



# The Commons at Weiss Farm

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DEVELOPMENT PRECEDENT STUDY

**CBI Consulting Inc.**

**Michael Teller, AIA, LEED AP, Principal**  
**Mitchell H. Lowe, AIA, LEED AP, Associate**  
**Matt Richardson, Project Designer**



## LYNNFIELD COMMONS

Lynnfield, MA

Size: 200 units

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This complex comprised of monolithic, long apartment unit blocks may be suitable along a high volume roadway and business district such as Route 1. The proposed buildings at Weiss Farm closely resemble this development; while they might work at the Lynnfield site, they would not be compatible with a neighborhood such as Franklin Street.

## ARBORPOINT APARTMENTS AT MARKETSTREET LYNNFIELD

Lynnfield, MA

*"The community offers 180 residences all directly adjacent to MarketStreet Lynnfield, the area's premier retail destination featuring great shopping and restaurants."*

Size: 180 units

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The apartments at Market Street are less than half the size, and are one story less than the proposed buildings at Weiss farm. The apartment blocks of this type might work at a setting with adjacent retail such as Lynnfield, but may not be compatible in a neighborhood setting like Franklin Street. The Arborpoint apartments have some relationship with development due to the large, primary retail component. The total development is also designed to deal with the very large influx of daily traffic.

## RESIDENCES AT STONEHAM SQUARE

Stoneham, MA

*"The Residences at Stoneham Square is a newly completed condominium complex, located at 426 Main Street in the historic "Stoneham Square". This building has been an iconic part of Stoneham's history since it was built in the 1800's and used as a shoe factory. In later years, the building became the home of well know "Loves Furniture", where the "no frills" look of the exterior, matched their low prices."*

Size: 42 units



As part of a revitalization project, the Residences at Stoneham Square fit into the town center. A five story building of this scale is appropriate in a general business district, but not in a smaller scale single family residential neighborhood.

## OLMSTED GREEN

Mattapan, MA

*"The sustainably designed 42-acre site, formerly Boston State Hospital, tightly clusters 520 residential units around garden courts oriented to long views of the pastoral setting, preserving existing trees and much open space. Mixing affordable rental and homeownership opportunities into distinct districts -- including the "urban farm" and the "village center" - the architecture of the homes reflects the breadth of New England design traditions."*

Size: 520 units

Client: Lena Park CDC & New Boston Development

Architect: ICON Architecture - Completed: Phase 1, 2008; Phase 2, 2010; Phase 3, 2012



Green-minded affordable townhomes, multistory apartments, and site are blended into the large 65-acre Mass Audubon Preserve and fits the scale and aesthetics of New England.

## ARMSTRONG PLACE SENIOR HOUSING

San Francisco, CA  
Client: BRIDGE Housing

Size: 116 affordable units

Architect: David Baker & Partners

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While this HUD development does not fit the Weiss Farm neighborhood aesthetic, its massing and form promote a higher level of design appropriate for the West Coast. Some of the desirable features that Armstrong Place incorporates are a courtyard park, integrated parking and a broken down organization which gives breaks, bends and corridors along the property.

# OLD COLONY HOUSING DEVELOPMENT

South Boston, MA

Size: Phase 2 - 169 units

Architect: The Architectural Team

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Old Colony is a newly constructed affordable housing development which promotes neighborhood integration above all. The project was able to fit a variety of building types of reasonable scaled for an urban neighborhood combining an integrated park space.

## ALLSTON GREEN DISTRICT – THE EDGE APARTMENTS

Allston, MA

*“New ground-up 79 unit apartment building with parking, fitness center, and amenity space. LEED Platinum.”*

Size: 79 units

Client: The Mount Vernon Company

Architect: Prellwitz Chilinski Associates, Inc



SOURCE: Boston Redevelopment Authority

GLOBE STAFF

### Allston Green District construction

- 1 THE ELEMENT,**  
65 Brainerd Road, 100 units  
Green roof with garden; deck;  
insulated floor-to-ceiling windows;  
bike storage; Zipcars
- 2 THE EDGE,**  
60-66 Brainerd Road, 79 units  
Rooftop solar panels; electric car  
charging stations; individual water  
meters; recycling facility on each floor
- 3 THE ICON,** 75 Brainerd Road  
(pending approval), 100 units  
Small high-efficiency units; rooftop  
solar panels and deck; recycling  
facility on each floor

### RENOVATED BUILDINGS

- 4 THE GATEWAY,**  
1298-1302 Commonwealth Ave.,  
80 units  
Utilities cost-sharing pact; bike  
storage; fitness center
- 5 THE MATRIX,**  
8 Griggs St., 20 units  
Super insulated facade; high-  
efficiency heating, windows
- 6 THE METRO,**  
74-86 Brainerd Road; 83 units  
High-efficiency heating, windows
- 7 RETAIL STRIP**  
1304-1312 Commonwealth Ave.,  
4 retail units  
Hubway bike rentals, coffee shop;  
convenience store



Sitting on the line between Boston and Brookline, The Edge apartments are one component of the Allston Green District development that is integrated into an urban neighborhood.

## AVALON AT ASSEMBLY ROW

333 Great River Road, Somerville, MA 02145

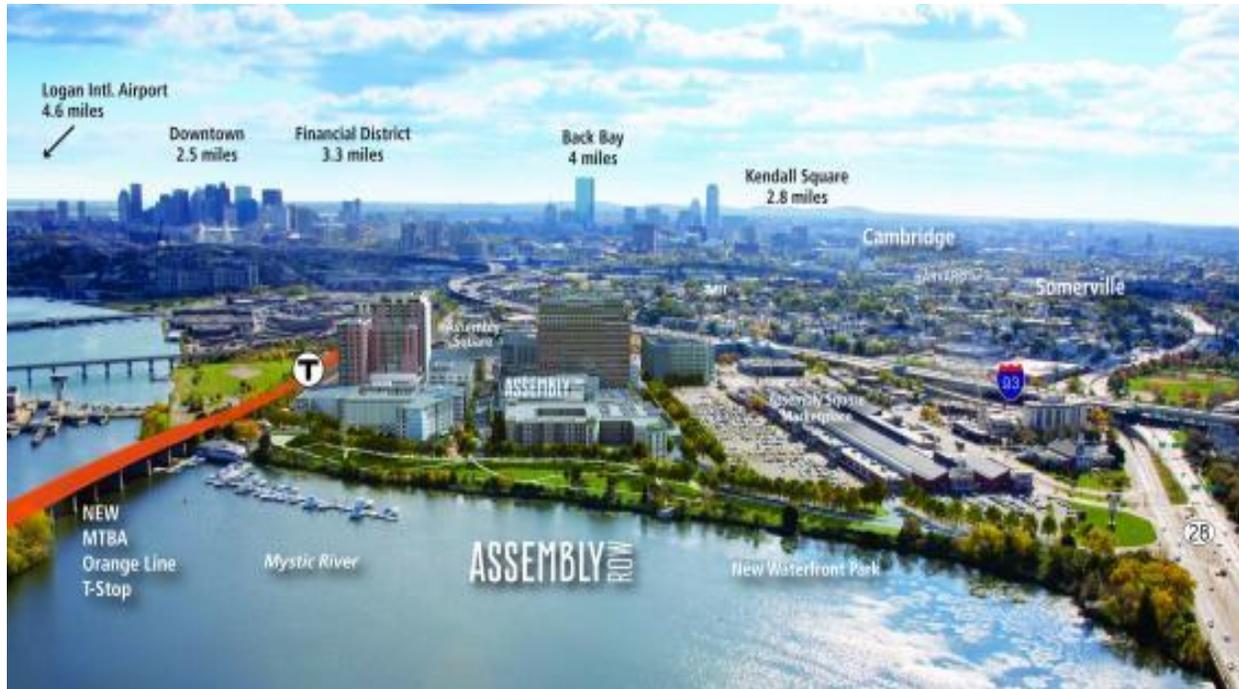
*SOMERVILLE—The "mini-city" that is Assembly Row continues to take shape: "Tenants have started moving into the Avalon at Assembly Row, a 195-unit luxury development — part of an urban village development with walkable streets and ground-floor shops." [Herald]*

Size: 445 units: 56 will be home to low- or moderate-income

Client: Avalon Communities

Architect: Elkus Manfredi Architects

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This large scale redevelopment of East Somerville is an example of a comparable sized housing complex to the one proposed, but fits and functions within a dense urban setting. While a significantly larger mixed-use development is appropriate for this area of Assembly Square Somerville, it is not appropriate for the Town of Stoneham, much less the Weiss Farm site.

## SPENCER GREEN

Chelsea, MA

*"Spencer Green features 48 new affordable apartments on the site of the former Chelsea Armory, with 8 units priced for extremely low-income households. Fresh modern design encourages resident engagement and connection to the community. Green and environmentally sustainable building practices are employed throughout."*

Size: 48 units

Architect: Utile

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This small scale affordable development in Chelsea responds to the neighborhood scale and incorporates sustainable practices. The buildings are split into multiple unit blocks and open up on the corner with park and playground areas which improve the existing streetscape and allow for a more connected community.

## MAVERICK LANDING

East Boston, MA

*"This transit-oriented neighborhood of 426 mixed-income units arrays along Boston's Inner Harbor, replacing an obsolete 1940s public housing "superblock". Despite its density of 44 units per acre, the site blends substantial public open space with restoration of the historic street grid, and offers rental townhouses, midrise apartment buildings, and a seven-story condominium building at the water's edge. Maverick Landing is the first LEED certified affordable housing development in New England, engaging "healthy home" design and construction."*

Size: 426 units

Client: Trinity Financial & Boston Housing Authority

Architect: ICON Architecture, Inc.



Although on in an urban area, this development includes public park space and courtyard corridors between each block of units. The buildings fit into the existing neighborhood context and scale. As a transit oriented development two blocks from the Blue Line, a higher density is appropriate, and supportable by the surrounding area and infrastructure.

# AMES SHOVEL WORKS

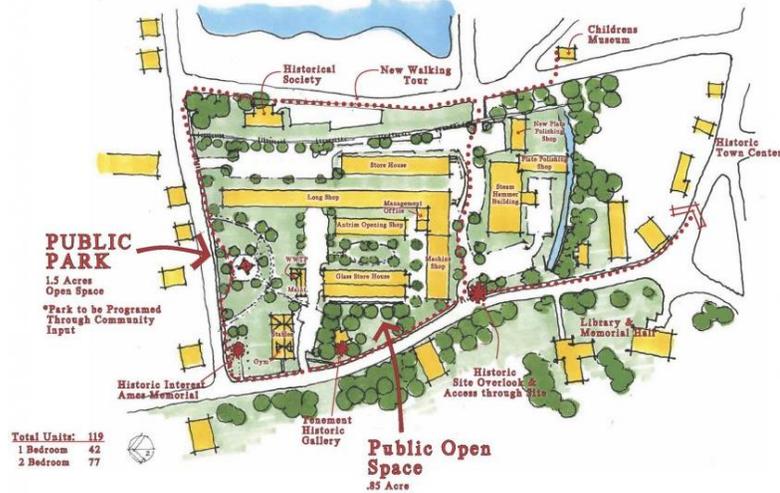
North Easton, MA

*"Historic rehabilitation of a mid-19th century national landmark manufacturing complex into 113 modern residential units providing more than 1.5 acres of open space for the neighborhood."*

Size: 113 units

Client: Beacon Communities

Architect: Prellwitz Chilinski Associates, Inc



The Shovel Works development is a successful example of adaptive reuse within an historically significant property. The green space is incorporated into the development and the lives of the residents.

## QUINNIPIAC TERRACE

New Haven, CT

*"The award-winning Quinnipiac Terrace transformed an obsolete City owned housing project into a 226-unit "community of choice," including both rental and homeownership opportunities, and mixing families and senior residents. Taking advantage of its attractive riverfront site, the plan reintroduced the neighborhood street grid, relinking the adjacent Fairhaven neighborhood, and creating views to the river with its enhanced riverfront park."*

Size: 226 units

Client: Trinity Financial

Architect: ICON Architecture - Completed: Phase 1, 2006, Phase 2, 2008, Phase 3, In Progress



Quinnipiac Terrace is a neighborhood revitalization project which succeeds due to its site awareness and building diversity including row houses and some multifamily structures. This generated a positive extension to the established adjacent community and waterfront.

## WINDSOR AT OAK GROVE

Melrose, MA

*"Oak Grove Village marries 550 one and two-bedroom apartments with a Main Street retail center and recreational clubhouse - all within a 10 minute rapid transit ride into downtown Boston. Although the bulk of parking is hidden in garages underneath each building, streets are designed to allow parallel parking near unit front doors. The abundantly landscaped commons, interior courtyards, patios, walking paths and bridges along the canal edge establish a rich pedestrian-oriented neighborhood."*

Size: 550 units (14 affordable)

Client: Pembroke Real Estate

Architect: ICON Architecture - Completed: Phase 1, 2007; Phase 2, 2009



The Oak Grove Village is comprised of multiple building typologies, retail, and usable park space. It is a community within itself and fits in the Smart Growth model. It is also adjacent to the Orange Line.