

Pulte Homes of New England

Junction Street, Dover

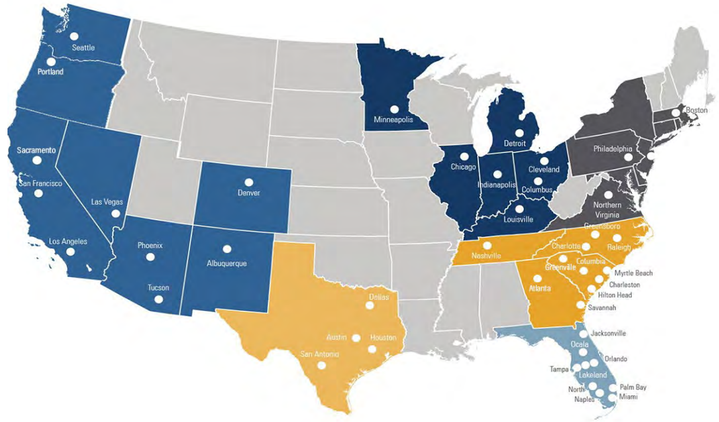
PulteHOMES®

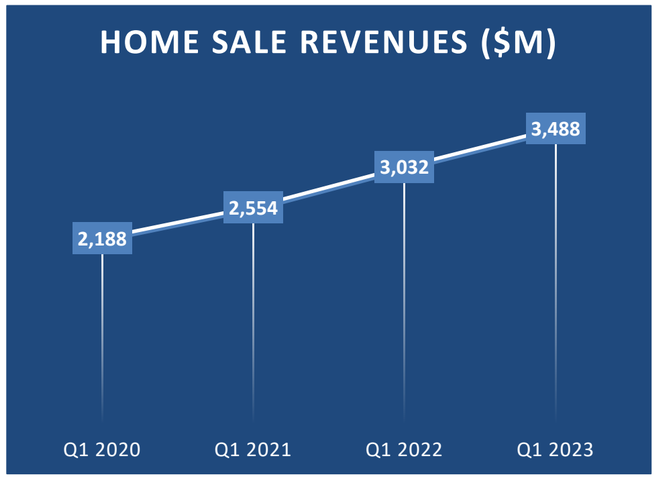
PulteGroup Overview

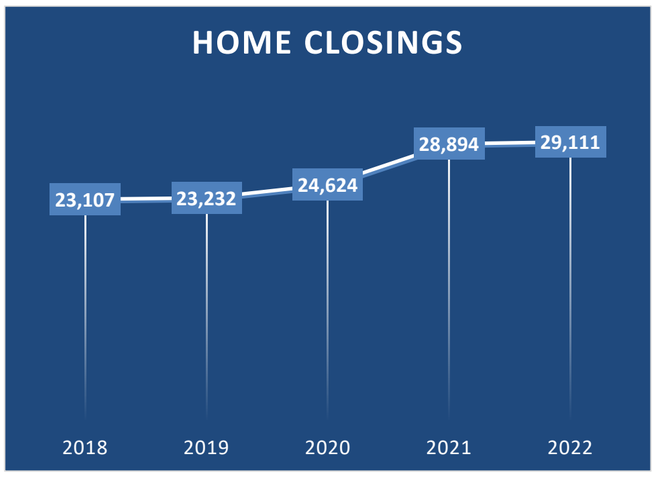
- **Unmatched Experience**
- **National Homebuilder**
- **Diverse Product and Buyer**
- **Robust Financing Capabilities**

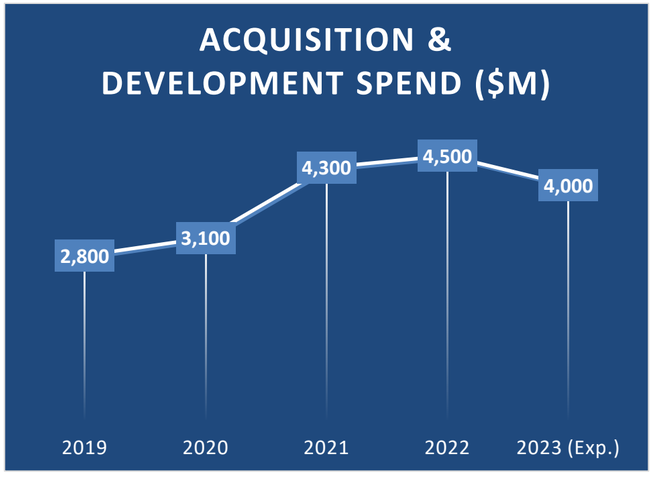
Pulte Brands

Pulte Geographical Presence









Pulte Homes of New England

- Largest For-Sale Homebuilder in New England
- 25+ Years of Experience in the Market
- Delivered Over 8,100 Housing Units
- Local Internal Team to Take Project from Start-to-Finish
- Capability to Complete Large-Scale Complex Projects

#	Community	Details
1	Riverside Woods (Andover)	200 Homes - 62+ Community; SF and 4-story lowrise buildings
2	Martins Landing (North Reading)	502 Homes - 55+ Community; 4 and 5-story lowrise buildings
3	Pennington Crossing (Walpole)	186 Homes - 55+ Community; 4-story lowrise buildings
4	Upton Ridge (Upton)	139 Homes - 55+ Community; THs
5	Chauncy Lake (Westborough)	700 Homes - 55+ Community; 4-story lowrise buildings
6	Woodland Hill (Grafton)	46 Homes - SF detached homes
7	Winslow Point (Grafton)	105 Homes - THs and 4-story lowrise buildings
8	Highland at Vale (Woburn)	197 Homes - THs and 4-story lowrise buildings
9	Emery at Cold Brook Crossing (Sudbury)	81 Homes - 55+ Community; THs and 4-story lowrise buildings
10	Preston at Cold Brook Crossing (Sudbury)	92 Homes - THs

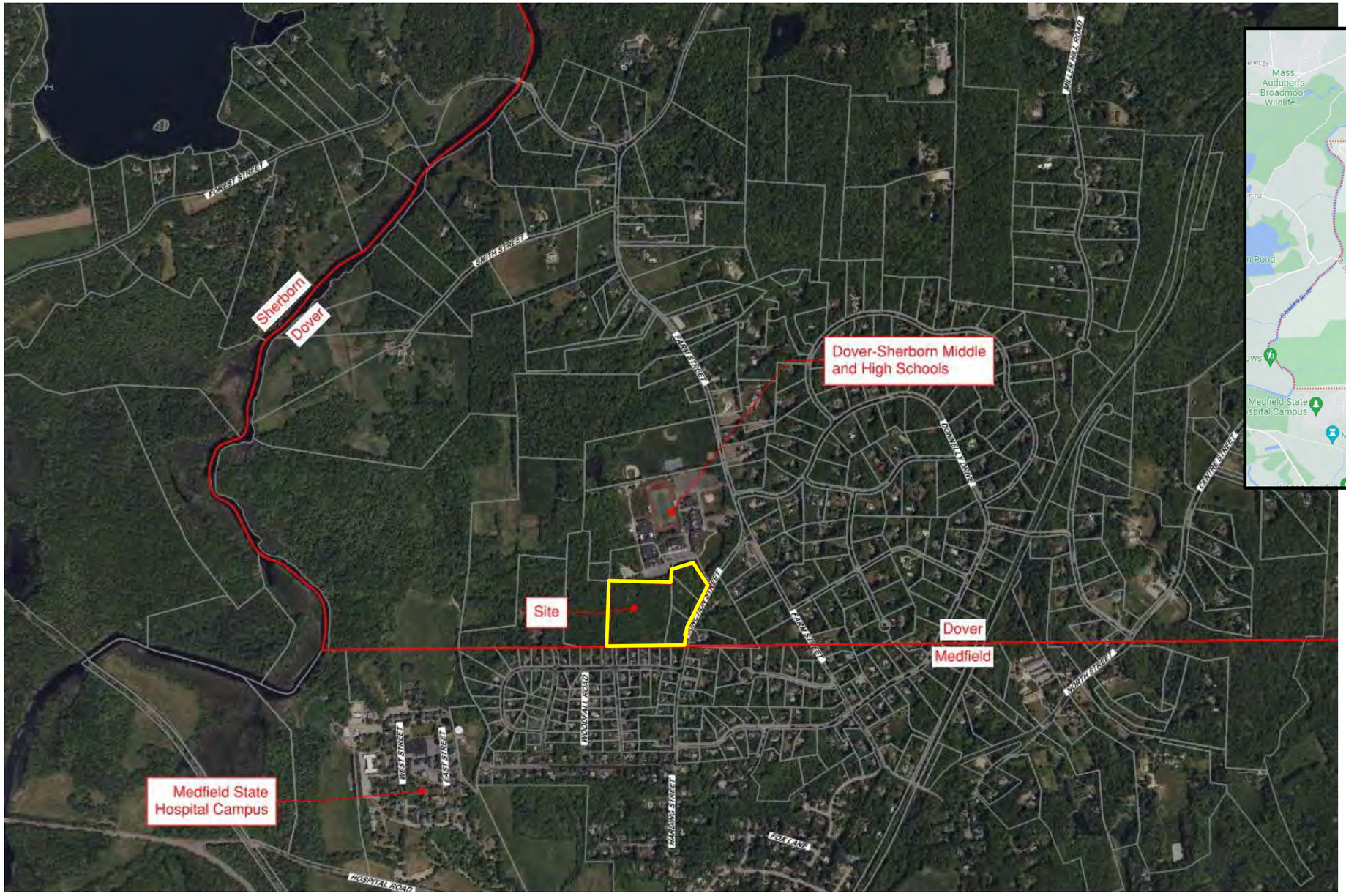


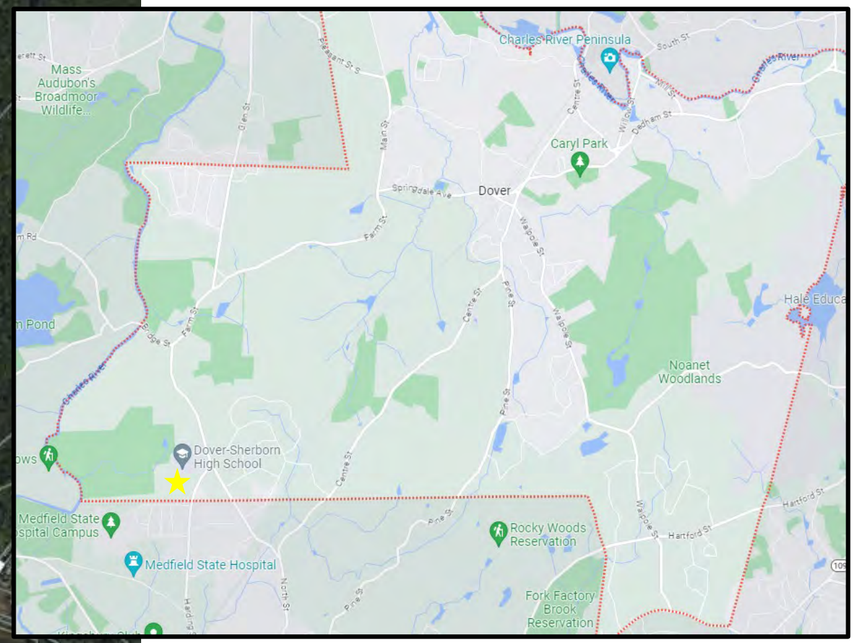
Project Team

Pulte HOMES

BOHLER	Civil/General Engineering and Landscape Architecture
LEC	Natural Resource Evaluation, Identification, and Analysis
MDM	Transportation Impact Analysis
S&V	Legal Services
Coughlin Environmental Services, LLC	Utility Infrastructure Analysis and Design

Junction Street Property





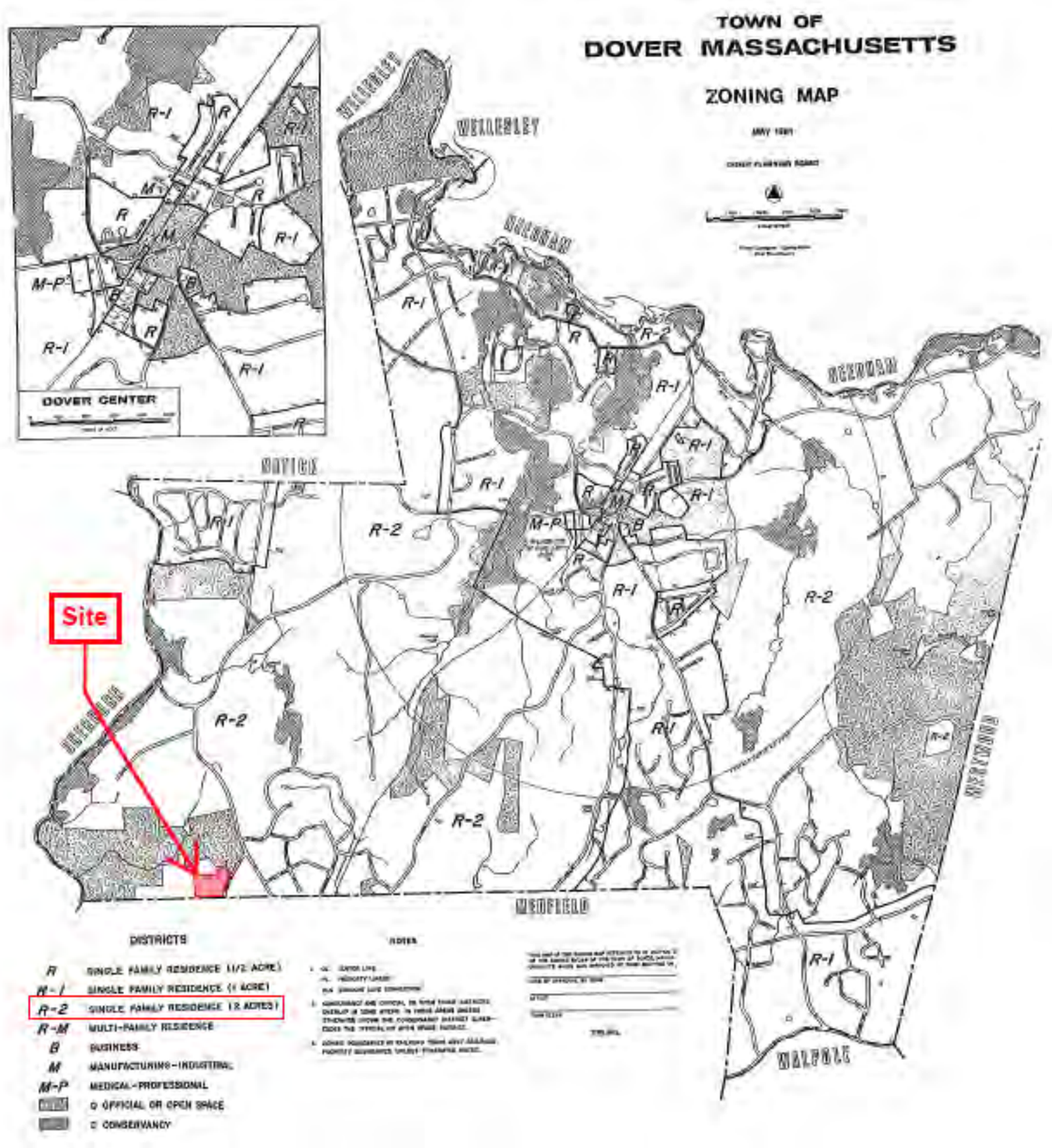
Junction Street Zoning

EXISTING ZONING

- R-2 Single-Family (2 acres)
- Multifamily allowed under Special Permit and Site Plan Review w/Planning Board

POTENTIAL DEVELOPMENT STRATEGIES

- Chapter 40B
- MBTA Zoning
- New Overlay Zoning (Multifamily/Age-Restricted)

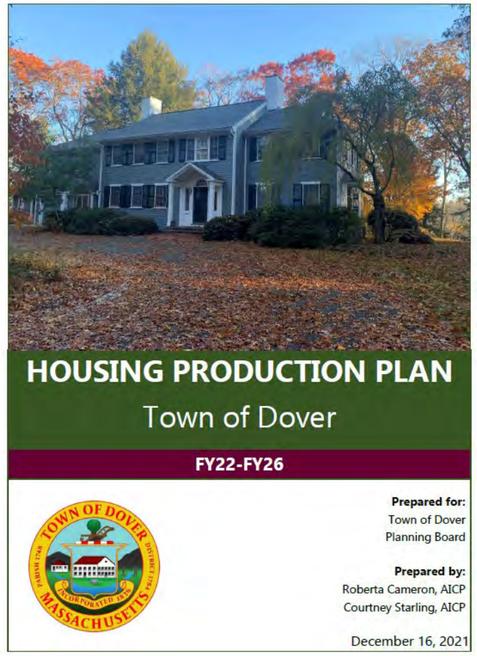


Dover Housing Goals

HOUSING PRODUCTION GOALS

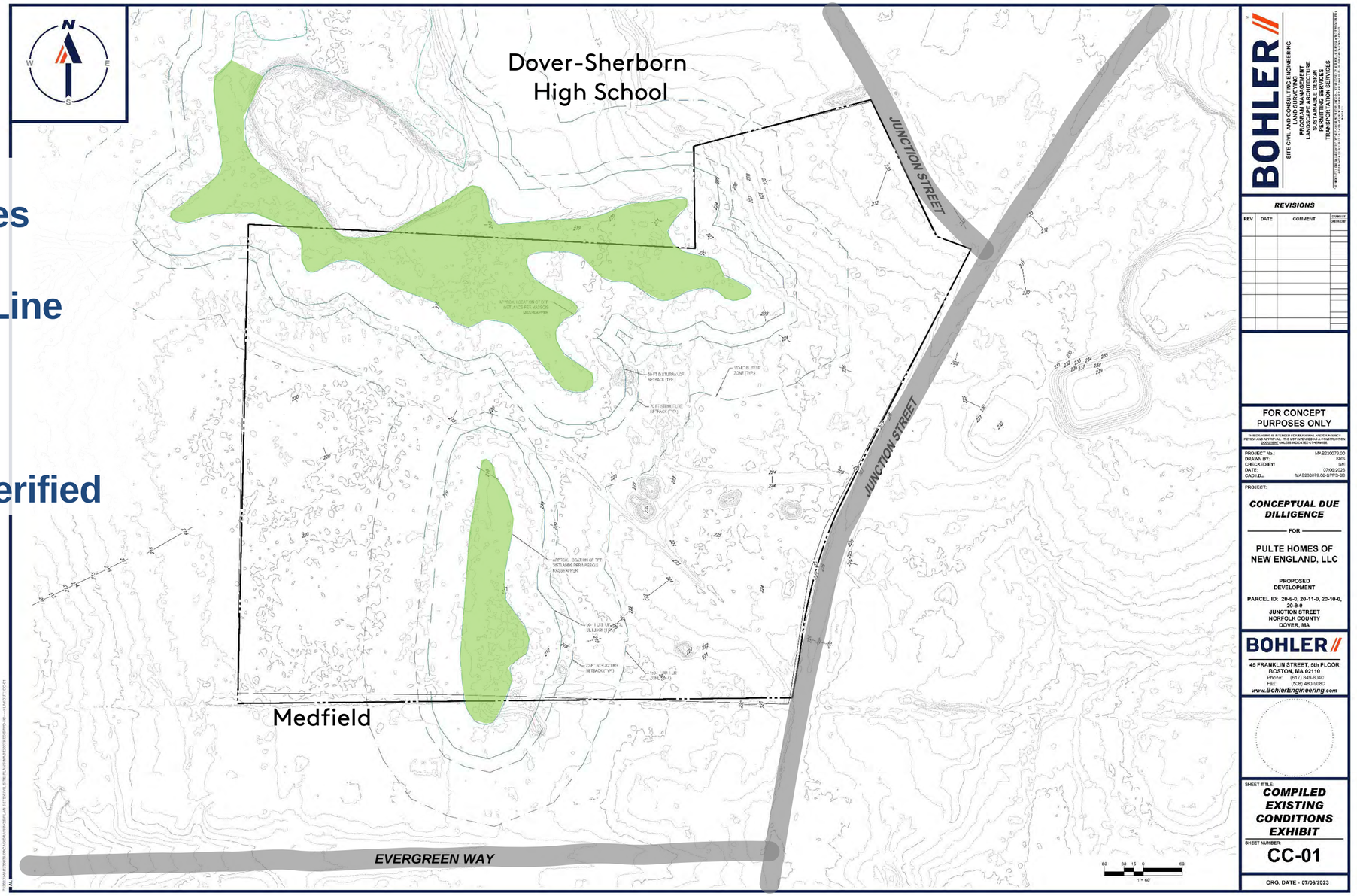
- Work to meet the 40B Housing Targets to reach and maintain “safe harbor” certification, eventual 10% affordability, and then continue to promote initiatives to address local housing needs.
- Promote a welcoming, diverse, intergenerational, and inclusive community with a mix of housing opportunities…
- Foster safe, well-designed, and sustainable housing.
- Integrate affordable and diverse housing options at a scale and in character with the built environment.
- Create viable options for older adults to remain in Dover as their housing needs change.
- Create entry level housing opportunities.
- Minimize impacts of new development on priority areas for open space, conservation, and natural resource protection.
- Prioritize the production of permanently affordable units.





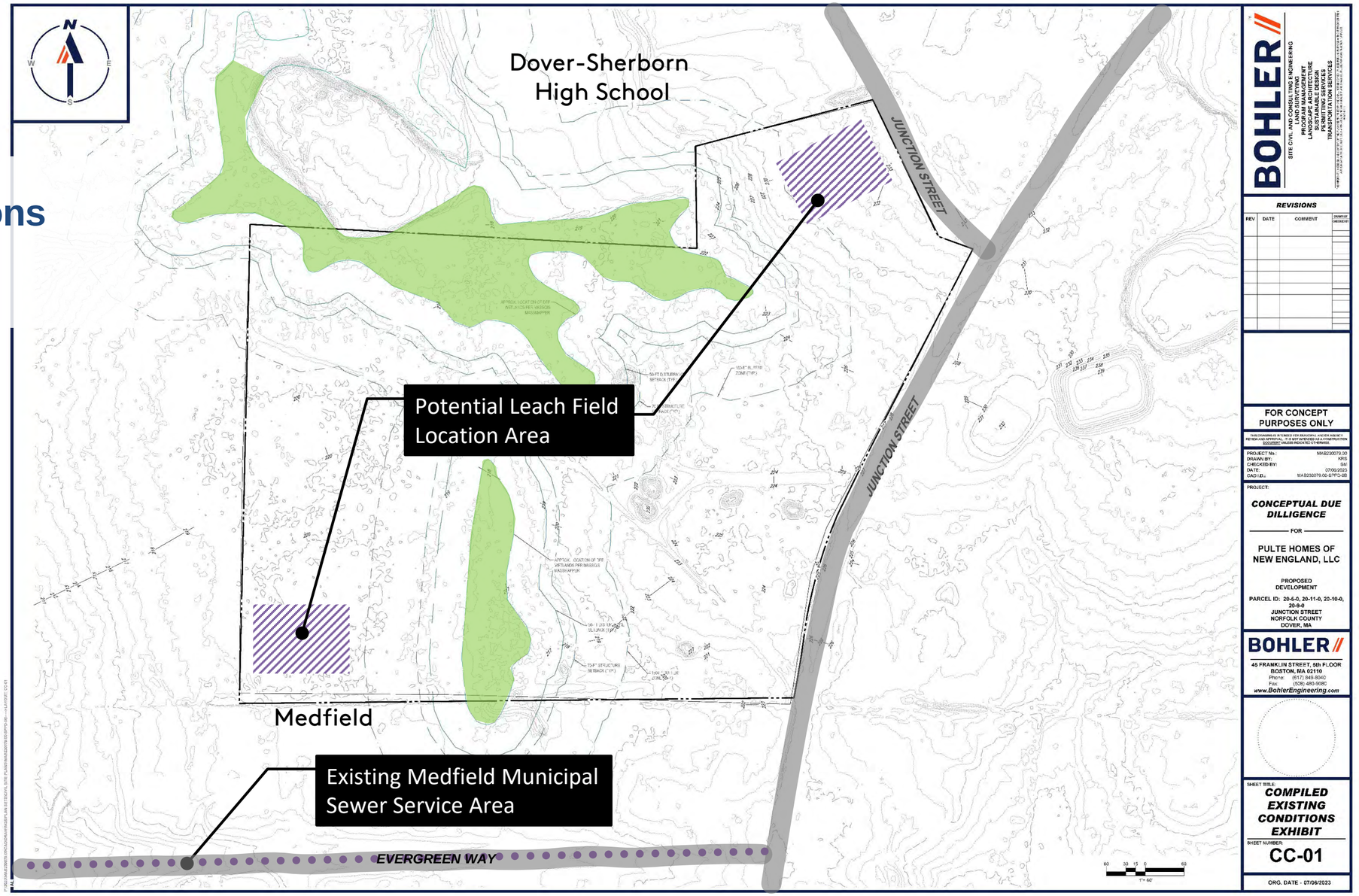
Junction Street Site Characteristics

- Approximately 17 total acres
- Between HS and Medfield Line
- Fairly flat wooded site
- Wetland areas to be field verified



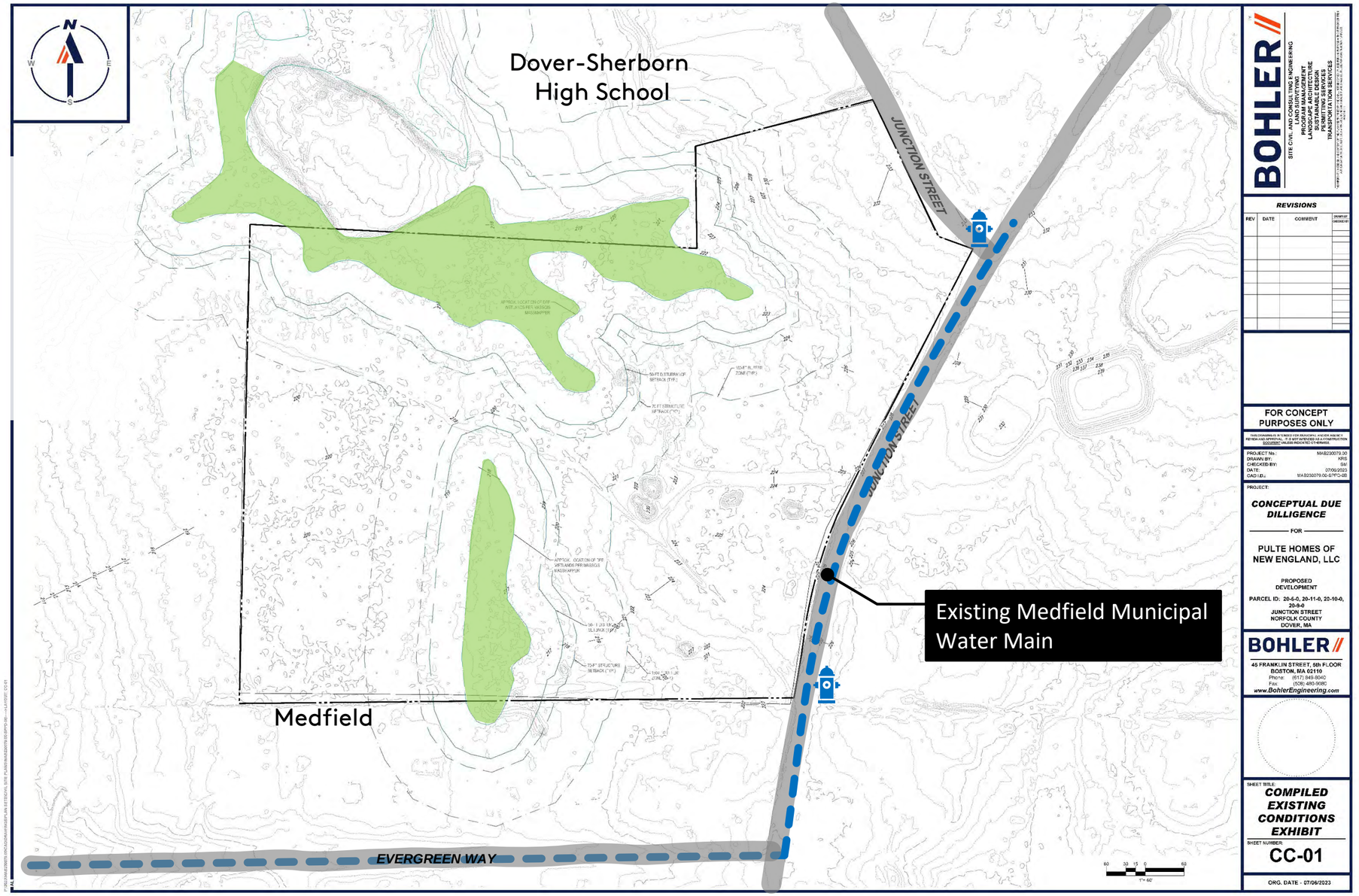
Junction Street Site Characteristics

- **Potential leach field locations**
- **Other Sewer Options**



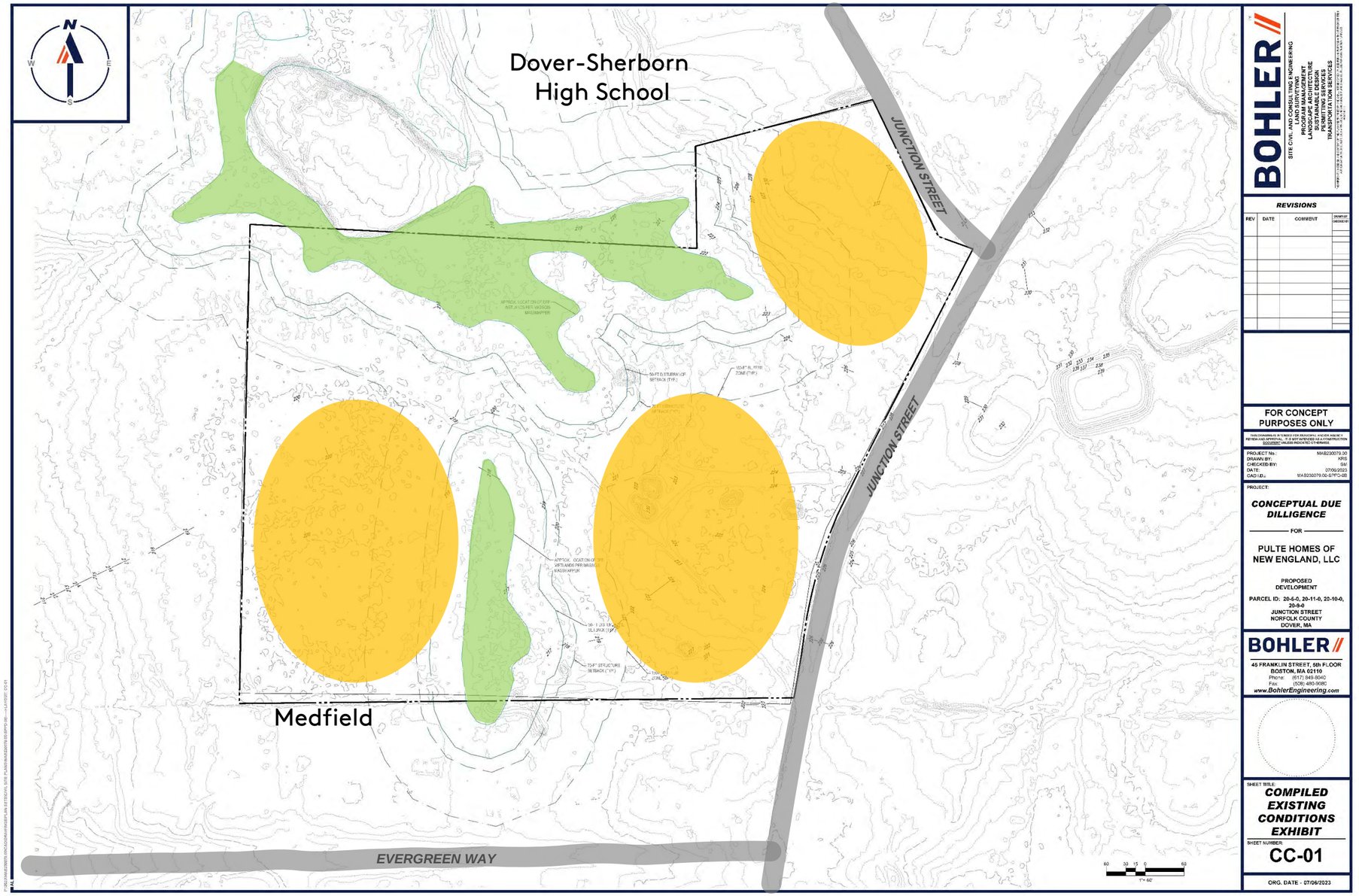
Junction Street Site Characteristics

- Site Water Options
- Junction Street Main
- On Site wells



Junction Street Potential Development Locations

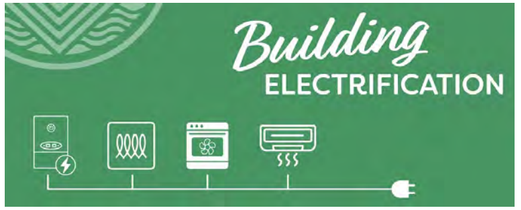
- ID Developable locations



Pulte Sustainability

Electrification

- All electric buildings (NO fossil fuels)
- Electric heat pumps and electric hot water heaters
- Electric Vehicle Charging Stations





Energy Efficiency

- Continuous wall insulation
- 2x6 exterior wall framing
- Kraft Batt exterior wall insulation
- Blown fiberglass attic insulation
- Weatherized seal of all exterior walls
- HVAC duct air sealing package
- SHGC windows
- LED lighting
- Energy saving smart thermostats
- Modeled and tested by a 3rd party-energy rater
- Low-flow fixtures in bathrooms and kitchens

Protection and Expansion of Natural Environment

- Site design that respects and preserves sensitive natural resource areas
- Low impact development BMPs

Pulte Renderings







Thank You



Q & A