

**DESIGN CONCEPT MEETING
FOR 50 CONWAY STREET**

Wednesday, May 25, 2022

at 6:30 pm over Zoom

PROJECT PARTNERS

In 2021, the Town of Buckland received a Real Estate Technical Assistance Award from MassDevelopment for this project.



KUHN·RIDDLE ARCHITECTS

www.kuhnridde.com

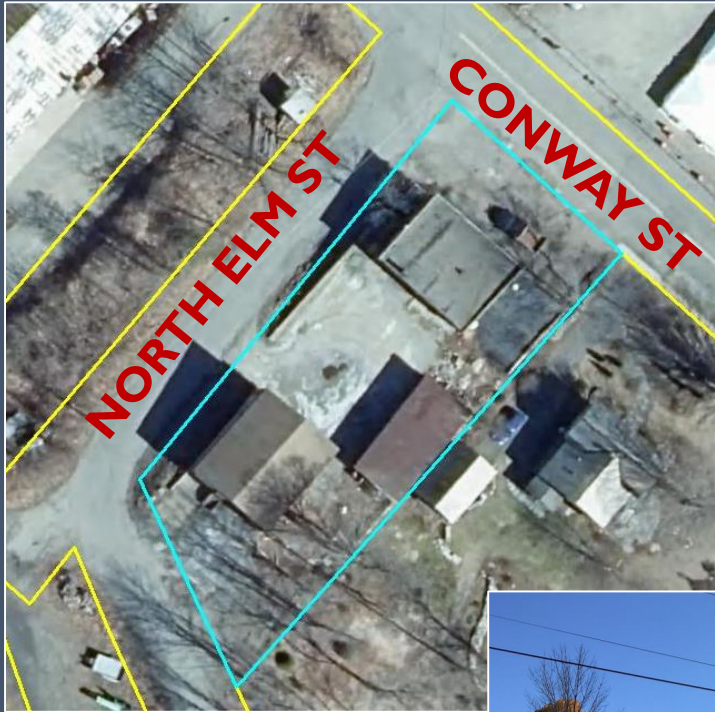
PROJECT PURPOSE



Former Buckland Highway Garage at 50 Conway Street.

- Town seeks to return this site to productive use.
- Through a public process, the Town can make the site available for private acquisition and redevelopment.
- This project is to develop preferred scenario(s) for repurposing the site.
- Considerations when developing scenarios:
 - Community vision for area
 - Feasibility of options

50 CONWAY STREET SITE



Located at the corner of Conway and North Elm Streets.



- Owned by the Town
- 0.36 acre parcel in the Village Residential Zoning District.
- 5,383 sq. ft. garage building plus two out buildings.
- Previously owned by private companies for oil storage from 1900s to 1934.
- Served as town highway garage from 1930s to 2008.
- Town discontinued use due to structural concerns.
- Additional brownfields hazardous assessment needed.

PUBLIC INPUT

Public meeting held over Zoom on March 24, 2022, which reviewed:

- Neighborhood Context
- Village Market Conditions
- Site Conditions

Attendees were invited to share their thoughts or provide comments in chat.

An online survey was conducted from March 25th thru April 10th to collect additional feedback from community members.

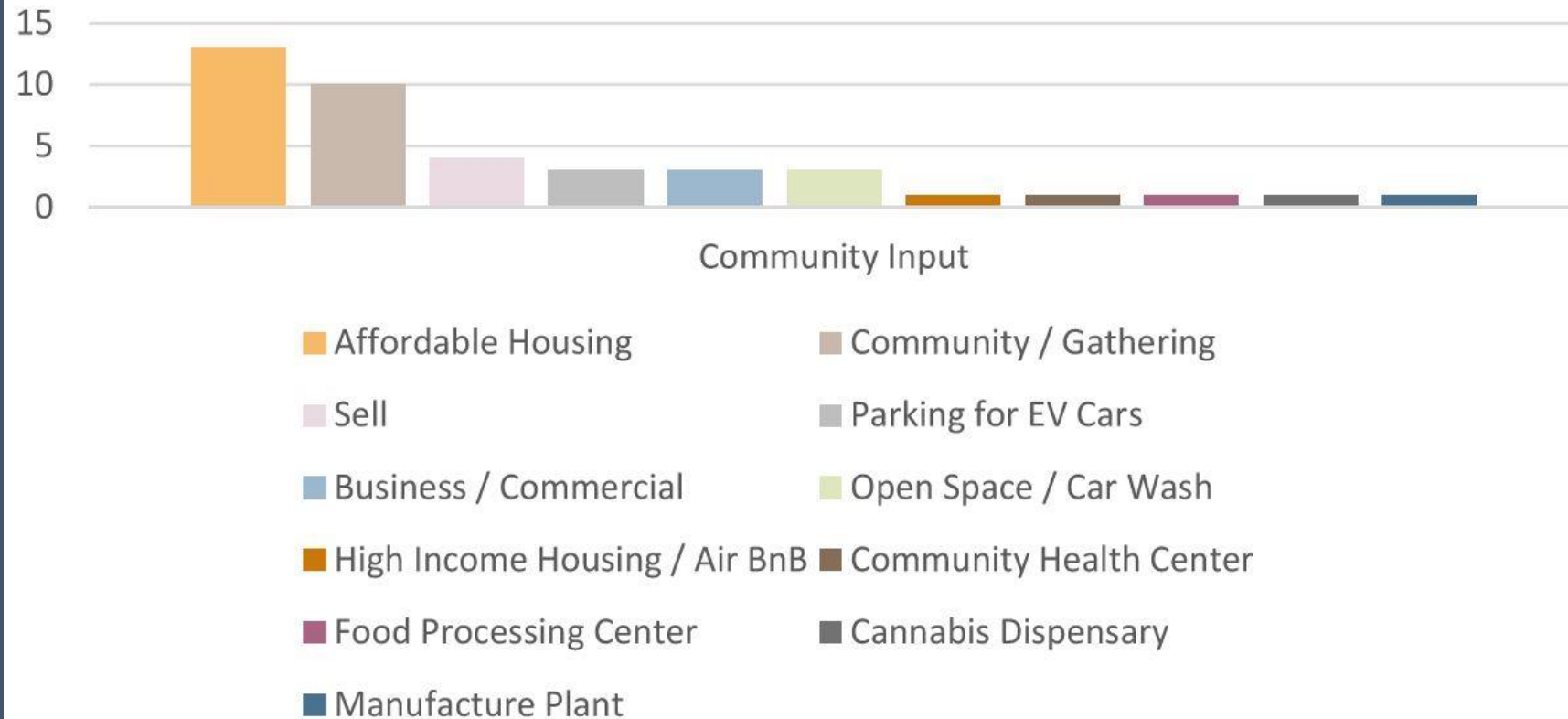
43 survey responses received and an additional ten emails.

Key Questions Asked:

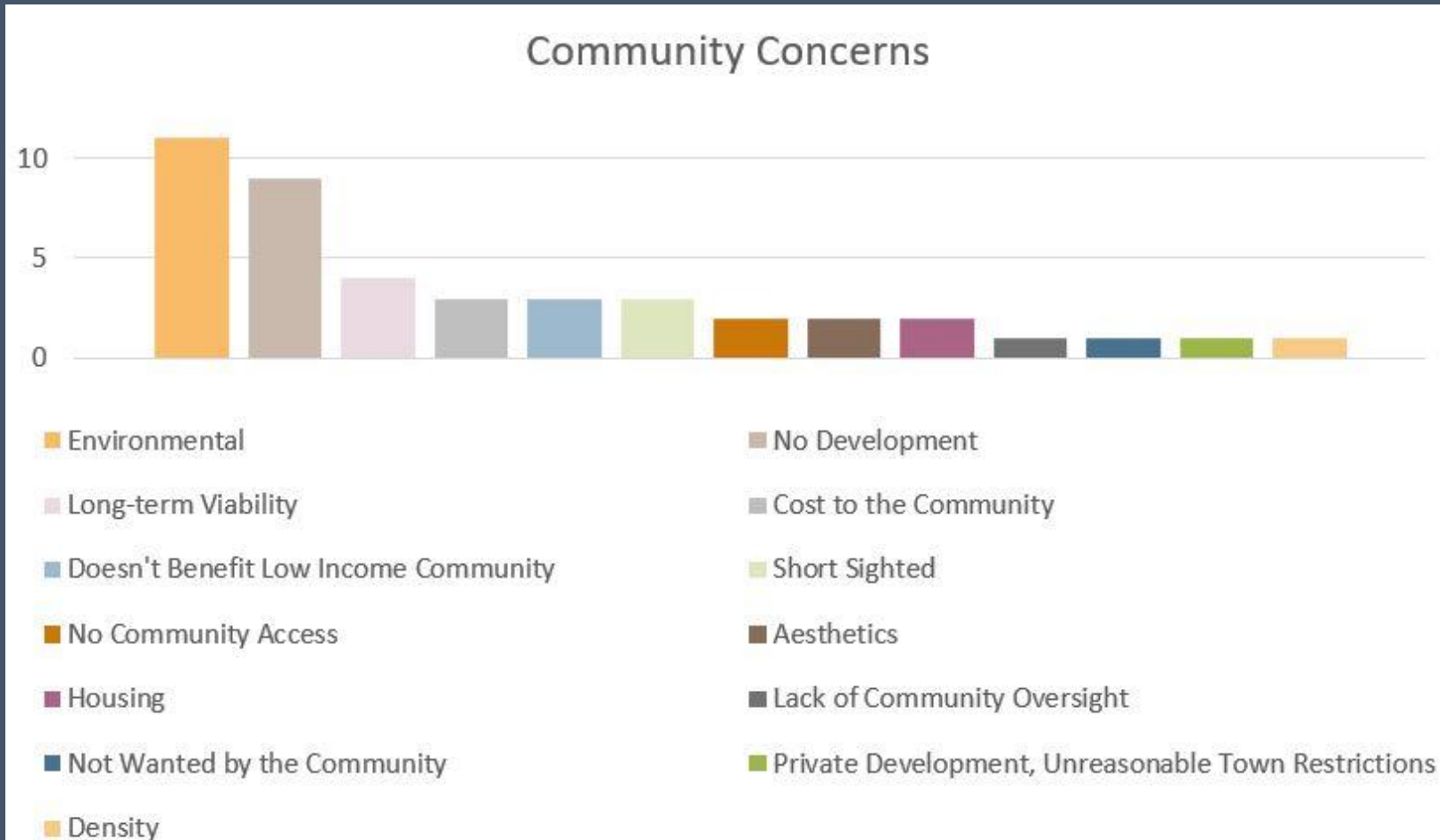
- Given the parameters of the property, what would be the ideal use for this site?
- Is there something in the Village that is missing that the reuse of this site could serve to fill?
- What is your biggest concern for the future reuse of this site?

WHAT SHOULD HAPPEN HERE?

Community Survey Results



CONCERNS ABOUT SITE



ZONING – WHAT IS ALLOWED

Historic Industrial Zoning

- Front Setback: 20 Feet
- Side & Rear Setback: 10 Feet
- Maximum Height 50'
- Maximum Lot Coverage: 70%

Existing Site

- Roughly 90' x 190' = 17,474 SF
- Maximum Lot Coverage: 12,230 SF
- Area within setbacks: 8,417 SF

Not Allowed

- Mobile Home Park
- Farming (too small)
- Wireless Communications Facility
- Cemetery
- Standalone ATM or Drive-thru Restaurant
- Junk Yard/ Slaughter House/ Gas Station

Allowed by Right / Special Permit / Site Plan Review

Residential:

- Single and Two Family & Attached Accessory Dwelling Unit
- Bed & Breakfast
- Multi-family

Community/Educational

- Children's Day Care
- Religious uses
- Nursing Home
- Parking Lot
- Municipal uses

Industrial

- Manufacturing of Cutlery
- Agricultural Manufacturing
- Microbusinesses
- Auto Repair
- Marijuana Testing Facility

Business use

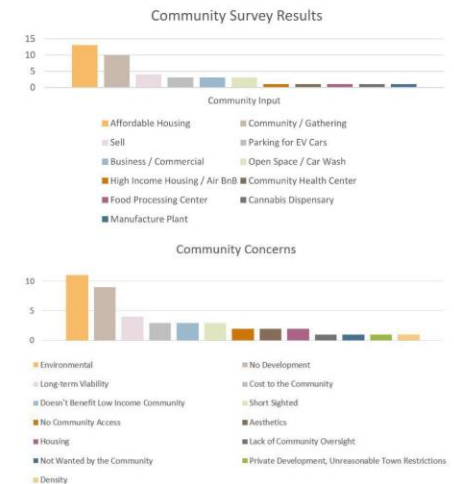
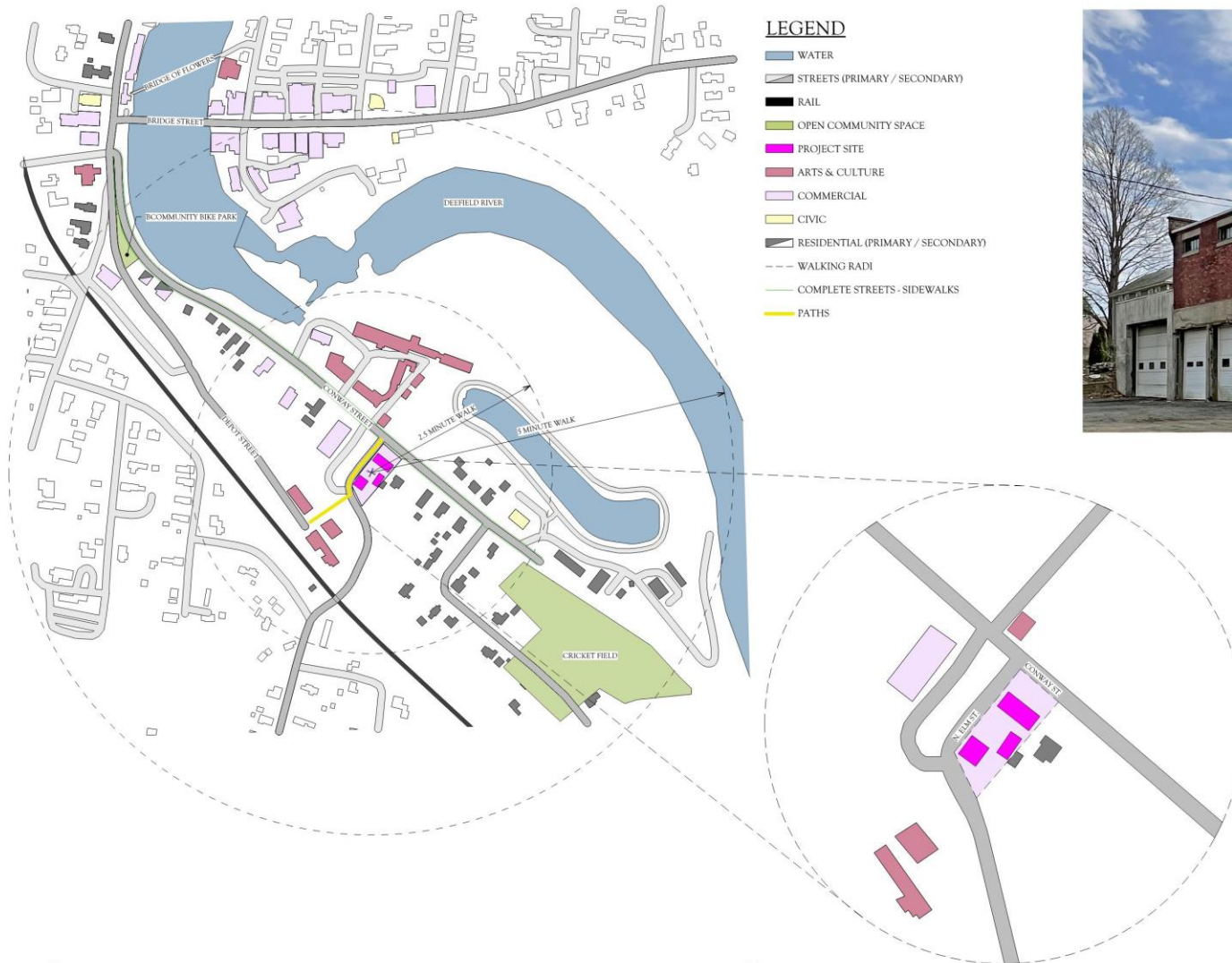
- Professional offices/ Artesian Studios
- Retail/ Bank/ Marijuana/ Kennel/ Veterinarians
- Restaurants/ Theater/ Hotel-Inns/

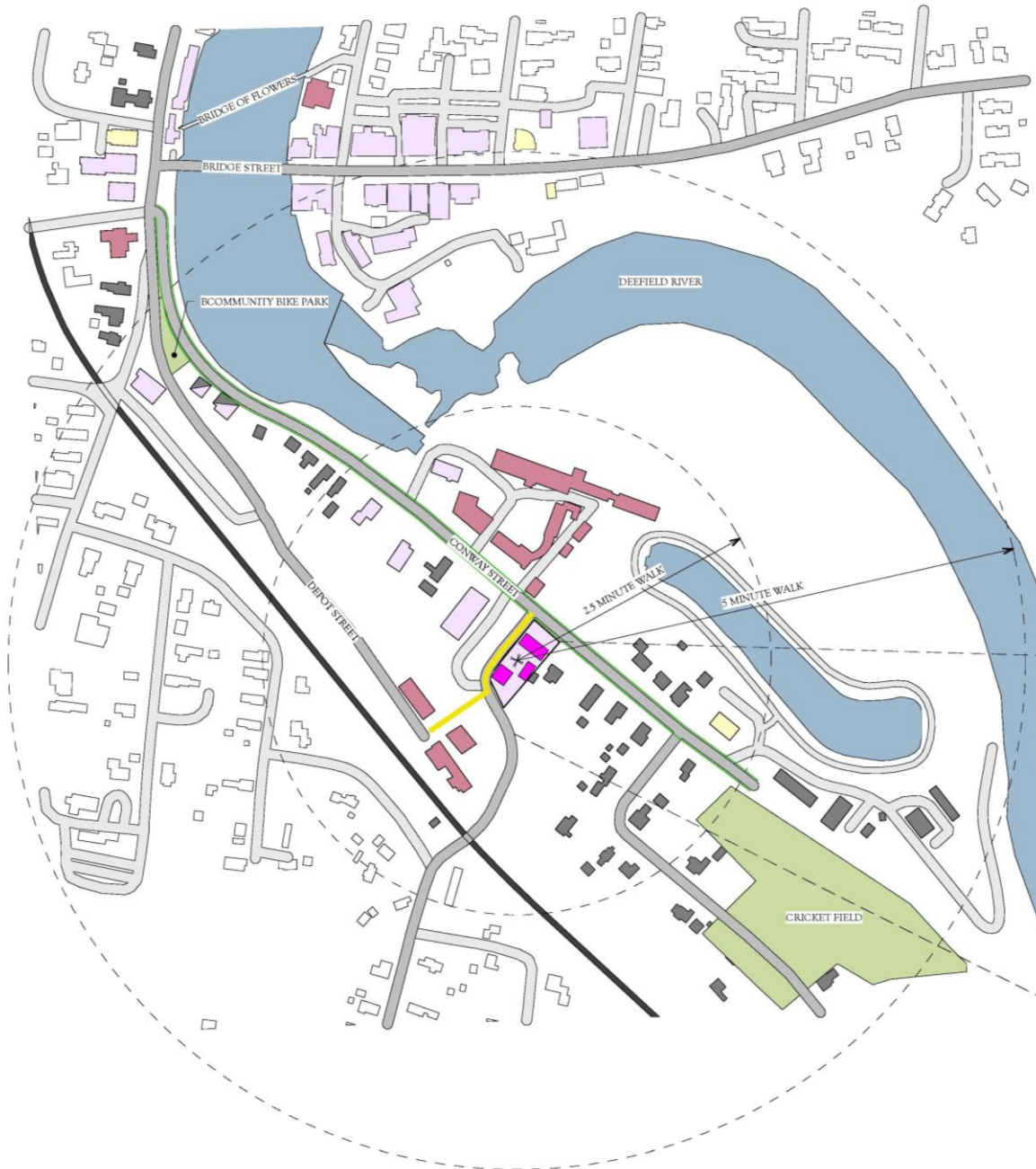
COMMON DESIGN GOALS

- Provide better **Visibility** coming down North Elm Street
- **Clear travel paths** for vehicle, bicycle, and pedestrian traffic
 - Continue sidewalk along Conway Street up North Elm Street
- **Landing zone for bicycles & pedestrians** at the corner of Conway Street /North Elm Street
- **Crosswalks** across North Elm Street at the top and bottom of the site, and across Conway to the Mill
- **Planted buffer zones** to increase permeable surface and blend development with existing context
- Take advantage of the **slope!**
- Create a **sustainably focused development**
 - Photovoltaic Array /Solar Panels
 - Vehicle charging stations
 - Net Zero Energy, low carbon impact buildings and site designs

VISION FOR 50 CONWAY STREET

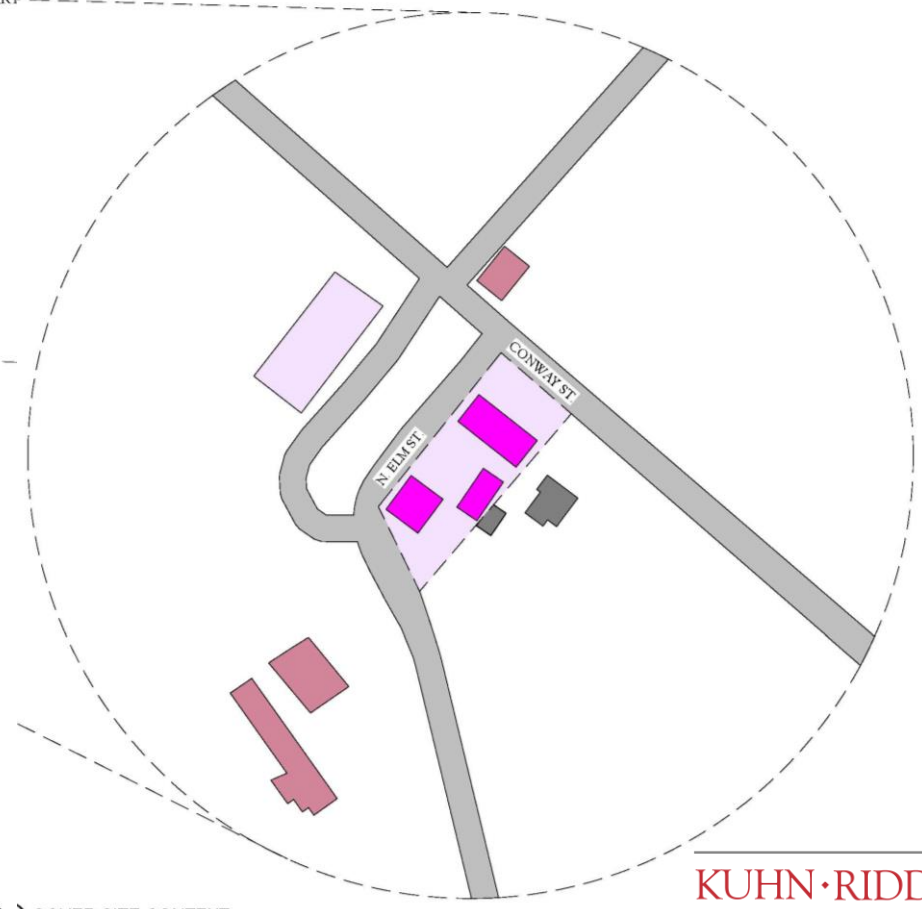
Buckland, MA
May 25th, 2022





LEGEND

- WATER
- STREETS (PRIMARY / SECONDARY)
- RAIL
- OPEN COMMUNITY SPACE
- PROJECT SITE
- ARTS & CULTURE
- COMMERCIAL
- CIVIC
- RESIDENTIAL (PRIMARY / SECONDARY)
- WALKING RADI
- COMPLETE STREETS - SIDEWALKS
- PATHS



COVER SITE CONTEXT
1" = 100'-0"

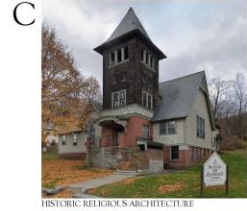
SITE CONTEXT



TOWN CENTER



HISTORIC NEW ENGLAND COMMERCIAL



HISTORIC RELIGIOUS ARCHITECTURE



ARTS & CULTURE



NEW MIXED USE DEVELOPMENT



HISTORIC INDUSTRIAL/COMMERCIAL



EXISTING INDUSTRIAL



EXISTING INDUSTRIAL/COMMERCIAL



HISTORIC MILL



EXISTING AGRICULTURAL ARCHITECTURE



EXISTING SITE - INDUSTRIAL



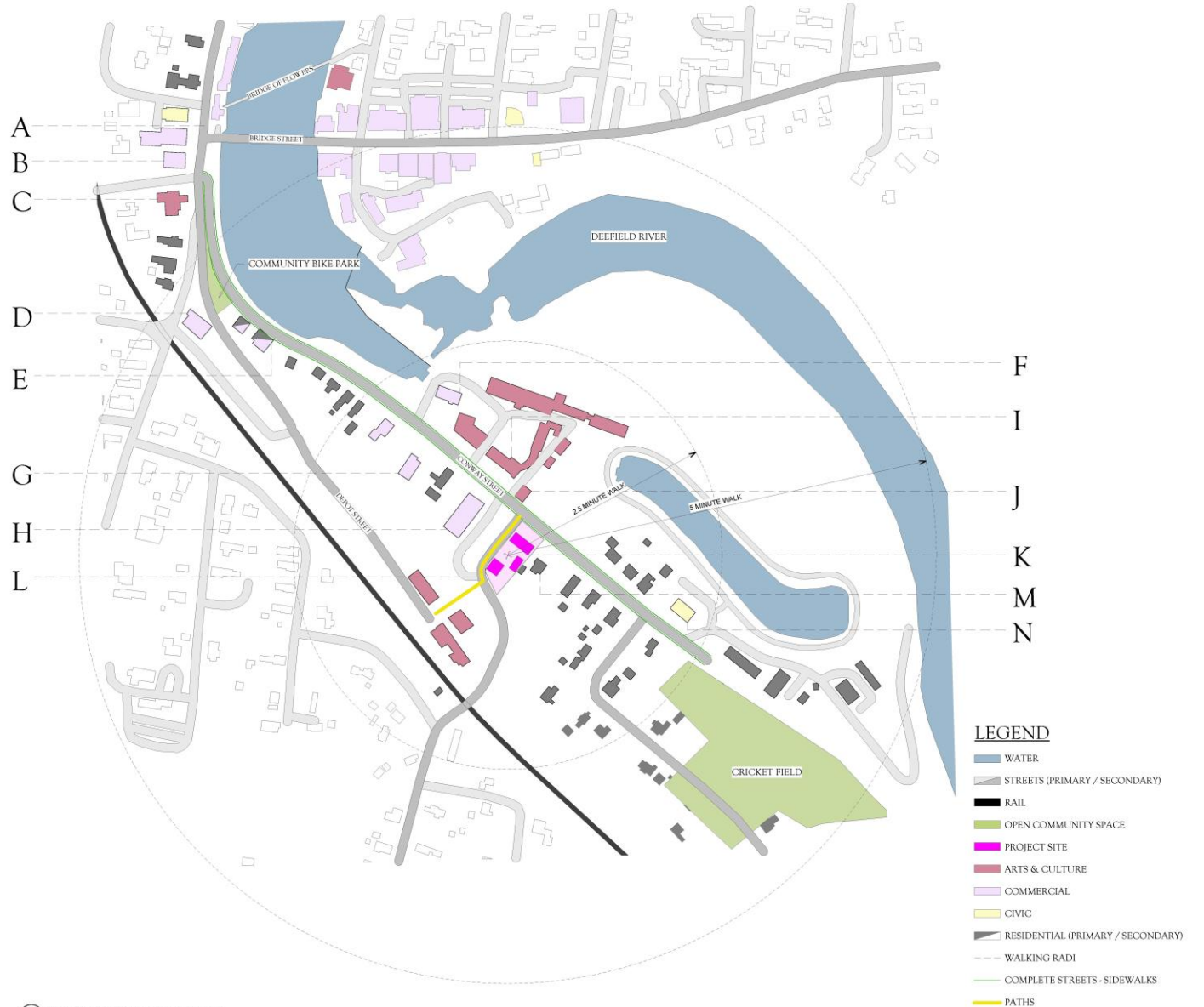
ADJACENT PROPERTY



EXISTING RESIDENTIAL



PUBLIC SAFETY/ATHLETIC FIELD

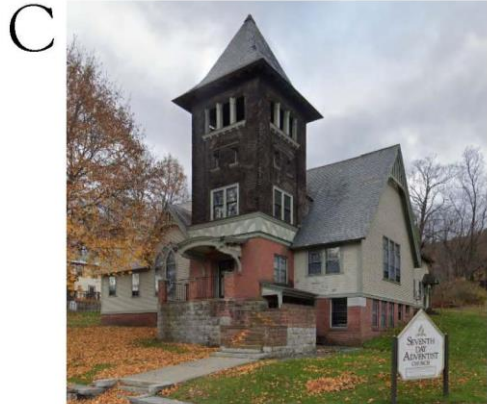




TOWN CENTER



HISTORIC NEW ENGLAND COMMERCIAL



HISTORIC RELIGIOUS ARCHITECTURE



ARTS & CULTURE



NEW MIXED-USE DEVELOPMENT



HISTORIC INDUSTRIAL/COMMERCIAL



EXISTING INDUSTRIAL



EXISTING INDUSTRIAL/COMMERCIAL



HISTORIC MILL



EXISTING AGRICULTURAL ARCHITECTURE



EXISTING SITE - INDUSTRIAL



ADJACENT PROPERTY



EXISTING RESIDENTIAL



PUBLIC SAFETY / ATHLETIC FIELD











CONCEPT A - RESIDENTIAL



- LEGEND**
- GREEN SPACE
 - PARKING
 - HARDSCAPE
 - RESIDENTIAL
 - COMMERCIAL
 - COMMUNITY



EXTERIOR.



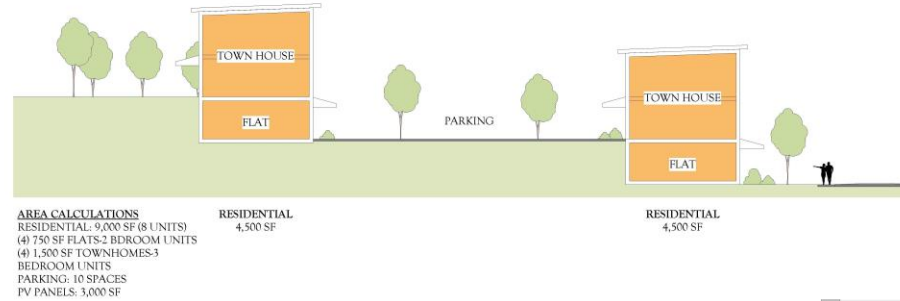
INTERIOR



LANDSCAPE

KUHN • RIDDLÉ

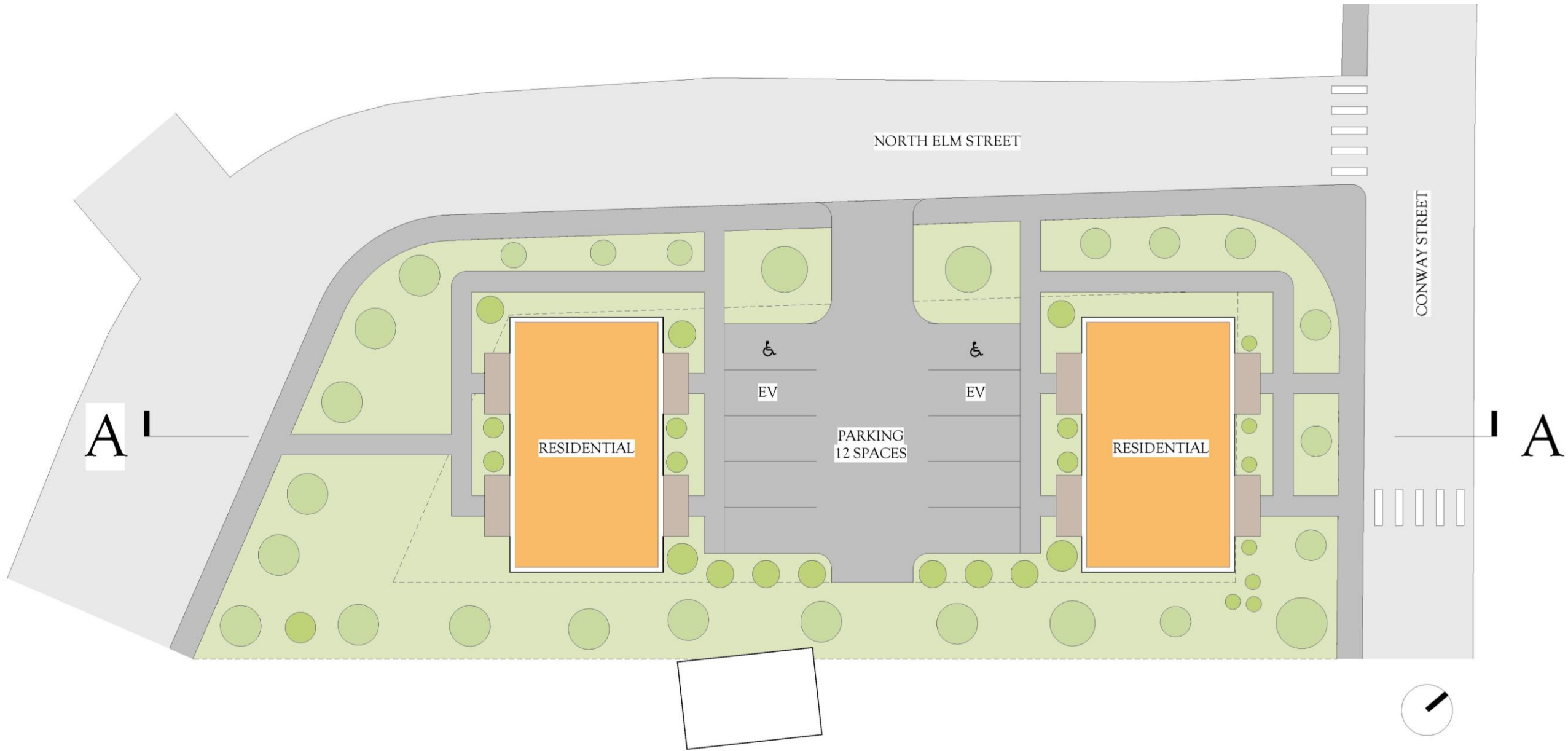
- Provide **affordable housing** with a combination of town homes and flats with dedicated parking
- **Three levels of access** into buildings, responding to the existing topography of the site while providing private points of entry
- **Solar panels** on the roof and vehicle charging in parking area



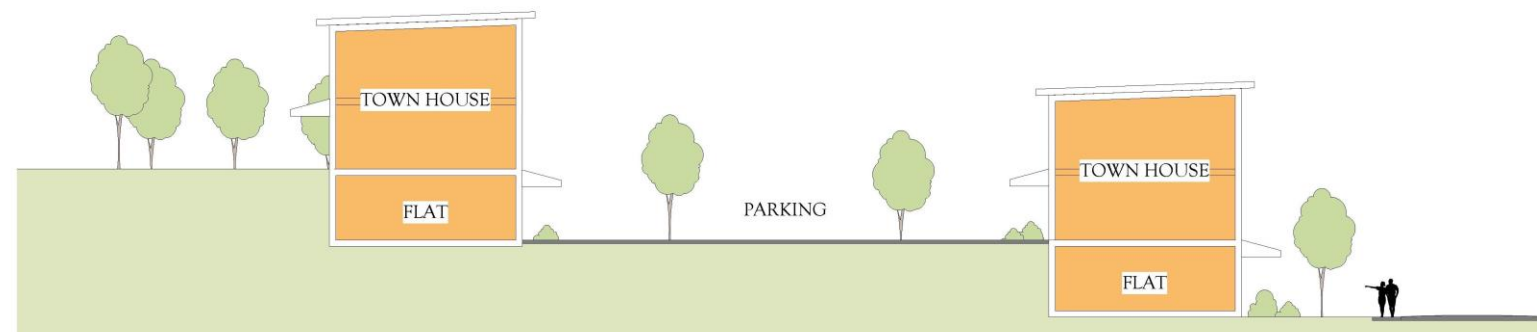
1 CONCEPT A - SITE CONTEXT
1" = 80'-0"



2 CONCEPT A - PARCEL PLAN & SECTION
1/16" = 1'-0"



2 CONCEPT A - PARCEL PLAN & SECTION
1/16" = 1'-0"



- LEGEND**
- GREEN SPACE
 - PARKING
 - HARDSCAPE
 - RESIDENTIAL
 - COMMERCIAL
 - COMMUNITY

AREA CALCULATIONS
 RESIDENTIAL: 9,000 SF (8 UNITS)
 (4) 750 SF FLATS-2 BDROOM UNITS
 (4) 1,500 SF TOWNHOMES-3
 BEDROOM UNITS
 PARKING: 10 SPACES
 PV PANELS: 3,000 SF

RESIDENTIAL
4,500 SF

RESIDENTIAL
4,500 SF

**KUHN·RIDDLE
 ARCHITECTS**
www.kuhnridde.com



CONCEPT B - COMMERCIAL



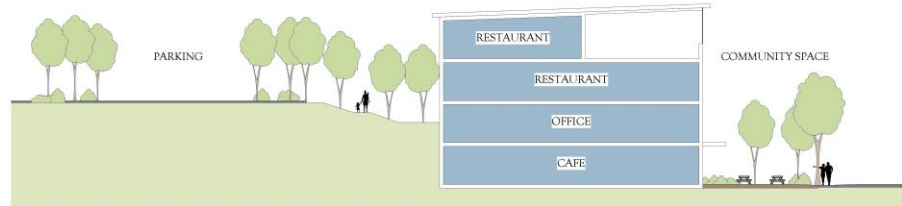
LEGEND

- GREEN SPACE
- PARKING
- HARDSCAPE
- RESIDENTIAL
- COMMERCIAL
- COMMUNITY



EXTERIOR

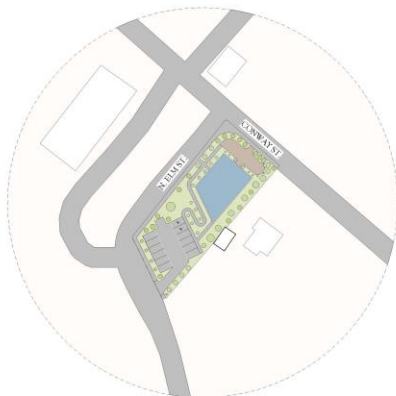
- Community Parklet
- Accessible Paths
- Café, Offices & Roof Top Restaurant – Views!
- Parking in the back - visibility
- Three Levels of Building Access
- Activate pedestrian and bicycle traffic connecting downtown to Cricket fields



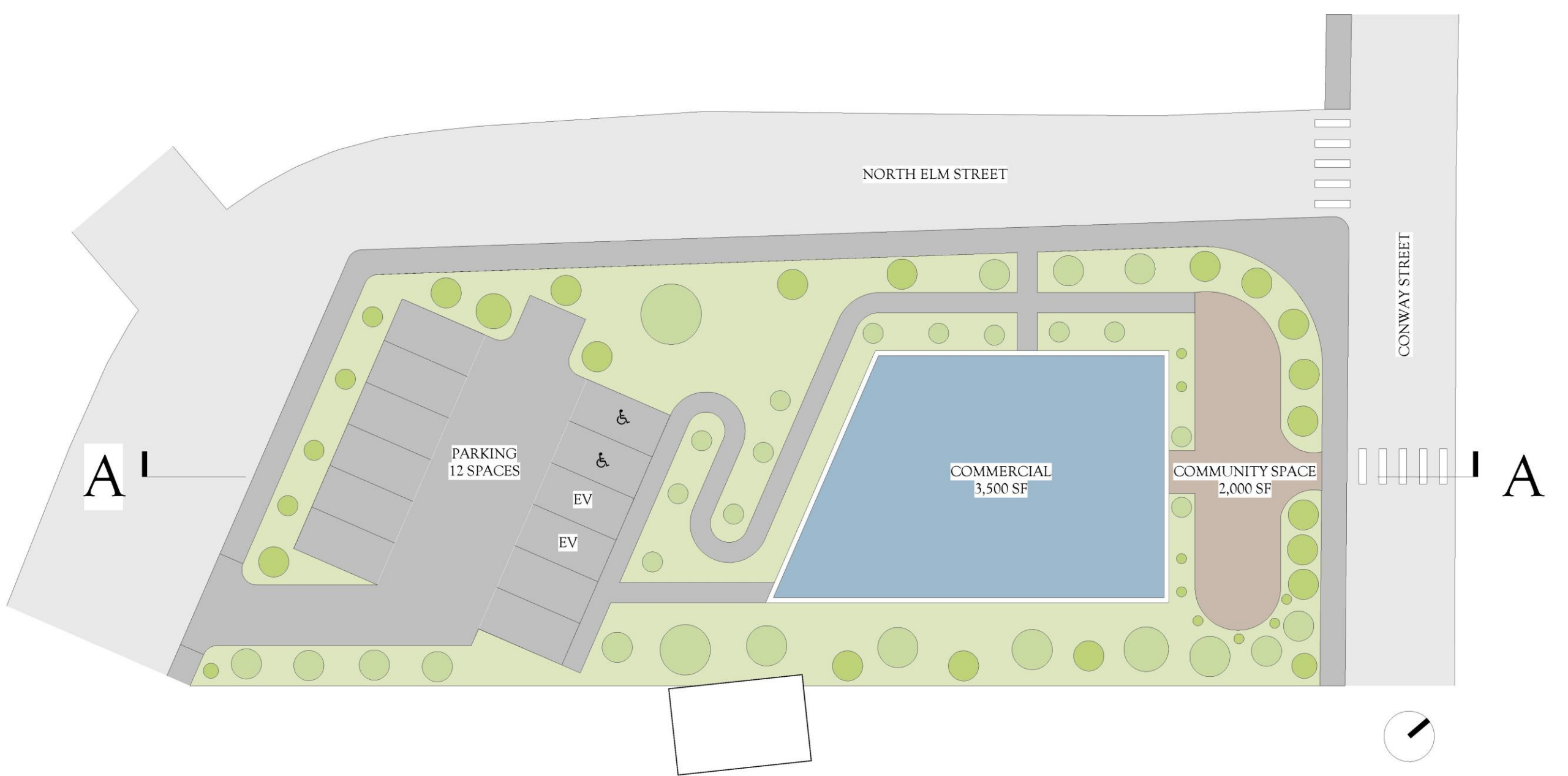
AREA CALCULATIONS
 COMMERCIAL: 14,000 SF
 COMMUNITY GATHERING: 2,000 SF
 PARKING: 12 SPACES
 PV PANELS: 3,500 SF



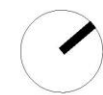
INTERIOR



LANDSCAPE



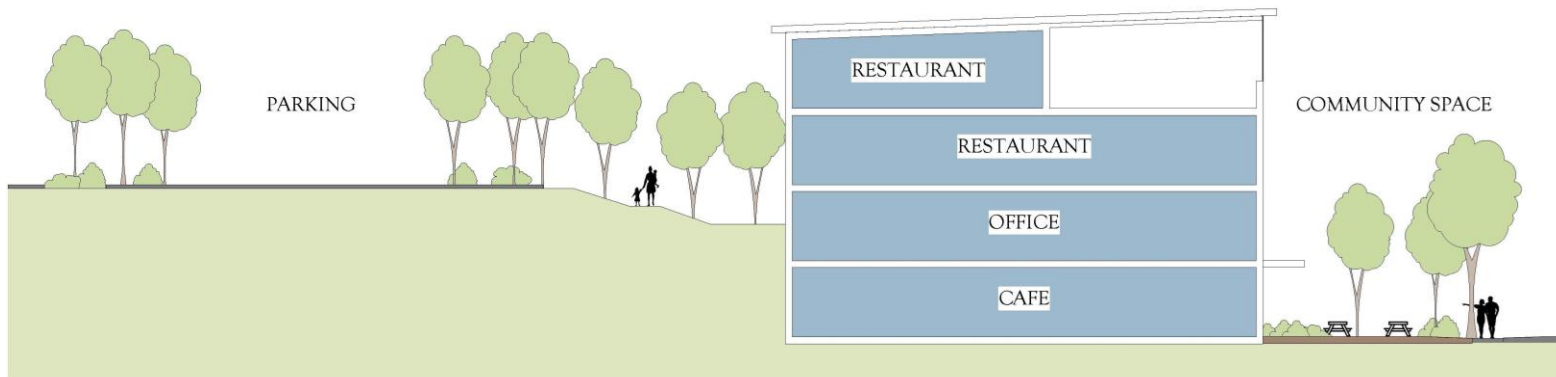
2 CONCEPT B - PARCEL PLAN & SECTION
1/16" = 1'-0"





LEGEND

- GREEN SPACE
- PARKING
- HARDSCAPE
- RESIDENTIAL
- COMMERCIAL
- COMMUNITY



AREA CALCULATIONS
 COMMERCIAL: 14,000 SF
 COMMUNITY GATHERING: 2,000 SF
 PARKING: 12 SPACES
 PV PANELS: 3,500 SF

KUHN · RIDDLE
ARCHITECTS
www.kuhn-riddle.com



CONCEPT C - MIXED USE

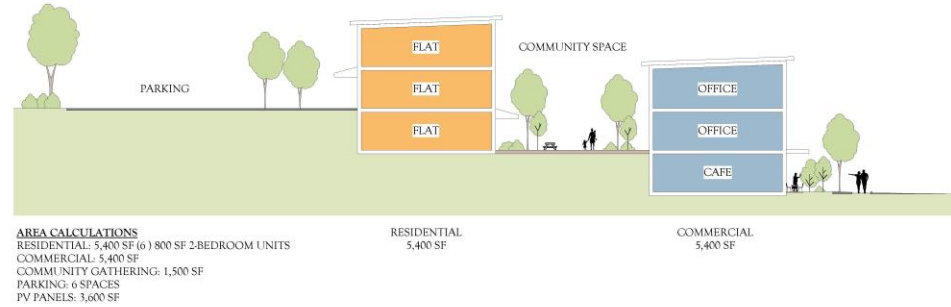


- LEGEND**
- GREEN SPACE
 - PARKING
 - HARDSCAPE
 - RESIDENTIAL
 - COMMERCIAL
 - COMMUNITY



EXTERIOR

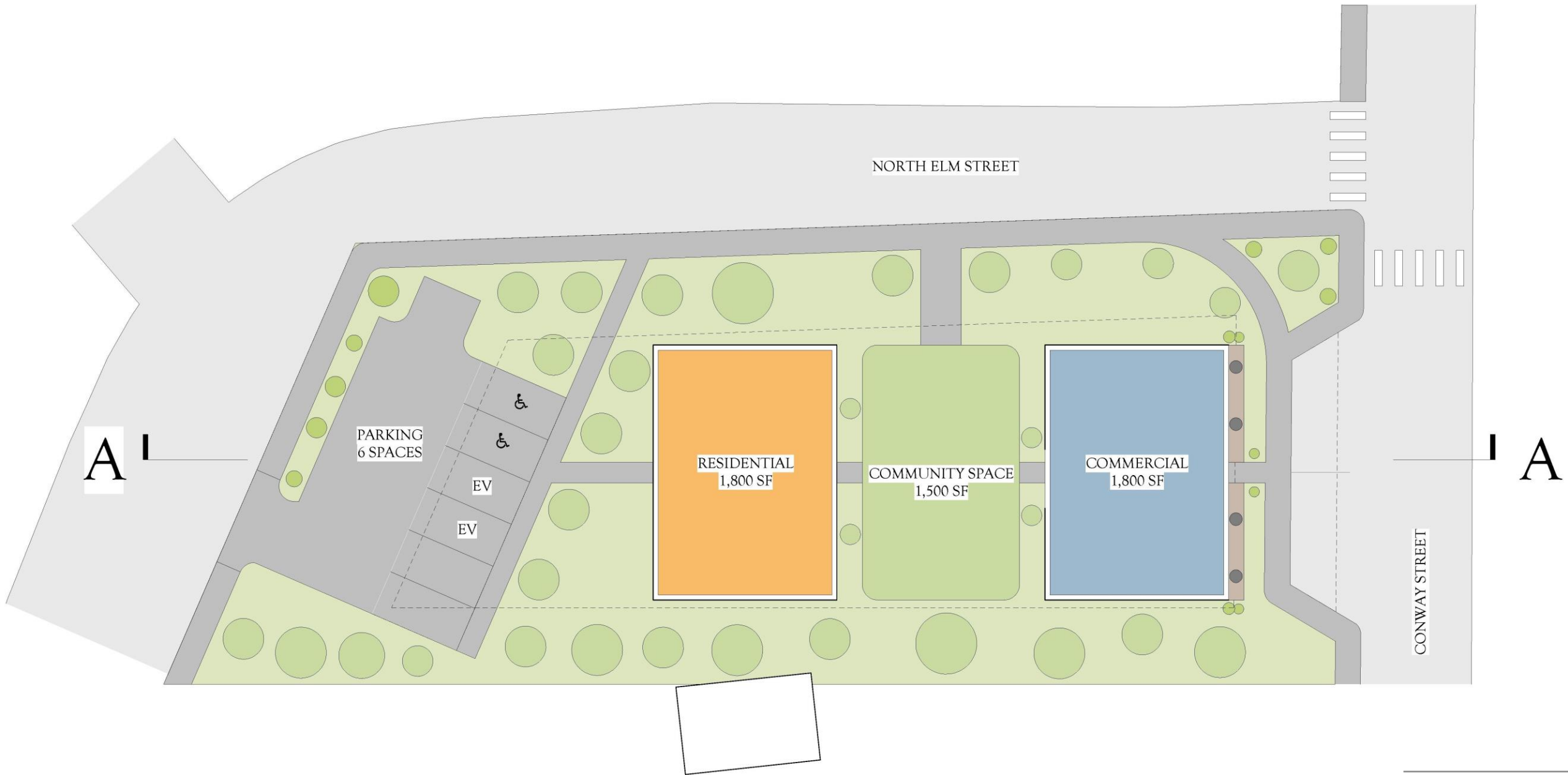
- **Housing at the rear** of the site to provide privacy
- **Commercial along Conway Street**
 - Parallel parking for deliveries
- **Café as a destination**, offices/workshare/incubator space above
- Provide a **parklet between** housing and commercial buildings as a flexible multi-purpose community space



INTERIOR



LANDSCAPE

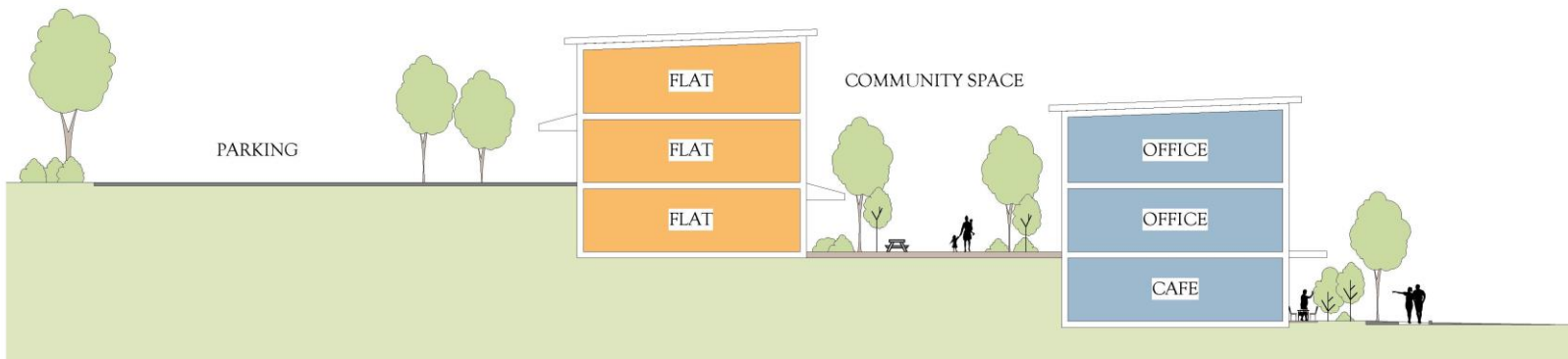


2 CONCEPT C - PARCEL PLAN & SECTION
1/16" = 1'-0"



LEGEND

- GREEN SPACE
- PARKING
- HARDSCAPE
- RESIDENTIAL
- COMMERCIAL
- COMMUNITY



AREA CALCULATIONS

RESIDENTIAL: 5,400 SF (6) 800 SF 2-BEDROOM UNITS
 COMMERCIAL: 5,400 SF
 COMMUNITY GATHERING: 1,500 SF
 PARKING: 6 SPACES
 PV PANELS: 3,600 SF

RESIDENTIAL
5,400 SF

COMMERCIAL
5,400 SF

KUHN · RIDDLE
ARCHITECTS
www.kuhnridde.com

FEEDBACK

Design Concept #1
Residential



Design Concept #2
Commercial



Design Concept #3
Mixed Use



What are your thoughts on these design concepts?

Please raise your hand or share your thoughts in the Zoom chat.

NEXT STEPS



- Presentation to be posted on Town website.
- Report provided to Select Board.
- Continue to pursue resources to conduct further brownfields assessment.