

FELLSWAY INNOVATION CENTER



CITY OF MEDFORD PUBLIC HEARING PRESENTATION

April 2024

PROJECT TEAM

EMPIRE MANAGEMENT CORPORATION



Owner's Representative &
Broker

Bernard Gibbons



Counsel

Adam Dash, Esq.



LAND DESIGN COLLABORATIVE

Civil Engineer
Landscape Architect

Michael Scott, PE
James Almonte, RLA



Wetland Scientist

Nathan Goshgarian



IMPROVING COMMUNITIES TOGETHER

Licensed Site Professional

Marylou Armstrong, LSP



the architecture of discovery

Architect

Edwin Hargrave, AIA

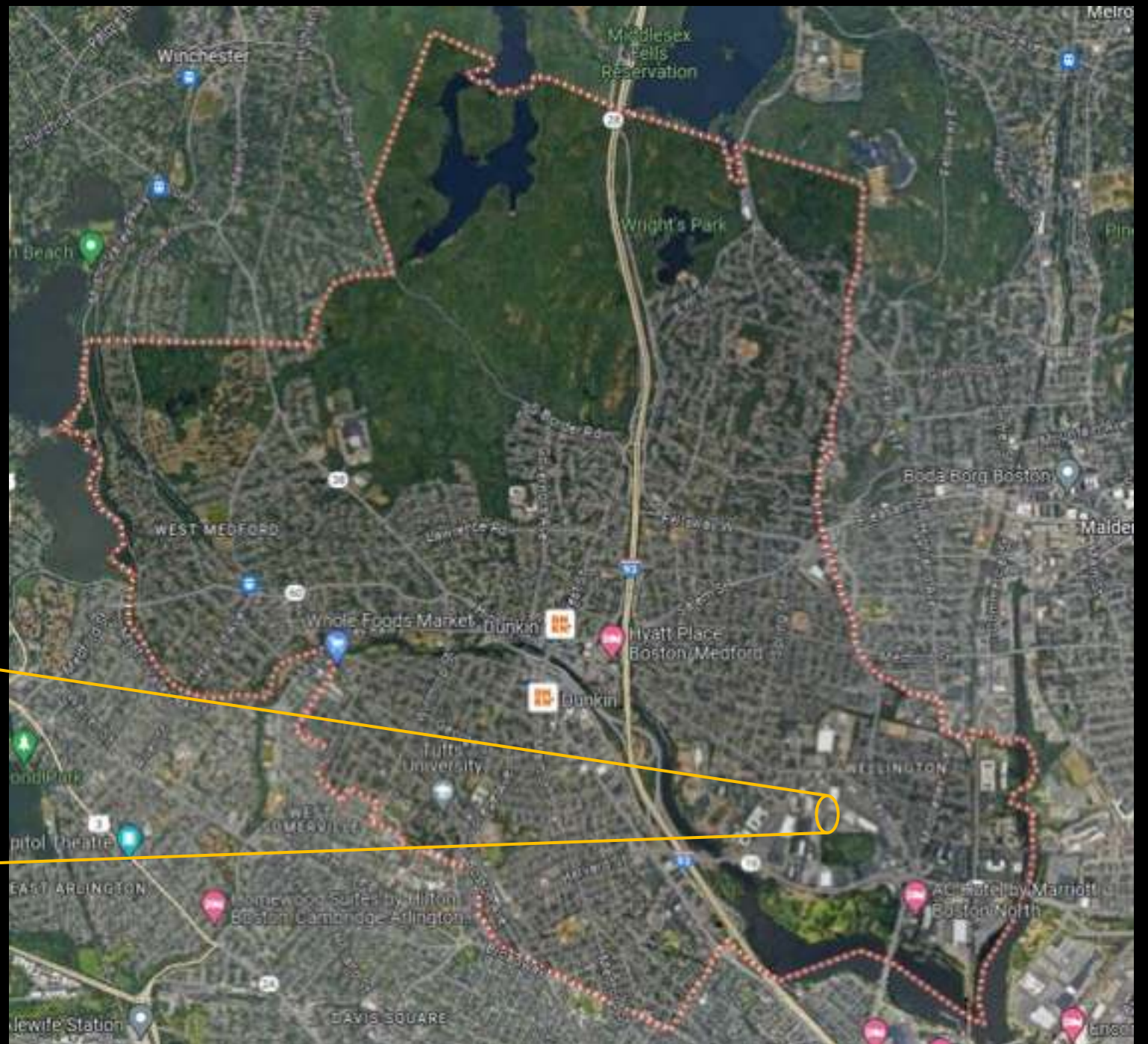


Traffic Engineer

Patrick Bradley

SITE LOCATION

48-64 Commercial Street



SITE PHOTOS



48 Commercial Street

From Commercial Street
Looking East



48 Commercial Street

From Commercial Street
Looking Southeast



48 Commercial Street

From 48 Commercial Street
Looking South



48 Commercial Street

From 48 Commercial Street
Looking East



48 Commercial Street

From 48 Commercial Street
Looking East



48 Commercial Street

From Harbor Freight
Looking Southwest



64 Commercial Street

From Commercial Street
Looking East



64 Commercial Street

From Commercial Street
Looking East



64 Commercial Street

From Commercial Street
Looking East



64 Commercial Street

From 64 Commercial Street
Looking South



64 Commercial Street

From Back of Stop & Shop
Looking West



SITE PLANS

Activity & Use Limitation (AUL) – 48 Commercial Street

- AUL has been implemented for the 48 Commercial St portion of the site due to residual contaminants in urban soil materials (petroleum constituents & Lead).
- AUL requires that subsurface soils are capped with pavement or building footprint to maintain a condition of No Significant Risk (NSR).
- Prior to future construction / redevelopment activities:
 - Soil Management Plan
 - Site Specific Health & Safety Plan
 - Release Abatement Measure (RAM) Plan
- LSP Oversight of construction activities involving disturbance of subsurface soils.
- Soils will be either re-used on-site (under capping system) or disposed of off-site at a licensed disposal facility.



SUMMARY OF PLAN REVISIONS

Plan revisions include but are not limited to the following:

- Erosions and Sediment Control Plan added
- Parking lot landscape islands added (net loss of 3 spaces)
- One accessible EV space provided
- Parking moved away from wetland and large portion of retaining wall removed
- Curb bump out added to south driveway
- Potential for street parking added on Commercial Street
- Crosswalk moved to north side of south driveway & RRFB warning system added
- Accessible ramp added to west side of Commercial Street
- Driveway aprons revised to meet City Standards to maximum extent practicable
- Native trees and seed mix specified adjacent to wetlands
- Other revisions to address Engineering Division stormwater and utility comments

ZONING SUMMARY TABLE

ZONING DISTRICT	REQUIRED	EXISTING	PROPOSED
COMMERCIAL DISTRICT	COM-2	COM-2	COM-2
MINIMUM BUILDING HEIGHT	35 FT.	35 FT.	35 FT.
MINIMUM SETBACK	25 FT.	25 FT.	25 FT.
MINIMUM LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.	10,000 SQ. FT.
MINIMUM LOT WIDTH	60 FT.	60 FT.	60 FT.
MINIMUM LOT DEPTH	150 FT.	150 FT.	150 FT.
MINIMUM LOT AREA PER FOOTPRINT	1.5	1.5	1.5
MINIMUM LOT AREA PER SQUARE FOOT OF FOOTPRINT	1.5	1.5	1.5
MINIMUM LOT AREA PER SQUARE FOOT OF FOOTPRINT (WITHIN 100 FT. OF FRONT STREET)	1.5	1.5	1.5
MINIMUM LOT AREA PER SQUARE FOOT OF FOOTPRINT (WITHIN 50 FT. OF FRONT STREET)	1.5	1.5	1.5
MINIMUM LOT AREA PER SQUARE FOOT OF FOOTPRINT (WITHIN 25 FT. OF FRONT STREET)	1.5	1.5	1.5
MINIMUM LOT AREA PER SQUARE FOOT OF FOOTPRINT (WITHIN 10 FT. OF FRONT STREET)	1.5	1.5	1.5
MINIMUM LOT AREA PER SQUARE FOOT OF FOOTPRINT (WITHIN 5 FT. OF FRONT STREET)	1.5	1.5	1.5

BASED ON CITY ZONING ORDINANCE, ARTICLE 9, CHAPTER 128B, SECTION 128B-1.01(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18), (19), (20), (21), (22), (23), (24), (25), (26), (27), (28), (29), (30), (31), (32), (33), (34), (35), (36), (37), (38), (39), (40), (41), (42), (43), (44), (45), (46), (47), (48), (49), (50), (51), (52), (53), (54), (55), (56), (57), (58), (59), (60), (61), (62), (63), (64), (65), (66), (67), (68), (69), (70), (71), (72), (73), (74), (75), (76), (77), (78), (79), (80), (81), (82), (83), (84), (85), (86), (87), (88), (89), (90), (91), (92), (93), (94), (95), (96), (97), (98), (99), (100).

PARKING SUMMARY TABLE

MINIMUM REQUIREMENTS	REQUIRED / ALLOWED	PROVIDED
MINIMUM REQUIRED PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA	10	10
MINIMUM REQUIRED PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA (WITHIN 100 FT. OF FRONT STREET)	10	10
MINIMUM REQUIRED PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA (WITHIN 50 FT. OF FRONT STREET)	10	10
MINIMUM REQUIRED PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA (WITHIN 25 FT. OF FRONT STREET)	10	10
MINIMUM REQUIRED PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA (WITHIN 10 FT. OF FRONT STREET)	10	10
MINIMUM REQUIRED PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA (WITHIN 5 FT. OF FRONT STREET)	10	10
MINIMUM REQUIRED PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA (WITHIN 10 FT. OF SIDE STREET)	10	10
MINIMUM REQUIRED PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA (WITHIN 5 FT. OF SIDE STREET)	10	10
MINIMUM REQUIRED PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA (WITHIN 10 FT. OF REAR STREET)	10	10
MINIMUM REQUIRED PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA (WITHIN 5 FT. OF REAR STREET)	10	10
MINIMUM REQUIRED PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA (WITHIN 10 FT. OF ALLEY)	10	10
MINIMUM REQUIRED PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA (WITHIN 5 FT. OF ALLEY)	10	10

LOADING REQUIREMENTS	REQUIRED / ALLOWED	PROVIDED
MINIMUM REQUIRED LOADING DOCKS PER 100,000 SQ. FT. OF FLOOR AREA	1	1
MINIMUM REQUIRED LOADING DOCKS PER 100,000 SQ. FT. OF FLOOR AREA (WITHIN 100 FT. OF FRONT STREET)	1	1
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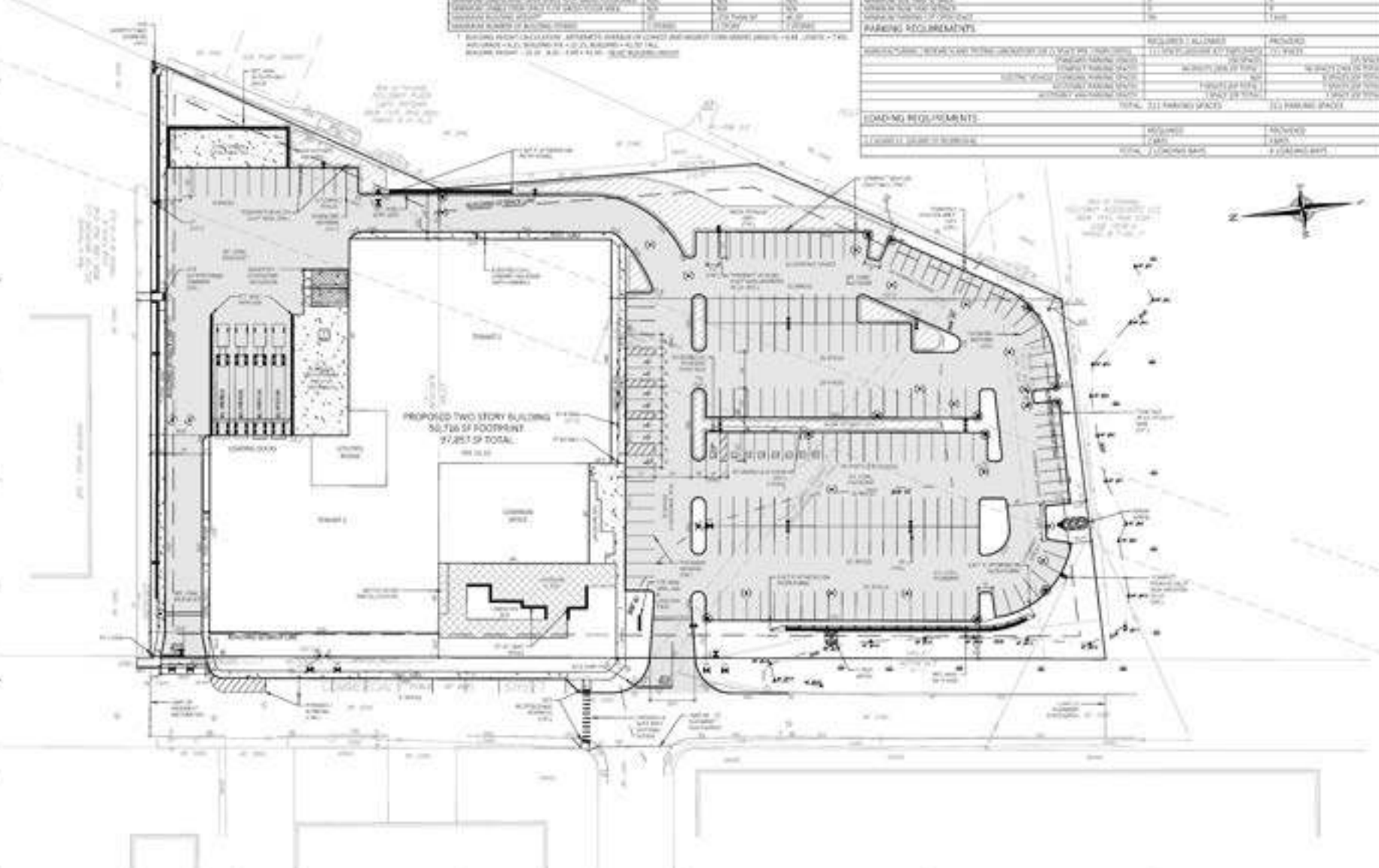


LAND DESIGN COLLABORATIVE
 200 Main Street, Suite 200
 Middlebury, VT 05753
 802-243-1000

PROJECT INFORMATION
 PROJECT NO.: 2019-01
 PROJECT NAME: 171 Great Road
 PROJECT LOCATION: ACTON, MA
 CLIENT: EMPIRE MANAGEMENT CORPORATION
 ARCHITECT: LDC

DATE: 08/15/2019
 DRAWN BY: J. DUNN
 CHECKED BY: M. WOODS

SCALE: AS SHOWN
 SHEET NO.: C-101
 TOTAL SHEETS: 10



Empire Management Corporation
 171 Great Road
 Acton, MA 02170

Empire Management Corporation
 171 Great Road
 Acton, MA 02170

Fellway Innovation Center
 40-44 Commercial Street
 Middlebury, MA (Middlesex County)

LAYOUT AND MATERIALS PLAN
 City Permits



NO.	DATE	DESCRIPTION



LAND DESIGN COLLABORATIVE
Drawing Title: [Blank] (North) (Scale)
Project Name:
Address:
Drawing No.: 03-0130

PREPARED BY: [Blank]
DATE: [Blank]

1. This drawing is a preliminary drawing and should not be used for construction purposes without the approval of the design professional.
2. All work shall be performed in accordance with the Massachusetts state and local codes and regulations.
3. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

4. The design professional shall not be responsible for the accuracy of the information provided by the owner or third parties.
5. The design professional shall not be responsible for the accuracy of the information provided by the owner or third parties.

6. The design professional shall not be responsible for the accuracy of the information provided by the owner or third parties.
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18. The design professional shall not be responsible for the accuracy of the information provided by the owner or third parties.
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20. The design professional shall not be responsible for the accuracy of the information provided by the owner or third parties.
21. The design professional shall not be responsible for the accuracy of the information provided by the owner or third parties.

22. The design professional shall not be responsible for the accuracy of the information provided by the owner or third parties.
23. The design professional shall not be responsible for the accuracy of the information provided by the owner or third parties.

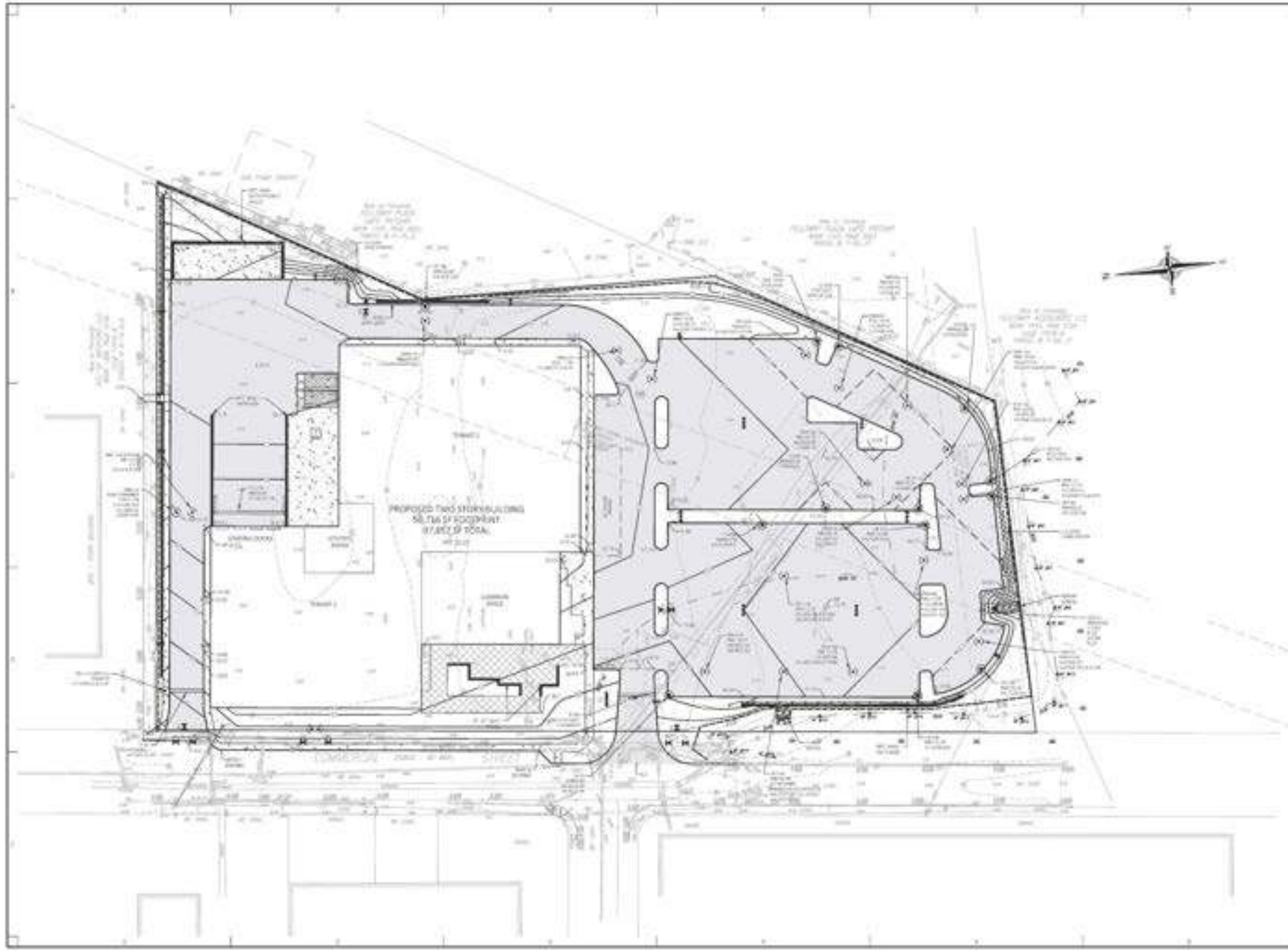
24. The design professional shall not be responsible for the accuracy of the information provided by the owner or third parties.
25. The design professional shall not be responsible for the accuracy of the information provided by the owner or third parties.

26. The design professional shall not be responsible for the accuracy of the information provided by the owner or third parties.
27. The design professional shall not be responsible for the accuracy of the information provided by the owner or third parties.

28. The design professional shall not be responsible for the accuracy of the information provided by the owner or third parties.
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30. The design professional shall not be responsible for the accuracy of the information provided by the owner or third parties.
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Empire Management Corporation
171 Great Road
Acton, MA 01720

Empire Management Corporation
171 Great Road
Acton, MA 01720

Fieldway Innovation Center
44-44 Commercial Street
Methuen, MA
Middlesex County

GRADING PLAN

City Permits





LAND DESIGN COLLABORATIVE
 Drawing Title: Terrain North (Sheet 1)
 40 Carter Street
 Westborough, MA 01581

DATE: 06/15/2011
 DRAWN BY: J. C. [unreadable]
 CHECKED BY: J. C. [unreadable]
 PROJECT NO.: [unreadable]

- NOTES:
- 1. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE WITHOUT THE WRITTEN CONSENT OF LAND DESIGN COLLABORATIVE.
 - 2. ALL DIMENSIONS ARE PERFORMED BY [unreadable] FOR THE PURPOSES OF THIS DRAWING. ANY DISCREPANCIES BETWEEN THE DRAWING AND THE ACTUAL SITE SHALL BE THE RESPONSIBILITY OF THE CLIENT.

Empire Management Corporation
 171 Great Road
 Acton, MA 02720

Empire Management Corporation
 171 Great Road
 Acton, MA 02720

Fellway Innovation Center
 48-64 Commercial Street
 Medford, MA (Middlesex County)

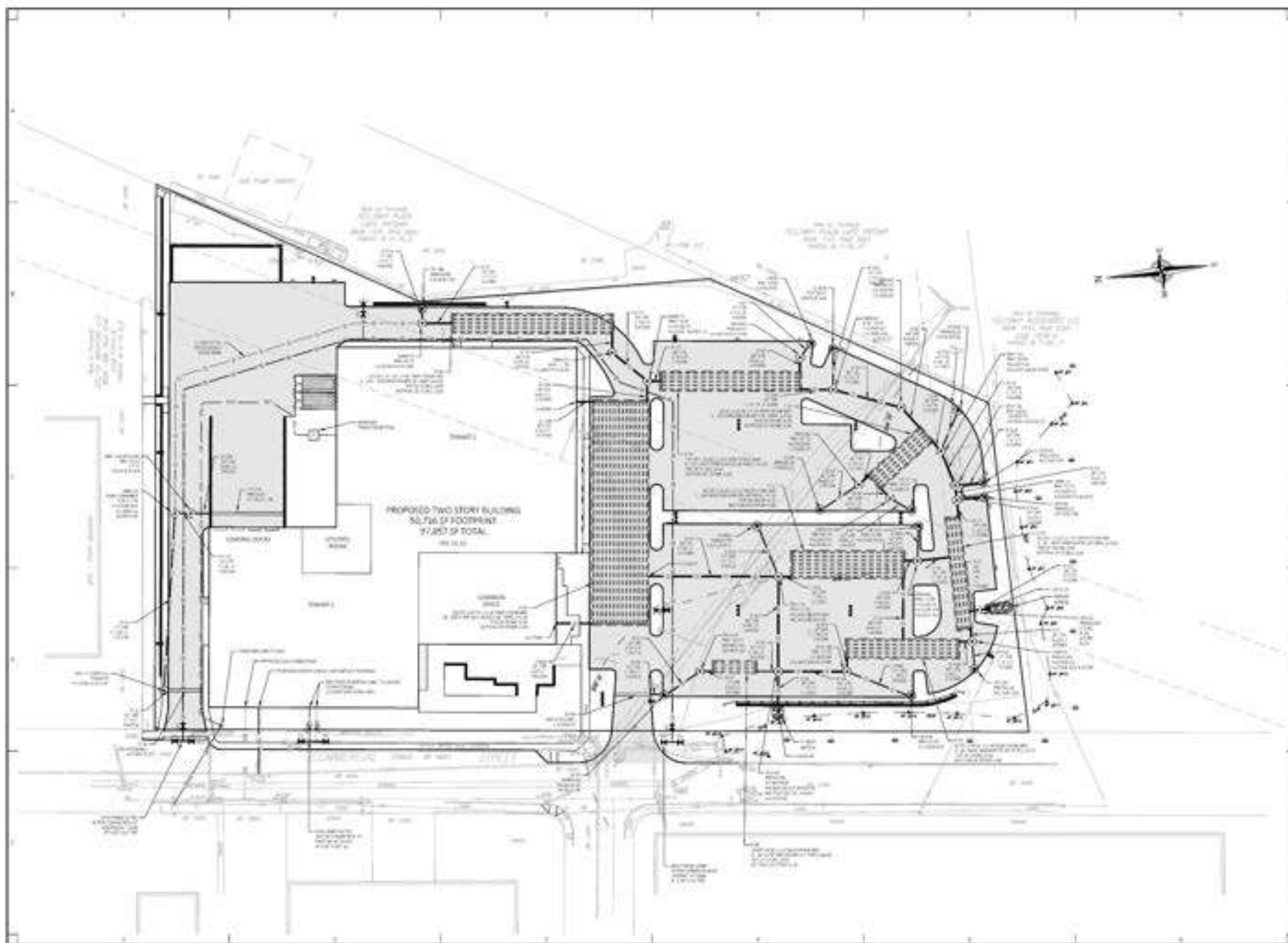
DRAINAGE AND UTILITIES PLAN

City Permits



DATE:	06/15/2011
DRAWN BY:	J. C. [unreadable]
CHECKED BY:	J. C. [unreadable]
PROJECT NO.:	[unreadable]
SHEET NO.:	1
TOTAL SHEETS:	1
SCALE:	AS SHOWN
PROJECT:	Fellway Innovation Center
LOCATION:	48-64 Commercial Street, Medford, MA
CLIENT:	Empire Management Corporation
DATE:	06/15/2011

C-301





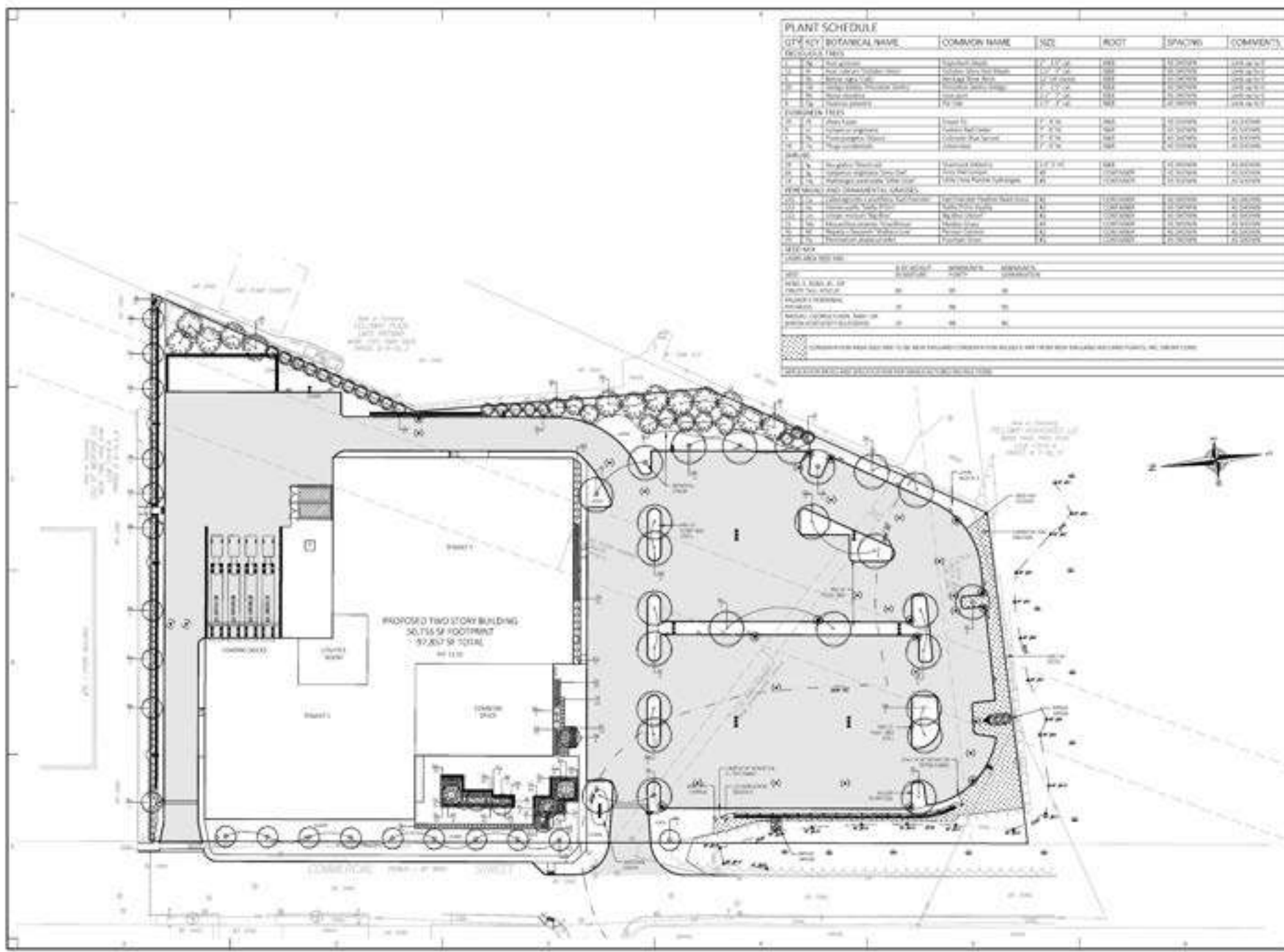
LAND DESIGN COLLABORATIVE
145 Main Street
Westborough, MA 01581

DATE: 08/13/2014
PROJECT: FELLOWSHIP INNOVATION CENTER
DRAWING: LANDSCAPE PLAN - L-101

- NOTES:
1. ALL PLANTINGS TO BE INSTALLED WITHIN THE 30 DAY PERIOD FOLLOWING THE START OF CONSTRUCTION.
 2. ALL PLANTINGS TO BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.
 3. ALL PLANTINGS TO BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.

PLANT SCHEDULE

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	NO.	ROOT	SPECIES	COMMENTS
1	1	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	2	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	3	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	4	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	5	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	6	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	7	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	8	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	9	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	10	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	11	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	12	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	13	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	14	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	15	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	16	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	17	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	18	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	19	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	20	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	21	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	22	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	23	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	24	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	25	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	26	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	27	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	28	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	29	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	
1	30	ACACIA GUMMIFERA	BLACKACACIA	12'	BR	1/8"	



Client:
Empire Management Corporation
171 Great Road
Acton, MA 02720

Architect:
Empire Management Corporation
171 Great Road
Acton, MA 02720

Project Name:
Fellowship Innovation Center
48-64 Commercial Street
Medford, MA
Middlesex County

Title:
LANDSCAPE PLAN
City Permits



NO.	DESCRIPTION	DATE



Autolux Series A270
Recessed Lighting



Features
• Available in 4" and 6" diameters
• Available in 120V and 277V
• Available in 100W and 150W
• Available in 100lm/W and 150lm/W
• Available in 100lm/W and 150lm/W
• Available in 100lm/W and 150lm/W

Specifications
• Diameter: 4" / 6"
• Depth: 1.5" / 2.5"
• Weight: 0.5 lbs / 1.0 lbs
• Material: Aluminum
• Finish: Matte Black / White

ACL

Autolux Series A270
Recessed Lighting

Table with columns for Part Number, Description, and Quantity. Includes part numbers like A270-4-100, A270-4-150, A270-6-100, A270-6-150.

Table with columns for Part Number, Description, and Quantity. Includes part numbers like A270-4-100, A270-4-150, A270-6-100, A270-6-150.

ACL

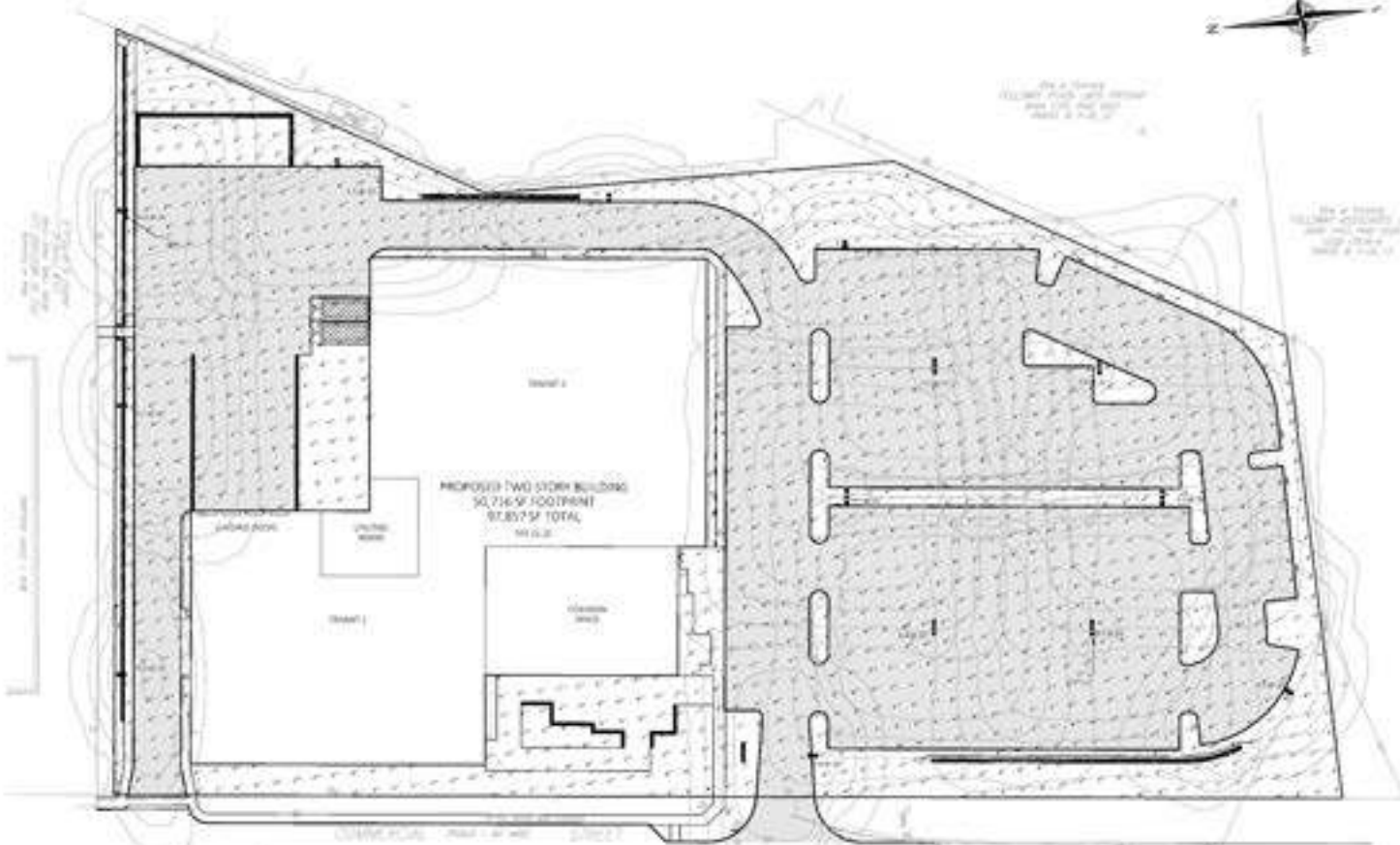
Autolux Series A270
Recessed Lighting

Table with columns for Part Number, Description, and Quantity. Includes part numbers like A270-4-100, A270-4-150, A270-6-100, A270-6-150.

ACL

Autolux Series A270
Recessed Lighting

Table with columns for Part Number, Description, and Quantity. Includes part numbers like A270-4-100, A270-4-150, A270-6-100, A270-6-150.



NOTES
1. THIS DRAWING IS NOT A CONTRACT DOCUMENT.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

Empire Management Corporation
371 Great Road
Acton, MA 02170

Empire Management Corporation
371 Great Road
Acton, MA 02170

Wellway Innovation Center
48-64 Commercial Street
Medford, MA
Middlesex County

PHOTOMETRICS PLAN

City Permits

Table with columns for Item, Description, and Quantity. Includes items like 'PROPOSED TWO STORY BUILDING' and 'TOTAL AREA'.

SL-101

VEHICLE PROFILE



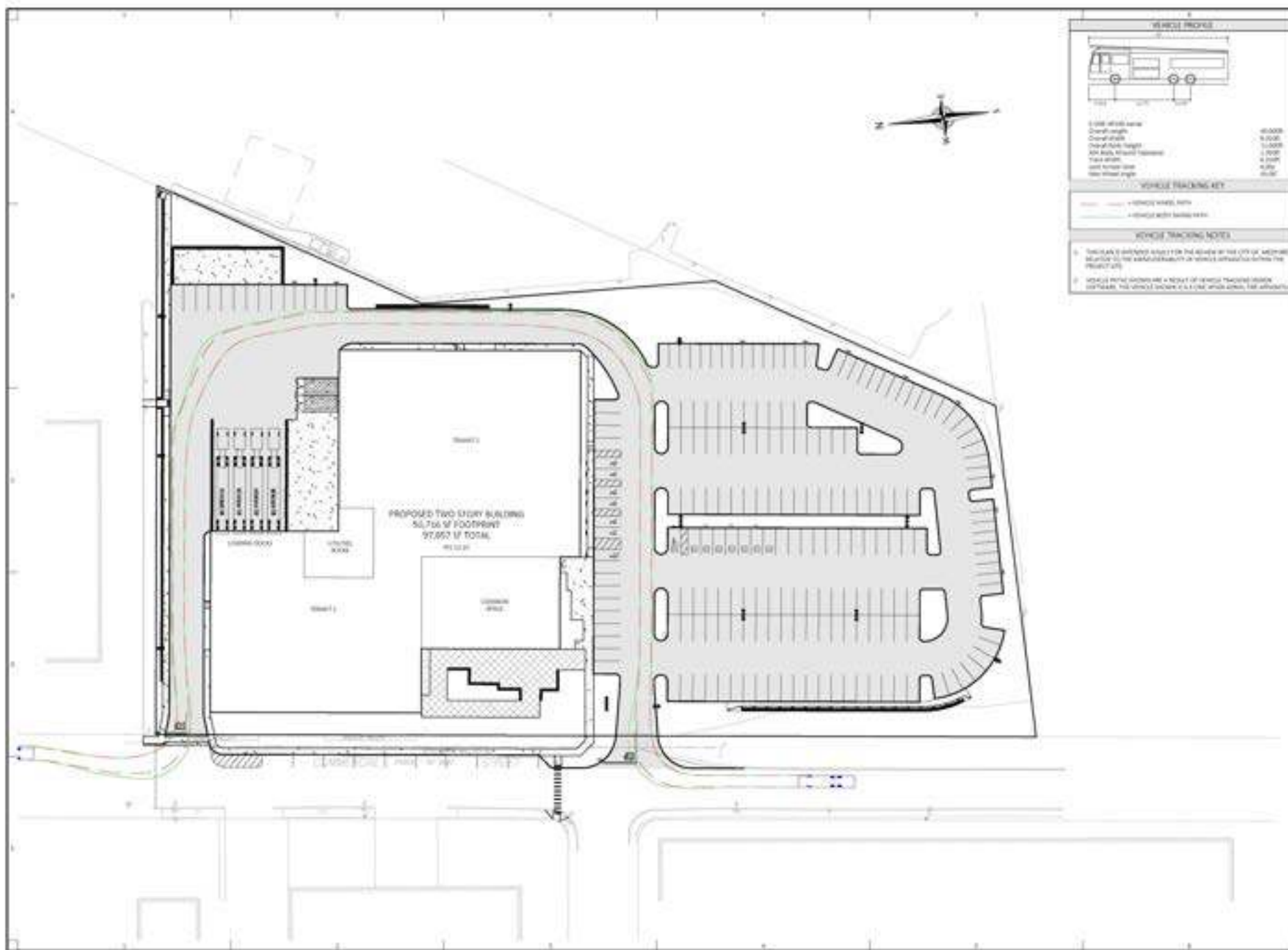
Overall length	40'-00"
Overall width	8'-00"
Overall height	11'-00"
Max axle weight	12,000"
Max wheel load	6,000"
Max wheel angle	30.0°

VEHICLE TRACKING KEY

- VEHICLE WHEEL PATH
- VEHICLE WHEEL TRACKING

VEHICLE TRACKING NOTES

1. THIS EXHIBIT IS NOT A CITY OF CHELSEA FIRE APPARATUS. VEHICLE TRACKING IS FOR INFORMATION ONLY. ALL TRACKING IS FOR REFERENCE ONLY AND IS NOT TO BE CONSIDERED AS A CITY OF CHELSEA FIRE APPARATUS.
2. ALL TRACKING IS FOR REFERENCE ONLY AND IS NOT TO BE CONSIDERED AS A CITY OF CHELSEA FIRE APPARATUS. ALL TRACKING IS FOR REFERENCE ONLY AND IS NOT TO BE CONSIDERED AS A CITY OF CHELSEA FIRE APPARATUS.



Client Name:
Empire Management Corporation
 171 Great Road
 Acton, MA 01720

Project Location:
Empire Management Corporation
 171 Great Road
 Acton, MA 01720

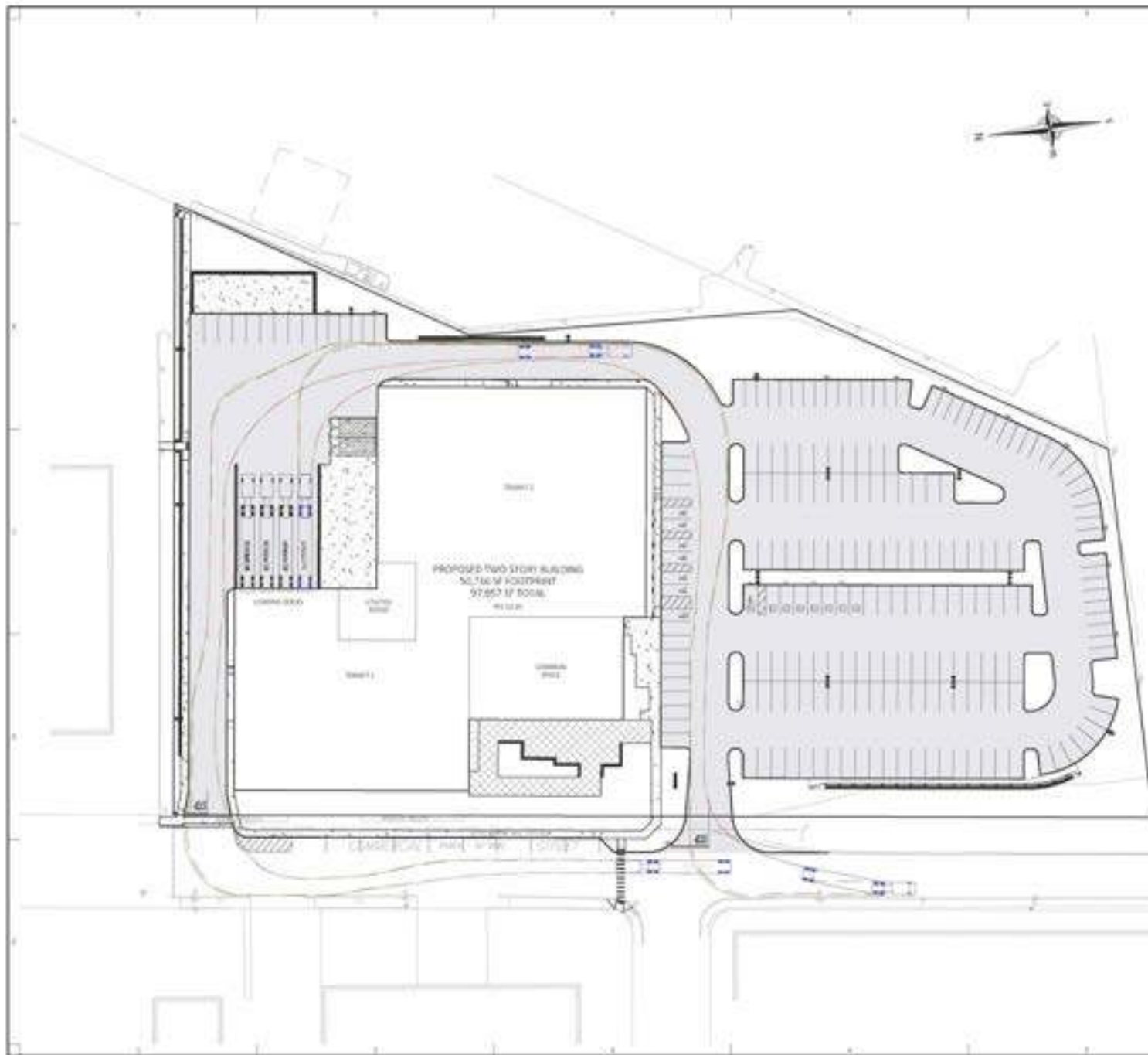
Project Title:
Fellowway Innovation Center
 88-84 Commercial Street
 Medford, MA
 (Middlesex County)

Project Name:
VEHICLE TRACKING EXHIBIT (FIRE APPARATUS)

City Permits



Project No.	010-10000000	Checked By	JLD
Date	10/10/2023	Prepared By	JLD
Scale	AS SHOWN	Drawn By	JLD



VEHICLE TRACKING

Overall Vehicle Length	20.000'
Wheelbase	6.000'
Overhead Height	11.000'
Min. Side Clearance	2.000'
Wheel Offset	4.000'
Min. Front Clearance	6.000'
Height Above Top	8.000'

VEHICLE TRACKING KEY

——— VEHICULAR TRAVEL PATH
——— VEHICULAR STOPPING POINT

VEHICLE TRACKING NOTES

1. THE PLAN SHOWN IS A TRACKING STUDY FOR THE PURPOSE OF THE CITY OF ACTON. ANY OTHER INFORMATION FOR THE CONSTRUCTION OF VEHICLES, INCLUDING VEHICLE SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE CLIENT.
2. VEHICLES TRACKING STUDY IS A RESULT OF VEHICLES TRACKING STUDY. APPROXIMATE TRACKING DIMENSIONS ARE BASED ON AVERAGE VEHICLE SPECIFICATIONS.



Empire Management Corporation
171 Great Road
Acton, MA 01720

Empire Management Corporation
171 Great Road
Acton, MA 01720

Fellway Innovation Center
48-68 Commercial Street
Medford, MA (Middlesex County)

VEHICLE TRACKING EXHIBIT
(SEE CITY PERMITS)

City Permits

City Permits



Project No.	
Client	
Scale	
Date	

EX-102

ARCHITECTURAL PLANS &
ELEVATIONS

CONSTRUCTION PLAN LEGEND

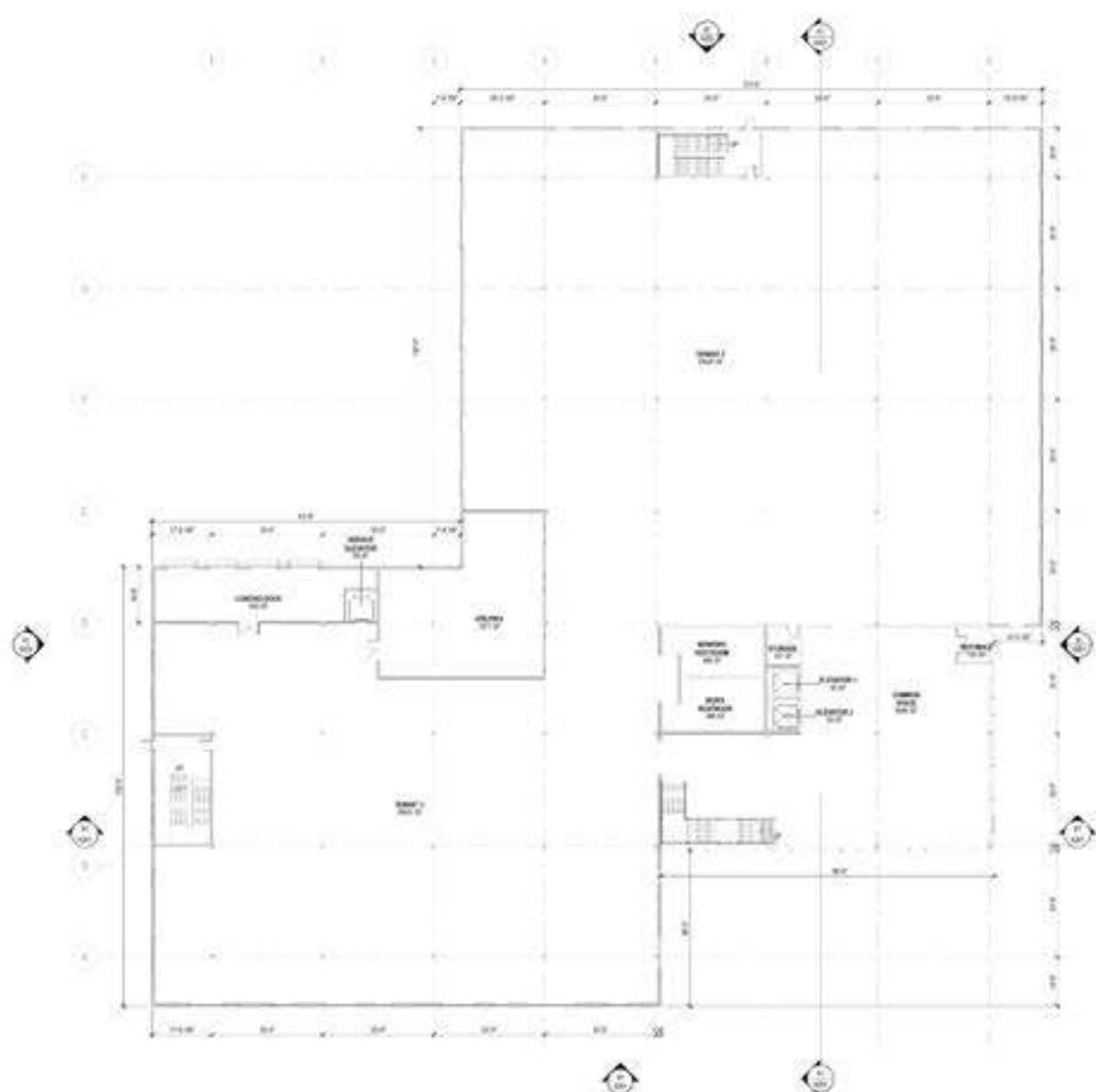


GENERAL CONSTRUCTION NOTES

1. REFER TO EXISTING AND PROPOSED ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING (M/E/P) DRAWINGS FOR ALL DETAILS AND CONDITIONS.
2. WORK SHOWN ON THIS DRAWING IS TO BE CONSIDERED AS PART OF THE PROJECT AND SHALL BE CONSIDERED AS SUCH BY ALL CONTRACTORS INCLUDING THE ARCHITECT'S FIRM AND ALL SUBCONTRACTORS.
3. VERIFY ALL FIELD AND EXISTING CONDITIONS.
4. REMOVE EXISTING WALLS AND PARTITIONS AS SHOWN ON THIS DRAWING AND RECONSTRUCT AS SHOWN.
5. REMOVE ALL EXISTING WALLS, PARTITIONS AND PARTS OF WALLS NOT SHOWN ON THIS DRAWING.

GROSS SF CALCULATIONS:

FIRST FLOOR:	90,716 SF
SECOND FLOOR:	47,141 SF
TOTAL:	137,857 SF



A1 FIRST FLOOR
1/11/18



DATE: 1/11/18
SCALE: AS SHOWN

DATE: 1/11/18
SCALE: AS SHOWN
**LEVEL 01
OVERALL PLAN**

CONSTRUCTION PLAN LEGEND

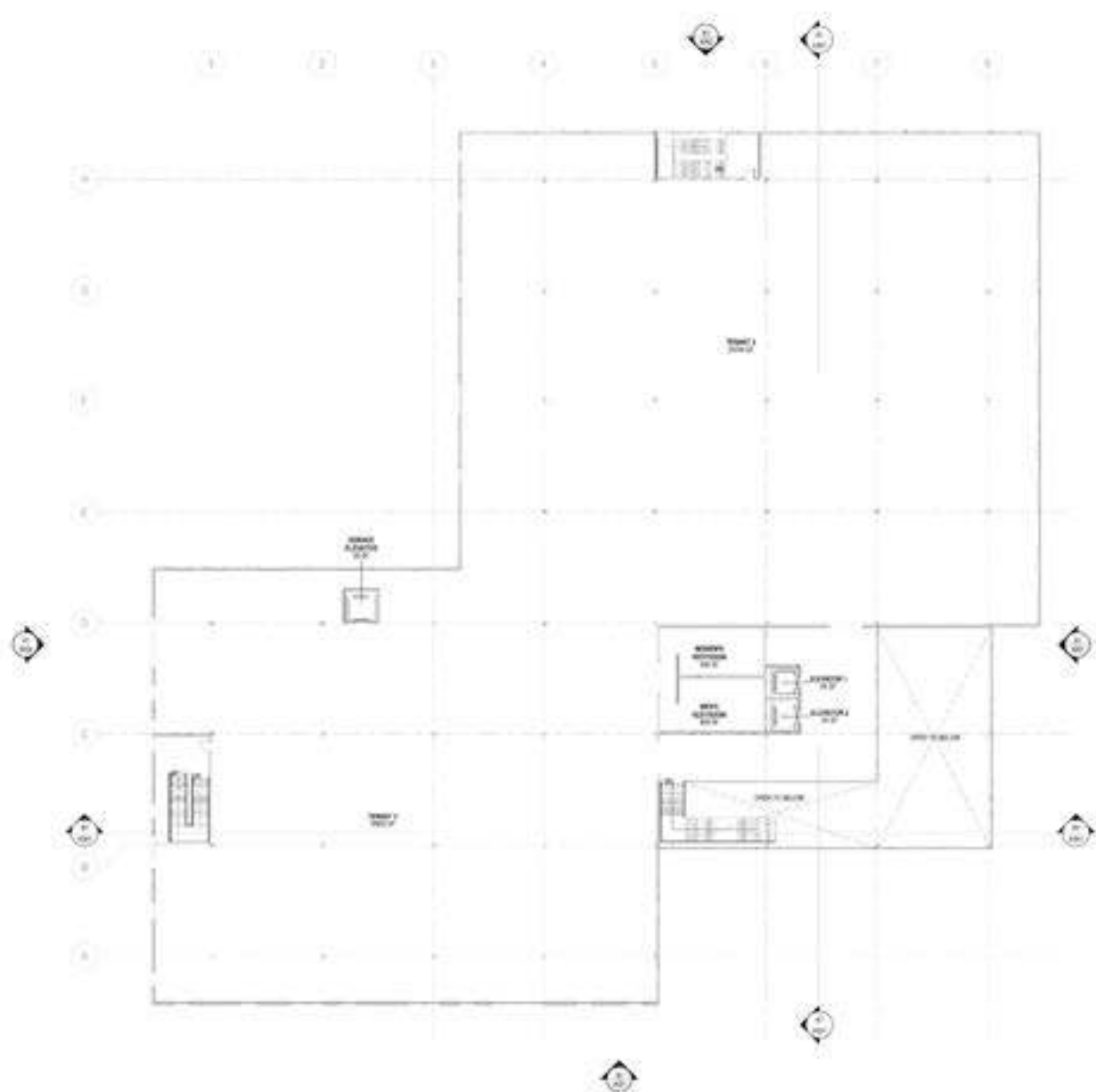
- | | | | |
|--|-------------------|--|-----------------|
| | WALL CONSTRUCTION | | WINDOW |
| | DOOR | | STAIR |
| | CORE CONSTRUCTION | | MECHANICAL ROOM |
| | STRUCTURAL FRAME | | ELEVATION |
| | STRUCTURAL WALL | | SECTION LINE |
| | CORE WALL | | SECTION LINE |
| | CORE WALL | | SECTION LINE |
| | CORE WALL | | SECTION LINE |
| | CORE WALL | | SECTION LINE |
| | CORE WALL | | SECTION LINE |

GENERAL CONSTRUCTION NOTES

1. REFER TO GENERAL NOTES FOR ALL APPLICABLE REQUIREMENTS AND DETAILS FOR CONCRETE AND FOR OTHER MATERIALS.
2. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURAL ELEMENTS AND MECHANICAL ROOMS WITH THE ARCHITECT.
3. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURAL ELEMENTS AND MECHANICAL ROOMS WITH THE ARCHITECT.
4. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURAL ELEMENTS AND MECHANICAL ROOMS WITH THE ARCHITECT.
5. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURAL ELEMENTS AND MECHANICAL ROOMS WITH THE ARCHITECT.

GROSS SF CALCULATIONS

FIRST FLOOR	90,716 SF
SECOND FLOOR	47,141 SF
TOTAL	97,857 SF



A1 SECOND FLOOR
100-110



DATE: 10/10/10
BY: [Signature]
SCALE: AS SHOWN

DATE: 10/10/10
BY: [Signature]
SCALE: AS SHOWN
**LEVEL 02
OVERALL PLAN**

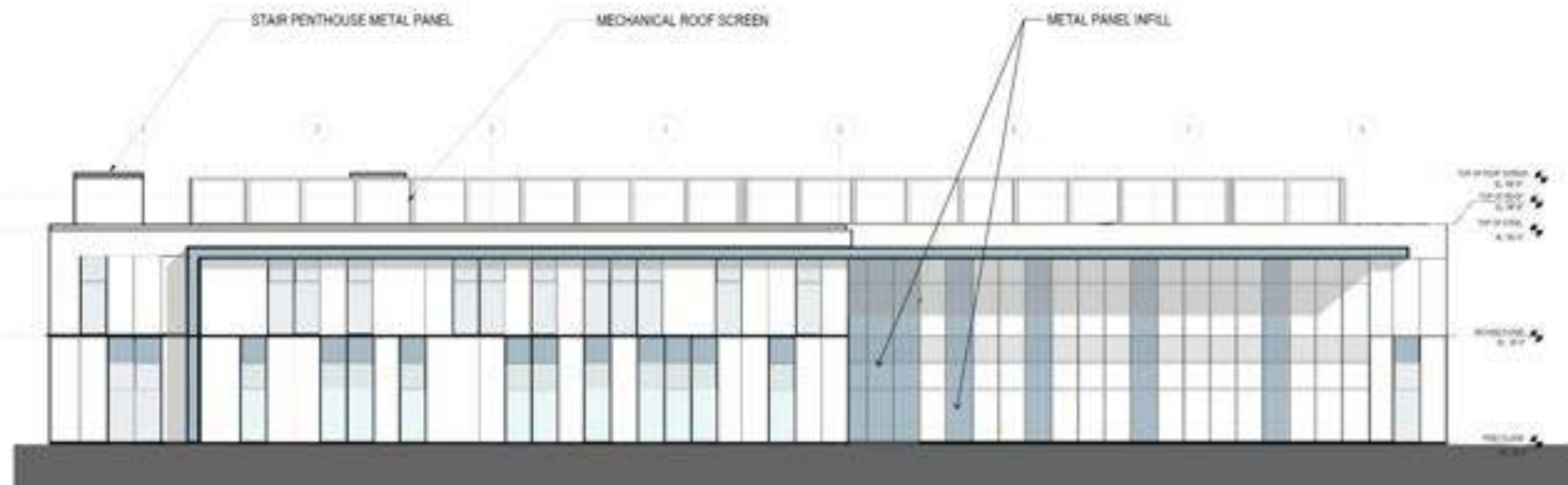


Site by JH

DATE: 01/2010
 DRAWN BY: JACOB JENSEN

SCALE: AS SHOWN
 SHEET NO: 201
 SHEET TITLE: ELEVATIONS

A201



B1 SOUTH ELEVATION
 30'-11 1/2"



A1 EAST ELEVATION
 30'-11 1/2"

PROJECT: FELLSWAY INNOVATION CENTER, 48-54 COMMERCIAL STREET, DENVER, CO
 ARCHITECT: ABG & COLONIAL AUTOMOTIVE, 10000 WEST COLFAX AVENUE, SUITE 1000, DENVER, CO 80202
 DATE: 01/2010
 DRAWN BY: JACOB JENSEN
 SCALE: AS SHOWN
 SHEET NO: 201
 SHEET TITLE: ELEVATIONS

DATE: 08/11/11
PROJECT: FELLSWAY INNOVATION CENTER
DRAWING: ELEVATIONS
SCALE: AS SHOWN
SHEET: A202

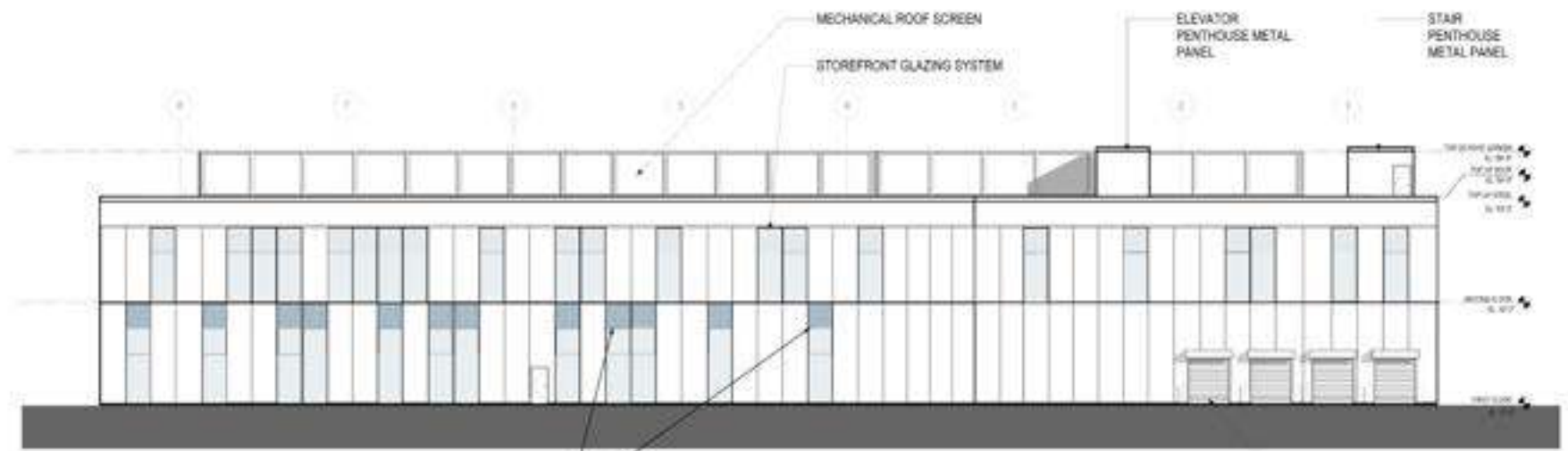
**ABG & COLONIAL
AUTOMOTIVE**
Client Address

**Fellsway
Innovation Center**
48-64 COMMERCIAL STREET
HOUSTON, ABG & COLONIAL AUTOMOTIVE



DESIGNED BY
TRIA ARCHITECTURE
2010-2011

DATE PLOTTED
ELEVATIONS



B1 NORTH ELEVATION
VP-112



A1 WEST ELEVATION
VP-111

ARCHITECTURAL
PRECEDENT IMAGES





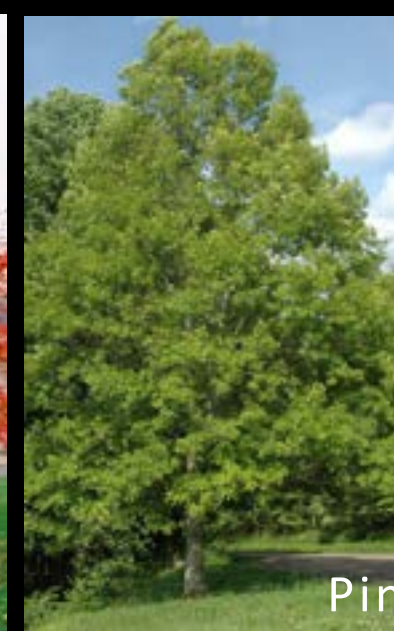
SITE
PRECEDENT IMAGES



October Glory Red Maple



Sour Gum



Pin Oak



Princeton Sentry Ginkgo



Paperbark Maple



Heritage River Birch





Fraser Fir



Eastern Red Cedar



Colorado Blue Spruce



Techny Arborvitae



Grey Owl Juniper



Persian Catmint



Stella D'oro Daylily



Big Blue Lilyturf



Shamrock Inkberry



Maiden Grass



Feather Reed Grass



Little Lime Hydrangea



Fountain Grass

PROPOSED VIEWS









FELLSWAY INNOVATION CENTER

WELLS FARGO BANK



FELLSWAY INNOVATION CENTER
400 COMMERCIAL STREET









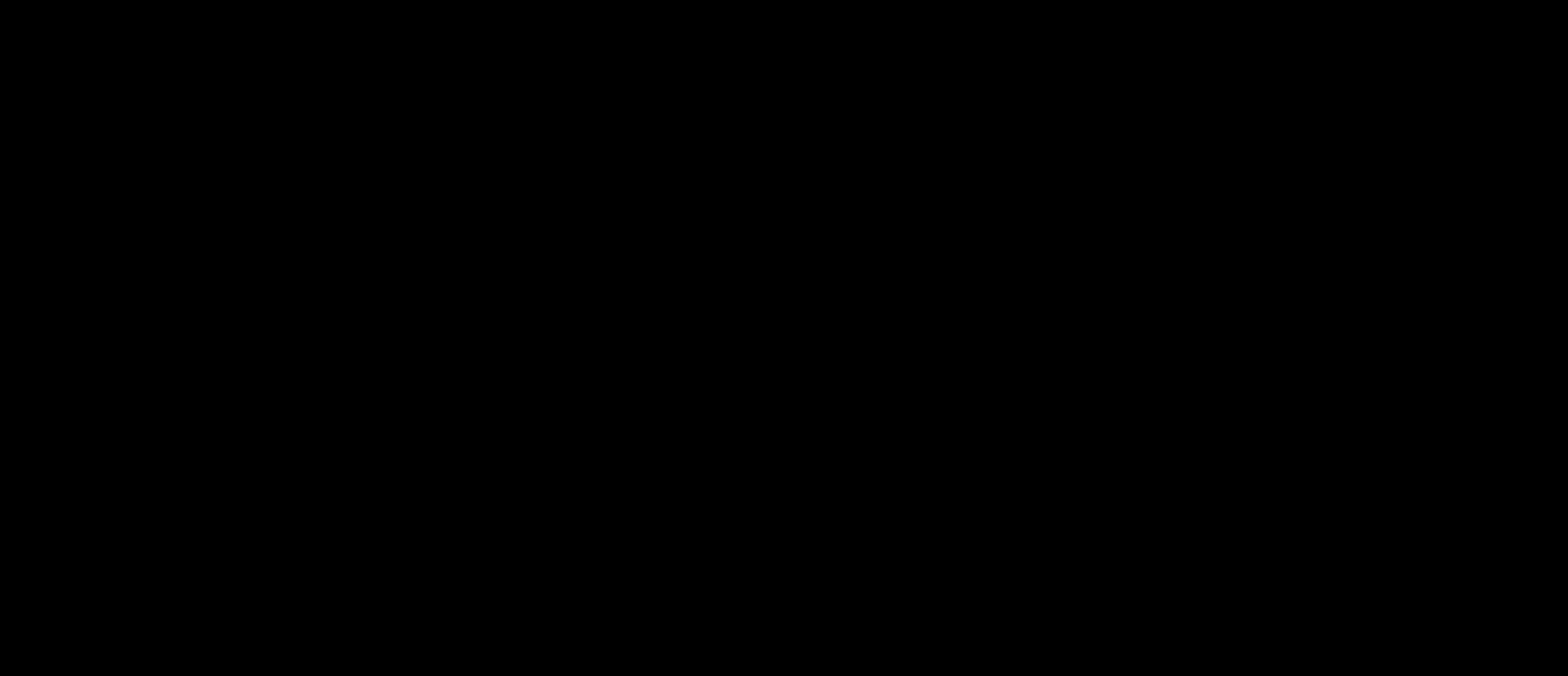


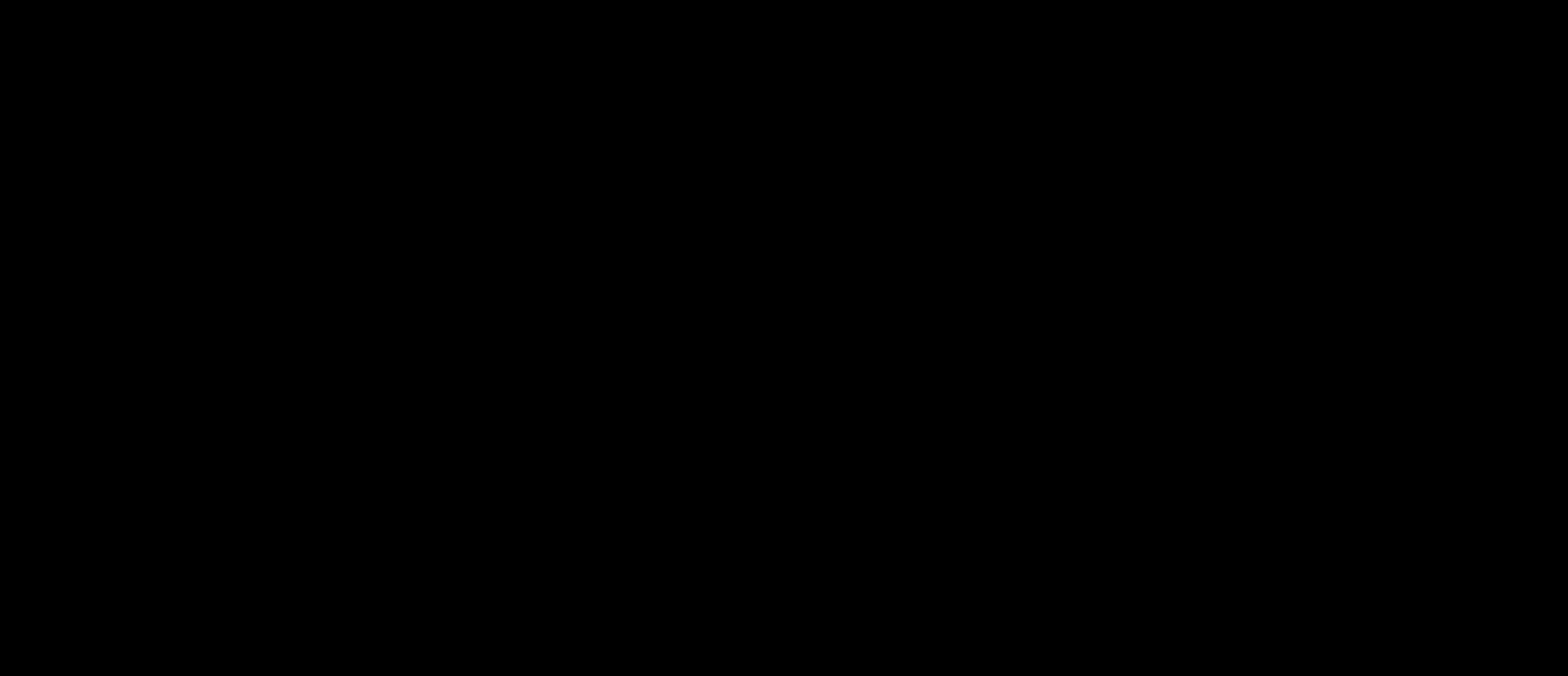


FELLSWAY INNOVATION CENTER



THANK YOU!





SITE LOCATION MAP / TRAFFIC COUNT LOCATIONS

Turning Movement Counts

1: Commercial Street at Riverside Avenue

2: Riverside Avenue at Locust Street

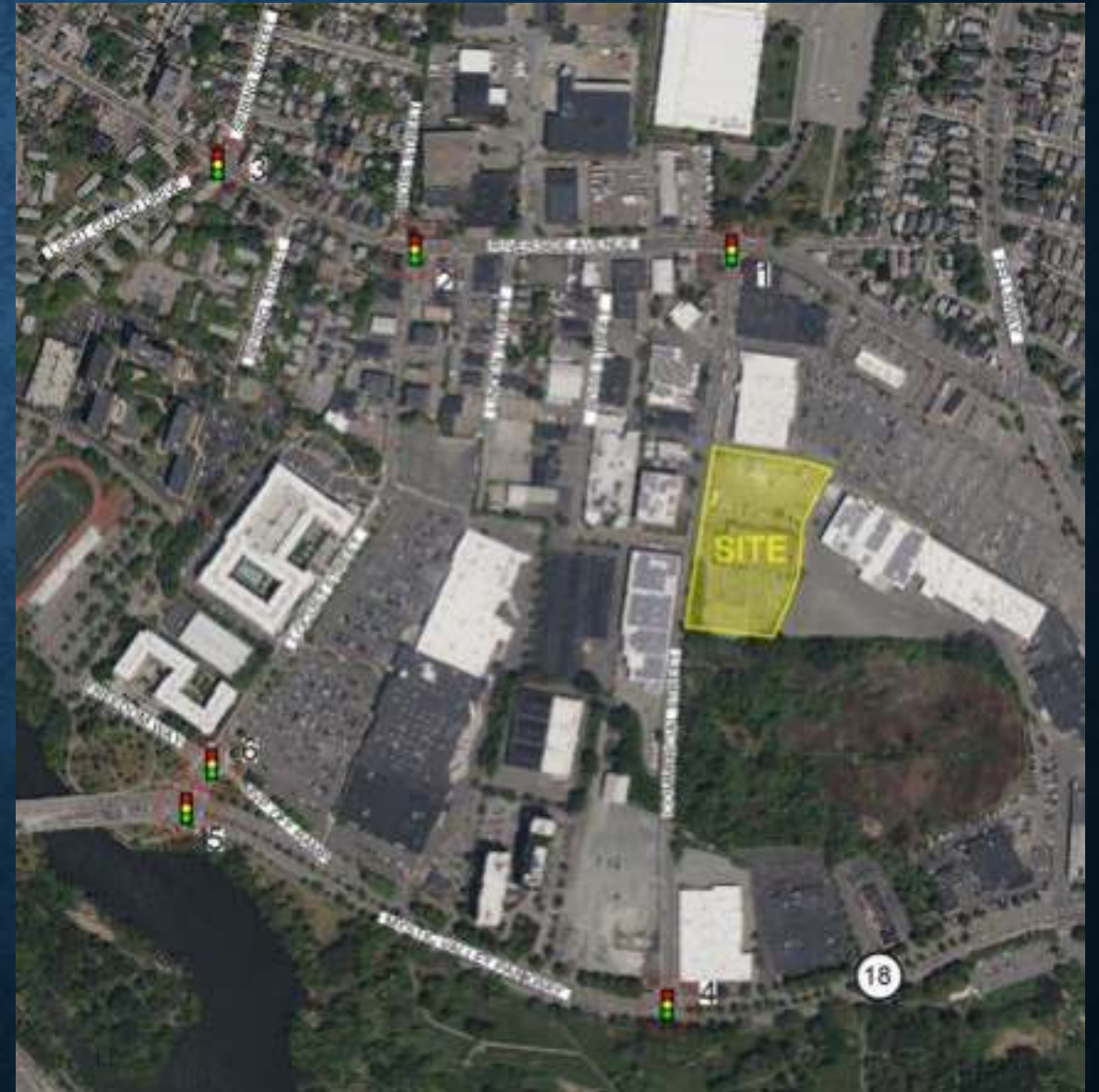
3: Riverside Avenue at Spring Street

4: Commercial Street at Mystic Valley Parkway

5: Mystic Valley Parkway at Locust Street

6: Locust Street at Freedom Way and MVP off-ramp

Automatic Traffic Recorder: Commercial Street



EXISTING TRAFFIC VOLUMES AND SPEEDS

Table 1
Existing Traffic Volume Summary

Location	Daily Volume ^a	Peak Hour Volume ^b	K-Factor ^c	Directional Distribution ^d
Commercial Street	5,605	AM: 411 PM: 503	7.3% 9.0%	73% SB 68% NB

^a In vehicles per day.

^b In vehicles per hour.

^c Percentage of daily traffic occurring during the peak hour.

^d SB = southbound, NB = northbound.

Table 3
Observed Travel Speeds ^a

Location/Direction	Posted Speed Limit	Average Speed	85 th Percentile Speed ^b
Commercial Street adjacent to the site			
Northbound	25	28	32
Southbound	25	27	32

^a In miles per hour (mph).

^b Speed at, or below which 85 percent of all observed vehicles travel.

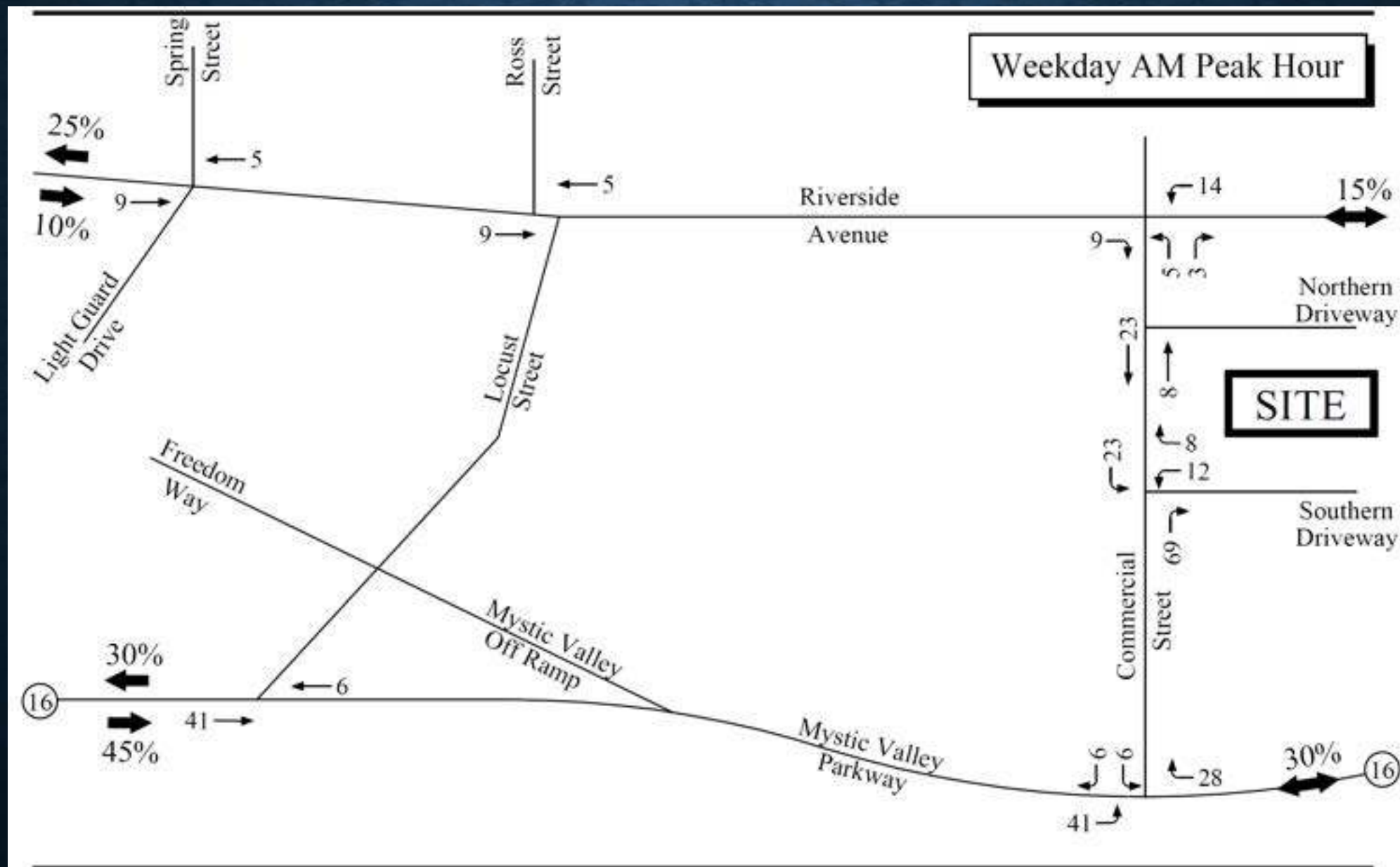
TRIP GENERATION

Table 5
Trip Generation Summary

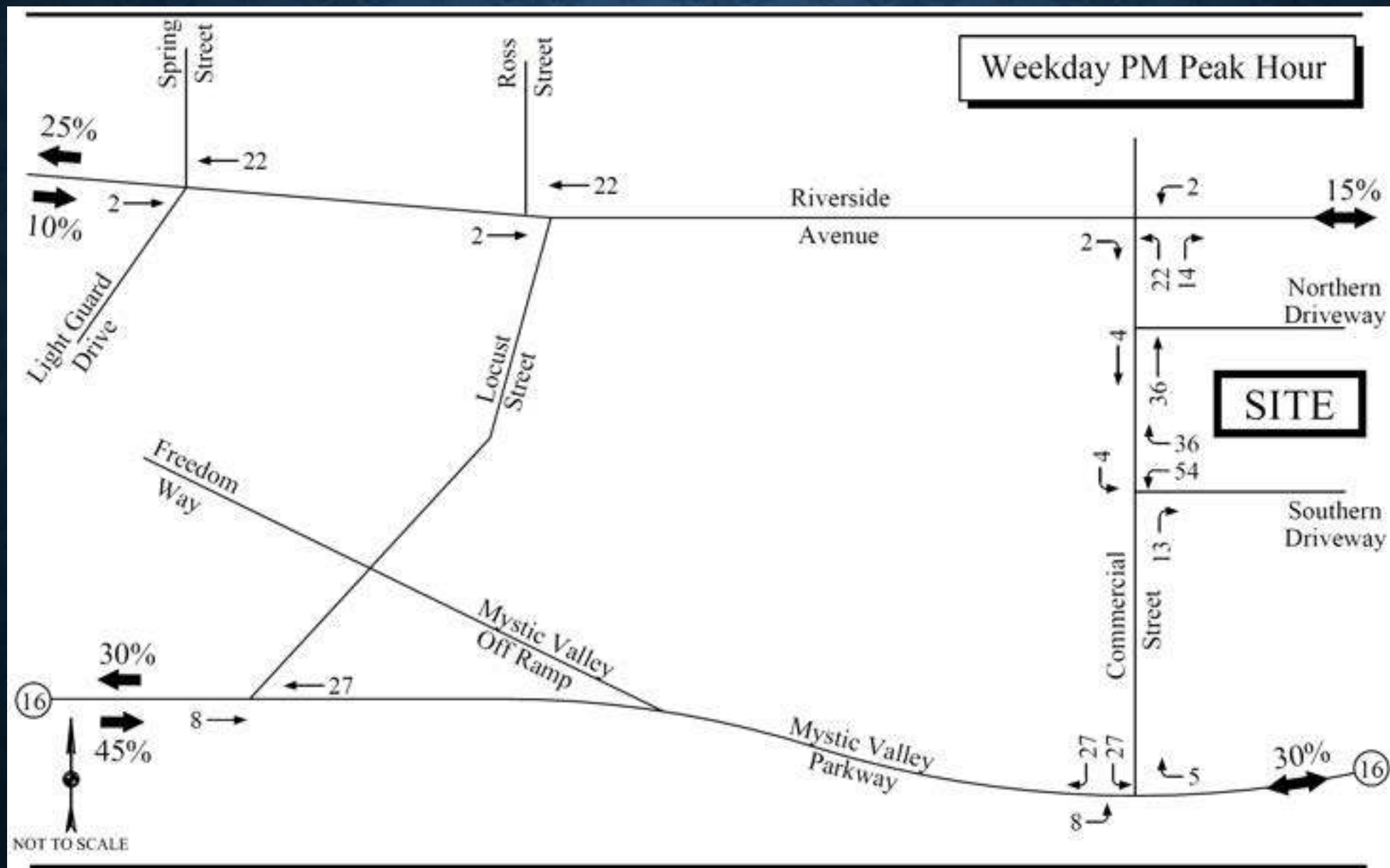
<u>Time Period</u>	<u>Life Science/Bio-Manufacturing ^a</u>
Weekday Daily	1,200
Weekday AM Peak	
Enter	92
<u>Exit</u>	<u>20</u>
Total	112
Weekday PM Peak	
Enter	17
<u>Exit</u>	<u>90</u>
Total	107

^a ITE Land Use Code 760 (Research and Development) applied to 97,857 sf.

AM PEAK HOUR TRIP GENERATION



PM PEAK HOUR TRIP GENERATION



CONCLUSIONS AND RECOMMENDATIONS

- Project-related traffic results in minimal increases to area traffic volumes, ranging from 2 to 3 percent during peak hours of roadway traffic
- Project-related traffic results in increases to delays of less than 1 second per vehicle at all study intersections
- No safety deficiencies were identified, with available sight lines meeting required distances to allow for safe access. Further safety features may be installed to increase safety, including curb bump outs and RRFB implementation for the crosswalk.
- The proposed parking supply is sufficient to meet the peak demand for the project
- Due to proposed truck circulation through the site, the driveways should be designed to accommodate the largest vehicle expected to use the site providing corner radii that will allow tractor trailers to make turning movements to/from Commercial Street
- All signage and pavement markings should adhere to MUTCD design criteria, including STOP-signs, painted STOP lines and centerlines on the driveway approaches
- Signage and vegetation should be located and maintained to ensure adequate sight lines are maintained