Alta Marlborough

283-325 Lincoln Street, Marlborough, MA





Site Plan Review

August 23, 2022

Project Team



Applicant/Developer

Alta Marlborough, LLC (Wood Partners) 91 Hartwell Avenue Lexington, MA 02421



Architect

The Architectural Team, Inc. 50 Commandant's Way at Admiral's Hill Chelsea, MA 02150



Civil Engineer

Allen & Major Associates, Inc. 10 Main Street Lakeville, MA 02347



Traffic Engineer

Vanasse & Associates Inc. 35 New England Bus Center Dr Andover, MA 01810



Legal Counsel

Mirick O'Connell 100 Front Street Worcester, MA



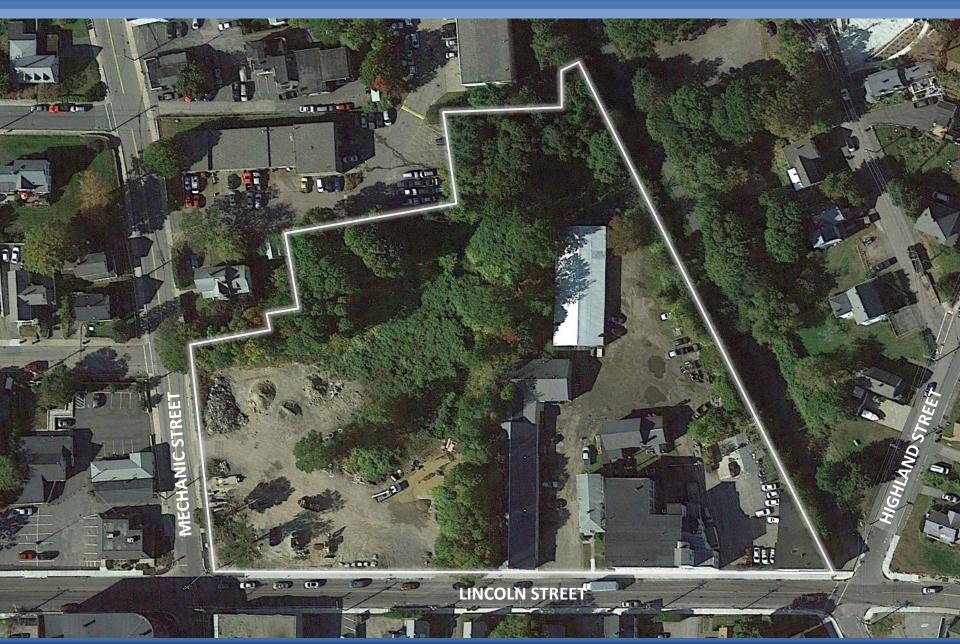
Site Aerial





Existing Conditions





Plan Updates



- Utility coordination (civil)
- Adjustments to the Mechanic Street parking area
- Window and façade adjustments per development of the unit plans
- Upper floor balcony adjustments along Lincoln Street
- Provided additional balconies along the Rail Trial and interior courtyards
- First floor coordination with adjacent sidewalk grades
- Added bicycle parking in the garage

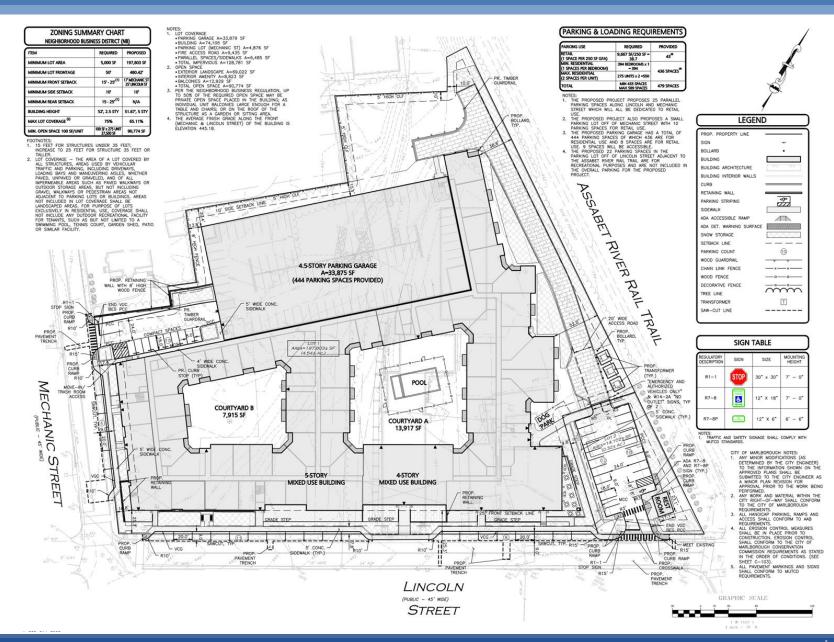
Site Plan





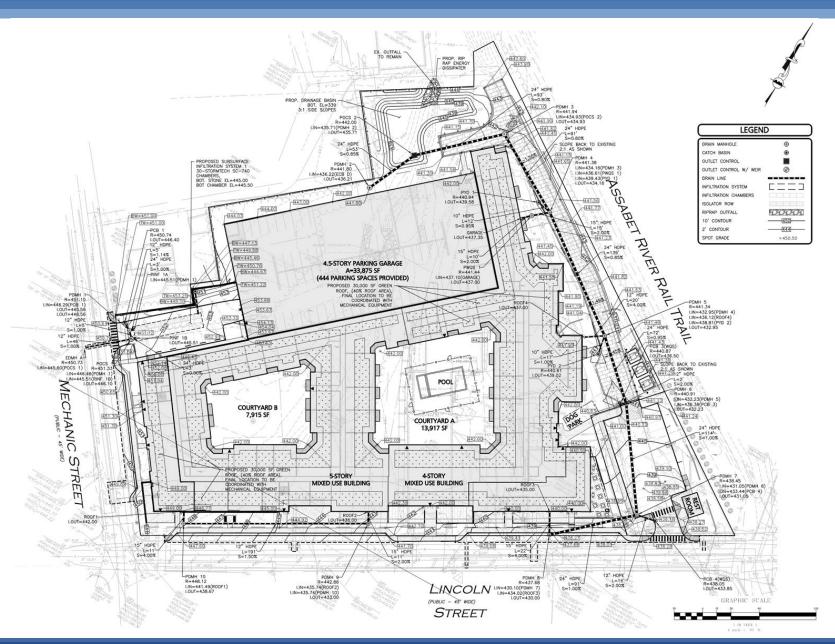
Layout & Materials Plan





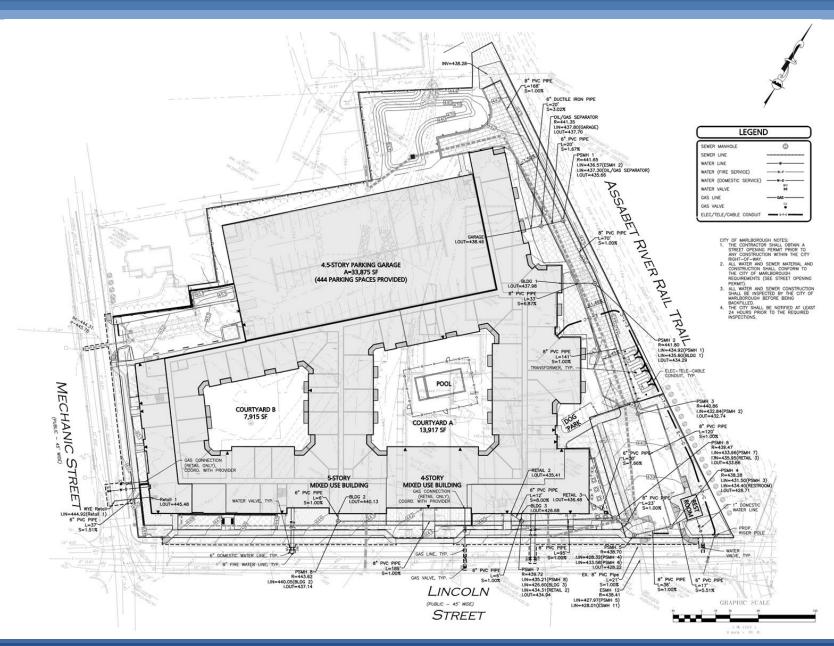
Grading & Drainage Plan





Utilities Plan





Unit Mix and Parking Summary



UNIT MIX

Unit Type	Qty.	Avg. SF
Jr. 1 Bed/1 Bath	32	614
1 Bed/1 Bath	69	747
1 Bed + Den/1 Bath	65	821
2 Bed/2 Bath	99	1,127
3 Bed/2 Bath	10	1,397
Total	275	909

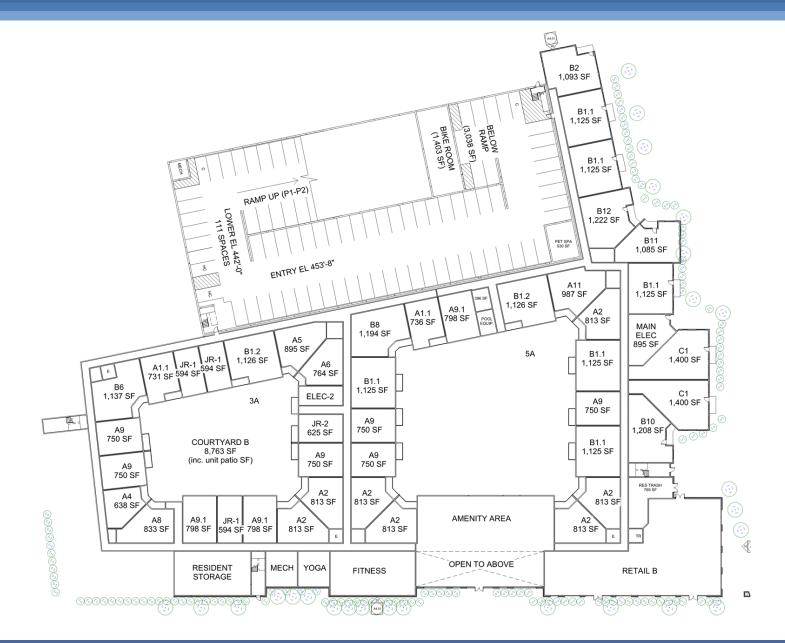
PARKING

Project Parking		
Garage Spaces	444	
Surface Spaces	10	
Total	454	
Non-Project Parking		
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Parallel Spaces	rking 25	

First Floor Plan







Second Floor Plan



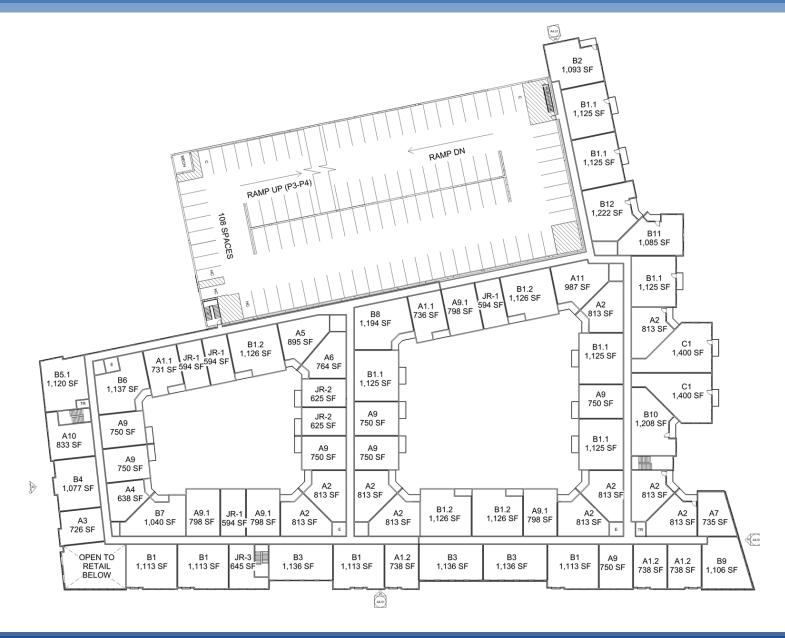




Third Floor Plan

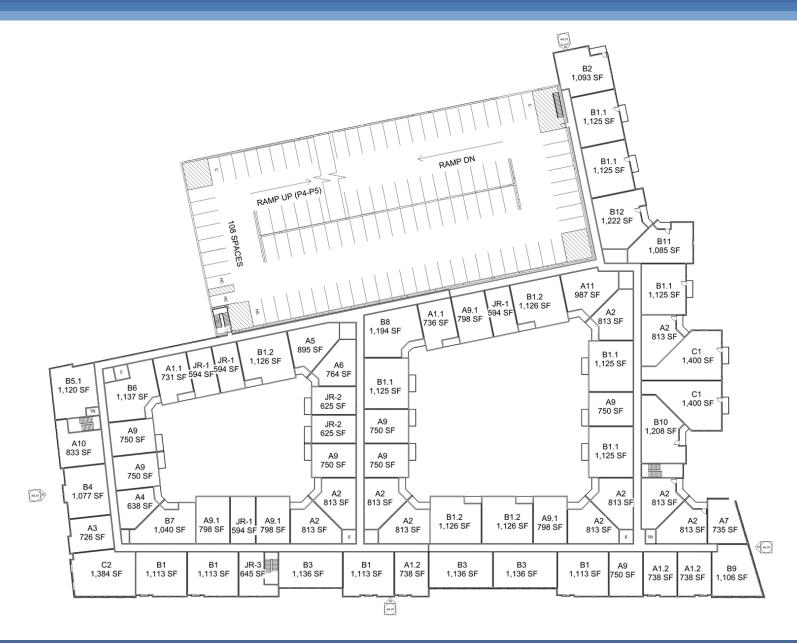






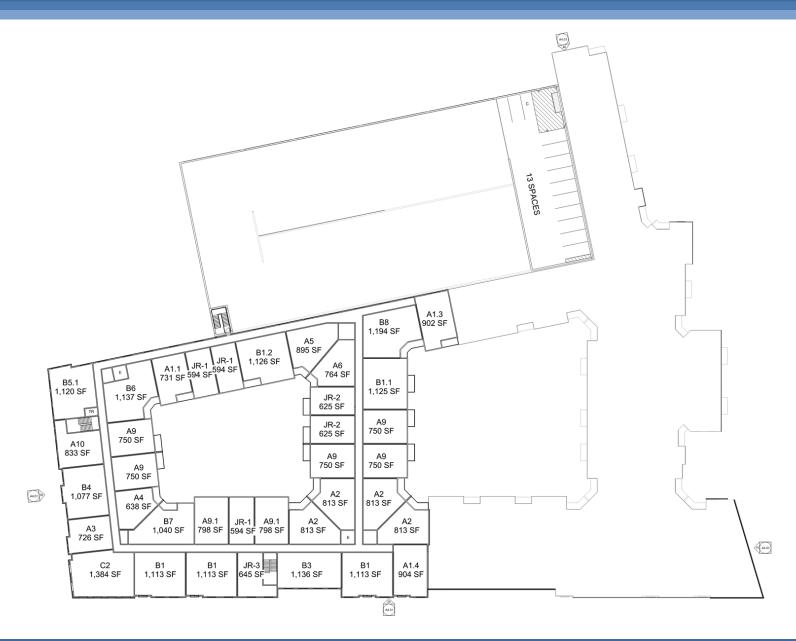
Fourth Floor Plan





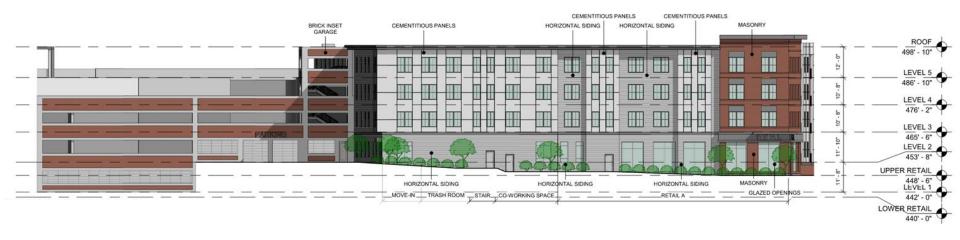
Fifth Floor Plan

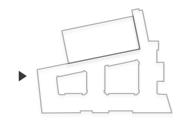




Elevations – Mechanic Street





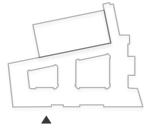


Elevations – Lincoln Street – A









Elevations – Lincoln Street – B





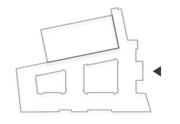




Elevations – Rail Trail



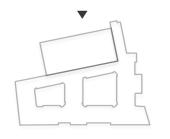




Elevations – North Garage

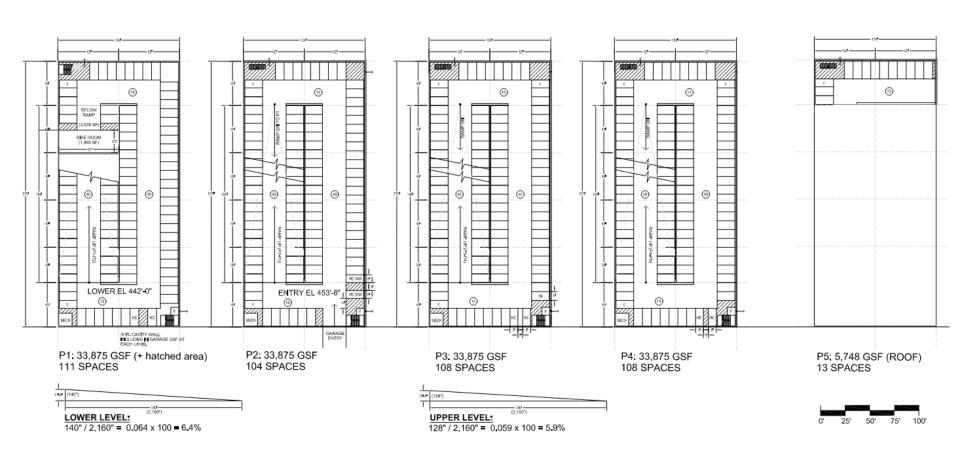






Parking Structure Plan





TOTAL GARAGE PARKING = 444 SPACES