

Planning Board Public Hearing

June 29, 2006

An architectural rendering of a residential development entrance. The scene shows a paved road leading into a lush, green area with trees and a stone wall. A sign on the left reads "SUDBURY RIVER LANDING". A red car is driving on the road, and a white car is parked. People are walking on a path. A small gazebo-like structure is in the center. The sky is blue with clouds.

“the Sudbury River Landing design concept is focused on creating traditional neighborhoods that help foster a true sense of community, while respecting the design concepts and goals developed through the PUD Special Permit Process”

Sudbury River Landing

Definitive Development Plan



Project Team



- **Attorney**
 - ◆ Peter Barbieri, Esq.
- **Project Developer**
 - ◆ Ted Gowdy - Pulte Homes of New England, LLC
- **Land Planner**
 - ◆ Dennis Dale, RLA, ASLA - The Waterfield Design Group, Inc.
- **Architect**
 - ◆ David Griffiths, Pulte Homes Corp. (as Presented by Ted Gowdy)
- **Civil/Site Design/Traffic**
 - ◆ Steve Chouinard, P.E. - Vanasse Hangen Brustlin, Inc.
- **Landscape Architecture**
 - ◆ Steve Derdiarian, ASLA – Vanasse Hangen Brustlin, Inc.

- **One of the Largest Residential Homebuilders in America**
 - ◆ Over 48,000 Homes Built in 2005
 - ◆ Over 500,000 Homes Built in our 56-Year History
- **Financial Strength and Stability**
- **#1 in Customer Satisfaction**
 - ◆ JD Power's Platinum Award

The New England Division



- **Locally Operated and Staffed Subsidiary**
 - ◆ Local Subcontractors and Vendors
- **Ranked the area's largest homebuilder by the Boston Business Journal**
- **Our Mission is to provide innovative, value oriented, for-sale housing within well-located communities to a diverse target market.**
- **We are excited for the opportunity to make Sudbury River Landing a success for everyone!**

- **Consistent with Goals Developed Through the PUD Special Permit**

- **Holistic Planning and Design Approach**
 - ◆ Hierarchy of Civic and Private Places
 - ◆ Diversity of Housing Opportunities
 - ◆ Usable Public Open Space
 - ◆ Respect Surrounding Neighborhoods

Master Plan

Sudbury River Landing
Definitive Development Plan



Detail Plan - Riverpath Drive Neighborhood

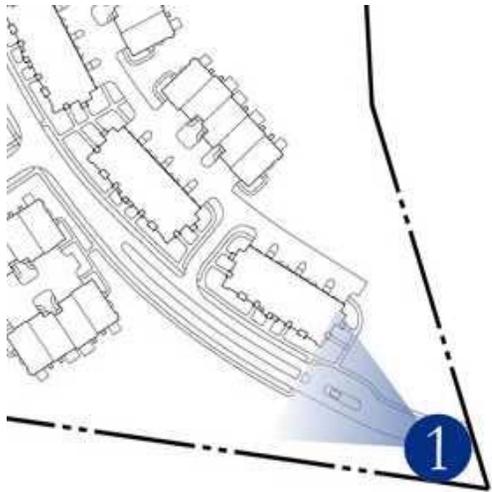
Sudbury River Landing
Definitive Development Plan



Site Rendering #1 – A Welcoming Entrance



- Gate House – Sense of Arrival
- Boulevard Entry
- Pedestrian Link to Surrounding Neighborhoods



Site Rendering #2

A Pedestrian Oriented Community

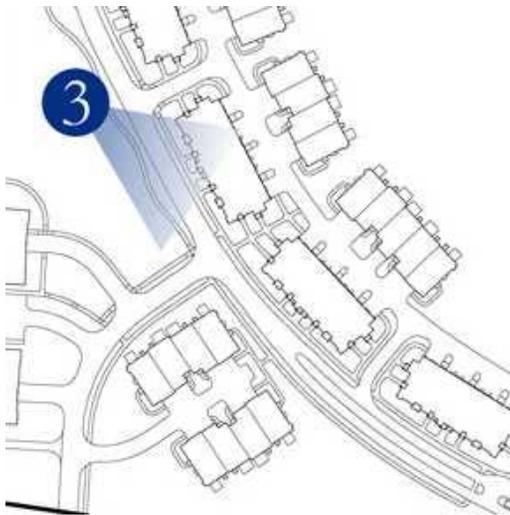


- A Walk-able Community
- Pedestrian Oriented Architecture
- Minimal Curb Cuts along Riverpath Drive
- Natural Open Space



Site Rendering #3 – Pond View

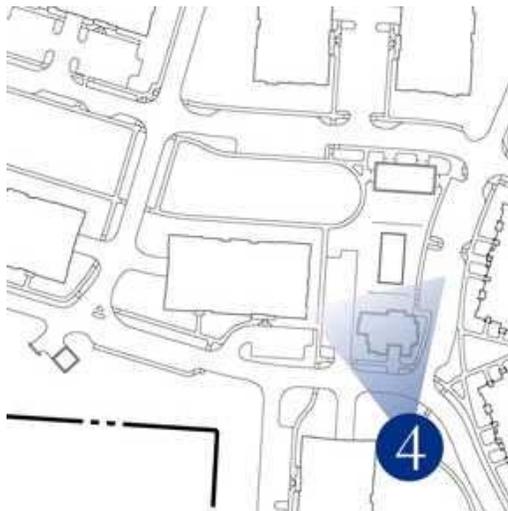
- Integration of Natural Areas Into the Site
- Housing Oriented to Natural Areas
- Native Plant Palette



Site Rendering #4 – The Community Center

■ Community Center

- ◆ Clubhouse
- ◆ Swimming Pool
- ◆ Commercial/Retail Space



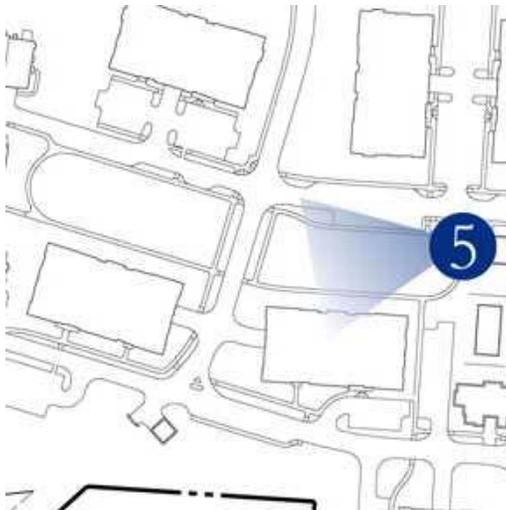
Detail Plan – Central Green

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Site Rendering #5 – The Central Commons

- Usable Open Space
- Located at Center of Community
- Link – Community Center to Surrounding Neighborhoods



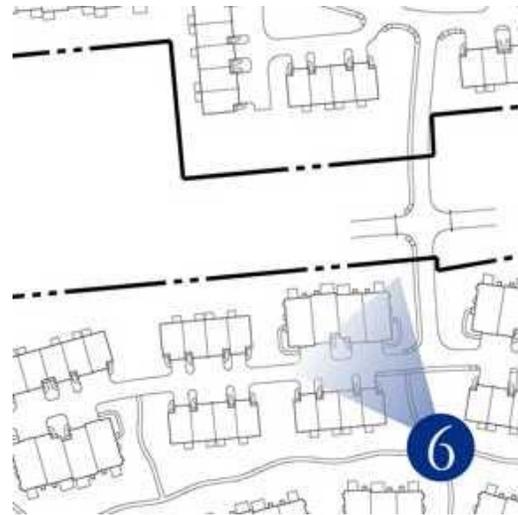
Surrounding Neighborhoods



Site Rendering #6 – Surrounding Neighborhoods



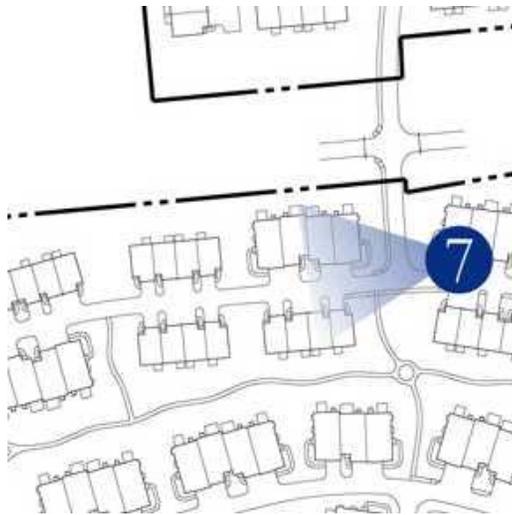
- A Variety of Housing Options
- Pedestrian Access to Natural Open Space and Community Center



Site Rendering #7 – Surrounding Neighborhoods



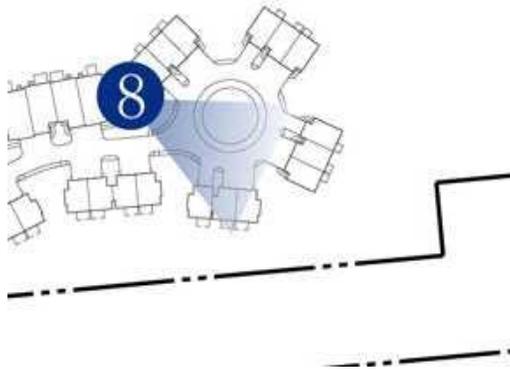
- Tree Lined Streets
- Appropriate New England Architectural Scale



Site Rendering #8 – Surrounding Neighborhoods



- A Variety of Housing Options
- Neighborhood Identity
- Integration of Drainage Features with Open Space



Clubhouse



Front Elevation



Garden Styles



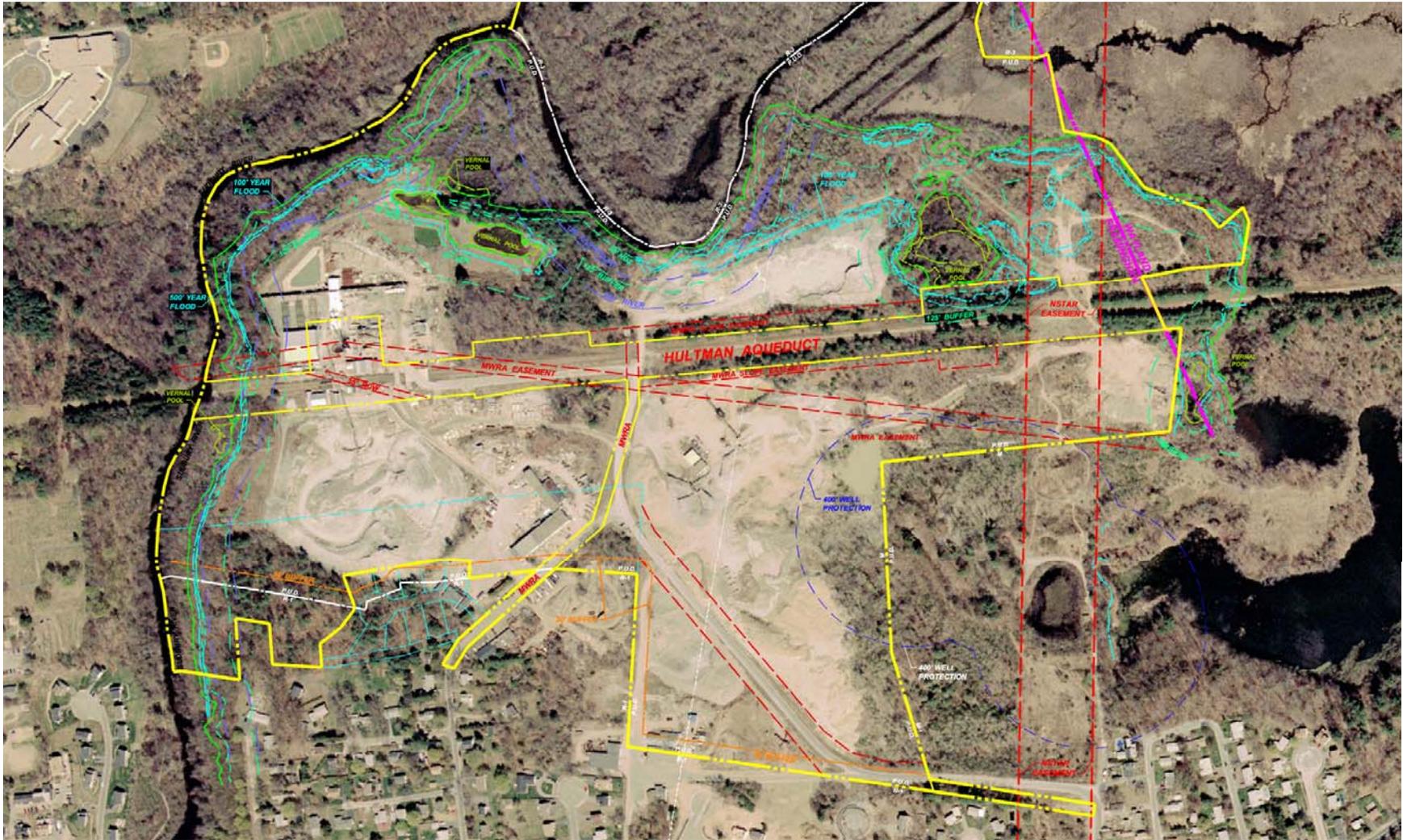
Townhouse Styles



Existing Conditions



Constraints Plan



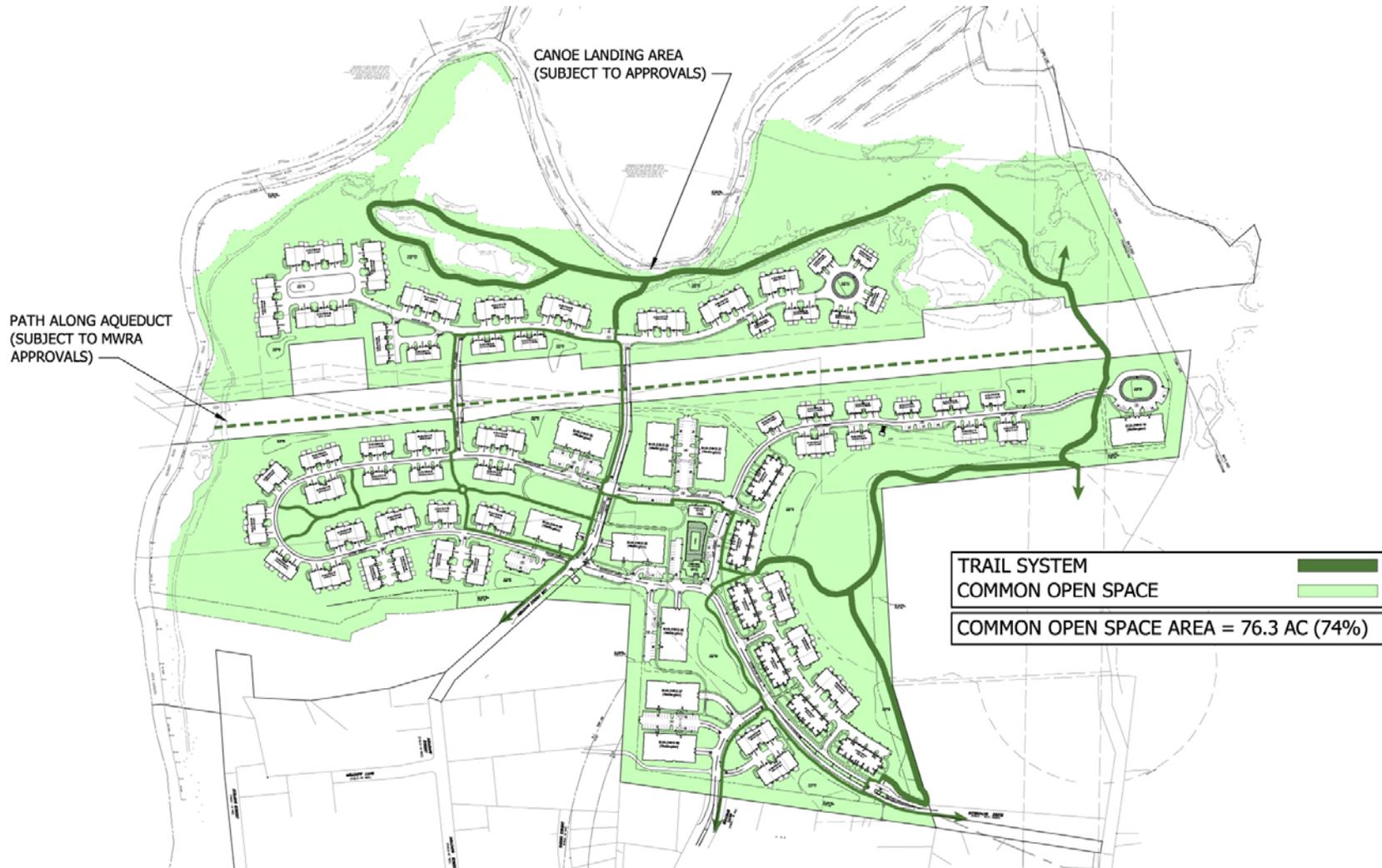
Overall Site Plan



Public Open Space Plan



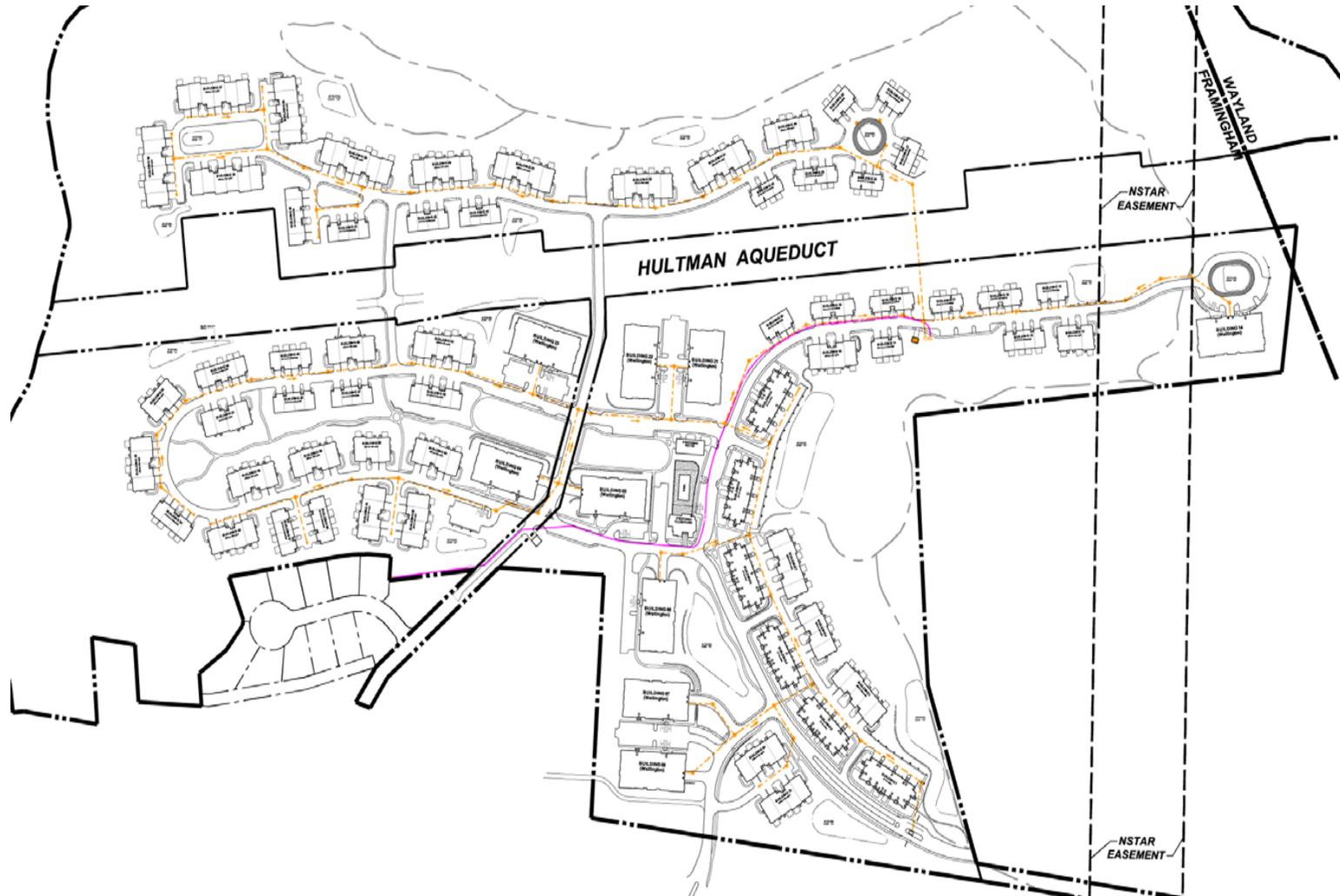
Common Open Space Plan



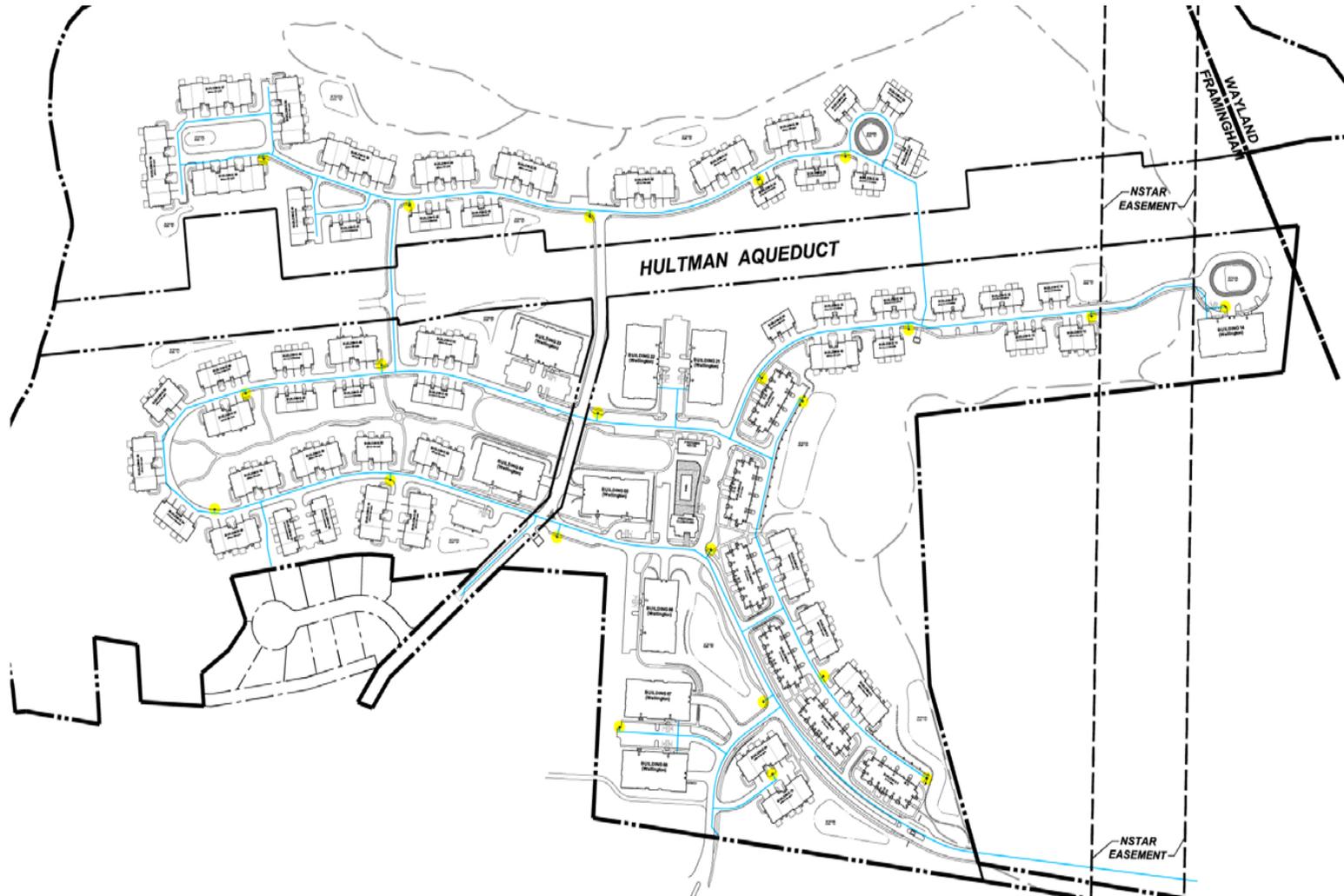
On-Site Drainage Plan



On-Site Sewer Plan



On-Site Water Plan



Master Plan



Entrance Boulevard



Site Perspective – Gate House View



Site Perspective – Pond View



Central Commons



Site Perspective - Clubhouse

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Site Perspective – Central Commons



Site Perspective - Neighborhood



Shade Tree Palette



Ornamental and Evergreen Tree Palette

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Paperbark Maple



Shadblow-Sarviceberry



Heritage River Birch



Crabapple



Eastern Redbud



Chanticleer Pear



Columnar Sargent Cherry



Okame Cherry



Fraser Fir



White Spruce



Austrian Pine



White Pine



American Arborvitae

Deciduous Shrub Palette



Evergreen Shrub Palette



Inkberry



Japanese Convex L



Mugo Pine



Rhododendron Species



Rhododendron Species



Creeping Jew

Perennials and Grasses Palette



Sprite Astilbe



Northern Sea Harts



Purple Coneflower



Blue Oak Grass



Daylily species



Patriot Hosta



Goldstrum Coneflower



V. Jameson Sedum



Dwarf Fountain Grass

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