

SEELEY LOT CONCEPTUAL STUDY



TABLE OF CONTENTS

1. Existing Conditions

○ Site History	4
○ Location	6
○ Zoning	7
○ Land Use	8
○ Downtown Blocks	9
○ Recent Investment Downtown	10

2. Design Alternatives

○ Design Character Precedents	12
○ Study Area Takeoffs	15
○ Option 1- Seeley Lot Study Area	16
■ Retail and with Housing Above	17
■ Retail, Office & Housing	18
○ Option 2- Extended Study Area	19
■ Ground Floor Options	20
■ Upper Floor Options	21
○ Options Comparison	22
○ Conceptual Images	23

EXISTING CONDITIONS

SITE HISTORY



**Old Seeley
Building**

SITE HISTORY



Vacant since a 2004 arson fire.

Acquired by the City of Taunton in 2014. The fire displaced 43 tenants and destroyed two businesses, Costa Insurance Agency, which relocated downtown, and Gabriella's Cafe.

Sources: Massachusetts Historical Commission, Taunton Gazette, Wicked local



LOCATION



Boys and Girls Club

Library

District Court

YMCA

Post Office

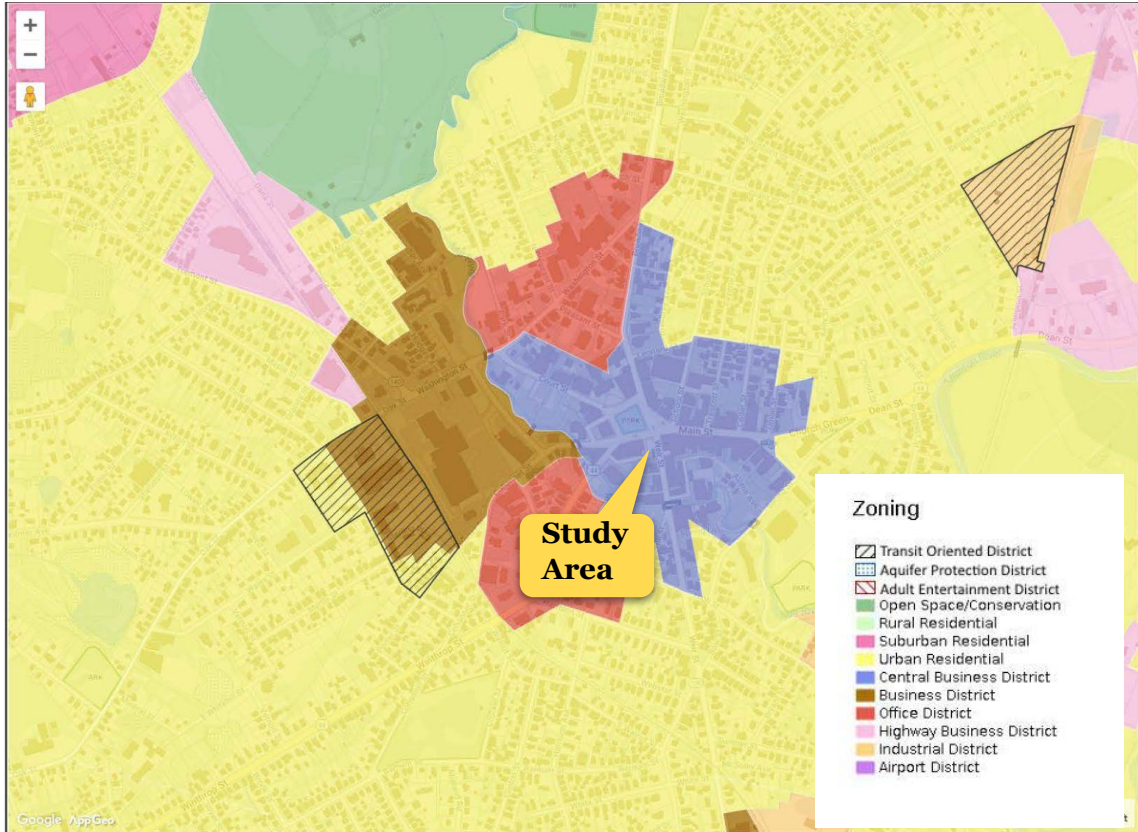
Study Area

City Hall

History Museum

Approximate 5 min walk

ZONING



The Study Area is within the Central Business District (CBD).

Dimensional Requirements:

Min. Lot width: 50'

Min. Front Yard: 0'

Min. Side Yard: 3'

Max. Stories: 5

Max. Height (feet): 50'

Max. Lot Coverage: 90%

Max. FAR= 4.5

Max. units per acre= 48

Off street parking requirements:

Residential and Assisted Living: one space per unit

Retail: one space per 300 sqf over 2,500 of gfa

Office: one space per 300 sqf over 1,000 of gfa

Restaurants and others: no less than 1/4 seating #

Miscellaneous: one space per 400 sqf over 800 gsf

Sources: [City of Taunton Zoning code](#), [City of Taunton Map Geo viewer](#)

LAND USE



The Downtown core is mostly non-residential uses. Introducing new residential would bring vitality to the existing streets.

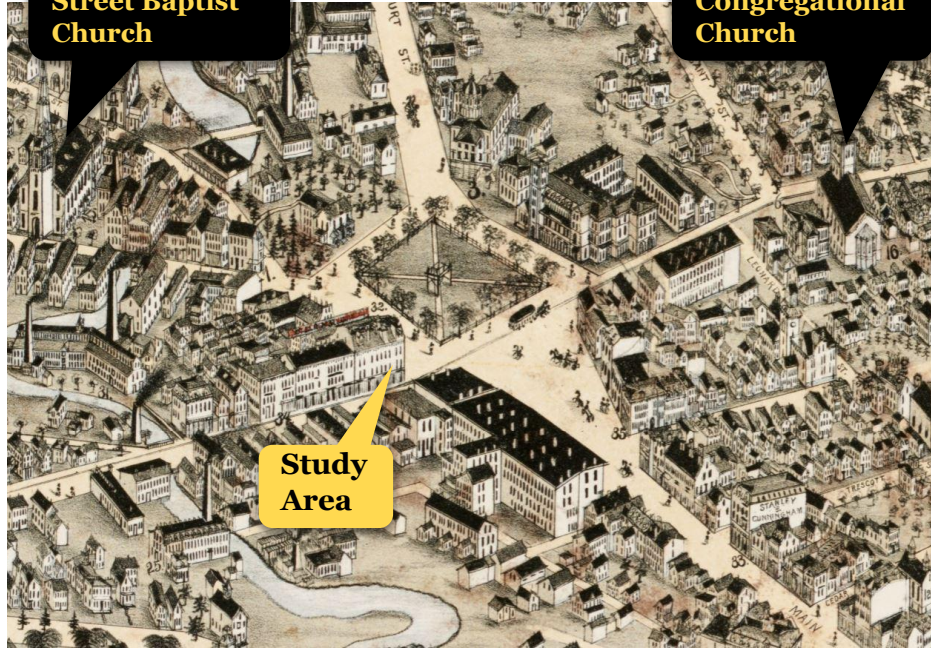
Source: [City of Taunton Map Geo viewer](#)

DOWNTOWNS BLOCKS

Winthrop
Street Baptist
Church

Pilgrim
Congregational
Church

Study
Area



Compact blocks in 1875

Winthrop
Street Baptist
Church

Pilgrim
Congregational
Church

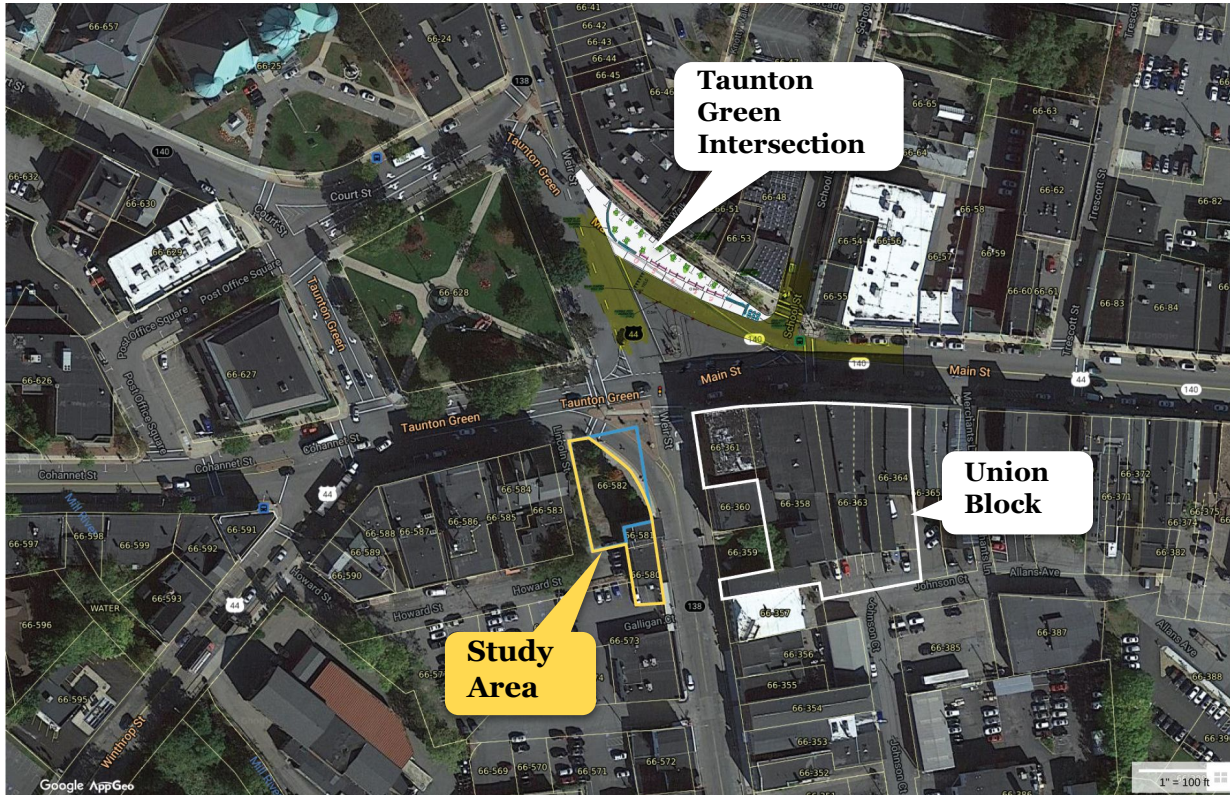
Study
Area



Dispersed block today

**WHAT WILL THE
FUTURE DOWNTOWN
BLOCK BE LIKE?**

RECENT INVESTMENT DOWNTOWN



Taunton Green Intersection, a.k.a. the Dorito Pilot project
Public realm space incrementation
Outdoor dining seating introduction

Union Block (1-31 Main St)
38 mixed-income apartments
5 one-bedroom units
30 two-bedroom units
3 three-bedroom units
26 of the units to be affordable
Tenant spaces on the ground floor to retain the same ownership.

Cost around \$18.3 million total, funded through state and federal tax credits, private and state loans and NOAH's own funds.

Source: [Taunton Daily Gazette](#)

DESIGN ALTERNATIVES

DESIGN CHARACTER OFFICE/COWORKING



DESIGN CHARACTER RETAIL



DESIGN CHARACTER HOUSING



STUDY AREA TAKE-OFFS



11 Weir Street
 Offices and apartments
 Total GSF: 2,304 SF
 Parcel area: 0.02 AC
 Owner: Edith Lewis



21 Weir Street
 Unoccupied
 Total GSF: 2,940 SF
 Parcel area: 0.05 AC
 Owner: City of Taunton



29 Weir Street
 Offices
 Total GSF: 3,966 SF
 Parcel area: 0.23 AC
 Owner: Taunton Municipal Light Plant (TMLP)



56 Taunton Green
 Not built
 Parcel area: 0.14 AC
 Owner: City of Taunton



Howard Street ROW
 Not built
 Area of focus: 0.026 AC
 Owner: City of Taunton

CONCEPTUAL SITE PLAN- OP. 1



Source: City of Taunton Map Geo viewer

It is recommended that Lincoln Street becomes pedestrian/service access only.

- Study Area parcels:
- 56 Taunton Green
 - 11 Weir Street
 - 21 Weir Street

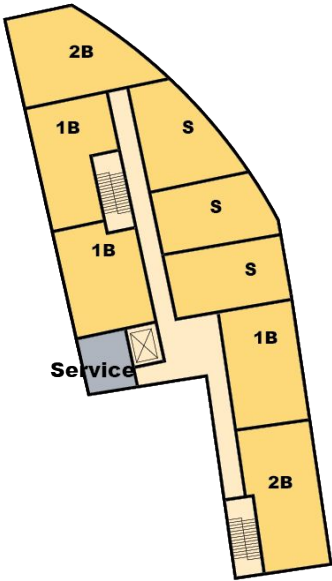
Option 1 Study area total: 0.21 AC/ 8,8440 SF
D/R/E/A/MCOLLABORATIVE P.16

OP. 1A- RETAIL & HOUSING

Ground Floor



Residential Floors (2, 3 & 4)



Ground Floor:
5,140 GSF Retail Space
(excluding BOH)

Residential Floors 2, 3 & 4:
9 Studios
9 1B
6 2B
Total: 24 Residential Units

Due to the geometry of the Study Area Parking is not cost-efficient on the ground floor.

- Retail
- Housing
- Circulation
- Service

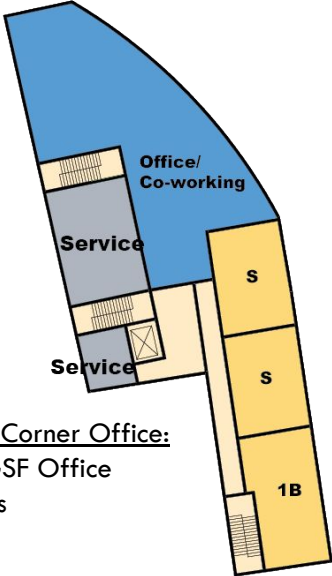
OP. 1B- RETAIL, CO-WORKING & HOUSING

Ground Floor



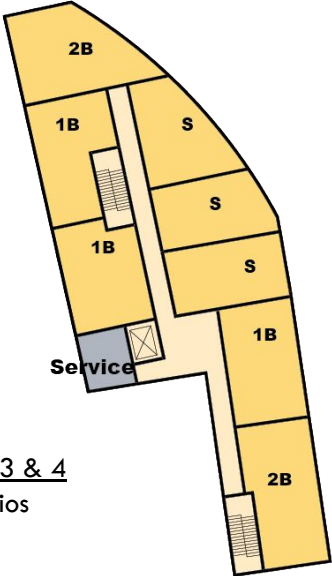
Ground Floor:
5,140 GSF Retail Space
66-574

Floor 2 with corner Office



Floor 2- Corner Office:
3,160 GSF Office
2 Studios
1 1B

Floors (3 & 4) with Residential



Floors 3 & 4
6 Studios
6 1B
4 2B

Due to the mix of uses three egress stairs are required on the second floor.
Total: 19 Residential Units

- Housing
- Retail
- Circulation
- Office
- Service

CONCEPTUAL SITE PLAN- OP. 2



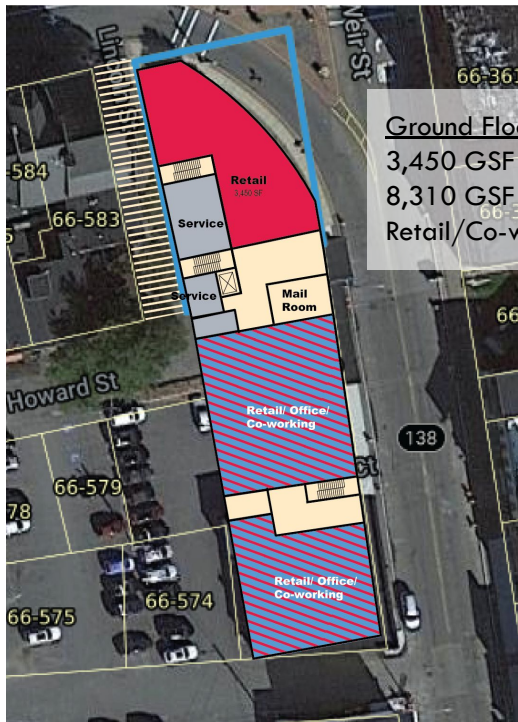
Extended Study Area parcels:

- 56 Taunton Green
- 2- 11
- 21 Weir Street
- 29 Weir Street
- A portion of Howard Street ROW

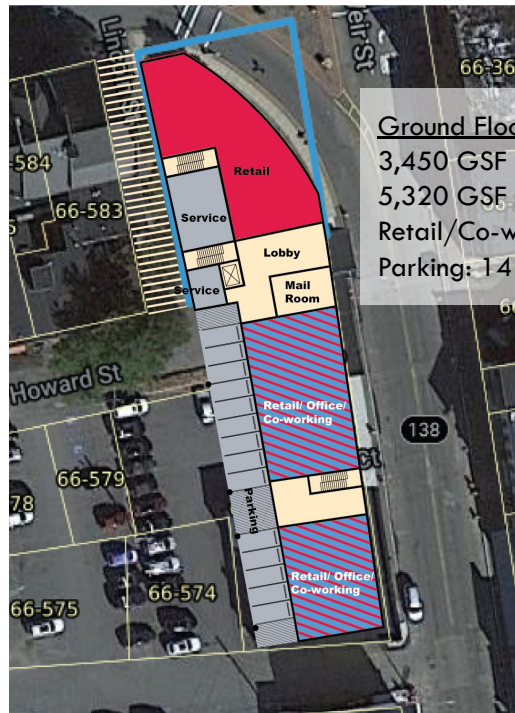
Option 2 Study area total: 0.45 AC/ 19,680 SF

OP. 2- GROUND FLOOR OPTIONS

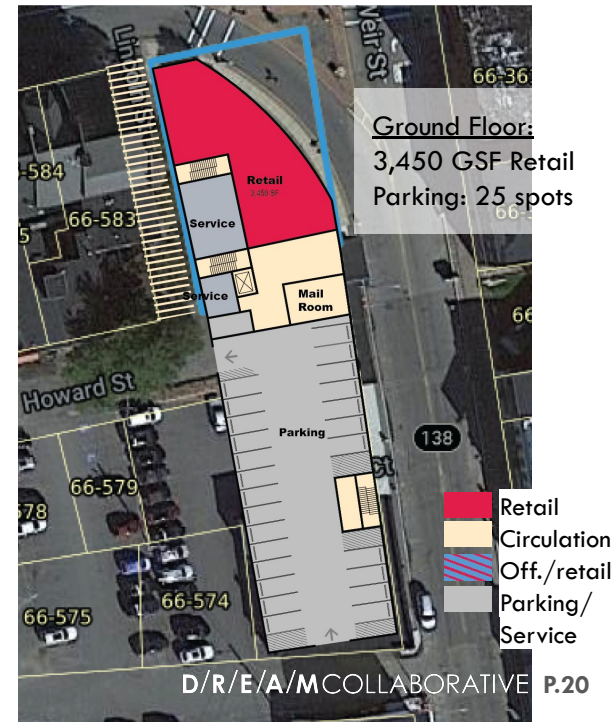
No parking



Limited Parking

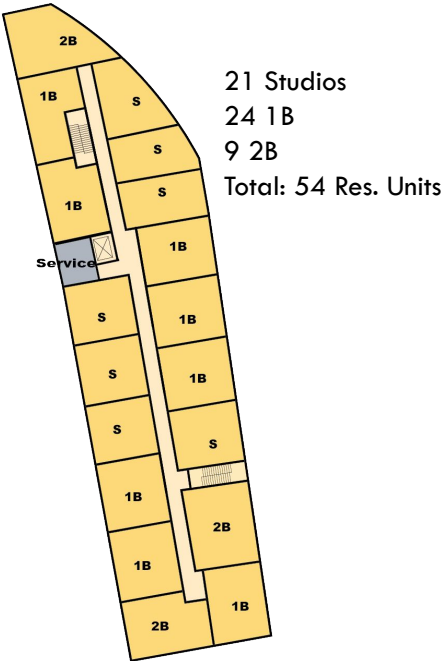


Moderate Parking

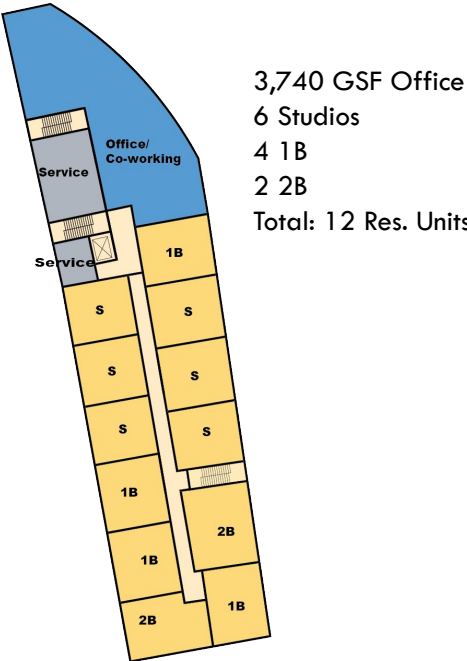


OP. 2A- UPPER FLOOR OPTIONS

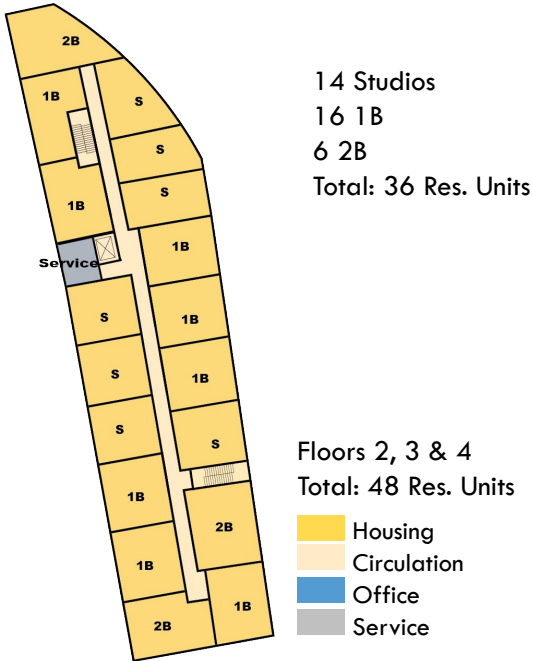
Floors (2, 3 & 4) Residential



Floors 2 with corner Office



Floors (3 & 4) with corner Office



Floors 2, 3 & 4
 Total: 48 Res. Units

- Housing
- Circulation
- Office
- Service

OPTIONS COMPARISON

Option 1



Ground Floor:

5,140 GSF Retail Space
(excluding BOH)

Floors 2,3 & 4 Suboptions:

Residential Floors 2,3 & 4:

24 Residential Units
Required parking (including
ground floor): 41 spots

Floor 2 Corner Office

Residential on Floors 3 & 4:

3,160 SF Office (excluding BOH)
19 Residential Units
Required parking (including
ground floor): 47 spots

Option 2



Ground Floor Suboptions:

No Parking:

3,450 GSF Retail
8,310 GSF Office/Coworking
Required parking for ground
floor uses: 39

Limited Parking:

3,450 GSF Retail
5,320 GSF Office/Coworking
14 Parking Spots
Required parking for ground
floor uses: 30

Moderate Parking:

3,450 GSF Retail
25 Parking Spots
Required parking for ground
floor uses: 12

Floors 2,3 & 4 Suboptions:

Residential Floors 2,3 & 4:

54 Residential Units
Required parking: 54

Corner office with residential above:

3,740 GSF Office/Cowork.
48 Residential Units
Required parking: 52

All the options require
parking relief.

CONCEPTUAL IMAGE- Existing Conditions



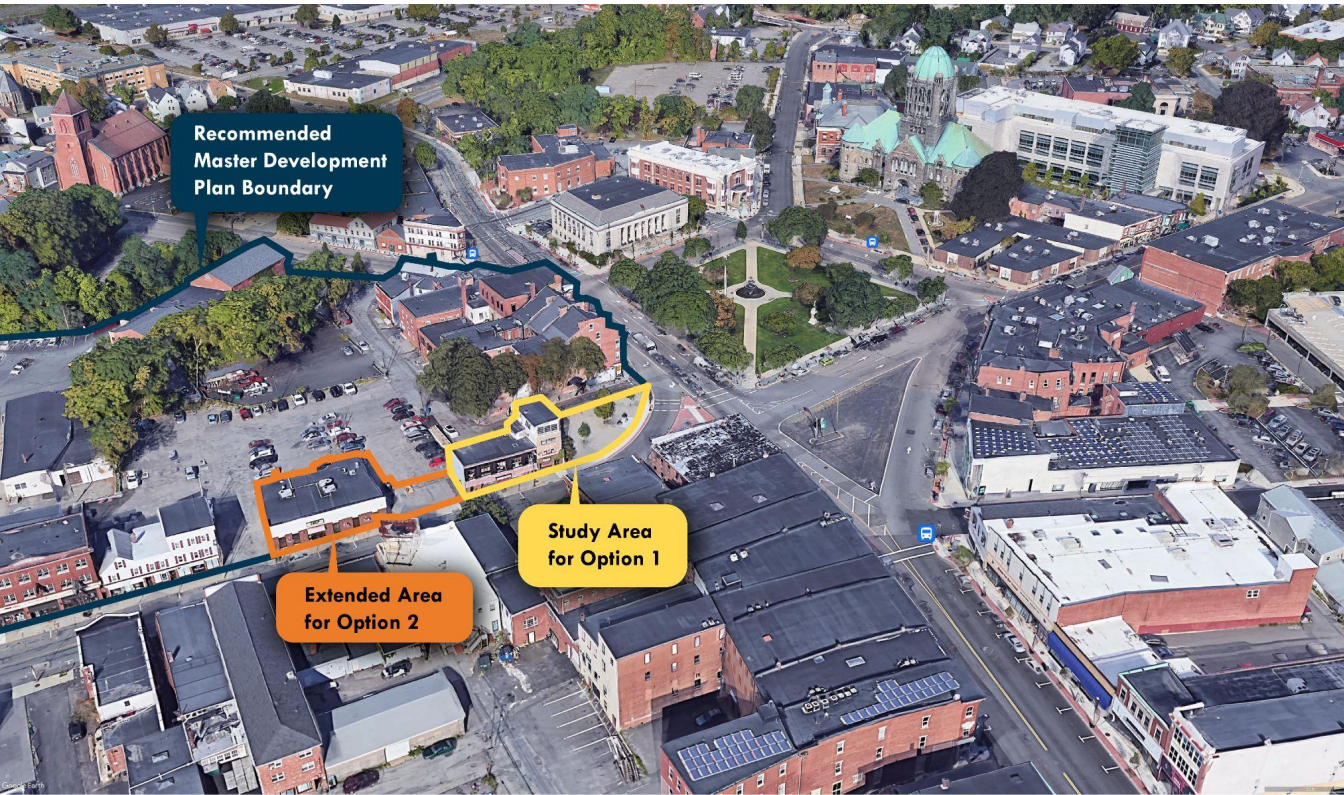
CONCEPTUAL IMAGE- Option 1



CONCEPTUAL IMAGE- Option 2



CONCEPTUAL IMAGE- Entire Block



In order to pursue the best and highest uses for Downtown, the City of Taunton should evaluate the future of all the underutilized properties in the entire block. These lots include private and public parcels, such as the municipal parking lot, and the TML properties. It is important to note that a long-term strategy for the entire block might require the construction of structured parking.

A future Master Development Plan for the entire block is a strategic next step. This area might be a candidate for an Urban Renewal Plan.



June 16, 2022 by D/R/E/A/M COLLABORATIVE