

# 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



### 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

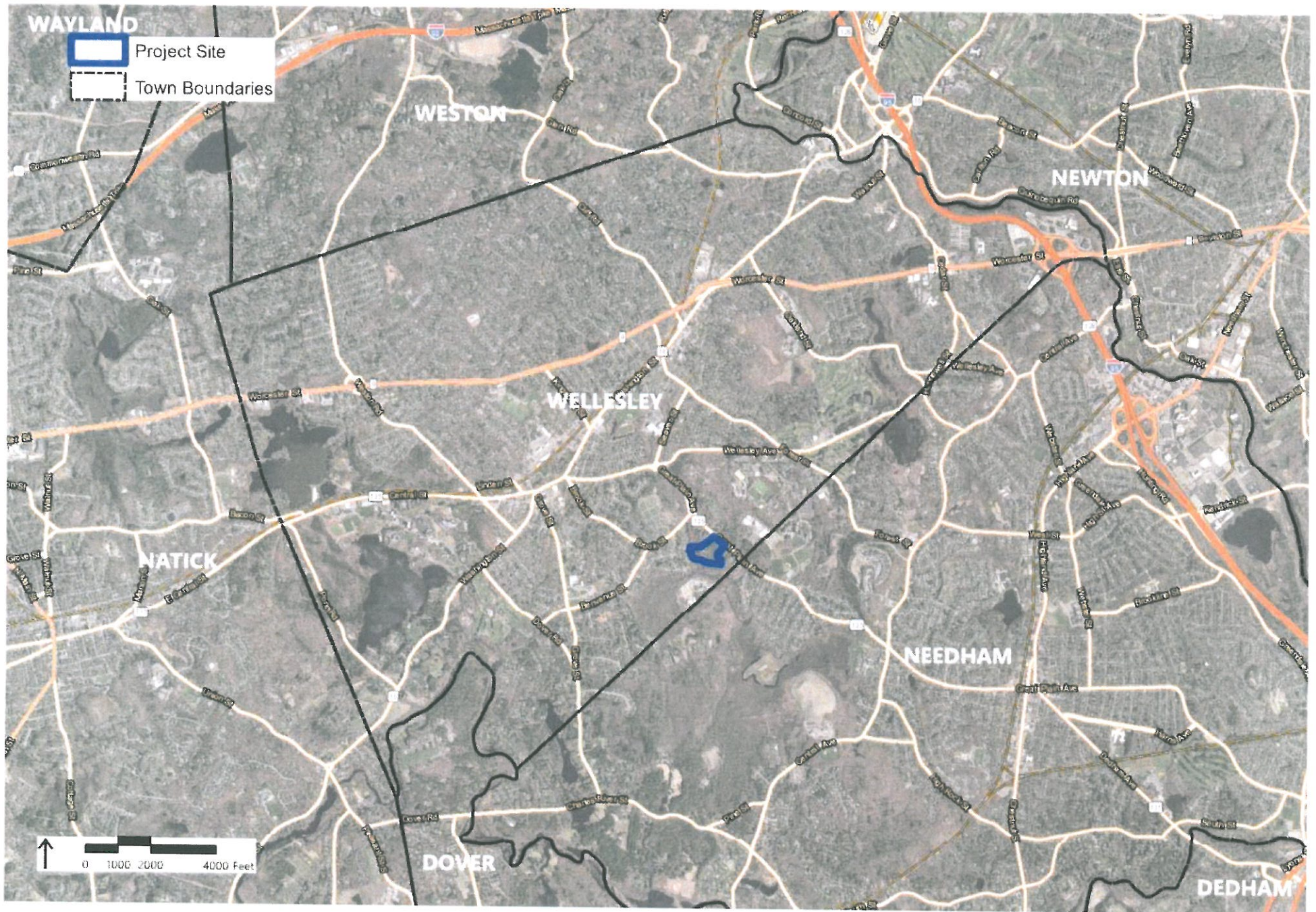
### Woodmere at Brush Hill, Milton, MA

36 Townhomes with an affordable component

NORTHLAND RESIDENTIAL

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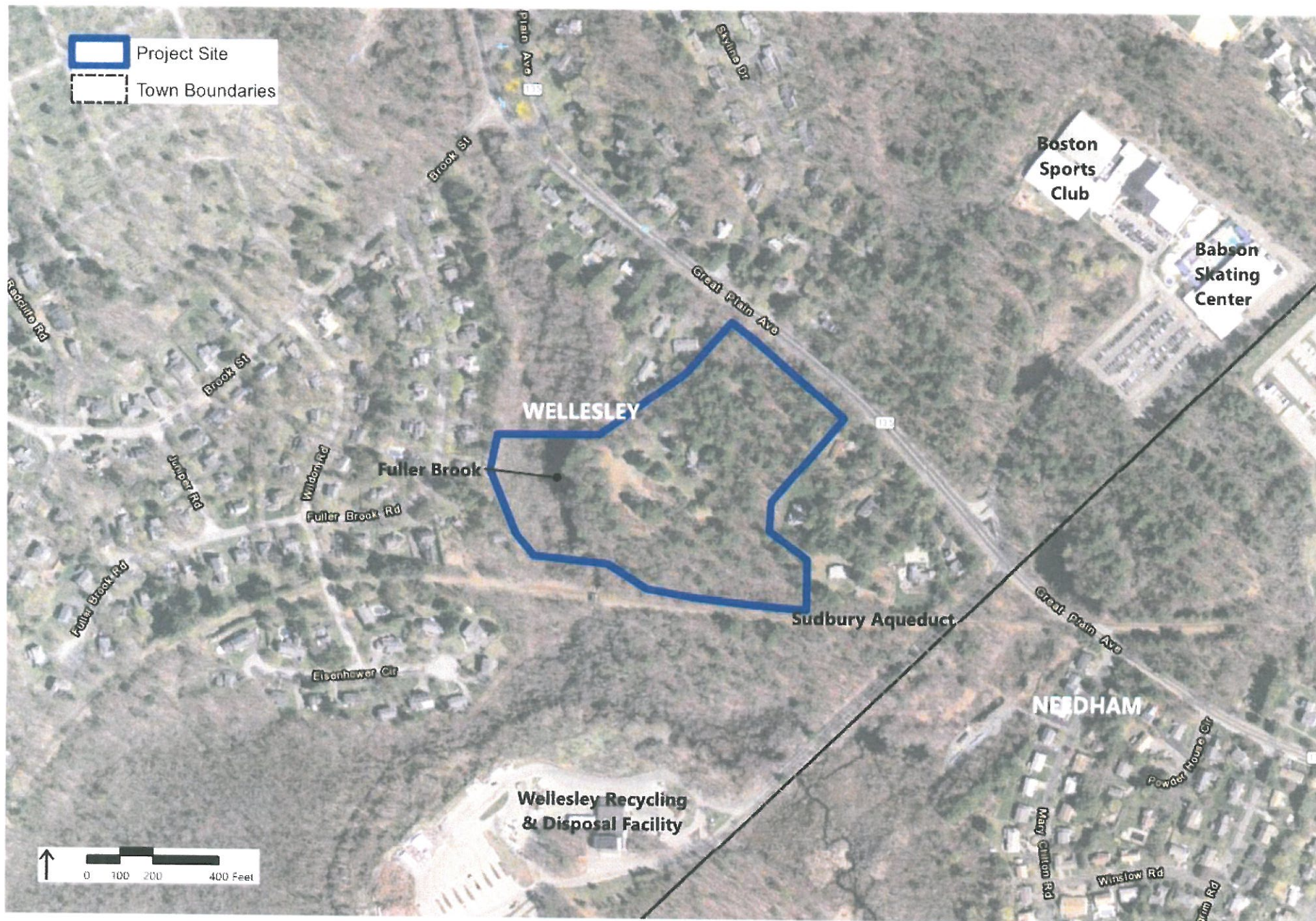




PROJECT LOCATION

FIELDSTONE WAY





PROJECT LOCATION

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## 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

### Wellesley Comprehensive Plan Update

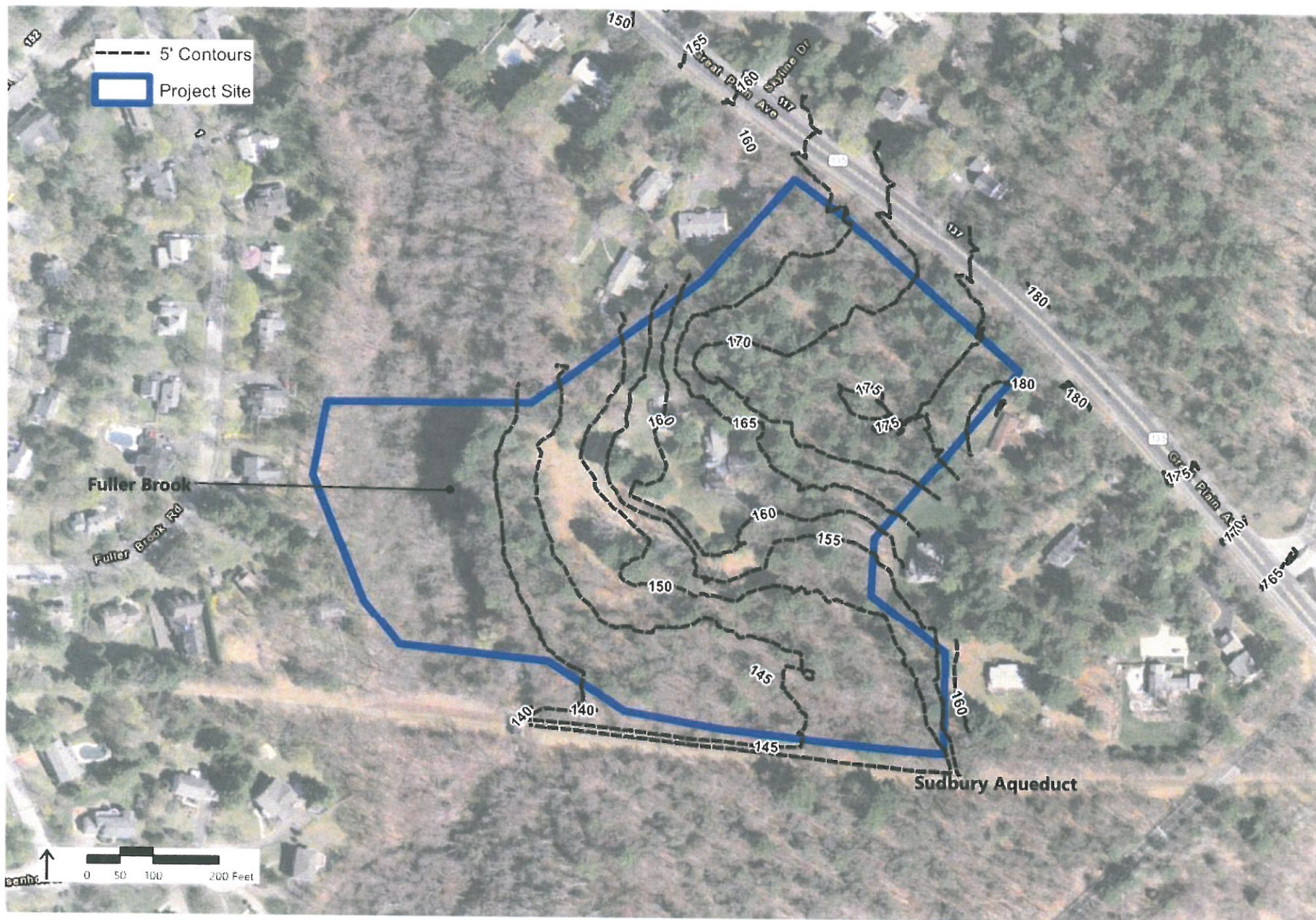
#### Housing Needs Assessment

*“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.

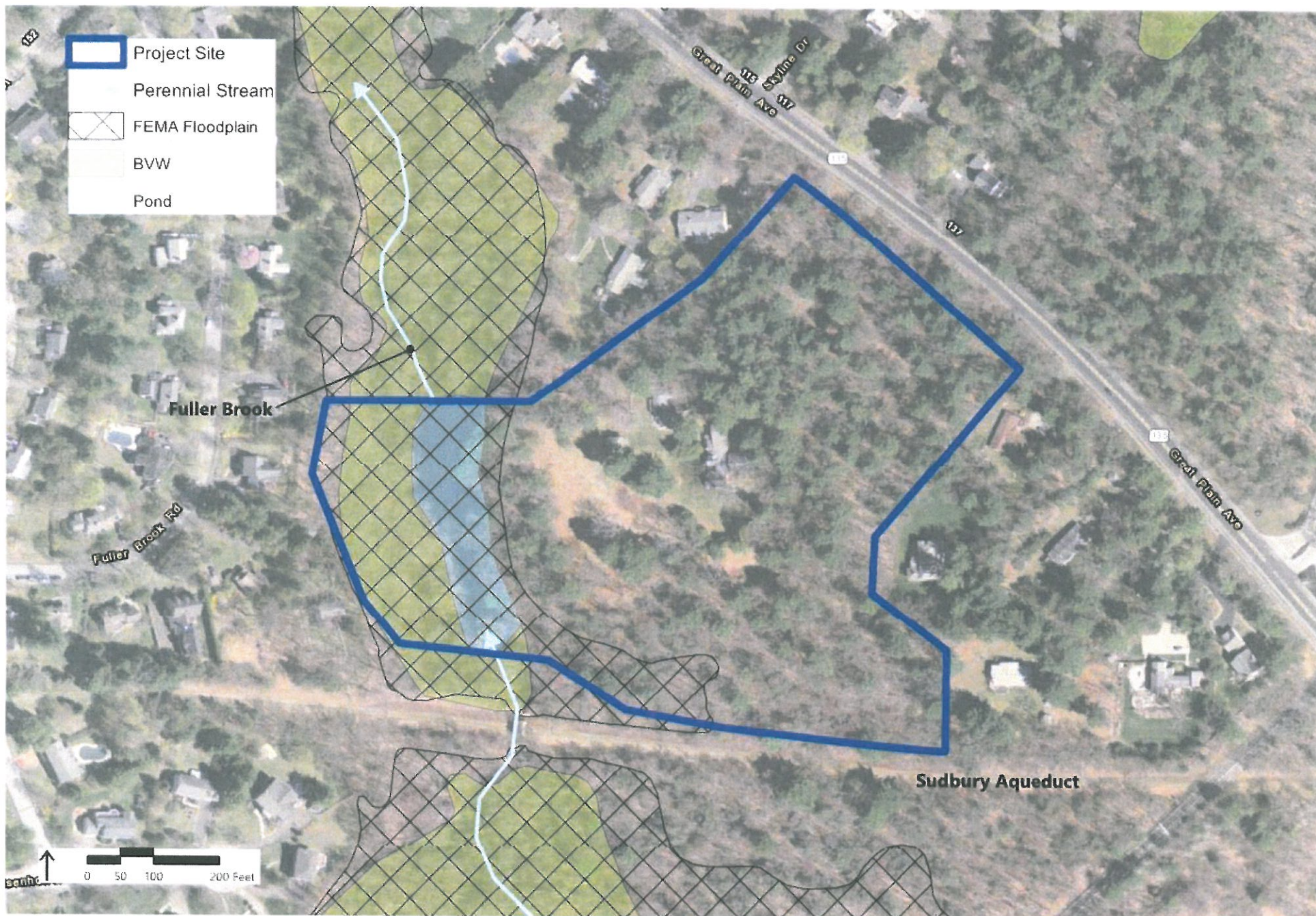




EXISTING TOPOGRAPHY

FIELDSTONE WAY

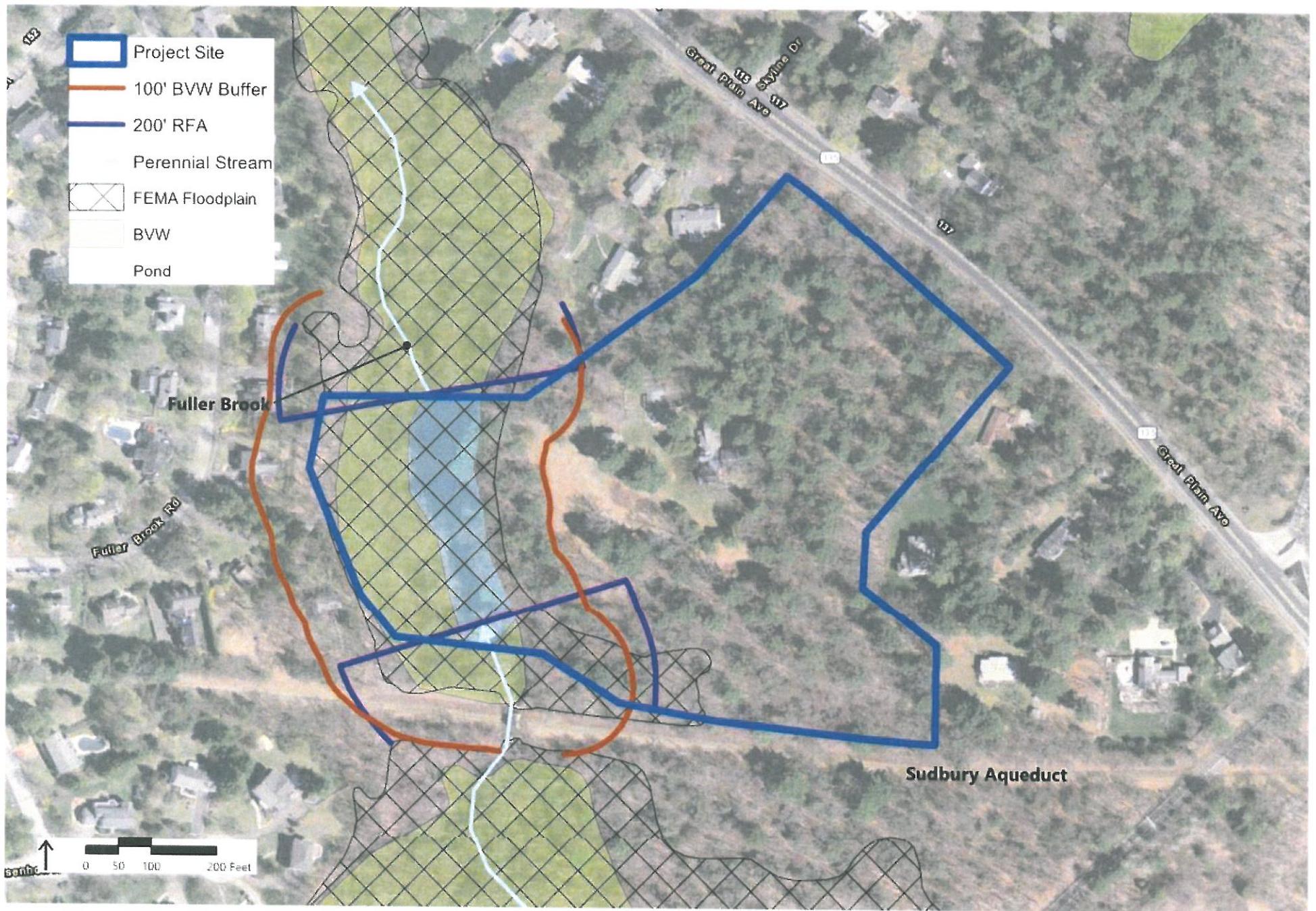




RESOURCE AREA MAP

FIELDSTONE WAY

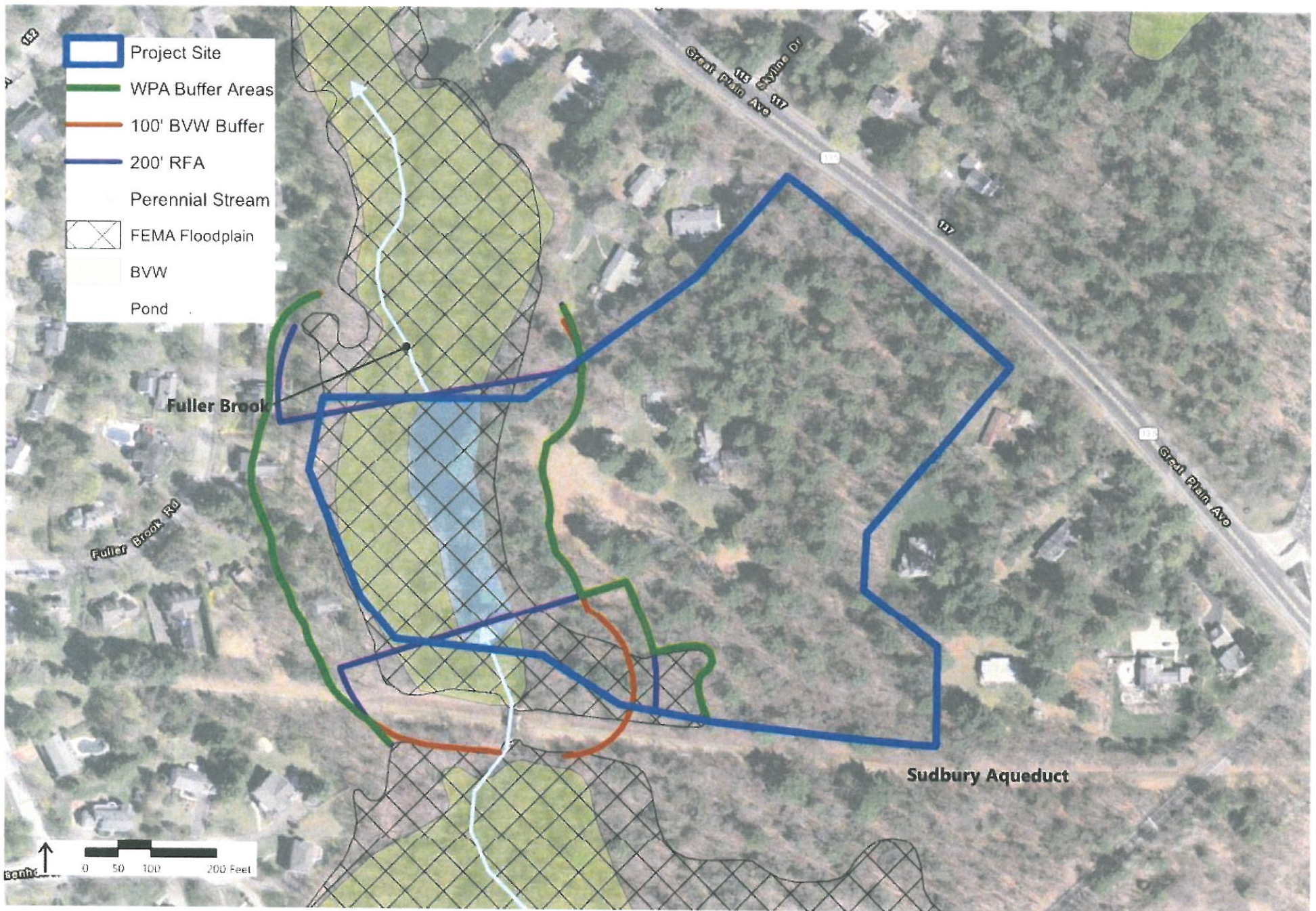




RESOURCE AREA MAP

FIELDSTONE WAY

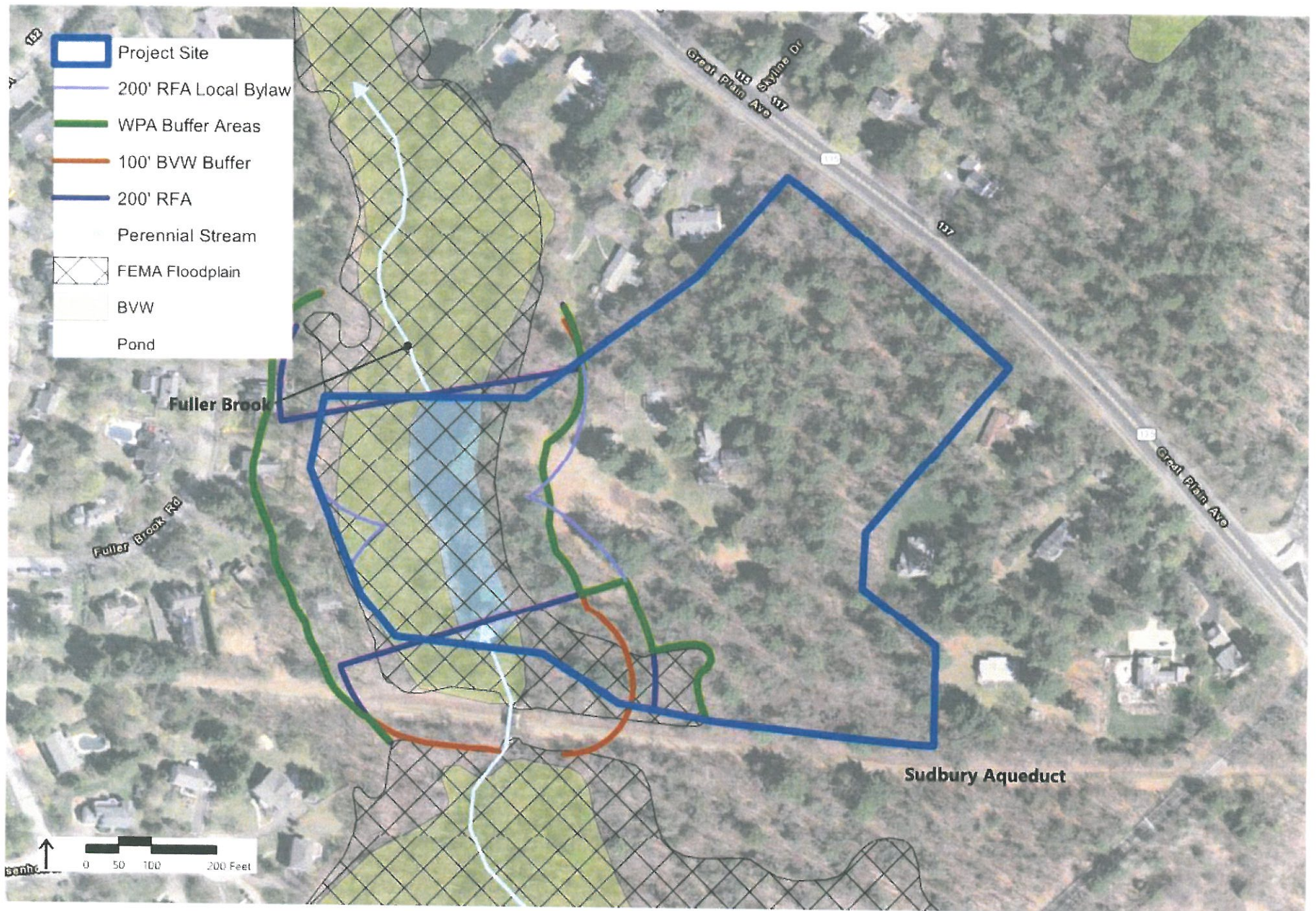




RESOURCE AREA MAP

FIELDSTONE WAY





RESOURCE AREA MAP

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*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.

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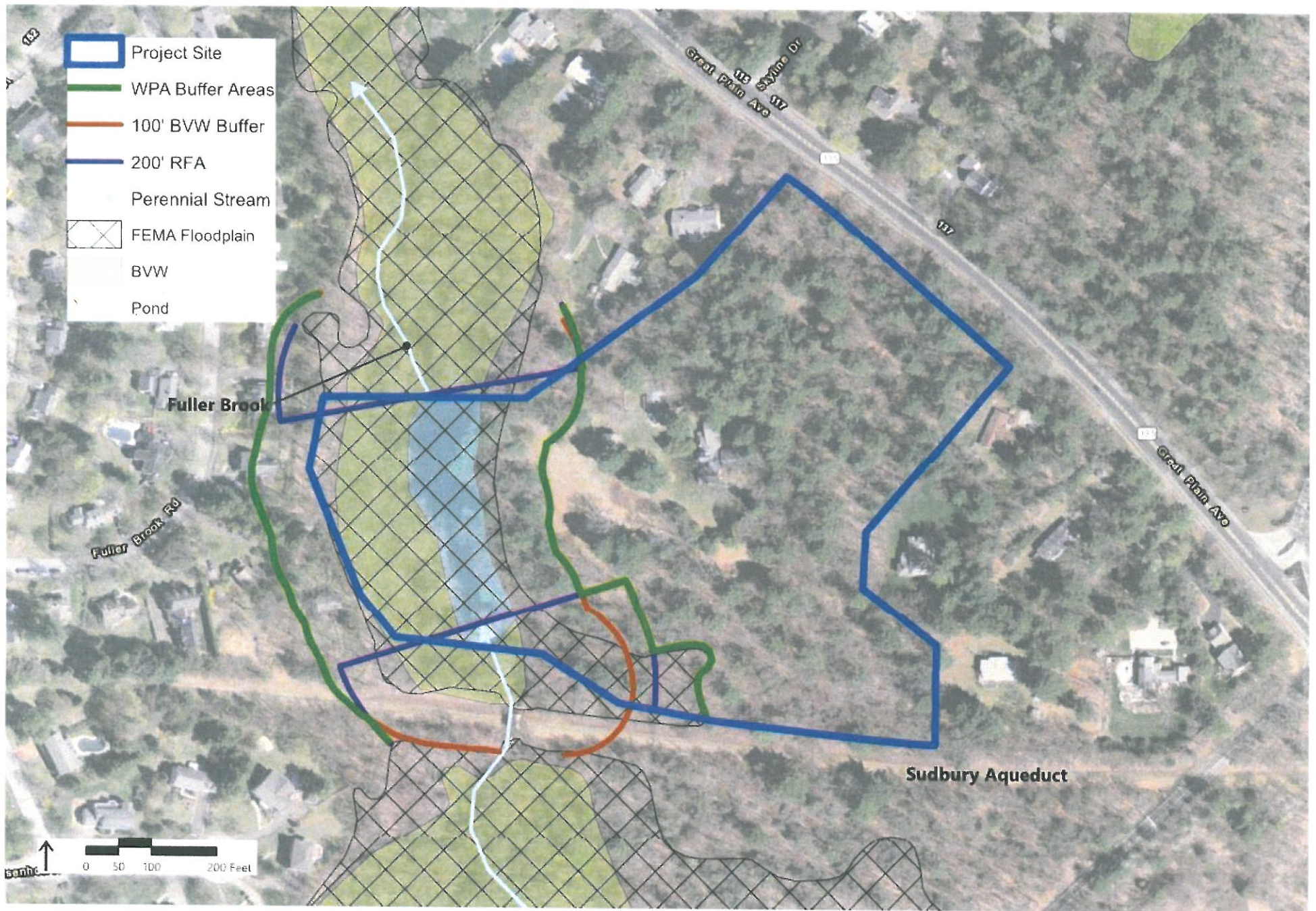
*We specialize in...*

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

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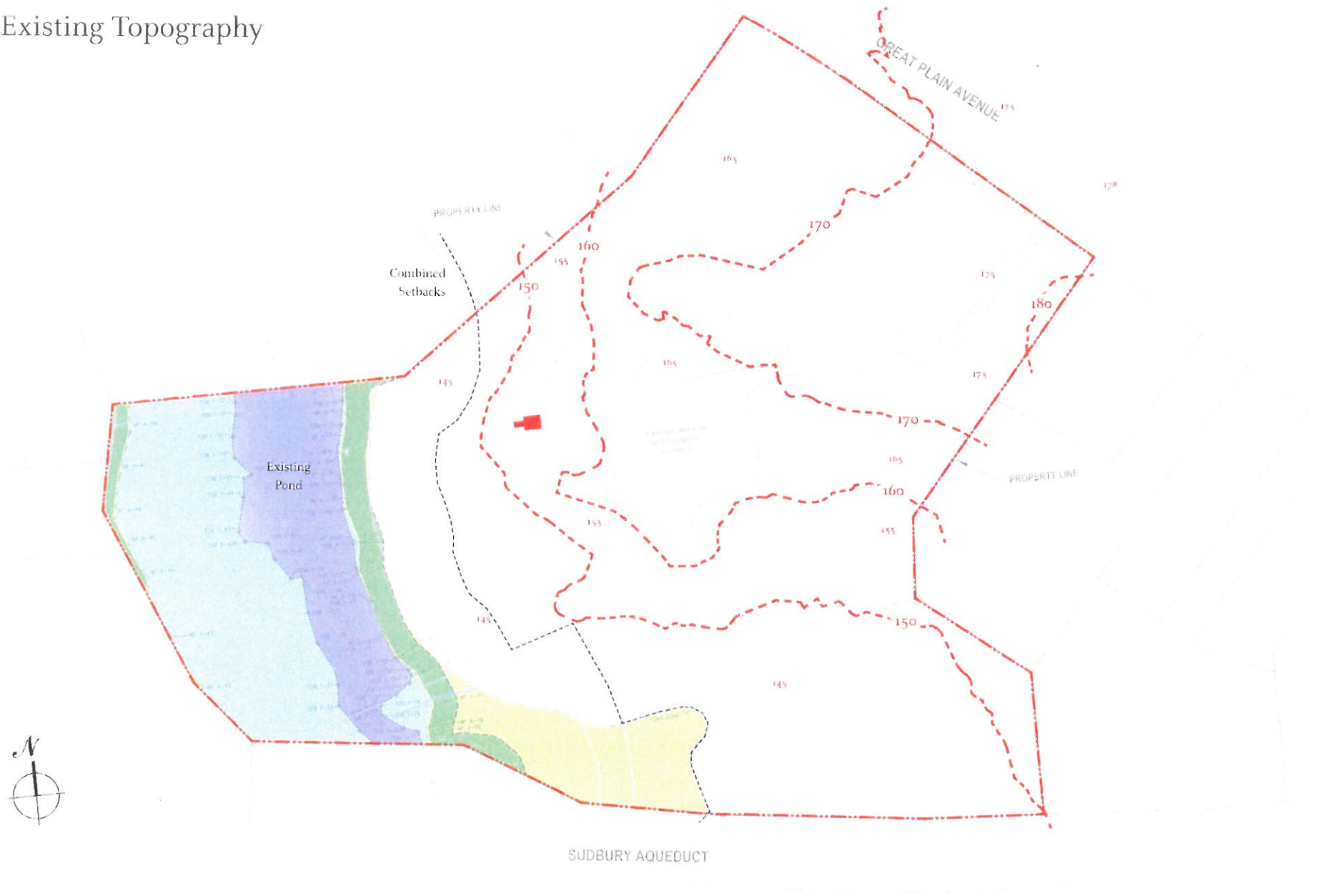


RESOURCE AREA MAP

FIELDSTONE WAY



# Existing Topography

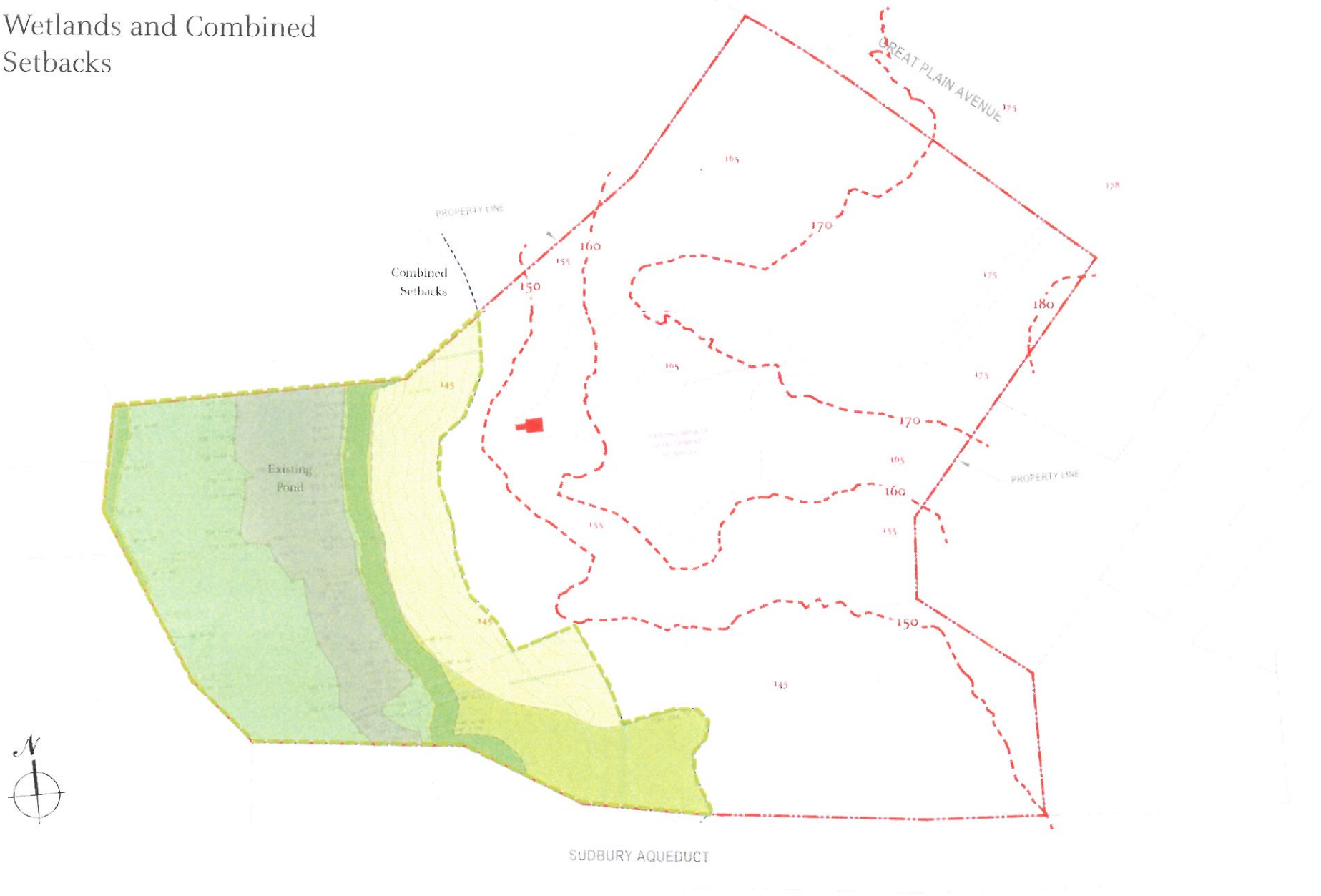


PROPOSED SITE LAYOUT

FIELDSTONE WAY



# Wetlands and Combined Setbacks



PROPOSED SITE LAYOUT

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# Infiltration Meadow and Expanded Open Space

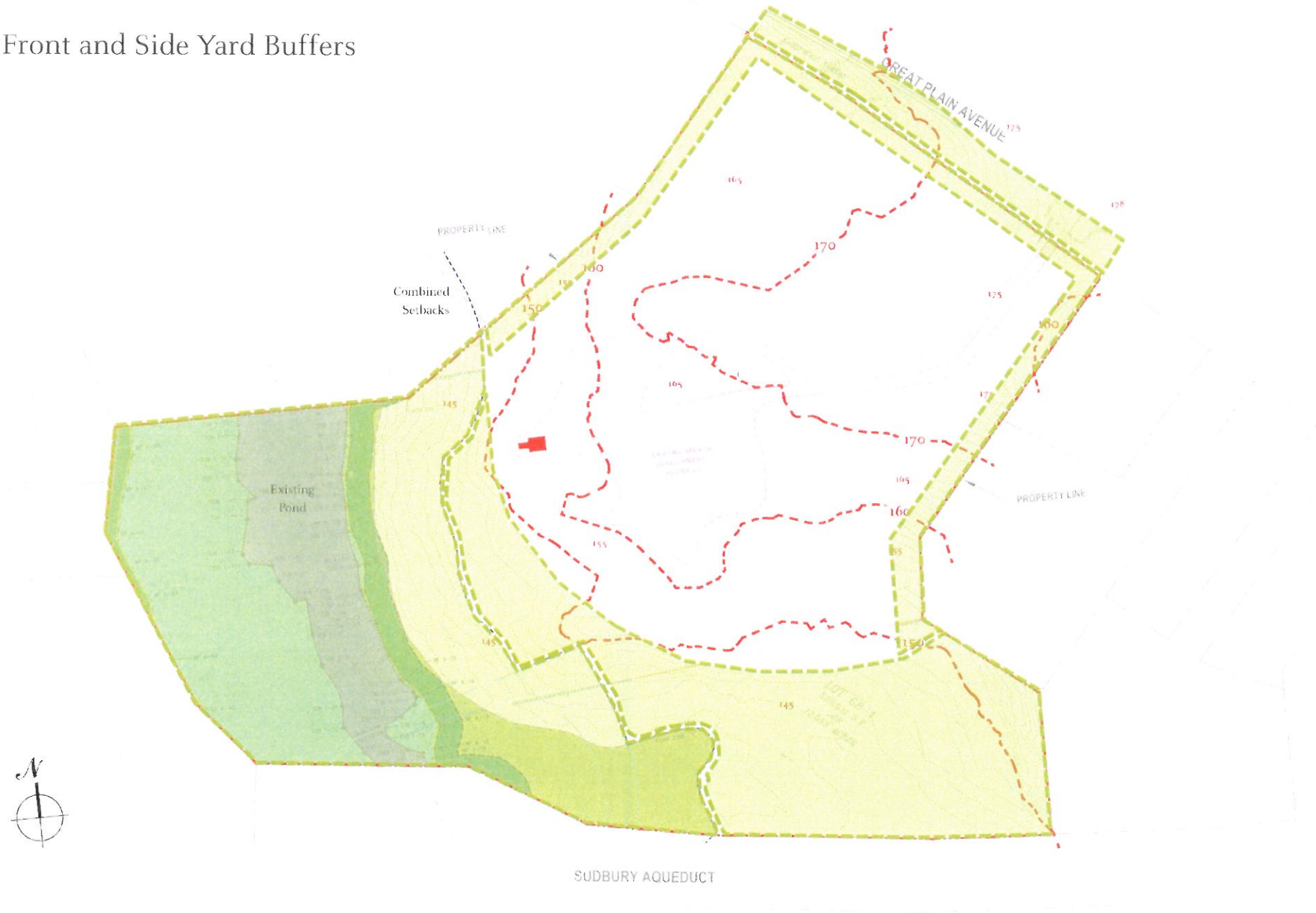


PROPOSED SITE LAYOUT

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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

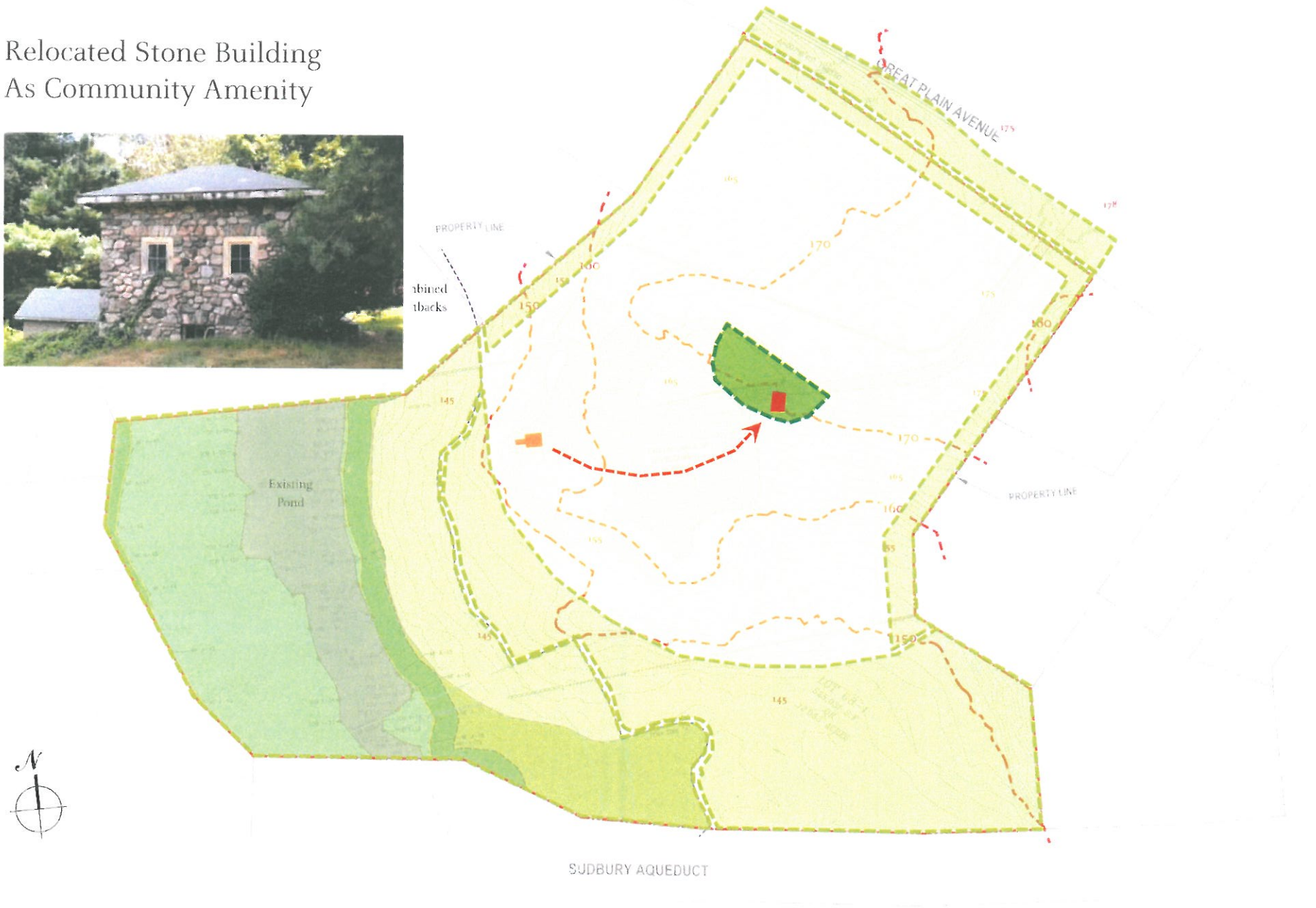


PROPOSED SITE LAYOUT

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## Relocated Stone Building As Community Amenity



PROPOSED SITE LAYOUT

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Site Access

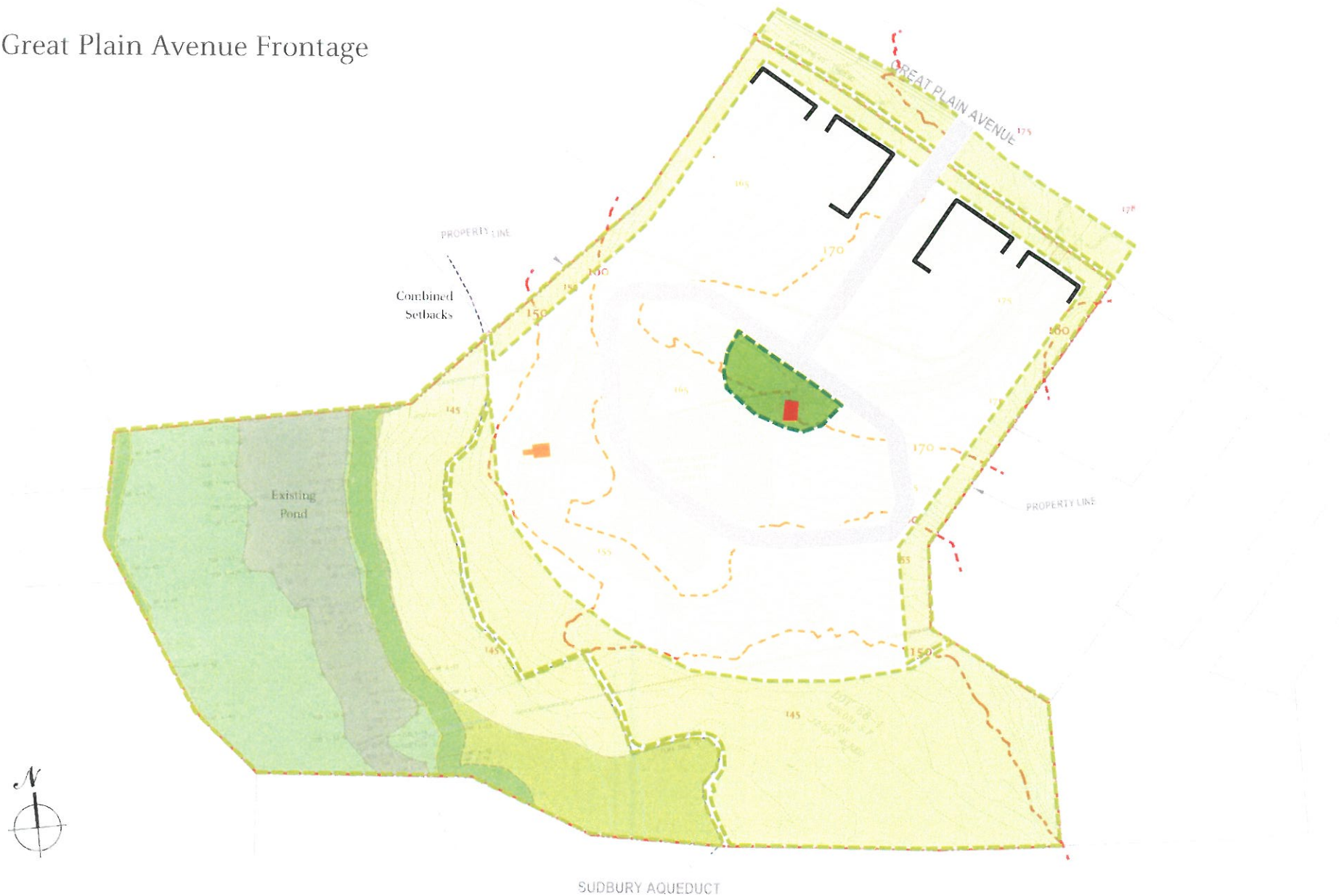


PROPOSED SITE LAYOUT

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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

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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

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Pedestrian Circulation:  
Connection to Central Green



PROPOSED SITE LAYOUT

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Pedestrian Circulation:  
Connection to Aqueduct



PROPOSED SITE LAYOUT

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PROPOSED SITE LAYOUT

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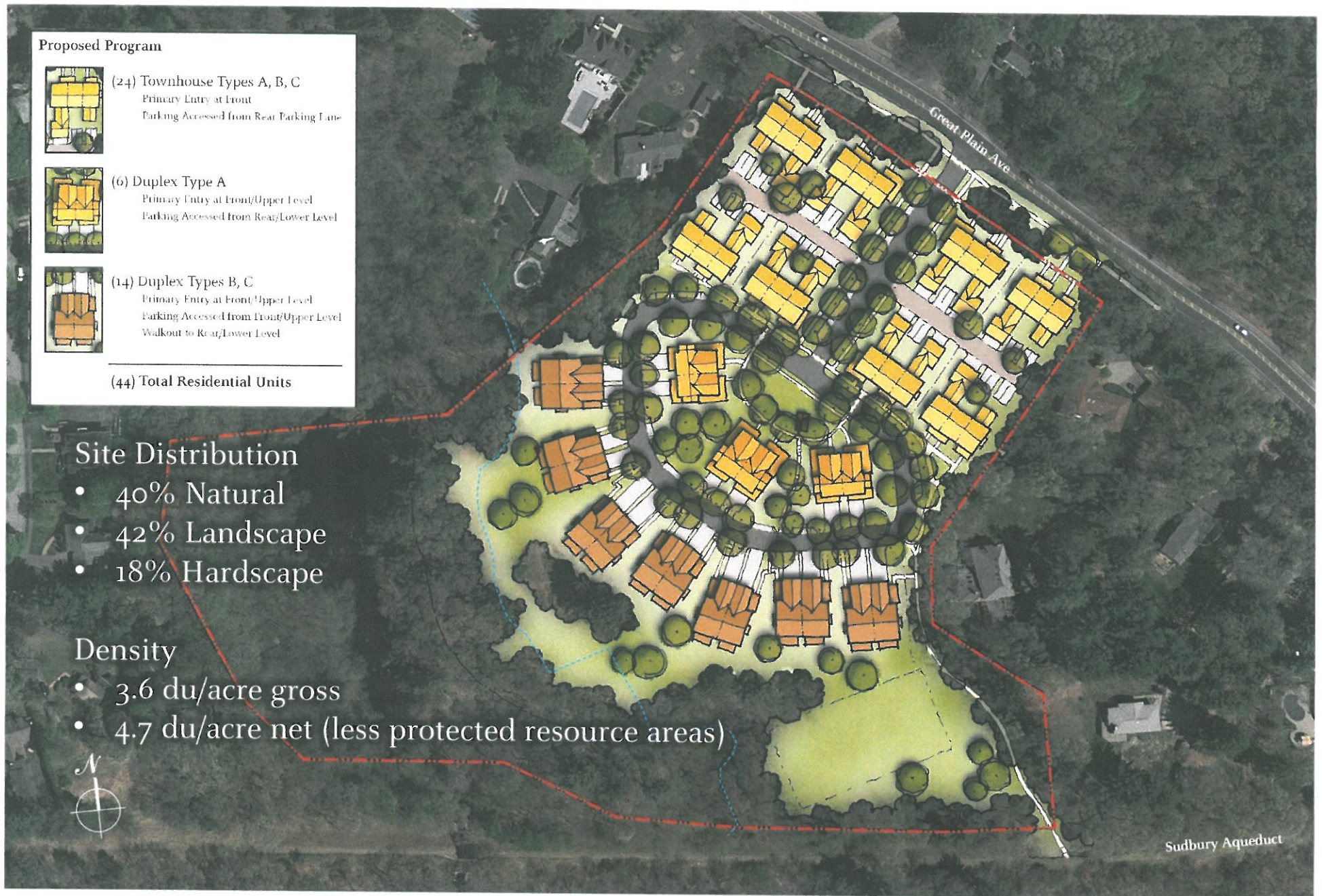




PROPOSED SITE LAYOUT

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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/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



PROPOSED ARCHITECTURE

FIELDSTONE WAY



**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

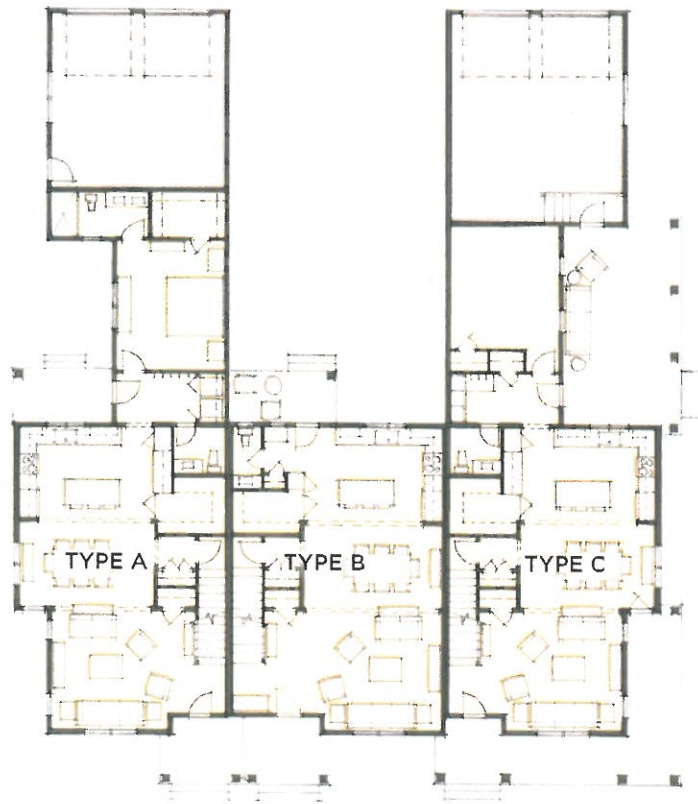
1st FLOOR	974 S.F.
2ND FLOOR	802 S.F.
TOTAL	1,776 S.F.

**TOWNHOUSE TYPE C**

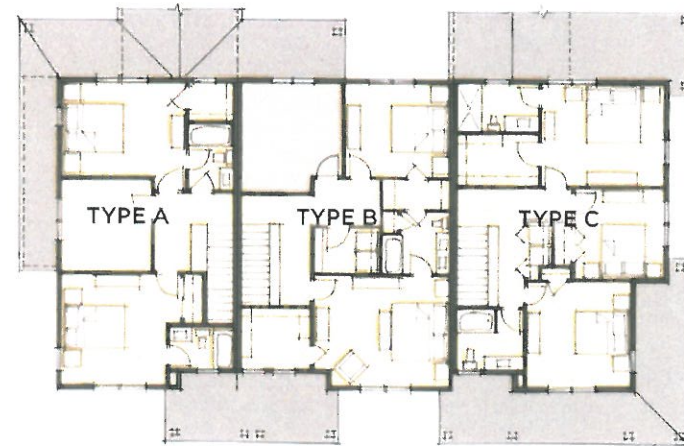
3BR + OFFICE, 2.5BA

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



### DUPLEX UNIT TYPE A

3BR, 3 + 2 HALF BA

LOWER LEVEL	564 S.F.
1st FLOOR	1,316 S.F.
2ND FLOOR	896 S.F.
TOTAL	2,766 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.



### DUPLEX UNIT TYPE C

3BR, 2.5BA

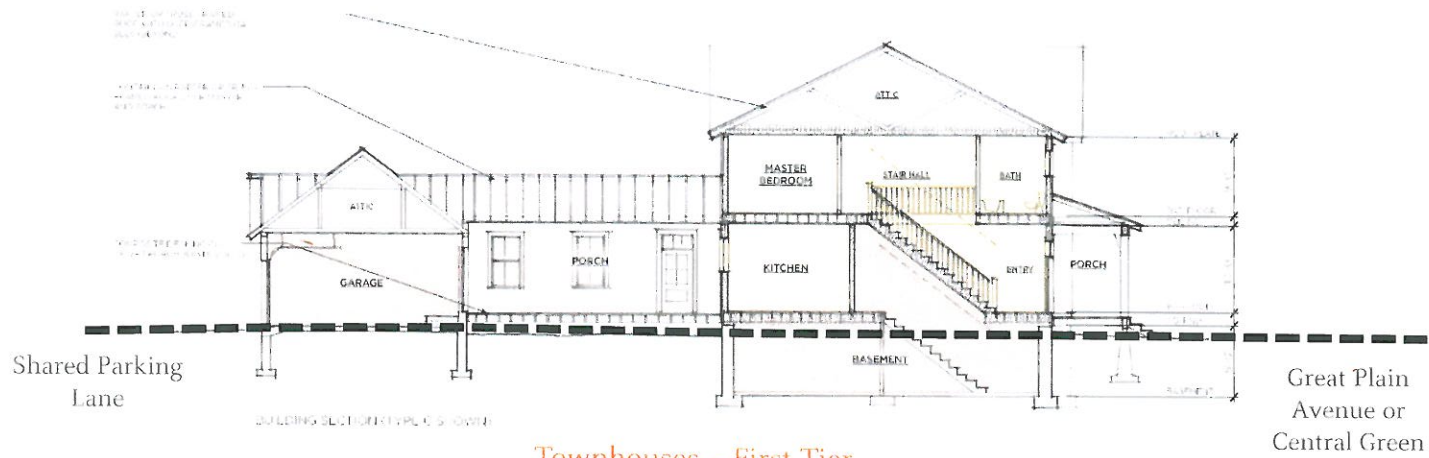
1st FLOOR	1,288 S.F.
2ND FLOOR	1,276 S.F.
TOTAL	2,588 S.F.

LOWER LEVEL 1,012 S.F.

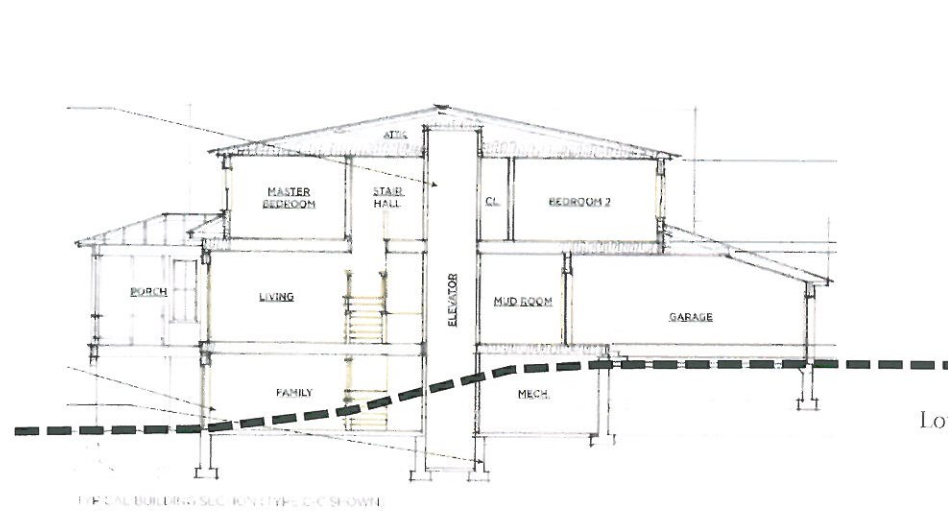


PROPOSED ARCHITECTURE

FIELDSTONE WAY

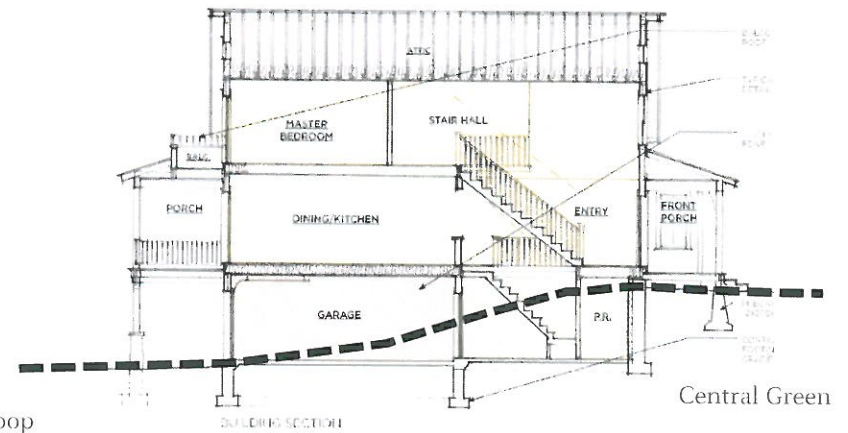


Townhouses – First Tier



Open Space

Duplexes – Third Tier



Duplexes – Second Tier

PROPOSED ARCHITECTURE

FIELDSTONE WAY





ENGINEERING CONSIDERATIONS

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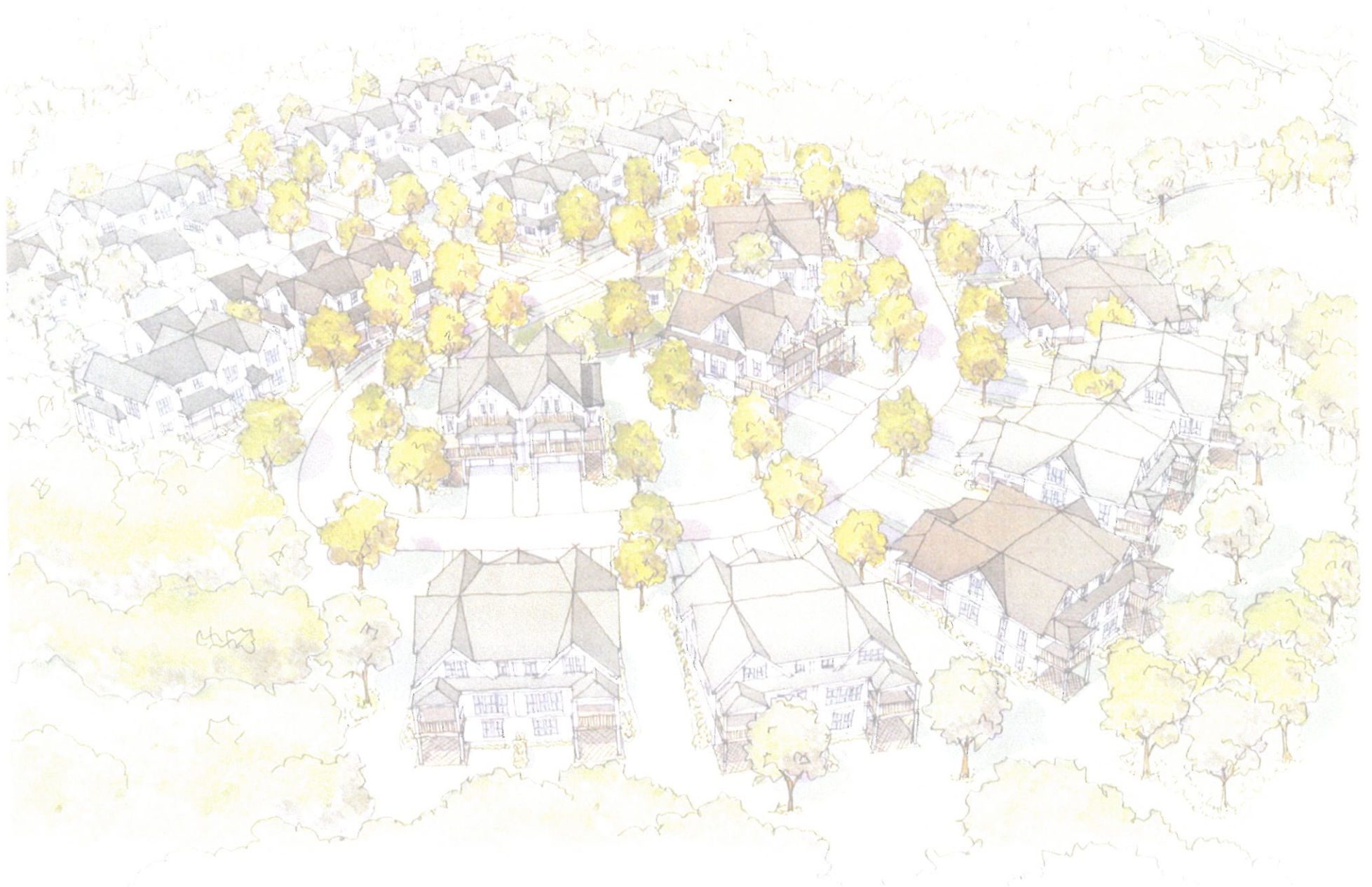
## Proposed Chapter 40B Project Comparison

	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

40B PROJECT COMPARISON

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DISCUSSION

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