# Alta at River's Edge

# September 24, 2019





# **Building Summary**



Building 1 Unit Count (Age Restricted):				
Floor	1B	2B	3B Total	
4th Floor	7	7	0 14	
3rd Floor	7	11	0 18	
2nd Floor	7	11	0 18	
1st Floor	7	8	0 15	
Total	28	37	0 65	Units*

<sup>\*</sup>Age restricted units must be 25% min. of total units. 219\*.25 = 54.75 -- 55 units min.

Building 2 Unit Count:				
Floor	1B	2B	3B Total	
4th Floor	8	8	0 16	
3rd Floor	9	9	1 19	
2nd Floor	9	9	1 19	
1st Floor	8	7	1 16	
Total	34	33	3 70	Units

Building 3 Unit Count:					
Floor	1B	2B	3B Total		
4th Floor	8	9	0 17		
3rd Floor	10	12	0 22		
2nd Floor	10	12	0 22		
1st Floor	10	12	0 22		
Total	38	45	0 83	Units	

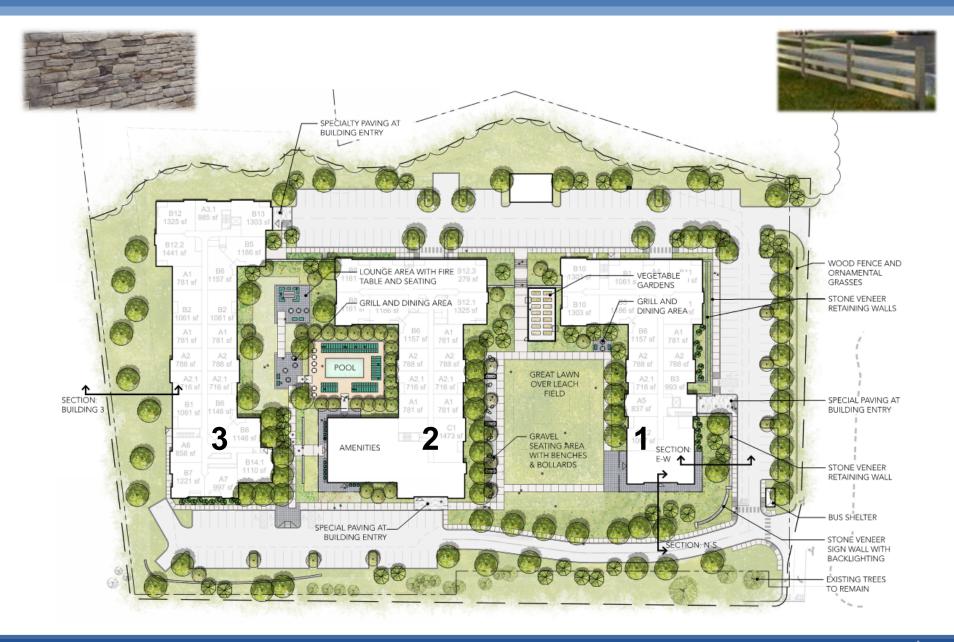
Unit Totals:					
Floor	1B	<b>2</b> B	3B Total		
4th Floor	23	24	0 47		
3rd Floor	26	32	1 59		
2nd Floor	26	32	1 59		
1st Floor	25	27	1 53		
Total	100	115	3 218	Units	

1 BED RATIO:	45.87%
2 BED RATIO:	52.75%
3 BED RATIO:	1.38%
TOTAL:	100%

TOTAL PODIUM PARKING SPACES	187
TOTAL SURFACE PARKING SPACES	167
TOTAL PARKING SPACES	354
PARKING RATIO PER UNIT	1.62

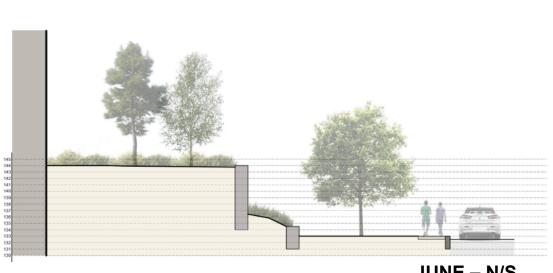
## Landscape Plan





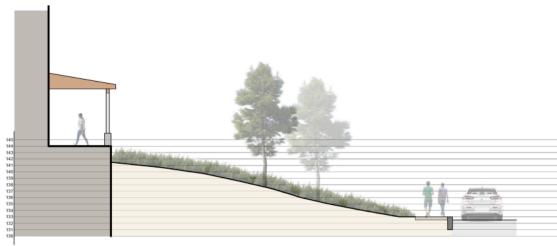
# Site Entry Modifications @ corner of Building 1







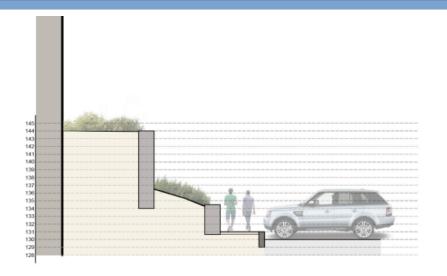
JUNE - N/S

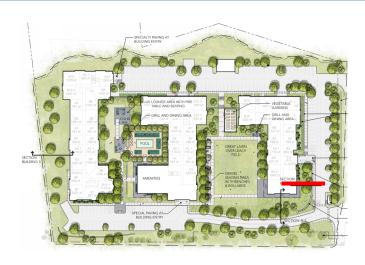


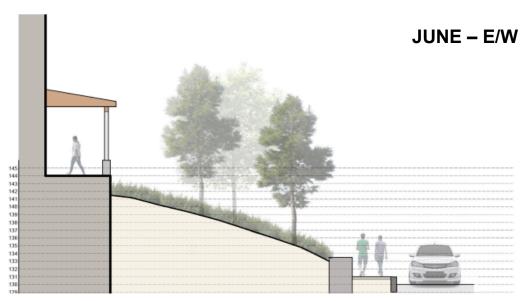
SEPTEMBER - N/S

# Site Entry Modifications @ corner of Building 1





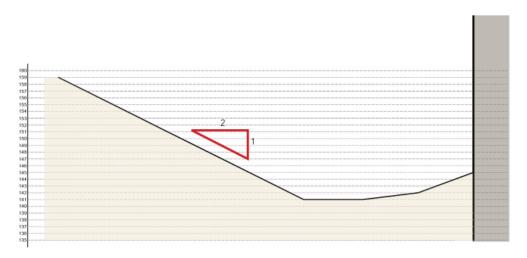


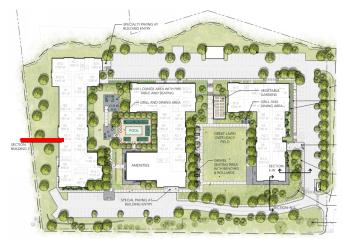


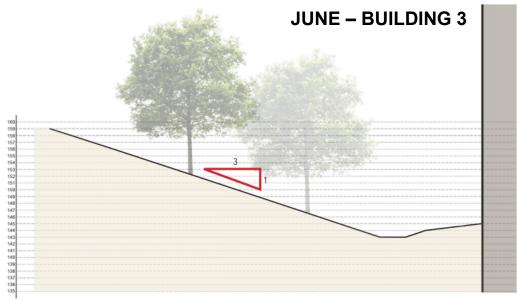
SEPTEMBER - E/W

# Site Modifications @ Building 3









**SEPTEMBER - BUILDING 3** 

# Building Renderings: Main Entry





# Building Renderings: Main Entry





# Building Renderings: Amenity Building





# Building Renderings: Amenity Building





# Building Renderings: Great Lawn





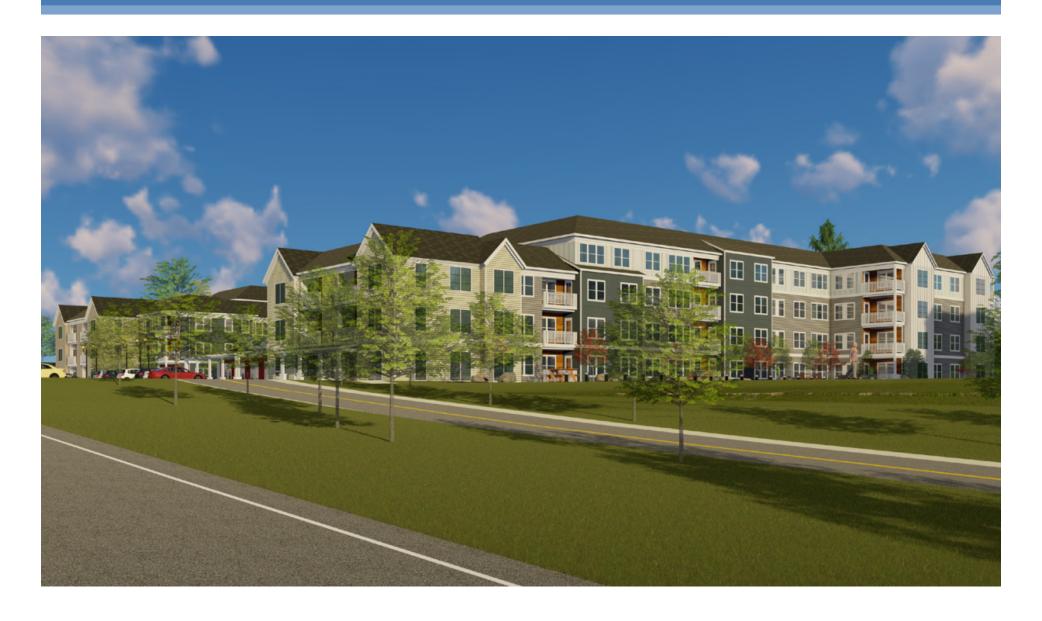
# Building Renderings: Building 2/3 rear





# Building Renderings: Buildings 2/3 from Rt. 20 (westbound)





# Building Renderings: Building 3/2 from Rt. 20 (eastbound)





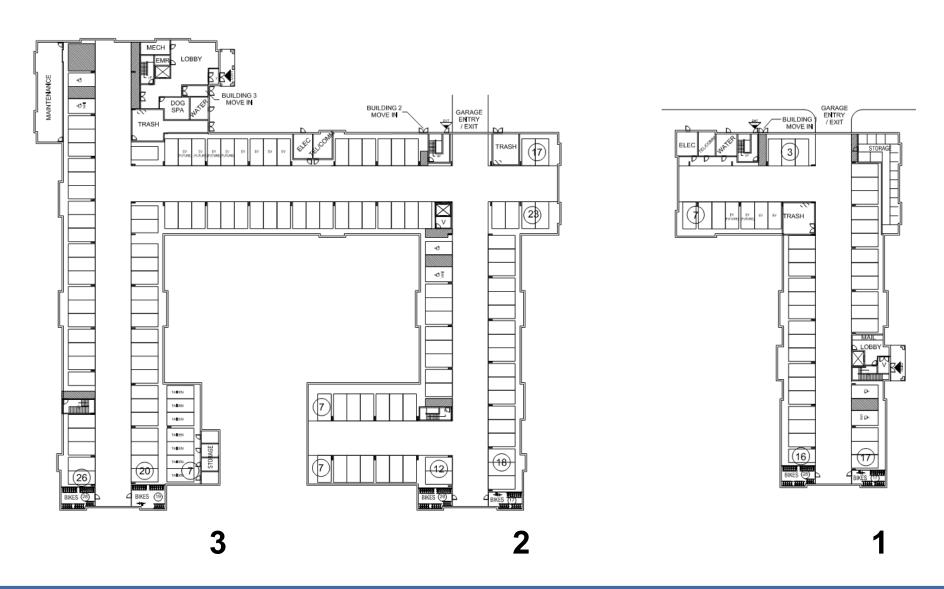
# Building Renderings: Great Lawn from Rt. 20





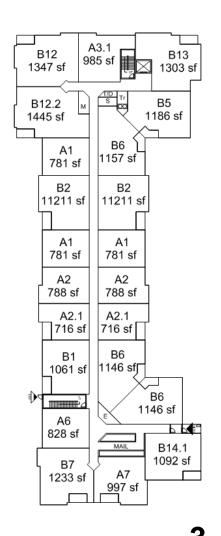
## **Building Plans: Garage**

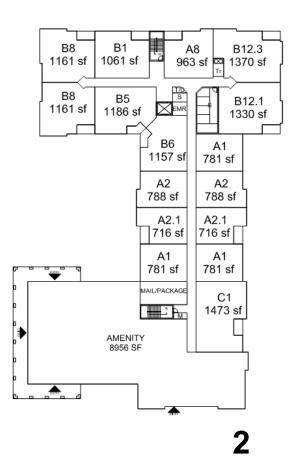


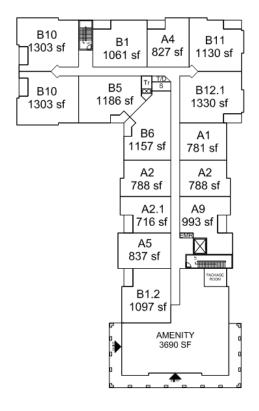


## Building Plans: First Floor



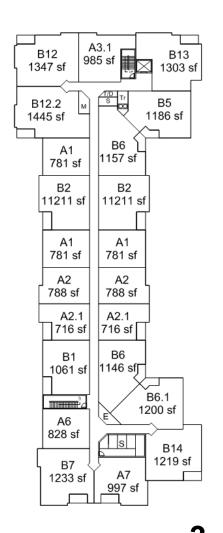


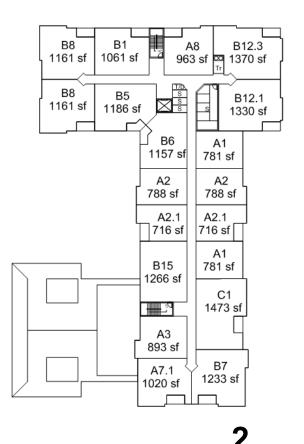


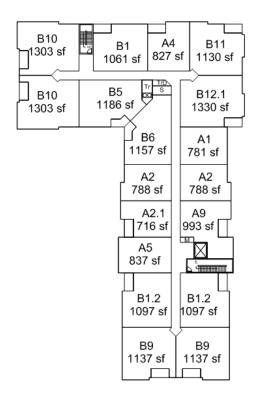


### Building Plans: Second & Third Floor



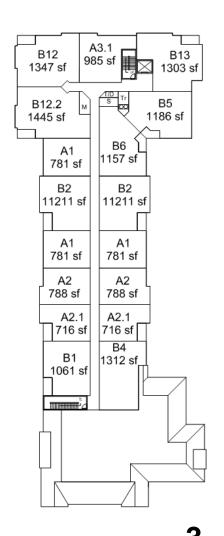


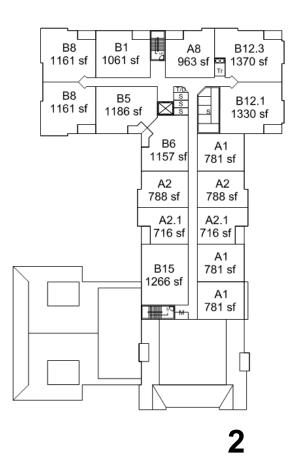


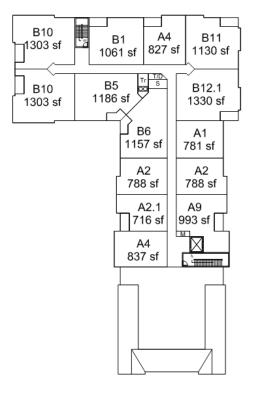


## **Building Plans: Fourth Floor**



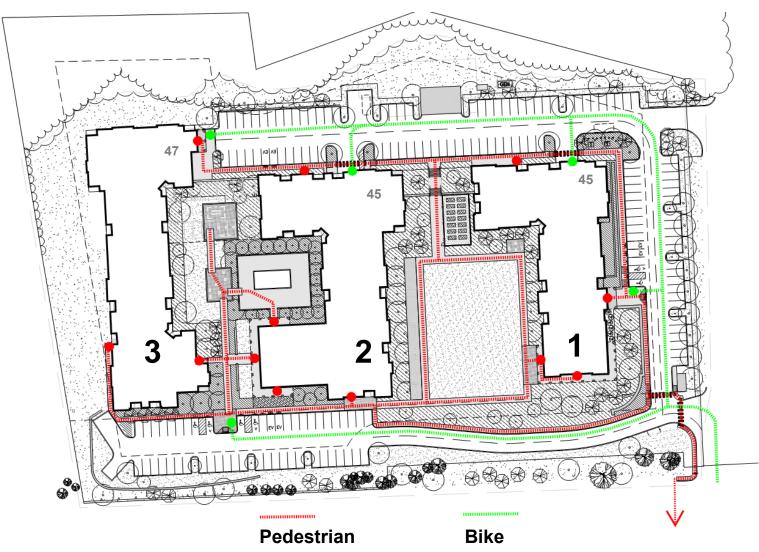






### Pedestrian and Bike Access

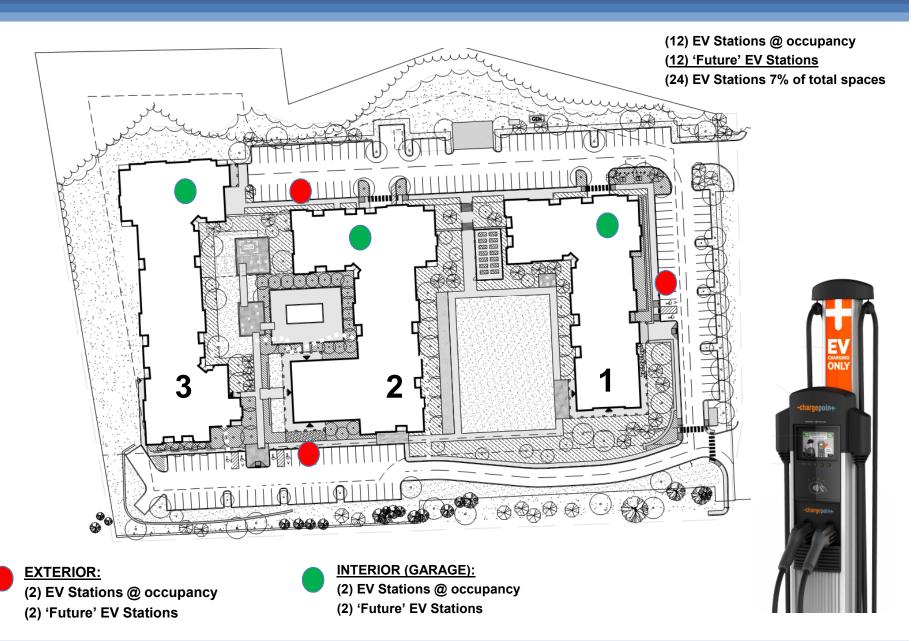




Bike storage capacity: 137+/- spaces

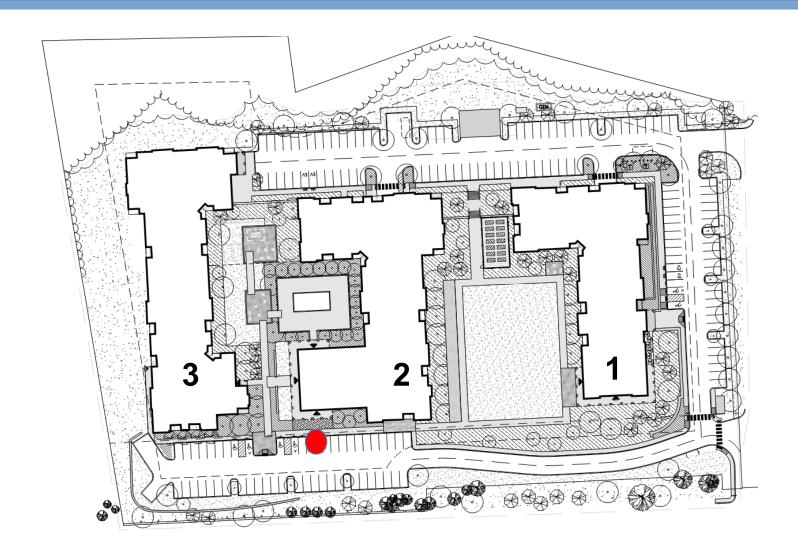
## **Electric Vehicle Charging Stations**





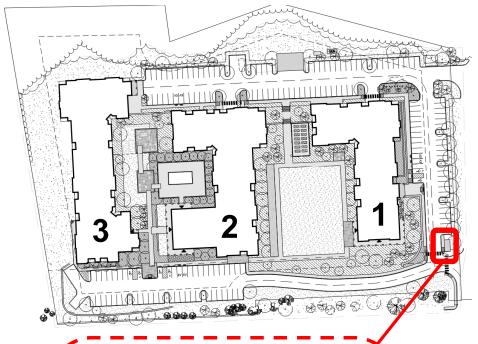
# Ride Sharing Pickup & Drop off location



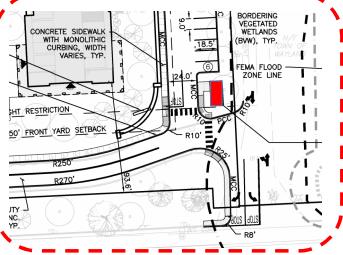


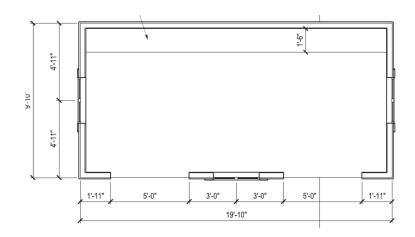
### **Bus Shelter**





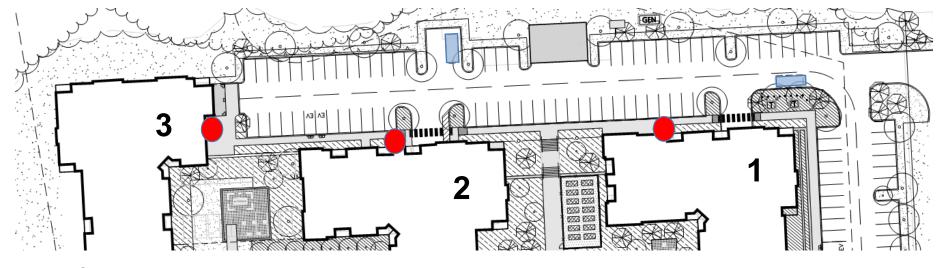




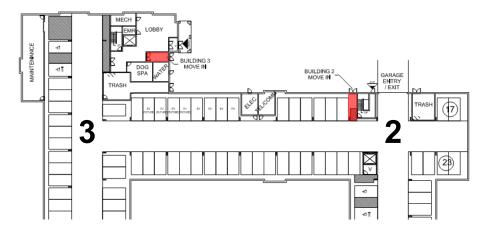


### Move In Locations





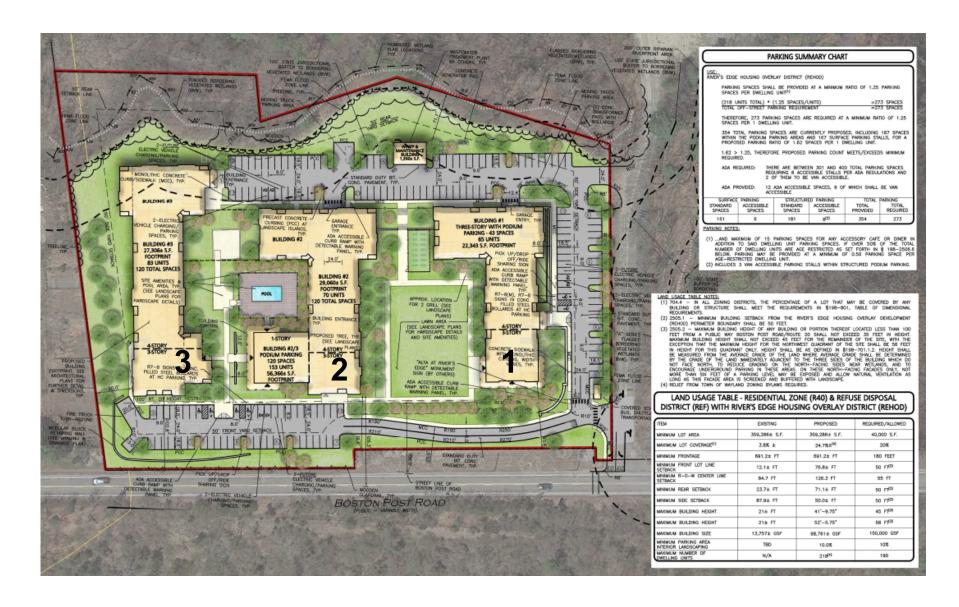
### **SITE PLAN**





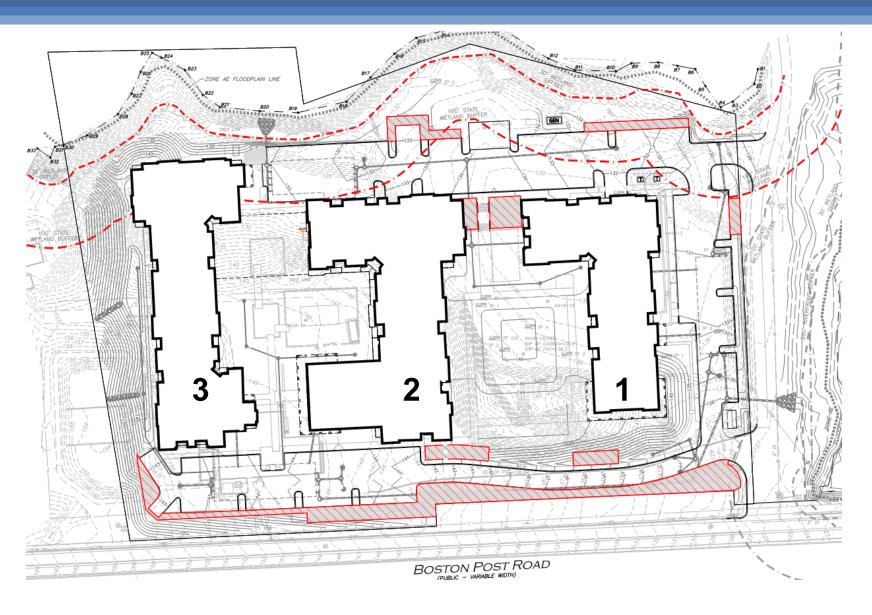
**GARAGE PLAN** 





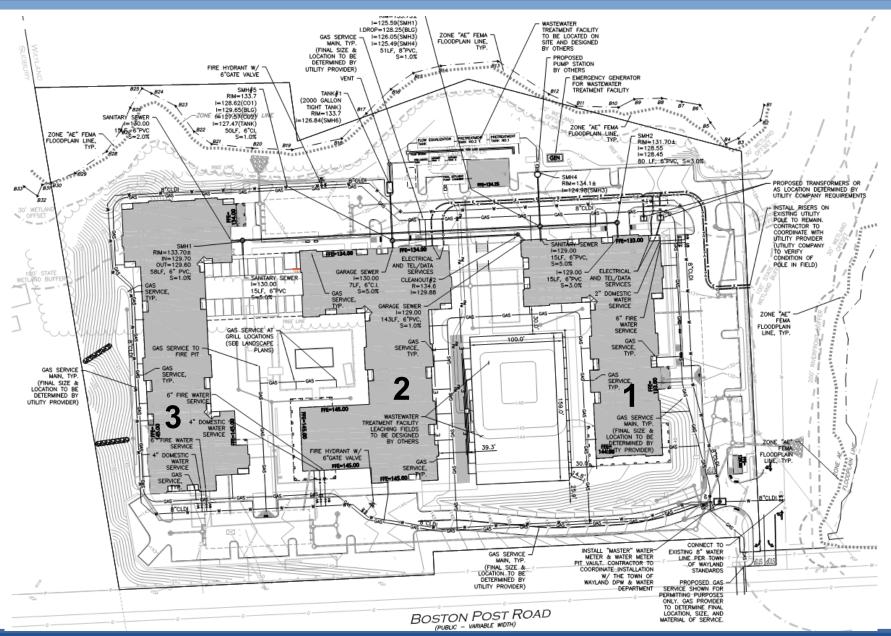
# **Snow Storage**





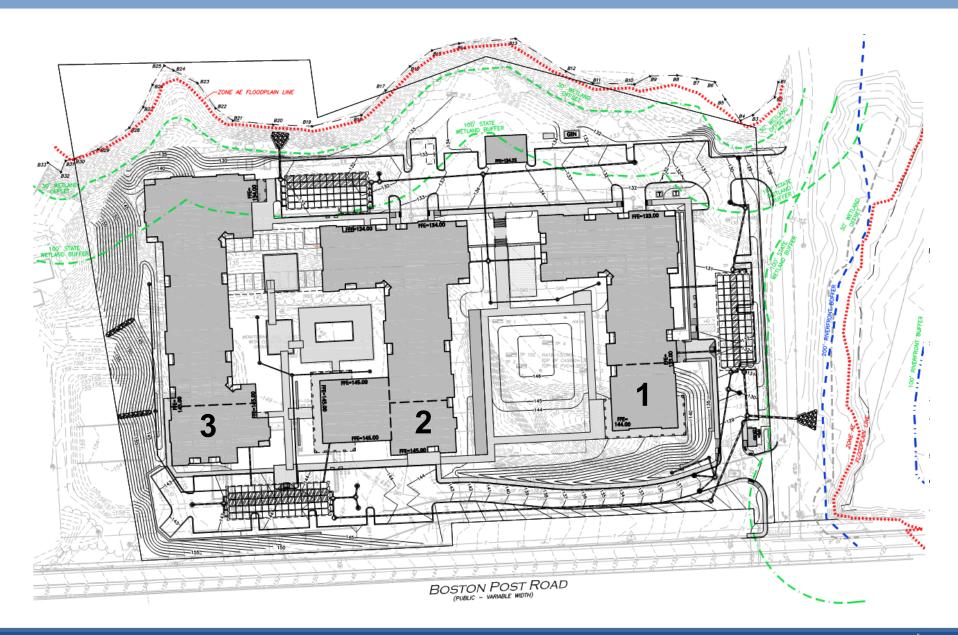
### **Utilities Plan**





## Grading & Drainage Plan

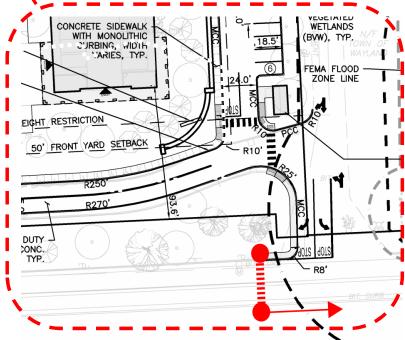




## Crosswalk @ Rt. 20 to the Rail Trail







### Traffic Update



- The Applicant should provide signage and pavement markings to delineate travel within the on-site parking field to improve site circulation. This should include the installation of a stop-sign and stop-line along the DPW Transfer Station Access Roadway at Boston Post Road
- The Applicant should collaborate with the Town to provide striping along the DPW Transfer Station Access Roadway between Boston Post Road and the drive aisle into the site to provide a left-turn lane and a right-turn lane.
- The Applicant, in coordination with the Town and MassDOT, will evaluate traffic signal timing modifications and optimizations at the intersection of Boston Post Road / Cochituate Road post-occupancy based on future traffic demands.
- To provide enhanced pedestrian accommodations along Boston Post Road to a future Town-sponsored multi-use path and rail trail project, the Applicant has committed to contribute funding for the design and installation of a pedestrian crosswalk with accessible ramps across Boston Post Road at the DPW Transfer Station Access Roadway.

In conclusion, the anticipated traffic generated by the proposed Alta at River's Edge development can be safely and efficiently accommodated within the study area corridors and intersections with the implementation off off-site mitigation as listed.

## Green/Energy Efficient Building Design (1 of 2)



### STRETCH CODE

Massachusetts utilizes the 2015 IECC (International Energy Conservation Code) which is the most stringent in the nation. The project will be designed to meet the Massachusetts Stretch Code requirements for energy efficiency (adopted by Wayland in 2010) which is 10% more efficient than the 2015 IECC. The project will meet NGBS Silver (National Green Building Standard) which requires 3rd party verification for: Grade 1 Insulation installation, Air sealing, Blower door testing and duct testing for air sealing



### **HEATING & COOLING**

The heating and cooling system for the apartments will be individual vertical fan-coil air handling units (Aquatherm) with energy efficient motors and seven day programmable thermostats that will help reduce the demands on utilities. Per the 2015 IECC, all apartments will have fresh air intake ducted directly from the exterior. All units will utilize MERV 8 air filters. Each apartment will be provided with a gas-fired hot water heaters producing hot water for the plumbing fixtures and the fan-coil. The heaters will be 90%+ efficient.



### **WATER: HOT WATER**

All residential units will have a high efficiency (93%+/-) tankless hot water heater that provides hot water on demand only when needed by the resident

### **WATER: PLUMBING FIXURES**

Low flow/flush Water Sense plumbing fixtures are specified as 1.28 GMP for toilets, 1.0 GPM for lavatory faucets, 1.5 kitchen faucets and 1.5 shower heads for a reduction in water usage of 30% compared to the baseline.

### LIGHTING

Almost all of the building will be equipped with high efficiency LED lighting in the apartments, common areas, garages and exterior site lighting. Occupancy sensors will be installed in all common areas and back of house spaces to reduce energy consumption when the spaces are not occupied. We strategically lamp the apartments to limit the need for residents to provide additional lighting that may not be LED.



#### **APPLIANCES**

Residential appliances that qualify are specified as ENERGY STAR. There are no ENERGY STAR certified ovens, ranges, range hoods, or microwave ovens.

### RADON MITIGATION:

We will provide a Radon mitigation system in each building with a 15 mil. Class A vapor barrier vented to the roof.

## Green/Energy Efficient Building Design (2 of 2)



### **EV STATIONS**

We are providing a total of (24) EV charging stations which represents 7% of the 352 parking spaces on site. Of that total, (6) outdoor EV charging stations will be provided at occupancy with conduit to install (6) future spaces. We are also providing (6) EV stations at occupancy within the garages with conduit to install (6) future EV spaces in the garages.

### **BICYCLE STORAGE**

Each building will be provided with a bicycle storage room and a fix-it station for maintenance. There is capacity for 137 bicycles in the rooms and the ability to add wall mounted racks in front of the parking spaces if additional spaces are needed after occupancy.

### **WINDOWS**

Operable, Low E insulated glass windows are provided in each unit with a U-value = .29, SHGC = .31 and VT = .55. Standard glazing can have a U value of .48.

### ROOF:

The roof is a 'bathtub' style roof with a pitched roof at the perimeter and a recessed flat roof in the middle to hide the rooftop condensing equipment. A high albedo white roof will be specified at the flat portion of the roof to reflect sunlight and absorb less heat than a standard black roof surface.

### SOLAR PANELS & GREEN ENERGY

Rooftop area is extremely limited due to the pitched roof and hidden condensing units per the River's Edge RFP. We will study the ability to locate solar panels on the south facing pitched roof surfaces and look to provide renewable electricity from local sources. NSTAR is affiliated with a program called 'Green Energy Consumers Alliance' that has a few options including wind, solar and hydro sources.

### LANDSCAPE:

Many existing trees and understory plants along the perimeter of the site, including along Route 20, will remain and additional trees and shrubs will be added to these edges to provide additional screening and habitat. Turf grass will be added in key areas adjacent to buildings and parking, including a large lawn at the courtyard between buildings one and two. Native trees, shrubs, and perennials will be planted in mulched beds around the foundations of buildings and behind retaining walls. Small areas for vegetable and herb gardens for resident use will also be designated within the courtyards. The landscaped areas at the perimeter of the buildings and courtyards will have irrigation but we will not irrigate the sides and rear of the site to blend in with the natural surroundings and vegetation.











# Questions?



