

# COMMUNITY WORKSHOP

5/15



## 4 MIDDLETON RD & 188 WASHINGTON ST

Boxford, MA

# TEAM

## STUDIO LUZ ARCHITECTS

**Hansy Better Barraza**, Principal

**Elise Zilius**, Project Manager

**Sophie Nahrman**, Community Engagement Liaison, Designer

## RKG ASSOCIATES

**Eric Halvorsen**, Vice President & Principal

## MASS DEVELOPMENT

**Nathaniel Thomas**, Vice President Planning and Predevelopment

## TOWN OF BOXFORD

**Matt Coogan**, Town Administrator

## ARBA COMMITTEE

**Becky Potts** (Chair), **Dan Anastos**, **John Adams**, **Adam Bartke**, **Bob Gore**, **Rich O'Brien**, **Peter Perkins**

# AGENDA

## Project & Team Introduction (5 minutes)

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### 188 Washington Street (25 minutes)

#### Personal Voice

5 Discussion Questions (20 minutes)

#### Be the Architect

Design Activity (5 minutes)

### 4 Middleton Road (25 minutes)

#### Personal Voice

5 Discussion Questions (20 minutes)

#### Be the Architect

Design Activity (5 minutes)

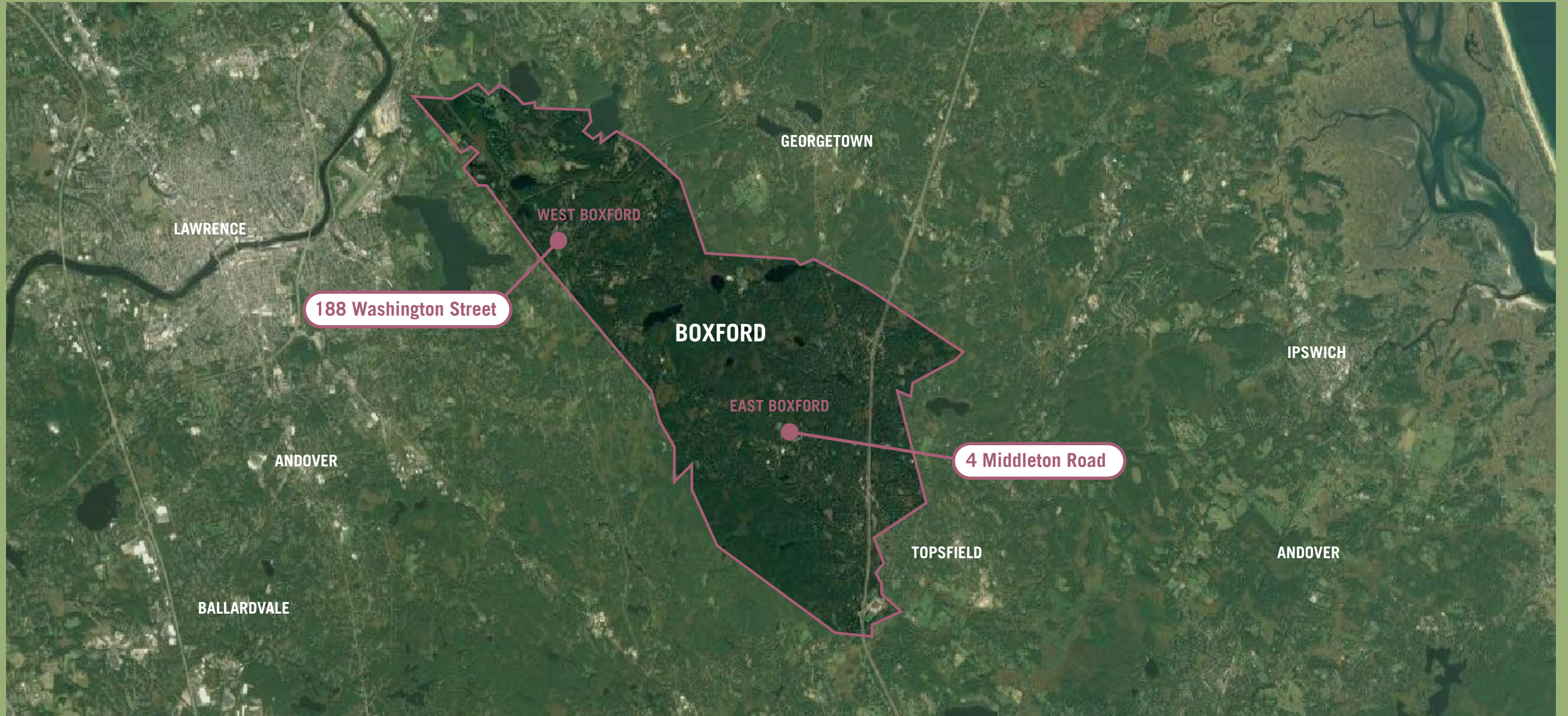
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## Open Discussion Q&A

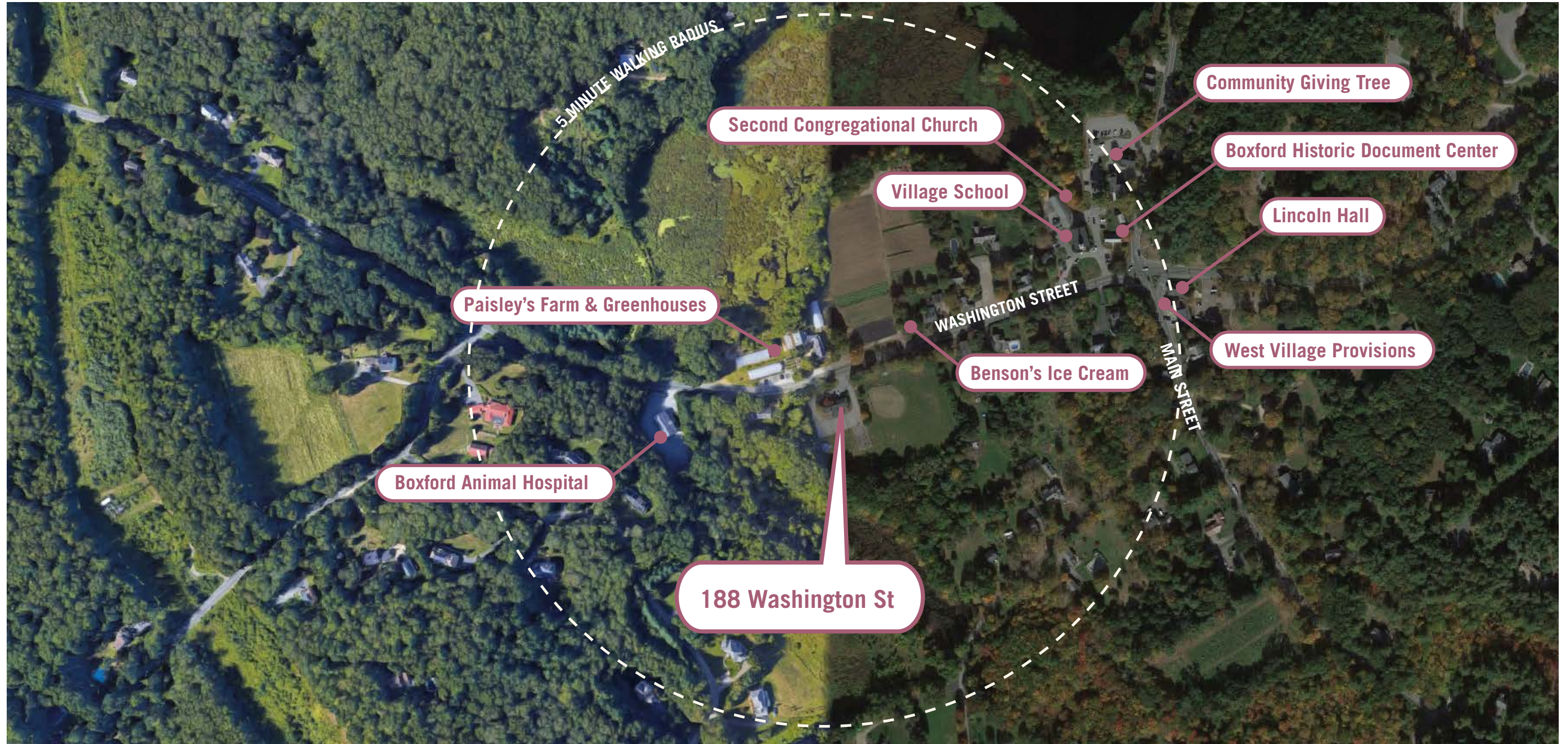
# MISSION

The goal is to develop consensus of **FUTURE USE** for **4 MIDDLETON ROAD** and **188 WASHINGTON STREET** and produce comprehensive documentation of **PROGRAMMING SCENARIOS** to inform a subsequent Request for Proposals for the redevelopment of the property for the **NEW PROPOSED USE.**

# Site Locus Map



\*5 miles to nearest MBTA station

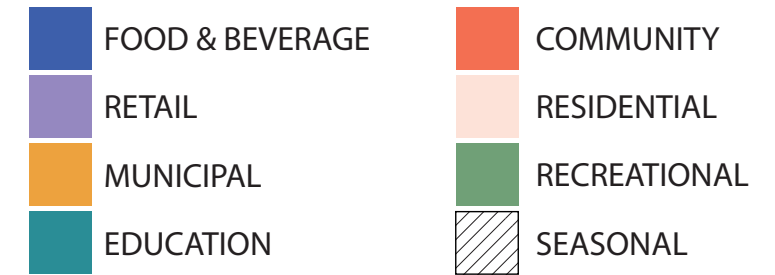


# Surrounding Program

## 188 WASHINGTON STREET



### SURROUNDING PROGRAM MAP



### SURROUNDING ACTIVITY

- Seasonal Activity along Washington St
- Heavy traffic along Route 133 (low speed limit)
- Activity at intersection of Washington St and Main St
- Additional traffic from new development at The Willows
- 188 Washington previously served as a library

### SITE ACTIVITY

- Baseball Field
- Basketball Court
- Gazebo

# Personal Voice

Please tell us your thoughts.

## What is Boxford missing?

*A. Food & Beverage*

*B. Community Program*

*C. Retail*

*D. Residential*

*E. Municipal / Office*

*F. Education*

*G. Recreation*

*Other?*



# Personal Voice

Please tell us your thoughts.

## What is Boxford missing?

A. Food & Beverage  
would be nice to have more variety  
for restaurants!

C. Retail  
the center of West Boxford could be a  
great place for little shops to support  
small businesses

G. Recreation  
casual recreation like a walking track  
or picnic area

**A. Food & Beverage**

**B. Community Program**

**C. Retail**

**D. Residential**

**E. Municipal / Office**

**F. Education**

**G. Recreation**

**Other?**

## Existing Conditions



## 188 WASHINGTON STREET

~ 2500SF (on 5.13 acres)

- Previously West Boxford Library
- Single Story Brick Building
- Non-accessible, Unfinished Basement (Additional 2500 SF)
- 34 Parking Spaces
- Accessible Front Entry

# Existing Conditions

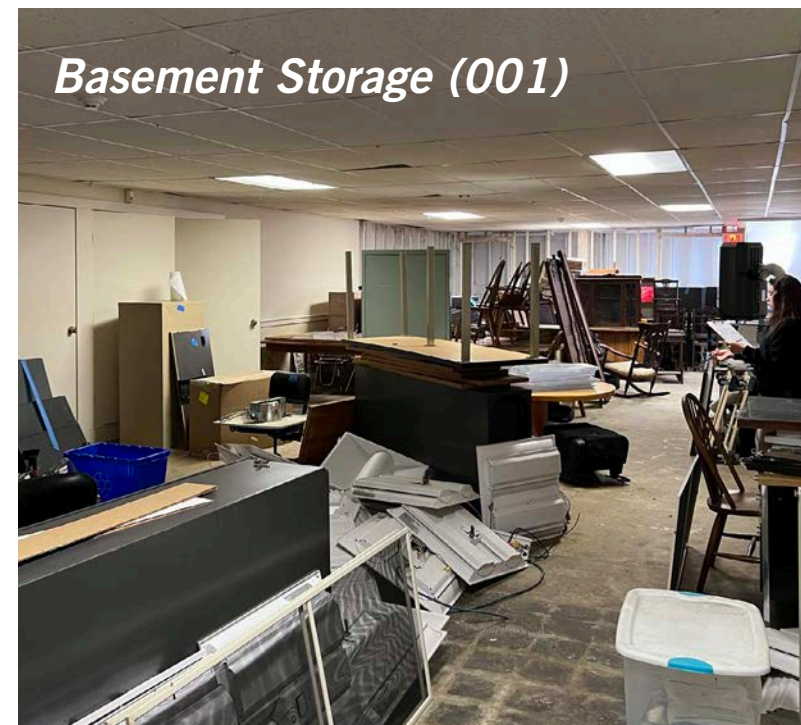
## 188 WASHINGTON STREET



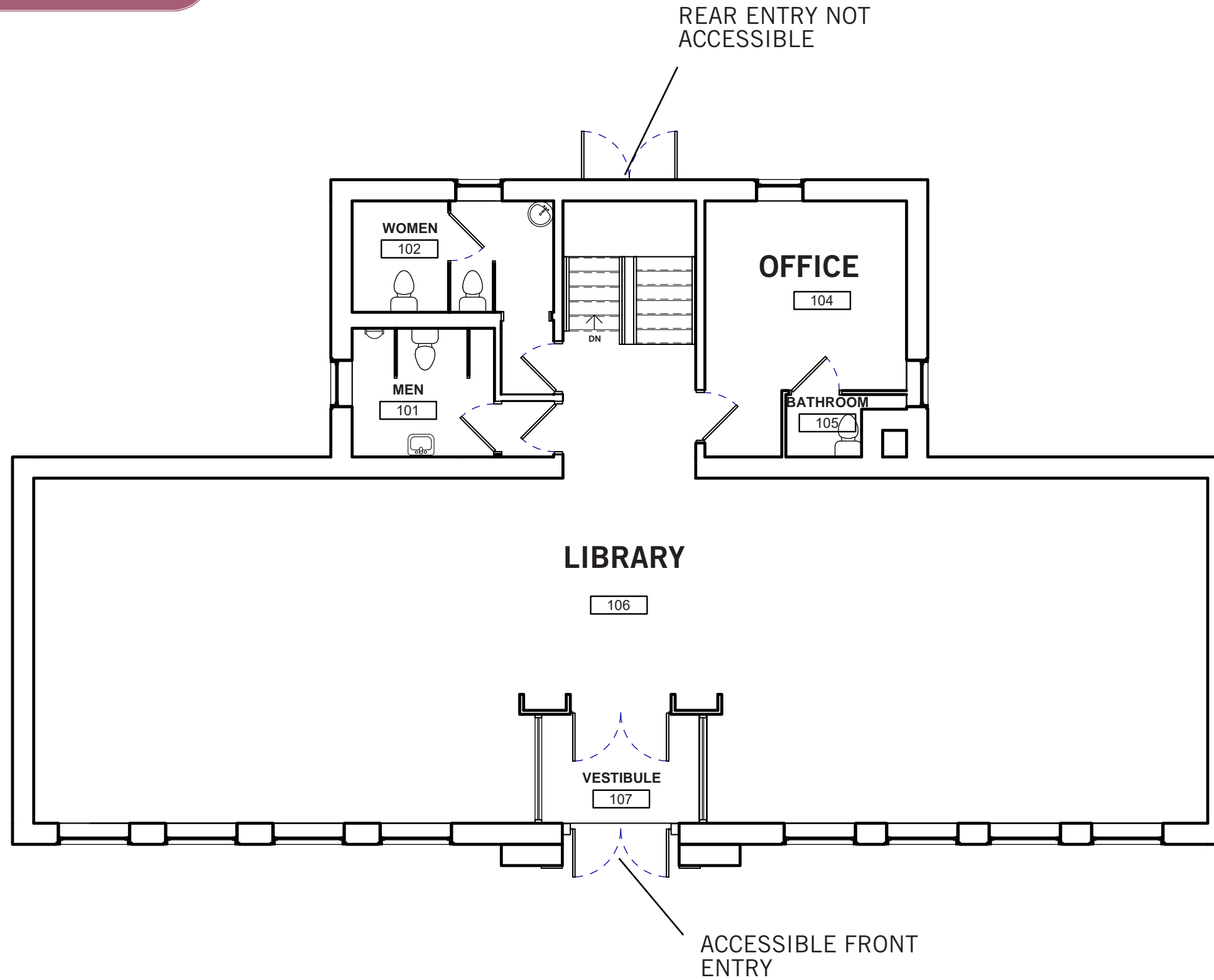
### 188 WASHINGTON

~ 2500SF

- Ground floor consists of a 1,500 sf reading room and a small office.
- Unfinished basement currently used as storage only.
- Construction of a septic system for any new building program.
- Requires accessibility and systems upgrades.



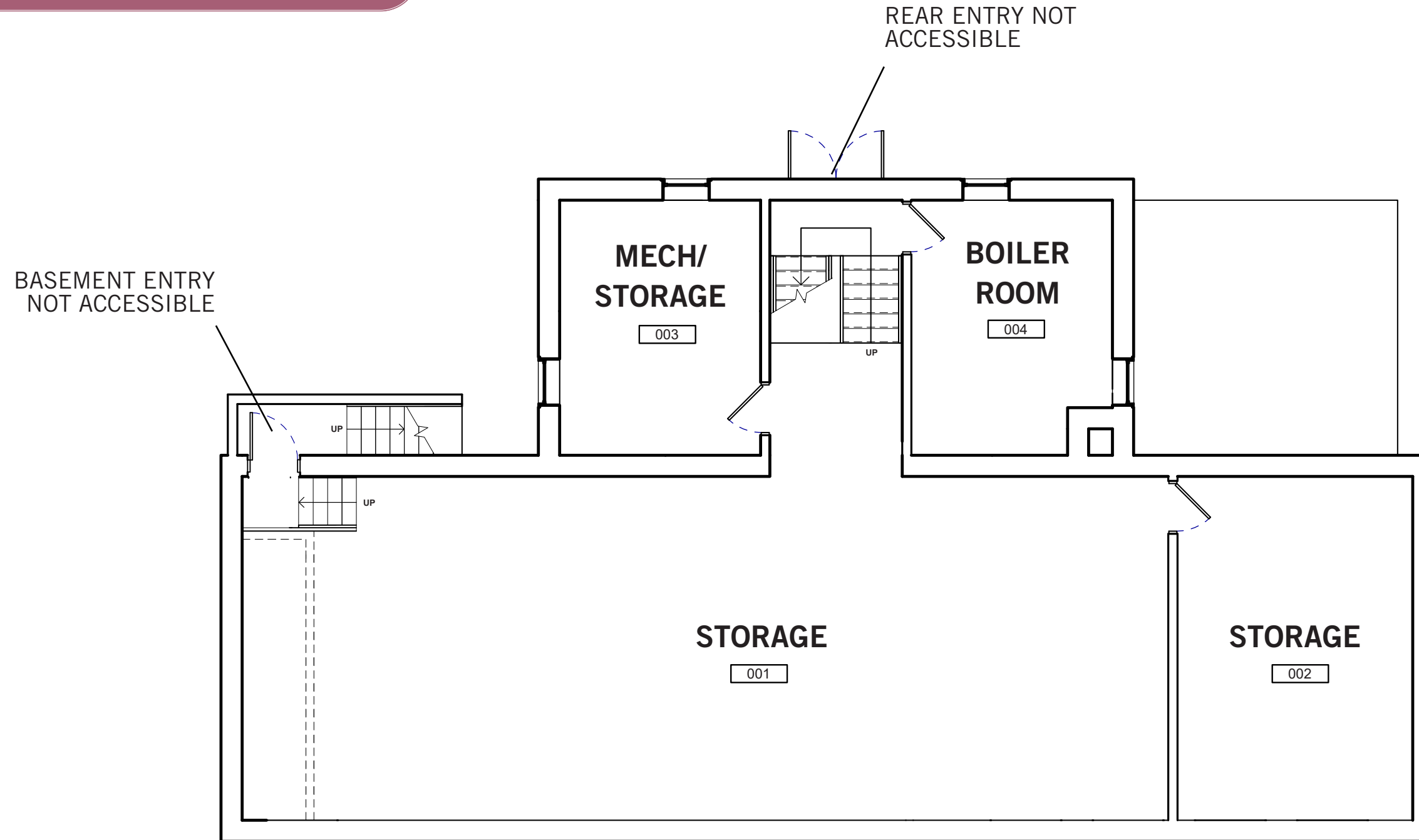
# Existing Conditions



## 188 WASHINGTON STREET - Ground Floor



# Existing Conditions



## 188 WASHINGTON STREET - Basement




Personal Voice  
Please tell us your thoughts.

188 WASHINGTON STREET

# What would you like to see here?

**A. RESTAURANT / PUB**



SIX -National on 10th  
Calgary, CA

**B. HOUSING**



Affordable Housing  
Memphis, TN

**C. PROFESSIONAL OFFICES**



Architect Information Systems Offices  
Istanbul  
Studio 13

**D. RECREATION**



San Jacinto Plaza  
El Paso, TX  
SWA

**E. MUNICIPAL USE**



City Hall  
New Hope, MN  
Wold Architects & Engineers

**F. PLAYGROUND**



Learning Landscapes  
Denver, CO  
Design Concepts

**G. MICRO GROCERY**



Meny Supermarkets  
Norway  
Household

**H. CHILDCARE**



Vivvi Early Learning  
New York, NY  
Frank Oudeman/Otto

**I. CO-WORK SPACE**



Co-work Space  
Munich, Germany  
Adler Parkett

**J. SMALL RETAIL**



Aesop  
Washington D.C.  
Clare Cousins


**OTHER?**

Personal Voice  
Please tell us your thoughts.

188 WASHINGTON STREET

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Aesop  
Washington D.C.  
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**OTHER?**

A Teen Center!

Community Performance Space

Fitness Studio (yoga or pilates)

Personal Voice  
Please tell us your thoughts.

188 WASHINGTON STREET

What would you NOT like to see here?

A. BAR / CLUB



B. CHAIN RETAIL



C. CHAIN RESTAURANT



OTHER?



# Personal Voice

Please tell us your thoughts.

188 WASHINGTON STREET

## What would you NOT like to see here?

### A. BAR / CLUB



### B. CHAIN RETAIL



### C. CHAIN RESTAURANT



### OTHER?

Vacant space

Offices

Big apartment complex

**Personal Voice**  
Please tell us your thoughts.

188 WASHINGTON STREET

## Which ownership model would you like to see here?

### A. TOWN OWNERSHIP

*Maintain town ownership with new tenant to bring in new programming.*

### B. LEASING

*Short-term or long-term leasing for new programming with restrictions.*

### C. SELL

*Sell parcels to local developer for redevelopment at their discretion.*

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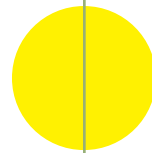
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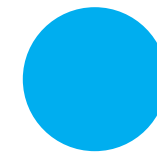
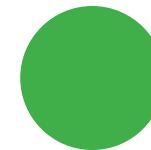
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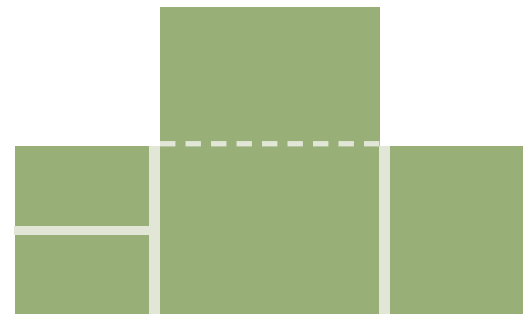
Either lease out with restrictions on what can be put there or maintain ownership



Town should maintain ownership of the properties

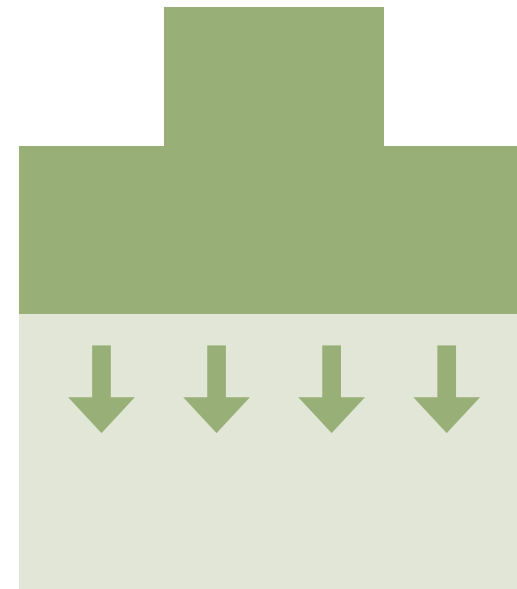


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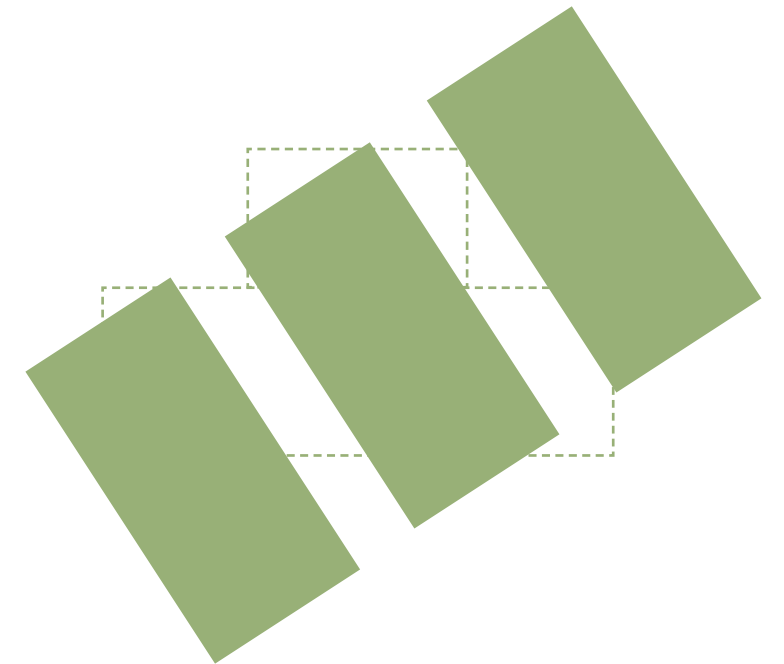
### A. MINIMAL RE-USE

*Minimal renovation to support new programming and re-use of the space.*



### B. EXPANSION

*Increased building footprint to provide more square footage for new programming.*



### C. TEAR-DOWN

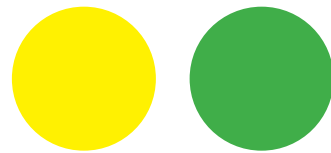
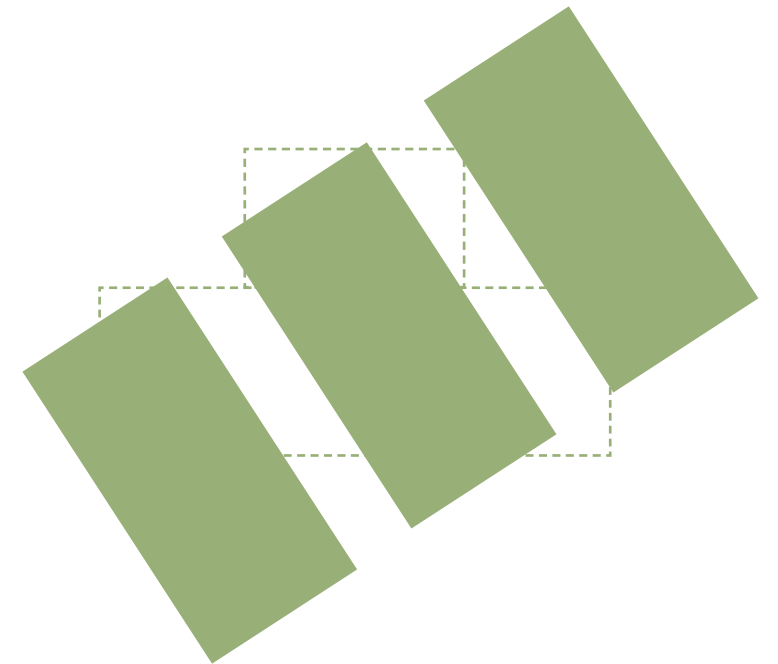
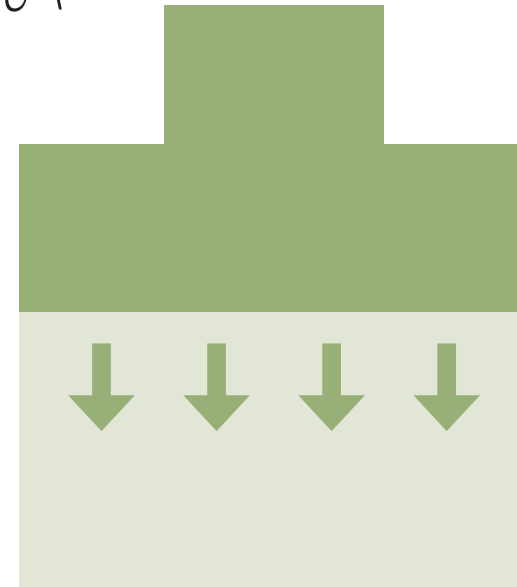
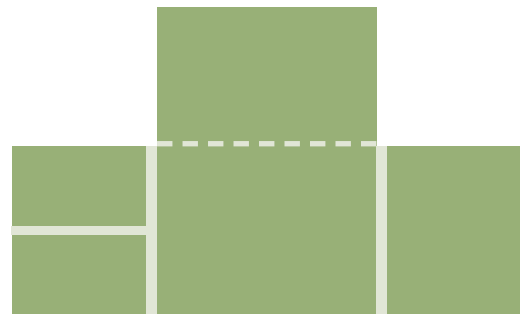
*Demolish existing structure to allow space for new construction to support new programming.*

**Personal Voice**  
Please tell us your thoughts.

188 WASHINGTON STREET

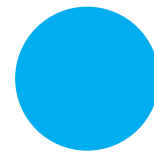
## Which site approach would you like to see here?

*Expand but still keep part of the site for recreation*



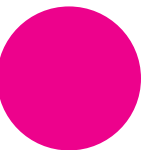
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# BE THE ARCHITECT!

## I AM A:

PLEASE SELECT ONE

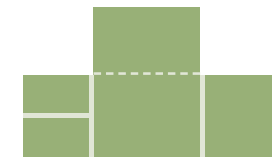
- Resident
- Business Owner
- Developer
- Community Member
- Other

## What program stakeholder do you represent?

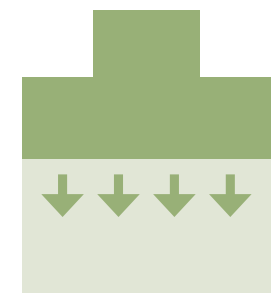
PLEASE SELECT ONE

- Nonprofit
- Community group
- Restaurant / Food Service
- Professional Service
- Retail
- Other

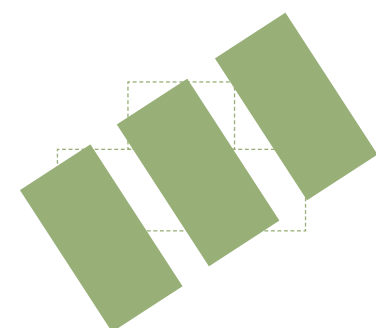
Select the site strategy you are designing



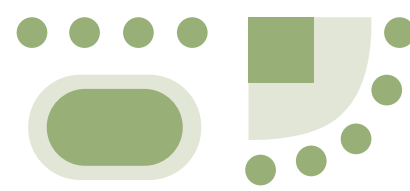
Minimal Re-use



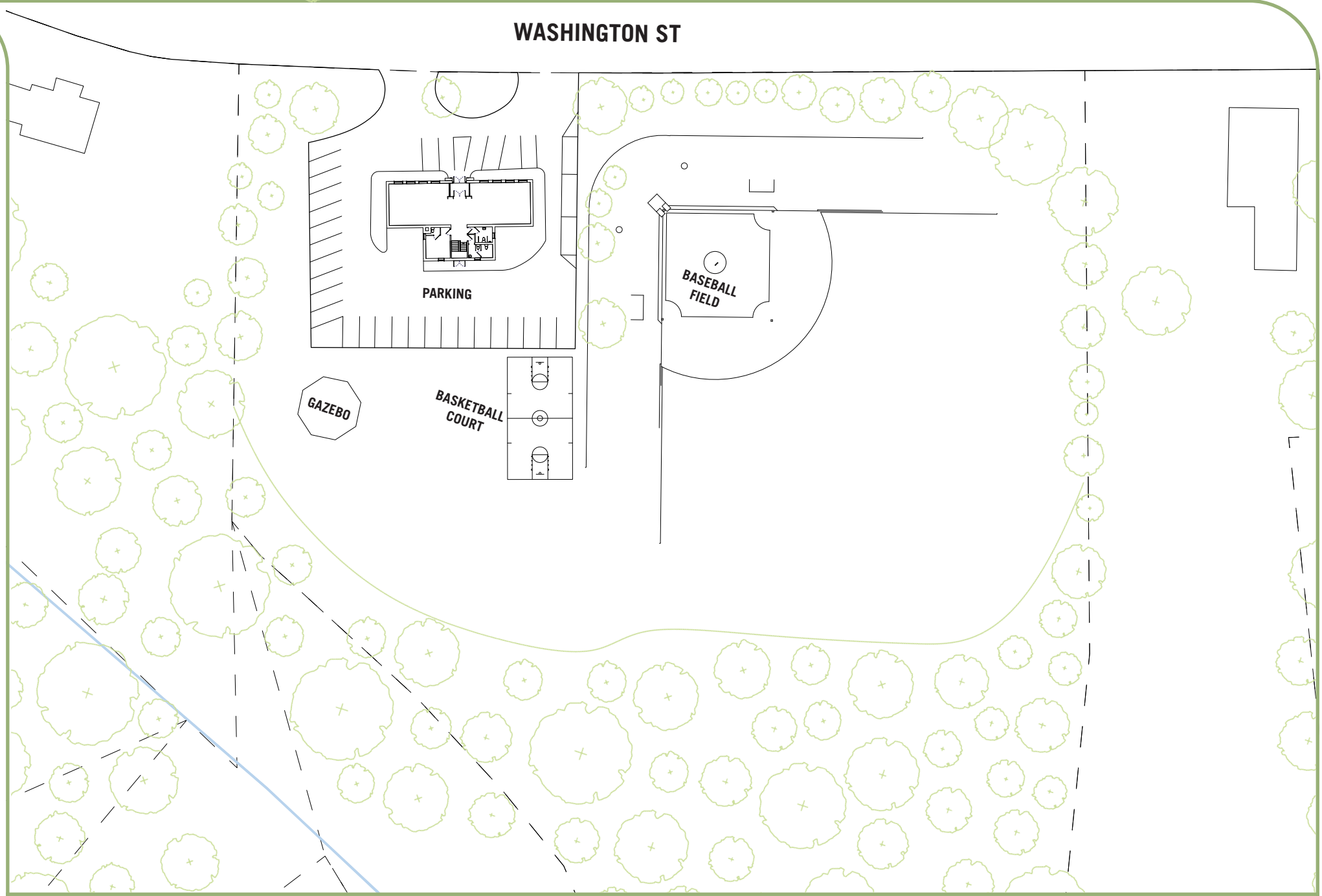
Expansion



Tear-down



Landscape / Recreation



As a pair or individually, please write or draw on the site plan your vision for the future of 188 Washington Street.

- What is Boxford missing?
- What type of programming would you like to see happen here?
- What would you want this space to look like?
- How can this property be more inviting for the community?

# BE THE ARCHITECT!

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PLEASE SELECT ONE

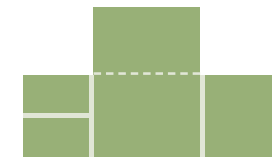
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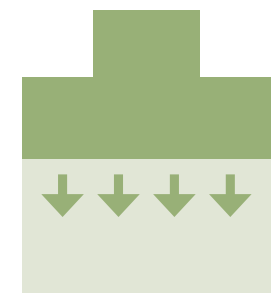
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- Retail
- Other

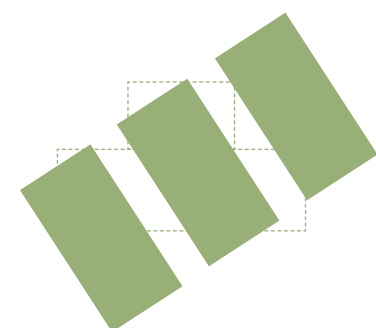
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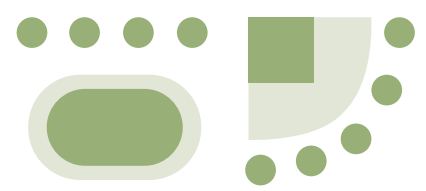
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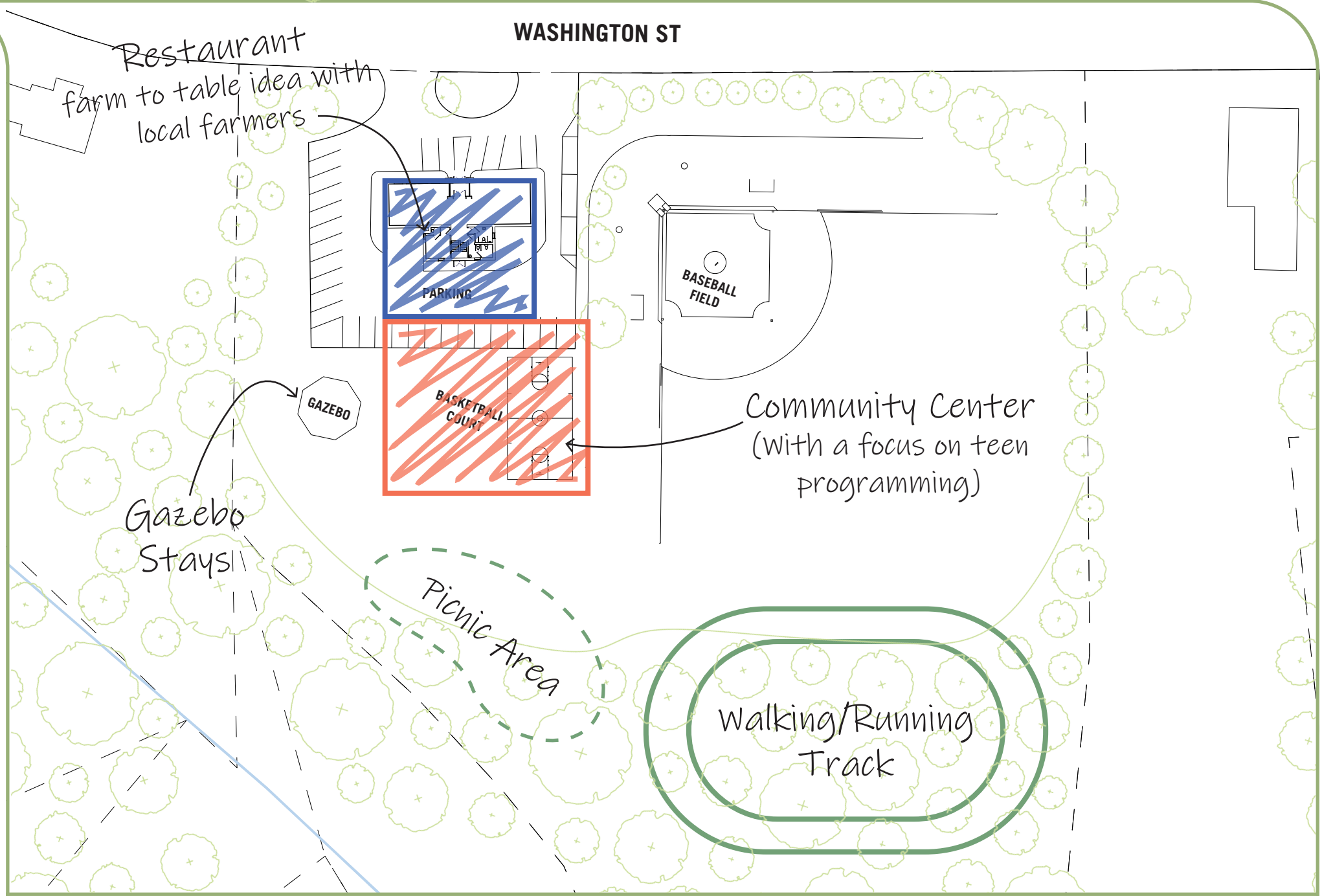
Expansion



Tear-down



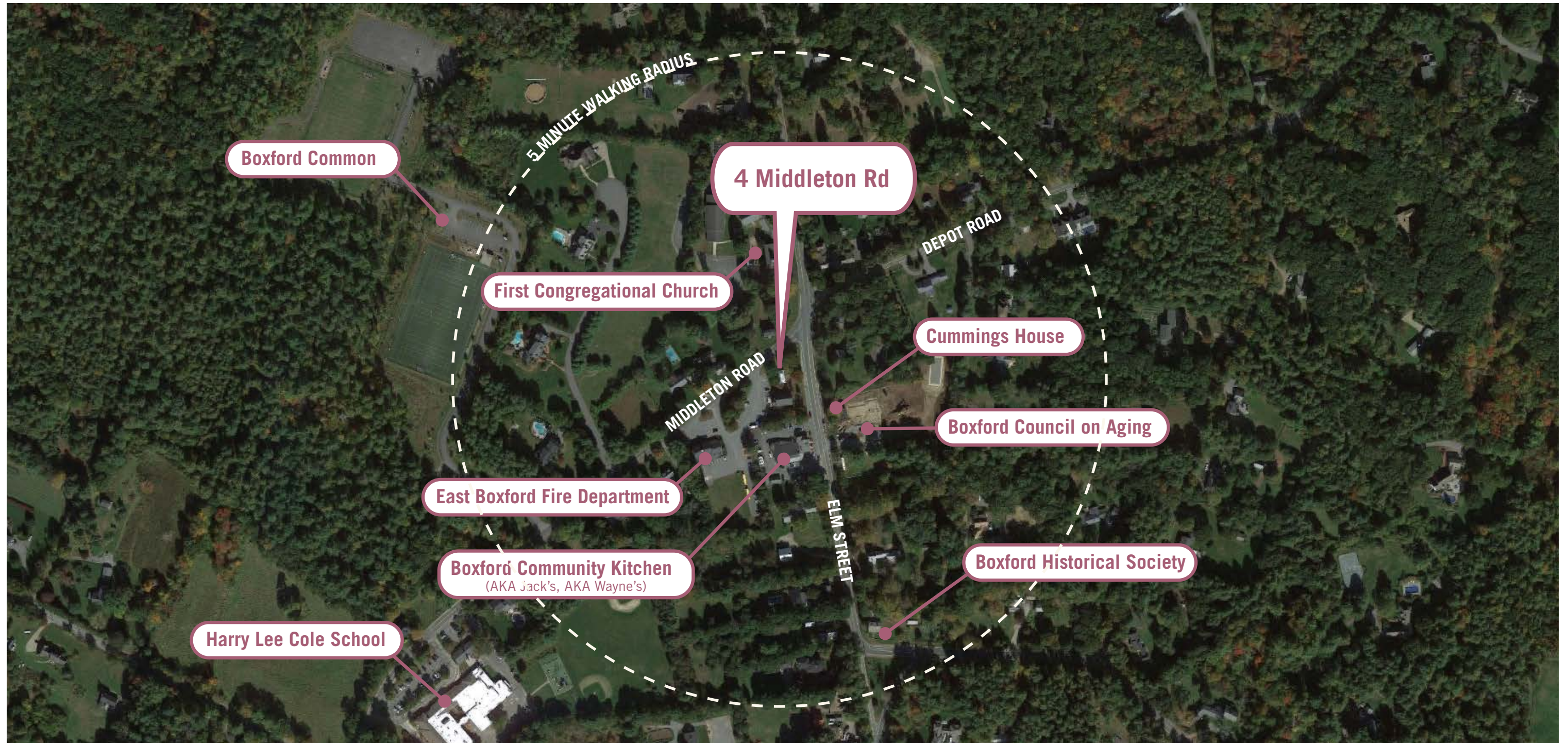
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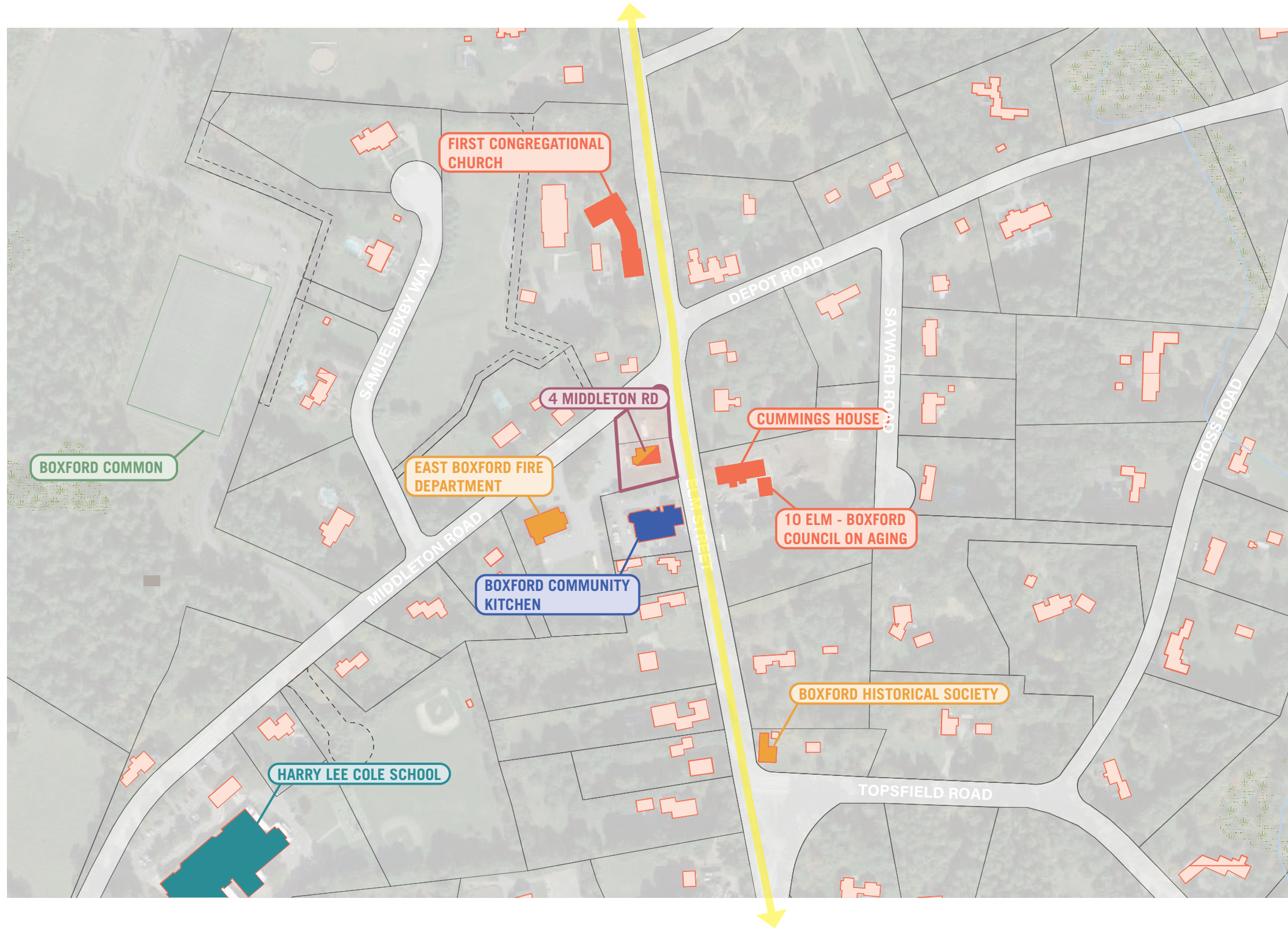
\*9 miles to nearest MBTA station



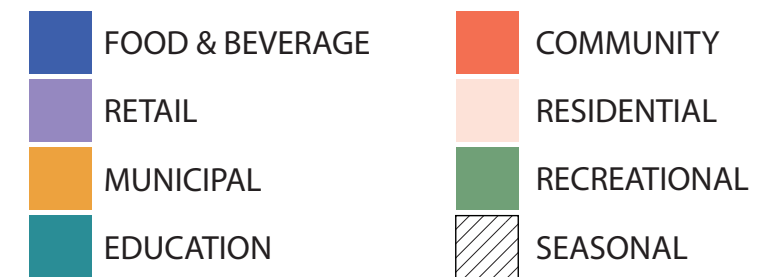


# Surrounding Program

## 4 MIDDLETON ROAD



### SURROUNDING PROGRAM MAP



### SURROUNDING ACTIVITY

- Boxford Village Historic District
- Daily activity at Boxford Community Kitchen (AKA Wayne's / Jack's)
- Additional activity from new community center at 10 Elm
  - Meeting / Event Space
  - Kitchen
  - Council on Aging (CoA)
  - Classes
- 4 Middleton previously served as the Boxford Community Center and Council on Aging

### SITE ACTIVITY

- Occasional use of green space for community events
- Current use of storage shed for CoA

## Existing Conditions



### 4 MIDDLETON ROAD

~ 3000SF (on .54 acres)

- Previously the Boxford Community Center and Boxford Council on Aging
- Originally the first town hall of Boxford, built in 1891, serving several municipal functions over time
- Located in Boxford Village Historic District, across from Historic Cummings House
- Accessible rear entry from parking lot
- Elevator Access to first and second floor
- Rear Parking Lot (26 parking spaces)

# Existing Conditions

## 4 MIDDLETON ROAD



### 4 MIDDLETON

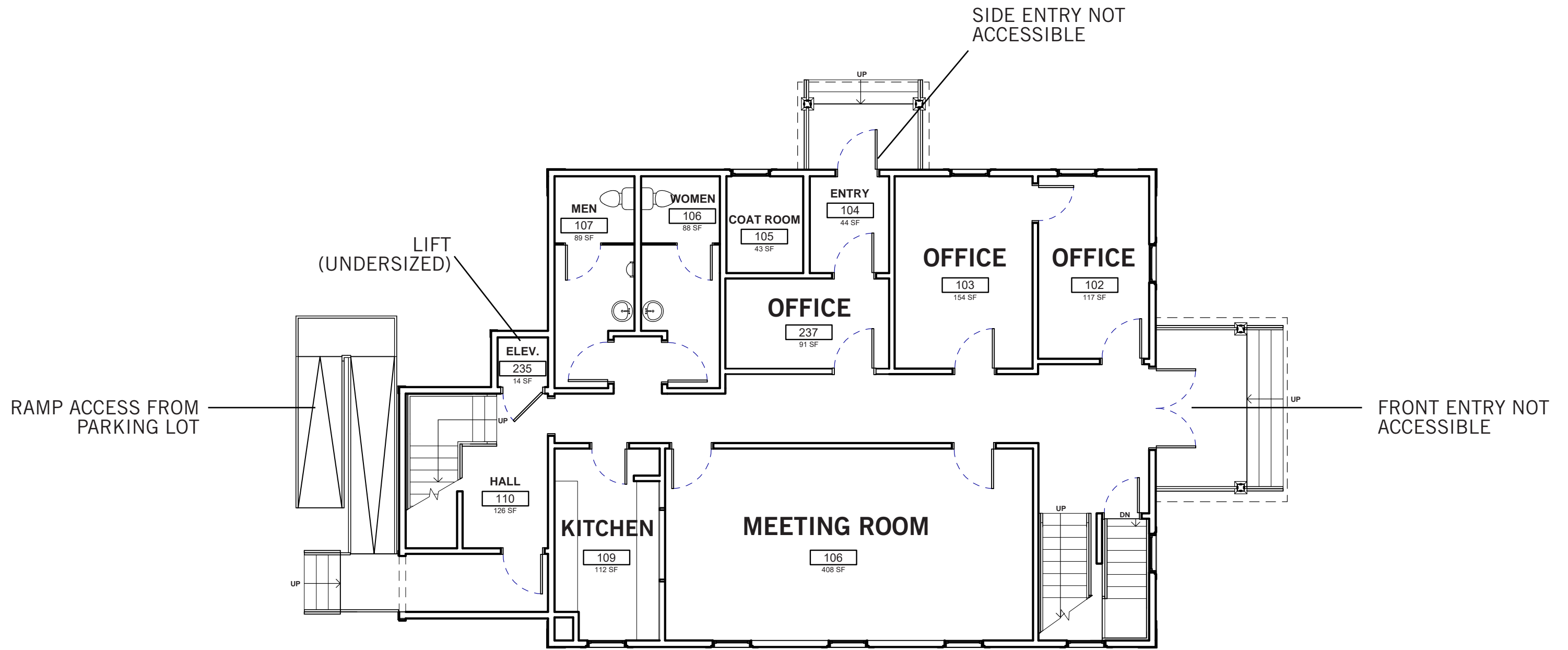
~ 3000SF

- Ground floor program consists of small offices and one 400sf meeting room with an adjoined kitchen.
- Second floor program consists of 900sf auditorium with adjacent support spaces of stage, kitchen, and an office.
- Ramp + Lift Access added recently. Additional accessibility, systems, and deferred maintenance issues still remain.



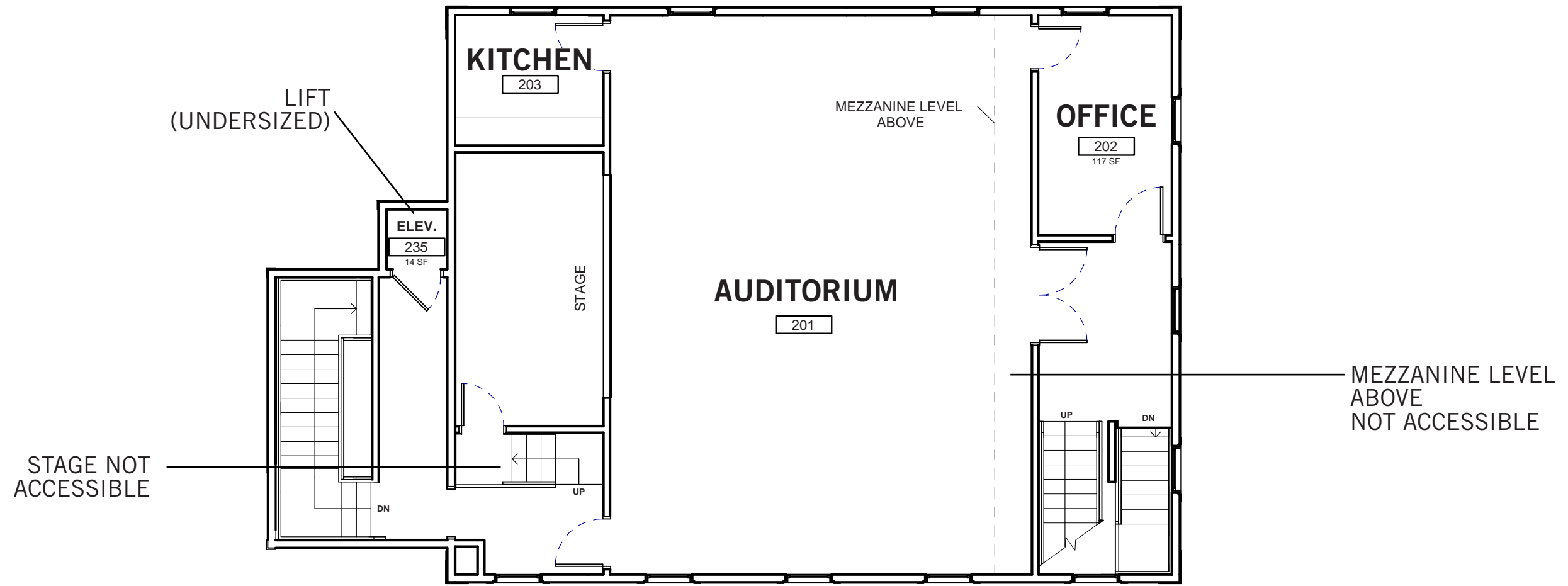
# Existing Conditions

## 4 MIDDLETON ROAD



### 4 MIDDLETON ROAD - Ground Floor





4 MIDDLETON ROAD - Second Floor



Personal Voice  
Please tell us your thoughts.

4 MIDDLETON ROAD

What would you like to see here?



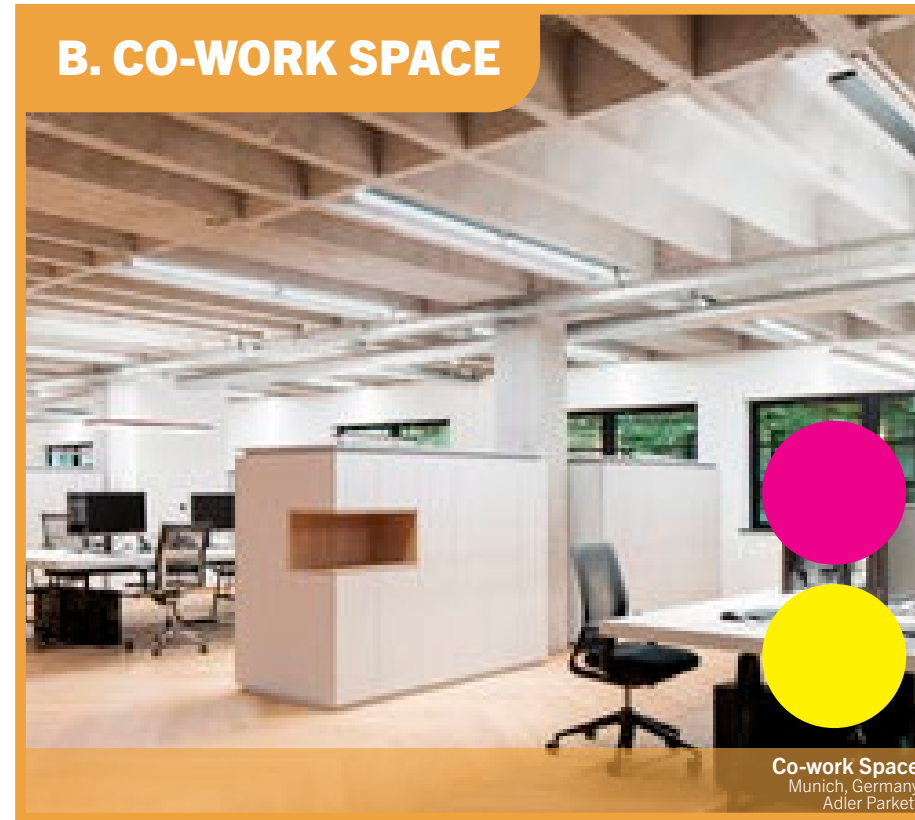
**OTHER?**

# Personal Voice

Please tell us your thoughts.

4 MIDDLETON ROAD

## What would you like to see here?



**OTHER?**

A Teen Center!

Community Performance Space

Fitness Studio (yoga or pilates)

Personal Voice  
Please tell us your thoughts.

4 MIDDLETON ROAD

# What would you NOT like to see here?

## A. HOUSING



## B. CHAIN RETAIL



## C. OFFICES



## D. CAFE / COFFEE



## OTHER?

Blank area for additional input.



Personal Voice  
Please tell us your thoughts.

4 MIDDLETON ROAD

# What would you NOT like to see here?



**OTHER?**

Vacant space

Bar

Big apartment complex

**Personal Voice**  
Please tell us your thoughts.

## 4 MIDDLETON ROAD

# Which ownership model would you like to see here?

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*Short-term or long-term leasing for new programming with restrictions.*

### C. SELL

*Sell parcels to local developer for redevelopment at their discretion.*

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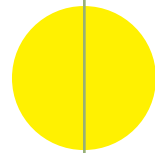
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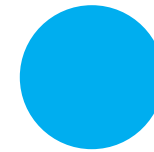
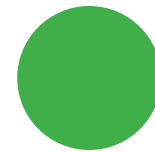
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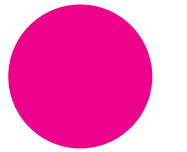
*Sell parcels to local developer for redevelopment at their discretion.*



Either lease out with restrictions on what can be put there or maintain ownership

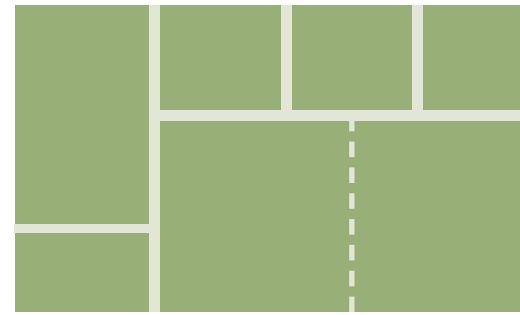


Town should maintain ownership of the properties



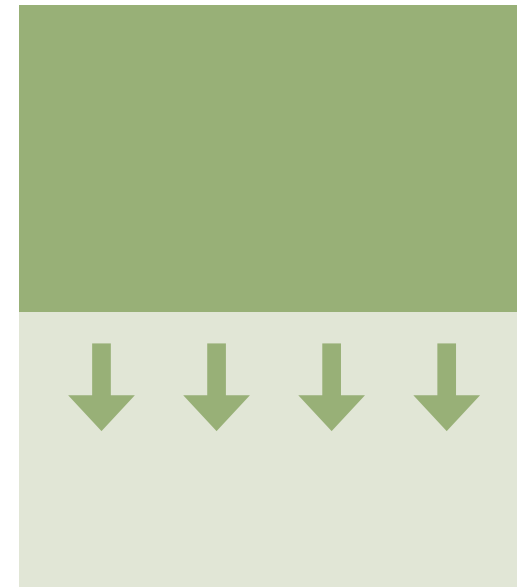
**4 MIDDLETON ROAD**

**Which site approach would you like to see here?**



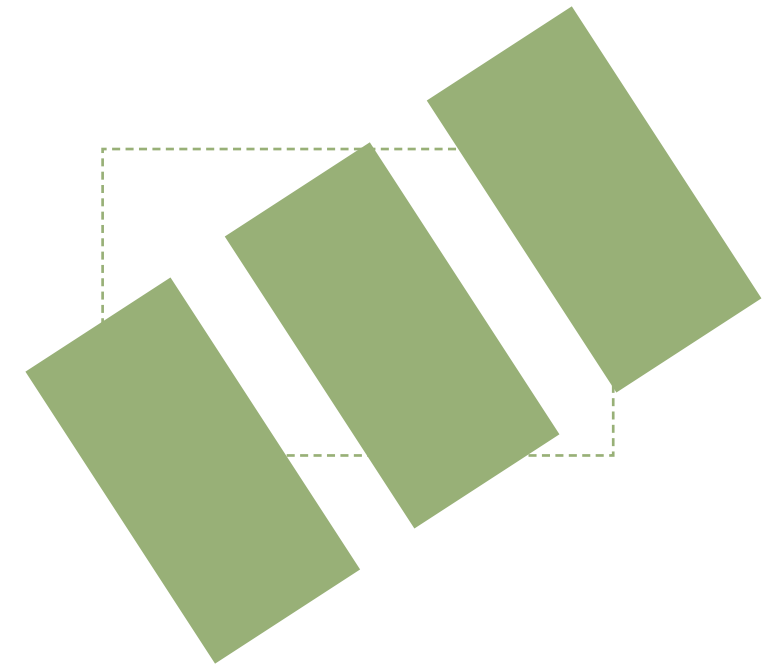
**A. MINIMAL RE-USE**

*Minimal renovation to support new programming and re-use of the space.*



**B. EXPANSION**

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**C. TEAR-DOWN**

*Demolish existing structure to allow space for new construction to support new programming.*

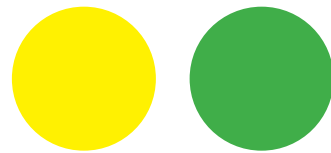
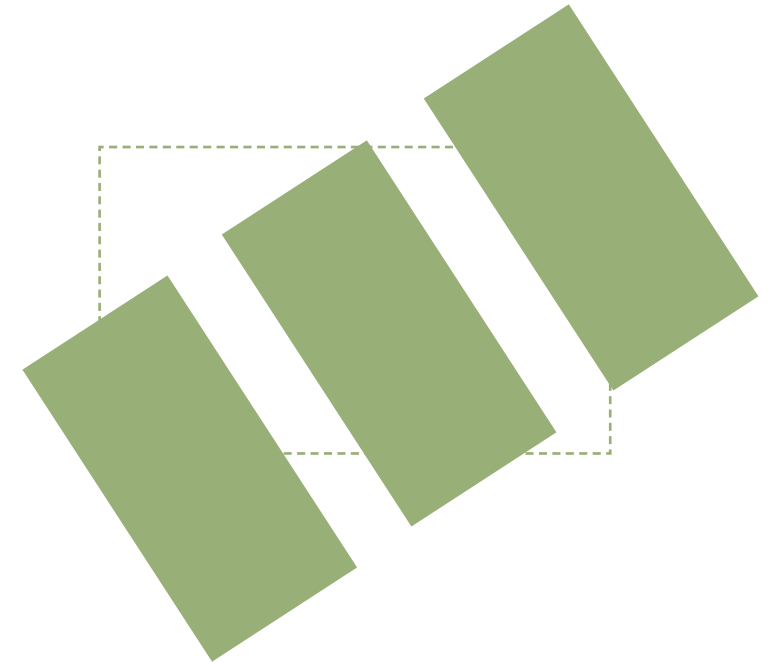
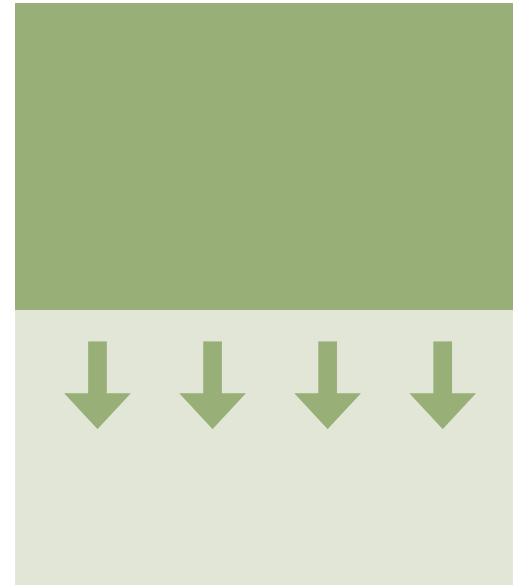
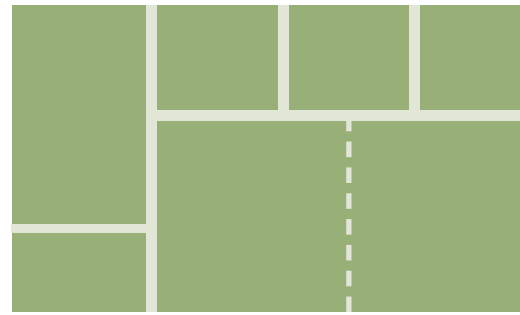
# Personal Voice

Please tell us your thoughts.

4 MIDDLETON ROAD

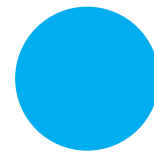
## Which site approach would you like to see here?

*Expand but keep a small green space at corner*



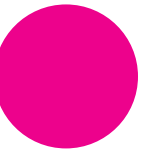
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4 Middleton Road

# BE THE ARCHITECT!

## I AM A:

PLEASE SELECT ONE

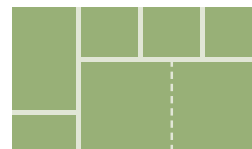
- Resident
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## What program stakeholder do you represent?

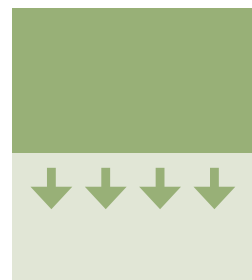
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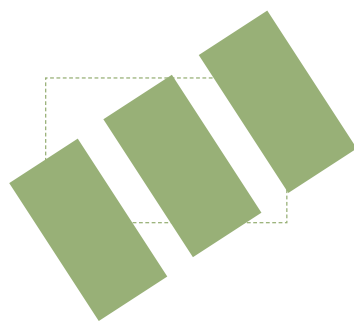
Select the site strategy you are designing



Minimal Re-use



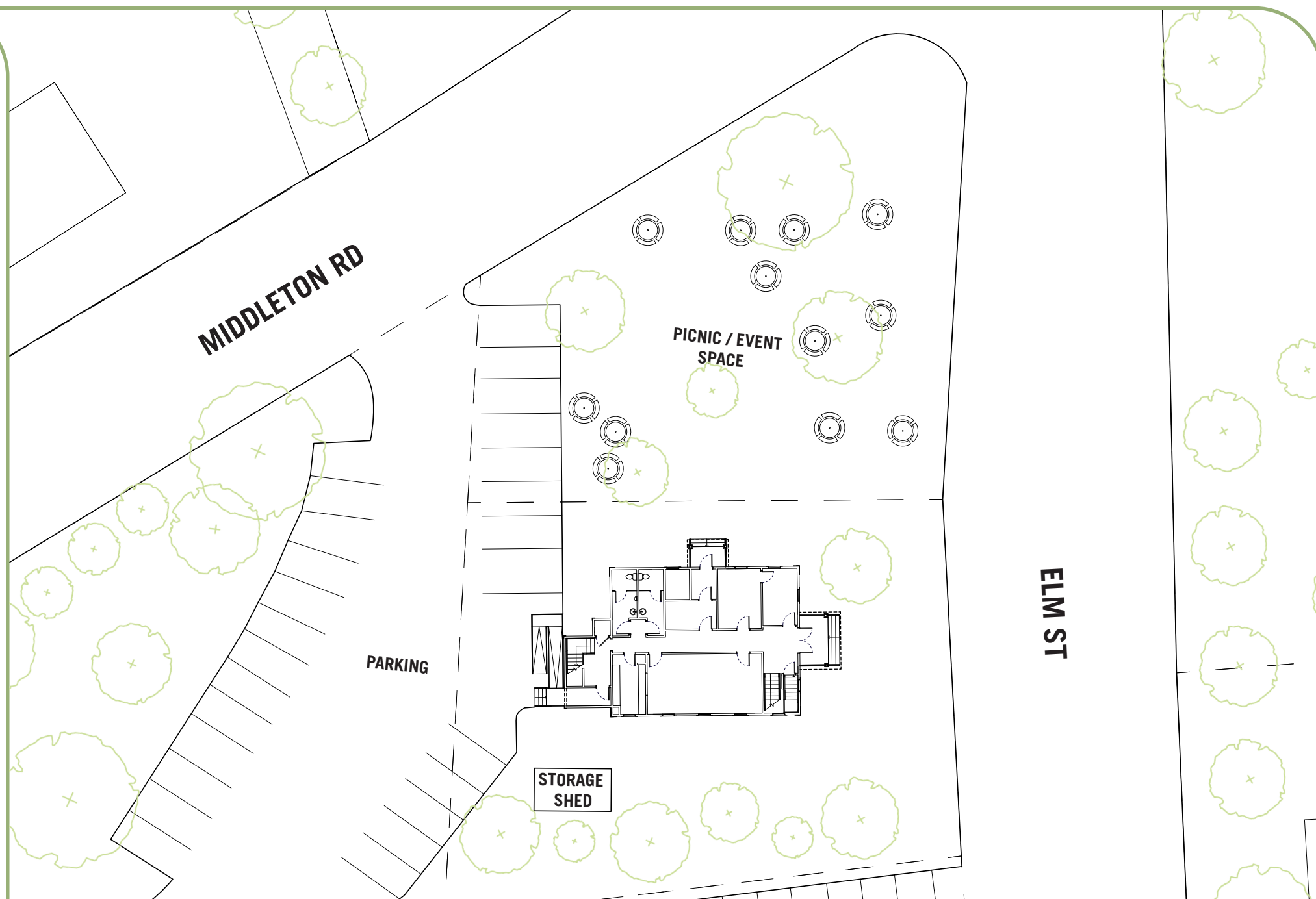
Expansion



Tear-down



Landscape / Recreation



As a pair or individually, please write or draw on the site plan your vision for the future of 4 Middleton Road.

- What is Boxford missing?
- What type of programming would you like to see happen here?
- What would you want this space to look like?
- How can this property be more inviting for the community?

ONCE YOU ARE FINISHED, HAND IN THE PAGE TO A FACILITATOR

# BE THE ARCHITECT!

## I AM A:

PLEASE SELECT ONE

- Resident
- Business Owner
- Developer
- Community Member
- Other

## What program stakeholder do you represent?

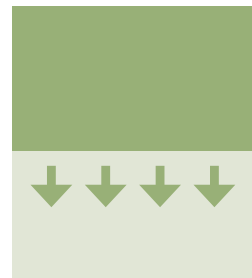
PLEASE SELECT ONE

- Nonprofit
- Community group
- Restaurant / Food Service
- Professional Service
- Retail
- Other

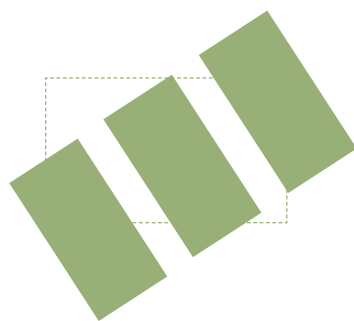
Select the site strategy you are designing



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# Open Discussion

Please tell us your thoughts.

**If you would like more information please  
put your email in the chat or take our online  
survey!**



Scan here to take  
our survey!

Please contact us if you have any questions:



Email

[mcoogan@town.boxford.ma.us](mailto:mcoogan@town.boxford.ma.us)

Phone

978.861.1014



# THANK YOU!