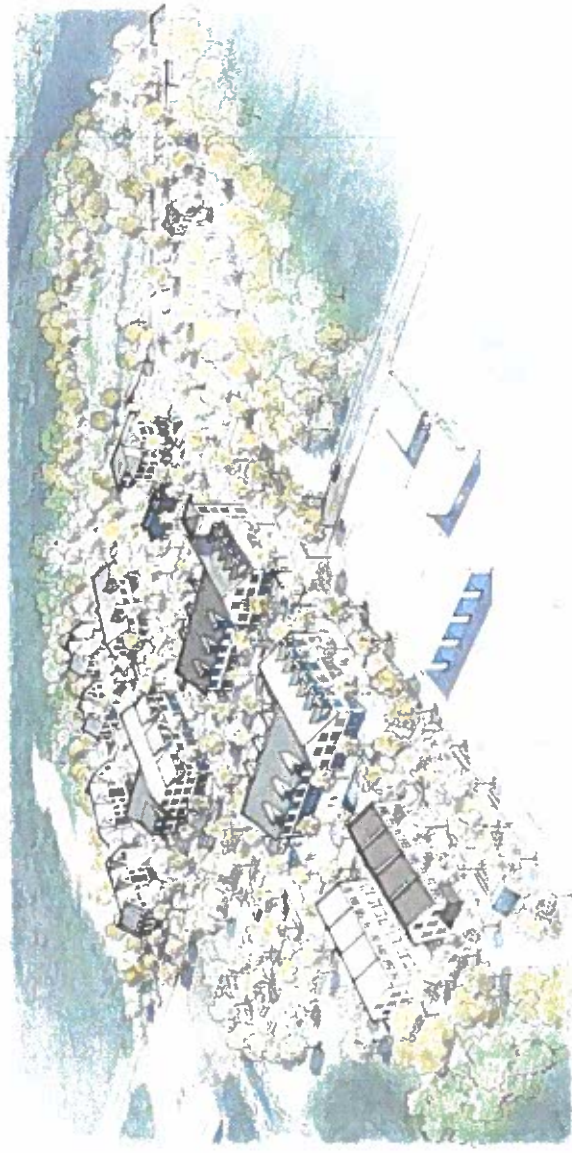


#4

# 250 BOSTON ROAD | BILLERICA, MA

VISION PLAN PACKAGE

DECEMBER 21, 2017



UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

140 Union Street Providence, RI 02903

401.272.4724 | 401.272.4825

[www.unionstudioarch.com](http://www.unionstudioarch.com)



The vision plan outlined on the following pages was generated collaboratively by the Town of Billerica, MassDevelopment and Union Studio Architecture and Community Design.

The Town of Billerica owns a 14-acre parcel of land at 250 Boston Road that currently houses the Highway Department for the Department of Public Works (DPW). As the site is less than a mile from the North Billerica commuter rail station, the Town recently added a PUD mixed use overlay to the area which in combination with its location on a major commercial corridor and proximity to the Concord River suggests the potential for redevelopment into a higher and better mix of uses.

# 250 BOSTON ROAD | BILLERICA, MA

EXISTING CONDITIONS - AERIAL

DECEMBER 21, 2017

SCALE 1"=100'-0"





As a result of the site's adjacency to the Concord River and several wetlands, it contains areas that are prone to periodic flooding and any new construction will need to consider this accordingly.

The area highlighted in red is the regulatory floodway. The area highlighted in blue has a 1% annual chance of flooding (100 year storm).

The orange areas are the highest points in the site, those with a 0.2% annual chance flood hazard (500 year storm). As a result, new buildings proposed in the vision plan have generally been located in the areas in orange.

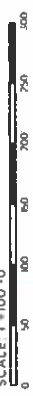
The dashed blue line indicates areas that have been designated as wetlands.

# 250 BOSTON ROAD | BILLERICA, MA

EXISTING CONDITIONS - GIS/FLOOD PLAINS

DECEMBER 21, 2017

SCALE 1"=100'-0"





**PROPOSED PROGRAM**

	Retail	Residential
Bldg 1		4 Towns
Bldg 2		4 Towns
Bldg 3	10,000sf	20 Units
Bldg 4	12,000sf	24 Units
B.W.W.	3,000sf	
Bldg 5	4,500sf	9 Units
Bldg 6	5,000sf	10 Units
Bldg 7	10,000sf	20 Units
Bldg 8		7 Units
Bldg 9		7 Units
Bldg 10		5 Units
Bldg 11		5 Units
<b>Total</b>	<b>44,500sf</b>	<b>115 Units</b>

The vision plan proposes a mixed-use community organized around a series of small, walkable blocks, streets, and open spaces. At the center of this community is a Plaza surrounded by mixed use buildings (shown in brown) and the repurposed, historic B.W.W. building (shown in grey). The periphery includes smaller residential buildings (shown in yellow), green spaces, and trails. To the south is a large Central Green that connects the Concord River access back to Boston Road and the core area. The existing creek that connects the wetlands should be restored and also considered a central feature. Parking is distributed around the site to create both ease of access and to assure it does not adversely impact pedestrian friendliness.

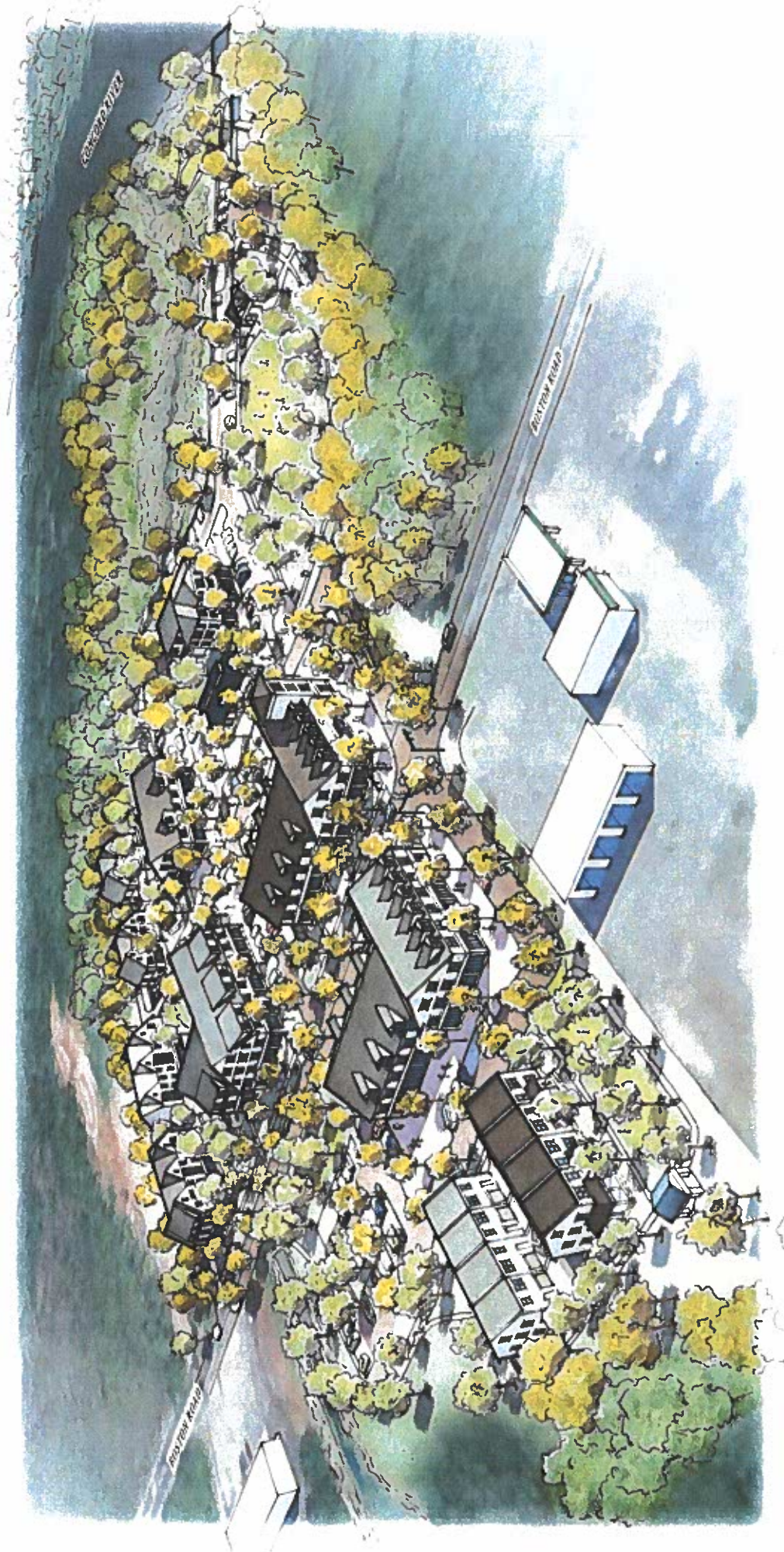
# 250 BOSTON ROAD | BILLERICA, MA

PROPOSED VISION PLAN

DECEMBER 21, 2017

SCALE 1"=100'-0"





**250 BOSTON ROAD | BILLERICA, MA**

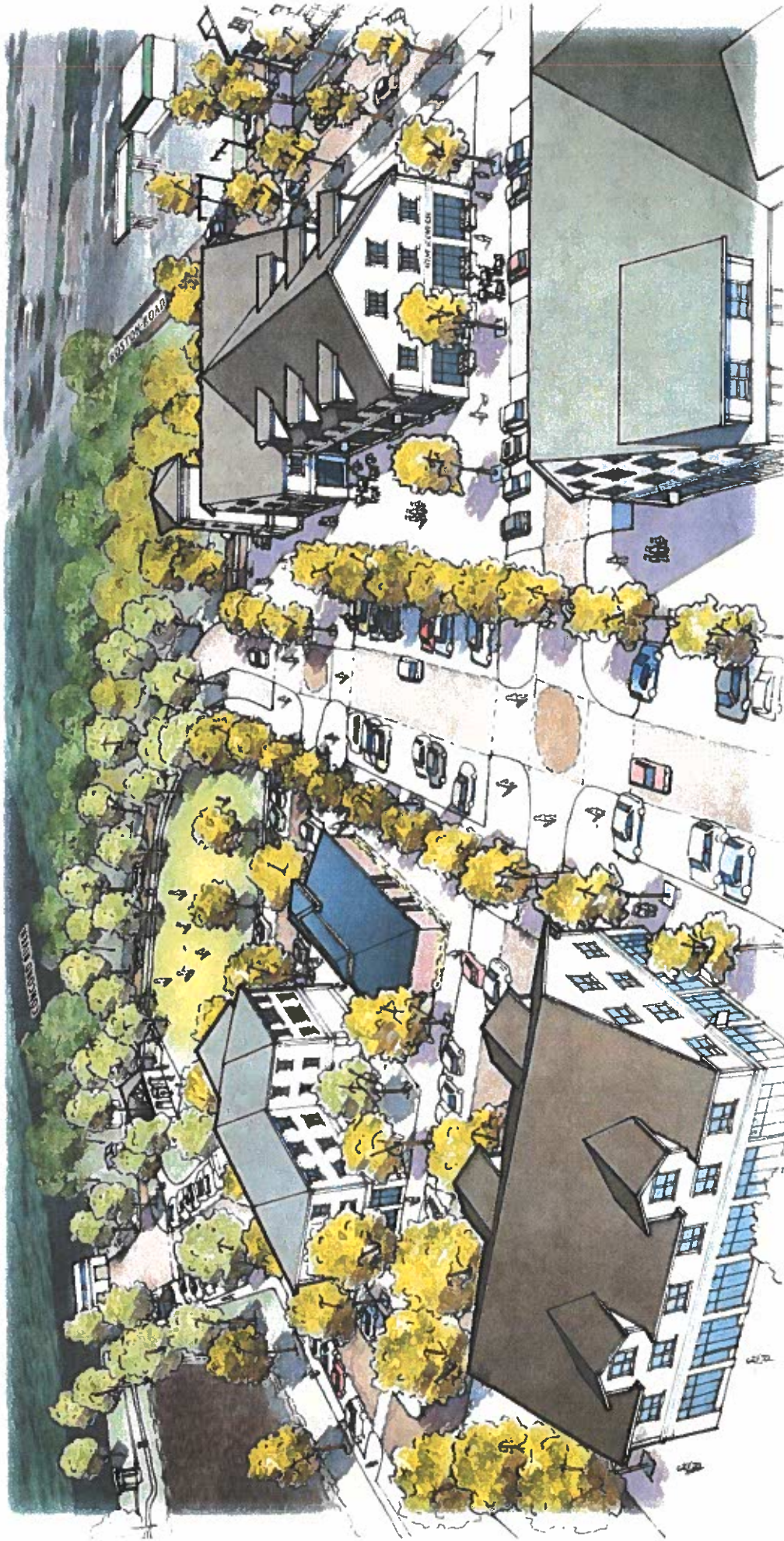
AERIAL VIEW OF OVERALL PLAN

DECEMBER 21, 2017

NOT TO SCALE



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## 250 BOSTON ROAD | BILLERICA, MA

AERIAL VIEW OF MIXED USE CORE

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NOT TO SCALE

PAGE 6



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