

PROSPECT HILL VILLAGE – BELLINGHAM, MA
NOTICE OF INTENT – DEP FILE NO. 105-0968
RIVERFRONT ALTERNATIVE ANALYSIS – KEY ELEMENTS
PREPARED BY WALL STREET DEVELOPMENT CORP.
AUGUST 19, 2024

Alternative No. 1
Two Phase Development

1. Phase I – Single Access off Lakeview Avenue
Phase II – Single access off Prospect Street
2. Phase I – No. of Units = 120 Units (40 Buildings)
Phase II – No. of Units = 27 Units (9 Buildings)
3. Phase I – Roadway length = 3,500 ft.
Phase II – Roadway length = 1,050 ft.
4. RFA Impact (200' Outer Riparian) = 34,347 sf.
5. Wetland Impact = '0'
6. Wetland Buffer Zone Impact = 13,175 sf.
7. Isolated Wetland Impact = 18,097 sf.

Alternative No. 2
Two Phase Development

1. Phase I – Primary Access off Prospect Street (Northerly Property Line) with Emergency Access off Lakeview Avenue
Phase II – Single access off Prospect Street
2. Phase I – No. of Units = 129 Units (43 Buildings)
Phase II – No. of Units = 27 units (9 Buildings)
3. Phase I – Primary Roadway length = 4,350 ft.
Lakeview Emergency Access Length = 800 ft.
4. Phase II – Roadway length = 1,050 ft.
5. RFA Impact (200' Outer Riparian) = 34,347 sf.
6. Wetland Impact = '0'
7. Wetland Buffer Zone Impact = 40,903 sf.
8. Isolated Wetland Impact = 18,097 sf.

Alternative No. 3
Two Phase Development

1. Phase I – Primary Access off Prospect Street (Northerly Property Line) with Emergency Access off Lakeview Avenue
Phase II – Primary Access off Prospect Street/Secondary Access off Lake Street
2. Phase I – No. of Units = 120 Units (40 Buildings)
Phase II – No. of Units = 36 Units (12 Buildings)
3. Phase I – Primary Roadway length = 4,350 ft.
Lakeview Avenue Emergency Access Length = 800 ft.
4. Phase II – Roadway length = 2,230 ft.
5. RFA Impact (200' outer riparian) = 41,653 sf.
6. Wetland Impact = '0'
7. Wetland Buffer Impact = 45,268 sf.
8. Isolated Wetland Impact = 18,097 sf.

Alternative No. 4
Three Phase Development

1. Phase I – Primary Access off Prospect Street (Northerly Property Line) with Emergency Access off Lakeview Avenue
Phase II – Primary Access off Prospect Street/No Access to Lake Street
Phase III - Cul de sac off Lake Street
2. Phase I – No. of Units = 123 Units (41 Buildings)
Phase II – No. of Units = 24 Units (8 Buildings)
Phase III – No of Units = 9 Units (3 Buildings)
3. Phase I – Primary Roadway length = 4,350 ft.
Lakeview Avenue - Emergency Access Length = 800 ft.
Phase II – Roadway length = 1,050 ft.
Phase III – Roadway Length = 525 ft.
4. RFA Impact (200' Outer Riparian) = 34,347 sf.
5. Wetland Impact = '0'
6. Wetland Buffer Zone Impact = 36,895 sf.
7. Isolate Wetland Impact = 18,097 sf.

Alternative No. 5

Three Phase Development/Riverfront Impact - Emergency Access to Lake Street

1. Phase I – Primary Access off Prospect Street (Northerly Property Line) with Emergency Access off Lakeview Avenue
Phase II – Primary Access off Prospect Street/No Access to Lake Street
Phase III - Cul de sac off Lake Street with Emergency Access between Phase II and Phase III
2. Phase I – No. of Units = 123 Units (41 Buildings)
Phase II – No. of Units = 24 Units (8 Buildings)
Phase III – No of Units = 9 Units (3 Buildings)
3. Phase I – Primary Roadway length = 4,350 ft.
Lake view Avenue Emergency Access Length = 800 ft.
Phase II – Roadway length = 1,350 ft.
Phase III – Roadway Length = 525 ft. - Emergency Access length = 380 ft.
4. RFA Impact = 41,653 sf.
5. Wetland Impact = '0'
6. Wetland Buffer Zone Impact = 41,650 sf.
7. Isolated Wetland Impact = 18,097 sf.

Alternative No. 6

Two Phase Development/Riverfront Impact - Through Access to Lake Street

1. Phase I – Primary Access off Prospect Street (Northerly Property Line) with Emergency Access off Lakeview Avenue
Phase II – Primary Access off Prospect Street/Through Access to Lake Street with Emergency Access between Phase I and Phase II across existing culvert
2. Phase I – No. of Units = 123 Units (41 Buildings)
Phase II – No. of Units = 33 Units (11 Buildings)
3. Phase I – Primary Roadway length = 4,350 ft.
Lakeview Avenue Emergency Access Length = 800 ft.
Phase II – Roadway length = 2,230 ft. out to Lake Street
Emergency Access Length between Phase I and Phase II = 560 ft.
4. RFA Impact = 54,630 sf.
5. Wetland Impact = 150 sf.
6. Wetland Buffer Zone Impact = 49,000 sf.
7. Isolated Wetland Impact = 18,097 sf.

Preferred Alternative “A”

Two Phase Development/Riverfront Impact - Through Access to Lake Street:

1. Phase I – Primary Access off Prospect Street (Northerly Property Line) with Emergency Access off Lakeview Avenue
Phase II – Primary Access off Prospect Street
Through Access or Emergency Access to Lake Street Between Cul de Sacs
Through Access between Phase I and Phase II across existing culvert
2. Phase I – No. of Units = 117 Units (39 Buildings)
Phase II – No. of Units = 39 Units (13 Buildings)
3. Phase I – Primary Roadway length = 3,610 ft.
Lakeview Avenue Emergency Access Length = 800 ft.
Phase II – Roadway to Lake Street = 1,875 ft.
4. RFA Impact (200' Outer Riparian) = 49,390 sf.
5. RFA Impact (100' Inner Riparian) = 10,550 sf.
6. Wetland Impact – Access Across Existing Culvert = 480 sf.
7. Wetland Buffer Zone Impact = 28,470 sf.
8. Isolated Wetland Impact = 18,097 sf.

Preferred Alternative “B”

Two Phase Development/Riverfront Impact - No Access to Lake Street

1. Phase I – Primary Access off Prospect Street with Emergency Access off Lakeview Avenue
Phase II – Primary Access off Prospect Street/No Access to Lake Street/
Access between Phase I and Phase II across existing culvert
2. Phase I – No. of Units = 27 Units (9 Buildings)
Phase II – No. of Units = 117 Units (39 Buildings)
3. Phase I – Primary Roadway length = 3,610 ft.
Lakeview Avenue Emergency Access Length = 800 ft.
Phase II – Cul de Sac length = 675 ft. - No Access to Lake Street
4. RFA Impact (200' Outer Riparian) = 42,080 sf.
5. RFA Impact (100' Inner Riparian) = 10,550 sf.
6. Wetland Impact – Access Across Existing Culvert = 480 sf.
7. Wetland Buffer Zone Impact = 21,710 sf.
8. Isolated Wetland Impact = 18,097 sf.