

## NARRATIVE DESCRIPTION AND DEVELOPMENT SUMMARY

### PARKSIDE APARTMENTS, BRAINTREE, MASSACHUSETTS

#### Development Introduction

The applicant proposes to permit and construct a new mixed-income rental development in a single building consisting of 70 units with 81 under-building and 47 surface parking spaces for a total 128 spaces. The garage will provide 25 spaces for bicycle storage and indoor trash/recycling. The development will have on-site, professional management including a leasing office with a conference room. Community amenities include a fitness center, lounge and club room. All units will have Class A apartment style finishes and in-unit washers and dryers. The building will offer two elevators.

The building will be fully sprinkled, comply with the Fair Housing Act, incorporating elements of Universal Design and be visitable. The development will include 52 market units and 18 units for households earning at or below 80% of the Area Median Income. The development will contain 4 studio units, 30 one bedroom units, 29 two bedroom units and 7 three bedroom units. As required under the DHCD Chapter 40B guidelines, 10% of the units in the development are three bedroom units. All tenants will need to be credit checked and undergo a Criminal Background check.

The proposed location of the affordable units are set forth in the application plans and information on the affordable units is as follows:

<b>Parkside Rental Apartments</b>						
<b>Unit Type</b>	<b># Units</b>	<b>Square Feet</b>	<b>Baths</b>	<b>Net Rent</b>	<b>Utility Allowance</b>	<b>Gross Rent</b>
<b>80% AMI</b>						
Studio	1	692	1	\$1,211	\$67	\$1,278
One Bedroom	8	867	1	\$1,287	\$83	\$1,370
Two Bedroom	7	1,159	1 or 2	\$1,529	\$114	\$1,643
Three Bedroom	2	1,413	2	\$1,743	\$156	\$1,899
<b>Total Affordable</b>	<b>18</b>					

The site is well situated for affordable housing due to its central location in the Braintree Square Village District and its proximity to the existing public transportation infrastructure. The project advances the goals of the Town of Braintree "Envision Braintree" report dated March 2015 by the Kitty and Michael Dukakis Center for Urban and Regional Policy. The report states that households are getting smaller as the baby boomers are reaching age 65 and as families are

having less children, therefore suggesting a need for housing options geared towards smaller household sizes as well as more accessible housing.

According to Metropolitan Area Planning Council, Population and Housing Demand Projections for Metro Boston, Braintree, January 2014. "Due to declining household size, new housing demands will outpace population growth. More single-person households (particularly seniors), more divorced households, and fewer children per family are all drivers behind a predicted 10% decrease in household size by 2030, thereby increasing the total number of household units needed."

According to the U.S. Census American Community Survey, 42% of renters in Braintree are paying more than 30% of their income towards housing costs, showing a constrained rental housing supply. Furthermore, Braintree has a growing older person population with the number of persons' age 65 and older growing by 19% from 2010 to 2019 to 7,233 persons. In addition, Braintree currently has more than 5,500 households earning at or below 80% of Area Median Income.

### **Site Description**

The current property address is 383-385 Washington Street. The project development site consists of three parcels of land, containing a total land area of 114,913± square feet or 2.62 acres, zoned General Business and is within the Braintree Square Village Overlay District. It is shown on the Braintree Assessor's Map 2028 as plots 31 and 32-A and Alves Avenue. Land area will be reconfigured by subdivision into two lots. Lot 1 as shown on the Subdivision Plan will contain 93,866 square feet of land post subdivision.

The project has frontage and access from Storrs Avenue and is benefitted with a right of way easement from the development site to Washington Street. The development site abuts mixed use of office, retail, restaurants, professional services in the General Business District to east; a mix of educational recreation facility, conservation, exempt fraternal use to the south; a Residence B District to the west, and mixed use of residence and office in the General Business District to the north. It is located in Braintree Square, approximately one mile south of Exit 19 of Route 3.

The site is well situated to the public transportation and highway. The bus lines connect to the MBTA Montello commuter rail stations which will connect the residents to their jobs in Boston and the surrounding communities. The existing public sidewalks will be connected to the development to facilitate and encourage pedestrian and bicycle use for its resident. In addition, the parking ratio will be 1.83 spaces for each unit.

The site is currently improved with three functionally obsolete buildings and paved lot line to lot line. The buildings and site are currently used for storage of construction equipment and parking by the Holland Companies. Please see Exhibit 1 for pictures of current conditions.

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### **Energy Conservation**

Units will be equipped with energy star or equivalent appliances, include low flow toilets, sinks, showers and tubs.

--All exterior lighting to be LED; all interior light fixtures will be Energy Star.

--Appliances to be Energy Star or equivalent.

--High efficiency natural gas tankless hot water heaters for domestic water and hydronic heat in each unit.

--Energy Star rated A/C condensers for each unit.

--Individually metered utilities either by the town or done by management internally. --No VOC interior paint / low VOC interior finishes.

The developer is also exploring solar energy in addition to capturing and treating roof and surface storm water run-off.

### **Town Services**

All onsite utilities will be located underground.

### **Traffic**

A full traffic, pedestrian access and site circulation study with parking analysis is underway by Vanesse Associates and will be completed by mid-February 2017. The traffic study will be delivered to the Zoning Board of Appeal upon receipt. Vanesse Associates is fully aware of the parking issues between the project site and the adjacent Archbishop Williams Athletic field.

### **Environmental**

A Phase 2 environmental report was completed by Environmental & Energy company (hereafter "Environmental Energy") on January 17, 2013. The report indicates that the only issue is the removal of an empty underbuilding storage tank that was previously stabilized. The anticipated costs for removal has been budgeted for in the project development costs. The developer budgeted twice the amount estimated by Environmental Energy for the tank removal.

### **Developer Contribution to Repairing the Municipal Parking Lot**

The applicant, subject to project approval, will work with the Town of Braintree to make improvements to the adjacent Braintree Square municipal parking lot. Such improvements will be made by the developer and may include expanding lighting, repaving, striping the parking lot and providing additional parking spaces. The revitalization will seek to improve pedestrian access, site lighting and provide parking that may be used to support activities at the Archbishop Williams athletic field.

### **Anticipated Development Time Line**

- ZBA Application Filed along with ANR subdivision plan with the Town of Braintree: February 10, 2017.
- ZBA Public Hearing Process commences within 30 days of filing, early March, 2017.
- ZBA Hearing Process, Decision and Filing of Decision: December 2017
- Construction start: March 1, 2018.
- Completions of Construction/Firs occupancy First quarter 2019

**See Site Engineering Report By Decelle-Burke For Additional Site Conditions**

Exhibit 1- Current Conditions Plans



