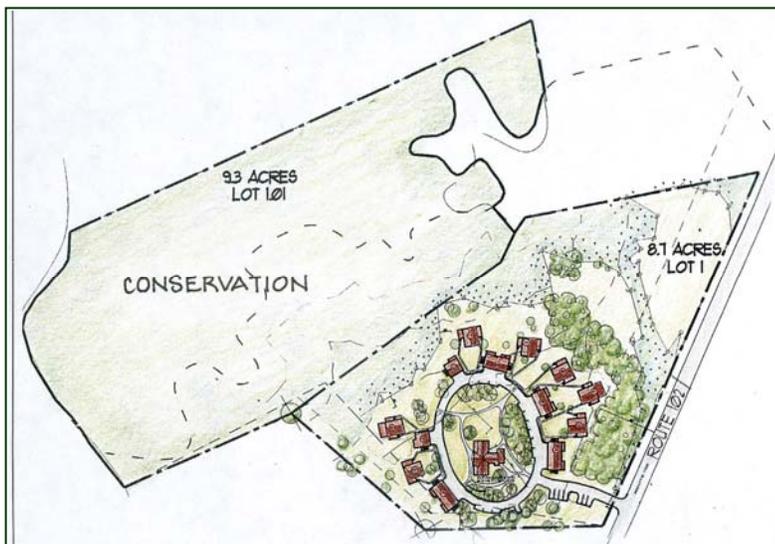




Compact site plan tucks 13 new modular buildings around a central green and common house. Dense woodlands buffer the housing from the road.



Permanent protection on more than half the property provides passive recreation space for residents of Pine Woods. A public parking area northeast of the housing cluster could provide access for the greater Stockbridge community as well.

On-going collaboration between WCA and the architect, developer and town helped refine the design, location and relationship of the units to the overall site.

Pine Woods

Stockbridge Community Housing
Stockbridge, MA

Completed 2003, under construction 2005

Walter Cudnohufsky Associates, Inc.
Ashfield, MA

with

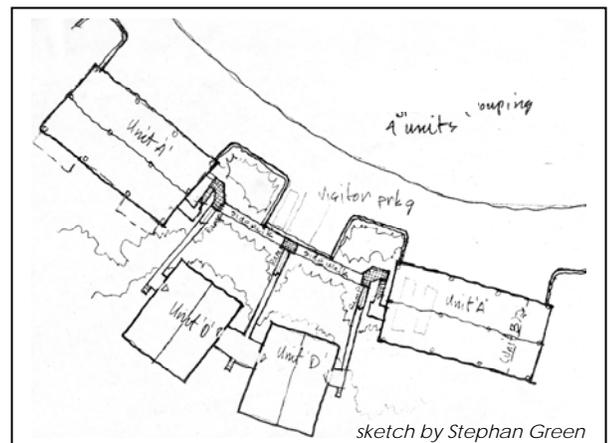
Clark and Green, Architects

Pine Woods – also known as Stockbridge Community Housing – is the result of a remarkable collaboration between the Town of Stockbridge, its Housing Authority and Affordable Housing Committee, the Stockbridge Land Trust, and Construct, Inc., a nonprofit housing service agency based in Great Barrington.

Set on 18.7 acres off Route 102 in West Stockbridge, the 24 units occupy a mere 3.6 acres with the remaining 15 acres retained as open space. Over nine acres was placed in conservation with the local land trust. Thirteen new modular buildings encircle a green, on which a common house provides additional residential units as well as studio, day care and other community facilities. A 125-foot wooded buffer zone screens the abutting road from the development.

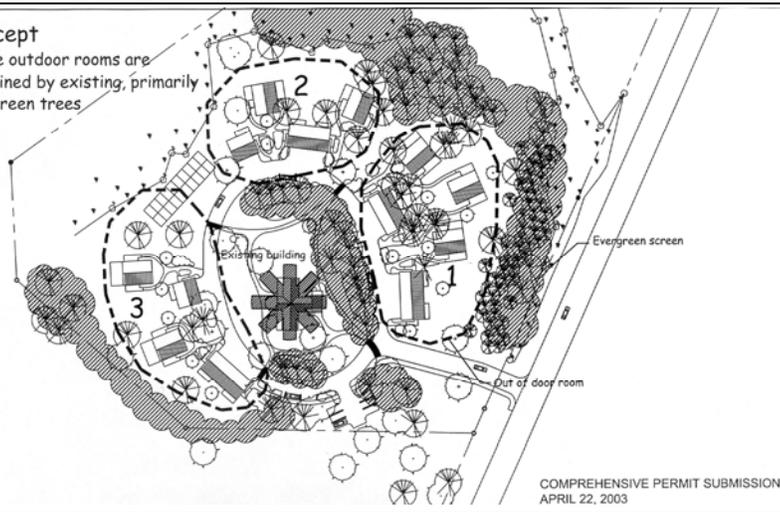
Surrounding wetlands and a virtually flat site presented significant challenges for site planning. Buildings were placed on stilts to minimize site impact, and WCA carefully detailed a drainage plan to direct runoff to recharge areas. Buildings were oriented for maximum solar gain, and WCA's planting plan saved many of the existing trees on the site.

WCA collaborated closely with the architects to refine the site plan, with careful attention to building orientation, parking and drive layout, pathways, and an area for community gardens southwest of the green and providing views of the conservation land beyond. In addition to the detailed planting plan, WCA provided a lighting plan.



Concept

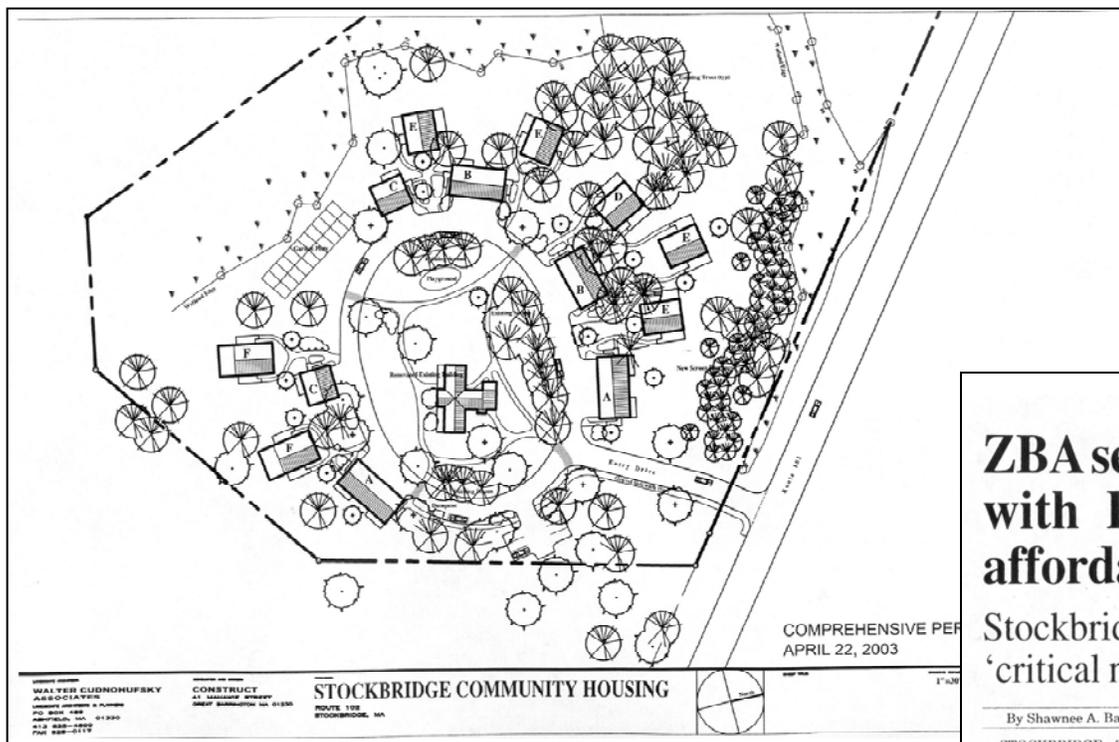
Three outdoor rooms are contained by existing, primarily evergreen trees



Pine Woods, continued

The tightly clustered site design was possible since the project was permitted under Chapter 40B, the state's Comprehensive Permit Law. This process allows certain zoning and density regulations to be waived if at least 25% of the units are affordable, and less than 10% of the municipality's housing stock is deemed affordable. Often a contentious process, this "friendly 40B" project enjoyed the support of the community due to the collaboration throughout.

Privacy and views. Each unit, though close to neighbors, has its own private yard, and a common area for community gardens southwest of the green opens up views to the conservation land to the southwest.



Subtle but important changes to parking, layout, and orientation make all the difference in the success of this tightly clustered development.

Strong public support for the project speeded its approval. According to one member of the Select Board, "There's universal support for this project."

ZBA seems pleased with Pine Woods affordable housing

Stockbridge project meets 'critical need,' backers say

By Shawnee A. Barnes

STOCKBRIDGE—The Pine Woods affordable housing development project is gaining momentum after getting a positive response at a recent hearing by the Zoning Board of Appeals.

ZBA board member Jack Spencer said he was "pleased at the thorough presentation of the project."

Construct, Inc., a nonprofit housing service agency based in Great Barrington, owner and developer of the project, will work in collaboration with the town's Affordable Housing Committee as well as other local organizations and conservation committees.

The development will sit on 18 acres of property set off Route 102 in West Stockbridge and will consist of 30 rental units, 24 for low to moderate income families.

The \$5.4 million housing plan, which lies adjacent to the

Housatonic River and near the town's waste management treatment facility, was developed by Construct, with assistance from the Stockbridge Housing Authority, the Stockbridge Land Trust along with architectural services provided by Clark and Green of Great Barrington and landscape architect Walter Cudnofsky.

The rental units will be managed by the Housing Authority. With 3.6 acres being developed, the remaining wooded property and wetlands will be permanently preserved. A 125 foot "buffer" zone will be created between the road and the buildings, and according to local civil engineers, the development will not interfere with traffic congestion.

According to Cara Davis, executive director of Construct, the crucial need for affordable housing in the area was identi-

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