



19 Dean Ave Project Plan & Parking Options

Prepared by Turtle 2 Properties, LLC | July 2024

19 Dean
Ave
Franklin,
MA 02038





Existing Conditions

- The Building is vacant
- All utilities to the building have been terminated (Only electrical service remains)
- The existing structure at 19 Dean Ave is in extremely poor condition, making it unsuitable for repair and ideal for redevelopment.
- Extensive assessments have revealed significant structural deficiencies, extensive wear and tear, and outdated infrastructure that do not meet current safety and building standards.
- Given the building's state of disrepair we are ready to make this site a modern, safe, and functional re-development that meets the needs of the community.

Project Purpose

- Promote vibrancy, economic growth, and life to downtown Franklin
- Increase the residential and commercial tax base
- Steps to MBTA Franklin/Dean College commuter rail station
- Aligns with the Town of Franklin's Master Plan vision and the Town of Franklin "Business Guide" which promotes small business and development in Franklin
- Conforms with the Planning Board's feedback from the April 8, 2024 meeting

Project Timeline

May 31, 2023: Acquired property and retained ZBA approvals from previous developer

June 2023: Development team created (Engineering, Architectural, Legal, Pre-Construction)

June/July 2023: Initial conversations with multiple Town of Franklin departments

August/September 2023: Multiple concepts created with zoning/fit components, pricing analysis, pro-forma, etc.

December 14, 2023: Technical Review with Town of Franklin (9 department representatives)

January 2024: Tenant relocations

February 2024 - Present: Pre-demolition remediations (Asbestos removal, Rodent control, Oil tank removal)

February/March 2024: Town of Franklin Historical Commission reviews (2 meetings); Site and existing buildings walk-through (2 site visits)

April 8, 2024: Town of Franklin Planning Board meeting; Overwhelming feedback to provide Downtown commercial district with enhancements and increase density and activation

April-July 2024: Adjusted scope of project to include 6-8 residential units and street level commercial storefronts per feedback of Franklin Planning Board

July/August 2024: Planning Board Approvals

August-October 2024: Entitlements and basis of design

October/November 2024: Permit submissions

December 2024: Initiate Construction

Updated Concept

- A mixed-use residential/non-residential use building; featuring street level commercial storefronts & 6-8 residential units on upper floors. (Please review the selection of comparable exterior concepts provided for context. The project design will feature a 4-story **Type V: Wood Framed Construction** with some brick elements, drawing inspiration from the Franklin Public Library)





LIST OF PREVIOUSLY GRANTED ZBA VARIANCES/SPECIAL PERMITS:

- RELIEF FROM THE MINIMUM REQUIRED REAR YARD SETBACK OF (15) FEET IN THE DC ZONING DISTRICT, PER FRANKLIN ZONING BYLAW SECTION 185 ATTACHMENT 9. THE PROPOSED ALL REAR YARD SETBACK REQUIRE HEIGHT OF 13.5. A HEIGHT OF 13.5 WAS PREVIOUSLY GRANTED TO THE SITE ON MAY 4, 2022. THE PROPOSED BUILDING FOOTPRINT IS LESS NONCONFORMING THAN THE EXISTING STRUCTURE/ PREVIOUSLY APPROVED DESIGN. THE PROPOSED BUILDING'S FOOTPRINT IS WITHIN THE EXISTING BUILDING'S FOOTPRINT AND NO INCREASE IN THE NONCONFORMITY IS PROPOSED.
- SPECIAL PERMIT GRANTED TO THE SITE ON MAY 4, 2022 FOR BUILDING UP TO 50' IN HEIGHT & A REAR FROM THE MINIMUM 15' SETBACK ON FRONTAGE FOR A BUILDING OF 50' IN HEIGHT.
- SPECIAL PERMIT GRANTED ON MAY 4, 2022 TO ALLOW FOR THE RECONSTRUCTION OF A PREEXISTING NONCONFORMING BUILDING.
- VARIANCE GRANTED TO THE SITE ON MAY 4, 2022 TO CONSTRUCT RESIDENTIAL UNITS 1/2 STORY ABOVE STREET LEVEL.
- VARIANCE GRANTED TO THE SITE ON MAY 4, 2022 TO ALLOW MIXED USE DEVELOPMENT (16 RESIDENTIAL UNITS + 1 COMMERCIAL UNIT) WITHOUT OFF STREET PARKING.

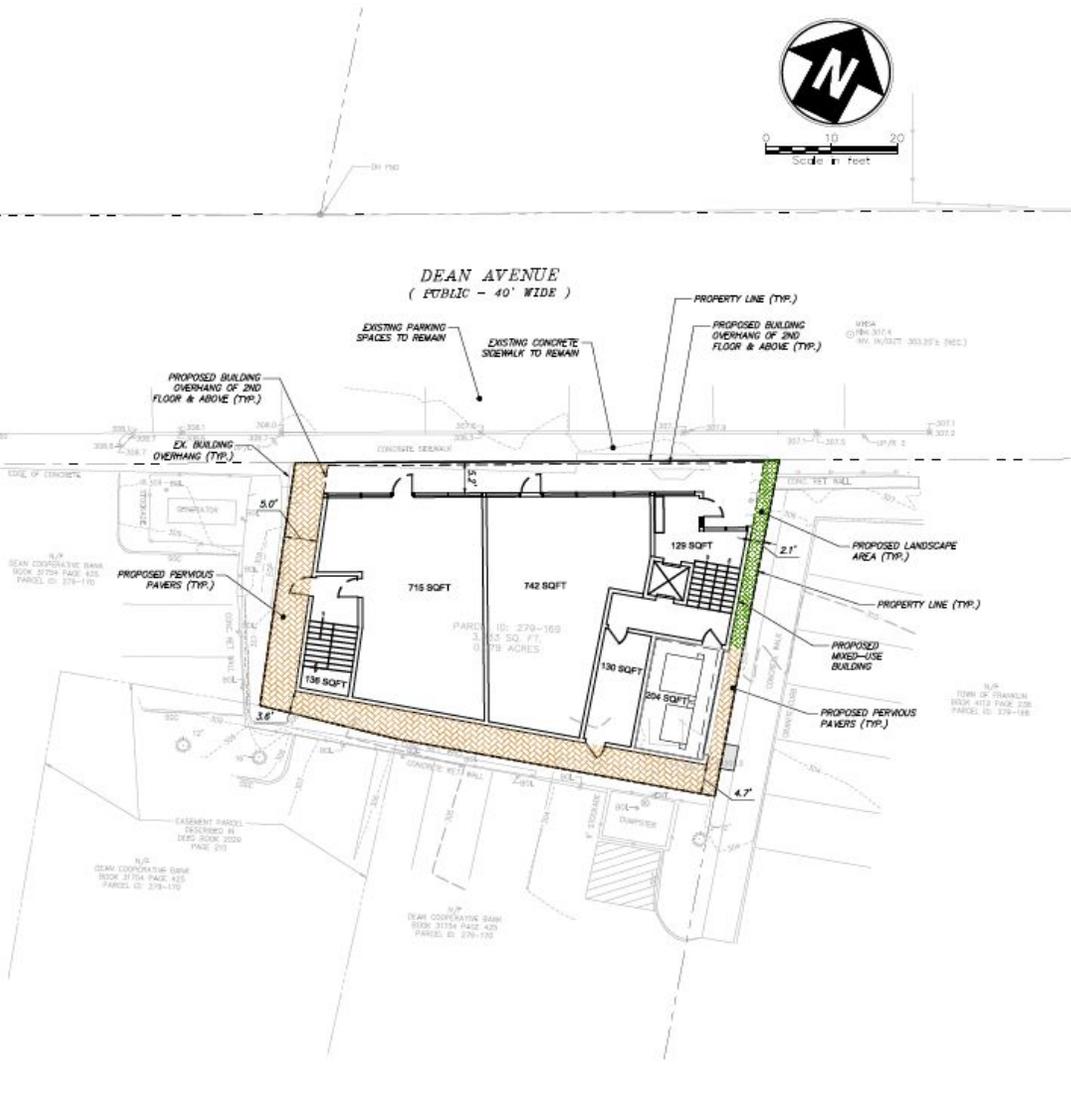
LIST OF THE PLANNING BOARD SPECIAL PERMITS AND APPROVALS REQUIRED:

- SPECIAL PERMIT WITH THE PLANNING BOARD TO ALLOW FOR MULTIFAMILY RESIDENTIAL UNITS BEYOND 1 UNIT, BASED ON THE LOT AREA, PER ZONING BYLAW SECTION 185 ATTACHMENT 7, USE REGULATIONS SCHEDULE, FOOTNOTE 6).
- SPECIAL PERMIT TO ALLOW FOR A BUILDING HEIGHT UP TO 4 STORES OR 50-FT IN HEIGHT (ATTACHMENT 9 FOOTNOTE 9).
- SITE PLAN APPROVAL SHALL BE PART OF THE SPECIAL PERMIT APPROVAL WITH THE PLANNING BOARD PER ZONING BYLAW SECTION 185-31-E.

PROPERTY NOTES:

- THE EXISTING CONDITIONS INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY CMA CONSULTING, INC. IN OCTOBER OF 2023.
- ALL UTM REFERENCES ARE TO NORFOLK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- LOCUS OWNER OF RECORD:
TEAM Q LLC
DEED BOOK 41221 PAGE 445
PARCEL ID: 279-189
- TOPOGRAPHY, CONTOURS AND BENCHMARKS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TEMPORARY BENCHMARKS, REFERENCED TO THE DATUM ARE INDICATED ON THE SURVEY.
- IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND BUILT ON THE SURVEY ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.

THE PROJECT AREA IS LOCATED IN FLOOD ZONE "X" AREAS OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAP FOR NORFOLK COUNTY, COMMUNITY PANEL NUMBER 202010303030E, EFFECTIVE DATE JULY 17, 2022.
- THE LOCUS PARCEL IS LOCATED IN THE TOWN OF FRANKLIN DOWNTOWN COMMERCIAL DISTRICT AS DEFINED BY THE TOWN OF FRANKLIN ZONING MAP.
- LOCATION OF SUBSURFACE UTILITIES SHOWN HEREON ARE APPROPRIATE AND ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. LOCATIONS ARE COMPILED FROM UTILITY PLANS OF RECORD AND (UN)SAFE FIELD WARNINGS. RFI AND EXERT INFORMATION HAS BEEN COMPILED AND FIELD VERIFIED WHERE POSSIBLE. THIS INFORMATION IS NOT TO BE USED FOR CONSTRUCTION PRIOR TO ANY CONSTRUCTION CONTACT UNLESS CALL (1-800-344-7233) TO FIELD VERIFY LOCATION OF ALL UTILITIES.



LEGEND



ZONING TABLE

REQUIREMENTS	ZONING DISTRICT: DOWNTOWN COMMERCIAL (DC)			
	REQUIRED	EXISTING	ZBA APPROVAL ¹ (May 4, 2022)	PROPOSED
MINIMUM LOT AREA	5,000 SF	3,433 SF (preexisting non-conforming)	3,433 SF (no change)	3,433 SF (no change)
MINIMUM FRONTAGE	50 FEET	74 FEET	74 FEET (no change)	74 FEET (no change)
MINIMUM LOT DEPTH	50 FEET (Added 15-ft-5986 does not apply to the site)	38.9 FEET	38.9 FEET (no change)	38.9 FEET (no change)
MINIMUM LOT WIDTH	45 FEET	47.50 FEET	47.50 FEET (no change)	47.50 FEET (no change)
MINIMUM FRONT YARD	5' FEET	1.0 FEET (1 st floor) -1.3 FEET (2 nd floor & above) (preexisting non-conforming)	2.7 FEET	0.5 FEET (1 st floor) ² 0.5 FEET (2 nd floor & above) ² (conforming)
MINIMUM SIDE YARD	0 FEET	1.5 FEET	1.5 FEET	2.1 FEET (conforming)
MINIMUM REAR YARD	15 FEET	0.8 FEET (preexisting non-conforming)	1.5 FEET (less non-conforming)	3.8 FEET (less non-conforming)
MAXIMUM BUILDING HEIGHT	(3 STORES/ 40') ³	3 STORES/ LESS THAN 40'	(4.5 STORES/ 50') ⁴	(4 STORES/ LESS THAN 50') ⁴
MAXIMUM IMPERVIOUS COVERAGE OF EXISTING UPLAND (IN)				
STRUCTURES	80%	79% (2,740s SF)	67% (2,304 SF)	80% (2,746s SF) (conforming)
STRUCTURES & PAVING	90%	93% (3,200s SF) (non-conforming)	90% (conforming)	80% (2,746s SF) ² (conforming)

- MINIMUM 15'-FOOT SETBACK REQUIRED ON FIRST FLOOR STREET LEVEL. UPPER FLOORS CAN OVERHANG REQUIRED FIRST FLOOR SETBACK.
- BUILDINGS UP TO 50 FEET IN HEIGHT MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD PROVIDED THE STRUCTURE IS SET BACK AT LEAST 15 FEET FROM FRONTAGE (CONFORMS WITH ATTACHMENT 9, FOOTNOTE 9).
- PERVIOUS PAVES AND LANDSCAPE AREAS TOTAL UP TO 67% OF A BLOCK IS APPROXIMATELY 1/3 OF THE SITE. THEREFORE, 2/3 OF THE SITE IS OCCUPIED BY BUILDING AND OTHER OTHER IMPERVIOUS SURFACES.
- THE SITE HAS OBTAINED A ZONING BOARD OF APPEALS APPROVAL FOR A MIXED-USE DEVELOPMENT (16 RESIDENTIAL UNITS PLUS 1 COMMERCIAL UNIT) WITH NO OFF STREET PARKING (DATED MAY 4, 2022) AND ACCORDING AT THE WORKING JUDICIARY OF 16023 BOOK 40009 PAGE 530 WITH THE FOLLOWING APPROVALS: SEE LIST OF PREVIOUSLY GRANTED ZBA VARIANCES/SPECIAL PERMIT NOTES ON THIS SHEET FOR ADDITIONAL INFORMATION.

PARKING REQUIREMENTS

REQUIREMENTS	ZONING DISTRICT: DOWNTOWN COMMERCIAL		
	REQUIRED PARKING	EXISTING USE	PROPOSED USE
RESIDENTIAL DWELLING UNITS: 3.5 PARKING SPACES PER RESIDENTIAL UNIT IN A MIXED USE DEVELOPMENT	8 RESIDENTIAL UNITS X 3.5 = 12 PARKING SPACES	NO PARKING PROVIDED	NO PARKING PROVIDED ¹
COMMERCIAL SPACE: ONE SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA	1457 SF X 1/500 = 3 PARKING SPACES	NO PARKING PROVIDED	NO ON-STREET PUBLIC PARKING SPACES AVAILABLE
TOTAL PARKING	15 PARKING SPACES	NO PARKING PROVIDED	NO PARKING PROVIDED ¹

(1) VARIANCE GRANTED TO THE SITE ON MAY 4, 2022 TO ALLOW MIXED USE DEVELOPMENT (16 RESIDENTIAL UNITS + 1 COMMERCIAL UNIT) WITHOUT OFF STREET PARKING.

PREPARED FOR:
TEAM Q, LLC
 8 SYMMES ROAD
 FRANKLIN, MA 02038

PROPOSED MIXED-USE REDEVELOPMENT PROJECT
 19 DEAN AVENUE, FRANKLIN, MA

SITE LAYOUT PLAN

Designed By: HD	Drawn By: HD	Checked By: KK
Issue Date: 03/01/24	Project No.: 080807.000	Scale: AS SHOWN

Recap & Request for Approval

- Since our last meeting, we have adopted a new concept that aligns with the planning board's feedback and aligns with the Town's overall Master Plan vision
- The new concept complements the Franklin Master Plan by increasing downtown density and promoting activation
- 19 Dean Ave is the **only** site in the Downtown commercial zoning district that is pre-existing non-conforming, has no existing parking, less than 3,500 sq ft, making the existing zoning regulations obsolete
- We have provided various parking solutions
- Building safety has been reviewed by the proper channels

8

Formal Ask:

We respectfully request the planning board's approval of this mixed-use concept which aligns directly with goals of The Master Plan



TURTLE 2
PROPERTIES

Dean Ave Parking Lot Vacancy Analysis

Purpose: To provide digital evidence of the underutilized and high vacancy rate over several months to illustrate lack of use. Period: April-June 2024



Add a Caption

Sunday • Apr 21, 2024 • 12:14 PM

[Adjust](#)

IMG_6843

Apple iPhone XR HEIF

Rear Camera — 26 mm f1.8
12 MP • 4032 × 3024 • 3.1 MB

ISO 25 | 26 mm | 0 ev | f1.8 | 1/2545 s



Add a Caption

Wednesday • Apr 24, 2024 • 12:42 PM

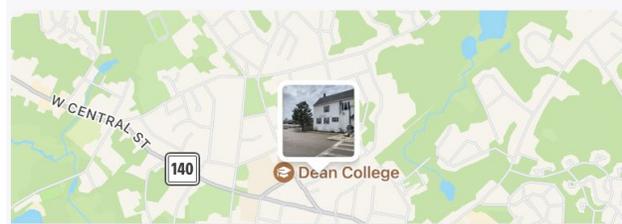
[Adjust](#)

IMG_6863

Apple iPhone XR HEIF

Rear Camera — 26 mm f1.8
12 MP • 4032 × 3024 • 2.9 MB

ISO 25 | 26 mm | 0 ev | f1.8 | 1/5128 s



Add a Caption

Tuesday • Apr 30, 2024 • 8:25 AM

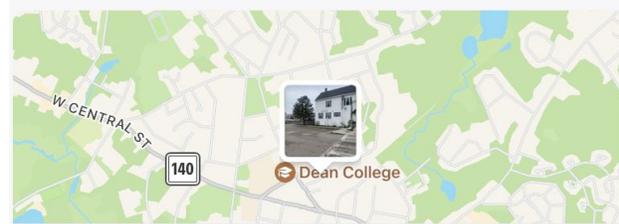
[Adjust](#)

IMG_6884

Apple iPhone XR HEIF

Rear Camera — 26 mm f1.8
12 MP • 4032 × 3024 • 2.9 MB

ISO 25 | 26 mm | 0 ev | f1.8 | 1/587 s



Add a Caption

Wednesday • May 1, 2024 • 8:36 AM

[Adjust](#)

IMG_6885

Apple iPhone XR HEIF

Rear Camera — 26 mm f1.8
12 MP • 4032 × 3024 • 3.3 MB

ISO 25 | 26 mm | 0 ev | f1.8 | 1/601 s





Add a Caption

Thursday • May 9, 2024 • 12:48 PM

[Adjust](#)

IMG_6966

Apple iPhone XR

HEIF

Rear Camera — 26 mm f1.8
12 MP • 4032 x 3024 • 2.9 MB

ISO 25 | 26 mm | 0 ev | f1.8 | 1/3521 s



Add a Caption

Thursday • May 30, 2024 • 9:23 AM

[Adjust](#)

IMG_7224

Apple iPhone XR

HEIF

Rear Camera — 26 mm f1.8
12 MP • 4032 x 3024 • 3.1 MB

ISO 25 | 26 mm | 0 ev | f1.8 | 1/349 s



Add a Caption

Friday • Jun 7, 2024 • 10:00 AM

[Adjust](#)

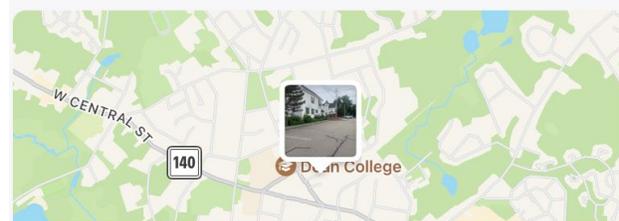
IMG_7241

Apple iPhone XR

HEIF

Rear Camera — 26 mm f1.8
12 MP • 3024 x 4032 • 3.5 MB

ISO 25 | 26 mm | 0 ev | f1.8 | 1/1718 s



Add a Caption

Saturday • Jun 8, 2024 • 2:13 PM

[Adjust](#)

IMG_7242

Apple iPhone XR

HEIF

Rear Camera — 26 mm f1.8
12 MP • 4032 x 3024 • 3.5 MB

ISO 25 | 26 mm | 0 ev | f1.8 | 1/849 s





Add a Caption

Saturday • Jun 8, 2024 • 2:13 PM

[Adjust](#)

IMG_7242

Apple iPhone XR

HEIF

Rear Camera — 26 mm f1.8
12 MP • 4032 x 3024 • 3.5 MB

ISO 25 | 26 mm | 0 ev | f1.8 | 1/849 s



Add a Caption

Sunday • Jun 9, 2024 • 10:31 AM

[Adjust](#)

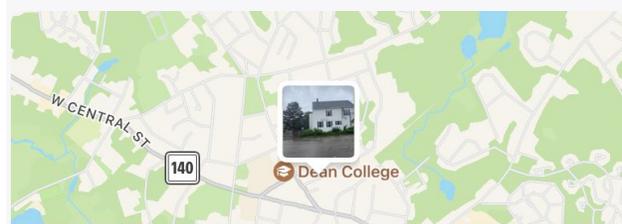
IMG_7244

Apple iPhone XR

HEIF

Rear Camera — 26 mm f1.8
12 MP • 4032 x 3024 • 2.7 MB

ISO 25 | 26 mm | 0 ev | f1.8 | 1/512 s



Add a Caption

Saturday • Jun 15, 2024 • 4:54 PM

[Adjust](#)

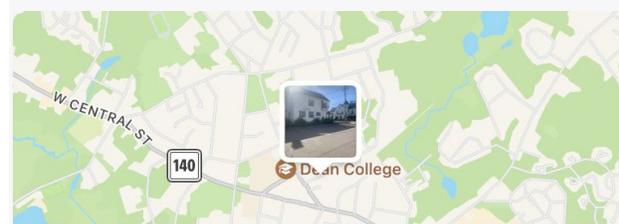
IMG_7284

Apple iPhone XR

HEIF

Rear Camera — 26 mm f1.8
12 MP • 4032 x 3024 • 2.6 MB

ISO 25 | 26 mm | 0 ev | f1.8 | 1/2545 s



Add a Caption

Wednesday • Jun 26, 2024 • 9:32 AM

[Adjust](#)

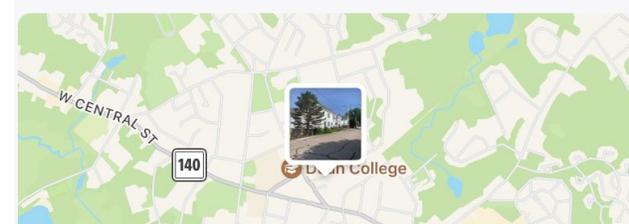
IMG_7323

Apple iPhone XR

HEIF

Rear Camera — 26 mm f1.8
12 MP • 3024 x 4032 • 2.8 MB

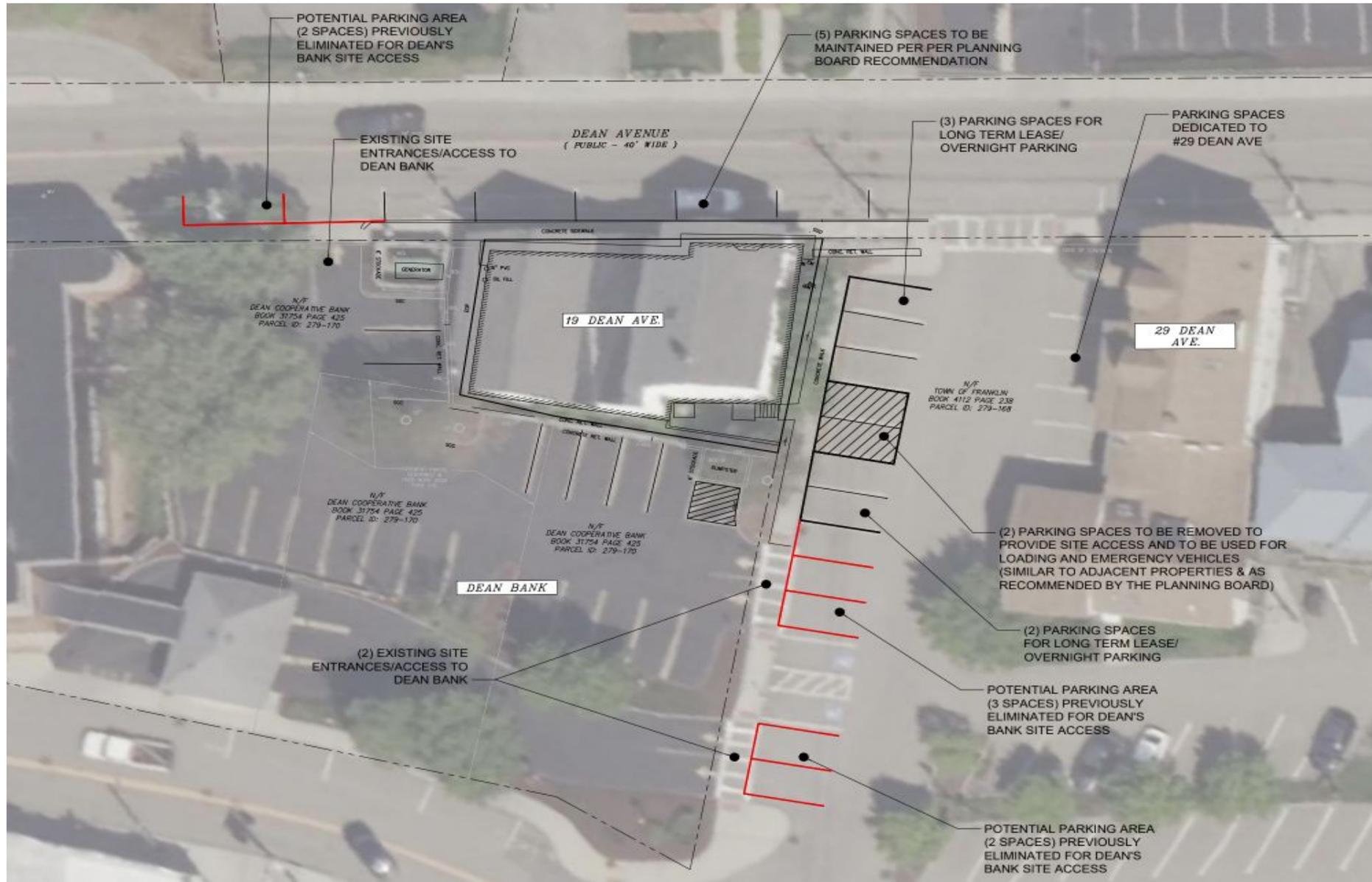
ISO 25 | 26 mm | 0 ev | f1.8 | 1/2257 s



SEASONAL VARIATIONS IN RELATION TO PARKING DEMAND

- There are no significant seasonal variations in parking demand as spring transitions into summer. Typically, one might expect an increase in outdoor activities and corresponding parking needs during warmer months. However, our data indicates that parking demand remains stable and does not exhibit noticeable fluctuations during this period. This consistency in vacancy rates underscores a persistent lack of utilization in the Franklin parking lot, regardless of seasonal changes.

Parking Exhibit



Parking Solutions & Reasoning

- **Depot Street Lot Access:** Offer residents the option to use the Depot Street parking lot which is nearly vacant at all times
- **Leasing Parking Spaces:** Permit the residents to lease parking spaces on the easterly side of the building
- **Current Lot Access:** Note that 19 Dean Ave currently has no access to the lot, as it is bordered by the Town of Franklin on two sides and Dean Bank on the other two sides
- **Easterly Side Parking:** Request the Town to grant residents access to parking spaces on the easterly side of the building
- **Overnight Street Parking:** Request the Town to allow Downtown residents overnight street parking

Please Note: The Franklin MBTA/Dean College commuter rail station is mere steps to the site. Making this is an extremely convenient and desirable location.

Recap & Request for Approval

Recap:

- Analysis of Franklin parking lot usage over several months.
- Observations include various times of the day and week.
- Consistent vacancy rate observed, even on weekends.
- No significant change in parking demand from spring to summer, despite increased outdoor activities.

Recommendation:

- Leverage underutilized parking space for a mixed-use development project.
- Increase density and activation in downtown Franklin.
- Aligns with the town's goals for economic and community growth.

Request:

- Consider the benefits of the proposal addressing the lack of parking demand (previous slide)
- Approve mixed-use space to offer housing options and stimulate downtown activity.

We respectfully request the allocation of one parking space per unit (not to exceed eight spaces) for the residents of 19 Dean Ave in the Depot Street parking lot or alternative parking solution as outlined. This request is in alignment with the town's strategic initiatives to increase density and promote downtown activation.



Thank You !



TURTLE 2
PROPERTIES