



# DCAMM PROPERTY 220 OLD COMMON RD.

## Conceptual Reuse Scenarios

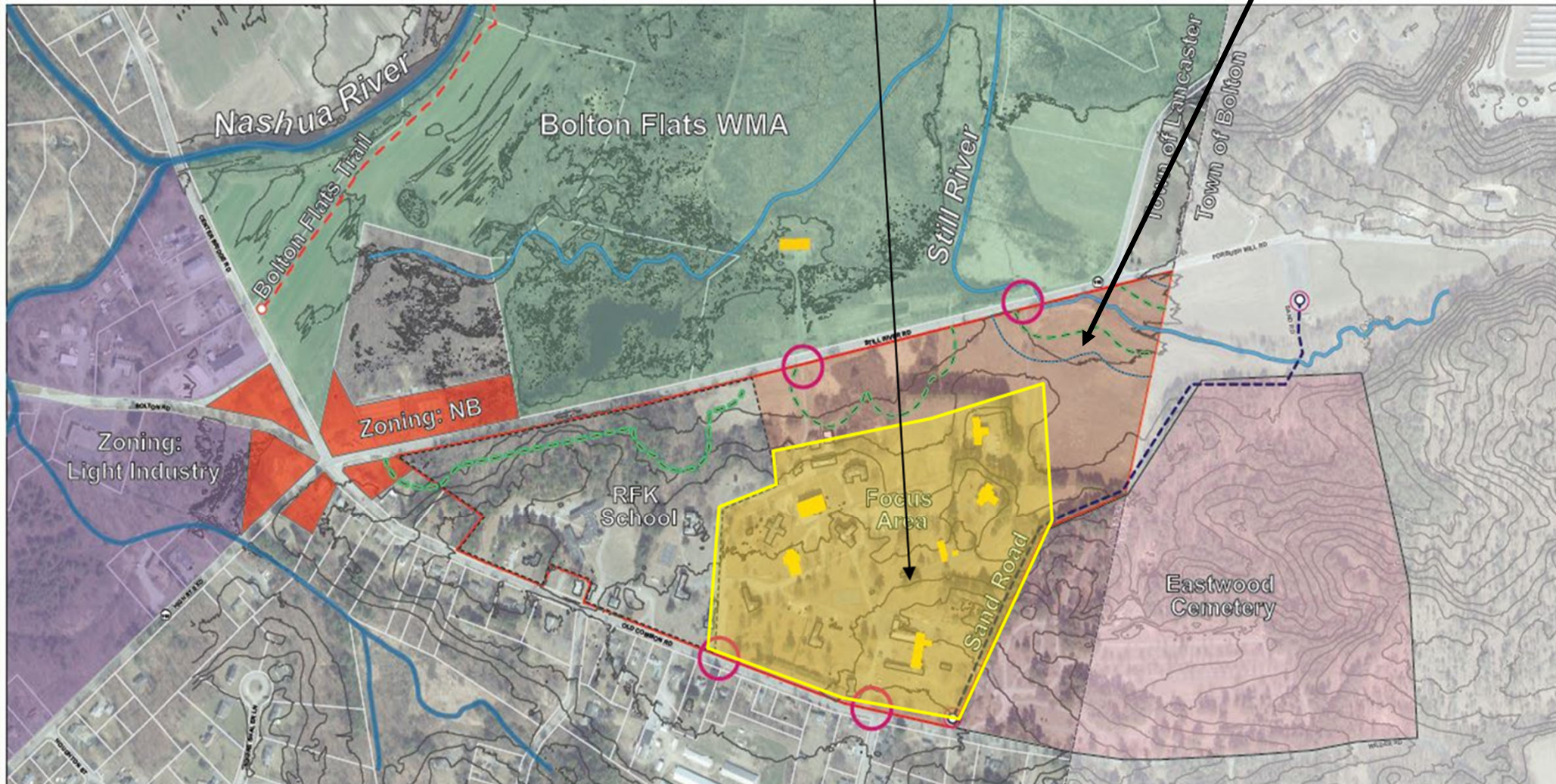
Select Board Presentation  
10/02/23





# SITE CONSTRAINTS

Set aside for potential Town  
water supply (~15 Ac.)





# PROPOSED CONCEPTS

## 1. New Construction Residential (Lower Density)

- Open Space Residential Development w/Townhouses

## 2. Adaptive Reuse + New Construction Mixed-Use

- Commercial (Lifestyle Retail & Café)
- Residential (Low Density & High Density)
- Open Space & Community Space

## 3. New Construction Mixed-Use Residential (Higher Density)

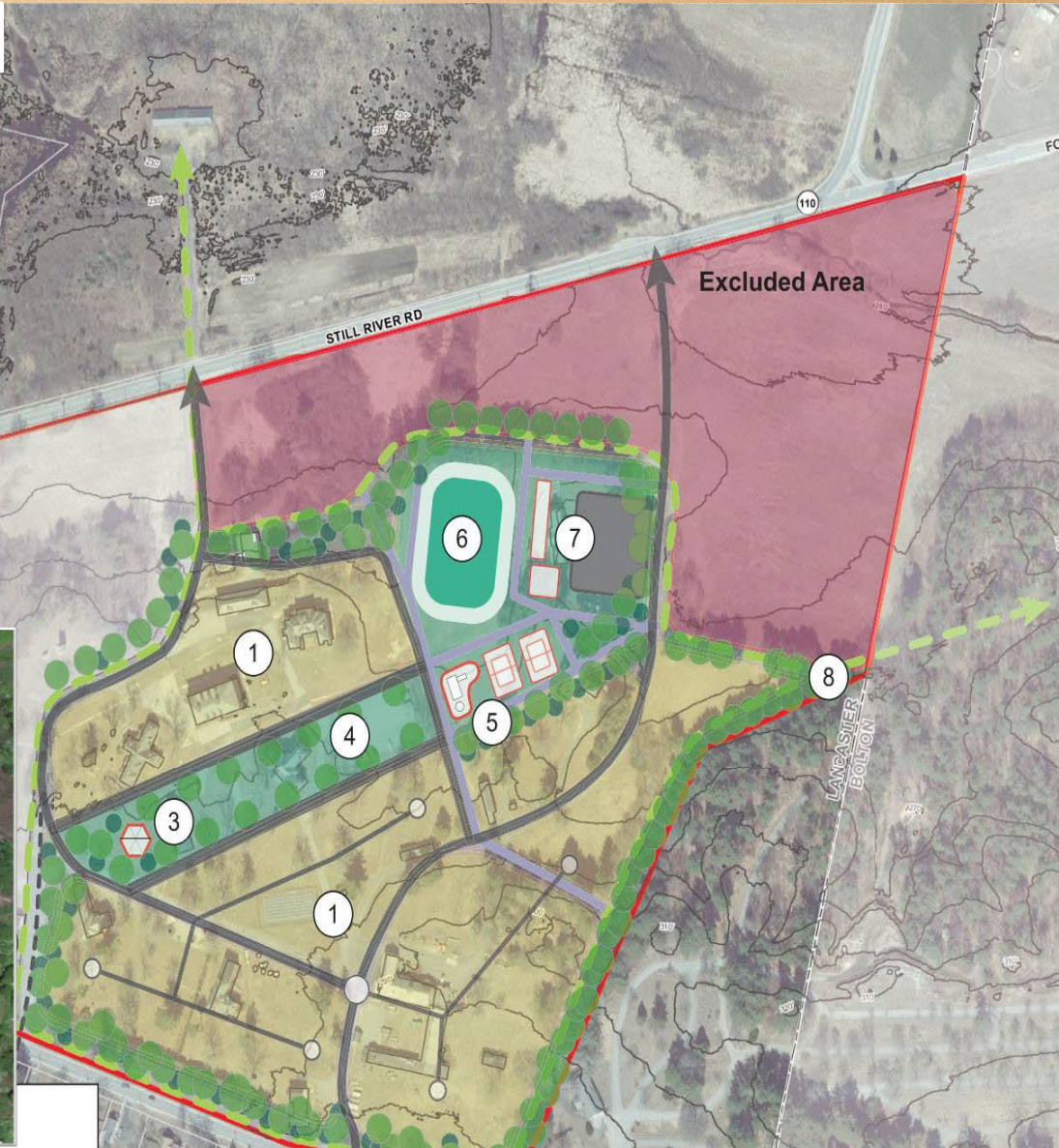
- Single-Family Homes, Townhouses/Condos
- Multi-Story Buildings (Apartments/Retail/Office)
- Open Space

### A note about: SITE ACCESS

In each scenario, we propose that a redeveloped site use the two existing access driveways from Still River Road as main access points for entering and exiting the site. Emergency access is proposed for the existing access driveways along Old Common Road. This is in response to resident concerns about negative impact of increased traffic on Old Common Road.

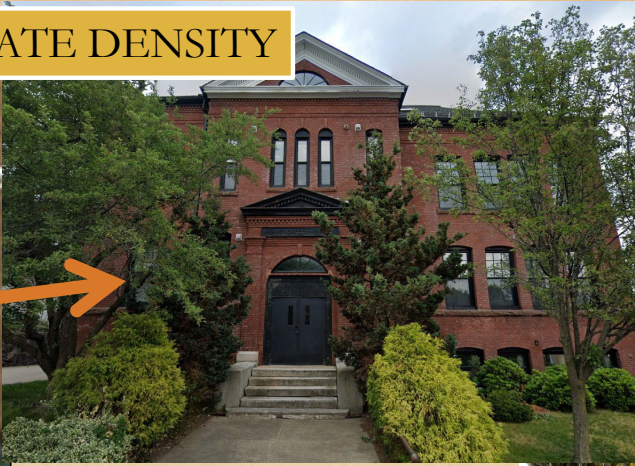


## CONCEPT 1: RESIDENTIAL, LOWER DENSITY

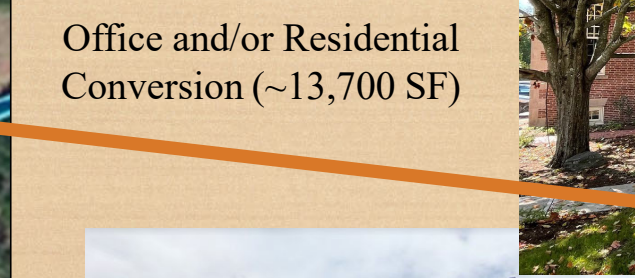




CONCEPT 2: MIXED DEVELOPMENT, MODERATE DENSITY



Office and/or Residential Conversion (~18,560 SF)



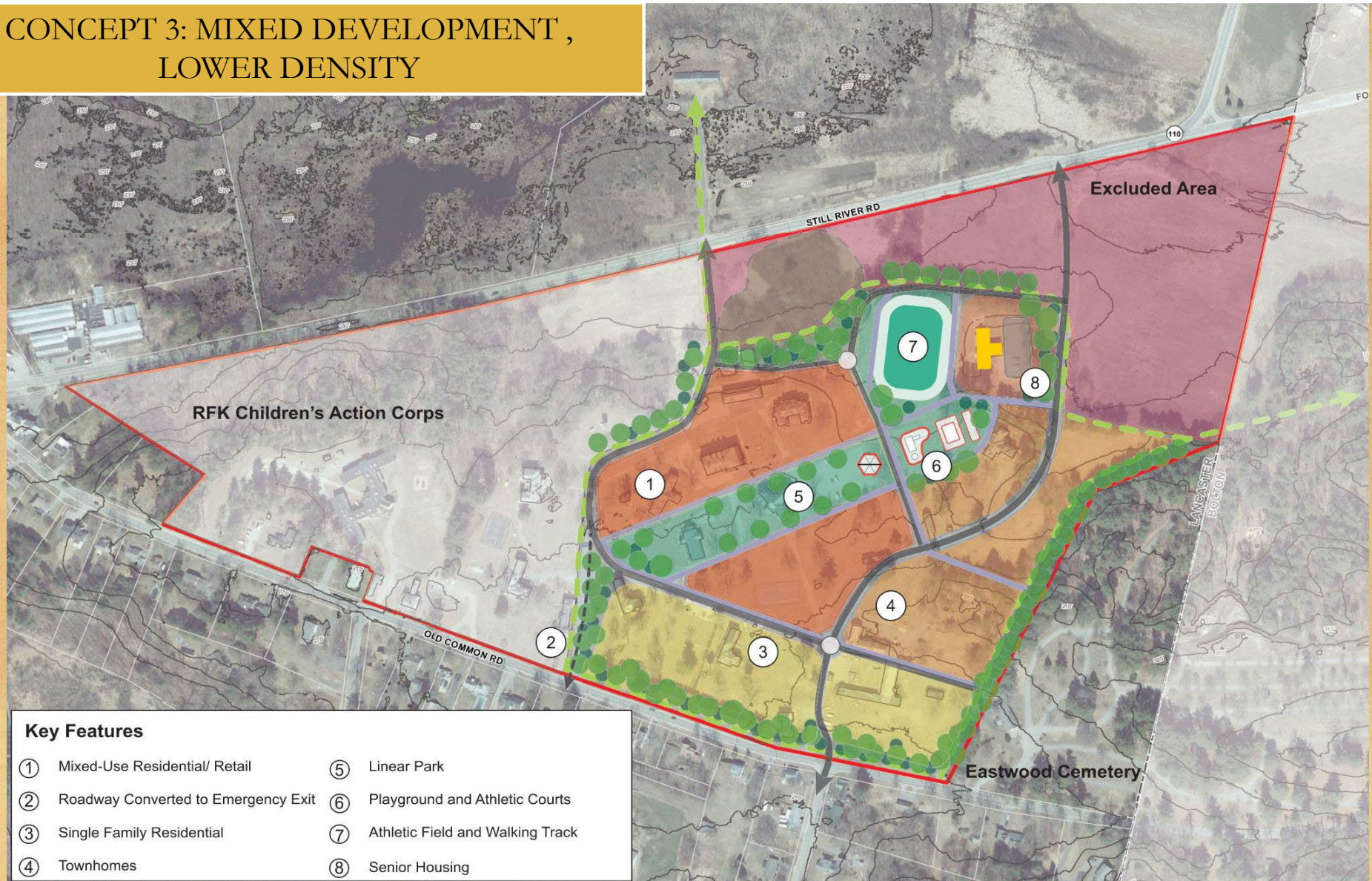
Office and/or Residential Conversion (~13,700 SF)



Community Space, Café, Small Business & Lifestyle Retail (~7,500 SF)



## CONCEPT 3: MIXED DEVELOPMENT , LOWER DENSITY

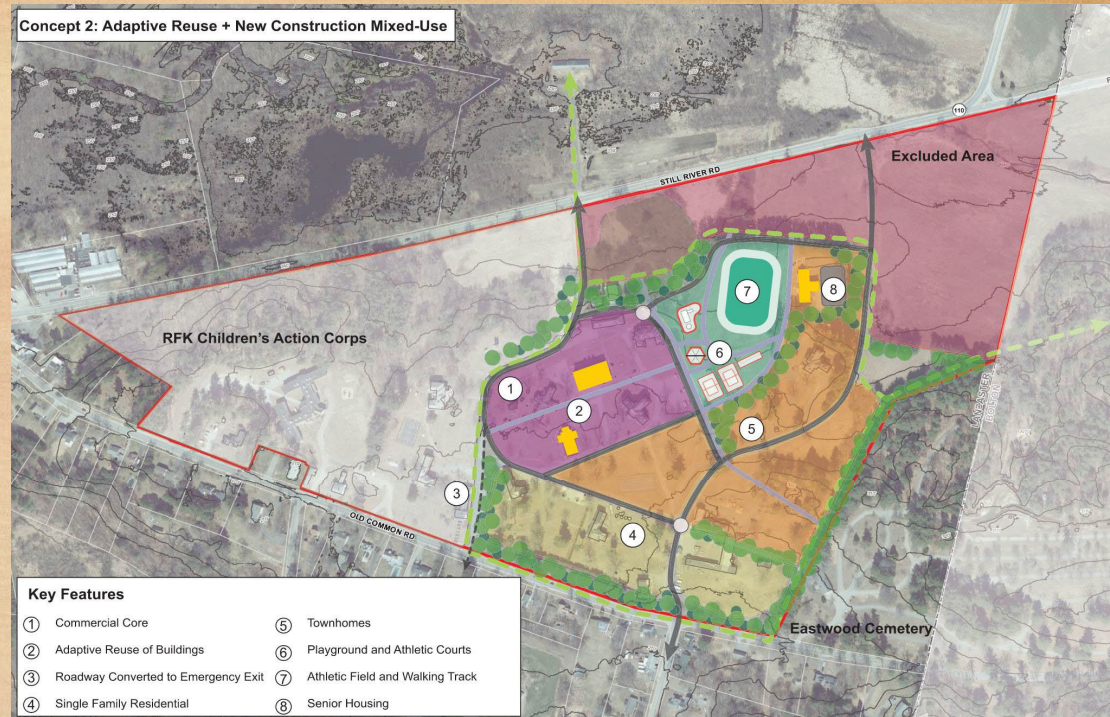




# CONCEPT 2

## MAIN POINTS

- Preservation of 3 historic buildings, to be used for commercial purposes, and one possibly as assisted living/senior housing.
- Residential uses may include single-family, townhouse/condo, and apartment building construction.
- Single family houses along Old Common Road provide consistency with houses across street and act as a buffer from higher density uses. Access directly into driveways from Old Common Road.
- Main access for higher intensity uses deeper in site off Still River Road.
- Less public recreation/open space than Concept 1
- Mix of uses could include retail, restaurant, office, and residential.





CONCEPTS  
TO  
ARTISTIC DESIGN



## LEGEND

### 1 Townhouses

- 17 Townhouse Structures
- 1,500 SF +/- per Unit
- 60 Units
- 12 Townhouse Structures
- 2,250 SF +/- per Unit (including Garage)
- 40 Units
- 100 +/- Total Units

### 2 Linear Park

### 3 Community Space

### Parking Count

- 180 +/- Total Spaces





## LEGEND

### 1 Mixed-Use

- 1 Story - 21,200 SF +/- (Commercial)
- Existing 2 Story - 7,500 SF +/- (Commercial)
- 2 Story - 64 +/- Units (Residential)
- Existing 3 Story - 18 +/- Units (Residential)

### 2 Single Family Residential

- 12 Total Units

### 3 Townhouses

- 13 Townhouse Structures
  - 1,500 SF +/- per Unit
  - 46 Units
- 4 Townhouse Structures
  - 2,250 SF +/- per Unit (including Garage)
  - 14 Units
- 60 +/- Total Units

### 4 Senior Housing

- Existing 3 Story
- 14 +/- Units

### 5 Community Space

#### Parking Count

- 350 +/- Total Spaces





## LEGEND

### 1 Mixed-Use Residential

- 1 Story - 19,800 SF +/- (Commercial)
- 2 Story - 110 +/- Units (Residential)

### 2 Single Family Residential

- 8 Total Units

### 3 Townhouses

- 9 Townhouse Structures
- 1,500 SF +/- per Unit
- 32 +/- Units
- 6 Townhouse Structures
- 2,250 SF +/- per Unit (including Garage)
- 22 +/- Units
- 54 +/- Total Units

### 4 Senior Housing

- Existing 3 Story
- 14 Units
- Proposed 2 Story
- 12 Units
- 26 +/- Total Units

### 5 Linear Park

### 6 Community Space

### Parking Count

- 400 +/- Total Spaces





### OPTION 1

100 Townhouse Units  
NO Commercial



Field, Linear Park, Playground, B-ball  
Court, Tennis/Pickleball Court

### OPTION 2

168 Units • 30,000 sf Commercial  
8 SF Homes • 16 Senior Housing  
Townhouses & Apartments



Field, B-ball Court,  
Tennis/Pickleball Court

### OPTION 3

198 Units • 20,000 sf Commercial  
8 Single Family Homes • 26 Senior  
Housing Townhouses & Apartments



Field, Linear Park



# Questions to Answer

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Questions to Ask?