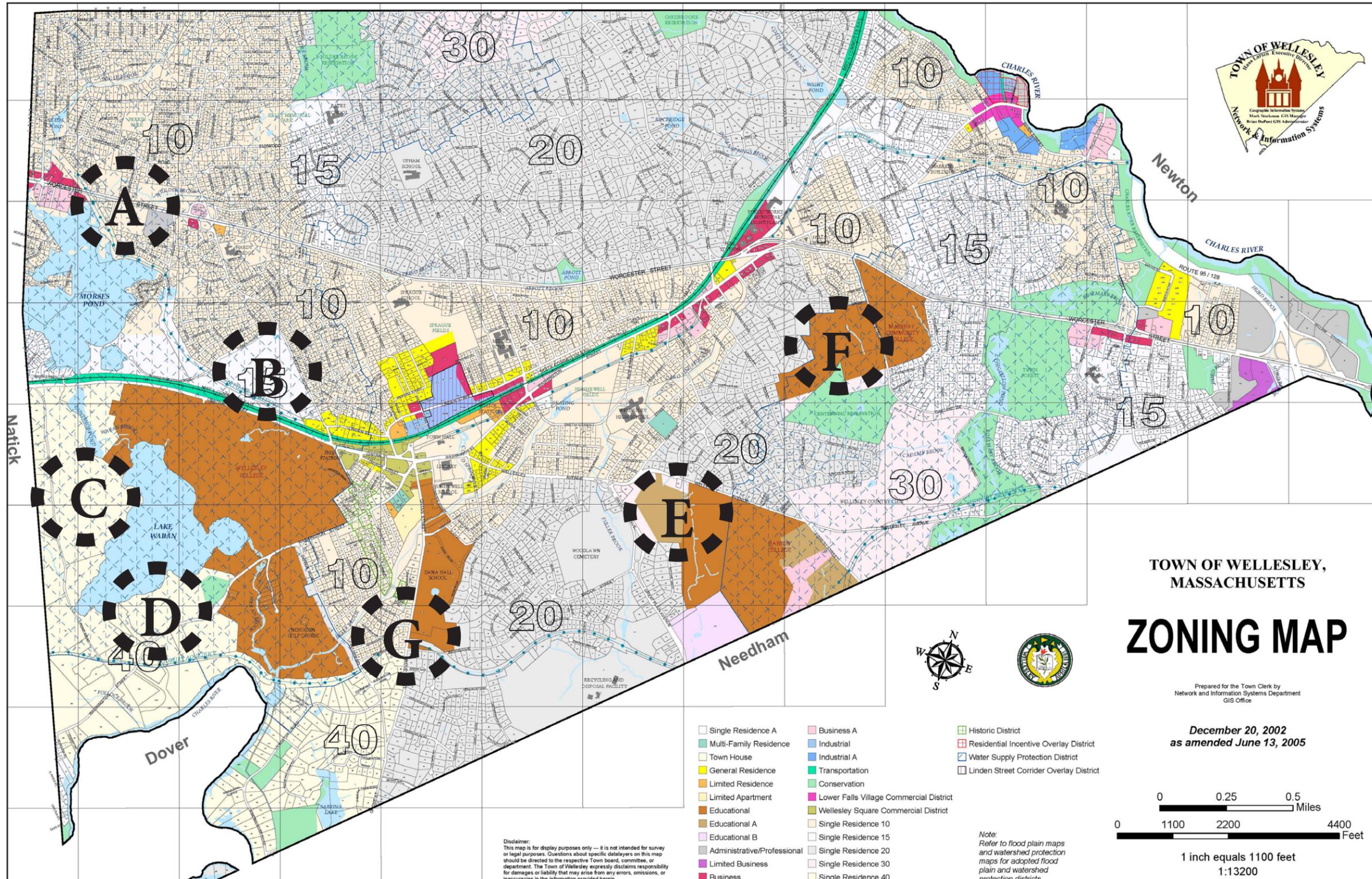


WELLESLEY CLUSTER DEVELOPMENT BYLAW STUDY

Prepared for: Planning Board, Town of Wellesley, Massachusetts

Prepared by: Dodson Associates, Ltd., Landscape Architects & Planners in association with
Horsley Witten Group, Inc., Environmental Science and Engineering

Date: September 30, 2011



Scenario Site Locations

- A. St. James Parcel
- B. Wellesley College North
- C. Wellesley College West
- D. Hunnewell Estate
- E. Babson College
- F. Mass Bay Community College
- G. Grove St. Parcel

Notes:

1. Plans reproduced in this set include all of the sites studied as part of the project. Several of these were selected for further analysis and include additional plans, including Wellesley College North, Babson College, and the Grove Street Parcel.

2. Plans included in this set have been reduced to fit this format and are not-to-scale. Original maps and drawings were prepared at scales of 1"=200', 1"=100' and 1"= 40'. Base data was obtained from the Wellesley GIS system and the Commonwealth of Massachusetts MassGIS database.

ST. JAMES PARCEL: EXISTING CONDITIONS

Legend

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space



Wellesley, MA
Buildout Analysis

Prepared by:
Dorbin Associates, Ltd., Landscape Architecture and Planning
1000 Massachusetts Avenue
17 January 2011

Scale: 1" = 100'

0 100 200 400 600 Feet

Data Source:
Massachusetts Geographic Information System (MGIS) Data of Wetlands GIS Data as of 04/01/2009 by 2010.

Legend

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space



ST. JAMES PARCEL: BUILDOUT UNDER CURRENT ZONING

Legend

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space

The buildout assumes that roads, houses and driveways could be built on the portion of the site that falls within the 100 year flood zone. Under current zoning the buildout would allow 25 units, each with a minimum area of 10,000 square feet and 90 feet of frontage.

WELLESLEY COLLEGE PROPERTIES: EXISTING CONDITIONS



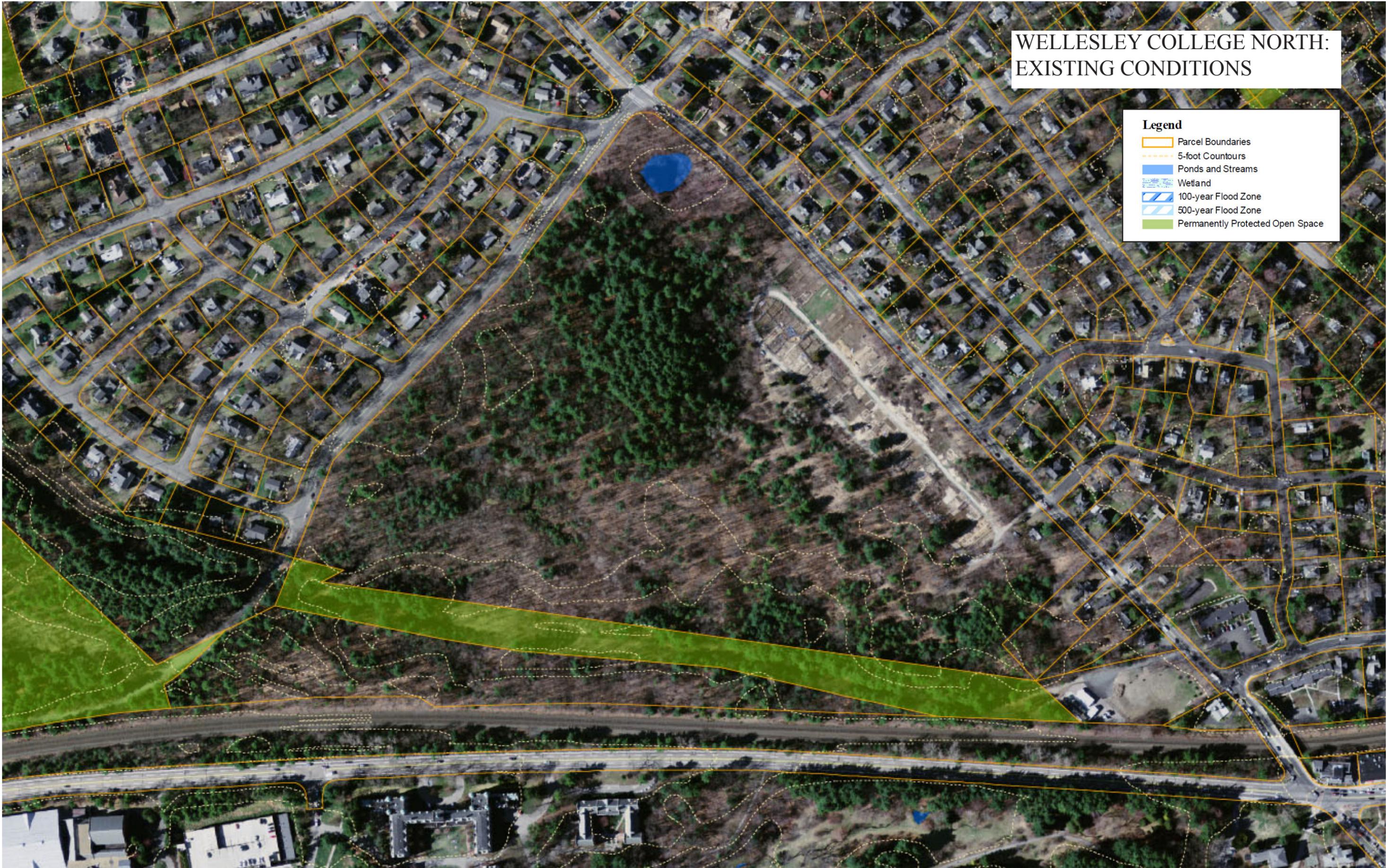
Legend

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space

WELLESLEY COLLEGE NORTH: EXISTING CONDITIONS

Legend

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space



WELLESLEY COLLEGE NORTH: BUILDOUT UNDER CURRENT ZONING

Legend

- Parcel Boundaries
- 5-foot Countours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space

The buildout takes into account limitations posed by wetlands and steep slopes. In general the site is very buildable, with good access from existing roads. Zoning for this district requires a minimum lot size of 15,000 s.f. and 100 foot minimum frontage, resulting in a buildout of 80 house lots.



WELLESLEY COLLEGE NORTH: RECOMMENDED CLUSTER AREA

Legend

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space

This map shows in a general way the area recommended for more intense development under a potential cluster project. Adjacent areas that could have been developed under the conventional buildout would instead be placed in permanent conservation.



WELLESLEY COLLEGE NORTH SCHEMATIC CLUSTER DEVELOPMENT PLAN

This plan shows how the recommended development areas could be divided up into 80 houselots, each of which would be 50 feet wide and 100 feet deep. At 5000 square feet, they are a third of the size required by existing zoning, allowing almost two thirds of the site to be preserved as permanent open space. This would include the existing community gardens and land along the aquaduct and root 9. Several new parks have been laid out within the development to provide an attractive setting for the new homes.



WELLESLEY COLLEGE NORTH: EXISTING CONDITIONS
(Aerial Photos from statewide Pictometry program via Bing Maps)



WELLESLEY COLLEGE NORTH: EXISTING CONDITIONS



WELLESLEY COLLEGE NORTH: EXISTING CONDITIONS



50 feet

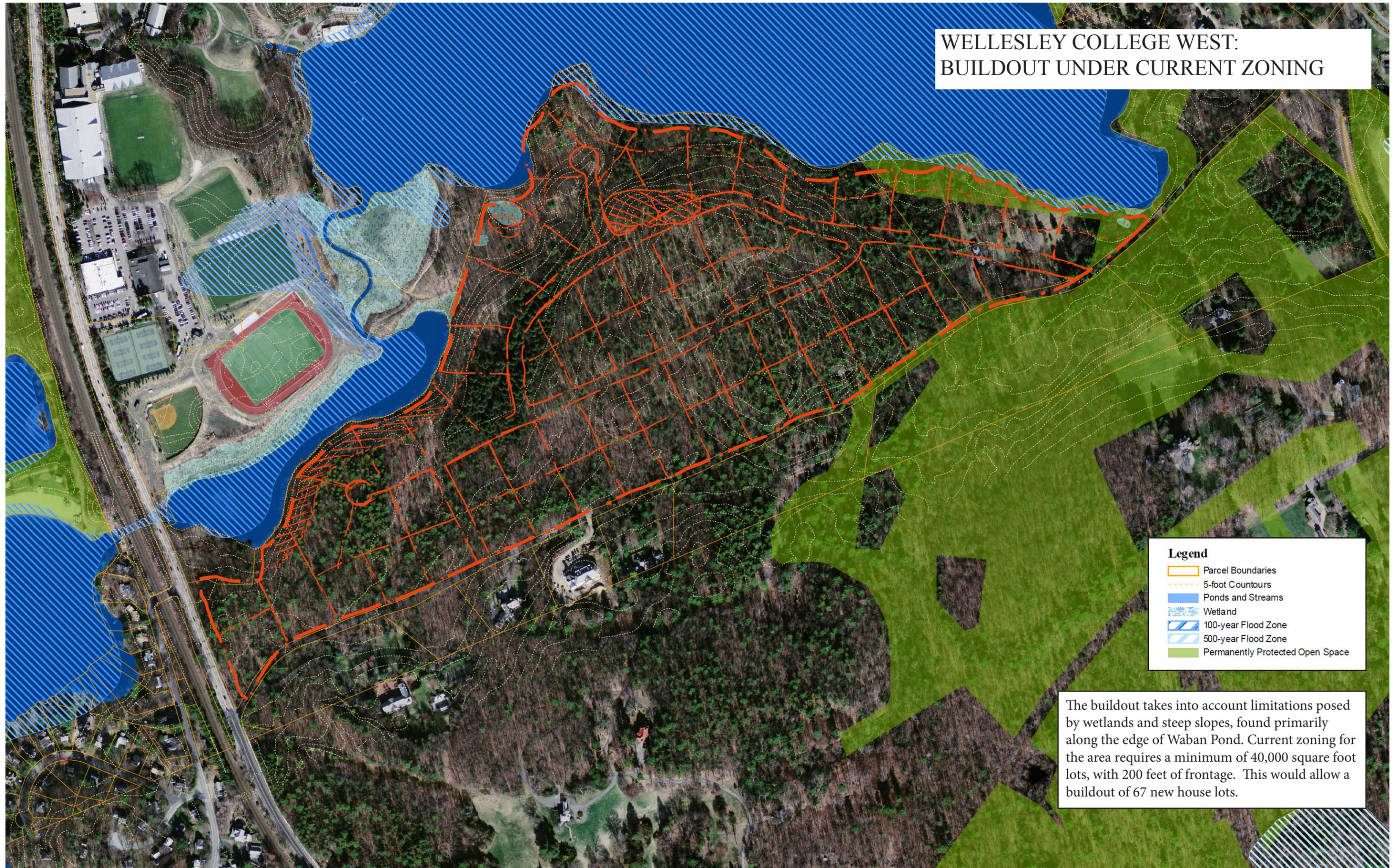
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Pictometry Bird's Eye © 2010 MDA Geospatial Services
Pictometry Bird's Eye © 2010 Pictometry International Corporation

WELLESLEY COLLEGE WEST: EXISTING CONDITIONS



- Legend**
- Parcel Boundaries
 - 5-foot Contours
 - Ponds and Streams
 - Wetland
 - 100-year Flood Zone
 - 500-year Flood Zone
 - Permanently Protected Open Space

WELLESLEY COLLEGE WEST: BUILDOUT UNDER CURRENT ZONING

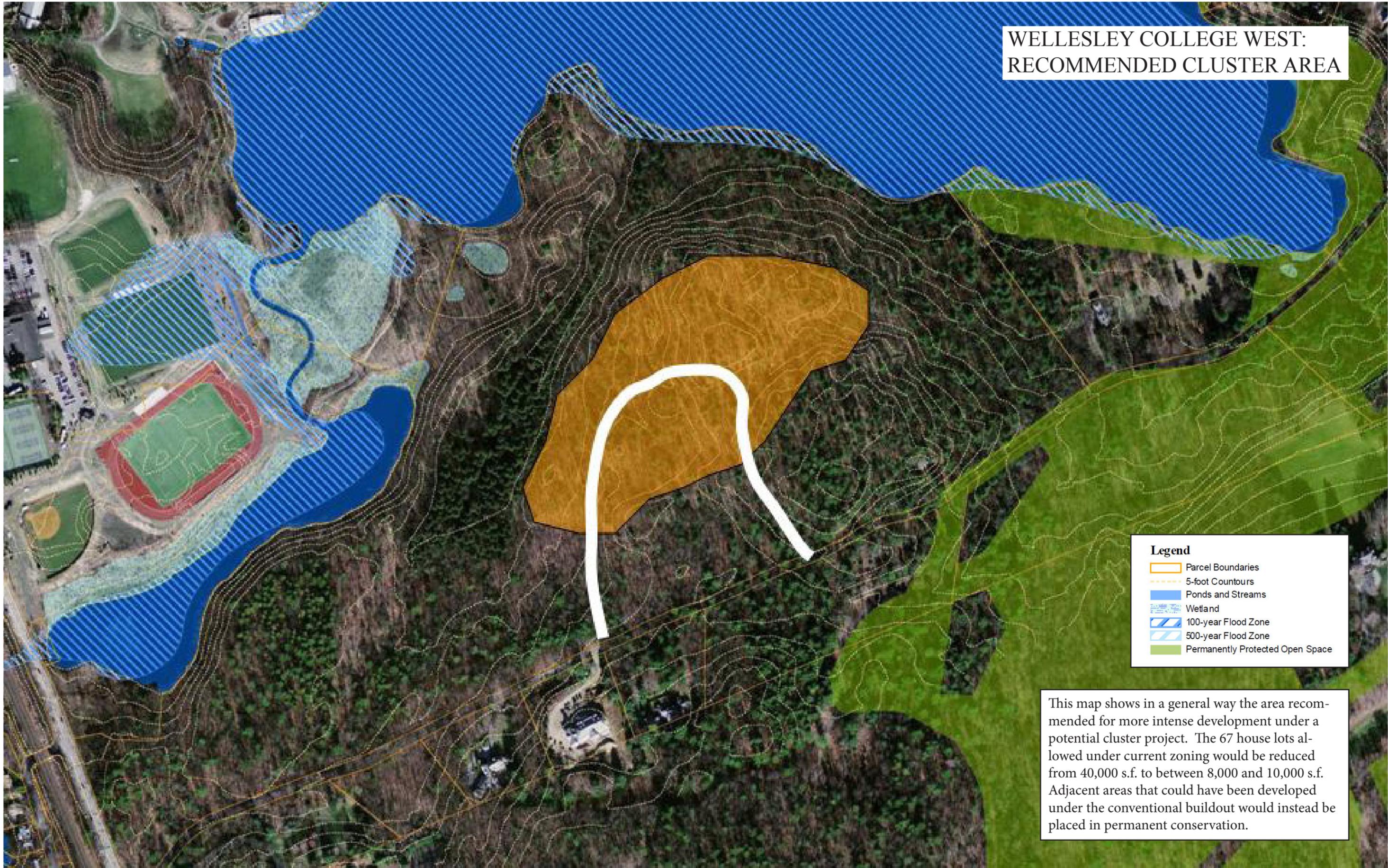


Legend

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space

The buildout takes into account limitations posed by wetlands and steep slopes, found primarily along the edge of Waban Pond. Current zoning for the area requires a minimum of 40,000 square foot lots, with 200 feet of frontage. This would allow a buildout of 67 new house lots.

WELLESLEY COLLEGE WEST: RECOMMENDED CLUSTER AREA



Legend

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space

This map shows in a general way the area recommended for more intense development under a potential cluster project. The 67 house lots allowed under current zoning would be reduced from 40,000 s.f. to between 8,000 and 10,000 s.f. Adjacent areas that could have been developed under the conventional buildout would instead be placed in permanent conservation.

WELLESLEY COLLEGE WEST: EXISTING CONDITIONS
(Aerial Photos from statewide Pictometry program via Bing Maps)



WELLESLEY COLLEGE WEST: EXISTING CONDITIONS



250 ft

Image courtesy of USGS © 2011 Micro
Pictometry Bird's Eye © 2010 MDA Geospa
Pictometry Bird's Eye © 2010 Pictometry In

HUNNEWELL ESTATE: EXISTING CONDITIONS



Legend

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space

For the purpose of the study, the site was considered developable, even though in reality it has been placed under a conservation restriction. Under current zoning the site could be divided into approximately twenty-five 40,000 s.f. house lots.

HUNNEWELL ESTATE: RECOMMENDED CLUSTER AREA



Legend

- Parcel Boundaries
- 5-foot Countours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space

This map shows in a general way the area recommended for more intense development under a potential cluster project. The recommended approach retains the existing mansion as the centerpiece, and uses the existing entry road loop to provide access to development clusters on each side that could accommodate the 25 homes allowed under current zoning. The site would lend itself to clustered cottage homes or multi-family dwellings carefully designed to reflect the historic context.

HUNNEWELL ESTATE: EXISTING CONDITIONS
(Aerial Photos from statewide Pictometry program via Bing Maps)



HUNNEWELL ESTATE: EXISTING CONDITIONS



100 feet

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Pictometry Bird's Eye © 2010 MDA Geospatial
Pictometry Bird's Eye © 2010 Pictometry Intern

BABSON COLLEGE SITE: EXISTING CONDITIONS



Wellesley, MA
Buildout Analysis

Prepared by:
Dobson Associates, Ltd., Landscape Architecture and Planning
Addis, Massachusetts
17 January 2011

Scale: 1" = 100'

0 100 200 400 600 Feet

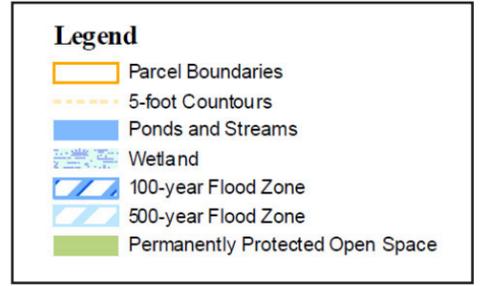
Data Source:
Massachusetts Geographic Information System (MAGIS) Data, © 2008 by GIS Data, Inc. © 2011 by GIS Data, Inc.

Legend

- Special Boundary
- Parcel Boundary
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space



BABSON COLLEGE SITE: EXISTING CONDITIONS





BABSON COLLEGE SITE: BUILDOUT UNDER CURRENT ZONING

Legend

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space

The buildout takes into account limitations posed by wetlands and steep slopes. Existing graduate student housing on the site is incorporated into potential house lots.

Buildout equals 69 lots, including approx. 10 with existing buildings. Minimum lot size: 20,000 s.f.

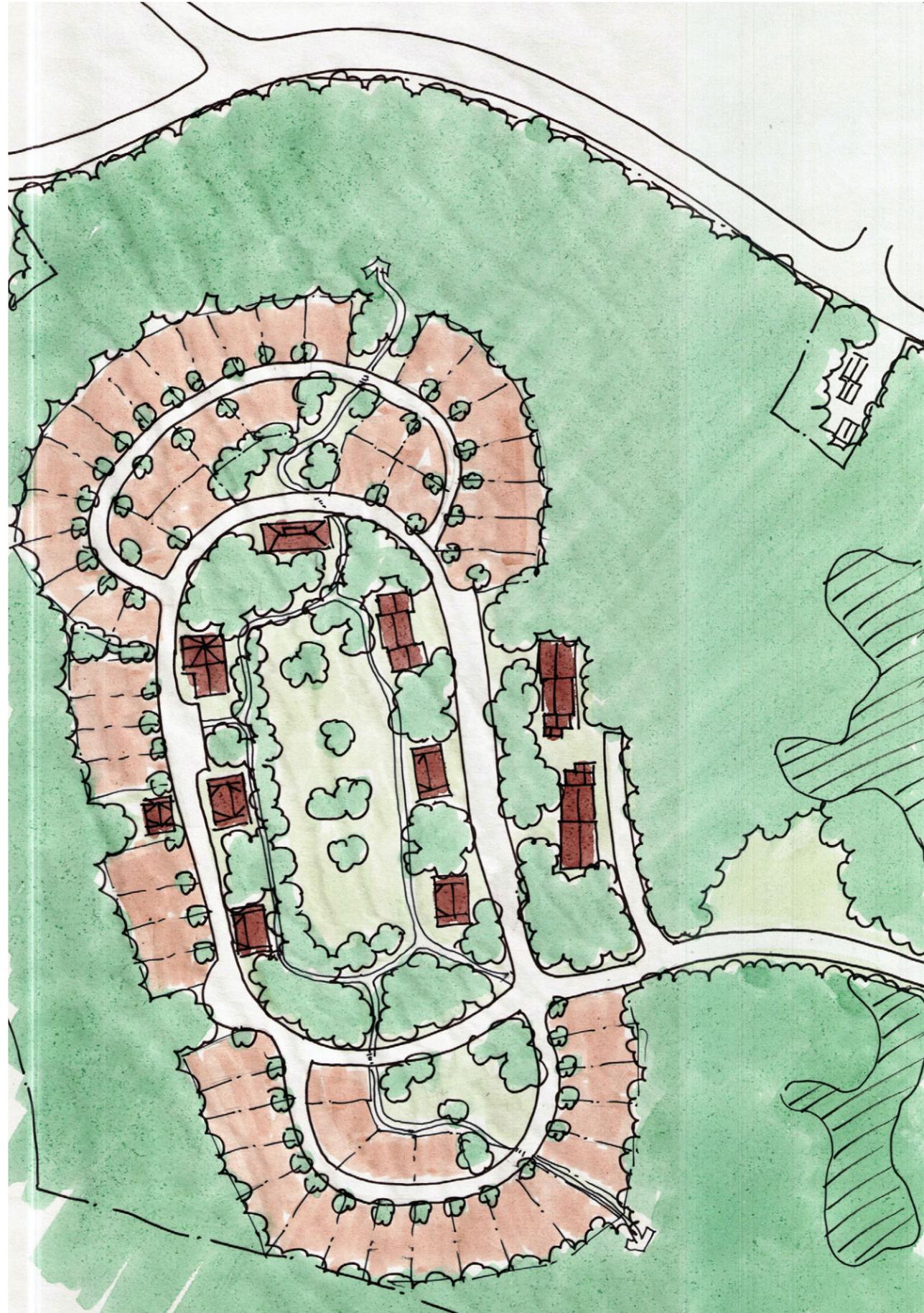
BABSON COLLEGE SITE: RECOMMENDED CLUSTER AREA



Legend

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space

This map shows in a general way the area recommended for more intense development under a potential cluster project. Adjacent areas that would be developed under the conventional build-out would be placed in permanent conservation.



BABSON COLLEGE SITE SCHEMATIC CLUSTER DEVELOPMENT PLAN

This plan shows existing graduate student housing, in brown, surrounded by 59 potential new house lots. Two additional streets have been laid out to provide access to house lots that extend north and south from the existing core. Lots are a minimum of 40' wide by 80' deep, providing enough room for a traditional two-story gable-front house or bungalow.

BABSON COLLEGE SITE: EXISTING CONDITIONS
(Aerial Photos from statewide Pictometry program via Bing Maps)



BABSON COLLEGE SITE: EXISTING CONDITIONS



BABSON COLLEGE SITE: EXISTING CONDITIONS



MASSACHUSETTS BAY COMMUNITY COLLEGE: EXISTING CONDITIONS

Legend

- Parcel Boundaries
- 5-foot Countours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space



Wellesley, MA
Buildout Analysis

Prepared by:
DODSON ASSOCIATES, LTD., Landscape Architecture and Planning
400 Park Street, Suite 200
Boston, MA 02114
17 January 2011

Scale: 1" = 100'

0 100 200 300 400 500 Feet

Map Source:
Massachusetts Geographic Information System (MASSGIS) Town of Wellesley GIS Data as of 04/04/2010 by Geo. 2008.

Legend

- Parcel Boundaries
- 5-foot Countours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space

MASSACHUSETTS BAY COMMUNITY COLLEGE: BUILDOUT UNDER CURRENT ZONING

Legend

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space

The buildout takes into account limitations posed by wetlands and steep slopes. Assuming an existing zoning requirement for 20,000 square feet minimum lot size and 110 feet of frontage, the buildout would allow up to 80 house lots.

Wellesley, MA

Buildout Analysis

Prepared by:
Dakota Associates, L.L.C., Landscape Architecture and Planning
Ashfield, Massachusetts
17 January 2011

Scale: 1" = 100'

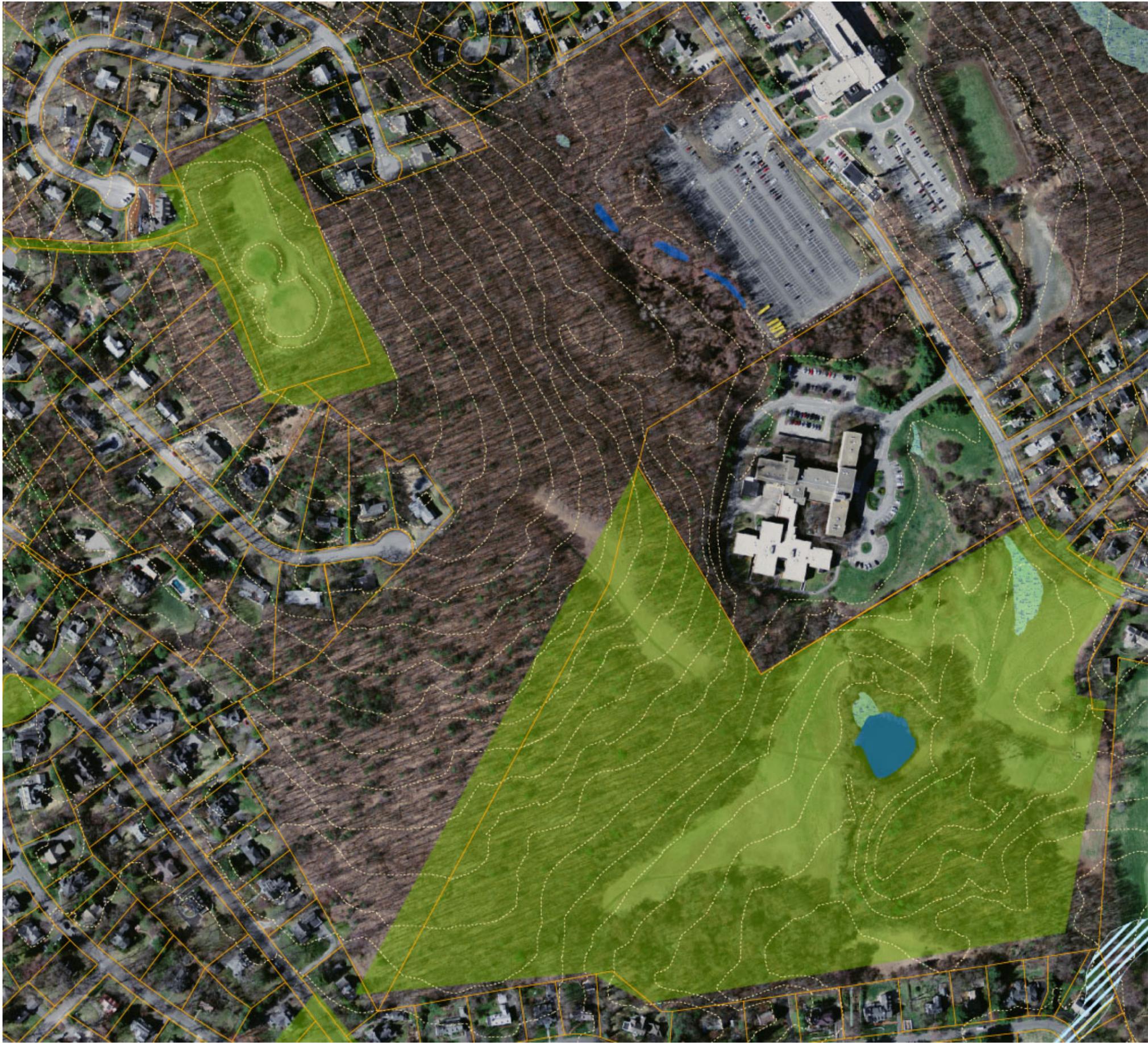
0 100 200 300 400 500 600 Feet

Data Source:
Massachusetts Geographic Information Systems (MGIS), Town of Wellesley GIS Database, Orthophotographic, Year 2008.

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space



MASSACHUSETTS BAY
COMMUNITY COLLEGE:
EXISTING CONDITIONS, DETAIL



Legend

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space

MASSACHUSETTS BAY COMMUNITY COLLEGE: RECOMMENDED CLUSTER AREA



Legend

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space

This map shows in a general way the area recommended for more intense development under a potential cluster project. Adjacent areas that could have been developed under the conventional buildout would instead be placed in permanent conservation.

MASSACHUSETTS BAY COMMUNITY COLLEGE: EXISTING CONDITIONS
(Aerial Photos from statewide Pictometry program via Bing Maps)

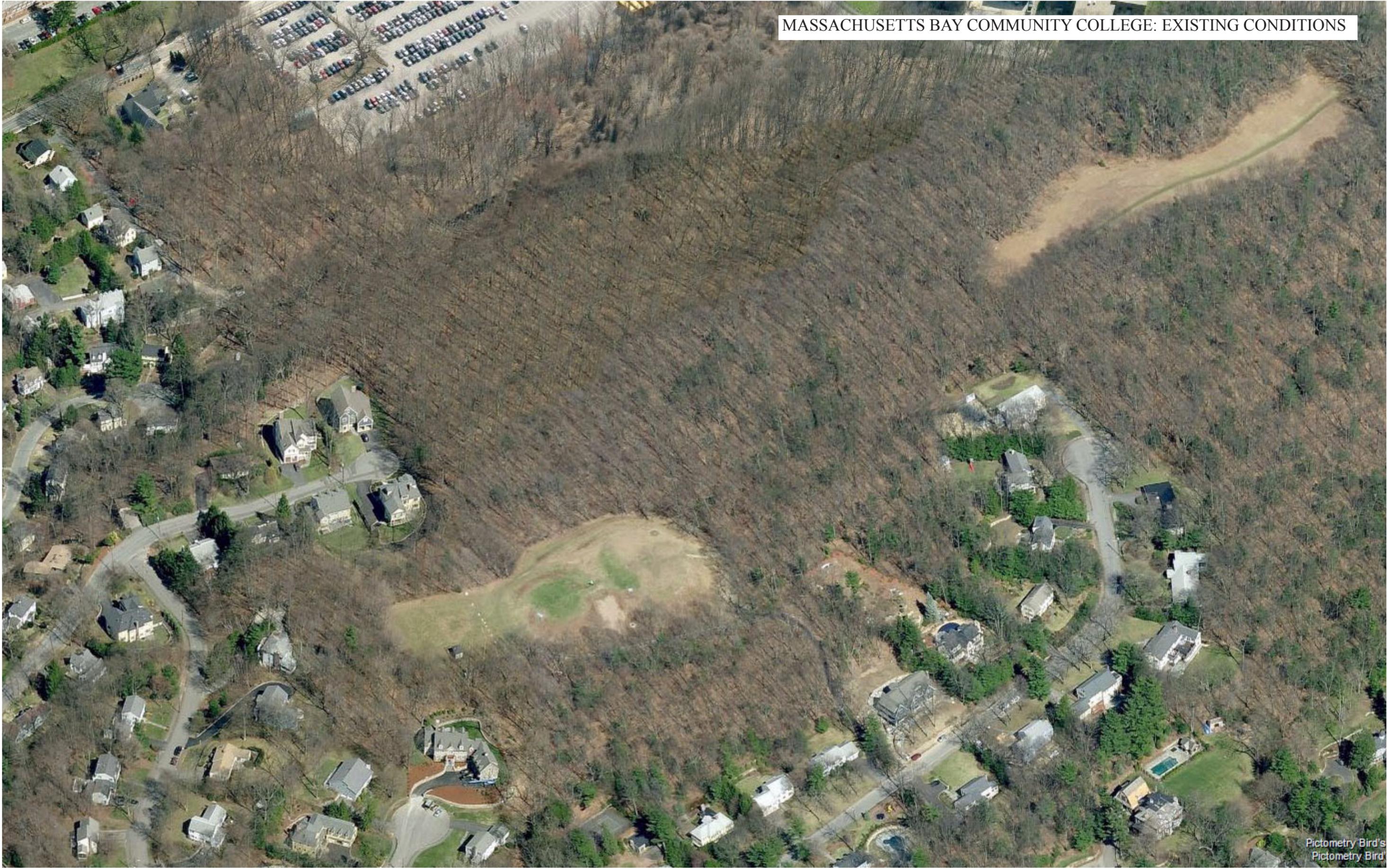


MASSACHUSETTS BAY COMMUNITY COLLEGE: EXISTING CONDITIONS



Image courtesy
Pictometry Bird's Eye
Pictometry Bird's Eye

MASSACHUSETTS BAY COMMUNITY COLLEGE: EXISTING CONDITIONS



GROVE STREET SITE: EXISTING CONDITIONS



Legend

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space

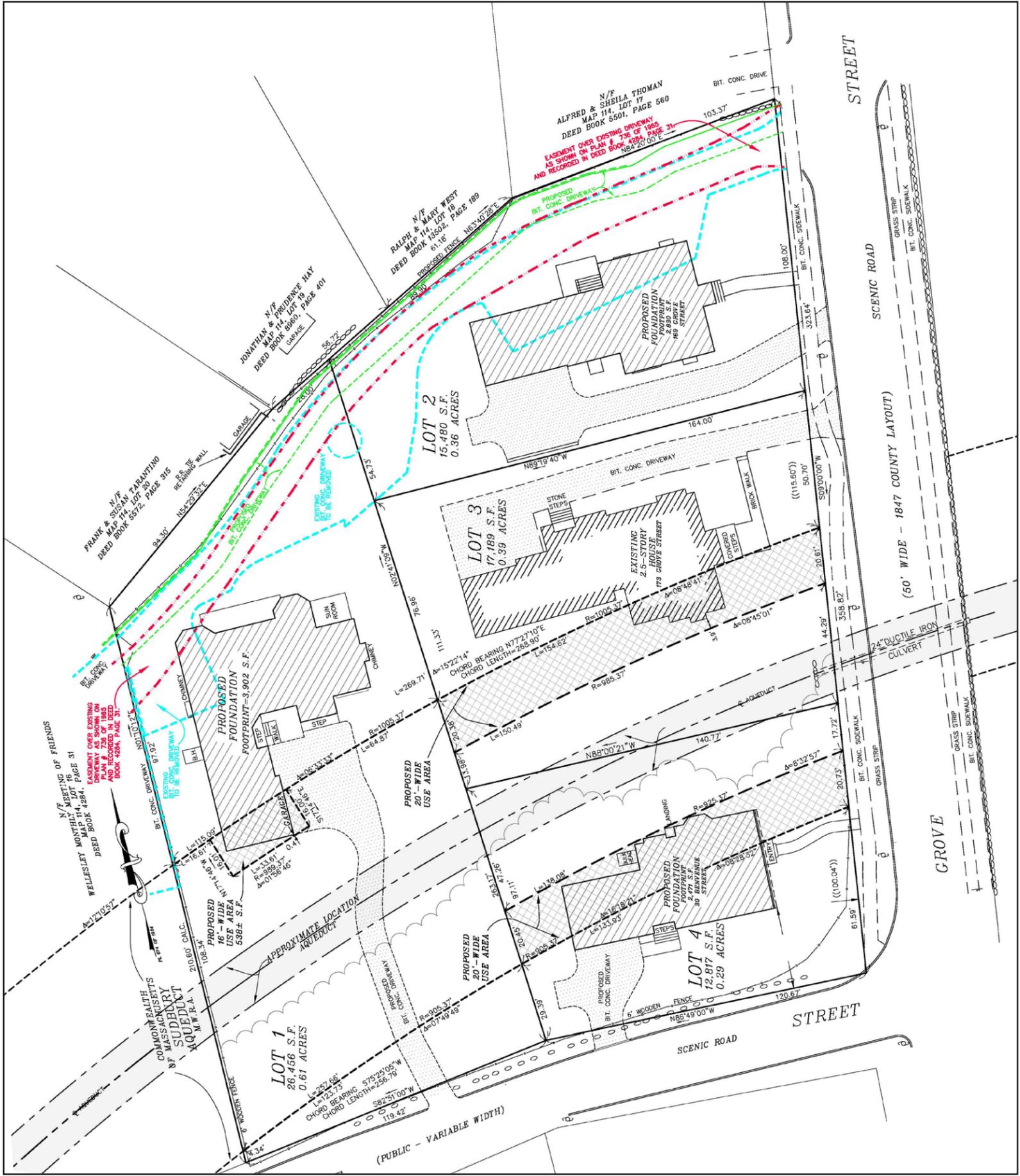
GROVE STREET SITE:
EXISTING CONDITIONS, DETAIL



Legend

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space

GROVE STREET SITE: BUILDOUT UNDER CURRENT ZONING



Legend

- Parcel Boundaries
- 5-foot Contours
- Ponds and Streams
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- Permanently Protected Open Space

The buildout is based on a subdivision plan which was already approved for the site.



GROVE STREET SITE: RECOMMENDED CLUSTER PLAN

Legend	
	Parcel Boundaries
	5-foot Contours
	Ponds and Streams
	Wetland
	100-year Flood Zone
	500-year Flood Zone
	Permanently Protected Open Space

This plan shows an alternative to the conventional buildout, with the same number of homes, but smaller house lots and a shared driveway for three of the homes. The area of the aqueduct and wooded land along the street could be preserved as public open space.

GROVE STREET SITE: EXISTING CONDITIONS
(Aerial Photos from statewide Pictometry program via Bing Maps)



GROVE STREET SITE: EXISTING CONDITIONS

