

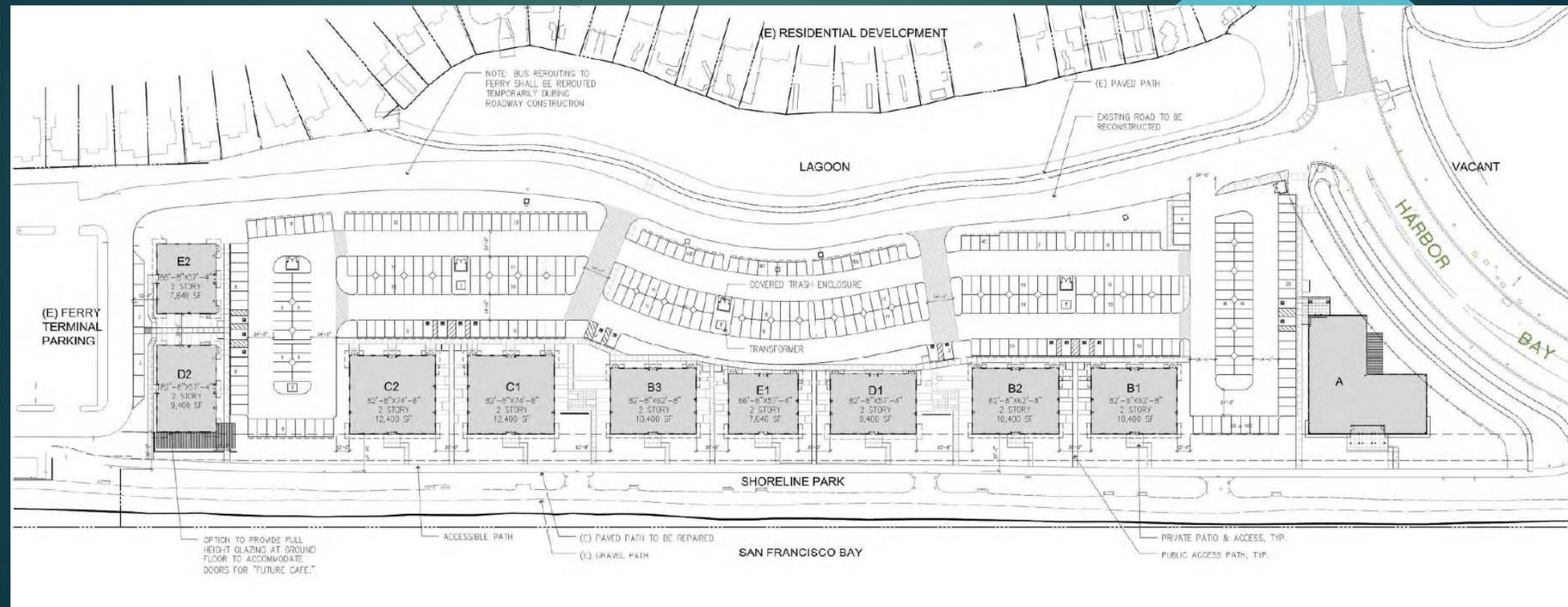
# Westmont of Harbor Bay

2900 HARBOR BAY PARKWAY

DEVELOPMENT PLAN AMENDMENT PLN16-0195

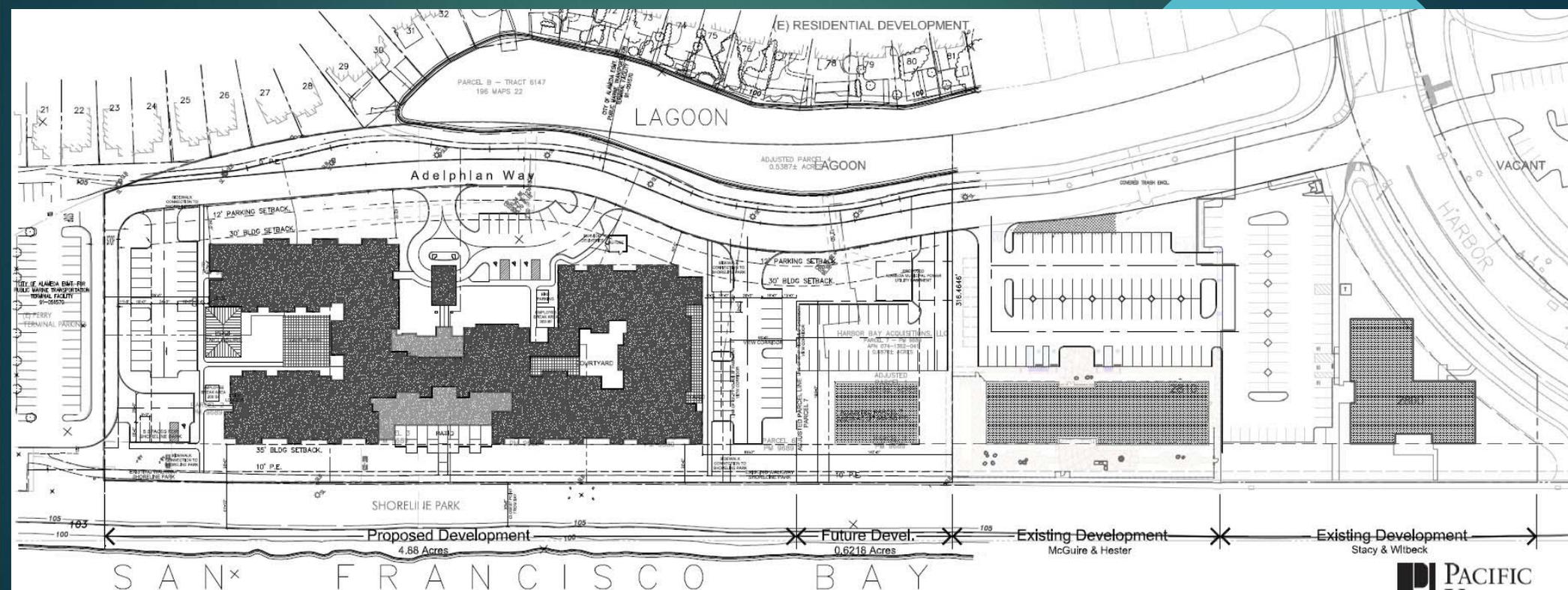
# Original Esplanade Development Plan

- 109,000 sf office park
- 10 total buildings
- 0.27 Floor Area Ratio
- 14% coverage

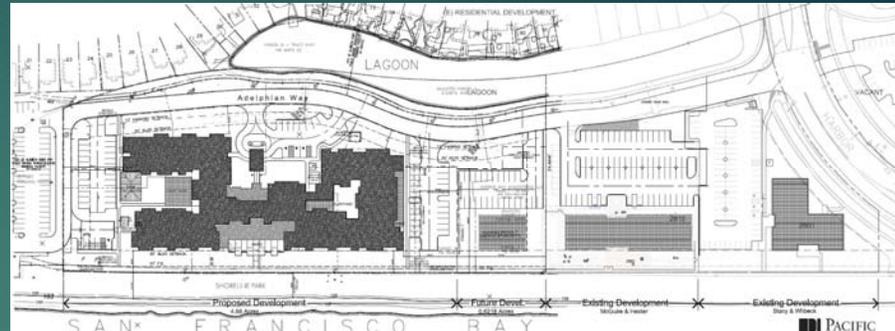


# Development Plan Amendment

- 105,500 sf senior assisted living facility
- Four buildings
- 0.38 Floor Area Ratio
- 20% Coverage



# Development Plan Amendment



Use: Assisted living use vs. commercial office (planned dev. zoning)

Site plan: Changes to FAR, number of buildings

Architecture/Design Review: Later meeting.

- Private Property – Business Park – Zoned for Commercial Use
- Commercial Use: 53 equivalent full time employees to support 127 seniors (vs. 200 -250 jobs)
- Bay Conservation & Development Commission
- View Corridors
- Ferry Parking (bike lockers)
- Traffic
- Wildlife and Jack Rabbits.

# Recommendation

## ► Uphold Planning Board Approval:

- With Reduction in Size of Facility and Increase in Size of Office Building,
- Uses are appropriate for the site.
- Final Development Plan and Design Review subject to future PB approval.

