



Existing Colonial Point Residential Tower.

EXISTING CONDITIONS

The existing Colonial Point housing is an eleven story tower in the Edgewater Office Park offering both affordable and market rate rental apartments. It is based on a housing model – “the tower in the park” – that is very different from other housing in Wakefield. It is surrounded by office buildings and parking garages with very limited relationship between uses.

More immediately, the tower is surrounded by a sea of parking lots and driveways for its residents with a ring road around the site.

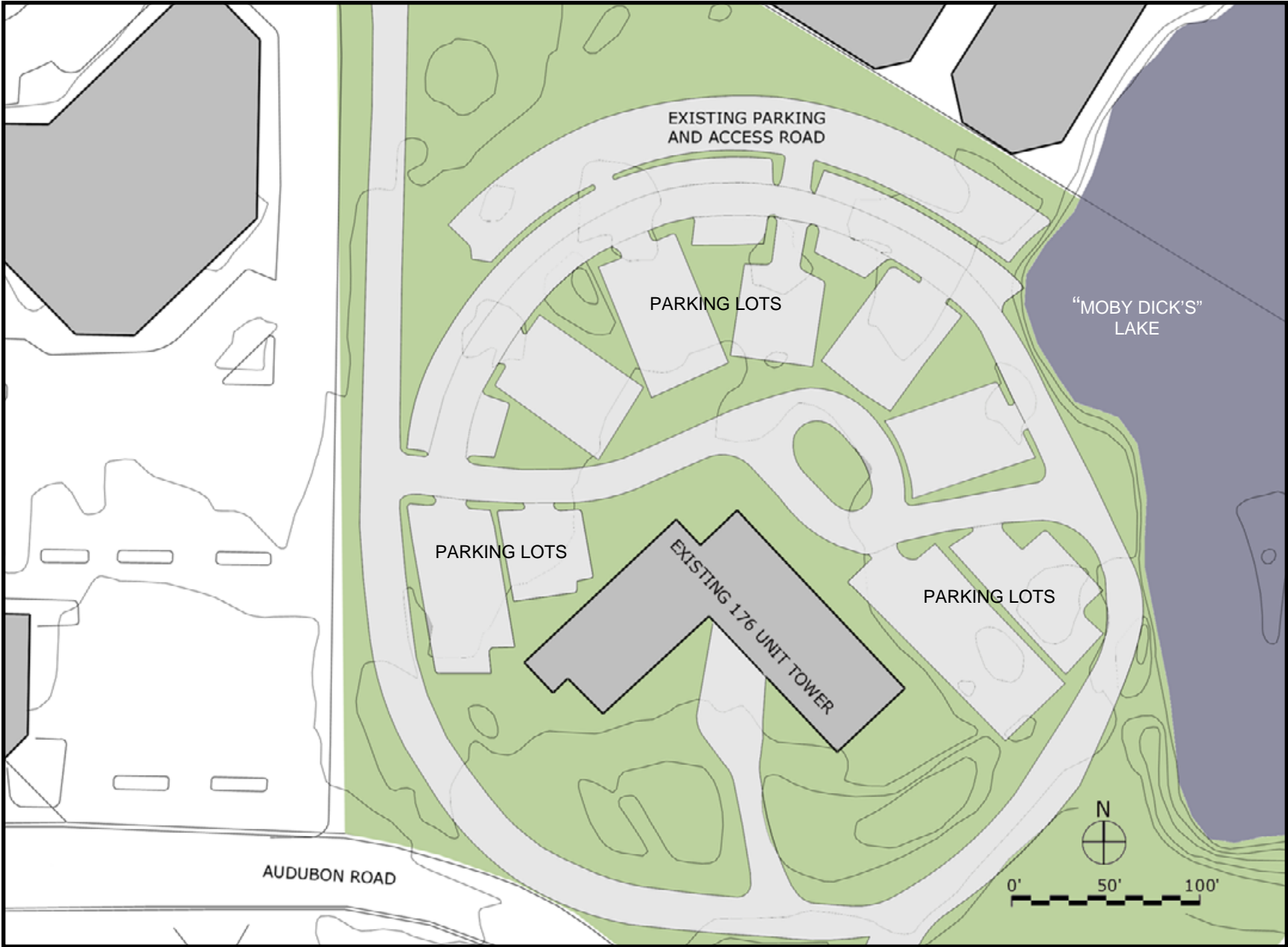
None-the-less, the site offers a spectacular setting, next to Moby Dick’s lake in what was once Pleasure Island Amusement Park, and surrounded by other wetlands and woodlands.

The Colonial Point site is characterized by:

- Easy automobile access to Route 128 and limited public transportation.
- Surrounding buildings that are primarily office and parking, creating a mixed use area with very limited relationship between uses.
- An office park environment that is not within walking distance of services, businesses or other residential areas.
- Nearby wetlands that offer recreational and visual amenities.
- Land immediately surrounding buildings used primarily for parking, both in garages and on grade.
- Few defined spaces that create a sense of neighborhood or a coherent system of streets and open areas that tie the development together.

Adjacent office building.





SITE DESCRIPTION

Parcel 51B, Map 36W

12.53 acres

Zone – I Industrial



Existing Colonial Point Tower.

PROPOSAL DESCRIPTION

The D4 concept development includes a number of five to eight story mid-rise apartment buildings and common greens arranged around the existing tower. Two parking garages would provide spaces for the new housing as well as replace the existing surface lots, opening up land for the new buildings, the public greens, and waterfront recreation.

Buildings would be situated so that, along with the existing tower, they create a series of landscaped open spaces that relate directly to where people live, as in Wakefield's more traditional neighborhoods. These spaces would be planted and connected to the surrounding landscape rather than paved and utilized only for parking.

The D4 development should include requirements for courtyards and increased green space, the inclusionary requirement for affordable housing, and structured and/or underground parking. Design guidelines and regulations need to be drafted and enacted for D4 type projects. A more comprehensive design review process should also be established, and integrated with the design guidelines to insure quality site design and architectural design, and that quality materials and finishes are specified for these projects.

200 new units. New units plus 176 existing units = 376 units @ 30 units per acre or 1,452 square feet of lot area per dwelling unit.

PUBLIC BENEFITS

- Construction of 200 rental apartments with 25% of them affordable will count as 200 additional affordable units in terms of Chapter 40B regulations.
- Mid-rise housing is appropriate for seniors, singles, and young couples whose need for low cost housing is not currently being met.
- The conceptual plans shown create open spaces that are defined by buildings as in more traditional neighborhoods. They are planted and connected to the surrounding landscape rather than being paved and utilized only for parking.
- Housing and office buildings could use parking at staggered hours, lowering required parking for each use.
- Additional residential use can help support retail, public transportation, and other amenities that benefit both office workers and residents and reduce required automobile trips.









Existing tower is currently surrounded by at-grade parking.

IMPLEMENTATION REQUIREMENTS – LEGAL

- Allow additional residential development in Industrial zone by Special Permit.
- Provide new density standards to promote development of affordable housing.
- Treat as a Planned Unit Development with the entire site designed and re-permitted in a single process including all regulatory agencies.

IMPLEMENTATION REQUIREMENTS – ECONOMIC

- Encourage longest-term retention of Colonial Point's existing units as affordable housing.
- Structured parking is significantly more expensive than at-grade parking. Office/residential sharing of parking costs and benefits to reduce space count required could help subsidize garage construction required to maintain open space.

Water views create an amenity for residents.



