

BUSINESS ZONING DISTRICT

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

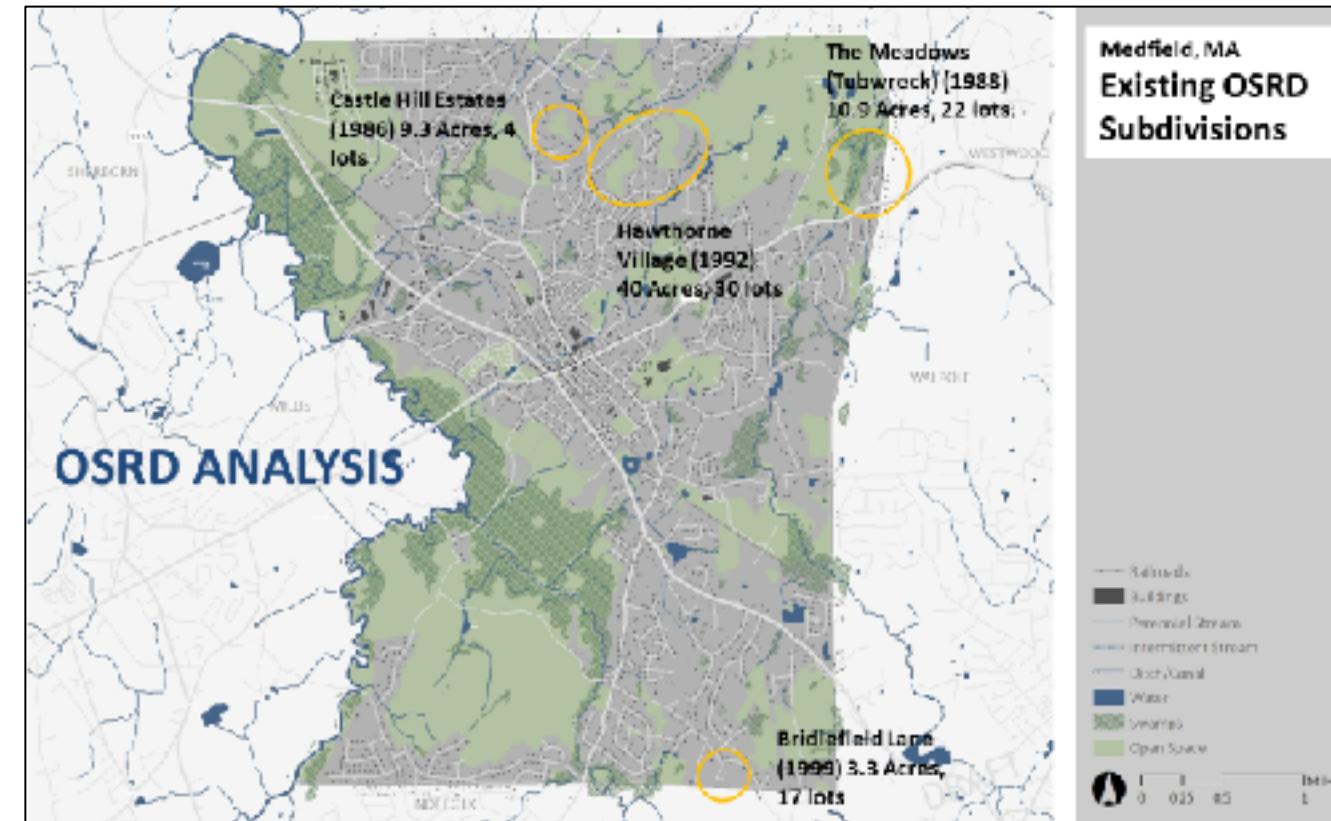
Town of Medfield, MA

Medfield Planning Board

Consulting

Team: Brovitz Community
Planning & Design

Dodson &
Flinker

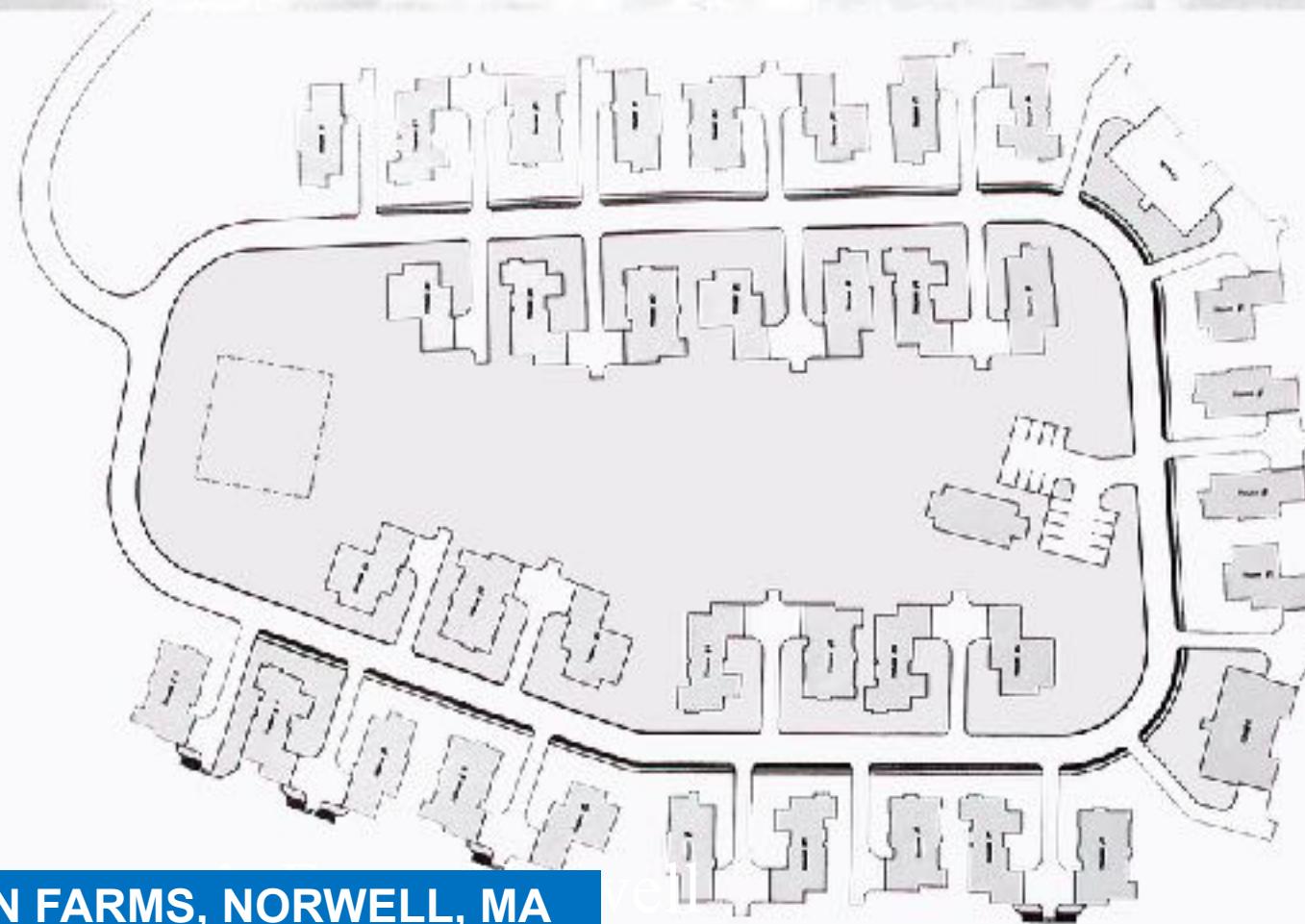


DEVELOPMENT CASE STUDIES/Cluster/Open Space Development



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



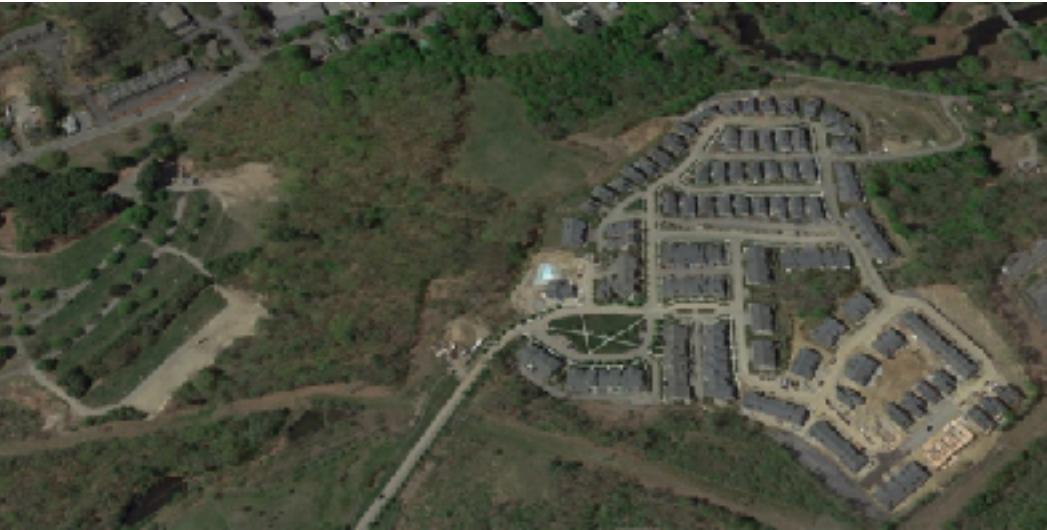
DONOVAN FARMS, NORWELL, MA

DEVELOPMENT CASE STUDIES/Traditional Neighborhood Development



DONOVAN FARMS, NORWELL, MA

DEVELOPMENT CASE STUDIES/Traditional Neighborhood Development



WEST RIDGE – HUDSON, MA

DEVELOPMENT CASE STUDIES/Traditional Neighborhood Development

OLD VILLAGE SQUARE, MEDFIELD, MA



DEVELOPMENT CASE STUDIES/Traditional Neighborhood Development



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



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

DEVELOPMENT CASE STUDIES/Traditional Neighborhood Development



Rear Garages and Alley

OLD VILLAGE SQUARE, MEDFIELD, MA

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
AN ADD MAREPEACE
COMMUNITY

MASTER PLAN

- Village Green
- YMCA
- Meeting House
- Retail Shopt
- Community Garden
- Playground
- The Farmer's Table



REDBROOK VILLAGE, PLYMOUTH, 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

DEVELOPMENT CASE STUDIES/Planned Residential Development



DEVELOPMENT CASE STUDIES/Planned Residential Development





POCKET NEIGHBORHOOD

DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Cottage Court



DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Cottage Court

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

DEVELOPMENT CASE STUDIES/Pocket Neighborhood/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

DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Cottage Court

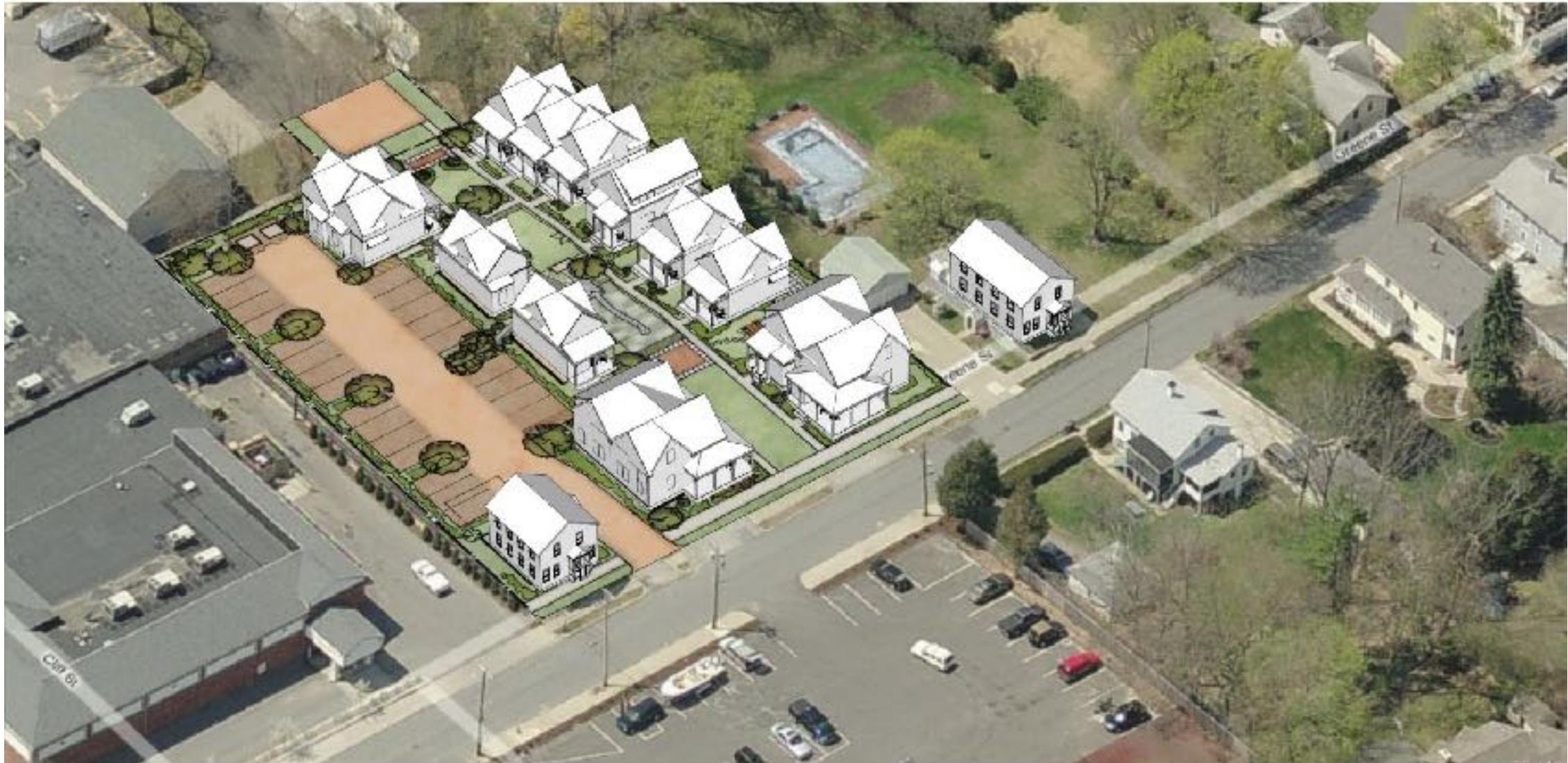
W.CONCORD, MA



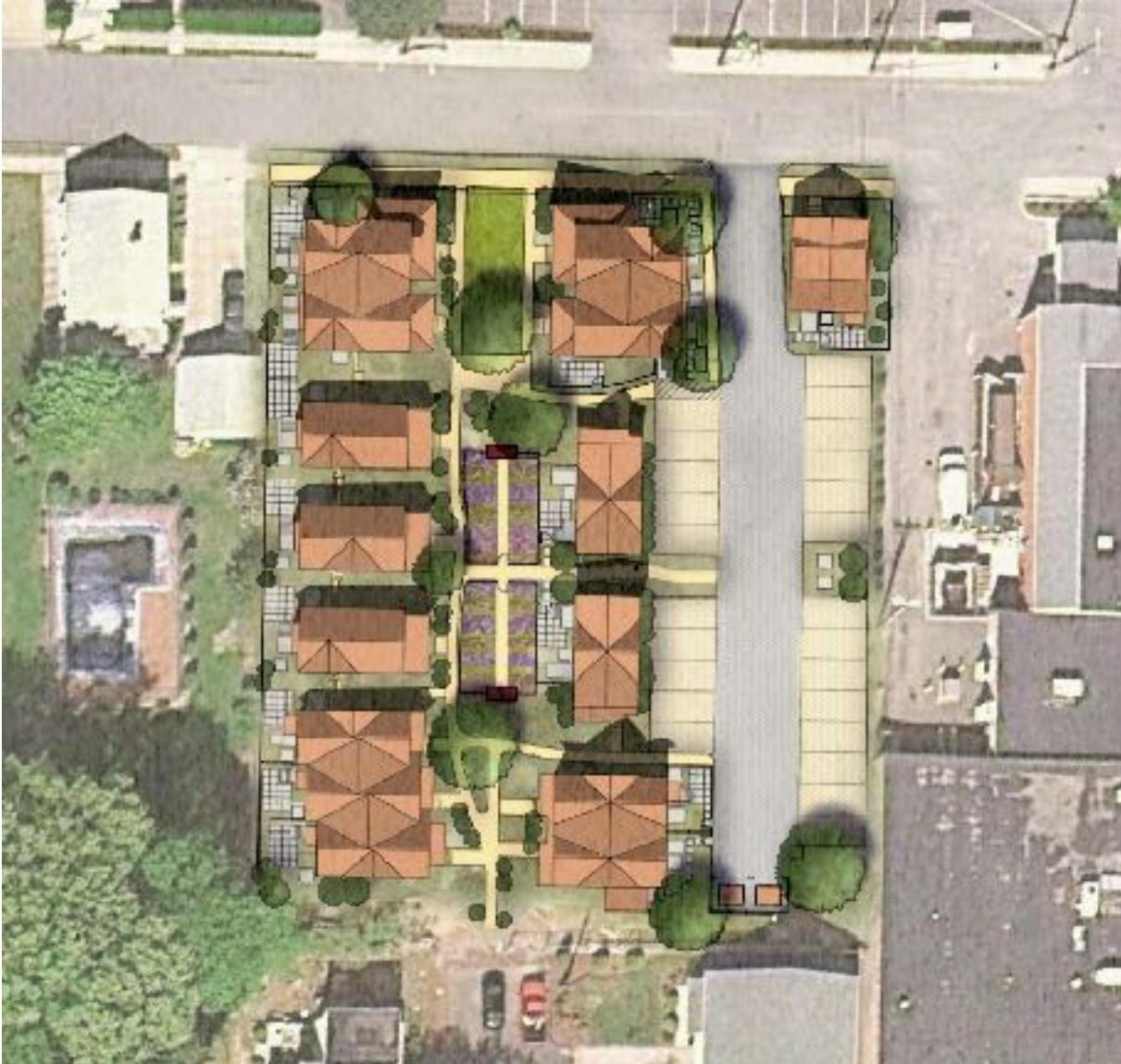
Common Garages

DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Cottage Court

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



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

DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Cottage Court

HERITAGE SANDS CC, DENNISPORT, MA



Variety of open spaces layer from Public to Private Realm

DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Cottage Court



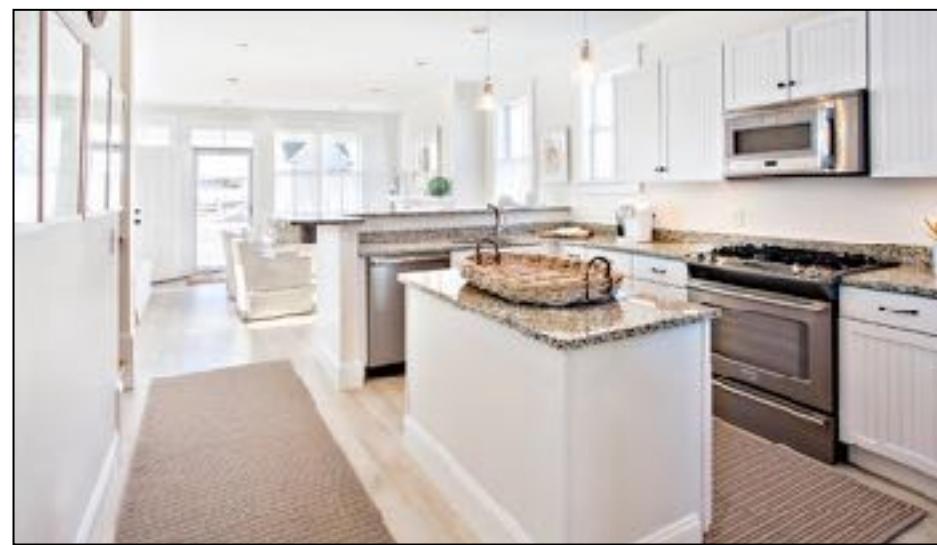
HERITAGE SANDS CC, DENNISPORT, MA



Community Clubhouse and Pool

DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Cottage Court

HERITAGE SANDS CC, DENNISPORT, MA



Provide light....but control views

DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Cottage Court

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

DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Cottage Court



COTTAGES AT PINEHILL - PLYMOUTH MA



14 Morning Stroll
\$799,900 Reserved

Summerhouse Cottages Neighborhood
Single-Family | Cottage Home
5 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

DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Coop

MOSAIC COHOUSING, BERLIN MA



DEVELOPMENT CASE STUDIES/Pocket Neighborhood/Coop

PIONEER VALLEY COHOUSING, AMHERST MA

