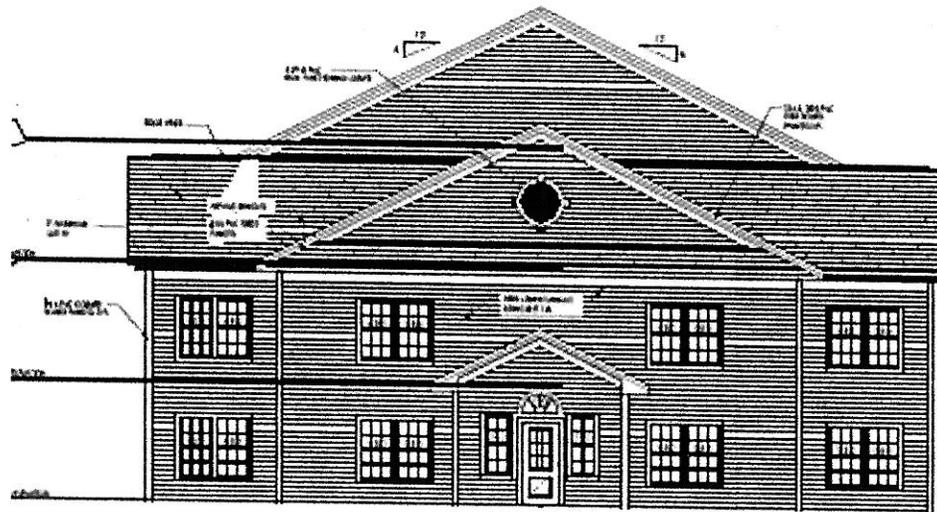


Presentation

3 Burke Lane, Wellesley, MA



Presentation By:
Cedar Place Development Team
June 4, 2019

Agenda For Presentation

- ✧ **Development Team**
- ✧ **Where are we in the Process?**
- ✧ **Findings**
- ✧ **Affordability**
- ✧ **Development Overview**
- ✧ **Green Features**
- ✧ **Density**
- ✧ **Preliminary Traffic Findings**
- ✧ **Site Plans/Construction Management**
- ✧ **Architectural Plan**

Development Team/Experience

* **Developer, Manager:**

- ◆ Cedar Place LLC – Dennis Di Schino

* **Architect:**

- ◆ Dixon Salo Architects – Wayne Salo + Jesse Hilgenberg, AIA/NCARB

* **Site and Civil /Landscape Engineer:**

- ◆ Guerriere & Halnon, Inc. – John Federico + Ron Tubman
- ◆ WDA Design Group, Larry Greene, RLA

* **40B Consultant:**

- ◆ LDS Consulting Group - Lynne Sweet

* **Traffic Consultant**

- ◆ Vanasse & Associates – Jeffrey Dirk

* **Builder**

- ◆ Brossi Realty – David W. Brossi

* **Attorney**

- ◆ Freeman Law Office – Peter Freeman

Where are we in the Process?

- * Site Eligibility Letter issued March 27, 2019
 - ◆ PEL Good for 2 years
- * Applied to ZBA on April 18, 2019
 - ◆ Distribute Application – 7 days
 - ◆ Notice of Public Hearing- 14 days
 - ◆ Open hearing within 30 days - May 16, 2019, continued to June 4, 2019
 - ◆ Safe Harbor Notification – 15 days has passed
- * Close public Hearing – 180 days
- * ZBA Decision – 40 days from close of public hearing

Finding of Fact

- * Less than 10% of year round housing units are on Wellesley's SHI (6.77%)
- * Applicant is a Limited Dividend Organization
- * Applicant has demonstrated site control
- * Applicant has a Project Eligibility Letter from MassHousing, a Subsidizing Agency
- * A complete application including: Engineered site plans, stormwater management and traffic reports and a waiver list.

Affordability

- * Four units will be affordable to households earning at or below 80% of AM in perpetuity.
- * One 1 bedroom, Two 2 bedroom and 1 three bedroom unit
- * They will be self pay, residents will be income qualified, credit and CORI checked
- * 2019 80% net rents are: 1: \$1,296, 2: \$1,643 and 3: \$1,873
- * Ask DHCD for 70% local preference
- * Will hire a professionally lottery agent in accordance with an Affordable Fair Housing and Tenant Selection Plan.
- * All sixteen units will be counted on the City's SHI.
- * Location etc. in accordance with Wellesley Housing Production Plan
- * Overall affordability: Market rents are projected to be less than \$3,000, lower than the majority of market rental units in Wellesley

Development Overview

- * Preservation of existing 1880's single family home
- * 16 rental units in a renovated SFH and a new 15 unit building
- * First floor units will be at grade and therefore visitable/accessible
- * 26 or 1.63 parking spaces per unit, 2 handicapped
- * Will block Route 9 sound from closest residential neighbor
- * Much of the existing vegetated border will remain treed
- * Meets many of the underlying set backs and height requirement
- * New revenue from building permit fees and other municipal fees
- * New revenue from real estate taxes
- * Note: 2 Burke Lane is part of legal description of the property – can be restricted to be unbuildable

Density

Development	Units	St. Ft. Land	Sq. Ft. Land Per Unit
Delanson Circle	35	61,774	1,764
148 Weston	25	36,014	1,440
600 Worcester	20	20,029	1,001
16 Stearns	24	44,576	1,857
Cedar Place	16	41,307	2,582

The existing home is 55 feet from the southern/residential home lot line, and the new building will be 75 feet from southern/ residential lot line

Green Features

- * Preserving 1880 home
- * Meet Wellesley stretch code
- * Preserving much of the existing tree line to the south
- * Energy star or equivalent appliances
- * Low flow toilets
- * High efficiency heating system
- * No Voc interior paint/low VOC interior finish materials
- * LID design (pervious popcorn concrete driveway)
- * Compliance with DEP stormwater management standards
- * Electric car charging station
- * Bicycle storage
- * Exterior LED lighting

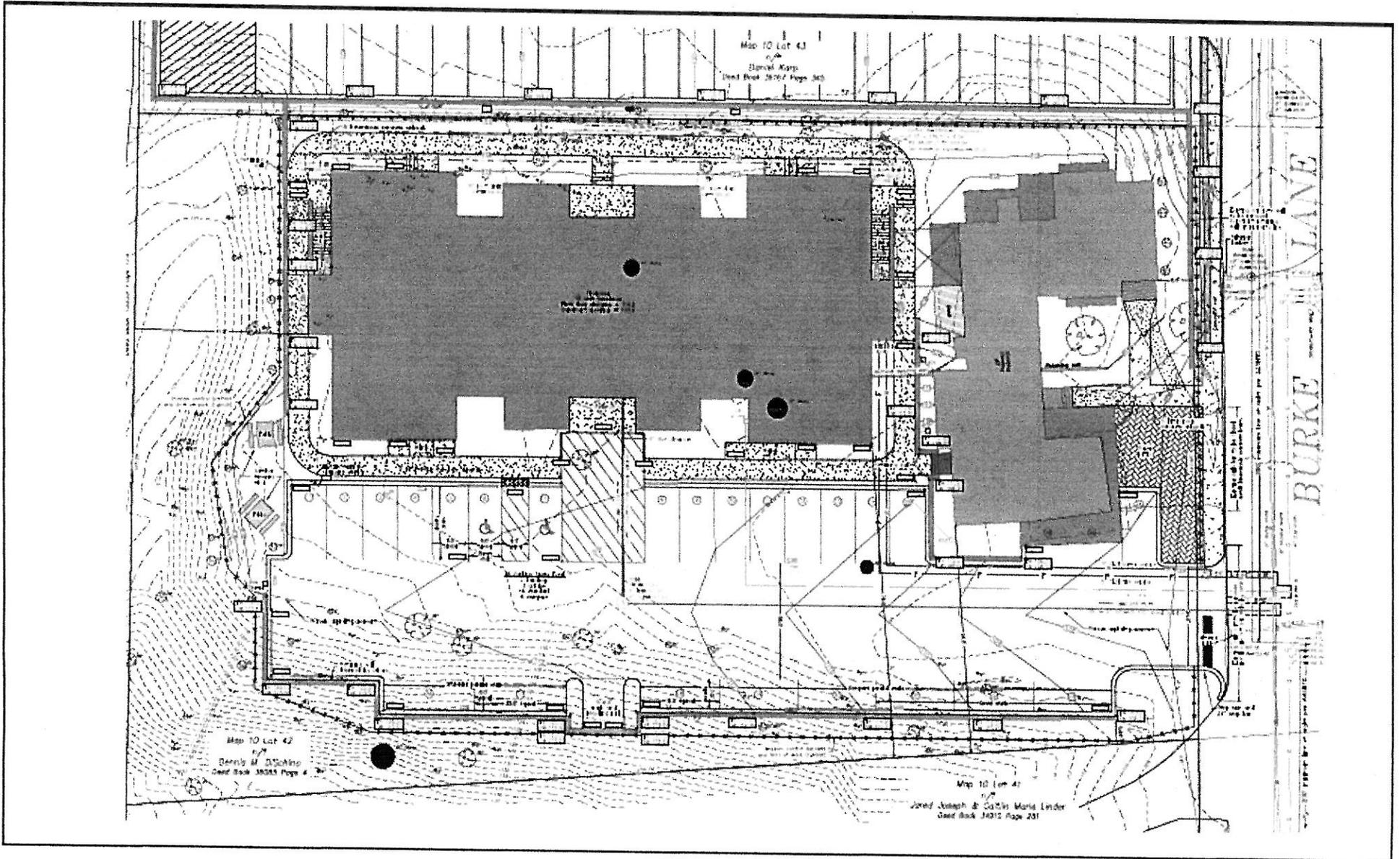
Traffic – Preliminary Findings

- * 6 to 8 vehicle trips during the weekday peak commuter hours, or approximately (1) additional vehicle every 7 to 10-minutes (no impact)
- * MassDOT high crash location database did not indicate any listed locations along Burke Lane or at the Route 9/Burke Lane interface
- * Burke Lane accommodates approximately 140 vehicles per day as measured in January 2019 (unadjusted)
- * Peak-hour traffic volumes range from approximately 10 to 15 vehicles per hour during the weekday peak commuter hours (unadjusted)
- * Prevailing travel speeds (85th percentile) are approximately 27-28 mph
- * Parking ratio typical of multi-family development in a similar setting
- * Site lines will accommodate new conditions
- * Similar size developments relative to traffic generation: Wiswall Circle (15 units), Edgemore Circle (14 units), Linden Gardens (29 units), Crestview (20 units)

Site Plan/Construction

- * One 24 foot wide driveway
- * New building is sited below the existing tree line
- * Sidewalks on the interior of the property and along Burke Lane
- * **Changes to site plan for ZBA submission:**
 - ◆ Removal of retaining wall and tree along front of SFH
 - ◆ Allowing for creation of new retaining wall and sidewalk
 - ◆ Eliminated angled parking spaces, added parallel spaces
 - ◆ Detailed landscape plan (in conjunction with adjoining property)
 - ◆ Detailed stormwater management plan
 - ◆ Relocated trash and recycle area
- * Similar building is being built in Northbridge by same contractor
- * Construction management plan:
 - ◆ Parking for construction vehicles at adjacent commercial lot and on site

Site Plan



Architectural Plans

- * New building designed at a residential scale and character similar to area homes
- * Colonial wood frame, 17,430 square feet
- * Majority of building is two stories with middle section 2.5 stories overall height of 42 feet
- * Fully sprinklered/Sufficient fire flow

THANK YOU FOR YOUR TIME