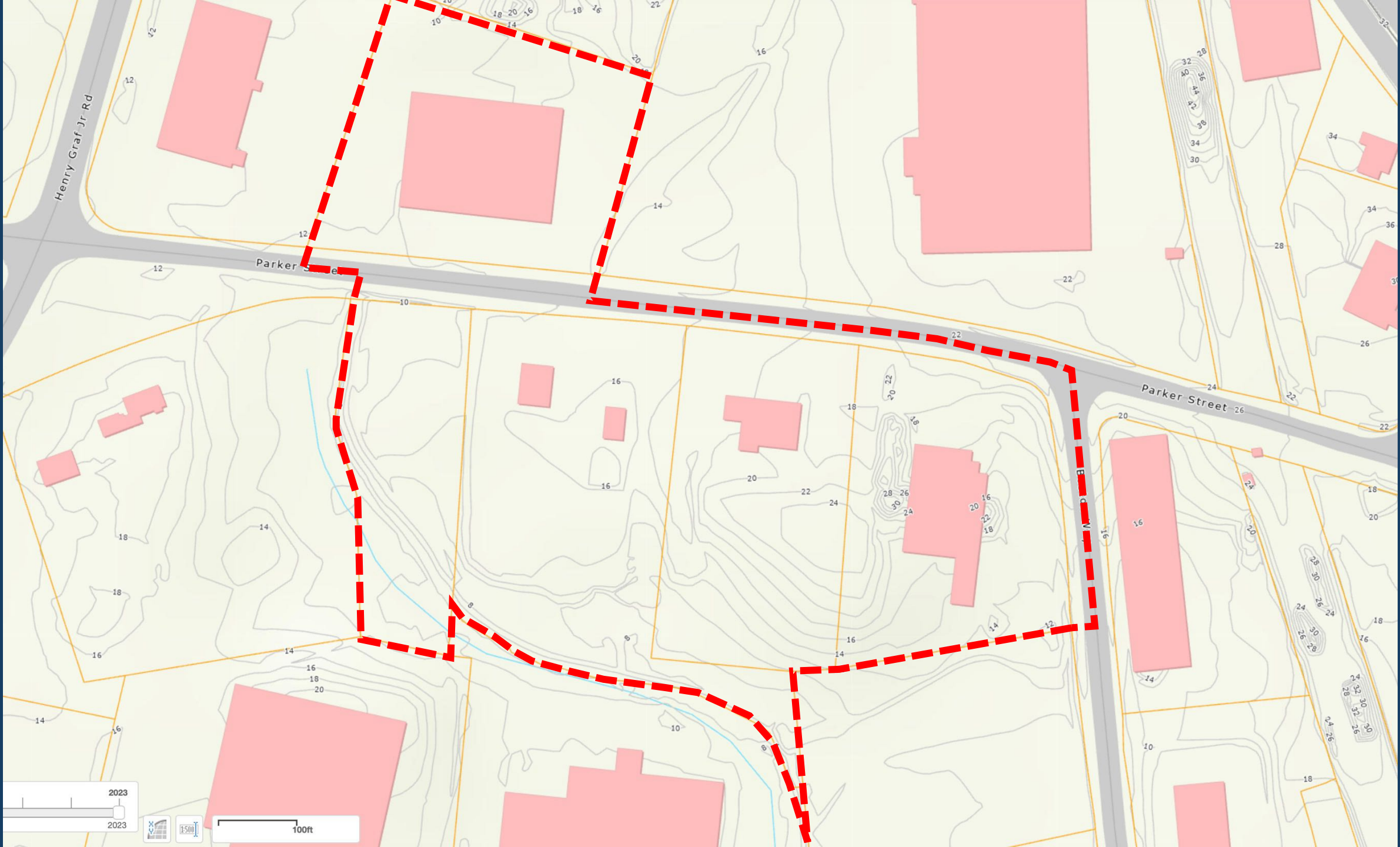
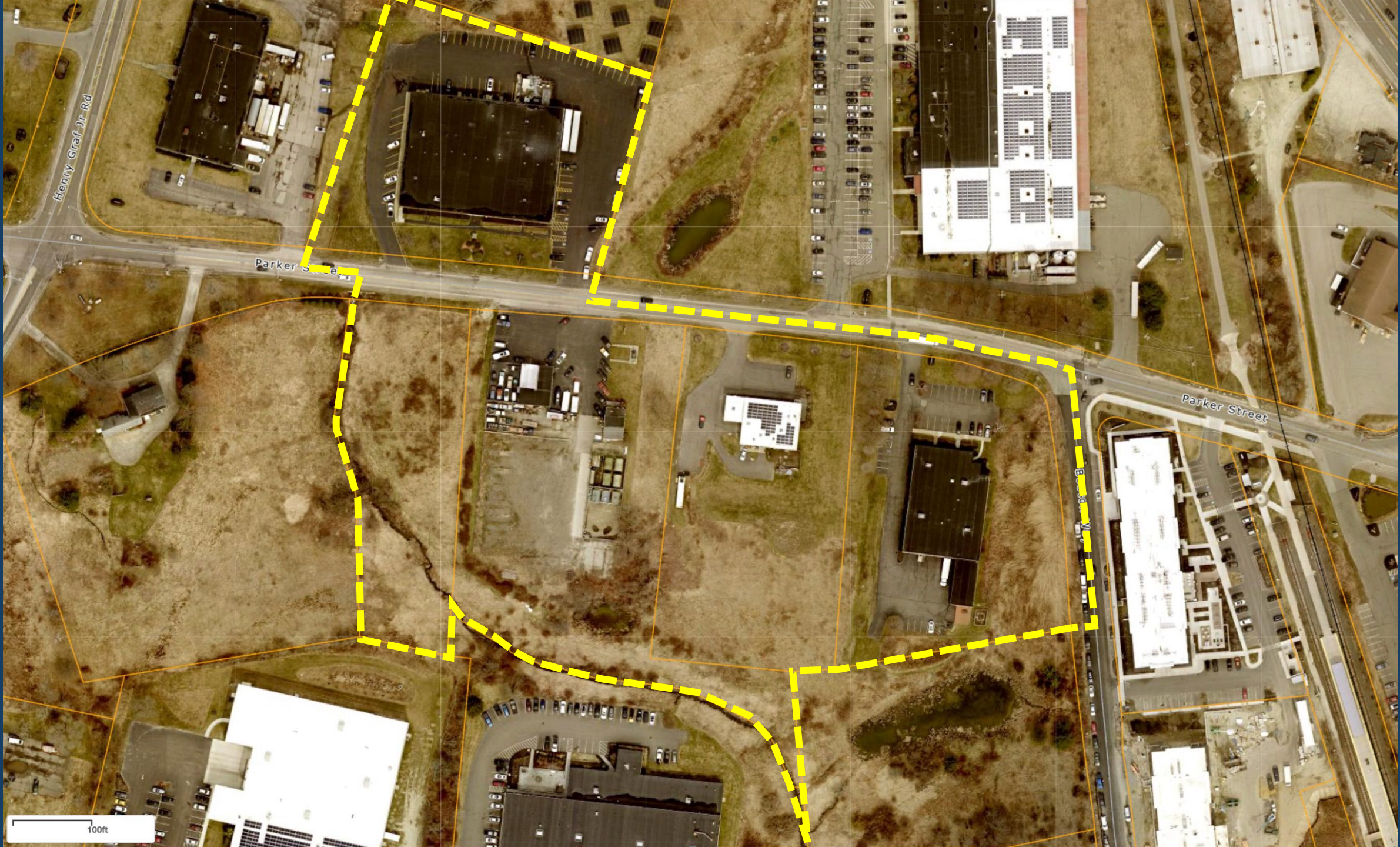


*Upper unit capacity estimated for Parker Street







Henry Graf Jr Rd

Parker Street

Parker Street

Bate Way

100ft



Henry Graf Jr Rd

Parker Street

50 feet

70 feet

65 feet

100 feet

80 feet

110 feet

Parker Street

100ft



Henry Graf Jr Rd

Parker Street

Parker Street

100ft



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Way


Newburyport Crossing

T

1805 Newburyport Crossing

Artis Senior Living – Wilmette IL

<https://www.fitzgeraldassociates.net/location/suburban/>





Veridian Residences – Portsmouth NH

<https://www.veridianresidences.com>



Veridian Residences – Portsmouth NH







CATE ST

BUILDING B
116 UNITS
4 STORIES

**TOWNHOUSE
CONDOS**
23 UNITS

BUILDING A
134 UNITS
4 STORIES

West End Yards – Portsmouth NH



West End Yards – Portsmouth NH



The Buckley Apartments – Framingham MA



The Buckley Apartments – Framingham MA



The Buckley Apartments – Framingham MA



166-168 Route One – Newburyport

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Street Design Objectives

- Define street edge
 - Appropriate minimum/maximum setbacks
 - Long façade parallel to street
 - Parking set back behind buildings to extent possible
 - Landscaping
- Extend multi-use path on south side of Parker, from Boston Way to Graf Rd; create sidewalk on north side



Henry Graf Jr Rd

Parker Street

Parker Street

100ft



Henry Graf Jr Rd

Parker Street

20 feet

Parker Street

100ft



20 feet

Pa

Current Smart Growth District Standards

Minimum lot (Project) area	10,000 square feet
Minimum length of frontage	40 feet
Minimum front yard setback	no requirement
Maximum front yard setback	10 feet (except where existing utility easements make this setback infeasible)
Minimum side yard setback	no requirement
Minimum rear yard setback	10 feet

Melrose Smart Growth District

Maximum front yard

1. In order to define a consistent building line along the street, **new buildings shall not be set back more than 20 feet from the front property line.**
2. **The maximum front yard may be increased to 30 feet provided that the additional yard area incorporates a courtyard or sitting area at least 1,500 square feet in area and at least 20 feet deep that adjoins and is open on one or more sides to the public sidewalk; is open to the public for exclusive use by pedestrians; contains pedestrian amenities such as seating; and is landscaped to create a separation from the street, to provide shade, to reduce noise, and to mitigate fumes.**
3. **At least 60% of the front side of a lot facing a public street, measured in percentage of linear feet of the frontage, shall be occupied by buildings or open space.**

Portsmouth Gateway Planned Development

Minimum continuous street frontage	100'		
Maximum building coverage	75%		
Minimum open space	20%		
Minimum percentage of the lot frontage that shall be occupied by buildings or open space	60%		
Front yard	<u>Minimum</u>	<u>Maximum</u>	
Measured from the centerline of Lafayette Road	70'	90'	
Measured from the sideline of the Route 1 Bypass	30'	n.a.	
Measured from any other public or private street	20'	40'	

Potential Changes to SGD Standards

- Increase maximum front setback from 10 feet to 20 feet (or other)
- Require provision for 10-foot multiuse path + 3-foot buffer on south side (which will likely intrude onto lots)
 - *These two provisions will slightly reduce the allowable building envelope and thereby may reduce the unit capacity calculations*
 - *Existing paved street is 28'±; multiuse path on south would require 13'; sidewalk on north would require 8' – so total ROW needed is 49'*
 - *Existing ROW varies from 52' at 69/75 Parker to 60' at 77/79A Parker*
 - *Paved street is not centered in ROW, so parcels on the south side have less space for path than on north side*
- Require minimum percentage buildout of frontage