

Proposed Dimensional Standards: Review and Discussion

- Existing Bylaws
- Recommendations
- Precedents and Studies

Existing Standards

FAR:

- 0.2 - Threshold for design standards [section 5.6.3]
- 0.35 - Threshold for pedestrian plaza [section 5.6.3.2]
- 0.4 - Maximum

Existing Standards

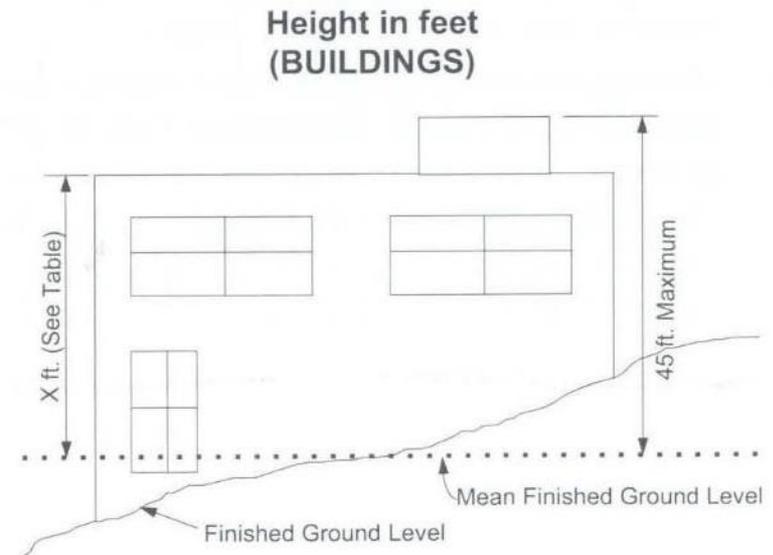
Building Height:

- 36 feet, in KC district
- 40 feet allowed in certain other districts [e.g. Industrial, Office Park]
- 45 feet maximum for structure

Definition of Building Height

5.2.7.1 Height in Feet, STRUCTURES – Height in feet shall be the vertical distance measured from the mean of the finished ground level adjoining the entire STRUCTURE to the highest extension of any part of the STRUCTURE.

5.2.7.2 Height in Feet, BUILDINGS – Height in feet shall be the vertical distance measured from the mean of the finished ground level adjoining the entire BUILDING at each exterior wall to the top of the highest roof beams of a flat roof or to the mean level of the highest gable or slope of a hip roof.



Recommendations for KC District

Building Height:

- Increase to 45 feet / 4-stories

FAR:

- Allow up to 1.0

Other:

- Create inviting entrance and interior to site
- Provide more than ample parking, if possible

Wayland Town Center

Maximum building height:

35 feet as of right; up to 45 feet by special permit

...in order to grant a special permit, the Planning Board must find that such additional height will facilitate

architectural variety,

visual interest, and

building scale in relation to other buildings, and

it shall not grant relief to allow a building that is out of character with the neighborhood.

Pine Hills, Plymouth



Pine Hills, Plymouth; Avalon Apartments





Mashpee Commons

The Village Commons, South Hadley



The Village Commons, South Hadley



The Village Commons, South Hadley



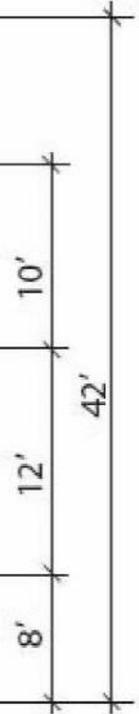
The Village Commons, South Hadley



The Village Commons, South Hadley



Weston Town Center



Weston



Wellesley

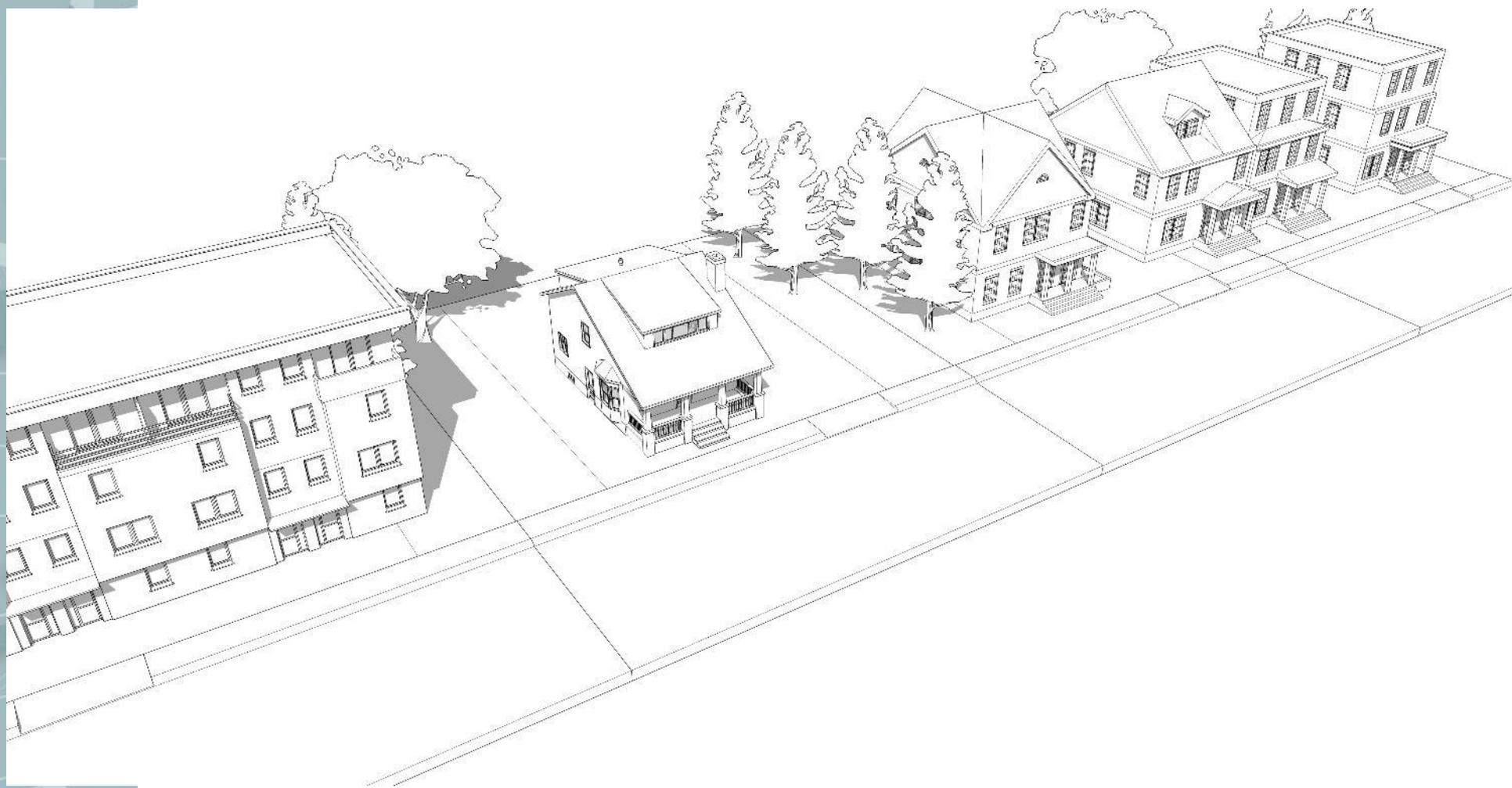


Concord Center



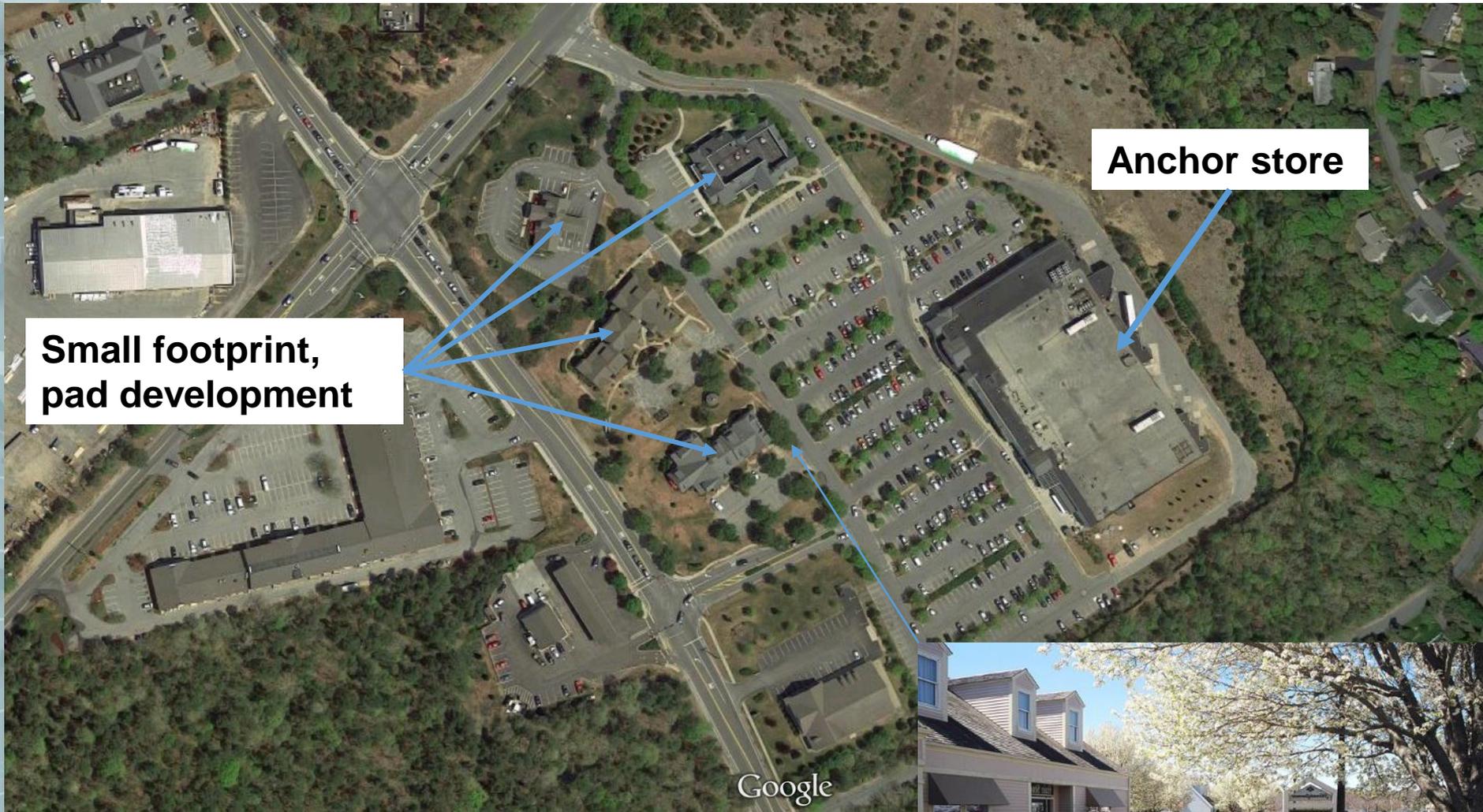
Wayland – Assisted Living







East Harwich Town Center



Anchor store

Small footprint,
pad development



Previous Redevelopment Illustration

Integrate larger stores into the central portions of the site, away from the street but visible

Shared parking in the rear



Allow and encourage housing within the area to complement other uses, helping to create a more vibrant, balanced area

Provide architectural standards for new buildings to face the street, provide landscaping, signage and other standards to add value

Organize street edges to be lined with retail and commercial uses

Provide variety in scale and architecture along adjacent streets

Updated Redevelopment Illustration



Adjusted Setback



Building Height

**45' Above Mean Level of Roof
3.5-story**

**45' Total Height
4-story**



FAR

Site Area
423,400 SF Total

77,000 SF Footprint
1-story
77,000 SF Total

7,000 SF Footprint
4-story
28,000 SF Total

11,700 SF Footprint
Avg. 3-story
35,100 SF Total

4,400 SF Footprint
3.5-story
15,400 SF Total

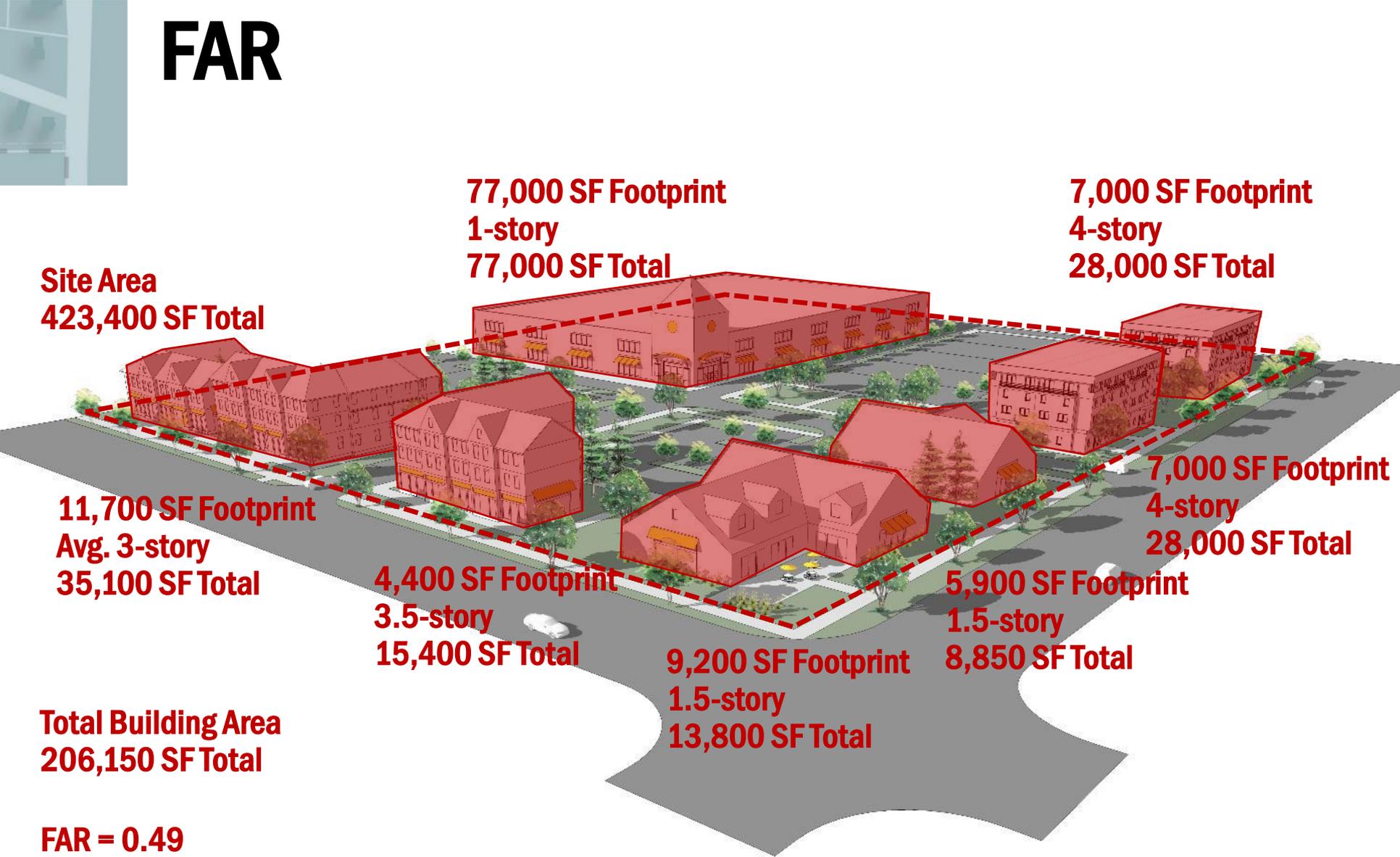
7,000 SF Footprint
4-story
28,000 SF Total

Total Building Area
206,150 SF Total

FAR = 0.49

9,200 SF Footprint
1.5-story
13,800 SF Total

5,900 SF Footprint
1.5-story
8,850 SF Total



Parking



Total Building Area
206,150 SF Total

Parking Required:
Retail: 122,200 SF @ 1/300 = 407
Residential: 70 units = 70 spaces
477 TOTAL REQUIRED

PARKING PROVIDED
300 SURFACE SPACES

Parking



Total Building Area
206,150 SF Total

Parking Required:

Retail: 56,150 SF @ 1/300 = 188

Residential: 130 units = 130 spaces

318 TOTAL REQUIRED

PARKING PROVIDED
300 SURFACE SPACES

The Village Commons, South Hadley

