



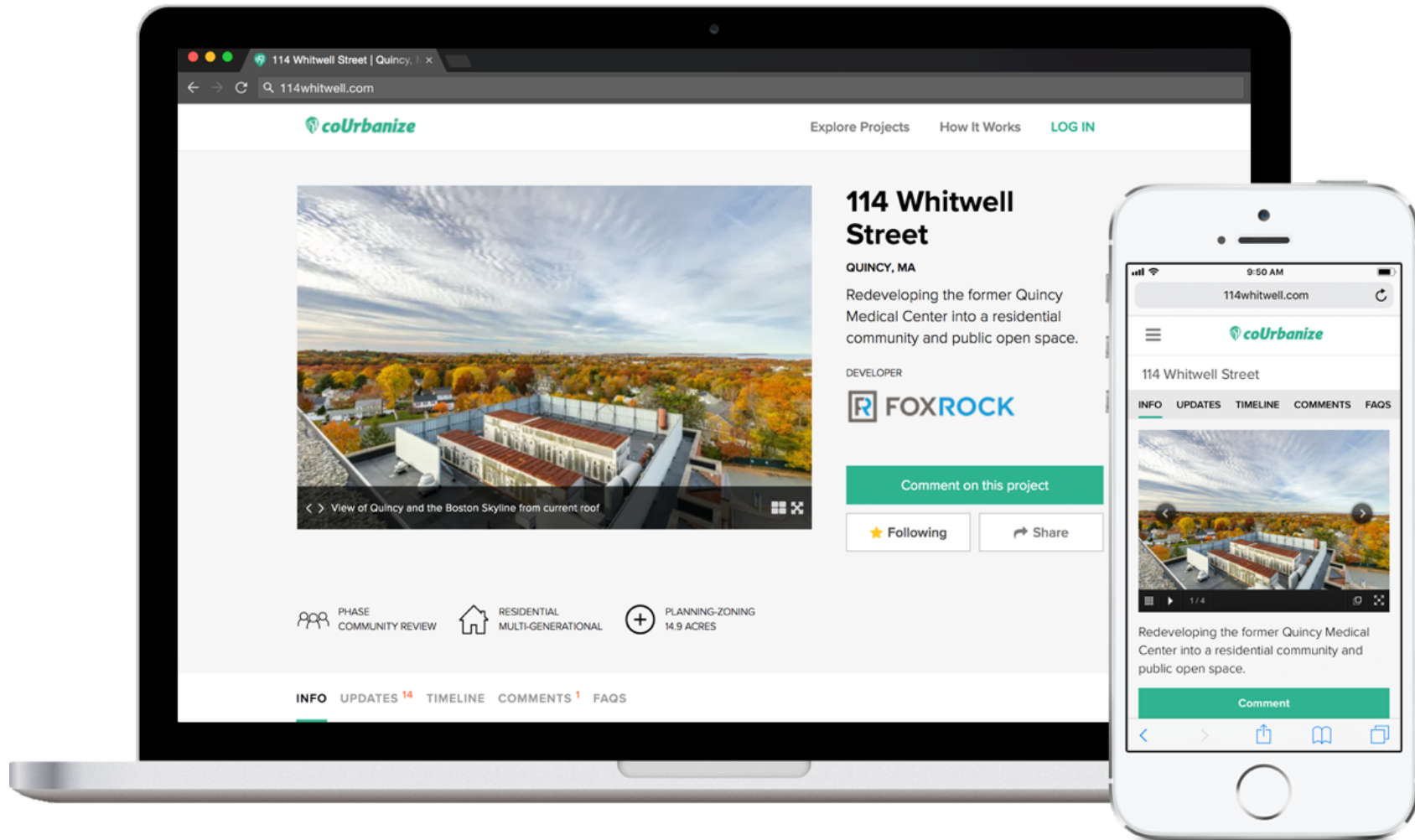
Neighborhood Meeting

Tuesday, July 24th, 2018

AGENDA

1. Introduction
2. www.114whitwell.com & *coUrbanize* platform
3. Development Timeline
4. PUD District: Overview, December 2017 Amendment, Dimensional Restrictions
5. Community Questions
6. Master Planning Design Principles
7. Landscape Design & Glendale Park
8. Civil Engineering: Access, Grading, Drainage, Utilities
9. Traffic Analysis
10. Questions & Answers

www.114whitwell.com



Development Timeline

December 16, 2016	FoxRock purchases 114 Whitwell
December 27, 2017	Hospital Hill Neighborhood Association Board Meeting
January 7, 2017	Neighborhood Meeting: Introduction to FoxRock
February 7, 2017	Hospital Hill Neighborhood Association Meeting
March 15+16, 2017	Office Hours
April 2017	Glendale Park picnic tables & fence installed
May 6, 2017	Cleaner, Greener Quincy 2017
August 31, 2017	Neighborhood Meeting: Update on Redevelopment Efforts
October 13, 2017	Office Hours
November 21, 2017	Neighborhood Meeting: PUD Amendment and Presentation of Conceptual Master Plan
December 6, 2017	Office Hours
December 12, 2017	Planning Board Public Hearing: PUD Amendment
December 18, 2017	City Council Public Hearing: PUD Amendment
March 20, 2018	Hospital Hill Neighborhood Association Meeting
April 3, 2018	Glendale Park Task Force Meeting #1
April 17, 2018	Glendale Park Task Force Meeting #2
May 1, 2018	Glendale Park Task Force Meeting #3
May 5, 2018	Cleaner, Greener Quincy 2018
June 29, 2018	“Goatscaping” clean-up in Glendale Park
July 24, 2018	Neighborhood Meeting: Master Plan Presentation

Community Questions

- What are the future use(s) on the site?
- What buildings are you saving? Demolishing?
- What about the Administration building?
- What will be the traffic generated?
- What is the height of the buildings?
- How are you going to handle access to the site?
- How are you handling storm water, grading, and utilities?
- What about the Euclid Avenue Gate?
- What about Glendale Park & Open Space?

Conceptual Master Plan: November 2017

HEIGHT:

8
Stories

→

6
Stories

DENSITY:

4.0
FAR

→

2.5
FAR

OPEN SPACE:

20%
Minimum Open Space



Draft Master Plan



Main Site Entrance



Landscape Design

- Maintain and improve Glendale Park
- Commitment to minimum 20% open space in PUD Amendment
- Prioritize *green space* throughout the project



Glendale Park & Open Space

- Safety in the park is of paramount importance
- Retain existing tree cover as much as possible
- Light-touch approach, but clear invasive species and overgrowth– Goatscaping!
- Retain current uses in open space: informal gathering, passive recreation
- Improve and smooth existing lawn



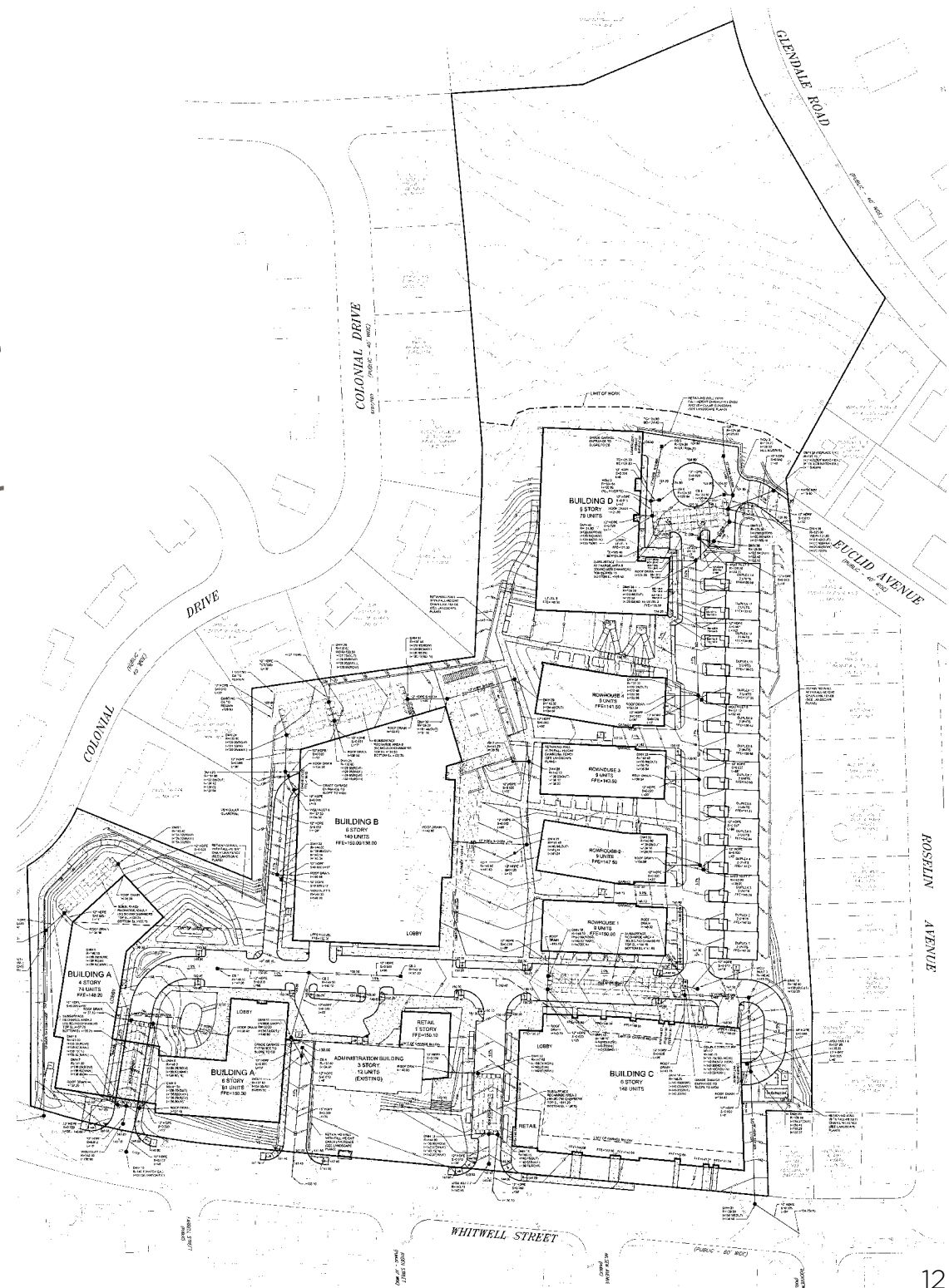
Site Access & Utilities

- Improve alignment of existing 3 site entrances with streets across Whitwell
- Keep Euclid Ave. entrance closed to vehicular traffic
- Connect to existing utilities in Whitwell Street and Euclid Avenue

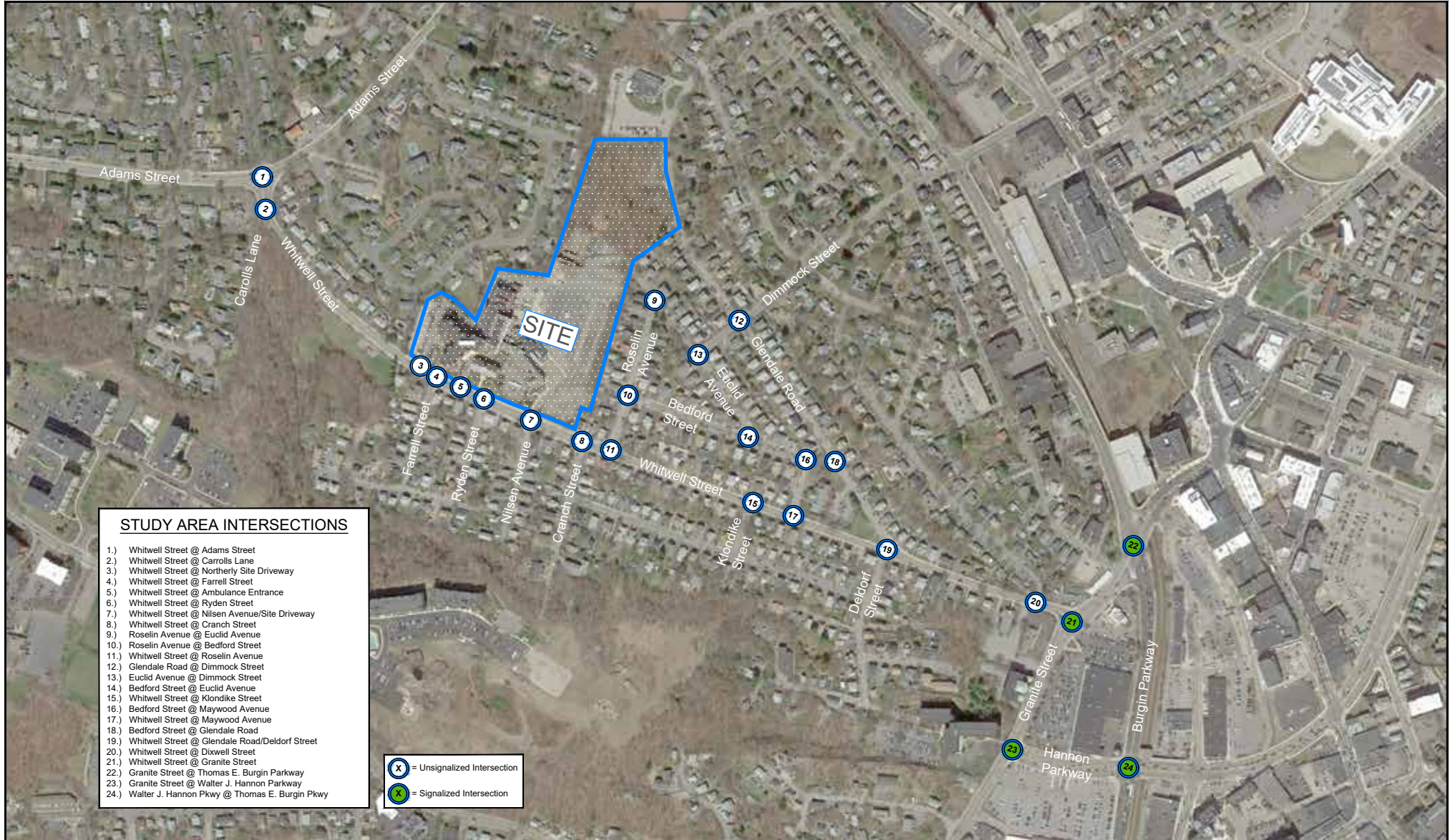


Grading & Drainage

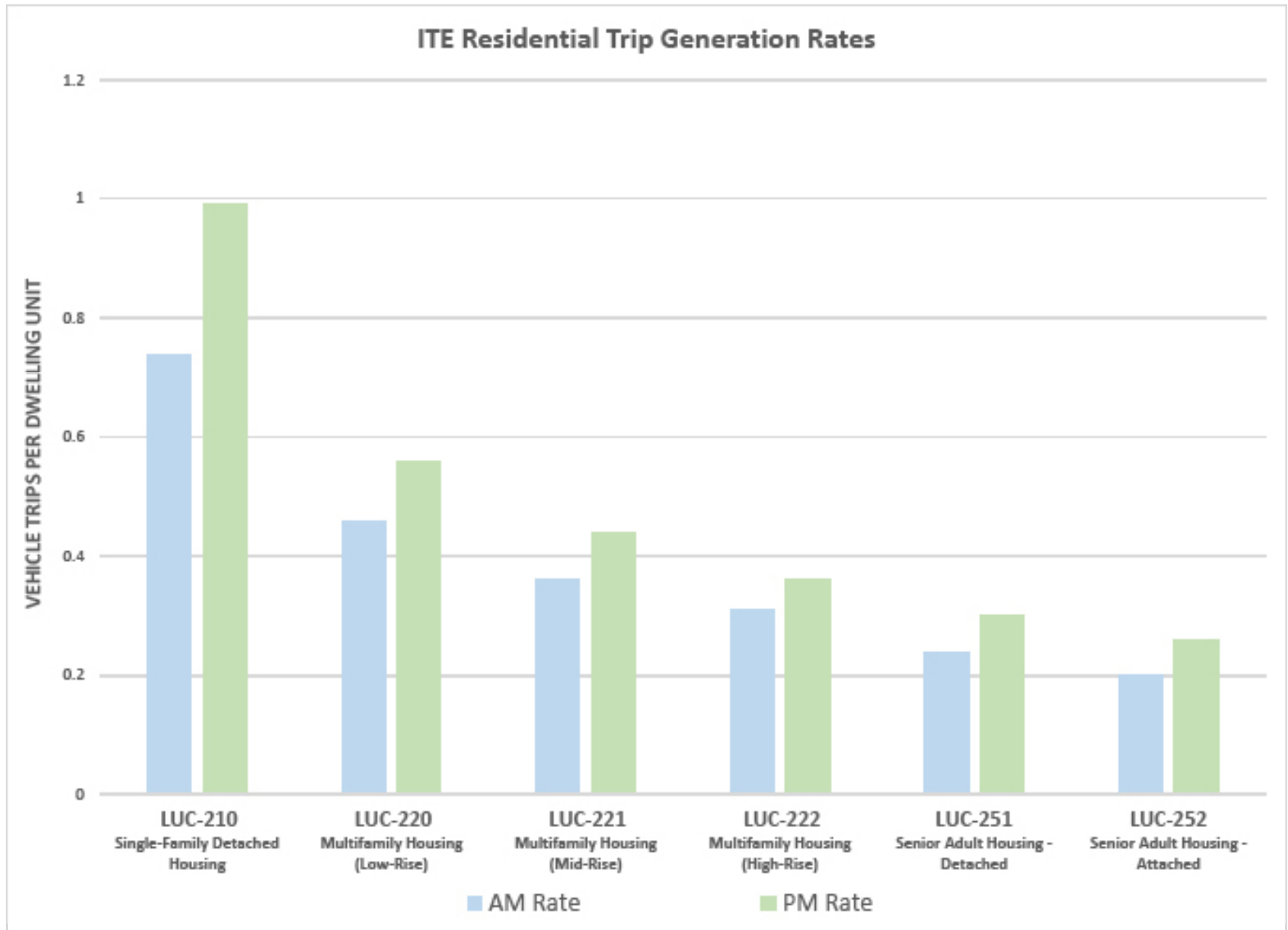
- Take the topography and grade changes of the site into consideration
- Seek to significantly reduce impervious services
- Improve on-site stormwater management



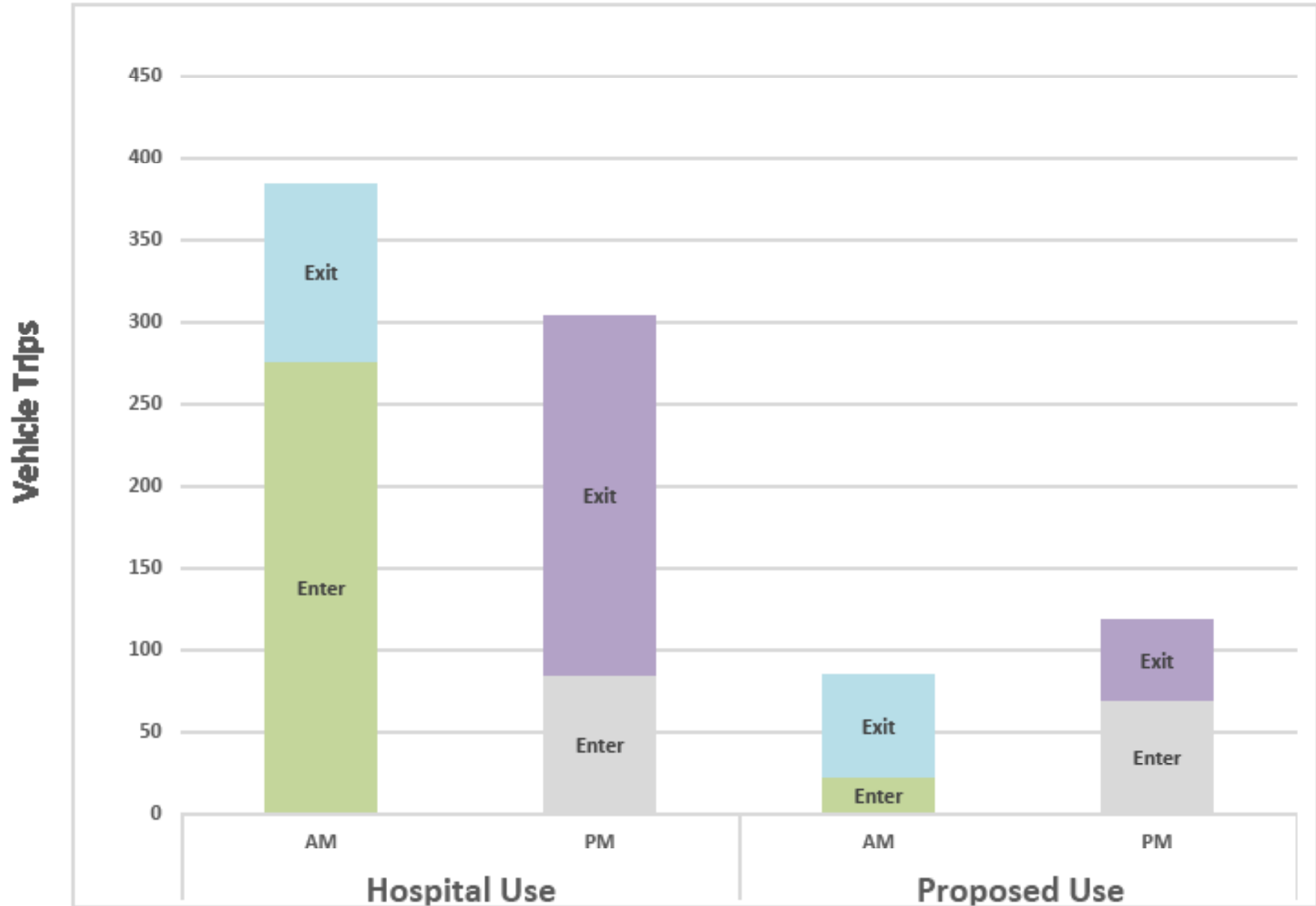
Traffic Analysis



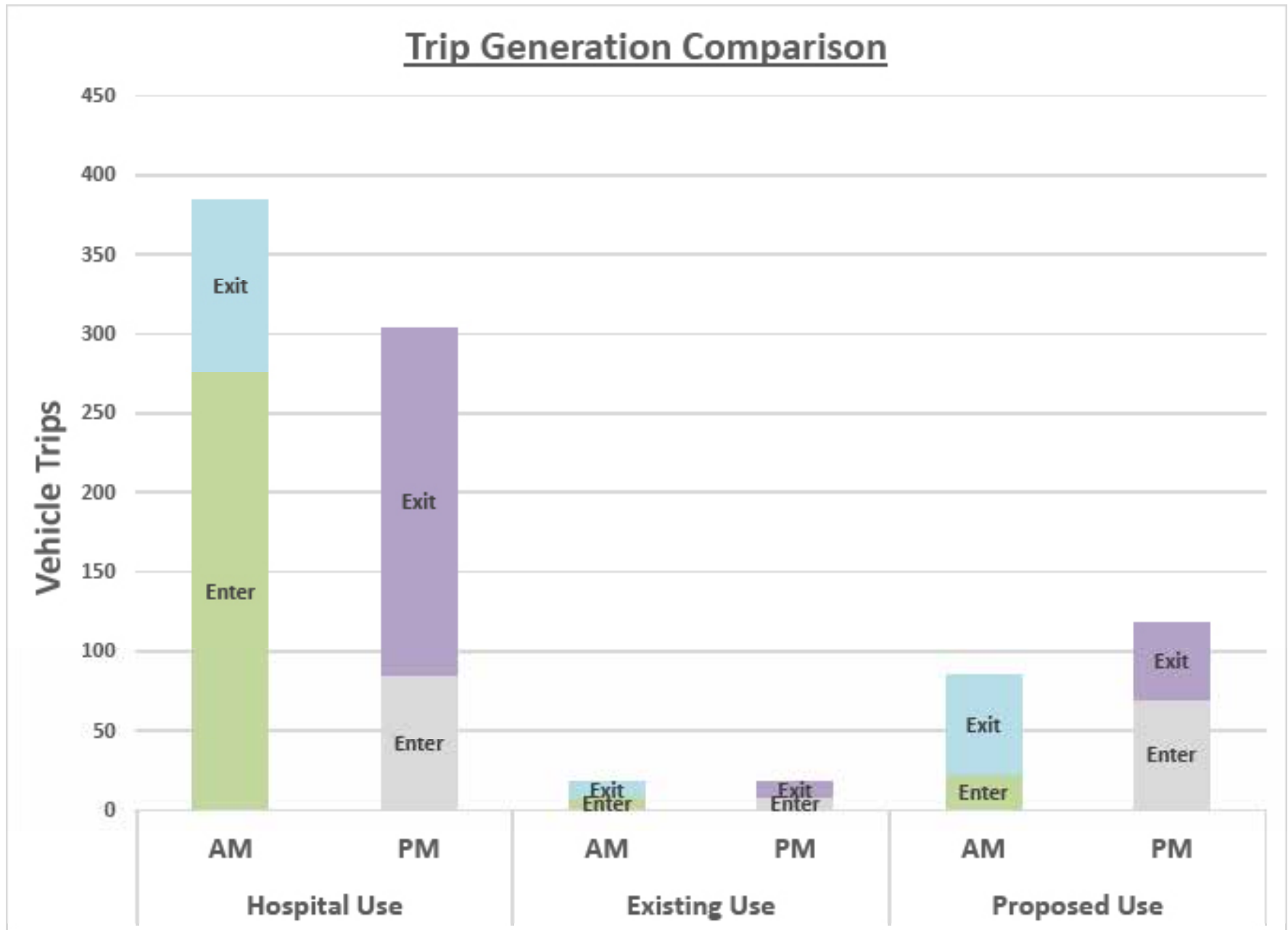
Traffic Analysis



Trip Generation Comparison



Traffic Analysis



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