

Meadow Walk Sudbury

526-528 Boston Post Road Sudbury, MA

Proposed Grocery Store

Continuation of Presentation to the Planning Board and Design Review Board

January 13, 2016





Agenda



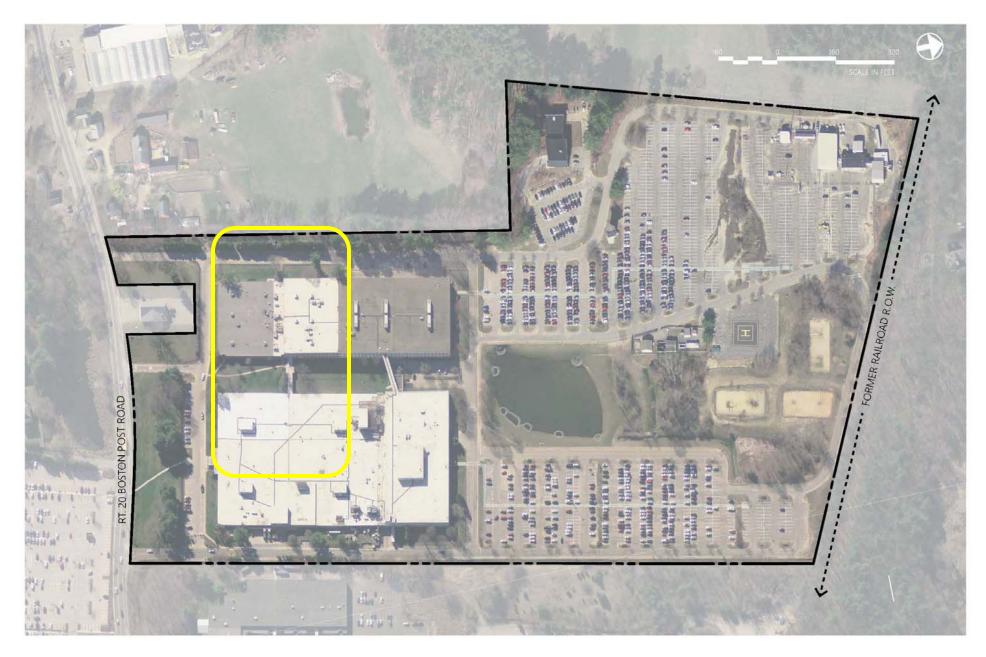
- Introduction
- Present Supplemental Application Materials
 - Response to Memorandum from Planning Department
 - Response to Memorandum from D.P.W.
 - "Full-build" Traffic Report
- Present Revised Application Materials
 - Architecture
- Update on Design "In-progress"
 - Revised Site Plan with driveway relocation
 - "Full-build" Stormwater Report
 - Revised Signage
- Next Steps
- Q&A





Existing Conditions





Initial Master Plan









Grocery Store – Retail Site Plan









Grocery Store – Tenant's Site Plan









Town Staff "Review" Comments



Planning Department

- Staff Memo received on 12/4/2015.
- Applicant's Reponses provided on 1/7/2016.

<u>D.P.W.</u>

- Staff Memo received on 11/30/2015.
- Applicant's Reponses provided on 1/7/2016.

Other Outreach

 Police Department, Fire Department, Health Department, Conservation Commission.





Grocery Store – Parking Counts



Parking Summary Chart

	Si	Size		aces	
Description	Required	Provided	Required	Provided	-
STANDARD SPACES	9 x 18.5	9 x 18.5	243	284	
STANDARD PARALLEL SPACES	8 x 22	8 x 22	_	X r	revise to 0
STANDARD ACCESSIBLE SPACES *	9 x 18.5	9 x 18.5	6	5	-
VAN ACCESSIBLE SPACES	9 x 18.5	9 x 18.5	1	2	-
TOTAL SPACES			250	298	revise to 291
LOADING BAYS	,		1	3	-

^{*} ADA/STATE/LOCAL REQUIREMENTS

Parking Requirements:

RETAIL	45,000 SF	х	1 SPACES	/	180	=	250 SPACES

TOTAL PARKING REQUIRED = 250 SPACES

NOTE: EXISTING PARKING AREAS OUTSIDE THE PHASE 1 PROJECT AREA WILL REMAIN "AS—IS" THROUGHOUT CONSTRUCTION AND AFTER THE COMPLETION AND OCCUPANCY OF THE PROPOSED GROCERY STORE.





Grocery Store – Buffer









Grocery Store – Buffer









Grocery Store – Buffer



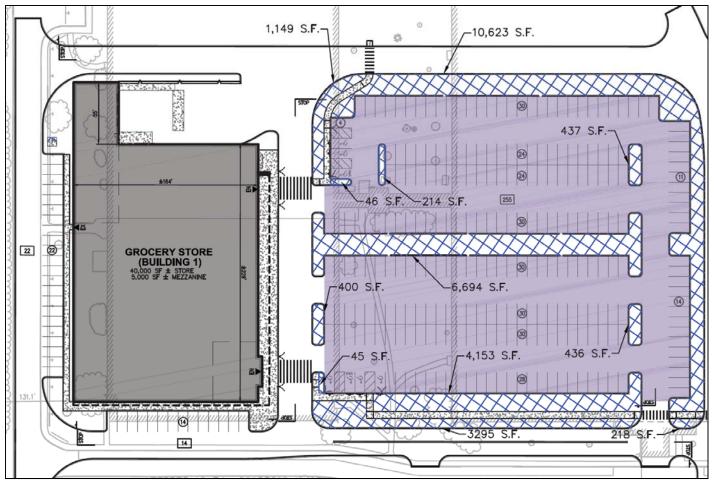






Grocery Store – Landscaping





Legend	•	Size		
Landscape Area (27,881 SF) Parking Area (76,584 SF)	Landscape Area	Required	Provided	
	Landscape Area (per 1,000 S.F. of Parking area and drive aisles)	15%	36%	







Grocery Store

Architecture





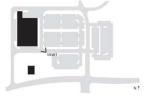
Grocery Store – Architecture "before" MEADOW WALK





Rendering View 1

View from behind the Fire Station looking northwest







Grocery Store – Architecture – "after" MEADOW WALK





Rendering View 1

View from internal access drive intersection looking west











Rendering View 2

View of "front door" looking northwest











Rendering View 3

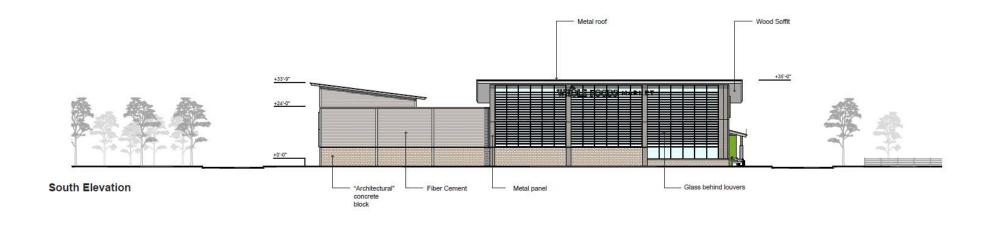
View of front façade looking southwest











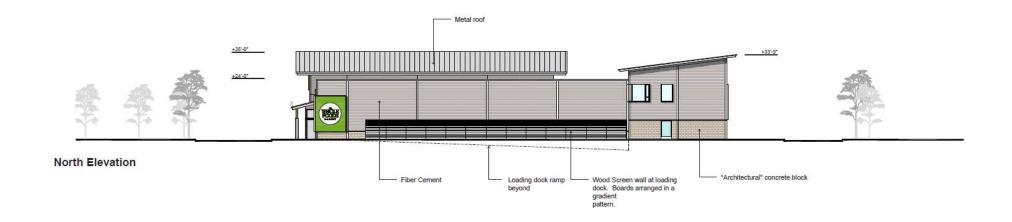


South and East Elevations











North and West Elevations









Exterior Materials

- 1. Wood
- 2. Grey Metal Panel
- 3. Architectural Concrete Block
- 4. Grey Fiber Cement
- 5. Green Metal panel

Materials Board





Next Steps



- Submit Stormwater Management Report 1/21
- Continue Public Hearing with ZBA on 1/25 to discuss:
 - Conditions for Approval of Major Commercial Special Permit
 - Present Revised Signage designs
- Continue Public Hearing with Planning Board / Design Review Board on 1/27 to discuss:
 - Discuss Traffic Report and Peer Review Comments
 - Present Updated Site Plan
 - Present Revised Signage designs
- File Notice of Intent with Conservation Commission on 2/8
- Continue Public Hearing with Planning Board on 2/10 to discuss:
 - Old business and open items
 - Stormwater Report and Peer Reviewer's letter







End



