

## DEVELOPMENT SUMMARY

The applicant, NY Ventures LLC is proposing to permit and construct a new mixed-income development at 20 Elm Street (rear), North Reading, MA. The development site is comprised of one parcel of land and will be built on a portion of assessor's Parcel ID: 213/085.0-0000-0005.0 MAP: 085.0 BLOCK: 0000 LOT: 0005.0, totaling approximately 24.2 acres of land. The site is an undeveloped partially wooded area that was formerly the site of a driving range. The property is located near the Lynnfield and Middleton Town Line and centrally located in between Routes 93, 128 and 95.

Much of the abutting property to south is the Ipswich River and to the North and East of the site is Elm Street, Teresa's Prime Restaurant, Teresa's Grille 19, Teresa's Function Hall, and accompanying parking lot. In between the development property and the restaurant is a swimming club that will serve as amenities to the new development. To the west of the property are single family homes.

The current 24.2-acre site will be subdivided into two parcels to create the development parcel. The development parcel, parcel 2 will contain approximately 19.0 acres and the remaining lot, parcel 1, will contain approximately 5.2 acres. The property is located within the Residence A Zoning District (RA), which allows Single Family Homes on 40,000 square foot lots with 160 feet of frontage. Using the requirements of the North Reading Subdivision Rules and Regulations, ten single family homes could be built by right on the development parcel. To the best of our knowledge, the current uses on the site are pre-existing non-conforming uses. The building, pool and driving range were part of the former use of a country club associated with the golf course across the street. The buildings will remain on Parcel one with the bulk of the parking.

The development, as currently proposed, will consist of 200 rental units in five forty-unit buildings. They are located on the site to provide privacy between buildings and positioned to be away from abutters. Each building has parking on ground floor and a dedicated open parking area next to building. This allows the maximize number of units to experience the view of the surrounding area and especially the Ipswich River at edge of site. All the units have individual heat and hot water laundry and baloneys or patios.

There will be 80 one-bedroom units, 20 one bed and den units, 80 two-bedroom units and 20 three- bedroom units. All of the buildings will have ground level under building parking and four stories of residential units. Four buildings will have 28 garage parking spaces and 38 surface spaces. One building will contain approximately 2,260 square feet of amenity space with 21 garage parking space and 38 surface parking spaces. This will result in a total of 323 parking space or 1.62 spaces per unit.

All units are served by elevators, will be visitable and will be adaptable for handicapped use. In addition, ten units or 5% of the units will be fully handicapped accessible including 7 market units and 3 income restricted units.

The buildings will contain support spaces including bike storage, electric car charging stations, dog wash area, package room and management offices. In addition, there are indoor amenities for residents such as a clubroom, exercise room. Outdoor amenities in addition to the pool will include a tot lot and picnic area and fire pit/game area.

Energy conservation measures include exceeding current energy code for building envelope: All exterior lighting will be LED; all interior light fixtures will be Energy Star. Appliances will be Energy Star as applicable. High efficiency tankless gas hot water heater for domestic water and hydronic heat in each unit. Energy Star rated A/C condensers for each unit. Individually metered utilities (elec/gas/water). It will have no VOC interior paint / low VOC interior finish materials - Low flow toilets/sinks/showers and tubs.

The exterior of the building will be a transitional style. This will allow it to feel contemporary while utilizing tradition windows and materials. The base is stone veneer while the majority of the siding is clapboard. The upper floor will have decorative panels. This combination reflects the mix of materials in the area. The sloped roof with asphalt shingles relates to the surrounding residential homes. The color palate for the buildings will be earth tones and tie it into the natural surroundings.

The main access to the apartment buildings will be provided by a 24-foot wide paved access road from Elm Street to the first building location, measuring approximately 600 feet in length. In addition, there will be a 16-foot wide gravel and paved emergency driveway from Elm Street that goes behind the restaurant to the property. A portion of the emergency driveway already exists. The emergency driveway will be gated to allow only emergency vehicle access.

Handicapped-accessible parking will be provided on the surface and in the underground parking areas. Sidewalks are proposed throughout the site to allow for easy pedestrian access to all buildings and parking areas.

The development will include 150 market rate units and 50 units will be income restricted in perpetuity for households earning at or below 80% of the Boston-Quincy-Cambridge Area Median Income (the "Affordable Units"). The Affordable units will be comprised of the following:

*Table 1 Affordable Unit Detail*

Income	Bedrooms	Baths	Size (sq. ft)*	# Units	Gross Rent	UA	Net Rent
80% AMI	One	1	743	25	\$ 1,518	\$ 181	\$1,337
80% AMI	Two	2	1,170	20	\$ 1,825	\$ 233	\$1,592
80% AMI	Three-	2	1,324	5	\$ 2,108	\$ 291	\$ 1,817

The utility allowance is for the tenant’s portion of electric heat and hot water, electricity for lights and cooking and domestic water. Sewer will be provided by the landlord via a private on-site septic treatment facility.

All 200 units will be eligible to be counted on the Town of North Readings Subsidized Housing Inventory. The development is consistent with the newly approved Town of North Reading Housing Production Plan that states more housing is needed for smaller families at a mix of income levels as well as housing that is accessible. The development complies with North Reading Housing Production Plan goals 1.2: Rental at 80%. Exceeds minimum of 20% 2-bedroom units since 25% of units will be income restricted in perpetuity to households earning at or below 80% of AMI. If permitted, it will put North Reading over its 10% goal and provides additional protection following the 2020 census. The development will provide units and amenities that are appropriate for young professionals, families, seniors and / or disabled persons.

***Fire Protection & Public Safety***

Fire sprinkler systems will be provided for each of the buildings and fire hydrant placement will be coordinated with the Fire Department and Water Department. Communication Systems within the garages of the buildings will also be coordinated with the Police and Fire Departments to ensure that the systems meet the specifications of each department. Finally, we will provide the Fire Department with a fire apparatus vehicle turning movement plan to show that there is adequate space within the site for fire truck turning movements.

***Landscape/ Surroundings***

Landscape buffers of varying width will remain or be installed at the perimeter of the site. The interior of the site will be tastefully landscaped.

***Utilities***

Public water service from the Town of North Reading is available in Elm Street. Natural Gas is available in Elm Street. Pole mounted utilities exist along Elm Street. They include electric, cable tv, telephone, and other communications. A private wastewater treatment plant will be built as part of the development.

### ***Wetland Resources***

The Ipswich River forms the southern property line boundary of the property. A 200-foot riverfront area extends onto the property from the mean annual high water (MAHW) mark of the river. A bordering vegetated wetland (BVW) and bordering land subject to flooding (BLSF) also borders the river. On the northern end of the site there is also BVW bordering on a series of intermittent streams that flow into a culvert that passes under the parking lot of the restaurant and then daylight in a drainage ditch (also an intermittent stream, eventually flowing into the Ipswich River). The wetland resource areas have been flagged by a professional wetland scientist and located by instrument survey. The developer will need to obtain an Order of Conditions from the Town of North Reading Conservation Commission to comply with DEP requirements.

The Massachusetts Division of Fisheries and Wildlife's Natural Heritage Atlas (14<sup>th</sup> Edition, August 1, 2017, interactive map viewer) indicates that the development site contains no Priority Habitats of Rare Species or Estimated Habitats of Rare Wildlife. A review of the FEMA Flood Insurance Rate Maps indicates that a special flood hazard area Zone AE exists on the subject property to elevation 60.81 (NGVD29). There is no proposed activity within the Zone AE.

### ***Stormwater Management***

The project will be designed to meet the Department of Environmental Protection's (DEP's) Stormwater Management Standards as outlined in DEP's Stormwater Handbook. When a project complies with these standards, the presumption is that the project is protecting public and private water supply, groundwater supplies, providing for appropriate flood control and storm damage prevention, preventing pollution, protecting fisheries, and protecting wildlife habitat. The project proponents also plan to work closely with the Town of North Reading to design a stormwater management system that is consistent with the requirements of DEP's Stormwater Handbook.

The current plan combines a series of stormwater best management practices, which will include deep sump catch basins, pre-treatment devices, sub-surface infiltration basins, and an open stormwater management area to achieve the goals of DEP's standards.

### ***Previous Development Efforts***

The owner, the engineer, and attorney for the property met with the North Reading Town Planner in May of 2018. A follow up informal meeting was then scheduled with members of the Board of Selectmen, members of the Community Planning Commission, the Town Administrator, and the Town Planner in June 2018. Since these meetings, the developer has reduced the number of units from 240 to 200 units.

## Preliminary Development Timeline

- **Meet with MassHousing:** November 13, 2018 preliminary plan review
- **Project Eligibly Application:** Application to filed with MassHousing on December 3, 2018.
- **ANR Plan:**
- **Notice of Intent:** NOI to be filed with North Reading Conservation Commission on
- **Project Eligibility Application Issued:** February 2019
- **Meet with Neighbor and Town Staff:** March 2019
- **Comprehensive Permit Application Filed:** April 2019
- **M.G.L.Chapter 40A Section 6 Filing:** April 2019 (maybe sooner)
- **ZBA Hearing:** May 2019
- **Building Permit:** Spring 2020
- **First Occupancy:** Spring 2021