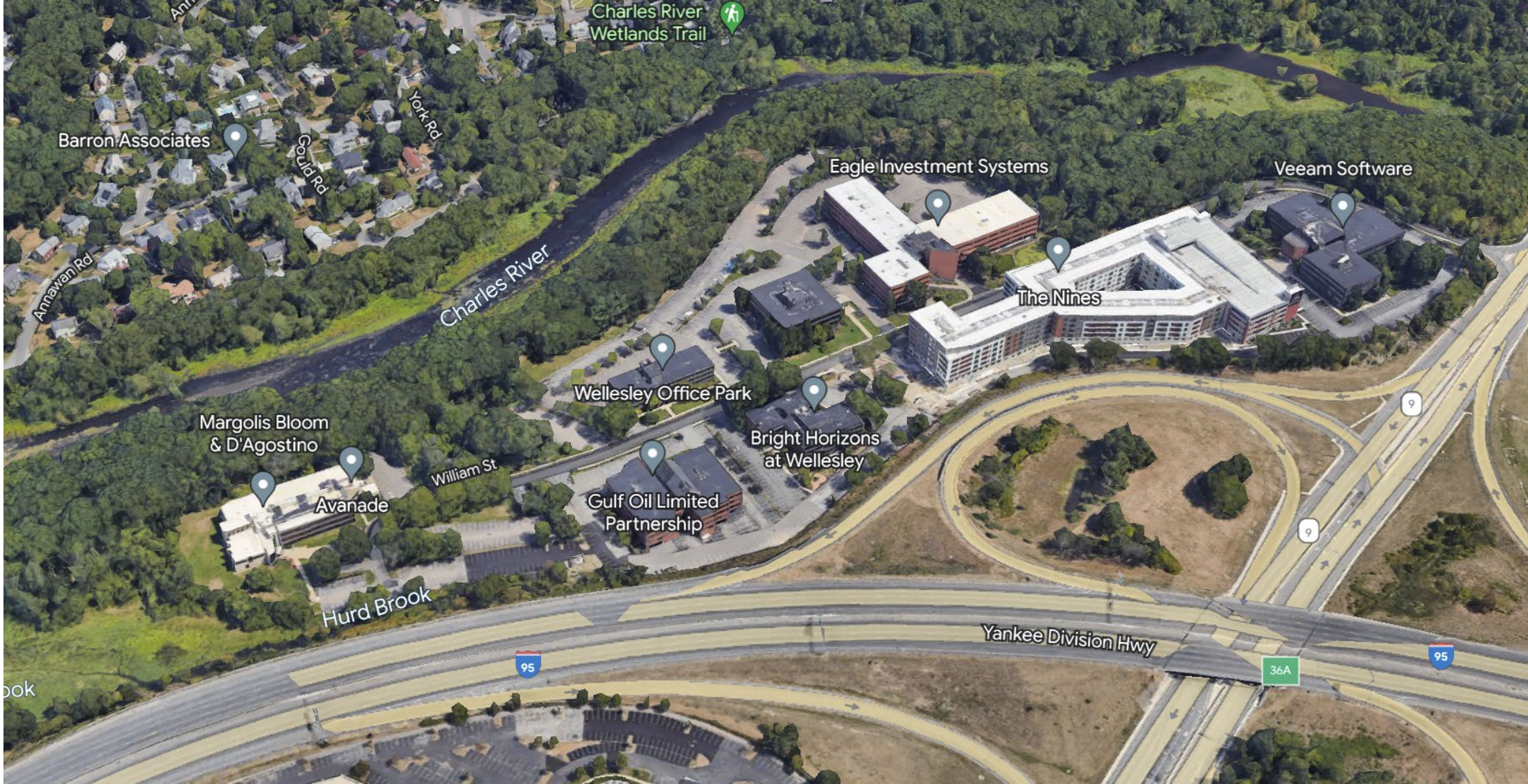


128 DISTRICT DEVELOPMENT CASE STUDIES

REGIONAL MIXED USE EXAMPLES

CORPORATE OFFICE PARK/Wellesley Office Park

Master Plan and Zoning Implementation



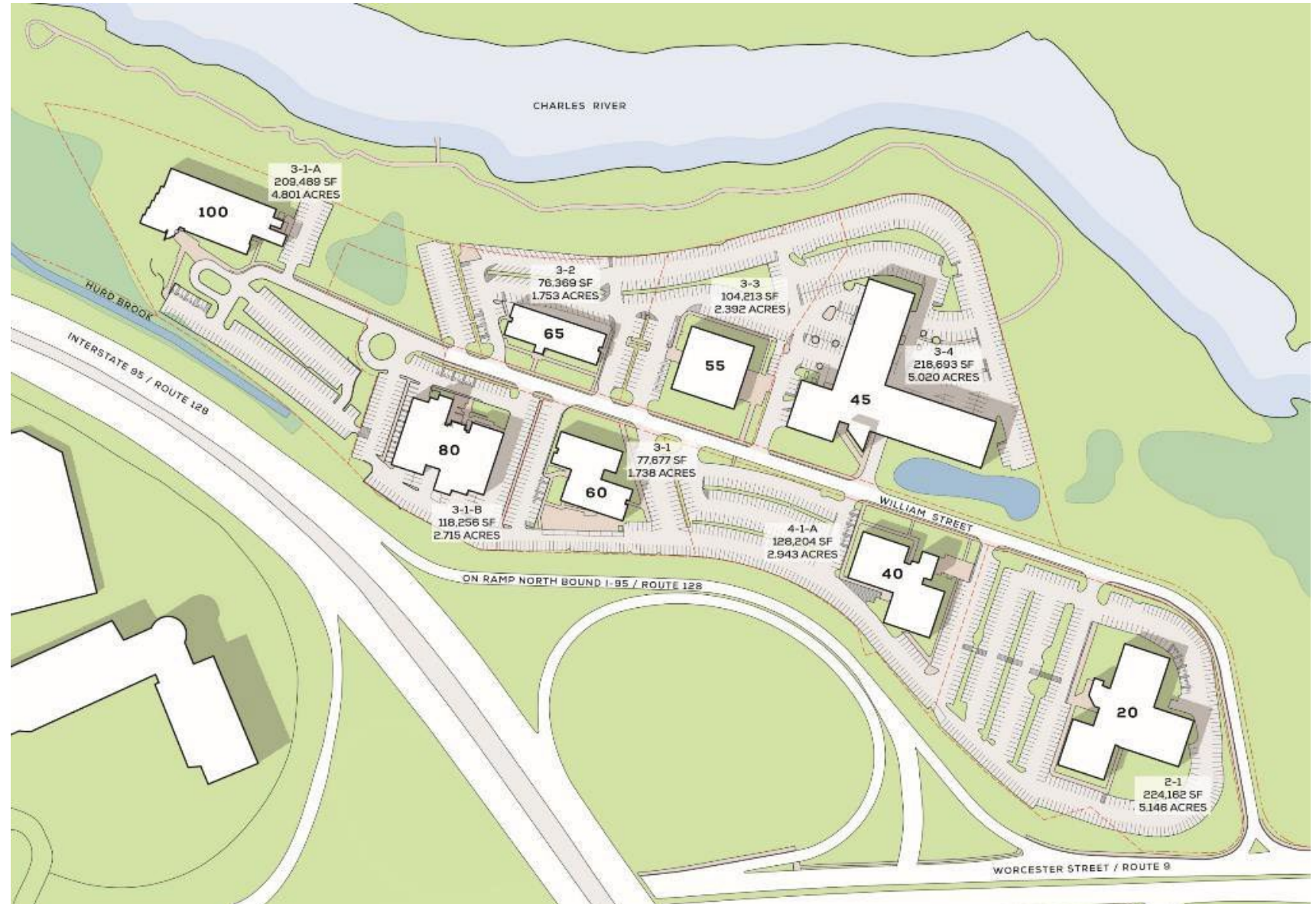
CORPORATE OFFICE PARK/Wellesley Office Park

Site Plan and Program

□ 26 +/- Acres

□ 8 Office Buildings

- Built between 1961 and 1984
- Building height three (3) to four (4) floors
- 649,000 GSF
- All surface parking
- 1,927 SP
- Café and fitness center in Building 55



CORPORATE OFFICE PARK/Wellesley Office Park



Current Development

WELLESLEY OFFICE PARK MASTER PLAN

NOVEMBER 2018

CORPORATE OFFICE PARK/Wellesley Office Park

Development Constraints (2018)

□ Zoning Constraints

- FAR limit of 0.4 per lot (by special permit),
- Height limit of 45 feet,
- Hotel, residential and retail uses all prohibited,
- Existing buildings are “grandfathered” in a number of ways.

□ Physical Constraints

- Flood plain
- Wetlands and Riverfront Areas
- Access limited to Route 9 intersection.

Master Plan Objectives

□ Town of Wellesley Objectives

- Further the goals of the Housing Production Plan
- Increase real estate and use tax revenues
- Enhanced sustainability and resiliency

□ John Hancock Objectives

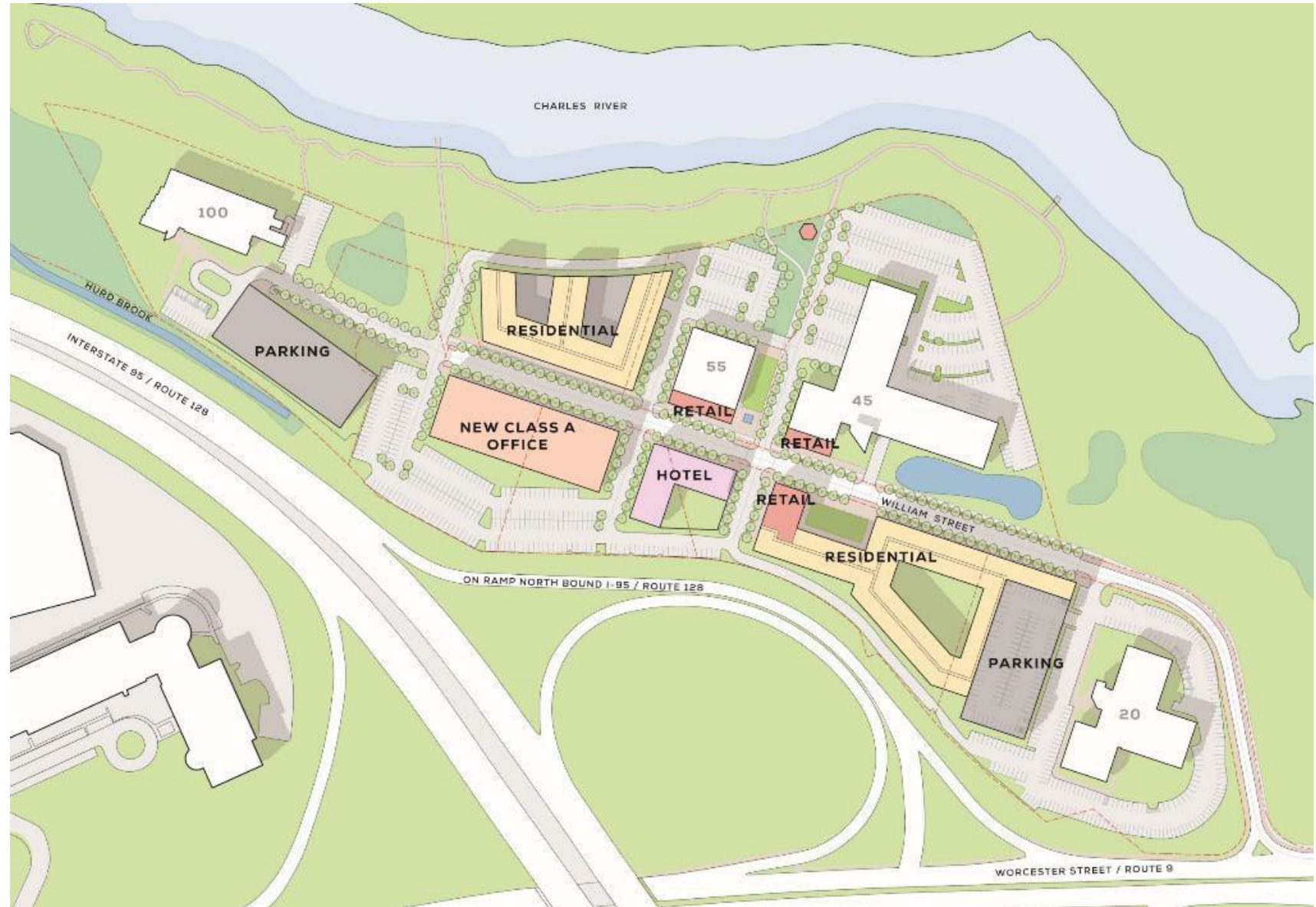
- Introduce a complementary mix of uses to the office park:
 - *Residential*
 - *Hospitality*
 - *Small-scale retail*
- » Enhancements and amenities for existing tenants
- » Improve sustainability and resiliency

CORPORATE OFFICE PARK/Wellesley Office Park

Conceptual Master Plan

□ Potential Build-out

- 650,000 +/- SF Class A Office
- **600 +/- residential units**
- Select service hotel
- Amenity retail
- Structured parking supporting proposed uses



CORPORATE OFFICE PARK/Wellesley Office Park

Master Plan Concepts

1. Active Mixed-Use Neighborhood
2. A Reinvented William St.
3. Central Green
4. Environmental Enhancement



CORPORATE OFFICE PARK/Wellesley Office Park



Mixed Use Inspiration

WELLESLEY OFFICE PARK MASTER PLAN

NOVEMBER 2018

CORPORATE OFFICE PARK/Wellesley Office Park

Reinvented William Street



EXISTING CONDITIONS



POTENTIAL FUTURE CONDITIONS

CORPORATE OFFICE PARK/Wellesley Office Park

Central Green



EXISTING CONDITIONS



POTENTIAL FUTURE CONDITIONS

CORPORATE OFFICE PARK/Wellesley Office Park

Environmental Enhancements

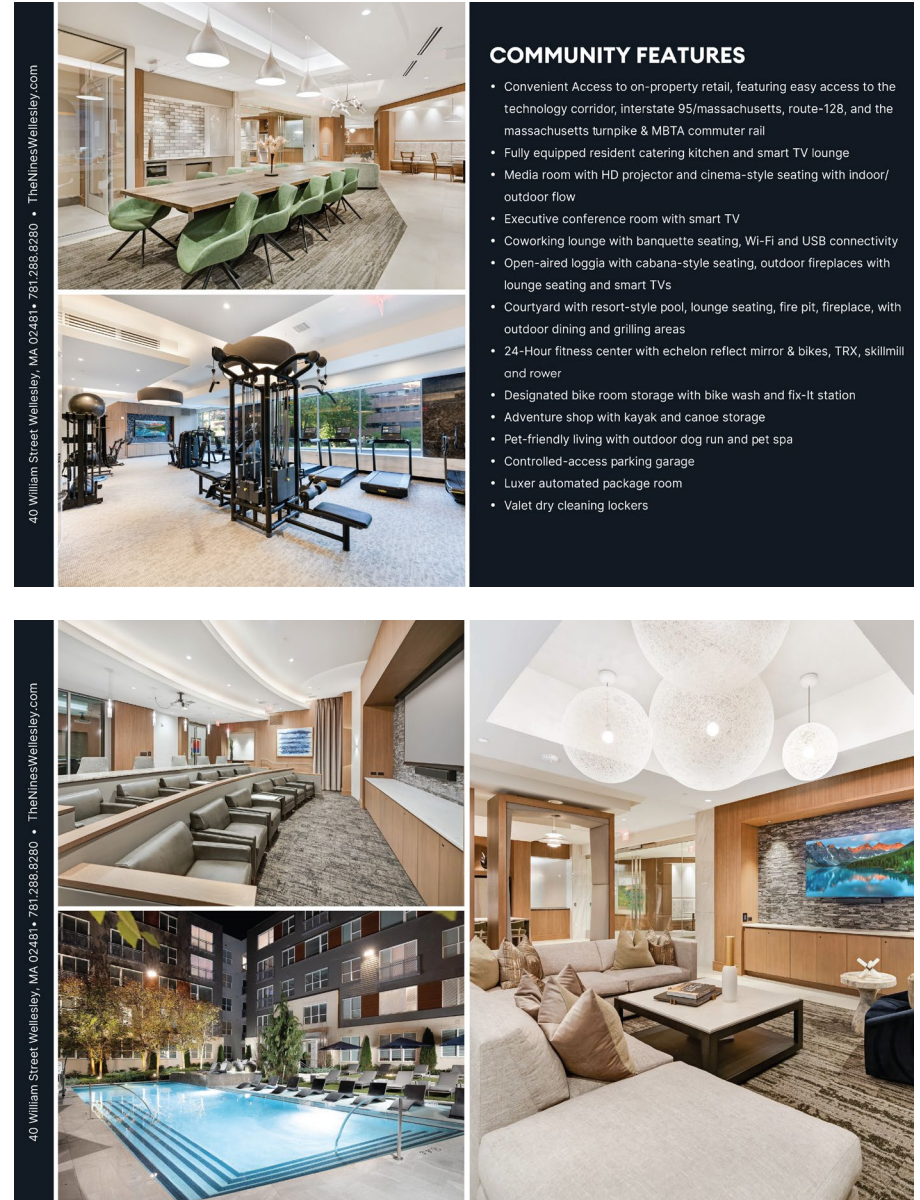


CORPORATE OFFICE PARK/Wellesley Office Park

The Nines Luxury Apartments



- 262 apartments for rent with open-concept layouts.
- Over 20 floor plans including studios, one-, two- and three-bedroom options.



INFILL REDEVELOPMENT SITE/Arsenal Yards, Watertown



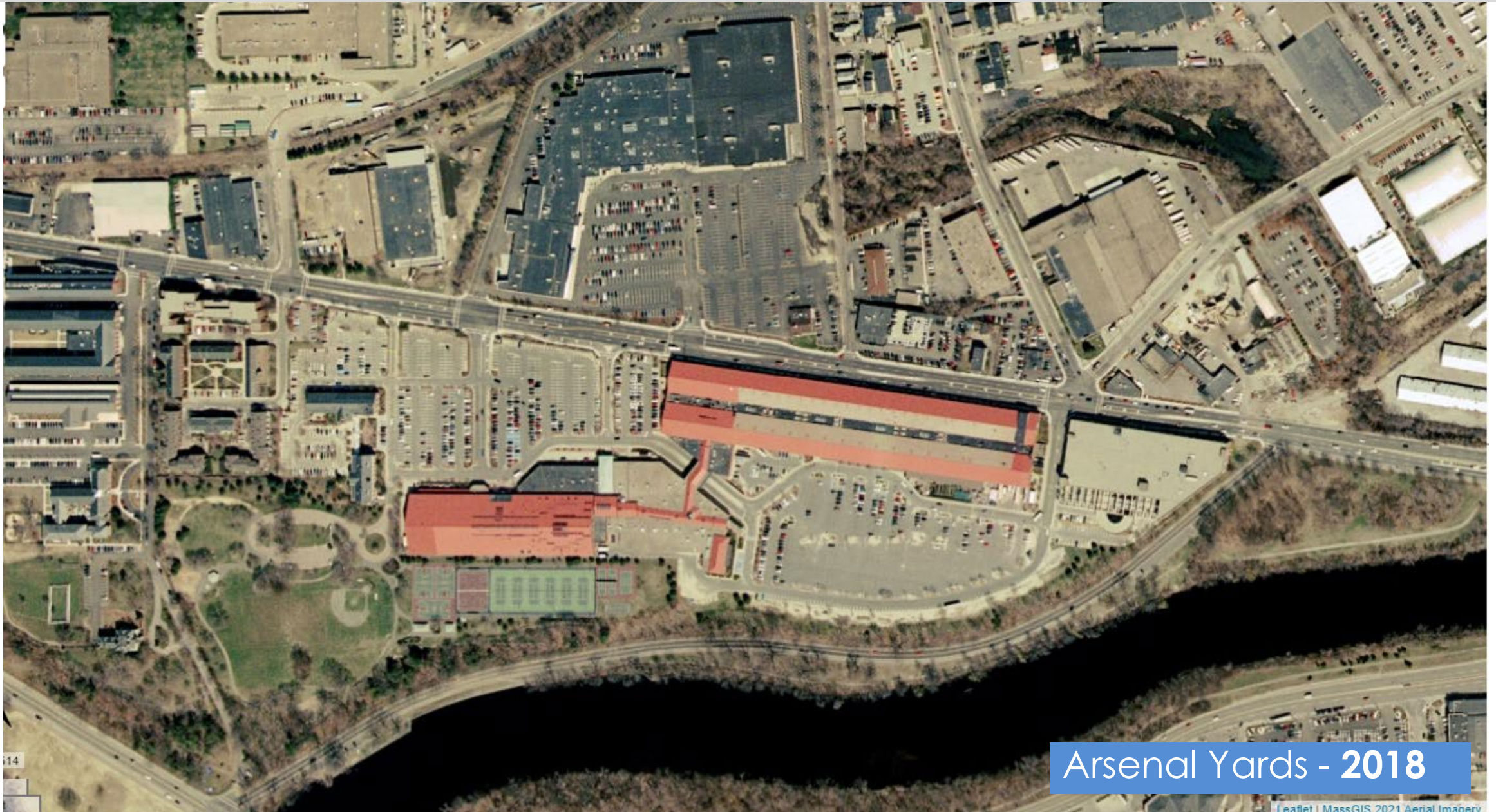
OVER **50**
RETAILERS,
RESTAURANTS
AND FITNESS
STUDIOS

108,000
SQUARE FEET OF
LIFE SCIENCE
LAB SPACE

146-ROOM
HOTEL

300
APARTMENTS

INFILL REDEVELOPMENT SITE/Arsenal Yards, Watertown



Arsenal Yards - 2018

INFILL REDEVELOPMENT SITE/Arsenal Yards, Watertown



Arsenal Yards - 2022



Arsenal Yards - 2022

INFILL REDEVELOPMENT SITE/Arsenal Yards, Watertown



INFILL REDEVELOPMENT SITE/Arsenal Yards, Watertown





Arsenal Yards - 2022

INFILL REDEVELOPMENT SITE/Arsenal Yards, Watertown

MONTAJE | ASSEMBLY ROW

520 Assembly Row Somerville, MA

- 447 housing units
- 20 stories
- 0-3 bedrooms per unit
- Rental Units
- Density: 172 units per acre
- Unit SF Range: 500 – 1,587sf
- Cost Range (2018): \$2,000
\$5,150/month



INFILL REDEVELOPMENT SITE/Arsenal Yards, Watertown

MONTAJE | ASSEMBLY ROW





University Station, Westwood

STRIP COMMERCIAL RETROFIT/University Station, Westwood

Phase 1 Infrastructure Components

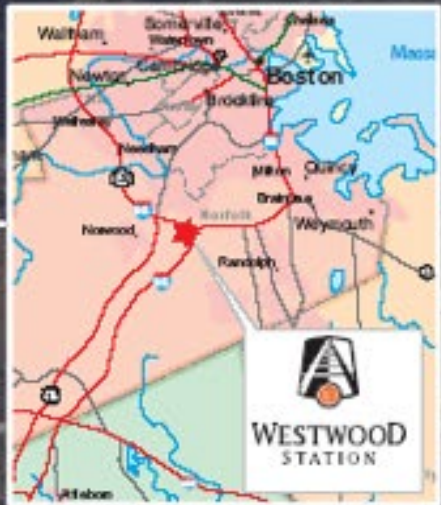
January 27, 2010



1. Westwood Station Boulevard, including Intersection of Westwood Station Boulevard and Canton Street
2. Canton Street / University Ave Intersection



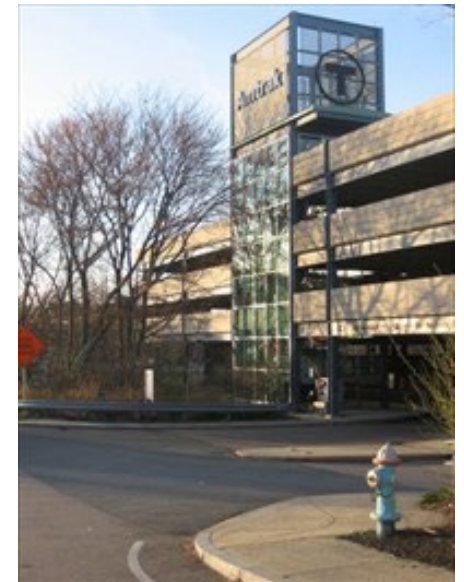
1. Rt 128 Southbound Off-Ramp at Blue Hill Drive
2. 4-Lane Dedham Street Corridor
3. 5-Lane Dedham Street Bridge Over I-95
4. I-95 Northbound Off-Ramp at Dedham Street



STRIP COMMERCIAL RETROFIT/University Station, Westwood



STRIP COMMERCIAL RETROFIT/University Station, Westwood



Commercial, Residential and Mixed Use Development

STRIP COMMERCIAL RETROFIT/University Station, Westwood



University Avenue Streetscape and Commercial Infill Development and Street Line

STRIP COMMERCIAL RETROFIT/University Station, Westwood



Wegmans Plaza and Seating Terrace at University Station, Westwood

STRIP COMMERCIAL RETROFIT/ Legacy Place, Dedham



Open Air Mall, Avalon Station 250 Apartments, Dedham Corp. Center MBTA Commuter Station

STRIP COMMERCIAL RETROFIT/ Legacy Place, Dedham



- Open Air Mall
- Avalon Station (250 Apartments)
- Dedham Corp. Center MBTA Commuter Station



STRIP COMMERCIAL RETROFIT/ Legacy Place, Dedham



- Storefronts integrated at ground level of parking garage



MIXED USE/West Concord MA

BROOKSIDE SQUARE (MIXED USE TOD)



- 36,270 SF Light Ind., Office, Indoor Rec. on 1st floor (10% leased as affordable business start-ups)
- 74 apartments (84,494 SF)
- Existing Post Office – 3,364 SF; Future Retail – 6,750 SF
- Active Open Space – market plaza, courtyards, and pathway along the brook

MIXED USE/ West Concord MA



BROOKSIDE SQUARE

Beharral Street, West Concord, MA

- 2015 Mixed use project in West Concord Village Center adjacent to the commuter train station.
- Redevelopment of Dilapidated Industrial and Warehouse Buildings
- Density: 17 DU/Acre
- 3-story TOD project with the following components:
 - 36,270 SF light ind., office, indoor rec. on 1st floor (10% leased as affordable business start-ups)
 - 74 apartments (84,494 SF) on 2nd /3rd floors – 4 Studios, 32 1-BRM Units, 38 2-BRM Units (10% affordable).
 - Existing Post Office – 3,364 SF; Future Retail – 6,750 SF
 - Active Open Space – market plaza, courtyards, and pathway along the brook

MIXED USE/ West Concord MA

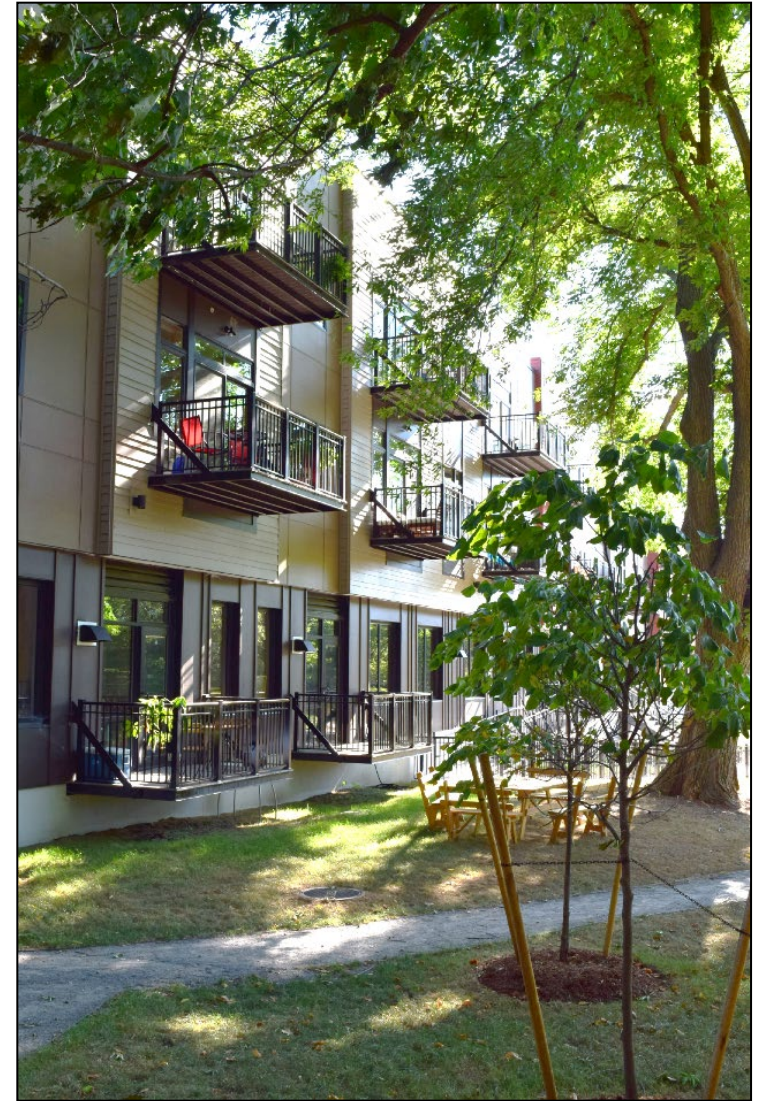


BROOKSIDE SQUARE – FLOOR PLANS & RENTAL COSTS

74 apartments (84,494 SF) on 2nd /3rd floors:

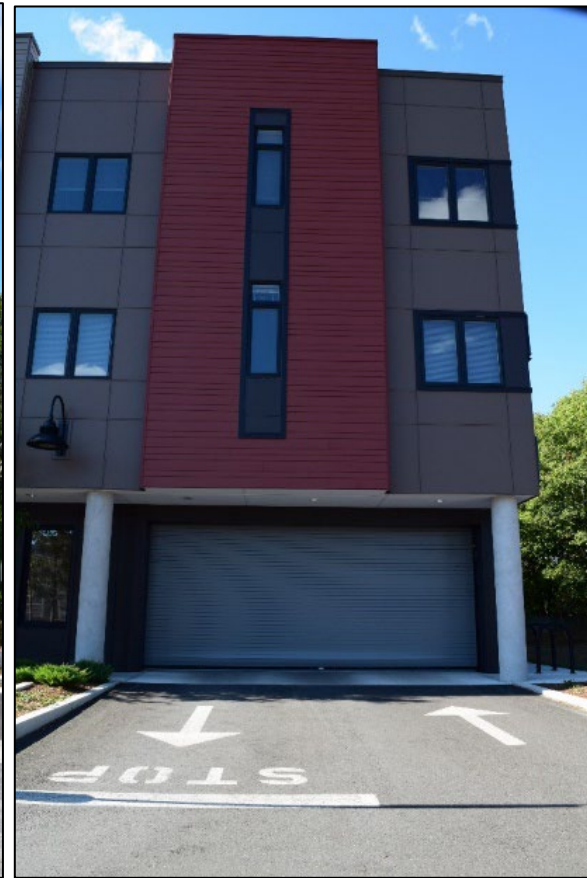
- 4 Studios (518 SF)
- 32 1-BRM Units (688 SF)
- 38 2-BRM Units (938 SF)
- Total 10% affordable
- Rental Cost Range (2018): \$1,665 - \$3,105/month
- Rental Cost Range (2023): \$

MIXED USE/West Concord MA



BROOKSIDE SQUARE
Plaza Programs for Various Village Activities

MIXED USE/West Concord MA



BROOKSIDE SQUARE

Beharral Street, West Concord, MA

- Underground parking
- Used the Shared Parking factor in zoning bylaw to reduce total required parking from 323 to 271.
- Overall parking ratio is 1 space/485 GFA (less than 2 spaces/1000)

MIXED USE/West Concord MA



Brookside Square | Concord, MA

MIXED USE/ West Concord MA



Brookside Square | Concord, MA

MIXED USE/Reading MA



30 HAVEN STREET (40B)

MIXED USE/Reading MA

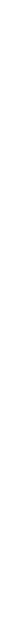


Property Boundary



Ground Floor Uses

MIXED USE/Reading MA

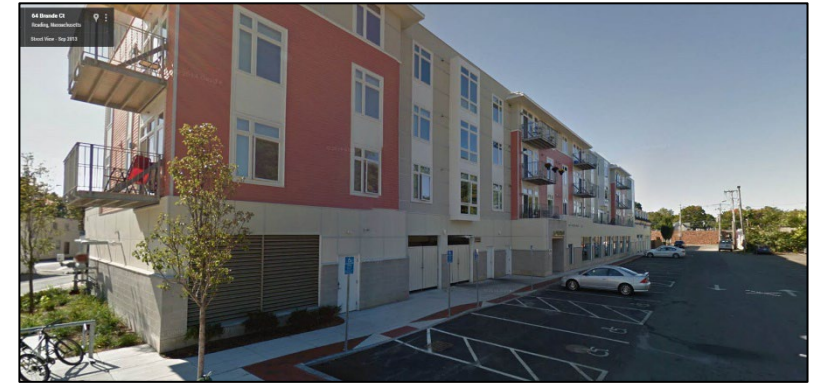


30 HAVEN STREET BLOCK

- Smart Growth (40R) Project
- Downtown Mixed Use and TOD
- 26 acres
- 53 Residential Units
- Density: 9.4 DU/Acre
- Commercial Ground Floor
- 3 Stories/35 Feet with 3rd Story Stepback
- Elevated Terrace for Residents
- Parking Behind and Under Building



MIXED USE/Reading MA



30 HAVEN STREET BLOCK

- 68 units per acre
- 53 housing units
- 1-2 bedrooms per unit
- 4 stories with top floor stepback
- Unit SF Range: 750 SF– 1,447 SF
- Rental Cost Range (2018): \$1,995-3,195/month

MIXED USE/Reading MA



Integrated into the Town Center Building Pattern

30 HAVEN | READING, MA

MIXED USE/Reading MA



Elevated Gathering Spaces



Storefront Windows and Awnings

MIXED USE/Wellesley MA



Streetside Plaza in the Building Frontage Zones Created Attractive Gather Spaces Adjacent to the Public Sidewalk

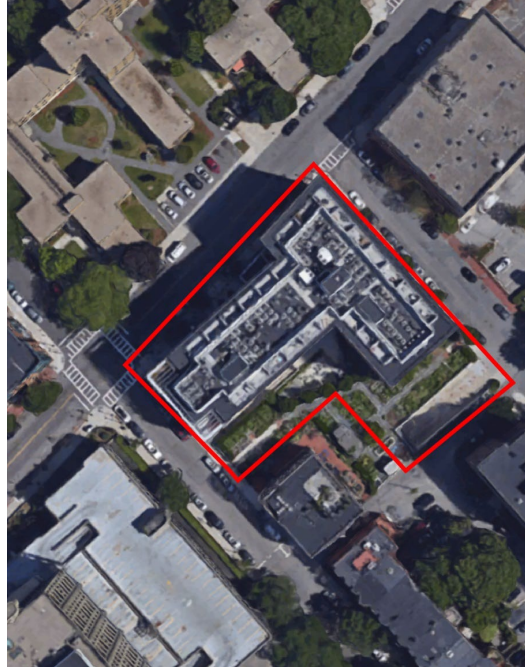
LINDEN SQUARE, WELLESLEY, MA

MIXED USE/Boston MA

700 HARRISON STREET | BOSTON, MA

700 Harrison Ave., Boston, MA

- 84 housing units
- 6 stories
- 1-2 bedrooms per unit
- Density: 105 units per acre
- Unit SF Range: 604 SF – 1,506 SF
- Ownership Cost Range (2018):
\$200,000 - \$1,000,000



MIXED USE/Boston MA

700 HARRISON STREET | BOSTON, MA



MIXED USE/Arlington MA

ARLINGTON 360



MIXED USE/Arlington MA

ARLINGTON 360

4105 Symmes Circle

- 176 housing units
- 5 stories
- 0-3 bedrooms per unit
- Density: 10 units per acre
- Unit SF Range: 598 – 1,640 SF
- Rental Cost Range (2018): \$2,500- \$3,700/month



MIXED USE/Arlington MA



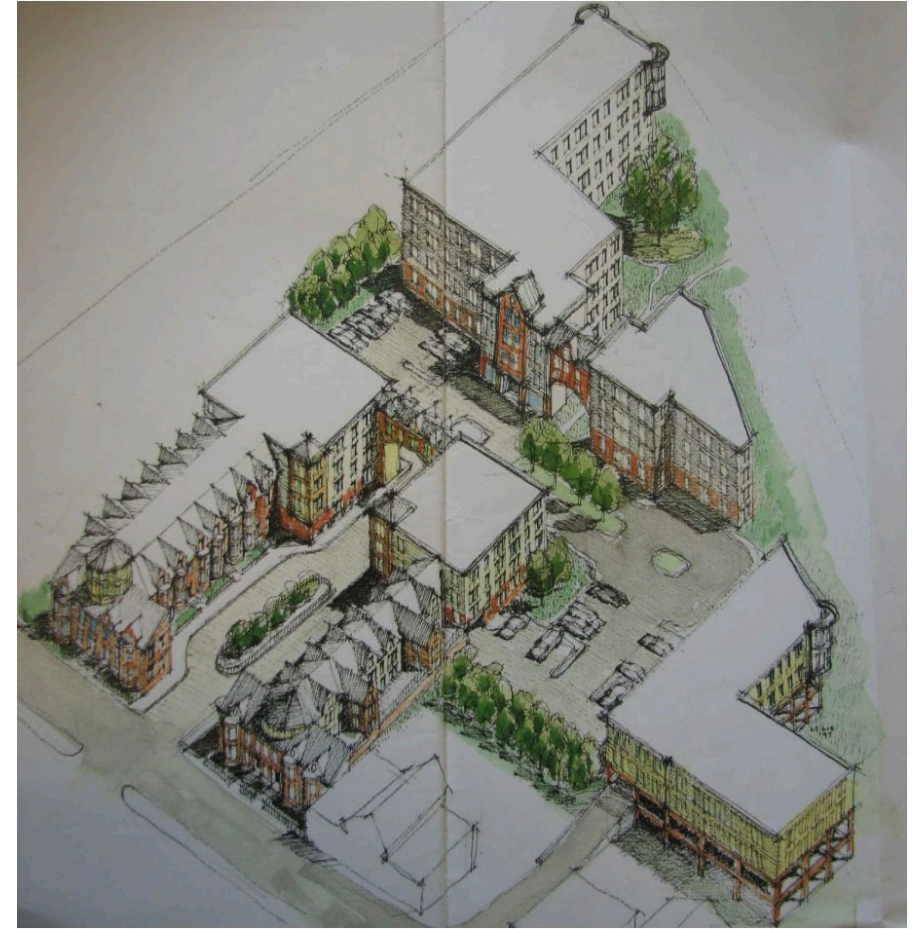
ARLINGTON 360 | ARLINGTON, MA

MIXED USE/Arlington MA

THE LEGACY AT ARLINGTON CENTER

438 Massachusetts Ave.

- 130 housing units
- 4 stories
- 1-2 bedrooms per unit
- Density: 43 units per acre
- Unit SF Range: 939 – 1,744 SF
- Rental Cost Range (2018):
\$2,500- \$3,200/month



MIXED USE/Arlington MA

THE LEGACY AT ARLINGTON CENTER



MIXED USE/Boston MA

AVENIR | BOSTON, MA

101 Canal Street

- 241 housing units
- 10 stories
- 1-2 bedrooms per unit
- Density: 200 units per acre
- Unit SF Range: 828 – 1,715 SF
- Rental Cost Range (2018):
\$2,669-\$3,289/month



MIXED USE/ Boston MA

AVENIR | BOSTON, MA



MIXED USE/Medford MA

STATION LANDING | MEDFORD, MA

50 Station Landing Medford, MA

- 460 housing units
- 4 stories
- 0-3 bedrooms per unit
- PUD
- Density: 55 units per acre
- Unit SF Range: 559 – 1,431 SF
- Rental Cost Range (2018): \$2,297-\$3,884/month



MIXED USE/Medford MA

STATION LANDING | MEDFORD, MA



MIXED USE/Lynnfield MA

MARKETSTREET APARTMENTS

150 King Rail Drive Lynnfield, MA

- 180 housing units
- 6 stories
- 1-2 bedrooms per unit
- Density: 21.4 units per acre
- Unit SF Range: 770sf– 1,230SF
- Rental Cost Range (2018): \$2,418-\$3,360/month



MIXED USE/Lynnfield MA

MARKETSTREET APARTMENTS

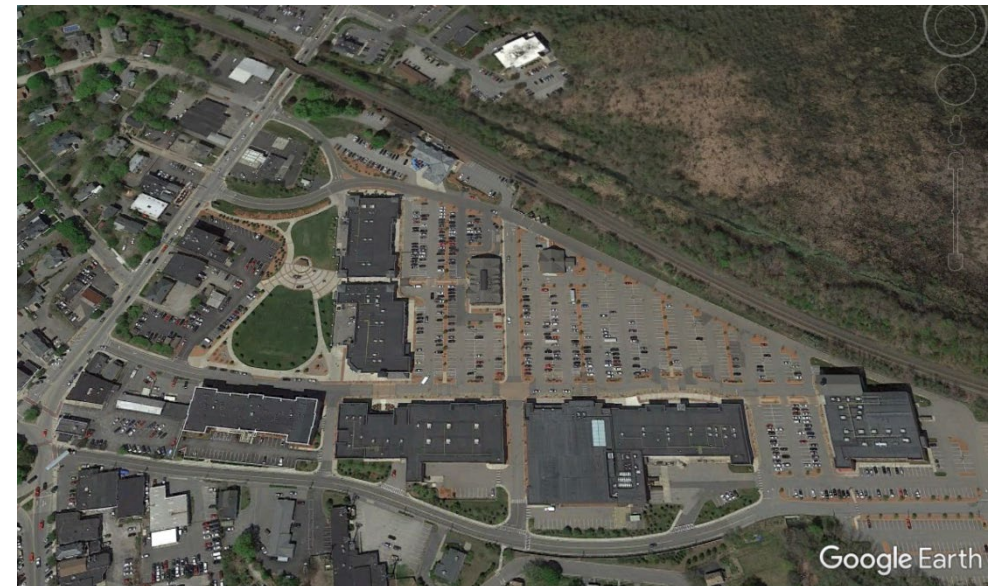


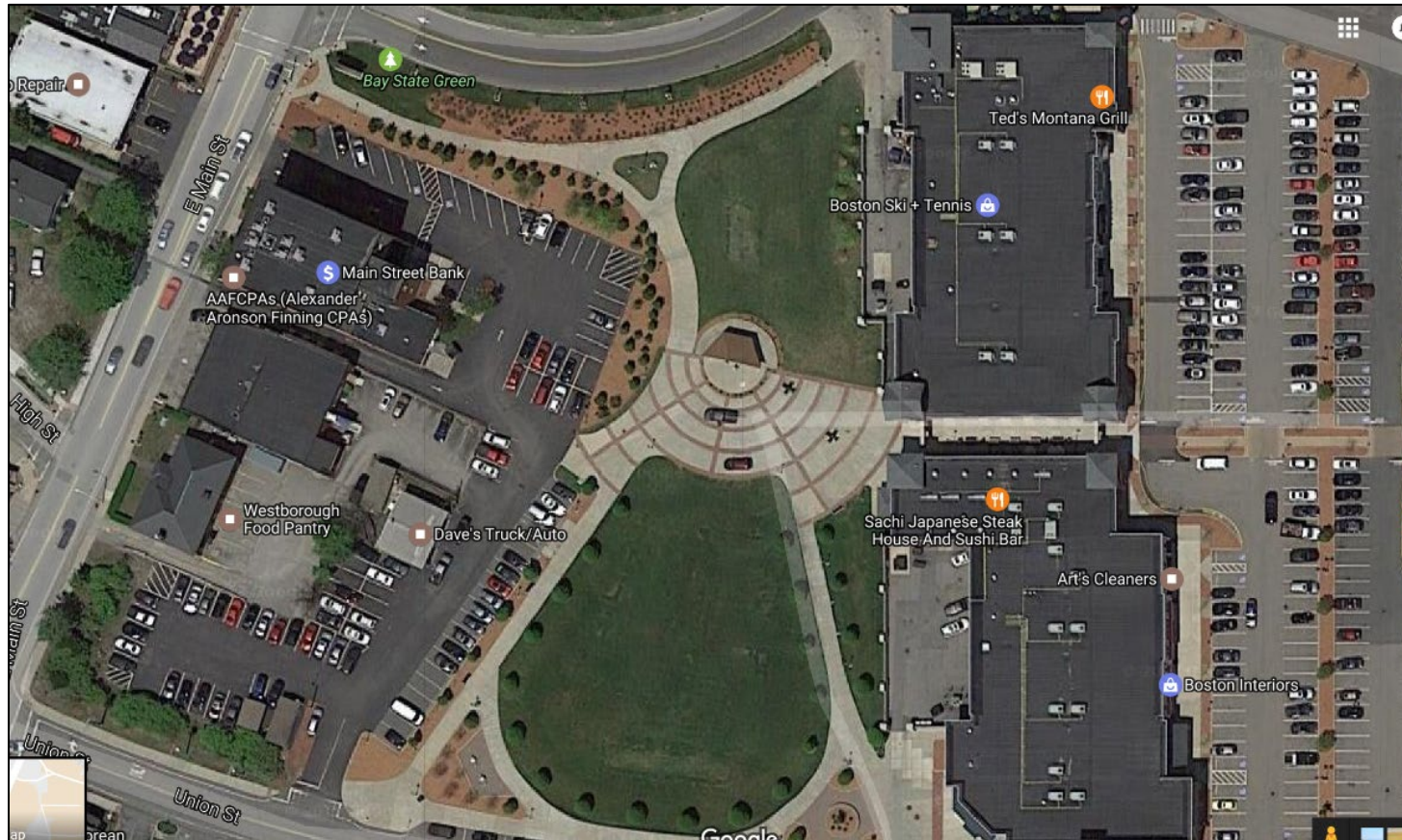
MIXED USE/Lynnfield MA

MARKETSTREET APARTMENTS



BAY STATE COMMONS



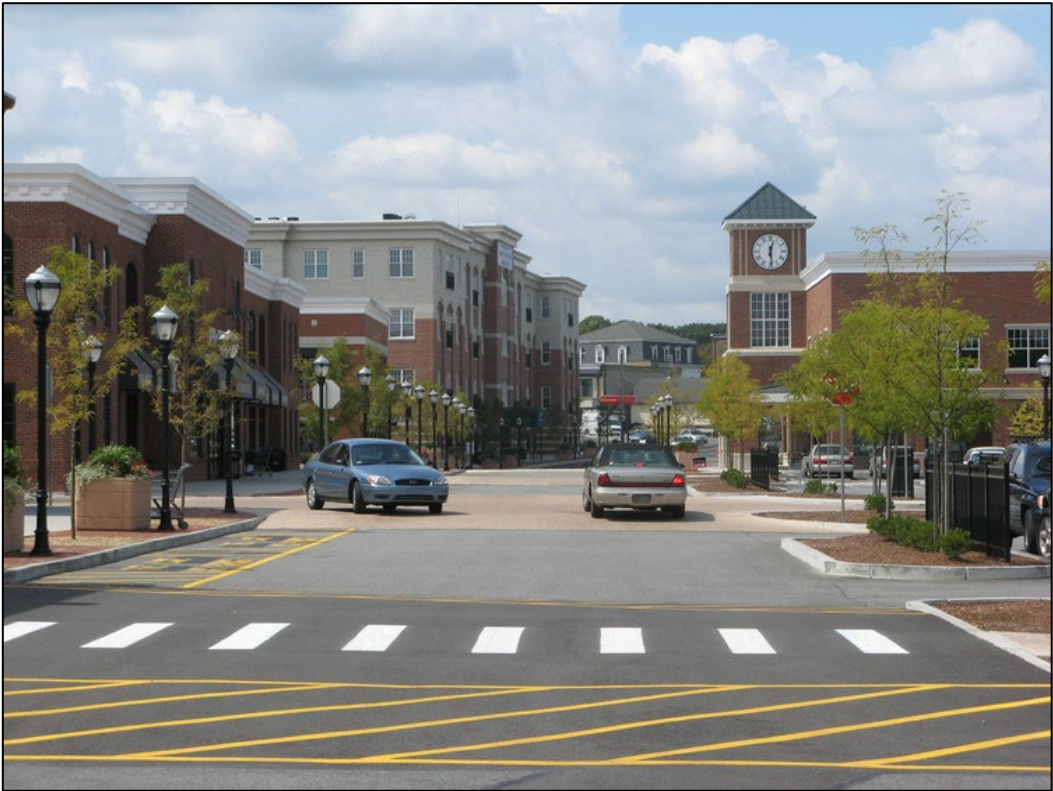


BAY STATE COMMONS

132 Front Street

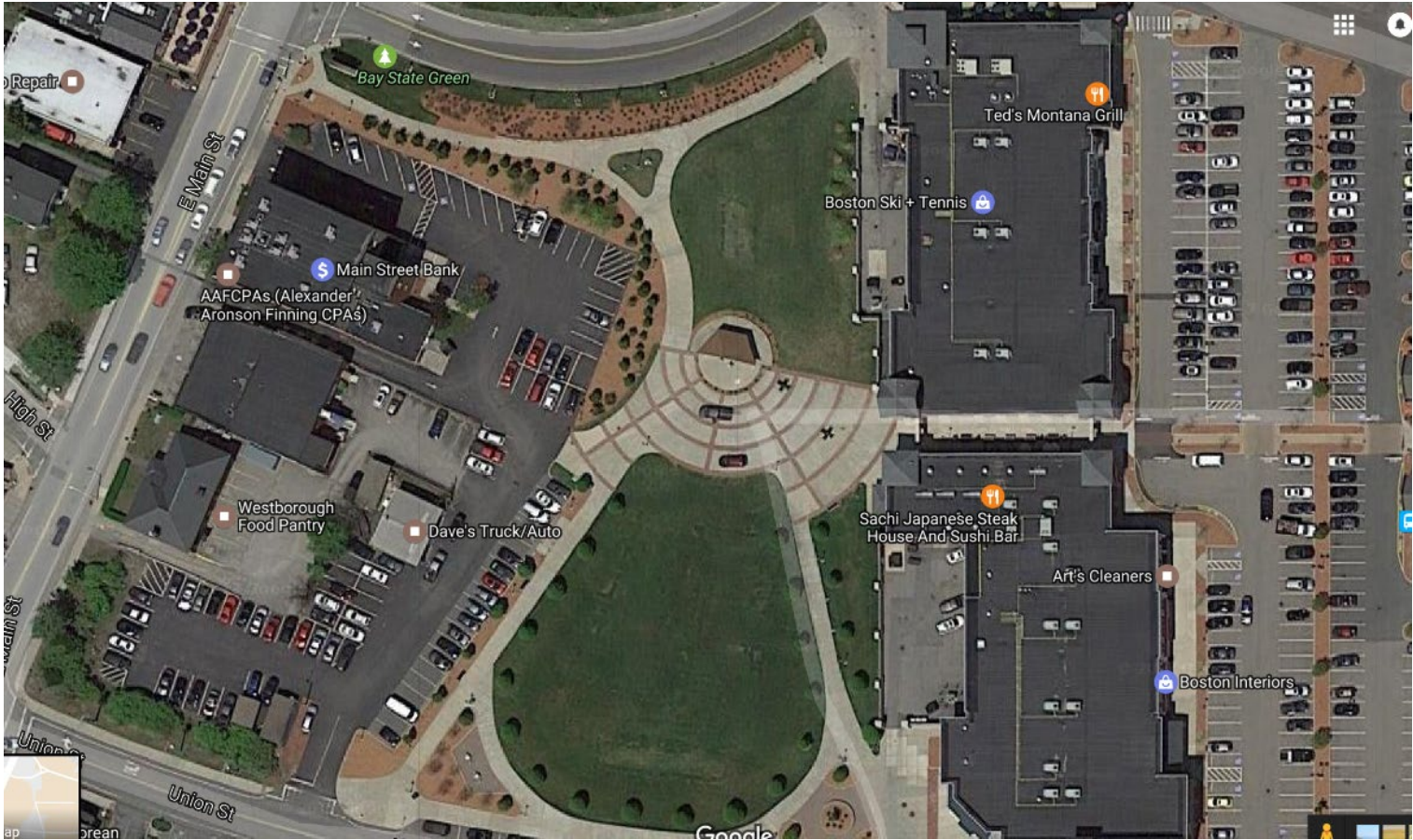
- Built in 2004
- Mixed Use
- 55 Acres
- 44 Residential Units
- 260,000 SF Commercial Space
- 1,050 Parking Spaces On Street and Behind Buildings
- 1-4 Stores Stories/50 feet height
- Large Common for Civic Gatherings



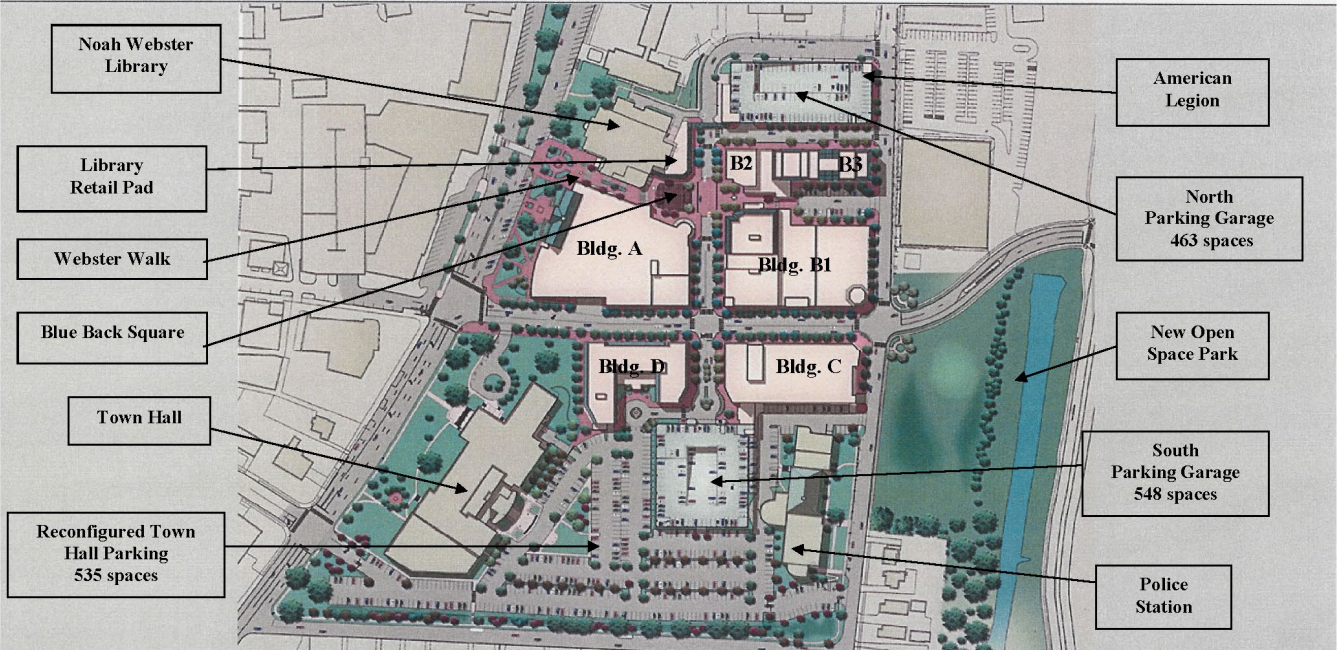
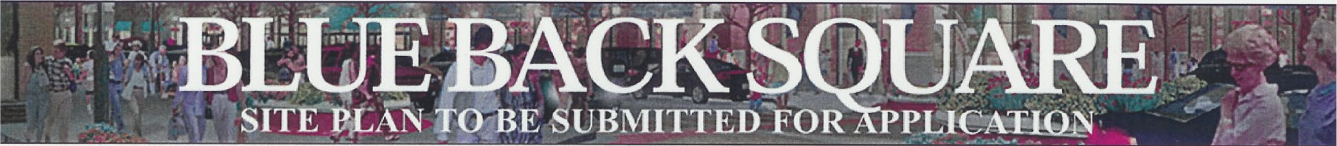


BAY STATE COMMONS

BAY STATE COMMONS



BLUEBACK SQUARE



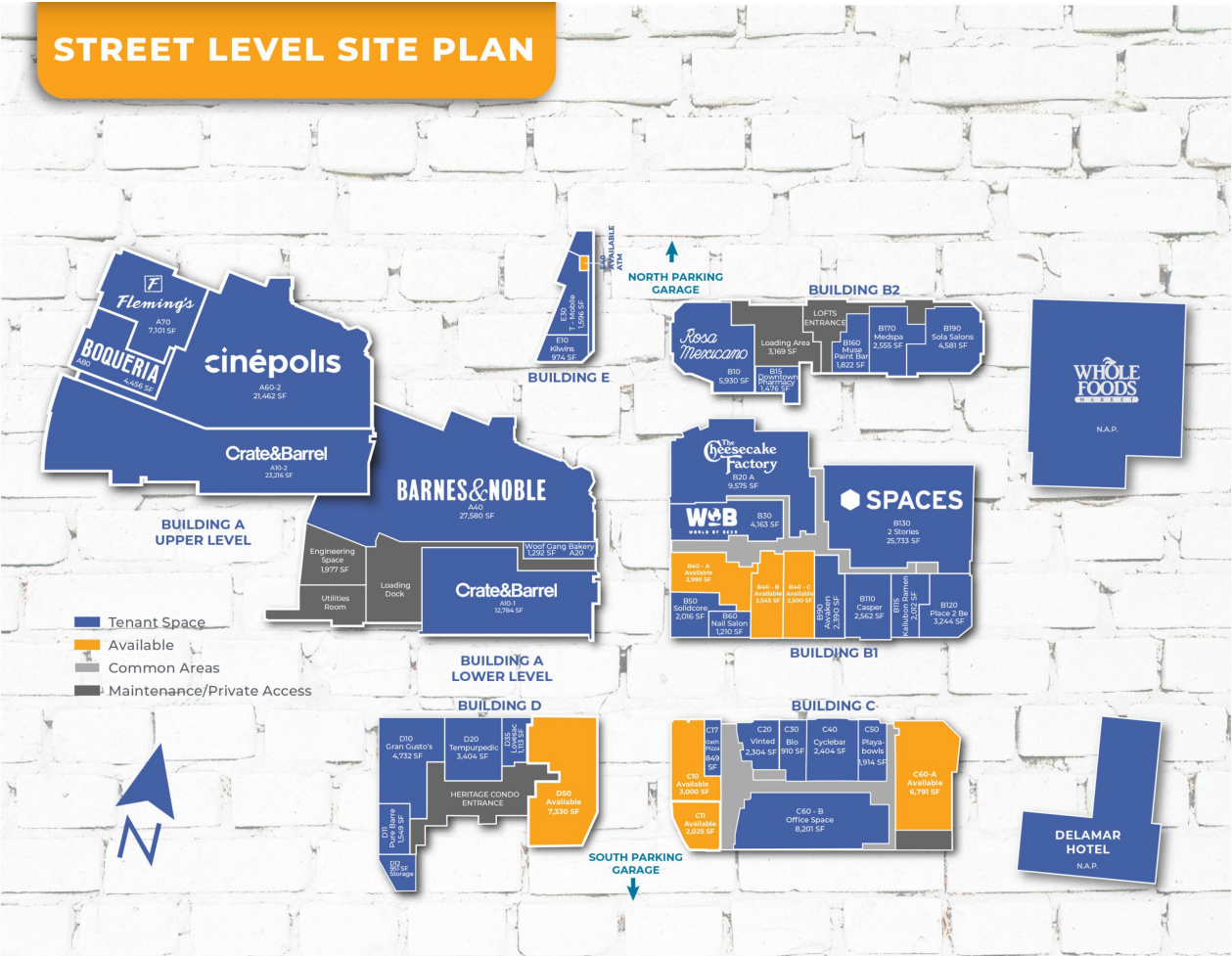
Approximate Square Footage by Use									
	Bldg. A	Bldg. B-1	Bldg. B-2	Bldg. B-3	Bldg. C	Bldg. D	Pad Bldg.	Amer. Legion	Total
Retail	50,420	62,539	5,625	8,090	13,865	14,580	2,900		158,019
Office		60,130			108,725				168,855
Residential				57,899		102,016			159,915
Theater	24,300								24,300
Restaurant	12,000	6,000	6,000			6,000			30,000
Health Club					30,000				30,000
Amer. Legion								6,680	6,680
TOTAL	86,720	128,669	11,625	65,989	152,590	122,596	2,900	6,680	577,769



BLUEBACK SQUARE



BLUEBACK SQUARE



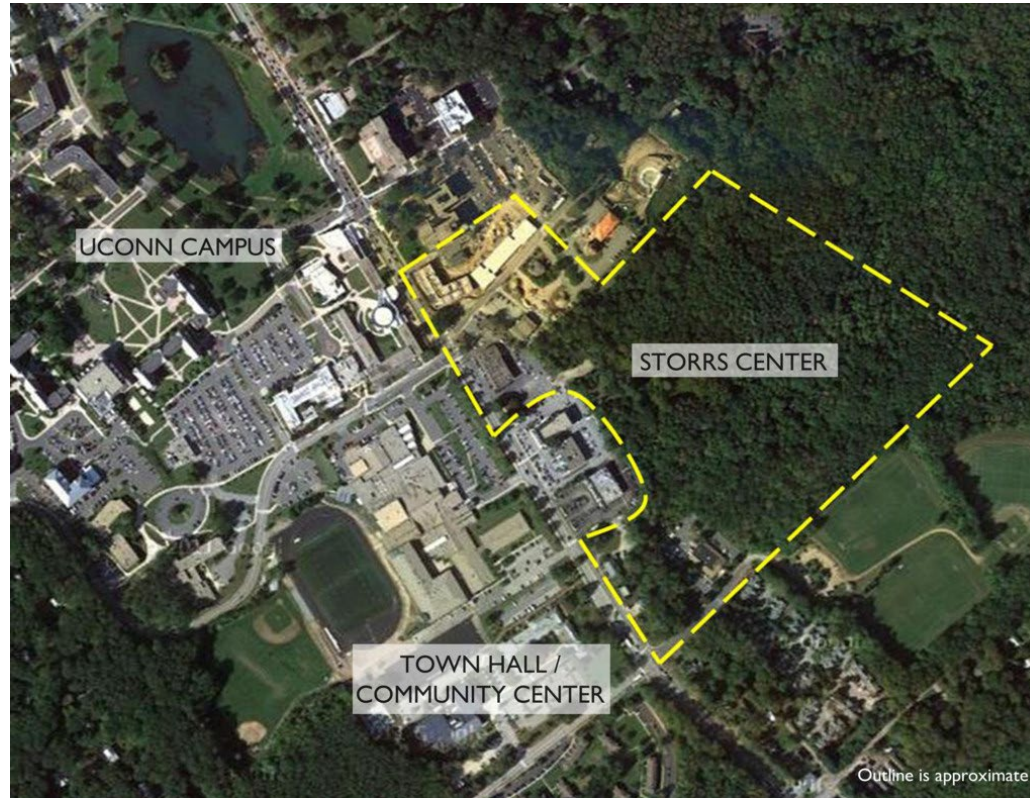
BLUEBACK SQUARE



BLUEBACK SQUARE



STORRS TOWN CENTER



Storrs Center opened in 2012 as a new, mixed-use downtown for the town of Mansfield, CT, replacing a small shopping center adjacent to the University of Connecticut.

STORRS TOWN CENTER

- Storrs Center opened in 2012 as a new, mixed-use downtown for the town of Mansfield, Connecticut, replacing a small shopping center adjacent to the University of Connecticut.
- 11 mixed-use buildings with 626 rental apartments and 139,707 SF of retail and office space
- 42 for-sale townhouses and condominiums on site.
- New uses include a supermarket, restaurants, a medical center, bookstore and other businesses to create an eclectic college-town atmosphere.
- A half-acre town square and 20 acres of nature preserves provide places for gathering and recreation.
- Project initiated by a partnership formed with the town, UConn, and local business leaders.
- Master developer LeylandAlliance together developer EdR (Education Realty Trust) built the
- \$169 million retail and residential development
- The town used over \$25 million in grants for on-site infrastructure and planning.

LAND USE PLAN	Acres	% of Site
Retail and residential buildings	5.5	12%
Parking garage and transportation center	0.9	2%
Public streets, sidewalks, and parks	16.0	34%
Alleys, utilities, and surface parking	4.7	10%
Nature preserve	20.5	43%
Total	47.7	100%

GROSS BUILDING AREA (GBA)	
Use	Building area (sq ft)
Office	30,776
Retail/restaurant	108,931
Residential	507,704
Parking garage	235,200
Total GBA	882,611
Parking spaces	1,149 spaces
Source: ULI Case Study Report	

STORRS TOWN CENTER



STORRS TOWN CENTER



HANOVER CROSSING

- The 13 acres site was an underperforming mall for several years
- Town approved a Special Permit and Site Plan in December 2019.
- Project allowed under the overlay of the Village Planned Unit Development (VPUD) overlay district on the Shopping Center Zoning District
- Overlay district encourages mixed-use commercial and residential development.
- Developer (PREP) built a new wastewater treatment plant to manage expanded development.
- The state allowed 13 additional liquor licenses specifically for the development.
- 297 new luxury apartments opened in fall 2022.
- National Amusements (Showcase Cinema) opened in Spring 2023 with an 8-screen deluxe cinema complex.
- Market Basket completed construction of an 81,000 SF grocery store and 12,500 SF Beer & Wine Shop in 2022.
- Existing and new retail stores are being reconfigured into a new lifestyle format with gathering spaces and activated frontages.



Hanover Mall 2020



Hanover Crossing
2024

HANOVER CROSSING



HANOVER CROSSING

Existing and new retail stores are being reconfigured into a new lifestyle format with gathering spaces and activated frontages



HANOVER CROSSING



Hanover Crossing Residences opened in Fall 2022 and includes 297 apartments with studio, 1-BR, 2BR and 3-BR units; private garages, and several amenities.

ALEXAN APARTMENTS

- 282-unit apartment complex opened in 2022 on the underutilized parking lots of the Kingston Collection Mall
- Four-story Class A building includes market-rate and affordable units in studio, 1-BR, 2-BR, and 3-BR layouts ranging from 620 to 1,500 square feet.
- Amenities include a resort-style pool, state-of-the-art fitness facility, private workspaces, conference rooms and co-working spaces, outdoor courtyard with fireplaces and gas grills, dog washing and grooming room, resident event room with gourmet kitchen and gaming, bike repair shop and storage, and mail center with Amazon parcel lockers.
- Located 0.5 miles from the Kingston MBTA Commuter Rail Station with direct access to South Station.



ALEXAN APARTMENTS



ALEXAN APARTMENTS

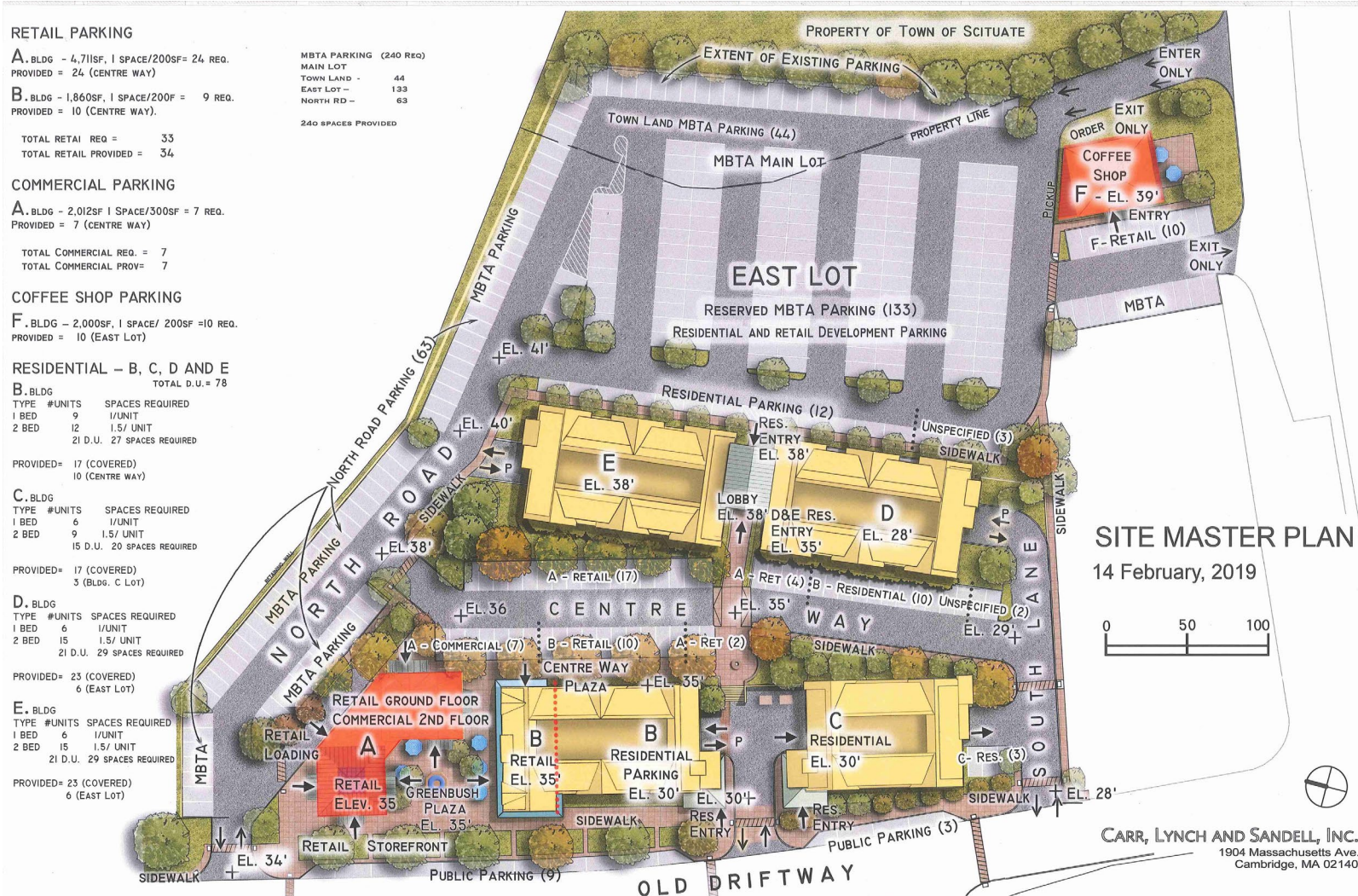


GREENBUSH STATION TRANSIT VILLAGE

Project Description

- ❑ Mixed-use project, including retail, commercial and residential uses on the existing MBTA parking lot at Greenbush Station, 247 Driftway, Scituate.
- ❑ The project consists of 78 residential rental apartments located in 4 3-story buildings with covered garage parking on the first floors of the buildings and approximately 10,500 square feet of retail and commercial space in a separate building.
- ❑ The 78 residential units are a mixture of 27 one-bedroom and 51 two- bedroom units. Each of the residential buildings/units and retail/commercial spaces have dedicated parking spaces that meet or exceed the minimum parking thresholds.

Residence at Greenbush Station (Under Construction)



GREENBUSH STATION TRANSIT VILLAGE

Project Description

- ❑ The commercial building is closest to the MBTA train station and will have retail use on the first floor and commercial use on the second floor. A separate building and parcel of the property will have direct access of the Driftway and include a coffee shop with a drive-thru window.
- ❑ The site is designed to be connected via a series of internal site drives and sidewalks, indoor and outdoor sitting areas, and landscaping and buffering from abutting properties.

Residence at Greenbush Station (Under Construction)

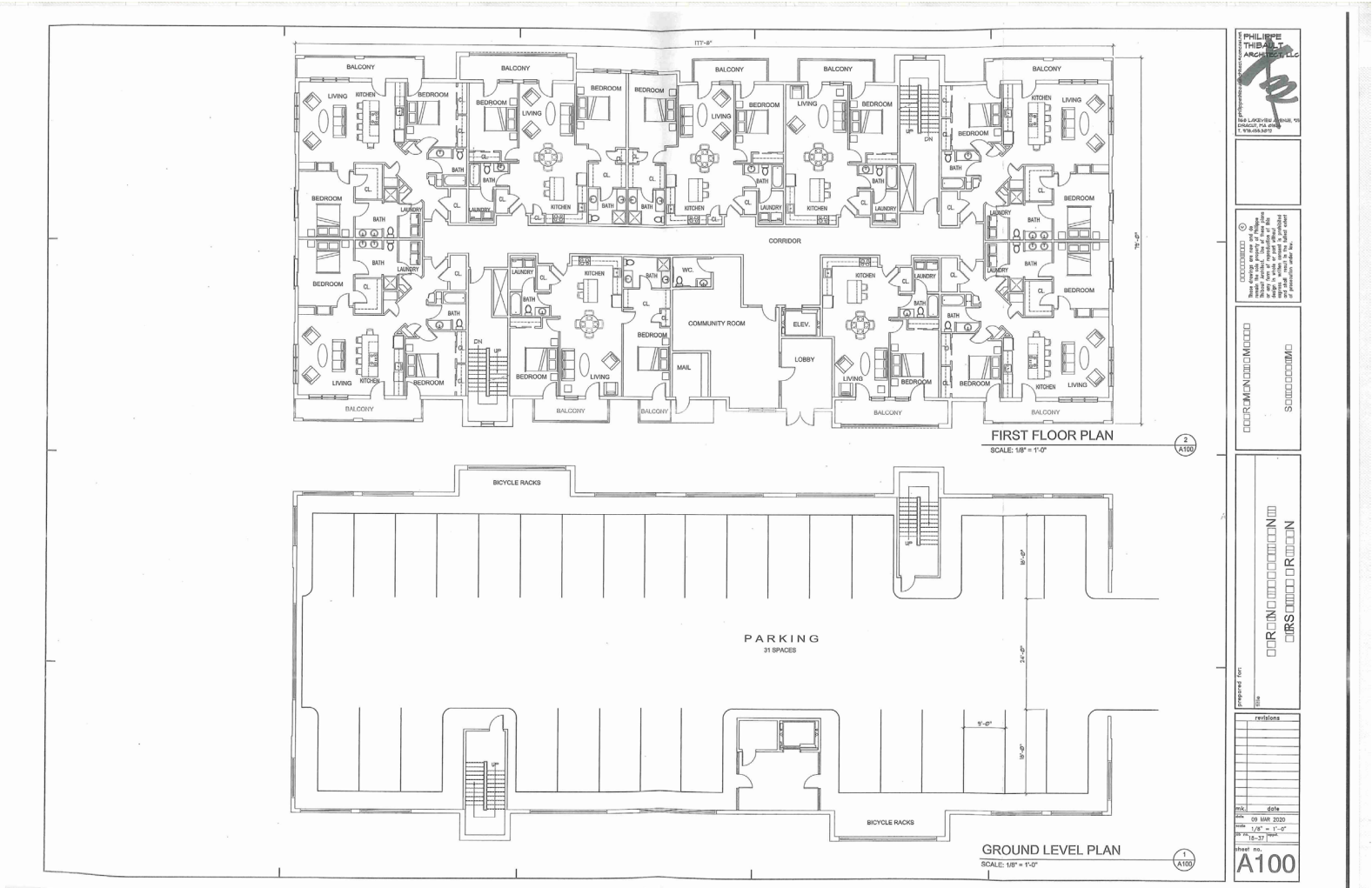


GREENBUSH STATION TRANSIT VILLAGE

- **MBTA Sale:** 4.46 acres owned by MBTA and under agreement to be sold to Drew Company. MBTA will continue to own the Greenbush Station property and west parking lot with a permanent, access easement with 196 surface parking spaces to serve the MBTA Greenbush Station.
- **Parking:** Approximately 80% of the parking for the residential units is located on the first level of the buildings below the buildings in a covered garage area accessed from the private ways
- **Street Parking:** The developer is reconstructing the Old Driftway to provide for additional 17 on street parallel parking spaces within the ROW layout of the street.
- **Mixed Use Zoning:** The developer obtained a special permit from the Town under Section 560.4 of the Scituate Zoning Bylaws (Village Business Overlay District Special Permit) which allows for horizontal and vertical mixed-use development.

Typical Floorplan

Residence at Greenbush Station (Under Construction)



GREENBUSH STATION TRANSIT VILLAGE

- Affordable Units:** 15% of dwelling units will be affordable to low- and moderate-income households. The Project provides much-needed rental housing options in Scituate and supports a growing transit-oriented village and community.
- Infrastructure:** The developer participated in at \$2.2 million MassWorks Infrastructure to address Inflow and Infiltration (“I&I”) remediation to restore significant public sewer design capacity. The also contributed \$229,000 towards the cost for infrastructure improvements.

Residence at Greenbush Station (Under Construction)



Cube 3 Current Elevation - 09/28/2020



BUILDING A BUILDING B BUILDING C

OLD DRIFTWAY STREET ELEVATION
08 August, 2019

CARR, LYNCH AND SANDELL, INC.
1904 Massachusetts Ave.
Cambridge, MA 02140

CUBE3

Greenbush Development
247 New Driftway
Scituate, MA 02556

The Drew Company
2 Seaport Lane, 9th Floor
Boston, MA 02110

GMP - PERMIT SET

Author: JLS
Drawing: JLS
Drawing title: 08-25-2020
Project number: 1901-02

Rev. Description Date

Color West Elevations

A-220



LINDEN SQUARE, WELLESLEY, MA

- ☐ Medium sized mixed use infill development
- ☐ Shared access and parking, street side parking (on street but not in ROW)
- ☐ Internal connection to public sidewalk
- ☐ Buildings placed at near ROW with commercial use on ground floor and residential on upper floors
- ☐ Streetscape activation with street trees, blade signs, plazas and sidewalk seating
- ☐ Parking placed behind frontage buildings





Infill Development Oriented to Street and Pedestrians



New “Streetside” Parking Added (on private land but functions as public on-street parking)

- 250,000 SF Lifestyle Center on former Strip Development Site
- Parking ratio: 3.5 spaces/1000 for mixed use; provides 10 on-street parking spaces



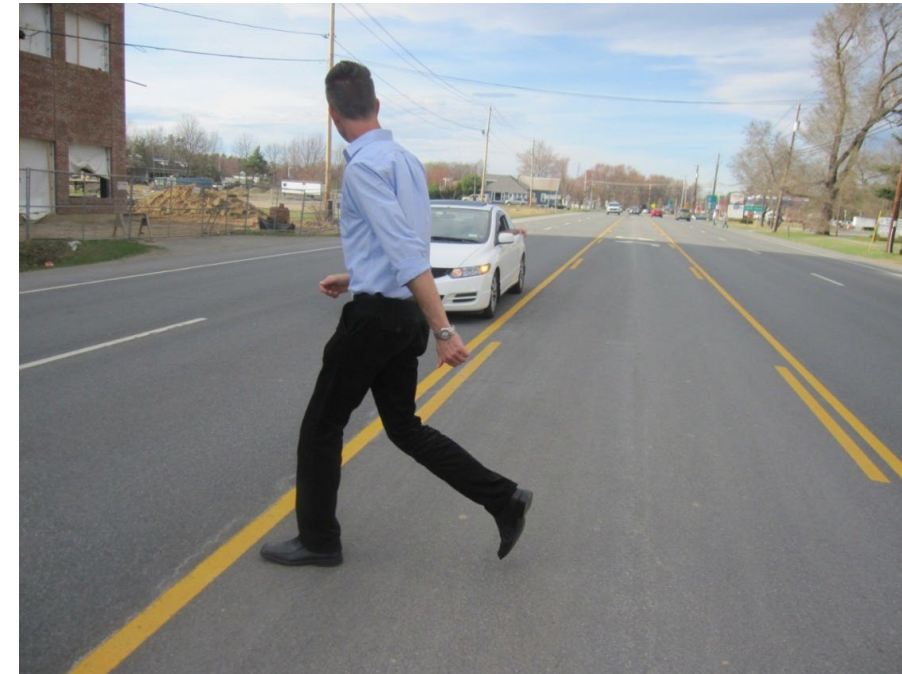
Streetscape Enhancements, Doorways on the Sidewalk, and Storefront Windows



Streetside Plaza in the Building Frontage Zones Created Attractive Gather Spaces Adjacent to the Public Sidewalk



US ROUTE 5

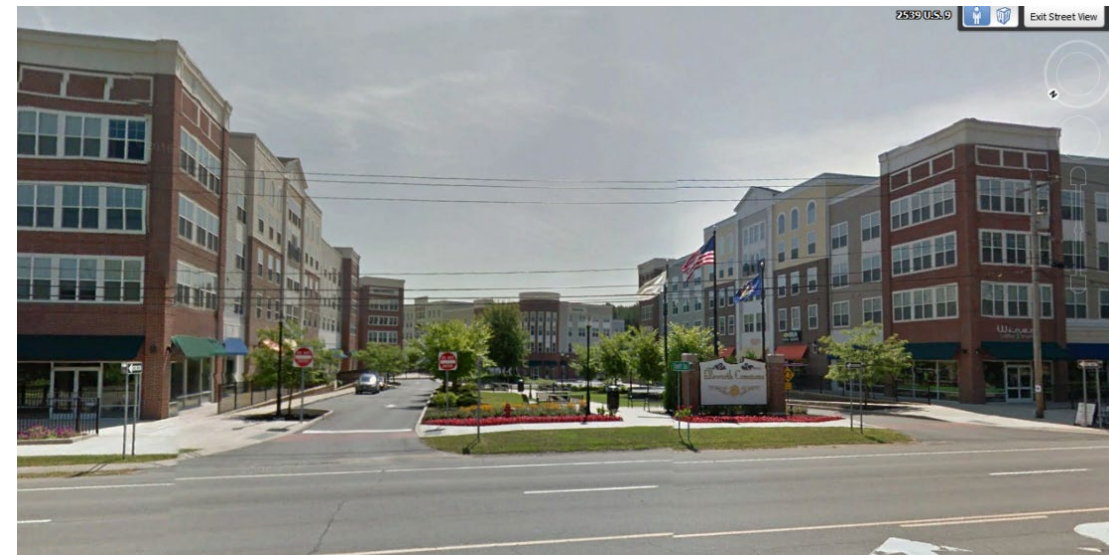


Route 5 is a major arterial with few amenities for pedestrians, bikes, or transit. Future plans call for major streetscape and multi-mobility improvements

Ellsworth Commons: Large mixed use development with no front setback, street trees and ornamental lights on frontage, direct access, internal connection to public sidewalk, common open space, and all parking placed behind frontage buildings.



Parking behind and under the buildings; Seating Terraces in front of buildings; streetside (private) parking; Common/Green for gatherings; Mixed use buildings on frontage/ Residential buildings to the rear.



US ROUTE 5



CVS and CCF Credit Union: Parking behind and to side of buildings; Seating Terraces in front of buildings; Street Trees in Building Frontage Zone.



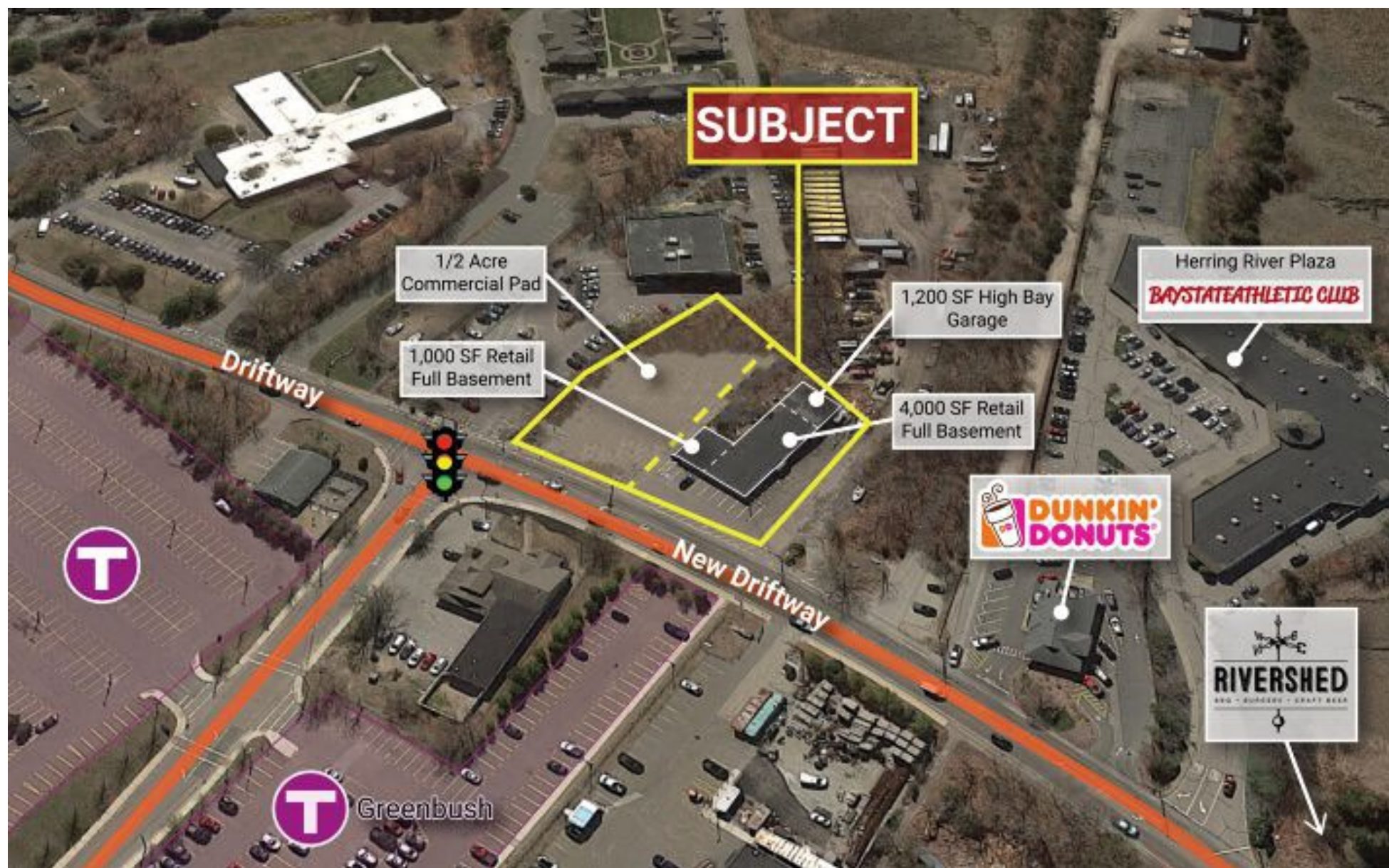
US ROUTE 5



Malta Crossing: Mixed use building; Parking behind buildings; Sidewalk extension and street trees in Building Frontage Zone.

US ROUTE 5







Front View



Site Plan



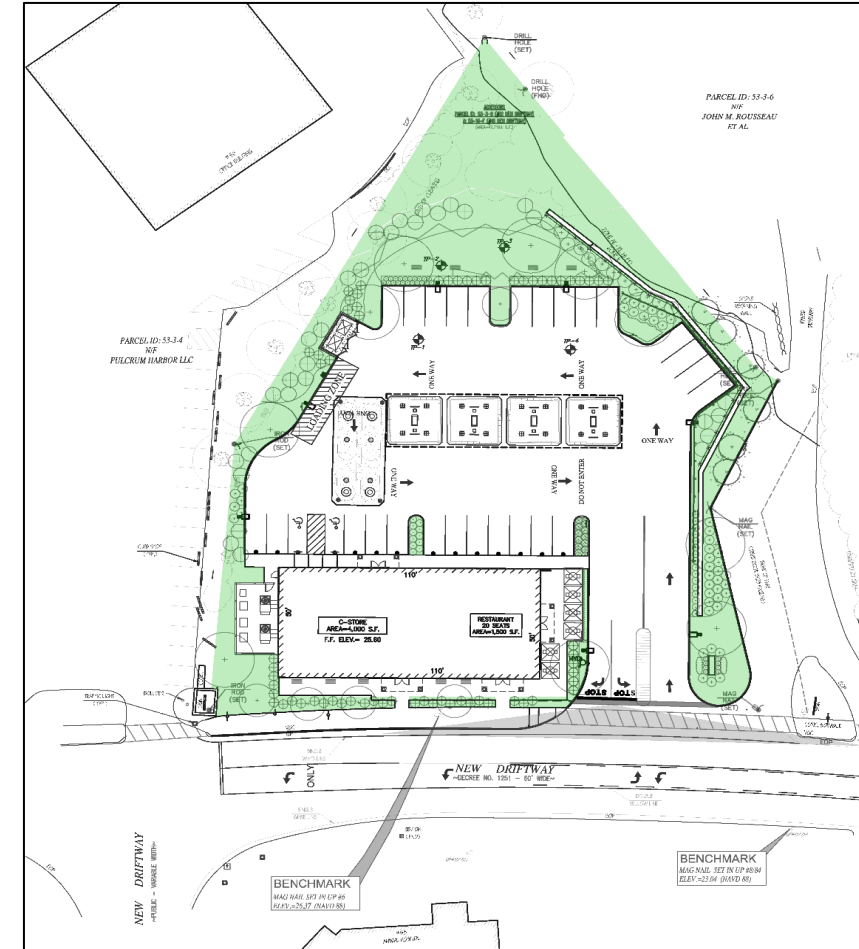
Side Terrace



Rear Pumps



Side View



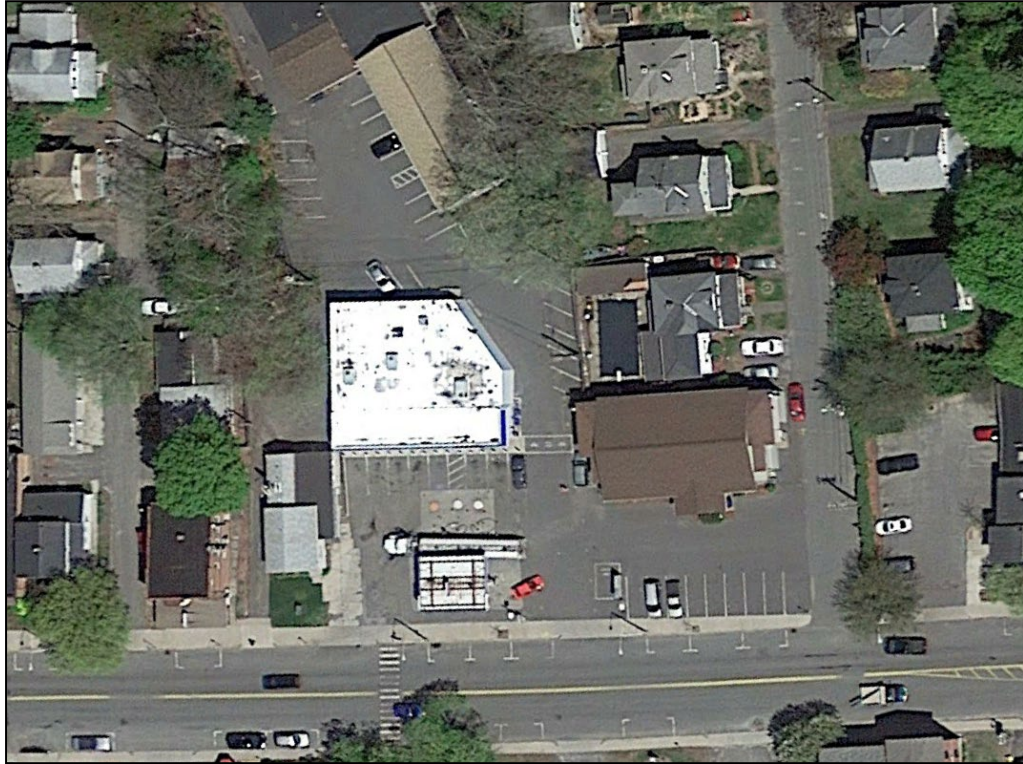
Site Plan

Mobil “Gas Backwards”/52 New Driftway, Greenbush Village, Scituate MA (2022): Convenience Store and Fueling Station with the store location along the sidewalk, parking and fuel pump/canopy to the rear, a side and front seating terrace, electric charge station, rear screening, and single access drive.

Greenbush Village, Scituate, MA



Mobil Driftway General Store, 52 New Driftway, Greenbush Village (Constructed 2022)



CUMBERLAND FARMS, FLORENCE VILLAGE - BEFORE

Gas Sideways – Florence Village (Northampton), MA



CUMBERLAND FARMS, FLORENCE VILLAGE - AFTER

Gas Sideways – Florence Village (Northampton), MA



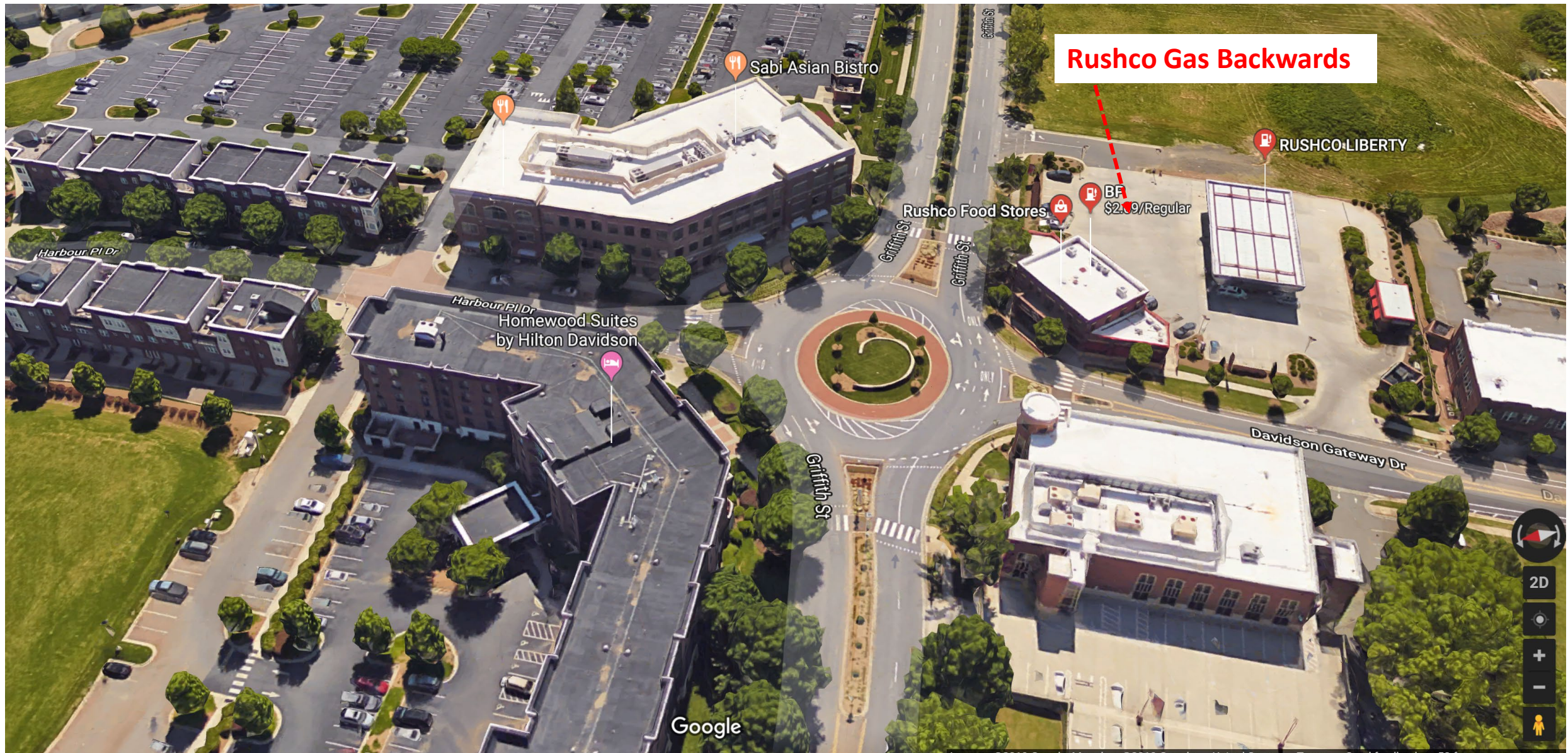
CUMBERLAND FARMS, FLORENCE VILLAGE - AFTER



CUMBERLAND FARMS, FLORENCE VILLAGE - AFTER



CUMBERLAND FARMS, FLORENCE VILLAGE - AFTER



First Roundabout off Exit 30 off I-77 – Griffith St



View from the Street

RUSHCO GAS BACKWARD (Gas Station and Convenience Store)

RUSHCO GAS BACKWARD: This building type reverses the conventional site layout for gas stations with convenience store by placing the storefront along the street line and the gas pumps and canopy behind. This reverse layout highlights the building, shields the pumps and canopy and pulls the curbcuts away from the street, creating easier access.

Rushco Gas Backwards



Bird's Eye View



View from the Street

RUSHCO GAS BACKWARD (Gas Station and Convenience Store)




Gas Pumps and Canopy Located Behind the Building



RIVERBRIDGE VILLAGE

GAS BACKWARDS: A new “Sprawl Repair” technique that requires the convenience store is located along the street line and the gas pumps and canopy are placed to the rear.

RIVERBRIDGE VILLAGE

An aerial photograph of a commercial development in Riverbridge Village, Berlin, MA. The image shows a gas station and convenience store complex. The main building is a long, rectangular structure with a dark roof. To the left of the building is a large parking lot with several cars parked. To the right of the building is a gas station with multiple pumps. The entire complex is situated along a road with a roundabout. The surrounding area includes green spaces, trees, and other buildings.

GAS BACKWARDS: A new “Sprawl Repair” technique that requires the convenience store is located along the street line and the gas pumps and canopy are placed to the rear.



RIVERBRIDGE VILLAGE



US-7 South Burlington, Vermont



9 Allen Rd South Burlington, Vermont



EXXON - ROUTE 7/S. BURLINGTON, VT

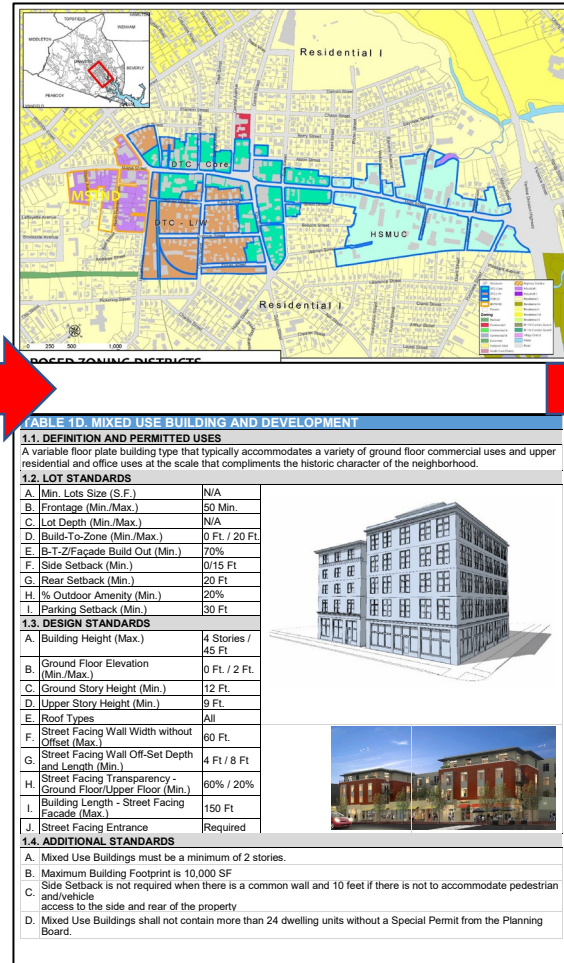


FORM-BASED CODE TO MIXED USE DEVELOPMENT/Danvers MA

- ❑ Danvers Downtown Corridor Vision Plan, Mixed Use Form-Based Zoning Bylaw, Design Guidelines, C40R Smart Growth Overlay District, 2018-2020 **(ADOPTED)**



The Vision Plan



Regulating Plan & Form-Based Code



MAPLE AND HOBART STREETS CORNER

New Mixed Use Development Under Construction

FORM-BASED CODE TO MIXED USE DEVELOPMENT/Danvers MA

MAPLE SQUARE



MAPLE AND HOBART STREETS CORNER

**AAM DANVERS
RESIDENCES LLC**

78 Blanchard Road, Suite 100
Burlington, MA 01803
(978) 222-4100

UTA
JOSEPH TATONE & ASSOCIATES, LLC
178 Park Street, Suite 100, N. Reading, MA 01864
(978) 276-0468

**The Morin-Cameron
GROUP, INC.**
THE ASSOCIATED COMMERCIAL, CONSTRUCTION
AND GENERAL CONTRACTORS OF DANVERS, MA
100 STATE STREET, SUITE 200, DANVERS, MA 01923
WWW.MORIN-CAMERON.COM

HALVORSON
TightBond STUDIO
88 KIMBERTON RD., BOSTON, MA 02111-8800
CONSTRUCTION, LLC, 2008 STREET
WWW.HALVORSONSTUDIO.COM

4		
3		
2		
1		
Rev.	Revised/Issue	Date

3D VIEW 1

**MAPLE SQUARE
MIXED USE DEVELOPMENT**
78 BLANCHARD RD., SUITE 100, BURLINGTON, MA 01803
178 PARK STREET, SUITE 100, N. READING, MA 01864
CONSTRUCTION, LLC, 2008 STREET, DANVERS, MA 01923

Project 2022-005	View 22-005-3D VIEWS
Date 08/10/22	Sheet A201
Scale NO SCALE	

- 147-unit residential and mixed use development on former Hotwatt property at the intersection of Maple and Hobart streets in Danvers Town center.
- Residential units include:
 - Studios – 43
 - 1-BR - 51
 - 2-BR – 48
 - 3-BR – 4
- 29 of the units are affordable housing.
- Internal pocket park and gathering space with public access.
- New streetscape on Hobart and Maple Streets. New commercial space at ground level including a restaurant featuring outdoor dining.
- 223 total parking spaces internal to building including partial underground parking.
- Renovation of adjacent depot building along the Danvers Rail- Trail.

FORM-BASED CODE TO MIXED USE DEVELOPMENT/Danvers MA

MAPLE SQUARE



FORM-BASED CODE TO MIXED USE DEVELOPMENT/Danvers MA



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HALVORSON

TYGHE & BOND STUDIO

88 UNIVERSITY AVENUE, SUITE 111, DANVERS, MA 01923
www.halvorson.com

4		
3		
2		
1		
No.	Revisions/Date	Date

3D VIEW 7

MAPLE SQUARE
MIXED USE DEVELOPMENT
2022-005
06/10/22
NO SCALE

22-005-3D VIEWS

A207

FREIGHT HOUSE AMENITY SPACE



AAM DANVERS
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No.	Revisions/Date	Date

3D VIEW 11

MAPLE SQUARE
MIXED USE DEVELOPMENT
2022-005
06/10/22
NO SCALE

22-005-3D VIEWS

A211

HOBART STREET FROM FREIGHT HOUSE

MAPLE SQUARE

**AAM DAVERS
RESIDENCES LLC**
78 Boardman Road, Suite 100
Rumington, NH 03071
(603) 222-4766

UTA
JOSEPH TATONE & ASSOCIATES
178 Park Street, Suite 102, N. Rumford, ME 04204
(207) 774-4968

**The Morin-Cameron
GROUP, INC.**
1000 Main Street, Suite 200, Portland, ME 04101
(207) 774-4968

HALVORSON
Tighe+Bond STUDIO
200 Commercial St., Portland, ME 04101
(207) 774-4968

4		
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100	Representation	Date

3D VIEW 4

**MAPLE SQUARE
MIXED USE DEVELOPMENT**
200 Commercial St., Portland, ME 04101
(207) 774-4968

2022-005 **22-005-3D VIEWS**

06/10/22 **A204**

COURTYARD FROM NORTH PUTNAM STREET



MAPLE SQUARE

FORM-BASED CODE TO MIXED USE DEVELOPMENT/Danvers MA



MAPLE STREET TOWARDS FREIGHT HOUSE

AAM DANVERS
RESIDENCES LLC

78 Blanchard Road, Suite 100
Burlington, MA 01803
(978) 224-4150

JTA

JOSEPH TATONE & ASSOCIATES, L.L.C.
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(978) 274-4000

The
Morin-Cameron
GROUP, INC.

179 Park Street, Suite 101, N. Reading, MA 01864
(978) 274-4000

HALVORSON

Tightland Studio
880 Massachusetts Ave., Suite 100, N. Reading, MA 01864
(978) 274-4000

3D VIEW 8

MAPLE SQUARE
MIXED USE DEVELOPMENT
179 Park Street, Suite 101, N. Reading, MA 01864
(978) 274-4000

2022-055

06/10/22

NO SCALE

22-055-3DVIEW8

A208



AAM DANVERS
RESIDENCES LLC

78 Blanchard Road, Suite 100
Burlington, MA 01803
(978) 224-4150

JTA

JOSEPH TATONE & ASSOCIATES, L.L.C.
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The
Morin-Cameron
GROUP, INC.

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(978) 274-4000

HALVORSON

Tightland Studio
880 Massachusetts Ave., Suite 100, N. Reading, MA 01864
(978) 274-4000

TEC

The Engineering Center
179 Park Street, Suite 101, N. Reading, MA 01864
(978) 274-4000

ILLUSTRATIVE SITE PLAN

MAPLE SQUARE
179 Park Street, Suite 101, N. Reading, MA 01864
(978) 274-4000

2022-055

06/10/22

AS NOTED

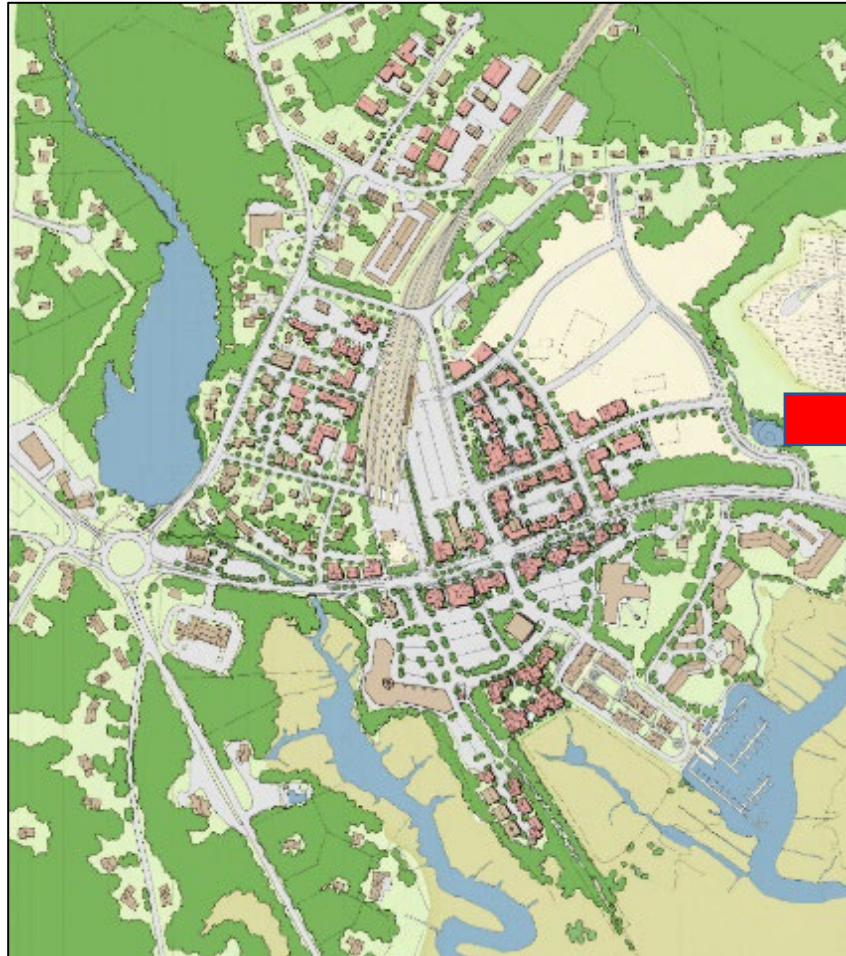
22-055-3DVIEW8

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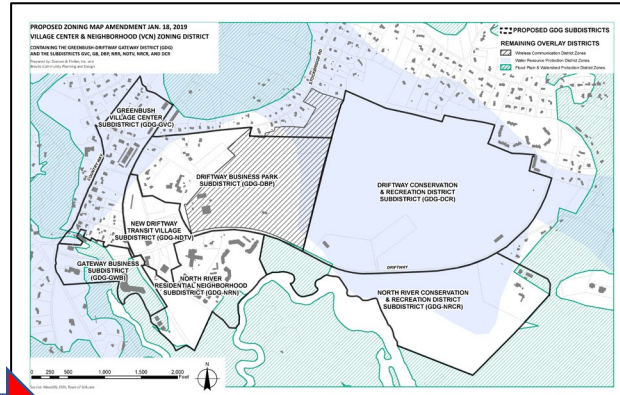
MAPLE SQUARE

FORM-BASED CODE TO MIXED USE DEVELOPMENT/Scituate MA

❑ Scituate Greenbush-Driftway Village TOD Vision Plan/Form-Based Zoning Bylaw, 2019 (ADOPTED)



The Vision Plan



GREENBUSH-DRIFTWAY ZONING INITIATIVE	
580.9 DISTRICT DEVELOPMENT STANDARDS	
A. GATEWAY BUSINESS DISTRICT (GWB)	
B. GREENBUSH VILLAGE CENTER (GVC)	
C. NEW DRIFTWAY TRANSIT VILLAGE (NDTV)	
D. DRIFTWAY BUSINESS PARK (DBP)	
E. NORTH RIVER NEIGHBORHOOD (NRN)	
F. DRIFTWAY CONSERVATION & RECREATION (DCR)	
G. NORTH RIVER CONSERVATION & RECREATION (NRCR)	
A-G. Development Standards for Each GDG District	
1. Building Placement & Lot Occupation	
2. Property Use	
3. Building Types	
4. Outdoor Amenity Space	
5. Building Form	
6. Building Design Standards	
7. Parking Standards	
8. Building Activation Encroachments	
9. Signs	
10. Other Standards Specific to the District	

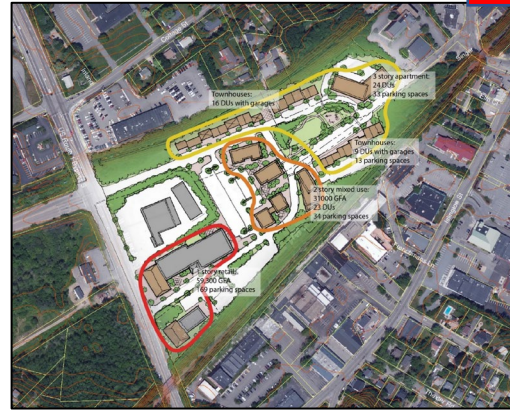
Regulating Plan & Form-Based Code



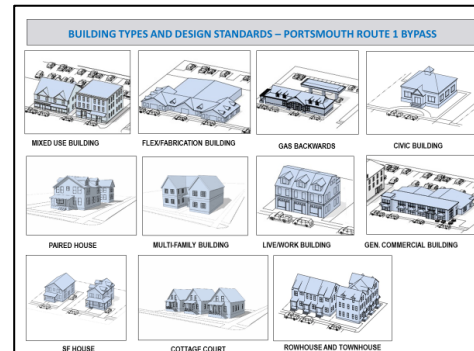
New Commercial & Mixed Use Development Under Construction

FORM-BASED CODE TO MIXED USE DEVELOPMENT/Portsmouth NH

□ Portsmouth Gateway Corridors Retrofit Visioning & Mixed Use Form-Base Code, 2018 (ADOPTED)



Mixed Use
Development Concepts
and Yield Plan



Regulating Plan &
Form-Based Code



Several New Mixed Use
Development Under Construction

CORPORATE OFFICE PARK/Wellesley Office Park

The Nines Luxury Apartments

3 Bedroom Floor Plans



V
3 Bedroom • 2 Bath
Interior: 1,602 SF

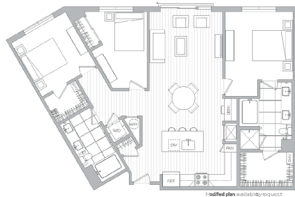


W
3 Bedroom • 2 Bath
Interior: 1,618 SF
Terrace: 55 SF
Total: 1,673 SF

3 Bedroom Floor Plans



Q
3 Bedroom • 2 Bath
Interior: 1,311 SF
Terrace: 78 SF
Total: 1,389 SF



R
3 Bedroom • 2 Bath
Interior: 1,399 SF



S
3 Bedroom • 2 Bath
Interior: 1,310 - 1,470 SF
Terrace: 0 - 42 SF
Total: 1,310 - 1,470 SF



T
3 Bedroom • 2 Bath
Interior: 1,426 SF



U
3 Bedroom • 2 Bath
Interior: 1,329 - 1,541 SF
Terrace: 0 - 42 SF
Total: 1,329 - 1,583 SF