

Needham Zoning Board of Appeals Hearing May 23, 2013



Presentation Outline

- Comprehensive Permit Process
- Development Team
- Prior Apartment Communities
- Development Overview
- Key Site Planning Issues
- Rental Housing in Needham
- Affordable Housing in Needham
- Public Benefits
- Traffic Analysis
- Next Steps/Process



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Comprehensive Permit Process

- Determination of Project Eligibility (Site Approval) issued by MassHousing - January 15
 - On-site inspection
 - Detailed findings
 - “MassHousing specifically notes that the Project has been expressly designed to mitigate the impacts of the massing, height and density of the proposed development by utilizing the natural topography of the Site, resulting in a development proposal that transitions well from the Site to the existing neighborhood and compared favorably to another recently constructed large-scale rental development in the Municipality located on the opposite side of Route 128, that is of similar scale with respect to design and massing.”
- Comprehensive Permit Application filed with Needham Zoning Board of Appeals - April 12
 - Comprehensive Permit Application
 - Preliminary Site Development Plans, Scaled Architectural plans, Subdivision Plan, Utility Plans, Landscape Plans
 - Report on Existing Site Conditions, project narrative, long-term monitoring, and tenant selection
 - Requested exemptions
 - Application for Project Eligibility and Project Eligibility Letter
 - Stormwater Management Report and Environmental Impact Analysis
 - Traffic Impact and Access Study



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Development Team

- Applicant: Greendale Avenue Venture LLC, an affiliate of Mill Creek Residential Trust - Robb Hewitt, Jim Lambert
- Counsel: Goulston & Storrs – Deborah Horwitz, Christian Regnier
- Architect: The Architectural Team – Mike Binette, Andrew Stebbins
- Civil Engineer: Tetra Tech – Glenn Dougherty
- Traffic Consultant: Vanasse & Associates – Jeffrey Dirk
- Landscape Consultant: Stantec – Josh Millonig
- Development Consultant: Margaret Murphy



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National Company, Local Presence

- MCRT develops, acquires and operates high-quality apartment communities.
- MCRT has a portfolio of 29 apartment communities representing nearly 10,000 apartments.
- Local office in Burlington, MA
- 30 years continuously focused on Multi-family Rental Development



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Renters by Choice

“Millions of established and affluent people are increasingly drawn to apartment communities due to their:



There is also a growing population of
“Renters by Choice.”



- Superior locations near work/shop/play areas.
- Lack of home-owner chores/responsibilities.
- Freedom to respond to job changes.
- Ability to adjust their housing without a financial penalty & risk.
- Access to new amenities and new technologies.
- Barriers to homeownership.



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Today's Fastest Growing Households are:

- Young professionals
- Empty Nesters
- Single Parents
- Couples without children
- Senior Citizens

1990	2000
4.76 persons	2.59 persons

They create demand for:

- The Live/Work/Walk experience
- Multi-family housing

Changing demographics and changing lifestyles

<u>Household</u>	<u>2000</u>	<u>2025</u>
With Children	33%	28%
Without Children	67%	72%
Single	26%	28%



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Recent Apartment Community - Watertown Mews

- Summary of the Project:
 - Watertown Mews was permitted via a Special Permit with the Town of Watertown with 15% affordable units.
 - 206-unit apartment Community.
 - The project started construction in February 2013.



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Recent Apartment Community - Concord Mews

- Summary of the Project:
 - Concord Mews was permitted using Chapter 40B with the Town of Concord.
 - 350-unit apartment Community.
 - The project was completed in October 2012.
 - www.LiveAtTheMews.com
- Quotes from the Town of Concord (Source: Wicked Local Concord, July 26, 2012):
 - **Town Planner Marcia Rasmussen:** “I am very impressed with the attention to detail and quality of construction throughout the development; I think this is a high-quality project that will more than meet the needs of the residents and the Concord community. Mill Creek Residential Project Manager Robb Hewitt was great to work with and really listened to the concerns raised by town staff and by nearby Sudbury residents; the plans evolved throughout the six-month review process to what is now being constructed. It’s wonderful to see good design and planning come into being.”
 - **State Rep. Cory Atkins** said in a phone interview that she thinks Concord Mews is a “very smart development”... “It’s great we have this available now,” Atkins said. “The developers did such a nice job and the price is affordable. The property also protects us from any 40Bs because we are now over our 10 percent.”
 - **Town Manager Chris Whelan:** “You promised a good project at the beginning and you followed through on it,” said Whelan. “In the end this is a great product we can be proud of.”
 - **Selectman Chairwoman Carmin Reiss:** “I was pleased to see its attractiveness and obvious quality,” Reiss said. “Concord is well served by this project and the significant opportunities it has created for affordable housing rental. Concord Mews is a welcome addition to Concord.”



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Concord Mews



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Concord Mews



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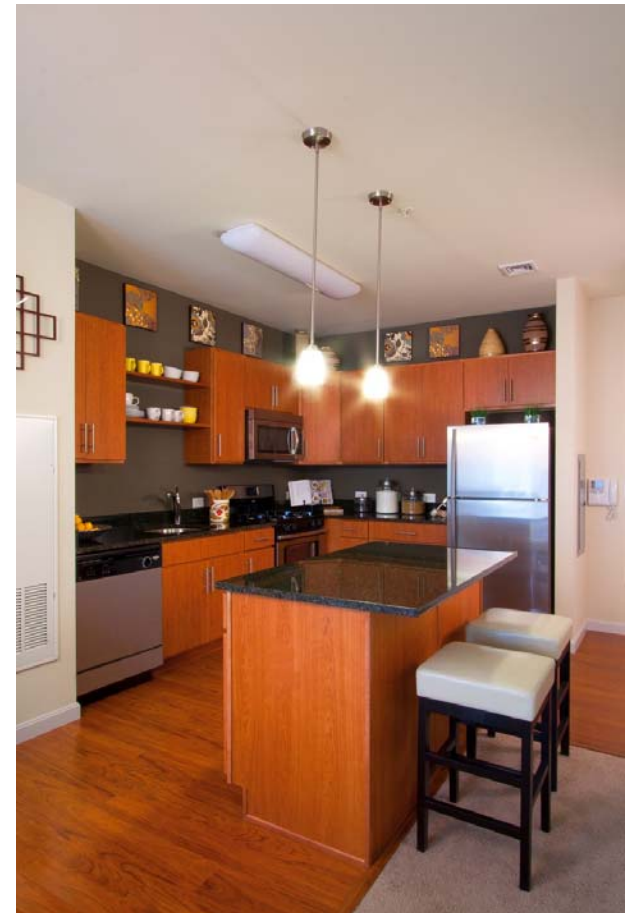
Concord Mews



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Concord Mews



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Needham Mews - Project Overview

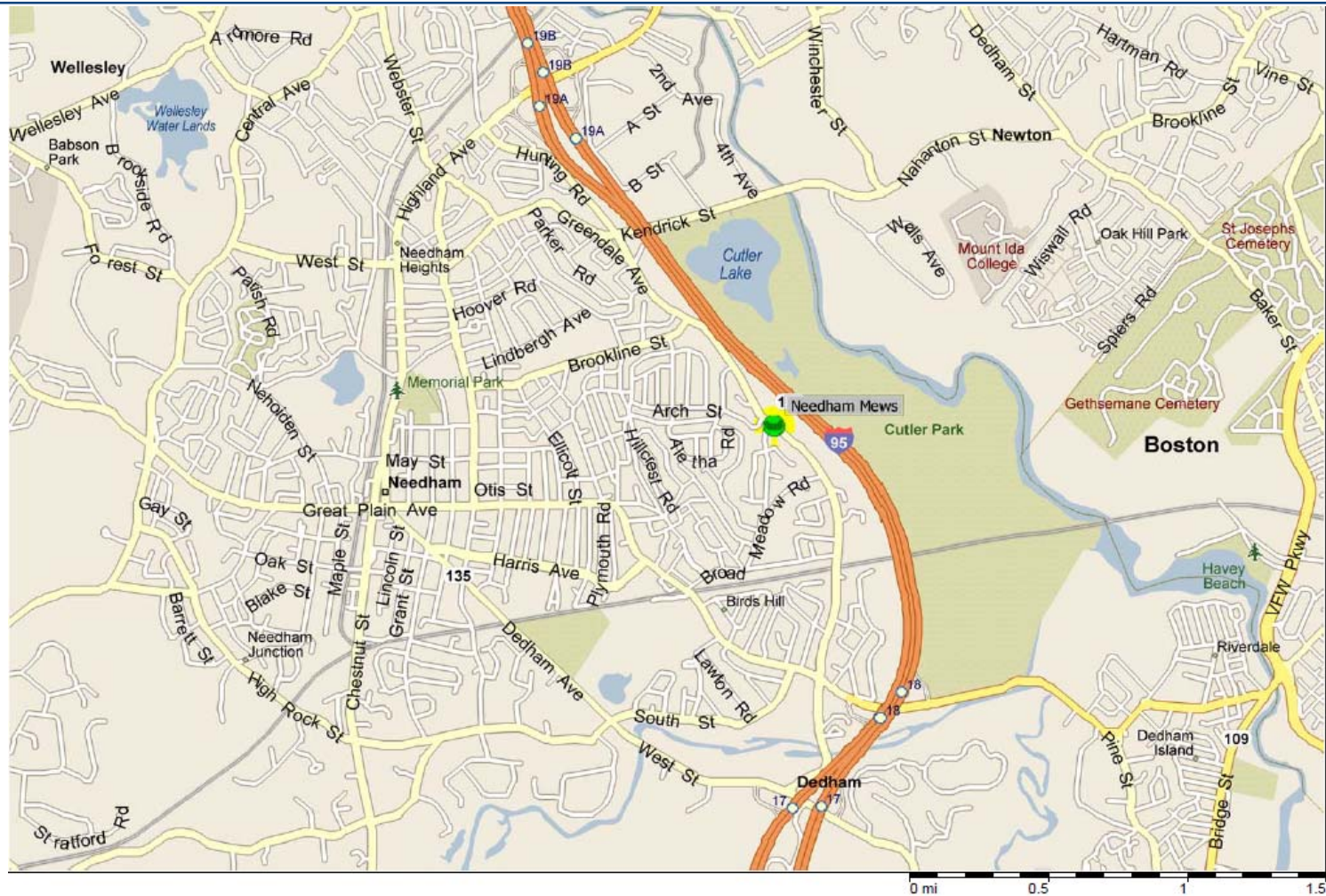
- Project location – 692 and 744 Greendale Avenue
- 6.02 acre site sloping approximately 40 ft down from Greendale Avenue to Route 128
- 300 units of rental housing
 - 152 one bedroom
 - 148 two bedroom
 - No three bedroom
- Affordability – 75 of the apartments (25%) will be rented to households earning not more than 80% of the area median income
- Architectural design and site plan designed to be compatible with the surrounding neighborhood, particularly as viewed from Greendale Avenue.



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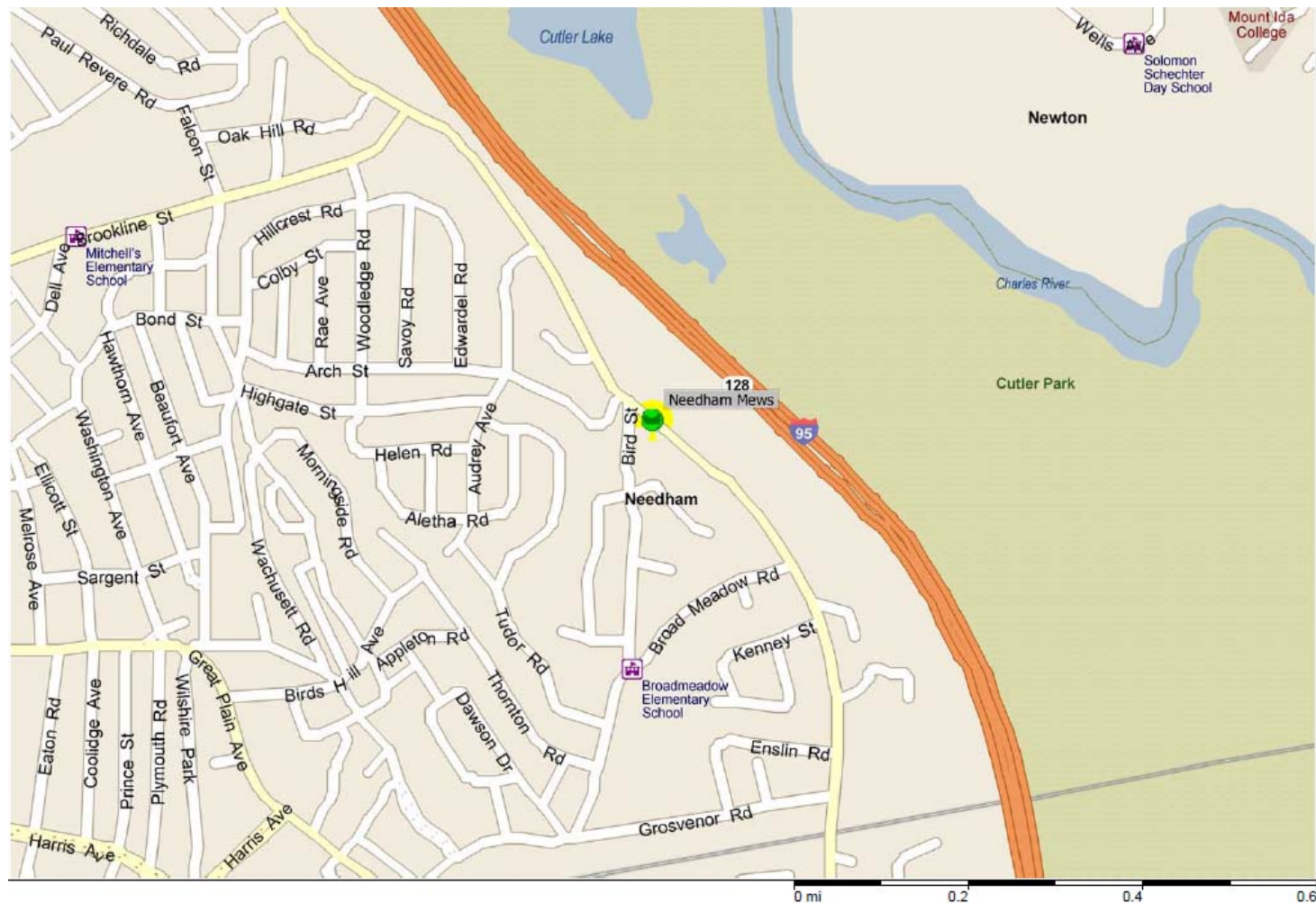
Site Location Map



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Site Location Map



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Existing Conditions



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Proposed Site Plan



Site Planning Key Issues

- The placement of the smaller-scale Buildings fronting on Greendale Ave., combined with the drop in elevation, will block views of the two larger-scale apartment buildings at the rear of the property.
- The average height of the three buildings fronting on Greendale Avenue will be approximately 27 ft, similar to the height of surrounding one to three story homes.
- The three building fronting Greendale Ave. are broken up by their “L” shape configuration, with larger portion of the building set back and separated from the street by a lawn and courtyard area.



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Site Planning Key Issues

- Building facades along Greendale Ave. feature elements from surrounding residential homes including gable-roofed dormers, balconies and front entry porticos.
- Taller buildings are built in the back of the site, into the slope, they will not appear taller than the buildings in the front of the site. The front buildings also shield the building in the rear from view.
- Parking is primarily under the buildings, which minimizes surface parking areas.
- The proposed stormwater management facilities will incorporate water quality and quantity control features and best management practices (BMP's) in conformance with DEP Stormwater Management Standards.



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Rendering showing view across Greendale Avenue



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Rendering showing view from Greendale Avenue



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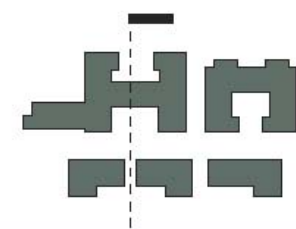
Rendering showing view from the new internal street



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Site Section



692 Greendale Avenue
Needham, MA

East Site Section
Scale: 1/16" = 1'-0"

May 20, 2013
DEVELOPER : Mill Creek Residential Trust, LLC
ARCHITECT : The Architectural Team

1/2000

tat | the architectural team

Public Benefits

- Add much needed moderately priced and affordable rental housing in Needham.
 - Empty nesters will have a new option to stay in Needham.
 - Young Needham residents will be able to stay in Needham.
 - Needham would achieve the 10% affordable housing goal on the SHI.
 - Local preference for affordable units who those who live or work in Needham
- New annual real estate and excise tax revenue
- Appropriate design of the development
 - Buildings are sited on the property to minimize height along Greendale Avenue
 - Buildings will minimize visual and noise impacts of Rt. 128 on existing homeowners.
- Sustainable Development Elements
- Design will comply with EPA's Energy Star guidelines and the Massachusetts Stretch Energy Code.



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Rental Apartments in Needham

- Who lives in market rate rental apartments in Needham?
 - Renters by choice – many can afford to own a home but choose not to
 - People in transition – new job, new spouse, new to the area
 - Many single and divorced professionals
 - Seniors and young couples
 - Many with pre-existing ties to Needham
 - Many who work in the area
 - Empty nesters who sold their home in Needham but want to stay in the area



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Rental Apartments in Needham

- Who lives in affordable rental home and apartments in Needham?
 - Small families with a child who had lived in Needham
 - Seniors who had lived in Needham
 - People who work in Needham
 - Needham teachers, police, and firefighters



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Affordable Housing in Needham

- According to DHCD's Chapter 40B Subsidized Housing Inventory (SHI), Needham has 11,047 year-round housing units, of which 837 (7.6%) are subsidized for low or moderate income households.
- Needham Mews will increase that number by 300 to 1,137, putting Needham over the required 10%.
- The Needham Housing Authority currently has a wait list of 527, for affordable family units and 478 for the elderly/disabled units.
- Affordable units in perpetuity via a Regulatory Agreement.



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Affordable Housing in Needham

- Area Median Income (AMI):
 - 1 Person Household: \$45,500
 - 2 Person Household: \$52,000
 - 3 Person Household: \$58,500
 - 4 Person Household: \$65,000
- Rents (2013)
 - 1 Bedroom : \$1,109
 - 2 Bedroom: \$1,230
- Local Preference
 - Up to 70% of the affordable units designated for local preference with a description of the need. This could include existing Needham residents, municipal employees, employees of local businesses and households with children already attending Needham schools.



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Traffic Analysis

- Access to the Project site will be provided by way of two new full-access driveways that will intersect the east side of Greendale Avenue approximately 290 and 815 feet south of Bird Street, respectively.
- A traffic study has been submitted to the Town. We understand traffic volumes and operations on Greendale Avenue are a concern.
- We anticipate the ZBA will engage a peer review consultant to review the traffic study.



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Town Comments

- We have recently received comments from the Town Fire Department, Police Department, DPW, Conservation Department, and the Board of Health.
 - We have scheduled a meetings with the Town Departments in early June to discuss their comments.
 - We are scheduling a meeting with the Planning Board at the request of the planning department.
-

Next steps/Process



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Questions?



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