FELLSWAY INNOVATION CENTER

CITY OF MEDFORD PUBLIC HEARING PRESENTATION

April 2024

PROJECT TEAM

EMPIRE MANAGEMENT CORPORATION

ABG

Owner's Representative & Broker

Bernard Gibbons

ADAM DASH & ASSOCIATES

Counsel

Adam Dash, Esq.

LDC

LAND DESIGN COLLABORATIVE

Civil Engineer
Landscape Architect

Michael Scott, PE
James Almonte, RLA

LEC

Wetland Scientist

Nathan Goshgarian

BETA

IMPROVING COMMUNITIES TOGETHER

Licensed Site Professional

Marylou Armstrong, LSP

TRIA

the architecture of discovery

Architect

Edwin Hargrave, AIA

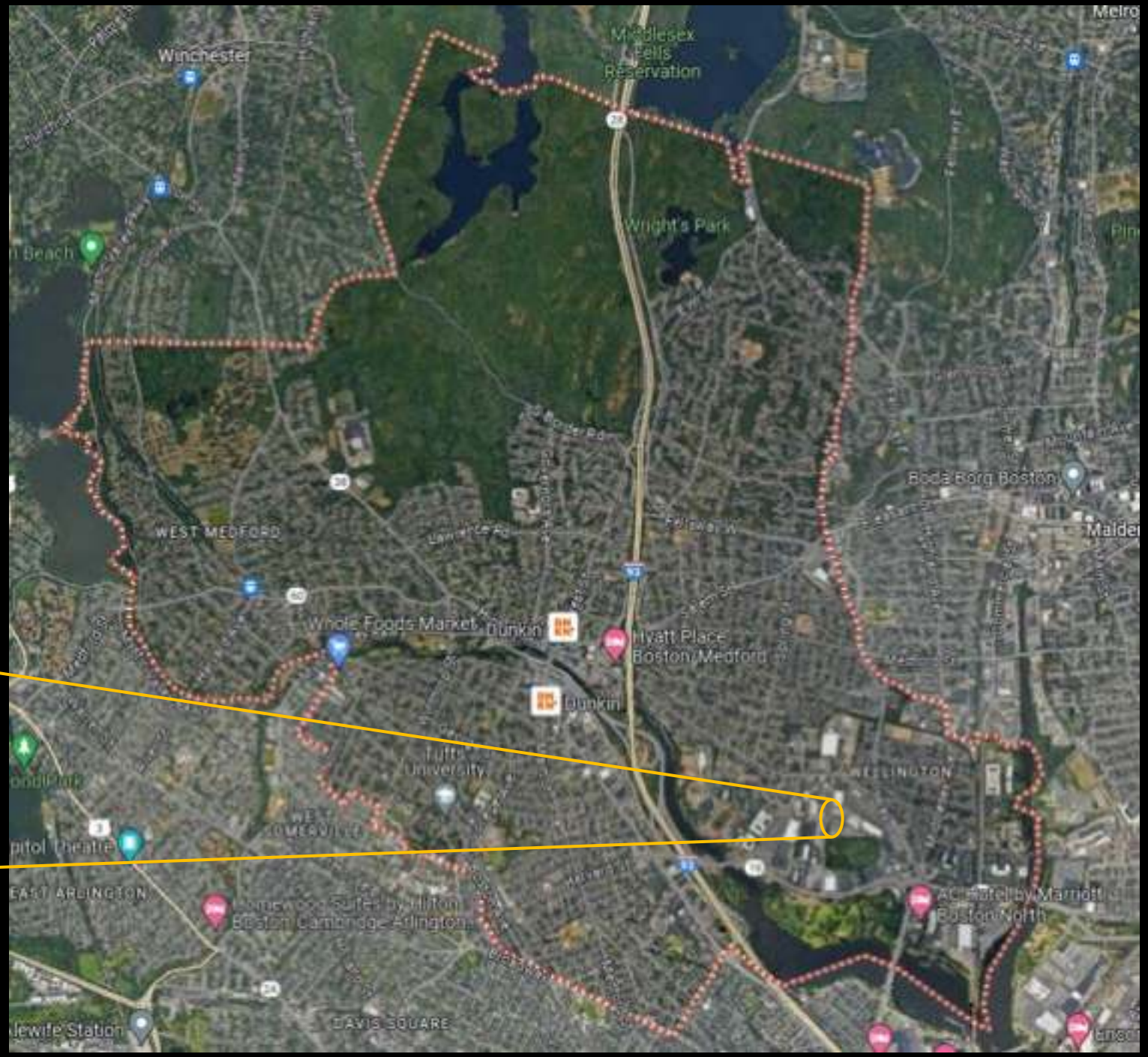
CHAPPELL ENGINEERING ASSOCIATES, LLC

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

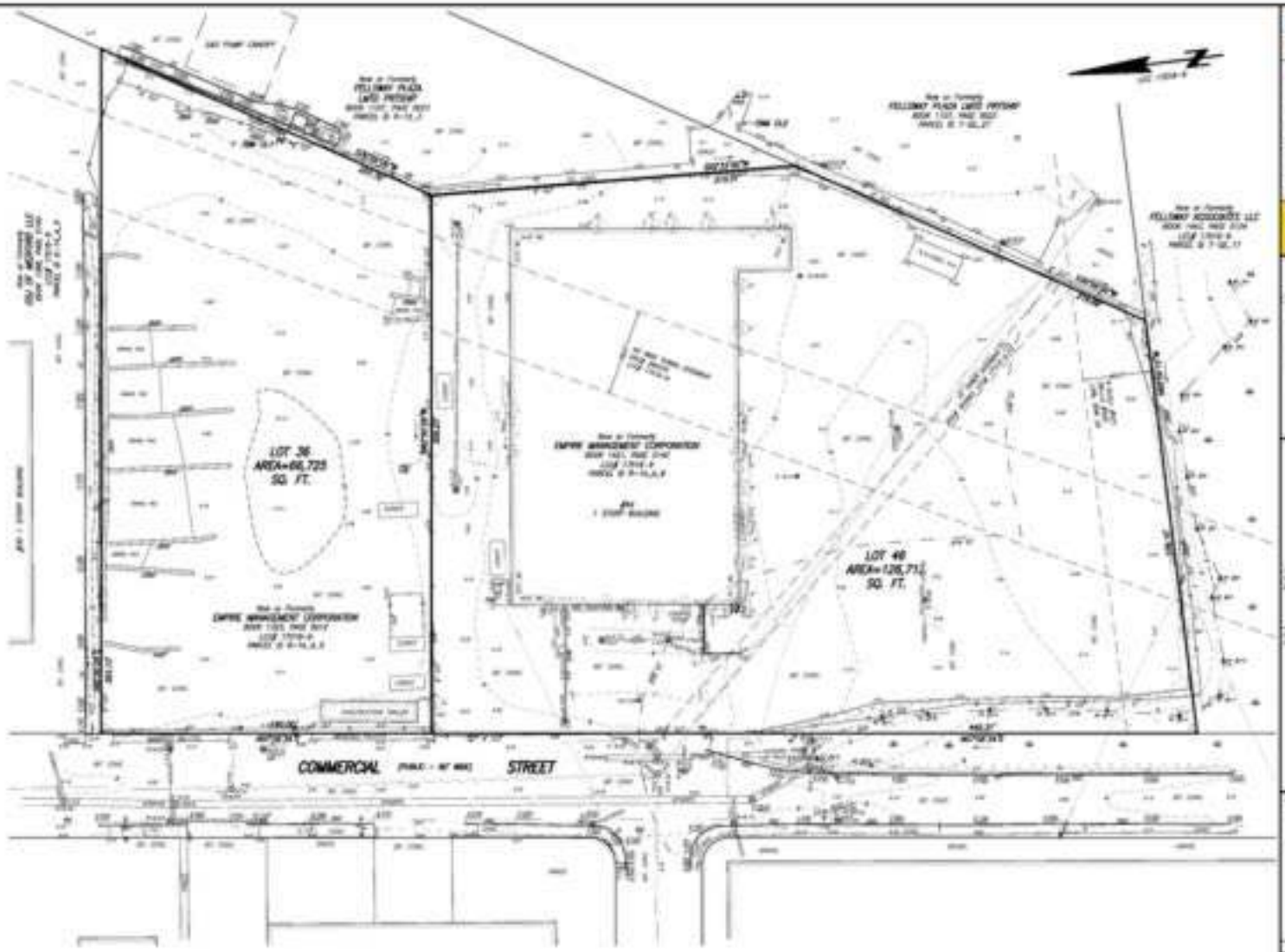
64 Commercial Street

From 64 Commercial Street
Looking South

64 Commercial Street

From Back of Stop & Shop
Looking West

SITE PLANS



FELDMAN GEOSPATIAL

BOSTON HEADQUARTERS
152 HAMPSON STREET
BOSTON, MA 02119

WORCESTER OFFICE
27 MECHANIC STREET
WORCESTER, MA 01608

(617)357-6740
www.feldmangeo.com

EXISTING CONDITIONS PLAN

48-64 COMMERCIAL STREET
MEDFORD, MASS.

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

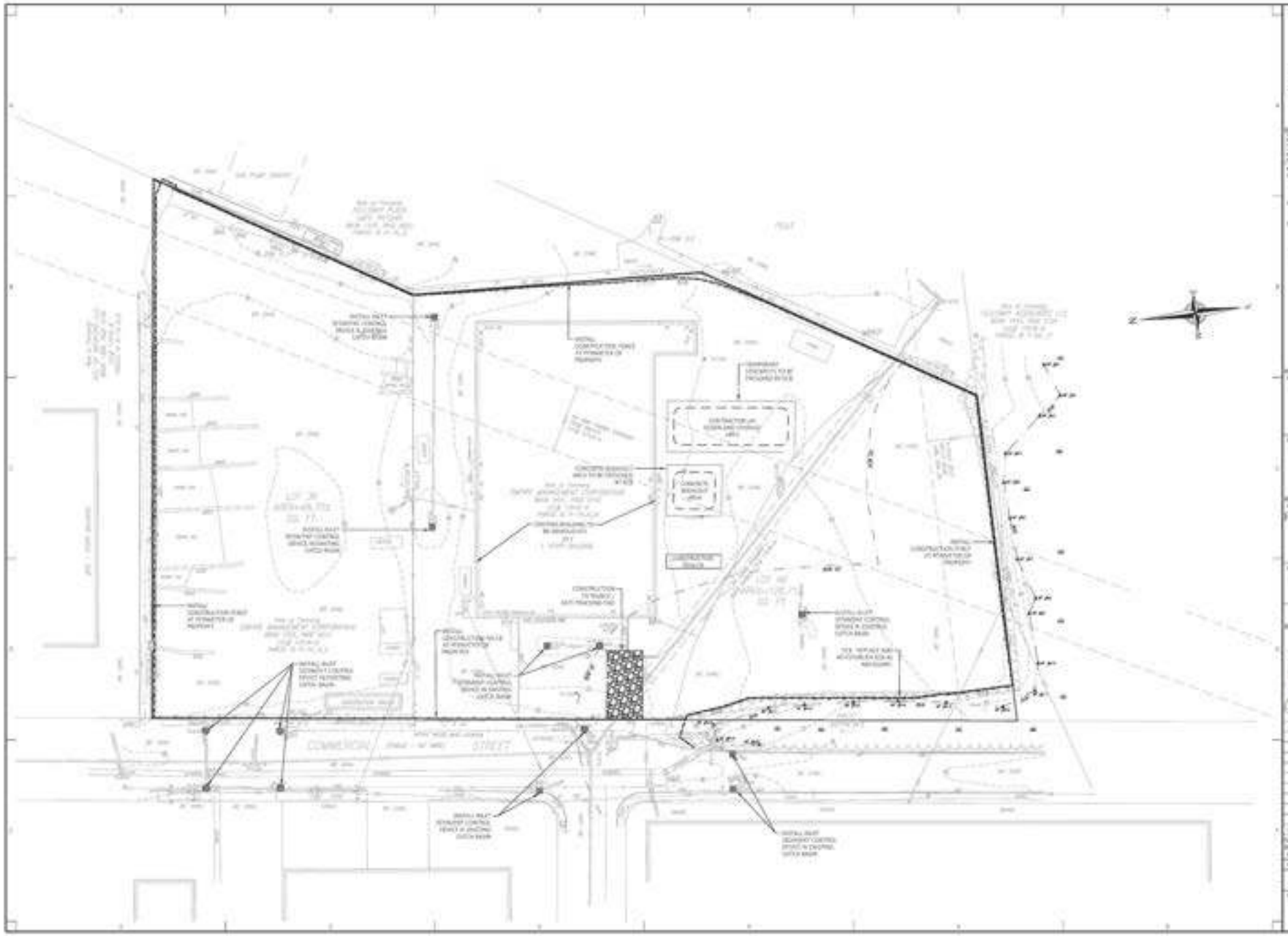
- LSP Oversight of construction activities involving disturbance of subsurface soils.

- 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



LAND DESIGN COLLABORATIVE

Project Owner
Empire Management Corporation
171 Great Road
Acton, MA 01720

Project Applicant
Empire Management Corporation
171 Great Road
Acton, MA 01720

Project Title
Fellsway Innovation Center
88-89 Commercial Street
Medford, MA
(Middlesex County)

Sheet Title
EROSION AND SEDIMENT CONTROL PLAN

City Permits

Stamp

Project No.
C-002

ZONING SUMMARY TABLE

I - INDUSTRIAL DISTRICT

	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA	10,000 SF	101,647 SF	NO CHANGE
MINIMUM FRONTAGE	50'	439.23'	NO CHANGE
MINIMUM FRONT YARD	30'	30.1'	30.1'
MINIMUM SIDE YARD	20'	20.1'	20.1'
MINIMUM REAR YARD	20'	111.5' (+/-)	80.0' (+/-)
MAXIMUM BUILDING HEIGHT	40'	30.0'	30.0'
MAXIMUM LOT WIDTH	N/A	N/A	N/A
MAXIMUM LOT DEPTH	N/A	N/A	N/A
MAXIMUM LOT COVERAGE	N/A	19.0%	19.1%
MINIMUM LANDSCAPED AREA	N/A	N/A	N/A
MINIMUM LANDSCAPED AREA FRONT YARD	N/A	N/A	N/A
MINIMUM LANDSCAPED AREA FRONT YARD	N/A	N/A	N/A
MINIMUM BUILDING SETBACK	30'	1 FOOT 30'	30'
MAXIMUM NUMBER OF BUILDING STORIES	3 STORIES	1 STORY	2 STORIES

1 BUILDING HEIGHT CALCULATION: ARTICHOKE AVENUE OF LOWEST AND HIGHEST CORNERS ABOVE: (+0.68 - 0.00)/2 = 7.40; AVG ABOVE = (+0.0) BUILDING FT = (2.0) BUILDING = 41.50' TALL. BUILDING HEIGHT = 33.50' 8.00 = 0.00 = 0.00 = 41.50' - HEIGHT BUILDING HEIGHT

PARKING SUMMARY TABLE

DIMENSIONAL REQUIREMENTS

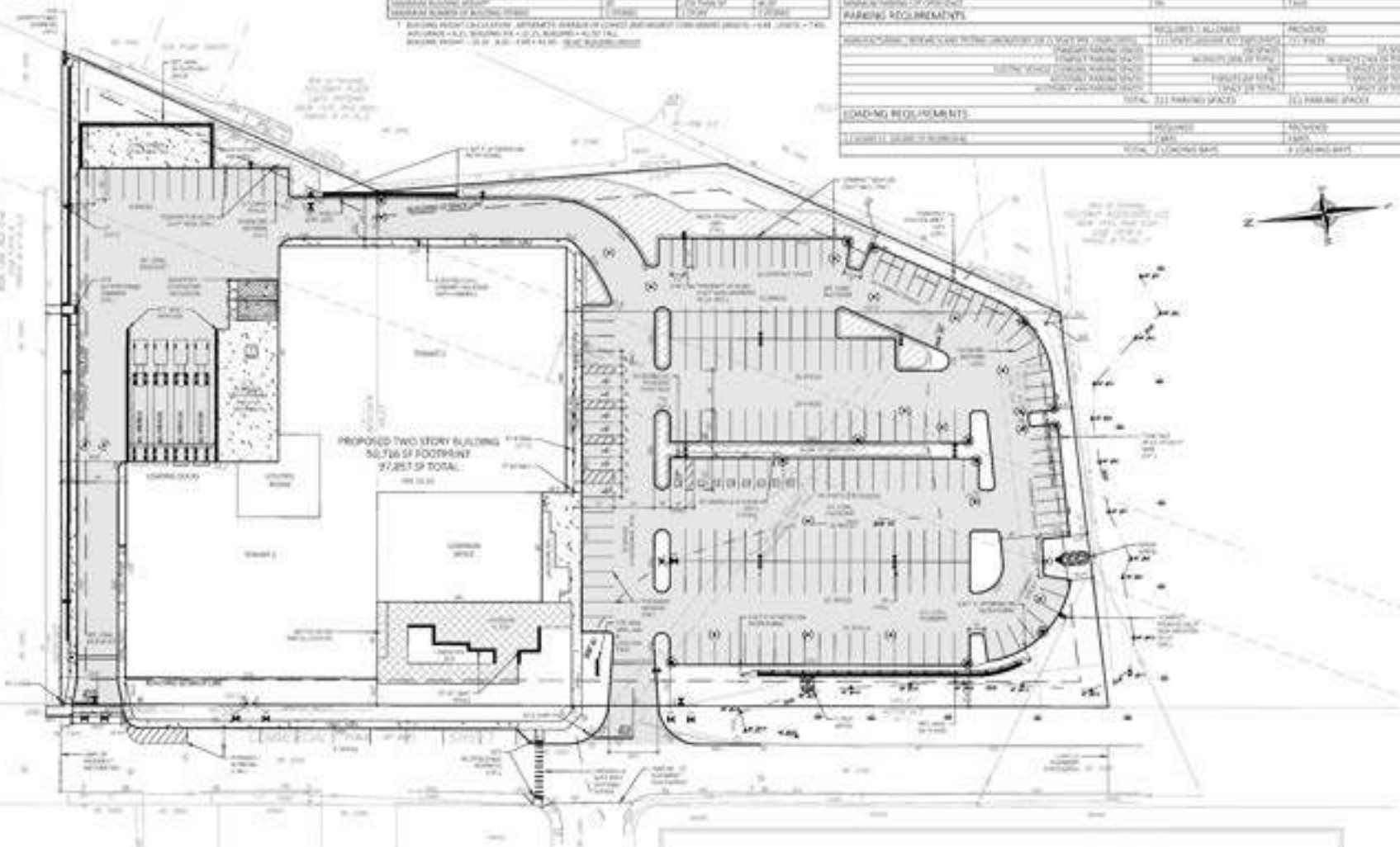
	REQUIRED / ALLOWED	PROVIDED
MINIMUM STANDARD PARKING SPACE SIZE	9'x18'	9'x18'
MINIMUM COMPACT PARKING SPACE SIZE	N/A	8'x16'
MINIMUM COMPACT %	25% MAX OF TOTAL	0.0% (0 COMPACT SPACES)
MINIMUM AISLE WIDTH	24'	24'
MINIMUM DRIVE AISLE WIDTH	24'	24'
MINIMUM DISTANCE FROM STREET LINE	10'	10.1' (MEASURED TO BUILDING)
MINIMUM DISTANCE FROM PROPERTY LINE	10'	10.0'
MINIMUM DISTANCE FROM PROPERTY LINE TO PARKING	10'	10.0'
MINIMUM REAR YARD SETBACK	5'	5'
MINIMUM SIDE YARD SETBACK	5'	5'
MINIMUM FRONT YARD SETBACK	5'	5'
MAXIMUM PARKING SPACE CONTRACT	N/A	1 MAX

PARKING REQUIREMENTS

	REQUIRED / ALLOWED	PROVIDED
MANUFACTURING, REPAIR AND TESTING LABORATORY (1.5 / 1,000 SF GROSS FLOOR AREA)	111 SPACES (BASED ON 73,900 SF GROSS FLOOR AREA)	111 SPACES
STANDARD PARKING SPACES	105 SPACES	105 SPACES
COMPACT PARKING SPACES	MAXIMUM 25% OF TOTAL	NO COMPACT SPACES PROVIDED
EXISTING VEHICLE CHARGING PARKING SPACES	N/A	5 SPACES (EV TYPE 2)
ACCESSIBLE PARKING SPACES	7 SPACES (EV TYPE 2)	7 SPACES (EV TYPE 2)
AUTHORITY AND PARKING SPACES	1 SPACE (EV TYPE 2)	1 SPACE (EV TYPE 2)
TOTAL	111 PARKING SPACES	111 PARKING SPACES

LOADING REQUIREMENTS

	REQUIRED	PROVIDED
1 LOADING SPACE PER BUILDING	1 SPACE	1 SPACE
TOTAL	1 LOADING BAYS	1 LOADING BAYS



LAND DESIGN COLLABORATIVE
Charing Place | Terrace North | Suite 1
70 Lyman Street
Westborough, MA 01581

NOTES:
1. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE.
2. SEE SHEET C-100 FOR GENERAL NOTES, LEGEND AND ABBREVIATIONS.
3. ALL WORK SHALL BE PERFORMED IN COMPLIANCE THE SITE MANAGEMENT PLAN AND HEALTH SAFETY PLAN PREPARED BY THE PROJECT LICENSED SITE PROFESSIONAL FOR WORK WITHIN THE ACTIVITY AND USE LIMITATIONS (AUL).

Project Owner
Empire Management Corporation
171 Great Road
Acton, MA 01720

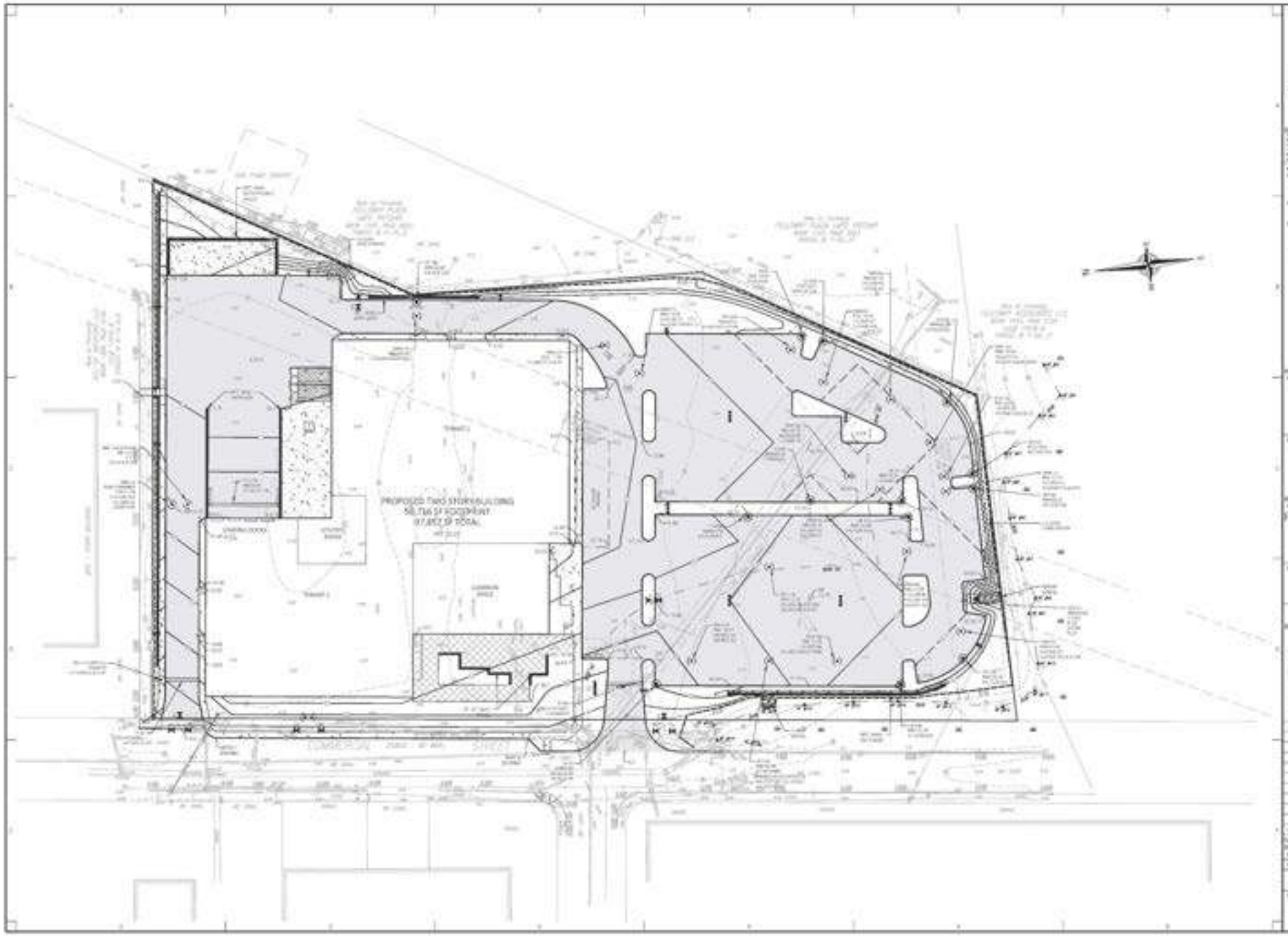
Project Applicant
Empire Management Corporation
171 Great Road
Acton, MA 01720

Project Title
Fellsway Innovation Center
48-64 Commercial Street
Medford, MA
(Middlesex County)

Sheet Title
LAYOUT AND MATERIALS PLAN

City Permits

Sheet No.
C-101



LAND DESIGN COLLABORATIVE

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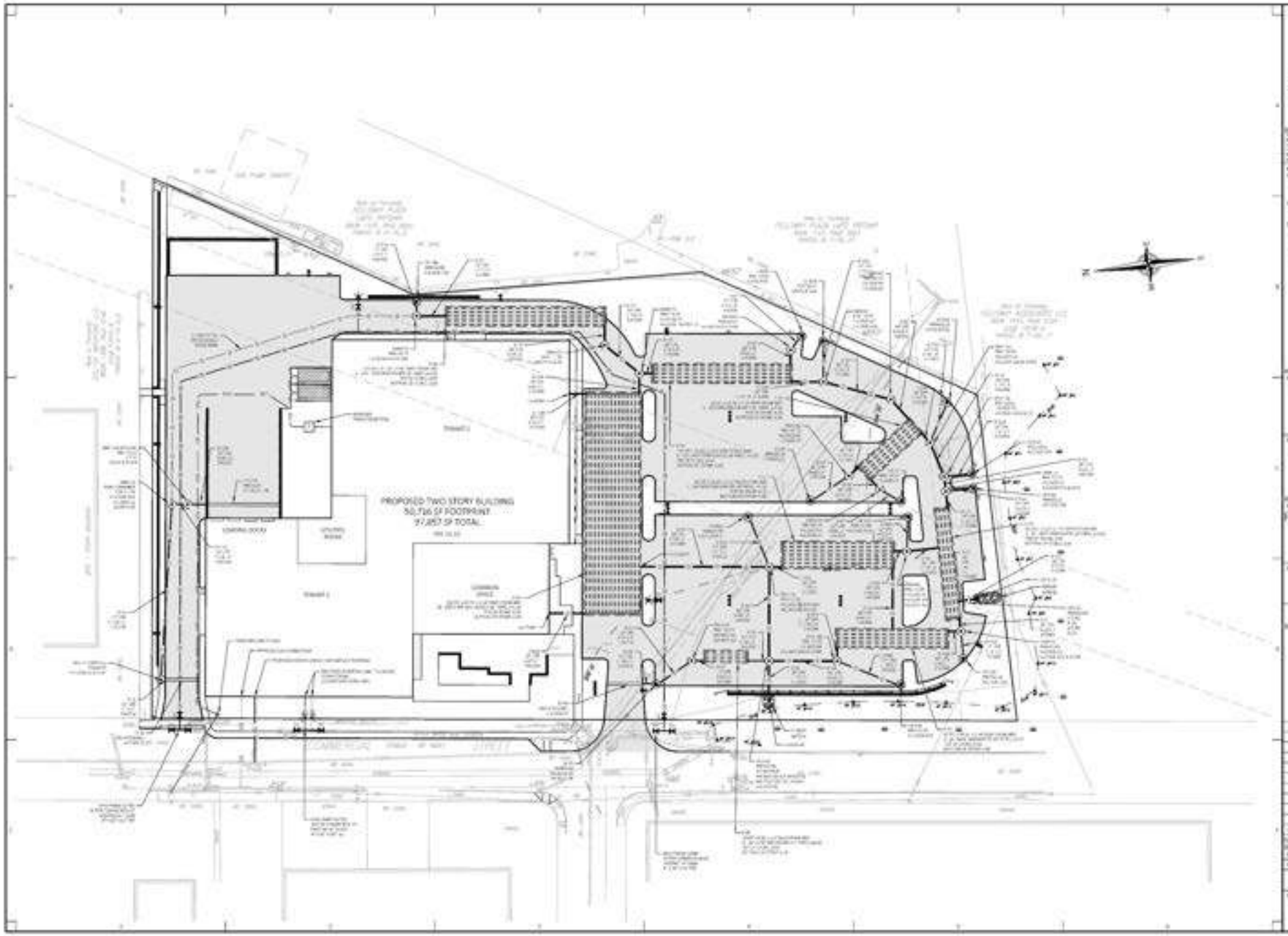
Project Title
Fellsway Innovation Center
88-89 Commercial Street
Medford, MA
(Middlesex County)

Sheet Title
GRADING PLAN

City Permits

C-201



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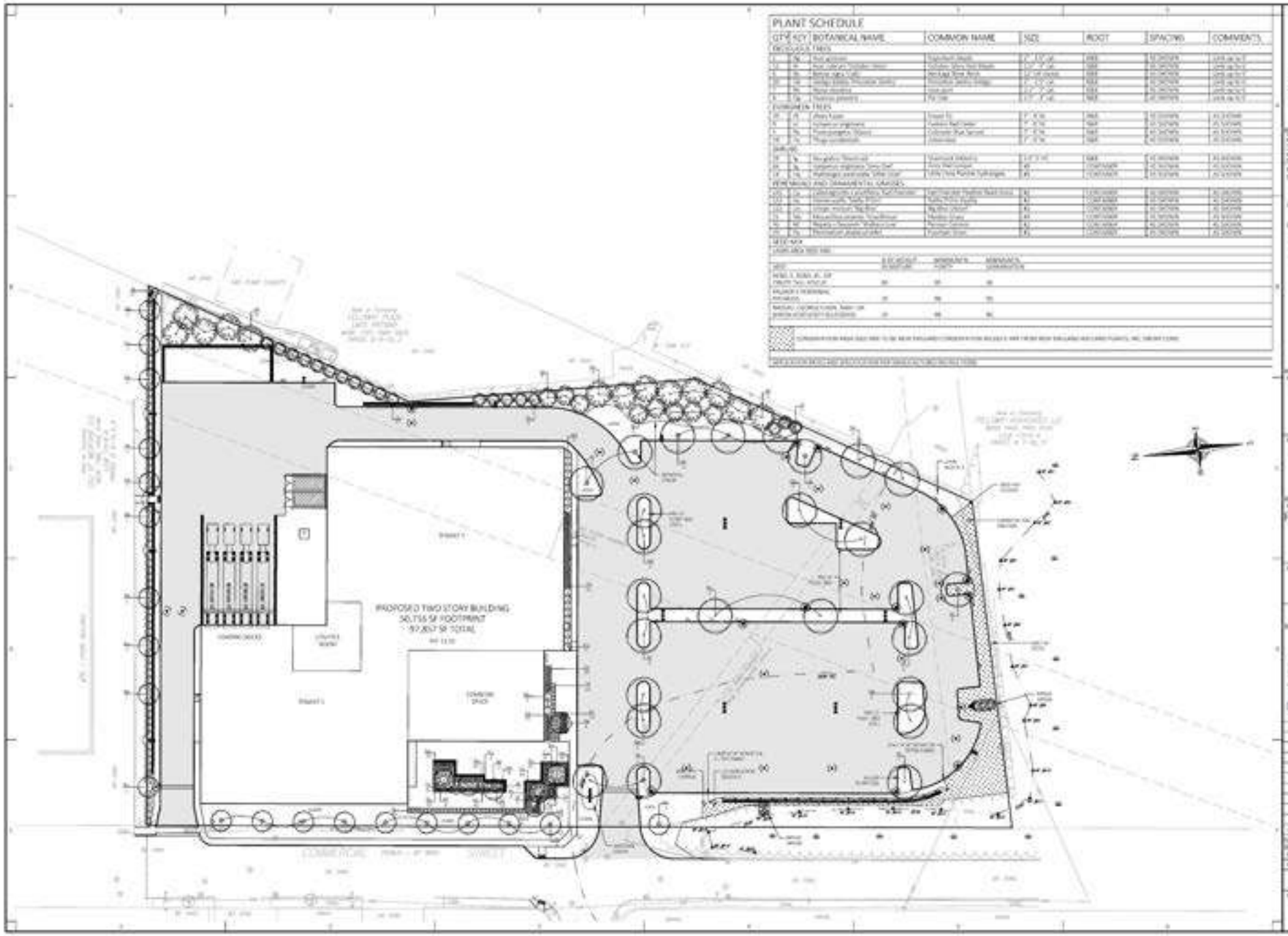
Project Title
Fellsway Innovation Center
48-64 Commercial Street
Medford, MA
(Middlesex County)

Sheet Title
DRAINAGE AND UTILITIES PLAN

City Periodic

Project No.
C-301



LAND DESIGN COLLABORATIVE

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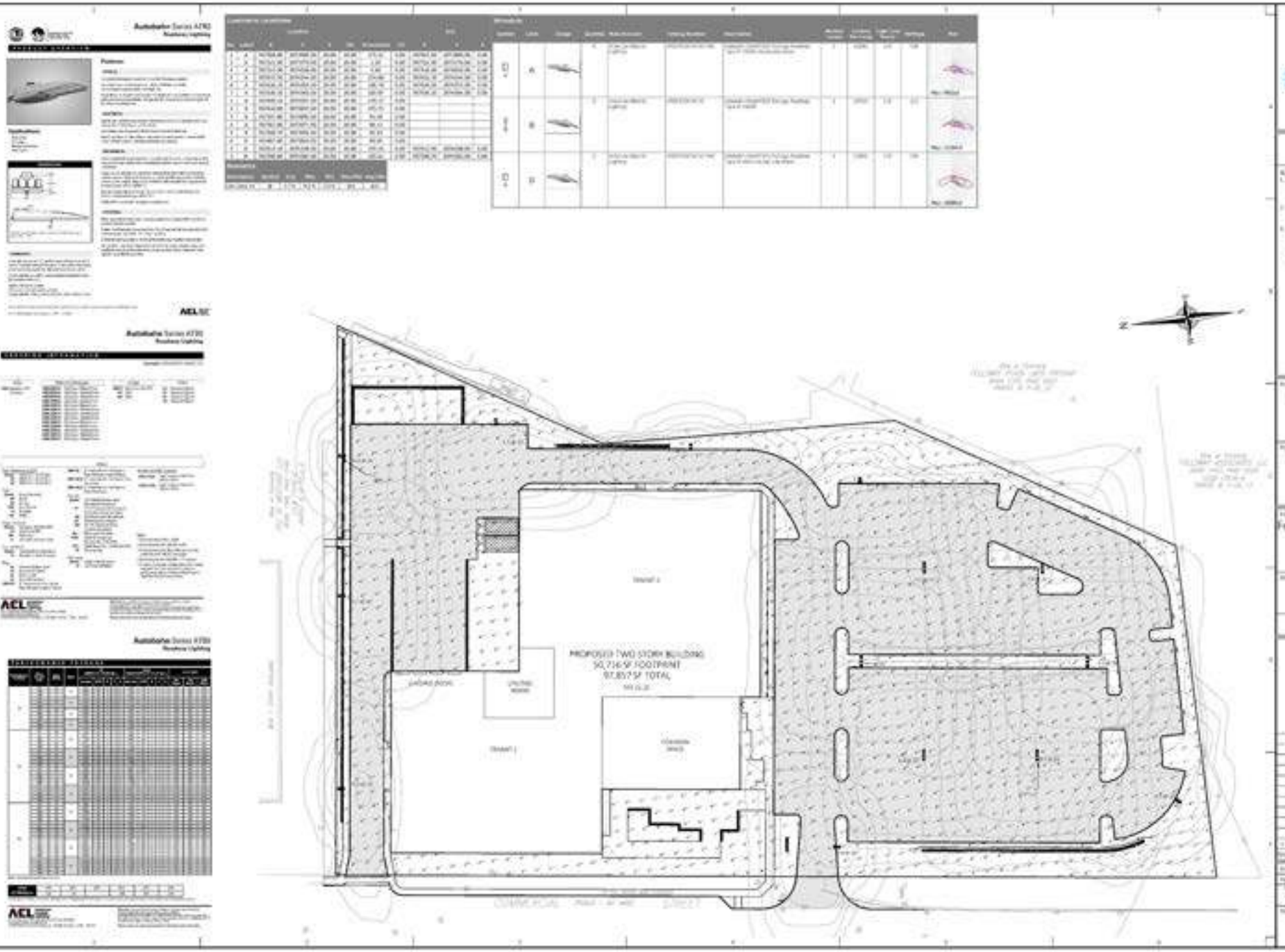
Acton, MA 01720

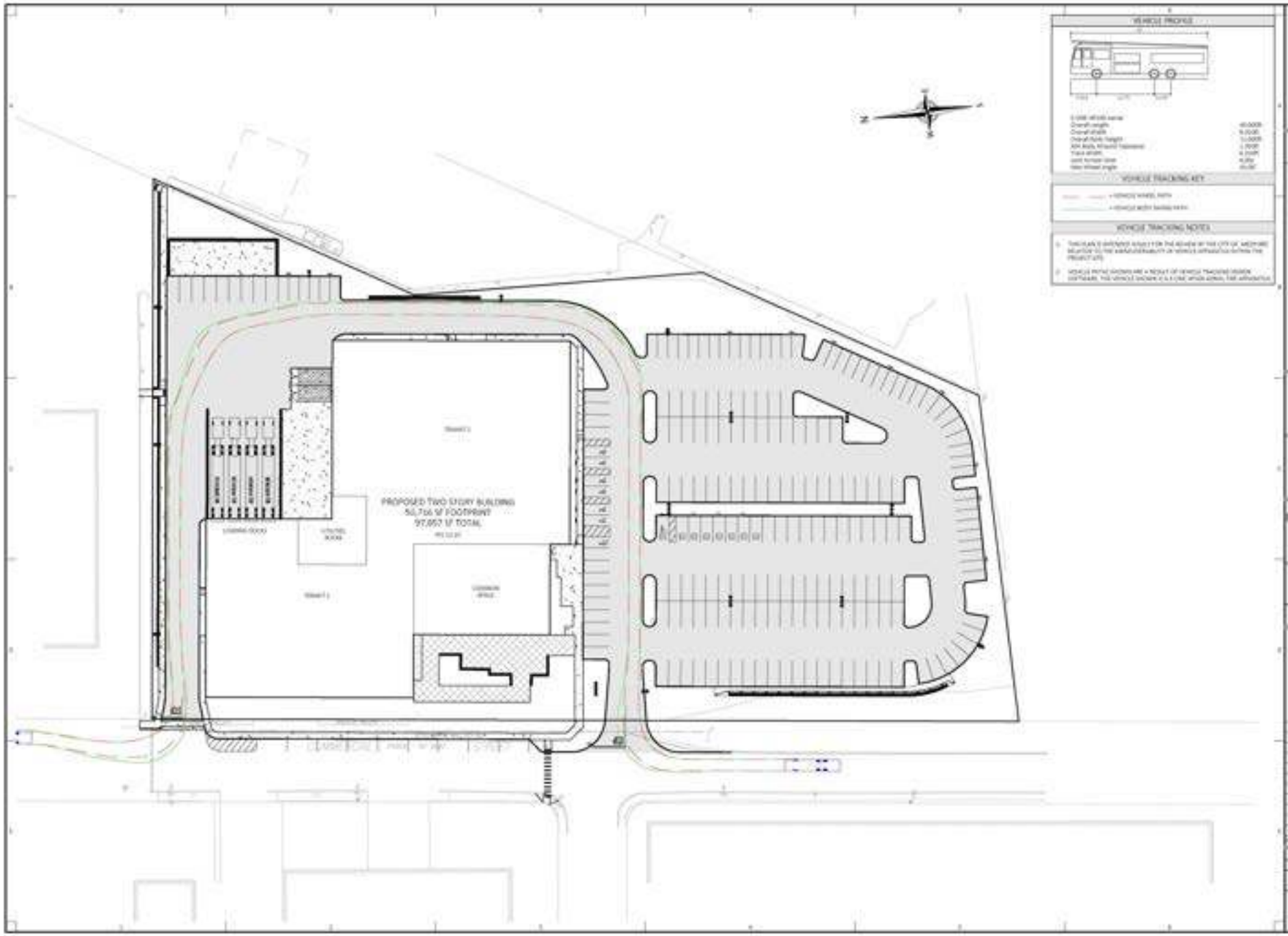
Project Title
Fellsway Innovation Center
48-64 Commercial Street
Medford, MA
(Middlesex County)

Sheet Title
LANDSCAPE PLAN

City Permits

Sheet No.
L-101


HOLOPHANE
Empire Management Corporation
171 Great Road
Acton, MA 01720
Empire Management Corporation
171 Great Road
Acton, MA 01720
Fellsway Innovation Center
PHOTOMETRICS PLAN
City Permits
SL-101



LAND DESIGN COLLABORATIVE

Project Owner
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Acton, MA 01720

Project Title
Fellway Innovation Center
88-94 Commercial Street
Medford, MA
(Middlesex County)

Sheet Title
VEHICLE TRACKING EXHIBIT
(FIRE APPARATUS)

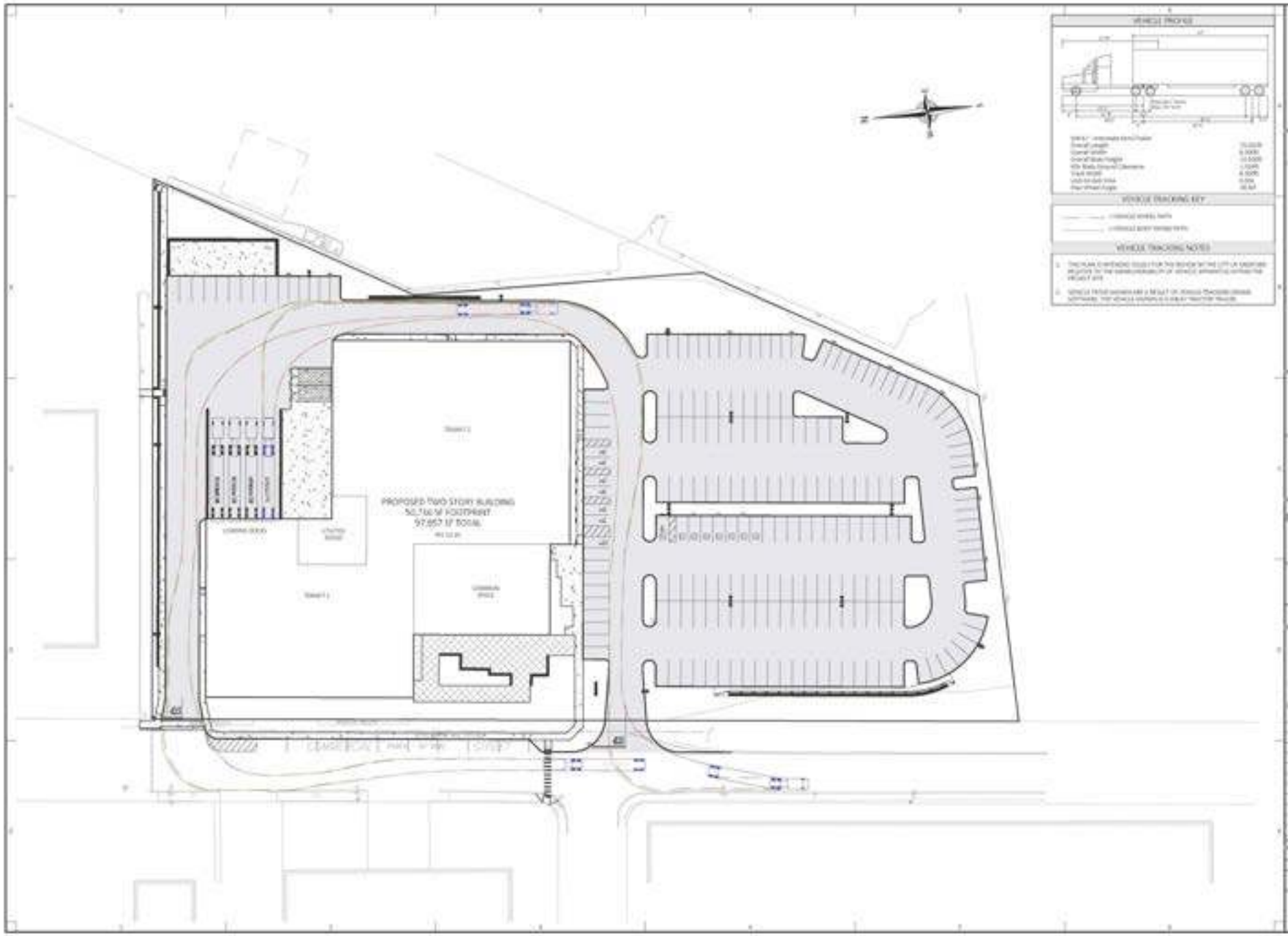
City Permits

No.	Date	Revision / Issue
1	03/27/2024	RESPONSE TO CITY COMMENTS

Drawn By: CG | Checked By: LBD
Date: 08/30/2023 | Project No.: 21-0009

Scale: 1" = 30'

Sheet No.:
EX-101


VEHICLE PROFILE
VEHICLE TRACKING KEY
VEHICLE TRACKING NOTES
PROPOSED TWO STORY BUILDING
50,766 SF FOOTPRINT
97,057 SF TOTAL
LAND DESIGN COLLABORATIVE
Empire Management Corporation
171 Great Road
Acton, MA 01720
Empire Management Corporation
171 Great Road
Acton, MA 01720
Fellway Innovation Center
88-94 Commercial Street
Medford, MA
(Middlesex County)
VEHICLE TRACKING EXHIBIT
(WB-67 SEMI TRAILER)
City Permits
EX-102

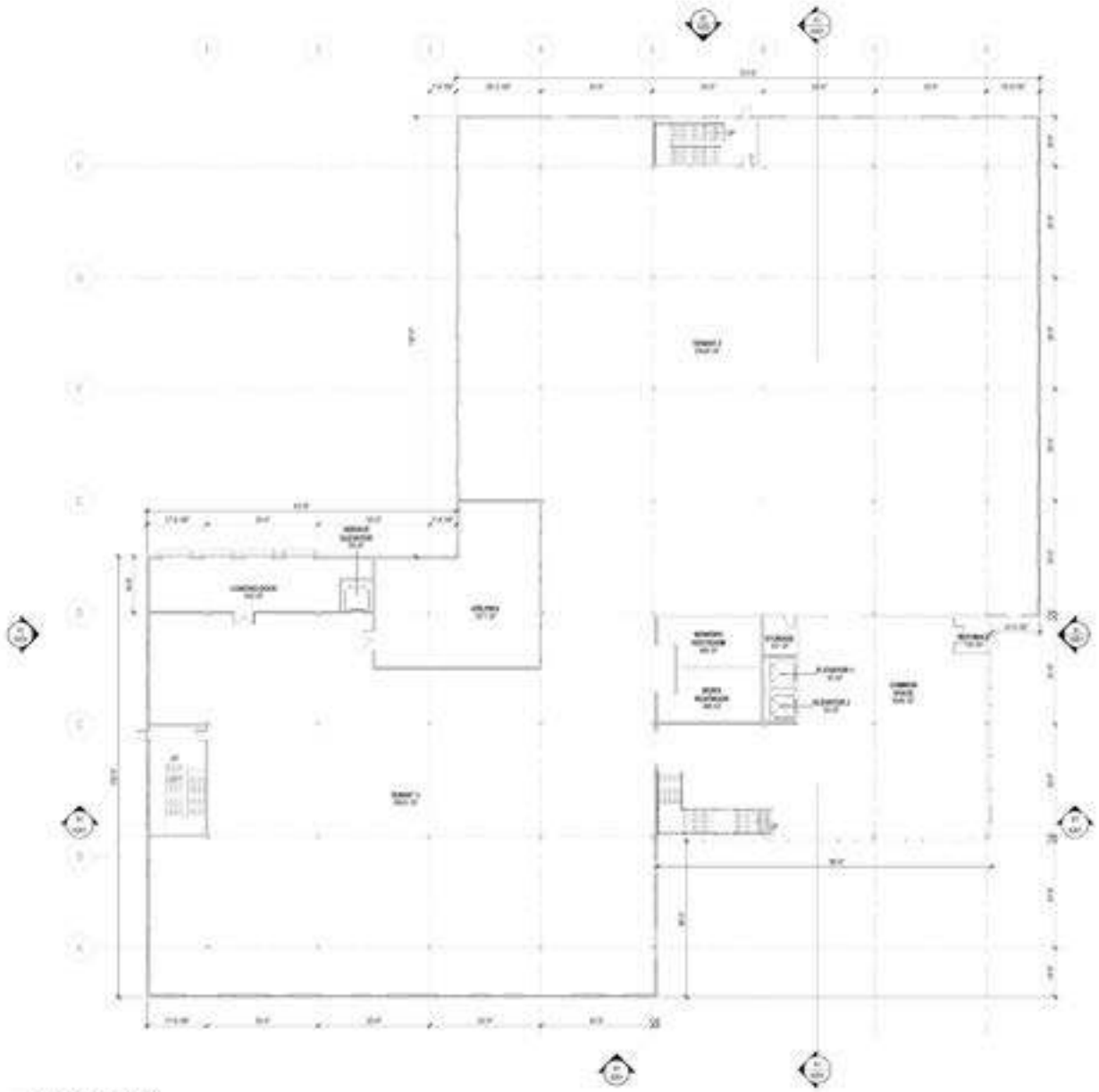
ARCHITECTURAL PLANS & ELEVATIONS

CONSTRUCTION PLAN LEGEND

GENERAL CONSTRUCTION NOTES

GROSS SF CALCULATIONS:

FIRST FLOOR:	50,716 SF
SECOND FLOOR:	47,141 SF
TOTAL:	97,857 SF



A1 FIRST FLOOR

TRIA

ABG & COLONIAL AUTOMOTIVE

Client Address

PROJECT:
Fellsway Innovation Center
49-44 COMMERCIAL STREET

PLAN NORTH

LEVEL 01
OVERALL PLAN

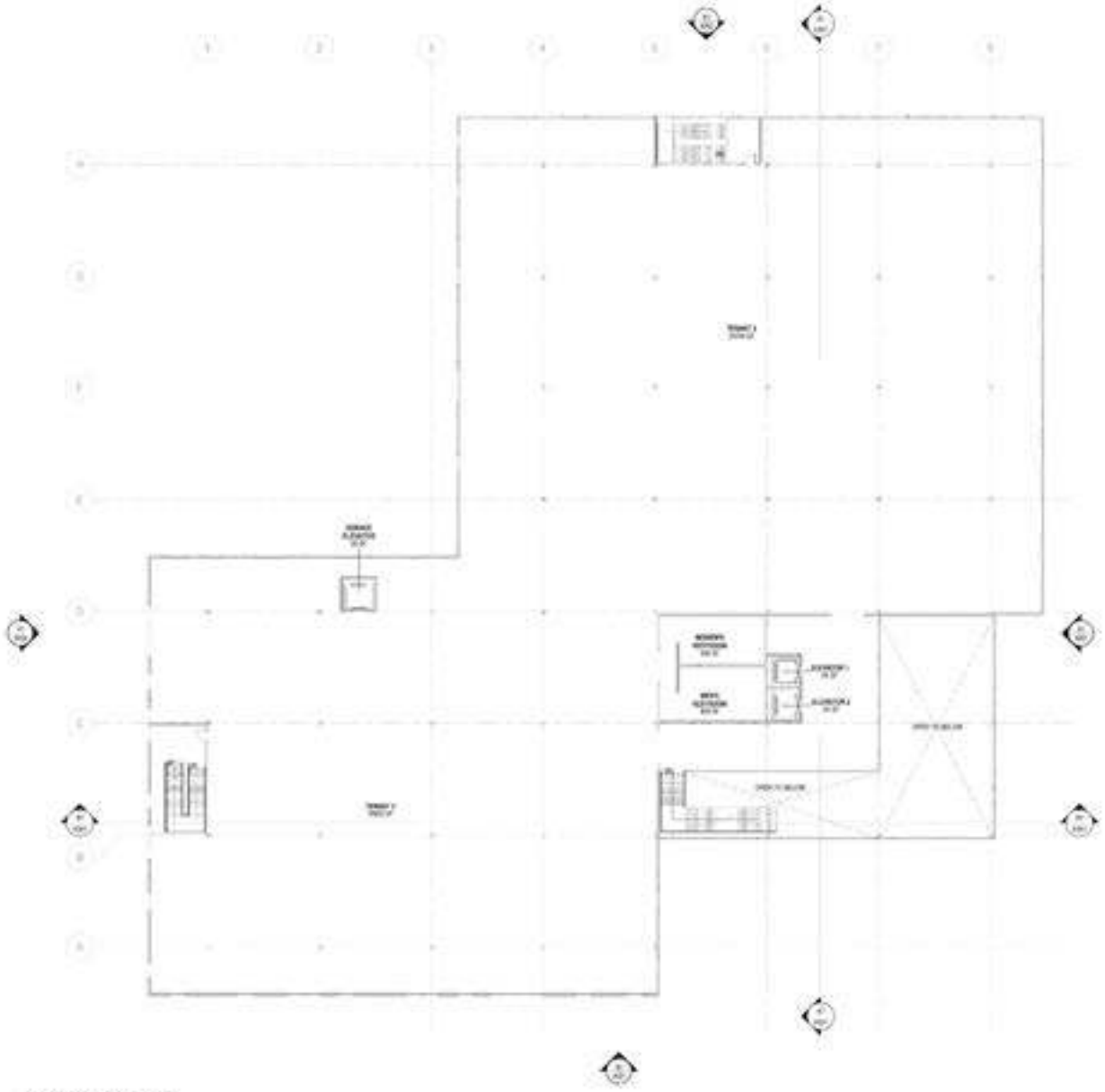
A101

CONSTRUCTION PLAN LEGEND

GENERAL CONSTRUCTION NOTES

GROSS SF CALCULATIONS:

FIRST FLOOR:	50,716 SF
SECOND FLOOR:	47,141 SF
TOTAL:	97,857 SF



A1 SECOND FLOOR

TRIA

ABG & COLONIAL AUTOMTIVE

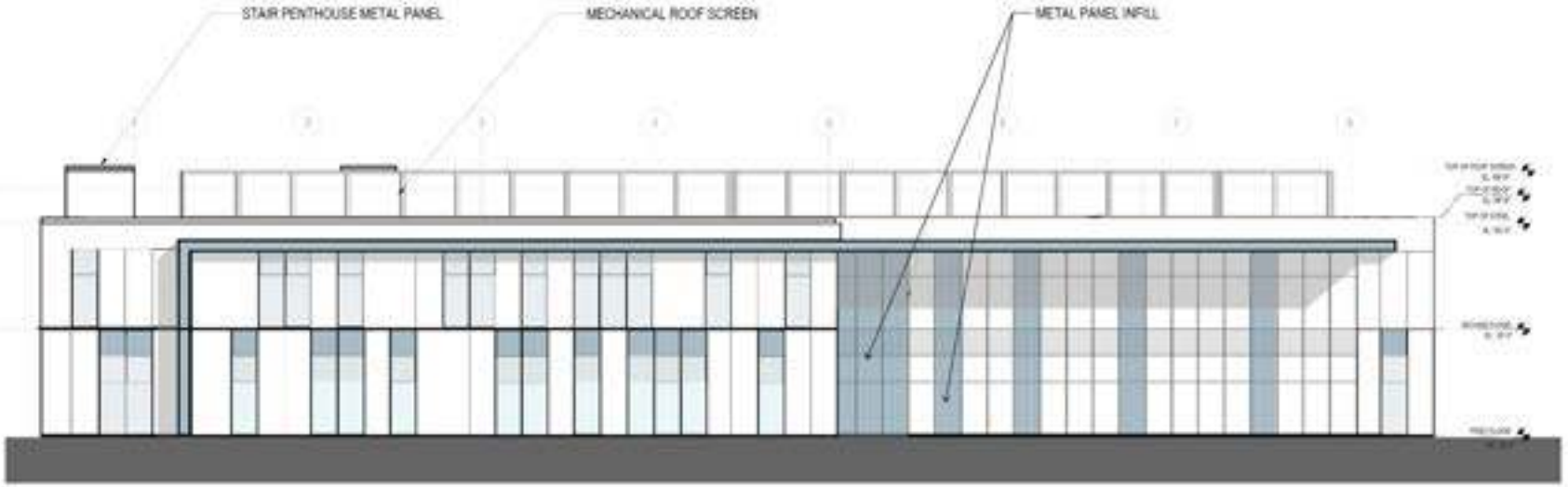
Client Address

Fellsway Innovation Center

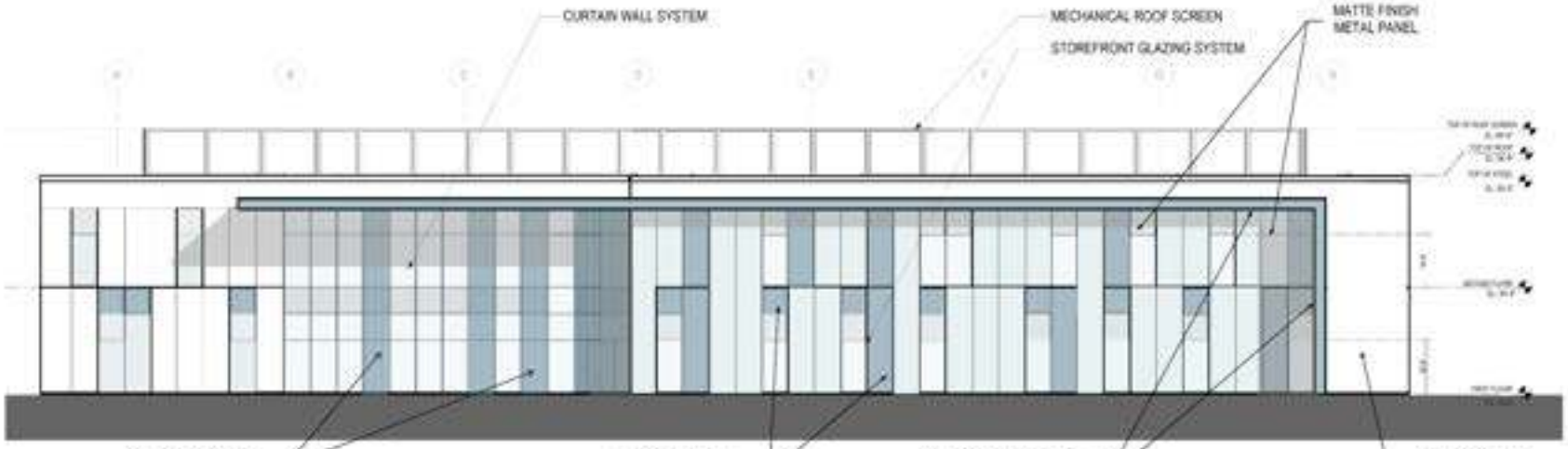
48-64 COMMERCIAL STREET

LEVEL 02 OVERALL PLAN

A102



B1 SOUTH ELEVATION



A1 EAST ELEVATION

TRIA

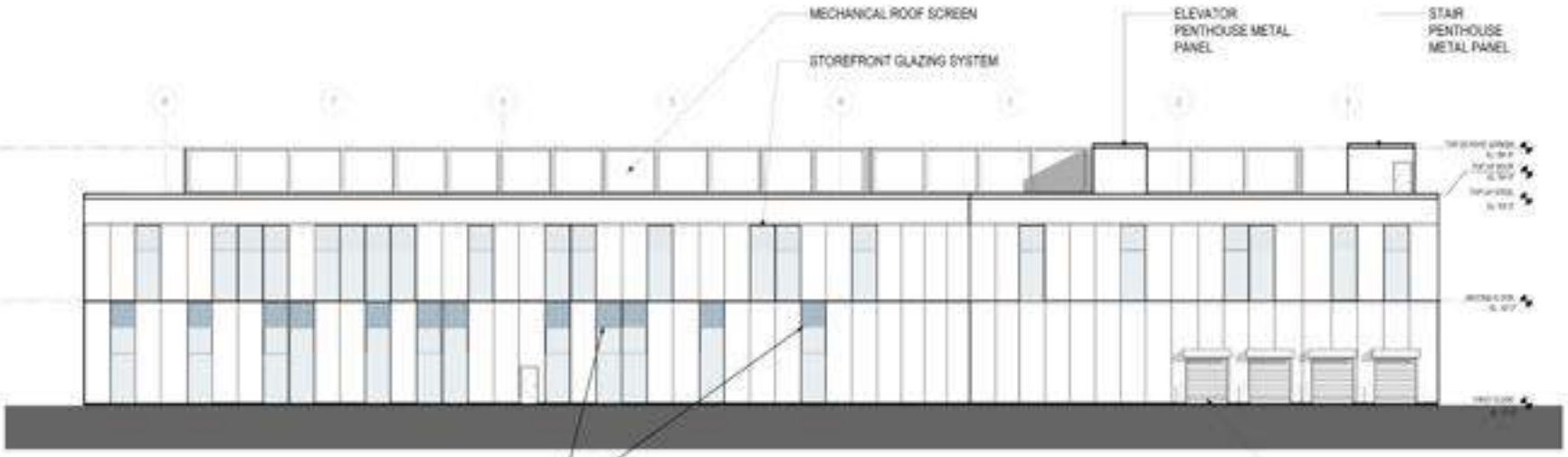
ABG & COLONIAL AUTOMOTIVE

Fellsway Innovation Center

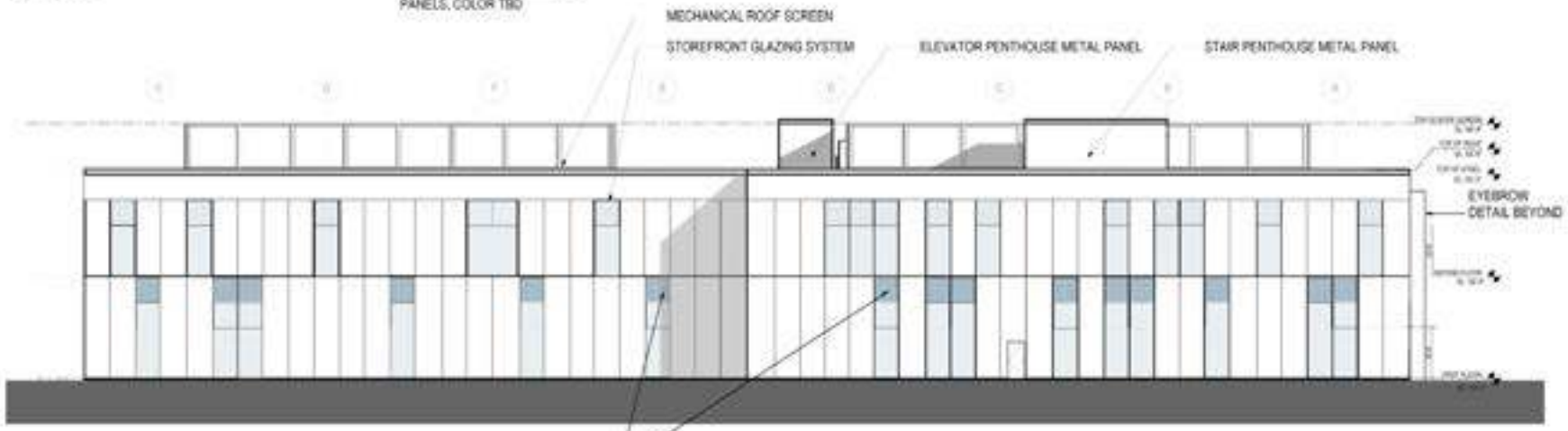
48-64 COMMERCIAL STREET

ELEVATIONS

A201



B1 NORTH ELEVATION



A1 WEST ELEVATION

TRIA

ABG & COLONIAL AUTOMOTIVE

Client Address

Fellsway Innovation Center

48-64 COMMERCIAL STREET

ELEVATIONS

A202

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

FELLSWAY INNOVATION CENTER

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	7.3%	73% SB
		PM:	503	9.0%	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	85th 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.

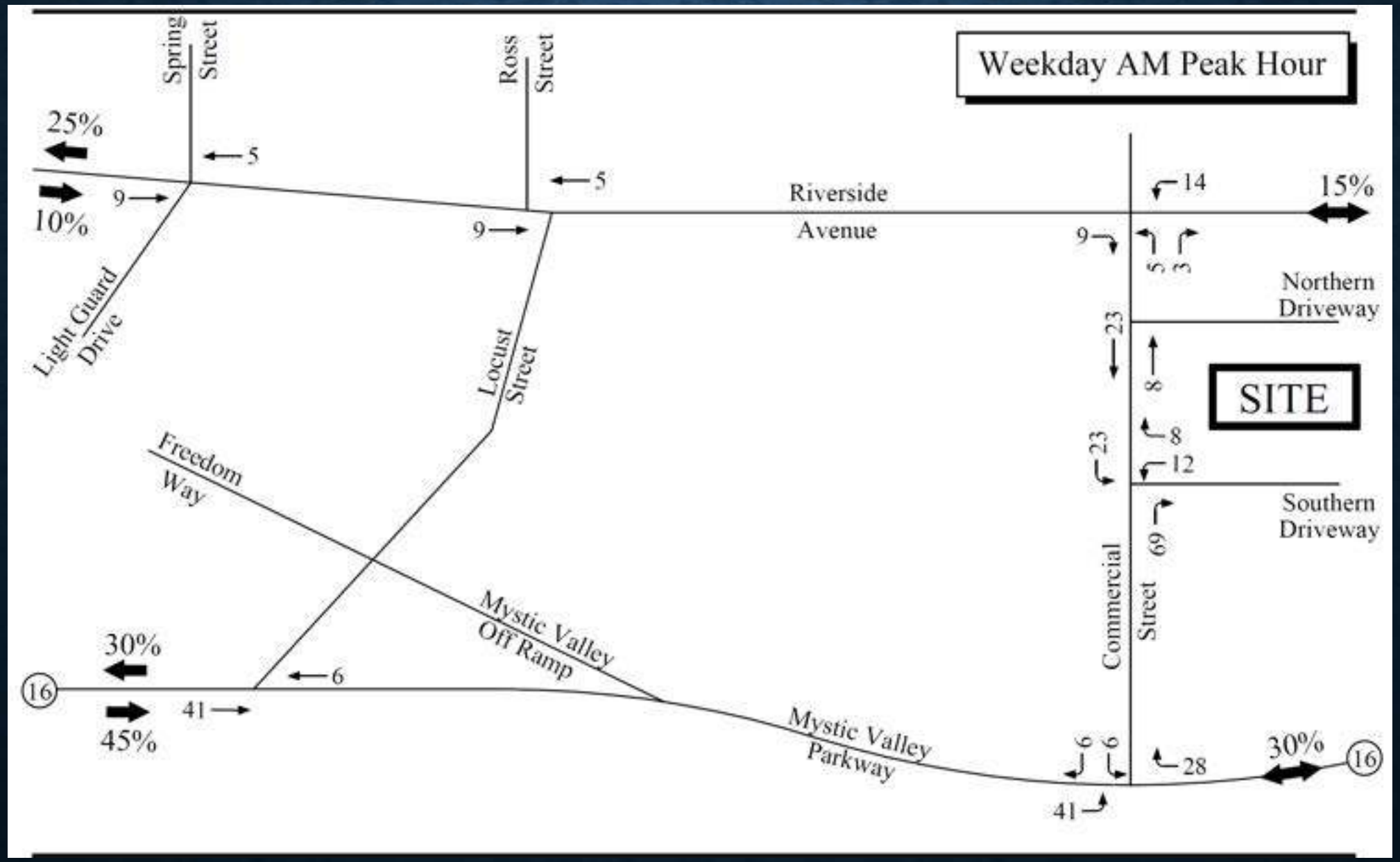
TRIP GENERATION

Table 5
Trip Generation Summary

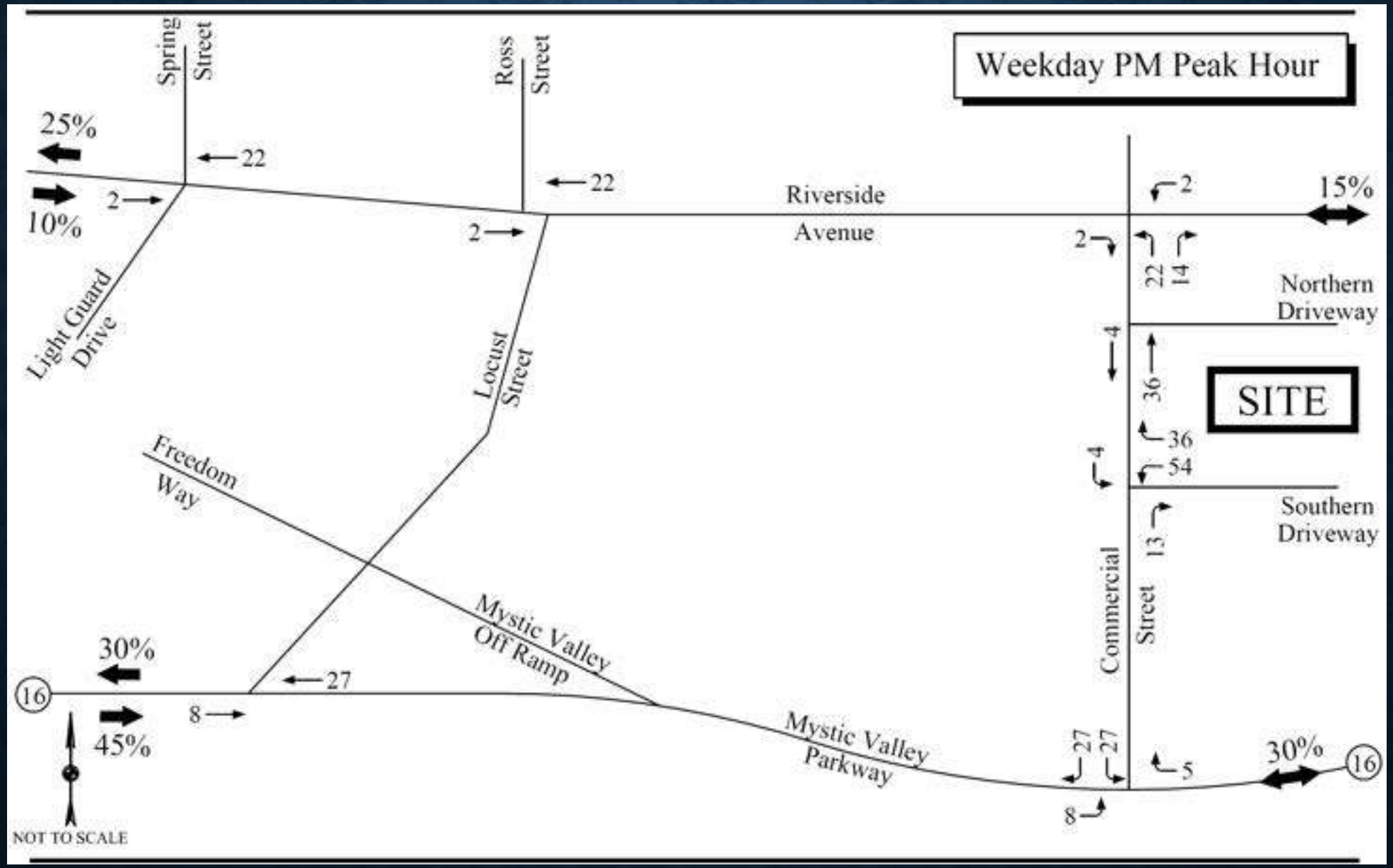
Time Period	Life Science/Bio-Manufacturing [a]
Weekday Daily	1,200
Weekday AM Peak	
Enter	92
Exit	20
Total	112
Weekday PM Peak	
Enter	17
Exit	90
Total	107

[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