

# FIELDSTONE WAY

135 GREAT PLAIN AVE, WELLESLEY, MA

*Public Hearing Presentation*  
April 26, 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 & Engineering

### Traffic Impact Analysis:

Giles Ham, Vanasse & Associates



TEAM INTRODUCTIONS

FIELDSTONE WAY

## 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

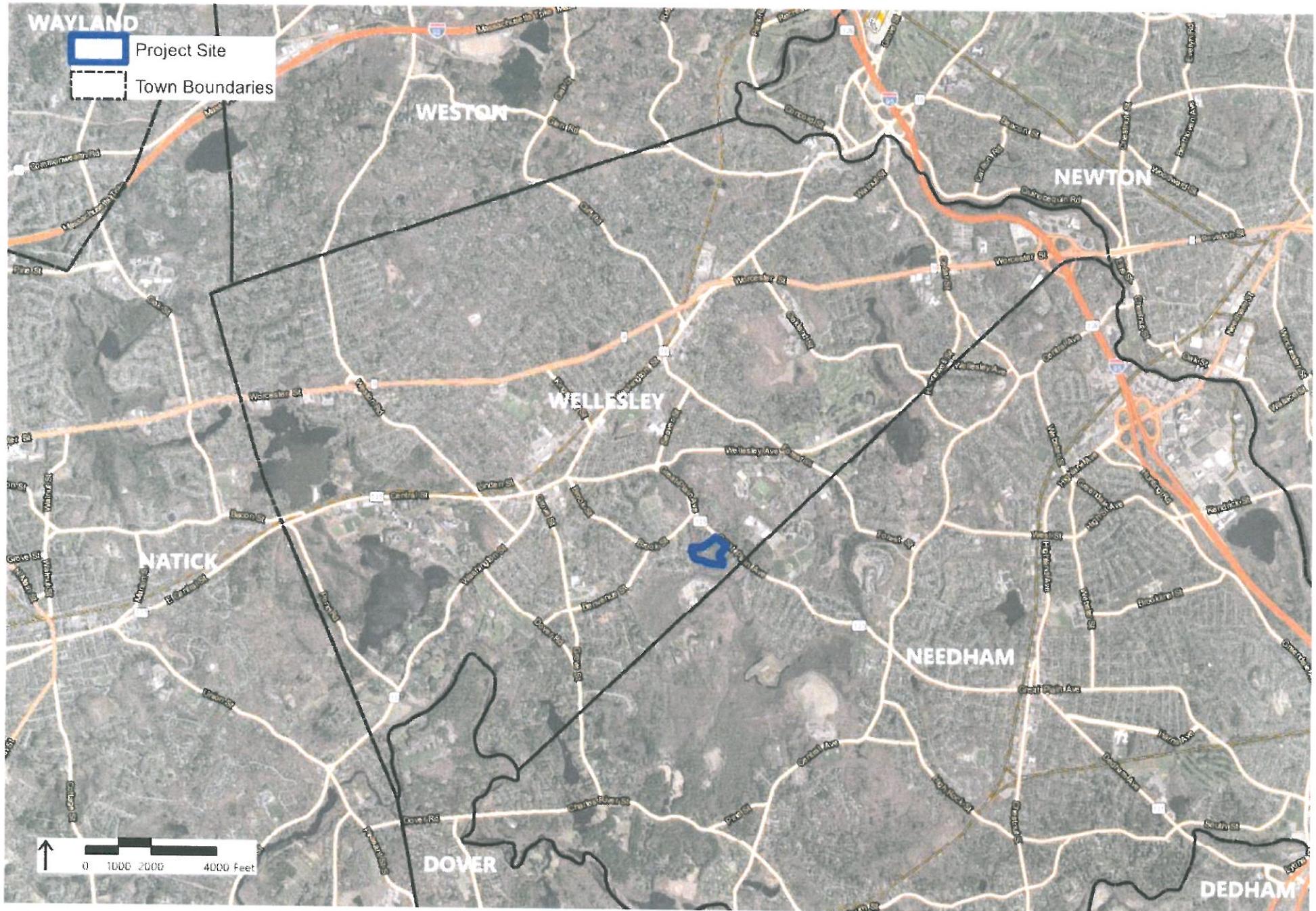
**The Villages at Seven Springs, Burlington, MA**  
90 Townhomes with an affordable component

**Duxbury Woods, Duxbury, MA**  
38 Townhomes permitted under Chapter 40B

**Woodmere at Brush Hill, Milton, MA**  
36 Townhomes with an affordable component

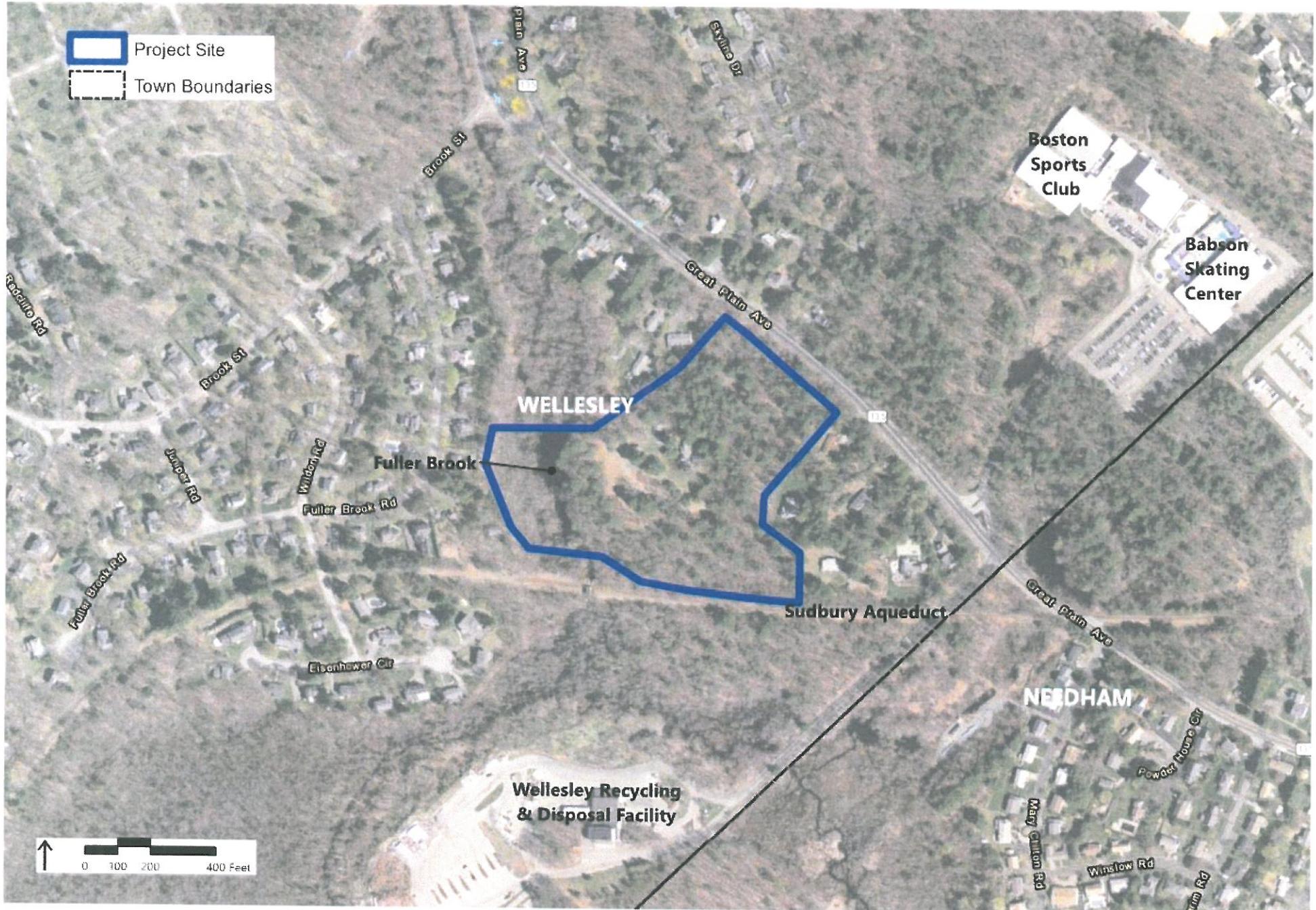
NORTHLAND RESIDENTIAL

FIELDSTONE WAY



PROJECT LOCATION

FIELDSTONE WAY



PROJECT LOCATION

FIELDSTONE WAY

## 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.”*

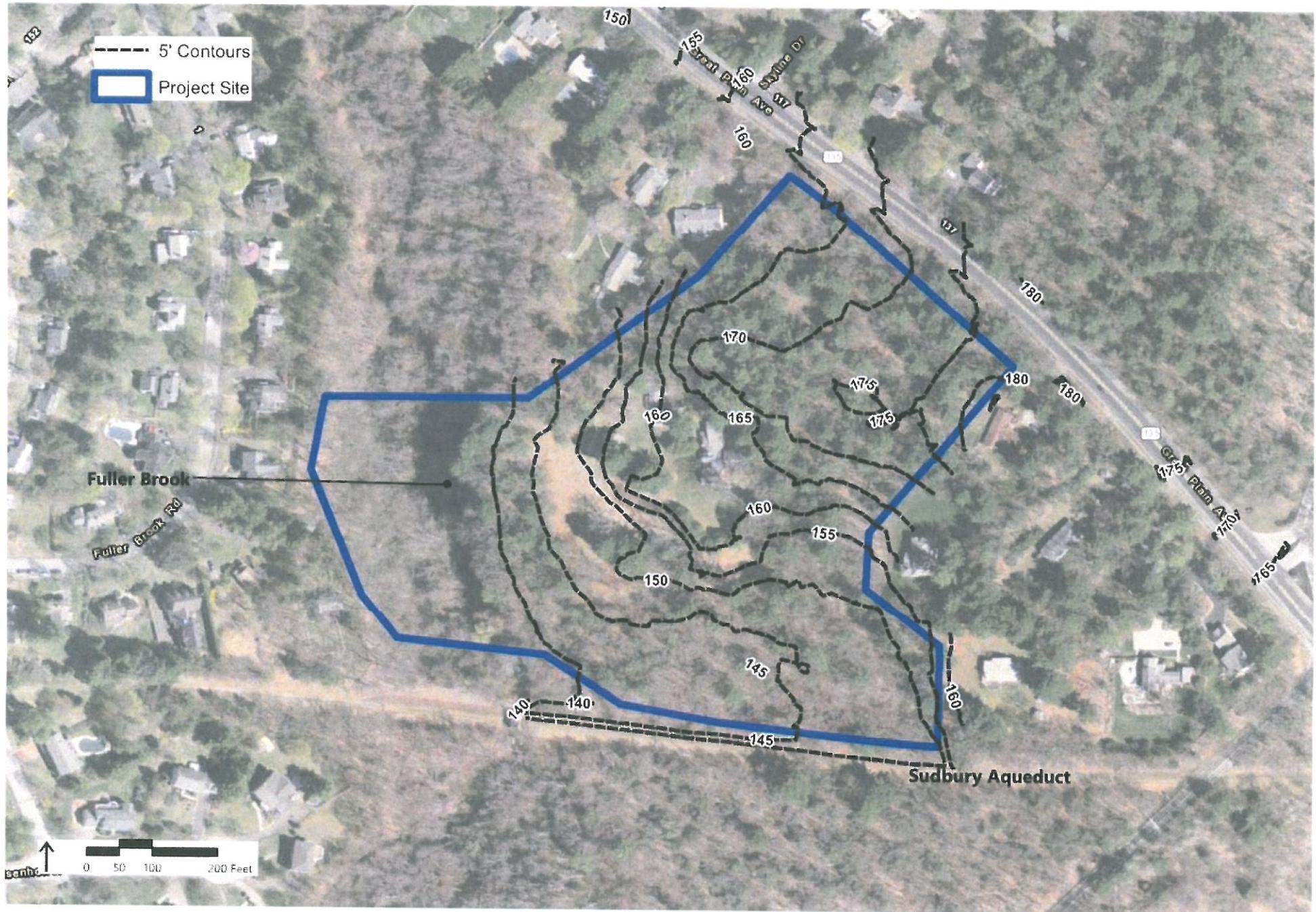
## VISION FOR THE PROPERTY

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*“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.”*

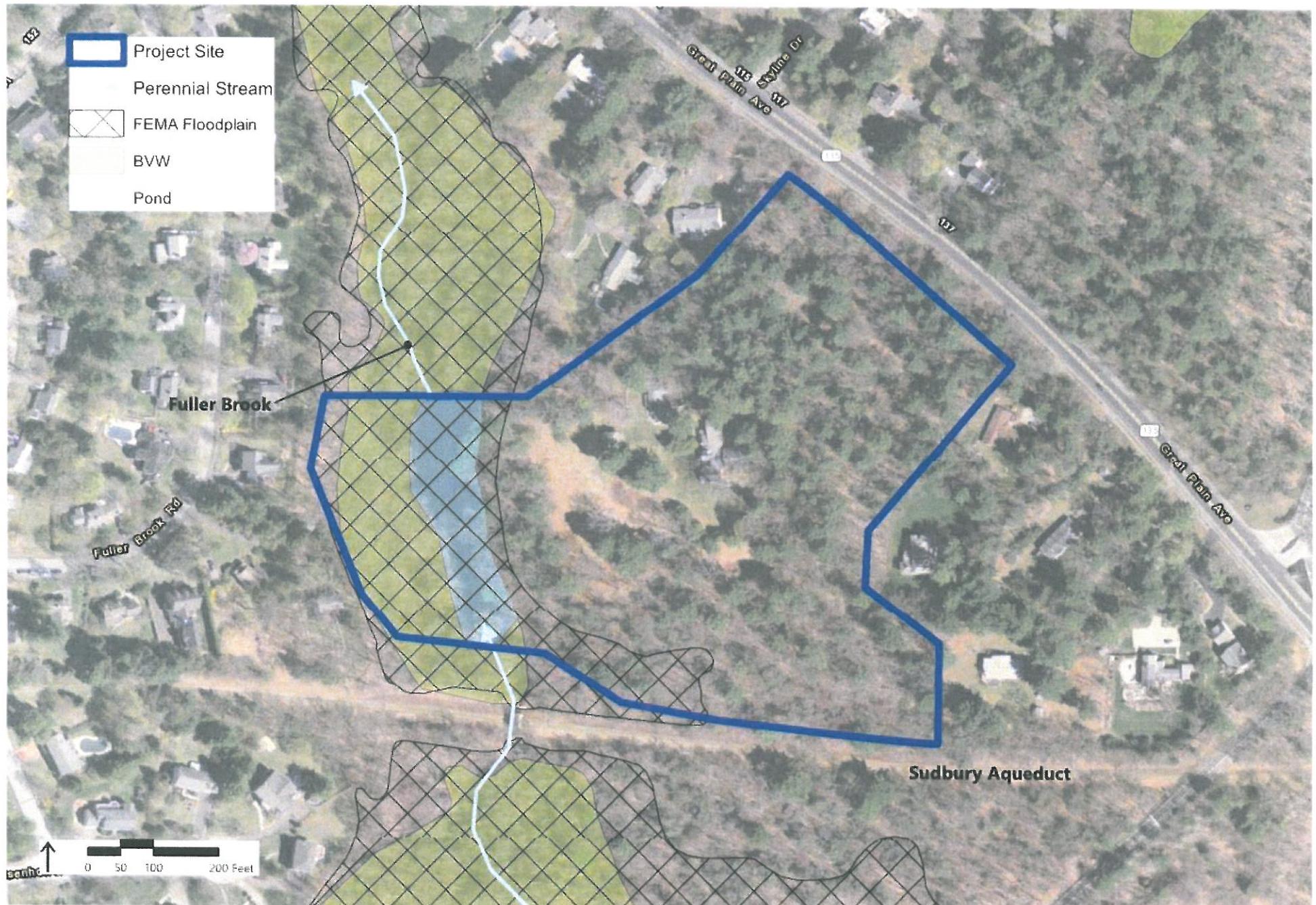
A Townhouse Community is the highest and best use for this site.

- 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.



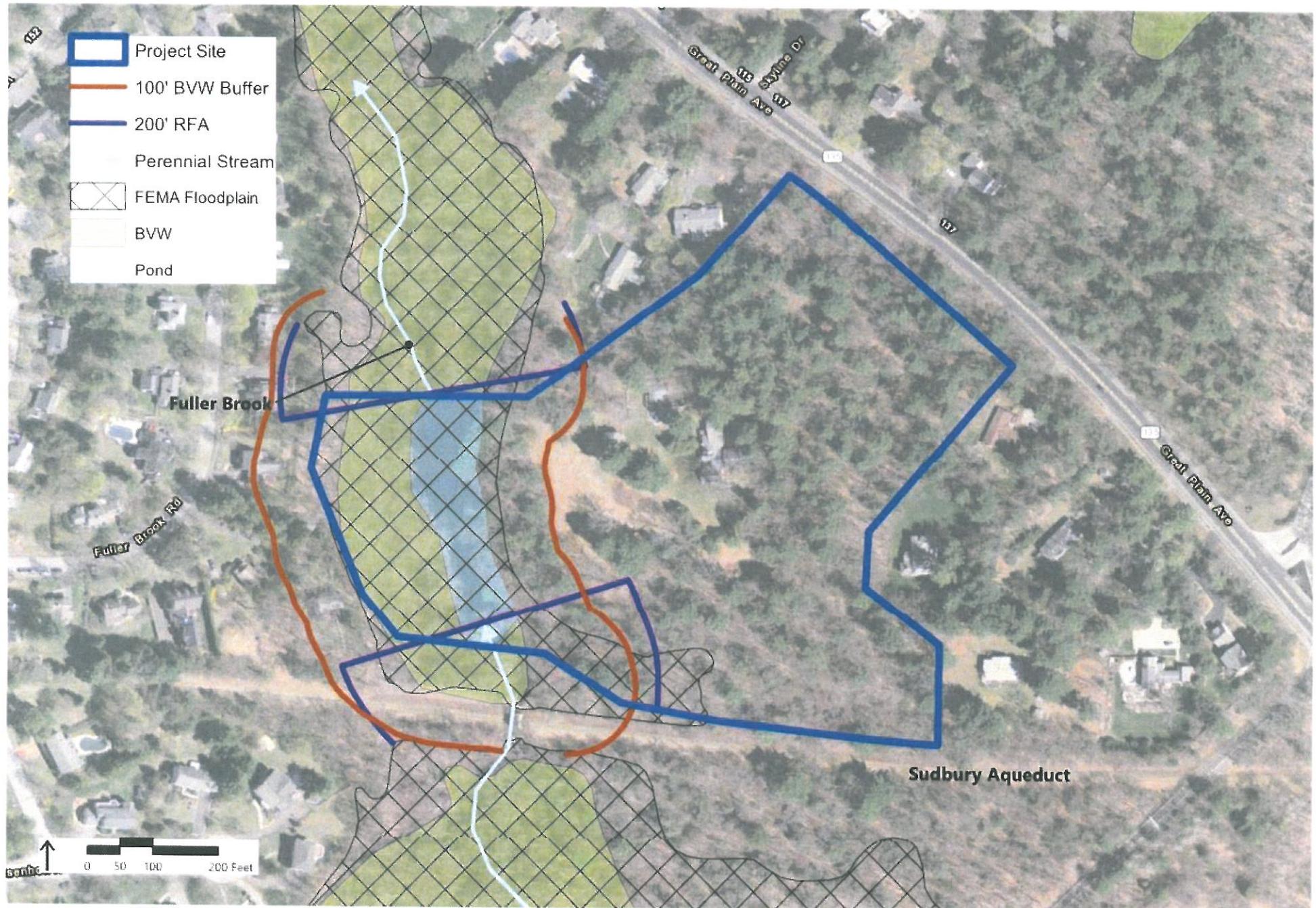
EXISTING TOPOGRAPHY

FIELDSTONE WAY



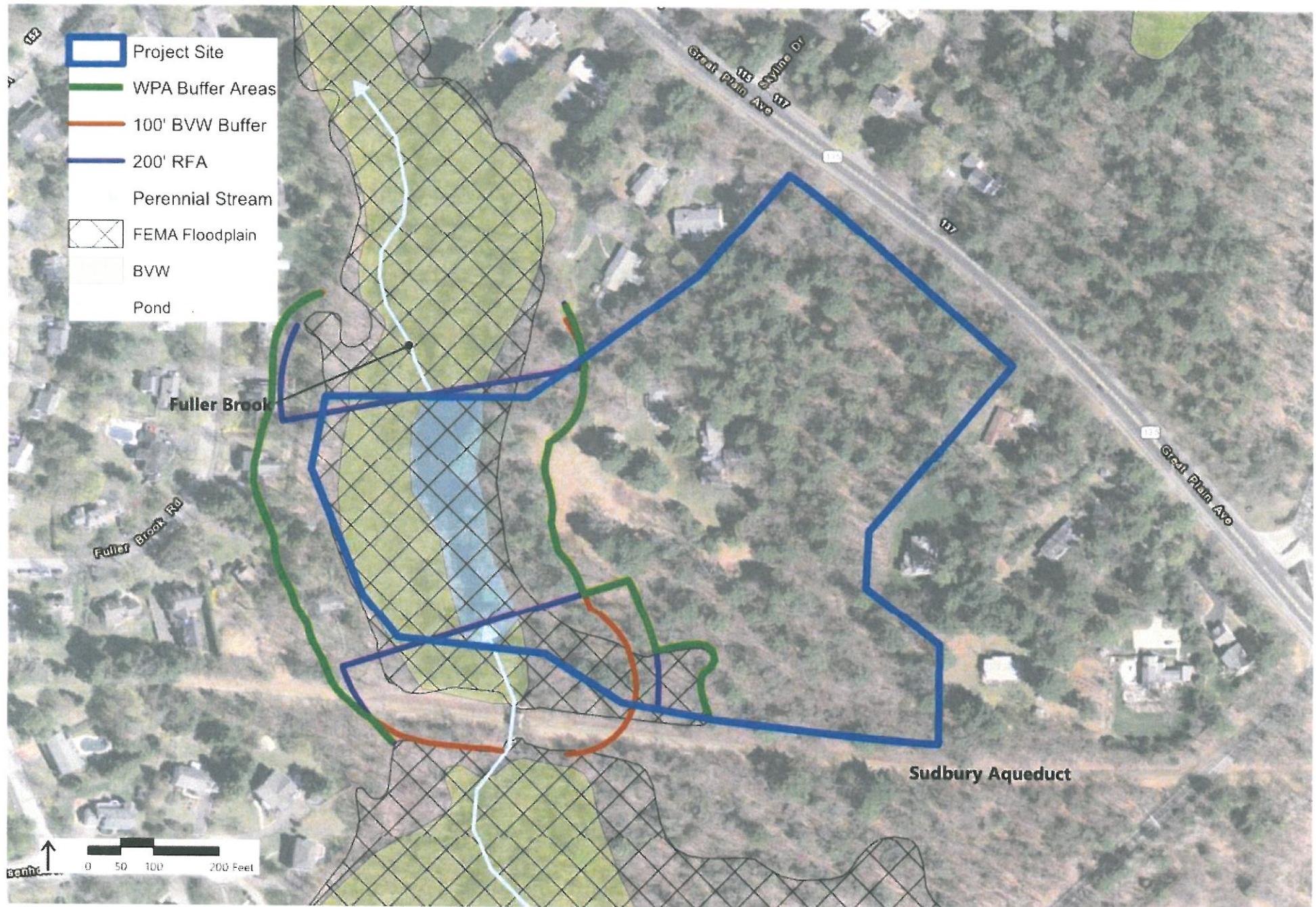
RESOURCE AREA MAP

FIELDSTONE WAY



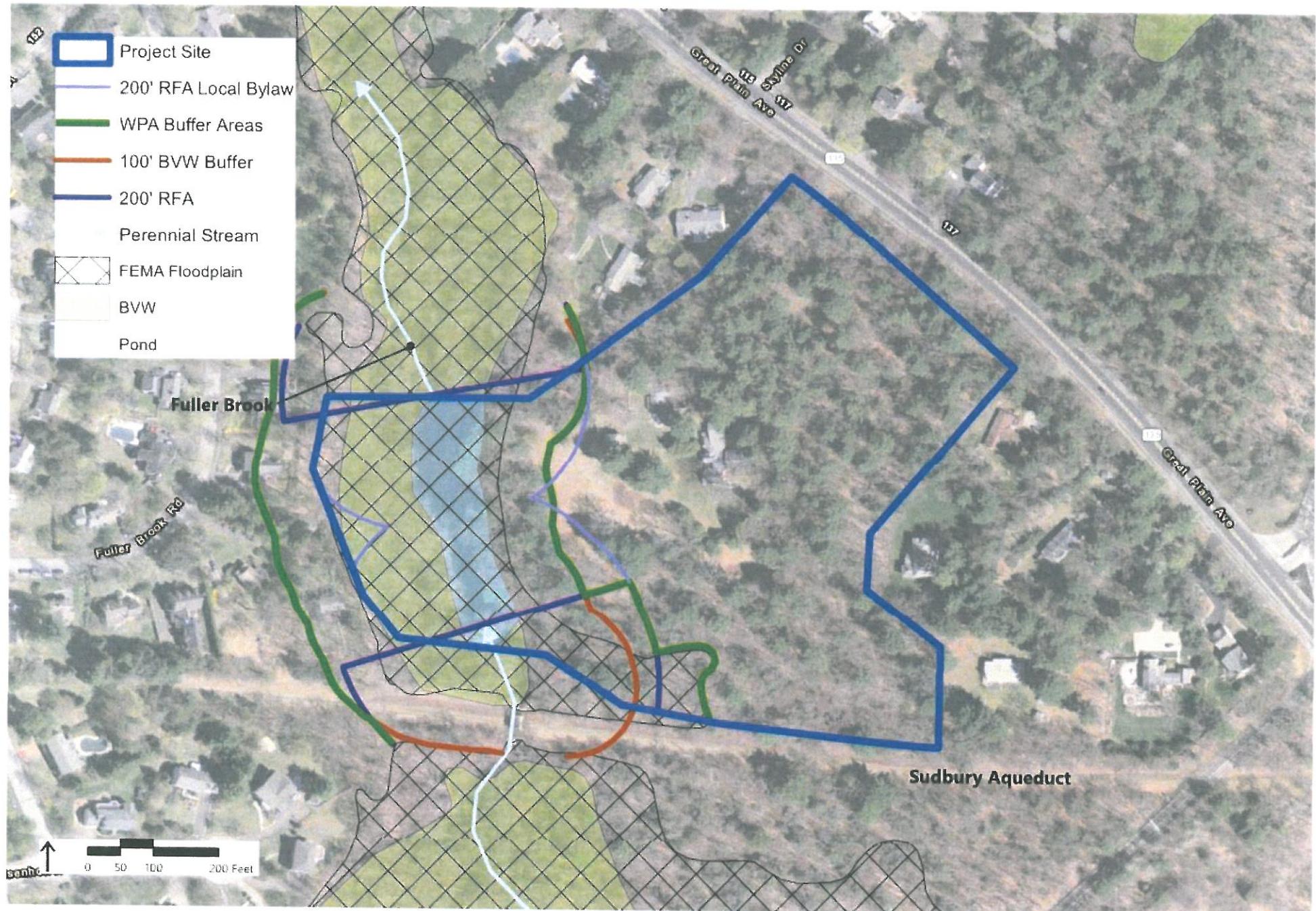
RESOURCE AREA MAP

FIELDSTONE WAY



RESOURCE AREA MAP

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RESOURCE AREA MAP

FIELDSTONE WAY



**Union Studio** was founded in 2001 with one overriding goal: to use our skills as architects and urban designers to make a **civic contribution** to communities of all types.

UNION STUDIO

FIELDSTONE WAY

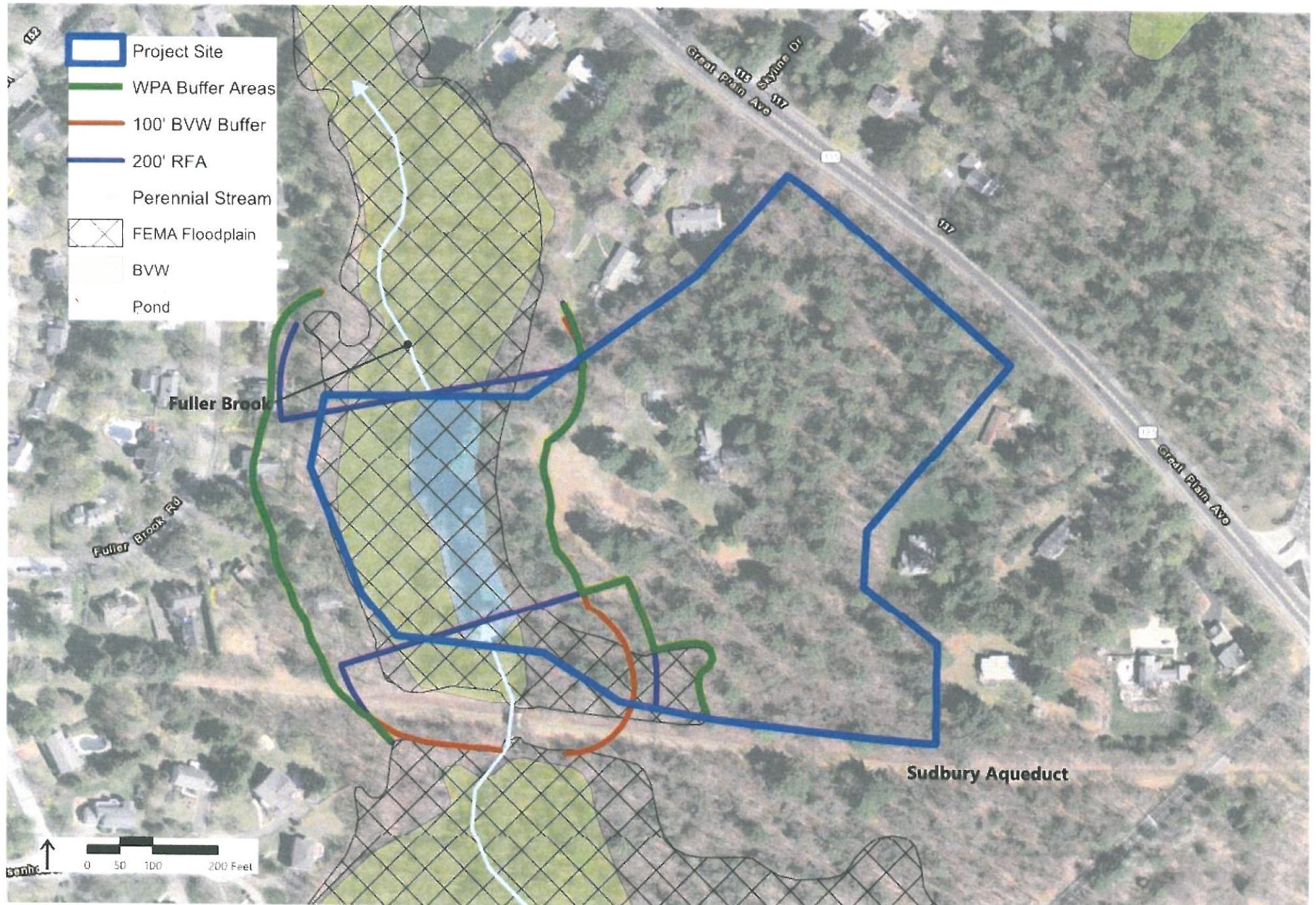


*We specialize in...*

- Community Design
- Architectural Design
- Civic Architecture
- Sustainable Design from a Holistic Perspective
- Design Guidelines
- Design Charrettes

UNION STUDIO

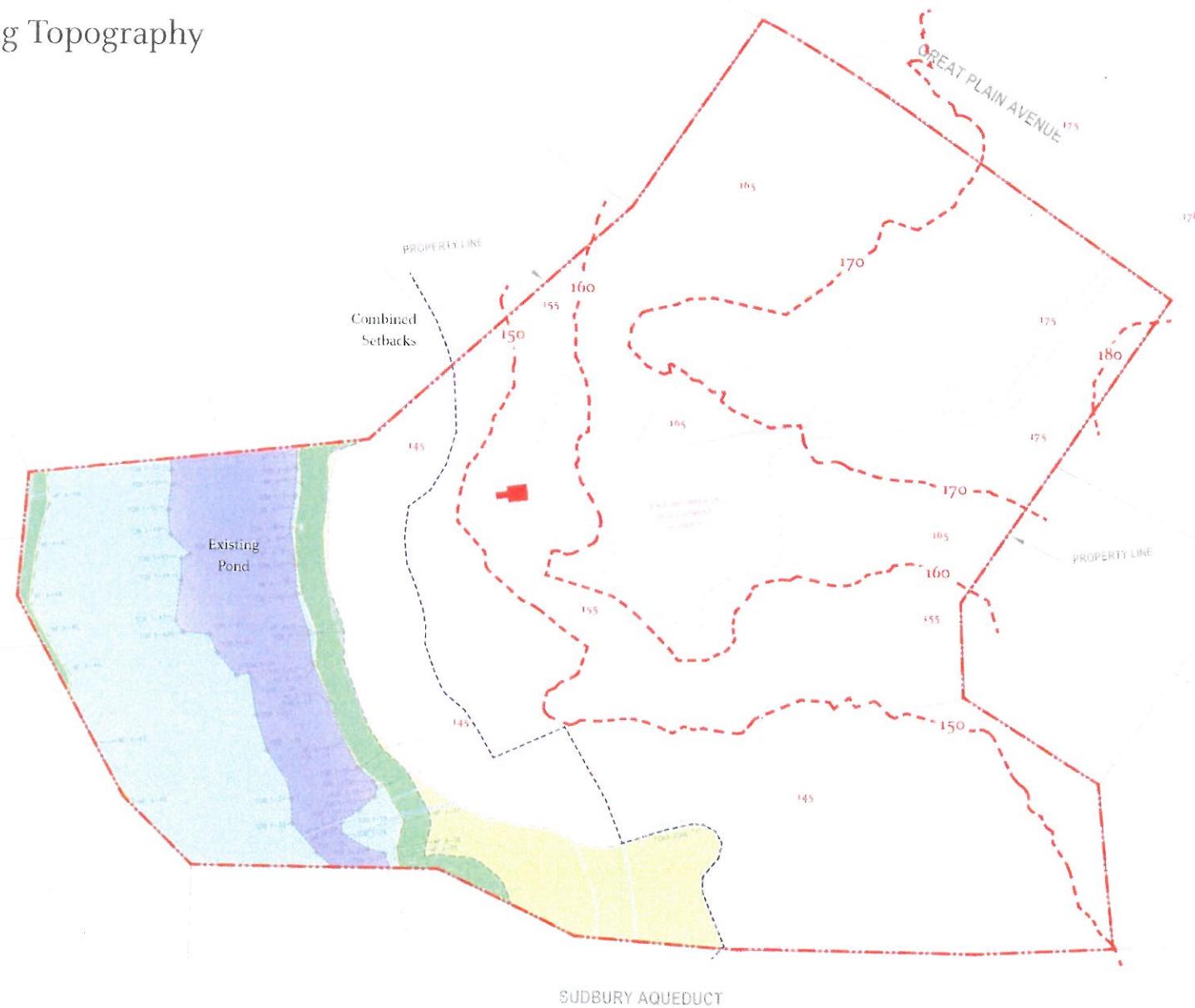
FIELDSTONE WAY



RESOURCE AREA MAP

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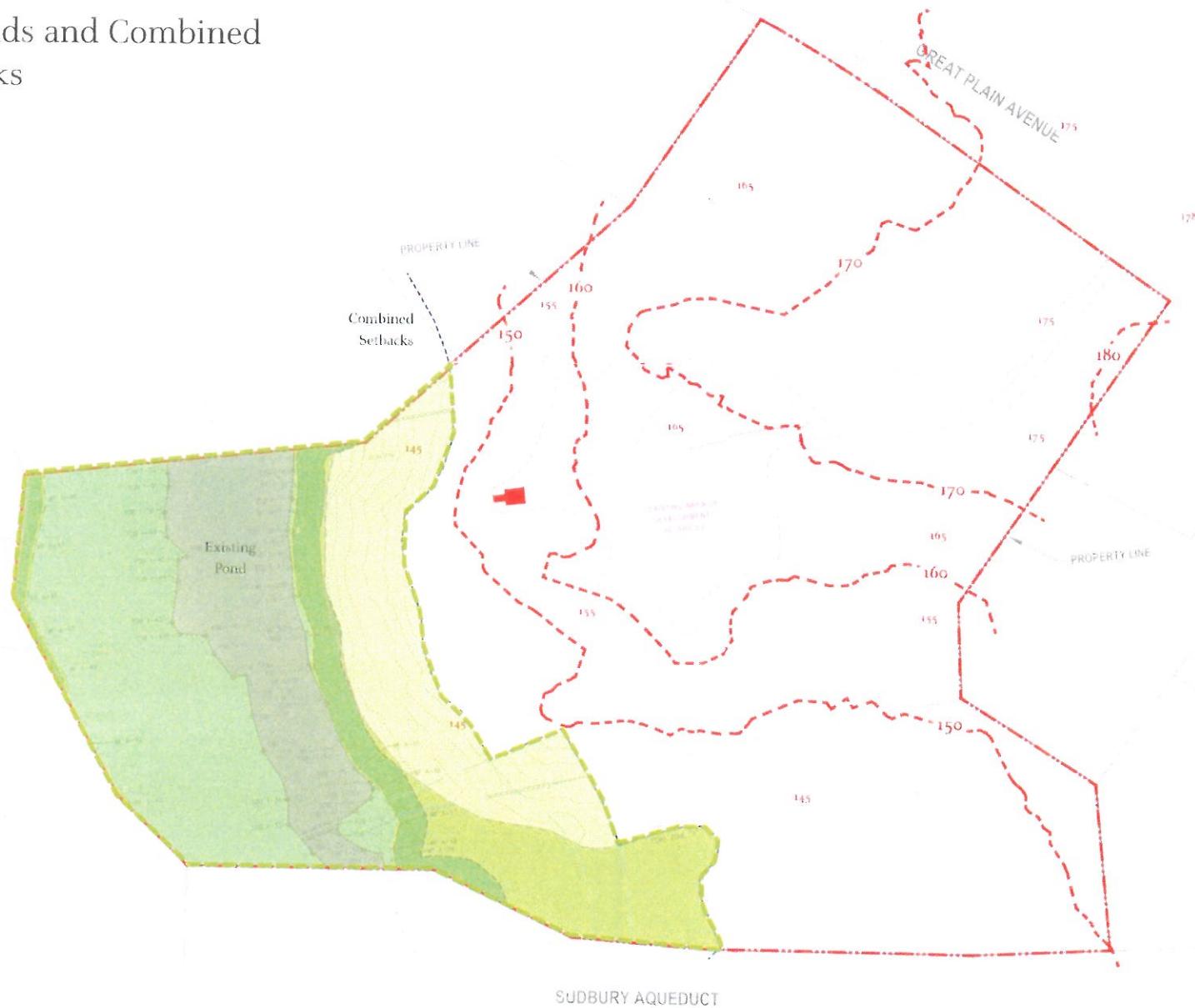
## Existing Topography



PROPOSED SITE LAYOUT

FIELDSTONE WAY

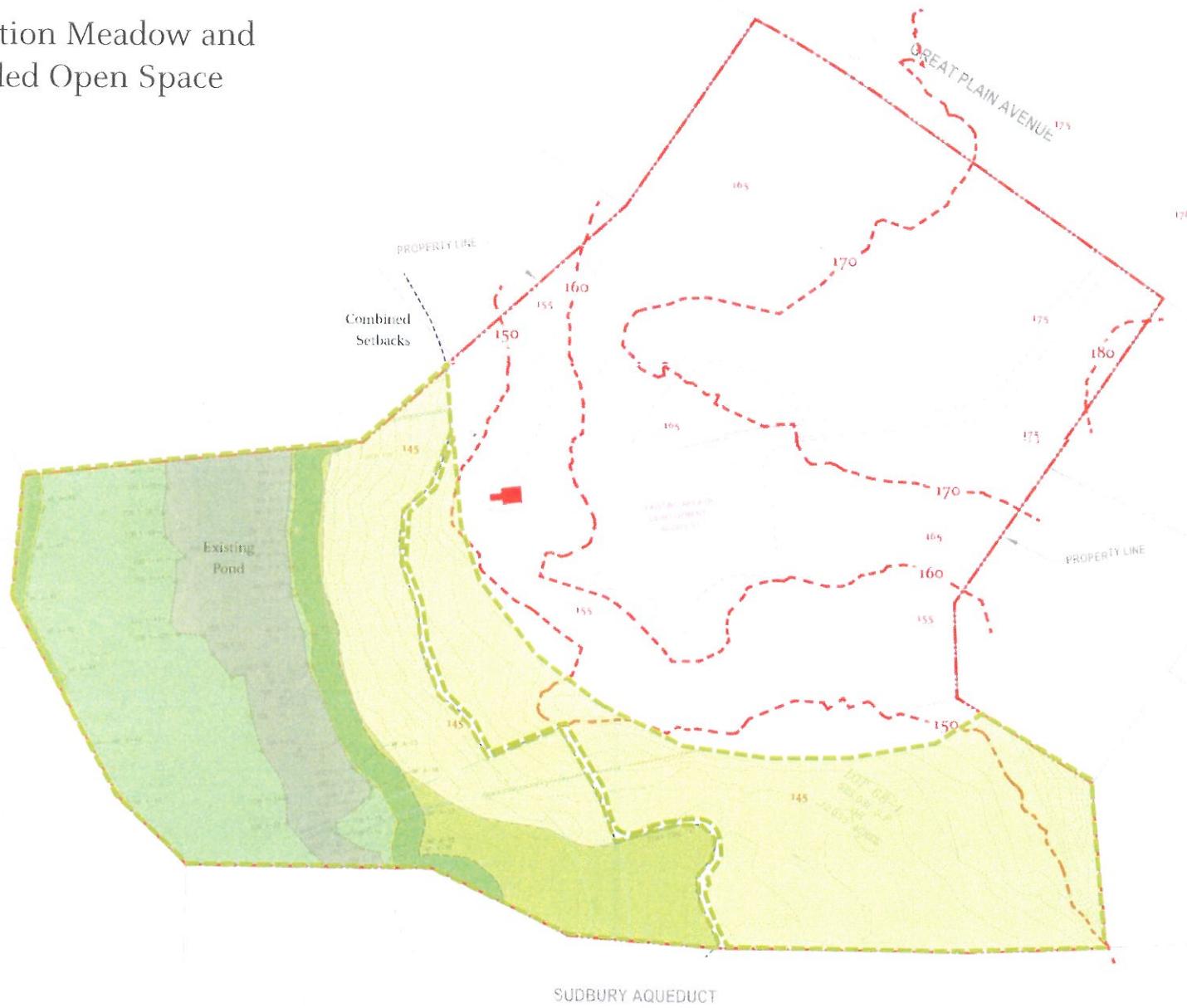
## Wetlands and Combined Setbacks



## PROPOSED SITE LAYOUT

## FIELDSTONE WAY

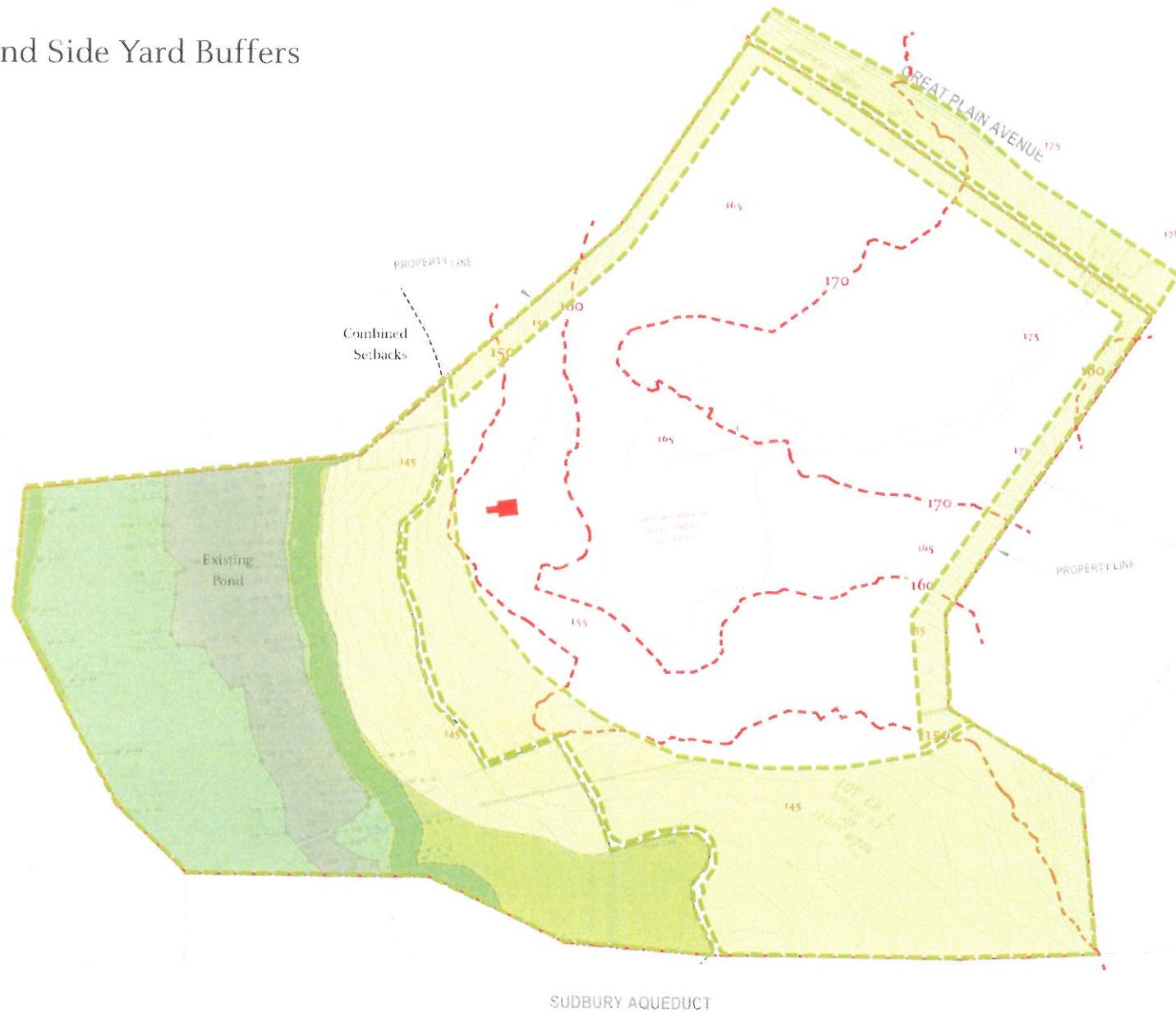
## Infiltration Meadow and Expanded Open Space



PROPOSED SITE LAYOUT

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## Front and Side Yard Buffers



PROPOSED SITE LAYOUT

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## Development Area



PROPOSED SITE LAYOUT

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## Central Green



PROPOSED SITE LAYOUT

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## Relocated Stone Building As Community Amenity



PROPOSED SITE LAYOUT

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## Site Access



PROPOSED SITE LAYOUT

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## Great Plain Avenue Frontage



PROPOSED SITE LAYOUT

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Rear Access



PROPOSED SITE LAYOUT

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## Central Green Frontage



## PROPOSED SITE LAYOUT

## FIELDSTONE WAY

Remaining Tier 1 Frontage



PROPOSED SITE LAYOUT

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## Remaining Tier 2 Frontage



PROPOSED SITE LAYOUT

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Tier 3 Frontage



PROPOSED SITE LAYOUT

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## Unit Orientation/Types



PROPOSED SITE LAYOUT

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Pedestrian Circulation:  
Great Plain Avenue ROW



PROPOSED SITE LAYOUT

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## Pedestrian Circulation: Great Plain Avenue Frontage



## PROPOSED SITE LAYOUT

## FIELDSTONE WAY

Pedestrian Circulation:  
Connection to Central Green



PROPOSED SITE LAYOUT

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Pedestrian Circulation:  
Connection to Aqueduct



PROPOSED SITE LAYOUT

FIELDSTONE WAY



PROPOSED SITE LAYOUT

FIELDSTONE WAY

### 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



PROPOSED SITE LAYOUT

FIELDSTONE WAY

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(24) Townhouse Types A, B, C  
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(14) Duplex Types B, C  
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Walkout to Rear/Lower Level

(44) Total Residential Units

### Site Distribution

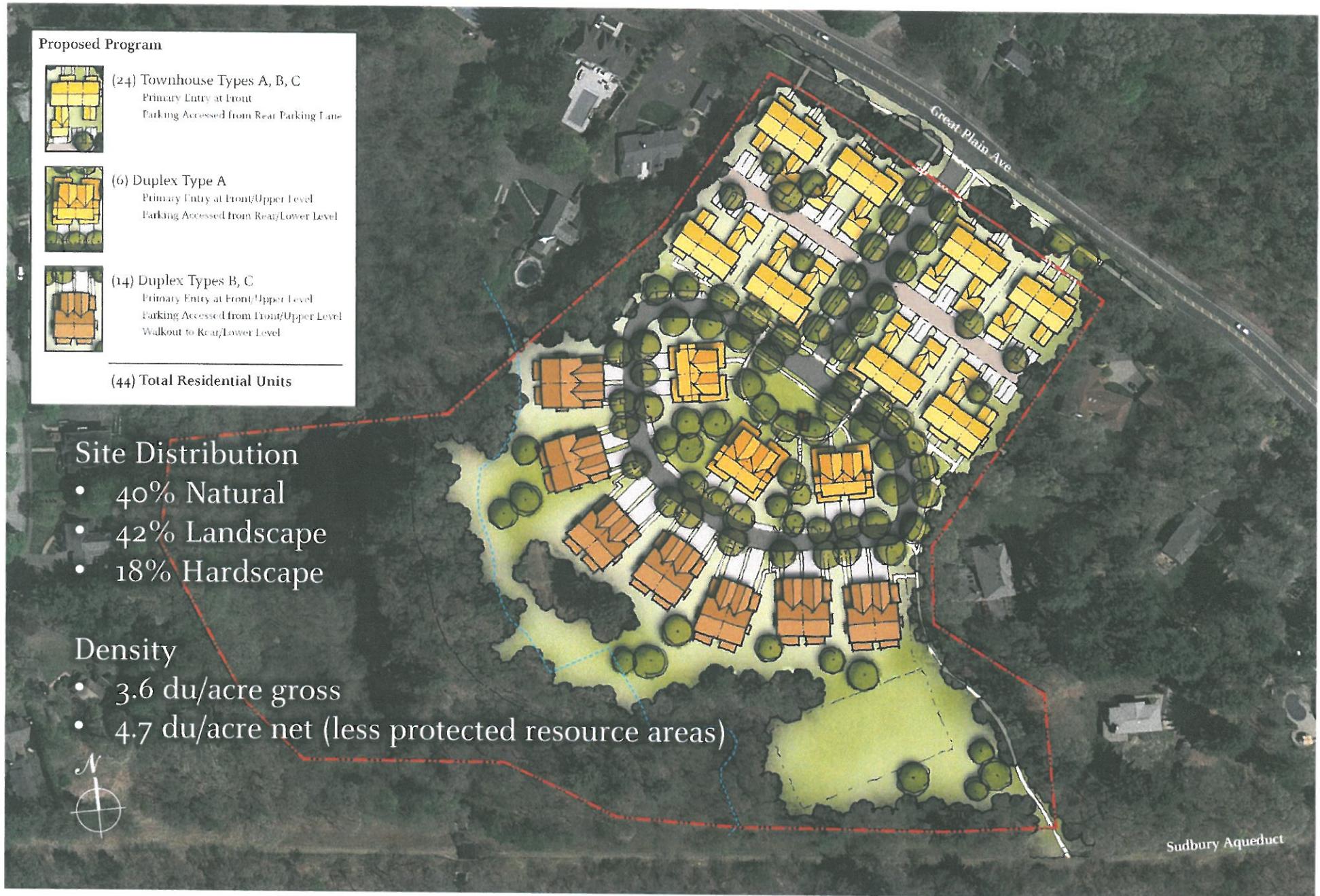
- 40% Natural
- 42% Landscape
- 18% Hardscape

### Density

- 3.6 du/acre gross
- 4.7 du/acre net (less protected resource areas)



Sudbury Aqueduct



PROPOSED SITE LAYOUT

FIELDSTONE WAY



PROPOSED SITE LAYOUT

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PROPOSED SITE LAYOUT

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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/Lower Level Walkout to Rear/Lower Level
<b>(44) Total Residential Units</b>	

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



PROPOSED ARCHITECTURE

FIELDSTONE WAY

**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>

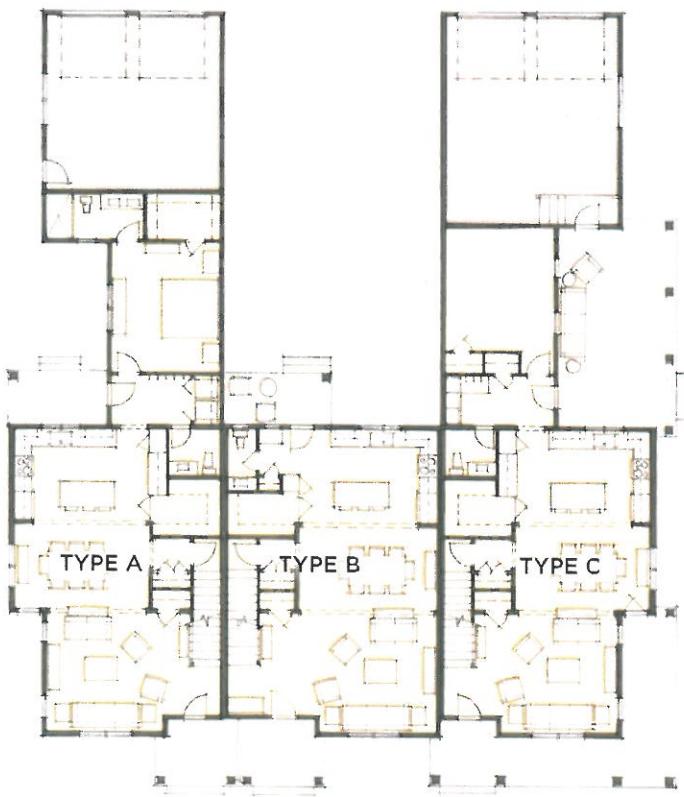
**TOWNHOUSE TYPE B**  
2BR, 1.5BA

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

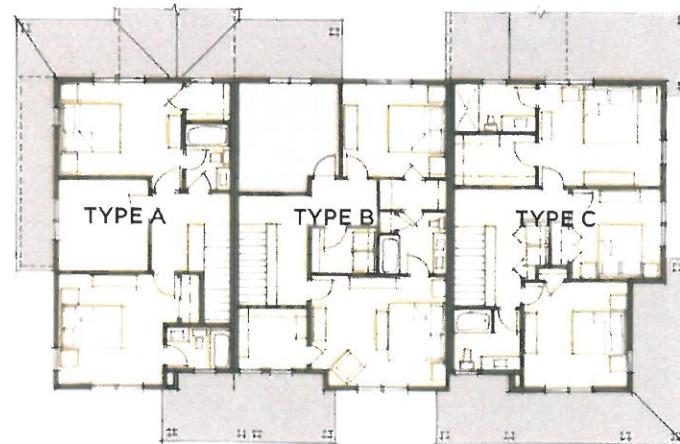
**TOWNHOUSE TYPE C**  
3BR + OFFICE, 2.5BA

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

PROPOSED ARCHITECTURE

FIELDSTONE WAY

### DUPLEX UNIT TYPE A

3BR, 3 + 2 HALF BA

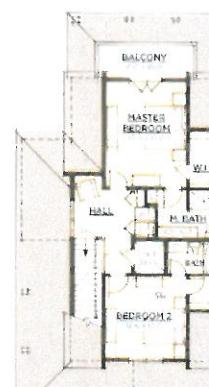
LOWER LEVEL	564 S.F.
1st FLOOR	1,316 S.F.
2ND FLOOR	886 S.F.
<b>TOTAL</b>	<b>2,766 S.F.</b>



LOWER LEVEL PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

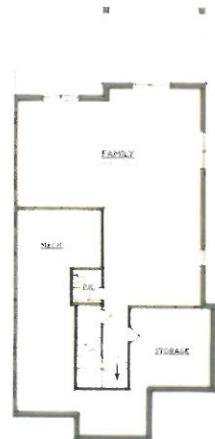
### DUPLEX UNIT TYPE C

3BR, 2.5BA

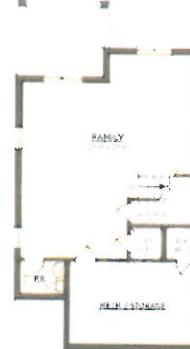
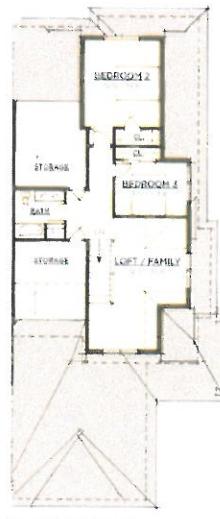
1st FLOOR	1,288 S.F.
2ND FLOOR	1,276 S.F.
<b>TOTAL</b>	<b>2,588 S.F.</b>

LOWER LEVEL 1,012 S.F.

LOWER LEVEL 932 S.F.



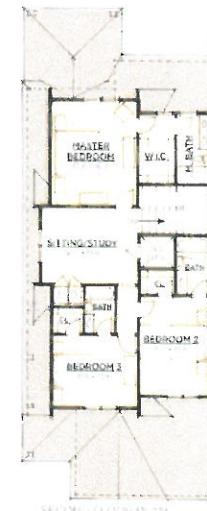
LOWER LEVEL PLAN



LOWER LEVEL PLAN



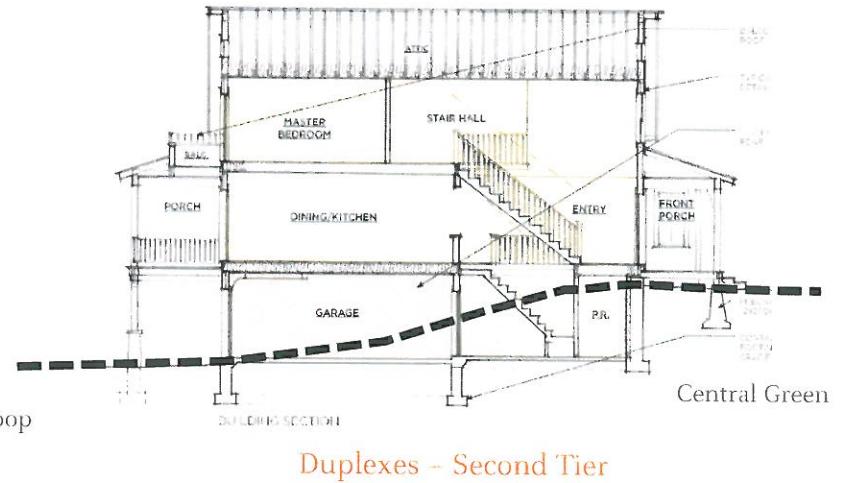
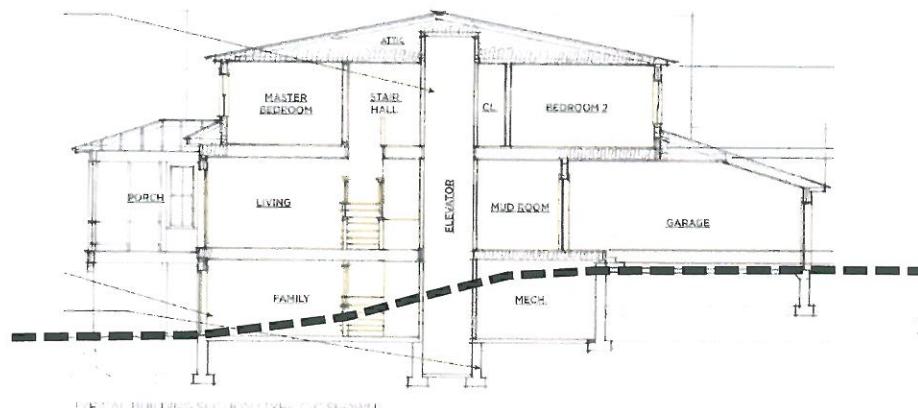
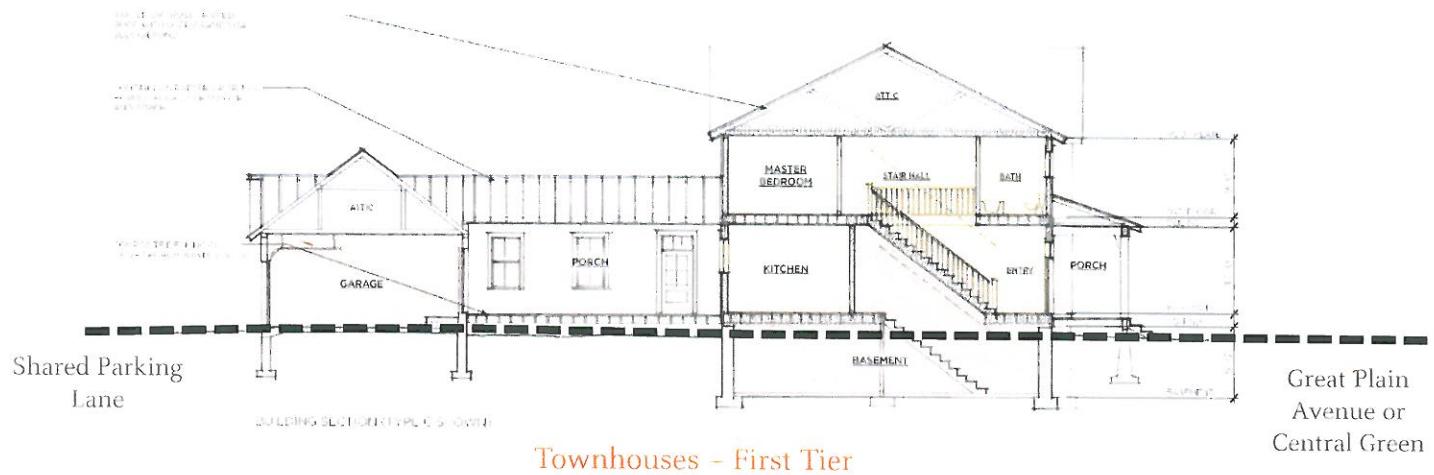
FIRST FLOOR PLAN



SECOND FLOOR PLAN

PROPOSED ARCHITECTURE

FIELDSTONE WAY



PROPOSED ARCHITECTURE

FIELDSTONE WAY



ENGINEERING CONSIDERATIONS

FIELDSTONE WAY

## 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



DISCUSSION

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