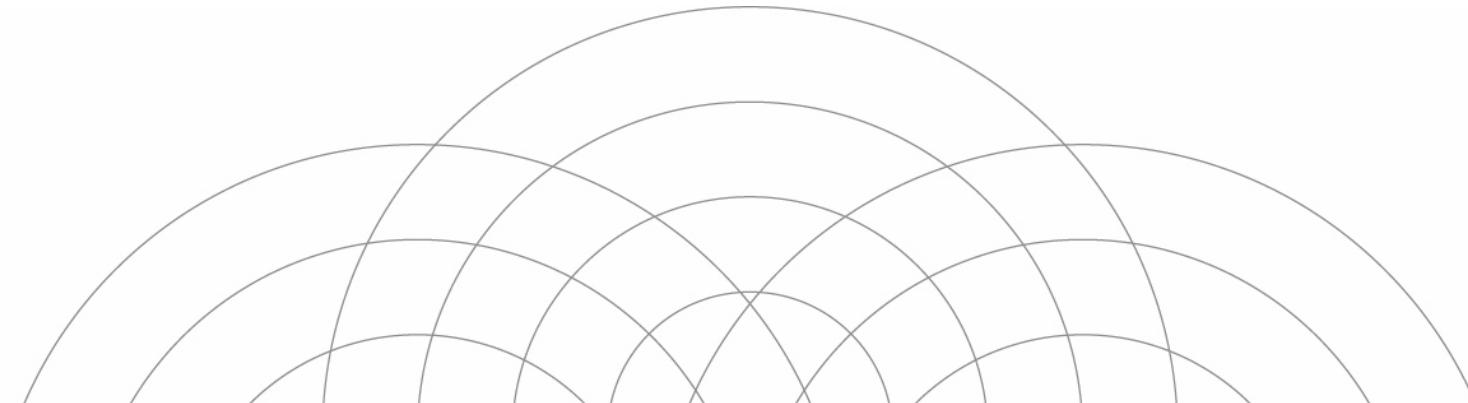


FIELDSTONE WAY

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



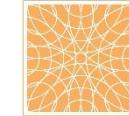
Civil Engineering:

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:

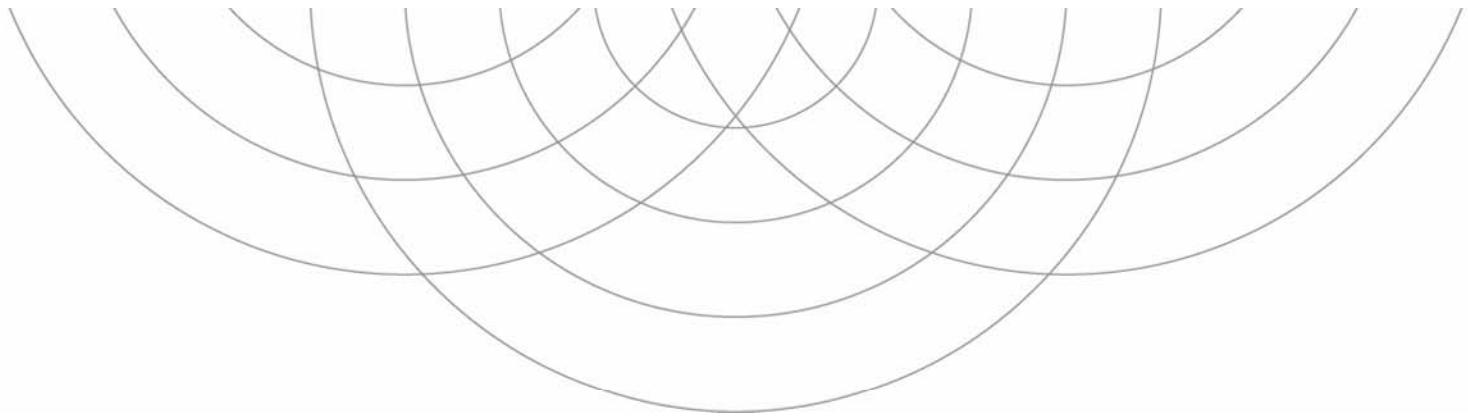
Giles Ham, Vanasse & Associates

Vai Vanasse & Associates, Inc.
Transportation Engineers & Planners.

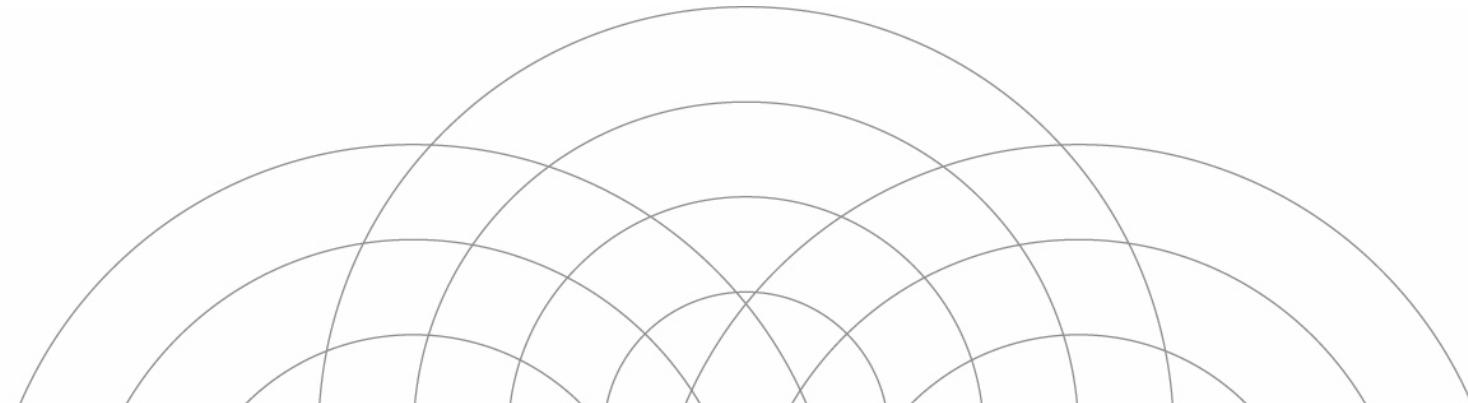
TEAM INTRODUCTIONS

FIELDSTONE WAY

#2



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

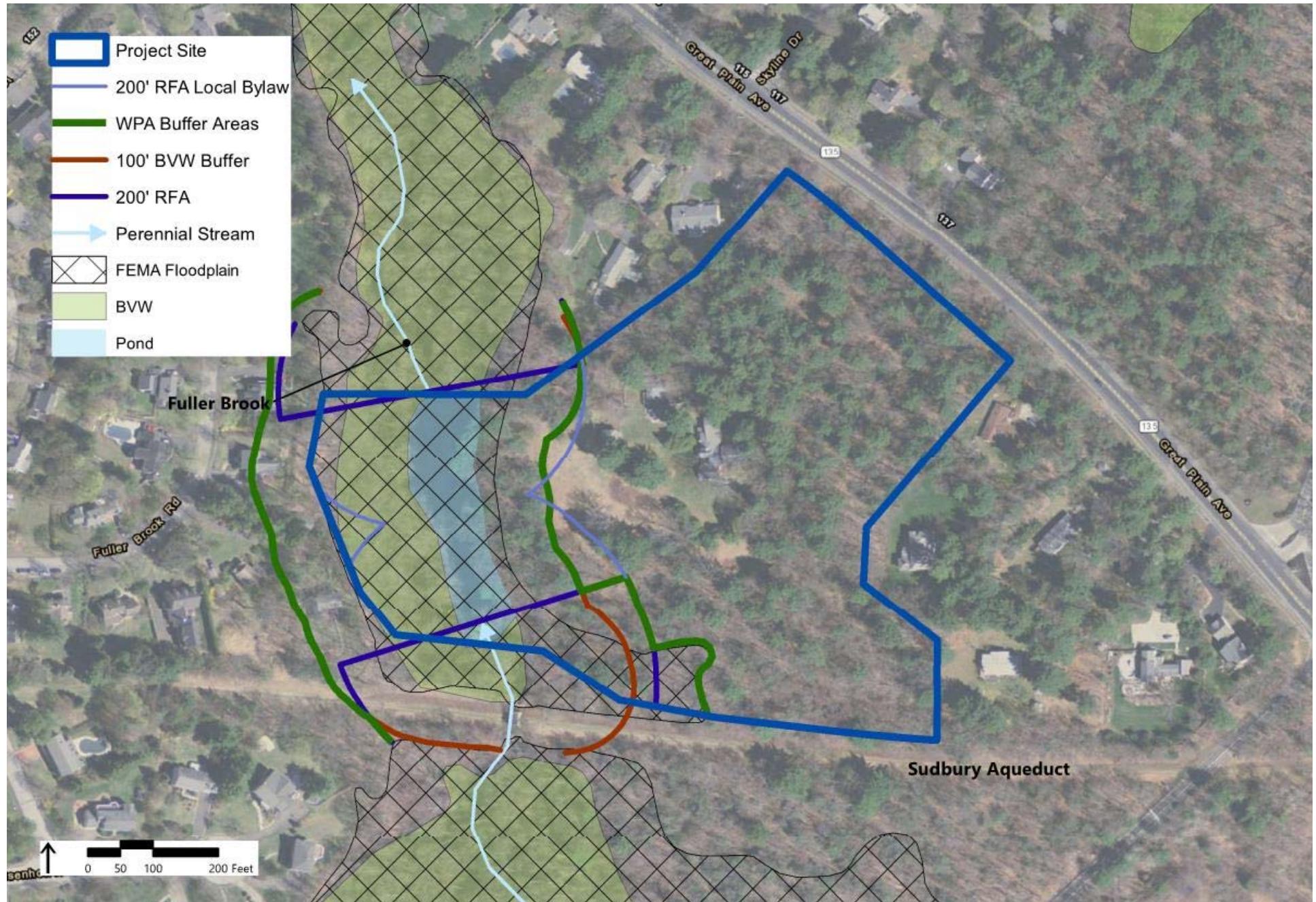
VISION FOR THE PROPERTY

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

FIELDSTONE WAY #6

Pedestrian Circulation: Connection to Aqueduct



PROPOSED SITE LAYOUT

FIELDSTONE WAY

#7



PROPOSED SITE LAYOUT

FIELDSTONE WAY

#8



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.
TOTAL	2,176 S.F.

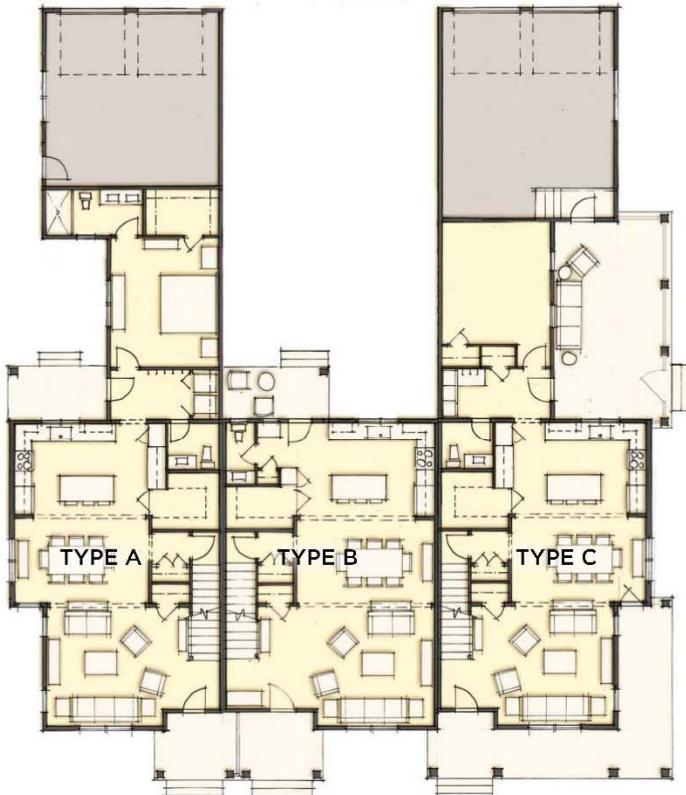
TOWNHOUSE TYPE B
2BR, 1.5BA

1st FLOOR	974 S.F.
2ND FLOOR	802 S.F.
TOTAL	1,776 S.F.

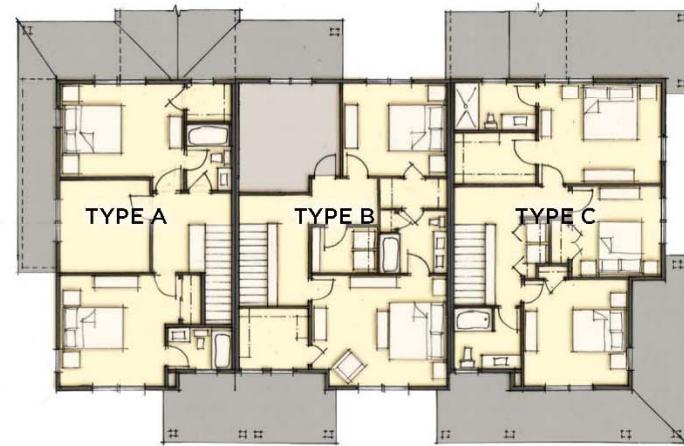
TOWNHOUSE TYPE C
3BR + OFFICE, 2.5BA

1st FLOOR	1,222 S.F.
2ND FLOOR	922 S.F.
TOTAL	2,144 S.F.

*GARAGE AND REAR PORCH NOT INCLUDED AT ALL INSTANCES



FIRST FLOOR BUILDING PLAN



SECOND FLOOR BUILDING PLAN

PROPOSED ARCHITECTURE

FIELDSTONE WAY

#12

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.
TOTAL	2,766 S.F.



DUPLEX UNIT TYPE C

3BR, 2.5BA

1st FLOOR	1,288 S.F.
2ND FLOOR	1,276 S.F.
TOTAL	2,588 S.F.

LOWER LEVEL 1,012 S.F.

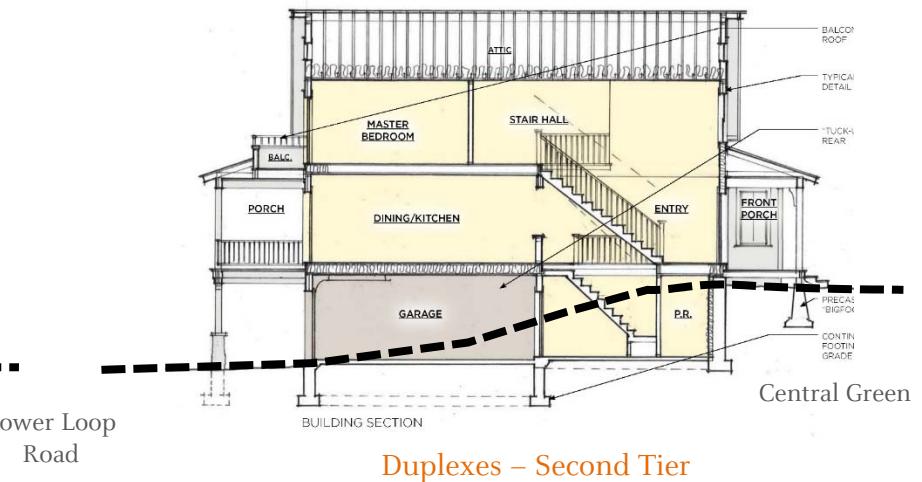
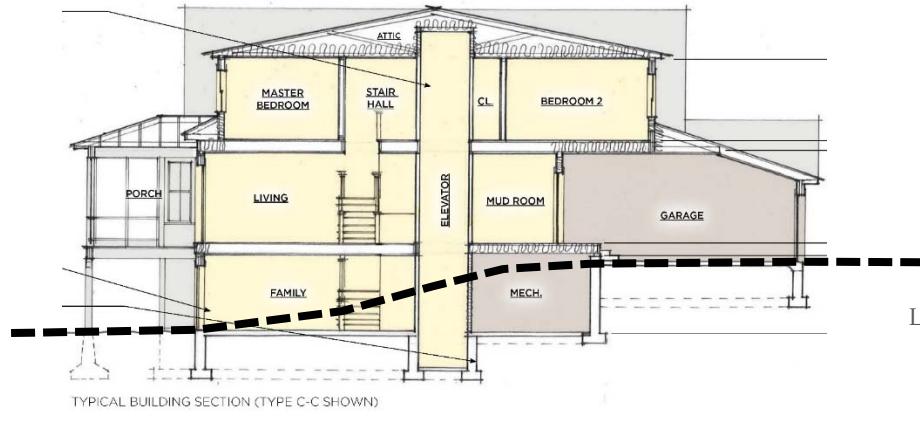
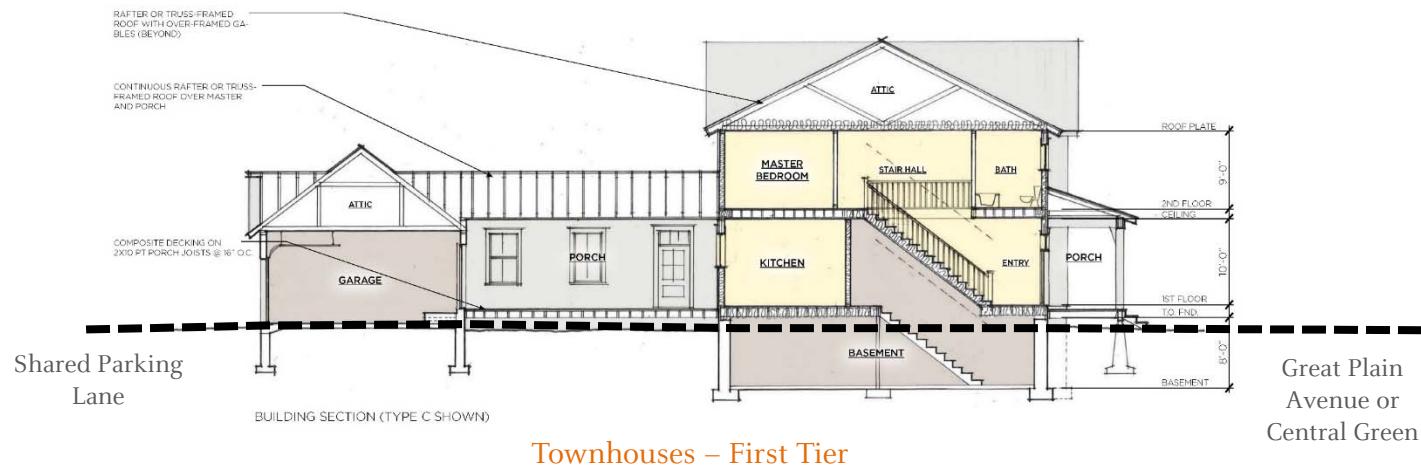
DUPLEX UNIT TYPE B

3BR, 2.5BA

1st FLOOR	1,634 S.F.
2ND FLOOR	904 S.F.
TOTAL	2,538 S.F.

LOWER LEVEL 932 S.F.

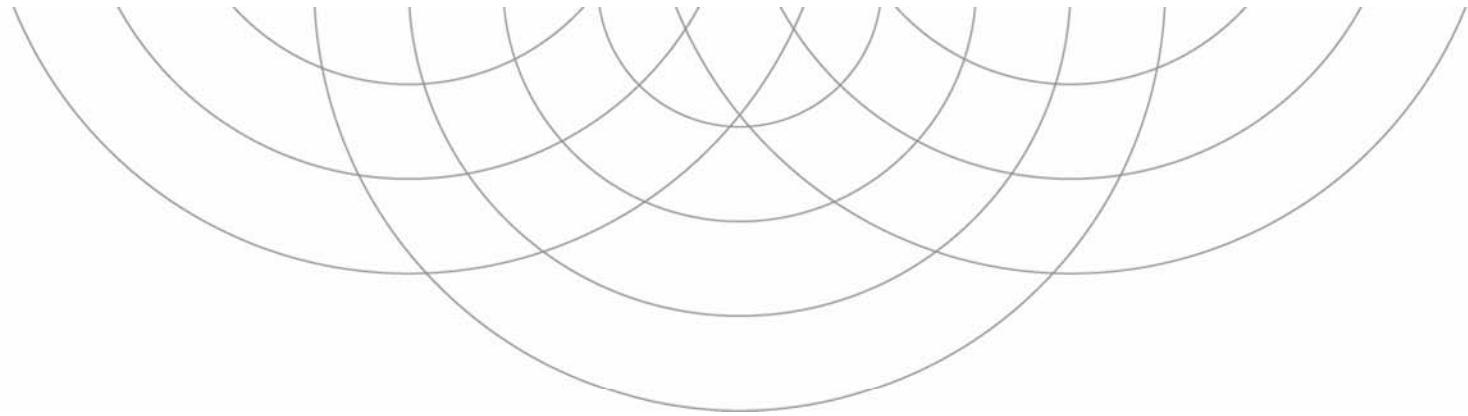




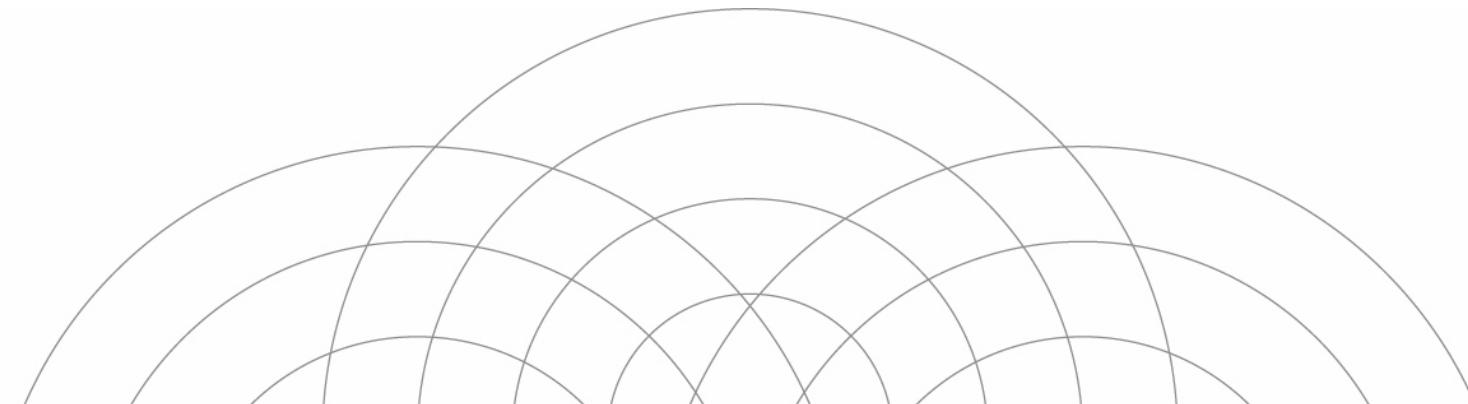
PROPOSED ARCHITECTURE

FIELDSTONE WAY

#14



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*

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*

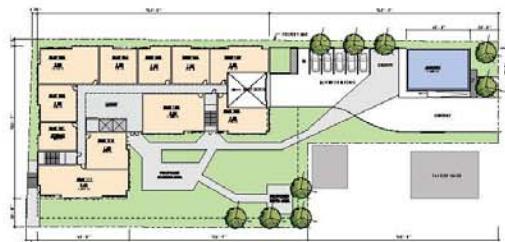
Proposed Chapter 40B Project Comparison

	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



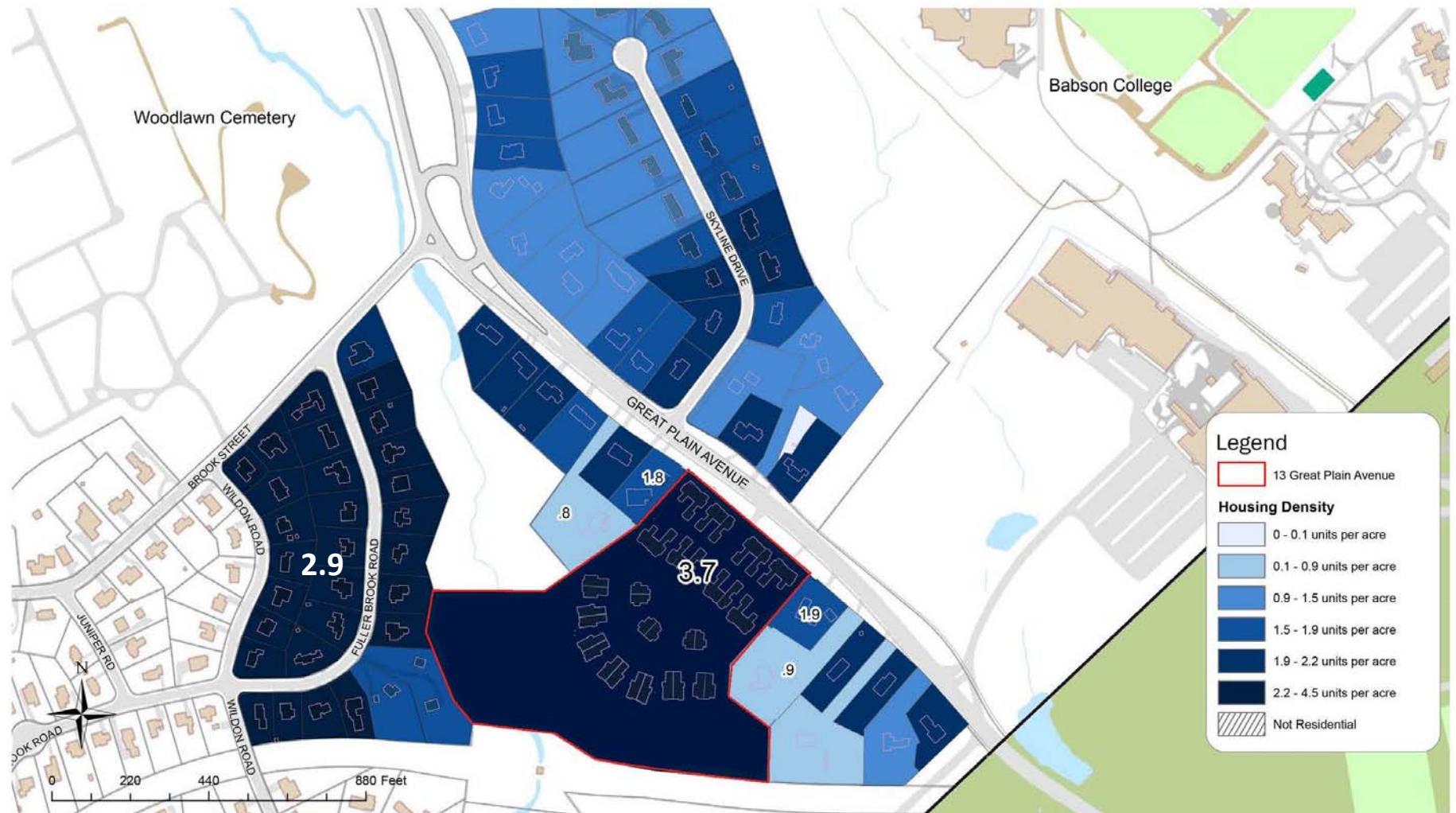
WELLESLEY SQUARE - DELANSON CIRCLE 90 APARTMENTS

40B PROJECT COMPARISON



FIELDSTONE WAY

#19



DENSITY

FIELDSTONE WAY

#20

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

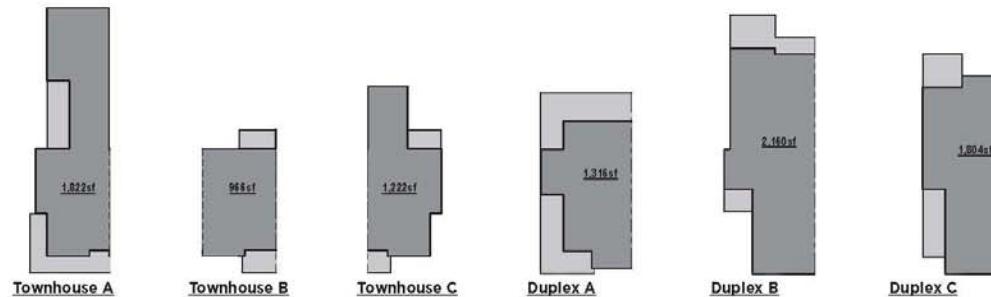
- *Density*
- *Size of Units*
- *Scale*
- *Uniformity of Buildings and Ridgelines*
- *Impact on Abutters*

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

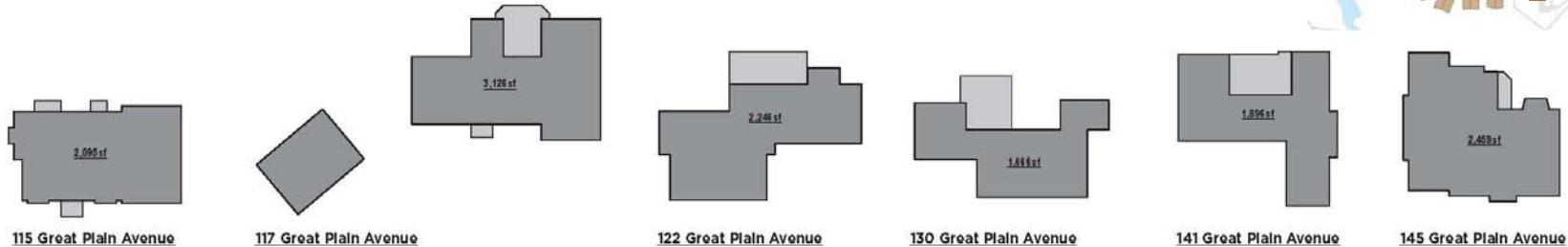
AV. TLA: 2,298SF



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

#22





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*



122 Great Plain Ave.



130 Great Plain Ave.



126 Great Plain Ave.



128 Great Plain Ave.



111 Great Plain Ave.



72 Great Plain Ave.



141 Great Plain Ave.



115 Great Plain Ave.



149 Great Plain Ave.



117 Great Plain Ave.



157 Great Plain Ave.



113 Great Plain Ave.



145 Great Plain Ave.



153 Great Plain Ave.



167 Great Plain Ave.

NEIGHBORHOOD CONTEXT

FIELDSTONE WAY #26

ELEVATIONS OF PROPOSED HOMES



Townhouse A-B-C



Duplex A-A

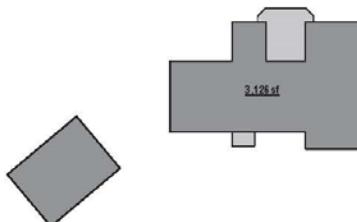


Duplex C-C

ELEVATIONS OF EXISTING ABUTTING HOMES



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

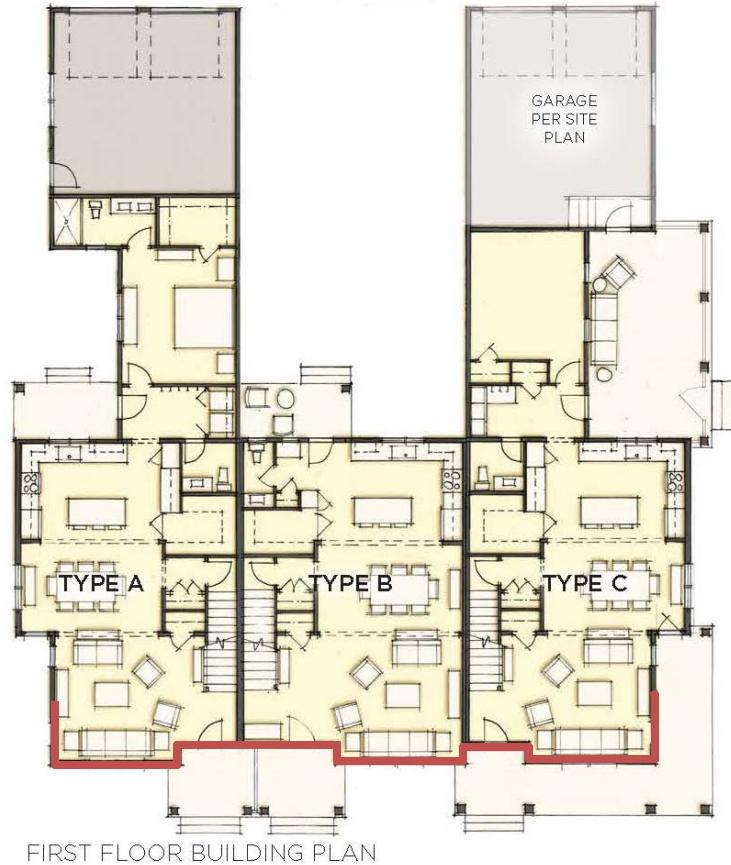


117 Great Plain Avenue
TLA 1,940 sf
Footprint 3,126 sf



ELEVATION COMPARISON

FIELDSTONE WAY



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*



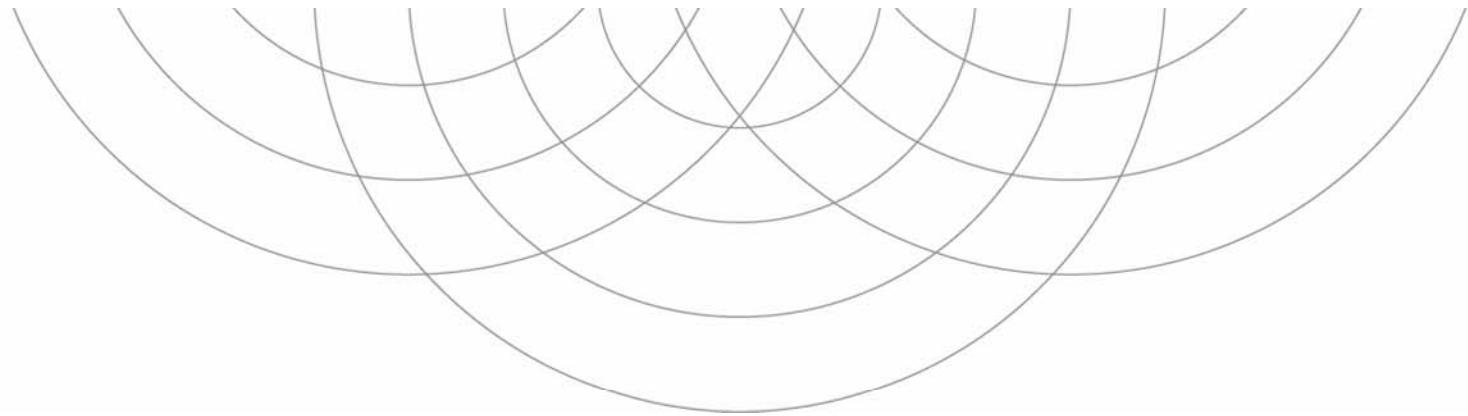
Site Elevation – From West Side of Property



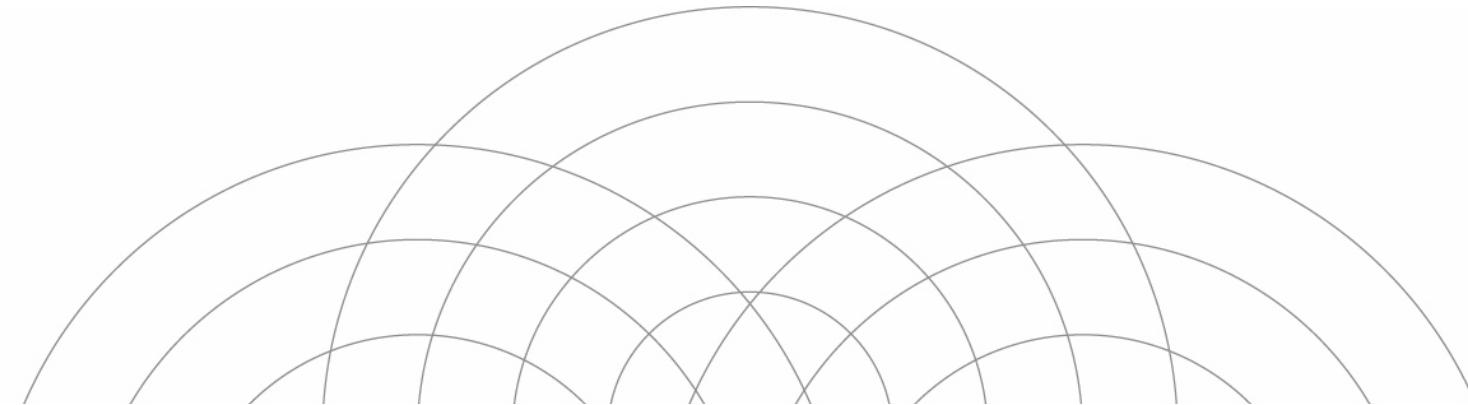
Site Elevation – From East Side of Property

SITE ELEVATION

FIELDSTONE WAY #34



Latest Considerations

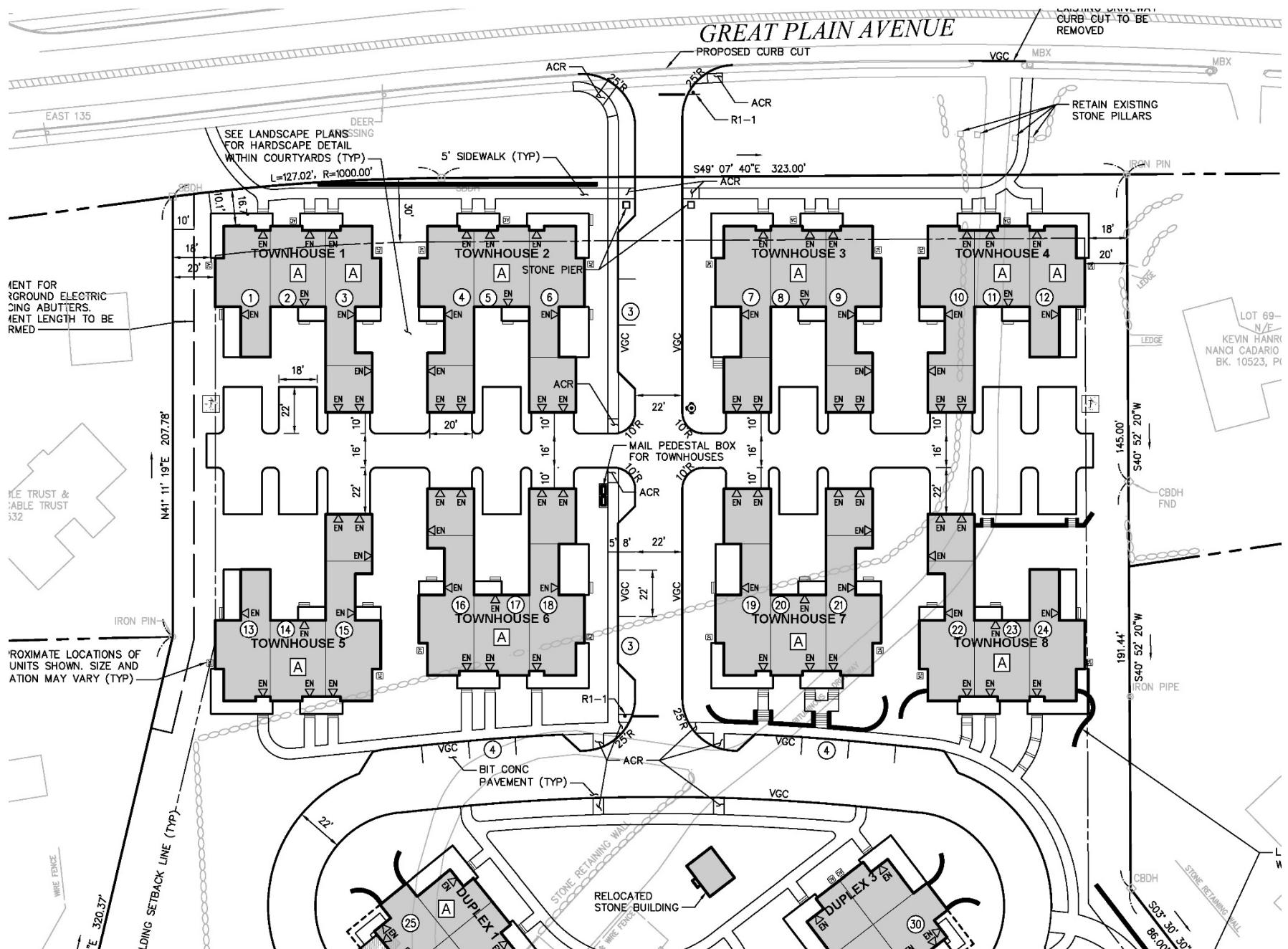


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- *Tier 1 Design*
- *Tier 2/3 Design*
- *Open Space Program*

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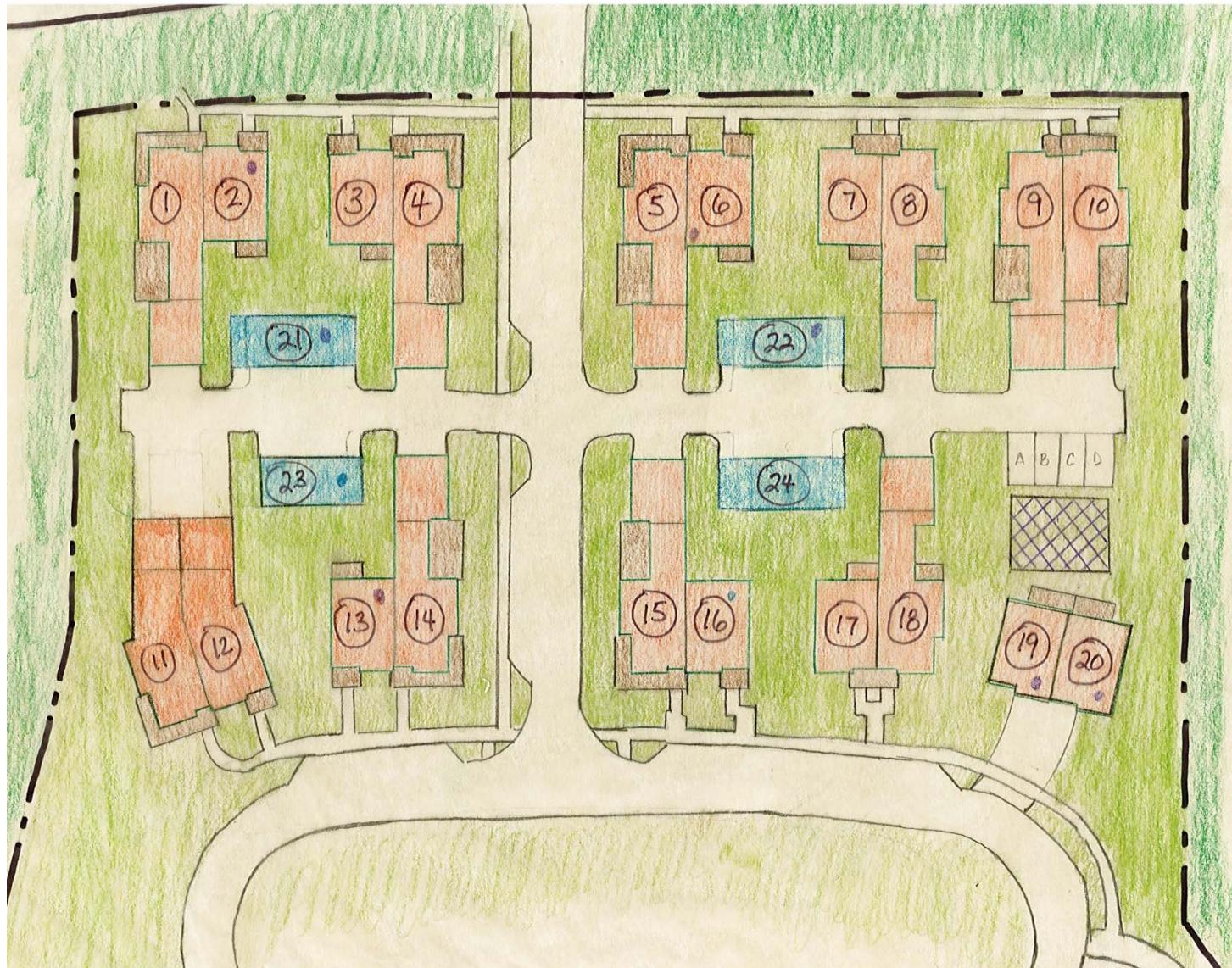


TIER 1 – CURRENT DESIGN

FIELDSTONE WAY

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



TIER 1 – ALTERNATE CONCEPT

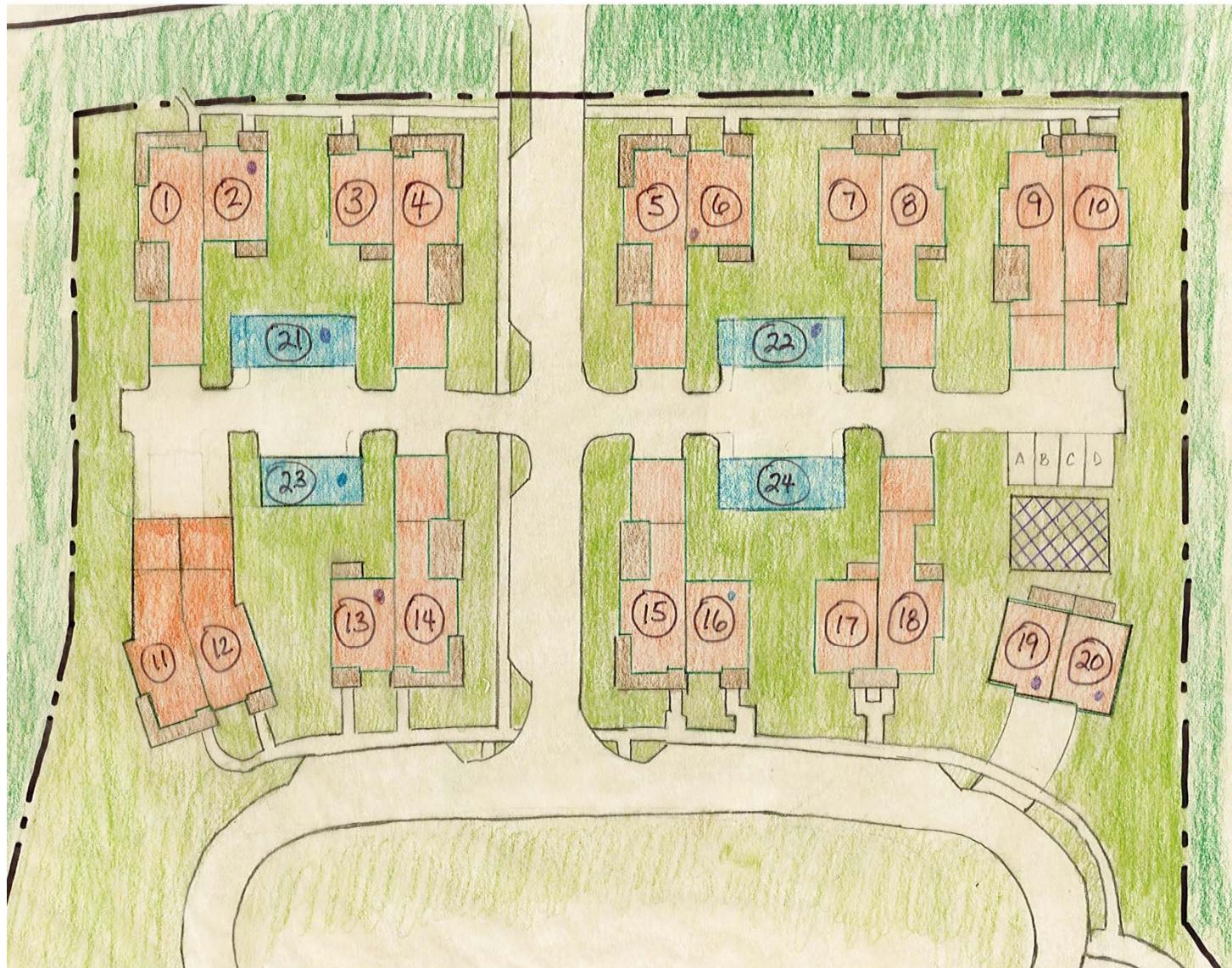
FIELDSTONE WAY #40

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

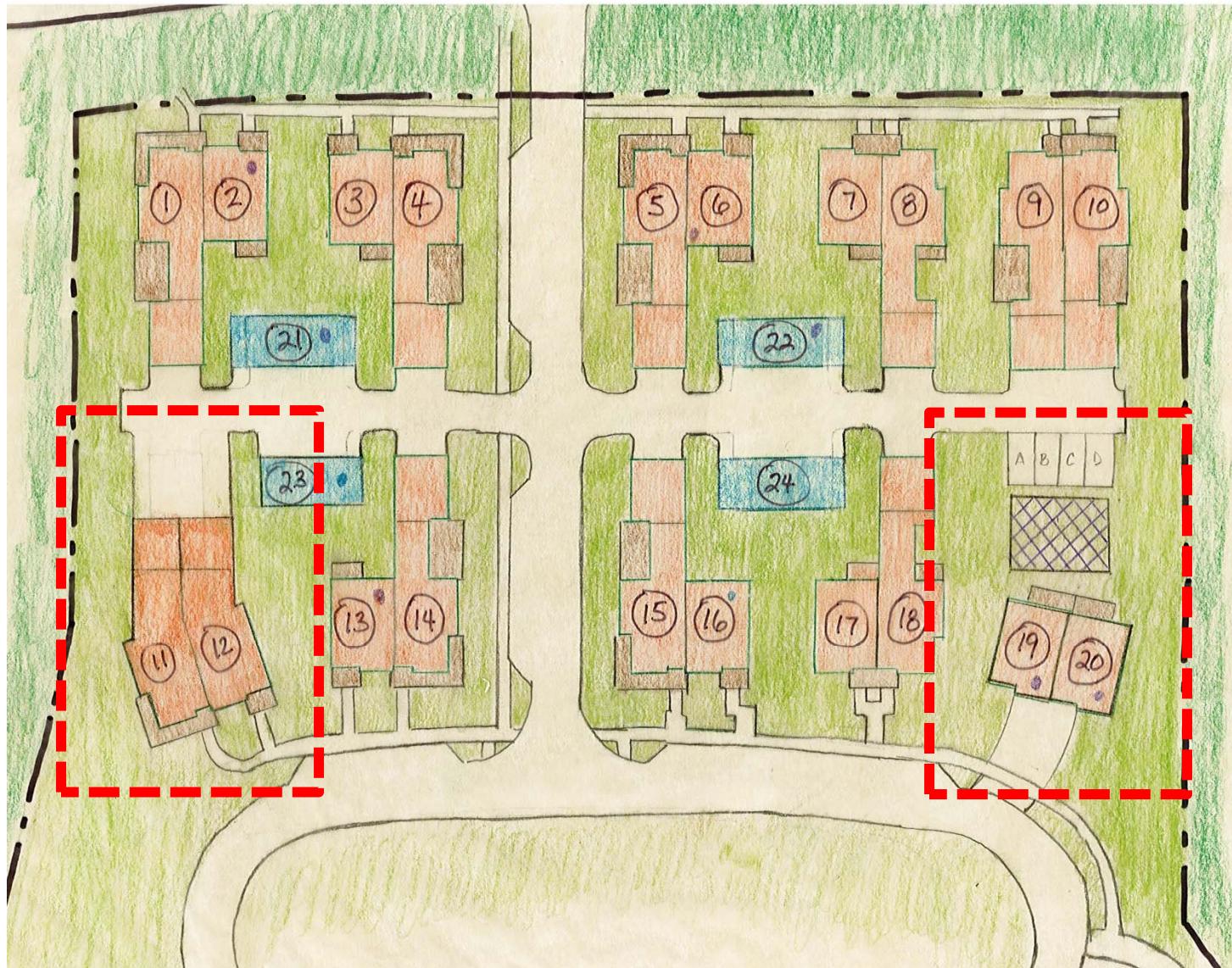


TIER 1 – ALTERNATE CONCEPT

FIELDSTONE WAY #41

Spacing Between
Buildings At Street
Edges Also
Increased

Every Unit Can
Have At Least One
Covered Parking
Space



TIER 1 – ALTERNATE CONCEPT

FIELDSTONE WAY #42

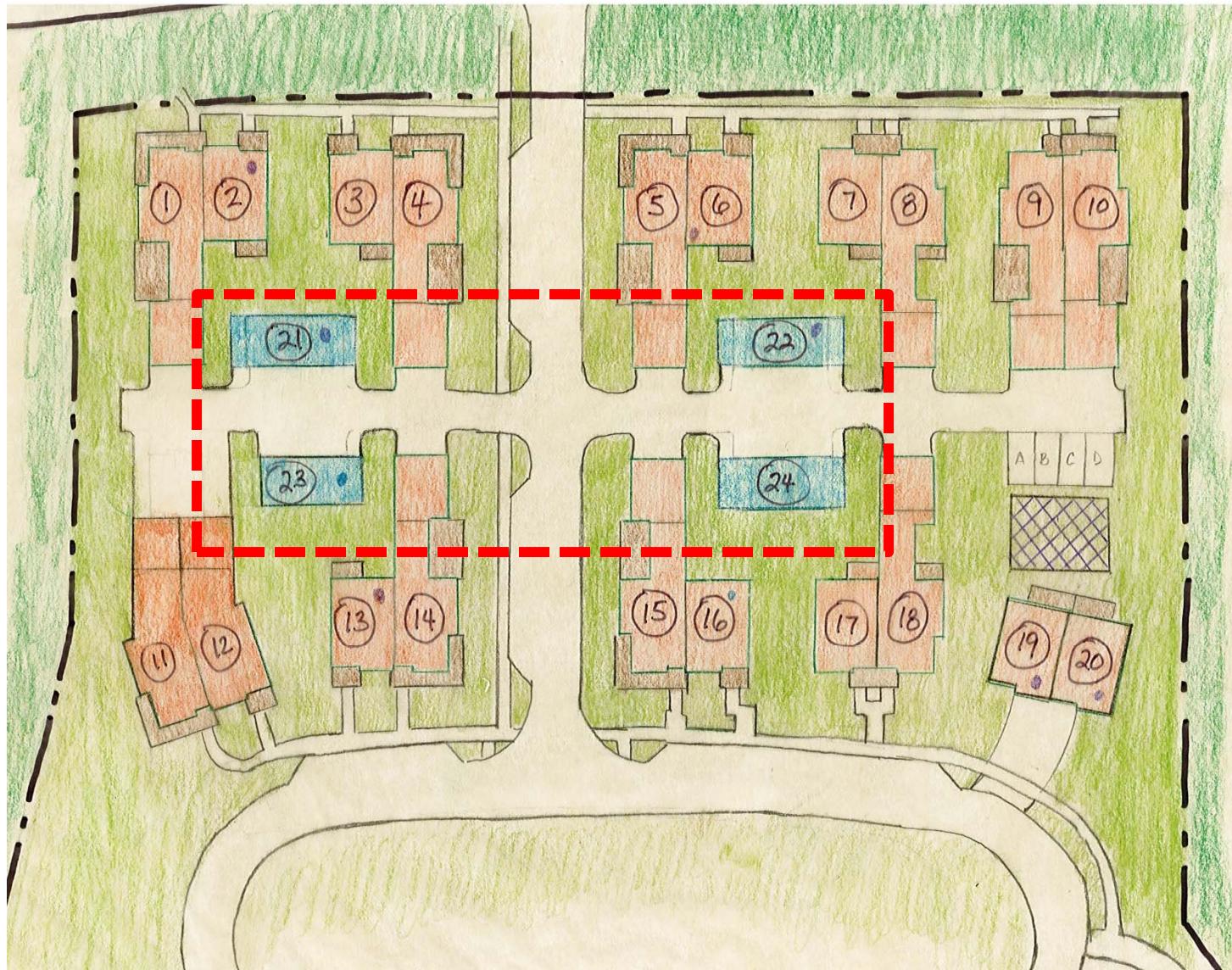
End Units
Rotated

Duplex 19/20
Could Include
Tuck-Under
Parking Due to
Grades



TIER 1 – GRADING STUDY

FIELDSTONE WAY

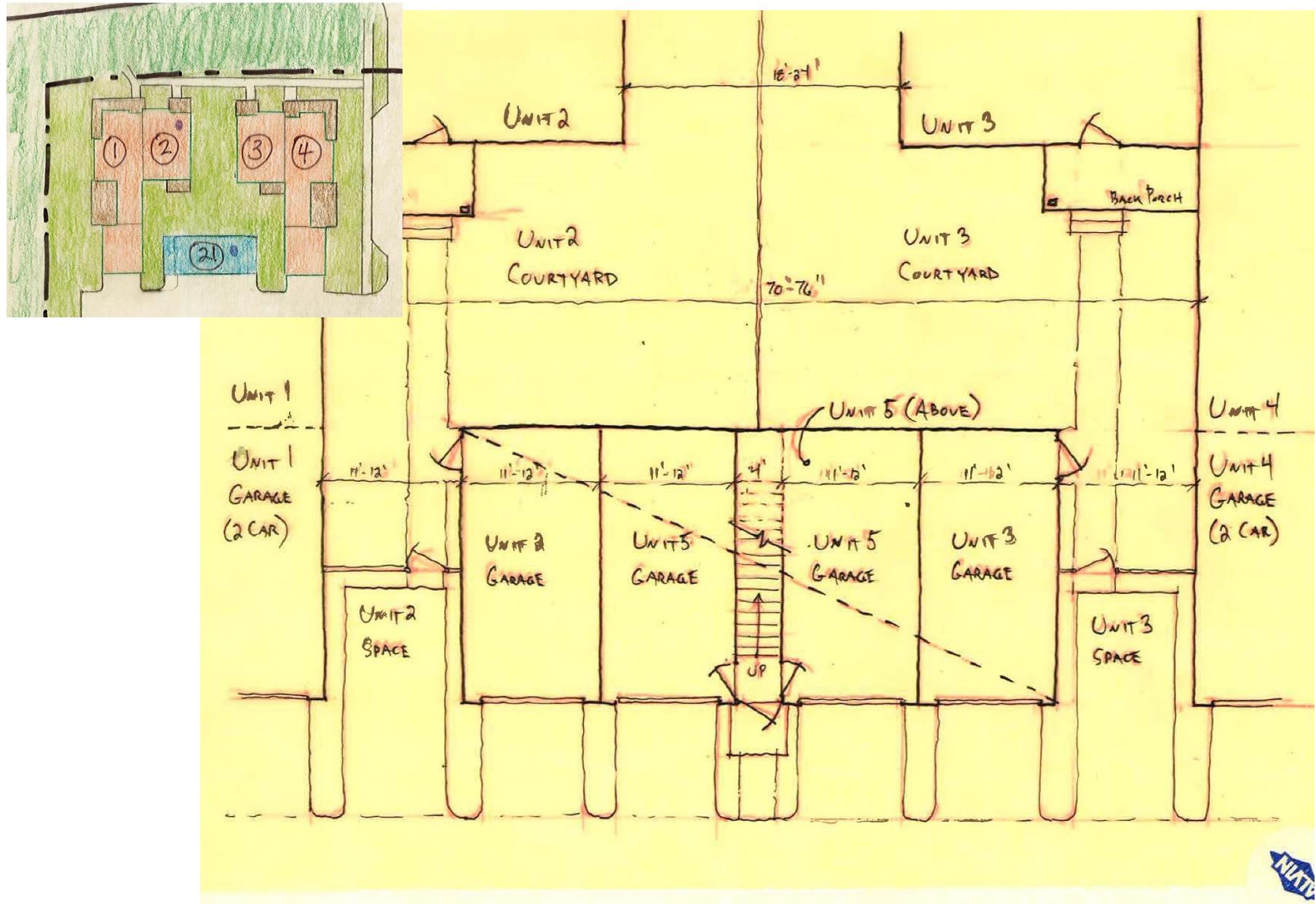


TIER 1 – ALTERNATE CONCEPT

FIELDSTONE WAY #44

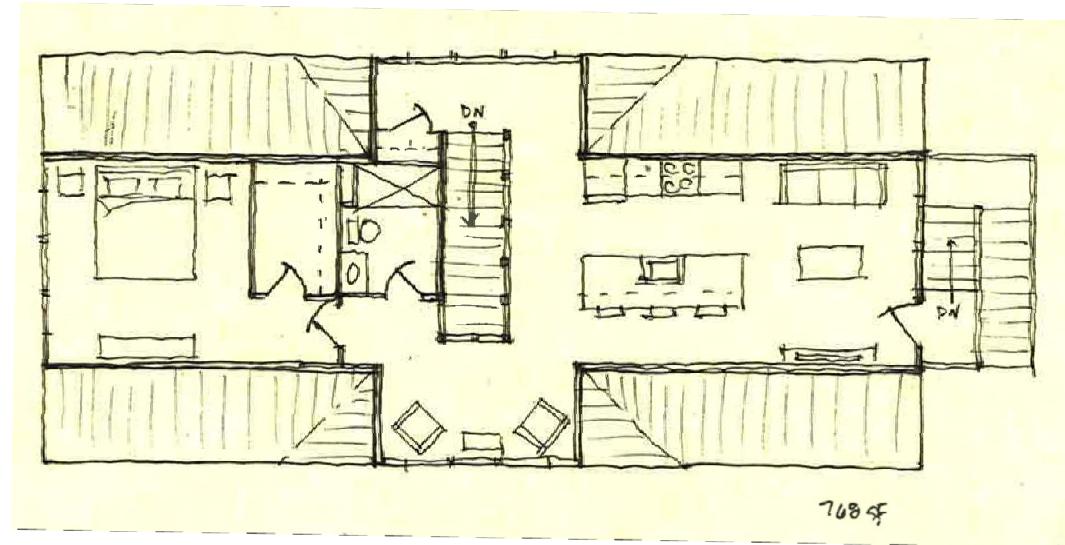
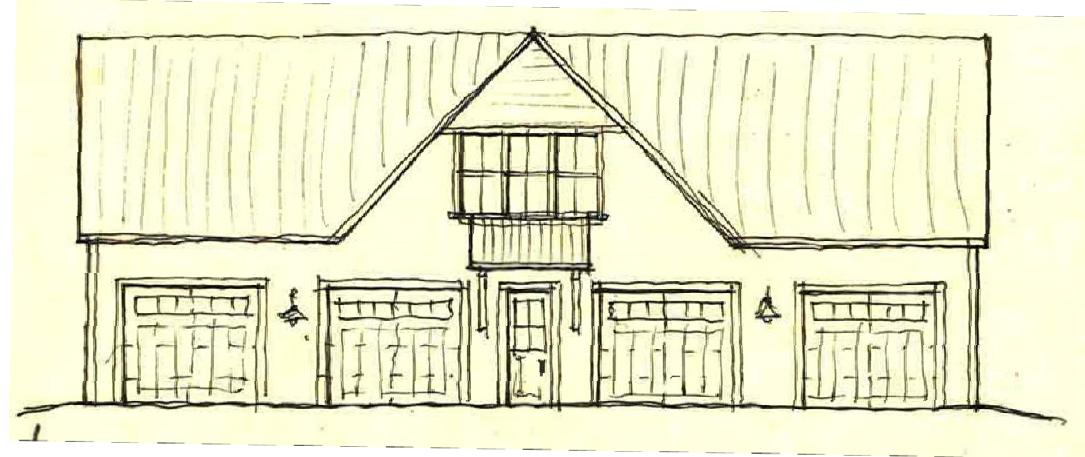
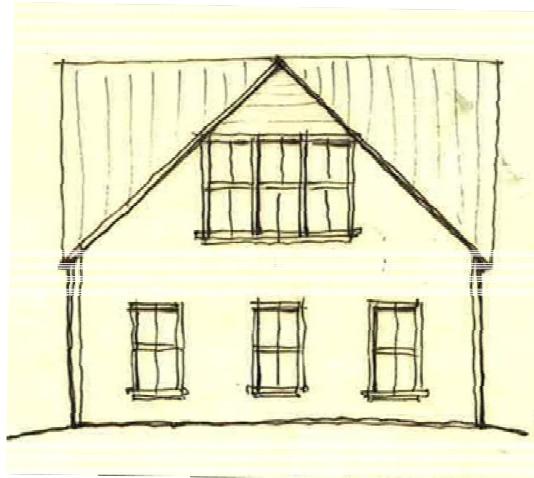
Includes Carriage
House Units
(Flats Over
Ganged Garages):

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



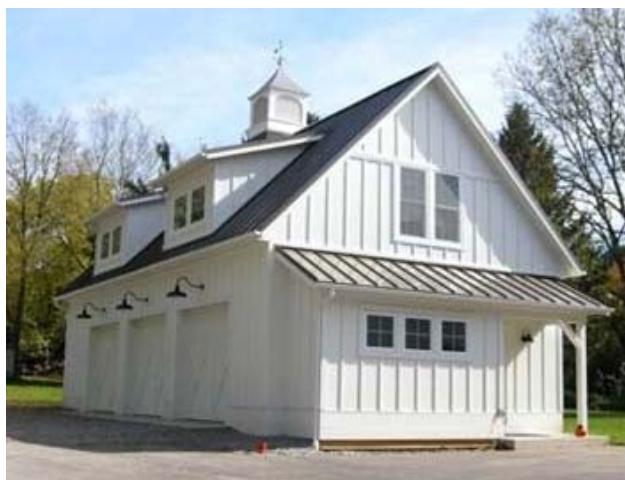
TIER 1 – CARRIAGE HOUSE TYPE

FIELDSTONE WAY #45



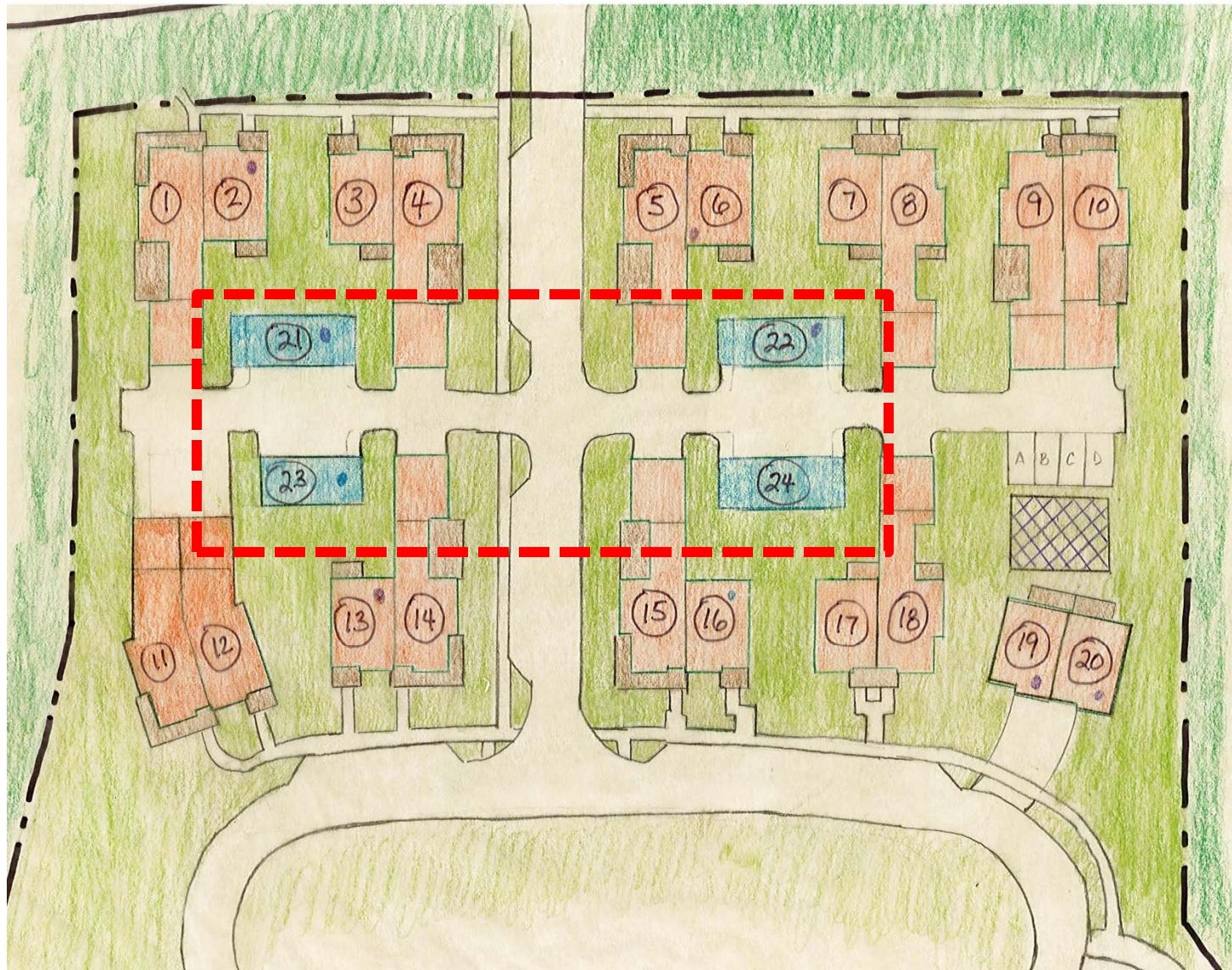
TIER 1 – CARRIAGE HOUSE TYPE

FIELDSTONE WAY #46



TIER 1 – CARRIAGE HOUSE TYPE

FIELDSTONE WAY #47



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

TIER 1 – ALTERNATE CONCEPT

FIELDSTONE WAY #48



TIER 1 – ALTERNATE SKETCH

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

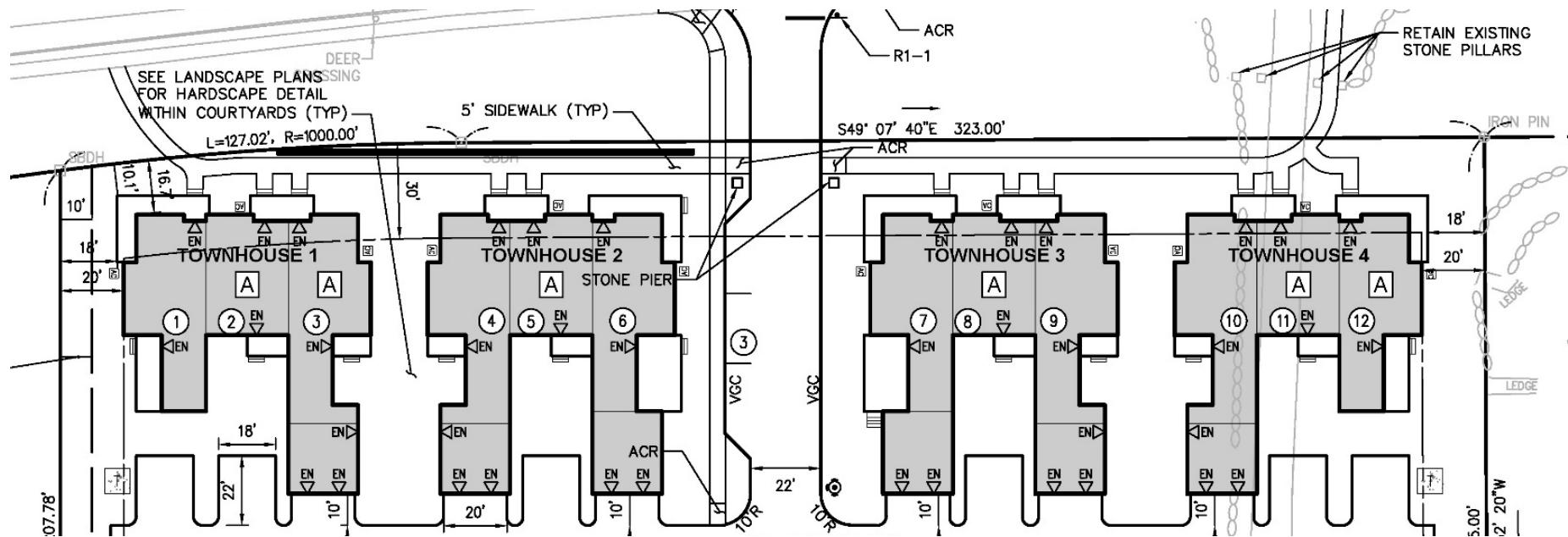
FIELDSTONE WAY #49



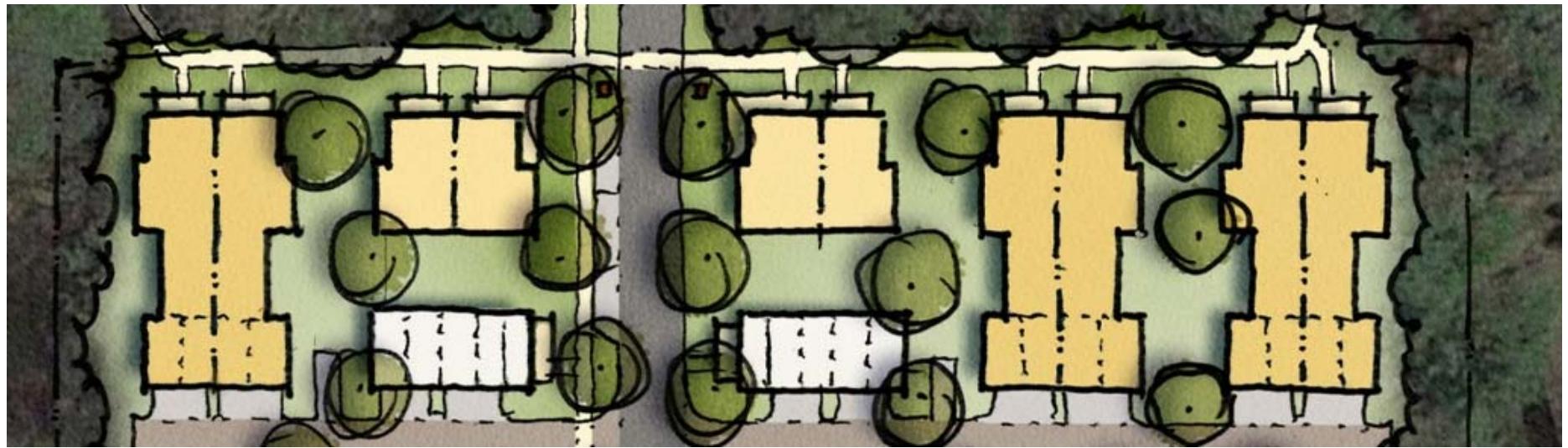
TIER 1 – CARRIAGE HOUSE TYPE



FIELDSTONE WAY #50



Proposed Plan at Great Plain Ave



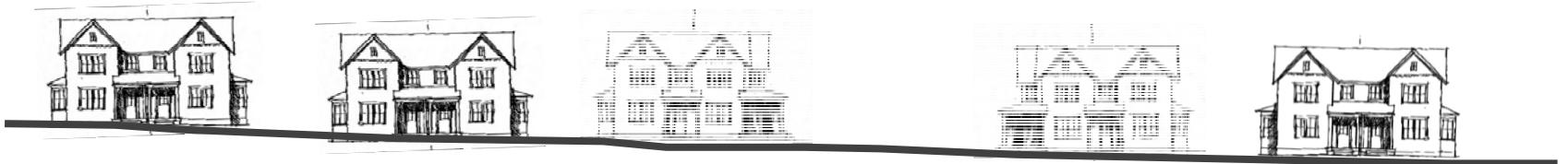
Alternate Plan at Great Plain Ave

TIER 1 – DUPLEX TYPE

FIELDSTONE WAY



Proposed Elevation at Great Plain Avenue



Revised Elevation at Great Plain Avenue

TIER 1 – DUPLEX TYPE

FIELDSTONE WAY #52



TH B1



TH B1

TH B2

Tier I Duplex Elevations



TYPE A

TYPE B

TYPE C

GRADE

Tier I Townhouse Elevation

TIER 1 – DUPLEX TYPE

FIELDSTONE WAY

#53



TH B1

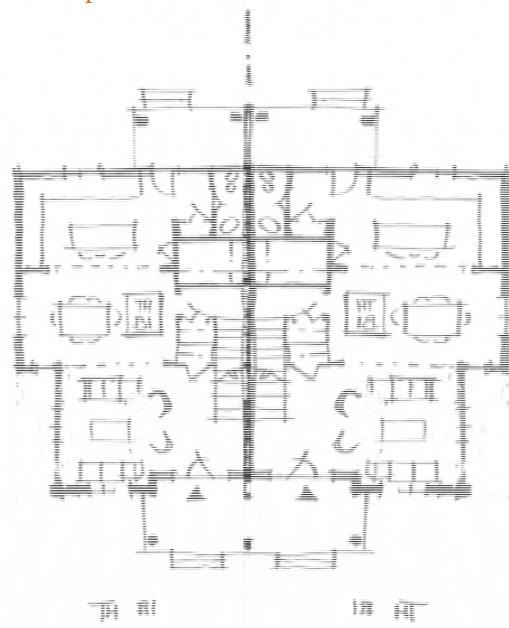
TH B1

Tier I Duplex Elevation



TH B1

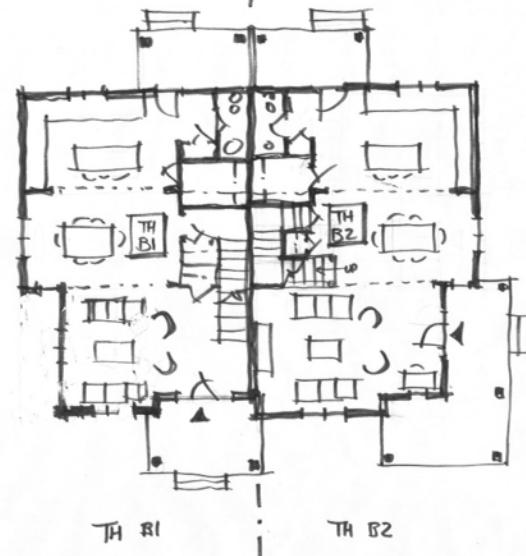
TH B2



TH B1

18' 0"

18' 6"



TH B1

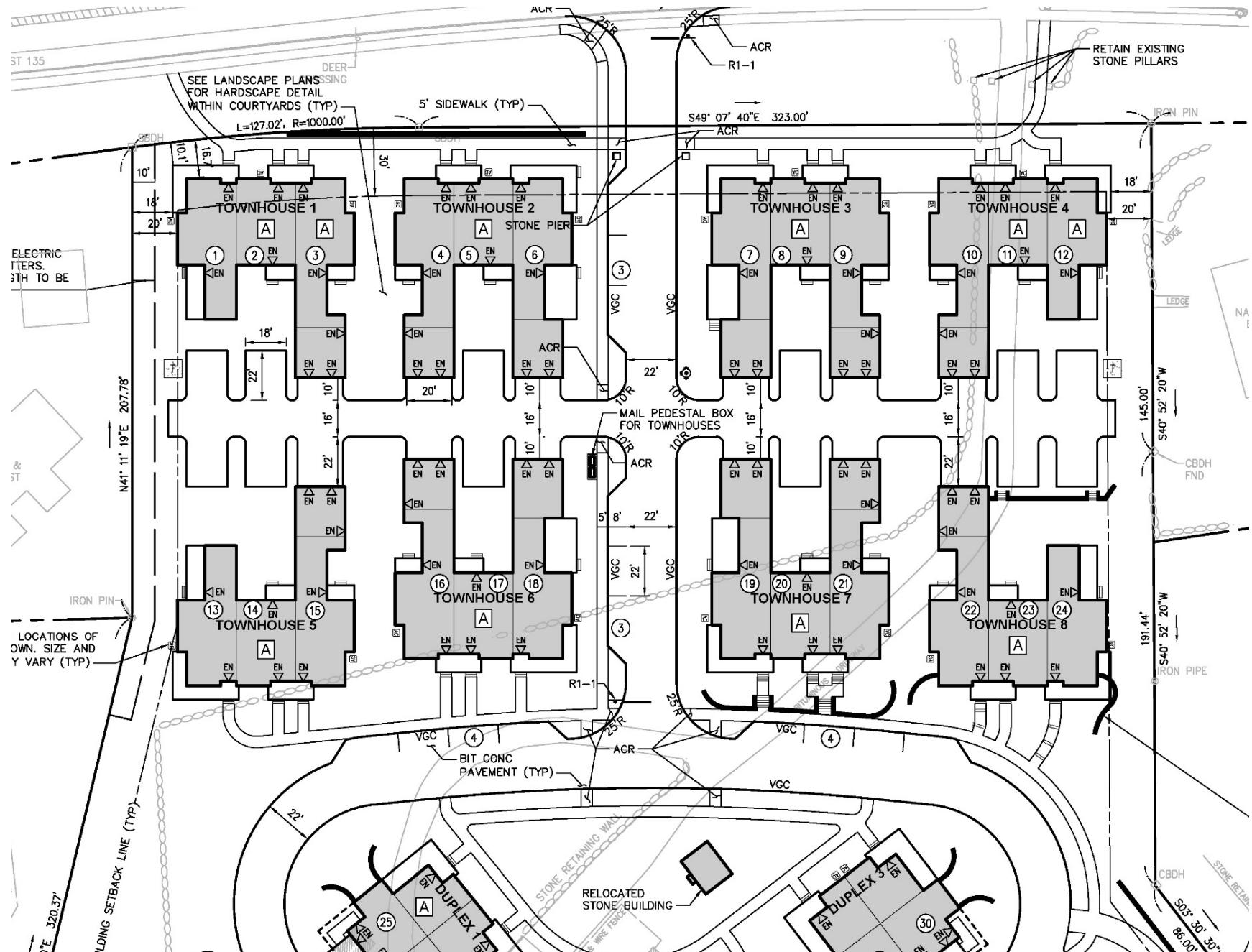
TH B2

Tier I Duplex Plans

TIER 1 - DUPLEX TYPE

FIELDSTONE WAY

#54



TIER 1 – CURRENT DESIGN

FIELDSTONE WAY



TIER 1 – ALTERNATE SKETCH

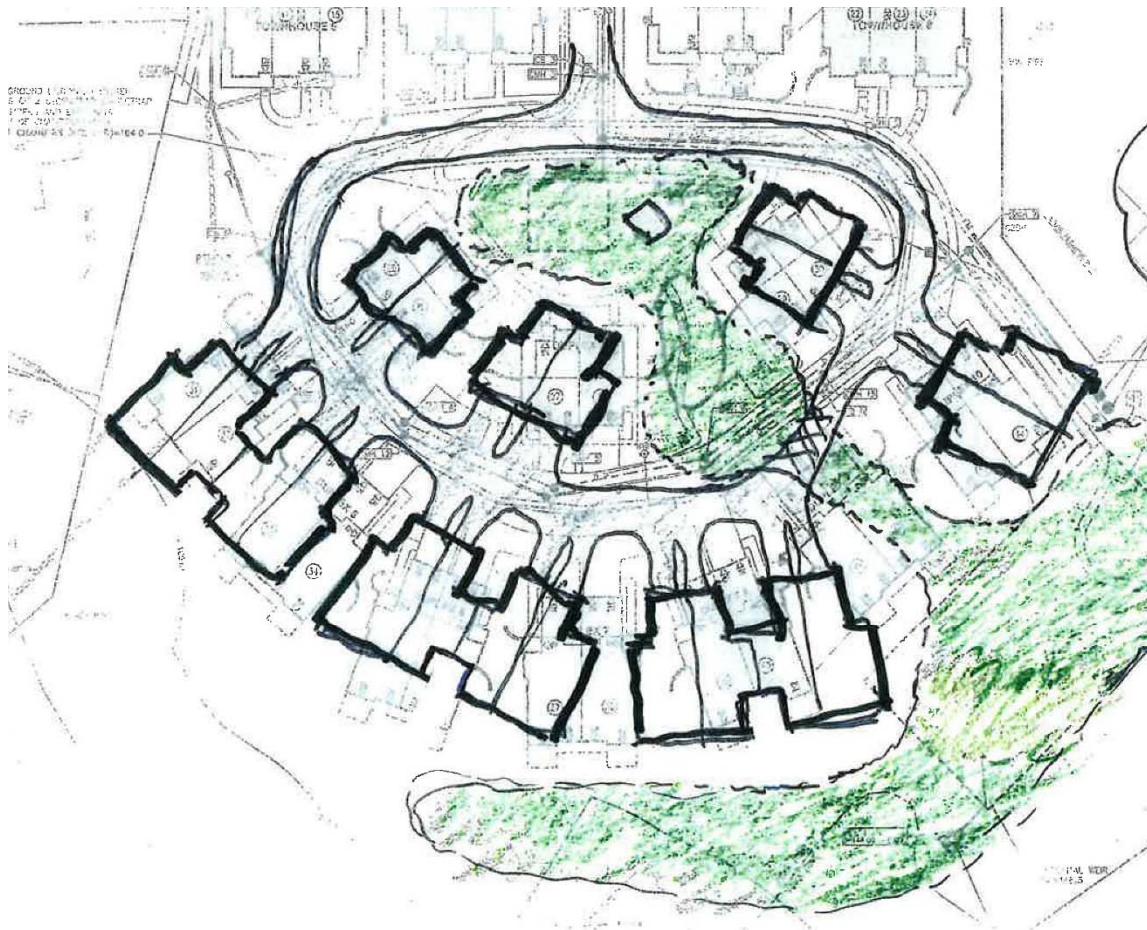
FIELDSTONE WAY #56

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

General Tier 2/3 Comments Received:

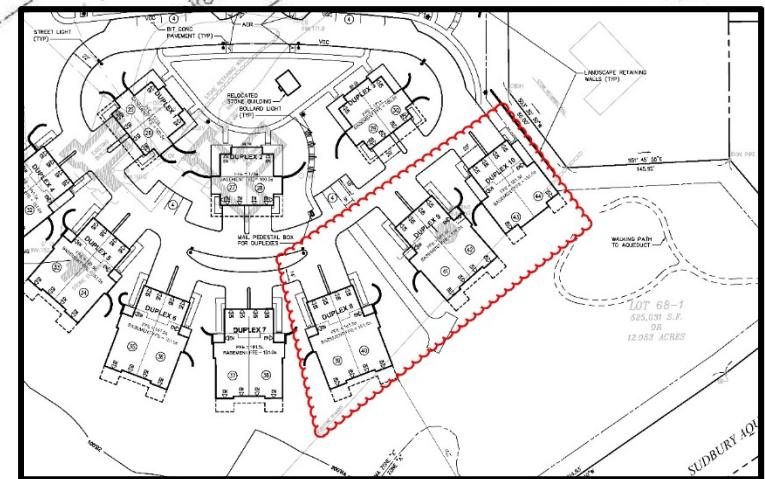
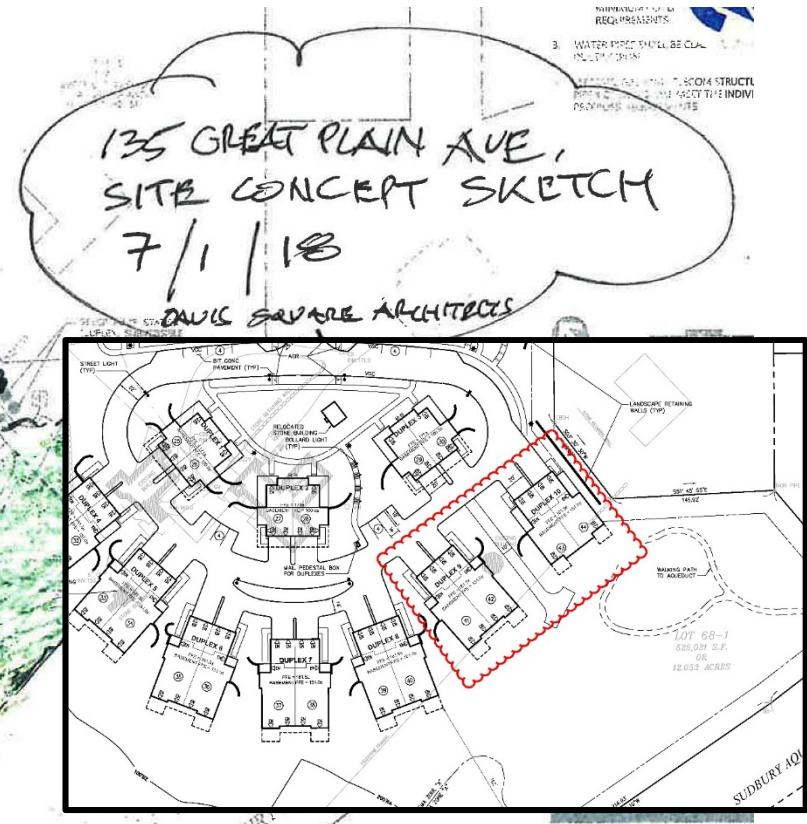
- Should consider breaking up fairly rigid alignment of Tier 3
- Garages are too prominent in Tier 3
- Should also look for ways of opening views and connections through Tier 3
- Consider approach that makes landscape strip between Tiers 2 and 3 more of a programmable space



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

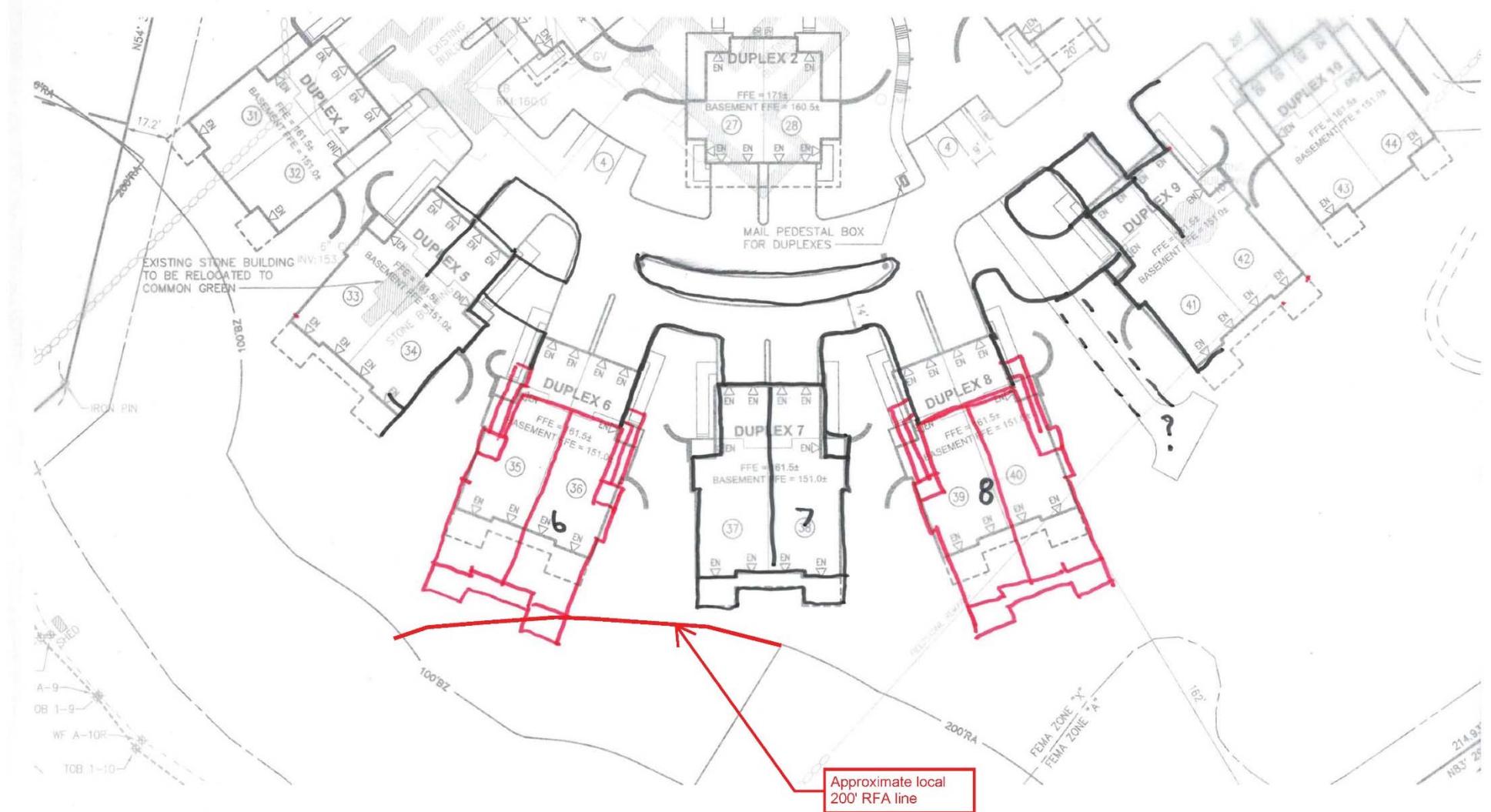
TIER 2/3 – SKETCH BY DAVIS SQUARE



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

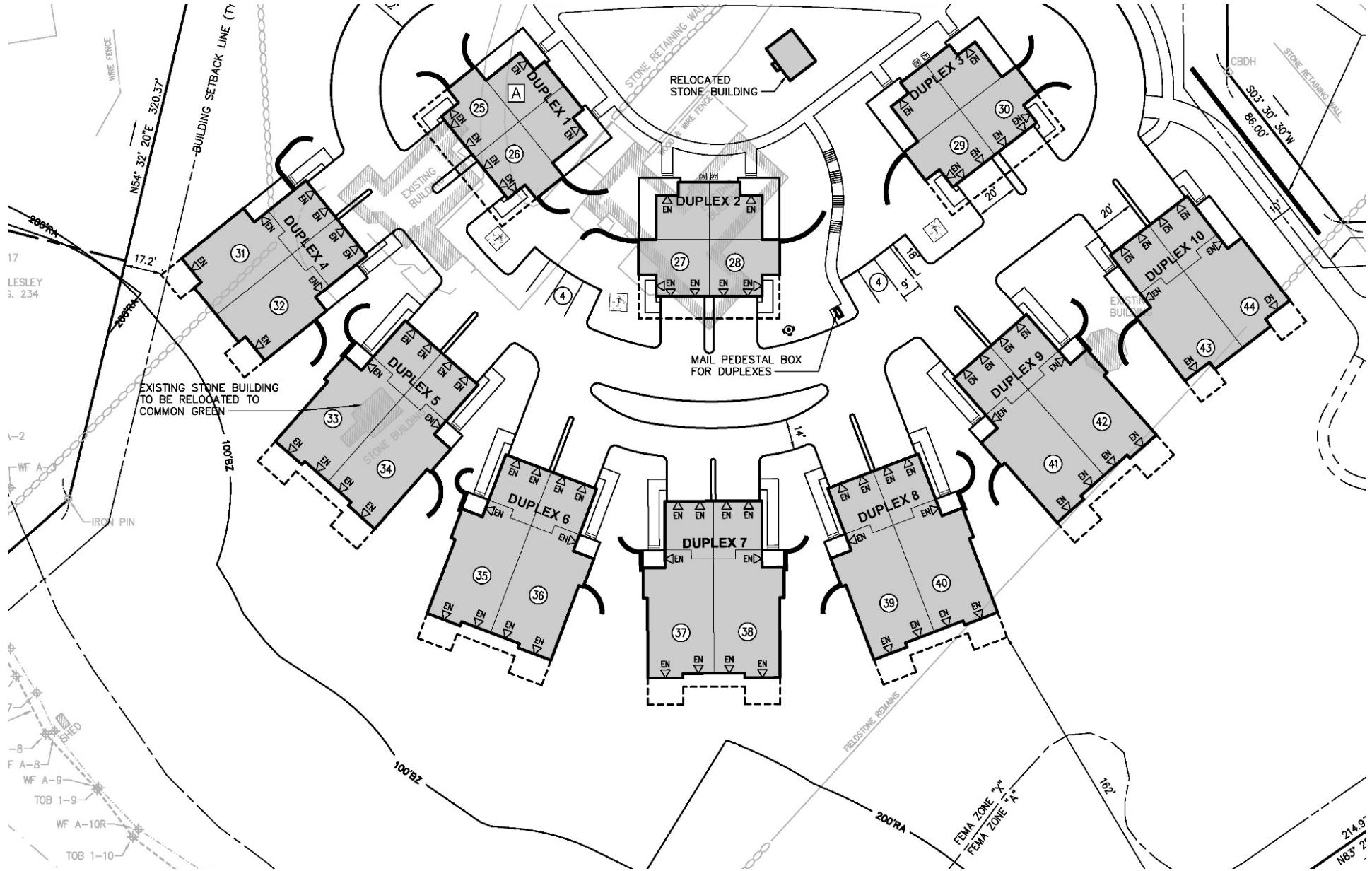
#61

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



TIER 2/3 – SHARED STREET

FIELDSTONE WAY #62



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 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

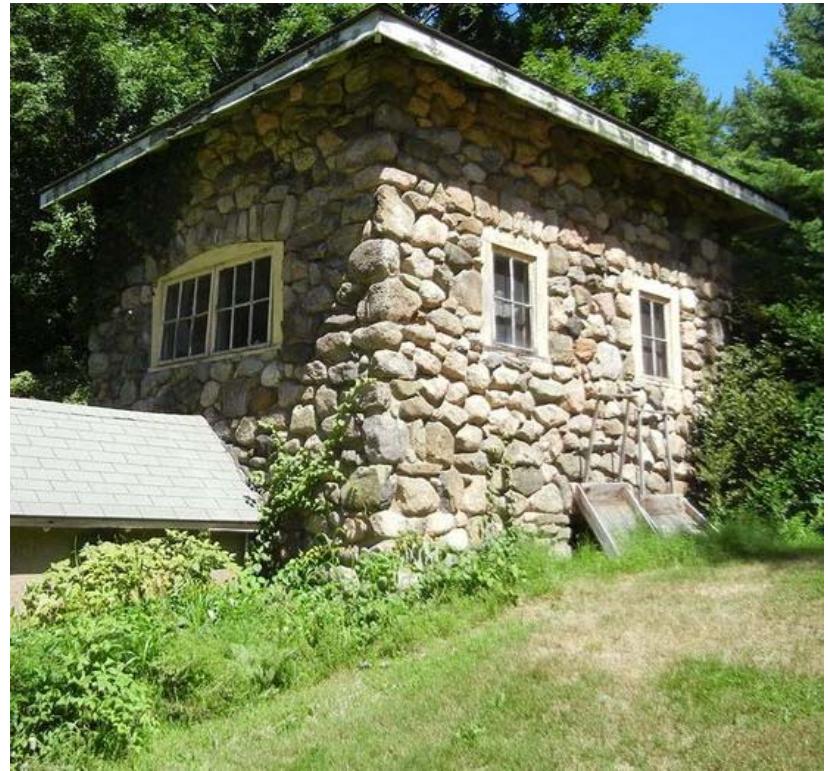
FIELDSTONE WAY #72



OPEN SPACE PROGRAM – CENTRAL GREEN

FIELDSTONE WAY

#73



OPEN SPACE PROGRAM – CENTRAL GREEN

FIELDSTONE WAY #74



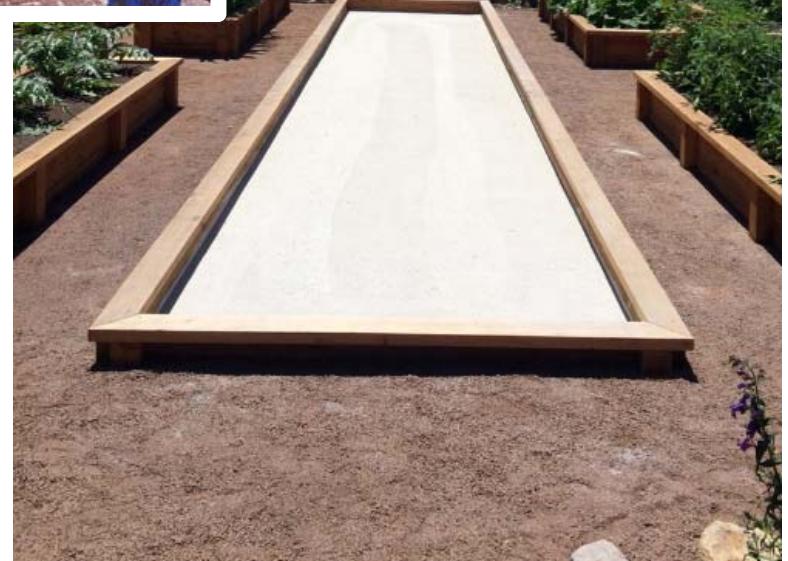
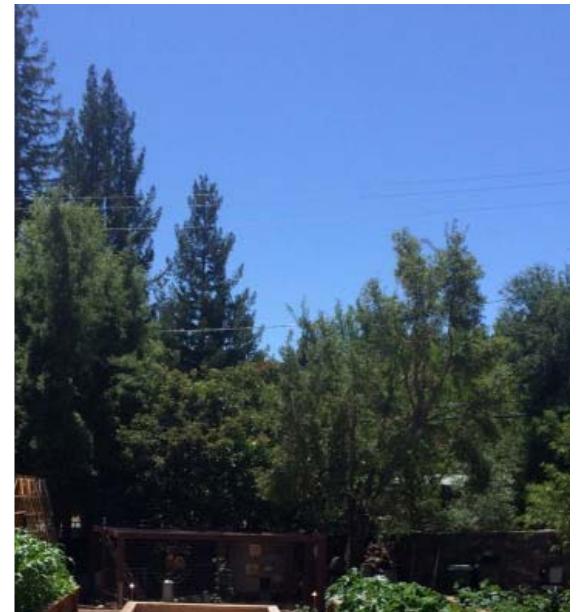
OPEN SPACE DIAGRAM

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



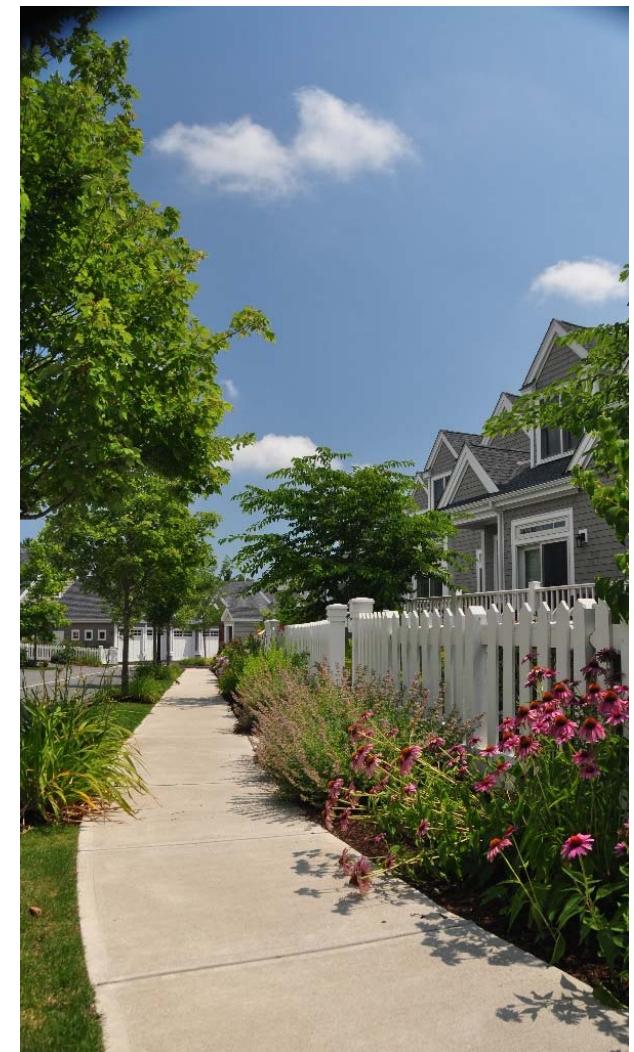
OPEN SPACE PROGRAM – PLAY AREA

FIELDSTONE WAY #82



OPEN SPACE DIAGRAM

FIELDSTONE WAY #83



OPEN SPACE PROGRAM – STREETSCAPES

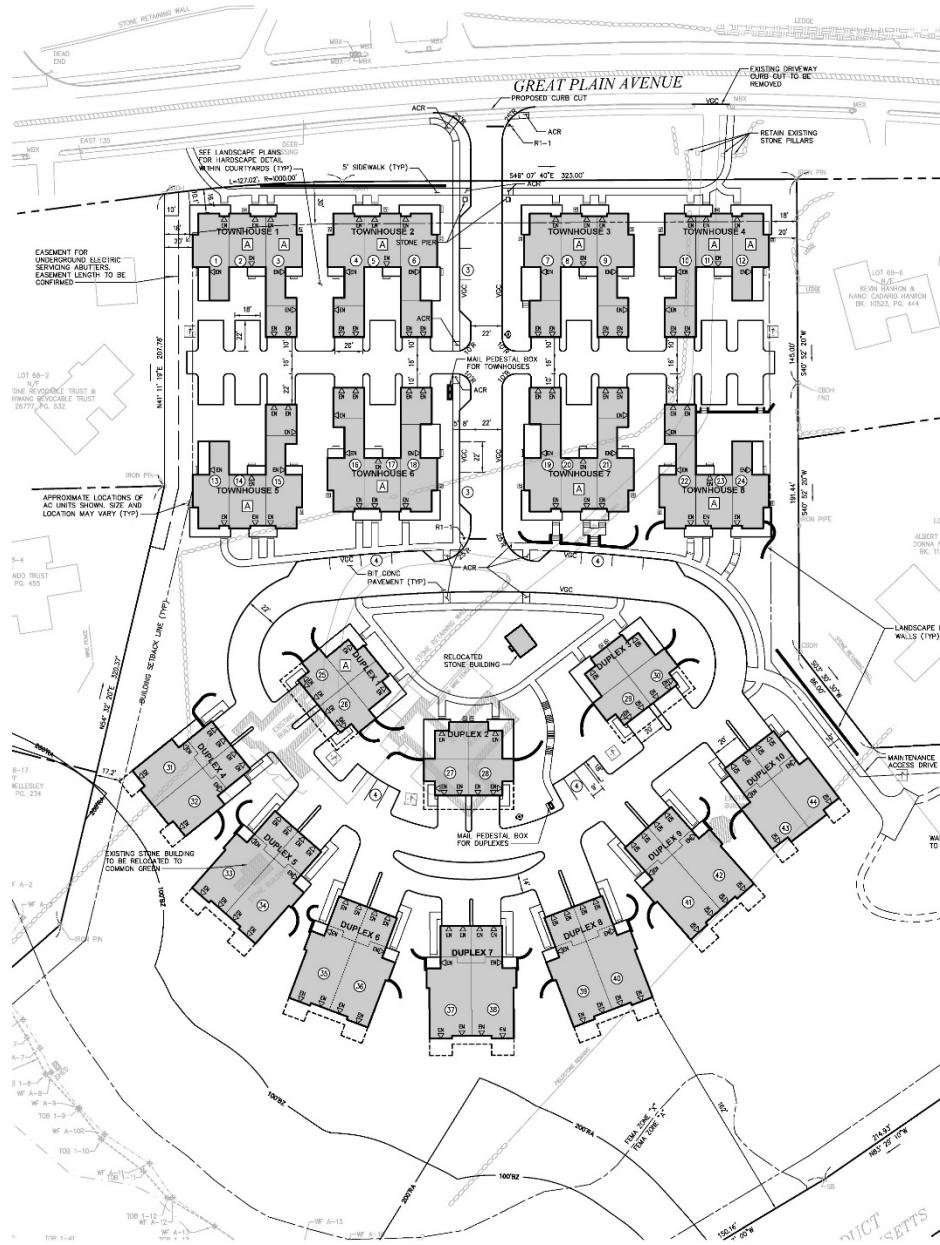
FIELDSTONE WAY #84

WOODLANDS AT BELMONT HILL--BELMONT , MA



OPEN SPACE PROGRAM - LANDSCAPING

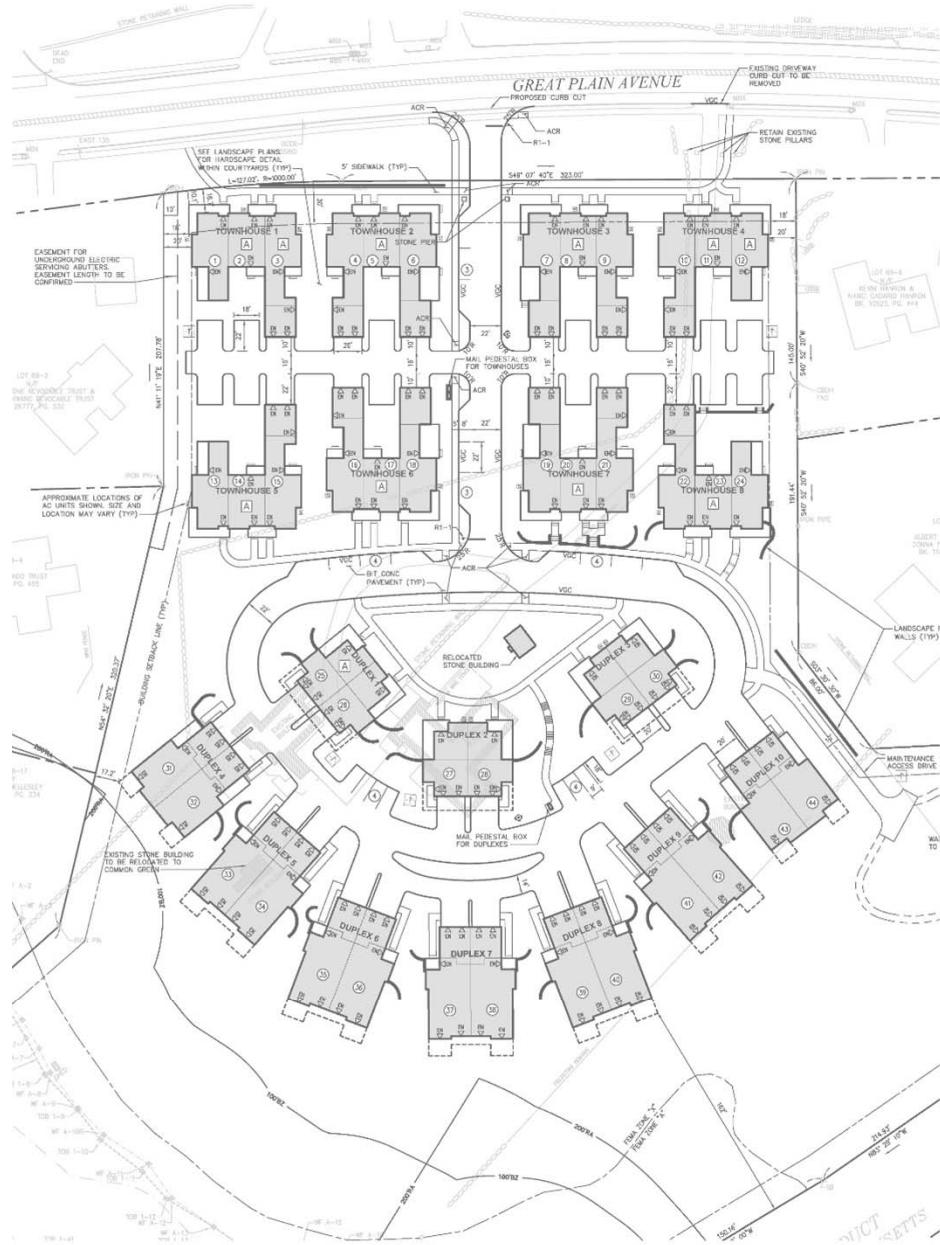
FIELDSTONE WAY #85



PROPOSED AND ALTERNATE PLANS



FIELDSTONE WAY #86



DISCUSSION



FIELDSTONE WAY