

# Community Housing Project

8 Acre parcel accessed at 144 Red Acre Road

Stow Municipal Affordable Housing Trust

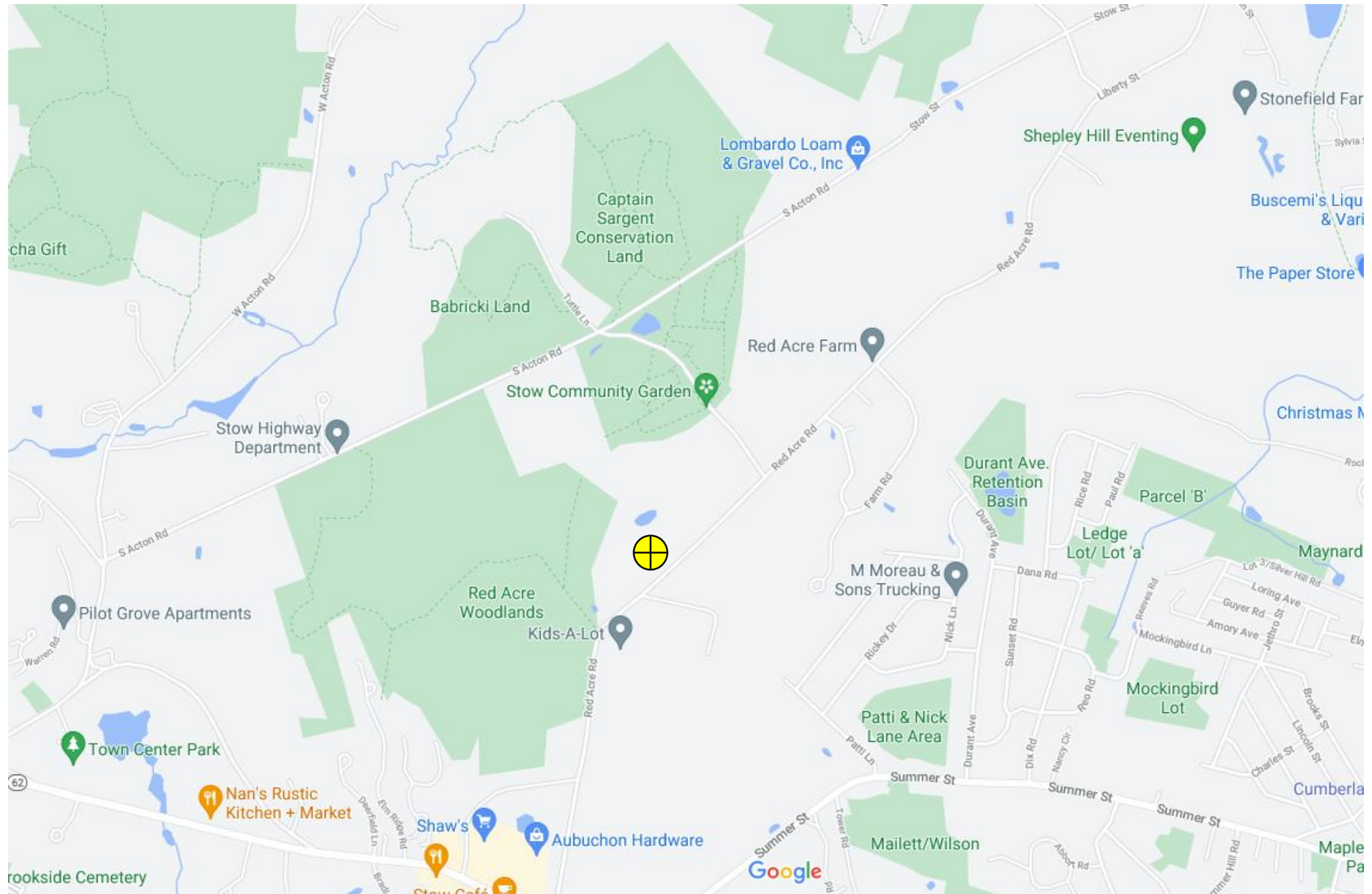
# Red Acre Road Parcel Activities Timeline

- ✓ Land purchase [\$225,000] (2018)
- ✓ Barn, Stable, and Riding Arena demolition and disposal [\$50,000] 2019
- ✓ Pre-Engineering studies [\$11,000] (2019)
  - ✓ Soil & Percolation Tests
  - ✓ Site analysis: topographic, wetlands
- Community Engagement and Communication (Spring 2021)
  - Neighborhood Input needed and encouraged
  - Provide guidance for subsequent steps
  - Visualization of development options
- Request for Proposal/Qualifications (Late 2021)
  - Define project to realize what community desires
  - Develop constraints and requirements for permitting/zoning

# Order of Discussion

- **Site Overview**
- Breakouts
  - ❖ Site Plan Options
  - ❖ Architectural style Options
  - ❖ Access and Connections

# East Side of Stow







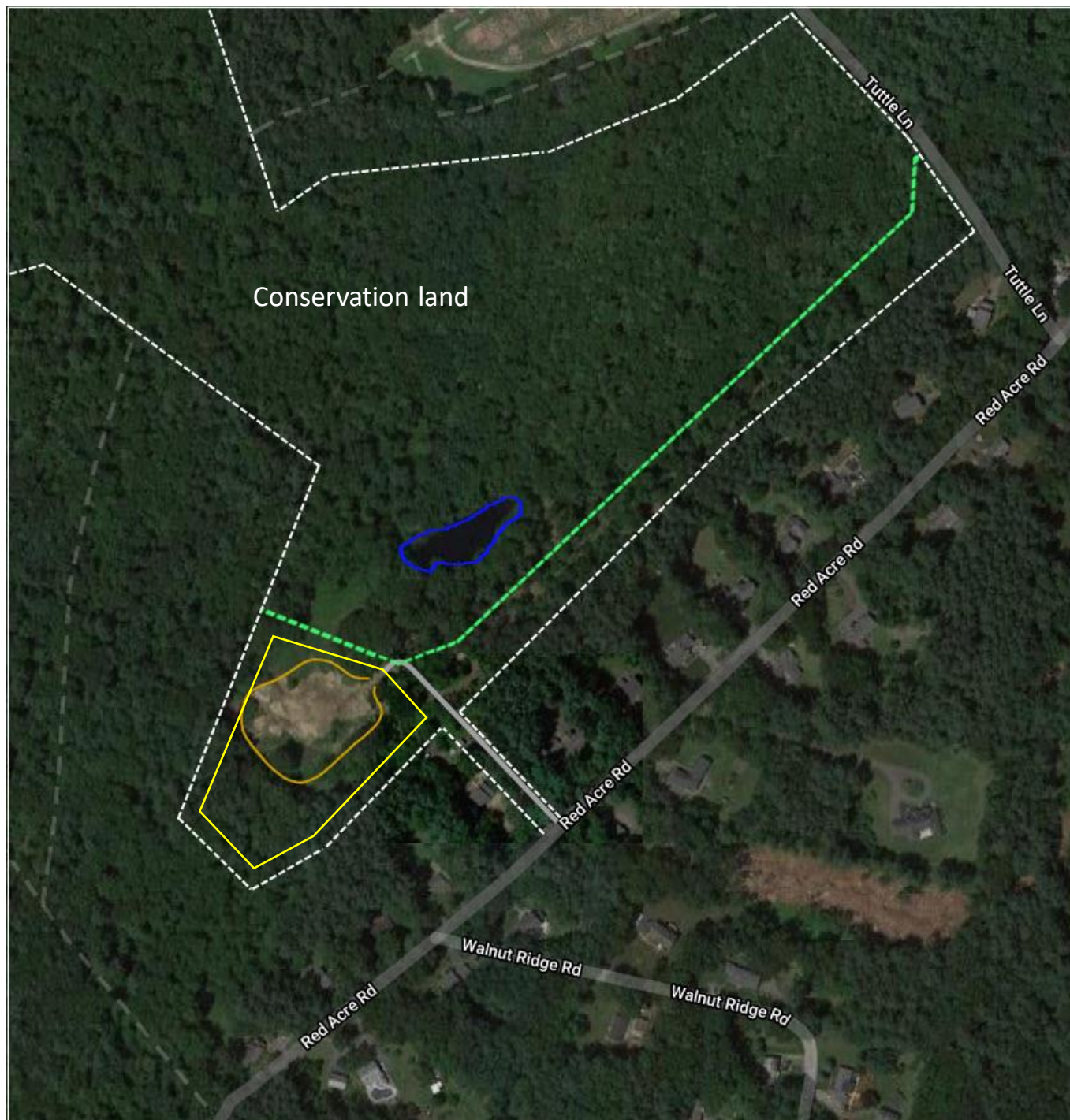


# Looking Southeast



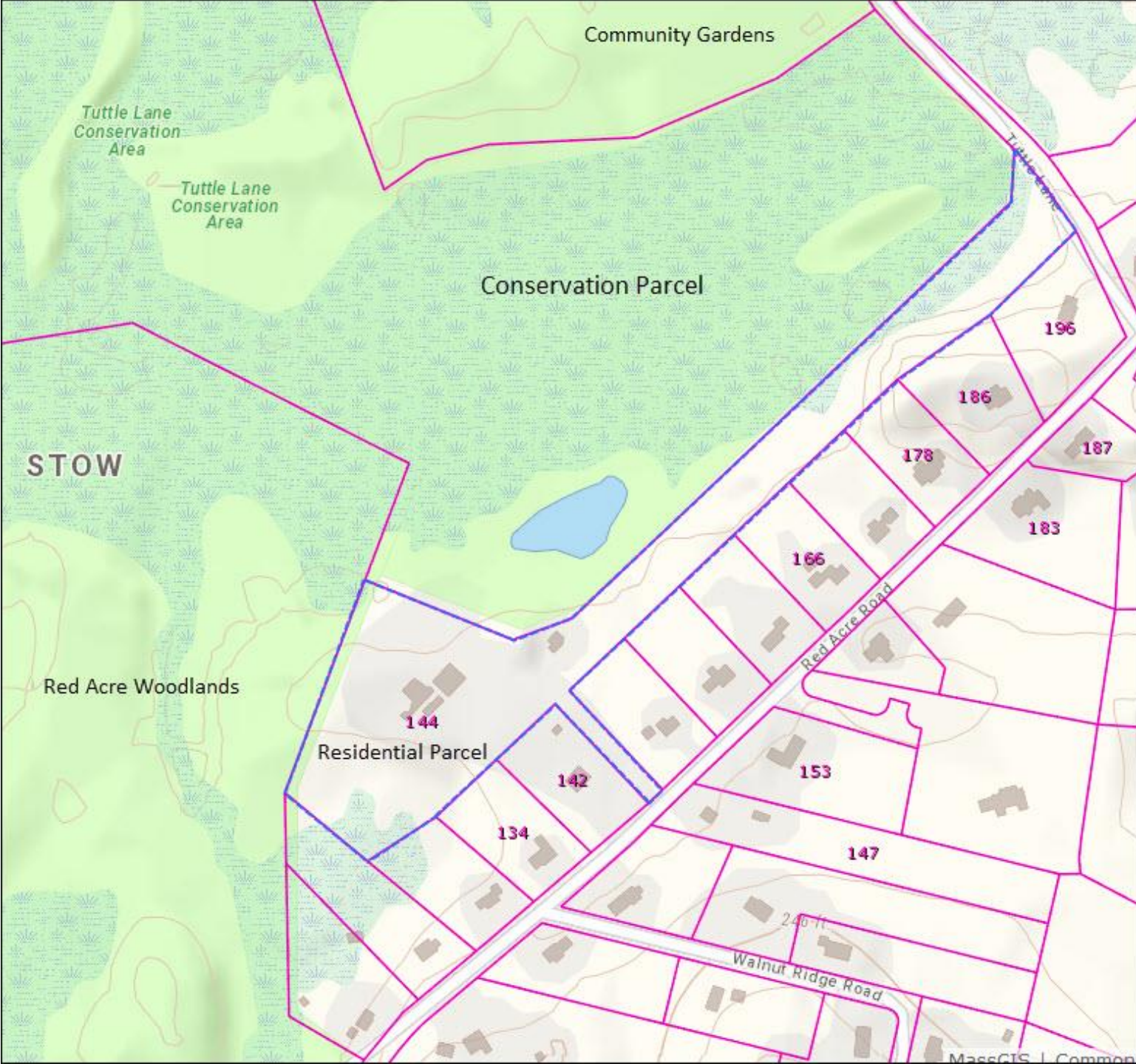


Kunelius Property  
Google Maps  
Satellite View



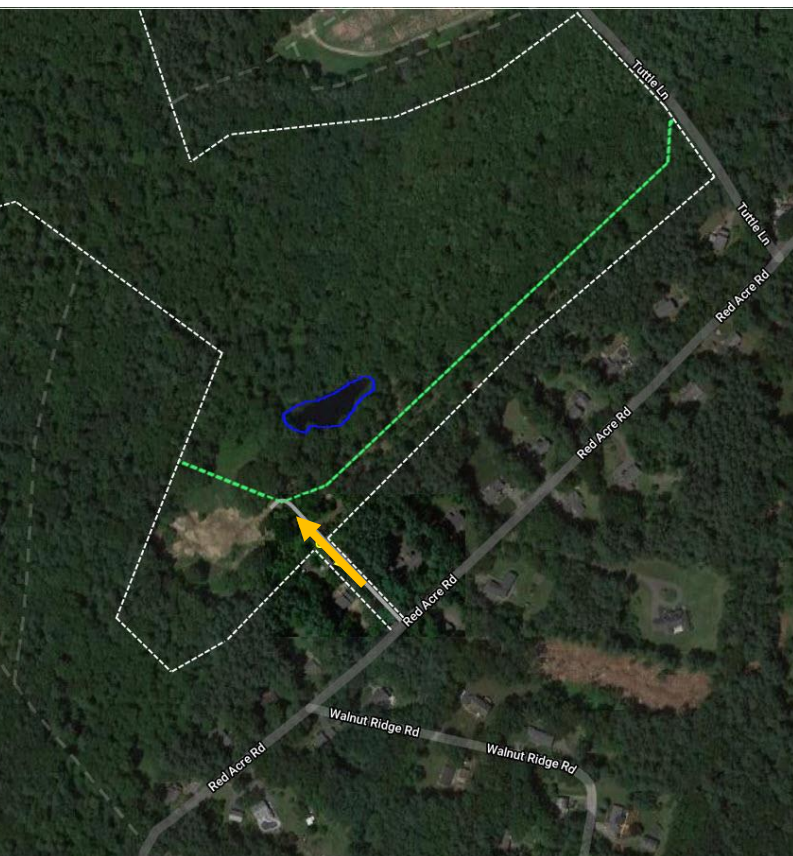
- Pond outlined in **blue**
- Driveway shown in **gray**
- Former Barn/Stable area outlined in **brown**
- Future homes site traced in **yellow**





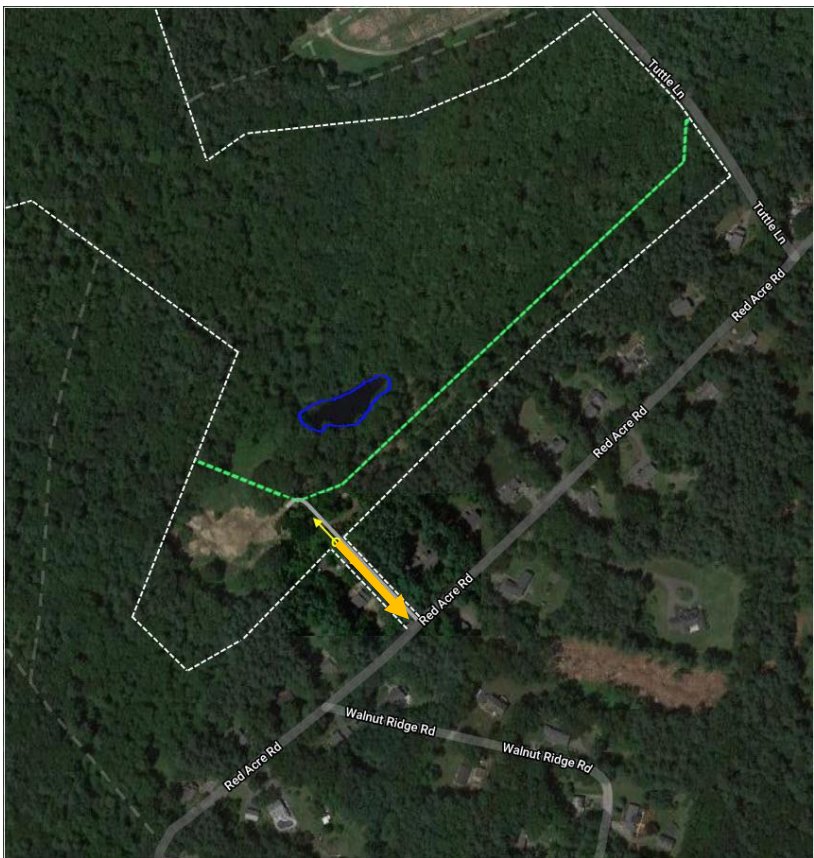
MassGIS Map showing the Kunelius Property's Conservation and Residential Parcels





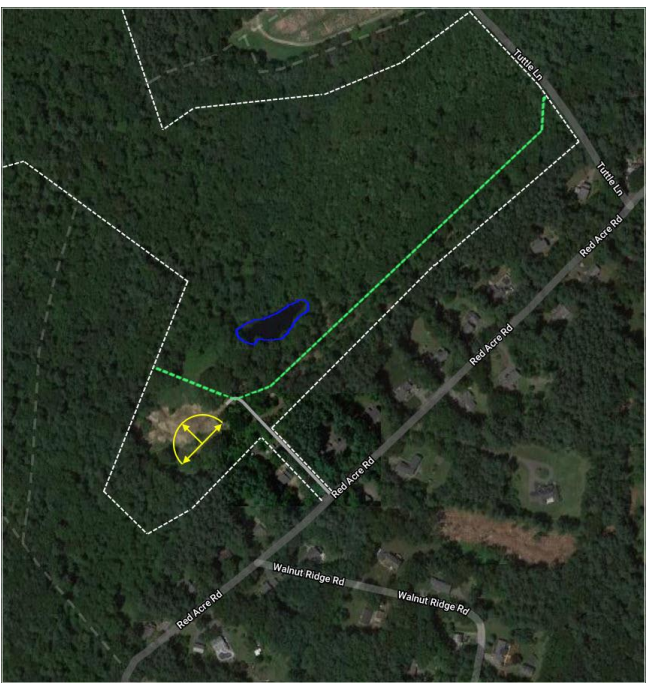
Looking in to where the driveway curves left towards the field





Looking out the driveway to Red Acre Road

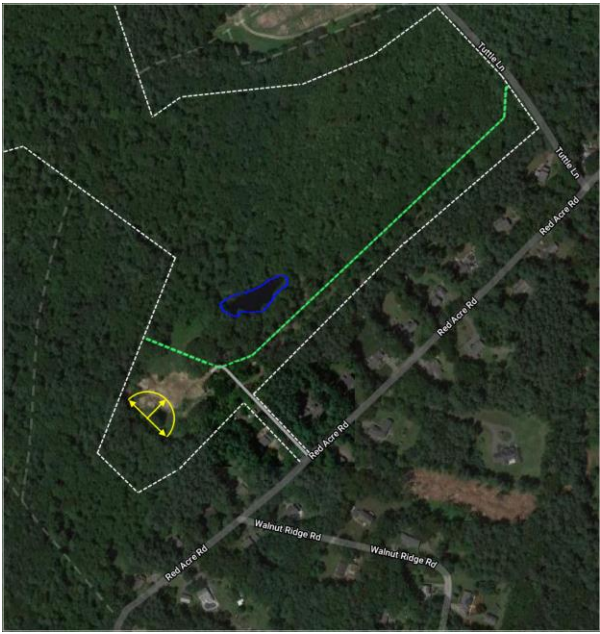




Panoramic View Looking Northwest towards the Woodlands (the arrow points to the driveway)







Panoramic View Looking **Northeast** towards the driveway



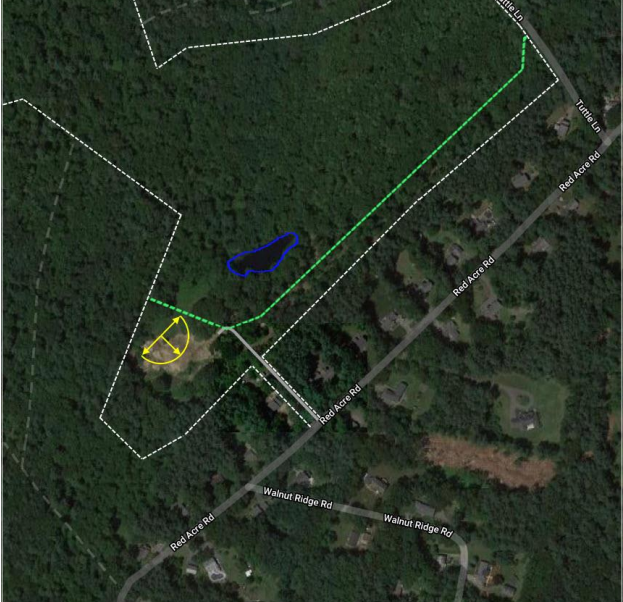




Panoramic View Looking Southwest from the driveway towards the Woodlands







Panoramic View Looking Southeast towards Red Acre Road

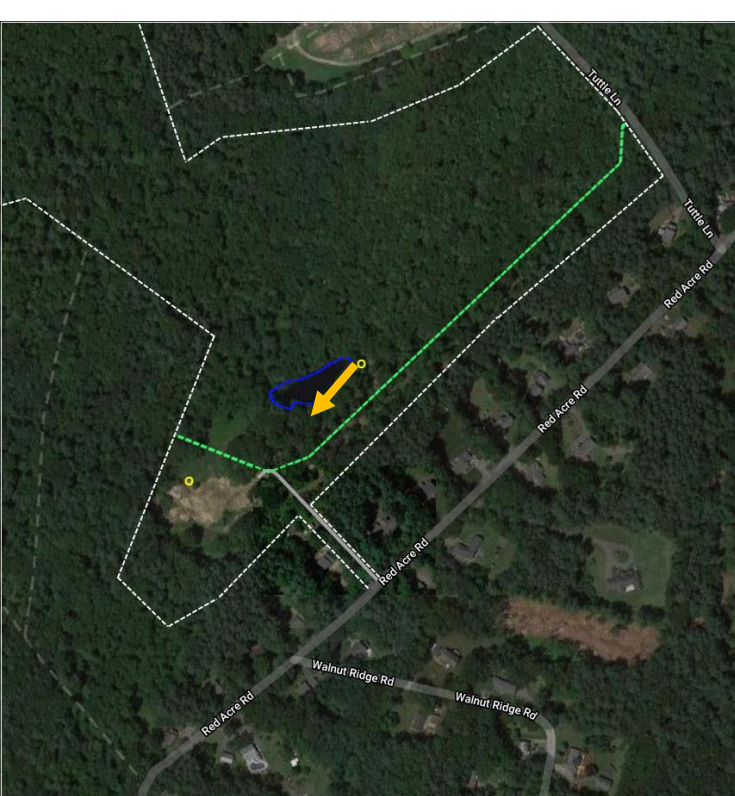






View of Pond from the Field





View of Pond when walking from Tuttle Lane to the Field



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# Site Plan options

# Site Details

- Six units – single, duplex, or combination
- Approx. 8 acres
- Contiguous to conservation land
  - 41 acre ConComm parcel
  - Red Acre Woodland
  - Tuttle Lane Conservation Land (incl. Community Garden)
- Model layout plans
  - Pocket neighborhood
  - Resident-Designed Communities
  - Comparable New England developments

# Pocket neighborhoods

- Clustered to preserve green space
- Typically, houses front on shared common space
- Common spaces: walks, gardens
- Favored in urban or suburban settings
- Access, parking, services on periphery



# Pocket neighborhoods



*Courtyard, Cully Grove, Portland OR.  
(Photo courtesy of Communitecture.)*

Portland, OR

Salem, OR



*Corner duplex on Statesman Street, Salem, OR. The owner and his wife live in one unit, and rent the other to a family member.  
(Photo courtesy of Google.)*



# Pocket neighborhoods



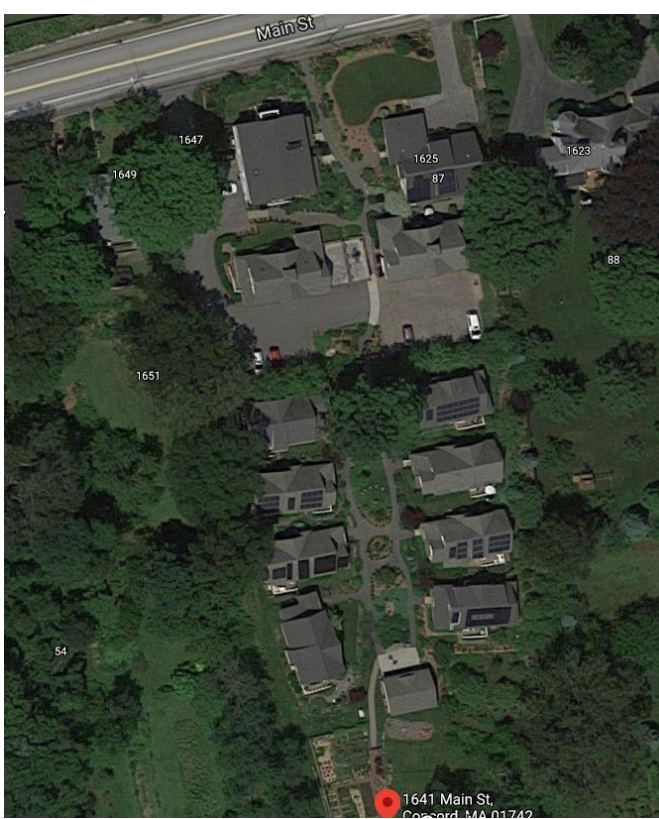
Kirkland, WA

Bend, OR



*1,200 square foot cottage, Commons at NW Crossing, Bend, OR.  
(Photo courtesy of Tye Development.)*





Site design and image by Ross Chapin Architects with Donald Powers Architects, Inc.



Concord Riverwalk West Concord, MA



# Pocket neighborhoods

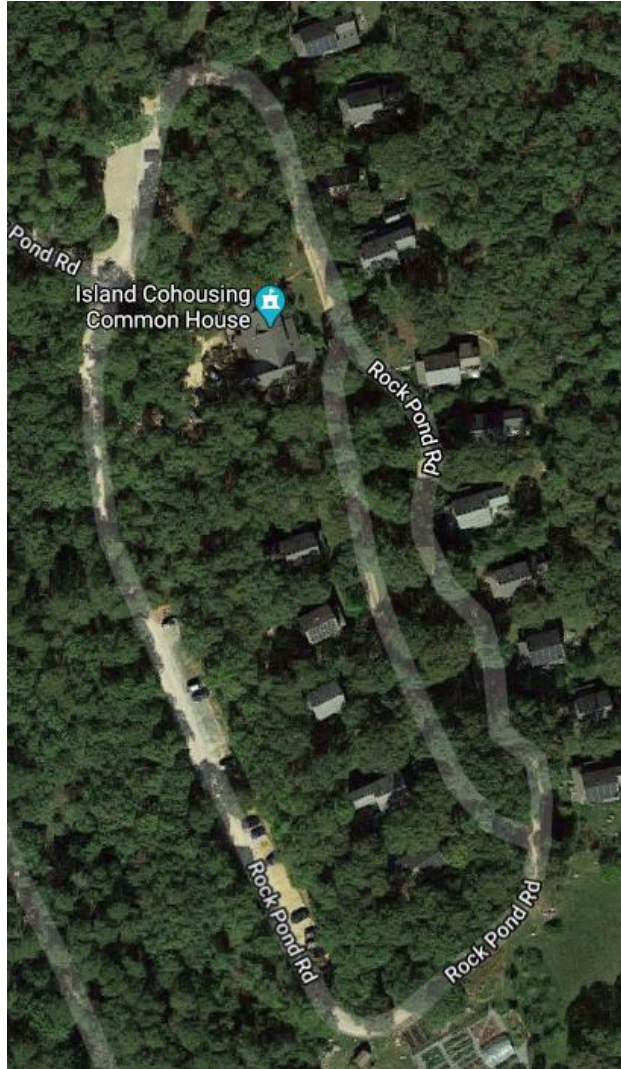


# Resident-Designed Communities

- More space between dwellings
- Suburban and rural settings
- Often attached to farms or other open space
- Sited to preserve natural landscapes and views



# Site plans



# Comparable New England developments

- Some affordable, some market and some mixed housing
- Single units and duplexes
- Some clustered with shared common areas and some more dispersed



# Cottage Road

Westford, MA.

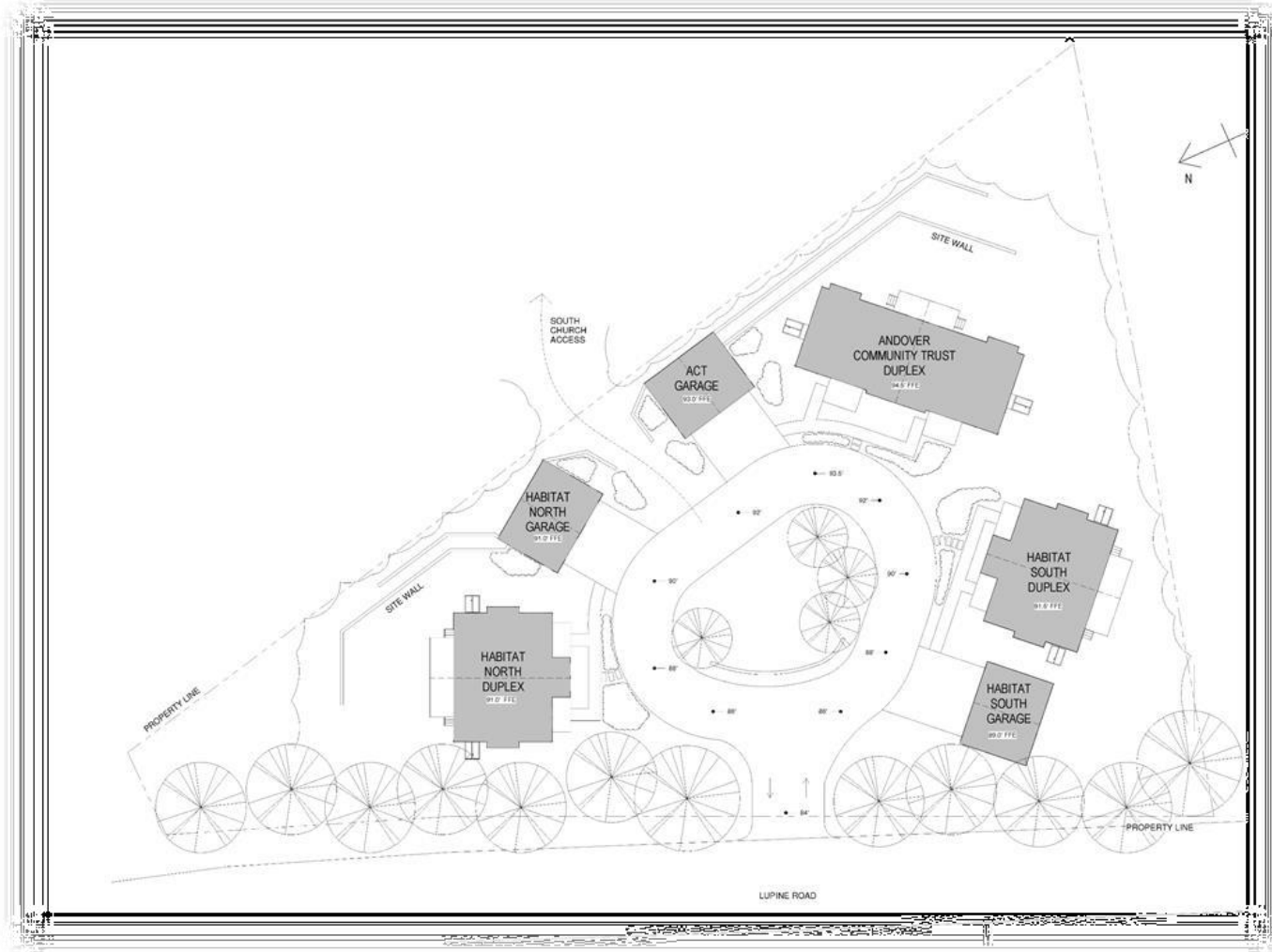


HOUSING SAMPLES PREPARED FOR: SMAHT  
BY: Leonardi Aray Architects  
03.10.21



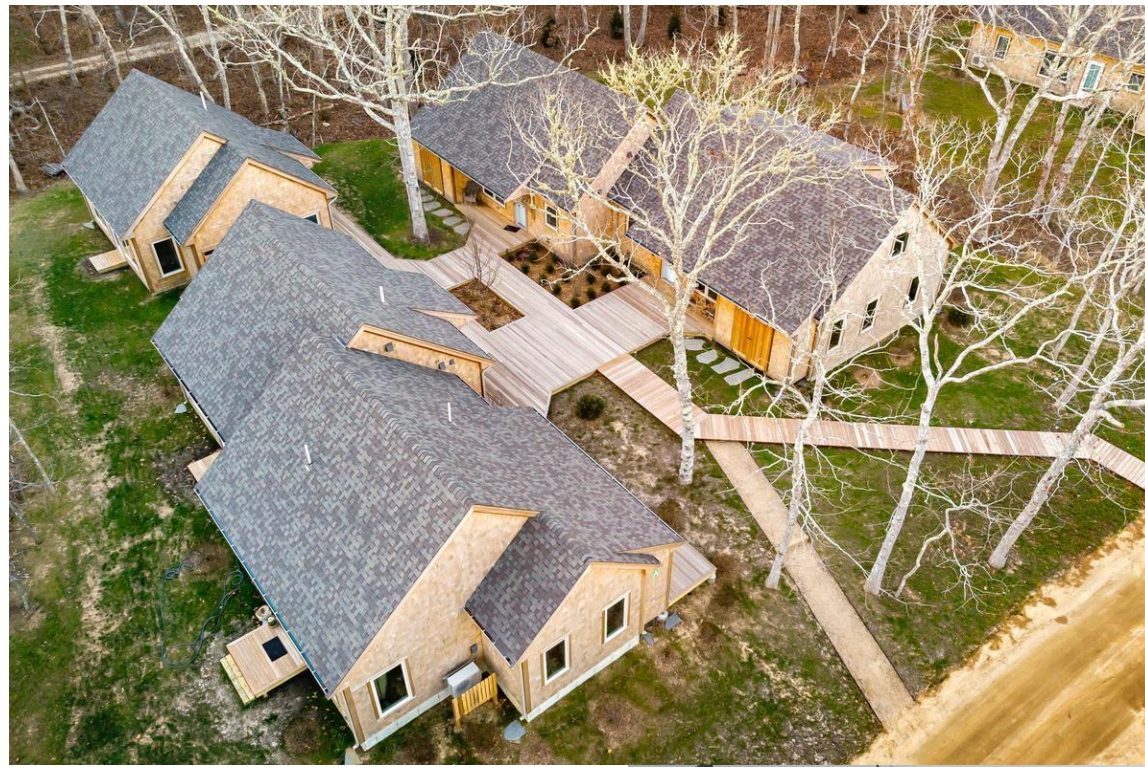
# Lupine Road

Andover MA.





# Scott's Grove West Tisbury



- **Developer/Agency:** Island Housing Trust
- **Lot Size:** 4.9 acres (2.8 acres ballfield)
- **Total #of Units:** (9) The development features 3 one-bedroom units, 3 two-bedroom units, and 3 three-bedroom units
- **Residential building type:** Townhome apartments





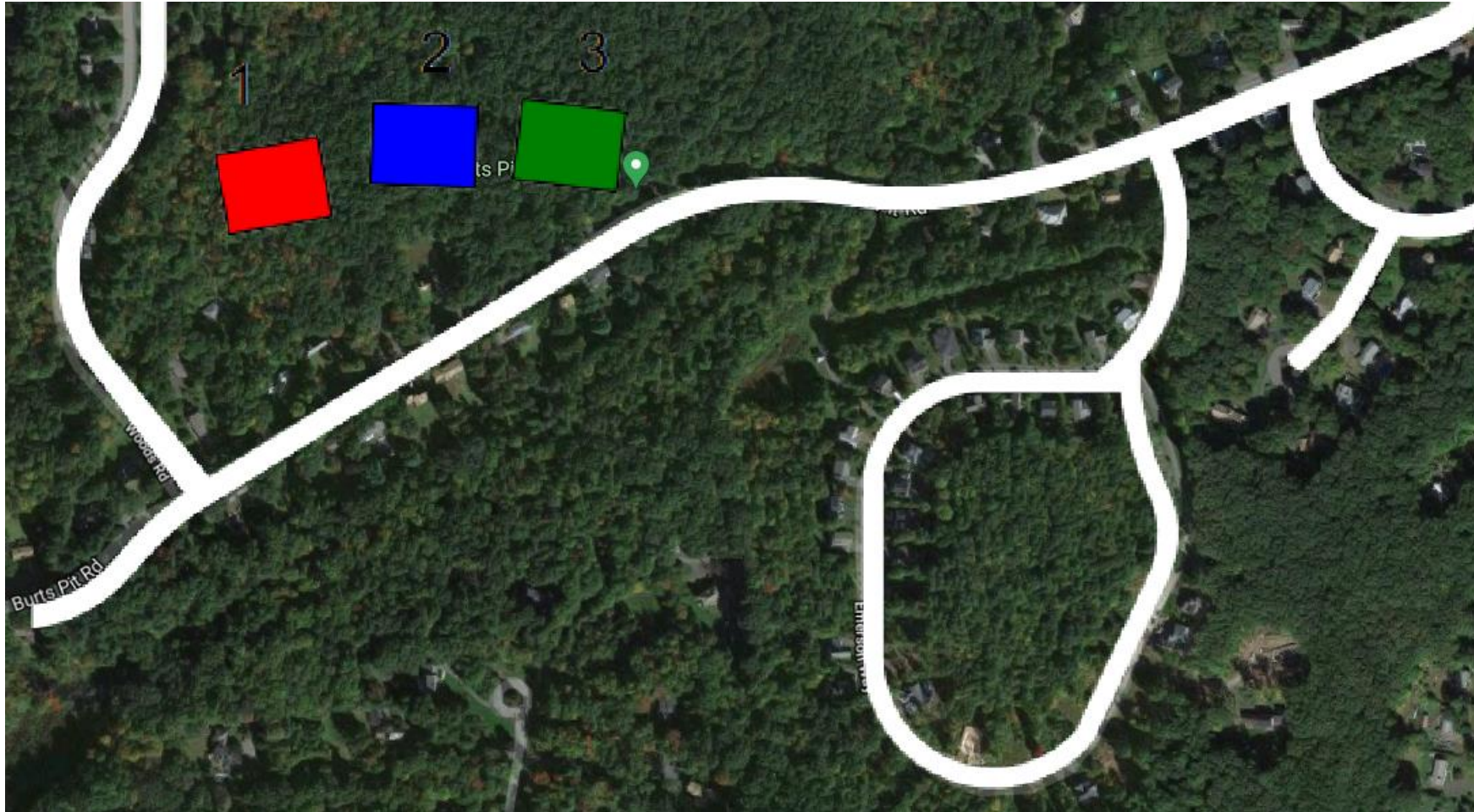
# Burt's Meadow Northampton, MA

**Developer/Agency:** HAMPSHIRE PROPERTY MANAGEMENT

**Lot Size:** 1.7 ACRES +/-

**Total #of Units:** 3 Duplex building with 6 dwelling units total

**Residential building type:** Duplex



# Architectural Styles



# Existing Houses in Stow





# Existing Houses in Stow





# Other Cottage Styles







# Red Acre Village



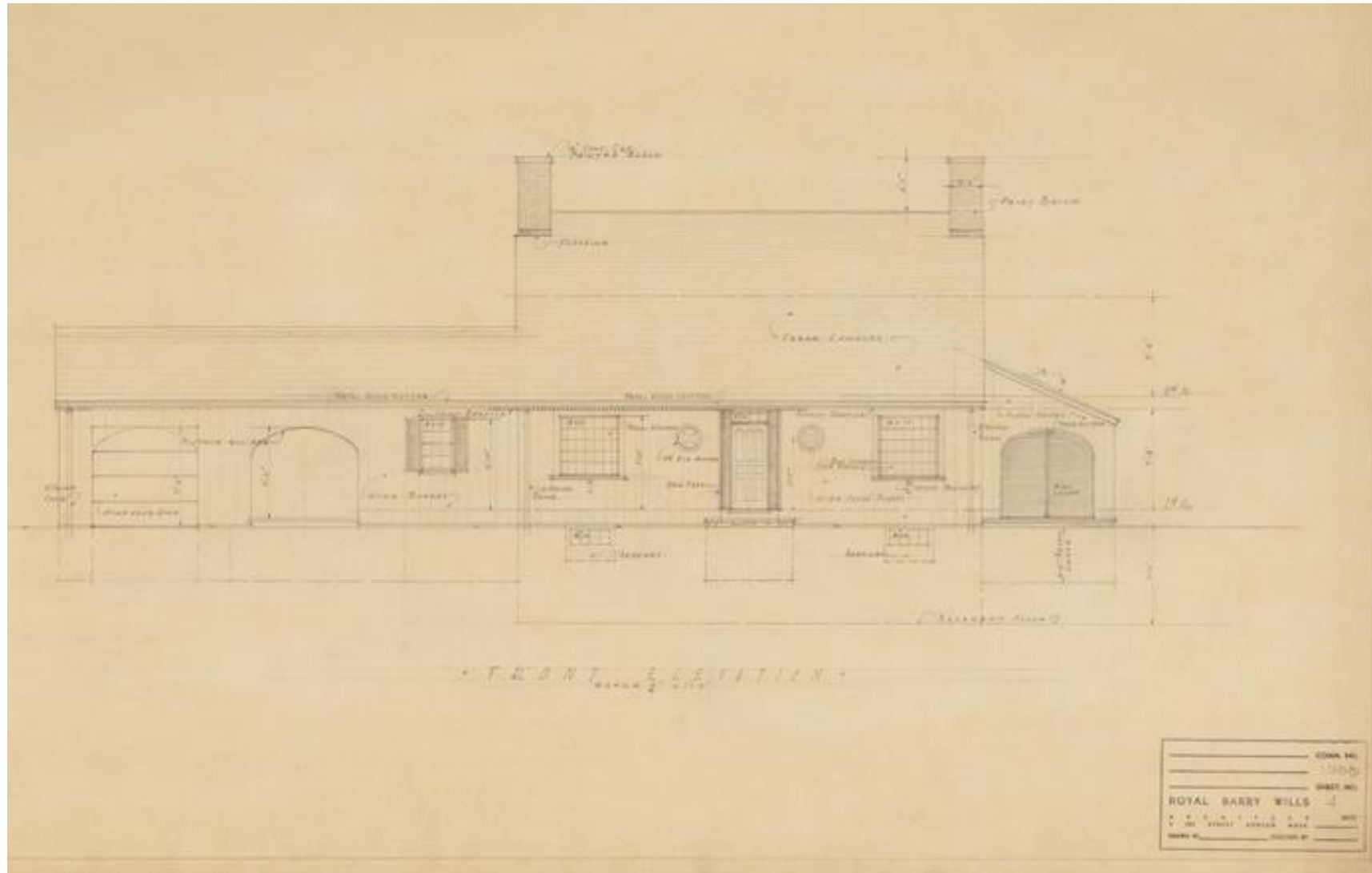


# Red Acre Village

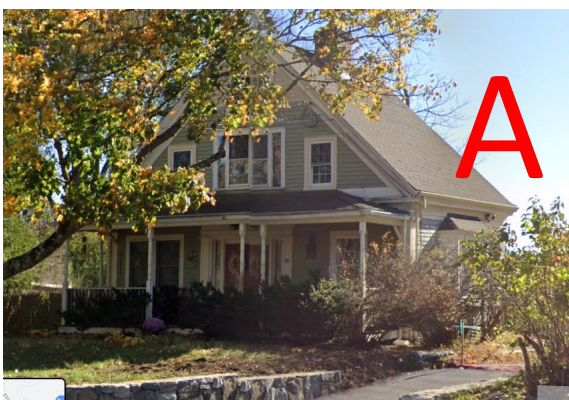




# Royal Barry Wills Cape Cod Style Drawing









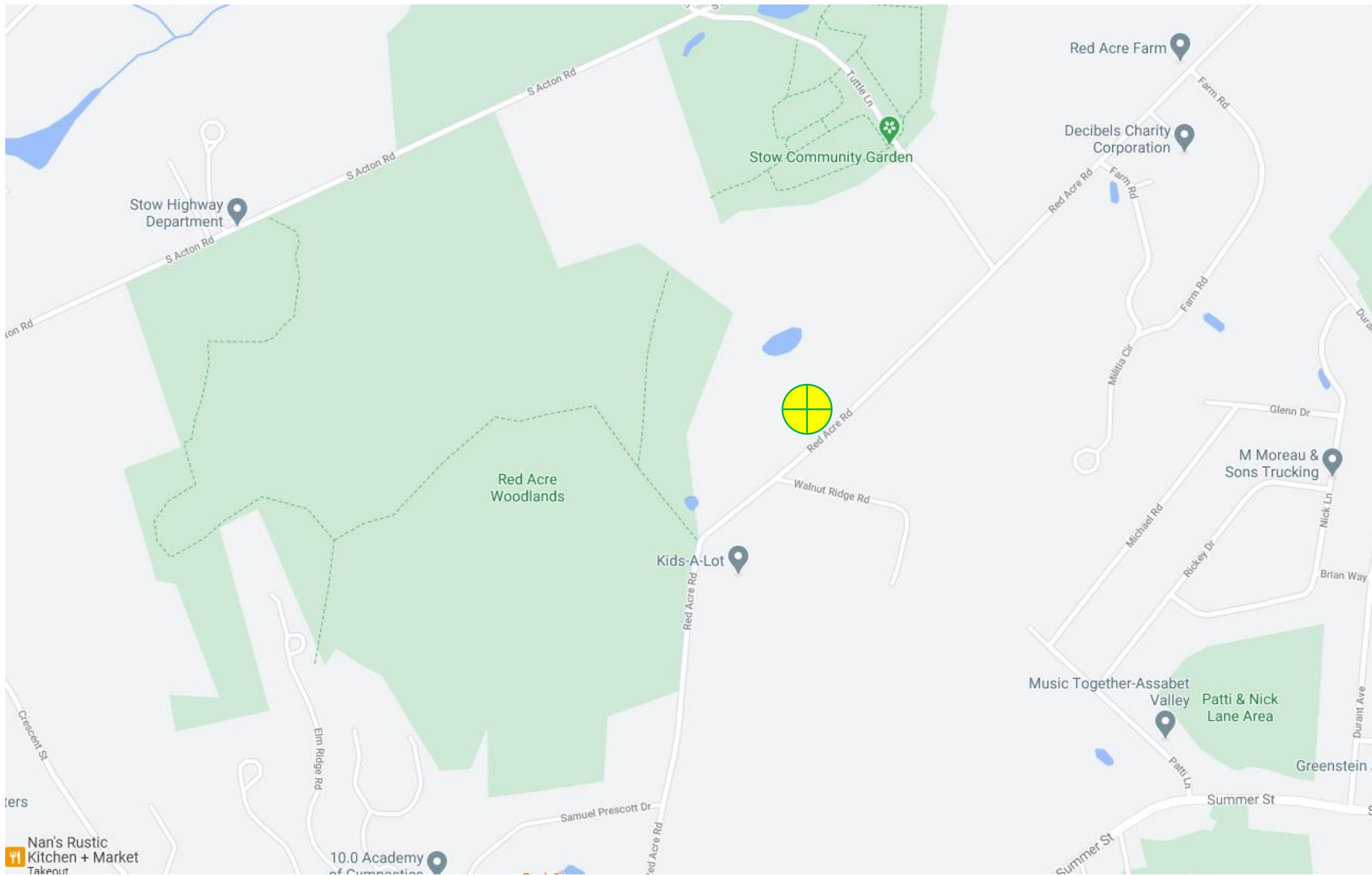
# Access and Connections



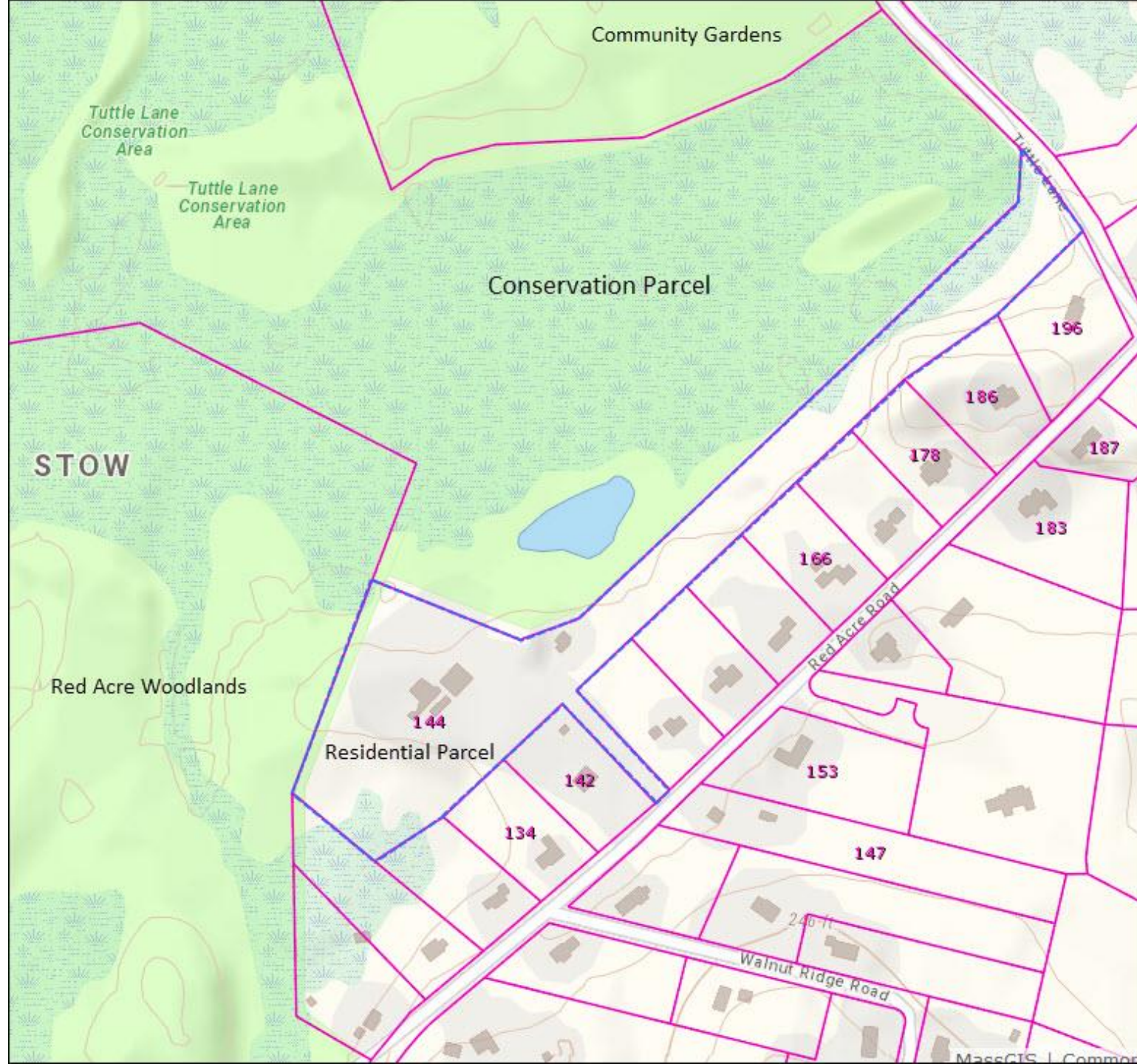
# Access

- Local Access to Trails
- Resident and Guest Parking
  - Group or Individual
  - Paving options
  - Where on site?
- Existing Trees





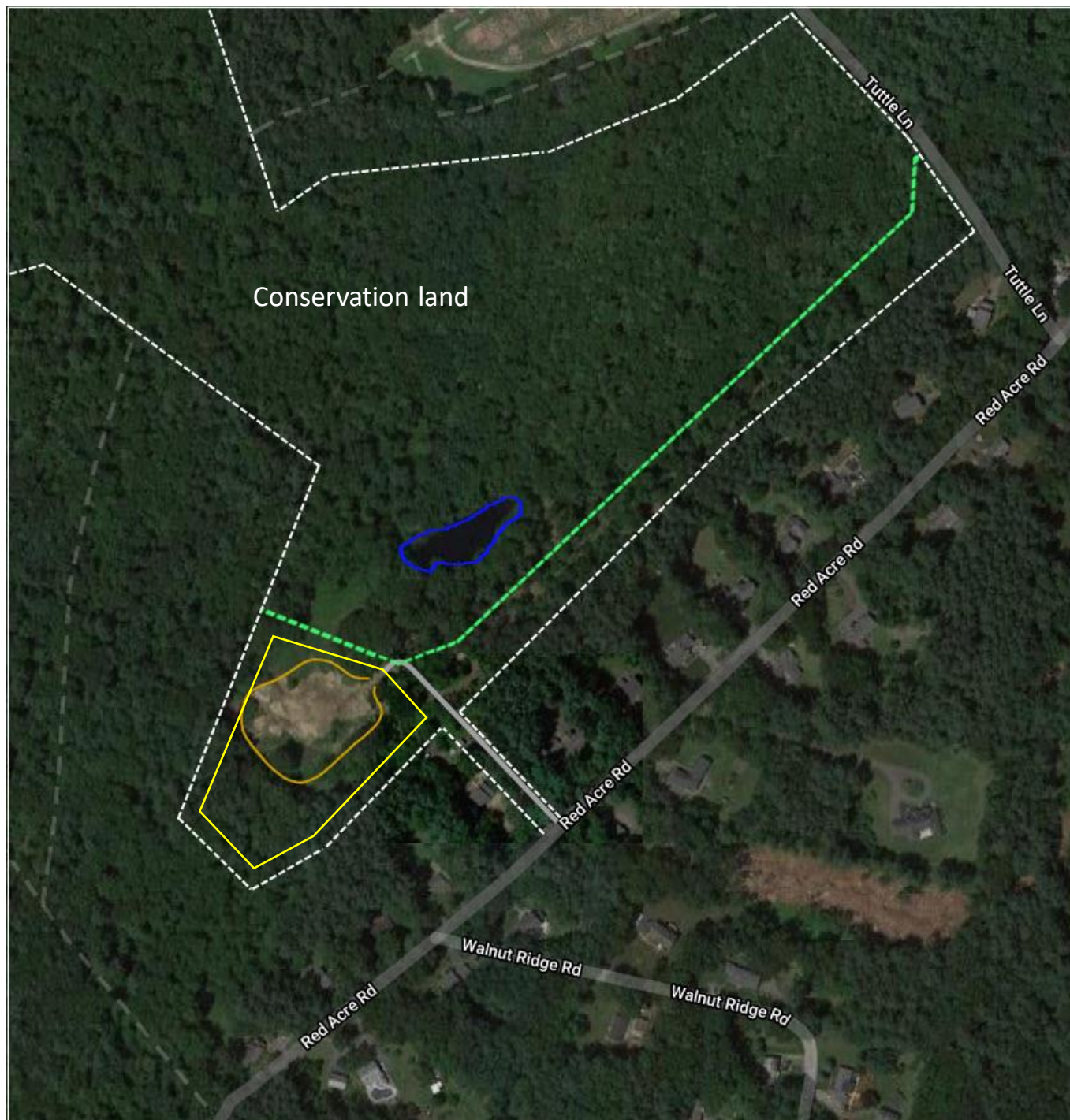




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# Alternative Perspective





100 FT.  
50 FT.  
100 FT.  
50 FT.  
100 FT.  
50 FT.

REQUIREMENT:  
65,340 S.F.  
200 FT.  
50 FT.  
25 FT.  
40 FT.  
80%

TUTTLE ~ PUBLIC ~ LANE

(203.09' TOTAL  
FACED)

