

BUSINESS ZONING DISTRICT

Development Case Studies: Downtown and Commercial Corridor Mixed Use & Infill Development

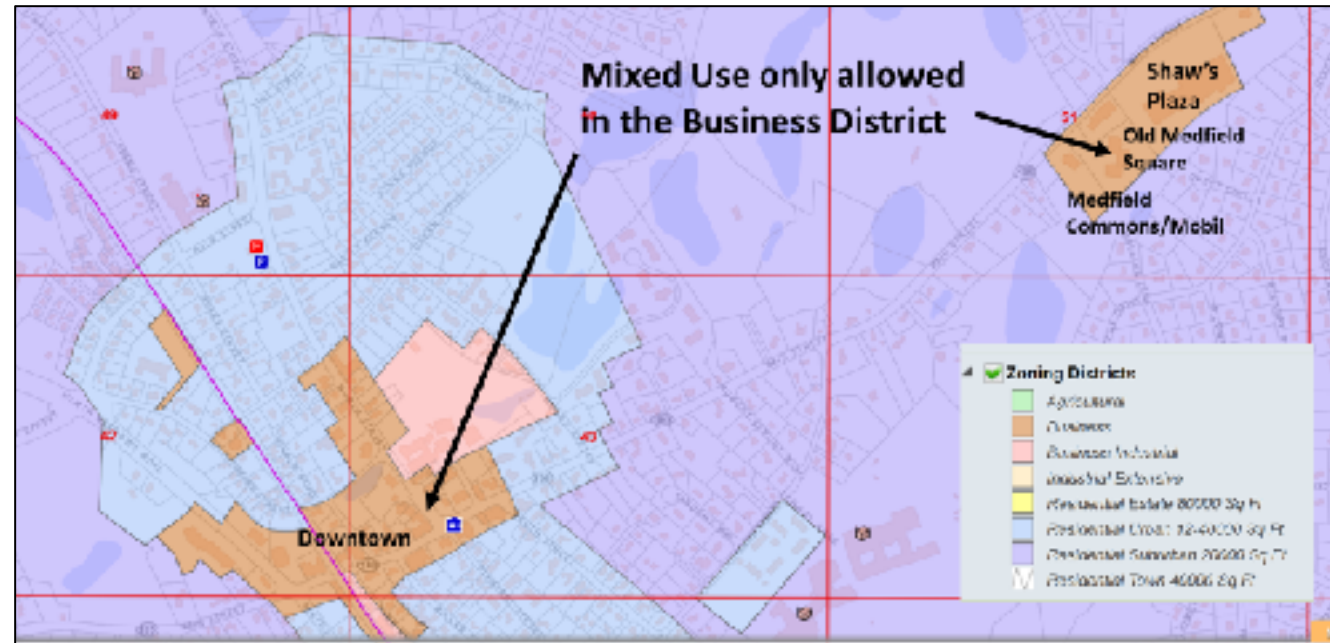
Town of Medfield, MA

Medfield Planning Board

Consulting

Team: Brovitz Community
Planning & Design

Dodson &
Flinker



Downtown



Route 109

Downtown Infill and Mixed Use Development Projects

New Building
behind Façade

Façade Preservation/Restoration



FORMER MASONIC LODGE

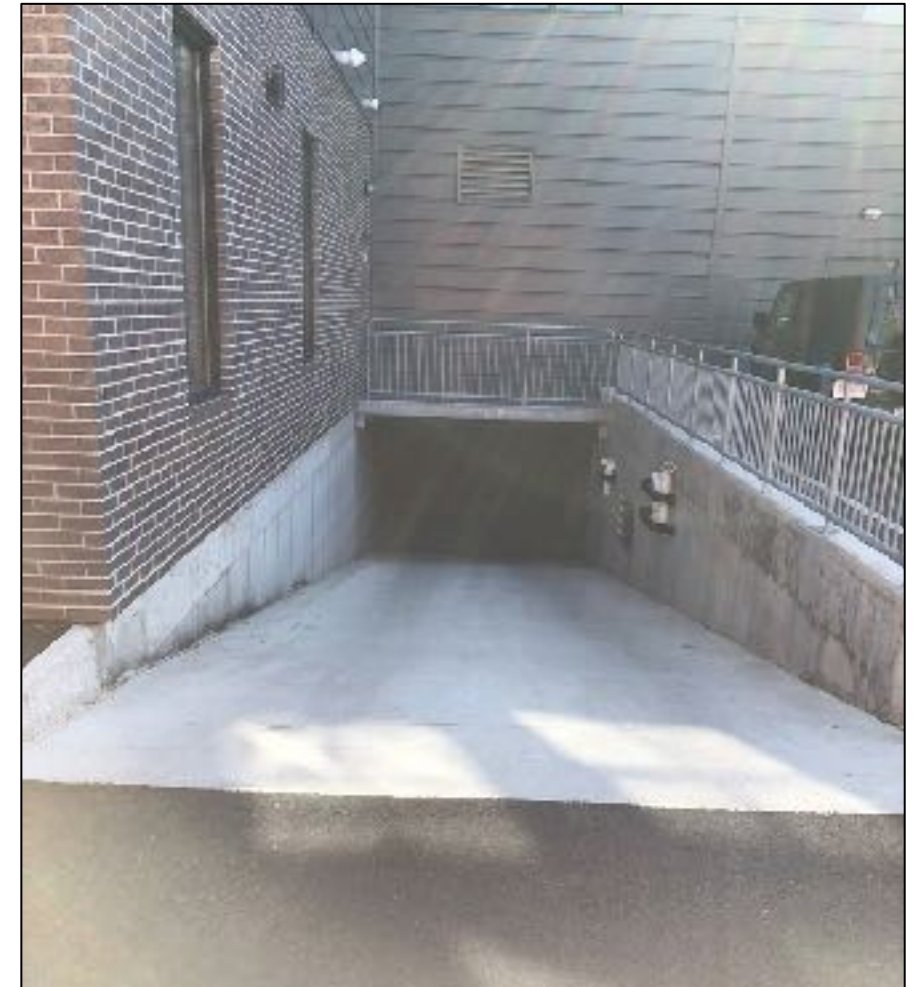
- Built in 2018
- Retail, Offices Uses
- Apartments
- Underground Parking
- Façade Preservation



FORMER MASONIC LODGE



FORMER MASONIC LODGE



Underground Parking Accessed by Rear Alley



HARBORSIDE VILLAGE REDEVELOPMENT

91-93 Front Street

- Built in 2006
- 37 Residential Condos (7 Affordable)
- Unit Size: 1,548 Net SF and 2-Bedroom
- Land Area: 29,309
- 2,314 SF Ground Floor Comm. Space
- 55 Parking Spaces (all underground)
- Parking access off side street
- 3.5 Stories/40 feet height
- Small Plaza in front of building
- Residential Density: 55 DU/Acre



SCITUATE, MA



MILL WHARF VILLAGE

132 Front Street

- Built in 2004
- Mixed Use
- 28 Residential Condos
- 2 and 3-Bedroom Units
- Land Area: 48,711 SF
- Ground Floor Comm. Space
- Movie Theater
- 1 Parking Space/DU (all in car ports)
- Parking access off side street
- 3.5 Stories/40 feet height
- Small Plaza in front of building
- Residential Density: 25 DU/Acre



SCITUATE, MA

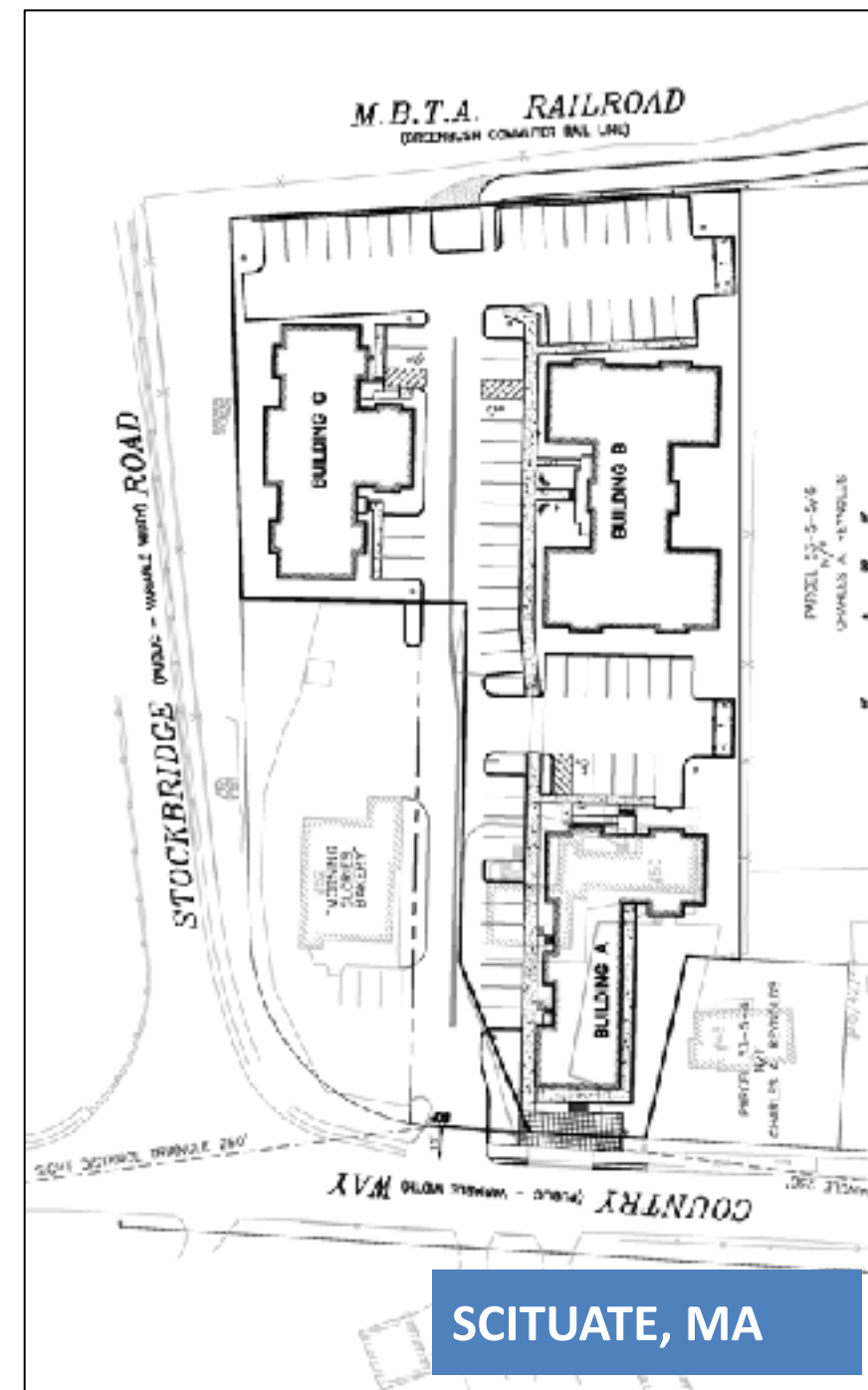


DEVELOPMENT CASE STUDIES/Downtown Infill & Mixed-Use



GREENBUSH STATION PLACE

- Approved in 2016 on open parcel of 1.41 acres
- 1 Mixed Use Building along Country Way with 6 Commercial Units (4,770 SF) and 5 Apartments
- 2 Residential buildings to the rear with 25 units.
- Total DUs: 30 Units (Rental/Ownership); 4 Affordable DUs
- Unit Size: Mix of 1 and 2-Bedroom units
- 67 total parking spaces
- 2.5 Stories buildings with traditional architecture
- Open Space on site is limited but connected to an existing pathway leading to North River
- Residential Density: 20 DU/Acre



SCITUATE, MA

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SCITUATE, MA



CONCORD OUTFITTERS
106 Commonwealth Ave

- Replace SF Home with 2-Story Mixed Use Building
- 3,000 SF Retail
- 2 Apartments Upper Floor
- Parking to Rear



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



BROOKSIDE SQUARE
Beharral Street, West Concord, MA

**BROOKSIDE SQUARE**

Beharral Street, West Concord, MA

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



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)



LIVE 155 BLOCK

155 Pleasant Street

- Built in 2019
- Mixed Use (Retail, Offices Uses, Apartments)
- 2,300 square feet of retail space
- Shared Parking
- 4 Stories
- 27 studios; 43 1-BR apartments
- Flexible meeting space for use by tenants
- All-electric heating/cooling with 100kW solar energy system
- 23 Market Rate and 47 Subsidized Units (rented at or below 60% AMI).



DEVELOPMENT CASE STUDIES/Infill & Mixed-Use Development



30 HAVEN ST PROJECT, READING MA (40R)



30 HAVEN STREET BLOCK

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



DEVELOPMENT CASE STUDIES/Downtown Infill & Mixed-Use



READING, MA



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16 CROSS STREET REDEVELOPMENT

- **FAR = .75; Res. Density = 20 DU/Acre**
- Redevelopment of Dilapidated Industrial Buildings
- Retail Ground Floor; Office and 13 Apartments on Upper Floors
- Reduced Setback/2.5-3 Stories
- Underground/Tandem/Reduced Parking
- Streetscape Improvements
- Pedestrian Orientation



19 VITTI STREET REDEVELOPMENT

- Redevelopment of Dilapidated Industrial Buildings
- Retail Ground Office and Apartments on Upper Floor
- Parking Behind the Building
- Streetscape Improvements
- Pedestrian Orientation

BAYWATER BLOCK 1

1020 Boston Post Rd

- Built in 2008
- Retail, Restaurant, Offices Uses
- 8 Apartments
- Building GFA: 22,591
- Land Area: 20,209 SF
- Shared Parking/Municipal Agreement
- 2.5 Stories/30 feet height
- Small courtyard and dining terrace
- Frontage Occupation: 100%
- FAR: 1:1/Residential Density: 17 DU/Acre
- Value/Acre: \$14.8 Million



BAYWATER BLOCK 2

14 Grove Street

- Built in 2004
- Retail, Restaurant, Offices Uses
- 11 Apartments
- Building GFA: 23,035
- Land Area: 15,246 SF
- Shared Parking/Municipal Agreement
- 3 Stories/30 feet height
- Dining Terrace and Plaza
- Frontage Occupation: 71%
- FAR: 1:1:5
- Residential Density: 31 DU/Acre
- Value/Acre: \$14.8 Million





ROWAYTON BANK BUILDING

- Built in 2007
- Bank, Retail, Offices Uses
- 3 Apartments
- Building GFA: 15,397
- Land Area: 7,362 SF
- Shared Parking/Municipal Agreement
- 2.5 Stories/28 feet height
- Dining Terrace and Plaza
- Frontage Occupation: 100%
- FAR: 1:2:1
- Residential Density: 17 DU/Acre
- Value/Acre: \$35.2 Million



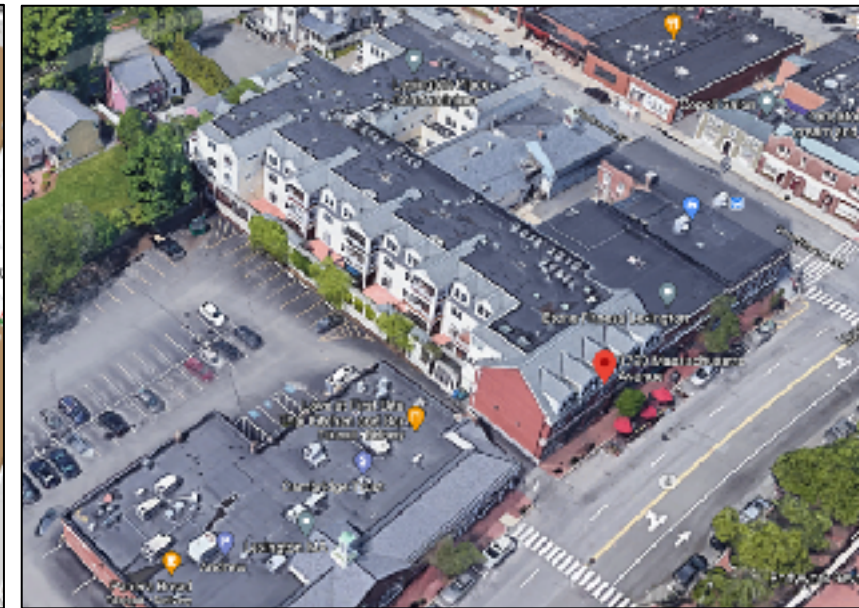
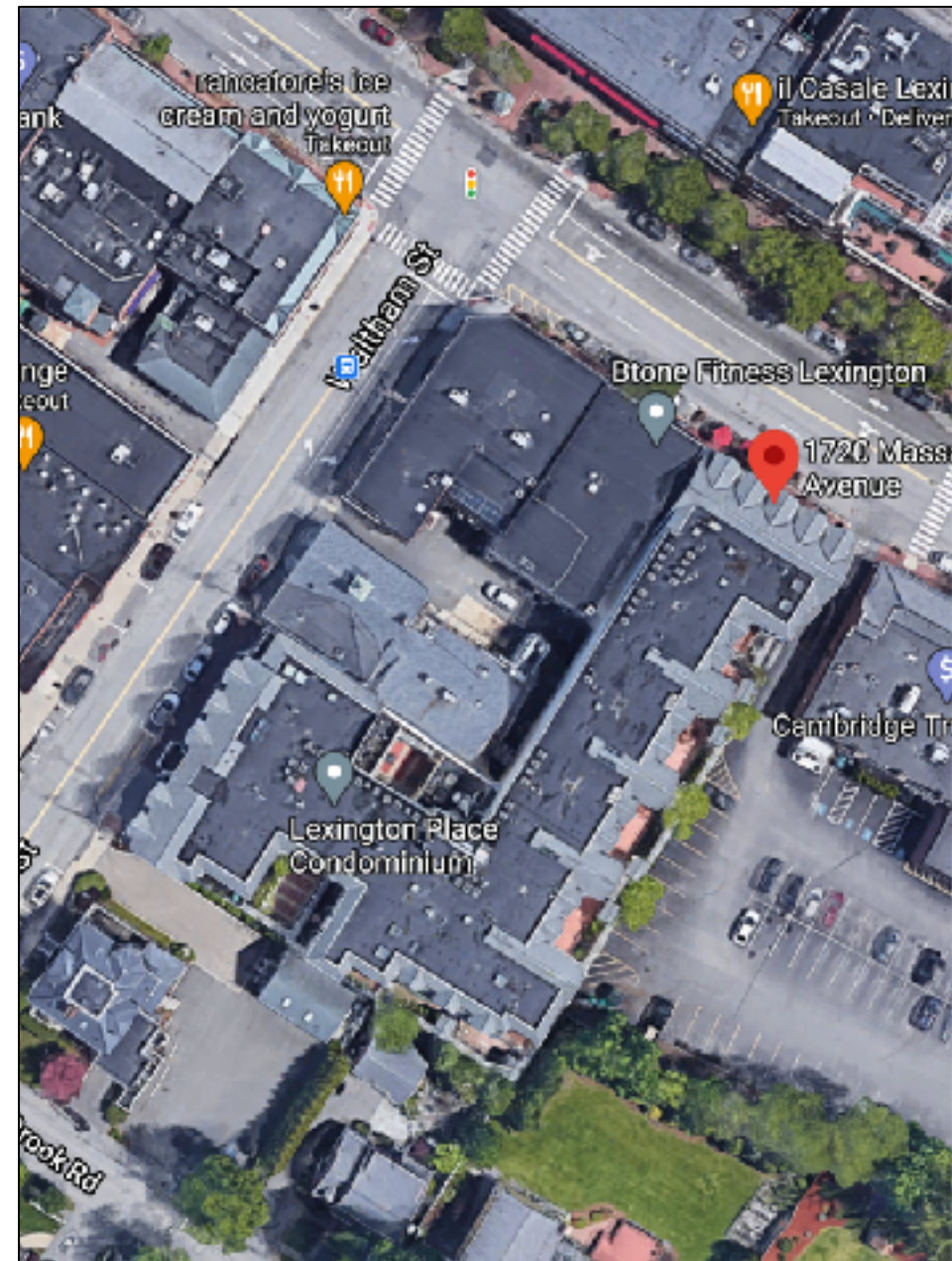


BAYWATER BLOCK 3

- Built in 2013
- Retail, Offices Uses
- 4 Apartments
- Building GFA: 6,497
- Land Area: 3,485 SF
- Shared Parking/Municipal Agreement
- 2.5 Stories/24 feet height
- Dining Terrace and Plaza
- Frontage Occupation: 100%
- FAR: 1:1:9
- Residential Density: 50 DU/Acre
- Value/Acre: \$29.2 Million



LEXINGTON PLACE



LEXINGTON PLACE

- 50 Waltham St.
- Built in 2007
- Mixed Use
- Lot Size: 29,815 SF
- 30 Residential Condos
- 2 1-BR Units; 25 2-BR Units; 3 3-BR Units
- 3 Affordable Units
- Res. Density: 45 DU/Acre
- 90,000 GFA (Total); 5,688 GFA in Retail

LEXINGTON, MA




Parking Under Building



Upper Floor Courtyard for Residents

2 Properties

Sold on 11/09/2019



\$1,030,000

50 Waltham St #212
LEXINGTON, MA 02421

Lexington Place


2 Beds

2 Baths

1,680 Sq. Ft.

MLS # 72581707

Sold on 12/16/2020



\$879,000

50 Waltham Street #307
LEXINGTON, MA 02421

Lexington Place

2 Beds

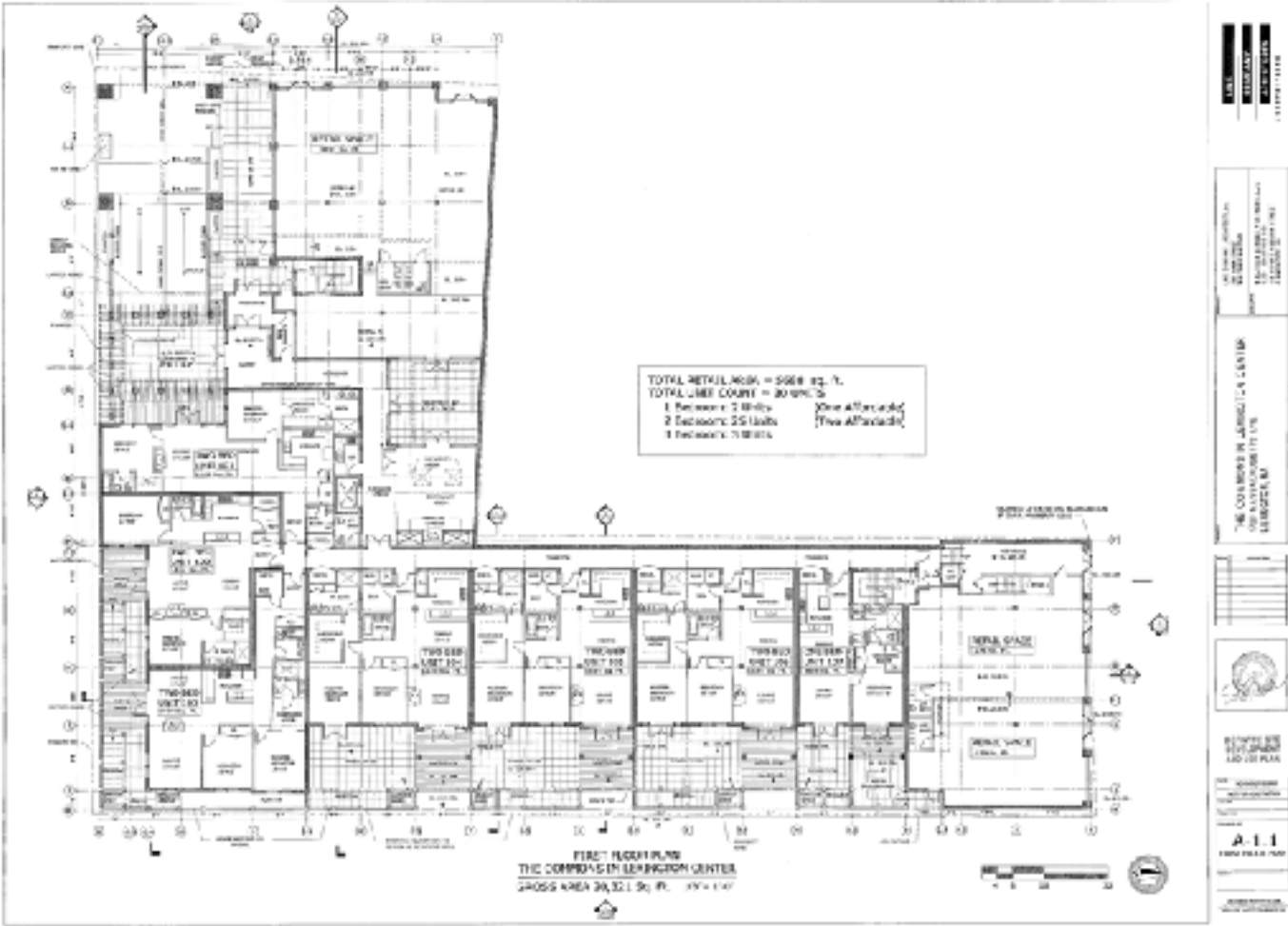
2 Baths

1,447 Sq. Ft.

MLS # 72727836

Recent Sales

LEXINGTON PLACE



TOTAL RETAIL AREA = 5068 sq. ft.
TOTAL UNIT COUNT = 20 UNITS
1 Bedroom 1 Bath (One Affordable)
2 Bedroom 2.5 Baths (Five Affordable)
3 Bedroom 3.5 Baths

FIRST FLOOR PLAN
THE COMMONS IN LEXINGTON CENTER
GROSS AREA 20,321 Sq. Ft. 100% 1/10/17

Floor Plans for Residential Units

DEVELOPMENT CASE STUDIES/Downtown Infill & Mixed-Use



WHOLE FOODS, WELLESLEY, MA

DEVELOPMENT CASE STUDIES/Downtown Infill & Mixed-Use



COPPER COVE APARTMENTS

Town Center, Plymouth, MA

- Located in Downtown Plymouth near harbor, restaurants, shops, park, boat access, bike trails
- 42 apartments: 36 2-bedroom units (900SF); 6 1-bedroom units (1,110 SF)
- Rental units starting at \$2,500/month; 4 affordable units
- 16 Apartments on Upper Floors (2 Affordable; 5 1-bedroom; 11 2-Bedroom; 1350-1,665 SF)
- Limited underground parking; first come – first serve

PLYMOUTH, MA

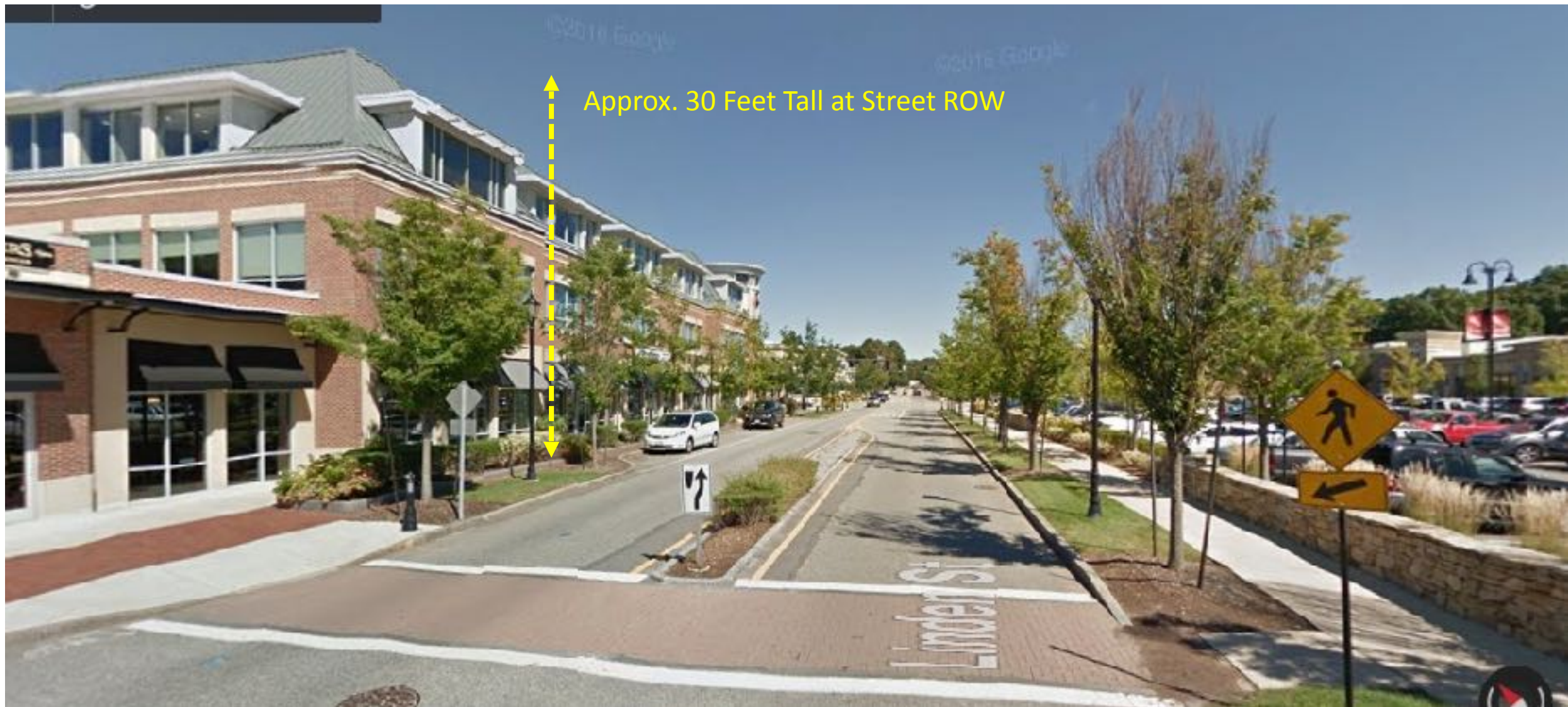
Commercial Corridor Infill and Mixed Use Development Projects



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



LINDEN SQUARE, WELLESLEY, MA



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

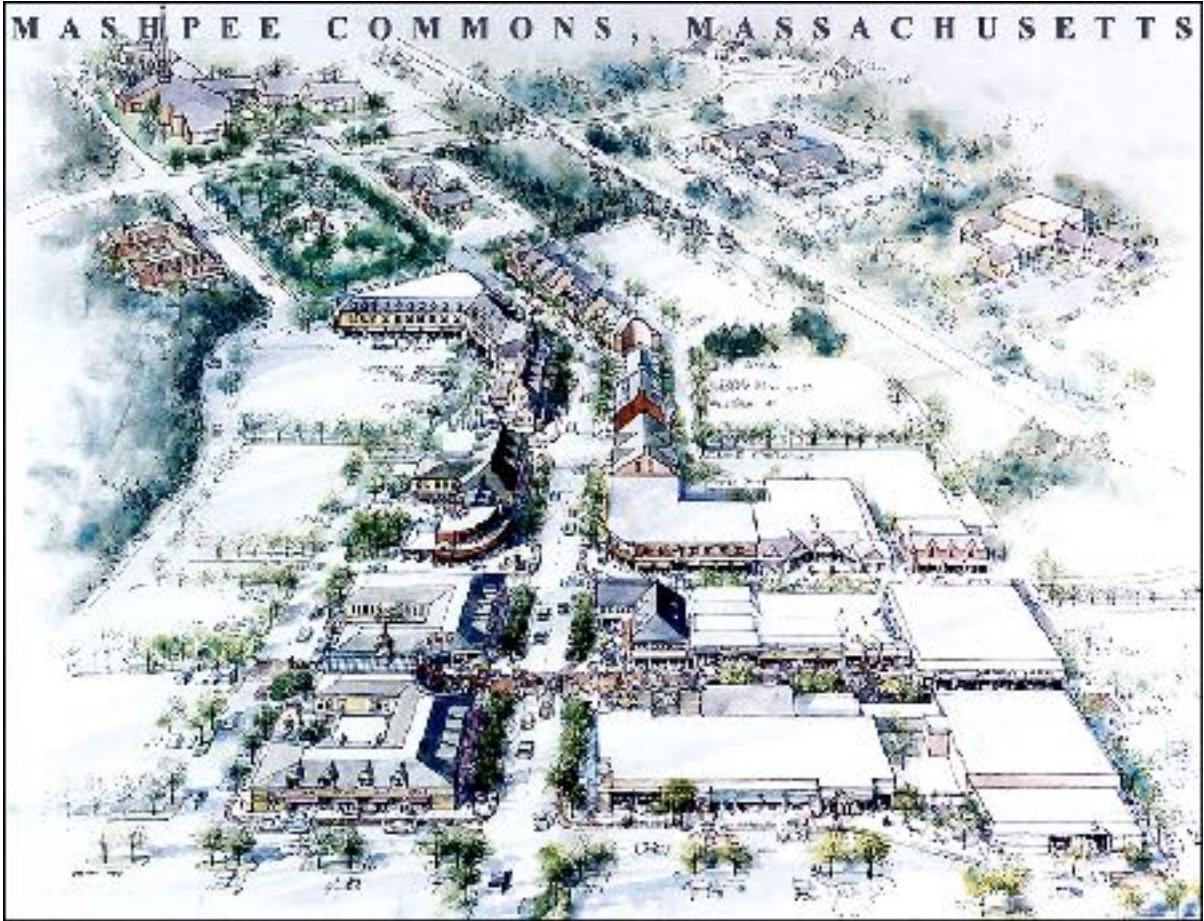
LINDEN SQUARE, WELLESLEY, MA



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

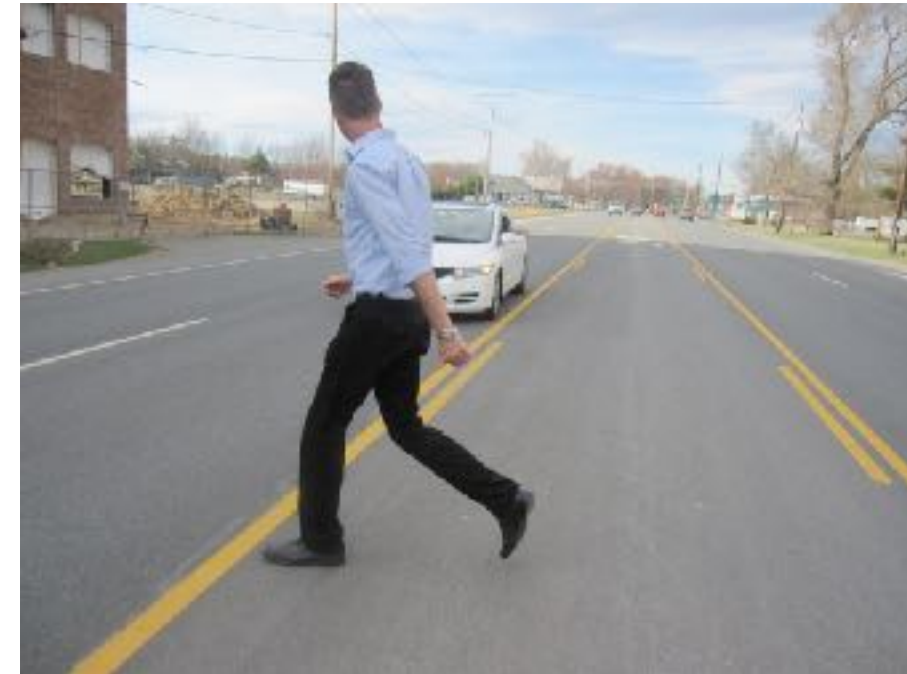
LINDEN SQUARE, WELLESLEY, MA

DEVELOPMENT CASE STUDIES/Comm Corridor Infill & Mixed-Use



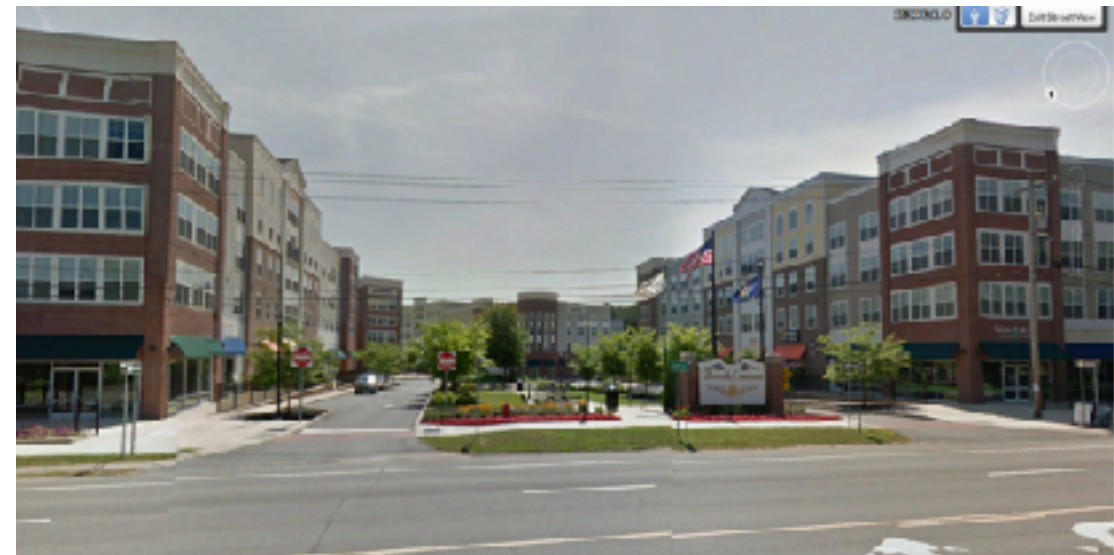
MASHPEE COMMONS, MASHPEE, MA





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





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





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

DEVELOPMENT CASE STUDIES/Comm Corridor Infill & Mixed-Use



South County Commons, South Kingstown, RI

DEVELOPMENT CASE STUDIES/Comm Corridor Infill & Mixed-Use



South County Commons, South Kingstown, RI

DEVELOPMENT CASE STUDIES/Comm Corridor Infill & Mixed-Use



South County Commons, South Kingstown, RI

DEVELOPMENT CASE STUDIES/Comm Corridor Infill & Mixed-Use



Wayland Town Center



Wayland Town Center

DEVELOPMENT CASE STUDIES/Comm Corridor Infill & Mixed-Use



Wayland Town Center

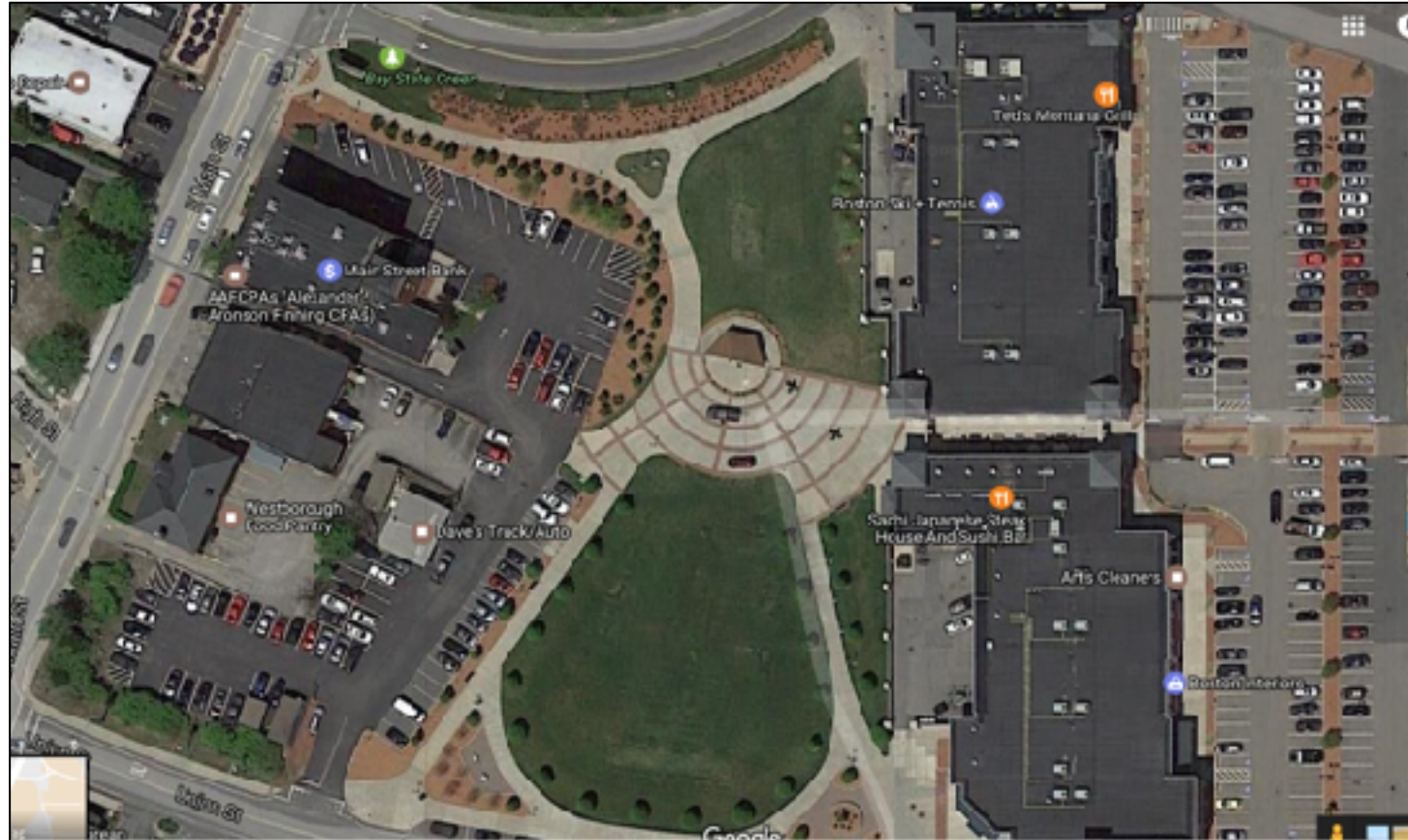


VILLAGE COMMONS, SOUTH HADLEY, MA

DEVELOPMENT CASE STUDIES/Comm Corridor Infill & Mixed-Use



VILLAGE COMMONS, SOUTH HADLEY, MA



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