Meadowbrook Commons
A 55+ Trask Development Community

Preliminary Development Plan
In preparation for Special Town Meeting: December 6th, 2017
Prepared by Trask Development

November 2nd, 2017
Meadowbrook Commons—Overview

Meadowbrook Commons, as proposed, will be a 67 unit deed restricted over 55 development located at 104 Coolidge Street in Sherborn, Massachusetts. The parcel is currently vacant, and primarily wooded.

100% of the units will be new construction. 60 units will be sold at market rate. 7 units will be designated as affordable.

All 60 market rate units will have two bedrooms. These units will have a master bedroom on the main floor. The second bedroom will be on the second floor, along with a multipurpose loft space and a second full bathroom.

Of the 60 market rate units, 12 will be single family homes and 48 will be duplex style townhomes.

The 7 affordable units will be confined to 2 buildings; one 5 unit building and one 2 unit building. These units will “flats style” and will have one bedroom, and one bathroom. These units will be handicap adaptable or handicap accessible by design. These 7 affordable units can either be sold at state mandated affordable rates, or be master-leased to the town and added to the Woodhaven rental stock.

The development will be accessible from Coolidge Street, and from Meadowbrook Road. The entire parcel is proposed to be rezoned as EA.
Locus Information

The Meadowbrook Commons development is located on Coolidge street in the north west corner of Sherborn. The land is located directly across from the Sweetmeadow farm on Coolidge.

The property abuts the Sudbury Aquaduct as well as homes on Coolidge Street, Meadowbrook Road and Rockwood Street.

Location relative to nearby attractions

- Distance to government offices: 1.9 Miles
- Distance to public safety facility: 1.9 miles
- Distance to conservation land: Less than a 1/4 mile
- Distance to recreation facility: 1.5 miles
- Distance to a house of worship: 1.8 miles
- Distance to MBTA West Natick: 1.5 miles
- Distance to MWRTA: potentially on site
- Distance to Roche Brothers: one mile
Survey of Land—Existing conditions

Full size plans have been made available to the Planning board, and full size electronic copies of the plans have been submitted to the town.
Trask Development—Meadowbrook Commons

Site Development Plan

Full size plans have been made available to the Planning board, and full size electronic copies of the plans have been submitted to the town.
This front façade represents what the duplex units will look like. The single family units will maintain the same architectural character of this plan, but will only include “one half” of the elevation.

Trask Development—Meadowbrook Commons

Architectural Plans— Elevations
These photographs show a completed Trask development which includes the same style of unit proposed at Meadowbrook Commons. These photos are only for reference and do not represent the exact units to be developed.
Architectural Plans — Floor plans

This floor plan represents the typical floorplan for both single family and duplex units in Meadowbrook commons. Interior selections will surpass comparable units on the market, interior layout mimics the flow of a traditional single family home.
Architectural Statistics and figures

Total residential floor areas

Single Family (Average)
- First Floor: 1300
- Second Floor: 900
  total: 2,100 SF
12 units = 25,200SF

Duplex (average)
- First Floor: 1300
- Second Floor: 900
  total: 2,100 SF
48 units = 100,800SF

Affordable units
- Floor area: 900
  total: 6,300 SF
7 units = 6,300 SF

Number of Rooms & use by unit type

Single Family
- 6 Rooms
- 2 Bedrooms
- 2.5 Bathrooms

Duplex style
- 6 Rooms
- 2 Bedrooms
- 2.5 Bathrooms

Affordable units
- 3 rooms
- 1 Bedroom
- 1 Bathroom

Total non-residential floor area

Clubhouse
- First Floor: 2,000 SF
- Basement Floor: 2,000 SF
  total: 4,000 SF
1 unit = 4,000 SF

Total developed square footage = 136,300SF
Total buildable site area: 22 Acres

Total Open Space after construction: 5.5 Acres (25% of site)

“Green Space” post construction: 6.5 Acres

% of parcel covered by buildings: 13.73%

% of parcel covered by roadways: 13.68%

% of parcel covered by wetlands: 3.52%

% of parcel covered by Open Space: 25%

% of parcel covered by Green Space and Open Space: 55%+/-

Proposed number of garage parking spaces: 120

Proposed number of surface parking spaces: 171

# of dwellings per acre: 3.0 units per acre
This project will generate an approximate taxable base of $41,885,000.

At the 2018 tax rate of $19.30/1000 this project could generate approx. $808,380.5 in annual real estate taxes.
Trask, Inc. is the proposed development entity of the Meadowbrook Commons development.

Trask, Inc. is a full service real estate development firm specializing in high end single family homes, townhouse communities, apartment buildings and commercial and mixed use properties.

Founded in 1992 by Ben Stevens, a 1988 graduate of Harvard University, Trask was built on the principles of Quality, Trust and Tradition. Trask’s commitment to its clients, communities we build in and to our tenants is evident in the hands on approach we take to every project we begin. We use cutting edge technology in a time and cost efficient manner to ensure all quality, craftsmanship and value are made top priority in our development process.

Working with only the most highly qualified craftsmen, Trask Development has built a strong foundation of professionals and employees to ensure the highest quality finished product. Project managers coordinate all aspects of the home building process. Trask’s land development and site preparation experience, along with investments in new equipment, trucks, excavation equipment and technical devices assures timely scheduling on each home.
Trask Development has proposed the EA development at 104 Coolidge as an alternative to their previous application for a 40B 88 3 bedroom Unit for-sale development on the same site.

The previously filed 88 unit for sale 40B project referred to as “Coolidge Crossing” in currently in housing appeals court (HAC).

Projections of the financial impact of both projects suggest serious consideration be put into the rezone for the Meadowbrook Commons parcel as it significantly reduces the financial burden on the towns school system while simultaneously increasing the 55+ housing stock, and the towns real estate tax revenue.

This EA rezone will suspend the continuation of the review of the 88 unit for sale 40b project in housing appeals court.

A vote against the EA rezone is, in essence, a vote in favor and support of the 88 Unit for sale 40B project, and will not stop development, but rather further it on larger scale.
Understanding the Alternatives
— Financial implications

Trask Development – Meadowbrook Commons

SCHOOL AGED CHILDREN

Coolidge Crossing (88 unit 40 B for sale)

- all 3 bedroom units, marketed to families with children
- Projected to have 106 +/- School aged Children *
- The Town of Sherborn spends APPROX. $15,000 per pupil annually **
- This project would increase ESTIMATED town spending on School Aged Children by

Meadowbrook Commons (67 unit 55+ for sale)

- Deed restricted 55+. Project only marketed to downsizers and the aging community.
- Projected to have ZERO School Aged Children (due to deed restriction) *
- The Town of Sherborn spends APPROX. $15,000 per pupil annually **
- This project will increase ESTIMATED town spending on School Aged Children by $0.00

* based on statistics calculated by RKG for National Development
** based on statistics provided to the public by the Massachusetts Department of Education (actual number for fy15= $16,478.90)

TOWN TAX REVENUE

Coolidge Crossing (88 unit 40 B for sale)

- New Estimated RE tax revenue $ 828,380.50
- Estimated new School Aged Children expense - $ 1,590,000
- School deficit created by project ($761,619.5)

Meadowbrook Commons (67 unit 55+ for sale)

- New Estimated RE tax revenue $ 808,380.50
- Estimated new School Aged Children expense - $ 0.00
- Net Revenue (as related to education spending) + $ 808,380.50

MEADOWBROOK COMMONS—THE LOGICAL CHOICE

Project to provide a significant benefit to the Town of Sherborn

Why? How?

i. Provides much needed housing options for the aging community in Sherborn and the surrounding areas

ii. 3.0 units/ acre = MUCH less dense than allowed under 40B

iii. Complies will all Sherborn EA zoning requirements

iv. Provides a significant increase in the Town’s real estate tax revenue

v. Provides 10.5% affordable units, ensuring the town does not lose ground in 40B housing requirements

*

Trask Development – Meadowbrook Commons
Full Size plans include the following in greater detail

- Boundaries
- Topography
- Wetlands
- Proposed location and type of structures
- Design and dimensions of streets and walkways
- Proposed grading
- Proposed drainage
- Proposed utilities, wells, and waste water treatment facilities
- Proposed open space

Record Holders

- Coolidge Crossing, LLC
- Melchiorri Realty Trust

For information regarding Meadowbrook commons please contact Trask Development

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Summary and contacts