



**129 PARKER STREET
MAYNARD, MA
CONCEPT PLAN SUBMITTAL**

28 June 2016

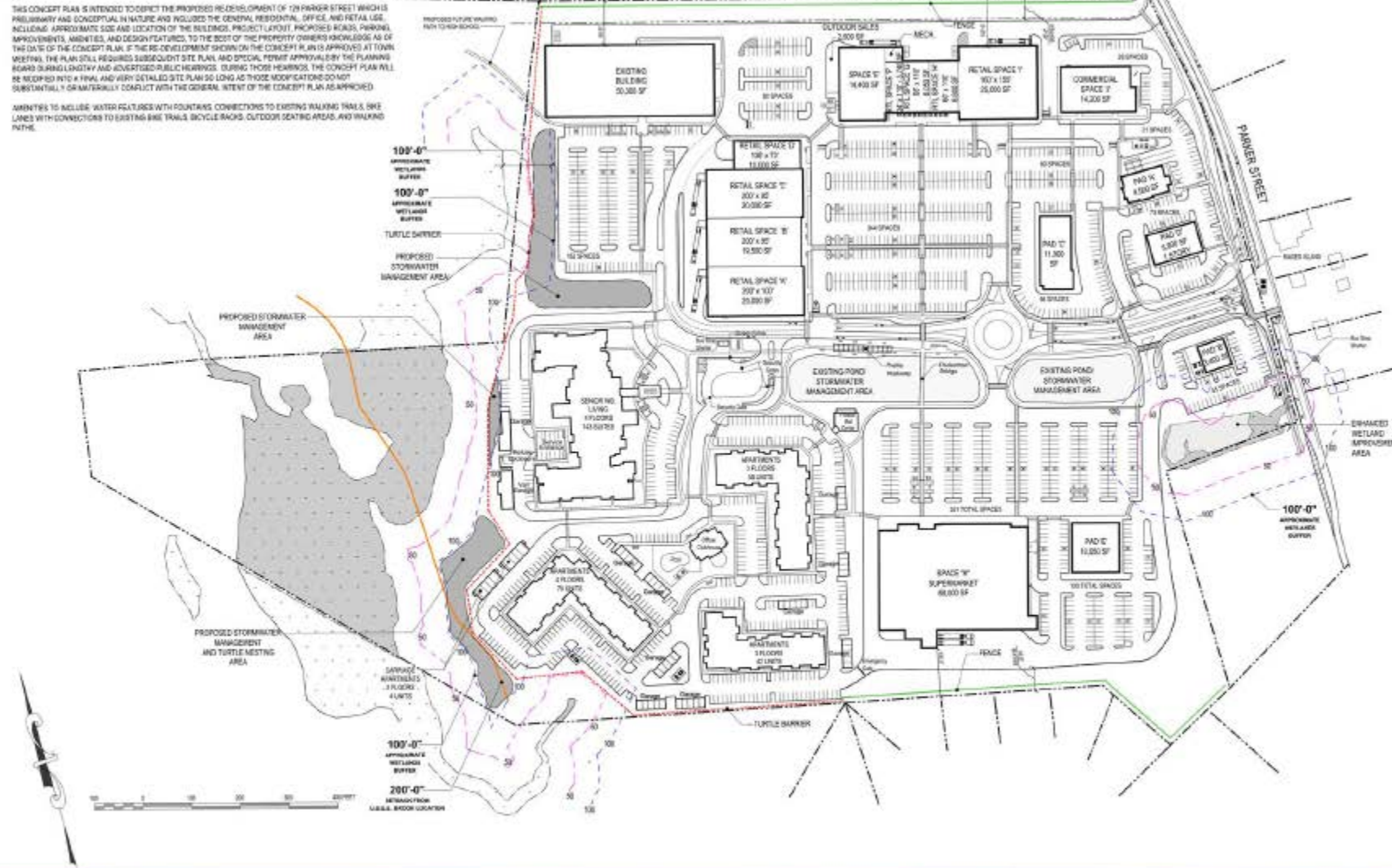


Concept Plan

TOTAL SITE AREA: 58.39 ACRES
NOTE:

THIS CONCEPT PLAN IS INTENDED TO REFLECT THE PROPOSED REDEVELOPMENT OF 129 PARKER STREET WHICH IS PRELIMINARY AND CONCEPTUAL IN NATURE AND INCLUDES THE GENERAL RESIDENTIAL, OFFICE, AND RETAIL USE INCLUDING APPROXIMATE SIZE AND LOCATION OF THE BUILDINGS, PROJECT LAYOUT, PROPOSED ROADS, PARKING IMPROVEMENTS, AMENITIES, AND DESIGN FEATURES. TO THE BEST OF THE PROPERTY OWNERS KNOWLEDGE AS OF THE DATE OF THE CONCEPT PLAN, IF THE REDEVELOPMENT SHOWN ON THE CONCEPT PLAN IS APPROVED AT TOWN MEETING, THE PLAN STILL REQUIRES SUBSEQUENT SITE PLAN AND SPECIAL PERMIT APPROVAL BY THE PLANNING BOARD DURING LONG-TERM AND ADVERTISED PUBLIC HEARINGS. DURING THOSE HEARINGS, THE CONCEPT PLAN WILL BE REOPENED INTO A FINAL AND VERY DETAILED SITE PLAN SO LONG AS THOSE MODIFICATIONS DO NOT SUBSTANTIALLY OR MATERIALLY CONFLICT WITH THE GENERAL INTENT OF THE CONCEPT PLAN AS APPROVED.

AMENITIES TO INCLUDE WATER FEATURES WITH FOUNTAINS, CONNECTIONS TO EXISTING WALKING TRAILS, BIKE LINES WITH CONNECTIONS TO EXISTING BIKE TRAILS, BIKE RACKS, OUTDOOR SEATING AREAS, AND WALKING PATHS.



TOTAL SITE AREA: 58.39 ACRES	
DEVELOPMENT	68,300 SF
EXISTING BUILDING	30,300 SF
EXISTING BUILDING	30,300 SF
TOTAL NON-RESIDENTIAL	201,540 SF
INDEPENDENTLY ASSIGNED LIVING	140 UNITS
MULTI-FAMILY RESIDENTIAL	180 UNITS
	22 UNITS AFFORDABLE
PARKING	1,347 SPACES
EXISTING BUILDING, PLANNED RETAIL, PAD, AND MEDICAL OFFICE PARKING	71 SPACES
INDEPENDENTLY ASSIGNED LIVING	71 SPACES
MULTI-FAMILY RESIDENTIAL	270 SPACES

LEGEND	
	BENCH
	BIKE RACK
	BUS STOP
	DUMPSTER
	PICNIC TABLE
	TURTLE BARRIER
	FENCE
	200' SETBACK FROM U.S.G.S. BROOK LOCATION
	50' WETLAND BUFFER
	100' WETLAND BUFFER
	PROPOSED STORMWATER MANAGEMENT AREA
	ENHANCED WETLAND IMPROVEMENT AREA
	EXISTING WETLANDS

POTENTIAL USES	
Existing Building	Existing Building
Retail	Retail
Medical	Medical
Health Club	Health Club
Office	Office
Space 'E'	Space 'E'
Retail	Retail
Restaurant	Restaurant
Health Club	Health Club
Space 'J'	Space 'J'
Retail	Retail
Restaurant	Restaurant
Medical	Medical
Office	Office
Health Club	Health Club
Space 'X'	Space 'X'
Supermarket	Supermarket
Retail	Retail
Restaurant	Restaurant
Pad 'A'	Pad 'A'
Bank	Bank
Retail	Retail
Restaurant	Restaurant
Pad 'B'	Pad 'B'
Retail	Retail
Restaurant	Restaurant
Pad 'C'	Pad 'C'
Medical Office	Medical Office
Pad 'D'	Pad 'D'
Medical	Medical
Retail	Retail
Restaurant	Restaurant
Pad 'E'	Pad 'E'
Retail	Retail

Planner/Designer/Architect:



129 Parker Street
MAYNARD, MASSACHUSETTS

June 28, 2016

Owner / Developer:





TOTAL SITE AREA: 58.39 ACRES	
SUPERMARKET	18,000 SF
BAJAZZ RETAIL	13,000 SF
PAGE	35,150 SF
TOTAL RETAIL	243,200 SF
EXISTING BUILDING	16,300 SF
TOTAL NON-RESIDENTIAL	263,500 SF
INDEPENDENT ASSISTED LIVING	140 UNITS
MULTI-FAMILY RESIDENTIAL	160 UNITS
	20 UNITS AFFORDABLE
PARKING	1,340 SPACES
EXISTING BUILDING, RETAIL, P&G, AND MEDICAL OFFICE PARKING	35 SPACES
INDEPENDENT ASSISTED LIVING	35 SPACES
MULTI-FAMILY RESIDENTIAL	350 SPACES

SITE PLAN

Planner/Designer/Architect:



www.ci-capital.com

129 Parker Street
MAYNARD, MASSACHUSETTS

June 28, 2016

Owner / Developer:

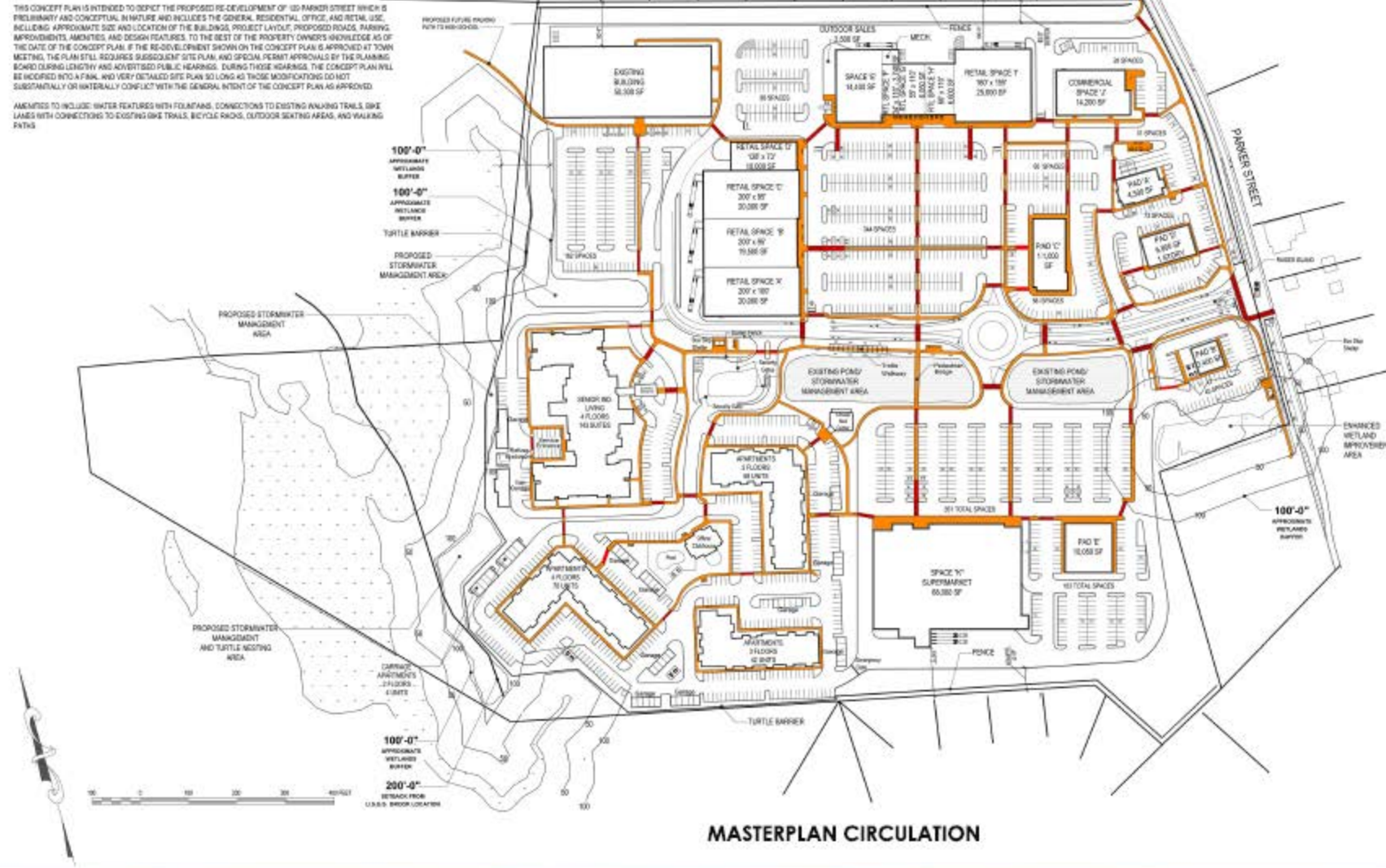


CAPITAL GROUP

TOTAL SITE AREA: 58.39 ACRES
NOTE:

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AMENITIES TO INCLUDE: WATER FEATURES WITH FOUNTAINS, CONNECTIONS TO EXISTING WALKING TRAILS, BIKE LANES WITH CONNECTIONS TO EXISTING BIKE TRAILS, BICYCLE RACKS, OUTDOOR SEATING AREAS, AND WALKING PATHS.



TOTAL SITE AREA: 58.39 ACRES	
SUPERMARKET	66,000 SF
RETAIL	136,000 SF
OFFICE	35,000 SF
TOTAL RETAIL	201,000 SF
EXISTING BUILDING	66,000 SF
TOTAL NON-RESIDENTIAL	201,000 SF
INDEPENDENT/ASSISTED LIVING	140 UNITS
MULTIFAMILY RESIDENTIAL	180 UNITS
	32 UNITS APPROPRIATE
PARKING	
EXISTING BUILDING RETAIL, Pkg. AND MEDICAL OFFICE PARKING	1347 SPACES
INDEPENDENT/ASSISTED LIVING	73 SPACES
MULTIFAMILY RESIDENTIAL	207 SPACES

POTENTIAL USES

Existing Building	
Retail	
Medical	
Health Club	
Office	
Space E	
Retail	
Restaurant	
Health Club	
Space F	
Retail	
Restaurant	
Medical	
Office	
Health Club	
Space K	
Supermarket	
Retail	
Restaurant	
Pad W	
Bank	
Retail	
Restaurant	
Pad B	
Retail	
Restaurant	
Pad C	
Medical Office	
Pad D	
Medical	
Retail	
Restaurant	
Pad E	
Retail	

LEGEND

BENCH	
BIKE RACK	
BUS STOP	
DUMPSTER	
PICNIC TABLE	
TURTLE BARRIER	
FENCE	
200' SETBACK FROM U.S.G.S. BROOK LOCATION	
50' WETLAND BUFFER	
100' WETLAND BUFFER	
PROPOSED STORMWATER MANAGEMENT AREA	
ENHANCED WETLAND IMPROVEMENT AREA	
EXISTING WETLANDS	

MASTERPLAN CIRCULATION

Planner/Designer/Architect:



129 Parker Street
MAYNARD, MASSACHUSETTS

June 28, 2016

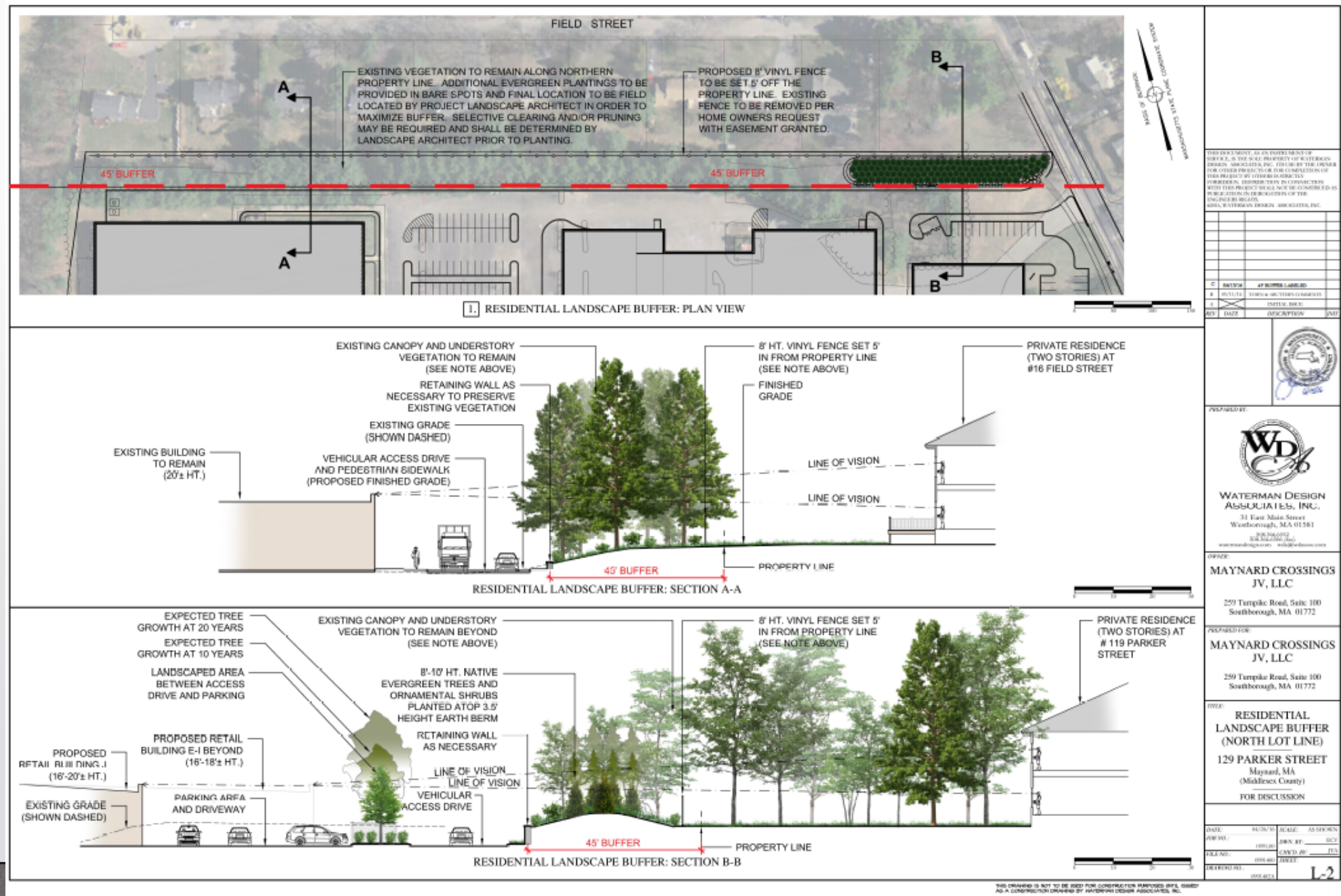
Owner / Developer:



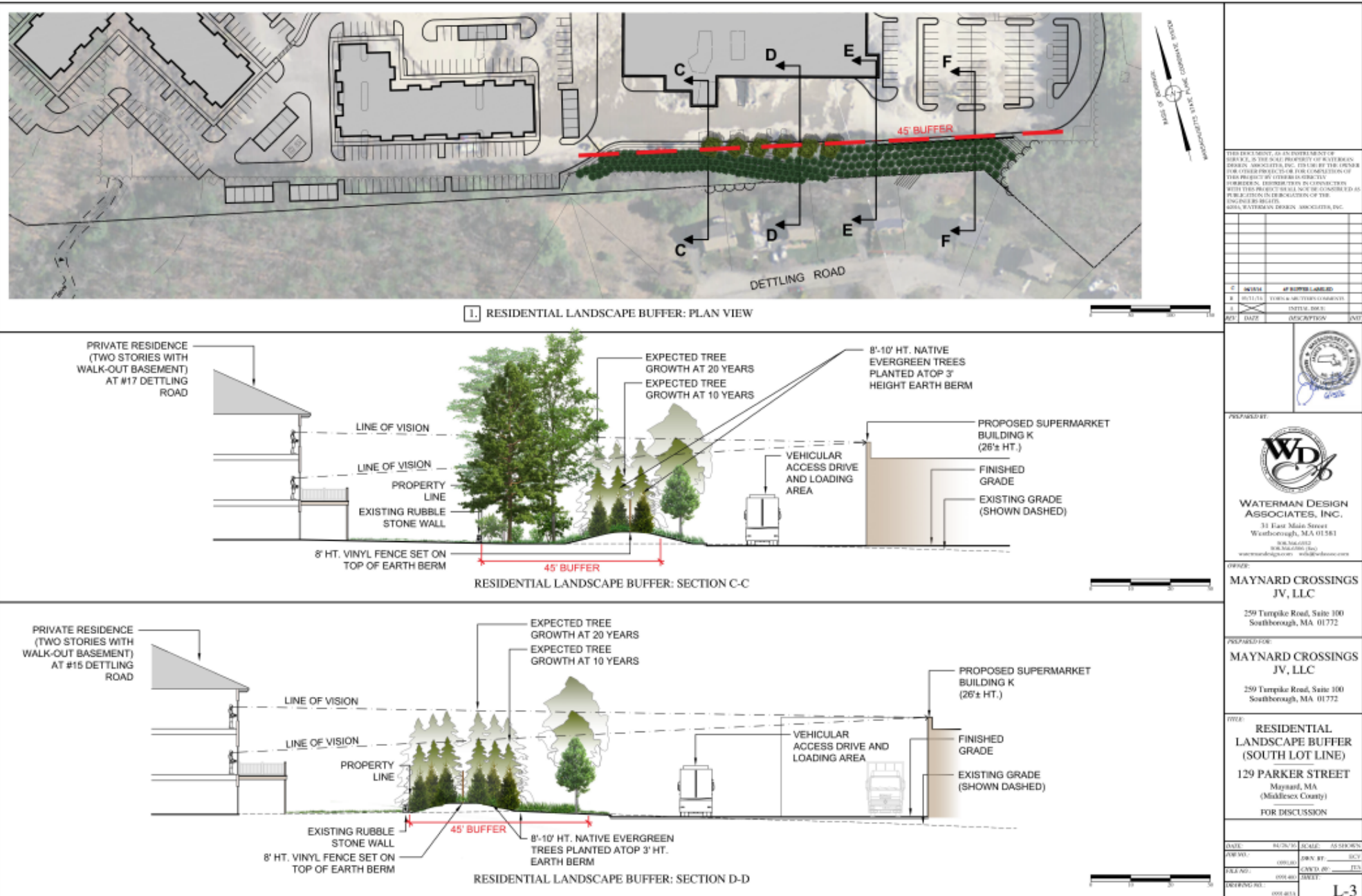
CAPITAL GROUP



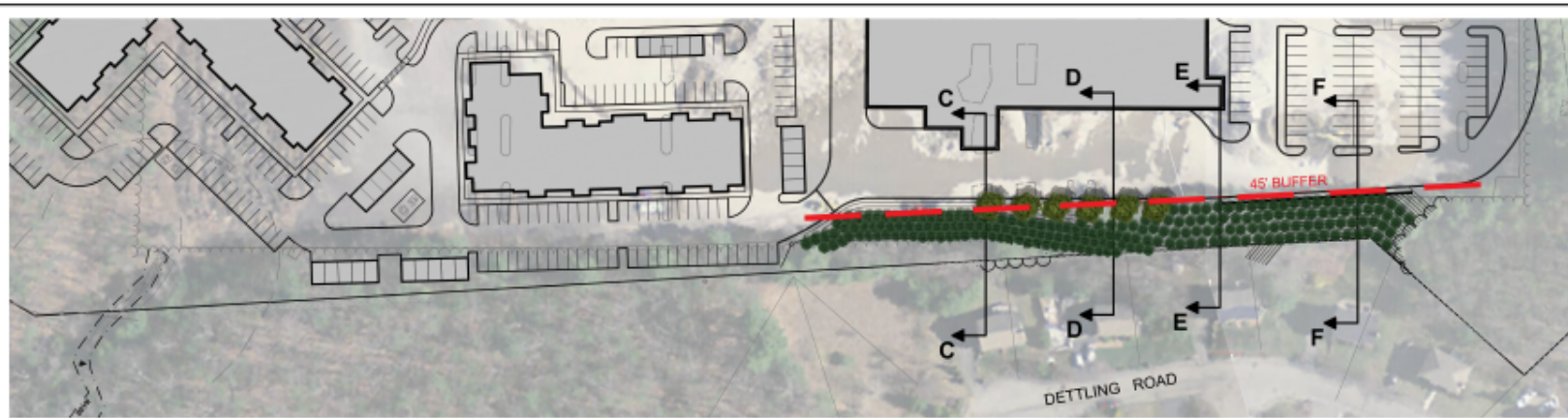
Residential Buffer Area Landscape & Fencing Plans



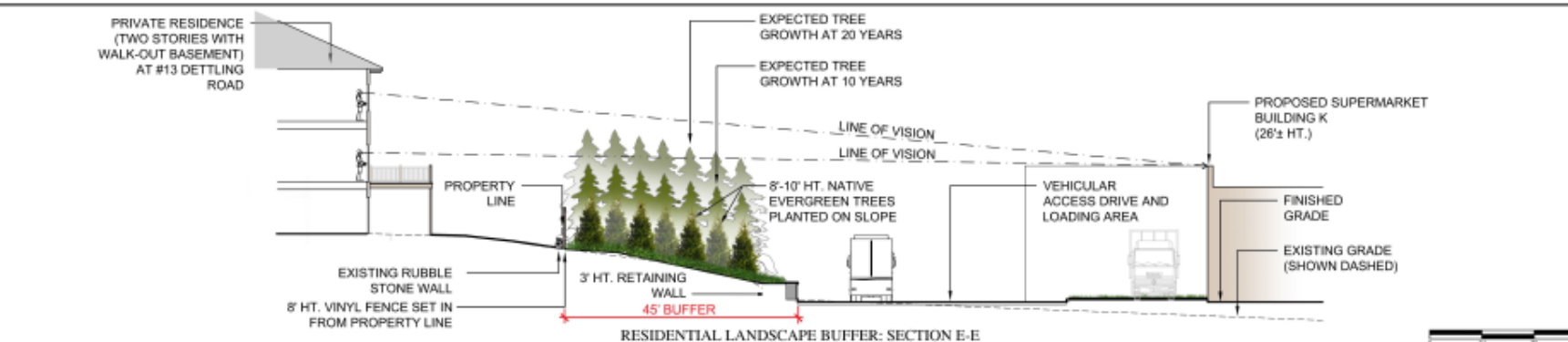
Landscape Plan: North Buffer



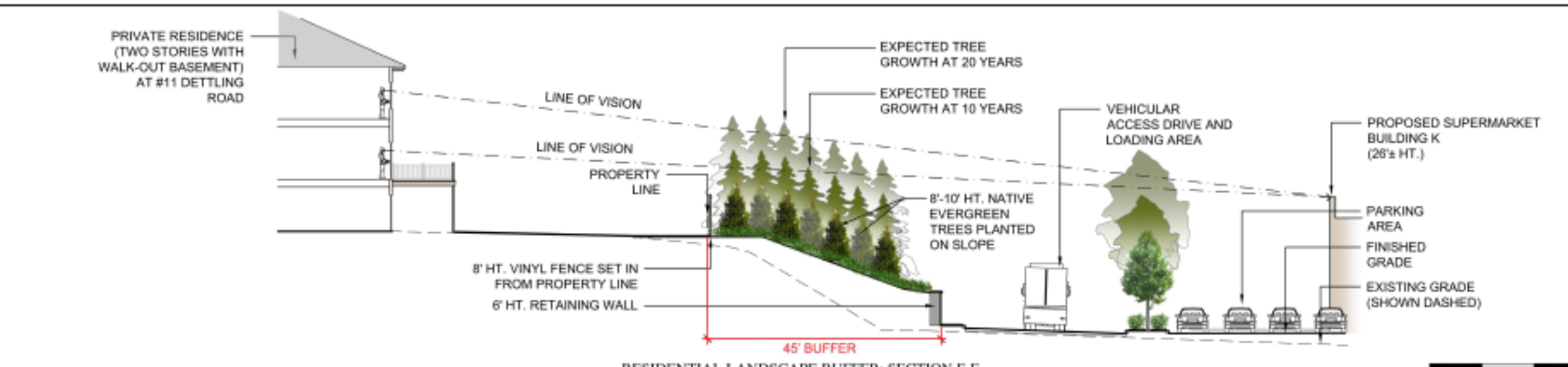
Landscape Plan: South Buffer - 1



1. RESIDENTIAL LANDSCAPE BUFFER: PLAN VIEW



RESIDENTIAL LANDSCAPE BUFFER: SECTION E-E



RESIDENTIAL LANDSCAPE BUFFER: SECTION F-F

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NO.	DATE	DESCRIPTION	UNIT
1	05/11/24	DATE: 05/11/24	
2		DATE: 05/11/24	
3		DATE: 05/11/24	
4		DATE: 05/11/24	
5		DATE: 05/11/24	
6		DATE: 05/11/24	
7		DATE: 05/11/24	
8		DATE: 05/11/24	
9		DATE: 05/11/24	
10		DATE: 05/11/24	



PREPARED BY:

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 Westborough, MA 01581
 508.865.0002
 508.865.0003 (FAX)
 www.watermandesign.com watermandesign.com

OWNER:
MAYNARD CROSSINGS JV, LLC
 250 Tampike Road, Suite 100
 Southborough, MA 01772

PREPARED FOR:
MAYNARD CROSSINGS JV, LLC
 250 Tampike Road, Suite 100
 Southborough, MA 01772

TITLE:
RESIDENTIAL LANDSCAPE BUFFER (SOUTH LOT LINE)
129 PARKER STREET
 Maynard, MA (Middlesex County)
 FOR DISCUSSION

DATE:	05/11/24	SCALE:	AS SHOWN
DRAWN BY:	0001.00	DATE:	05/11/24
CHECKED BY:	0001.00	DATE:	05/11/24
DATE:	05/11/24	DATE:	05/11/24

L-4

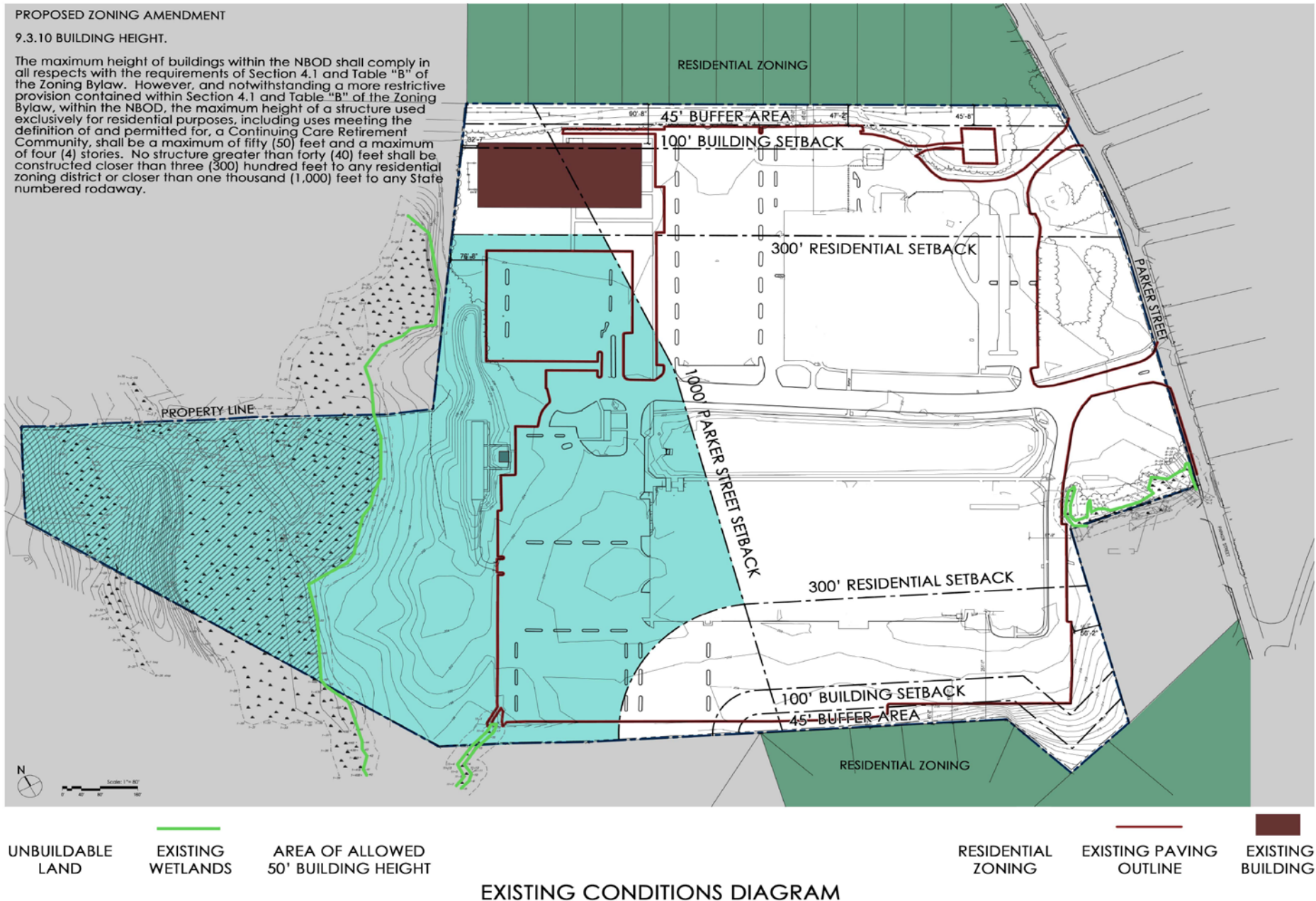


Existing Condition Plan, Existing Topography and NBOD Setbacks and Buffer Zones

PROPOSED ZONING AMENDMENT

9.3.10 BUILDING HEIGHT.

The maximum height of buildings within the NBOD shall comply in all respects with the requirements of Section 4.1 and Table "B" of the Zoning Bylaw. However, and notwithstanding a more restrictive provision contained within Section 4.1 and Table "B" of the Zoning Bylaw, within the NBOD, the maximum height of a structure used exclusively for residential purposes, including uses meeting the definition of and permitted for, a Continuing Care Retirement Community, shall be a maximum of fifty (50) feet and a maximum of four (4) stories. No structure greater than forty (40) feet shall be constructed closer than three (300) hundred feet to any residential zoning district or closer than one thousand (1,000) feet to any State numbered roadway.



EXISTING CONDITIONS DIAGRAM



Illustrations of General Architecture of the Proposed Structures



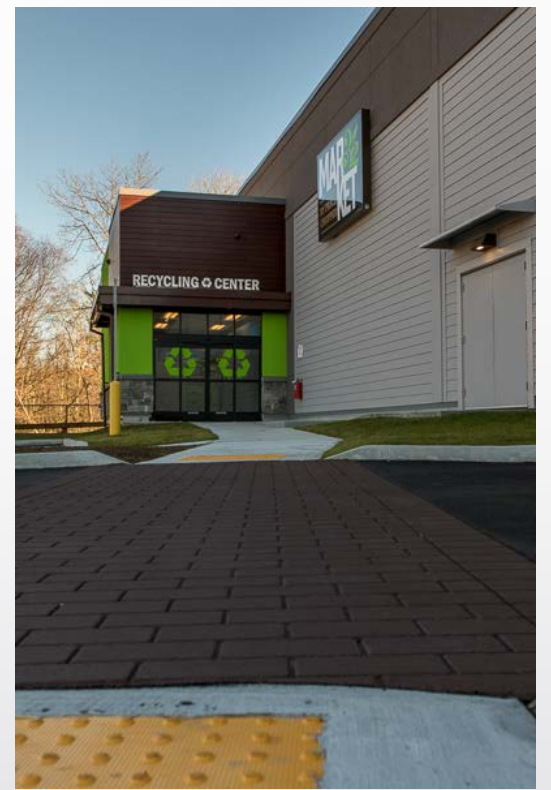
Proposed Supermarket Building Elevations



CAPITAL GROUP
P R O P E R T I E S











Multi Unit Residential Building Elevations







Typical In-Line Retail Building Elevations





Typical Pad Retail Building Elevations







Senior Independent Living Building Elevations



— Stone Veneer
— Shingle Siding
— Horizontal Siding
— Composition Shingles

Schematic Perspectives





MAYNARD
COMMONS

Retail & Residential Graphics: Branding & Wayfinding

Final Concept Design 4

11 July 2016



CAPITAL GROUP
PROPERTIES



BRANDING/WAYFINDING

Gamble Design LLC
154 Maplewood Avenue
Portsmouth NH 03801
☎ 603.427.1300

ARCHITECTURE

Ci Design
250 Summer Street
Boston MA 02210
☎ 617.848.9511

LANDSCAPE ARCHITECTURE

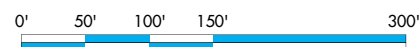
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CLIENT/OWNER

Capital Group Properties
259 Turnpike Road Suite 100
Southborough MA 01772
☎ 508.366.6552

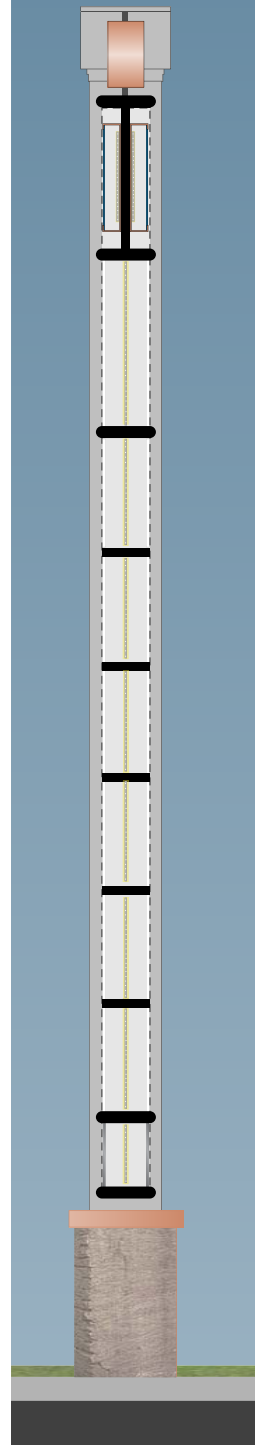
KEY

	Primary Site/Tenant ID
	Secondary Tenant ID
	Retail ID <i>tier one</i>
	Retail Storefront ID <i>tier two</i>
	Retail Storefront ID <i>tier three</i>
	Residential ID <i>combined</i>
	Grandville ID
	Hawthorn ID
	Directional <i>Vehicular</i>
	Directional <i>Pedestrian</i>
	Parking ID
	Traffic Control/Safety



NOTE: RETAIL LOGOS SHOWN AS POSSIBLE TENANTS FOR CONCEPT ONLY.





Side View Section
Scale: 3/8" = 1'-0"



PID 1 **Primary Site/Tenant ID Freestanding/LED internal illumination**
Scale: 3/8" = 1'-0"

- Arc Cap**
Formed 1/8" painted aluminum "arc" pan 15" deep; mechanically fastened to square column/copper collar assembly; paint color: MP 56301 "Charon Grey Metallic"
- Address**
6" deep framed sign box w/opaque aluminum face; 1/2" clear acrylic "push-thru" numbers w/opaque aluminum faces halo-illuminated by internal LEDs.
- Center ID**
3" deep framed sign box w/painted opaque 1/8" aluminum face; 1/2" clear acrylic "push-thru" letterforms w/opaque aluminum faces halo-illuminated by internal LEDs; letterform paint color: MP 33333 "White Wonder"; panel paint color: MP 08426 "Ceylon Sapphire"; frame paint color: MP 52234 "Warm Copper Metallic"
- Horizontal Support Armature typical**
2" x 10" rounded aluminum channel; paint color: MP 26309 "Wells Fargo Black"
- Vertical Support Armature typical**
1 1/2" x 8" painted rectangular aluminum channel; paint color: MP 26309 "Wells Fargo Black"
- Retail Tenant ID typical**
1/4" white acrylic panel w/translucent vinyl logo and painted opaque sign face; translucent color vinyl logo/graphics per retail tenant standards; internally illuminated by LEDs.
- Column typical**
12" square aluminum column w/top arc cap mounted to granite faced bases supported by below grade concrete foundation; paint color: MP 20308 "Ancient Bronze Metallic"
- Column Base typical**
Granite split-face finish in color shown; base cap formed metal pan w/metallic copper finish; MP 52234 "Warm Copper Metallic"
- Notes:** all exterior paint finishes Matthews Paint (acrylic polyurethane) or equal in colors shown; pylon sign armature supported by sub-grade poured concrete foundation; sign fabricator to coordinate with GC re: site conditions; electrical supply by Owner.
- Note:** minimum setback 25'-0" from crosswalk

NOTE: RETAIL LOGOS SHOWN AS POSSIBLE TENANTS FOR CONCEPT ONLY

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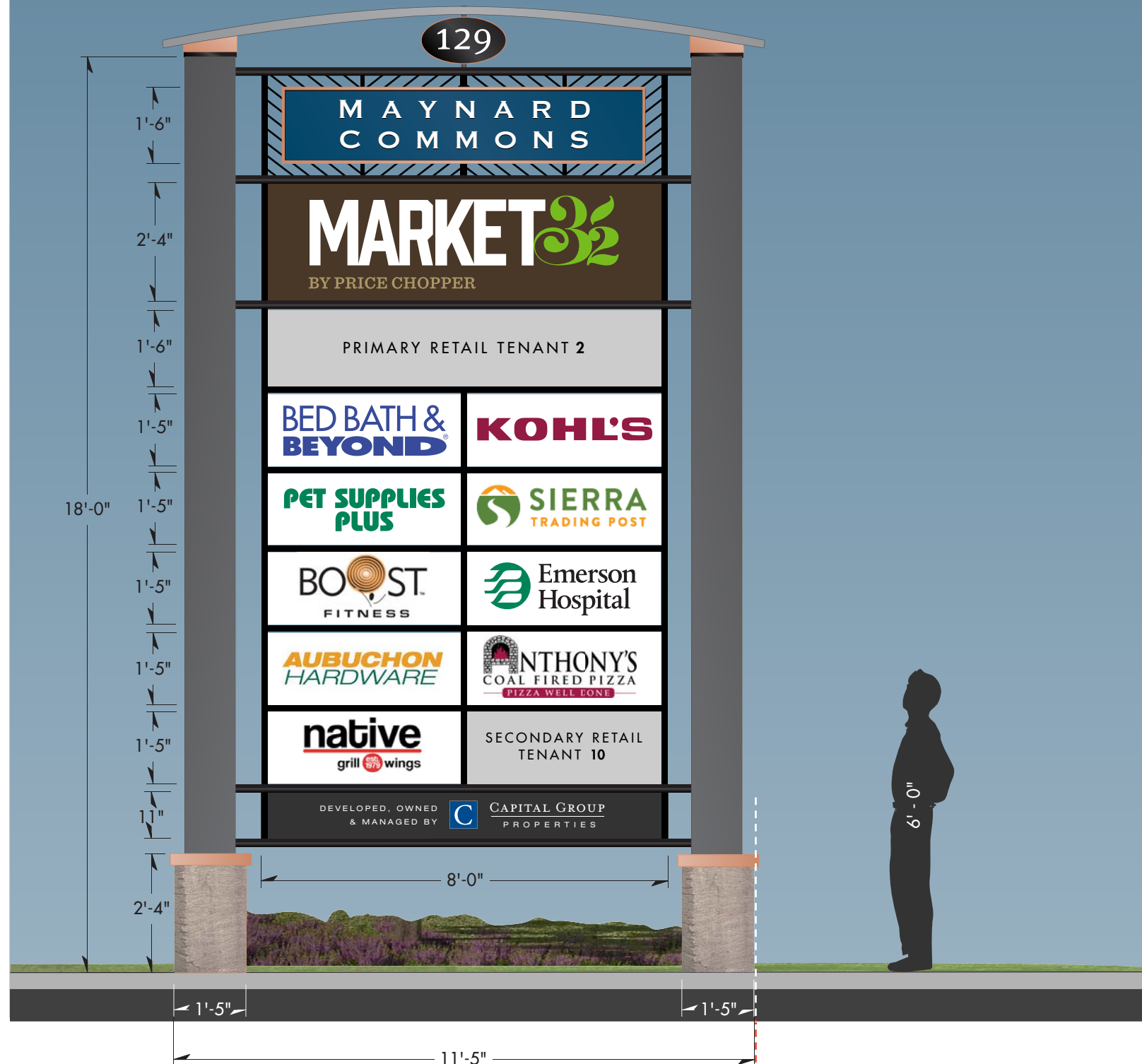
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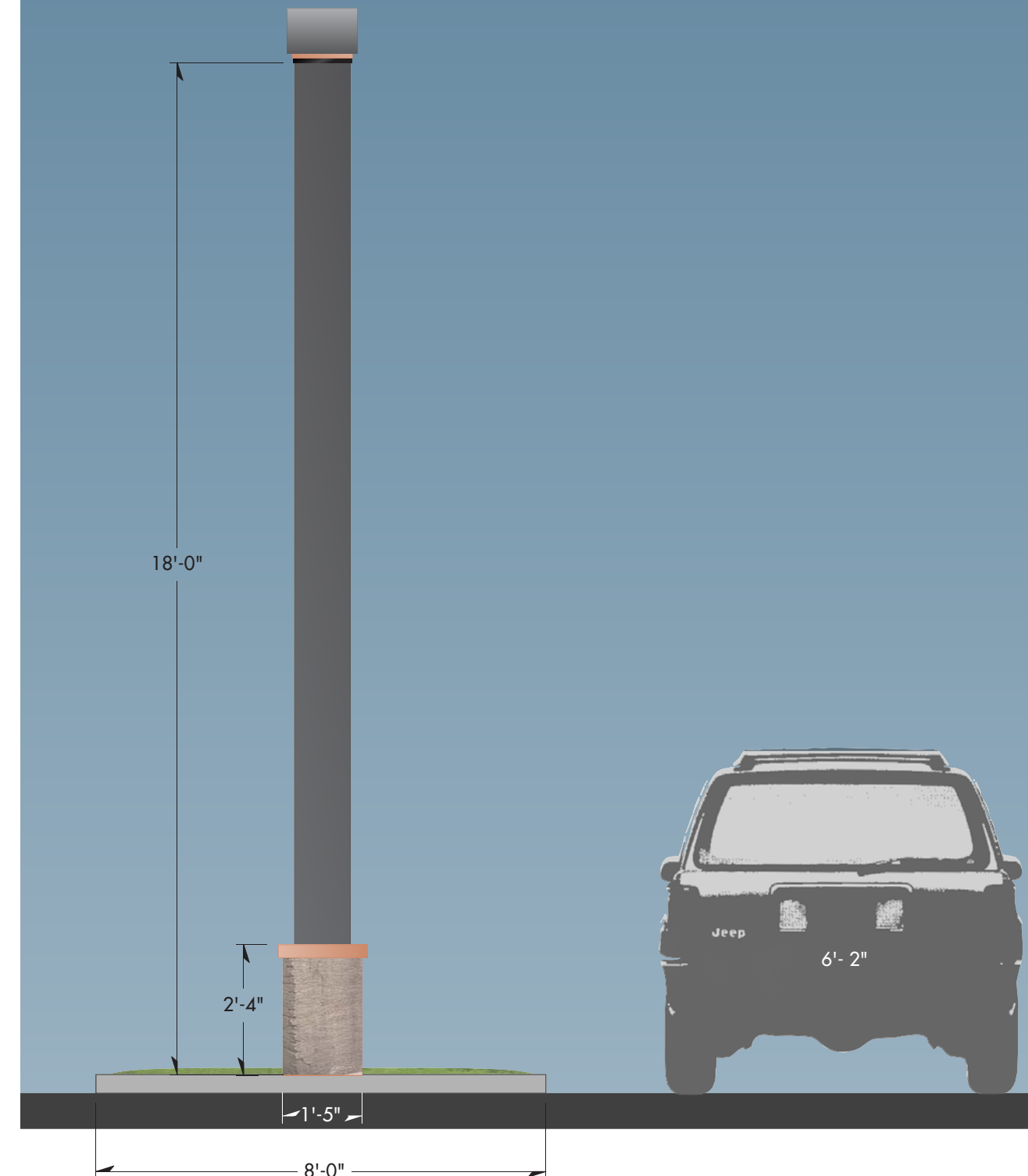
DRAWING TITLE
Primary Site/Tenant ID Final
Freestanding/LED internal illumination
Scale: as shown
11 July 2016

DRAWING N°
PID.0



PID 1 Primary Site/Tenant ID Freestanding/LED internal illumination
Scale: 3/8" = 1'-0"

Note: minimum setback 25'-0" from crosswalk



End View at site entry drive
Scale: 3/8" = 1'-0"

NOTE: RETAIL LOGOS SHOWN AS POSSIBLE TENANTS FOR CONCEPT ONLY.

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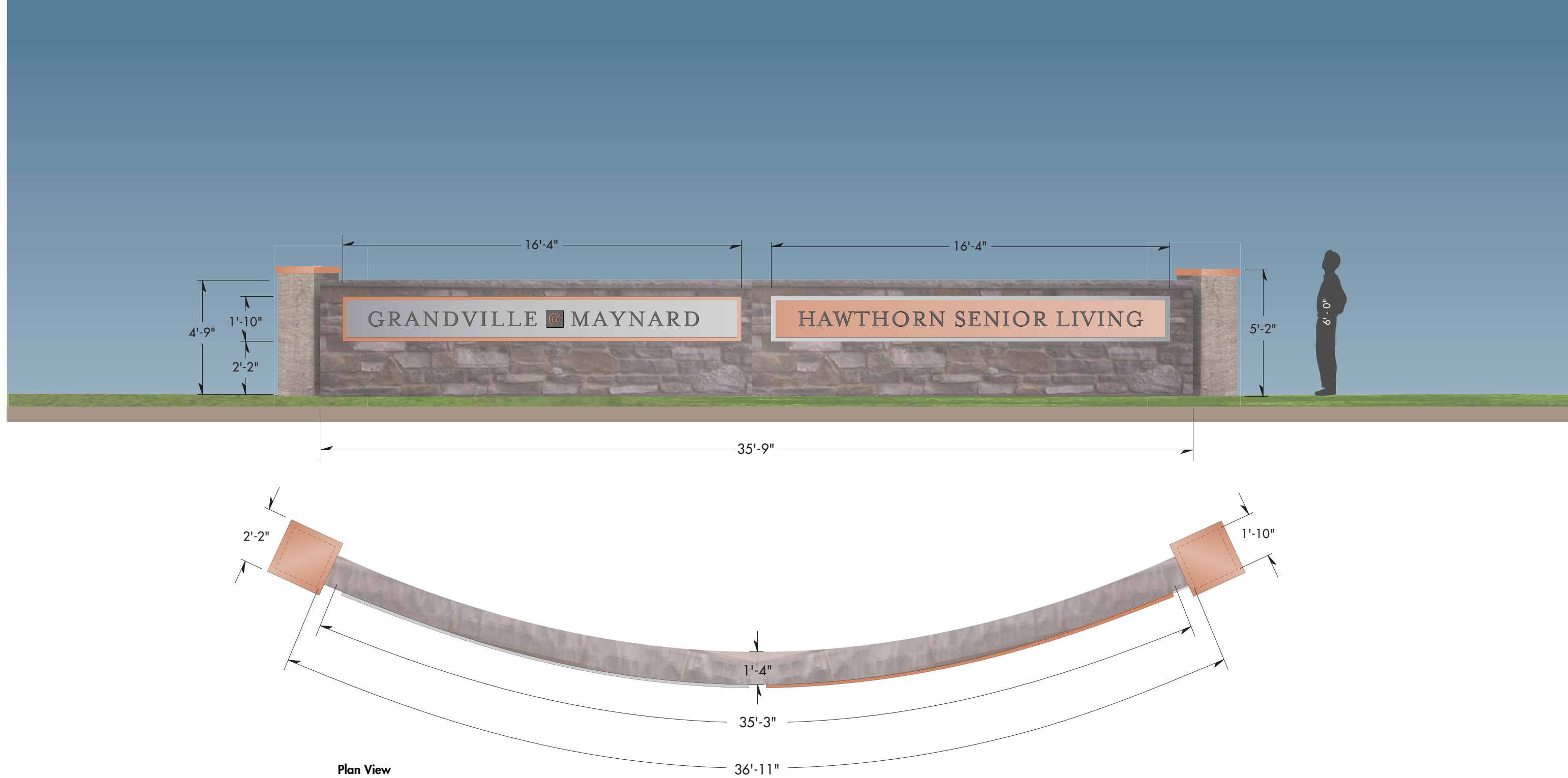
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DRAWING TITLE
Primary Site/Tenant ID
Freestanding/LED internal illumination
Scale: as shown
11 July 2016

DRAWING N°
PID.1



RID 1 Residential ID Elevation & Plan at Parker Street site entry
Scale: 1/4" = 1'-0"

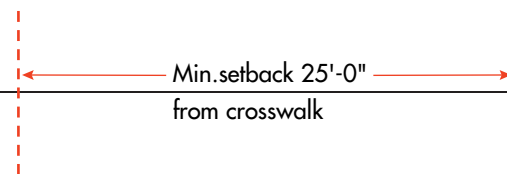




MC
1

3D Perspective DAY VIEW looking northwest from Parker Street intersection

Scale: relative to image



NOTE: RETAIL LOGOS SHOWN AS POSSIBLE TENANTS FOR CONCEPT ONLY.

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DRAWING TITLE
Site Entry Perspective Day View
3D scaled rendering
Scale: as shown
11 July 2016

DRAWING N°

MC.1



Primary Site/Tenant ID LED internal illumination: Day View

Scale: 3/4" = 1'-0"

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DRAWING TITLE
Primary Site/Tenant ID Day View
Freestanding/LED internal illumination
Scale: as shown
11 July 2016

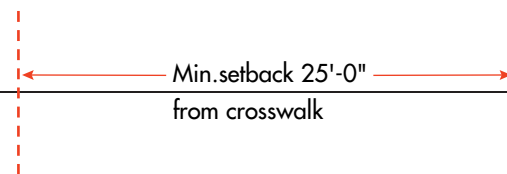
DRAWING N°
PID.2D



MC
2

3D Perspective NIGHT VIEW looking northwest from Parker Street intersection

Scale: relative to image



NOTE: RETAIL LOGOS SHOWN AS POSSIBLE TENANTS FOR CONCEPT ONLY.

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DRAWING TITLE
Site Entry Perspective Night View
3D scaled rendering
Scale: as shown
11 July 2016

DRAWING N°
MC.2



1ID
3 Primary Site/Tenant ID LED internal illumination: Night View
Scale: 3/4" = 1'-0"

NOTE: RETAIL LOGOS SHOWN AS POSSIBLE TENANTS FOR CONCEPT ONLY.

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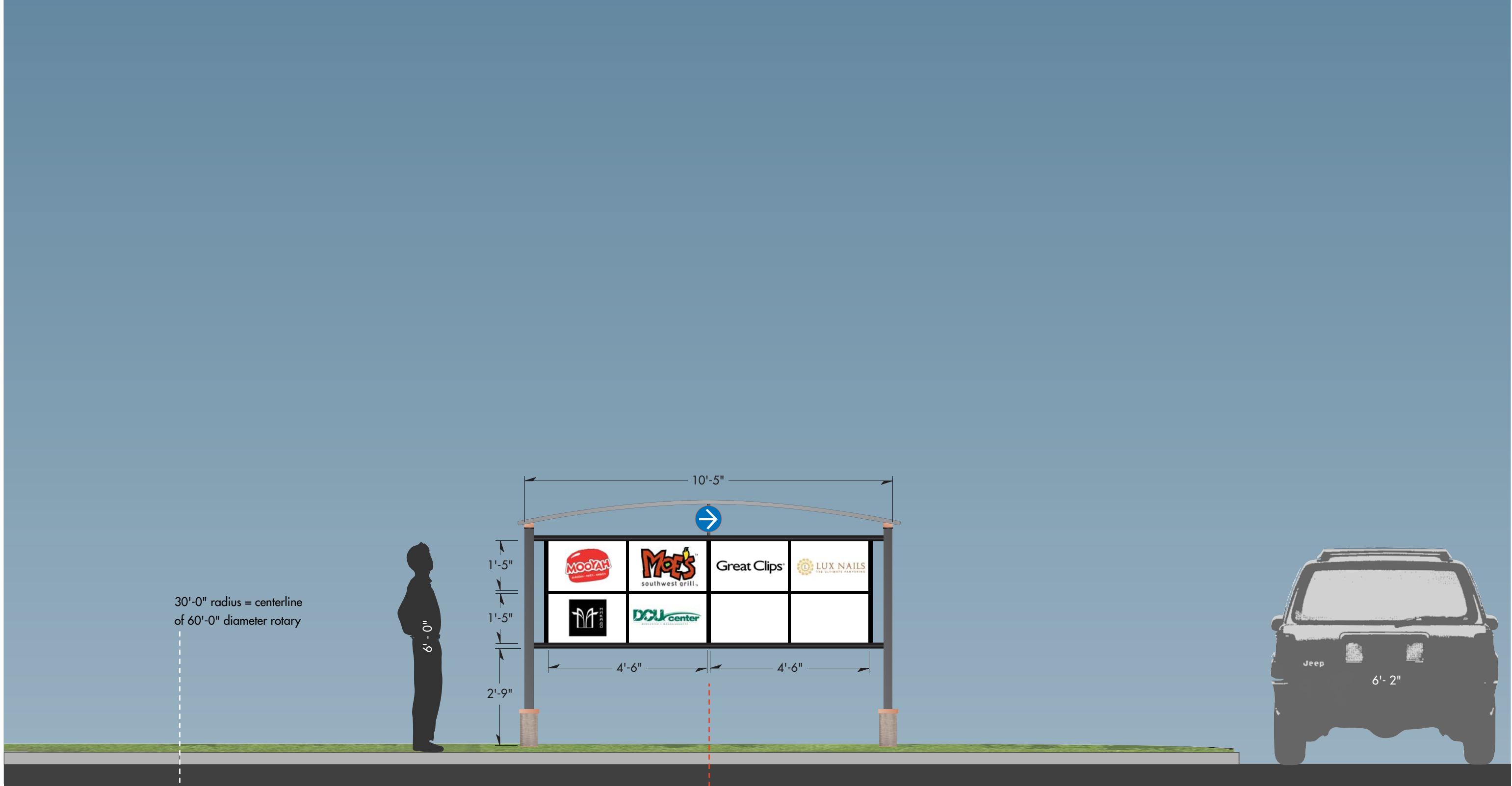
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DRAWING TITLE
Primary Site/Tenant ID Night View
Freestanding/LED internal illumination
Scale: as shown
11 July 2016

DRAWING N°
PID.3N



SID
1

Secondary Tenant ID Freestanding/LED internal illumination

Scale: 3/8" = 1'-0"

Note: center line of sign
on 30'-0" radius

View at rotary

Scale: 3/8" = 1'-0"

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MAYNARD
COMMONS

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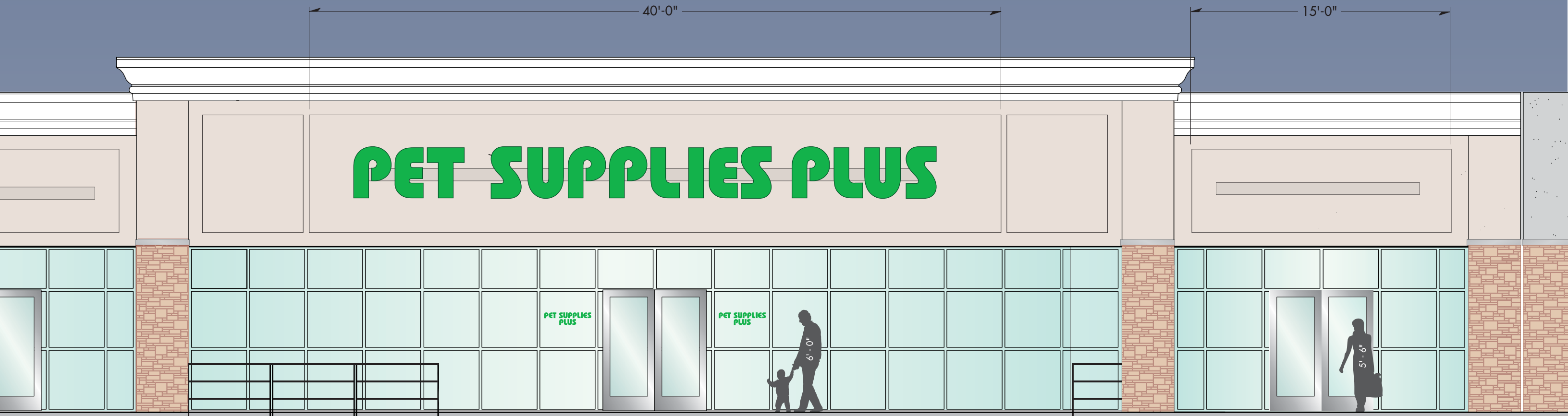
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DRAWING TITLE
Secondary Tenant ID single-sided
Freestanding/LED internal illumination
Scale: as shown
11 July 2016

DRAWING N°

SID.1



2ID
1

Retail Storefront 1 typical
Scale: 3/16" = 1'-0"

NOTE: RETAIL LOGOS SHOWN AS POSSIBLE TENANTS FOR CONCEPT ONLY.

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DRAWING TITLE
Retail Storefront 1 typical
Location 3
Scale: as shown
11 July 2016

DRAWING N°
2ID.1



2ID
2 Retail Storefront 2 typical
Scale: 3/16" = 1'-0"

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DRAWING TITLE
Retail Storefront 2 typical
Location 2ID-2
Scale: as shown
11 July 2016

DRAWING N°
2ID.2



2ID
3

Retail Storefront 3 typical
Scale: 3/16" = 1'-0"

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DRAWING TITLE
Retail Storefront 3 typical
Location 2ID-3
Scale: as shown
11 July 2016

DRAWING N°
2ID.3



2ID
4 Retail Storefront 4 & Primary Site ID comparative scale
Scale: 3/16" = 1'-0"

Primary Site ID
Scale: 3/16" = 1'-0"

NOTE: RETAIL LOGOS SHOWN AS POSSIBLE TENANTS FOR CONCEPT ONLY.

**MAYNARD
COMMONS**

*Retail Graphics
Branding & Wayfinding*



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31 East Main Street
Westborough MA 01581
508.366.6552

DRAWING TITLE
Retail Storefront & Primary Site ID
Comparative scale
Scale: as shown
11 July 2016

DRAWING N°
2ID.4



3ID
1 "Pad" Retail Storefront 1 typical
Scale: 3/16" = 1'-0"

NOTE: RETAIL LOGOS SHOWN AS POSSIBLE TENANTS FOR CONCEPT ONLY.

MAYNARD
COMMONS

Retail Graphics
Branding & Wayfinding



BRANDING/WAYFINDING
Gamble Design LLC
154 Maplewood Avenue
Portsmouth NH 03801
603.427.1300

ARCHITECTURE
Ci Design
250 Summer Street
Boston MA 02210
617.848.9511

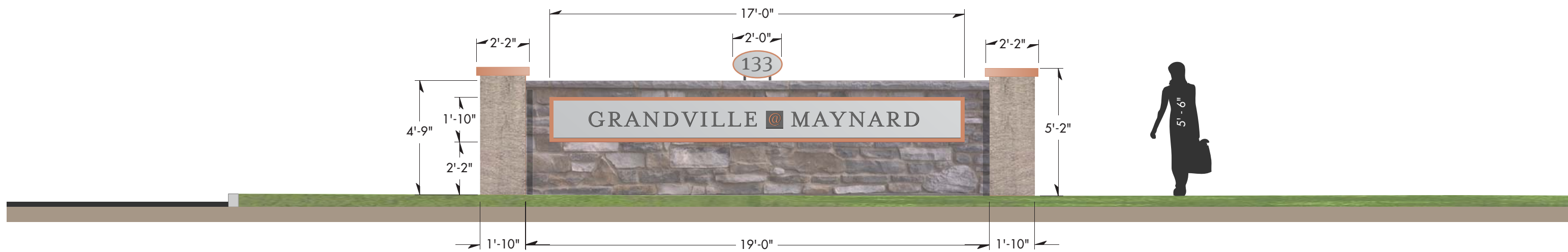
LANDSCAPE ARCHITECTURE
Waterman Design Associates
31 East Main Street
Westborough MA 01581
508.366.6552

DRAWING TITLE
Retail "Pad" Storefront 1 typical
Location 10
Scale: as shown
11 July 2016

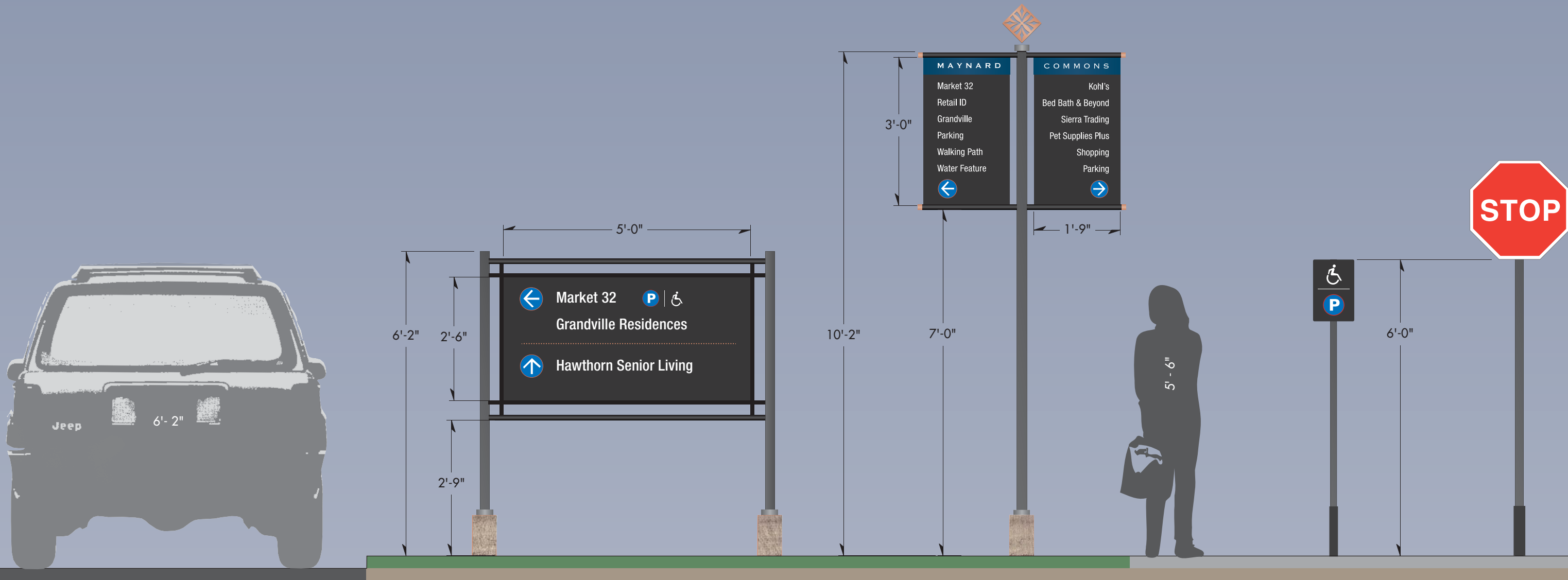
DRAWING N°
3ID.1



RID 3 Hawthorne ID Elevation & Plan at building
Scale: 1/4" = 1'-0"



RID 2 Grandville ID Elevation at building
Scale: 1/4" = 1'-0"



Directional Vehicular



Directional Pedestrian



Parking ID



Traffic Control/Safety



Site Sign System Typology
Scale: 1/2" = 1'-0"

MAYNARD
COMMONS

Retail Graphics
Wayfinding



RETAIL GRAPHICS
Gamble Design LLC
154 Maplewood Avenue
Portsmouth NH 03801
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ARCHITECTURE
Ci Design
250 Summer Street
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LANDSCAPE ARCHITECTURE
Waterman Design Associates
31 East Main Street
Westborough MA 01581
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DRAWING TITLE
Site Sign Typology
System components
Scale: as shown
11 July 2016

DRAWING N°
4ID.1