

Surfside Crossing

Zoning Board of Appeals Presentation

March 11, 2019

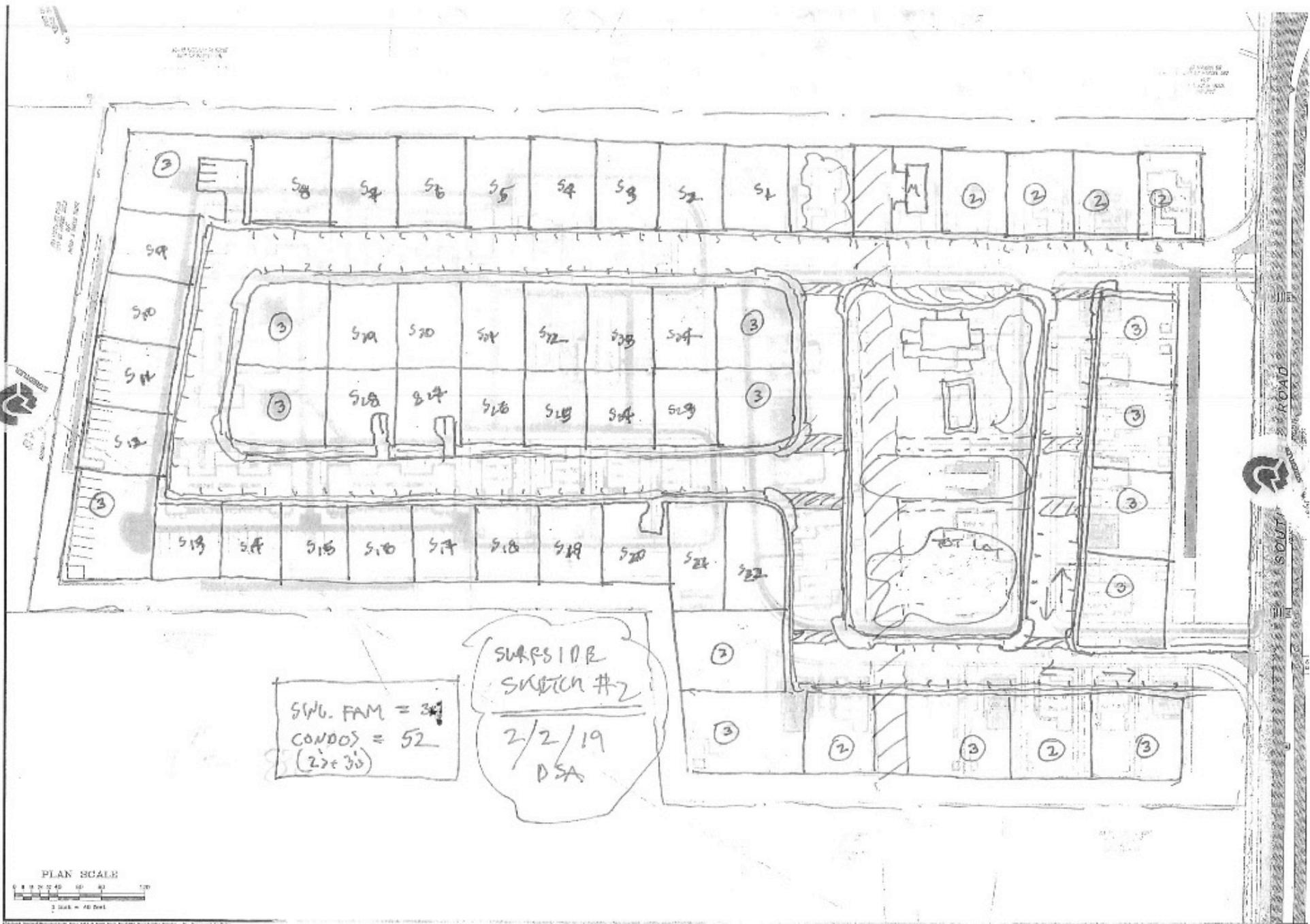
The Town's peer reviewer presented these three sketch options of the site plan for discussion at the 2/4/19 workshop.



SURFIVE
 SKETCH #1
 1/31/19
 DSA

$\pm 1^k = 80'$
 @ 11 x 17

PLAN SCA.
 1" = 40'

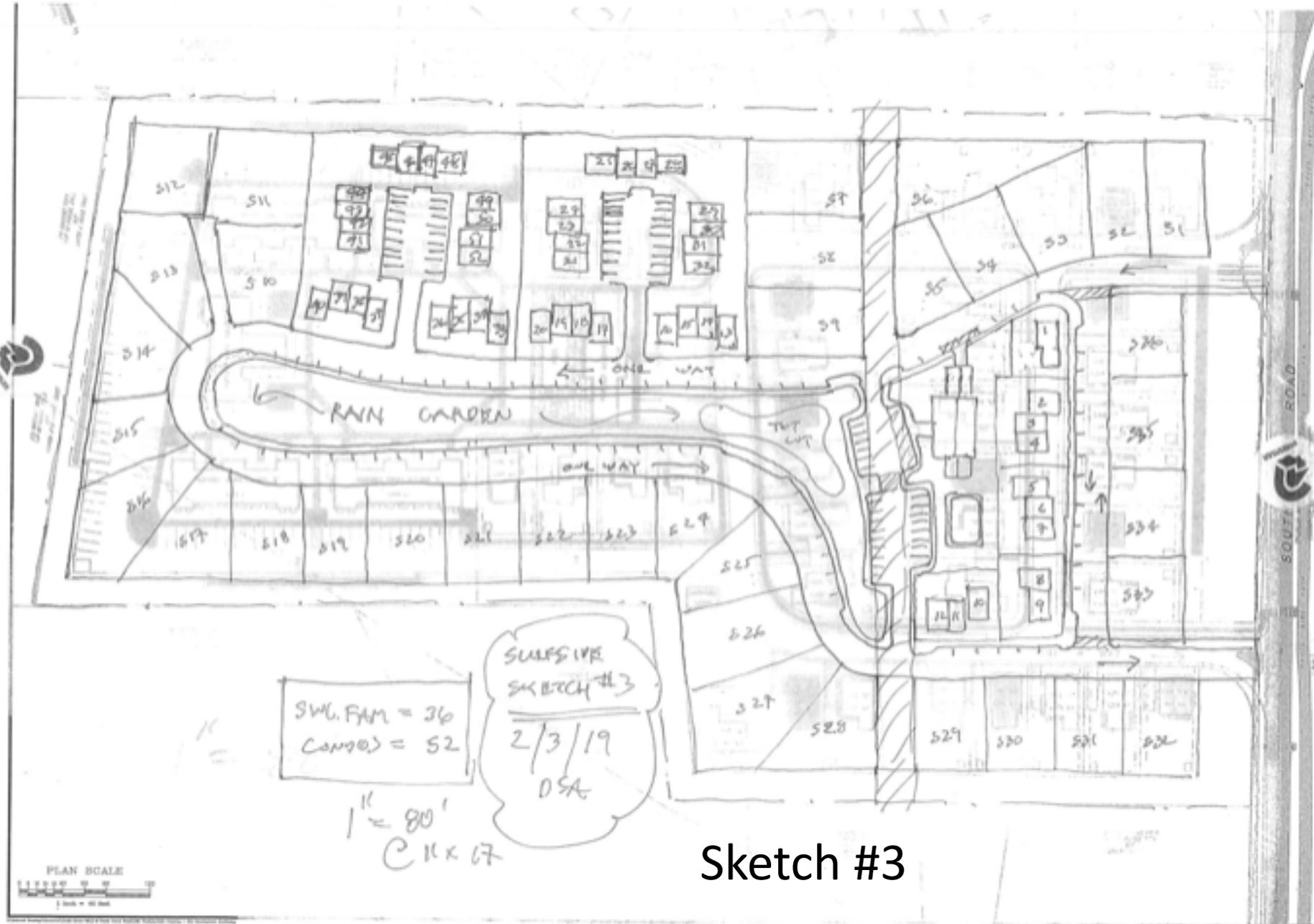


S/W. FAM = 34
 CONDOS = 52
 (27+30)

SURFSIDE
 SKETCH #2
 2/2/19
 DSA

PLAN SCALE
 0 10 20 30 40 50 60 70
 1 inch = 40 feet

h



Sketch #3

At the 2/4/19 workshop it was requested by the participating ZBA members (and others) that sketch #3 be further developed.

The following plan, a refinement of sketch #3, was then presented at the 2/22/19 workshop.



Notes

1. LOCAL: 2015 ZONING MAP
2. OWNER: SURFSIDE CROSSING LLC
3. DATE: 08/14/2015
4. SCALE: AS SHOWN

PARKING SUMMARY

ON-STREET PARKING: 16 SPACES

OFF-STREET PARKING: 19 SPACES

ON-STREET PARKING: 19 SPACES

ON-STREET PARKING: 19 SPACES

ON-STREET PARKING: 19 SPACES

ZONING REQUIREMENTS

DISTRICT: LAR-2

MIN. LOT SIZE: 40,000 SQ. FT.

FRONT YARD: 10' MIN.

REAR YARD: 10' MIN.

SIDE YARD: 10' MIN.

MAX. HEIGHT: 35' MIN.

MAX. GROUND COVER: 40% MAX.



PROPOSED 406 DEVELOPMENT IN HARTFORD, MASSACHUSETTS

Project by: SURFSIDE CROSSING, LLC

406, 407, 408 & 409 SOUTH SHORE ROAD, HARTFORD, CT 06105

DATE: 08/14/2015

SCALE: AS SHOWN



PLAN SCALE

1" = 40'

Further refinement to the plans with an emphasis on making the multi-family units blend in with the streetscape of the main circulation at Surfside Crossing was made as a result of the discussion at the 2/22/19 workshop.

The following drawings illustrate that exploration.

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Cambridge MA 02141
617 661 9082
617 661 2550

PO Box 1520
Nantucket MA 02554
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SURFSIDE CROSSING

NANTUCKET, MA 02554

MARK	DATE	REVISIONS
A	3/7/19	FOR 3/11/19 ZBA

Print Date:



PARK SKETCH
3/9/19 1" = 50'

DUPLEX LOTS: 4
COTTAGE LOTS: 44
BARN LOT: 1

MULTI-FAMILY UNITS: 40
(8*4) + (4*2)

TOTAL PARKING: 114
MULTI-FAMILY PARKING: 46
STREET PARKING: 50
REC. BUILDING PARKING: 18

1 SITE PLAN
Scale: 1" = 40 FT

NOTE:
INFORMATION ON THIS
PLAN BASED ON SURVEY BY
BRACKEN ENGINEERING

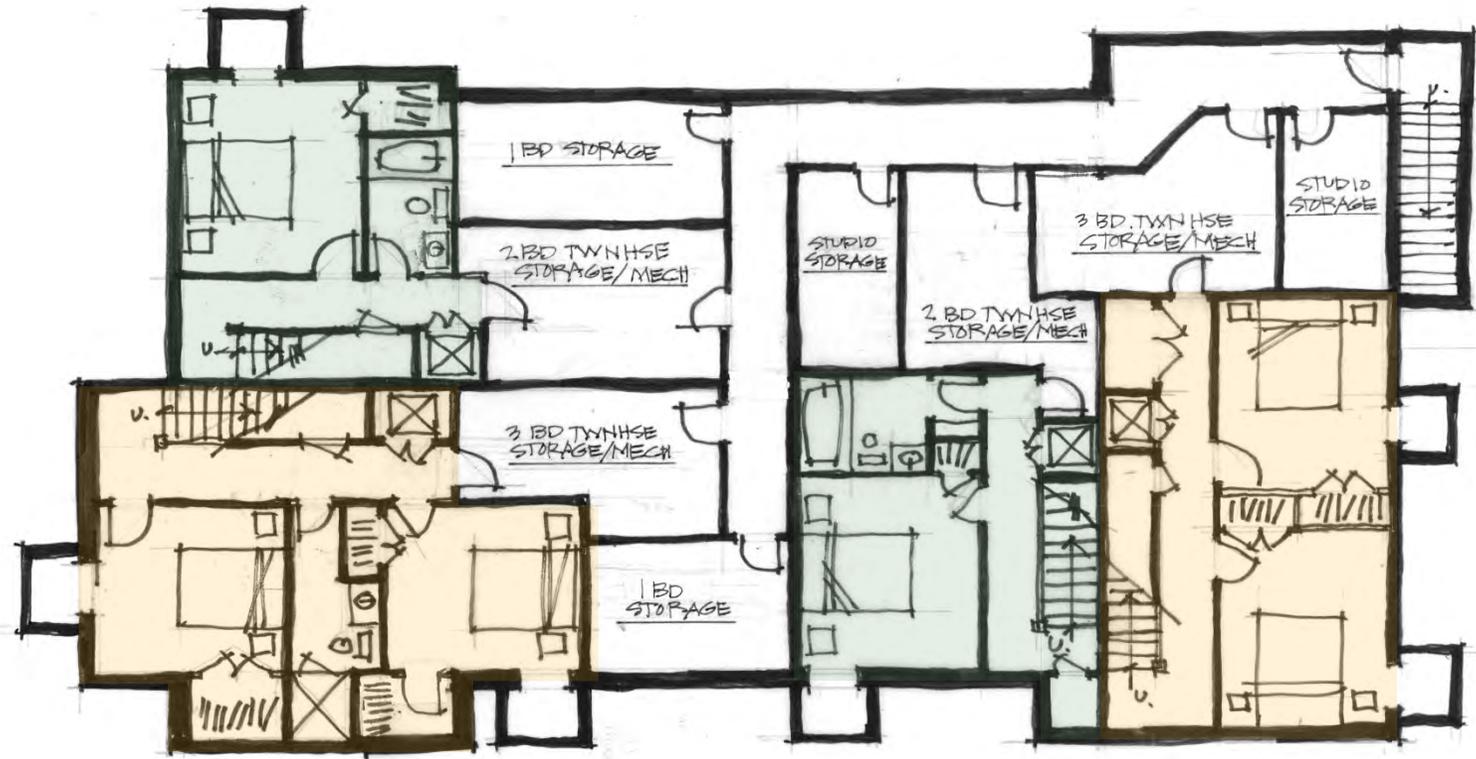


PARK SKETCH
3/5/19 1" = 50'



Concept sketch of the streetscape of the main circulation at Surfside Crossing in front of multifamily area

Concept sketches for multi-family buildings and duplex units



KEY	
STUDIO	
1 BEDROOM	
2 BEDROOM	
3 BEDROOM	

LOWER LEVEL PLAN - 30' TALL BUILDING (4 MODULES)
CONCEPT SKETCHES

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KEY	
STUDIO	
1 BEDROOM	
2 BEDROOM	
3 BEDROOM	

FIRST FLOOR PLAN - 30' TALL BUILDING (4 MODULES)
CONCEPT SKETCHES

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KEY	
STUDIO	
1 BEDROOM	
2 BEDROOM	
3 BEDROOM	

SECOND FLOOR PLAN - 30' TALL BUILDING (4 MODULES)
 CONCEPT SKETCHES

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FRONT ELEVATION - 30' TALL BUILDING (4 MODULES)
CONCEPT SKETCHES

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FRONT ELEVATION
A 4



RIGHT ELEVATION - 30' TALL BUILDING (4 MODULES)
CONCEPT SKETCHES

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RIGHT SIDE ELEVATION
A 5



OUTDOOR LIVING - 30' TALL BUILDING
 CONCEPT SKETCH

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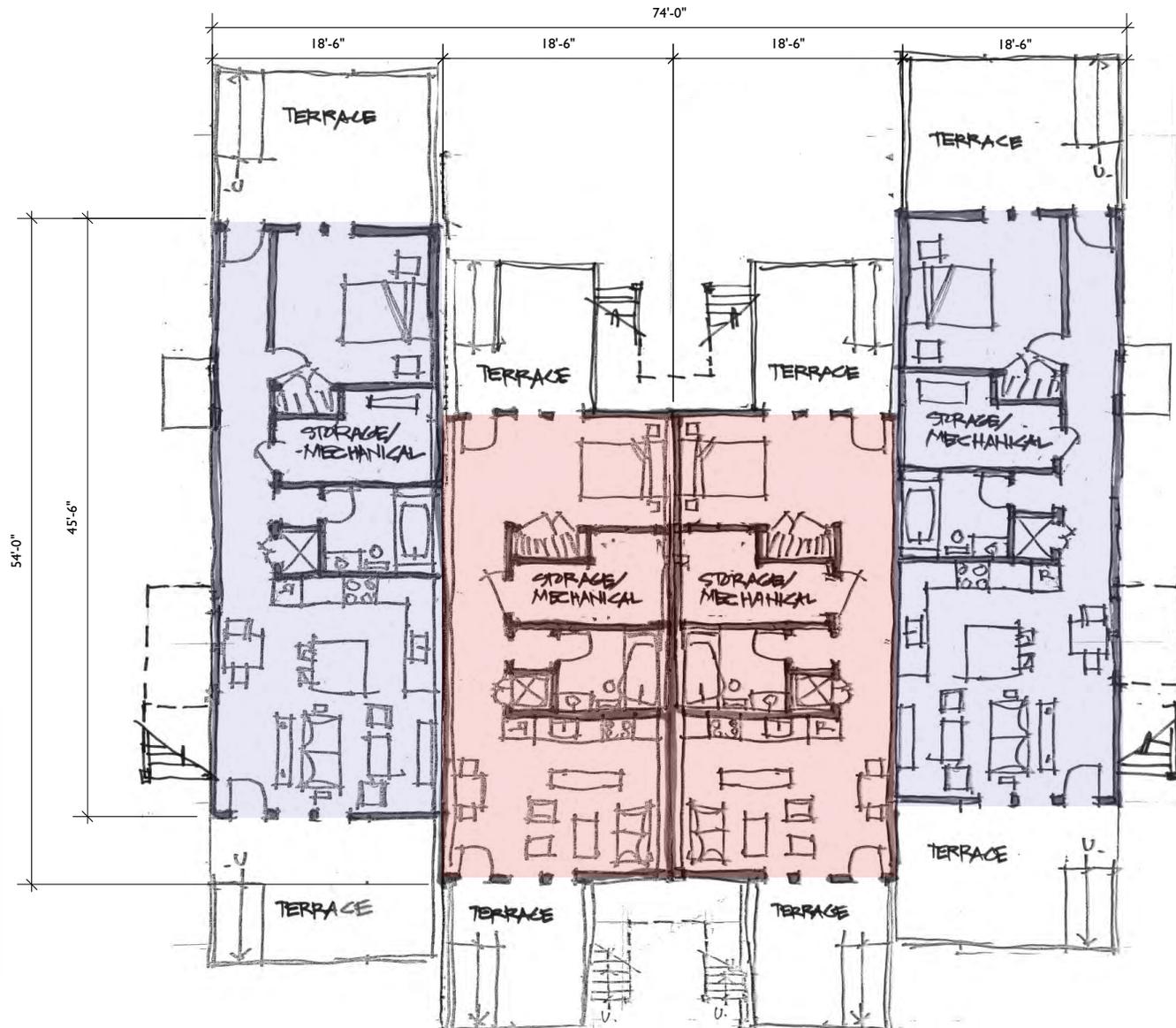
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 617 461 2500
 170 West 133rd
 New York NY 10014
 212 213 4142
 212 213 4400
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GARDEN LAYOUT

A 6

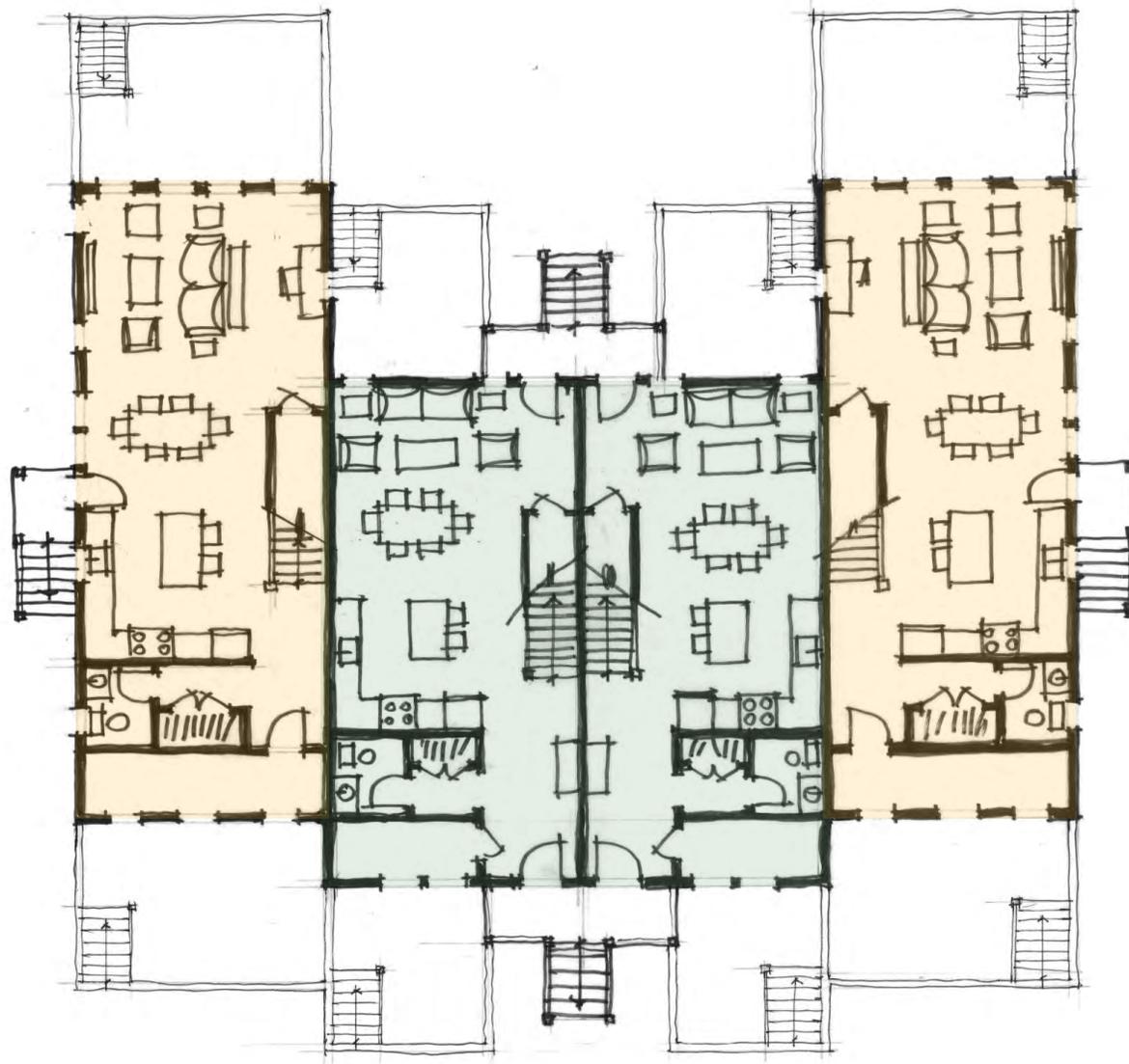


KEY

STUDIO	
1 BEDROOM	
2 BEDROOM	
3 BEDROOM	

LOWER LEVEL PLAN - 32' TALL BUILDING (4 MODULES)
CONCEPT SKETCHES

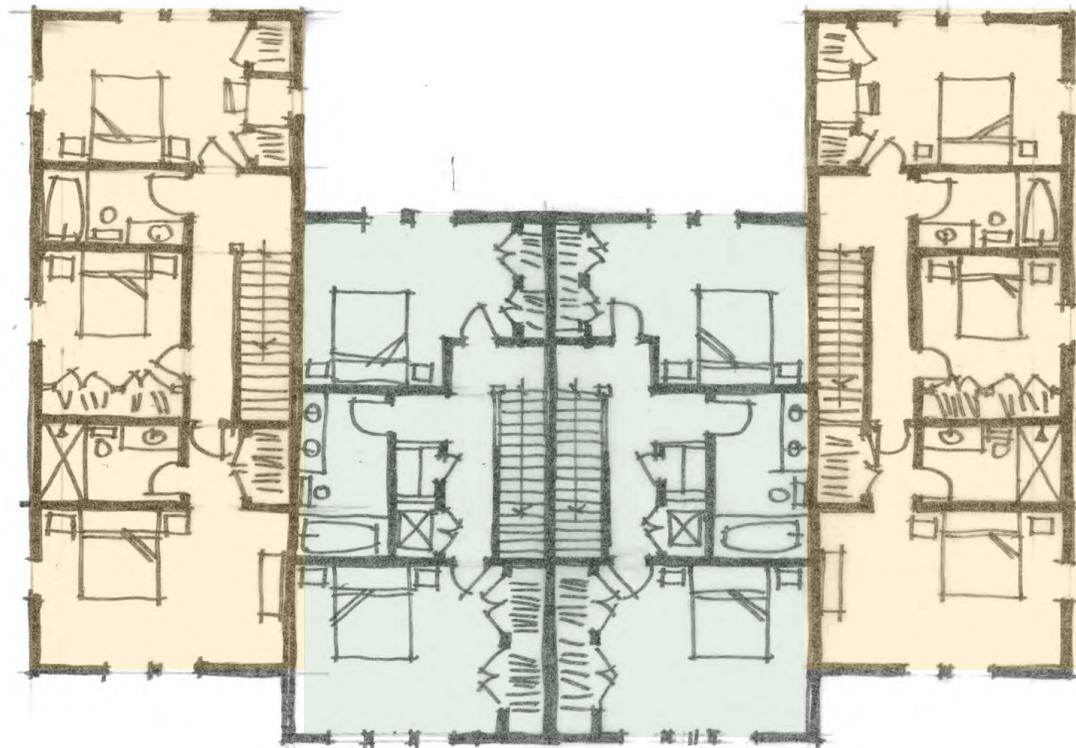
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KEY	
STUDIO	
1 BEDROOM	
2 BEDROOM	
3 BEDROOM	

FIRST FLOOR PLAN - 32' TALL BUILDING (4 MODULES)
CONCEPT SKETCHES

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KEY

STUDIO	
1 BEDROOM	
2 BEDROOM	
3 BEDROOM	

SECOND FLOOR PLAN - 32' TALL BUILDING (4 MODULES)
CONCEPT SKETCHES

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3/8/19	FOR 3/11/19 ZBA																



FRONT ELEVATION - 32' TALL BUILDING (4 MODULES)
CONCEPT SKETCHES

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FRONT ELEVATION
A 4



LEFT ELEVATION - 32' TALL BUILDING (4 MODULES)
CONCEPT SKETCHES

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LEFT ELEVATION
A 5



OUTDOOR LIVING SPACE - 32' TALL BUILDING
CONCEPT SKETCHES

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OUTDOOR LIVING
A 6



KEY	
STUDIO	
1 BEDROOM	
2 BEDROOM	
3 BEDROOM	

LOWER LEVEL PLAN - 27' FOOT TALL (2 MODULES)
CONCEPT SKETCHES

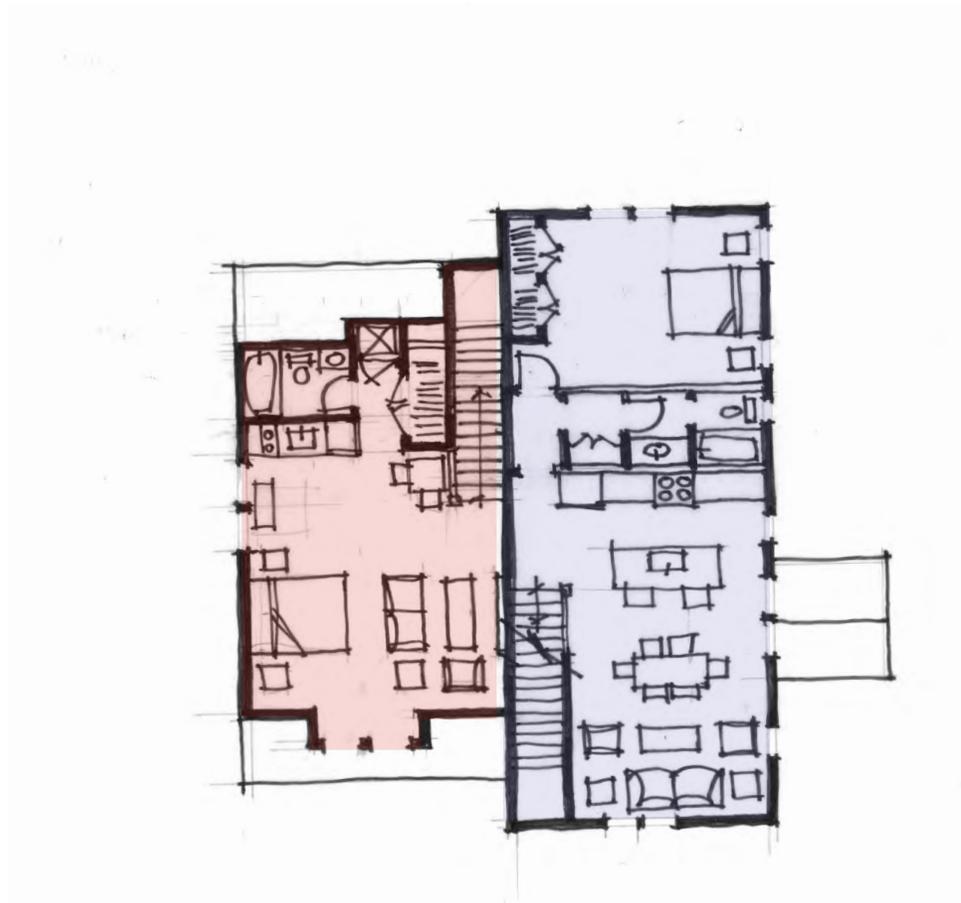
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KEY	
STUDIO	
1 BEDROOM	
2 BEDROOM	
3 BEDROOM	

SECOND FLOOR PLAN - 27' FOOT TALL (2 MODULES)
CONCEPT SKETCHES

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KEY	
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1 BEDROOM	
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SECOND FLOOR PLAN - 27' FOOT TALL (2 MODULES)
CONCEPT SKETCHES

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FRONT ELEVATION - 27' FOOT TALL (2 MODULES)
CONCEPT SKETCHES

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DATE	REVISIONS
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FRONT ELEVATION
A 4



RIGHT ELEVATION - 27' FOOT TALL (2 MODULES)
CONCEPT SKETCHES

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RIGHT ELEVATION
A 5



OUTDOOR LIVING SPACE - 27' FOOT TALL (2 MODULES)
CONCEPT SKETCHES

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OUTDOOR LIVING SPACE

A 6



KEY

STUDIO	■
1 BEDROOM	■
2 BEDROOM	■
3 BEDROOM	■

FIRST FLOOR PLAN - DUPLEX
CONCEPT SKETCHES

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FIRST FLOOR
A I

KEY

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



SECOND FLOOR PLAN - DUPLEX
CONCEPT SKETCHES

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SECOND FLOOR
A 2



FRONT ELEVATION - DUPLEX
 CONCEPT SKETCHES

27'-0"

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**FRONT ELEVATION
 A 3**



RIGHT ELEVATION - DUPLEX
CONCEPT SKETCHES

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RIGHT ELEVATION
A 4

SURFSIDE CROSSING

03/11/19

Multi-Family Buildings

UNITS IN EACH BUILDING	3 BEDROOM	2 BEDROOM	1 BEDROOM	STUDIO
30' Building (4 modules)	2	2	2	2
30' Building (4 modules)	2	2	2	2
32' Building (4 modules)	2	2	2	2
32' Building (4 modules)	2	2	2	2
27' Building (2 modules)	1	1	1	1
27' Building (2 modules)	1	1	1	1
WORKING TOTAL UNITS	40	10*	10*	10*

* This working total can be modified to accommodate even distribution of 25% affordable units / 75% market rate units per bedroom type.

TOTAL AFFORDABLE MULTI-FAMILY UNITS & BEDROOMS	10	16		
TOTAL MARKET RATE MULTI-FAMILY UNITS & BEDROOMS	30	54		
TOTAL AFFORDABLE AND MARKET RATE MULTI-FAMILY UNITS & BEDROOMS	40	70		

SURFSIDE CROSSING

03/11/19

Duplexes

UNITS IN EACH BUILDING	3 BEDROOM	2 BEDROOM	1 BEDROOM	STUDIO
Duplex	2			
TOTAL UNITS	8	0	0	0
TOTAL AFFORDABLE DUPLEX UNITS & BEDROOMS	2	6		
TOTAL MARKET RATE DUPLEX UNITS & BEDROOMS	6	18		
TOTAL MARKET RATE AND AFFORDABLE UNITS & BEDROOMS	8	24		

SURFSIDE CROSSING

Site Parking

03/11/19

TOTAL PARKING	202
Multi-Family Adjacent	46
Street Parking	50
Recreation Building Parking	18
Single Family Cottage Parking (on individual cottage lots)	88

SURFSIDE CROSSING

03/11/19

SINGLE FAMILY COTTAGES

		3 BEDROOM	4 BEDROOM	5 BEDROOM
TOTAL SINGLE FAMILY COTTAGES	44	6	22	16
AFFORDABLE SINGLE FAMILY COTTAGES	11	6	5	
TYPE C-A -3		2		
TYPE C-A -4			2	
TYPE F-A -3		2		
TYPE F-A -4			2	
TYPE G-A -3		2		
TYPE G-A -4			1	
YEAR ROUND SINGLE FAMILY COTTAGES	33		17	16
TYPE A-4			5	
TYPE A-5				5
TYPE B-4			4	
TYPE B-5				4
TYPE D-4			4	
TYPE D-5				3
TYPE E-4			4	
TYPE E-5				4
TOTAL AFFORDABLE COTTAGE BEDROOMS			38	
TOTAL MARKET RATE COTTAGE BEDROOMS			148	
TOTAL AFFORDABLE & MARKET RATE COTTAGE BEDROOMS			186	