

3.1 PERLIMINARY SITE LAYOUT PLAN

See attached Civil Drawings
Prepared by Allen & Major Associates

**3.2 GRAPHIC REPRESENTATION OF PROJECT |
PRELIMINARY ARCHITECTURAL PLANS**

See attached Architectural Drawings
Prepared by SMOOK Architecture & Urban Design

SECTION 3.3 NARRATIVE DESCRIPTION OF DESIGN APPROACH

INTRODUCTION

The proposed project (Stony Brook Weston) will provide much needed affordable housing units for the Town of Weston. Additionally, the development team has carefully crafted a conceptual design which enhances the area, elevates a historic house into a more prominent position (Sibley House), and will be a benefit to both the commercially developed area, and to the Town of Weston.

EXISTING DEVELOPMENT PATTERNS, RELATIONSHIP OF THE PROJECT TO THE ADJACENT PROPERTIES, & RIGHTS OF WAY

The proposed site is a natural and logical location for a 154 unit multi-residential project of this density within the Town limits of Weston. The roughly 2.1 Acre site is located in a commercial / office section of Weston just off of Route 128 along Route 20 (Boston Post Road). Traveling west along Boston Post Road into Weston, the site (104 Boston Post Road) is located on the south side of the roadway across from Biogen & Monster. Currently there is an existing residential building (Sibley House) which is used for offices. One way vehicular access into the site is provided from Boston Post Road and exits one way onto Sibley Road.

The remainder of the site consists of paved parking, access drives and woods. To the north of the project site across Route 20 is an office complex consisting of Biogen & Monster. The south of the site is wooded undeveloped land, Stony Brook, and the Stony Brook Reservoir. To the west is woods and undeveloped land. To the east along Sibley Road is commercial, and industrial developments consisting of the Mobil Gas Station, various commercial tenants, and offices.

The project site from a typography standpoint is undeniably a challenging one. The subject property consists of steep topography which reaches a high point of at elevation 141 (NAVD 1988) at the center and low point of 90 to the south. In the proposed condition the concept is to lower the site elevations closer to the existing grades for vehicular access to Boston Post Road & Sibley Road driveways. For additional detailed information on the existing site, see the Existing Conditions Plan. At great expense, the development team proposed to the Town to mitigate the visual impacts of the proposed building by taking advantage of this grade variant and “pushing” the two-story parking garage podium into the ground/rock ledge, hence, reducing the overall perceived height of the building.

SITE LAYOUT

In the proposed condition, the site will be redeveloped by moving the historic Sibley House into a more prominent position along Route 20. Working in concert with the Weston Historic Commission, the applicant will be adjusting the building location to be more visible and a prominent feature to incorporate into the conceptual design.

In the current conceptual design, the existing vehicular driveway along Boston Post Road will be closed and two new driveway curb cuts developed along Sibley Road and one existing curb cut along Sibley Road reused. The two main access points will flow from Sibley Road into the subsurface garage under the proposed building. The intention is to minimize the visibility of the surface parking impacts.

Primary vehicular access will be along the northwestern driveway into the front of the building. Currently, the front entry design includes a drop-off hardscape plaza for two cars, paver plaza at the building entrance, a planted earthen berm which will include numerous trees and landscaping to soften/ & buffer the northwestern face of the building, and a vehicular entrance into the garage. The remainder of the surface parking is located to the northwest and northeast of the site. Emergency access will be provided along the rear of the building with a grass paver emergency access roadway. For additional detailed information on the existing site, see the Existing Conditions Plan & Site Layout Plan.

As part of the proposed work, the applicant is currently reviewing potential improvements to Boston Post Road (Route 20) in the immediate vicinity of the project. A dedicated left turn lane from Boston Post Road into Sibley Road is being considered. The project team has had preliminary discussions and is working in concert with MA DOT about the scope of these proposed roadway improvements. This offsite mitigation will be an improvement which will benefit both the proposed project and the Town of Weston.

SITE PLANNING, URBAN DESIGN & MASSING

Significant urban design and site planning studies were evaluated during the Conceptual Design portion of the Project by the development team and vetted thru the Planning Board, as well as other local organizations, committees, and boards. The final configuration and massing of the project is actually quite simple. A five story mass sits upon a two story parking podium pushed into the steeply graded typography. The shape of the double-loaded corridor resembles a “w” creating two “green” courtyards for use by the residences of the building. The highest point of the building is pushed to the rear, southwest portion of the site where there will be no adverse visual impact from any public way. This configuration additionally affords the best long views of the adjacent Cambridge Reservoir. The massing (see section and perspectives) was carefully crafted to step down as the building address the public ways of Boston Post Road and Sibley Street and makes a significant gesture to the relocated Nathaniel Sibley House. The Sibley House in turn will serve de-facto as the new “Gateway” to this development and will accommodate an additional two residential units; re-igniting the long-darken building.



The Nathaniel Sibley House

BUILDING CONSTRUCTION

The building construction utilizes two different construction types. The two-level, 235 car parking garage is constructed out of cast-in-place reinforced concrete and acts as the “podium” upon the five-story, wood-framed, double-loaded corridor building. The garage and the 152 unit residential structure above is separated by a three house fire rating. This construction type of “stick” on a concrete podium is historically cost-effective and offers the best long-term durability for multi-family residential building located in the Northeast. Examples of this hybrid are wide-spread throughout the Commonwealth and especially close to urban cores where land values are high or surface parking is not considered desirable.

HISTORY & ARCHITECTURAL STYLE

The design of the project takes its initial visual cues from the only significant building on-property, The Nathaniel Sibley House. The original structure was built in 1854 with a subsequent “ell” added in the mid-20th century. The building stands about 30 feet in height and is a two-story framed structure adorned with detailing typical of that time period. The noteworthy Sibley House is an unchanged example of the Italianate style and remains the only building of any architectural significance on or within visual distance of the project.



"Big House" General C.J. Paine Residence

The desire of the Town's Historical Commission was to retain The Sibley House on-site (although it holds no known historical significance). The design team studied various planning alternatives and decided to demolish the 20th-century rear addition and relocate the historic front portion of the home to a more prominent position with a greater visual presence on Boston Post Road.



Hook & Hastings Organ Factory

From the onset of the project, it was the desire of the development team to design a building that was derived from architecture found or historically located within the Town of Weston. Buildings of the height and massing of the proposed structure are rare, but two significant buildings (both demolished) shaped the team's conceptual visualization of this project, The Hook & Hastings Organ Factory and the home of General CJ Paine. Both buildings were wood frame construction and built during the same era of the Sibley House.

The home of CJ Paine was constructed over a period of time and the style of the home is best identified as "Second Empire". The detailing and flavor were quite similar to Italianate and quickly became the "touchstone" for the proposed building. The building and the 700+ acre estate was fairly well documented. Most significantly this style lends itself to and translates well into a large-scale project such as the Stony Brook Weston Residence. Such features as a strongly defined "base", "middle" and "top" of the facades of this style break the scale of larger masses down. The signature mansard roof in effect can disguise one or two stories of upper levels within an "attic" story and is generally punctuated with the playful detailing of smaller towers, arches and cornice lines that assist in creating a handsome composition. Large scale examples of this style were constructed in New England in the late 19th Century in the form of "Grand Hotels" such as Wentworth-by-the-Sea in New Castle, New Hampshire and the Ocean House in Watch Hill, Rhode Island, which have been restored to their original pristine state.

BUILDING CLADDING AND EXTERIOR MATERIALS

The exterior material and cladding of the structure, exposed to the public view, will be of the highest visual and tactile quality. Proposed materials include clapboard (likely a cement-based product for longevity reasons), as well as composite flat panels and detailing. Final colors for the project have not yet been studied but will mimic historic colors as found in the Benjamin Moore historic color selection. The parking garage exposed to Boston Post Road and Sibley Road will be faced in a rich limestone colored cast-stone. The prominent two-story mansards will be clad in the highest quality architectural asphalt or laminated fiberglass shingle in a contrasting color with single and two-story playful dormers clad in a composite material (polymer / PVC material) in a contrasting, yet elegant hue.

3.4 TABULAR ZONING ANALYSIS

See attached Civil Drawing C-1 titled “Conceptual Layout Plan”
Prepared by Allen & Major Associates

**3.5 SUSTAINABLE DEVELOPMENT PRINCIPLE EVALUATION
ASSESSMENT FORM**

See Application Pages 31-35