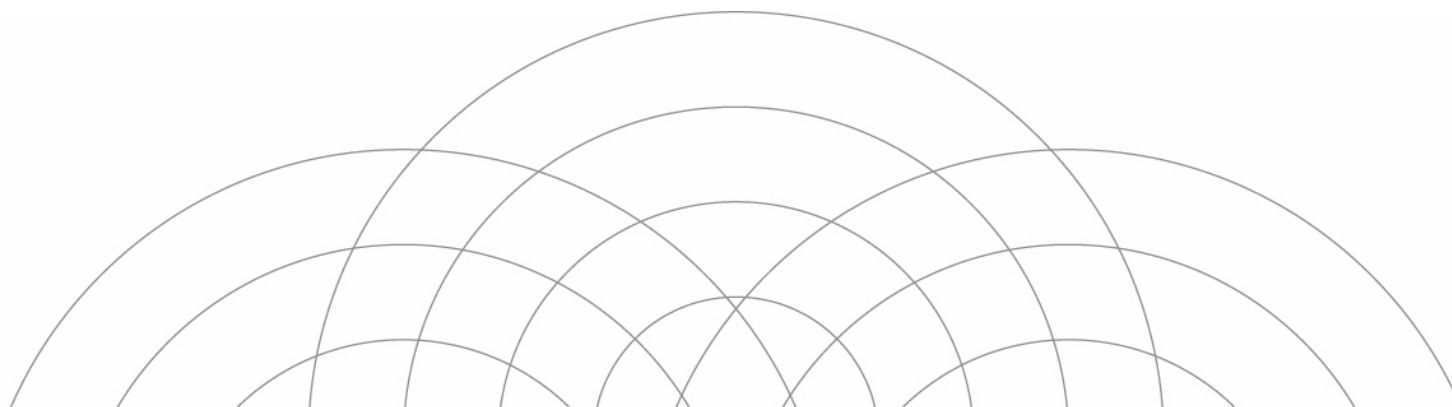


# FIELDSTONE WAY

135 GREAT PLAIN AVE, WELLESLEY, MA

*Zoning Board Presentation*

July 17, 2018



## PROJECT TEAM:

### Development Team:

Jack Dawley & Peter Crabtree, Northland Residential



### Legal Counsel:

Peter Tamm, Goulston & Storrs



### Civil Engineering:

Curtis Quitzau & Wesley Mize, VHB



### Architecture and Community Design:

Jeremy Lake & Christina Carlson, Union Studio



UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN

### Landscape Architecture:

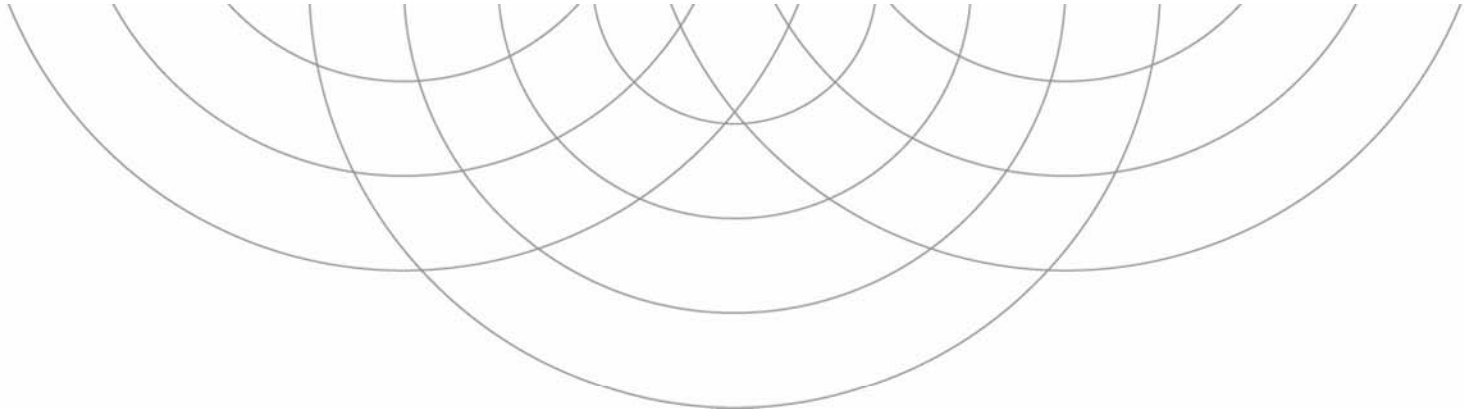
Alan Aukeman, Ryan Associates

RYAN ASSOCIATES  
Landscape Architecture & Planning

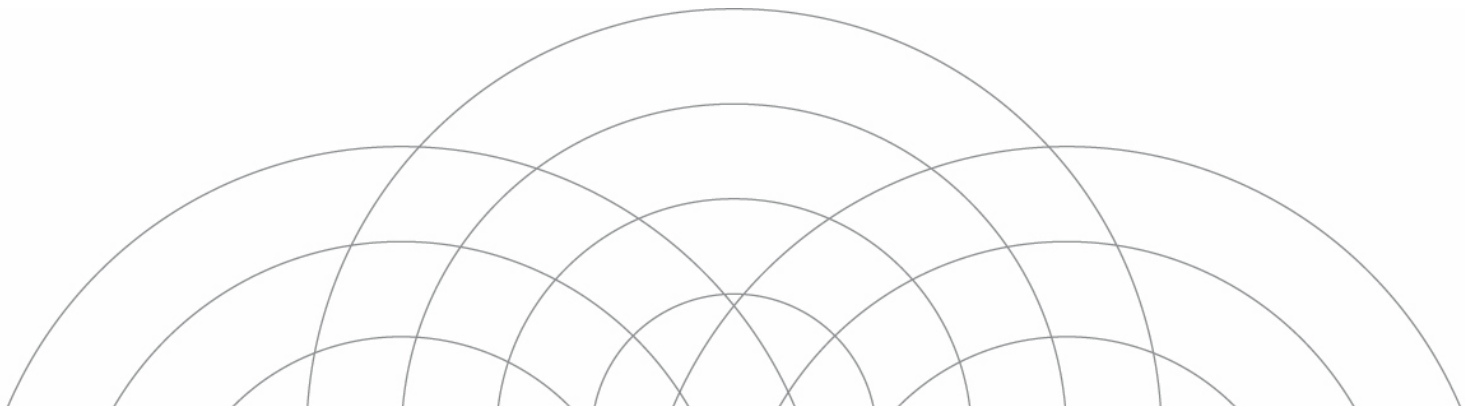
### Traffic Impact Analysis:

Giles Ham, Vanasse & Associates





*Recap of First Zoning Board Presentation*  
April 26, 2018



## NORTHLAND RESIDENTIAL CORPORATION:

45-year legacy of creating exceptional residential communities

Core business:  
creating “empty-nester”  
townhouse communities by  
employing Age-Targeted by  
Design principles



The Woodlands at Belmont Hill, Belmont, MA

Long history of creating award-winning condominium communities including:

### The Woodlands at Belmont Hill, Belmont, MA

111 Townhomes located within the McLean Hospital campus

### The Villages at Brookside, Bourne, MA

232 Townhomes clustered along a Cape Cod golf course

### The Residences at Black Rock, Hingham, MA

52 condominium homes in a Country Club Community

### The Villages at Seven Springs, Burlington, MA

90 Townhomes with an affordable component

### Duxbury Woods, Duxbury, MA

38 Townhomes permitted under Chapter 40B

### Woodmere at Brush Hill, Milton, MA

36 Townhomes with an affordable component



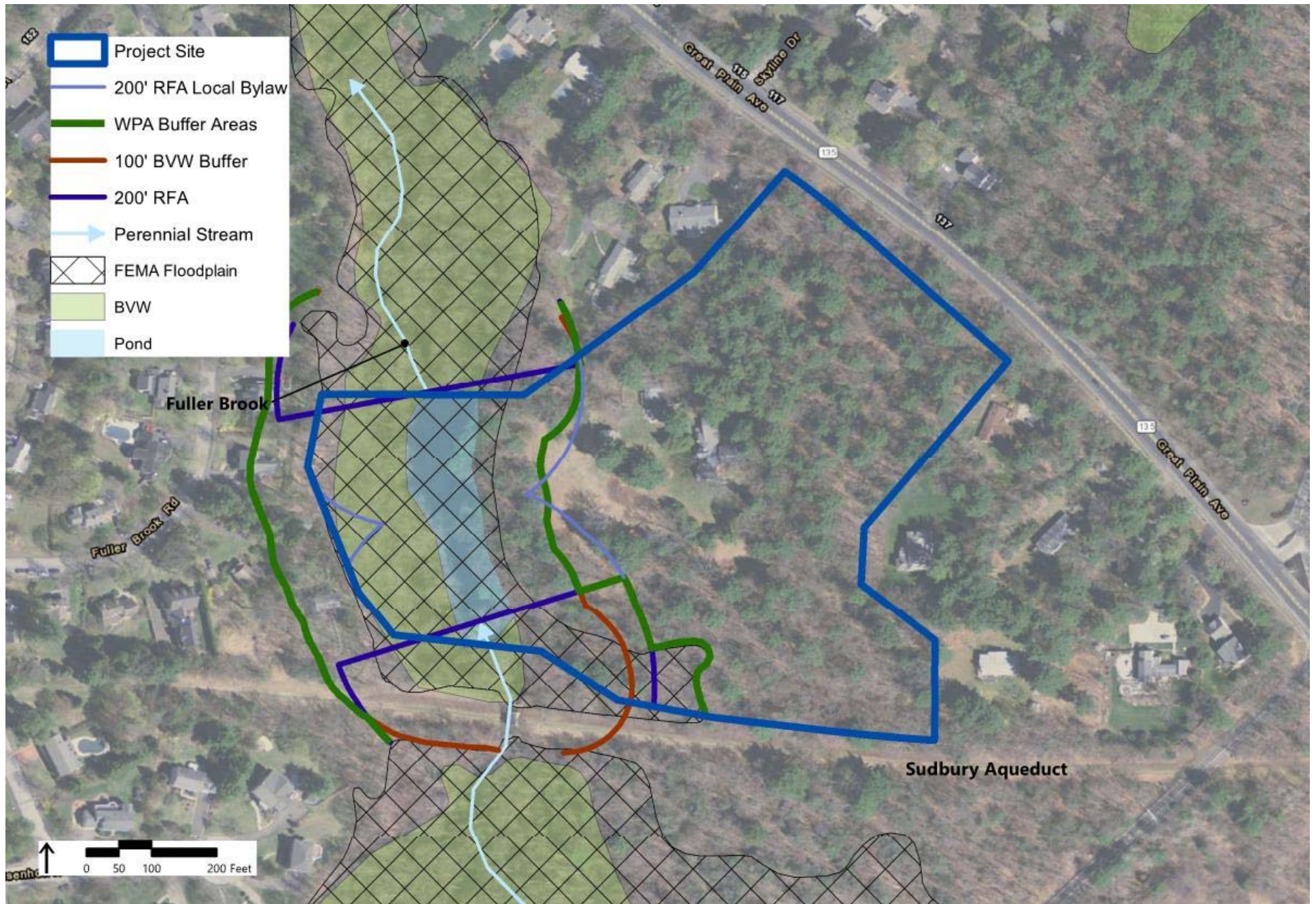
## VISION FOR THE PROPERTY

### Wellesley Comprehensive Plan Update Housing Needs Assessment

*“Wellesley offers few alternatives to empty nesters who might want to sell their homes yet still stay in town; or to Town employees or young people who want to stay in the town where they grew up.”*

#### A Townhouse Community is the highest and best use for this site.

- Further the goals of the Wellesley Comprehensive Plan.
- Create a diversity of housing options in Wellesley.
- Fill a void in the market for Empty-Nester Townhomes.
- Create *homeownership* housing affordable to moderate income households.



RESOURCE AREA MAP



## Pedestrian Circulation: Connection to Aqueduct



PROPOSED SITE LAYOUT

FIELDSTONE WAY

#7









PROPOSED SITE LAYOUT

FIELDSTONE WAY

#9





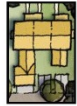
PROPOSED SITE LAYOUT

FIELDSTONE WAY

#10



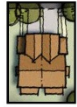
#### Proposed Program



- (24) Townhouse Types A, B, C  
Primary Entry at Front  
Parking Accessed from Rear Parking Lane



- (6) Duplex Type A  
Primary Entry at Front/Upper Level  
Parking Accessed from Rear/Lower Level



- (14) Duplex Types B, C  
Primary Entry at Front/Upper Level  
Parking Accessed from Front/Upper Level  
Walkout to Rear/Lower Level

#### (44) Total Residential Units

\* Illustrative site plan is meant to be illustrative in nature. In case of discrepancies, more detailed civil and/or landscape plans should be considered the more accurate condition.

#### TYPICAL EXTERIOR FINISH MATERIALS

- VINYL-CLAD DOUBLE-HUNG WINDOWS WITH DOUBLE-PANE INSULATED GLASS, LOW-E COATING, ARGON GAS, AND SIMULATED DIVIDED LITES
- INSULATED FIBERGLASS ENTRY DOORS WITH WOOD GRAIN FINISH
- CARRIAGE HOUSE STYLE OVERHEAD GARAGE DOORS WITH FAUX-WOOD OVERLAY
- FIBER CEMENT BOARD & BATTEN AND CLAPBOARD SIDING
- SQUARE-CUT RED CEDAR SHINGLES, GRADE NO. 2 OR BETTER, BOTTOM-EDGE ALIGNED
- CELLULAR PVC RUNNING TRIM WITH SMOOTH FINISH
- PVC POST WRAP
- PVC OR PUR BRACKETS & CORBELS
- ARCHITECTURAL ASPHALT SHINGLES ON MAIN ROOF, METAL STANDING SEAM ROOF ACCENTS
- ALUMINUM HALF-ROUND GUTTERS WITH ROUND DOWNSPOUTS
- COMPOSITE PORCH DECKING AND RAILING SYSTEMS



**TOWNHOUSE TYPE A**

3BR + OFFICE, 3.5BA

1st FLOOR	1,354 S.F.
2ND FLOOR	822 S.F.
<b>TOTAL</b>	<b>2,176 S.F.</b>

**TOWNHOUSE TYPE B**

2BR, 1.5BA

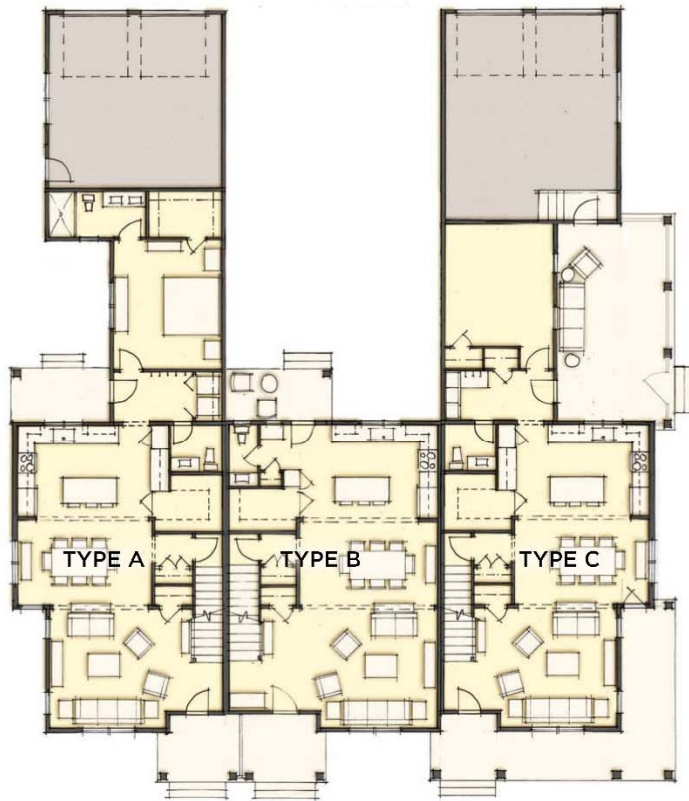
1st FLOOR	974 S.F.
2ND FLOOR	802 S.F.
<b>TOTAL</b>	<b>1,776 S.F.</b>

**TOWNHOUSE TYPE C**

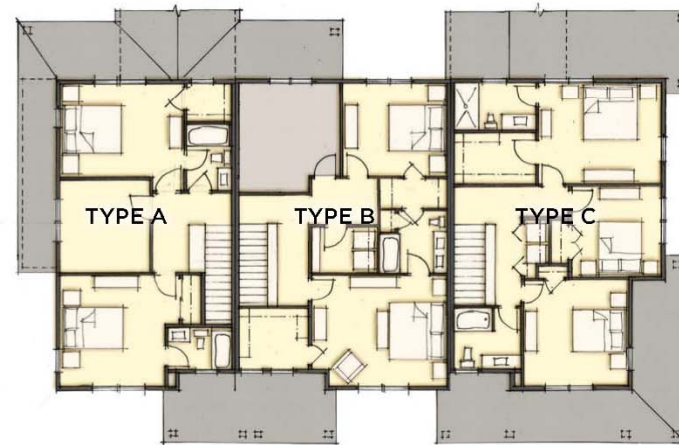
3BR + OFFICE, 2.5BA

1st FLOOR	1,222 S.F.
2ND FLOOR	922 S.F.
<b>TOTAL</b>	<b>2,144 S.F.</b>

\*GARAGE AND REAR PORCH NOT  
INCLUDED AT ALL INSTANCES



FIRST FLOOR BUILDING PLAN



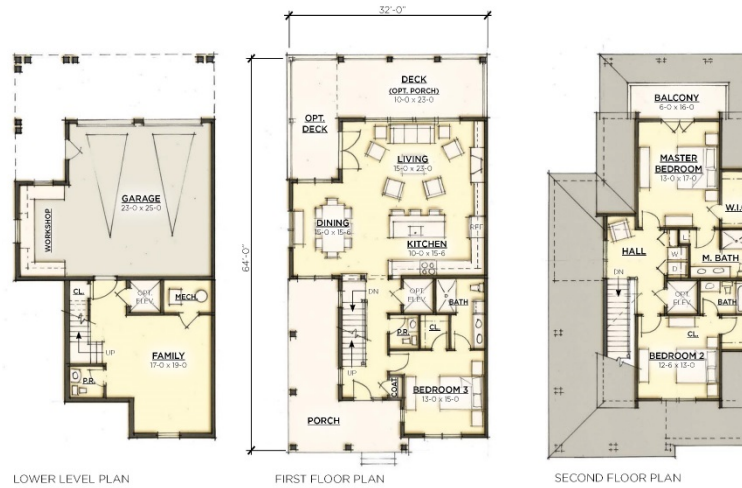
SECOND FLOOR BUILDING PLAN



### DUPLEX UNIT TYPE A

3BR, 3 + 2 HALF BA

LOWER LEVEL	564 S.F.
1st FLOOR	1,316 S.F.
2ND FLOOR	886 S.F.
<b>TOTAL</b>	<b>2,766 S.F.</b>



### DUPLEX UNIT TYPE C

3BR, 2.5BA

1st FLOOR	1,288 S.F.
2ND FLOOR	1,276 S.F.
<b>TOTAL</b>	<b>2,588 S.F.</b>

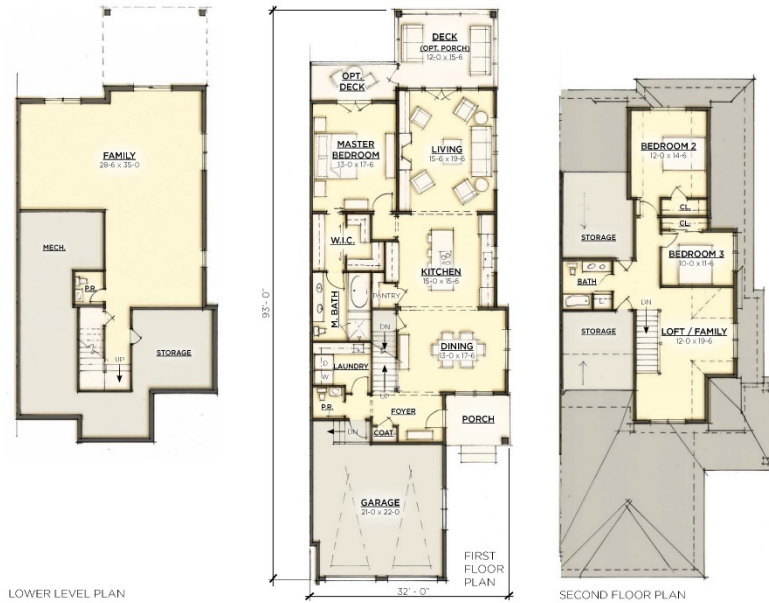
LOWER LEVEL 1,012 S.F.

### DUPLEX UNIT TYPE B

3BR, 2.5BA

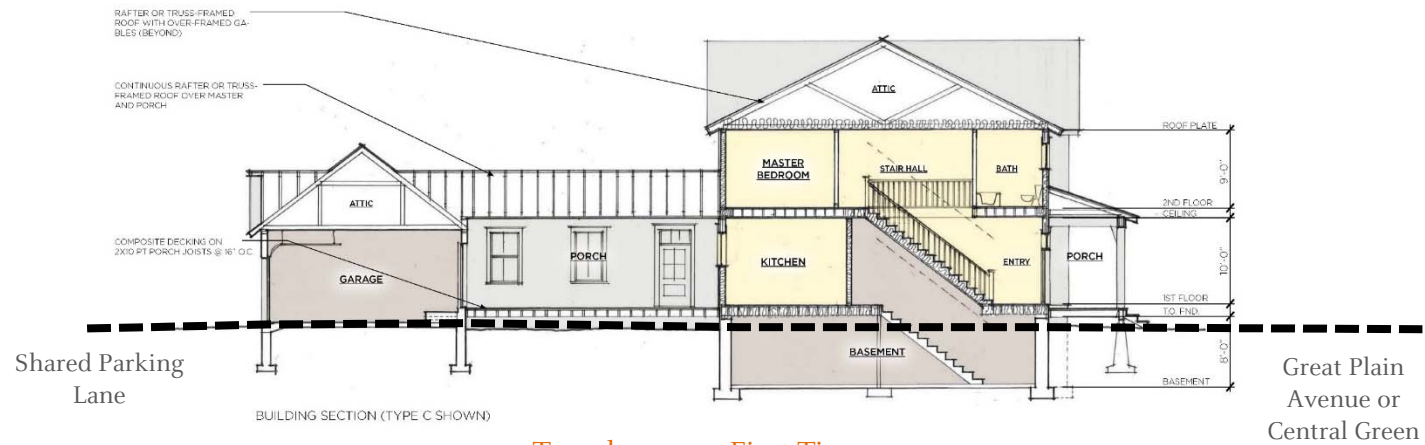
1st FLOOR	1,634 S.F.
2ND FLOOR	904 S.F.
<b>TOTAL</b>	<b>2,538 S.F.</b>

LOWER LEVEL 932 S.F.

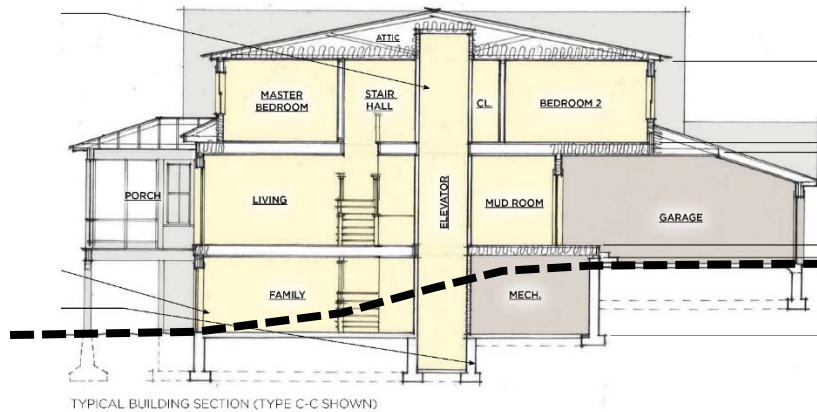


PROPOSED ARCHITECTURE

FIELDSTONE WAY #13

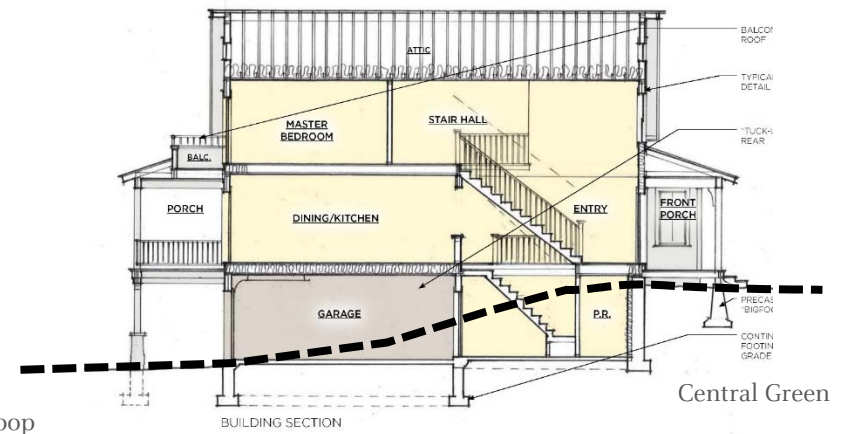


Townhouses – First Tier



Open Space

Duplexes – Third Tier

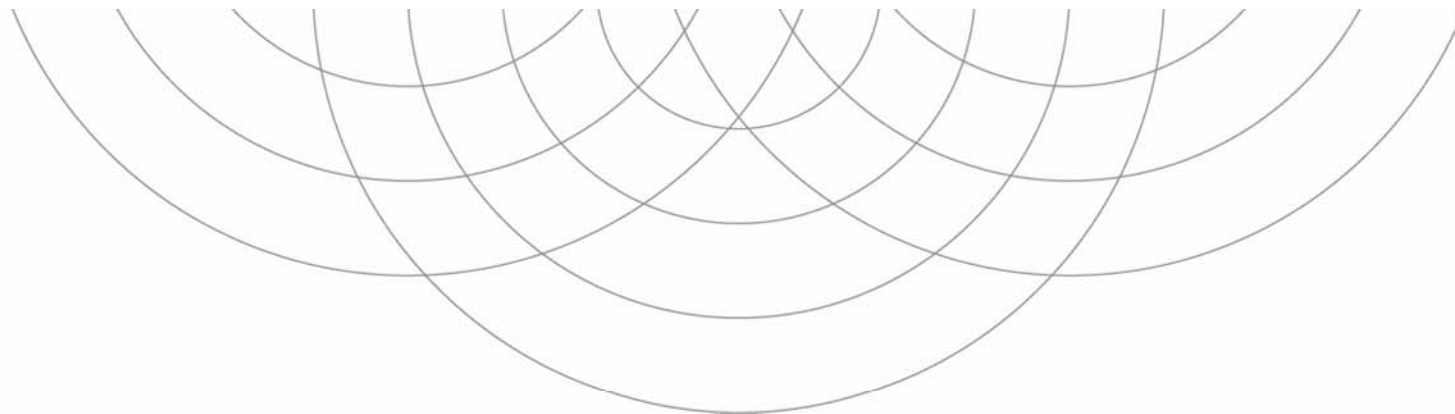


Lower Loop Road

Duplexes – Second Tier

PROPOSED ARCHITECTURE

FIELDSTONE WAY



*Recap of Second Zoning Board Presentation*  
June 28, 2018



In addition to Traffic and Civil Engineering concerns, we discussed a number of design-related issues raised in reviewer comments:

- *Density*
- *Size of Units*
- *Scale*
- *Uniformity of Buildings and Ridgelines*
- *Impact on Abutters*



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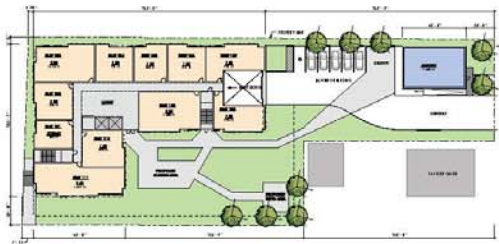
## Proposed Chapter 40B Project Comparison

	Fieldstone Way	Wellesley Park	Wellesley Crossing
Location	135 Great Plain Avenue	148 Weston Road	8 Delanson Circle
Style of Units	Homeownership Townhomes	Rental Apartments	Rental Apartments
Parcel Size	12.05 acres	0.83 acres	1.41 acres
# of Units	44 units	55 units	90 units
Density (per buildable acre)	4.59 units/acre	66.5 units/acre	63.9 units/acre
Lot Coverage (buildings)	13.7%	45.4%	37%
Open Space (natural)	4.8 acres	0.0 acres	0.0 acres
Height (stories)	2.5 stories	5 stories	4.5 stories
# of Affordable Units	11 units	11 units	18 units

*DHCD has given guidance that 8 units/acre is acceptable for townhouse communities and 40 units/acre is acceptable for flats style buildings*



Fieldstone Way



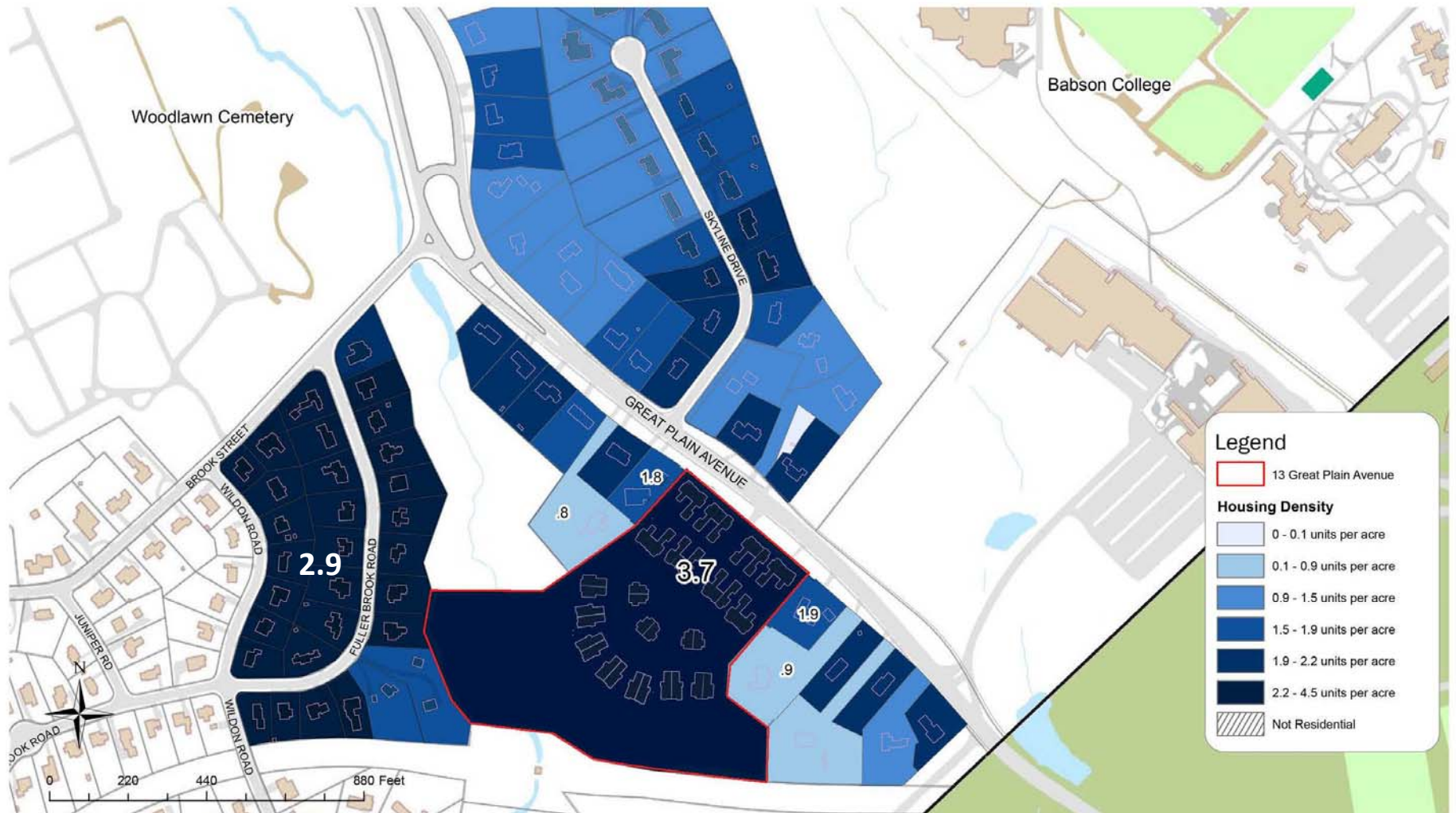
WELLESLEY PARK - WESTON RD 55 APARTMENTS



WELLESLEY SQUARE - DELANSON CIRCLE 90 APARTMENTS







DENSITY

FIELDSTONE WAY

#20

In addition to Traffic and Civil Engineering concerns, we discussed a number of design-related issues raised in reviewer comments:

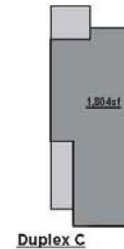
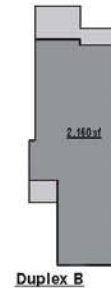
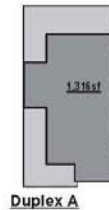
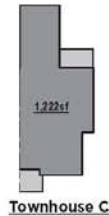
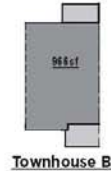
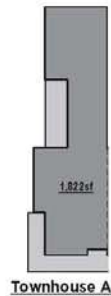
- *Density*
- *Size of Units*
- *Scale*
- *Uniformity of Buildings and Ridgelines*
- *Impact on Abutters*

*Northland's experience shows downsizing buyers expect minimum unit size of 2,000-2,500 sf – size needed for viable project*

**FOOTPRINTS OF THE 6 PROPOSED UNIT TYPES**

AV. FOOTPRINT: 1,548 SF

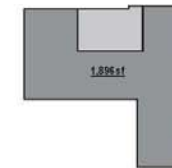
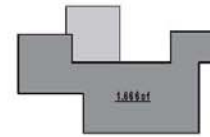
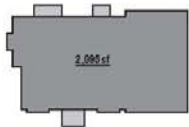
AV. TLA: 2,298SF



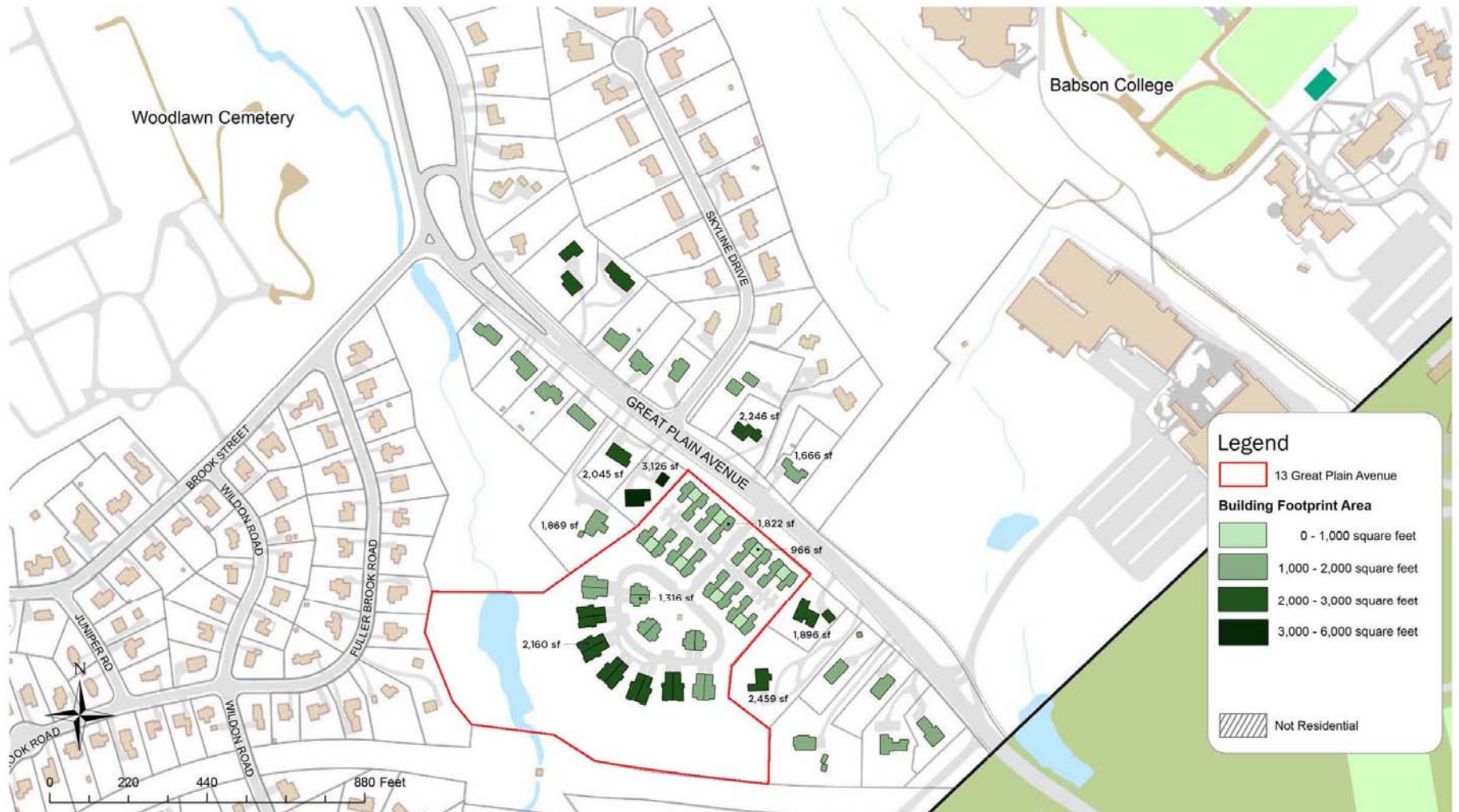
**FOOTPRINTS OF 6 EXISTING ABUTTING HOMES**

AV. FOOTPRINT: 2,130 SF (37% LARGER THAN PROPOSED)

AV. TLA: 2,665 SF (16% LARGER THAN PROPOSED)

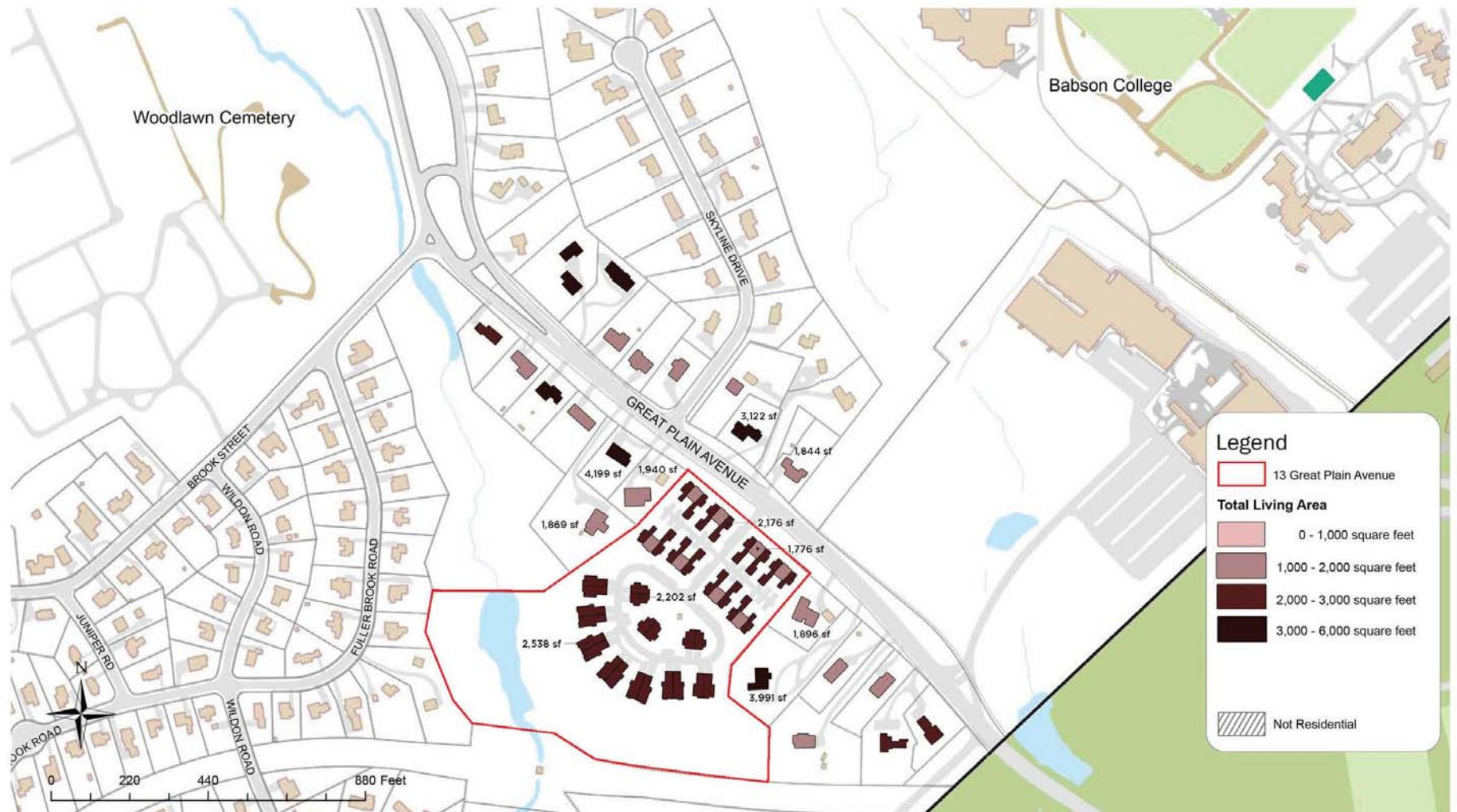






BUILDING FOOTPRINTS

FIELDSTONE WAY #23



TOTAL LIVING AREA

FIELDSTONE WAY #24

In addition to Traffic and Civil Engineering concerns, we discussed a number of design-related issues raised in reviewer comments:

- *Density*
- *Size of Units*
- *Scale*
- *Uniformity of Buildings and Ridgelines*
- *Impact on Abutters*





NEIGHBORHOOD CONTEXT

FIELDSTONE WAY #26



## ELEVATIONS OF PROPOSED HOMES



Townhouse A-B-C



Duplex A-A

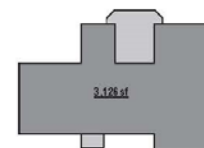
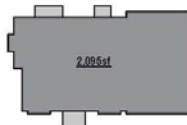


Duplex C-C

## ELEVATIONS OF EXISTING ABUTTING HOMES

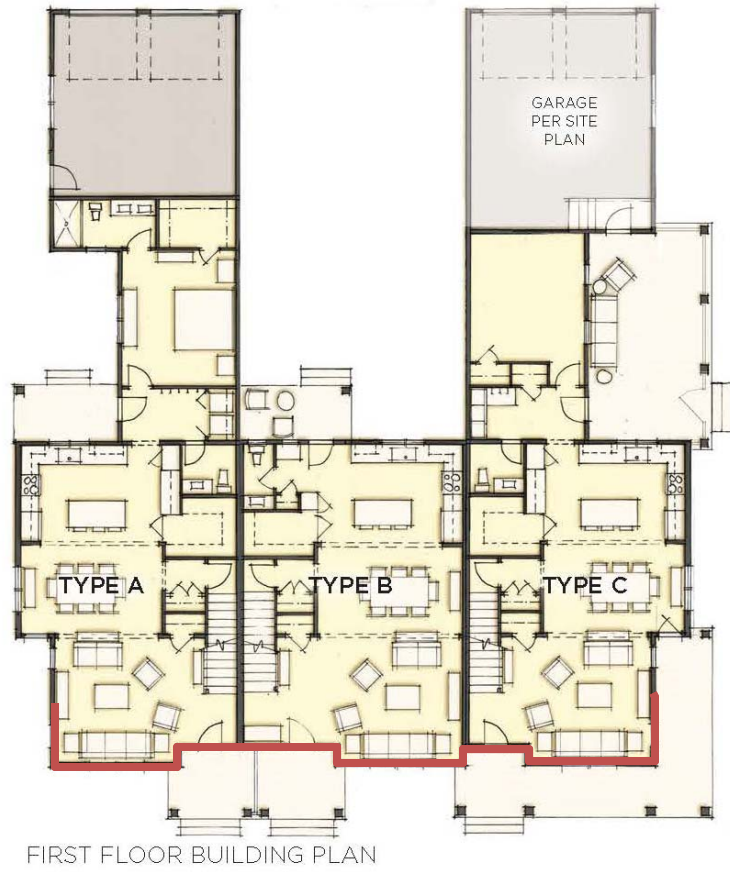


**115 Great Plain Avenue**  
TLA 4,199 sf  
Footprint 2,095 sf



**117 Great Plain Avenue**  
TLA 1,940 sf  
Footprint 3,126 sf





Proposed Townhouse Elevation



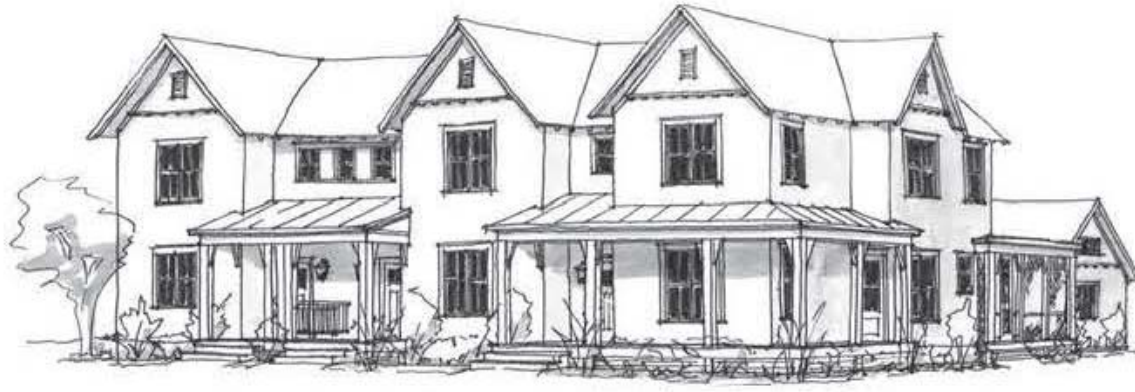
In addition to Traffic and Civil Engineering concerns, we discussed a number of design-related issues raised in reviewer comments:

- *Density*
- *Size of Units*
- *Scale*
- *Uniformity of Buildings and Ridgelines*
- *Impact on Abutters*



PROPOSED ARCHITECTURE

FIELDSTONE WAY #30



Townhouse Perspective – Massing Study



Townhouse Elevation





FRONT ELEVATION



FRONT ELEVATION AT STEPPED FOUNDATION

Townhouse Elevations – Variations in Color  
Townhouse Elevations – Variations in Ridge



Site Elevation – From Great Plains Avenue

SITE ELEVATION

FIELDSTONE WAY #32



In addition to Traffic and Civil Engineering concerns, we discussed a number of design-related issues raised in reviewer comments:

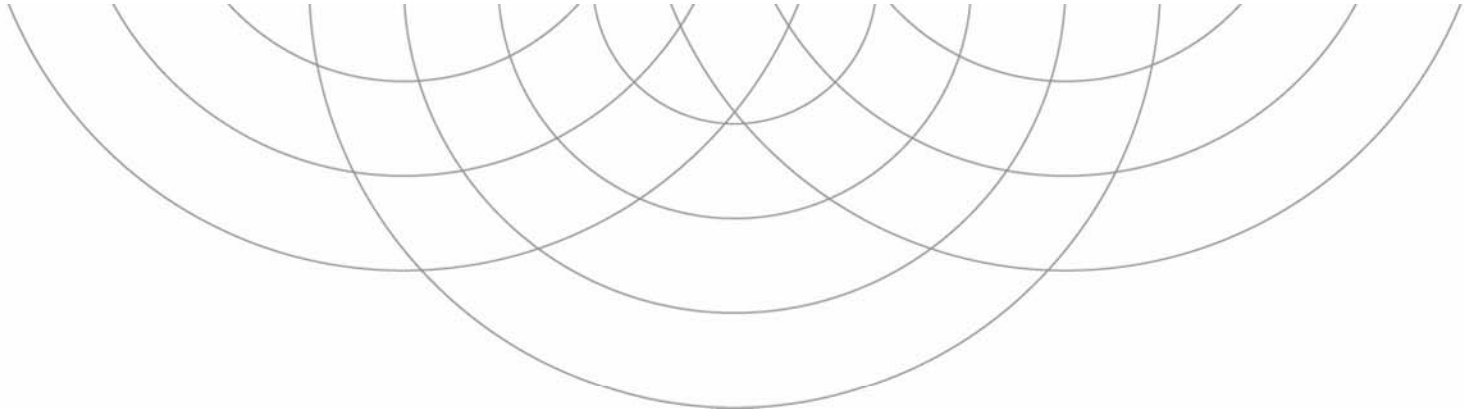
- *Density*
- *Size of Units*
- *Scale*
- *Uniformity of Buildings and Ridgelines*
- *Impact on Abutters*



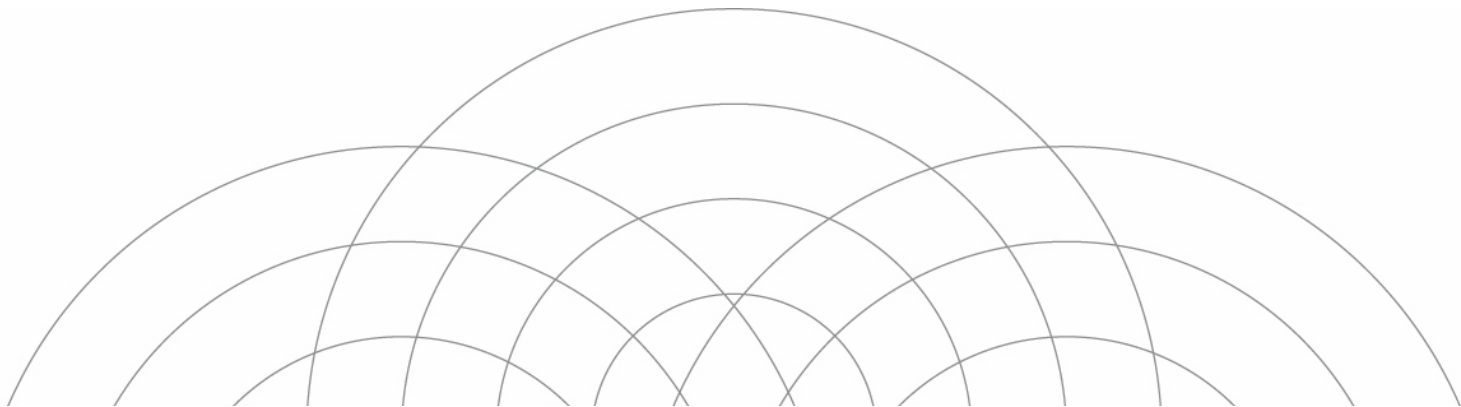
Site Elevation – From West Side of Property



Site Elevation – From East Side of Property



## *Latest Considerations*



Since our previous hearing we've had the opportunity to collaborate several times with Michael Zehner (Town Planner), Judi Barrett (Peer Review – 40B), Cliff Boehmer (Peer Review – Design) and Tom Harrington (Town Counsel) to further discuss the following:

- *Tier 1 Design*
- *Tier 2/3 Design*
- *Open Space Program*



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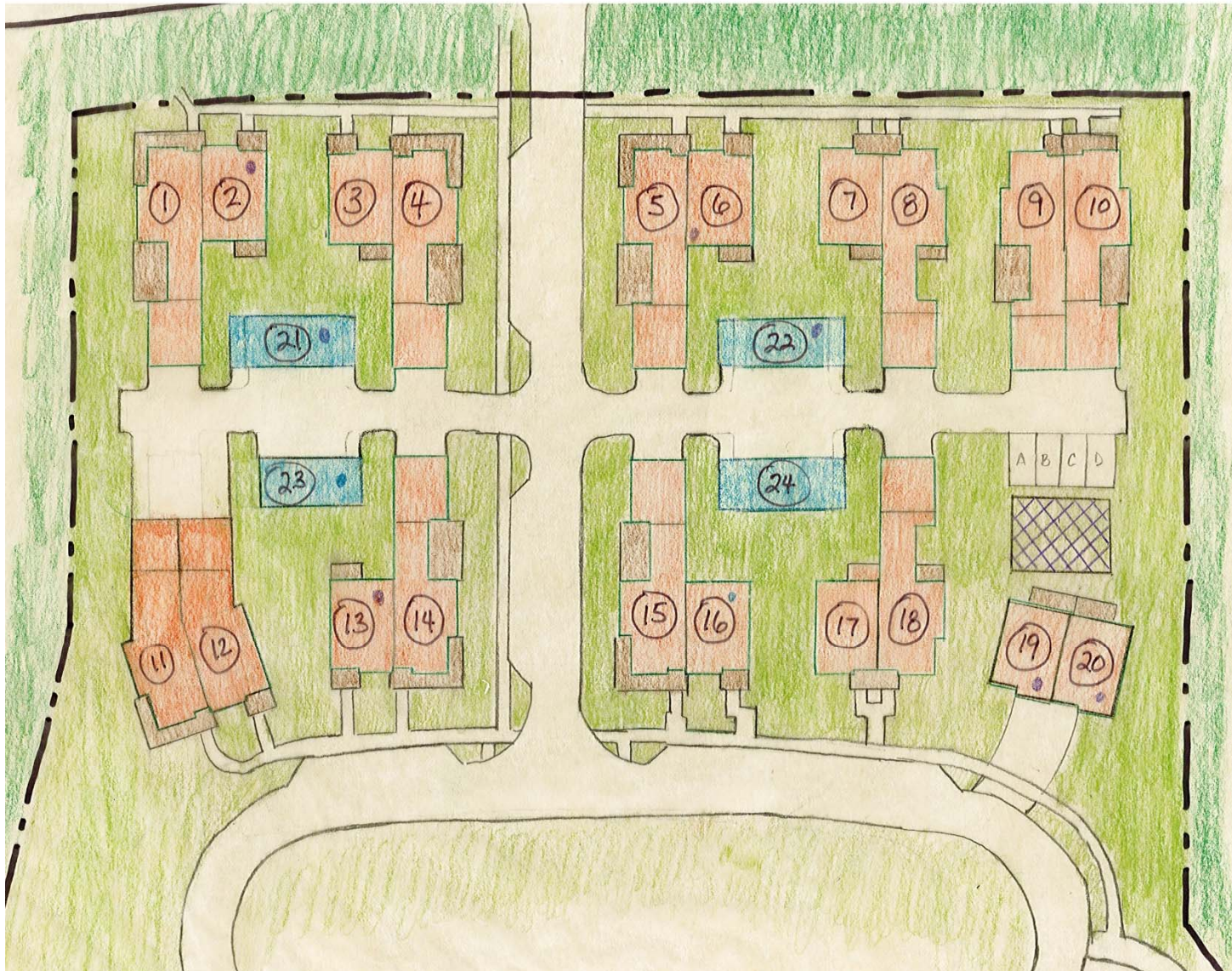
- *Tier 1 Design*
- *Tier 2/3 Design*
- *Open Space Program*





### General Tier 1 Comments Received:

- While proposed density/unit count seems reasonable, the scale of the buildings feels too large, particularly along visible edge of GPA – would prefer duplexes
- Would like to see a larger variety of unit types and building massing
- Would like to see larger side buffers and additional screening
- Site plan feels too formal
- Consider shifting entry road off-center
- Consider including play area for children/grandchildren



## Triplexes converted to Duplexes and Carriage Houses: Smaller Scale, More Variety

## Side Yard Setbacks Increased to 25' (25% Increase)

## Plan Less Rigid and Entry Road Shifted Off-Center

## Space Behind Units 19/20 Could Include Play Area

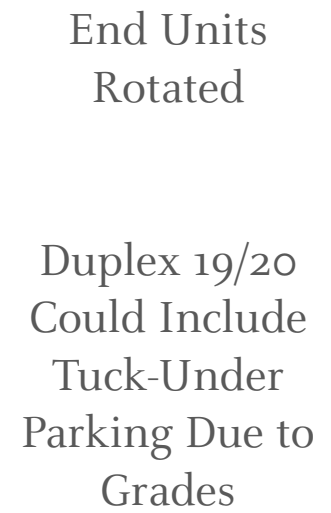




Spacing Between  
Buildings At Street  
Edges Also  
Increased

Every Unit Can  
Have At Least One  
Covered Parking  
Space

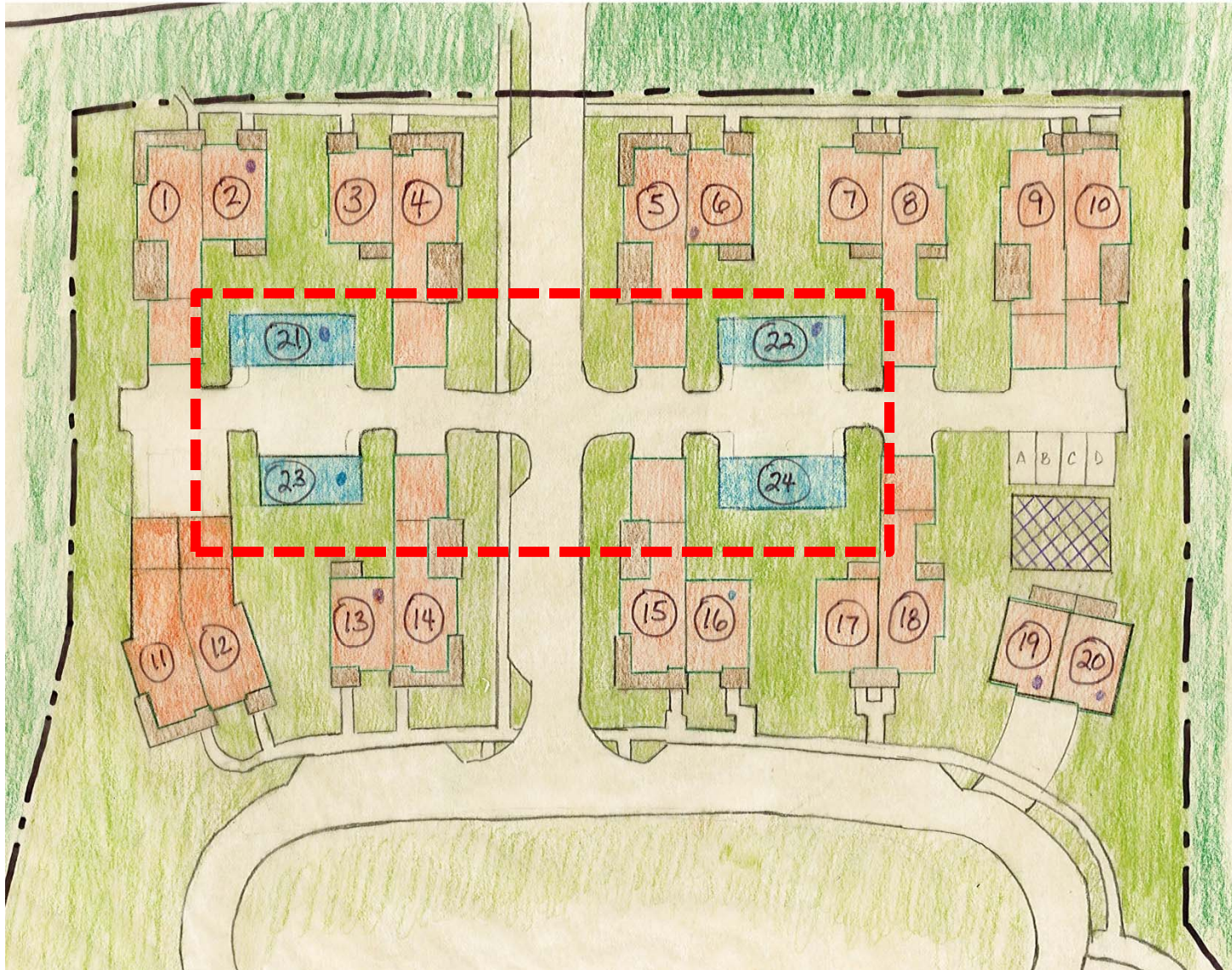








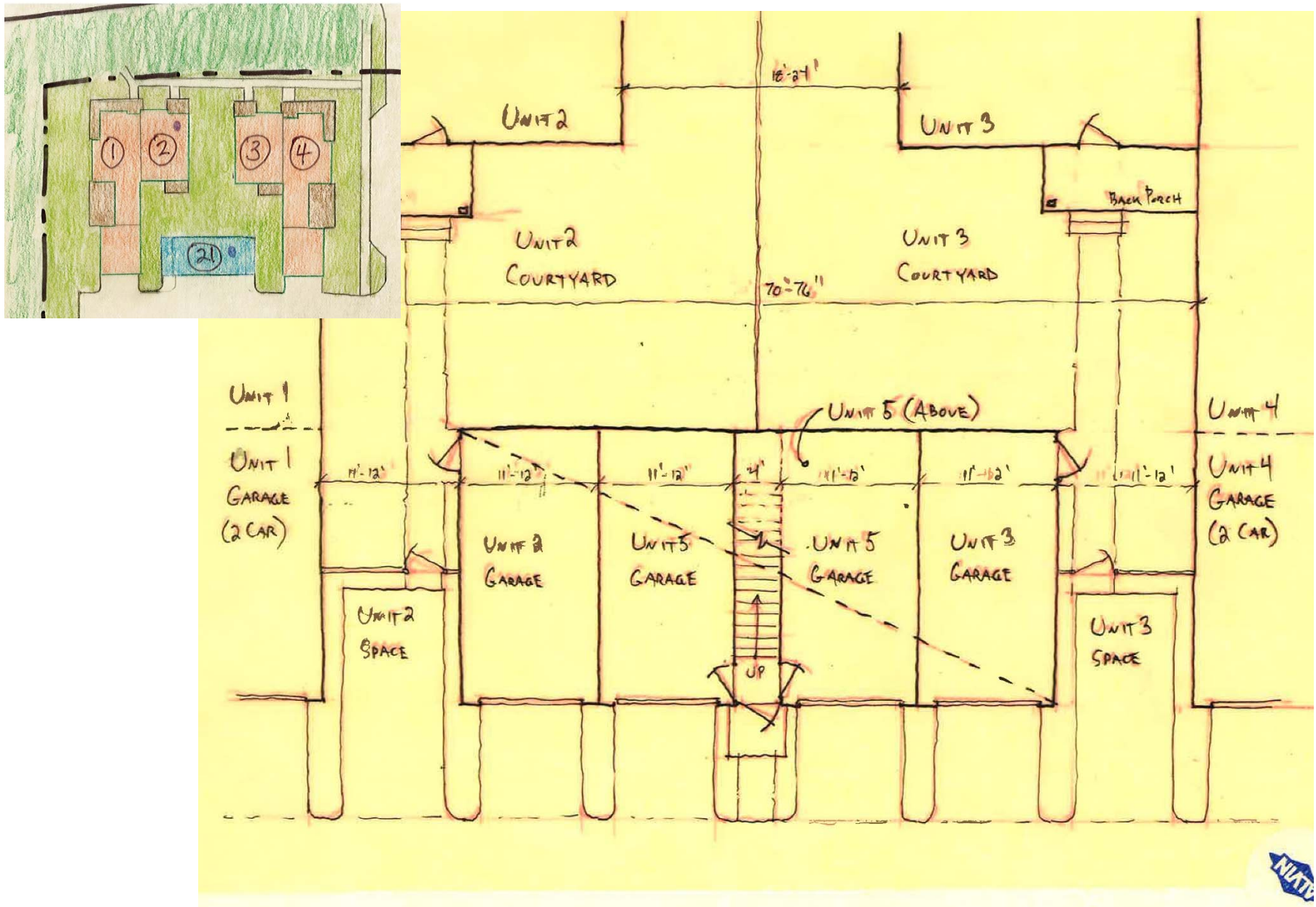




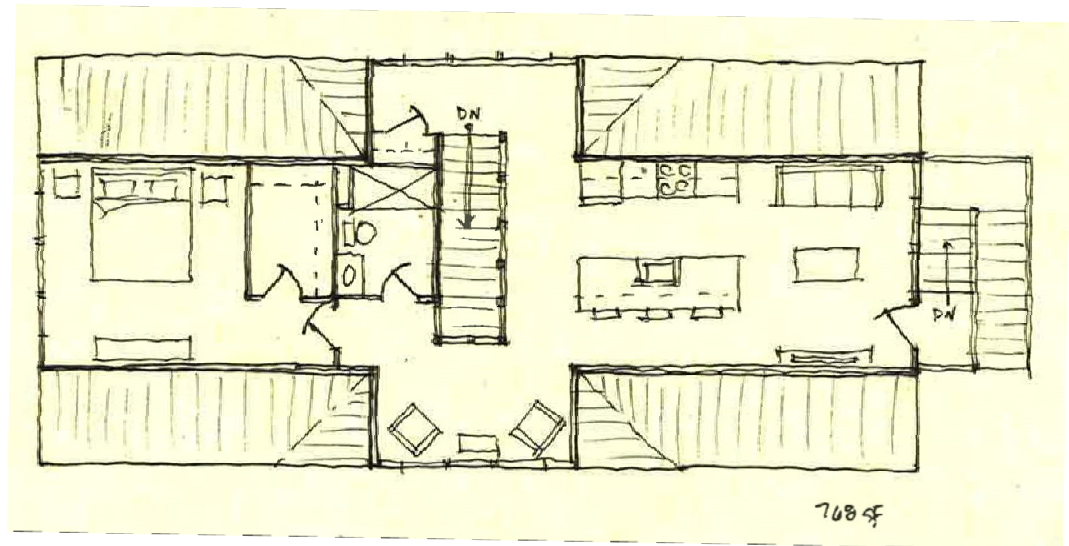
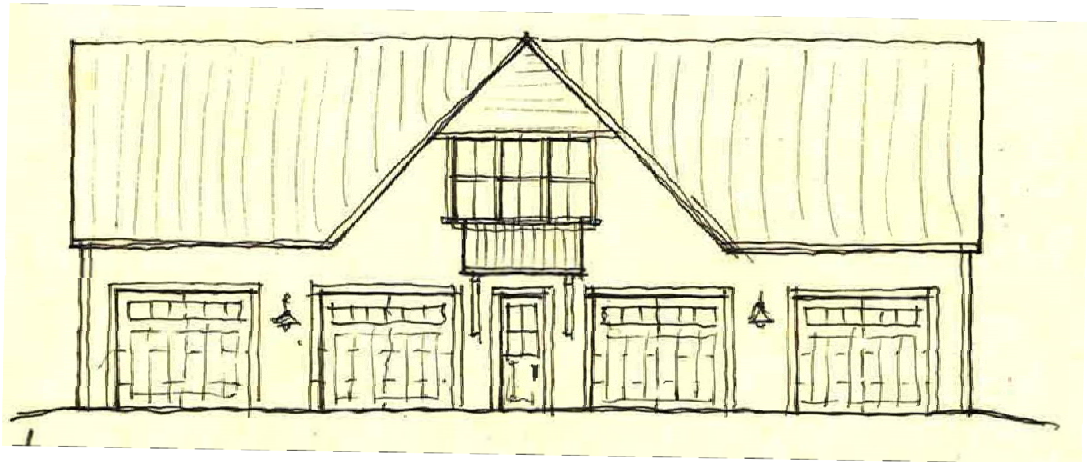
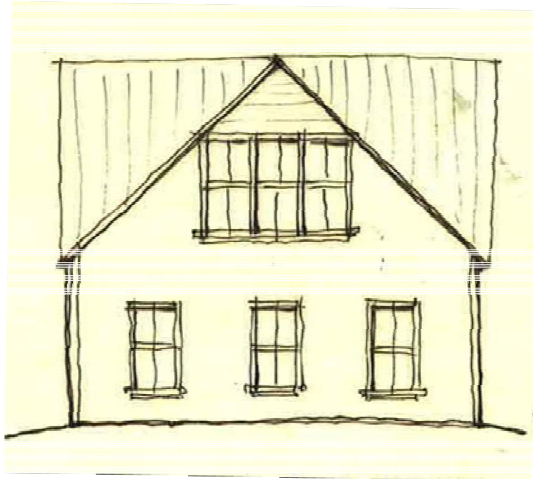
Includes Carriage  
House Units  
(Flats Over  
Ganged Garages):

Allow Same Unit  
Count As Before,  
But Introduce  
New 1BR Option





TIER 1 – CARRIAGE HOUSE TYPE



TIER 1 – CARRIAGE HOUSE TYPE

FIELDSTONE WAY #46

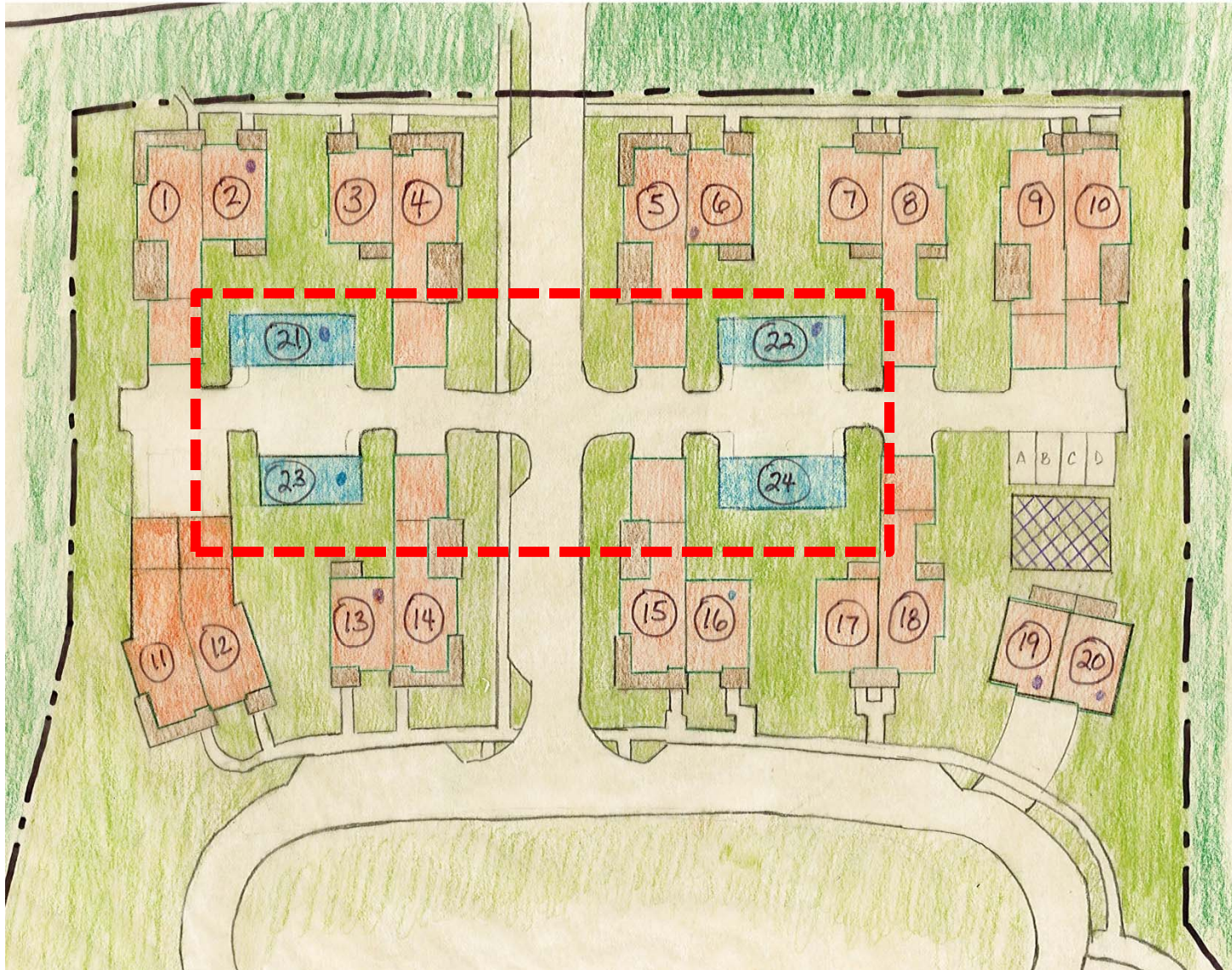




TIER 1 – CARRIAGE HOUSE TYPE

FIELDSTONE WAY #47





As Sketched,  
Units Would Be  
Accessed From  
Alleys.....





... So We May  
Instead Consider  
Shifting Carriage  
House Units To  
Be Accessed  
Directly From  
Entry Lane





TIER 1 – CARRIAGE HOUSE TYPE

FIELDSTONE WAY #50







Proposed Elevation at Great Plain Avenue

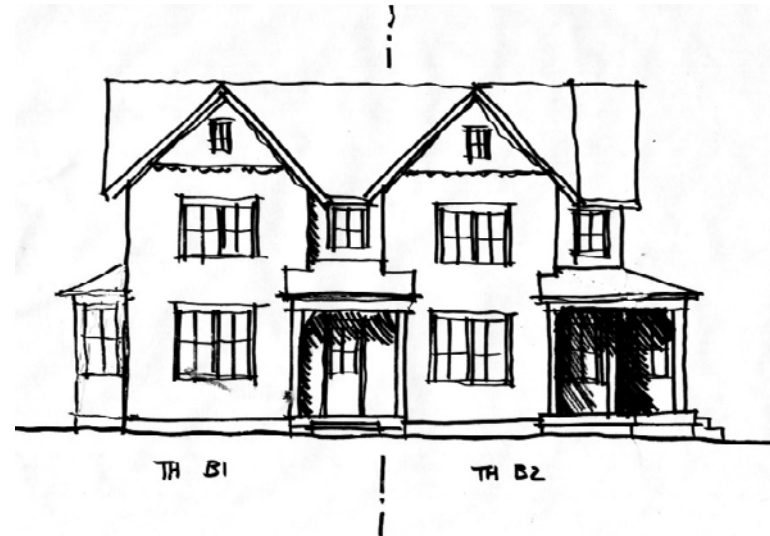


Revised Elevation at Great Plain Avenue





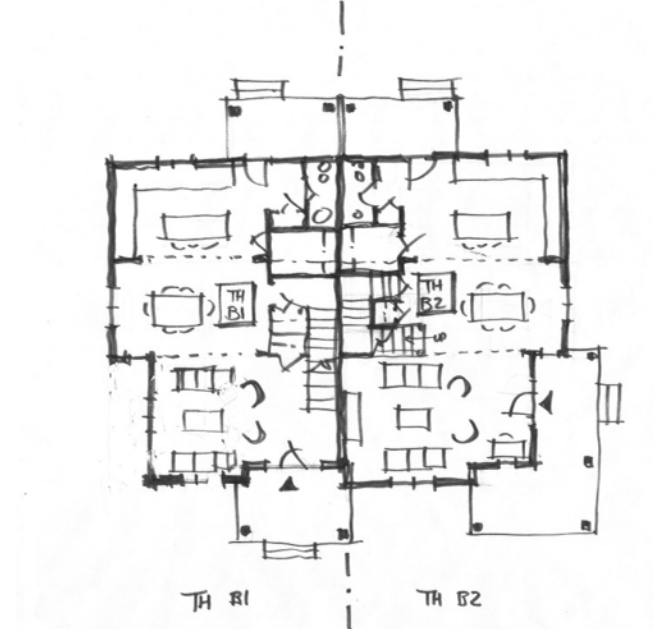
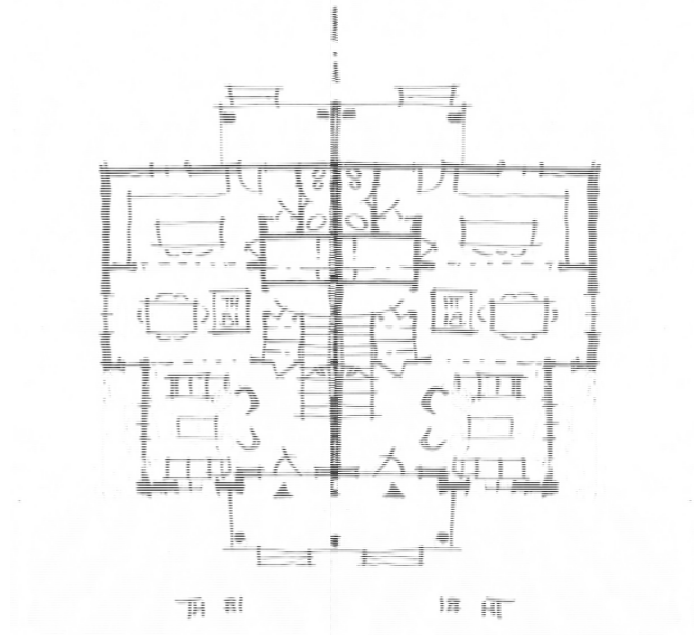
Tier I Duplex Elevations



Tier I Townhouse Elevation



Tier I Duplex Elevations



Tier I Duplex Plans

TIER 1 – DUPLEX TYPE

FIELDSTONE WAY

#54









TIER 1 – ALTERNATE SKETCH



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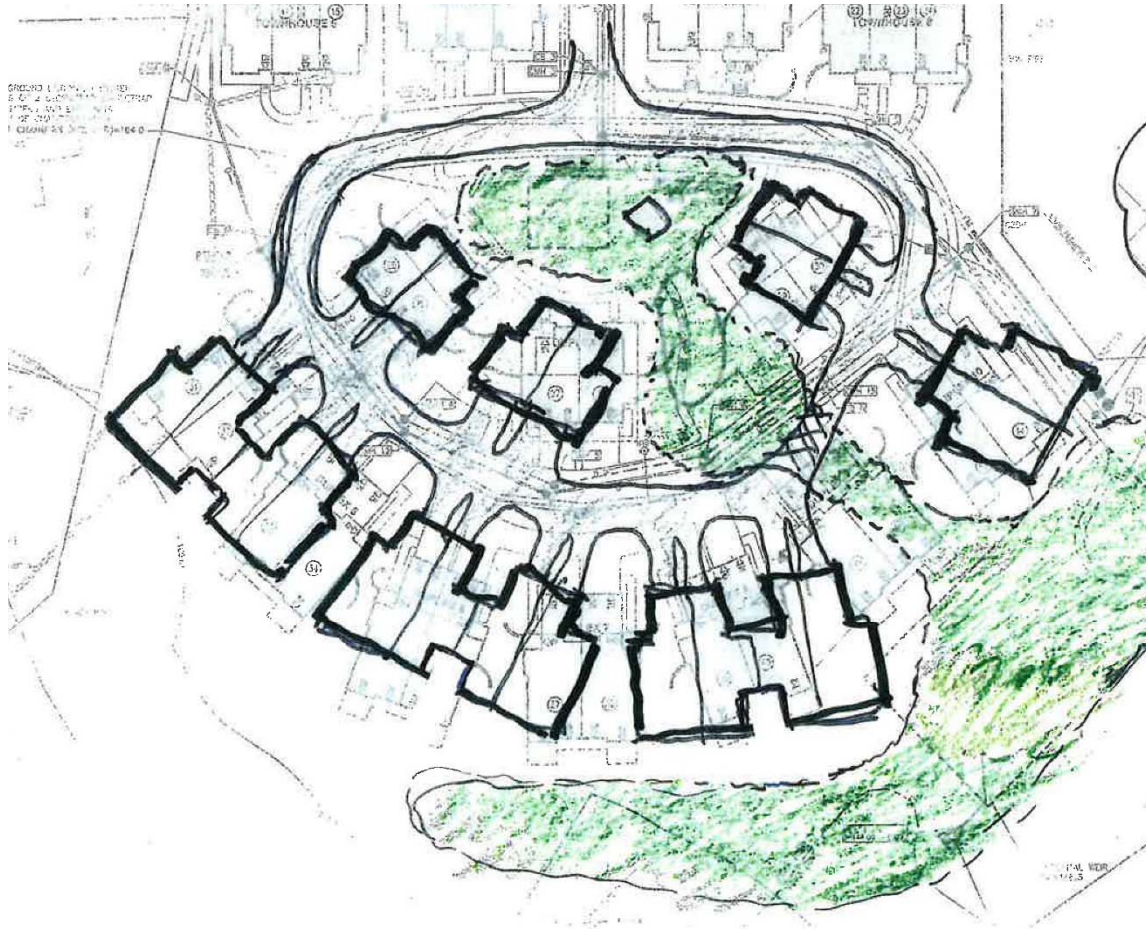
- *Tier 1 Design*
- *Tier 2/3 Design*
- *Open Space Program*



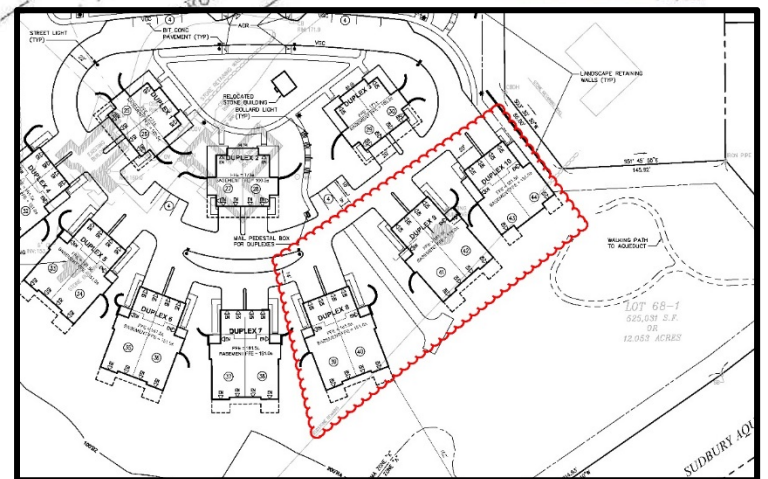
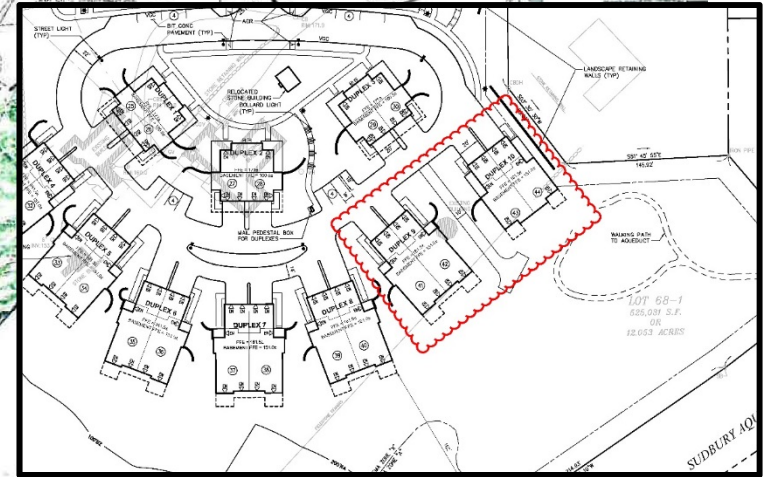


### General Tier 2/3 Comments Received:

- Should consider breaking up fairly rigid alignment of Tier 3
- Garages are too prominent in Tier 3
- Should also look for ways of opening views and connections through Tier 3
- Consider approach that makes landscape strip between Tiers 2 and 3 more of a programmable space



135 GREAT PLAIN AVE,  
SITE CONCEPT SKETCH  
7/1/18  
DAVIS SQUARE ARCHITECTS



Combining Units Into Fourplexes Works Against  
Concerns of Building Scale and is Less Marketable

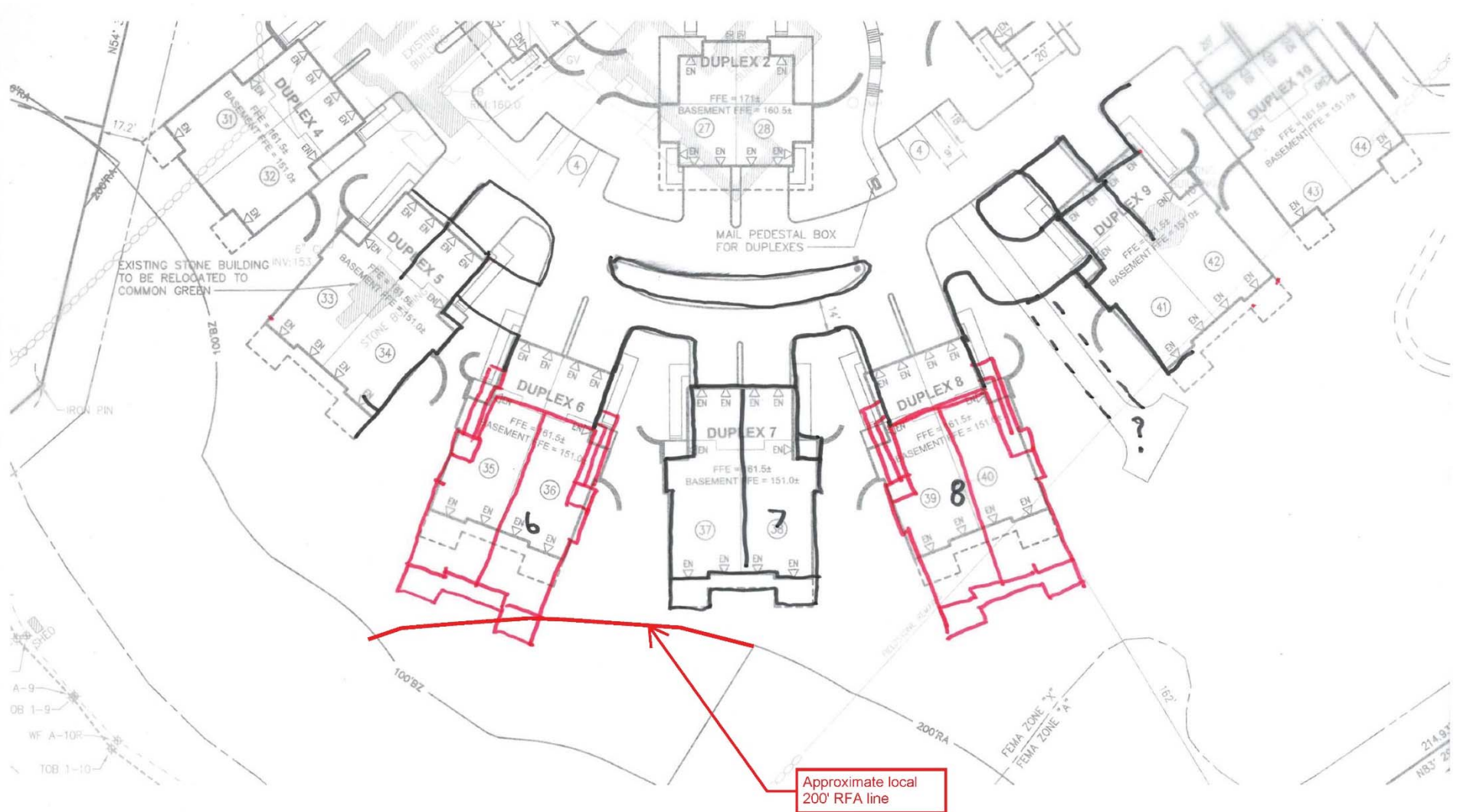
Shifting Meadow Access Results in  
Smaller Setback to Neighbor to East

TIER 2/3 – SKETCH BY DAVIS SQUARE

FIELDSTONE WAY #60



May Be Opportunity to Shift Some Units to Make Alignment Less Rigid,  
Turn a Few Garage Doors, and Open Up Space Between Homes/Views a Bit

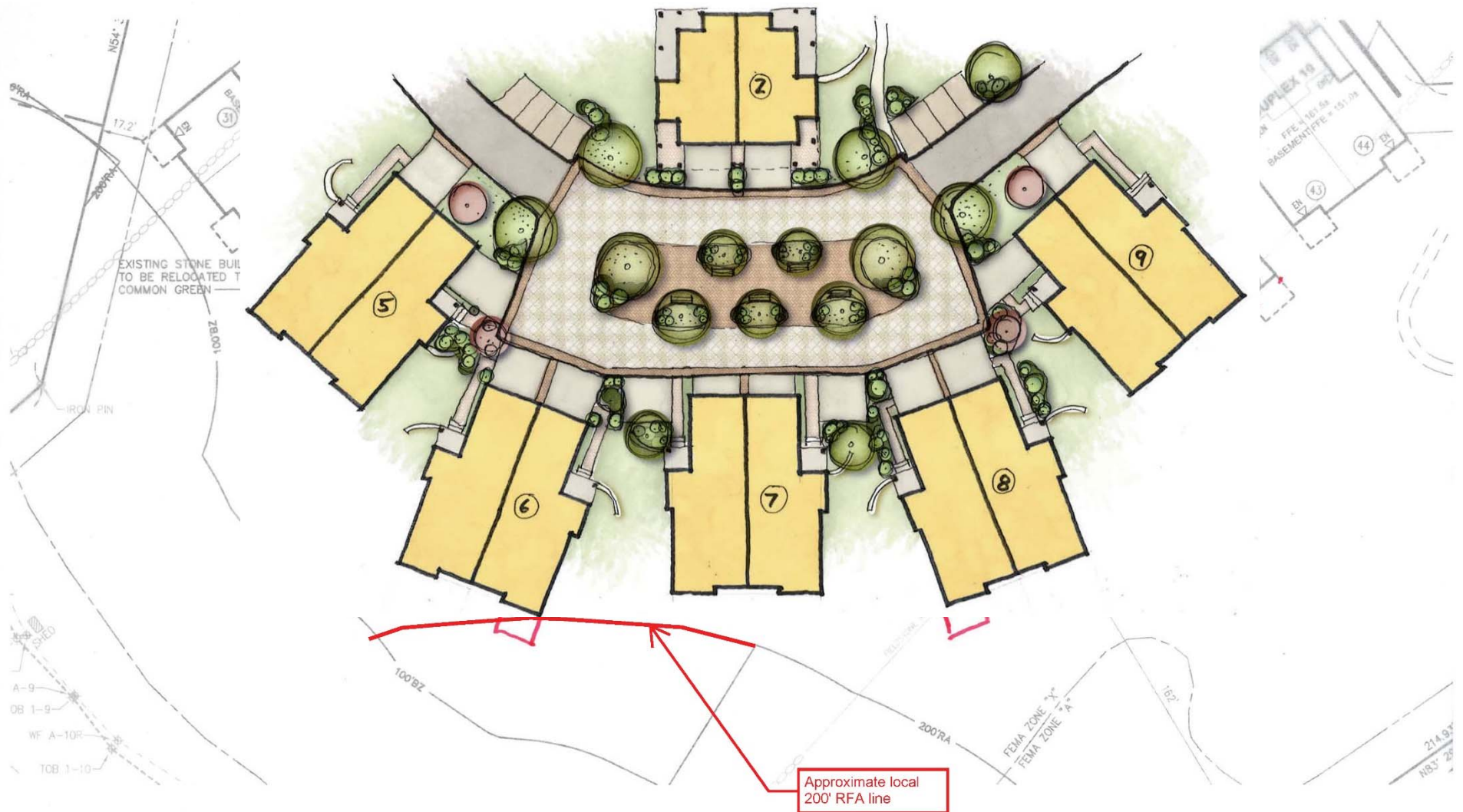


TIER 2/3 – SHIFTED UNITS

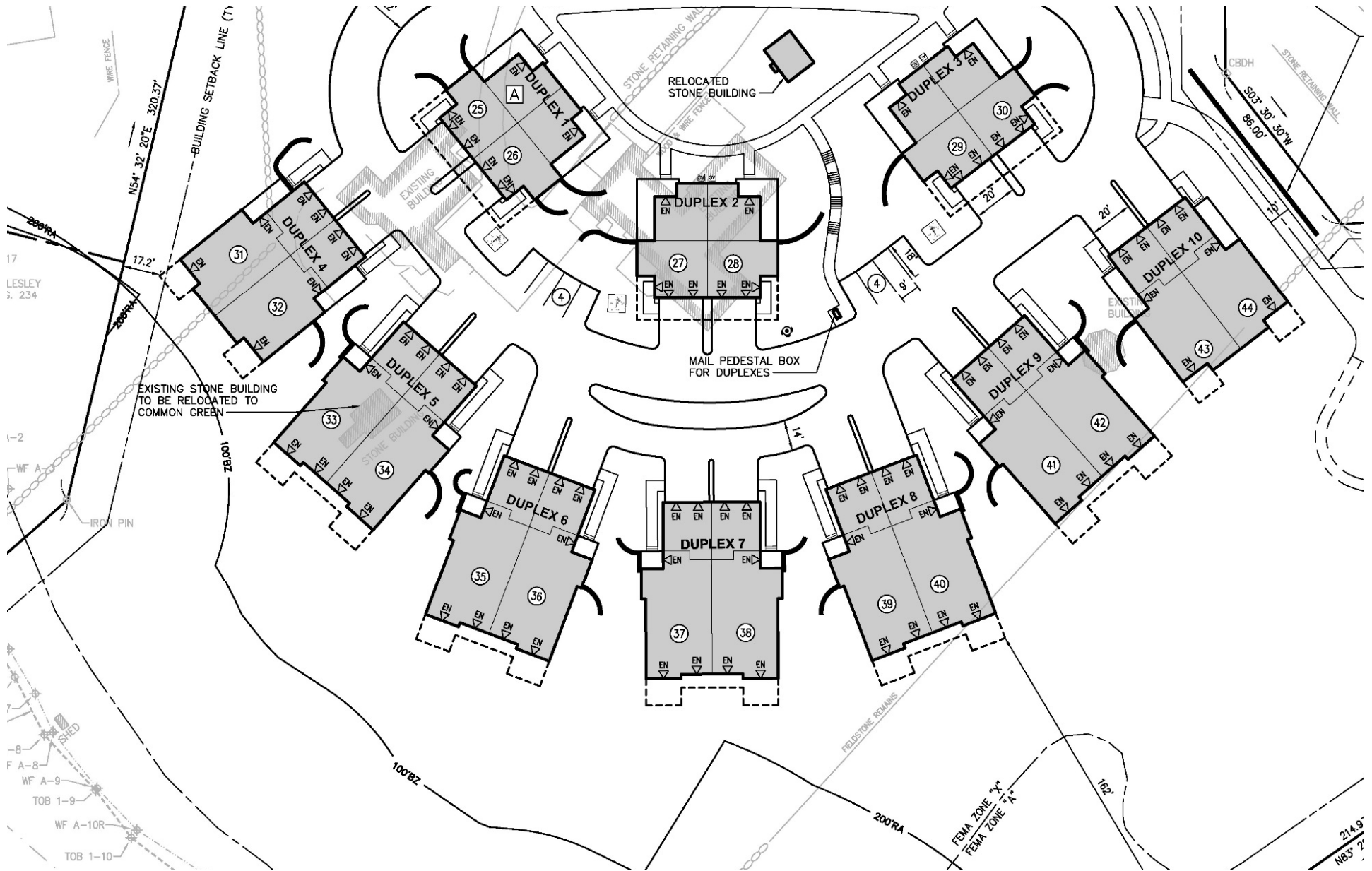
FIELDSTONE WAY

#61

Can Also Consider Repurposing Landscape Area as a  
“Shared Street” Space – Unique Amenity for this Zone







TIER 2/3 – CURRENT DESIGN

FIELDSTONE WAY #63





TIER 2/3 – ALTERNATE SKETCH

FIELDSTONE WAY #64





ALTERNATE SKETCH

FIELDSTONE WAY #65



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- *Tier 1 Design*
- *Tier 2/3 Design*
- *Open Space Program*





OPEN SPACE DIAGRAM

FIELDSTONE WAY #67





OPEN SPACE DIAGRAM

FIELDSTONE WAY #68





OPEN SPACE PROGRAM – WETLANDS AREA

FIELDSTONE WAY #69





OPEN SPACE DIAGRAM

FIELDSTONE WAY #70





OPEN SPACE PROGRAM – GPA FRONTAGE

FIELDSTONE WAY #71





OPEN SPACE DIAGRAM

FIELDSTONE WAY #72



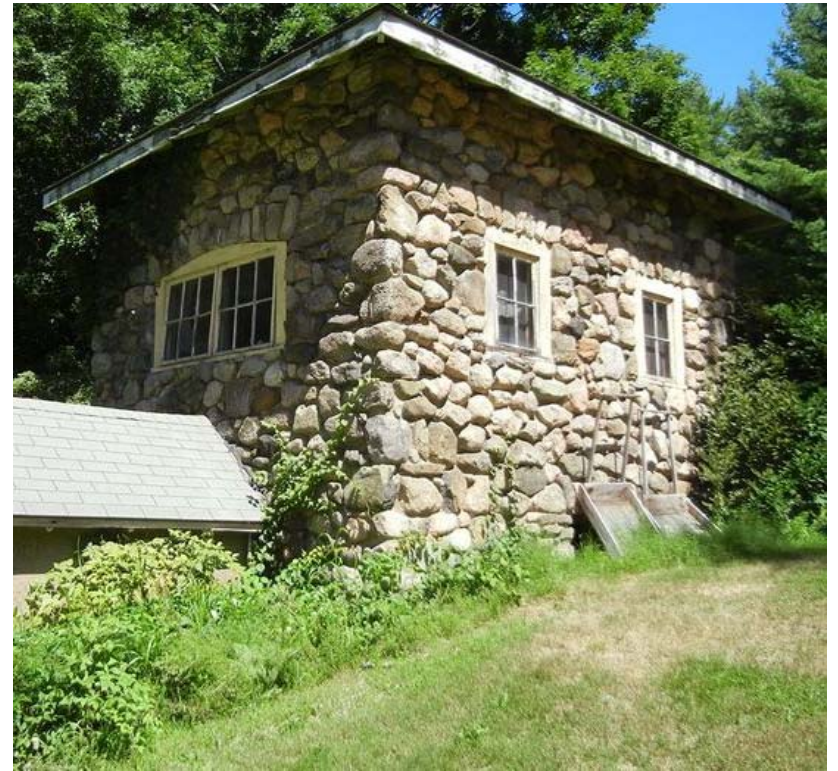


OPEN SPACE PROGRAM – CENTRAL GREEN

FIELDSTONE WAY

#73





OPEN SPACE PROGRAM – CENTRAL GREEN

FIELDSTONE WAY #74





OPEN SPACE DIAGRAM

FIELDSTONE WAY #75

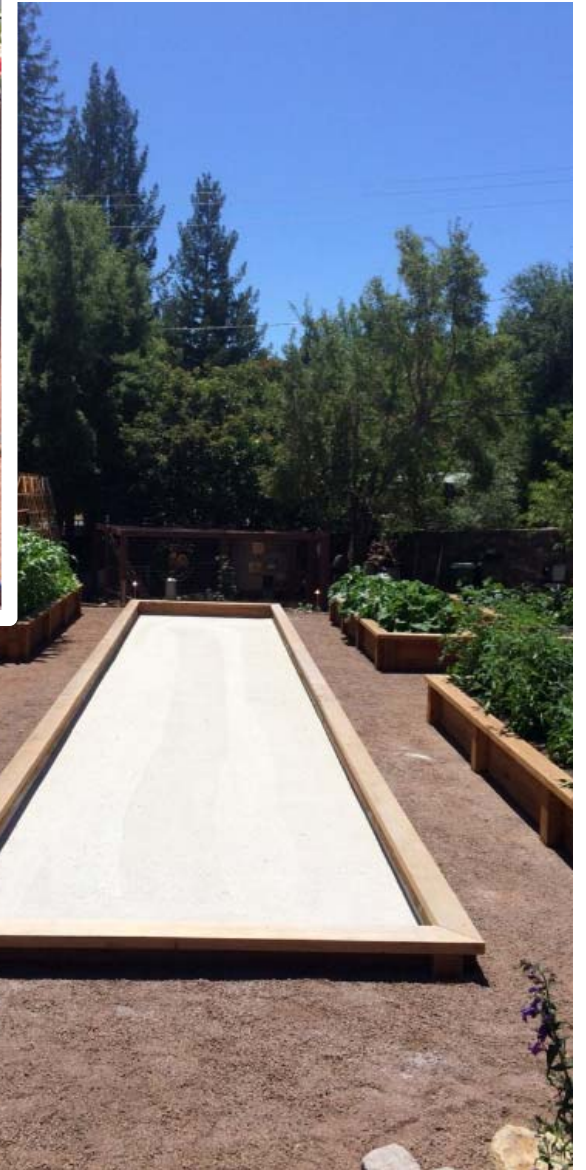




OPEN SPACE PROGRAM – SHARED STREET

FIELDSTONE WAY #76





OPEN SPACE PROGRAM – SHARED STREET

FIELDSTONE WAY #77





OPEN SPACE DIAGRAM

FIELDSTONE WAY #78





OPEN SPACE PROGRAM – MEADOW

FIELDSTONE WAY #79





OPEN SPACE PROGRAM – MEADOW

FIELDSTONE WAY #80





OPEN SPACE DIAGRAM

FIELDSTONE WAY

#81





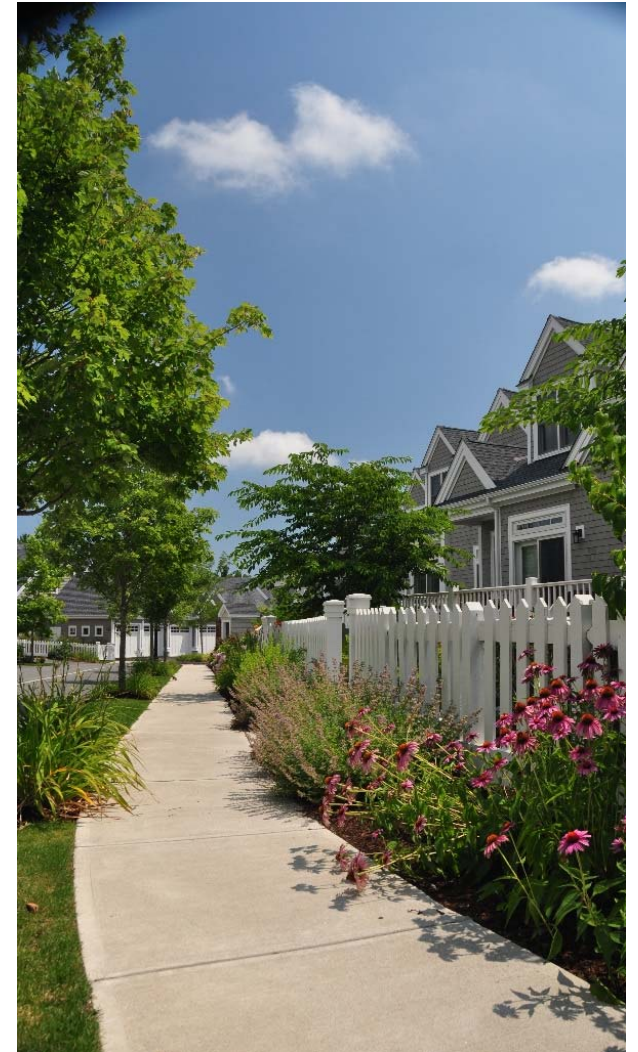




OPEN SPACE DIAGRAM

FIELDSTONE WAY #83





OPEN SPACE PROGRAM – STREETSCAPES

FIELDSTONE WAY #84



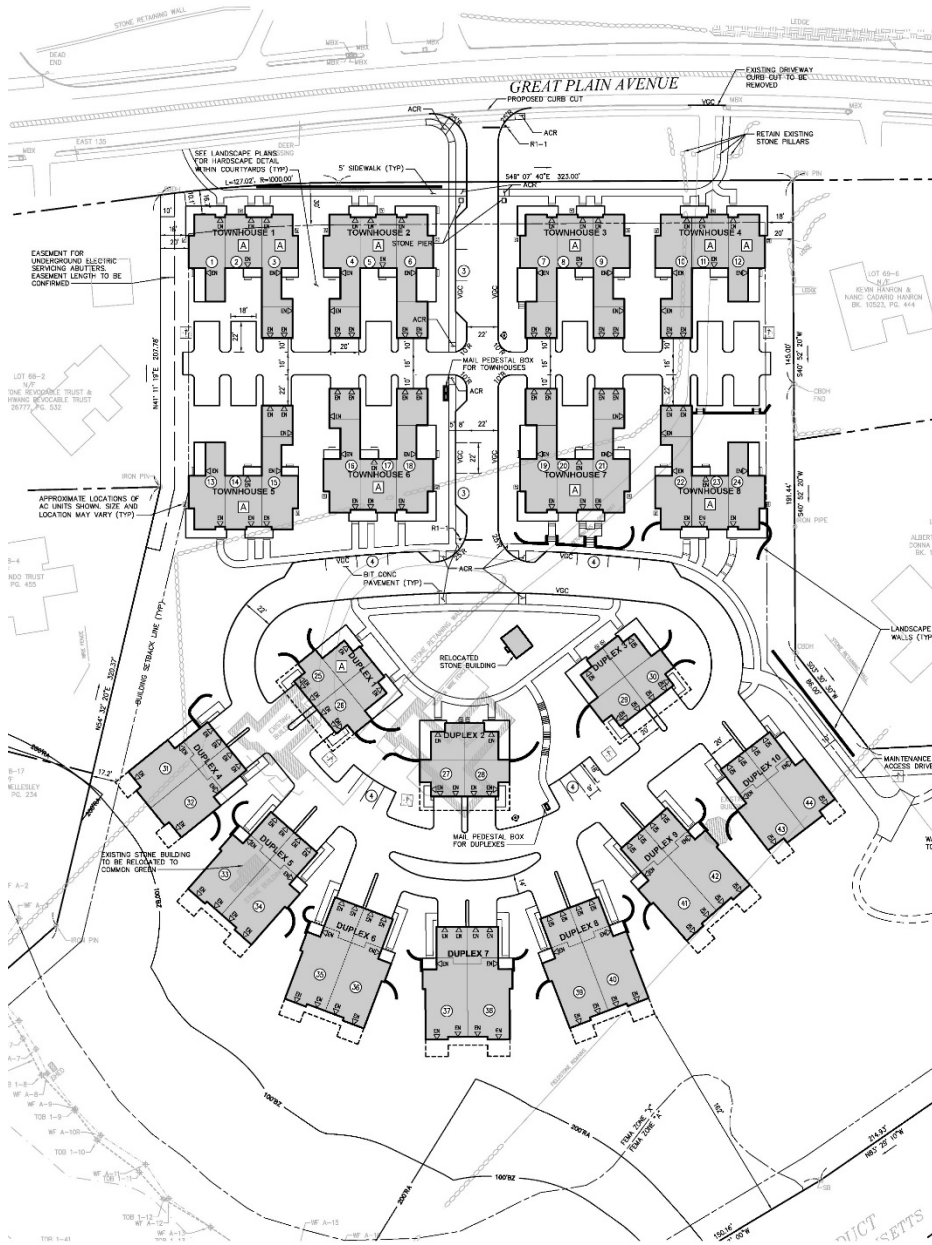
## WOODLANDS AT BELMONT HILL--BELMONT , MA



OPEN SPACE PROGRAM - LANDSCAPING

FIELDSTONE WAY #85





Proposed Plan

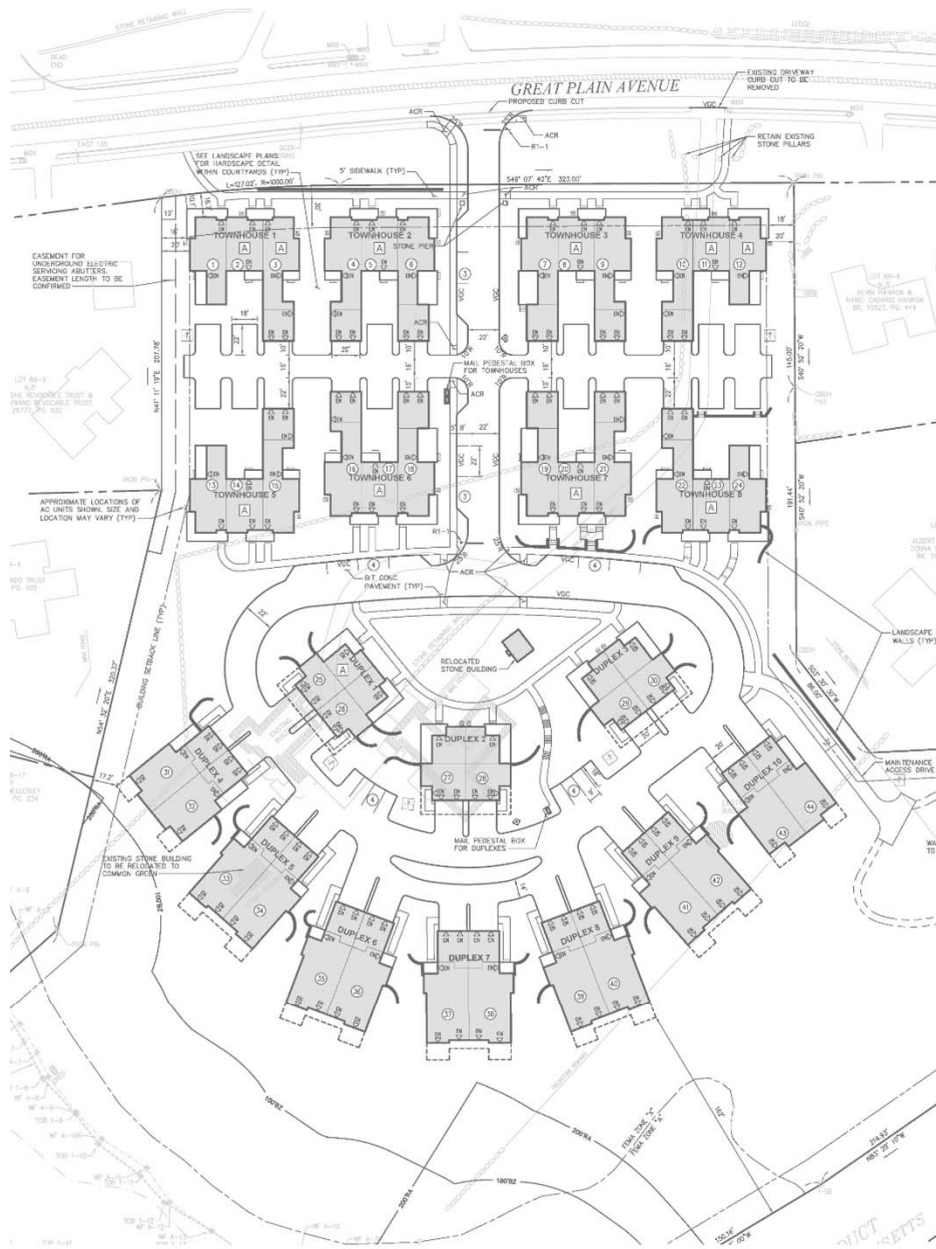


Alternate Plan

## PROPOSED AND ALTERNATE PLANS

FIELDSTONE WAY #86





### Proposed Plan



### Alternate Plan

## DISCUSSION