

BUSINESS ZONING DISTRICT

Development Case Studies:
Residential Cluster/Open Space,
Traditional Neighborhood
Development (TND), and Pocket
Neighborhoods

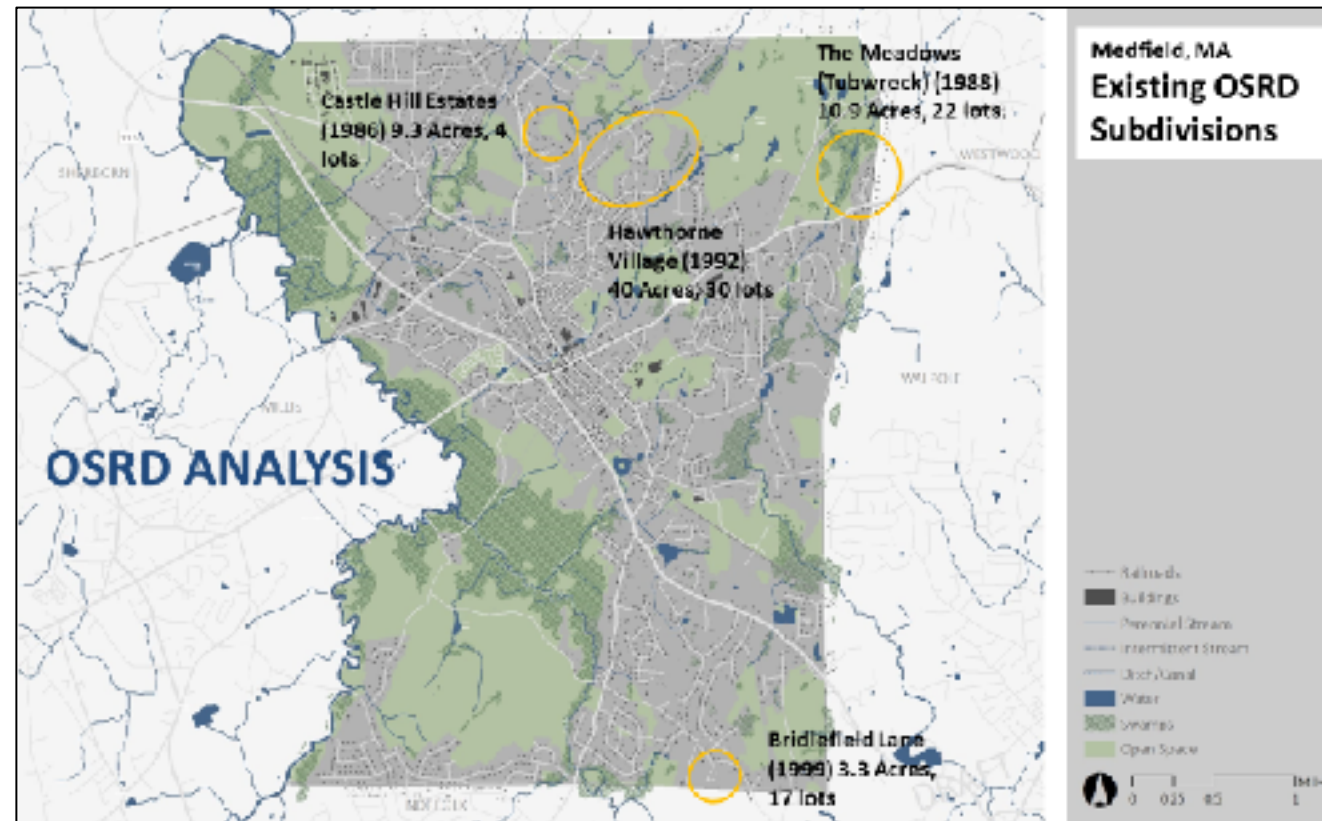
Town of Medfield, MA

Medfield Planning Board

Consulting

Team: Brovitz Community
Planning & Design

Dodson &
Flinker



DEVELOPMENT CASE STUDIES/Cluster/Open Space Development



DONOVAN FARMS, NORWELL, MA

DEVELOPMENT CASE STUDIES/Cluster/Open Space Development



DONOVAN FARMS, NORWELL, MA

DEVELOPMENT CASE STUDIES/Traditional Neighborhood Development



FOUNDERS GREEN, PITTSFORD, NY

DEVELOPMENT CASE STUDIES/Traditional Neighborhood Development



DONOVAN FARMS, NORWELL, MA

DEVELOPMENT CASE STUDIES/Traditional Neighborhood Development



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DONOVAN FARMS, NORWELL, MA

DEVELOPMENT CASE STUDIES/Traditional Neighborhood Development



WEST RIDGE – HUDSON, MA

OLD VILLAGE SQUARE, MEDFIELD, MA



42 detached
condominium
homes on 6.85
acres in near
downtown
Medfield



OLD VILLAGE SQUARE, MEDFIELD, MA

DEVELOPMENT CASE STUDIES/Traditional Neighborhood Development



OLD VILLAGE SQUARE, MEDFIELD, MA

DEVELOPMENT CASE STUDIES/Traditional Neighborhood Development





Large Green, Street Trees, Sidewalks, Front Porches, Traditional Architecture

OLD VILLAGE SQUARE, MEDFIELD, MA



Rear Garages and Alley

RIVERBRIDGE TND DEVELOPMENT



Mixed Use Development (Under Construction) at New Roundabout in S. Berlin

- 26 Acres with Preserved Open Space
- 88,000 SF Homewood Suites Hotel by Hilton (109 rooms)
- 44,000 SF Mixed Use Retail (Freestanding Pads / Street-Front Retail)
- 205 Residential Units (Apartments / Condominiums)
- 12,500 SF Daycare Center
- Gas Backwards - 3,500 SF, 10-pump Shell Gas Station with Dunkin Donuts
- Residential Density = 8 DU/Acre



BERLIN, MA

DEVELOPMENT CASE STUDIES/Planned Residential Development

REDBROOK VILLAGE, PLYMOUTH, MA



DEVELOPMENT CASE STUDIES/Planned Residential Development



PINE HILLS, PLYMOUTH, MA

DEVELOPMENT CASE STUDIES/Planned Residential Development



RED MILL VILLAGE, EASTON MA

DEVELOPMENT CASE STUDIES/Planned Residential Development



RED MILL VILLAGE, EASTON MA

DEVELOPMENT CASE STUDIES/Planned Residential Development



RED MILL VILLAGE, EASTON MA

DEVELOPMENT CASE STUDIES/Planned Residential Development



ALTA LEGACY FARMS, HOPKINTON



ALTA LEGACY FARMS, HOPKINTON

DEVELOPMENT CASE STUDIES/Planned Residential Development





POCKET NEIGHBORHOOD

DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Cottage Court



W.CONCORD, MA

W.CONCORD, MA



RIVERWALK (Main Street)

- Built in 2014-15
- 13 S.F. Homes on 2 acres
- Unit Size: 2 Bedroom Units (1 3-BR Unit)
- Land Area: 48,711 SF
- Ground Floor Comm. Space
- 2 Parking Space/DU (all in central car ports)
- 5 visitor parking spaces
- 1.5 Stories/18 feet height
- Small courtyard, community garden, screenhouse, and trail to Assabet River
- Residential Density: 6.5 DU/Acre



RIVERWALK COTTAGE COURT

RIVERWALK CC – W. CONCORD, MA

- +/- 2 Acres Buildable (6.5 units/acre effectively)
- 13 2-3 bedroom units
- 1,200 – 1,800 SF (+/- 7 units to the acre)
- 1 covered parking space per unit (second space surface)
- Net Zero “possible” construction and mechanical systems
- Connected to riverfront trail system



DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Cottage Court



RIVERWALK CC – W. CONCORD, MA

W.CONCORD, MA



Common Garages

COTTAGES ON GREEN – E. GREENWICH RI



DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Cottage Court



- 39,000 SF (.89 Acres)
- 15 Units (+/- 17 Units per acre)
- 900 SF 2br units arranged as singles, duplexes and triplexes
- Adjacent to town recreational amenities
- 1/4 mile from main street
- Common Green and small community garden
- 22 Parking Spaces

COTTAGES ON GREEN – E. GREENWICH RI

DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Cottage Court



COTTAGES ON GREEN – E. GREENWICH RI

DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Cottage Court



COTTAGES ON GREEN – E. GREENWICH RI

DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Cottage Court



The visual and physical access points then became the framework for developing an even **smaller increment of common spaces**.

These spaces allowed us to create a series of “**Neighborhoods within the Neighborhood**” to provide a level of community intimacy we associate with smaller pocket communities



HERITAGE SANDS CC, DENNISPORT, MA

DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Cottage Court



Simple, contextual architecture...

HERITAGE SANDS CC, DENNISPORT, MA

DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Cottage Court



3 BEDROOM COTTAGE

FRONT ELEVATION

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



FIRST FLOOR PLAN



SECOND FLOOR PLAN

HERITAGE SANDS CC, DENNISPORT, MA

HERITAGE SANDS CC, DENNISPORT, MA



Variety of open spaces layer from Public to Private Realm



HERITAGE SANDS CC, DENNISPORT, MA



Community Clubhouse and Pool

DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Cottage Court

HERITAGE SANDS CC, DENNISPORT, MA



Provide light....but control views

HERITAGE SANDS CC, DENNISPORT, MA



Can allow for an expanded sense of private outdoor space – as the semi-private “yard” can comfortably extend to the wall of the adjacent unit



COTTAGES AT PINEHILL - PLYMOUTH MA



14 Morning Stroll

\$799,900 Reserved

Summerhouse Cottages Neighborhood

Single-Family | Cottage Home

3 bd | 2.5 ba | 2,598 sq ft



VIRTUAL
TOUR



8 Shutter Latch

\$690,000

Summerhouse Cottages Neighborhood

Single-Family | Cottage Home

2 bd | 2.5 ba | 2,001 sq ft



VIRTUAL
TOUR



22 Cobblestone

\$525,000

Cobblestone Neighborhood

Single-Family | Cottage Home

2 bd | 1.5 ba | 1,597 sq ft



VIRTUAL
TOUR

DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Cottage Court

COHOUSING DEVELOPMENTS IN MA

<u>Pioneer Valley</u>	North Amherst	Completed
<u>Alchemy Farm</u>	East Falmouth	Completed
<u>Rocky Hill Cohousing</u>	Northampton	Completed
<u>Bay State Commons</u>	Melrose	Seeking Site
<u>Cambridge Cohousing</u>	Cambridge	Completed
<u>Camelot Cohousing</u>	Berlin	Completed
<u>Island Cohousing</u>	West Tisbury	Completed
<u>Jamaica Plain Cohousing</u>	Boston	Completed
<u>Katywil Farm Community</u>	Colrain	Building
<u>Cornerstone Village Cohousing</u>	Cambridge	Completed
<u>Mosaic Commons</u>	Berlin	Completed
<u>New View Cohousing</u>	Acton	Completed
<u>Pathways CoHousing</u>	Florence	Completed
<u>Pine Street Cohousing</u>	Amherst	Completed

DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Coop



MOSAIC COHOUSING, BERLIN MA

MOSAIC COHOUSING, BERLIN MA



PIONEER VALLEY COHOUSING, AMHERST MA

