



- A. Intersection Improvements
- B. Park Land
- C. Trail Through DEEP Easement
(location to be determined)
- D. Riverfront Park improvements
- E. New Public Roads
- F. Residential Neighborhoods



A. Residential neighborhoods:



Multi-family 3-4 stories plus podium where applicable.

798 Units



Low density townhouses

51 Units



Garden style flats

72 Units



Low density duplex

10 Units

Total Residential Units 931

B. Non residential mixed use, historic rehab, municipal recreation

Total GFA Mixed Use 124,441 sf

Total GFA Indoor Recreation 44,645 sf

C. Primary public open

spaces: Market Place Lawn, Park on The Pond, historic oral school green



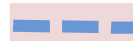
D. Primary semi-private open

spaces: Neighborhood residential use

E. Primary site access points





Circulation: Car & Bike

-  **Primary vehicular loop:** 11' travel lanes, 5' sidewalk (one side), tree belts and on street parking where shown, bike lanes where combined with primary bicycle infrastructure
-  **Primary bicycle / pedestrian infrastructure:** two 11' travel lanes, 5' sidewalks, 4' bike lane each side.
-  **Proposed Town Roads:** 50'-60' Right Of Way



Circulation: Pedestrian

-  **Primary public realm pedestrian corridors**
-  **Secondary pedestrian connectivity**



**Primary Public & Semi
Public Open Spaces**







Pedestrian Public Realm



Inland Wetlands

A. Estimated wetland disturbance 240 Oral School Rd.	2400 SF
B. Estimated wetland disturbance 221 Oral School Rd.	2300 SF
Estimated Total	4700 SF

-  Water body
-  Inland Wetlands
-  100' Regulated area
-  Anticipated wetland disturbances

Development Summary Residential

NOTES:

- DOES NOT INCLUDE PARKING UNDER OPTIONAL ROOF TOP DECKS.
- ** INCLUDES +/- 190 SPACES IN PARKING GARAGE SERVING L1, L2 & HR1
- *** PARKING IN PERSONAL GARAGES
- **** 27 SPACES RESERVED FOR COMMERCIAL USE AND NOT COUNTED TOWARD RESIDENTIAL RATIO

FINAL PARKING COUNTS AND RATIO'S TO BE ESTABLISHED DURING SITE PLAN APPROVAL PROCESS. MINIMUM SITE WIDE RATIO EQUALS OR EXCEEDS 1.3 SPACES PER UNIT.

AREA DESIGNATIONS DO NOT REPRESENT PROJECT PHASING

AREA	UNITS	*PARKING UNDER	PARKING SURFACE
A	180	99	174
B	356	196	238
C	324	**300	****167
D	71	***91	65
TOTAL RES.	931	686	644

Multifamily parking ratio 1.3 – 1.5
Townhouse / duplex parking ratio 1.5 – 3.0



Development Summary: Non Residential (subject to change)

OS1 – OS3 Gross Floor Area Oral School 124,441sf

Potential Uses / preliminary square footages

Commercial / Flex	40,000 SF.
Market/retail	16,000 SF.
Restaurant/Club:	11,000 SF.
Amenity	6,000 SF.
Daycare	3,000 SF.
Event space	3,000 SF.
Total gross usable	+/-79,000SF

GFA 124,441

Gross usable @ 1/300 sf = 263 parking spaces
(per zoning for "Retail Shopping Center")

PB Gross Floor Area Pratt Building 44,645sf

Existing Uses:

Natatorium	7,533
Gymnasium	8,157
Bowling Alley	1,353
Auditorium (322 seats)	3,216
Stage	1,623
Lobby	1,892
Exercise Room	2,354
Training Room	298
Health Room	622
Handball Court	937
Girl's Locker Room	891
Boy's Locker Room	896
Sauna	84
Total existing useable	29,856 SF

GFA 44645sf

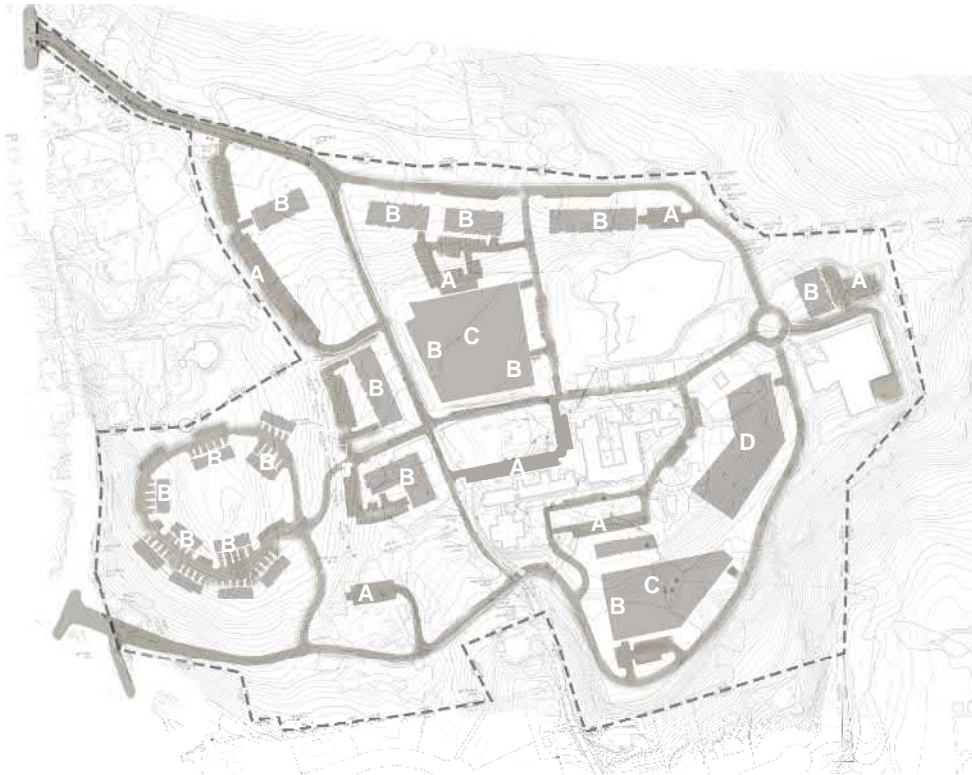
Gross usable @ 1/300 sf = 100 parking spaces
(per zoning for "Commercial Indoor Recreation")

Auditorium @ 1/4seats = 81 (per zoning for
"Public Assembly Areas")

GARAGE (total spaces to be determined)

Note:

1. Gross floor area includes all usable, non-useable floor area including attic and basement spaces and is not reflective of gross usable area.
2. Final parking garage spaces and stories pending further study.



Parking: Surface

- A. Under Exposed Surface inc. on street:
- B. Podium
- C. Under green roof deck (optional)
- D. Parking Garage



Parking: Covered

Green Roof Deck (optional)



Podium Building



Townhouse Building



Parking Data Non-Residential (as submitted)

Total Non-residential use, Oral School 124,441 GSF

Potential Uses / preliminary square footages

Commercial / Flex	40,000 SF. /
Market/retail	16,000 SF. /
Restaurant/Club:	11,000 SF. /
Amenity	6,000 SF. /
Daycare	3,000 SF. /
Event space	3,000 SF. /
Total	+/-79,000SF (gross usable)

Preliminary (non-shared) parking need / ratio 263 sp = 1/300 (gross usable)

Surface	27
Parking Garage	+/- 236

Pratt Building Recreation Center
(based on existing condition) 44,645 GSF

Existing Uses / square footages

Natatorium	7,533/	
Gymnasium	8,157	
Bowling Alley	1,353	
Auditorium (322 seats)	3,216/	1/3seats = 107 spaces
Stage	1,623	
Lobby	1,892	
Exercise Room	2,354	
Training Room	298	
Health Room	622	
Handball Court	937	
Girl's Locker Room	891	
Boy's Locker Room	896	
Sauna	84	
Total existing	29,856 SF (gross usable)	

Preliminary (non-shared) parking need / ratio 100 sp = 1/300sf (gross usable)

Parking Data Residential (as submitted)

Total Residential Units 931

1 BR 462

2 BR 408

3 BR 61

Total Residential Parking Provided 1330

Surface inc. on street 644

Podium / under bldg. 496

Parking Garage +/-190

Approx. Ratio 1.3-3.0 / unit for all housing units

Parking Garage Shared Parking Analysis

Proposed parking garage parking to be shared by:

Pratt Building uses

Oral School uses

Residential buildings HR1, L1, L2

Parking based on review of ITE, and Town of Groton Zoning) (Zoning code provides ranges)
680 spaces

Parking based on Town of Groton shared parking ratios 644 spaces

Internal capture rate analysis (reduction of 97 to 129 spaces)

Preliminary garage parking recommendation 515-547 spaces

Parking analysis does not include potential rental or zip car parking.

Note:

Pratt Building parking based on existing uses. Final Pratt building plans and program required.

Final parking counts and ratio's to be established during site plan approval process.

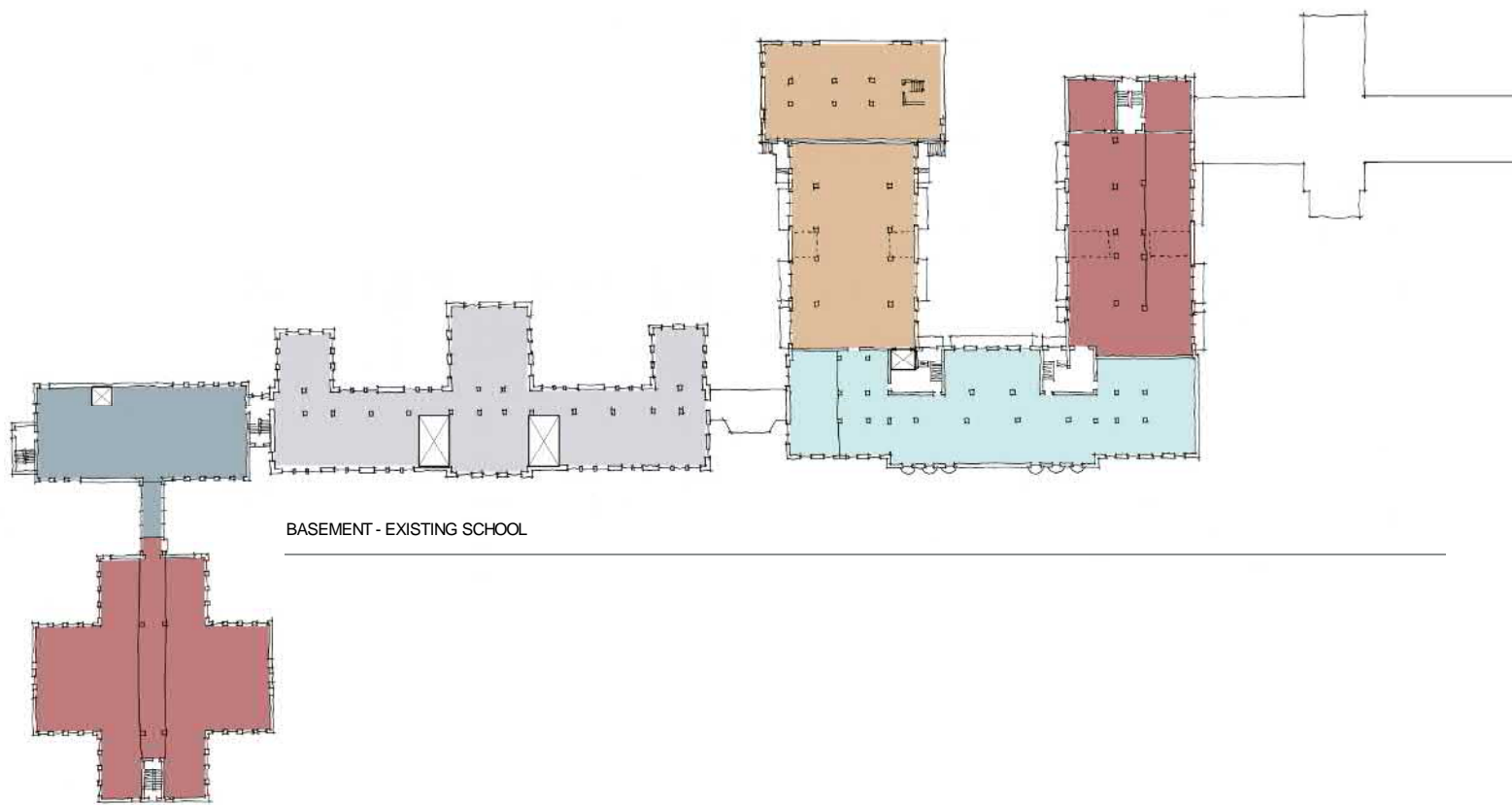
All data is preliminary and will be further defined during site plan processes

WHIPPLE BLDG	ORIGINAL BLDG	ADMIN BLDG
1967	1916	1938
10,449 SF	7,827 SF	19,684 SF

GROSS FLOOR AREA	
B	37,960 GSF
1	42,571 GSF
2	31,050 GSF
3	12,860 GSF
TOTAL	124,441 GSF

PROPOSED USE LEGEND

	FLEX-HIGH TECH/SHARED OFFICE
	MARKET SPACE / RETAIL
	RESTAURANT / CLUB
	AMENITY / ENTERTAINMENT
	EVENT SPACE
	OUTDOOR COURTYARD
	DAYCARE
	MECH / STORAGE



FIRST FLOOR - WHIPPLE

NOTE:

- For reference only. Spaces and uses subject to change.

MYSTIC RIVER BLUFFS

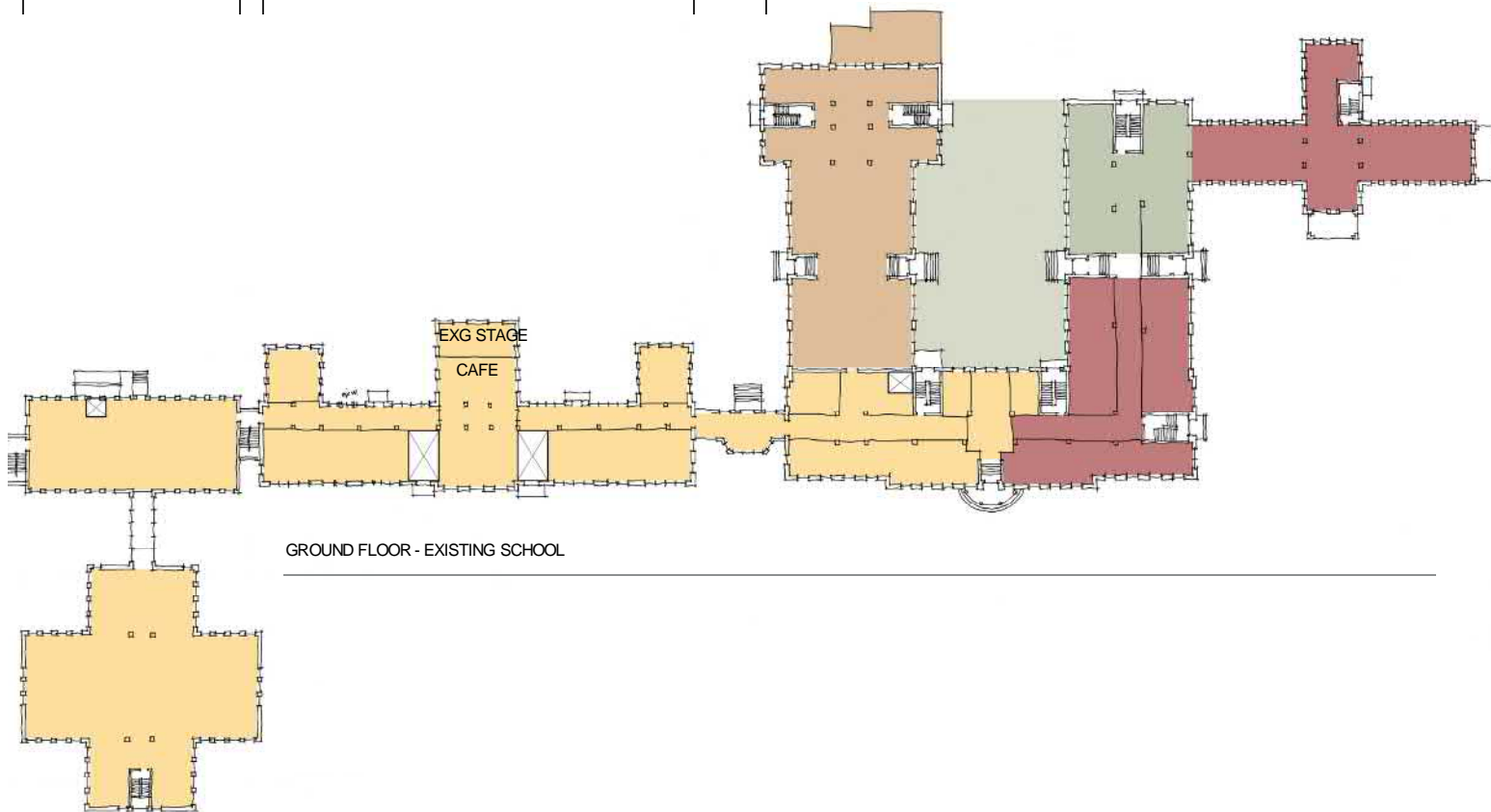
Oral School Preliminary Use Diagrams

WHIPPLE BLDG	ORIGINAL BLDG	ADMIN BLDG
1967	1916	1938
10,449 SF	7,827 SF	24,295 SF

GROSS FLOOR AREA	
B	37,960 GSF
1	42,571 GSF
2	31,050 GSF
3	12,860 GSF
TOTAL	124,441 GSF

PROPOSED USE LEGEND

	FLEX-HIGH TECH/SHARED OFFICE
	MARKET SPACE / RETAIL
	RESTAURANT / CLUB
	AMENITY / ENTERTAINMENT
	EVENT SPACE
	OUTDOOR COURTYARD
	DAYCARE
	MECH / STORAGE



GROUND FLOOR - EXISTING SCHOOL

SECOND FLOOR - WHIPPLE

NOTE:

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MYSTIC RIVER BLUFFS

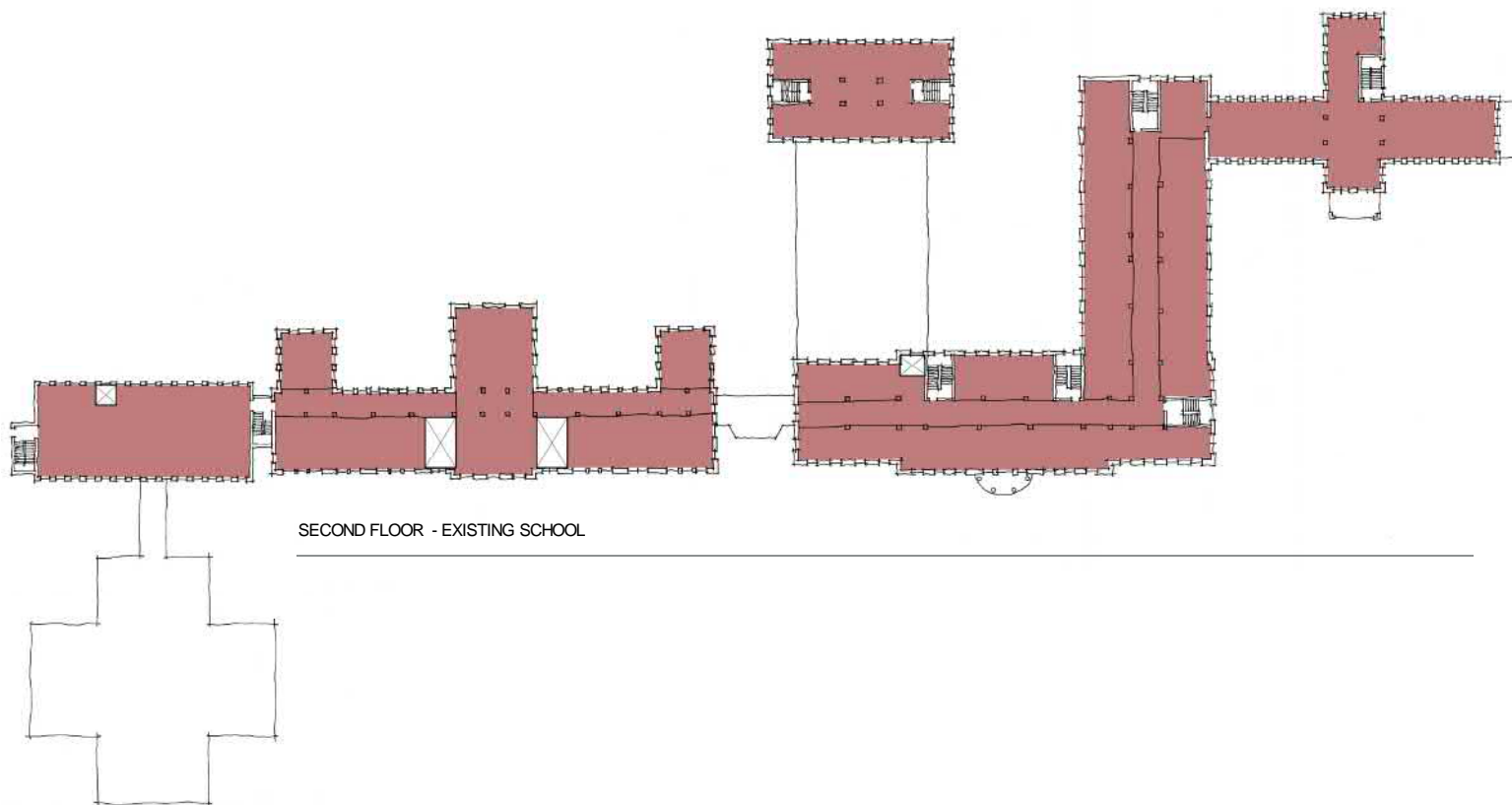
Oral School Preliminary Use Diagrams

WHIPPLE BLDG	ORIGINAL BLDG	ADMIN BLDG
1967	1916	1938
3,637 SF	7,827 SF	19,586 SF

GROSS FLOOR AREA	
B	37,960 GSF
1	42,571 GSF
2	31,050 GSF
3	12,860 GSF
TOTAL	124,441 GSF

PROPOSED USE LEGEND

	FLEX-HIGH TECH/SHARED OFFICE
	MARKET SPACE / RETAIL
	RESTAURANT / CLUB
	AMENITY / ENTERTAINMENT
	EVENT SPACE
	OUTDOOR COURTYARD
	DAYCARE
	MECH / STORAGE



SECOND FLOOR - EXISTING SCHOOL

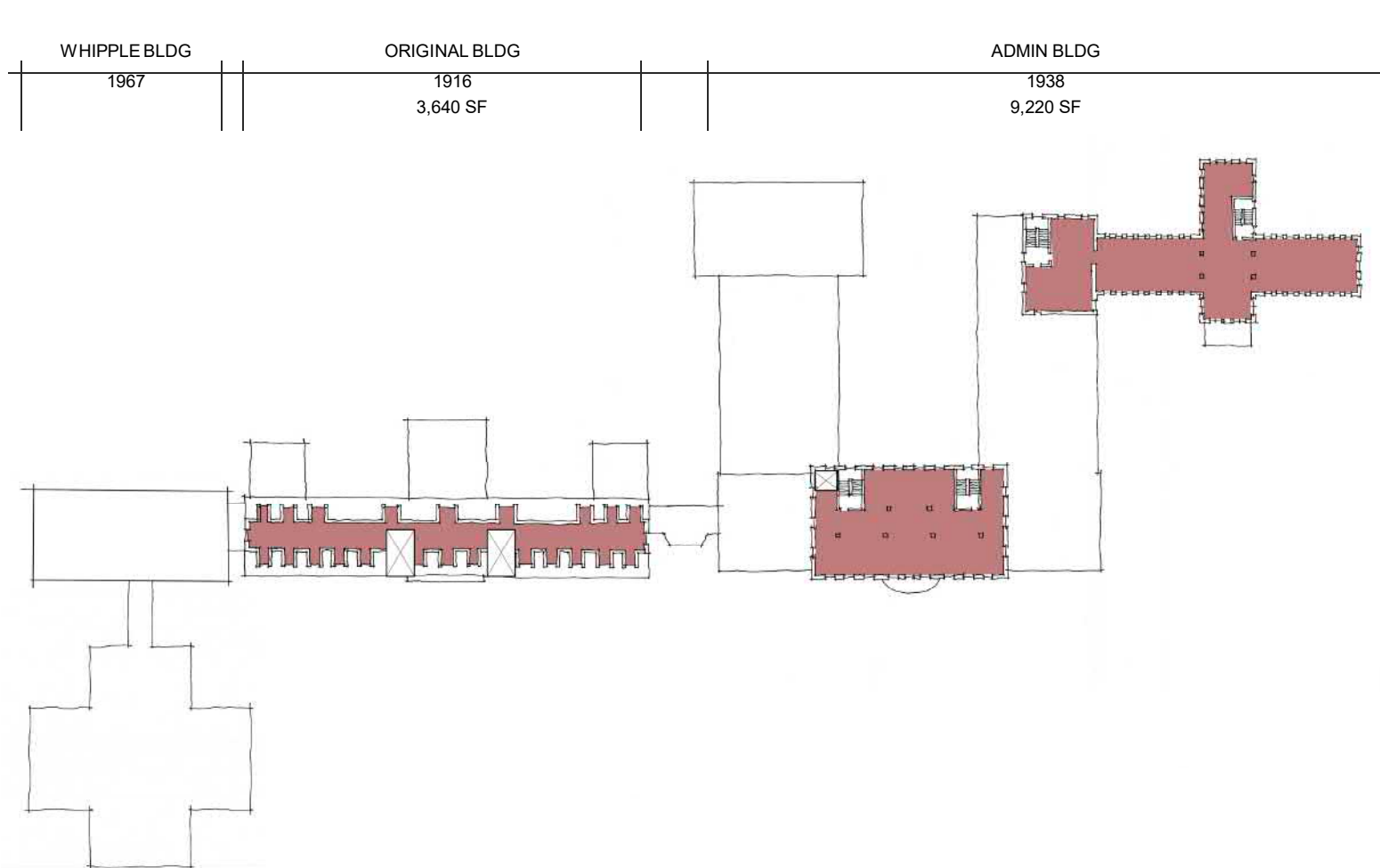
ROOF - WHIPPLE

NOTE:

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MYSTIC RIVER BLUFFS

Oral School Preliminary Use Diagrams



GROSS FLOOR AREA	
B	37,960 GSF
1	42,571 GSF
2	31,050 GSF
3	12,860 GSF
TOTAL	124,441 GSF

PROPOSED USE LEGEND

	FLEX-HIGH TECH/SHARED OFFICE
	MARKET SPACE / RETAIL
	RESTAURANT / CLUB
	AMENITY / ENTERTAINMENT
	EVENT SPACE
	OUTDOOR COURTYARD
	DAYCARE
	MECH / STORAGE

THIRD FLOOR - EXISTING SCHOOL

NOTE:

- For reference only. Spaces and uses subject to change.

MYSTIC RIVER BLUFFS

Oral School Preliminary Use Diagrams

MYSTIC RIVER BLUFFS - Project Information Chart 5/12/2020

Building #	Use	Type	1st Flr					2nd Flr				3rd Flr			4th Flr			5th Flr			Total				
			1BR	2BR	3BR	Total Units	Parking	1BR	2BR	3BR	Total Units	1BR	2BR	Total Units	1BR	2BR	Total Units	1BR	2BR	Total Units	Area	1BR	2BR	3BR	Total Units
P1.1	Residential	Podium	0	0	0	0	27	4	5	0	9	4	5	9	4	5	9	4	5	9	40,000	16	20	0	36
P1.2	Residential	Podium	0	0	0	0	24	4	5	0	9	4	5	9	4	5	9	4	5	9	40,000	16	20	0	36
P1.3	Residential	Podium	0	0	0	0	24	4	5	0	9	4	5	9	4	5	9	4	5	9	40,000	16	20	0	36
																					-			0	
P2	Residential	Podium	0	0	0	0	45	7	8	0	15	7	8	15	7	8	15	7	8	15	67,200	28	32	0	60
P3	Residential	Podium	0	0	0	0	76	22	13	0	35	22	13	35	22	13	35	22	13	35	126,000	88	52	0	140
P4	Residential	Podium	0	0	0	0	21	3	4	0	7	3	4	7	3	4	7	3	4	7	32,000	12	16	0	28
P5	Residential	Podium	0	0	0	0	96	16	16	0	32	16	16	32	16	16	32	16	16	32	144,000	64	64	0	128
P6	Residential	Podium	0	0	0	0	27	7	8	0	15	7	8	15	7	8	15	7	8	15	67,200	28	32	0	60
P7	Residential	Podium	0	0	0	0	27	4	5	0	9	4	5	9	4	5	9	4	5	9	40,000	16	20	0	36
P8	Residential	Podium	0	0	0	0	45	7	8	0	15	7	8	15	7	8	15	7	8	15	67,200	28	32	0	60
																					-			0	
B1.1	Residential	Stepped Blk.	0	4	0	4	0	0	4	0	4	0	4	4	0	0	0	0	0	0	15,900	0	12	0	12
B1.2	Residential	Stepped Blk.	2	2	0	4	0	2	2	0	4	2	2	4	0	0	0	0	0	0	12,600	6	6	0	12
B1.3	Residential	Stepped Blk.	2	2	0	4	0	2	2	0	4	2	2	4	0	0	0	0	0	0	12,600	6	6	0	12
B1.4	Residential	Stepped Blk.	2	2	0	4	0	2	2	0	4	2	2	4	0	0	0	0	0	0	12,600	6	6	0	12
B1.5	Residential	Stepped Blk.	2	2	0	4	0	2	2	0	4	2	2	4	0	0	0	0	0	0	12,600	6	6	0	12
B1.6	Residential	Stepped Blk.	2	2	0	4	0	2	2	0	4	2	2	4	0	0	0	0	0	0	12,600	6	6	0	12
																					-			0	
L1	Residential	Liner	6	0	0	6	0	6	0	0	6	6	0	6	0	0	0	0	0	0	16,416	18	0	0	18
L2	Residential	Liner	9	0	0	9	0	9	0	0	9	9	0	9	0	0	0	0	0	0	28,800	27	0	0	27
L3	Residential	Liner	9	0	0	9	0	9	0	0	9	9	0	9	0	0	0	0	0	0	24,300	27	0	0	27
HR1 4 flrs parking + 4 floors residential	Residential	High Rise	0	0	0	0	500								TYPICAL FLOOR			12	12	24	117,600	48	48	0	96
			SUBTOTAL COVERED PARKING				912													SUBTOT	929,616	462	398	0	860

			1st Flr				2nd Flr				3rd Flr			4th Flr			5th Flr			Total							
Building #	Use	Type	1BR	2BR	3BR	Total Units	Parking	1BR	2BR	3BR	Total Units	1BR	2BR	Total Units	1BR	2BR	Total Units	1BR	2BR	Total Units	Area	1BR	2BR	3BR	Total Units		
B2	Residential	Stepped Blk.	0	5	0	5	0	0	5	0	5	0	0	0	0	0	0	0	0	0	13,800	0	10	0	10		
THA.1	Residential	Townhouse	0	0	0	0	10	0	0	5	0	0	0	0	0	0	0	0	0	0	7,000	0	0	5	5		
THA.2	Residential	Townhouse	0	0	0	0	10	0	0	5	0	0	0	0	0	0	0	0	0	0	7,000	0	0	5	5		
THA.3	Residential	Townhouse	0	0	0	0	10	0	0	5	0	0	0	0	0	0	0	0	0	0	7,000	0	0	5	5		
THB.1	Residential	Townhouse	0	0	0	0	10	0	0	5	0	0	0	0	0	0	0	0	0	0	7,000	0	0	5	5		
THB.2	Residential	Townhouse	0	0	0	0	10	0	0	5	0	0	0	0	0	0	0	0	0	0	7,000	0	0	5	5		
THB.3	Residential	Townhouse	0	0	0	0	10	0	0	5	0	0	0	0	0	0	0	0	0	0	7,000	0	0	5	5		
THB.4	Residential	Townhouse	0	0	0	0	10	0	0	5	0	0	0	0	0	0	0	0	0	0	7,000	0	0	5	5		
THC.1	Residential	Townhouse	0	0	0	0	10	0	0	5	0	0	0	0	0	0	0	0	0	0	7,000	0	0	5	5		
THC.2	Residential	Townhouse	0	0	0	0	10	0	0	5	0	0	0	0	0	0	0	0	0	0	7,000	0	0	5	5		
THC.3	Residential	Townhouse	0	0	0	0	12	0	0	6	0	0	0	0	0	0	0	0	0	0	8,400	0	0	6	6		
D1.1	Residential	2 Family	0	0	1	1	4	0	0	1	1	0	0	0	0	0	0	0	0	0	2,500	0	0	2	2		
D1.2	Residential	2 Family	0	0	1	1	4	0	0	1	1	0	0	0	0	0	0	0	0	0	2,500	0	0	2	2		
D1.3	Residential	2 Family	0	0	1	1	4	0	0	1	1	0	0	0	0	0	0	0	0	0	2,500	0	0	2	2		
D1.4	Residential	2 Family	0	0	1	1	4	0	0	1	1	0	0	0	0	0	0	0	0	0	2,500	0	0	2	2		
D1.5	Residential	2 Family	0	0	1	1	4	0	0	1	1	0	0	0	0	0	0	0	0	0	2,500	0	0	2	2		
			SUBTOTAL COVERED PARKING				122									SUBTOT				97,700	0	10	61	71			
			TOTAL COVERED PARKING				1,034									TOTAL RESIDE				1,027,316	462	408	61	931			
OS	Commercial	Oral School																	124,441								
PB	Community	Pratt Bldg.																	44,625								
																			1,196,382	462	408	61	931				

