



## Sherborn ZBA Presentation

11/10/2020

### Coolidge Crossing

84 – 86 Coolidge Street, Sherborn, MA

# Development Team

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- **Applicant / Developer**
  - Baystone Sherborn, LLC – Roy MacDowell & Todd MacDowell
- **Architect**
  - R.A. Schaefer & DM White -Rob Schaefer
- **Civil Engineer**
  - Civil Design Group - Matt Leidner
- **Attorney**
  - Smolak & Vaughan LLP - Stephanie Kiefer & John Smolak
- **Landscape Architect**
  - Hawk Design -Thom Minor & Pat Kelly
- **Traffic Consultant**
  - MDM Transportation Consultants - Robert Michaud
- **Wetland Consultant**
  - Creative Land & Water Engineering – Desheng Wang

# Baystone Development

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- Team has over 80 years of combined industry experience.
- Developed over 4,000 dwelling units and over 2 million square feet of commercial space
- Developer will build and intends to keep this property long term
- Award Winning Multifamily Developer
- Recent Projects include:
  - The Buckley Framingham – 210 rental apartments
  - Beach House Revere – 234 rental apartments
  - 680 South Avenue, Weston – 16 unit townhome LIP (Ch 40B)

# The Buckley, Framingham

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# Beach House, Revere

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# 680 South Avenue, Weston

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# Project Site History

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## 2016-2017

- A Trask Development entity proposes a 40B rental development at 84 Coolidge Street along with a 40B condo community at 104 Coolidge Street

## 2017

- Trask worked with Planning Board to redesign 104 Coolidge proposal to be an Elderly and Affordable (EA) community. It was approved at Town Meeting for 67 townhomes by vote of 86.7%. The understanding of the requested zoning change would allow for the Meadowbrook Commons to advance as an EA project, with 84 Coolidge to be proposed multifamily apartments under M.G.L. C.40B.

## 2019

- Pulte Homes begins to move the AE project, Meadowbrook Commons forward, while looking to identify an appropriate developer to advance 84 Coolidge Street as a rental residential community under C.40B.

## 2020

- Pulte brings in Baystone to pursue a 40B rental housing project at 84 Coolidge Street utilizing public water and sewer from Framingham and Natick.
- Baystone, with support of the Select Board, submits a LIP application to Mass Housing for 120 rental homes
- The project receives a Site Eligibility Letter from Mass Housing on October 14, 2020 and moves forward with Comprehensive Permit application to ZBA

# Summary Coolidge Crossing

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- 120 rental units housed within three 3-story buildings located across the 15.2 acre site together with clubhouse building
- Buildings designed as “Modern Farmhouse” style
- 42 one-bedroom units, 66 two-bedroom units and 12 three-bedroom units
- Average Unit Size (square feet)
  - 1 bedrooms – 790 sf
  - 2 bedrooms – 1,100 sf
  - 3 bedrooms – 1,347 sf
- All residential buildings will include an elevator and two stairwells
- All units will have a balcony
- 170 parking spaces and an additional 30 garage parking spots (200 total parking spaces)
- Parking Ratio of 1.67 spots per unit
- Enclosed Trash areas

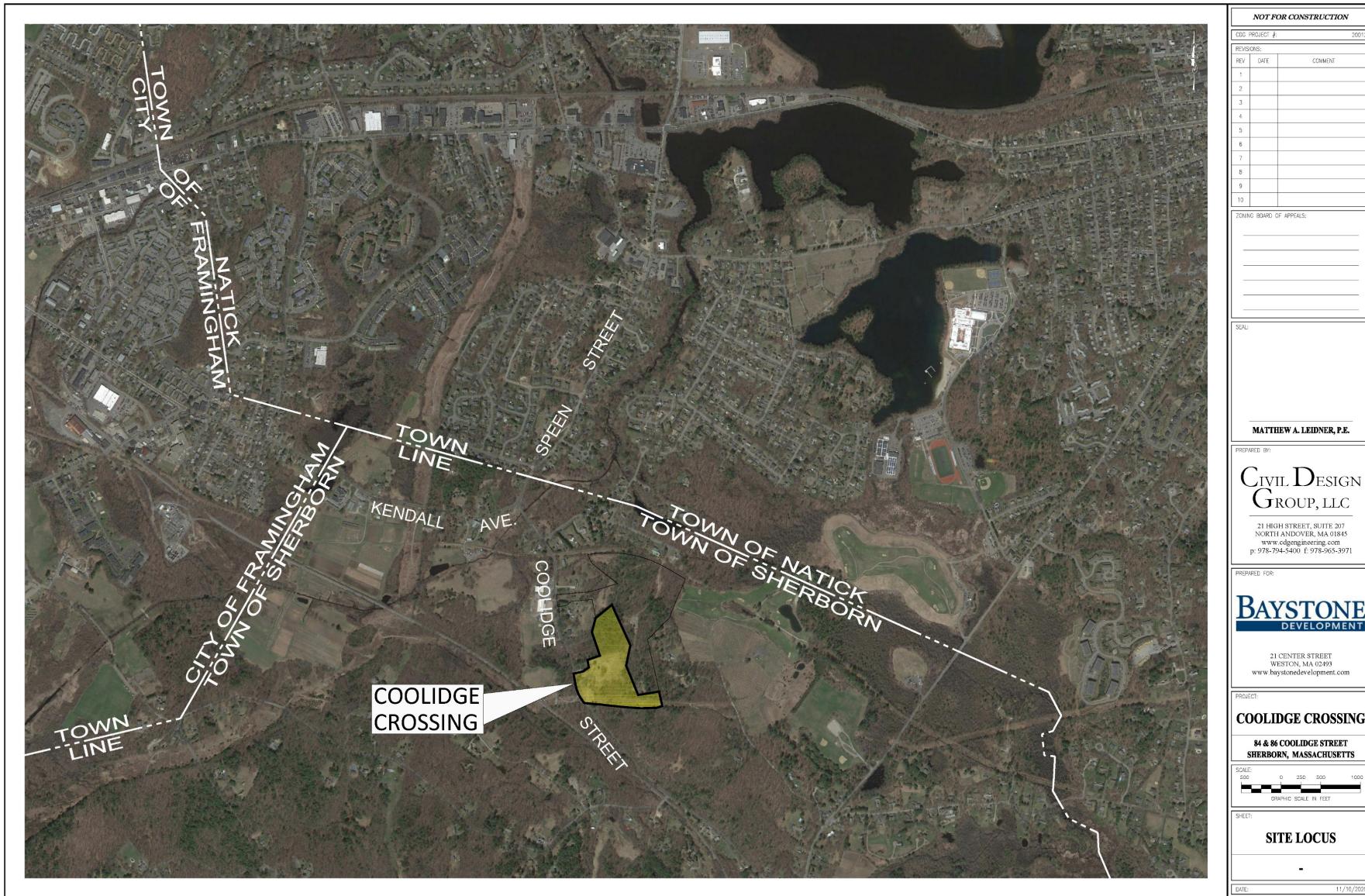
# Site Location – 84 & 86 Coolidge Street

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The Locus, approximately a mile from the Town Center, provides an abundance of access to services and recreation for residents.

- Property abuts Town Forest and Peter's Hill walking trails to the south.
- To East, Site abuts Rockwood Road, with public walking connections to municipal recreational fields (Laurel Farms)
- On site trails are proposed, connecting to the rear of property to connect to trail system on Meadowbrook Commons property
- Across the street is Sweet Meadow Farm and associated farm stand
- Site is in close proximity to MBTA Commuter Rail (West Natick), approximately 1.5 miles

# LOCUS

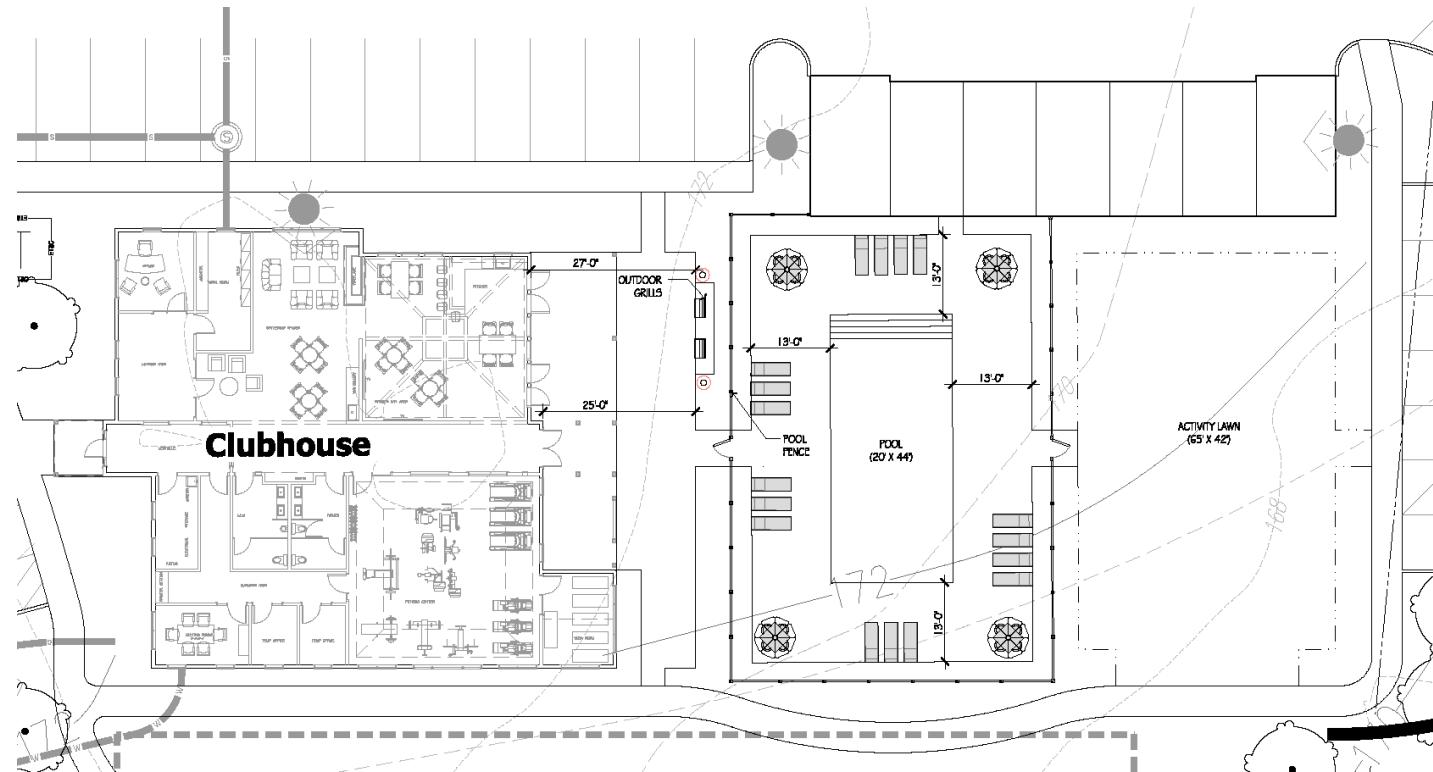


# Clubhouse Features & Amenities

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- Co-working Area
- Chef's Kitchen
- Gym with yoga room
- Community Lounge
- Conference room and work space
- Leasing / Management offices
- Outdoor pool with terrace
- Outdoor grilling area with fire pits
- Dog Park
- Activity Lawn
- Bicycle Parking
- Car Charging Station

Working with MWRTA to provide bus stop area.

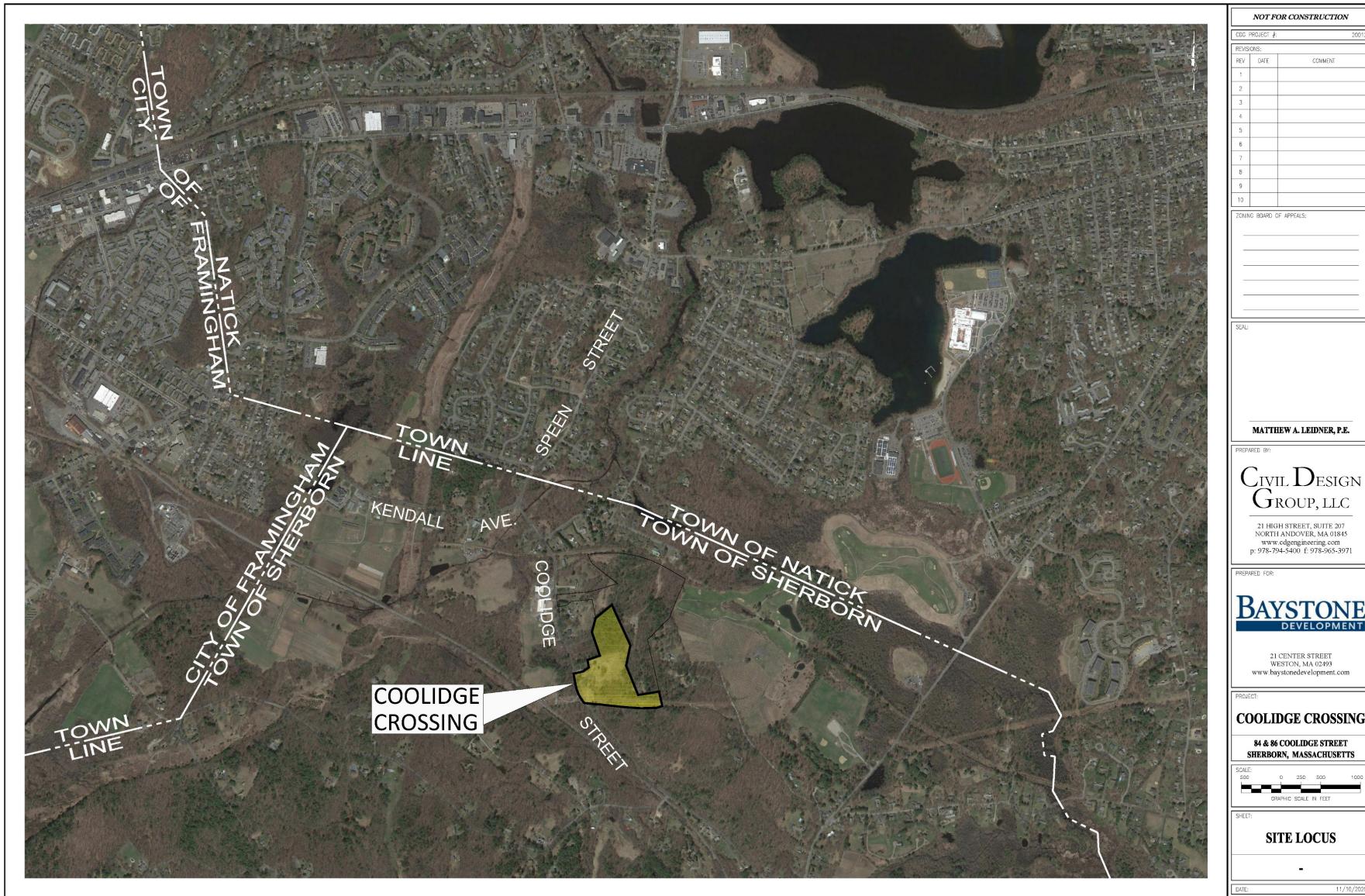


# Green Features

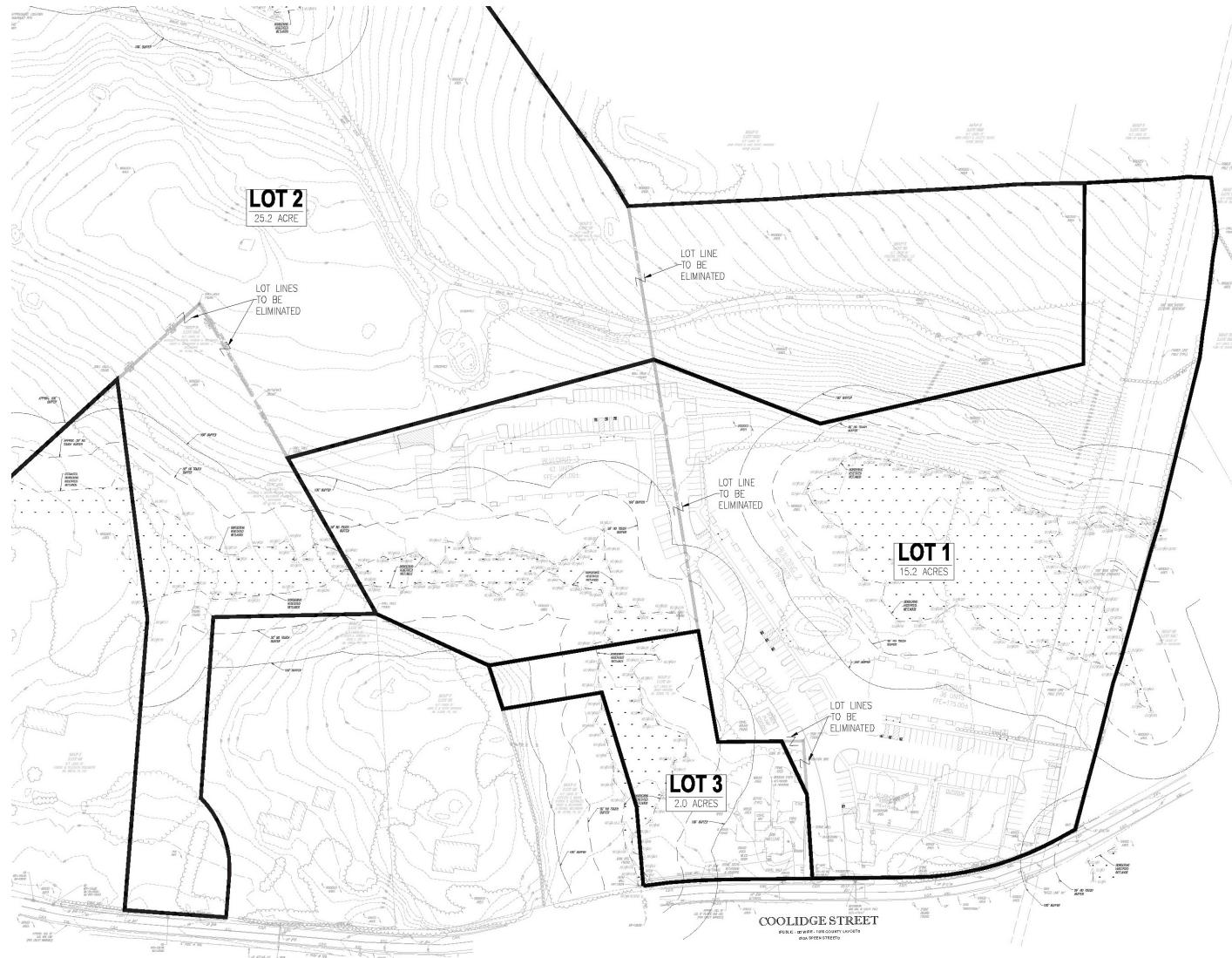
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- Project to be designed and constructed as Energy Star and Mass Saves Project.
- Appliances will be Energy Star rated to lower the standard electrical load
- Utilize advanced framing techniques to minimize thermal bridging
- The walls will be insulated with blown-in cellulose
- On demand, gas combination tankless hot water heater
- All interior lighting will be LED lights
- Compliance with DEP stormwater management standards
- Low flow toilets, faucets and showerheads
- High Efficiency Heating System
- Bicycle Storage
- Exterior LED Lighting
- EV Car charging station

# LOCUS



# SUBDIVISION PLAN



# EXISTING SITE AERIAL PHOTOGRAPH



# PROJECT OVERVIEW PLAN



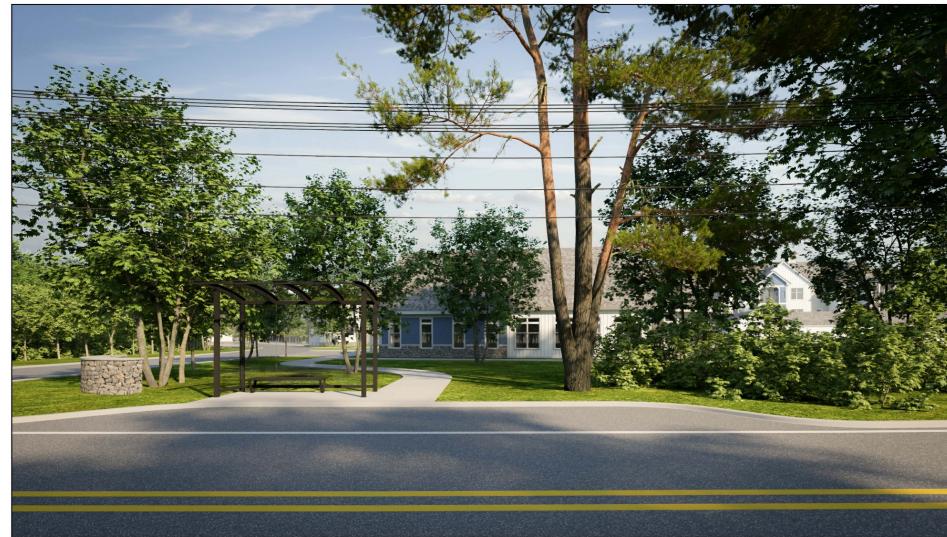
# AERIAL RENDERING



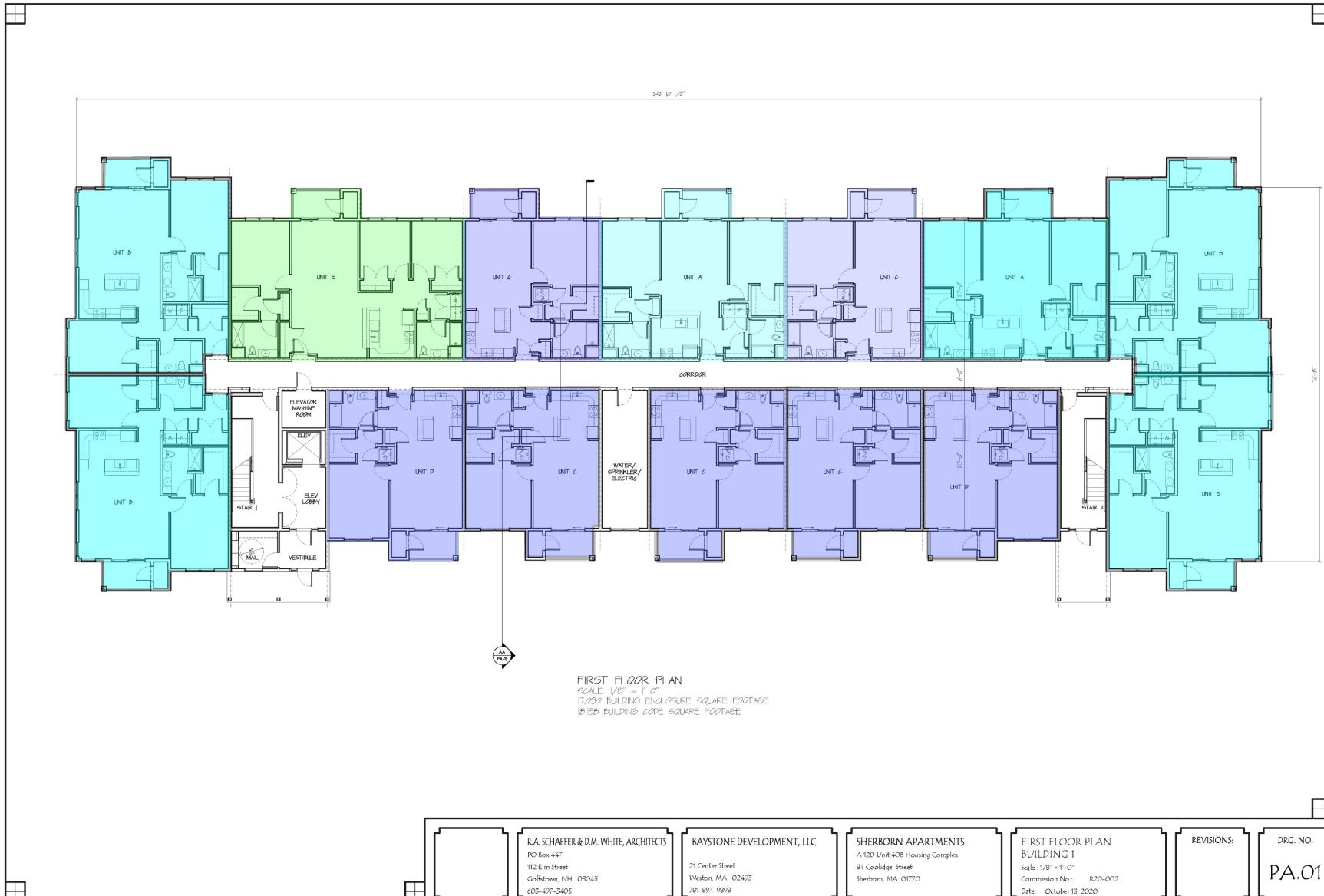
# BUILDING RENDERING



# STREET VIEW COMPARISON



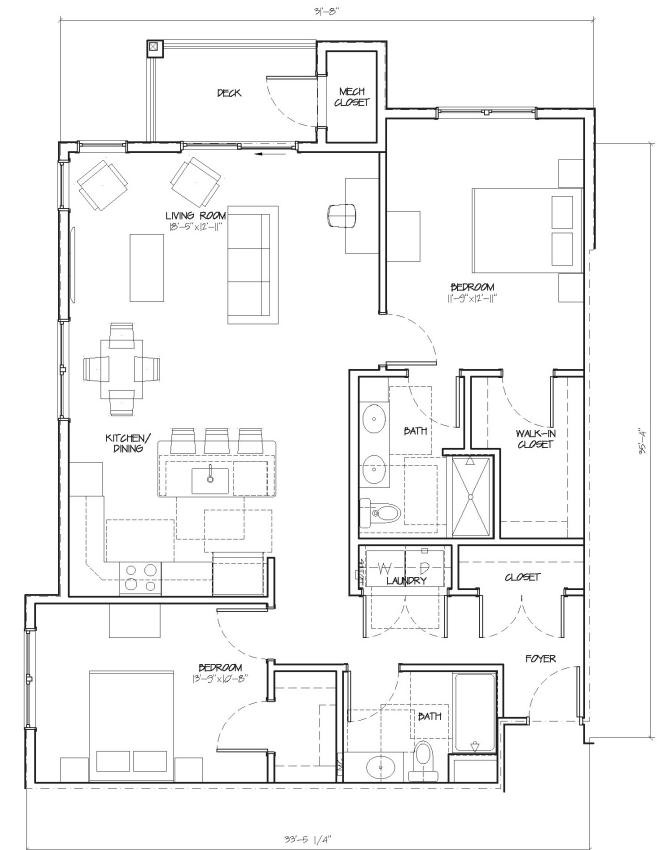
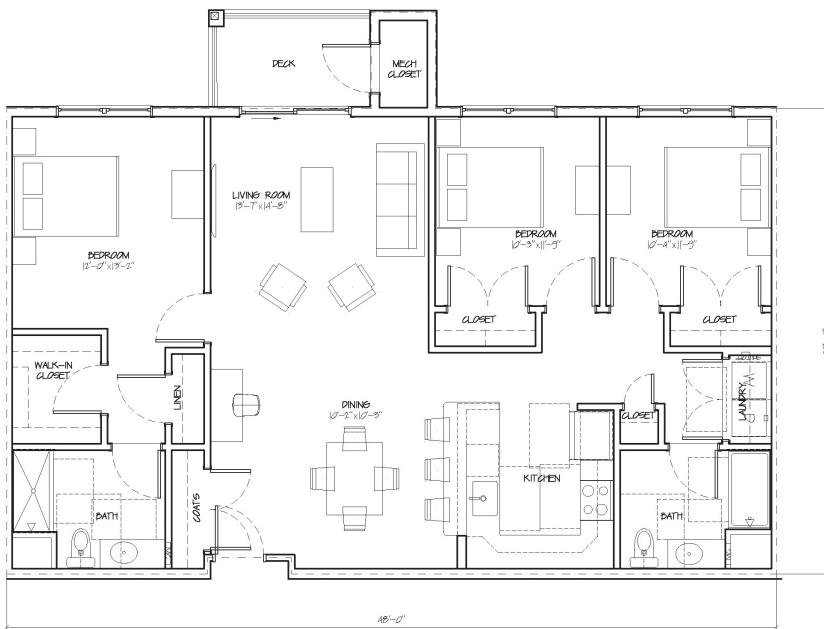
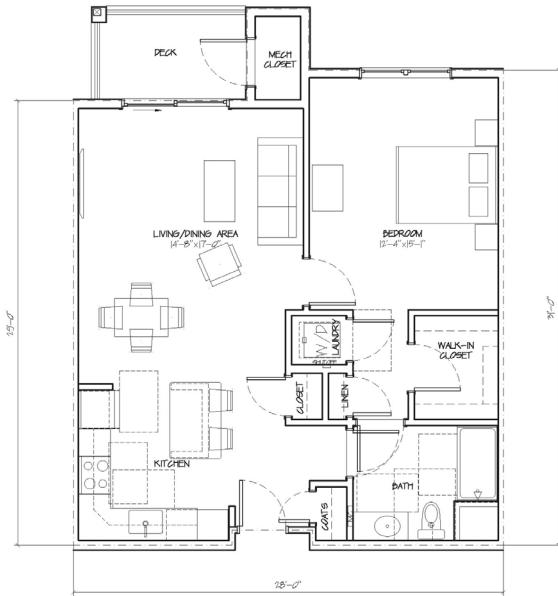
# TYPICAL BUILDING FLOOR PLAN



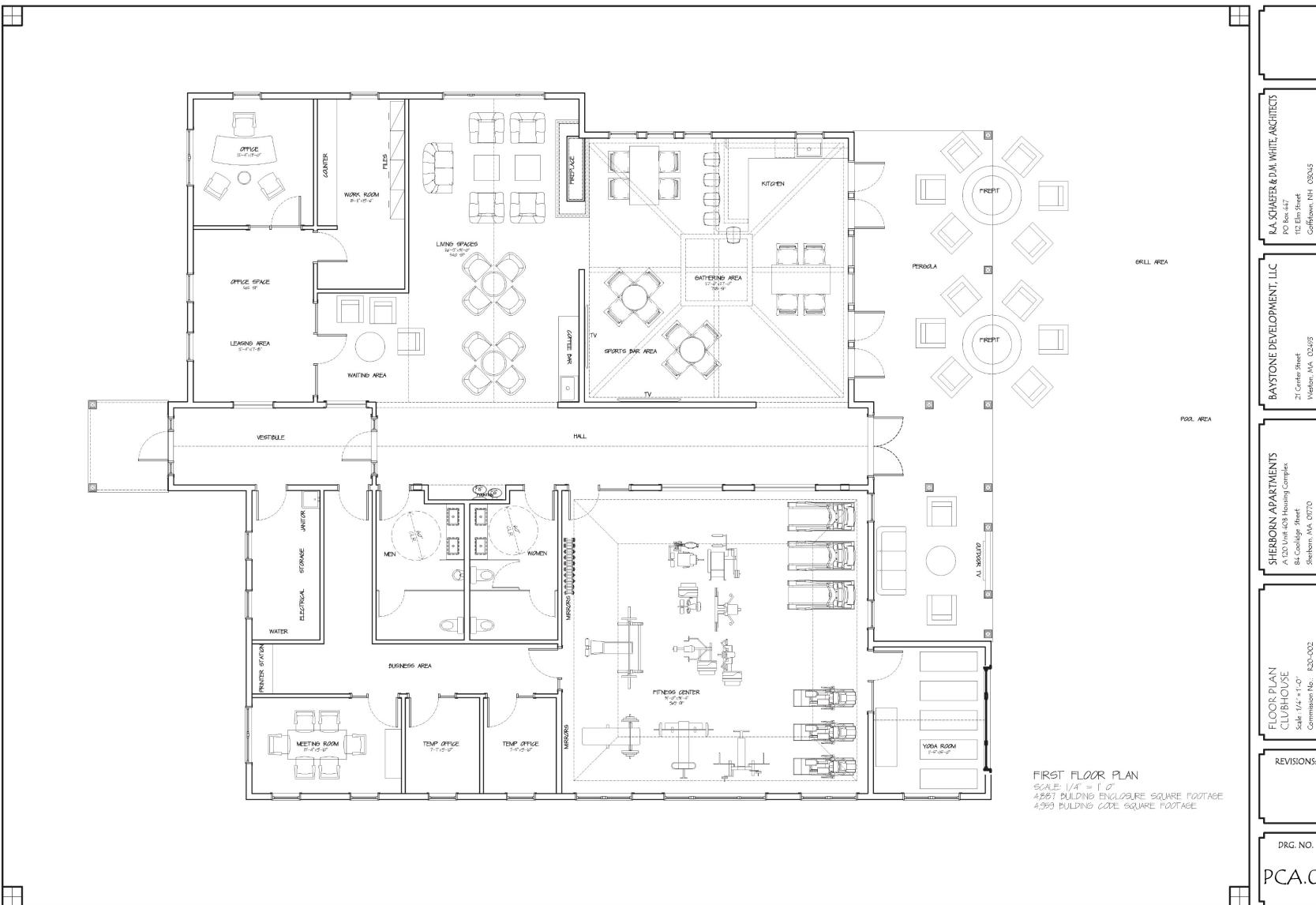
# TYPICAL BUILDING ELEVATIONS



# TYPICAL UNIT FLOOR PLANS



# CLUBHOUSE FLOOR PLAN



K.A. SCHAEFER & D.M. WHITE, ARCHITECTS  
 PO Box 447  
 112 Elm Street  
 Goffstown, NH 03045  
 603-467-2405

BAYSTONE DEVELOPMENT, LLC  
 21 Center Street  
 Weston, MA 02493  
 781-894-9898

SHERBORN APARTMENTS  
 A 120 Unit 108 Housing Complex  
 64 Coddington Street  
 Sherborn, MA 01770

FLOOR PLAN  
 CLUBHOUSE  
 Scale 1/4" = 1'-0"  
 Commission No.: R20-002  
 Date: October 15, 2020

# CLUBHOUSE ELEVATIONS



# Traffic Impact & Access Study

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(Proposed Coolidge Crossing 40B Community)

84-86 Coolidge Street - Sherborn, MA

Robert J. Michaud, P.E., Managing Principal

MDM

# SITE LOCATION



● Study Locations

# Baseline Peak Hour Volumes

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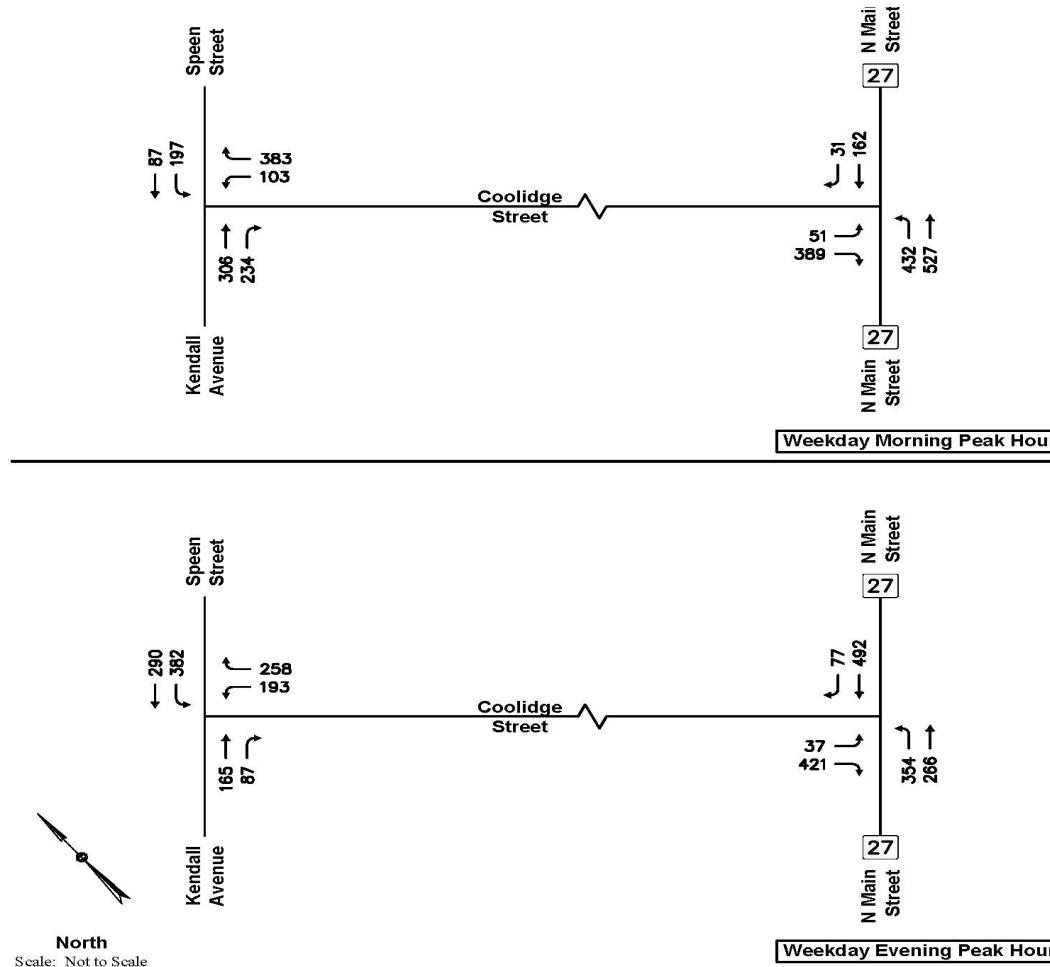
## BASELINE TRAFFIC VOLUME SUMMARY COOLIDGE STREET ADJACENT TO SITE

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Time Period	Daily Volume (vpd) <sup>1</sup>	Percent Daily Traffic <sup>2</sup>	Peak Hour Volume (vph) <sup>3</sup>	Peak Flow Direction <sup>4</sup>	Peak Hour Directional Volume (vph)
Weekday Morning Peak Hour	10,570	9%	920	53% WB	486
Weekday Evening Peak Hour	10,570	9%	920	51% EB	468

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# Baseline Peak Hour Volumes



# Trip Generation – Net Trips

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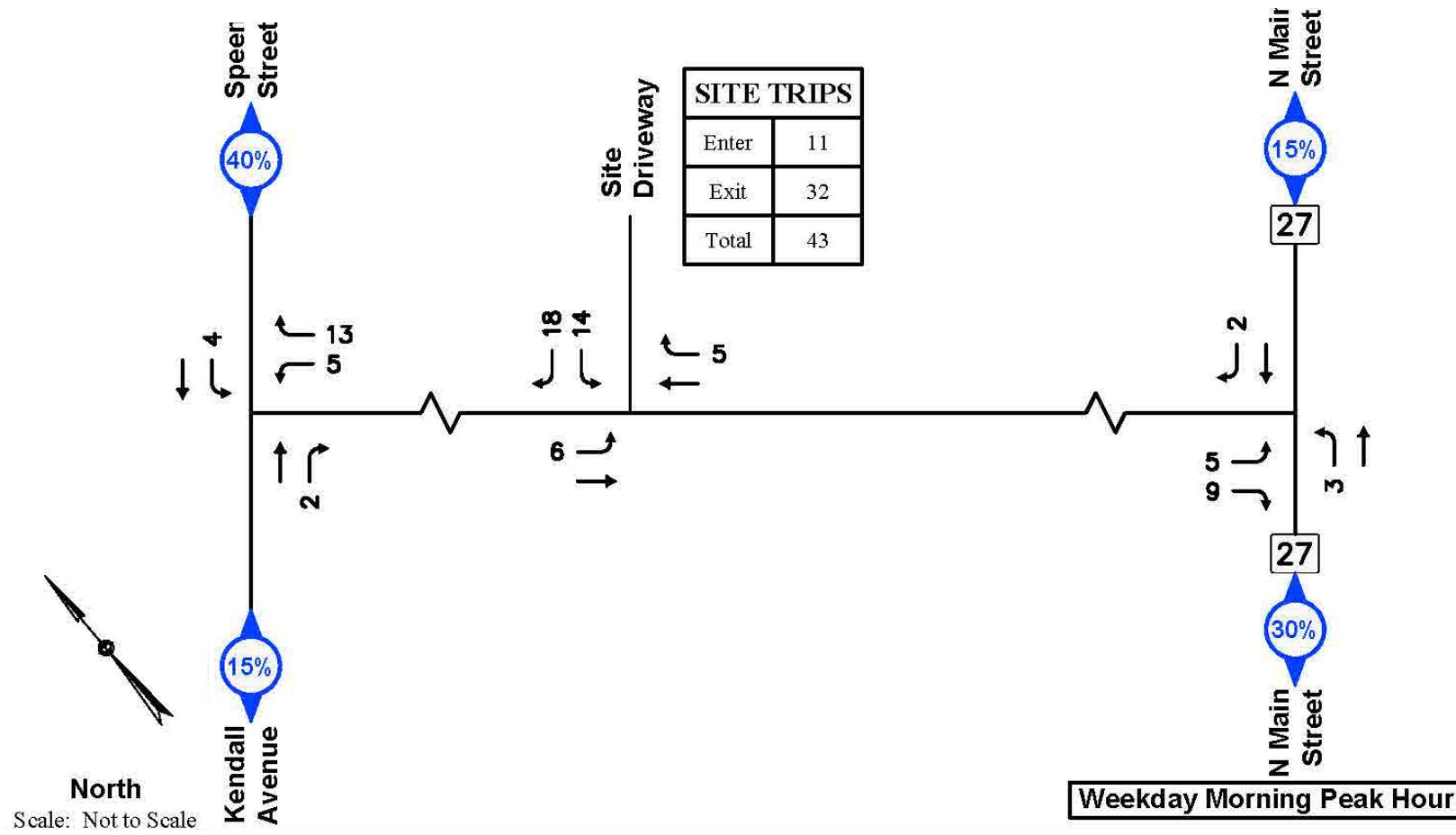
Peak Hour/Direction	Apartments (120 Units) <sup>1</sup>
<i>Weekday Morning Peak Hour:</i>	
Entering	11
<u>Exiting</u>	<u>32</u>
Total	43
<i>Weekday Evening Peak Hour:</i>	
Entering	32
<u>Exiting</u>	<u>21</u>
Total	53
<i>Daily (24 Hours):</i>	652

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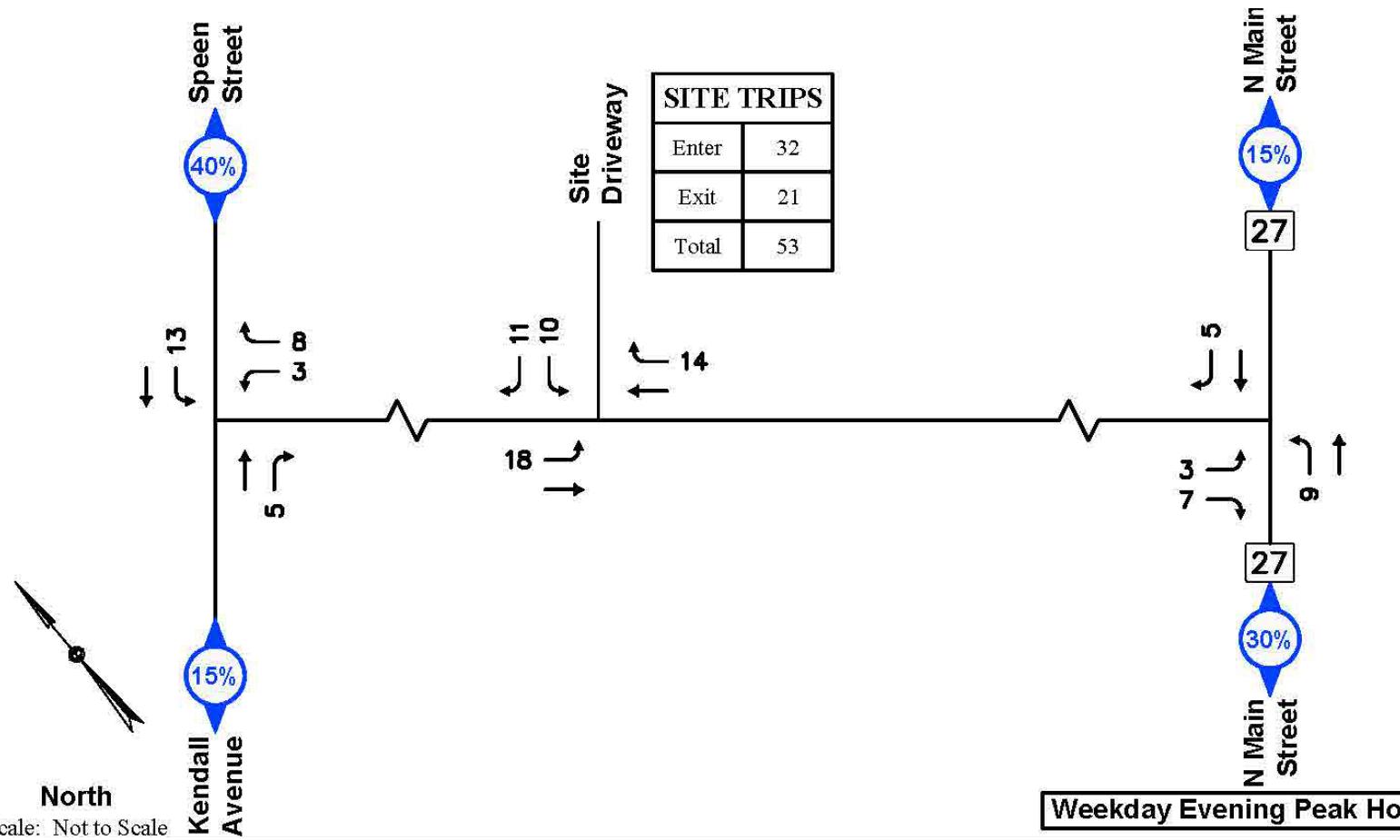
Source: ITE *Trip Generation*, Tenth Edition; 2017.

<sup>1</sup>ITE LUC 221 – Multifamily Housing (Mid-Rise) applied to 120± Units.

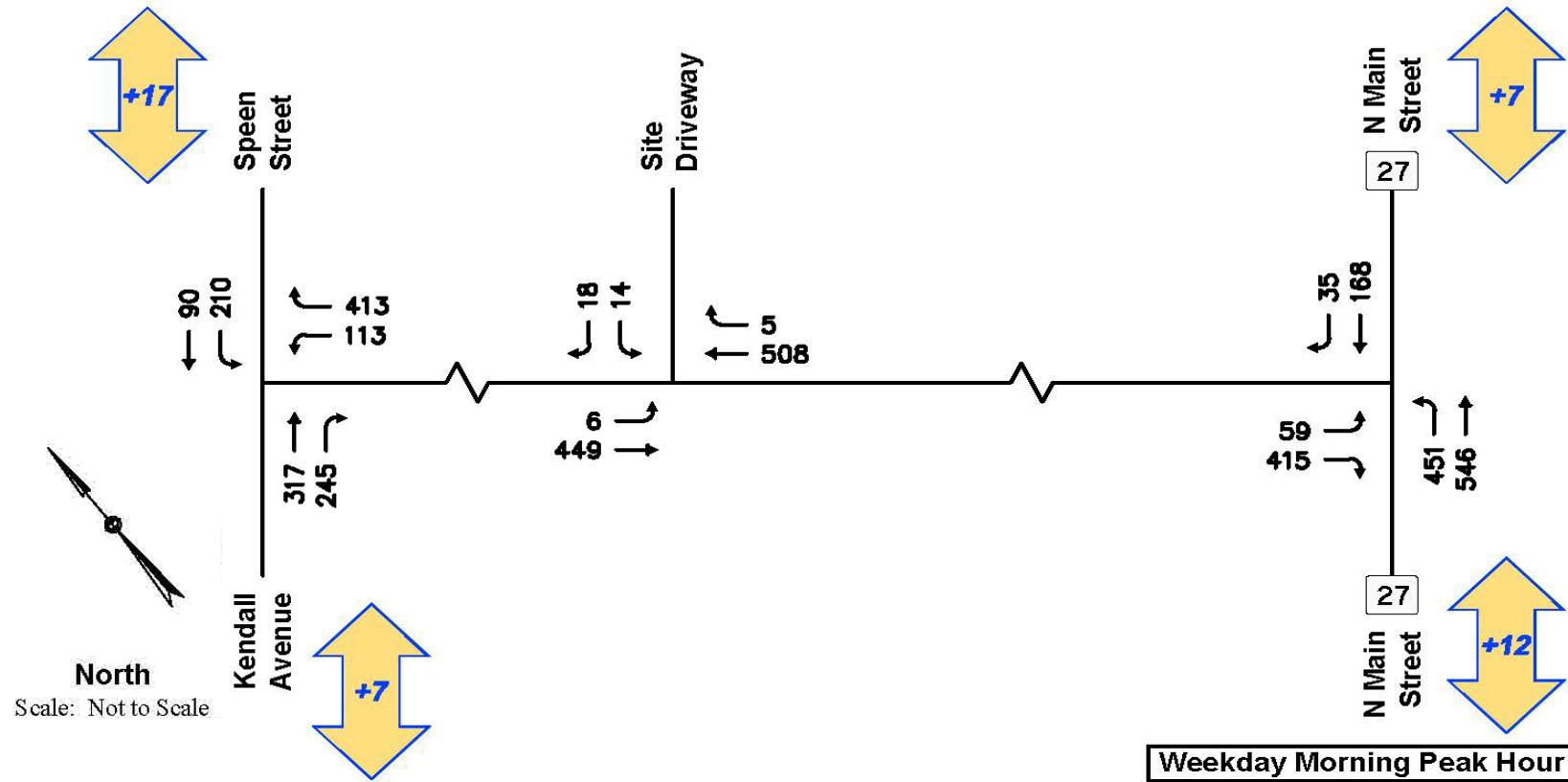
# Trip Tracing - Weekday Morning Peak Hour



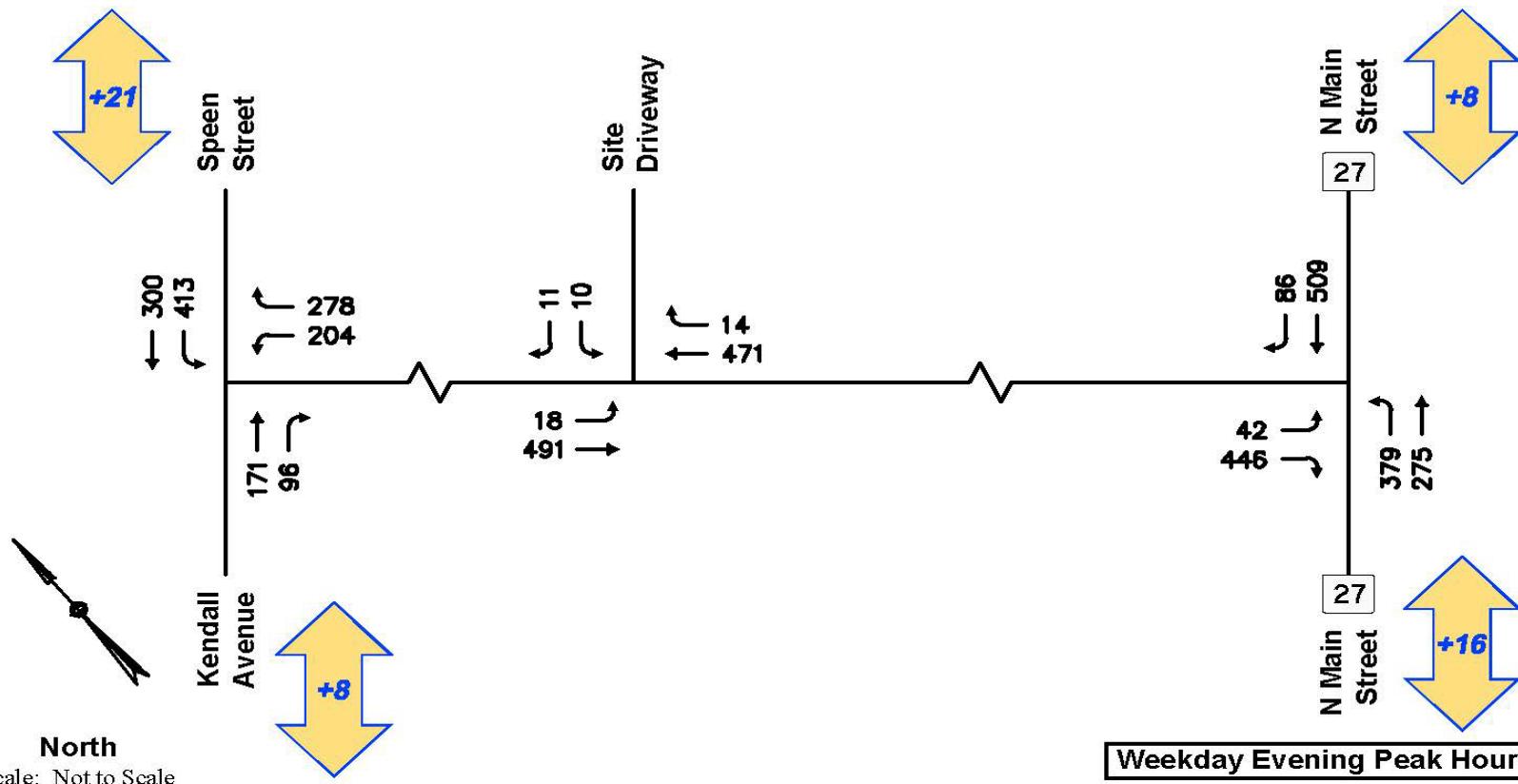
# Trip Tracing - Weekday Evening Peak Hour



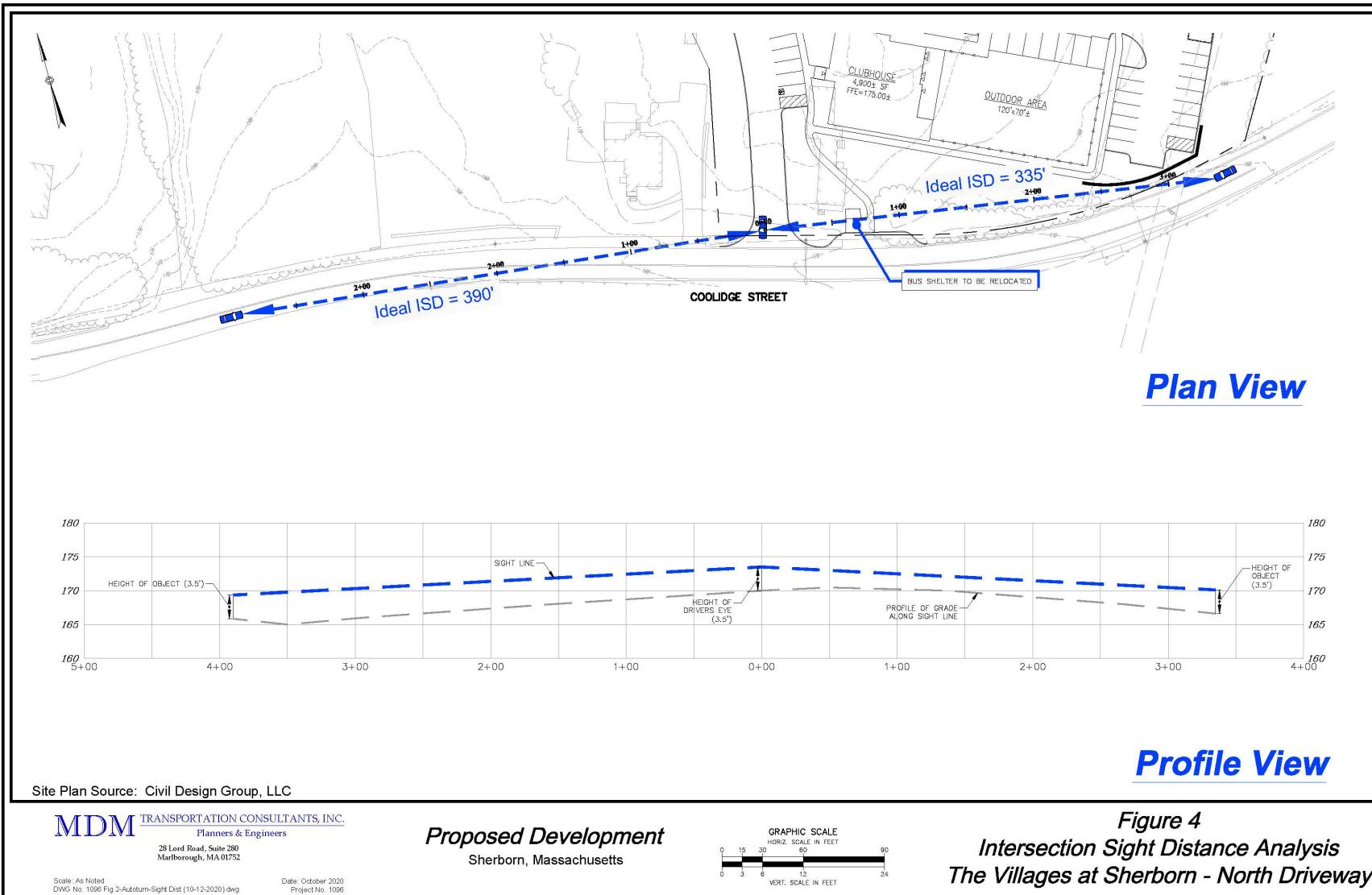
# Build Morning Peak Hour Volumes



# Build Evening Peak Hour Volumes



# Adequate Sight Line



# AutoTurn Analysis



# Conclusions

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- ***No Safety Issues.***
  - Below average crash rates
  - No Highway Safety Improvement Project (HSIP) locations
- ***Adequate Sight Lines.***
  - The driveway satisfies AASHTO criteria for regulatory (35 mph) and observed 85<sup>th</sup> Percentile speeds (44 mph)
- ***Modest Trip Generation.***
  - 43 trips weekday AM
  - 53 trips weekday PM
  - Inconsequential change in area roadway volumes
- ***Adequate Capacity.***
  - Driveway LOS C or better
  - No changes in area intersection operations

# Recommendations

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- *Driveway Design*
  - “STOP” sign and “STOP” bar
  - Centerline pavement markings
  - Accommodates Design Vehicle (Sherborn Ladder Truck)
  - Relocate bus shelter outside of sight line triangle.
- *Pedestrian Connections*
  - The Site Plan incorporates sidewalks that connect the proposed building to the on-site surface parking areas.
  - Connection to bus stop along Coolidge Street
- *Bicycle Amenities*
  - Bike Racks will be provided near the Buildings to encourage this mode of transportation to/from the site

# Next Steps

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- Site Walk
- Scheduling Specific Topical Focused Hearings
- Town Consultant Peer Review

THANK YOU!