. The proposed addition will have a footprint of approximately 966 square feet and will contain three stories. The primary purpose of the addition is to provide a separate pedestrian access to the apartments. The addition will contain a lobby, elevator, mechanical space and a stairwell. No modifications are proposed to the Concord Street and Kendall Street building elevations. The first floor will continue to be occupied by various business uses and no changes are proposed. The second and third floors of the building will be converted into 21, one-bedroom apartments and three two-bedroom apartments. The existing parking lot will be reconstructed in accordance with the site plans, including drainage improvements, landscaping and lighting. Sixteen (16) parking

spaces will be added, including two handicap accessible spaces, for a total of 36 off-street parking spaces.

**D. COMMUNITY IMPACTS**

The proposed development is consistent with the purpose and intent of the Section IV.N.Mixed Use Regulations. The owner and applicant, VTT Framingham Renaissance LLC, has purchased and manages the Amsden Building and the adjacent two buildings. VTT has made extensive improvements to these buildings over the last two years. This has resulted in visual improvements to the appearances of the buildings as well as increased commercial occupancy. In order to further support commercial revitalization of these buildings and the Central Business District in general, a residential component is necessary and desirable. VTT proposes to renovate and convert the second and third floors of the Amsden Building as another step in the revitalization of these buildings and the downtown area. As a leading owner and manager of numerous apartments in the downtown area, VTT is confident that a market exists for the proposed units.

The addition of apartments to this building is not expected to have any adverse impacts on the surrounding area, and to the contrary, is expected to have a very positive impact. The successful completion and rental of the proposed project will then facilitate and establish a market for renovation and expansion of the adjacent buildings, thereby creating a more vibrant urban environment consistent with the Town's planning objectives for the downtown.

**E. ENVIRONMENTAL IMPACTS**

□ **AIR QUALITY**

No impact.

□ **FLOODING**

No impact from flooding due to the introduction of the sub-surface stormwater infiltration system for roof runoff and parking facility. The proposed development will actually reduce the total impervious area by 2,324 square feet. Runoff from paved surfaces will be treated for sediments, oils and greases by a deep-sump catch-basin equipped with a MDC oil/gas hood. Flow will be directed toward the sub-surface stormwater infiltration system. This will further reduce the surface runoff onto Kendall Street.

□ **HAZARDOUS MATERIALS OR RADIOACTIVE EMISSIONS**

None

□ **IMPACT TO SURROUNDING PROPERTIES**

There will be no impact to the surrounding properties with regard to solar obstruction, noise and lighting. The lighting will be kept to a minimum for safety. The proposed parking lot lighting fixtures will be shielded and dark sky compliant.

□ **SURFACE AND GROUNDWATER PROTECTION**

The overall groundwater protection on site will improve due to the use of Best Management Practices. There are currently no stormwater control onsite, and untreated runoff flows directly onto Kendall Street. The deep-sump catch-basin equipped with the MDC oil/gas hood will provide pretreatment prior to discharging into the sub-surface infiltration system.

The use of a deep-sump catch-basin and an Operation and Maintenance plan will remove over 80% of the Suspended Solids from paved surfaces, improving the quality of stormwater runoff as compared to conditions today.

□ **EROSION AND SEDIMENTATION CONTROL**

All proposed construction will be contained by the filter-miss erosion control device to ensure silt is contained within construction areas.

□ **PARKING IMPACTS**

The existing parking area is located at the rear of the building along Kendall Street. Presently, there are 20 parking spaces and no handicap accessible spaces. This parking analysis is limited to the second and third floor as no changes are proposed to the existing first floor commercial space. The following are the parking requirements pursuant to Section IV.B.1.a. of the By-Law:

**Existing Parking:**

2<sup>nd</sup> & 3<sup>rd</sup> floor office space requirement: 1 space per 250 square feet  
Total office space area = 17,760 square feet / 250 square feet = **71 spaces**  
Handicap spaces required = **3 spaces** (none are presently provided)

**Proposed Parking:**

2<sup>nd</sup> & 3<sup>rd</sup> floor apartments: 2 spaces per unit = 48 spaces  
Handicap spaces required = 2 spaces

The total proposed parking provided is 36 spaces which include 2 handicap accessible spaces. The result is a decrease in the overall parking demand for the change in use based upon the requirements of Section IV.B.1.a. of the By-Law.

VTT anticipates an actual need for about 24 parking spaces for the proposed apartments. As indicated, the proposed development will create a total of 36 off-street parking spaces in the parking lot on site. It is expected that a majority of the parking spaces on the lot will not be used by the apartment tenants during the day on weekdays and Saturdays when the retail stores within the building are open. Accordingly, it is anticipated that there will be spaces available within the parking lot during these times for both employees and customers of the businesses on the first floor of the Amsden Building. During evening hours when the restaurant is open there are generally sufficient on-street parking spaces available for restaurant patrons.

□ **SEWER SYSTEM & WATER USEAGE**

The existing building contains multiple uses. The proposed project involves renovation the existing second and third floor office space into bedroom units. The First Floor water and sewer consumption will remain the same as there will not be a change in use. Below is a list of the use and the total estimate of water and sewer consumption based upon 310 CMR 15.00 (Title V).

**Existing Water & Sewer Consumption:**

First floor:

Pub/Restaurant: 99 seats at 35 GPD per seat = 3,465 GPD  
Hair salon: 5 seats at 100 GPD per seat = 500 GPD  
Retail Space: 4,293 sf at 50 GPD per 1000 sf = 215 GPD

Second and Third floor:

Office Space: 17,760 sf at 75 GPD per 1000 sf = 1,332 GPD

Total Consumption = 5,512 GPD

**Proposed Water & Sewer Consumption:**

First floor:

Pub/Restaurant: 99 seats at 35 GPD per seat = 3,465 GPD  
Hair salon: 5 seats at 100 GPD per seat = 500 GPD  
1st Floor Retail Space: 4,293 sf at 50 GPD per 1000 sf = 215 GPD

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Proposed Second and Third Floor Bedroom Units:

27 bedrooms at 110 GPD per bedroom = 2,970 GPD

Total Consumption = **7,150 GPD**

The proposed changes will result in a net increase of 1,638 gallons per day over the existing water and sewer consumption.