

75 North Street

Neighborhood Meeting
July 17, 2023



Griffin Engineering Group

Griffin Engineering Group



Mixed Use Development, Transit Oriented Development

- 60 dwelling units, apartments/rentals
- 4 Stories – 3 floors over parking garage. By-right
- Small Professional Office
- 10% affordable at 60% area median income (AMI) – 6 units
- Parking – 60 garage spaces

Permitting

- Zoning Board of Appeals – parking/density/use
- Planning Board –Site Plan Review
- Design Review Board
- Conservation Commission
- DEP – Chapter 91
- Historical Commission – demolition

ZBA August 16, 6 to 8 months of local process

1+/- year for DEP Chap 91



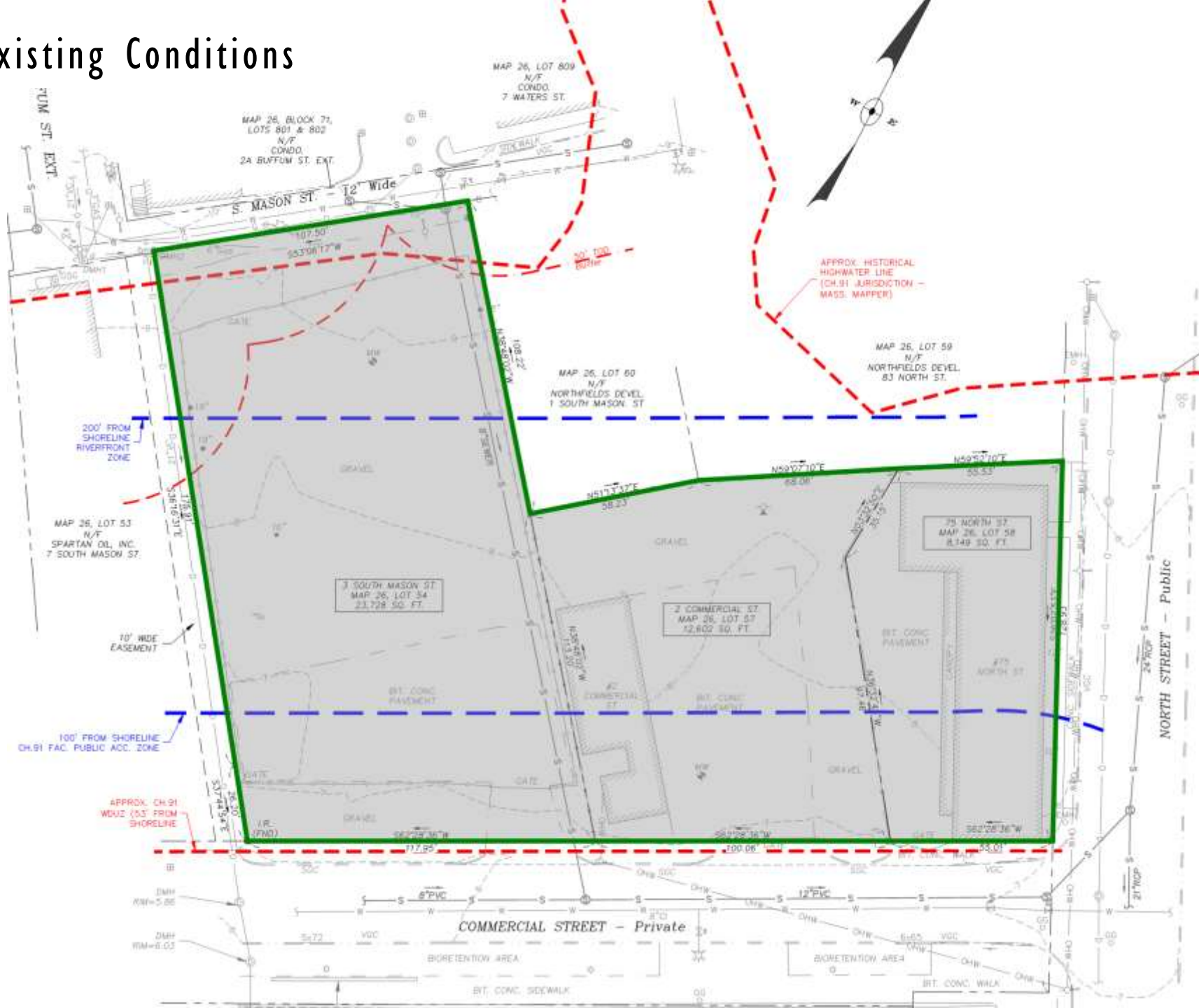
DEVELOPMENT
PRESENTATION



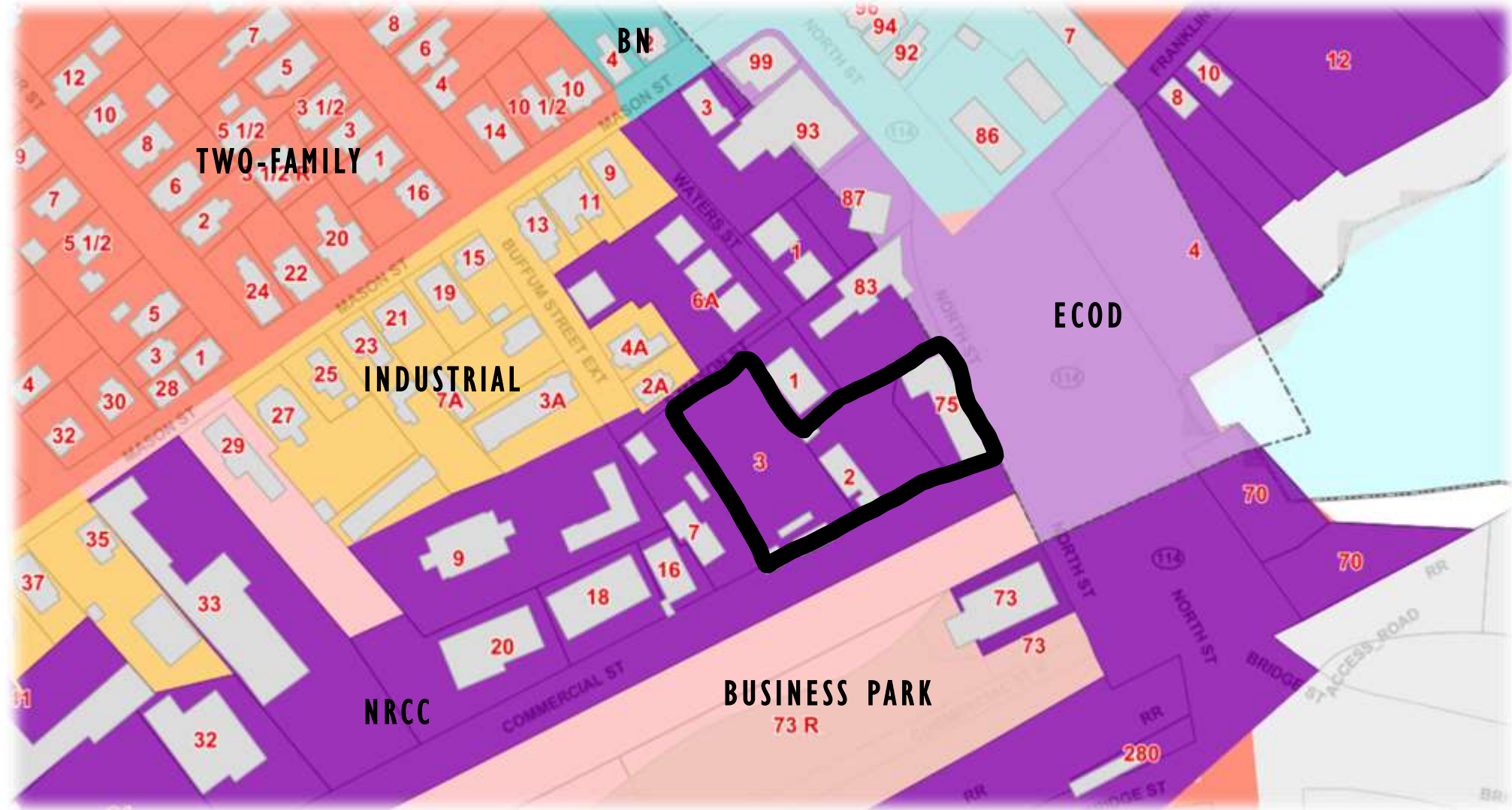
Site Location



Civil Plan – Existing Conditions



Zoning Map





DEP Waste Site & Reportable Releases Results



Existing Photo – Green Trail and Commercial St



Existing Photo 1



Existing Photo 2



Existing Photo 3



Existing Photo 4



Existing Photo 5



S. Mason



Google



Context



Context



Crescent Lot, 110 Units, 0.85 Acres, 7 Stories



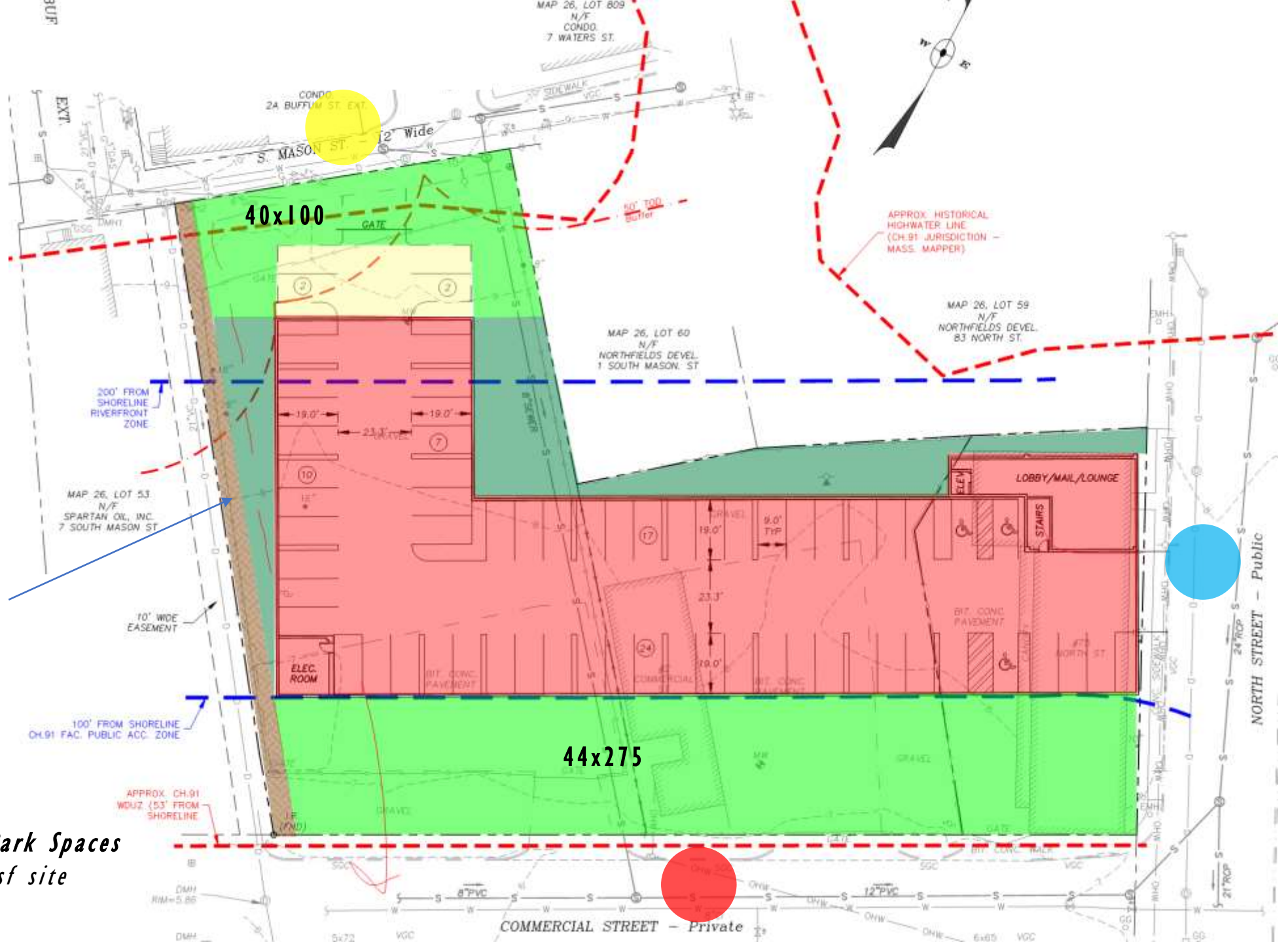
Thought Process

- Proximity to parks, infrastructure, downtown & MBTA commuter rail station
- Underutilized/Urban infill redevelopment
- Reduce commercial traffic
- Critical housing needs – Market + 60%AMI
- Sustainability - Flood resistance/resiliency, 100% electric, solar
- Incremental tax revenue

Chap9 | Footprint + Parking + Flood + Height = Density



Civil Plan



Public Walkway

*36% Green Edge Park Spaces
16ksf edges / 44ksf site*

Aerial View 1



Aerial View II



Pedestrian & Traffic Flow



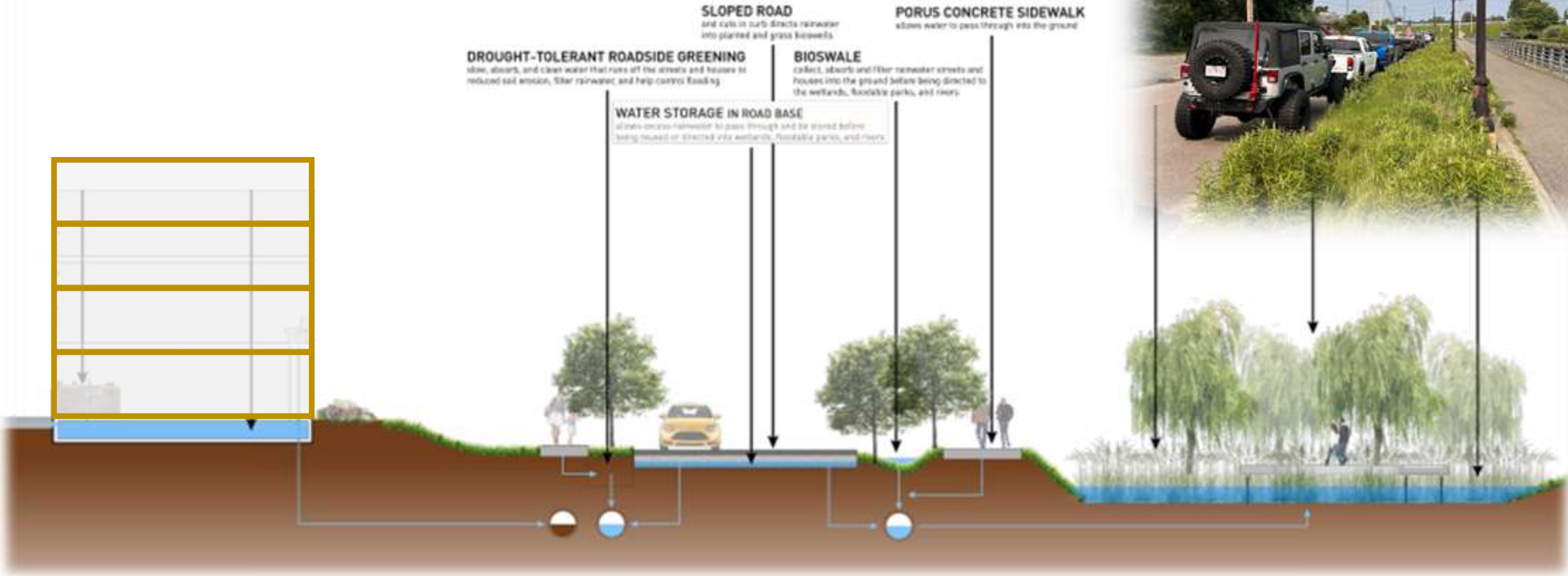
Critical Interfaces — Commercial Street



Critical Interfaces — Commercial Street



Canal / Commercial St / Building



Water Resilient Communities - A guideline for the design of water resilient neighborhoods – by Charlotte Fuss

Critical Interfaces — S. Mason Street

