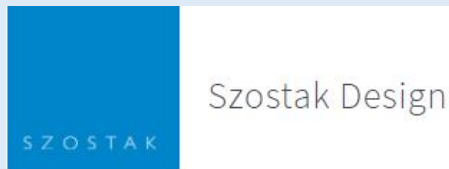


**1100 Columbia Street
Conditional Zoning Modification**

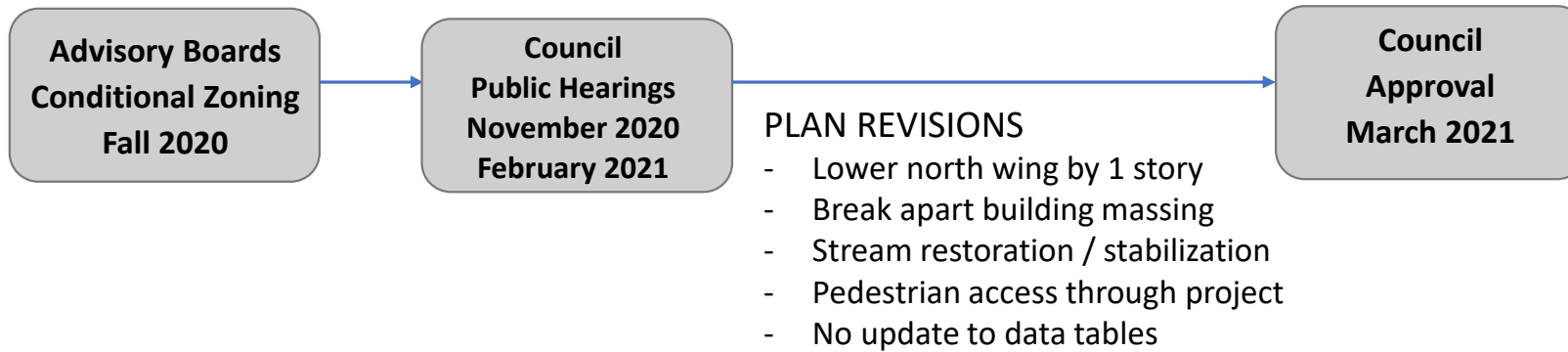
TOWN COUNCIL
PUBLIC HEARING

10 May 2023



1100 Columbia Street

Timeline



1100 Columbia Street

PLAN APPROVED IN MARCH 2021



CURRENT PLAN

EXPAND BUILDING FOOTPRINT

RELOCATE TRASH FACILITY AND REDUCE PARKING

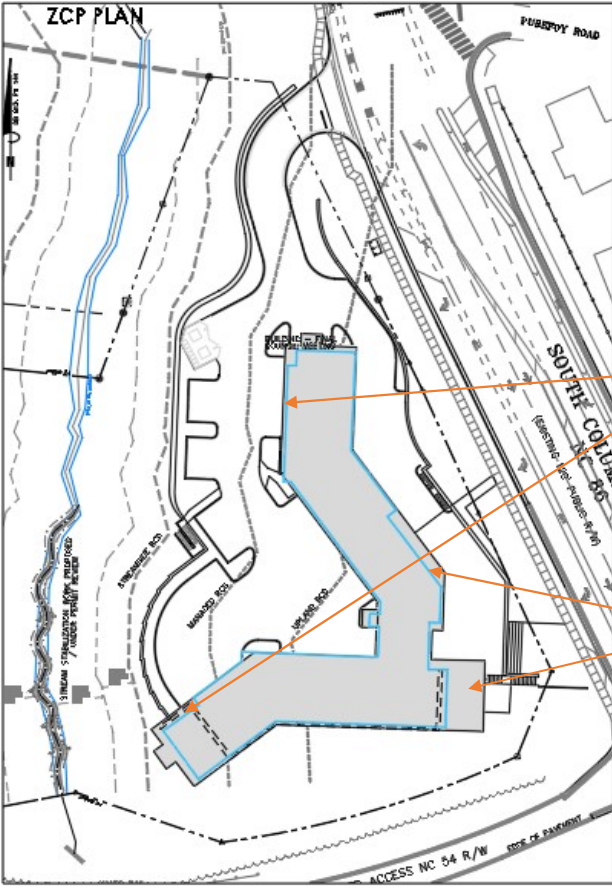
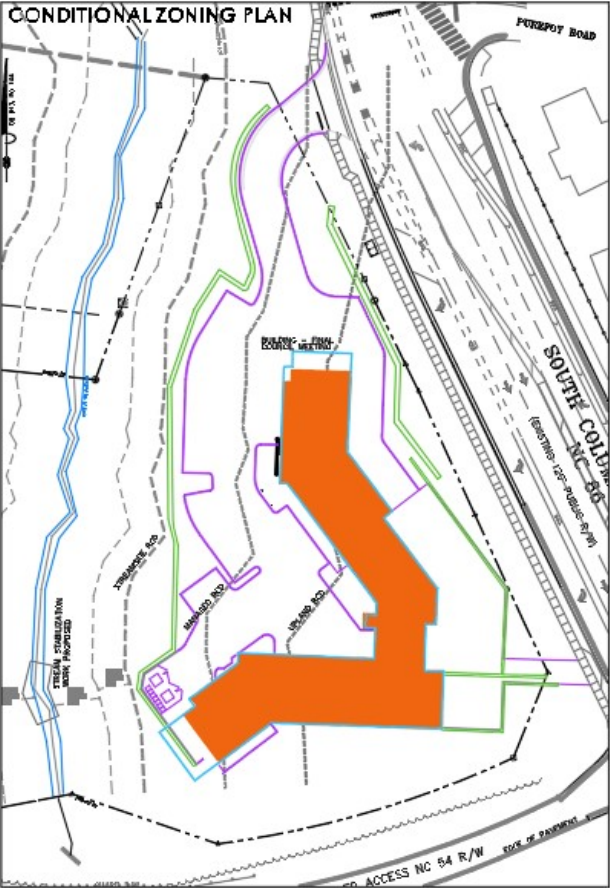
EXTEND STREAM RESTORATION AREA

EXPAND BUILDING FOOTPRINT

EXPAND PARKING



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