

# Conceptual Site Plan Design of the MaxPak Site

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How the conceptual design of the Maxpak site complies with the Design Guidelines prepared by the community.

KSS REALTY PARTNERS

# Guidelines as Applied to Existing Conditions and Neighborhood Context

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- Existing conditions
  - Demolish the existing buildings – Yes, with pictorial history
  - Safely remove contaminated soils – Yes, will be done with professional LSP and state and city oversight
  - Rodent Control Program – Yes, will design and implement plan prior to demolition
  
- Neighborhood Context
  - Uses
    - Predominately Residential - Yes
    - Design Synergy with Neighborhood – Yes
    - Owner occupancy – Yes
    - Consider the need for families - Yes



# Design Guidelines Applied to Site Plan

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- Minimize impact of motor vehicles
  - Circulation Methodologies
  - Majority Underground Parking
- Enhance pedestrian environment
  - Publicly Accessible Open Space
  - Multiple Connections to Community/Bike Path
  - Elegant Connection to Lowell Street
  - Create an open Pedestrian Entrance from Warwick



# Design Guidelines Applied to Site Plan

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- Compatible with existing neighborhood
  - Scale, materials, proportions on the Warwick Street edge of the conceptual site plan are designed to be compatible with the existing Warwick Street neighborhood
  - The design of the site plan connection to Lowell Street minimizes the perception of the elevation change
  - Multiple open connections to Community/Bike Path, with clear definition of semi-public, public, and semi-private spaces



# Design Guidelines Applied to Site Plan

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- Design circulation to prevent any vehicular cut through between Lowell and Warwick Streets
  - Designed to control circulation and prevent any vehicular cut through
  - Shut off, except for emergency access (required by law)
  - Traffic is balanced (as per independent roadway capacity analysis) between the two exits



# Design Guidelines Applied to Site Plan

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- Design streetscape to create pedestrian friendly environment, particularly at the entrances to the site.
  - Plan accomplishes this goal
- Plan for public access to Green Line.
  - Two points of access provided



# Design Guidelines Applied to Site Plan

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- Create three open pedestrian/bicycle access connections to Community Path
  - All the requested connections have been made
    - Warwick Street
    - Middle of Community Path
    - Lowell Street
- View Community Path not only as recreational path but as viable transportation option
  - Enhanced by the design of our access points



# Guidelines Applied to Building Design

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- Design to high standard – Yes
- Take context, scale, and residential character into account – Yes
- Buildings facing Warwick Street should be similar height and scale and not exceed 40'.
  - 3 stories and are designed to fit context of Warwick Street



# Guidelines Applied to Building Design

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- Taller buildings toward Lowell Street – Yes
- No buildings over 4 stories.
  - 4 stories over parking next to Lowell Street
  - Used site contours to minimize grade change between Lowell and Warwick
- Design larger structures with friendly scale and rhythm-Yes



# Guidelines Applied to Building Design

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- Reduce the sound impact of the existing rail corridor on abutting property
  - Designed to buffer sound from interior of site and to break up sound
  - Dramatic improvement over existing buildings which bounce sound back across the tracks.



# Guidelines Applied to Building Design

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- No neighborhood overlooks a defined rear of the development or blank wall-Yes
  - All buildings are designed to avoid this problem.
- Professionally manage the property to keep up the landscaping – Will be done as suggested.
  - KSS and condo owners are aligned with the neighborhood on the quality of maintenance



# Guidelines Applied to Building Design

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- Incorporate sustainable and energy efficient site and buildings
- Seek LEED and Energy Star certification
  - To the extent these measures are economically justified.

# Guidelines as applied to Traffic & Parking

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- Mitigate traffic impacts
  - Studied adjacent roadways and intersections and have made recommendations that have already made a positive impact including KSS agreement to donate dollars to support mitigation improvements recommended by Somerville Traffic and Parking
  - As a percent of existing traffic, specific project impacts are minor – see study

# Guidelines as applied to Traffic & Parking

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- ❑ Prevent cut-through from Lowell Street to Warwick Street – Conceptual site plan designed to deal with this concern.
- ❑ Study effect of development impacts on surrounding street intersections – Done and donation to support recommended improvements for existing needs
- ❑ Parking ratios should correspond to car utilization in Somerville – Done

# Guidelines as applied to Traffic & Parking

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- Encourage alternative transportation methods
  - Bicycle utilization will be encouraged
  - Zip Cars will be included on site
- Keep resident and visitor parking on site
  - Designed to keep it all on site

# Guidelines as applied to Traffic & Parking

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- Put parking below grade
  - Majority of parking is underground

# Guidelines as applied to Traffic & Parking

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- Mitigation requested
  - Traffic studies – done
  - Work with City and MBTA on station location & access
  - Traffic calming and traffic flow improvements on surrounding streets – recommendations done in concert with Somerville Traffic & Parking and KSS to donate funds to implement

# Guidelines as applied to Open Space and Community Path

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- Development must not hinder completion and must not detract from utility or appearance of Community Path
  - Design enhances Community Path
- Maximize usable open space for benefit of community and neighbors
  - Green space from site integrated with Community Path
  - Large publicly accessible open space in center of community
  - Elegant pedestrian connection to Lowell Street
  - Pedestrian Spine of the community connects to Community Path



# Guidelines as applied to Open Space & Community Path

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- Each building will have its own unique, private landscaped space



# Additional Recommendations

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- Concerns with Phasing
  - Completion of Lowell Street Bridge Ramp – to be addressed
- Pest Control Plan prior to and during demolition