

# NOBSCOT VILLAGE

PLANNING BOARD PRESENTATION | 5.2023



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## THE DEVELOPMENT TEAM:

EVERY GREAT PROJECT IS DEFINED BY A GREAT TEAM. WE HAVE ASSEMBLED THE BEST IN CLASS.

Developer: **J & Company**



Civil Engineer/Traffic Assessment: **VHB**



Architect: **The Architectural Team**



Landscape Architect: **IBI Group**

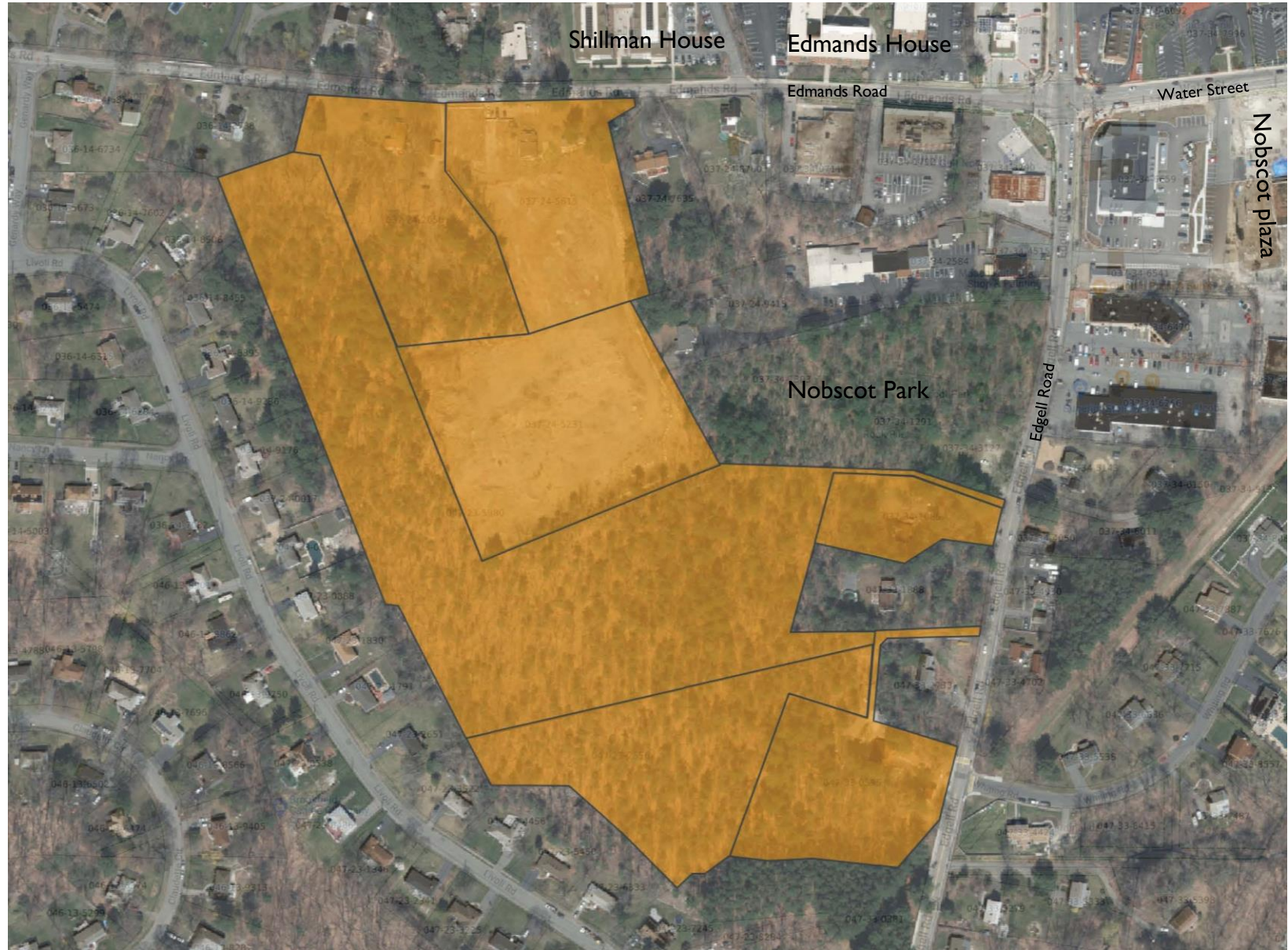


Legal Council: **Fletcher Tilton PC & Nutter,  
McClennan & Fish LLP**



# SITE OVERVIEW

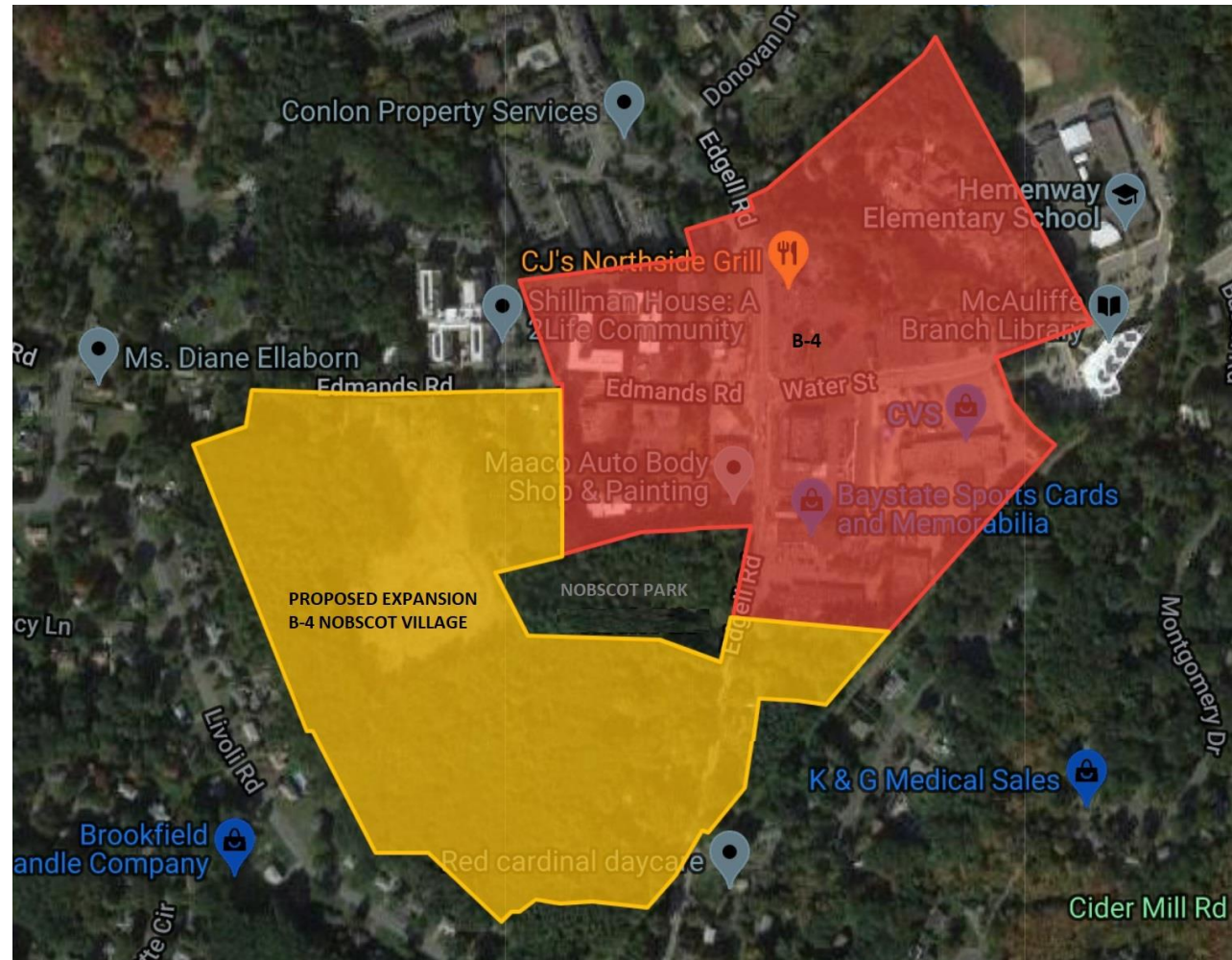
- 27 +/- Acres Under Control
- Intersection of Edgell & Edmands
- Directly Abutting Nobscot Park
- Mostly Vacant and Cleared Land



# THE PROPOSAL: EXPAND THE USE OF B-4 VILLAGE ZONE

VILLAGE CENTER RE-ZONE LOCATION WILL ALLOW FOR THE FOLLOWING:

- CONSOLIDATE PARCELS TO CREATE A LARGE AREA FOR THE DEVELOPMENT OF A MIX OF HOUSING TYPES SUCH AS APARTMENTS, CONDOMINIUMS, TOWNHOUSES, DUPLEXES, OR COTTAGES\*
- CREATE TRUE MIXED-USE VILLAGE CENTER
- BRING AMENITIES, DIVERSITY IN HOUSING TYPES TO THE NORTH SIDE



1. Open Space

2. Diversification  
of Housing

3. Multiple -  
Uses

4. Connectivity/  
Walkability

# INTEGRATING THESE FEATURES - CONCEPT

WE PLAN TO WORK WITH THE COMMUNITY AND CITY TO INTEGRATE THESE FEATURES IN A PLAN THAT SUPPORTS OUR COMMON GOALS

- Multi-Family, Townhouses, Senior Living & Restaurant/Retail
- 50% Open Space
- 15% Undisturbed Area
- Thoughtful Layout Provides Natural Buffer
  - 300' between dwellings



1. Open Space

2. Diversification  
of Housing3. Multiple -  
Uses4. Connectivity/  
Walkability

# DENSITY PER ACRE STUDY

DENSITY OF APPROVED SOUTH SIDE PROJECTS HAVE RANGED FROM 35-188 UNITS PER ACRE

Address	Property Name	Year Built	Number of Units	Acres	Units per Acre
<b>South Side</b>					
54 Union Ave	Union Street Apartments	2022	75	0.40	188
Waverly Street		Permitting	176	1.53	115
55 Concord Street	Alta Union House	2018	196	1.96	100
266 Waverly Street	Modera	2020	270	3.00	90
59 Fountain Street	Bancroft Lofts	2021	258	3.02	85
489 Franklin Street	The Buckley	2019	210	6.00	35
	<b>Totals</b>		<b>1185</b>	<b>15.91</b>	<b>74</b>
<b>North Side</b>					
770 Water Street	Nobscot Plaza	Permitted	156	4.87	32
Edgell/Edmands	Proposed Nobscot	Permitting	400-500	27.54	14-18
	<b>Totals</b>		<b>156</b>	<b>32.41</b>	

THANK YOU

Rick & Steven

