

FEASIBILITY STUDY Bradford Park, Melrose MA

March 14, 2018

PETER
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ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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Overview: Bradford Park is a group of sub-parcels in common ownership (the “lot”) which is accessed by the Bradford Park lane. The lot area in total is approx. 31,170-SF according to the Town Assessor’s database. The lane is understood to be an unrestricted private driveway. The site is occupied by four (4) residential buildings which have been converted to multifamily dwellings. There are currently fourteen (14) units according to the database with a GFA of 12,320 (FAR = 0.4).

Zoning and Other Municipal Restrictions: The lot is zoned UR-D (Urban Residential “D”), which allows multifamily buildings to a density of FAR = 1.0. Units allowed are calculated at 21 units for the subject lot. Allowable height is 50-ft and four stories. The lot falls just outside the Melrose Downtown Historic District and the lot abuts the District at the rear of the property. Finally, the lot is within 1,000’ of a Municipal Parking lot, which opens the possibility for parking relief. (See attached Exhibits.)

Scheme Concept: This Feasibility Study looks at two schemes.

Scheme One looks to preserves the existing four structures with additions and interior renovations. In this scheme the 21 units are distributed in seven attached, three-family structures, including the existing buildings. Different arrangement should be considered as noted below. Scheme One represents an FAR of 0.65 with three-story structures and one parking space per unit.

Scheme Two illustrates a completely new multifamily building on a site that has been cleared of all the existing structures. Scheme Two represents an FAR of approx. 1.0 with a single four-story structure and 1.5 parking spaces per unit.

Permitting: A comprehensive review of permitting requirements is not within the scope of this Study. Publically available zoning and regulatory information was used in this study and has not been confirmed in consultation with Town officials.



EXISTING RESIDENTIAL SUMMARY:

31,170 SF	Lot Area
124'X 254'	Lot Frontage X Depth
254'	Lot Depth
12,320 ±	GSF based on assessors data
12,320	Residential GSF based on assessors data
0.4 FAR Allowable FAR 1.0	
14	DUs
700-NSF	Average DU NSF
16	Parking Spaces Estimated

FEASIBILITY STUDY
Bradford Park, Melrose MA

March 14, 2018

EXISTING
CONDITION
PHOTOS



View from W. Emerson, Buildings 1 & 2



View from street entry down Bradford Park



View toward building 3, building 4 in background



View toward building 4

SCHEME 1 – REUSE EXISTING WITH ADDITIONS

Scheme One envisions retaining the four existing residential structures, renovating them, and expanding the total living area with several additions. 21 Units would be provided with an estimated GFA of approx. 21,000-SF. With a carefully designed site plan and restored buildings in their traditional style, a very attractive community could be built.

There are several reasons to consider Scheme One. First the existing residential structures appear to be suitable for renovations and are attractive in their detail and massing. Second, there may be significant resistance from the Town to demolishing any of the existing buildings given their possible historical value (although confirmed that the site is not in a Historical District – see Page14). Third, the buildings could be renovated and expanded over time thereby reducing construction cost financing.

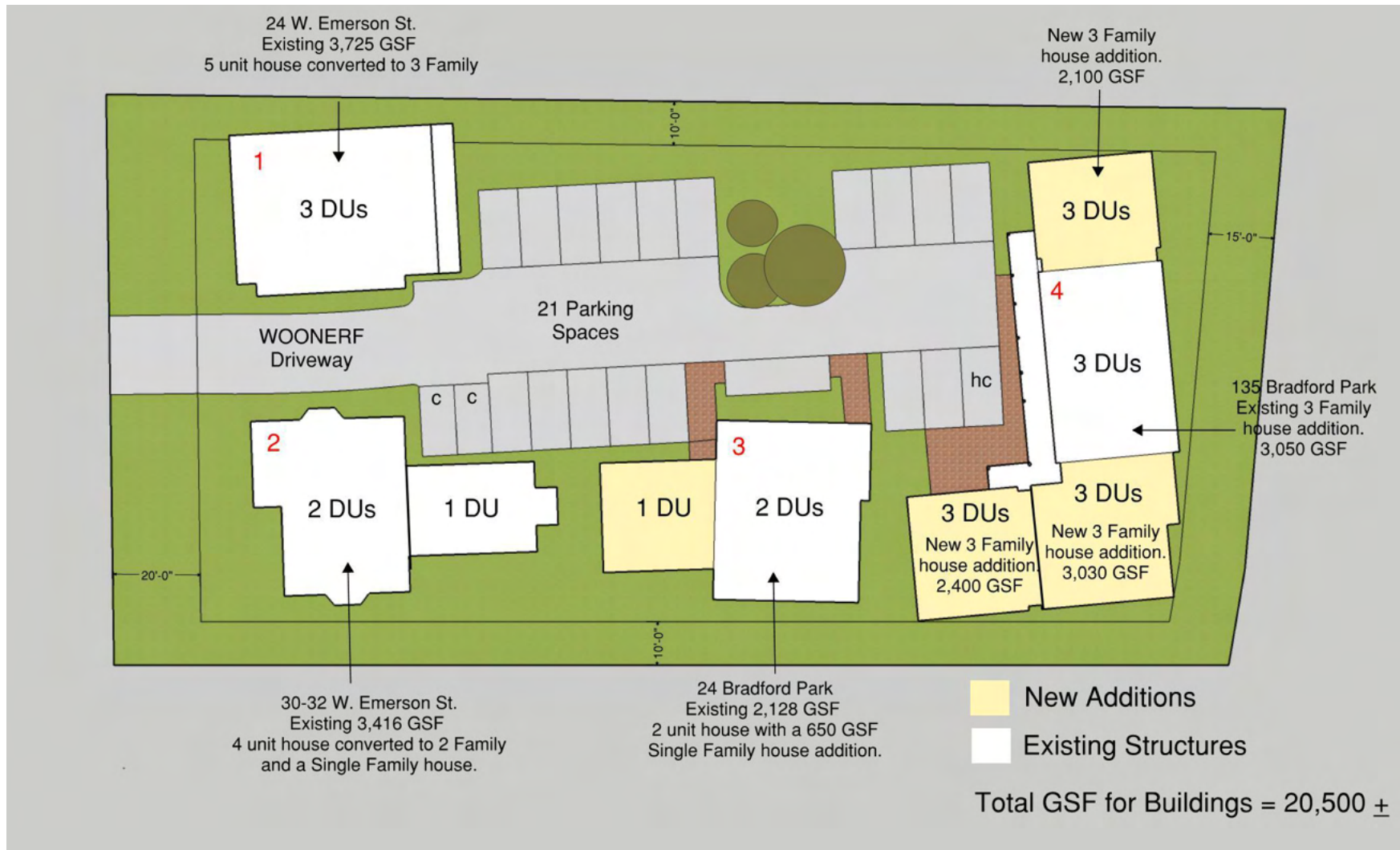
Scheme One produces a lower FAR than a completely new build-out, due to the multiple buildings and site layout. However, the FAR yield could be studied in more detail for a possible increase with an accurate survey of site and buildings.

The Scheme One Study provides one parking space per unit. While the requirement in the Zoning By-Law is two per unit, the existing condition is approx. one per unit. The Town does provide possible Special Permit relief if municipal parking is within 1,000-ft (confirmed on Page 15). The rail stop is a short walk as well. A case could be made through a Special Permit for a well-designed residential community which saves the existing buildings. Additional parking spaces could also be provided at the expense of open space.



Existing showing Additions
(color)

SCHEME 1 – REUSE EXISTING WITH ADDITIONS



SCHEME 1 – REUSE EXISTING WITH ADDITION

PROPOSED PROJECT ZONING TABLE: All dimensions are estimated / approximate.

BRADFORD PARK Melrose MA UR-D Zone	SCHEME 1 Zoning Item	EXISTING + ADDITIONS		Comments
		Allowed/Required	Proposed	
Lot Area = 31,170 SF	Max. Lot Area/DU	6,000 SF 1st DU + 1,250 SF Each Additional = 21 DUs	21 DUs	Complies
	Min. Lot Frontage	100'	124'	Complies
	Min. Lot Depth	90'	254'	Complies
	Front Setback	20'	30'	Complies
	Side Setback	10'	10' and 10'	Complies
	Rear Setback	15'	15'	Complies
	Max. Height Feet	50'	40' at ridge line	Complies
	Stories	4'	3'	Complies
	Max. Lot Coverage	50%	32%	Complies
	Total GSF	31,170	20,500	Complies
	Floor Area Ratio	1.0	0.65	Complies
	Min. Open Space	20%	44%	Complies
	Parking		2/DU	21 (1.0/DU)

Architect's Note

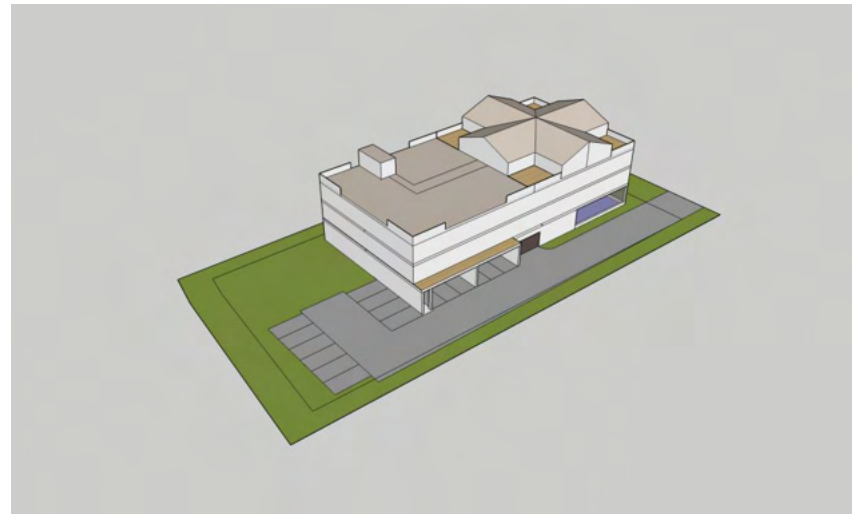
The Concept Plan shown in this Feasibility Study is preliminary and is intended to illustrate an approach to developing the site. The necessary relief must be requested from the Municipality for this project and PQA does not in any way guarantee that such relief will be granted. It is advised that a prospective developer undertake his or her own due diligence and obtain legal advice.

SCHEME 2 – NEW MULTI-FAMILY

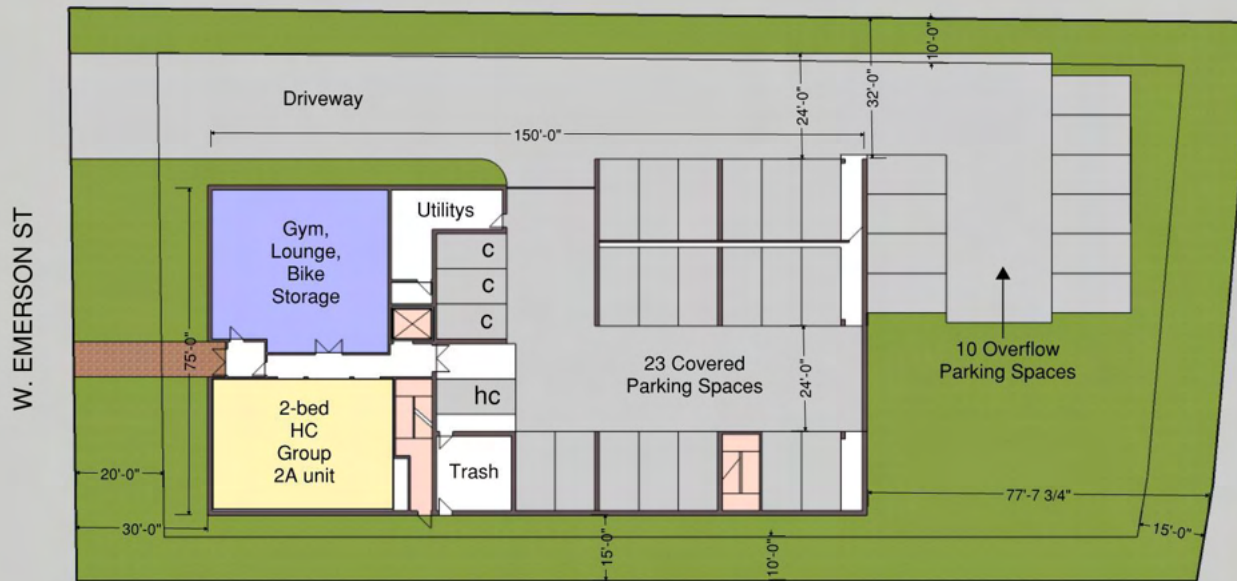
Scheme Two proposes a new multifamily structure following demolition and site clearing. The multifamily use is consistent with the underlying zoning and it appears that it could be designed to be compliant with those requirements. Other multifamily buildings occupy the street along with larger older houses, many of which have been converted to multifamily.

The proposed multifamily would consist of 21 units and the maximum allowable FAR could be achieved, pending Special Permit approvals with Site Plan Review. A fourth floor would provide larger units, giving the project a range on one-, two- and three-bedroom units. A generous ground level amenity area is shown which would help with building identity and marketing appeal. Open space could be developed for additional amenities.

The Scheme shown provides 23 structured grade-level parking spaces with additional exterior parking for overflow. Some parking relief would still be required for the Scheme shown, similar to Scheme One. Additional parking could be provided on-grade at the expense of landscape and open space.



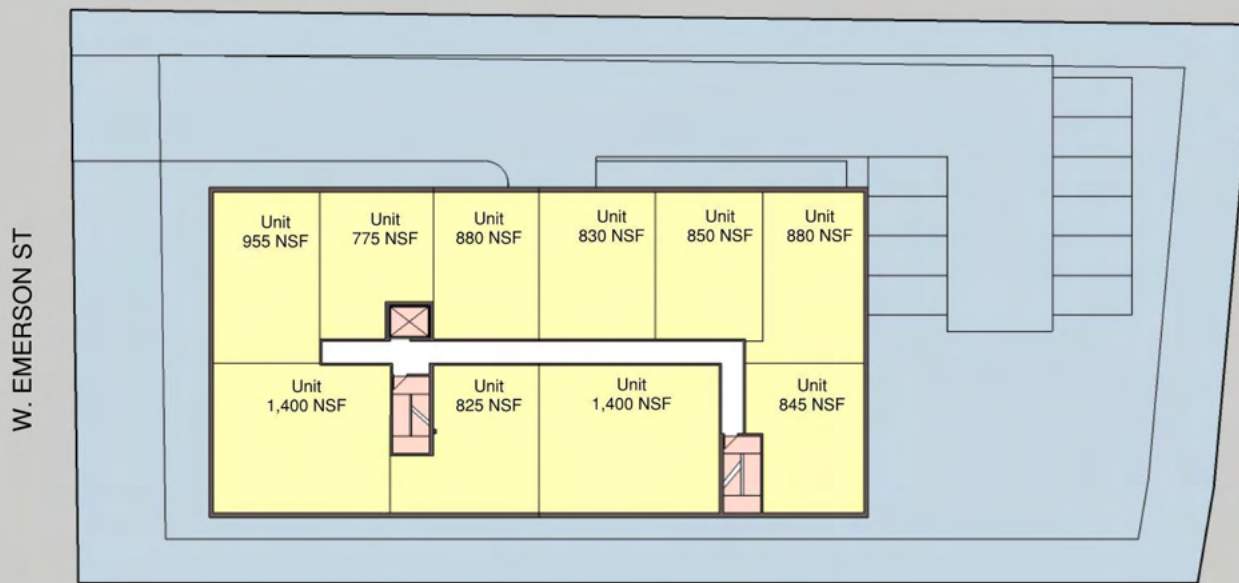
SCHEME 2 – NEW MULTI-FAMILY



Floor Area = 3,820 GSF excluding garage.
Units this level = 1

Total GSF for Building 30,750±

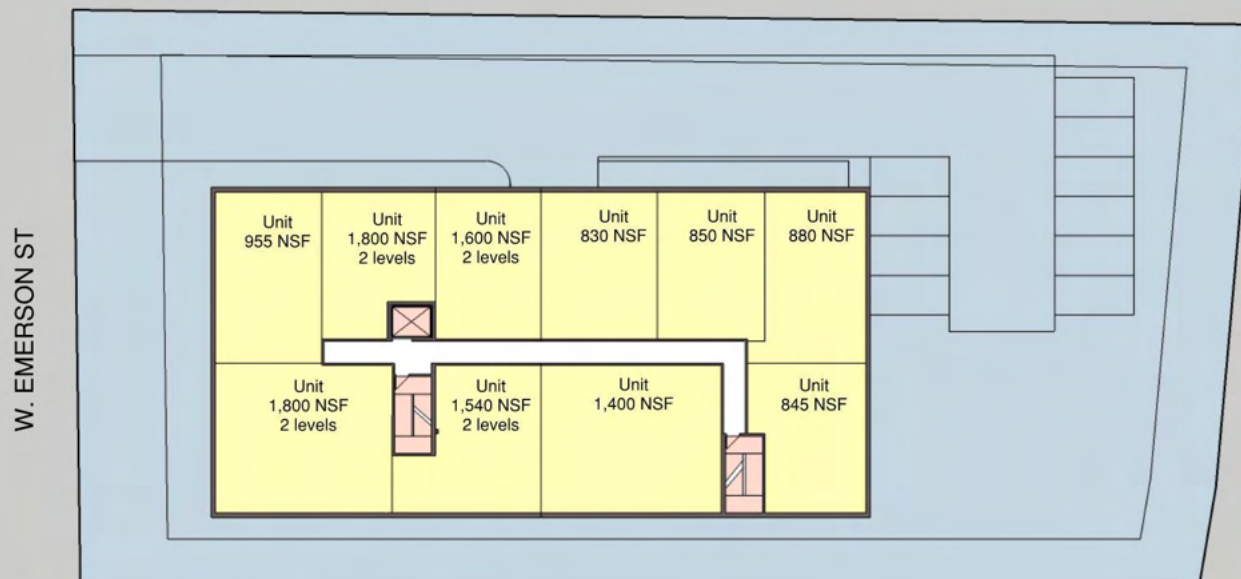
SCHEME 2 – NEW MULTI-FAMILY



Floor Area = 11,250 GSF
Units second level = 10

Total GSF for Building 30,750±

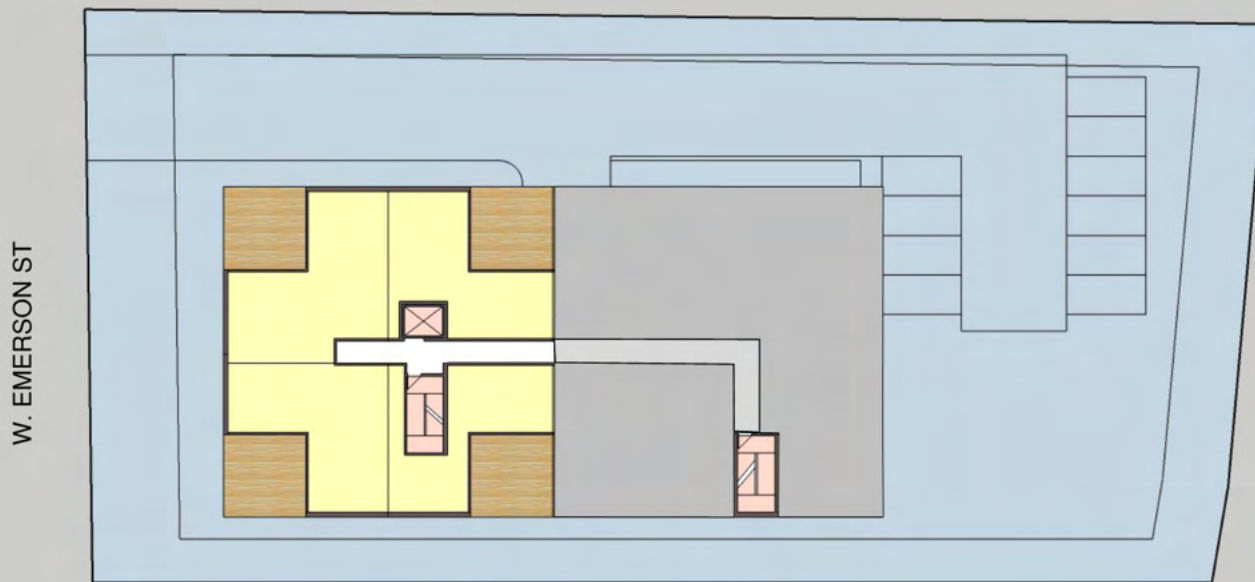
SCHEME 2 – NEW MULTI-FAMILY



Floor Area = 11,250 GSF
Units Third level = 10

Total GSF for Building 30,750+

SCHEME 2 – NEW MULTI-FAMILY



Floor Area = 4,425 GSF
Upper Levels of Units located on the Third Level
Total GSF for Building 30,750+

SCHEME 2 – NEW MULTI-FAMILY

PROPOSED PROJECT ZONING TABLE: All dimensions are estimated/approximate.

BRADFORD PARK Melrose MA UR-D Zone		SCHEME 2	New Construction		
		Zoning Item	Allowed/Required	Proposed	Comments
Lot Area = 31,170 SF	Max. Lot Area/DU	6,000 SF 1st DU + 1,250 SF Each Additional DU = 21 DUs	21 DUs	21 DUs	Complies
	Min. Lot Frontage	100'	100'	124'	Complies
	Min. Lot Depth	90'	90'	254'	Complies
	Front Setback	20'	20'	30'	Complies
	Side Setback	10'	10'	15' and 32'	Complies
	Rear Setback	15'	15'	77'	Complies
	Max. Height Feet	50'	50'	50' at ridge line	Complies
	Stories	4'	4'	4'	Complies
	Max. Lot Coverage	50%	50%	37%	Complies
	Total GSF	31,170	31,170	30,745	Complies
	Floor Area Ratio	1.0	1.0	0.98	Complies
	Min. Open Space	20%	20%	37%	Complies
	Parking		2/DU	33 (1.5/DU)	Special Permit may be possible for parking reduction within 1,000' of a municipal lot

Architect's Note

The Concept Plan shown in this Feasibility Study is preliminary and is intended to illustrate an approach to developing the site. The necessary relief must be requested from the Municipality for this project and PQA does not in any way guarantee that such relief will be granted. It is advised that a prospective developer undertake his or her own due diligence and obtain legal advice.

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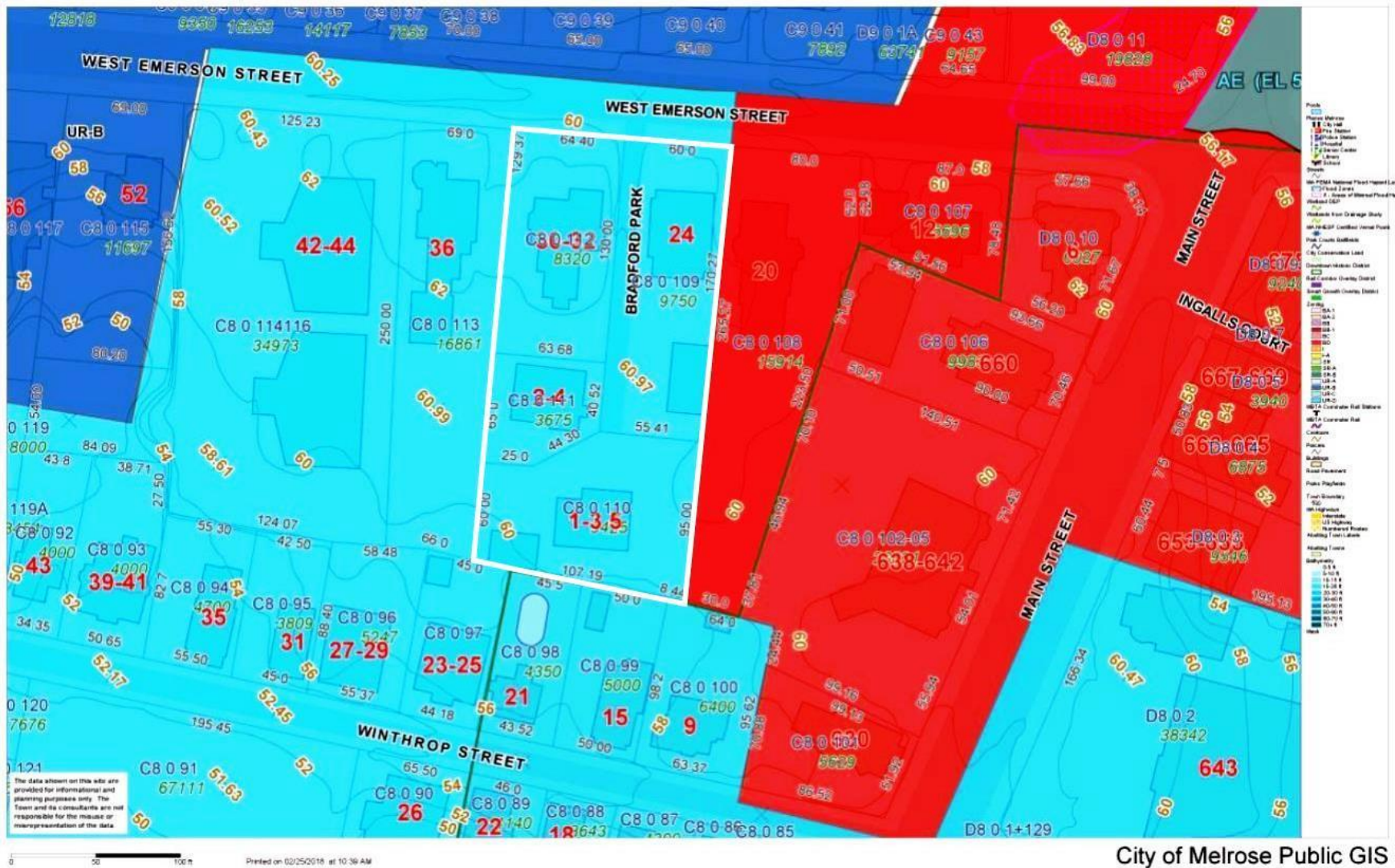
ASSESSORS PLAN – Site is Highlighted



FEASIBILITY STUDY
Bradford Park, Melrose MA

March 14, 2018

ZONING DISTRICT PLAN – Site is outlined



HISTORIC DISTRICTS – Site is Highlighted



FEASIBILITY STUDY

Bradford Park, Melrose MA

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Google Maps

35-39 Winthrop St, Melrose, MA 02176 to 1
Bradford Park, Melrose, MA 02176

Walk 0.2 mile, 4 min



Aerial view showing distance from site to municipal parking lot (approximate 992' walking)

35-39 Winthrop St
Melrose, MA 02176

▲ Use caution—walking directions may not always reflect real-world conditions

- ↑ 1. Head west on Winthrop St toward Myrtle St
- ↪ 2. Turn right onto Myrtle St
- ↪ 3. Turn right onto W Emerson St

207 ft

322 ft

463 ft

992' total

1 Bradford Park
Melrose, MA 02176