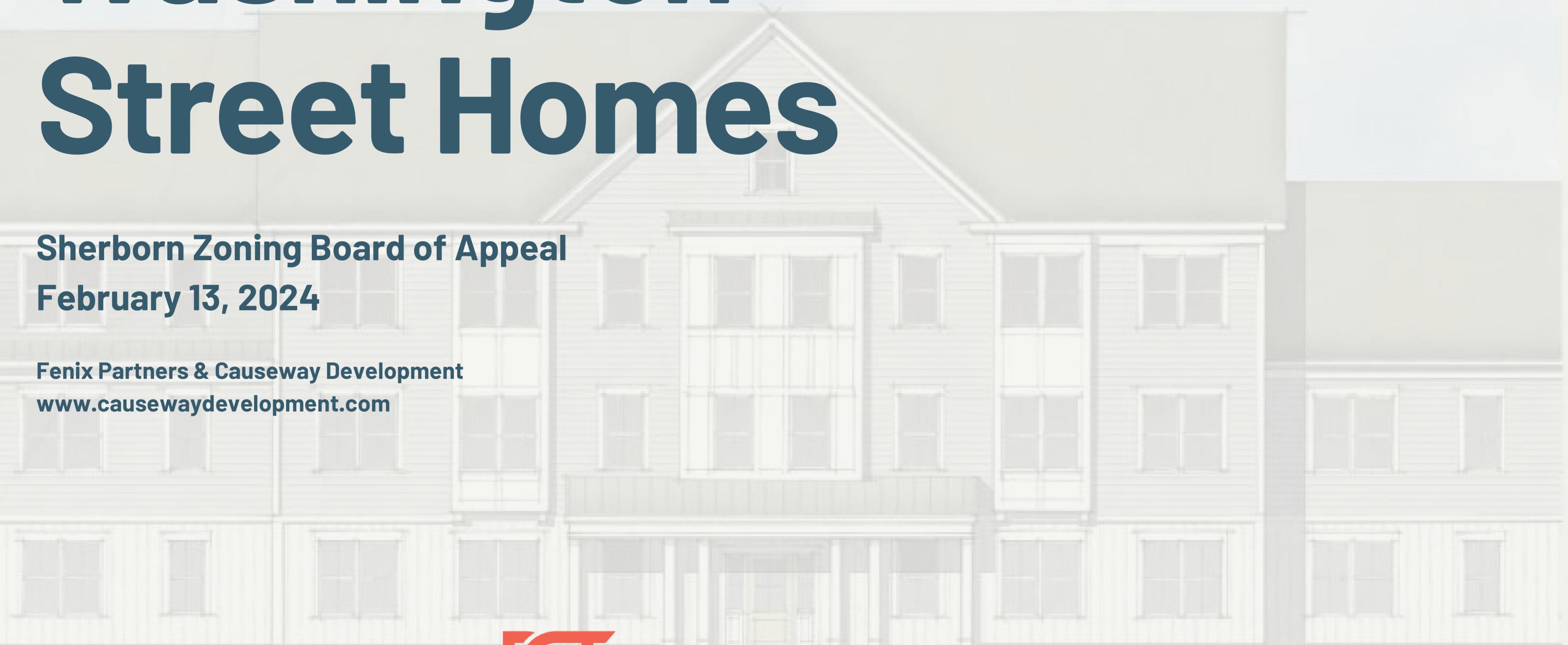


# Washington Street Homes



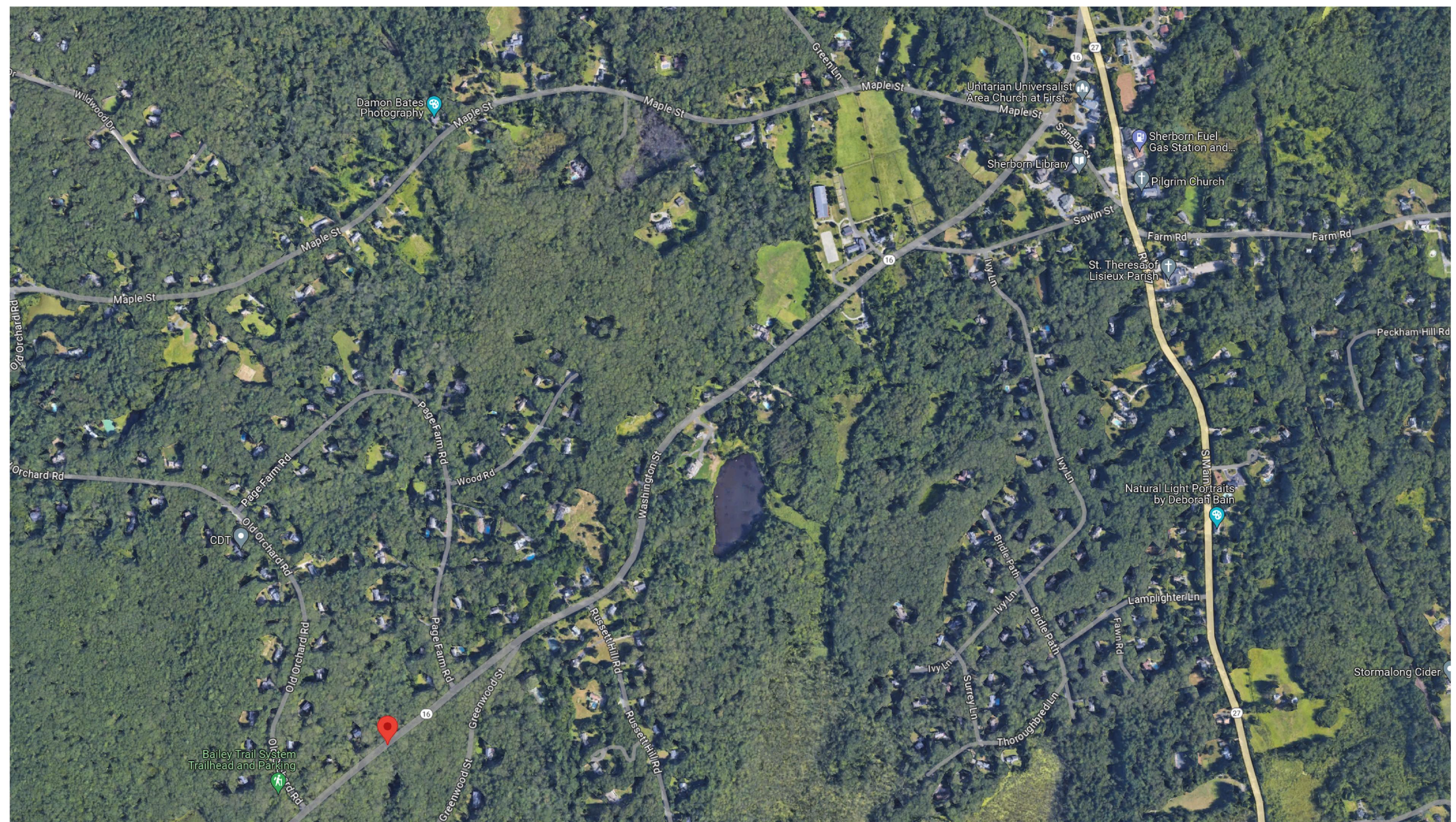
**Sherborn Zoning Board of Appeal  
February 13, 2024**

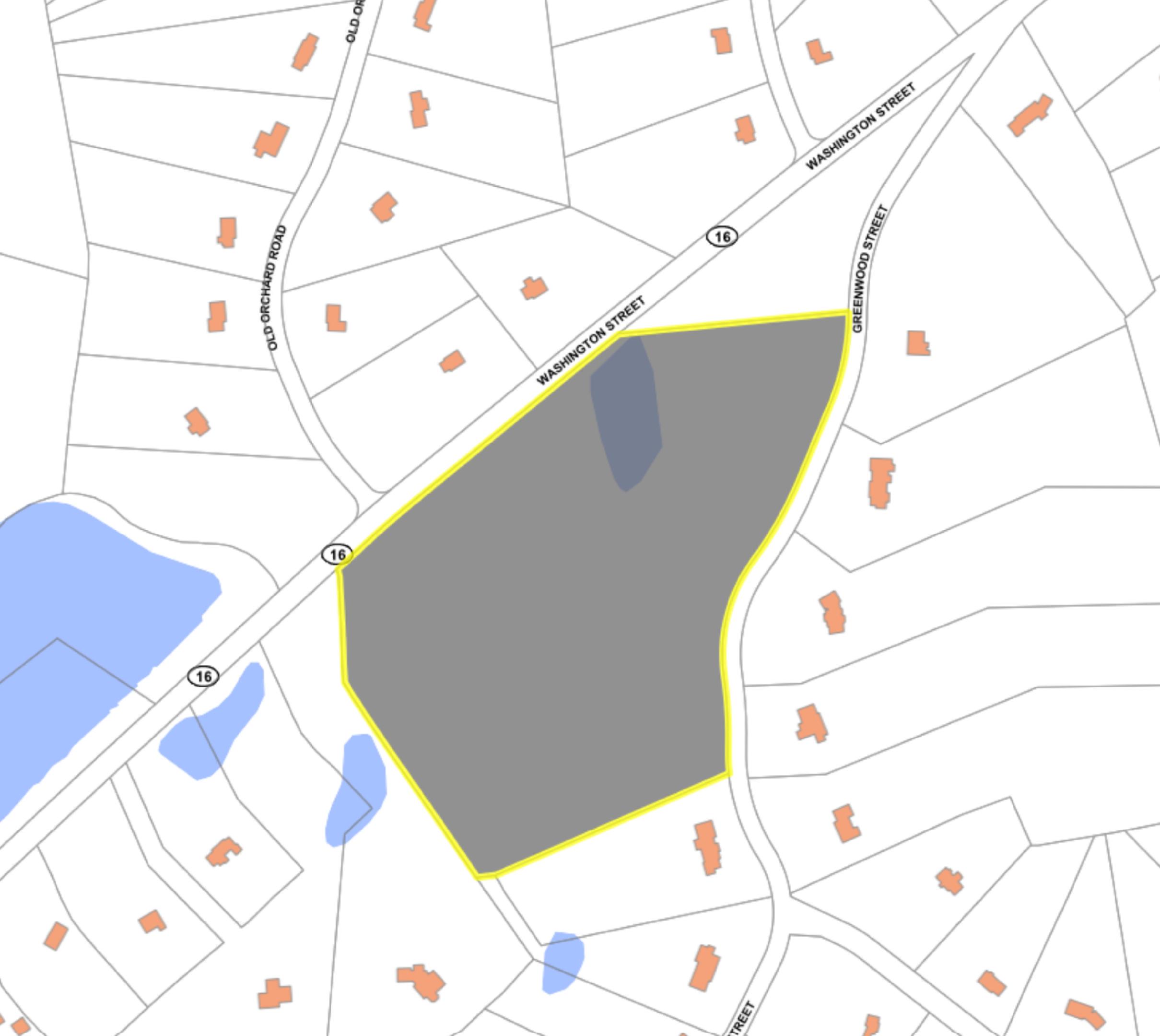
**Fenix Partners & Causeway Development**  
[www.causewaydevelopment.com](http://www.causewaydevelopment.com)



**Fenix Partners**

**causeway**  
DEVELOPMENT





- 121-129 Washington Street
- 14.85 acres
- 792 feet of frontage along Washington Street
- nearest abutting homes to proposed building approximately 400 - 600 feet
- Outside of the wetlands buffer zones

# Project Team



**Bob Murchison**

Fenix Partners



**Dan Hubbard**

Causeway Development



**Dave Traggorth**

Causeway Development



**Christina Carlson**

Union Studio Architecture

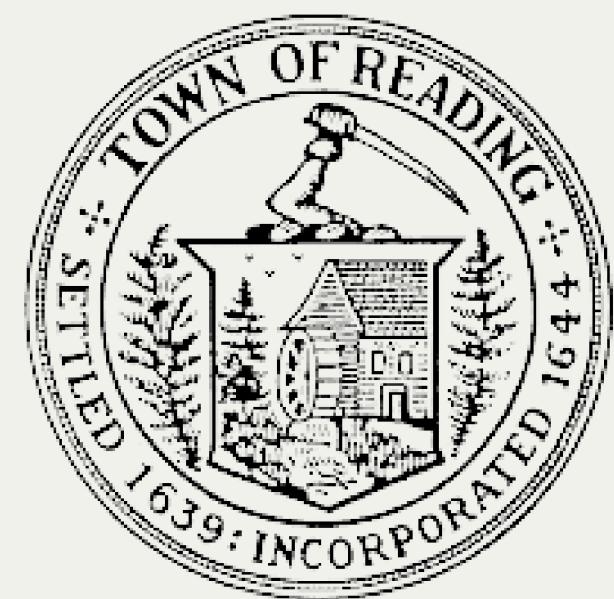
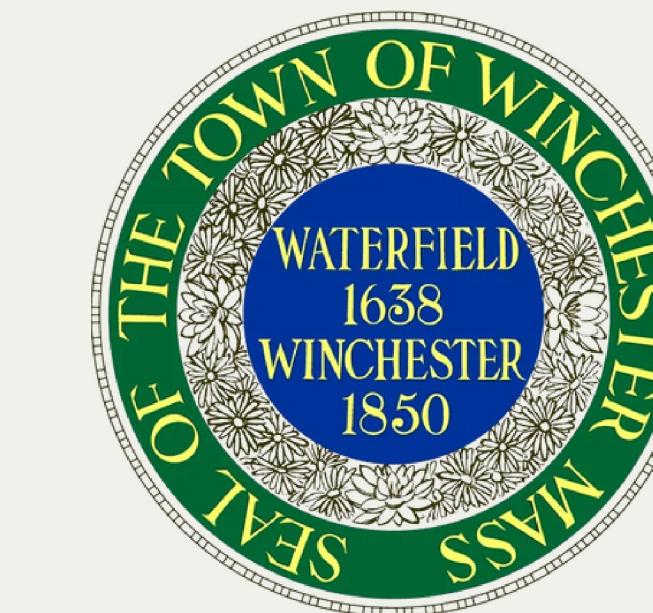
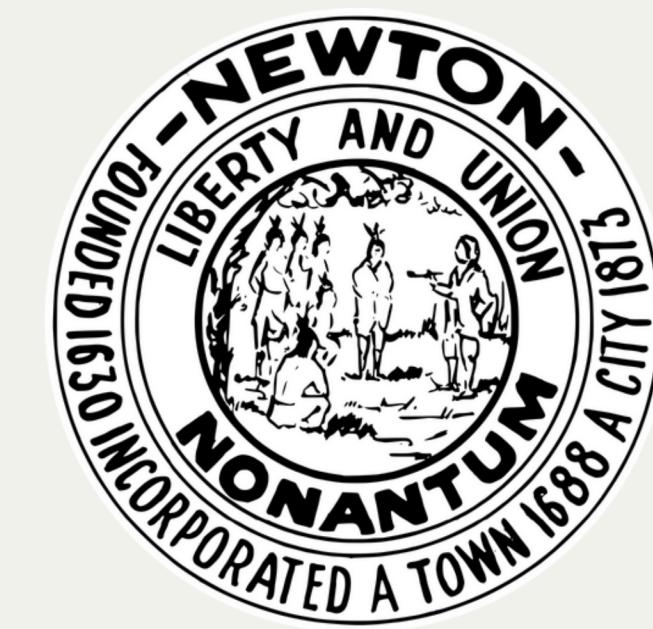


**Don Powers**

Union Studio Architecture

# Multi-Family Experience

Almost our entire multi-family portfolio is in Massachusetts. In the last fifteen years, we have been involved in the permitting, planning, construction, and operation of more than 30 projects, 14,000 units, and \$600,000,000 in value.





**Abbey Road,  
Sherborn, Massachusetts**



**River Lofts**  
**Williamstown, Massachusetts**



**Cable Mills**  
**Williamstown, Massachusetts**



**Willow Street Flats**  
**Hamilton, Massachusetts**



**Mission on Summer**  
**Worcester, Massachusetts**



**1005 Broadway**  
**Chelsea, Massachusetts**



**Waterfield**  
**Winchester, Massachusetts**

Washington Street Homes Goal

**Create high quality homes that are affordable, energy-efficient, with access to jobs, schools, libraries, and more.**

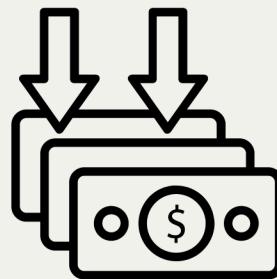


“Massachusetts has among the highest housing costs in the country and, particularly in the context of remote work, talent will seek less expensive, quality housing, whether it’s thousands of miles away or just over the state’s border.” - Greater Boston Chamber of Commerce

“Half of American renters pay more than 30% of income on housing” - PBS News Hour, Feb 8, 2024



New housing increases the supply of housing has broad benefits to the local and state economy.



Restrictions guarantee that the project will continue to remain affordable to families in addition to overall supply increase.



Increase in the tax revenue to the town for this parcel.

# Community Summary

Sustainable, affordable homes for the workforce, families, and seniors.

**\$21,000,000**

**Total projected investment**

Previously \$14M in just 2022, but seen an increase in construction costs and interest rates

**62**

**Parking spaces**

all surface level parking spaces within close proximity to the buildings and accessible

**75%**

**Usable open space**

11.18 acres of preserved as open space for use by all.

**40**

**Rental apartments**

Mix of one, two, and three bedrooms homes with quality finishes and highly energy efficient. 100% affordable

**235 Kwh**

**Solar production capacity**

All electric building with ability to produce approximately nearly all required power for operations

**4**

**Public water supply wells**

Providing clean drinking water to the building without any reliance on the town.

# Affordability

Affordable to the workforce in Sherborn and surrounding areas.

Starting Dover-Sherborn teacher salary = \$50 - \$60k per year

	Qty	Approximate Rent No Greater Than	Family Income no greater than \$ *depends on HH size
1 BR	14	\$1,670	\$62k - \$71k
2BR	22	\$2,004	\$71k - \$89k
3BR	4	\$2,315	\$80k - \$103k
Total	40		

# Architectural Plan Submission

Union Studio Architecture

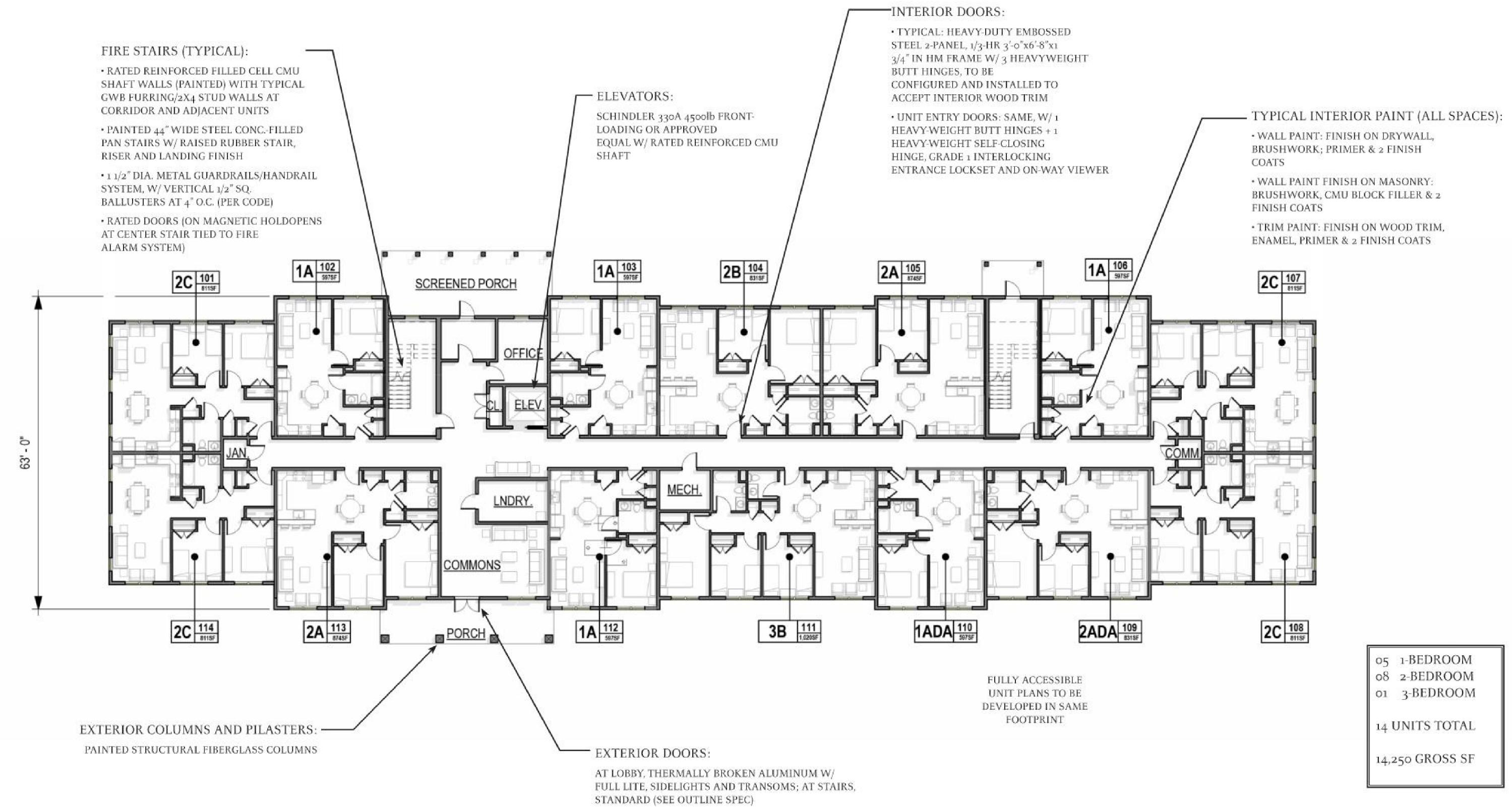


## Washington Street Sherborn Homes

SCHEMATIC DESIGN | JANUARY 25, 2024

SCALE: 1"=100'-0"  
0 50' 100' 150' 200' 250' 300'





# Washington Street Sherborn Homes

SCHEMATIC DESIGN - FIRST FLOOR PLAN | JANUARY 25, 2024

SCALE: 1"=20'-0"  
0 10' 20' 30' 40' 50'



UNION



05 1-BEDROOM  
 08 2-BEDROOM  
 02 3-BEDROOM  
 15 UNITS TOTAL  
 14,340 GROSS SF

## Washington Street Sherborn Homes

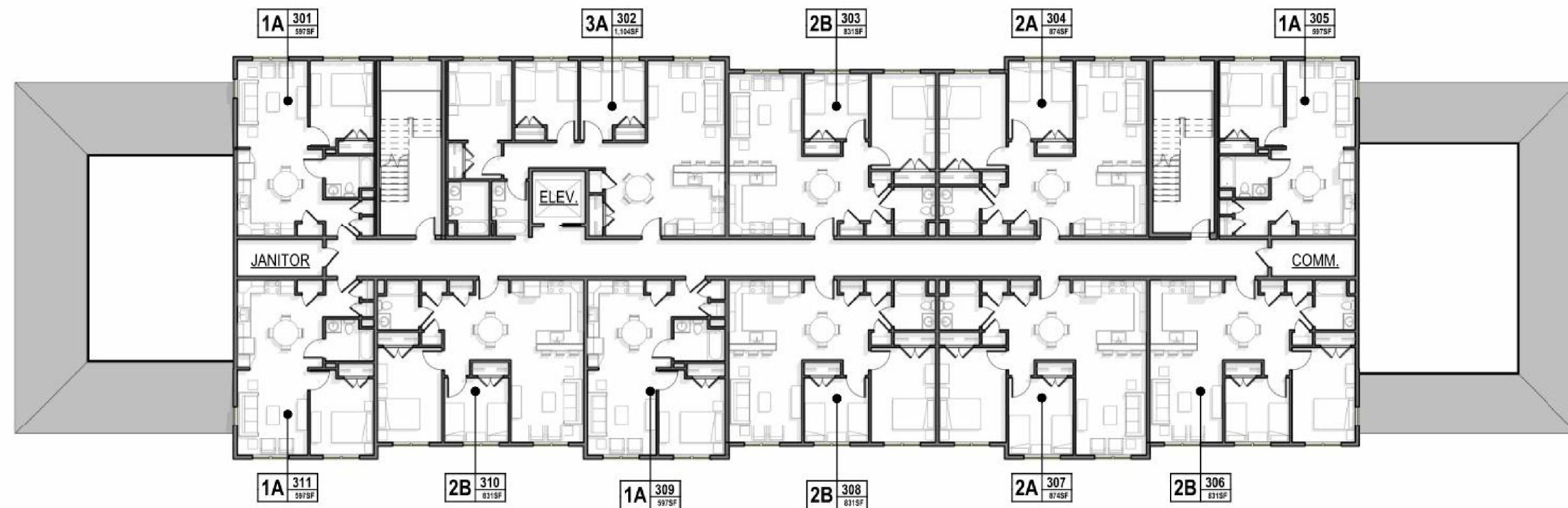
SCHEMATIC DESIGN - SECOND FLOOR PLAN | JANUARY 25, 2024

SCALE: 1"=20'-0"  
 0 10' 20' 30' 40' 50'

PAGE 4



UNION



04 1-BEDROOM  
 06 2-BEDROOM  
 01 3-BEDROOM  
 11 UNITS TOTAL  
 10,817 GROSS SF

## Washington Street Sherborn Homes

SCHEMATIC DESIGN - THIRD FLOOR PLAN | JANUARY 25, 2024

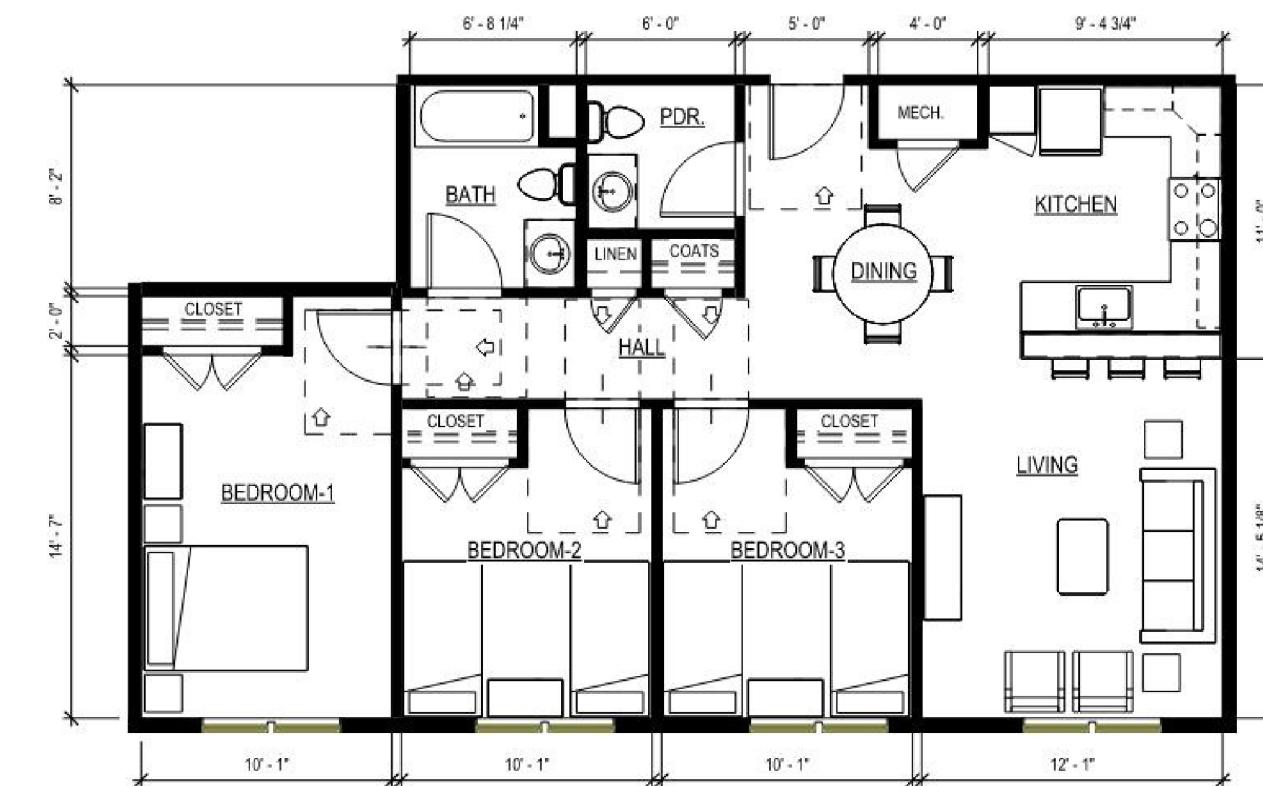
SCALE: 1"=20'-0"  
 0 10' 20' 30' 40' 50'



UNION



TYPE 3A - 3BR/2BA  
2 UNITS - 1,104 S.F.



TYPE 3B - 3BR/1.5BA  
2 UNITS - 1,020 S.F.

## Washington Street Sherborn Homes

SCHEMATIC DESIGN - UNIT PLANS | JANUARY 25, 2024

SCALE: 3/16"=1'-0"

0 1' 2' 5' 10' 20'



TYPE 2B - 2BR/1BA  
9 UNITS - 831 S.F.



TYPE 2C - 2BR/1BA  
8 UNITS - 811 S.F.

## Washington Street Sherborn Homes

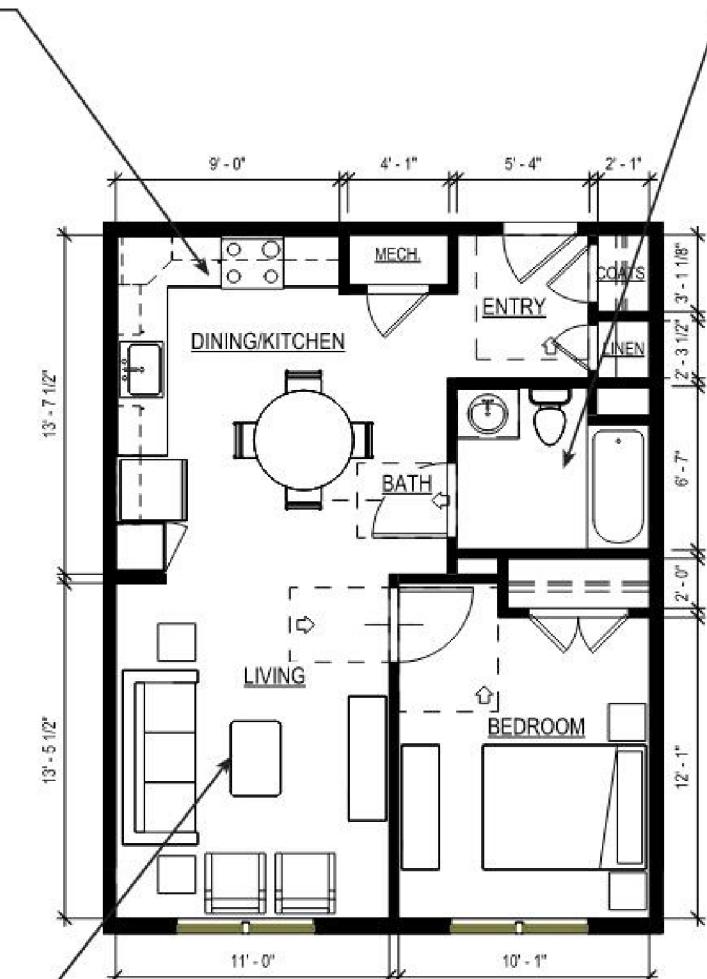
SCHEMATIC DESIGN - UNIT PLANS | JANUARY 25, 2024

SCALE: 3/16"=1'-0"

0 1' 2' 5' 10' 20'

**TYPICAL UNIT KITCHEN:**

- FLOOR FINISH: LVT (INC. AT ADJACENT ENTRY, CLOSETS)
- CABINETRY: HIGH-QUALITY SINGLE FLATPANEL MDF, PAINTED, W/ WIRE PULLS AND HEAVY-DUTY HINGES
- COUNTERTOPS: POST-FORMED LAMINATE
- APPLIANCES: ALL FIXTURES ADA COMPLIANT, FINISHES TBD. 18CF REFRIGERATOR, 30" ELECTRIC OVEN/RANGE WITH RECIRCULATING HOOD, 24" DISHWASHER, BUILT-IN MICROWAVE



**TYPICAL UNIT BATHROOM(S):**

- PROVIDE IN-WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION PER MA CMR 531 AT ALL UNITS
- FLOOR FINISH: CERAMIC TILE, 12" SQUARE, STANDARD COLORS
- PLUMBING: VITREOUS CHINA
- WATER CLOSET, PORCELAIN ENAMEL ON CAST IRON LAV (20"X18") W/ VANITY TOP, DROP-IN BATHTUB/ SURROUND
- ACCESSORIES: ROBE HOOK (x2) ON DOOR, 24" TOWEL BAR (x2). SURFACE-MOUNTED MIRRORED MEDICINE CABINET, CURTAIN ROD
- MECHANICAL: SEE OUTLINE SPEC MECHANICAL NARRATIVE, PROVIDE DROPPED HARD CEILING AND BOXED SOFFIT TO EXTERIOR WALL FOR EXHAUST DUCT AS REQ'D



**TYPICAL UNIT INFORMATION:**

- FLOOR FINISH: CARPET OR LVT
- TRIM: 5 1/2" PAINTED SPEED BASE, PAINTED WD DOOR AND WINDOW CASING W/ 1X4 JAMB AND 5/4X6 HEAD CASING, TYP.
- SHELF AND ROD AT ALL CLOSETS
- LIGHTING: CEILING SURFACE-MOUNTED AND/OR WALL SCONCE LIGHT FIXTURES AT ALL SPACES (INCLUDING WALK-IN CLOSETS), WITH UTILITY LIGHTING AT ALL CLOSETS, COMBO FAN/LIGHT AND WALL SCONCE AT BATHROOMS

TYPE 1A - 1BR/1BA  
14 UNITS - 597 S.F.

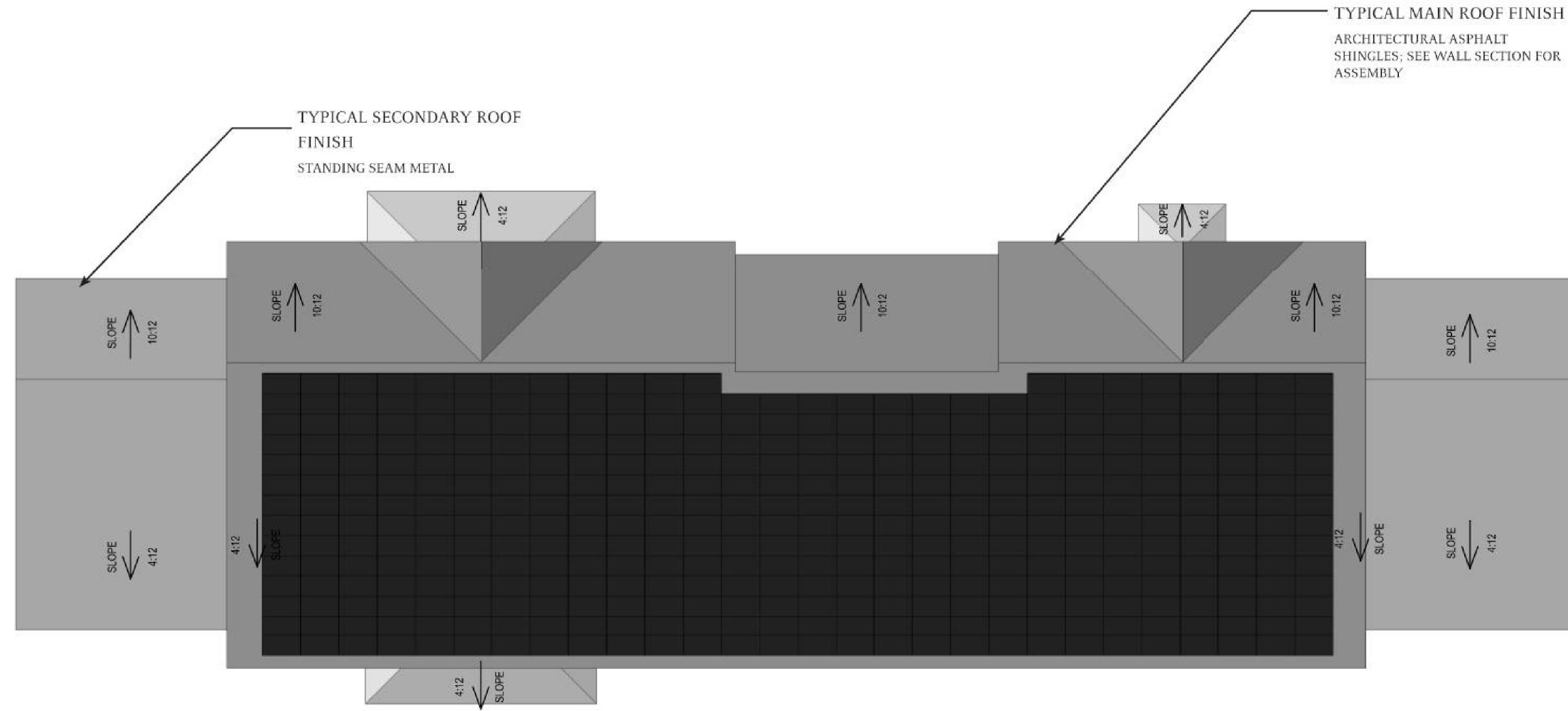
TYPE 2A - 2BR/1BA  
5 UNITS - 874 S.F.

# Washington Street Sherborn Homes

SCHEMATIC DESIGN - UNIT PLANS | JANUARY 25, 2024

SCALE: 3/16"=1'-0"





## Washington Street Sherborn Homes

SCHEMATIC DESIGN - ROOF PLAN | JANUARY 25, 2024

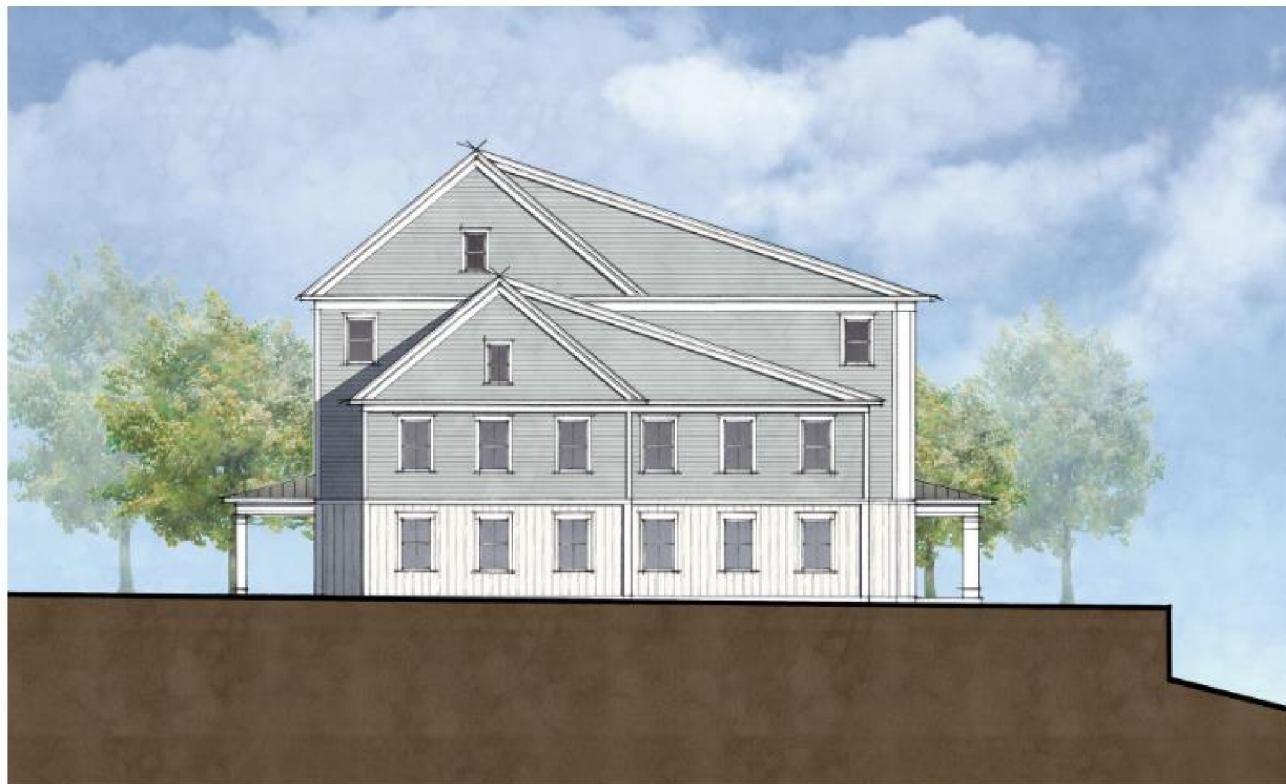
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UNION



BACK (SOUTH) ELEVATION



WEST ELEVATION

## Washington Street Sherborn Homes

SCHEMATIC DESIGN - ELEVATIONS | JANUARY 25, 2024

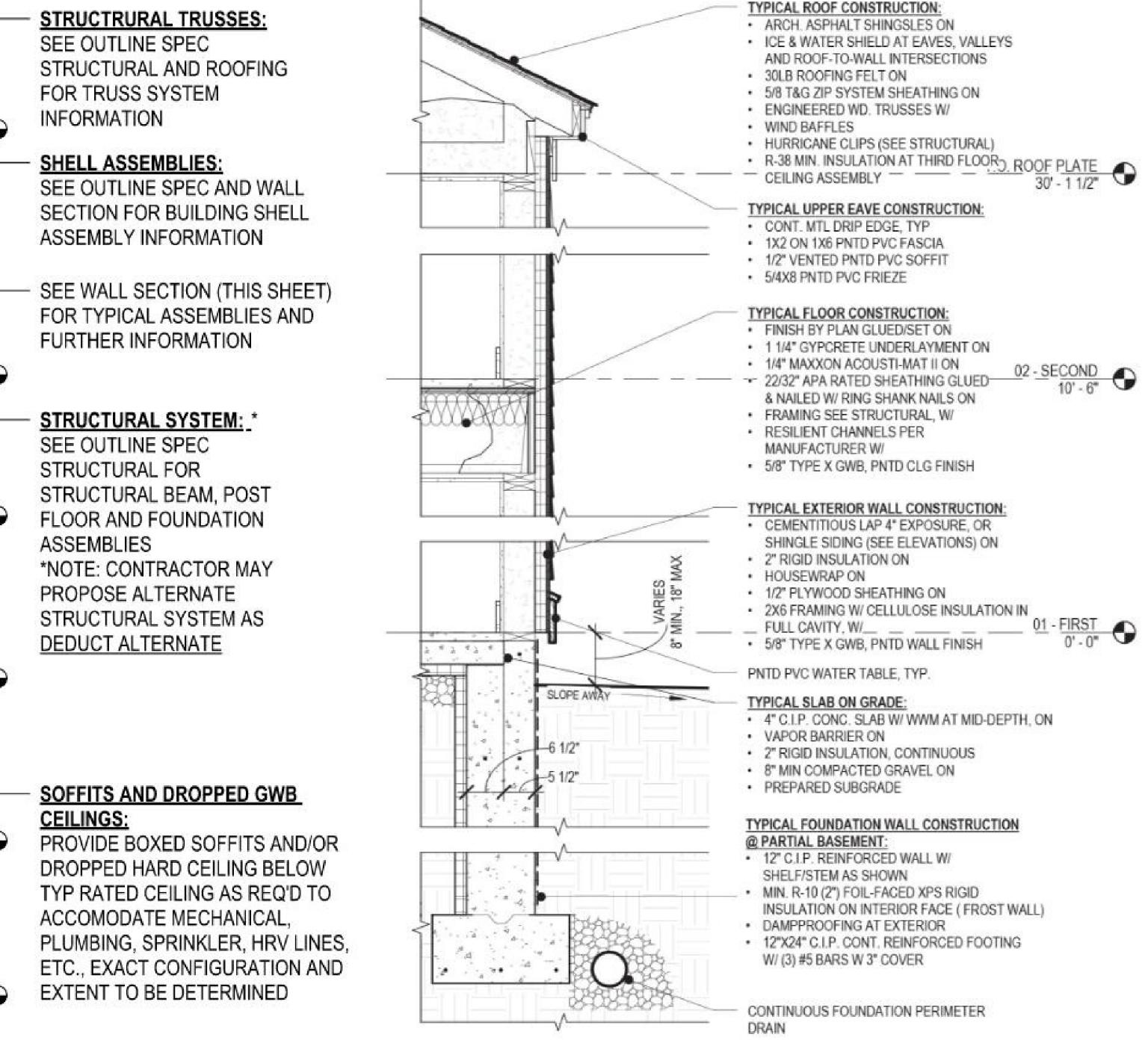
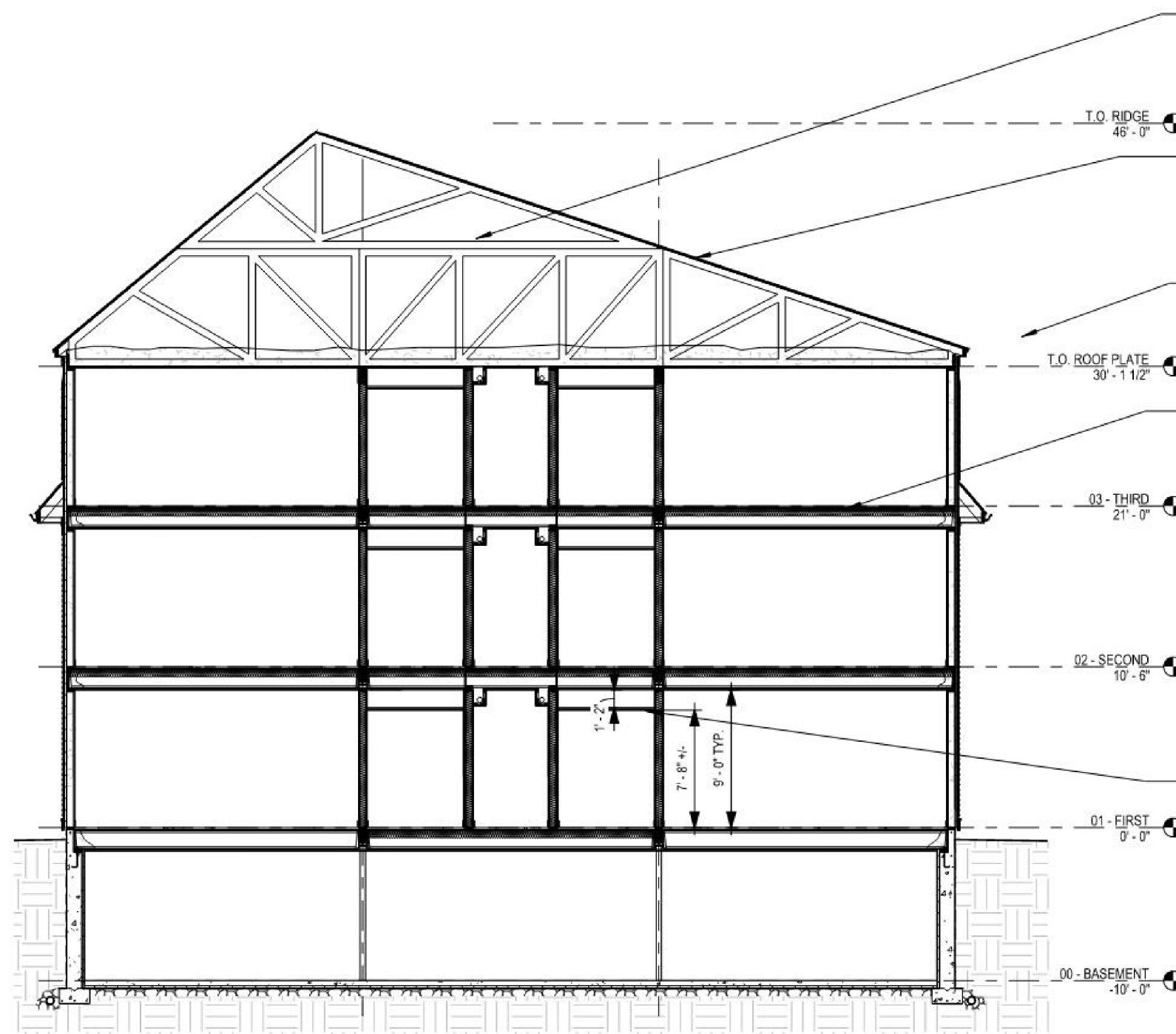
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## Washington Street Sherborn Homes

SCHEMATIC DESIGN - ELEVATIONS | JANUARY 25, 2024

SCALE: 1"=20'-0"  
0 10' 20' 30' 40' 50'



## Washington Street Sherborn Homes

SCHEMATIC DESIGN - SECTIONS | JANUARY 25, 2024

SCALE: 1/8"=1'-0"



# Site Plan Submission

DGT Associates

# PERMIT SITE PLAN

for

## WASHINGTON STREET SHERBORN HOMES

at

### 0 Washington Street in Sherborn, MA

**DGT Associates**  
Surveying &  
Engineering  
Framingham  
Boston • Worcester • Preston, CT  
1071 Worcester Road  
Framingham, MA 01701  
508-879-0030  
www.DGTassociates.com

#### GENERAL NOTES

- ELEVATIONS SHOWN HEREON REFER TO NAVD88.
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM SAMIOTES CONSULTANTS, INC.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCHMARKS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
- ALL SITE CONSTRUCTION SHALL COMPLY WITH THE TOWN OF SHERBORN DEPARTMENT OF PUBLIC WORKS.
- IN CASES WHERE LEDGE, BURIED FOUNDATIONS OR BOULDERS ARE PRESENT, DGT ASSOCIATES SHALL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK OR CONCRETE ENCOUNTERED.
- DGT ASSOCIATES SHALL BE NOTIFIED OF ANY SIGNIFICANT DIFFERENCES IN THE EXISTING CONDITIONS OR UTILITIES THAT MAY AFFECT THE CONSTRUCTION SHOWN ON THIS PLAN FOR ANY NECESSARY PLAN REVISIONS.
- THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN WHICH WOULD INCLUDE DETAILS AND ELEVATIONS FOR FOOTINGS, FOUNDATION WALL DESIGN AND ANY SUBSURFACE DRAINAGE TO PREVENT FLOODING. COORDINATE WITH THE ARCHITECTURAL AND STRUCTURAL PLANS.
- THE PROPOSED BUILDING CONFIGURATION AS SHOWN HEREON SHALL BE CONSIDERED CONCEPTUAL AND SHALL BE VERIFIED WITH THE FINAL ARCHITECTURAL PLANS AND THE CURRENT ZONING ORDINANCES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY EXISTING FEATURES DAMAGED DURING CONSTRUCTION THAT ARE NOT INTENDED FOR DEMOLITION AND/OR REMOVAL HEREON.
- SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

#### GRADING AND UTILITY PLAN NOTES

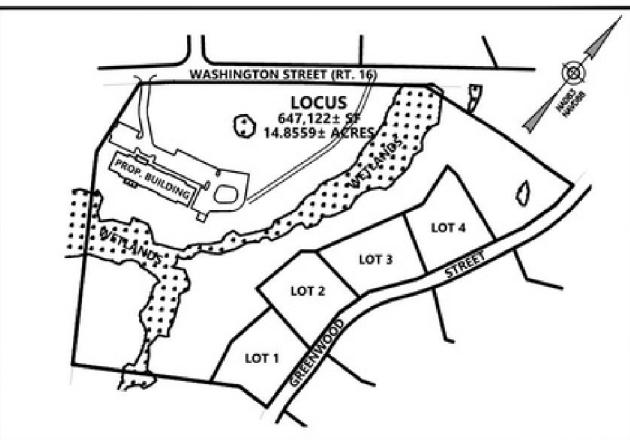
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES, OBSTRUCTIONS AND/OR SYSTEMS MAY NOT BE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR LOCATING AND PROTECTING ALL EXISTING UNDERGROUND UTILITIES AND/OR SYSTEMS WHETHER OR NOT SHOWN HEREON.
- UNLESS OTHERWISE SHOWN HEREON, ALL NEW UTILITIES SHALL BE UNDERGROUND.
- RIM ELEVATIONS SHOWN HEREON FOR NEW STRUCTURES ARE PROVIDED TO ASSIST THE CONTRACTOR WITH MATERIAL TAKEOFFS. FINAL RIM ELEVATIONS SHALL MATCH PAVEMENT, GRADING, LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- WHERE CONNECTIONS AND STRUCTURES ARE TO BE INSTALLED AT EXISTING UTILITIES, THE CONTRACTOR SHALL CONFIRM THE LOCATION AND ELEVATION PRIOR TO INSTALLATION AND SHALL REPORT ANY SIGNIFICANT DISCREPANCY FROM THE PLAN INFORMATION TO THE ENGINEER.
- ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1:50 (2%) IN ANY DIRECTION.
- WALKWAY GRADES SHALL NOT HAVE LONGITUDINAL SLOPES IN EXCESS OF 1:20 (5%) OR CROSS SLOPES IN EXCESS OF 1:50 (2%), UNLESS OTHERWISE NOTED.
- WALK GRADIENTS AND CROSS SLOPES SHOWN HEREON ARE WITHIN, OR LESS THAN, THE REQUIREMENTS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD'S (MAAB) REGULATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT THE WORK SO THAT IT IS COMPLIANT WITH ALL REQUIRED REGULATIONS. NOTE THAT THE MAXIMUM GRADIENTS WITHIN THE REGULATIONS DO NOT RECOGNIZE "CONSTRUCTION TOLERANCES." EXCEEDING THE MAXIMUM GRADIENTS IN THE REGULATIONS IS ENTIRELY AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL VERIFY IN WRITING THAT ALL WALKS HAVE BEEN CONSTRUCTED IN COMPLIANCE WITH THE MAAB'S REGULATIONS.
- ALL ACCESS PARKING SPACES SHALL HAVE SIGNAGE AND MARKINGS COMPLIANT WITH THE MAAB REGULATIONS.
- CURB RADII AND DIMENSIONS SHOWN HEREON ARE AT THE FACE OF CURB.
- WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING.
- AT LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN AND SMOOTH EDGE.
- PERIMETER EROSION CONTROLS SHOWN HEREON SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE AND SHALL SERVE AS A LIMIT OF WORK, UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY THE ENGINEER.
- ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.

#### REGULATORY NOTES

- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES AND COMPILING INFORMATION FROM PLANS PROVIDED BY UTILITIES COMPANIES AND GOVERNMENT AGENCIES. THE LOCATION SHOWN HEREON SHALL BE CONSIDERED APPROXIMATE. BEFORE ANY CONSTRUCTION, DEMOLITION OR SITE WORK, THE LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR BY CONTACTING "DIG-SAFE" AT 811.
- THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
- ALL WORK OUTSIDE OF THE BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF THE BUILDING FOUNDATIONS SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR.
- CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

#### SHEET INDEX

C-1	TITLE SHEET
C-2	EROSION AND SEDIMENT CONTROL PLAN
C-3	LAYOUT AND MATERIALS PLAN
C-4	SITE GRADING PLAN
C-5	DRAINAGE PLAN
C-6	SITE UTILITIES PLAN
C-7	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C-8	SITE DETAILS - 01
C-9	SITE DETAILS - 02
C-10	SITE DETAILS - 03
C-11	SITE DETAILS - 04
C-12	SITE DETAILS - 05



SITE LOCUS MAP

1" = 250'

Table 1. Summary of Project Site Conditions

General Site Conditions	Land Condition	Land Breakdown		Acres	Square Feet	Coverage (%)
		Total Area	Wetlands			
	Unusable Land	2.5762		112.221	17.3%	
	Usable Land	12.2796		534.901	82.7%	
Existing Conditions	Disturbed	Total	0.0000	0	0.0%	
	Building	0.0000	0	0	0.0%	
	Pavement	0.0000	0	0	0.0%	
	Sidewalk	0.0000	0	0	0.0%	
Undisturbed	Lawn (usable open space)	0.0000	0	0	0.0%	
	Total	14.8559		647.122	100.0%	
	Usable Open Space	12.2796		534.901	82.7%	
	Unusable Open Space	2.5762		112.221	17.3%	
Total Usable Open Space		Lawn / Woods		12.2796	534.901	82.7%
Proposed Conditions	Disturbed	Total	2.5493	111,047	17.2%	
	Building	0.3323	14,475	2.2%		
	Pavement	0.6955	30,296	4.7%		
	Sidewalk	0.0649	2,826	0.4%		
Undisturbed	Pervious	Lawn (usable open space)	1.4566	63,450	9.8%	
	Total	12.3066		536,075	82.8%	
	Usable Open Space	9.7303		423,854	65.5%	
	Unusable Open Space	2.5762		112.221	17.3%	
Total Usable Open Space		Lawn / Woods		11.1870	487,304	75.3%

Table 2. Summary of Proposed Building

Item	Total	1 Bedroom	2 Bedroom	3 Bedroom
Units	40	14	22	4
Bedrooms	70	14	44	12

Table 3. Zoning Summary Table (Sherborn Residential B District)

Item	Required	Proposed Conditions	Waiver Required
Minimum Lot Area	2 acres	14.8559 acres	No
Minimum Frontage	200 feet	792.4 feet	No
Minimum Lot Width	200 feet	792.4 feet	No
Minimum Lot Depth	N/A	N/A	N/A
Minimum Front Setback	60 feet	197.7 feet	No
Minimum Side Setback	40 feet	39.0 feet	Yes
Minimum Rear Setback	30 feet	301.8 feet	No
Maximum Height (stories)	2.5 stories	3 stories	Yes
Maximum Height (feet)	35 feet	> 35 feet	Yes
Maximum Lot Coverage	N/A	N/A	N/A
Proposed Surface Cover			
Building Footprint	2.2%		
Parking / Paved Areas	5.1%		
Total Impervious Area	7.3%		
Unusable Open Space (wetlands)	17.3%		
Usable Open Space	75.3%		

F-25902/F-25902 Submittal to Town of Sherborn Correspondence 3/20/2024 10:00 AM

1 BEC 2/9/24 DESIGN DEVELOPMENT

NO. APP DATE DESCRIPTION

DATE: JANUARY 23, 2024

SCALE: AS NOTED

DESIGN: KMR

DRAFTED: KMR/JAL

CHECKED: JAL/BEC

PROJECT TITLE:

## WASHINGTON STREET SHERBORN HOMES

0 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

SHEET TITLE:

#### TITLE SHEET

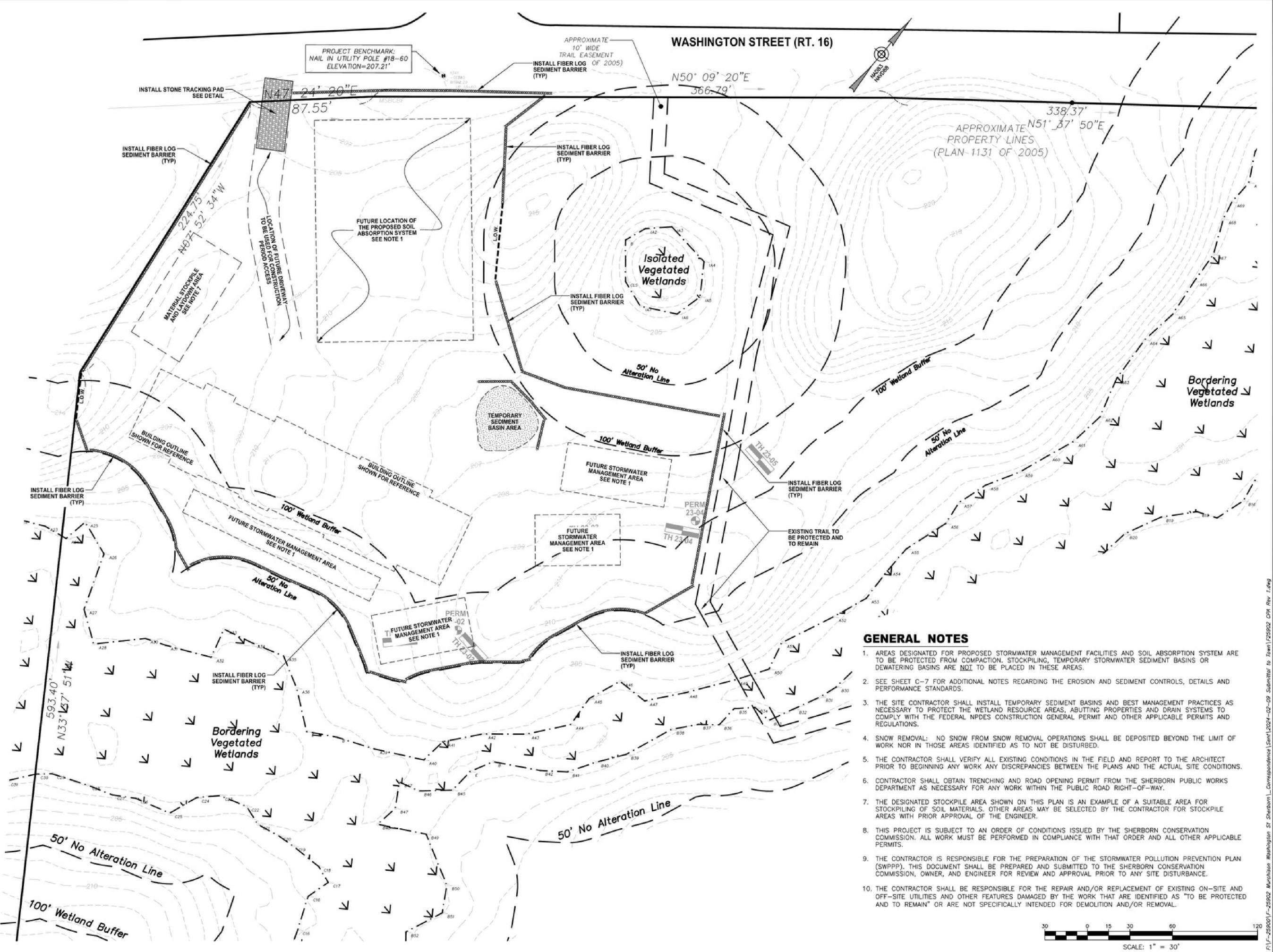
1 OF 12

PROJECT NO.:

C-1

F-25902

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PARCEL ID:  
**MAP 7, LOT 0, BLOCK 49**  
 ISSUED FOR:  
**COMPREHENSIVE PERMIT APPLICATION**

 <i>Bert E. Gorey 2/19/2024</i>			
1	BEC	2/9/24	DESIGN DEVELOPMENT
NO.	APP	DATE	DESCRIPTION
DATE: <b>JANUARY 23, 2024</b>			
SCALE: <b>1" = 30'</b>			
DESIGN:	DRAFTED:	CHECKED:	
KMR	KMR/JAL	JAL/BEC	
PROJECT TITLE:			

**WASHINGTON STREET  
SHERBORN HOMES**

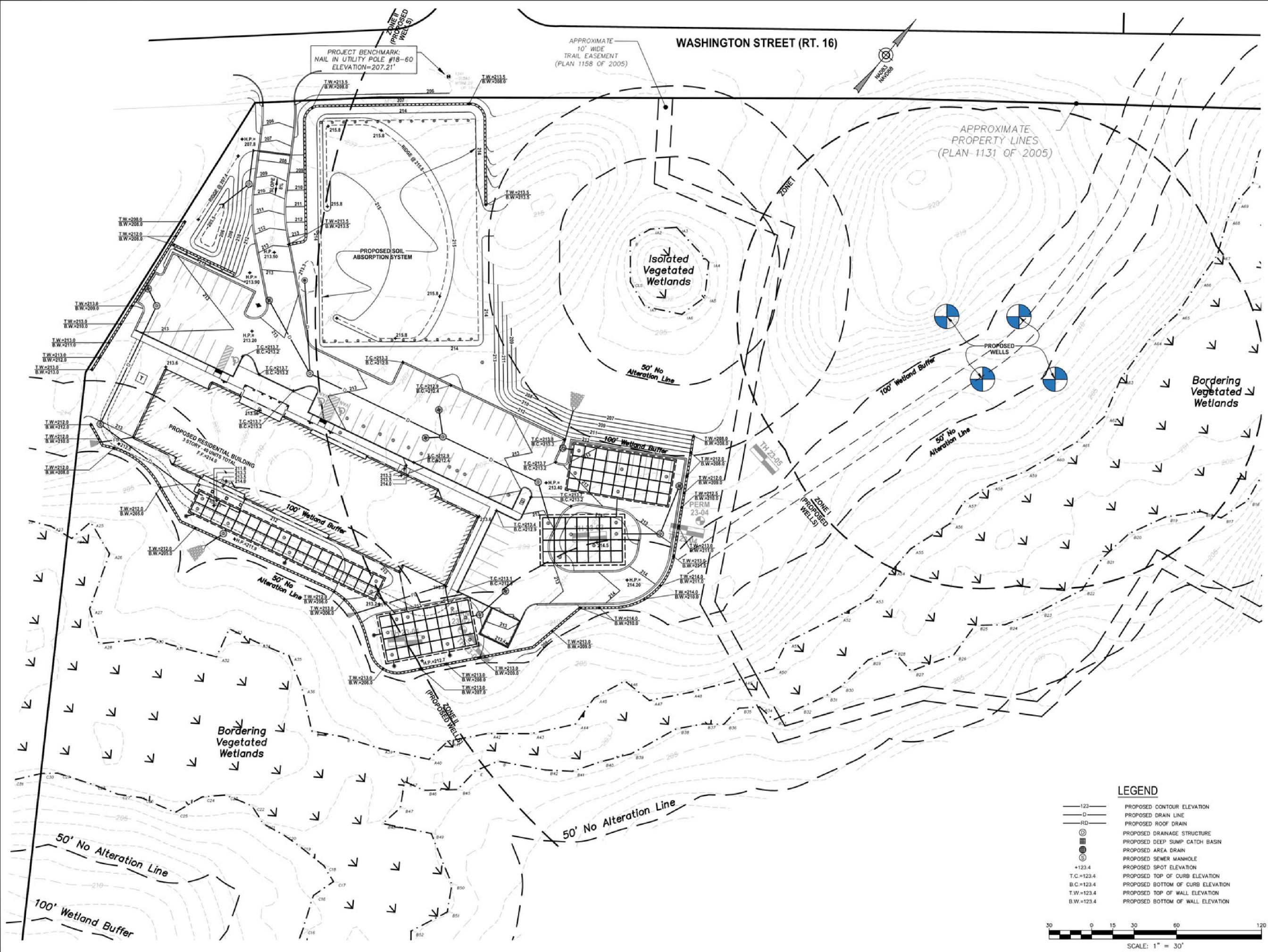
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SHERBORN, MASSACHUSETTS 01770

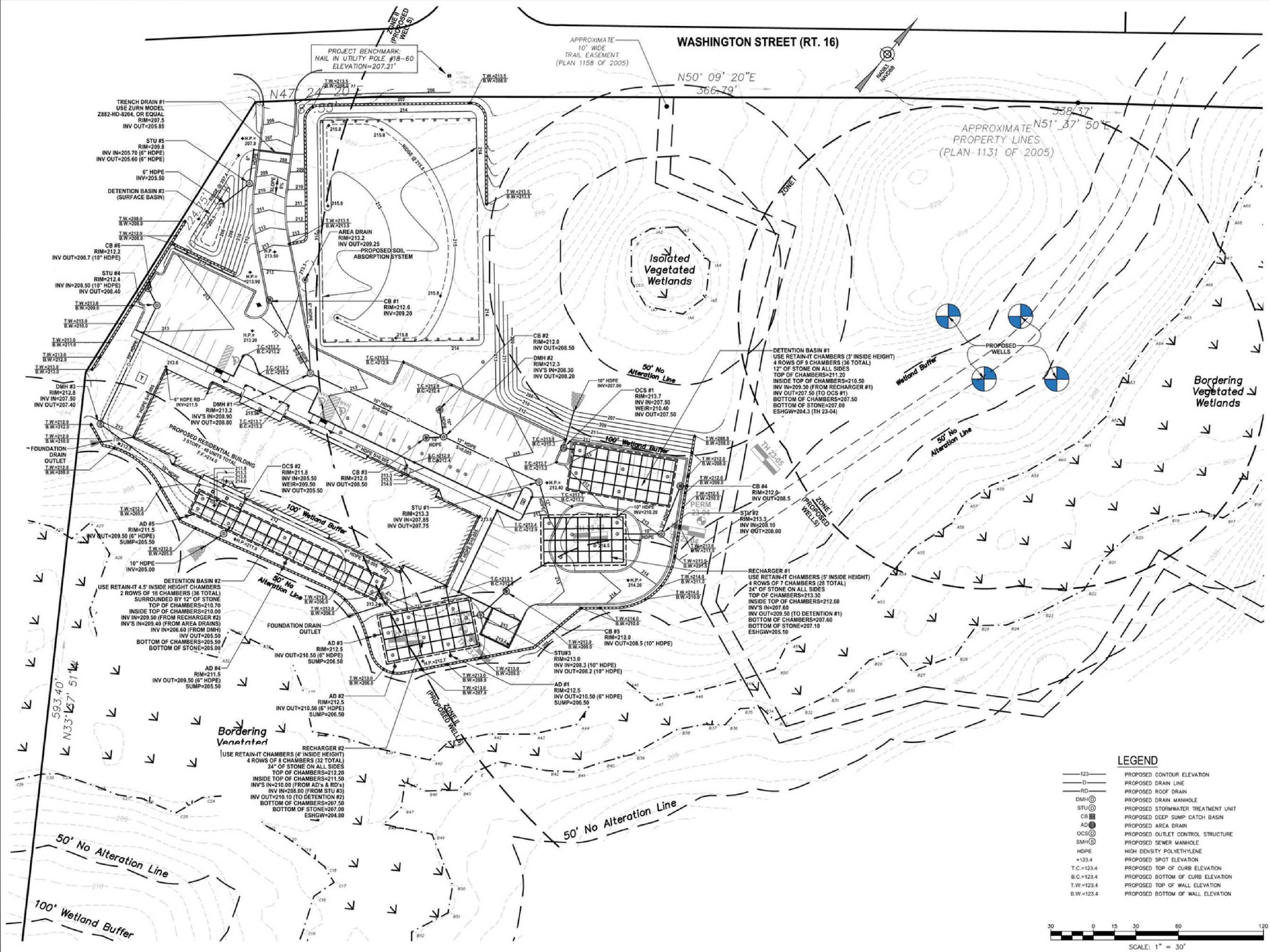
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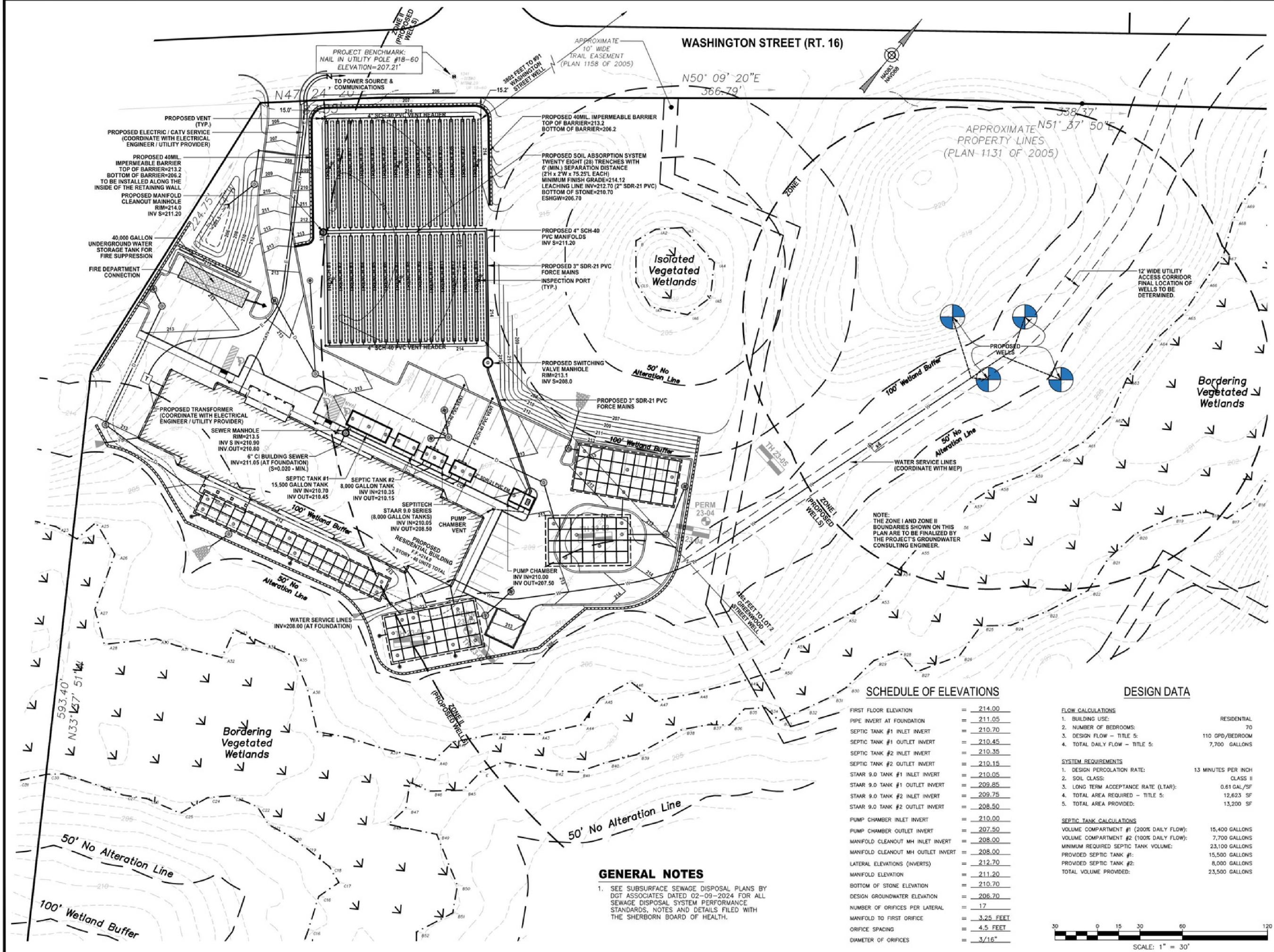
**EROSION AND  
SEDIMENT CONTROL  
PLAN**

Sheet: **2 OF 12**  
 Project No.: **F-25902**  
 C-2  
 © 2024 by DGT ASSOCIATES









PARCEL ID:			
<b>MAP 7, LOT 0, BLOCK 49</b>			
ISSUED FOR:			
<b>COMPREHENSIVE PERMIT APPLICATION</b>			
			
1	BEC	2/9/24	DESIGN DEVELOPMENT
NO.	APP	DATE	DESCRIPTION
DATE: <b>JANUARY 23, 2024</b>			
SCALE: <b>1" = 30'</b>			
DESIGN: <b>KMR</b>	DRAFTED: <b>KMR/JAL</b>	CHECKED: <b>JAL/BEC</b>	

**WASHINGTON  
STREET  
SHERBORN  
HOMES**

0 WASHINGTON STREET  
HOBSON, MASSACHUSETTS 01770

• 110 •

## SITE UTILITIES PLAN

SHEET:  
6 OF 12

PROJECT NO.:  
F-25902

**C-6**

