

Wiley Street Single Family - D1

SITE DESCRIPTION:

Site 24, Map 40
8.55 Acres, 372,506 sq.ft.
Zone – SR Single Residence



A 100 year old development in Cambridge clusters three houses around a green.



Careful siting can work around natural site features.

PROPOSAL DESCRIPTION

The D1 concept is a new model for single family cluster development. It is intended to replace Wakefield's current cluster ordinance. More importantly, it is intended as the preferred model for all future single family residential development in Wakefield, in contrast to the current cluster bylaw which has never been put to use.

The D1 concept model is based on Conservation Subdivision Design guidelines, or CSD, which uses a yield plan to determine the number of home sites allowable under conventional zoning, and provides the same number of units organized differently on the property. Basing the yield on the as-of-right yield of 12 lots in the conventional subdivision design, the D1 scheme, therefore, will also have 12 sites.

The D1 concept model preserves a minimum of 40% of the land for common use. 30% of the land is preserved in an undisturbed condition and 10% as a shared green or other common area as shown in the illustration. Features include:

- 12 new houses cluster around a public entry green with common open space surrounding the conservation subdivision type development.
- Average lot 8,000 sq.ft. House footprint 1600+ sq.ft.
- Parking for two cars in detached garage behind or in lower level. Shared driveways minimize paving and maximize green space.
- 1.4 units per (total) acre. Approx. 225,000 sq. ft. of public open space. Density excluding conservation land: approximately 5 units/acre or 8,712 square feet lot area per dwelling unit. Density similar to D1 development in Greenwood - see Neighborhood Studies, Section 4.

PUBLIC BENEFITS

- Clustering of units around open community green creates a public open space as an extension of Wiley street
- Clustering of units and reduction in lot size allows approximately 225,000 sq.ft. of land to be retained as common space in a natural condition.
- Open space connects to Mill River and other public or potentially public land contributing to creation of an open space network.
- 12 new houses contribute to overcoming the housing shortage. Smaller lots and houses lower cost, helping families with income levels whose needs are not being met.
- Inclusionary zoning can insure affordable units.





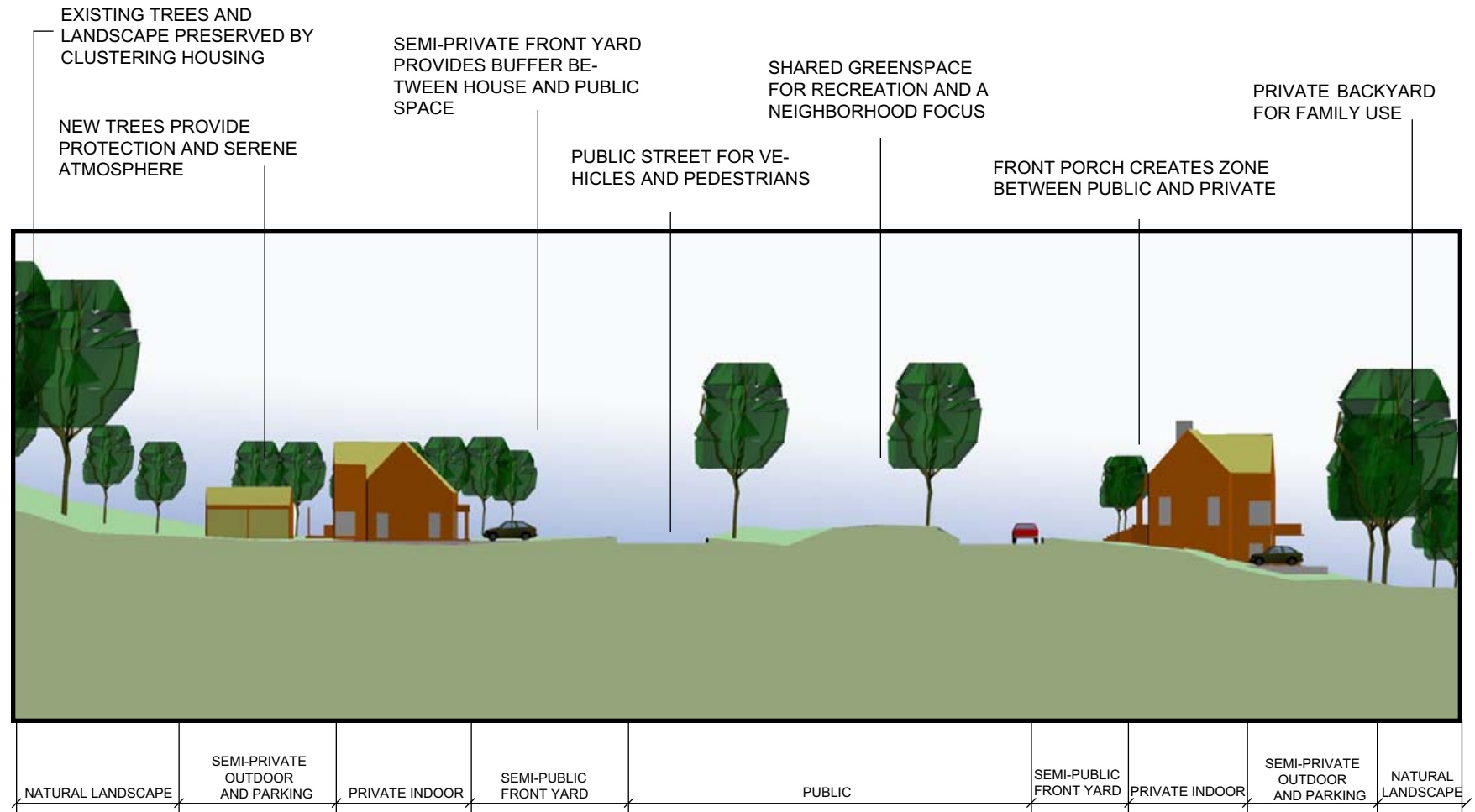
Placing garages behind houses allows porches and landscaping to define public street.

IMPLEMENTATION REQUIREMENTS – LEGAL

- Adopt a Conservation Subdivision Design type zoning bylaw.
- Permit cluster development on smaller parcels than currently allowed.
- Allow multi-family in SR District under controlled circumstances. (See Section 7 - Implementation)
- Revise dimensional requirements for clusters – reduced frontage, etc.. Consider reducing 30' setback to adjacent property.
- Allow shared driveways.
- Revise road requirements – less asphalt and more green. Reduce developer expense in return for other Town benefits.
- Create an expedited special permit process to encourage Type D1 development in SR zoning districts.
- “Friendly 40B” - private sector negotiation with Town - can help balance public and private benefits.

IMPLEMENTATION REQUIREMENTS – ECONOMIC

- Negotiate with DPW and Fire Department to reduce infrastructure cost while protecting public safety.
- A much denser project with a 40B override of Zoning or a large lot subdivision with larger houses are likely to remain more economically attractive options for many developers unless cluster is equally economically advantageous to land owner.
- Inclusionary zoning provision for permanently affordable units.



The common area at the heart of the development provides both a focus for the community and a generous green space that reinforces the semi-rural character of the streets around it.



