MODERA WESTON

Presented to

Weston Planning Board

June 12, 2019
Proposed Conditions

Boston Post Road / Route 20
Warren Avenue
Boston Post Road / Route 20
Shell Oil Company Easement
Wetlands
Wetlands
Wetlands
100' Wetland Buffer
100' Wetland Buffer
25' No Disturb Zone
25' No Disturb Zone
Limit of 200' Riverfront
Limit of FEMA Floodzone A
Zoning Residence District A
Zoning Residence District B
Existing Stream
25' No Disturb Zone
25' No Disturb Zone
Sutton Place
Boo
Elliston Road
Rail Trail
Gun Club Lane
Town-Owned Land
Forest & Trails Land
Forest & Trails Land
Town-Owned Land
Town-Owned Land
Town-Owned Land
**Townhome Buildings**
- 2 Stories
- 48 Units
- 2 BR & 3 BR
- 48 Garage Spaces

**Elevator Buildings**
- 3 Stories
- 132 Units
- 1 BR, 2 BR, & 3 BR
- 173 Garage Spaces

**Existing Buildings**
Development Overview

- 61.79 acres total
- 180 apartments surrounded by lush landscaping
  - Density: 2.9 apartments per acre
- 2-story townhomes and 2.5- to 3-story mid-rise buildings
  - 132 One-bedroom, two-bedroom, and three-bedroom flat-style apartments in elevator buildings over tempered parking below
  - 48 Two-bedroom and three-bedroom townhome-style apartments with integral garages
  - Overall parking ratio of 1.7
- Preserve three (3) historic structures on site
  - May reuse for leasing office, community amenities, and back-of-house operations
- Amenities include work-from-home offices, fitness center, club room, pool, grills, and more
- Integrate community with surrounding trails and natural areas
- Current plan is developed on 12.7 acres (less than 21% of site area)
  - Over 49 acres (over 79%) of land area to be undisturbed (subject to permitting process)
### Development Overview

<table>
<thead>
<tr>
<th>Home Type</th>
<th>Total Homes</th>
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<tbody>
<tr>
<td>1 BR Apartment</td>
<td>51</td>
</tr>
<tr>
<td>2 BR Apartment</td>
<td>111</td>
</tr>
<tr>
<td>3 BR Apartment</td>
<td>18</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>180</strong></td>
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</table>
Building A Elevations
Typical Building Sections

Section Through Townhome

Section Through Elevator Building
Site Sections

1. 775 Boston Post Road
2. 745 Boston Post Road
3. Rail Trail
4. 4 & 6 Elliston Road
761 Boston Post Road

Comp Permit Proposed Massing
741-745 Boston Post Road
Existing Conditions

741-745 Boston Post Road
Elliston Road

Modera Weston
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Current Proposed Massing
Elliston Road

Existing Conditions
Travel Lane Width and Pedestrian Facilities

Legend:

- Signalized Intersection
- Unsignalized Intersection
- Sidewalk
- Crosswalk
- Rail-Trail
- Lane Use and Travel Lane Width
- Channelized Right-Turn

WAYLAND

WESTON

Mass

Central

Rail-Trail

SITE

BOSTON POST ROAD

BOSTON POST ROAD BYPASS

MODERA WESTON

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# Trip Generation Summary

<table>
<thead>
<tr>
<th>Time Period/Direction</th>
<th>Vehicle Trips Proposed Residential Community (180 Units)(^a)</th>
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</thead>
<tbody>
<tr>
<td>Average Weekday Daily:</td>
<td></td>
</tr>
<tr>
<td>Entering</td>
<td>490</td>
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<tr>
<td>Exiting</td>
<td>490</td>
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<tr>
<td>Total</td>
<td>980</td>
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<table>
<thead>
<tr>
<th>Weekday Morning Peak Hour:</th>
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<tbody>
<tr>
<td>Entering</td>
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<tr>
<td>Exiting</td>
<td>45</td>
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<tr>
<td>Total</td>
<td>61</td>
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<table>
<thead>
<tr>
<th>Weekday Evening Peak Hour:</th>
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</thead>
<tbody>
<tr>
<td>Entering</td>
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</tr>
<tr>
<td>Exiting</td>
<td>30</td>
</tr>
<tr>
<td>Total</td>
<td>78</td>
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</tbody>
</table>

\(^a\)Based on ITE LUC 221, *Multifamily Housing (Mid-Rise).*