

Town of Westwood Planning Board

Project Development Review
100 Station Drive
Westwood, MA

April 2, 2019

NEW ENGLAND

DEVELOPMENT



Agenda

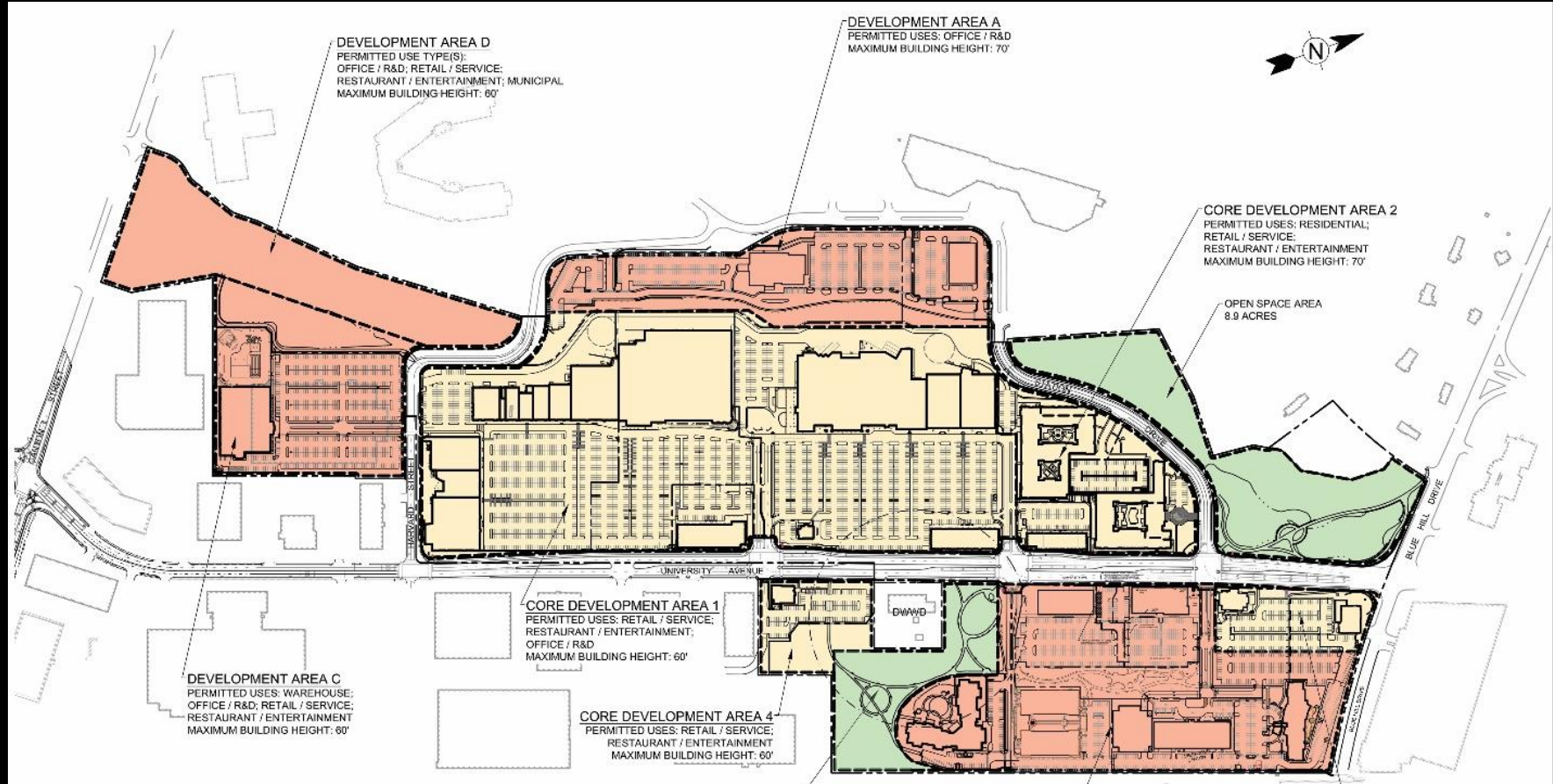
1. Introduction
2. Master Plan & Pedestrian Connectivity
3. Architecture & Design
4. Concluding Remarks/Q&A

Project Team

**NEW ENGLAND
DEVELOPMENT**



Master Plan



NOTES:

1. USE THIS AND AS NOTED IN SECTION 3.7.4 OF THE TOWN OF ACRES DEVELOPMENT ZONING LAW.
2. ZONING ORDINANCES TO THIS PLAN ARE SUBJECT TO THE PROVISIONS OF SECTION 3.7.4 OF THE ZONING LAW.
3. SUB NUMBER LAY PLANS AND MATERIALS ARE ON FILE WITH THE TOWN ENGINEER.
4. SUBDIVISION OR EASEMENT OF LOTS SHALL BE EFFECTIVE PURSUANT TO 6.7.3 OF THE ZONING LAW.
5. BUILDING AND LAYOUT IDENTIFICATIONS ARE SUBJECT TO THIS AND PERMITTED PURSUANT TO THE PROVISIONS OF SECTION 3.7.4 OF THE ZONING LAW.
6. BUILDING LOCATION, PARKING LAYOUT AND SITE DETAILS ARE NOT MADE IN THE DEVELOPMENT AREAS SUBJECT TO FINAL SITE GRAD AND THE PROVISIONS OF SECTION 3.7.4 OF THE ZONING LAW.
7. PRIVATE PAVING AND UTILITIES SHALL BE INSTALLED TO SUPPORT THE DEVELOPMENT AND MAY BE PROVIDED IN ANY OF THE DEVELOPMENT AREAS.
8. TO THE EXTENT THE PROVISIONS OF SECTION 3.7.4 OF THE ZONING LAW WITH THIS PLAN, THE PLAN CONTAINS:
9. A PARKING LOT OF 26 SPACES IN AREAS WITH A TRIP LENGTH PARKING LOT (AS SHOWN IN ACCOMPANYING ACCESSIBILITY PLAN) IN DEVELOPMENT LOT 26 BEARING S. 101.1 TO ALL OTHER BUILDINGS AND IN THE ZONING DISTRICT.
10. TRIP LENGTH PARKING SPACES SUBJECT TO THE ACCEPTANCE BY THE TOWN OF ACRES.
11. SHOW MAY BE INCREASED TO 100 SF PER UNIT PER PLANNING AREA 2.
12. CORE DEVELOPMENT AREAS INCLUDE OPEN SPACE USE AREAS.

PLAN LEGEND

- OPEN SPACE AREAS
- DEVELOPMENT AREAS A, B, C & D
- CORE DEVELOPMENT AREAS 1, 2, 3 & 4

OVERALL DEVELOPMENT CRITERIA:
DEVELOPMENT LOT AREA

BUILDING PROGRAM:	130± ACRES
-RETAIL/SERVICE, RESTAURANT/ENTERTAINMENT	750,000 S.F.
-OFFICE / R&D	325,000 S.F.
-RESIDENTIAL	650 UNITS
-HOTEL / COMMERCIAL LODGING	160 ROOMS
-HOTEL	100 UNITS
-ASSISTED LIVING	
MAXIMUM FLOOR AREA RATIO:	1.0

PARKING SPACES SHOWN:

±6,020 SPACES
SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
SUBJECT TO CHANGE PER ACTUAL TENANCY
IN ACCORDANCE WITH SECTION 3.7.8.1.



Master Plan/Pedestrian Connectivity



Upper Campus Plan

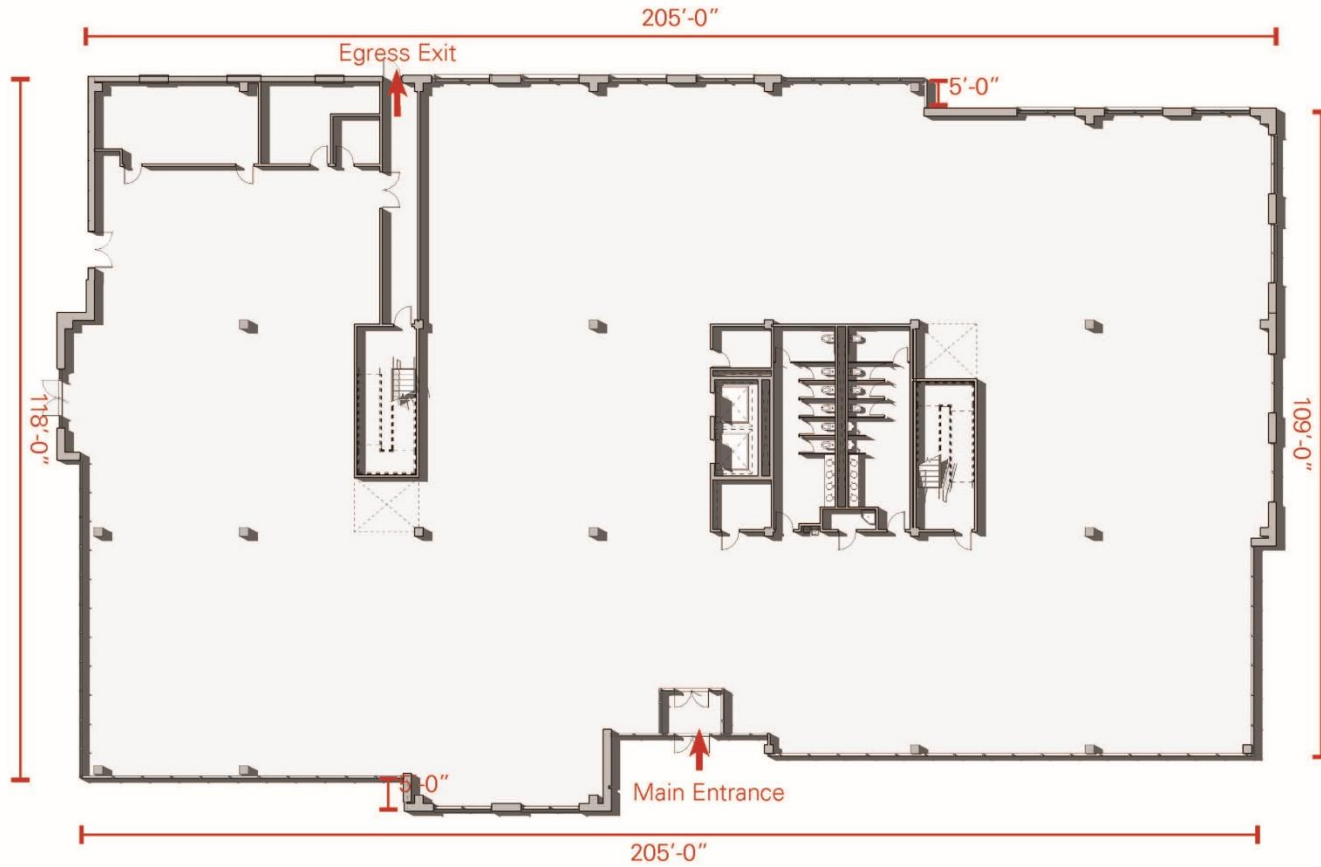


Outdoor Amenity Space



First Floor Plan

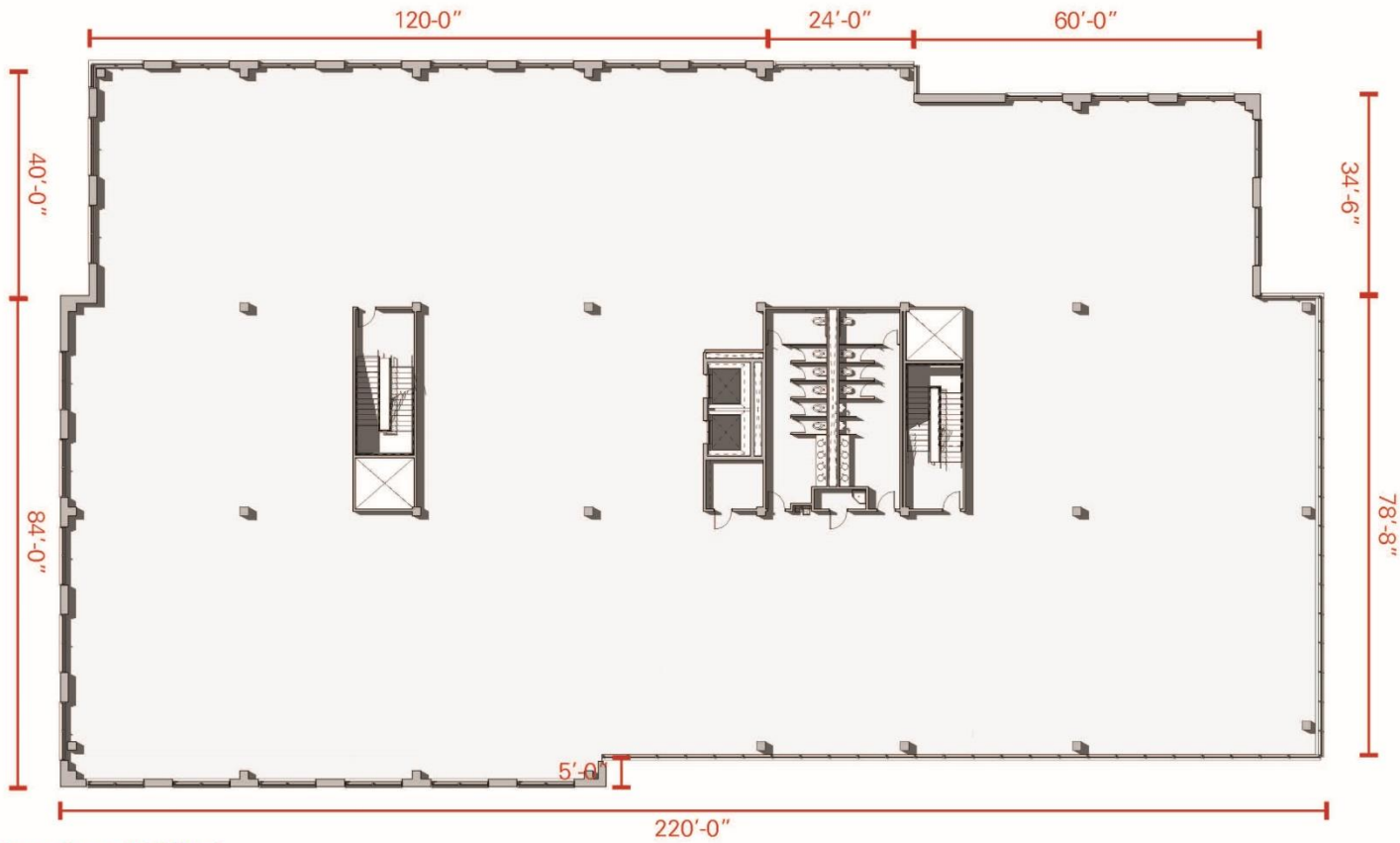
LEVEL 1



Gross Area: 23,500 sf

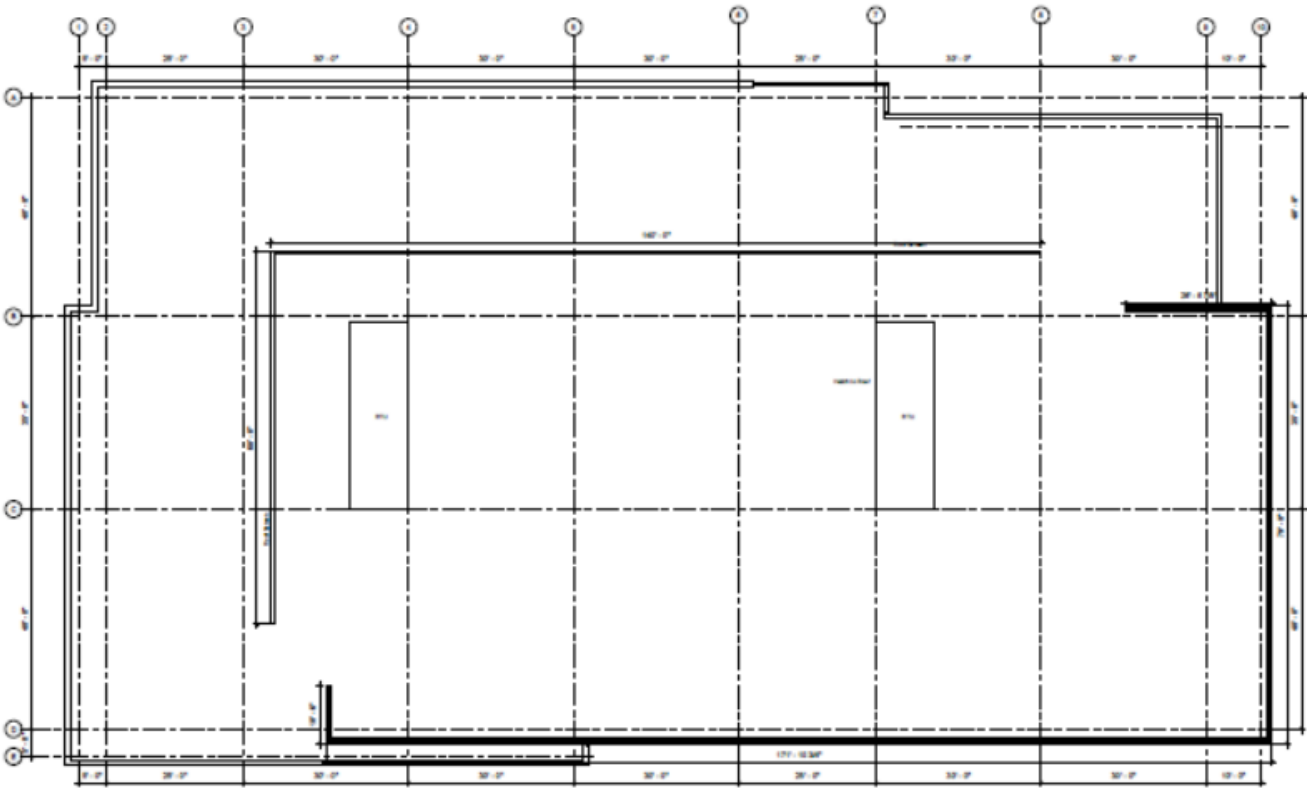
Typical Floor Plan (2-4)

LEVELS 2-4



Gross Area: 25,500 sf

Roof Plans



SCA
 200 HANCOCK STREET
 BOSTON, MA 02114
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PROJECT:
 CLIENT: NATIONAL DEVELOPMENT
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DESIGNER: FUGRO
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CONSTRUCTION ADMINISTRATION:
 100 HANCOCK STREET
 BOSTON, MA 02114
 TEL: 617.552.1000
 FAX: 617.552.1001

DATE: 10/10/10

SCALE: 1/8" = 1'-0"

PROJECT NO.: 100-100

DESIGNED BY: JF

CHECKED BY: JC

Roof Plan

Prospective View of East Facade



Prospective View of South Facade



Prospective View of Northwest Corner Facade



Prospective View of Northeast Corner Facade



Prospective View of Main Entry



Prospective View of Northeast Entrance



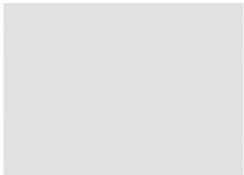
Prospective View of Cantilever Corner



Materials



1 High Performance Glass Panel
Viracon
1" VFI-2M



2 Spandrel Glass Panel
Viracon
1" VE1-2M Insulating HS/HS Spandrel



3 70% Bedlands Blend/ 30% Toasted Fine Arts Blend
Sioux City Brick
Gisul - Platinum



4 Copper Penny Metal Panel
Reynobond



5 Titanium Metal Panel
Reynobond



6 Pewter Metal Panel
Reynobond



Rendered Elevations



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Concluding Remarks / Q&A

