

**ARTICLE 2:**

**APPROVAL OF 129 PARKER STREET CONCEPT PLAN**

TO SEE IF THE TOWN WILL VOTE TO: approve, in accordance with Section 9.3.3 of the Protective Zoning By-Laws, a Concept Plan, together with all supporting material identified in Section 9.3.3, for the development of property located at 129 Parker Street, Maynard, Massachusetts which property is located within the Neighborhood Business Overlay District and also known as Parcel Identification Number 025.0-0000-0152.0 and shown on Assessor's Maps 24, 28 and 29 as NB and on Map 25 as Parcel 152. Said Concept Plan entitled, "Concept Plan, 129 Parker Street, Maynard, MA.," dated February 4, 2013 and prepared by CI Design, Inc., together with all required supporting materials, is on file and available for review with the Town Clerk and the Planning Office, or act on anything relative thereto.

SUBMITTED BY:	Town Administrator
APPROPRIATION:	None
FINCOM RECOMMENDATION:	At Town Meeting
PLANNING BOARD RECOMMENDATION:	At Town Meeting

# **The Shoppes at Maynard Crossing**

## **129 Parker Street, Maynard, MA**

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### **CONCEPT PLAN**

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Submitted By:

Capital Group Properties, LLC

259 Turnpike Road, Suite 100

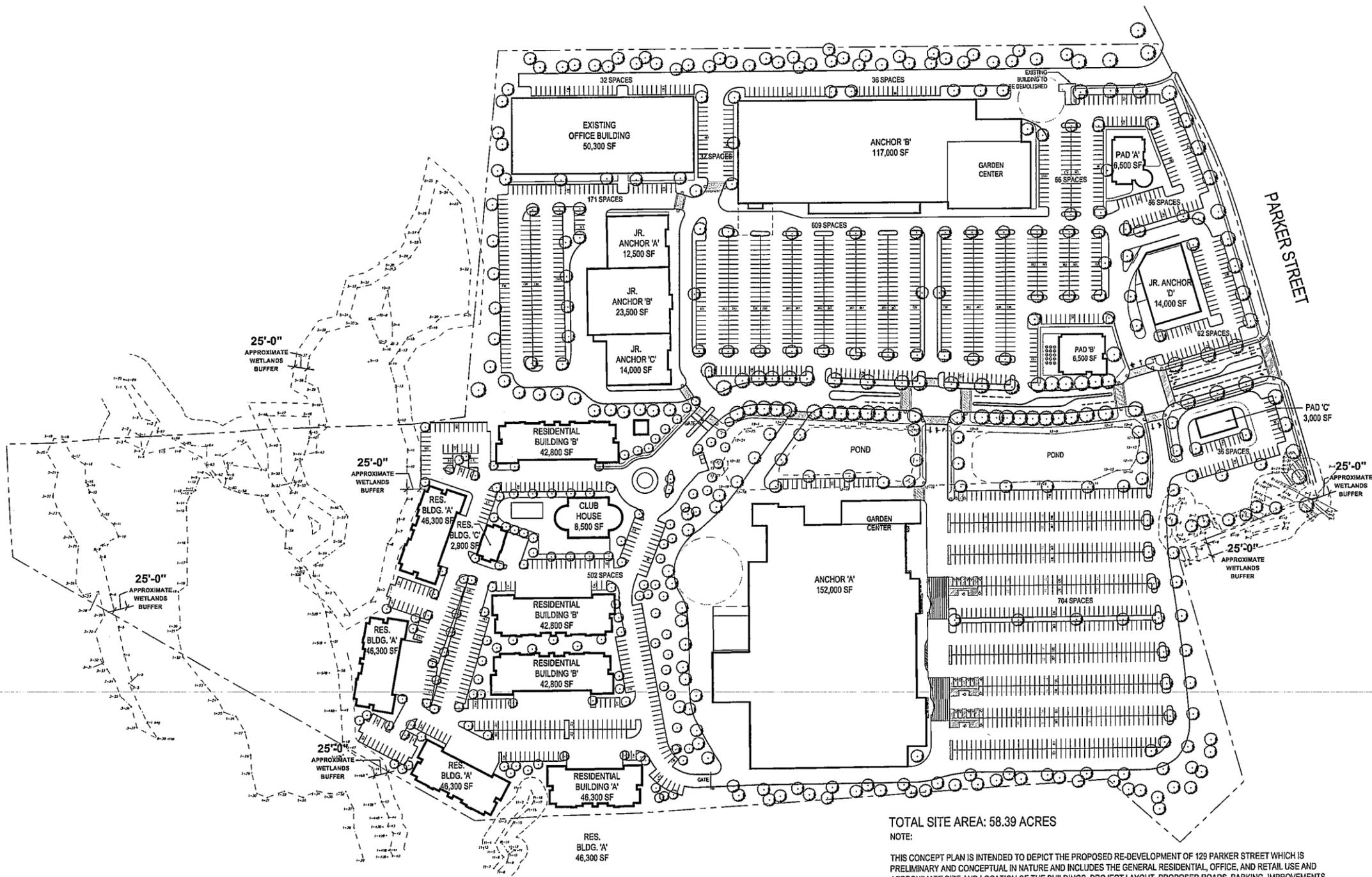
Southborough, MA 017762



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Boston, MA 02210  
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DEVELOPER:  
CAPITAL GROUP  
PROPERTIES LLC  
259 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
TEL: (508) 357-4525

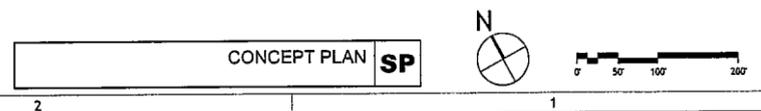
**CONCEPT PLAN  
129 PARKER STREET  
MAYNARD, MA**



TOTAL SITE AREA: 58.39 ACRES

NOTE:  
THIS CONCEPT PLAN IS INTENDED TO DEPICT THE PROPOSED RE-DEVELOPMENT OF 129 PARKER STREET WHICH IS PRELIMINARY AND CONCEPTUAL IN NATURE AND INCLUDES THE GENERAL RESIDENTIAL, OFFICE, AND RETAIL USE AND APPROXIMATE SIZE AND LOCATION OF THE BUILDINGS, PROJECT LAYOUT, PROPOSED ROADS, PARKING, IMPROVEMENTS, AMENITIES, AND DESIGN FEATURES, TO THE BEST OF THE PROPERTY OWNER'S KNOWLEDGE AS OF THE DATE OF THE CONCEPT PLAN. IF THE RE-DEVELOPMENT SHOWN ON THE CONCEPT PLAN IS APPROVED AT TOWN MEETING, IT STILL REQUIRES SUBSEQUENT SITE PLAN, SUBDIVISION, AND SPECIAL PERMIT APPROVALS BY THE PLANNING BOARD DURING LENGTHY AND ADVERTISED PUBLIC HEARINGS. DURING THOSE HEARINGS, THE CONCEPT PLAN WILL BE MODIFIED INTO A FINAL AND VERY DETAILED SITE PLAN SO LONG AS THOSE MODIFICATIONS DO NOT SUBSTANTIALLY AND MATERIALLY CONFLICT WITH THE GENERAL INTENT OF THE CONCEPT PLAN AS APPROVED.

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



CONCEPT PLAN **SP**

DESIGN DELIVERABLE: CONCEPT PLAN  
ISSUE DATE: 02/04/2013

PROJECT NUMBER: CG12366  
DRAWN BY: MJ  
CHECKED BY: CB

SHEET TITLE:  
**CONCEPT PLAN**

SHEET NUMBER:  
**SP-01**

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**The Shoppes at Maynard Crossing  
129 Parker Street, Maynard, MA**

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**Existing Condition Plan (Prior to Demolition) and  
Existing Topography**

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**The Shoppes at Maynard Crossing  
129 Parker Street, Maynard, MA**

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**Landscaping Plan Including Required Buffer Areas**

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SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
ET	27	ARCEBUTABUS	FRAGRANT DOGWOOD	12-18"	BAR	
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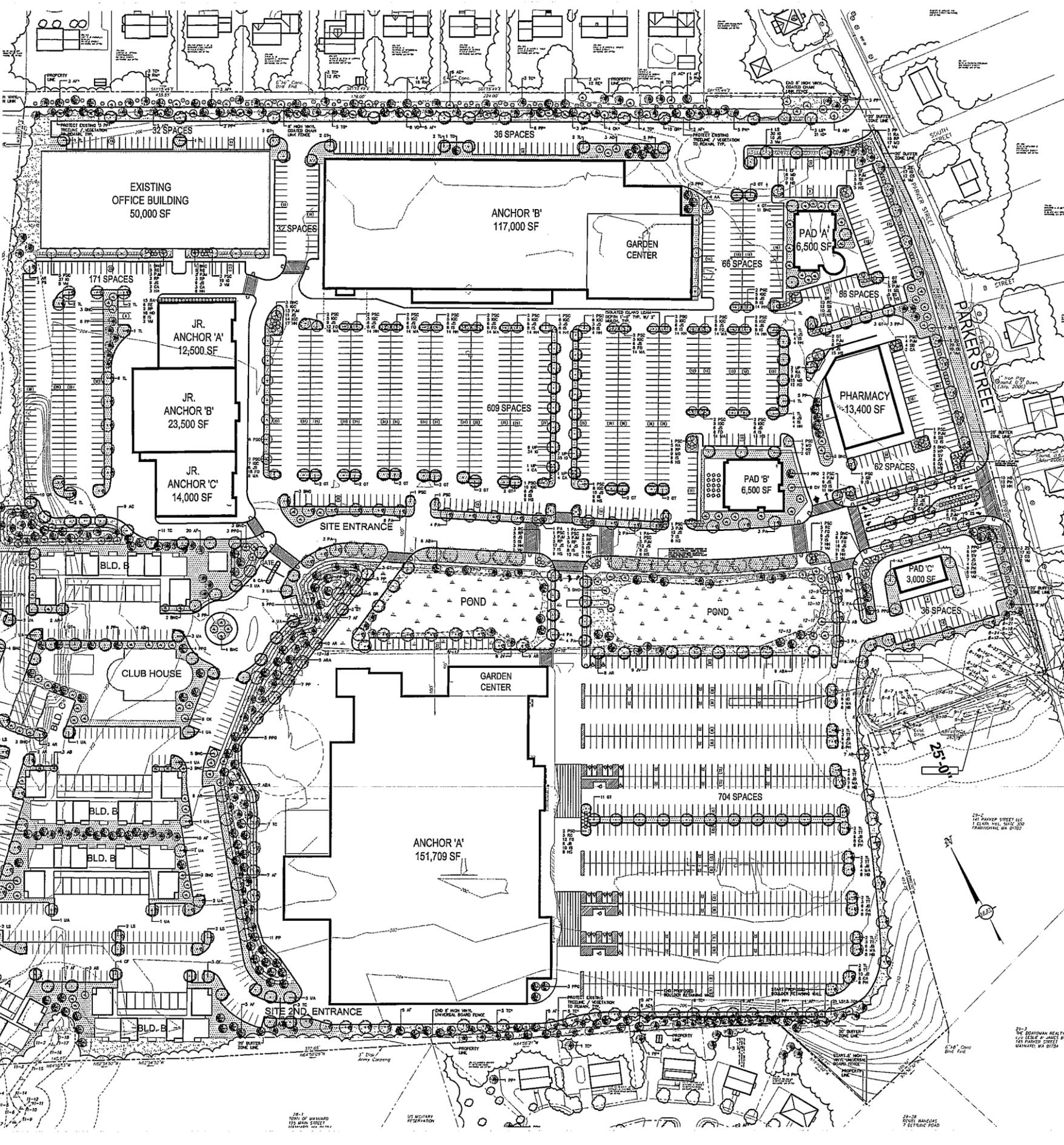
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- GENERAL NOTES:**
- CONTRACTOR SHALL HAVE A SITE VISIT PRIOR TO BEGINNING CONSTRUCTION TO VERIFY EXISTING CONDITIONS FOR THE PROJECT. CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS FOR THE PROJECT AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS.
  - CONTRACTOR SHALL COORDINATE WITH THE TOWN OF MAYNARD, MA, PRIOR TO ANY MAJOR INSTALLATION.
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- GENERAL IRRIGATION NOTES:**
- The designed irrigation system shall provide a complete system for the irrigation areas shown on the plan, including main and sub-main lines, riser lines, and emitters. The system shall be designed to provide uniform water distribution to all plants. The system shall be designed to provide uniform water distribution to all plants.
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No.	Revision/Issue	Date
1	Open House	02/06/13

GRAPHIC LEGEND	
	PROTECT EXISTING TREE / VEGETATION TO REMAIN, TYP.
	EVERGREEN TREES (DRIP OR MIST HEAD IRRIGATION)
	DECIDUOUS SHADE TREES (NO IRRIGATION)
	ORNAMENTAL & FLOWERING TREES (DRIP OR MIST HEAD IRRIGATION)
	EVERGREEN SHRUBS (DRIP OR MIST HEAD IRRIGATION)
	DECIDUOUS SHRUBS (DRIP OR MIST HEAD IRRIGATION)
	PERENNIALS / GRASSES (DRIP OR MIST HEAD IRRIGATION)
	GROUNDCOVER (DRIP-HEAD IRRIGATION)
	SEEDED LAWN (SPRAY-HEAD IRRIGATION)
	MA STATE NATURALIZED HYDRO-SEEDED SLOPE MIX (NO IRRIGATION)
	2' HIGH X 2' WIDE NEW ENGLAND FIELDSTONE WALL

**LANDSCAPE NOTES:**

LOAM DEPTHS SHALL BE AS FOLLOWS:

A. LAWN AREAS - 6" ROLLED THROUGHSS

B. PLANT BEDS - 1" LOAM DEPTH IN THE PLANTED AREA WITH 2" MULCH

C. ISOLATED PLANTED ISLANDS - 1" LOAM DEPTH

**LAWN GRASS:**  
 (VALLEY GREEN SEED, LTD. WILMINGTON, MA)  
 LANDSCAPE UTILITY MIXTURE FOR SUN/SHADE  
 ENCHANTED PERENNIAL RYEGRASS  
 GREENING RED FESCUE  
 GOLDEN RYE  
 KENTUCKY BLUEGRASS

**NATURALIZED GRASS SEED:**  
 (VALLEY GREEN SEED, LTD. WILMINGTON, MA)  
 MA STANDARDS SPECIFICATIONS FOR HIGHWAYS & BRIDGES, CURRENT EDITION  
 HIGHWAY SLOPE GRASS FOR SLOPES & SHOULDERS  
 GREENING RED FESCUE  
 KENTUCKY 31  
 DOMESTIC RYE  
 RED TOP

**EXISTING BUFFER GENERAL NOTES:**

- LANDSCAPE ARCHITECT WILL FLAG TREES TO REMAIN.
- LANDSCAPE ARCHITECT WILL FLAG TREES TO BE SELECTIVELY PRUNED.
- LANDSCAPE ARCHITECT & PROPERTY OWNER WILL FLAG TREES TO BE REMOVED.
- LANDSCAPE ARCHITECT WILL STAKE OR PAINT LOCATIONS OF PROPOSED EVERGREEN TREES, TYP.

**WILLIAM FLINING ASSOCIATES**  
 LANDSCAPE ARCHITECTURE  
 375 MASSHUTCH  
 100 WASHINGTON ST., SUITE 200  
 WILMINGTON, MA 01890  
 T 781-683-8888  
 F 781-683-8811  
 W www.williamflining.com

Project Name and Address  
**OVERALL LANDSCAPE PLAN**  
 129 PARKER STREET  
 MAYNARD, MA

Project Number: 1244  
 Sheet: **L-1**

Date: 02/06/13  
 Scale: AS NOTED

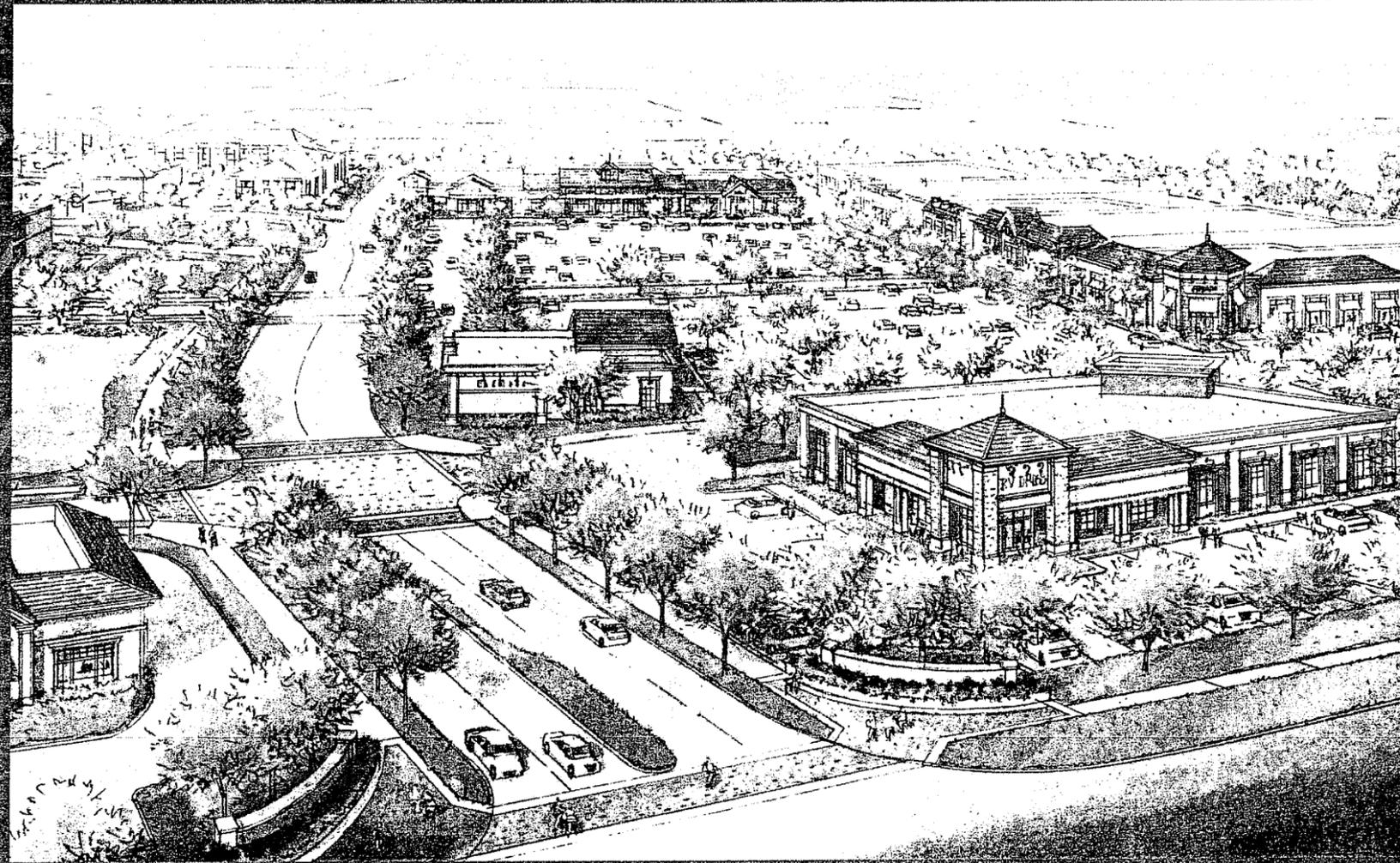
**The Shoppes at Maynard Crossing**  
**129 Parker Street, Maynard, MA**

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**Illustrations of the General Architecture of the Proposed Structures**

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# The Shoppes at Maynard Crossing



Designer/Architect



129 Parker Street  
MAYNARD, MASSACHUSETTS  
October 29, 2012



# The Shoppes at Maynard Crossing



Planner/Designer/Architect  
**ci**  
www.ci.com

129 Parker Street  
MAYNARD, MASSACHUSETTS  
October 29, 2012

Owner/Developer  
**C**  
GARTH V. CARO

## North West View-Proposed Elevation



# The Shoppes at Maynard Crossing



129 Parker Street  
MAYNARD, MASSACHUSETTS

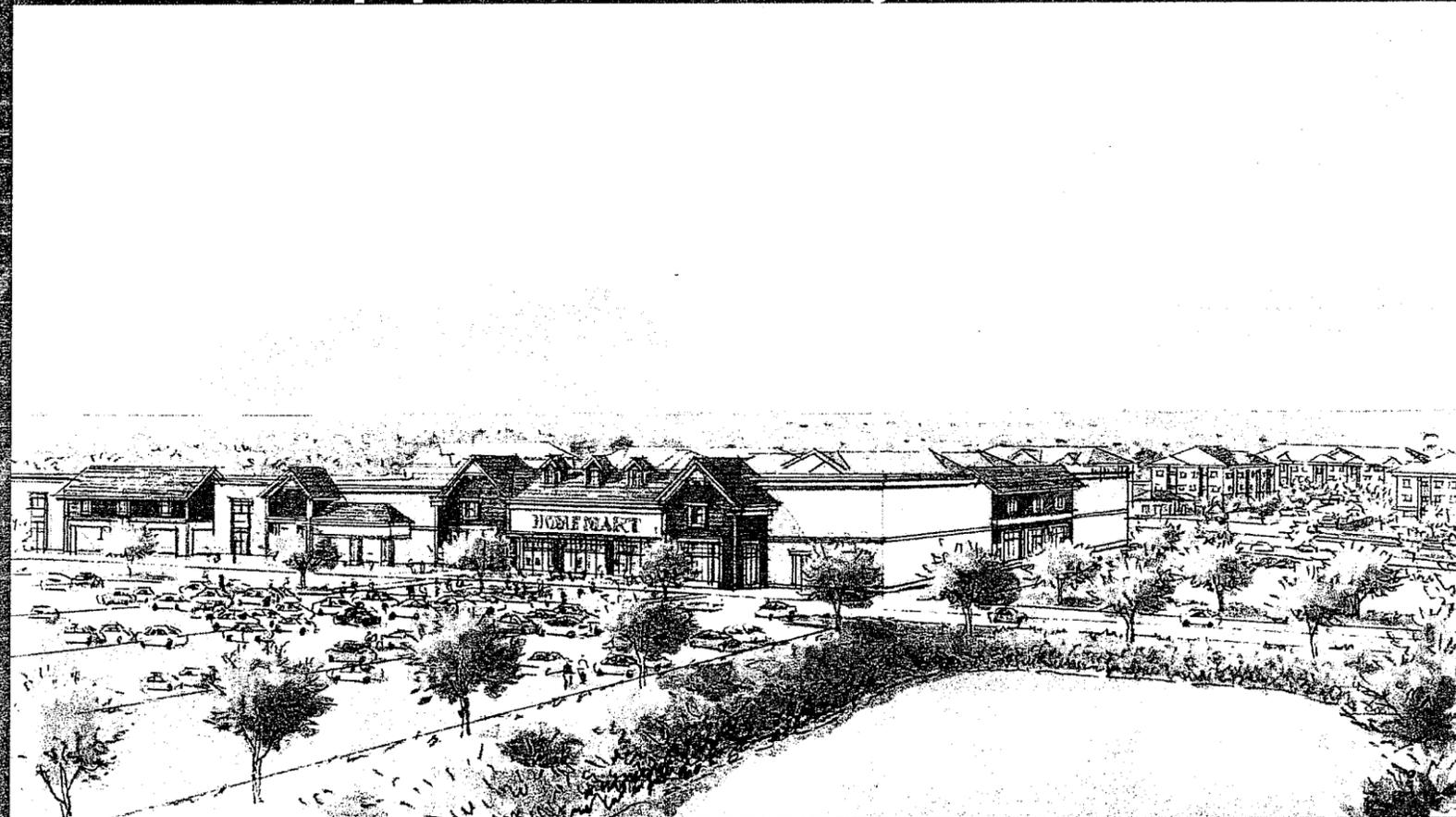
October 29, 2012



## North View-Proposed Elevation



# The Shoppes at Maynard Crossing



Planner/Designer/Architect:



129 Parker Street

MAYNARD, MASSACHUSETTS

October 29, 2012

Owner / Developer:



CAPITAL GROUP

## South West View-Proposed Elevation



# The Shoppes at Maynard Crossing

Preliminary Traffic Impact Analysis



**GREEN INTERNATIONAL AFFILIATES, INC.**

# Introduction

- ❖ **Green International Affiliates, Inc.; Westford MA**
- ❖ **Transportation & civil engineers and planners**
- ❖ **In process of conducting traffic study and determining an appropriate access plan for 129 Parker Street**
- ❖ **We are here to begin providing information on process and gather information**
- ❖ **We are aware of historical project and studies**



# **Preliminary Traffic Impact Analysis – The Purpose**

- ❖ **Overriding is to develop a reasonable expectation of project's traffic characteristics and effects in order to plan appropriately. This includes:**

**Develop an understanding of the existing transportation systems & streets serving the project**

**Develop a reasonable understanding of potential traffic characteristics of proposed project**

**Evaluate the ingress and egress to the project**

**Determine relative impact of the project on the adjacent street system**

**Identify potential mitigation actions and plan the appropriate project access design**



# Typical Study Process

- ❖ **Define reasonable study area**
- ❖ **Data collection & inventories**
- ❖ **Develop project related forecasts**
- ❖ **Conduct analysis**
- ❖ **Conclusions/recommendations**

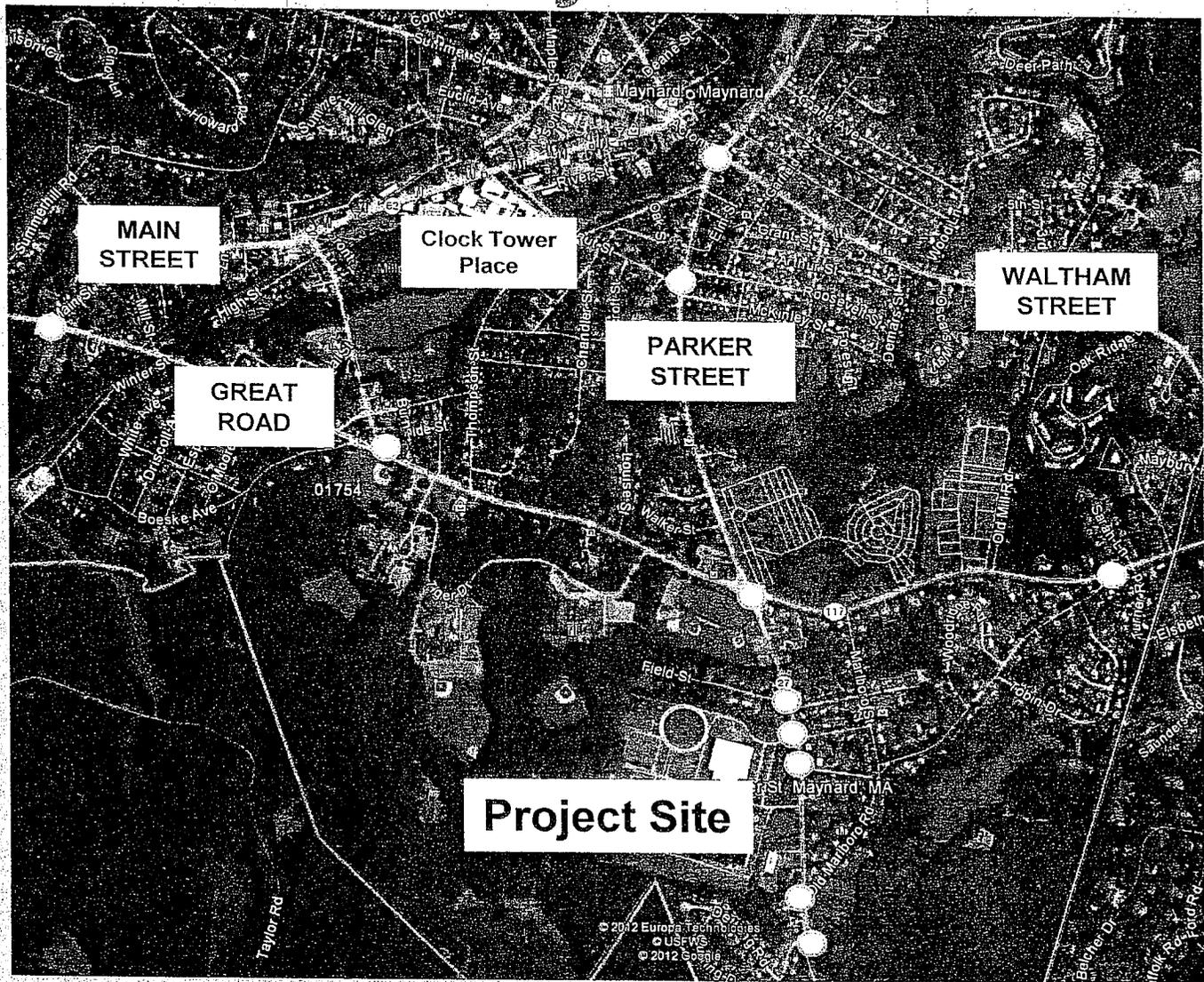


# Some of the items we rely on for analysis purposes

- ❖ **MassDOT accepted study procedures**
- ❖ **ITE Trip Generation**
- ❖ **ITE Transportation Impact Analysis for Site Development – A Recommended Practice**
- ❖ **FHWA Manual on Uniform Traffic Control Devices**
- ❖ **AASHTO Policy on Geometric Design of Streets and Highways**



# Study Area



Analysis location



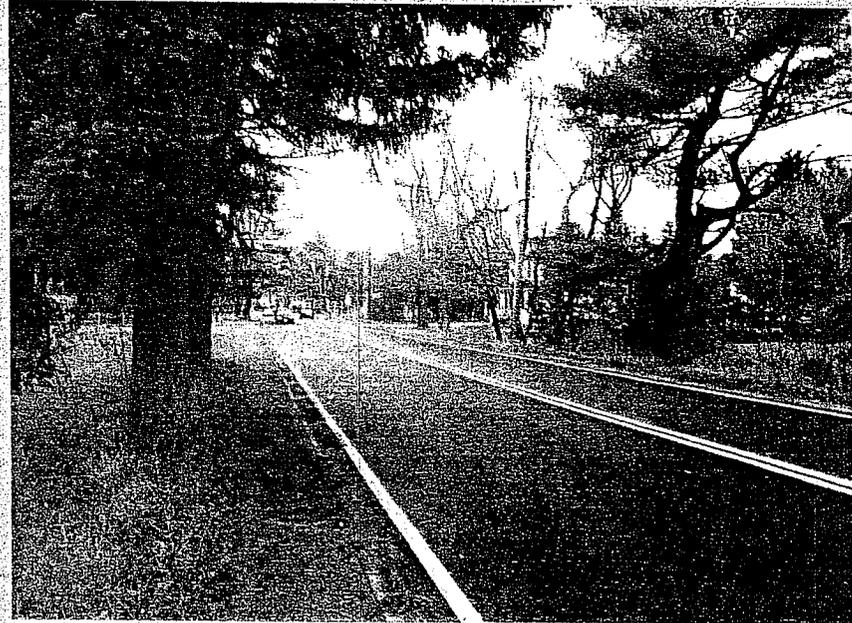
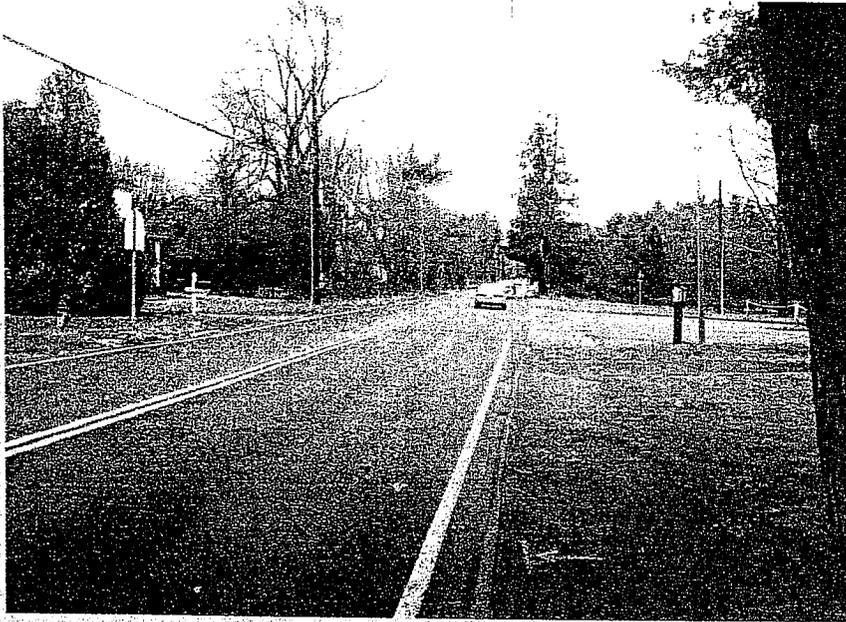
GREEN INTERNATIONAL AFFILIATES, INC.

# Existing Conditions

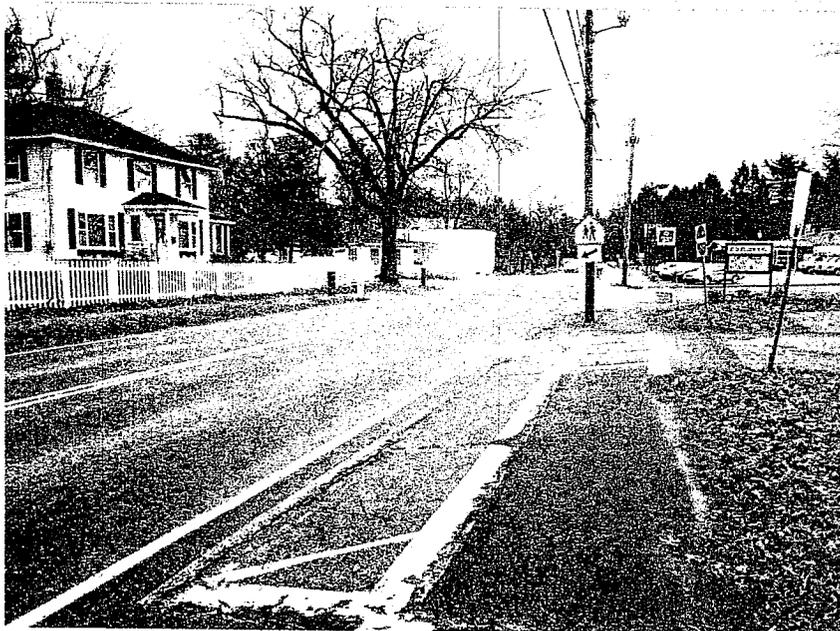
- ❖ **Parker Street (also known as State Route 27) is a two lane roadway within the study area.**
- ❖ **Adjacent to the project site, sidewalks are either non-existent or in less than desirable conditions.**
- ❖ **Parker Street was observed to carry approximately 14,000 vehicles on the weekday and 12,000 on Saturday.**
- ❖ **Several traffic signals in the project area including Parker Street intersections with both Great Road and with Waltham Street.**



# Existing Conditions – Parker Street



# Existing Conditions – Great Road



# Existing Conditions – Parker Street

**At Vose Hill Road**



**At Field Street**



# Parker Street – South of Great Road - Traffic Volumes

TIME PERIOD	Two Way Volume
<b>WEEKDAY</b>	
<b>24 HRS</b>	<b>14,500</b>
<b>AM PEAK</b>	<b>1,300</b>
<b>PM PEAK</b>	<b>1,400</b>
<b>SATURDAY</b>	
<b>24 HRS</b>	<b>11,800</b>
<b>PEAK</b>	<b>1,000</b>



# Current Roadway Conditions

- ❖ **Moderately high volumes exist along Parker Street and Great Road near the site**
- ❖ **Nearby signalized intersections generally operate at reasonable levels at peak hours**
- ❖ **Parker Street at Waltham Street is at times a constrained location and controls flows in and out of Maynard center**



# Proposed Project

- ❖ **Mix of office, retail, commercial and residential**
- ❖ **Project consists of:**
  - 250 apartment units,**
  - 348,100 square feet of retail or commercial, and**
  - 50,000 square feet of office/community uses**
- ❖ **Site abuts Parker Street and two access drives are proposed**



# Forecasting Project Traffic

## ❖ STANDARD PROCESS

- ❖ ESTIMATE HOW MANY TRIPS TO BE GENERATED
- ❖ ESTIMATE WHERE (DIRECTION) TRIPS COME FROM OR GO TO
- ❖ PROJECT BY WHICH ROUTE THEY ARRIVE AND DEPART VIA



# Forecasting Project Traffic

## ❖ What we take into account:

**Size and type of use**

**Potential interaction among the site uses**

**Transportation network in the area and region**

**Population distribution within a set distance from the site – typically between 20 and 30 minute travel time**

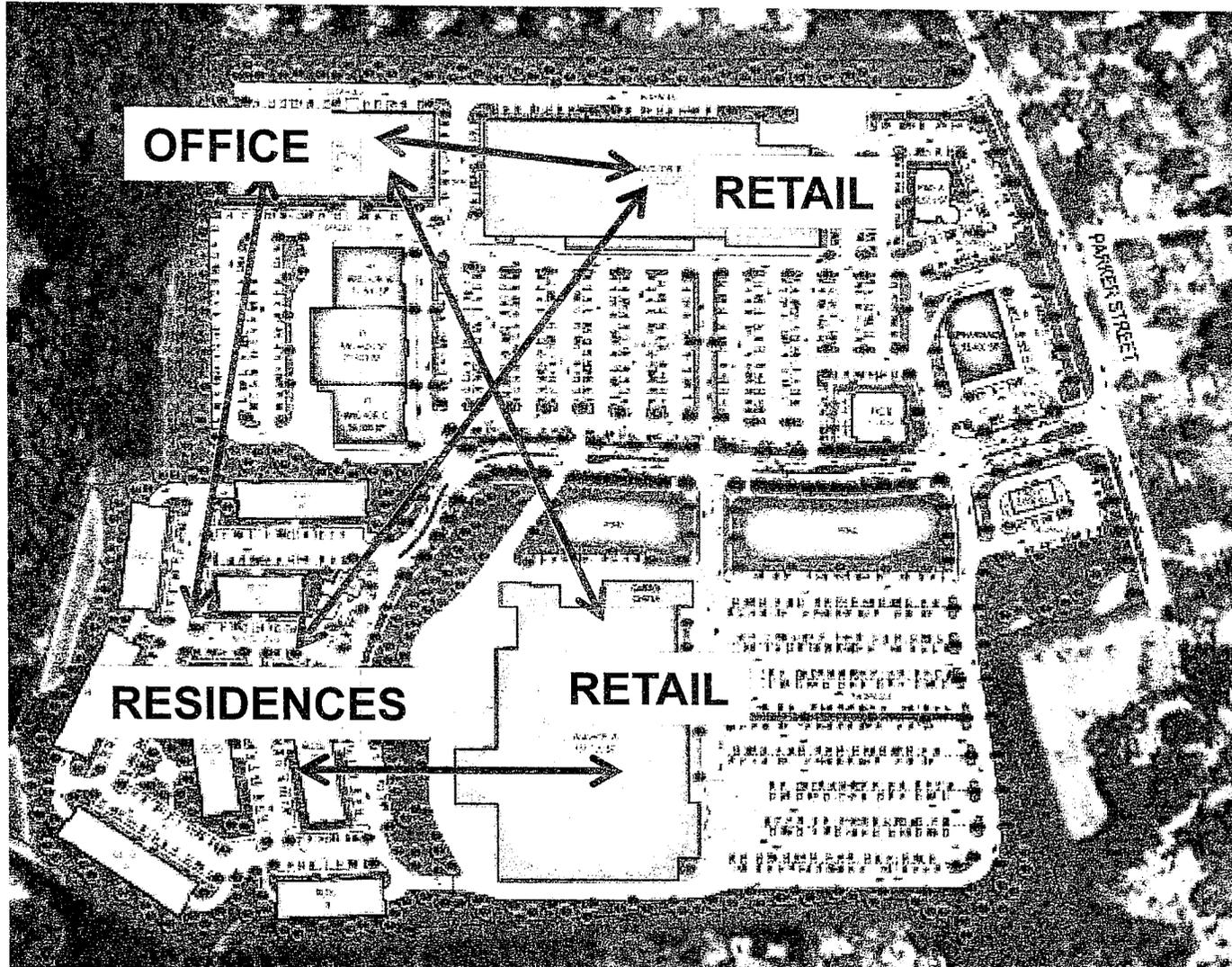


# Trip Generation

- ❖ **New trips**
- ❖ **Passby trips**
- ❖ **Diverted trips**
- ❖ **Internal capture trips**



# Internal Capture Trips – An Illustration

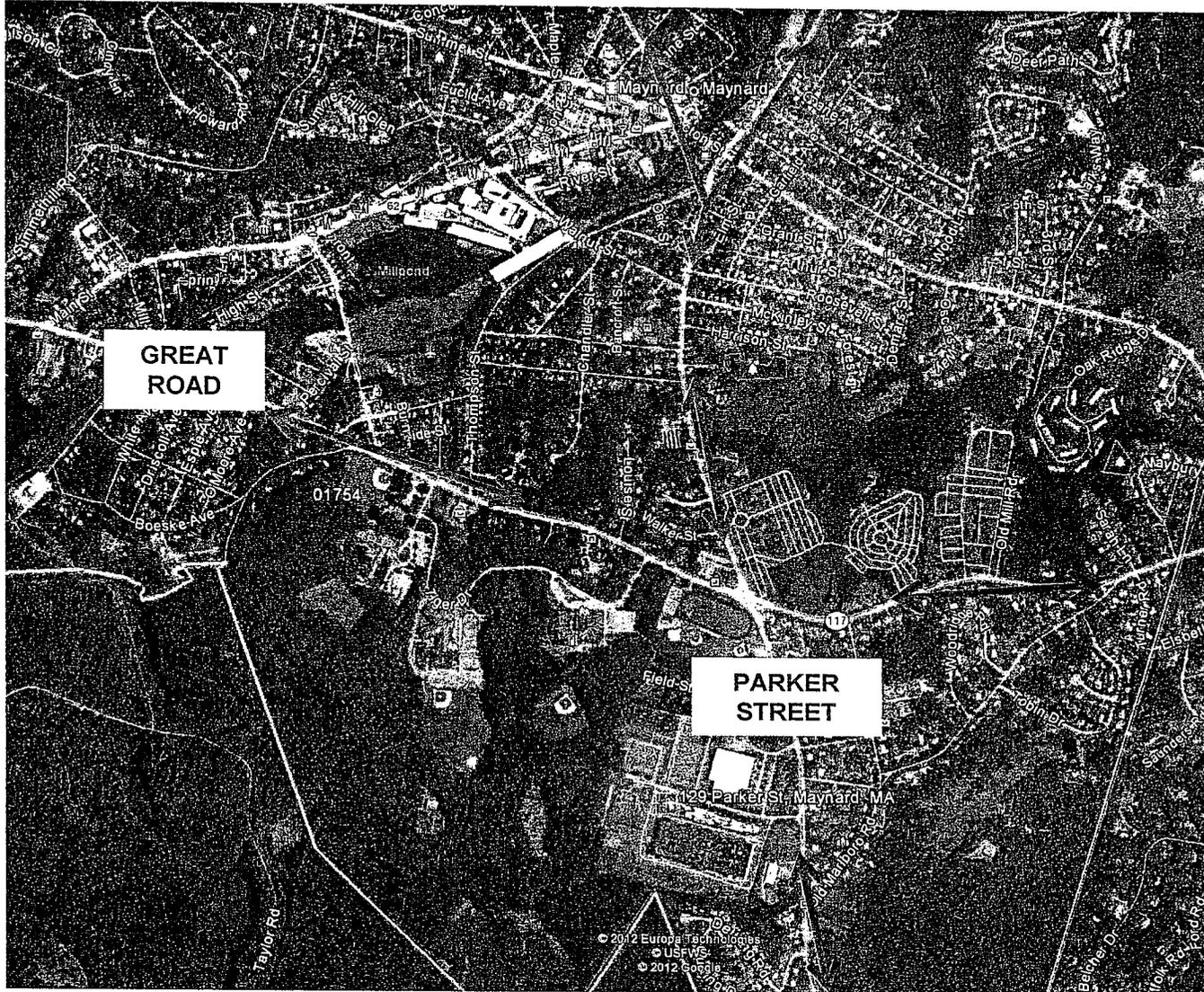


# Estimate of Site Generated Traffic

TIME PERIOD		New	Passby/ Div	Internal Capitite	TOTAL
<b>WEEKDAY</b>					
	24 HRS	12,518			
	AM PEAK	380			
	PM PEAK	1,174			
<b>SATURDAY</b>					
	24 HRS	15,798			
	PEAK	1,519			



# Anticipated Major Travel Routes



# **Analysis – What is considered**

- ❖ **Projects into the future – project out to 2018**
- ❖ **Takes into account other projects in stages of development**

**Clock Tower Place residences**

**Projects in Concord, Stow and Sudbury**



# Preliminary Findings

- ❖ There is currently available capacity on adjacent roadway system to accommodate added traffic.
- ❖ Proposed project (as previous proposal) will generate a number of trips – but substantial portion will be drawn from existing traffic and internally due to the mix of uses
- ❖ Retail trips will be spread over the course of 8 to 10 hours rather than sharp peaks
- ❖ The available roadway system will serve to disperse the traffic and reduce net effect on any one segment
- ❖ That said, improvements will be needed to provide acceptable site access and to alleviate potential impacts.



# Potential Actions

- ❖ Provide turn lanes at the primary site drive and install traffic signal at this location.
- ❖ Coordinate new signal with Great Road signal.
- ❖ Improve signal timing at Great Road/Parker Street and Parker Street/Waltham Street.
- ❖ Consider converting secondary drive to right in/right out.
- ❖ Construct new sidewalk along Parker Street and connect with internal walkway system.
- ❖ Exploring travel demand management actions.



# Conceptual Plan – Parker Street at Site Drives

