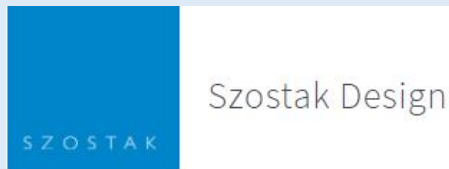


**1100 Columbia Street  
Conditional Zoning Modification**

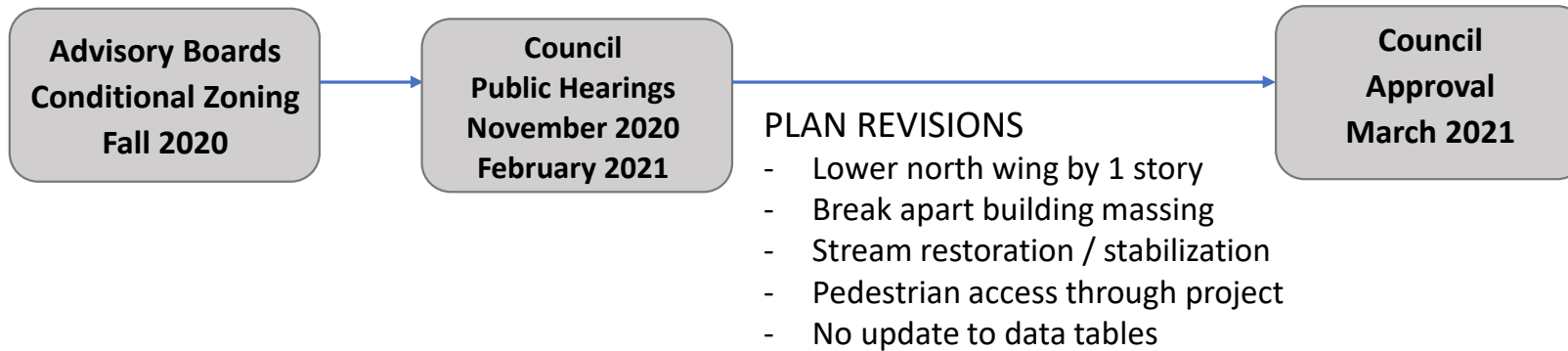
TOWN COUNCIL  
PUBLIC HEARING

10 May 2023



# 1100 Columbia Street

# Timeline



# 1100 Columbia Street

PLAN APPROVED IN MARCH 2021



EXPAND BUILDING FOOTPRINT

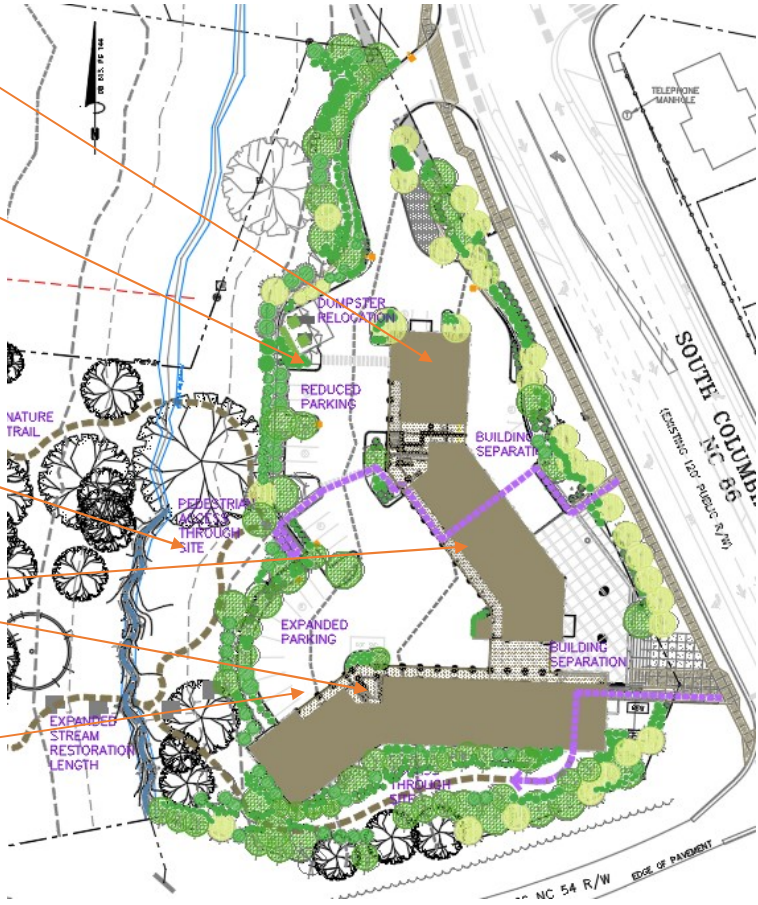
RELOCATE TRASH FACILITY AND REDUCE PARKING

EXTEND STREAM RESTORATION AREA

EXPAND BUILDING FOOTPRINT

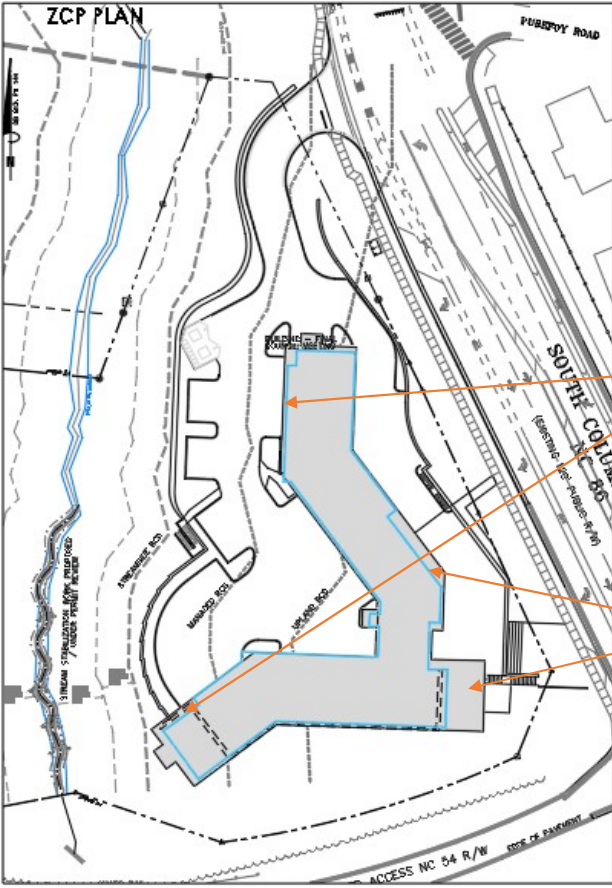
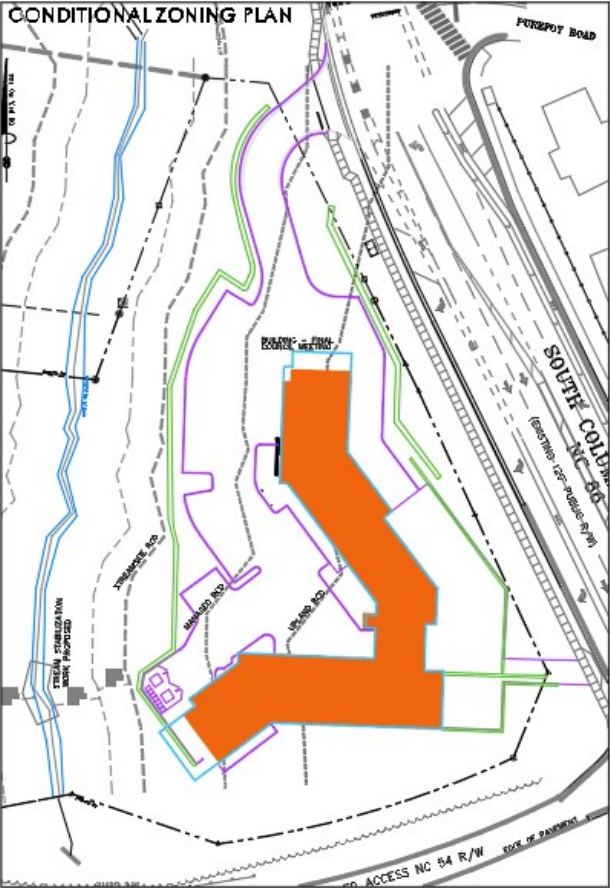
EXPAND PARKING

## CURRENT PLAN





# 1100 Columbia Street



BUILDING EXPANSION FORCES SHIFT OF FIRE ACCESS LANE AND PARKING AND TRASH FACILITY

BUILDING EXPANSION TOWARD COLUMBIA TO REDUCE INCREASE TO RCD IMPERVIOUS

# 1100 Columbia Street

## **SUMMARY OF REQUESTED CHANGES**

### CZD APPROVAL – March 2021

### PROPOSAL – May 2023

Total site impervious: 48,950 sf

- 50,985 sf (increase of 2,035 sf)

Total site disturbance

- No increase

RCD Zone impervious

Streamside Zone: 0 sf

Managed Zone: 5,380 sf

Upland Zone: 13,650 sf

- Streamside Zone: 0 sf
- Managed Zone: 12,850 sf (increase of 7,470 sf)
- Upland Zone: 14,950 sf (increase of 1,300 sf)

RCD encroachment/disturbance

- No increase

Stormwater mitigation

- All impervious increase mitigated per CZ approval

Stream restoration

- Stream restoration length has increased – permitting underway currently

Building size: 57,000 sf

- 62,188 sf (increase of 5,188 sf)

Total Units : “up to 60”

- 59 units, # affordable units unchanged



View from S Columbia and Purefoy Fall 2020



View from S Columbia March 2023 – 4-story north wing, break between buildings