

DEVELOPMENT SUMMARY

The applicant, Cedar Place LLC, an existing Massachusetts limited liability company, is proposing to permit and construct a new mixed-income development at 2 and 3 Burke Lane, Wellesley, MA. The development site is comprised of two parcels of land and will be built on a portion of assessor's Parcel ID 010-73, 010-42, totaling approximately 41,307 square feet of land. The site currently has a single-family home with an accessory unit and vacant land. The property is located just off Worcester Street (Route 9) on the Wellesley Needham border and a short distance to Route 128/ 95 and I 90. Eliot Station on the Riverside Green line is approximately 1.6 miles from the proposed development. The Wellesley Hills Community Rail Station is approximately 2.3 miles from the site.

The property abuts a small two-story office building and parking lot, a small 1-4 family home, a single-family home and is across the street from a wooded area.

The property is zoned SR 15,000, which allows one-family dwelling units, religious uses, child care, home occupancy and community group residences.

The development, as currently proposed, will consist of 16 rental units. Fifteen units will be newly built in a 2.5 story walk up building containing approximately 17,430 square feet. The single-family home will be preserves as a market rate three-bedroom unit. The accessory unit will be converted to an onsite management office. There will be 2 one-bedroom units, 12 two-bedroom units and 2 three- bedroom units. The site will have 23 surface parking spaces and two garage parking spaces. This will result in a total of 25 parking space or 1.5 spaces per unit. The property will have a car charging station and two handicap parking spaces.

All first-floor units of the new building, will be visitable and will be adaptable for handicapped use. The property will offer a fire/pit and picnic area for residents. In addition, there will be a doggie station and enclosed dumpster/recycle area.

Energy conservation measures include meeting the Town of Wellesley Stretch Code and current energy code for building envelope: All exterior lighting will be LED; all interior light fixtures will be Energy Star. Appliances will be Energy Star as applicable. High efficiency tankless gas hot water heater for domestic water and hydronic heat in each unit. Energy Star rated A/C condensers for each unit. Individually metered utilities (elec/gas/water). It will have no VOC interior paint / low VOC interior finish materials - Low flow toilets/sinks/showers and tubs.

In addition, the property will utilized a pervious popcorn concrete driveway to provide natural drainage.

The proposed design is of residential scale and character similar to small multi-family developments in residential districts. The building façade elevations feature one, two and three storied portions of the building to limit the building height and visual impact, much in keeping with the existing two-family residential dwelling remaining on the site. Sixty (60%) percent of the proposed building is two stories or less in height in a scale in keeping with the existing residential structure on the site.

This new proposed building at 3 Burke Lane will be in keeping with the aesthetics of other residential properties on Burke Lane and other similar residential neighborhoods. The proposed building is sited on a low lot with a 20' to 30' high tree covered embankment separating the lot from the nearest adjacent residential property. This tree covered embankment affords an excellent natural screen between properties.

The existing location of the two-story residence on the site at 3 Burke Lane with a foot print of 2,880 sq. ft. effectively screens the view of the proposed new structure from Burke Lane. The main access to the new apartment building will be provided by a 24-foot wide paved access driveway on Burke Lane. The existing garage will be taken down and rebuilt to face the access driveway. This will eliminate the existing curb cut and allow for additional plantings for curb appeal.

Sidewalks are proposed around the new building to allow for easy pedestrian access to all buildings and parking areas.

The proposed building style and character is modern colonial wood framed, fiber cement (clapboard) siding with 6 over 6 divided lite windows, and asphalt shingled roofs. The total proposed building foot print is 7,545 sq. ft., irregular in plan to add to the historic characteristics of the design through the expression of multiple additions or expansions to an original structure. This design criteria was determined in an effort to be similar to the existing residential structure on this site and residences of surrounding neighborhoods. The existing site does also border on a business use parking lot to the north.

The development will include 12 market rate units and 4 units will be income restricted in perpetuity for households earning at or below 80% of the Boston-Quincy-Cambridge Area Median Income (the "Affordable Units"). The Affordable units will be comprised of the following:

Table 1 Affordable Unit Detail

Income	Bedrooms	Baths	Size (sq. ft)*	# Units	Gross Rent	UA	Net Rent
80% AMI	One	1	722	1	\$ 1,518	\$ 122	\$1,396
80% AMI	Two	2	1040	2	\$ 1,825	\$ 182	\$1,643
80% AMI	Three-	2	1544	1	\$ 2,108	\$ 235	\$1,873

The utility allowance is for the tenant’s portion of gas heat and hot water, electricity for lights and cooking and domestic water and sewer.

All 16 units will be eligible to be counted on the Town of Wellesley Subsidized Housing Inventory.

The development is consistent with the newly approved Town of Wellesley Housing Production Plan. It will be the preservation of an existing 1880’s home and construction of new mixed income apartments located next to a commercial district in an area designated by the Town of Wellesley as an area they would like to see growth (i.e. Worcester Street/Route 9, East Wellesley, Cedar/Worcester Street). The plan calls for preserving existing small homes, allowing more housing choices in established neighborhoods, such as the ability to convert existing single-family homes to two-family or small multi-family dwellings and siting more densely developed housing in and near the business districts, e.g. mixed-use buildings or multifamily buildings adjacent to commercial buildings. The development will provide units and amenities that are appropriate for young professionals, families, seniors and / or disabled persons.

Fire Protection & Public Safety

Fire sprinkler systems will be provided for the new building per code. Communication Systems within the new building will also be coordinated with the Police and Fire Departments to ensure that the systems meet the specifications of each department. Fire trucks will be able to reach the building from the main driveway as well as the adjoining commercial parking lot.

Landscape/ Surroundings

The developer has placed the building as far as possible from the adjacent single-family home and the new 2.5 story building may serve to buffer the noise from Route 9. In addition, the developer has worked hard to disturb as little of the existing landscape buffer as possible. Choosing to build minimal retaining walls and have as much cut and fill on site as possible. Both the front of the site on Burke Lane and the interior of the site will be tastefully landscaped.

Utilities

Public water and sewer service from the Town of Wellesley is available at Burke Lane. Natural Gas is available in Burke Lane. Pole mounted utilities exist along Burke Lane They include electric, cable tv, telephone, and other communications.

Wetland Resources

The Massachusetts Division of Fisheries and Wildlife's Natural Heritage Atlas (13th Edition) as well as the Division's MassGIS Online Mapping Tool indicate that the development site contains no Priority Habitats of Rare Species or Estimated Habitats of Rare Wildlife. A review of the FEMA Flood Insurance Rate Maps also shows that there are no flood hazard areas on the property.

Stormwater Management

The project will be designed to meet the Department of Environmental Protection's (DEP's) Stormwater Management Standards as outlined in DEP's Stormwater Handbook. When a project complies with these standards, the presumption is that the project is protecting public and private water supply, groundwater supplies, providing for appropriate flood control and storm damage prevention, preventing pollution, protecting fisheries, and protecting wildlife habitat. As previously noted, the development will seek to use new technology in the form of pervious popcorn pavement for natural drainage.

Previous Development Efforts

The owner met with the former assistant Town Administrator and Town Planner in October 2018.

Anticipated Development Timeline

- **Met with MassHousing:** November 13, 2018 preliminary plan review
- **Project Eligibly Application:** Application to filed with MassHousing on November 30, 2018.
- **Project Eligibility Application Issued:** February 2019
- **Meet with Neighbor and Town Staff:** March 2019
- **Comprehensive Permit Application Filed:** April 2019
- **ZBA Hearing:** May 2019