

SITE PLAN APPLICATION
383 COMMERCIAL STREET
WRITTEN SUBMISSION D – ZONING ASSESSMENT

THE 383 COMMERCIAL STREET PROJECT PROPOSES TO CONVERT THE EXISTING RUFUS DEERING LUMBER FACILITY INTO A MIXED USE PROJECT CONSISTING OF 275 RESIDENTIAL CONDOMINIUMS, 22,691 SQUARE FEET OF RETAIL SPACE, AND 386 PARKING SPACES LOCATED WITHIN A TWO LEVEL PARKING STRUCTURE. THE TOTAL BUILDING AREA IS 483,870 GROSS SQUARE FEET.

THE PROJECT WILL BE DEVELOPED IN THREE PHASES, STARTING AT THE NORTH END OF THE SITE AT MAPLE STREET, AND CONCLUDING AT THE SOUTH END OF THE SITE AT HIGH STREET. DURING PHASE ONE AND PHASE TWO, THE APPLICANT IS PROPOSING OFF – STREET SURFACE PARKING AREAS AS SHOWN IN PLAN SUBMISSION 5D – PHASE ONE SITE PLAN.

THE PROJECT IS LOCATED WITHIN THE B5b ZONING DISTRICT. THE RETAIL AND MULTI FAMILY RESIDENTIAL USES PROPOSED ARE PERMITTED USES. THE OFF – STREET PARKING AREAS PROPOSED DURING PHASE ONE AND PHASE TWO ARE PERMITTED USES. THE PROJECT IS DESIGNED IN CONFORMANCE WITH THE B5b DIMENSIONAL REQUIREMENTS (14-230.4) AND PERFORMANCE STANDARDS (14-230.5).