



200 – 400 Quannapowitt Parkway

Zoning Board of Appeals

May 12, 2021



MEETING AGENDA

INTRODUCTION Brian McGrail, *Law Offices of Brian D. McGrail*

- Zoning Compliance

ARCHITECTURE Allie Adams, *CUBE 3*

- Existing Conditions
- Proposed Site Plan
 - Programming
 - Circulation and Operation
- Roof Plan
- Renders and Materials
- Sections

CONCLUSION Brian McGrail

- Future Scheduling of Meetings

Zoning Bylaw Section 190-32B Minimum lot size and density.

(1) The minimum lot size for a housing or mixed-use project under this section is 4,000 square feet.

(2) Where housing, whether mid-rise apartments, garden apartments, attached dwellings, or combinations of same are proposed within walking distance of commuter rail stations (measured as a 2,500 foot radius from the commuter rail station's boarding area to the nearest lot line of the development parcel) a minimum of 750 square feet of lot area per unit is required. Otherwise a minimum of 1,200 square feet of lot area per unit is required.

Zoning Bylaw Section 190-32C Parking areas and open space for multifamily dwellings.

(1) No open parking or driveway shall be closer than 12 feet to a wall containing windows to habitable rooms of a dwelling unit which is on the ground floor or basement floor. This shall not apply, however, to the following: (i) to an individual driveway exclusively serving a single unit and/or dwelling or (ii) underground or structured parking.

(2) At least 30% of the total area of the multifamily dwelling complex shall be maintained as open area. (See § **190-4** for the definition of "open area".)

Zoning Bylaw Section 190-32D Summary of dimensional regulations for multifamily dwellings.

Zoning Bylaw Section 190-32D Summary of dimensional regulations for multifamily dwellings.

ITEM	EXISTING	PROPOSED	REQUIRED/ALLOWED (SEC.190-32)		REQUIRED/ALLOWED (TABLE 2)
			MID-RISE APARTMENT	GARDEN APARTMENT	
MINIMUM LOT AREA (S.F.)	23.97 AC. (1,044,397 S.F.)	23.97 AC. (1,044,397 S.F.)	4,000	4,000	40,000
FLOOR AREA RATIO (FAR)	0.21 (±224,067 S.F.)	0.48 (±499,349 S.F.)	N/A	N/A	1.25
DENSITY	N/A	$\frac{1,044,397 \text{ S.F.}}{485 \text{ UNITS}} = 2,153$	1,200 S.F PER UNIT (870 UNITS)	1,200 S.F PER UNIT (870 UNITS)	N/A
FRONTAGE AND WIDTH (FT)	>180	>180	180	150	150
FRONT YARD SETBACK (FT)	>50	57.0	±50 ⁽¹⁾	±35 ⁽¹⁾	50
SIDE YARD SETBACK (FT)	>20	57.9	±50 ⁽¹⁾	±35 ⁽¹⁾	20
REAR YARD SETBACK (FT)	>20	54.8	±50 ⁽¹⁾	±35 ⁽¹⁾	20
DISTANCE BETWEEN BUILDINGS (FT)	>20	63.4	50 ⁽²⁾	50 ⁽²⁾	N/A
BUILDING HEIGHT (STORIES)	N/A	MID-RISE=4 GARDEN=3	5	3	N/A
BUILDING HEIGHT (FT)	±57.5	MID-RISE=±48.5 GARDEN=35.0	50	35	50
BUILDING COVERAGE (%)	14% (141,817 S.F.)	17% (181,526 S.F.)	35% (MAX.)	35% (MAX.)	40% (MAX.)
OPEN AREA (%)	60% (630,458 S.F.)	70% (728,736 S.F.)	30% (MIN.)	30% (MIN.)	30% (MIN.)

1. 30' OR HEIGHT OF BUILDING, WHICHEVER IS GREATER

2. 50' OR HEIGHT OF TALLER BUILDING, WHICHEVER IS GREATER

OPEN AREA: A YARD AREA WHICH IS UNBUILT UPON BUT WHICH MAY INCLUDE SIDEWALKS, SWIMMING POOLS, TERRACED AREAS, PATIOS, TENNIS COURTS, PLAY COURTS, PLAYGROUND FACILITIES OR SIMILAR FACILITIES AND IS NOT DEVOTED TO STREETS, DRIVEWAYS OR OFF-STREET PARKING OR LOADING AREAS.

Zoning Bylaw Section 190-32E Parking and loading.

OFF-STREET PARKING SUMMARY

LAND USAGE – MULTI-FAMILY DWELLINGS OR ATTACHED DWELLINGS:
 2 BEDROOMS OR FEWER – 1.5 PARKING SPACES REQUIRED PER UNIT
 3 BEDROOMS OR MORE – 2.0 PARKING SPACES REQUIRED PER UNIT

LAND USAGE – EATING PLACES SERVING FOOD OR BEVERAGES:
 1.0 PARKING SPACES REQUIRED PER 3 EMPLOYEES ON MAX. WORKING SHIFT, PLUS 1.0 PER
 4 SEATS, PLUS 1.0 PER 100 S.F. OF FUNCTION ROOMS NOT DESIGNED FOR EATING

PROPOSED RESIDENTIAL USE:

465 PROPOSED STUDIO, 1 BEDROOM OR 2 BEDROOM UNITS

$$(465 \text{ UNITS}) \times (1.5 \text{ REQUIRED PARKING SPACES PER UNIT}) = \underline{698 \text{ SPACES}}$$

20 PROPOSED 3 BEDROOM UNITS

$$(20 \text{ UNITS}) \times (2.0 \text{ REQUIRED PARKING SPACES PER UNIT}) = \underline{40 \text{ SPACES}}$$

PROPOSED RESTAURANT USE:

$$(9 \text{ EMPLOYEES}) / 3 \text{ PER SPACE} + (24 \text{ SEATS}) / 4 \text{ SEATS PER SPACE} = \underline{9 \text{ SPACES}}$$

$$\underline{\text{TOTAL REQUIRED}} = \underline{747 \text{ SPACES}}$$

ADA REQUIRED STANDARD HANDICAPPED & VAN ACCESSIBLE SPACES

TOTAL=(747 TOTAL STALLS PROPOSED) = 15 TOTAL SPACES

1 OUT OF EVERY 6 PROPOSED ADA ACCESSIBLE STALLS MUST BE VAN ACCESSIBLE = 3 SPACES

TOTAL PROVIDED = 24 (7 VAN)

SURFACE PARKING			STRUCTURED PARKING		TOTAL PROPOSED	TOTAL REQUIRED	EXISTING TO REMAIN
STANDARD 9'X18' SPACES	PARALLEL 9'X22' SPACES	ACCESSIBLE SPACES	STANDARD 9'X18' SPACES	ACCESSIBLE SPACES			
196	6	13 (6 VAN)	521	11 (1 VAN)	747	747	23

1. NO REQUIRED PARKING AREAS SHALL BE PLACED IN THE REQUIRED FRONT YARD AREA OF A MULIFAMILY DWELLING COMPLEX, EXCEPT SHORT-TERM OR VISITOR PARKING, WHICH SHALL NOT COVER MORE THAN 40% OF SUCH AREA.
2. THE SURFACED AREAS OF OFF-STREET PARKING AREAS SHALL BE SET BACK A MINIMUM OF 7.5' FROM ALL BUILDINGS.
3. NO OPEN PARKING OR DRIVEWAY SHALL BE CLOSER THAN 12 FEET TO A WALL CONTAINING WINDOWS TO HABITABLE ROOMS OF A DWELLING UNIT WHICH IS ON THE GROUND FLOOR OR BASEMENT FLOOR.
4. OPEN PARKING AREAS SHALL BE SEPARATED FROM THE STREET LINE BY A LANDSCAPED STRIP NOT LESS THAN 15' IN WIDTH, EXCEPT AT ENTRANCES AND EXITS.
5. AT LEAST 5% OF THE INTERIOR OF ANY PARKING LOT WITH 40 OR MORE PARKING SPACES SHALL BE LANDSCAPED, BUT PLANTING OR SCREENING ALONG THE PERIMETER SHALL NOT BE COUNTED AS PART OF THIS 5%. THERE SHALL BE A MINIMUM OF ONE SHADE TREE FOR EACH 2,000 S.F. OF PARKING AREA. SHADE TREE SIZE, SPECIES, AND LOCATION SHALL BE APPROVED BY THE TOWN ARBORIST.

	Building 1	Building 2	Building 3
Studio	11	11	35
One Bedroom	52	59	164
Two Bedrooms	18	18	97
Three Bedrooms	6	6	8
	87	94	304

SITE UNIT MIX	TOTAL UNITS	Mix
Studio	57	11.75%
One Bedroom	275	56.70%
Two Bedrooms	133	27.42%
Three Bedrooms	20	4.12%
	485	100.00%

Zoning Bylaw Section 190-32F Additional requirements.

- (1) There shall be a paved driveway or paved walk adequate to accommodate emergency vehicles within 50 feet of the outside entrance of each dwelling structure.
- (2) Deleted.
- (3) Individual attached dwellings may be sold as condominium units only and may not be sold as row houses with their own individual lots. Nothing in this subsection is meant to restrict the allocation of outdoor space adjacent to dwelling units for the exclusive use of the occupants of specific dwelling units.
- (4) In attached dwelling developments, exclusive use zones for the exclusive use of occupants or individual dwelling units shall be shown on the site plan. The ground floor area of the dwelling units shall be shown on the site plan. The ground floor area of the dwelling unit plus the outdoor space allocated for the exclusive use of the dwelling unit shall make up the exclusive use zone. The ground floor of the building shall not occupy more than 40% of the exclusive use zone, and 20% of the exclusive use zone shall be outdoor open area not devoted to driveways or parking areas.

Zoning Bylaw Section 190-32F Additional requirements.

(5) No required parking areas for multifamily or attached dwellings shall be placed in the required front yard area of a multifamily or attached dwelling complex, except short-term or visitor parking, which shall not cover more than 40% of such area. This shall not apply, however, to a parking area in the form of a driveway exclusively serving a single unit and/or dwelling.

(6) The intent of this Subsection (6) is to increase the supply of housing in the Town of Wakefield that is permanently available to and affordable by low and moderate income households and to encourage a greater diversity of housing accommodations to meet the needs of families and other Wakefield residents; and developing and maintaining a satisfactory proportion of the Town's housing stock as affordable dwelling units. To that end, the Special Permit Granting Authority at the time of the granting of the special permit pursuant to § 190-32 shall require the applicant to provide affordable dwelling units equal in number to 18% of the total number of dwelling units provided on the sites which is the subject of the § 190-32 application. Affordable dwelling units shall be defined as dwelling units which count toward the Town of Wakefield's Massachusetts General Laws, Chapter 40B Subsidized Housing Inventory as the same may be amended from time to time. When the percentage calculation does not result in a whole number it shall be rounded to the nearest whole number, but not less than one. Thus if so required by the Special Permit Granting Authority,

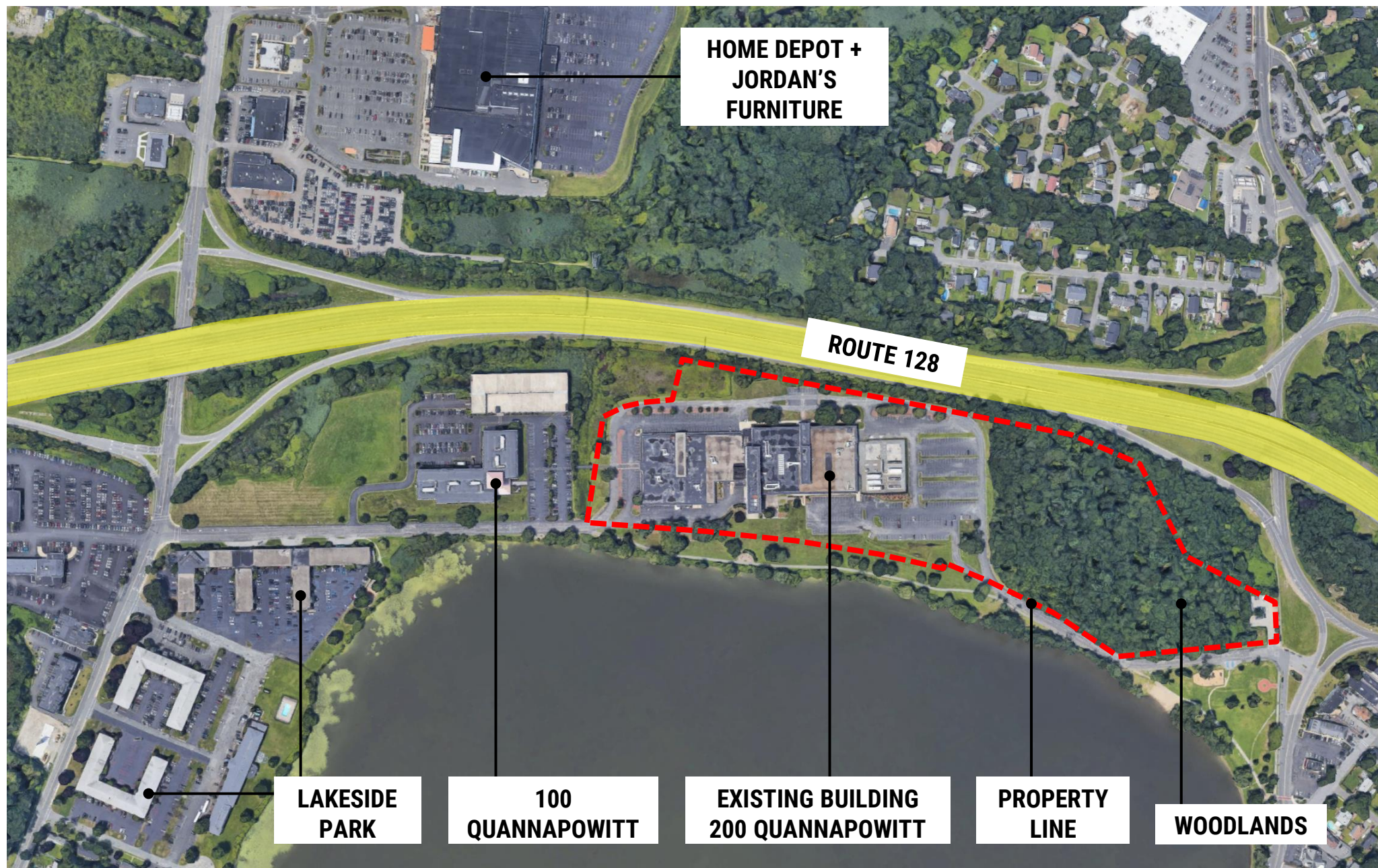
1. Create conservation areas in perpetuity, develop and implement O&M plan.
2. Reduce impervious area (asphalt and concrete) and improve water quality by introducing stormwater management to the site.
3. Expand and enhance publicly accessible pathways and open space areas. Develop and implement O&M plan for private and public owned lakefront land.
4. Provide dedicated interior facilities for public use.
5. Lower building height along lake-facing property line.
6. Position rear building to screen Route 128 noise and traffic.
7. Provide affordable housing to advance the town's housing goals.
8. Reconstruct Quannapowitt Parkway in existing location with granite curbing and drainage.
9. Commit to the long-term improvement of water quality of Lake Quannapowitt.
10. Coordinate comprehensive on-site security.

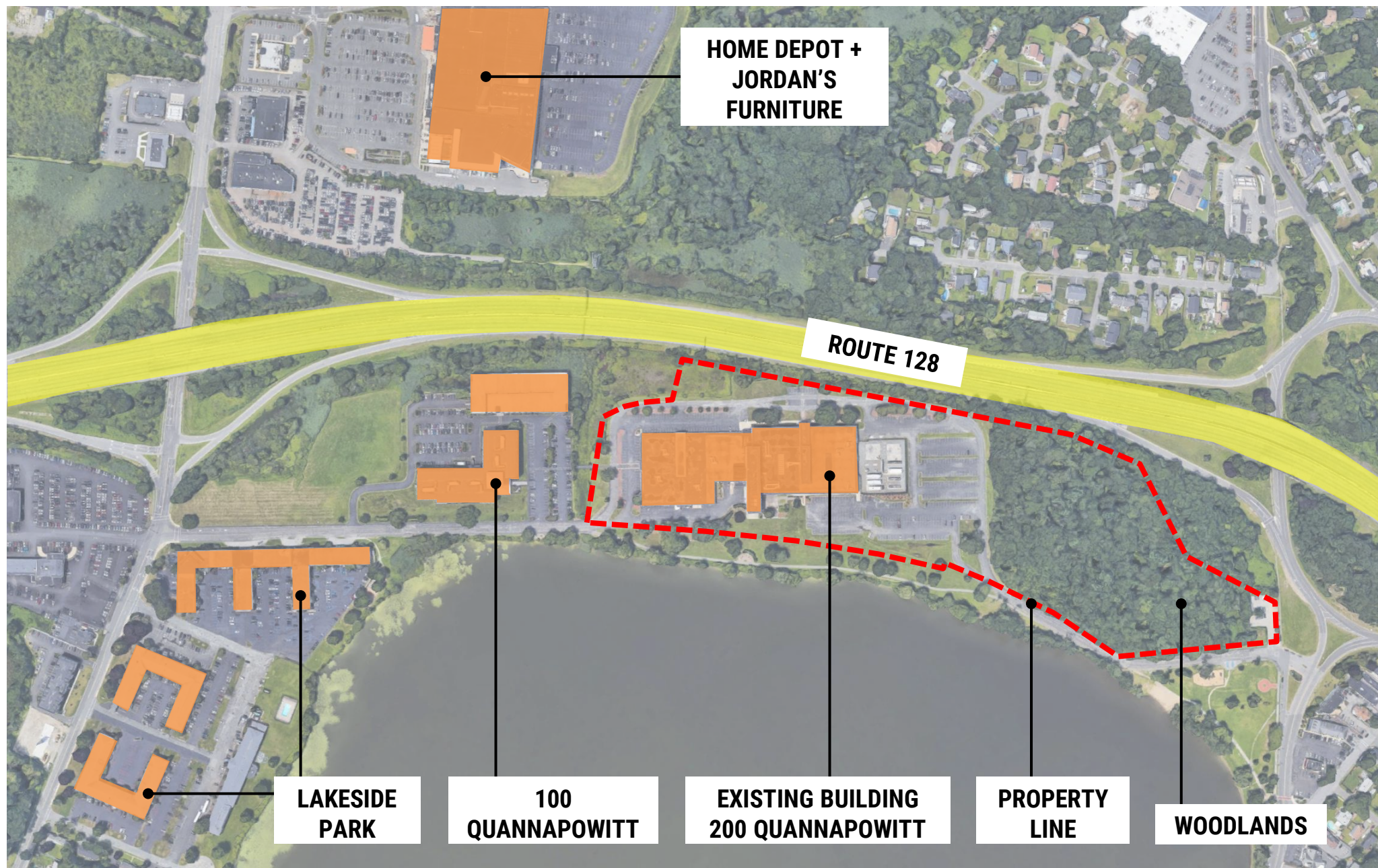


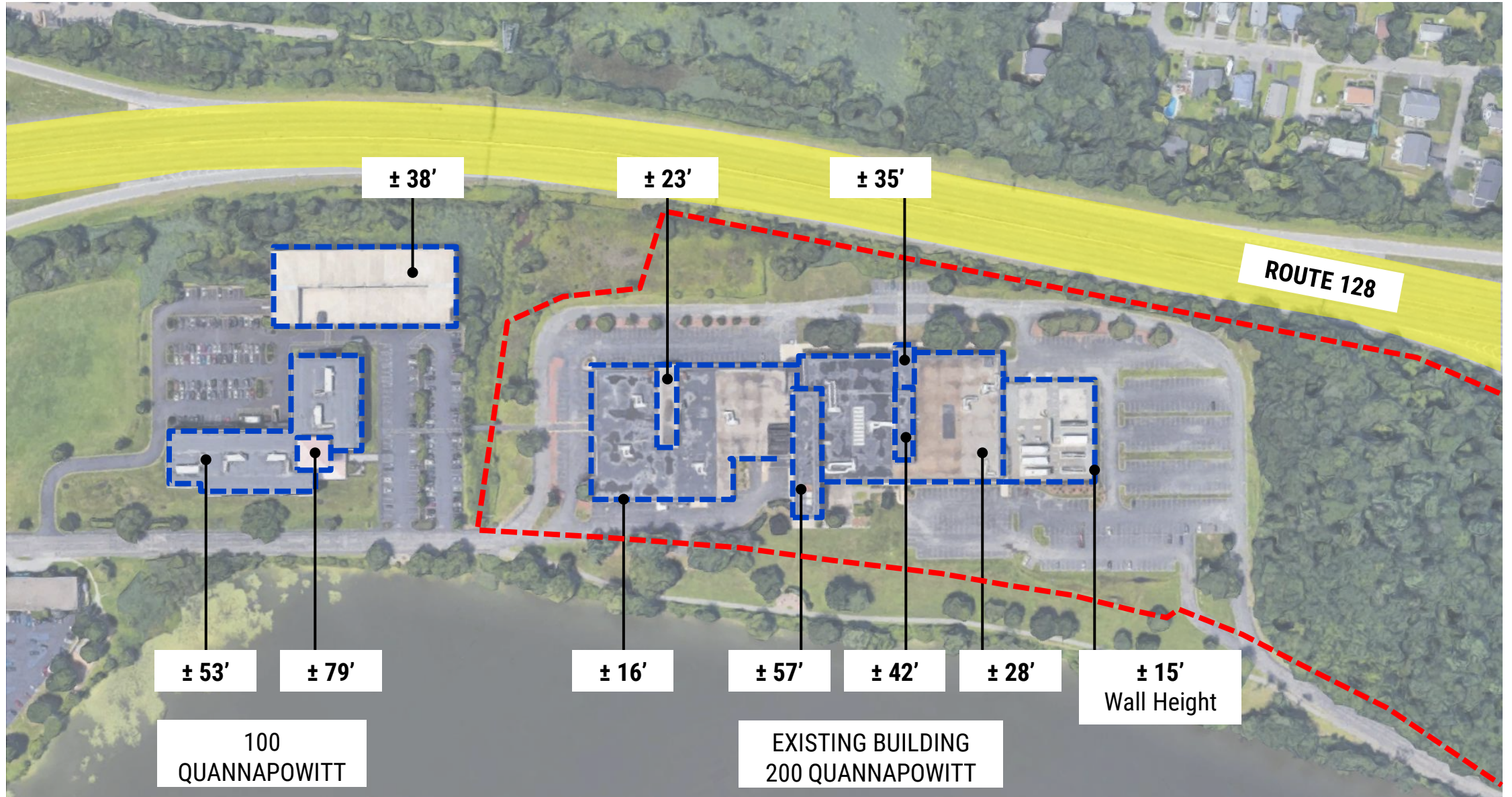


EXISTING CONDITIONS



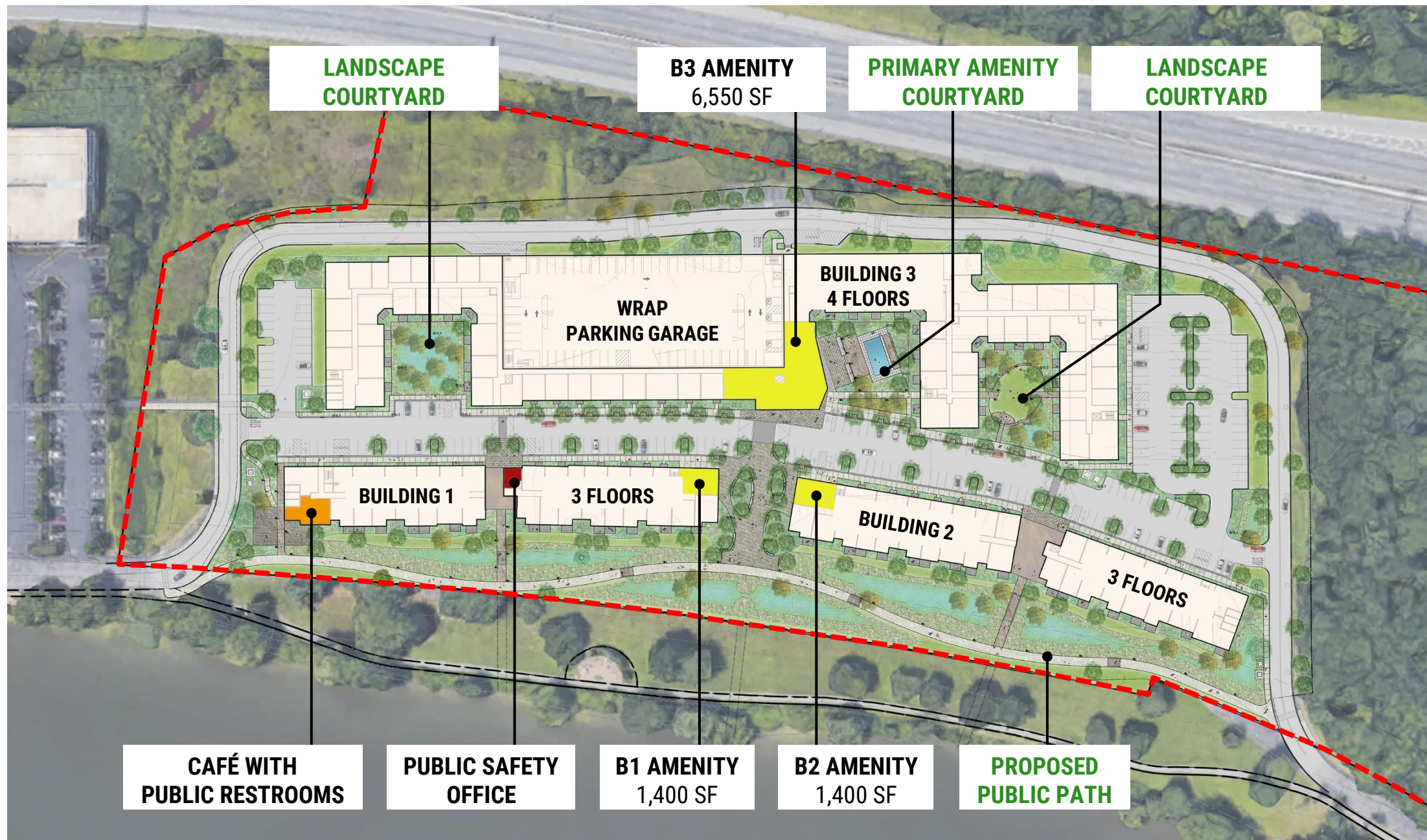






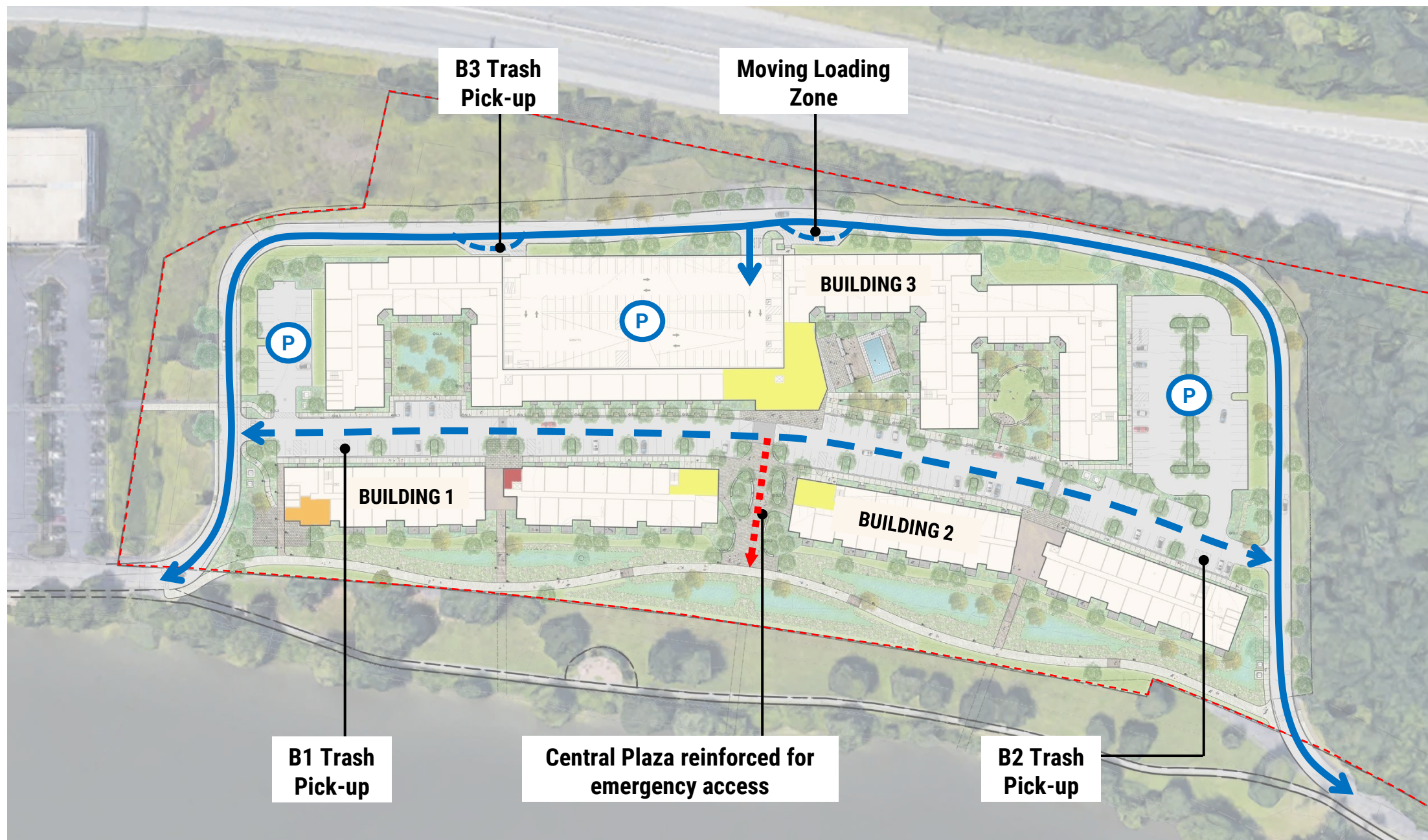


PLANNING



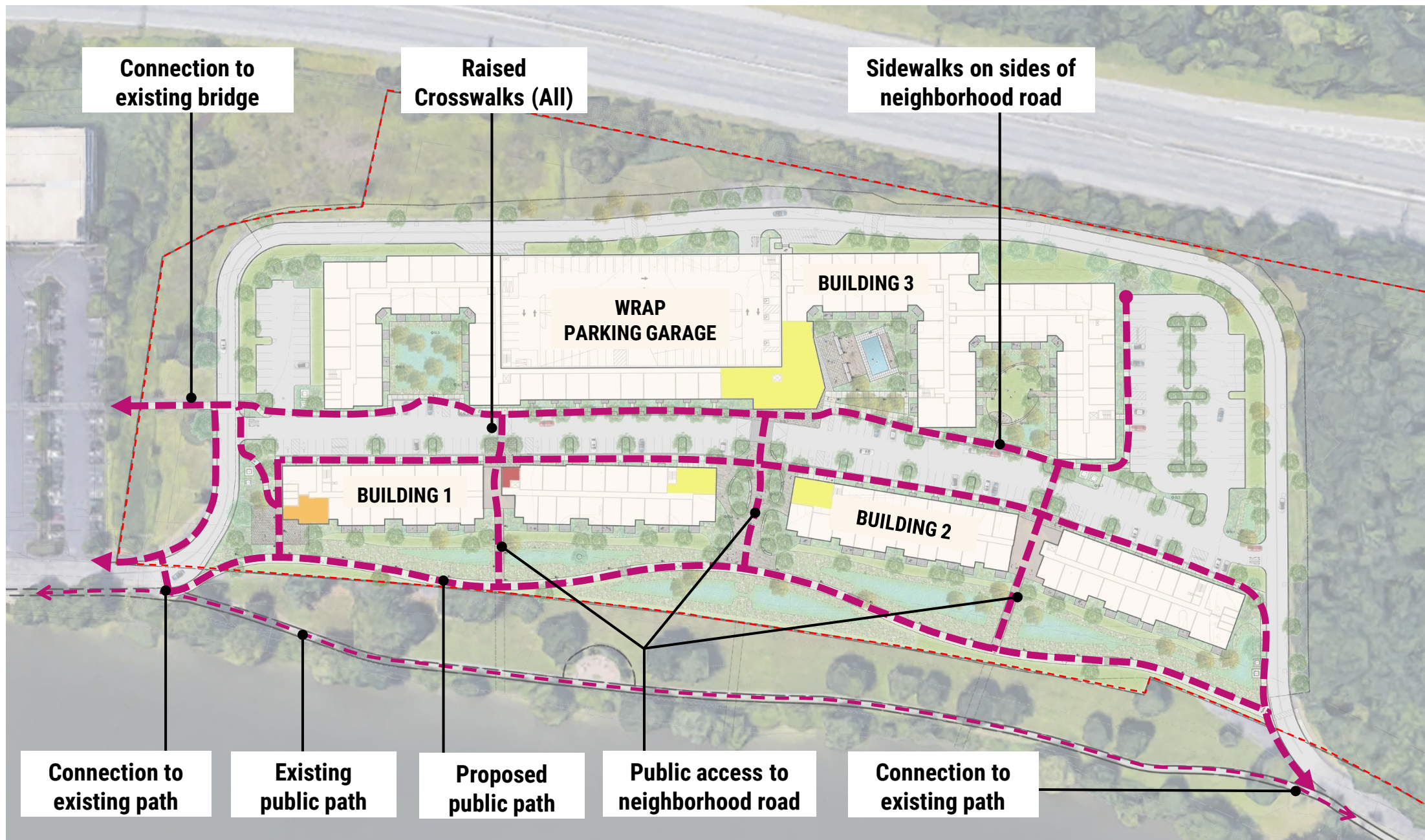
PROPERTY EXTENDS BEYOND AREA SHOWN





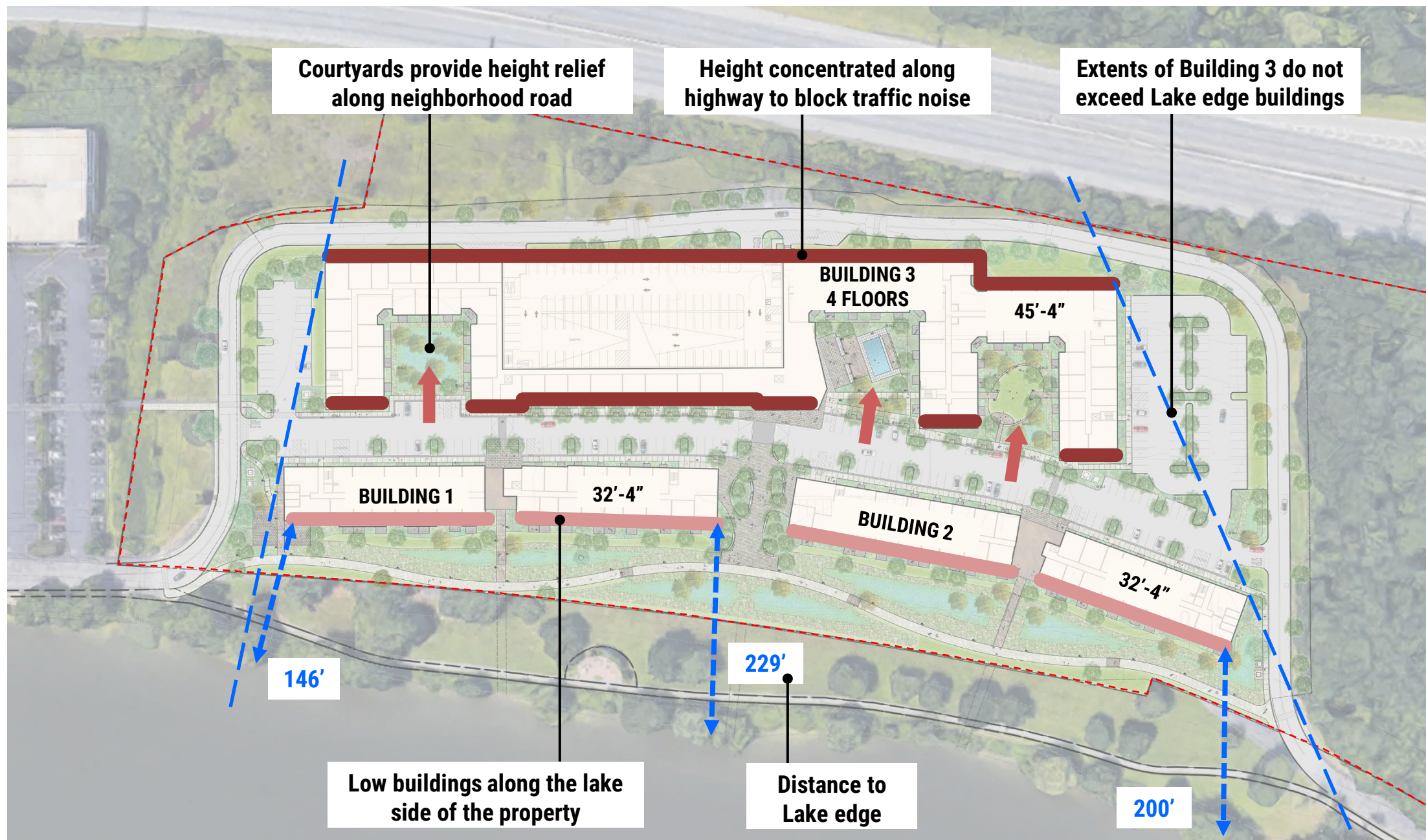
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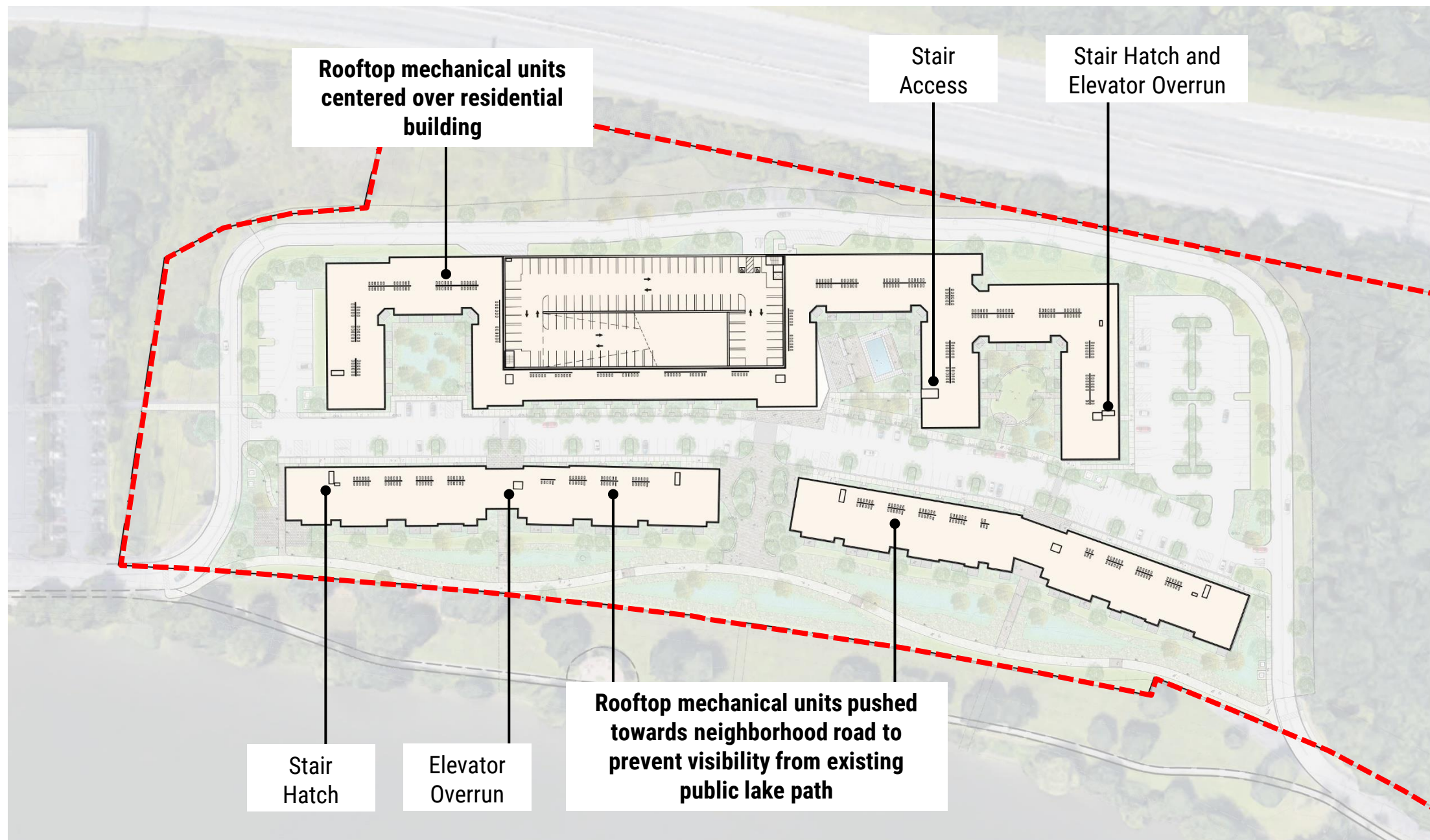
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PROPERTY EXTENDS BEYOND AREA SHOWN



Site:**Rain Gardens**

- Low-Impact Design Strategies
- Storm water Management Plan
- Dark Sky Site Lighting
- Reduce Heat Island Effect
- Tree cover
- Pet Friendly Spaces
- Electric Vehicle Charging Stations
- Structured Parking - Reduce Paved Lots

Water:

- Private Irrigation Well (If Possible)
- Drought Tolerant Plants
- Minimal Lawn Areas
- Drip Irrigation in Landscape Beds with Timer and Rain Sensors
- Low Flow Plumbing Fixtures/ Access to

Indoor:

- Low VOC Paints and Coatings
- Operable Windows
- Non-Smoking Building

Energy:**All Electric Residential Units**

- Stretch Code
- Air Sealed Ductwork
- Air Sealing in Units
- Energy Star Appliances & Exhaust Fans
- All LED Lighting White Roof
- Operable Windows
- Smart Controls
- Learning Thermostats
- Motion Activated Public Facilities
- Units are Individually Metered
- High Efficiency Water Heaters

Operations:

- Bike Storage and Repair Stations
- Water Conservation and Recycling

Innovation:

- Work from Home -Co-Working Spaces



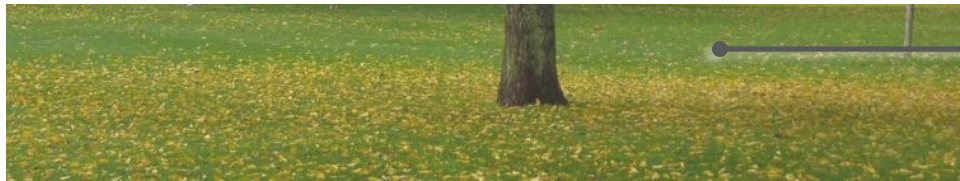
EXTERIOR DESIGN



WARMTH



COOL
SHADES



GREENS



Building 1



Building 3



Building 2



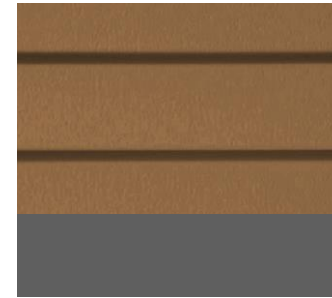
Taupe Metal
(or FC) Panel



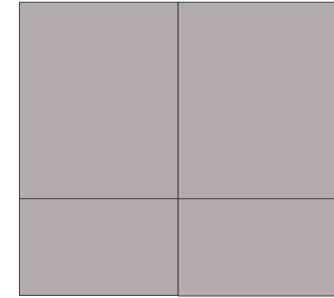
Brown FC Lap Siding
w/ Dark Brown Infill Panel



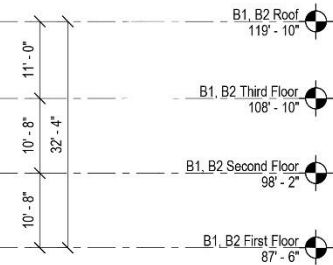
Normandy
Brick



Brown FC Lap Siding
w/ Gray Accent Panel



Gray Metal
(or FC) Panel



**Recessed bridge connection with
amenity co-working offices
(Open at ground floor)**

**Walk-out units at all
ground floor residences**



Desaturated Wood Tone
Fiber Cement Lap Siding



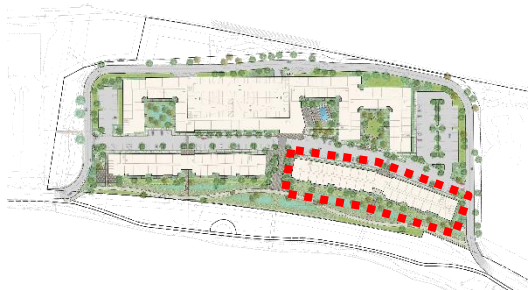
Contemporary Dark
Iron Spot Brick



Green Metal (or FC) Panel
w/ Darker Green Infill Panel



White Textured
Fiber Cement Panel



**Recessed bridge connection with
amenity co-working offices
(Open at ground floor)**

**Walk-out units at all ground
floor residences**



Pearl Smooth
Fiber Cement Panel



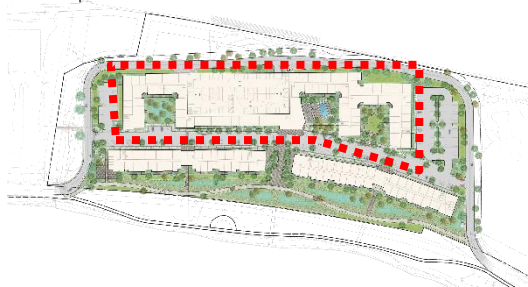
Charcoal
Corrugated Metal



Sandstone
Tone Brick



Wood-Look Vertical
Fiber Cement Siding



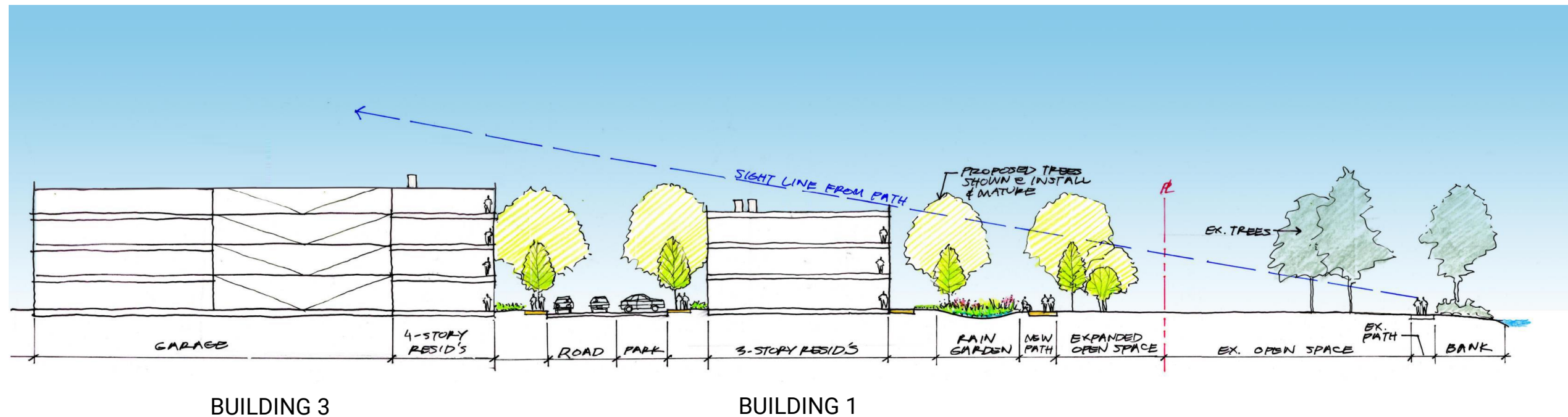
**Fourth floor amenity deck with
adjacent amenity space**

**Ground floor extended for
amenity space**





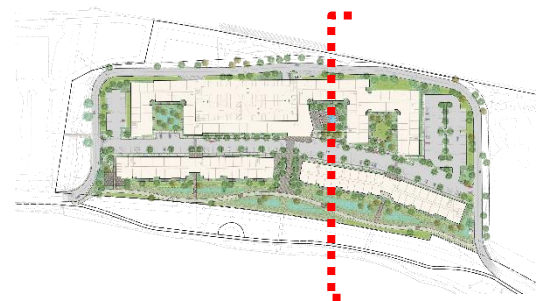
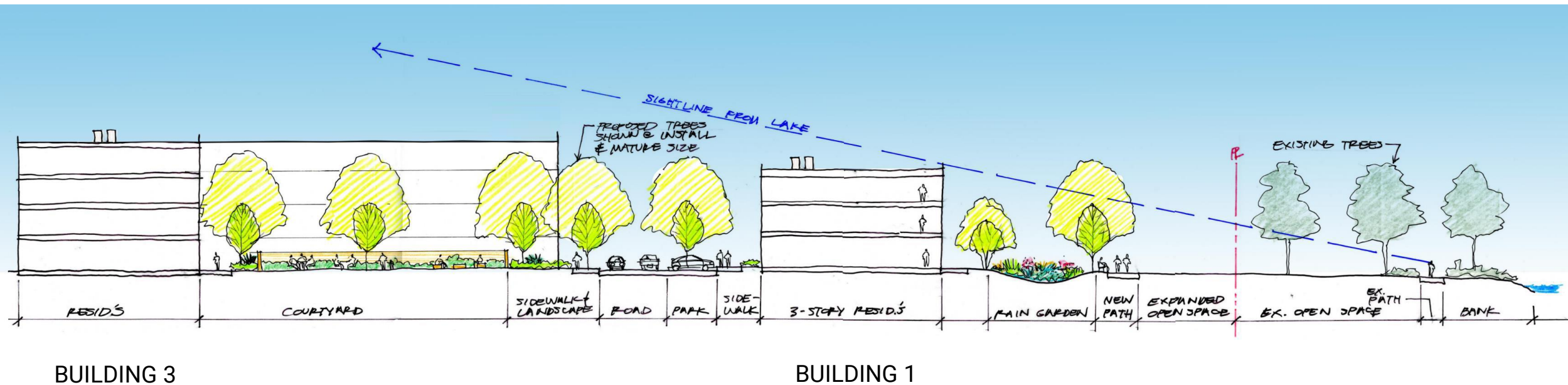




BUILDING 3

BUILDING 1









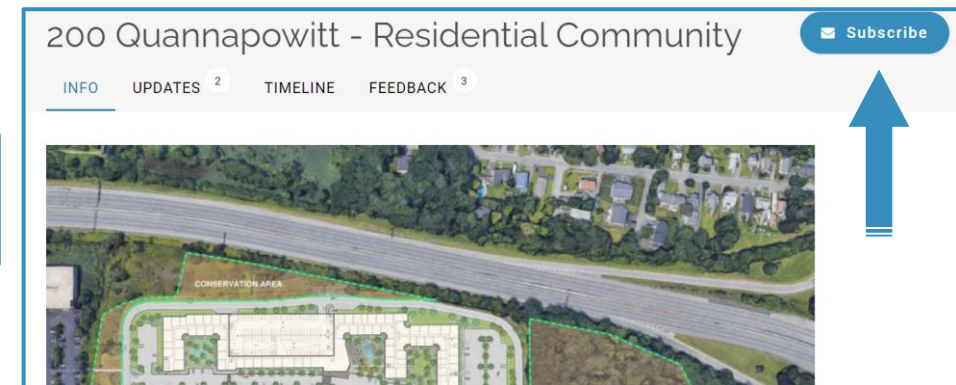




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THANK YOU