



Planning Board  
3<sup>rd</sup> Meeting  
2/24/2020



# Progress Since Initial Proposal

As a result of the planning board and community comments to date, the developer has made some significant changes to the proposed plans, which are outlined here:

## **Sustainability**

- ✓ Added landscape and porous pavement resulting in 45% reduction of paved areas on the site
- ✓ All Electric HVAC systems for the building
- ✓ High Performance Windows and low VOC building materials and finishes (\$TBD)
- ✓ Increased number of secured indoor bicycle spaces and added public bike racks along Washington Street (\$20,000)
- ✓ Added a bike share program to be provided and managed by owner (\$12,000)
- ✓ Added multiple EV Charging Stations in front parking area (\$15,000)
- ✓ Added multiple Zipcar Parking on site (\$TBD)
- ✓ Added one-month MBTA pass for new Residents at move-in (\$17,000)

## **Fiscal Impact**

- ✓ One-time fees and permitting costs to the city = \$868,000
- ✓ Vehicle excise taxes of \$26,000
- ✓ Annual real estate tax increases of \$95,000, 13.5 times current rate
- ✓ Creation of 19 affordable units

## **Sewer**

- ✓ Developer to perform sewer flow tests as well as do CCTV investigations to ensure that sewer can handle added flows

## **Parking**

- ✓ Developer to limit parking to 172 spaces (1.22/unit) which is 27% below market average. When excluding 14 visitor spaces, it is only 158 residential spaces (1.12/unit).

## **Retail**

- ✓ Food Truck and Coffee Kiosk program



# Changes Proposed After 2/10 Meeting



**Key changes to the projects plans:**

- **Washington Street Corridor Redesign**
- **Retail & Parking**



# Washington Street Corridor Improvements

February 10th

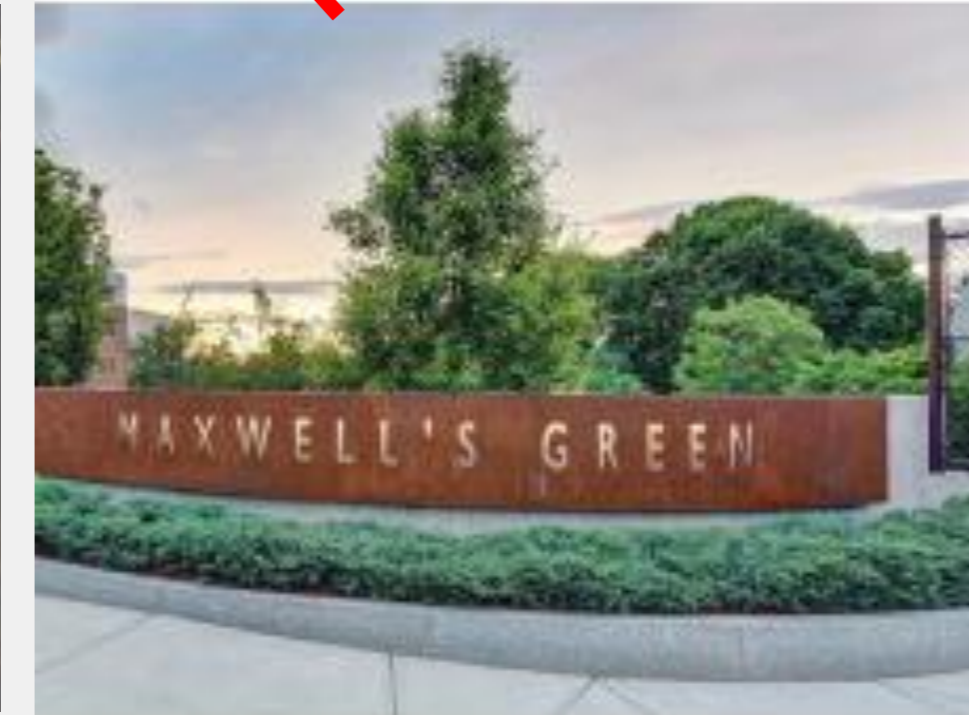


February 24th





# Washington Street Corridor Improvements





# Washington Street Corridor Improvements





# Retail Space + Community Space + Parking Needs

Developer met with a handful of **local retailers**, some of whom have expressed interest in the project.

Almost all require **10-15 dedicated parking spaces** which reduces the residential parking. Key takeaways from retailers:

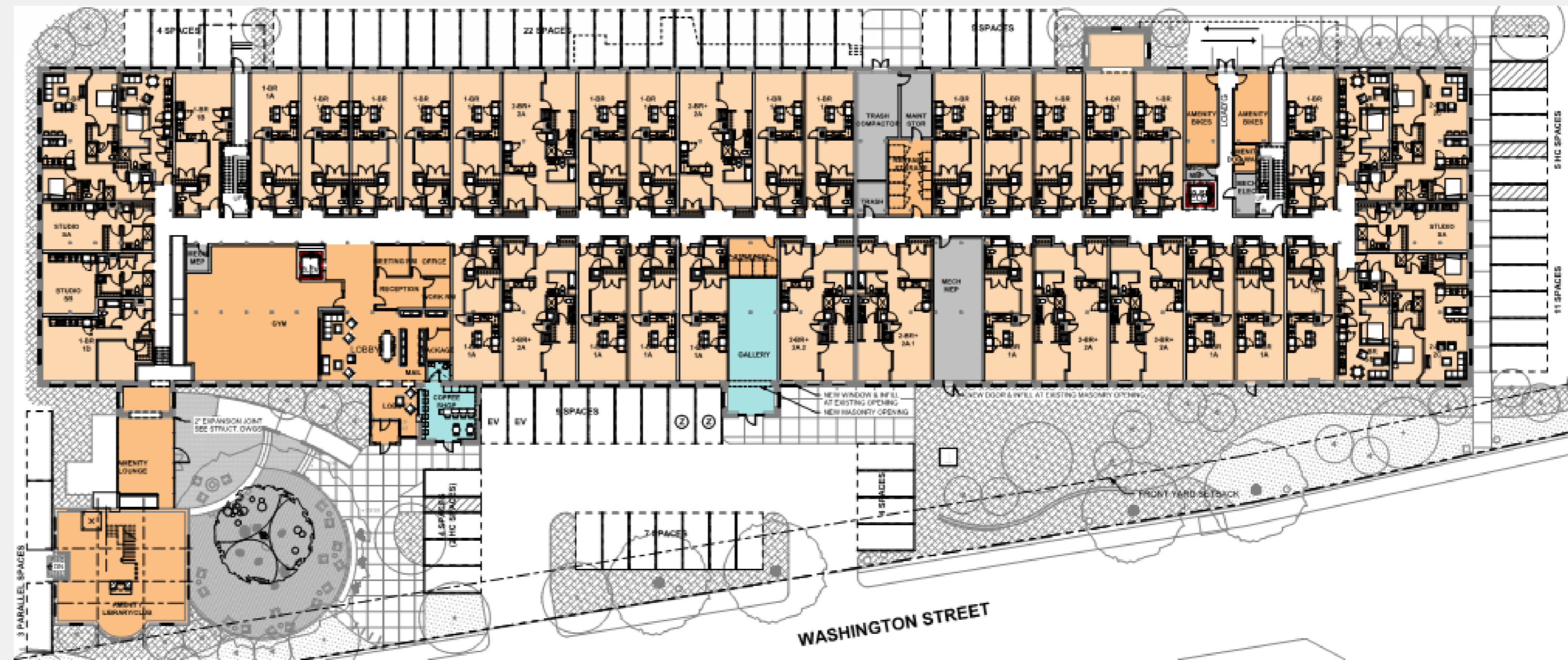
- This may be a residential TOD location, it is not for retail.
- Given limited foot traffic, retailers will rely on vehicular access.

Apartment Community	# of Spaces	# of Units	Spaces/Unit
Windsor at Oak Grove	931	550	1.69/unit
Jack Flats	292	212	1.38/unit
The Washingtons	242	182	1.33/unit
<b>Total / Average</b>	<b>1,465</b>	<b>944</b>	<b>1.55/unit</b>
Oak Grove Mill	174	141	1.23/unit
OGM (Excluding Retail)	164	141	1.16/unit
OGM (Excluding Retail & Visitors)	150	141	1.06/unit

*\*Note that at 1.23/unit, OGM site only has 79% of the average supply of its competitors.*

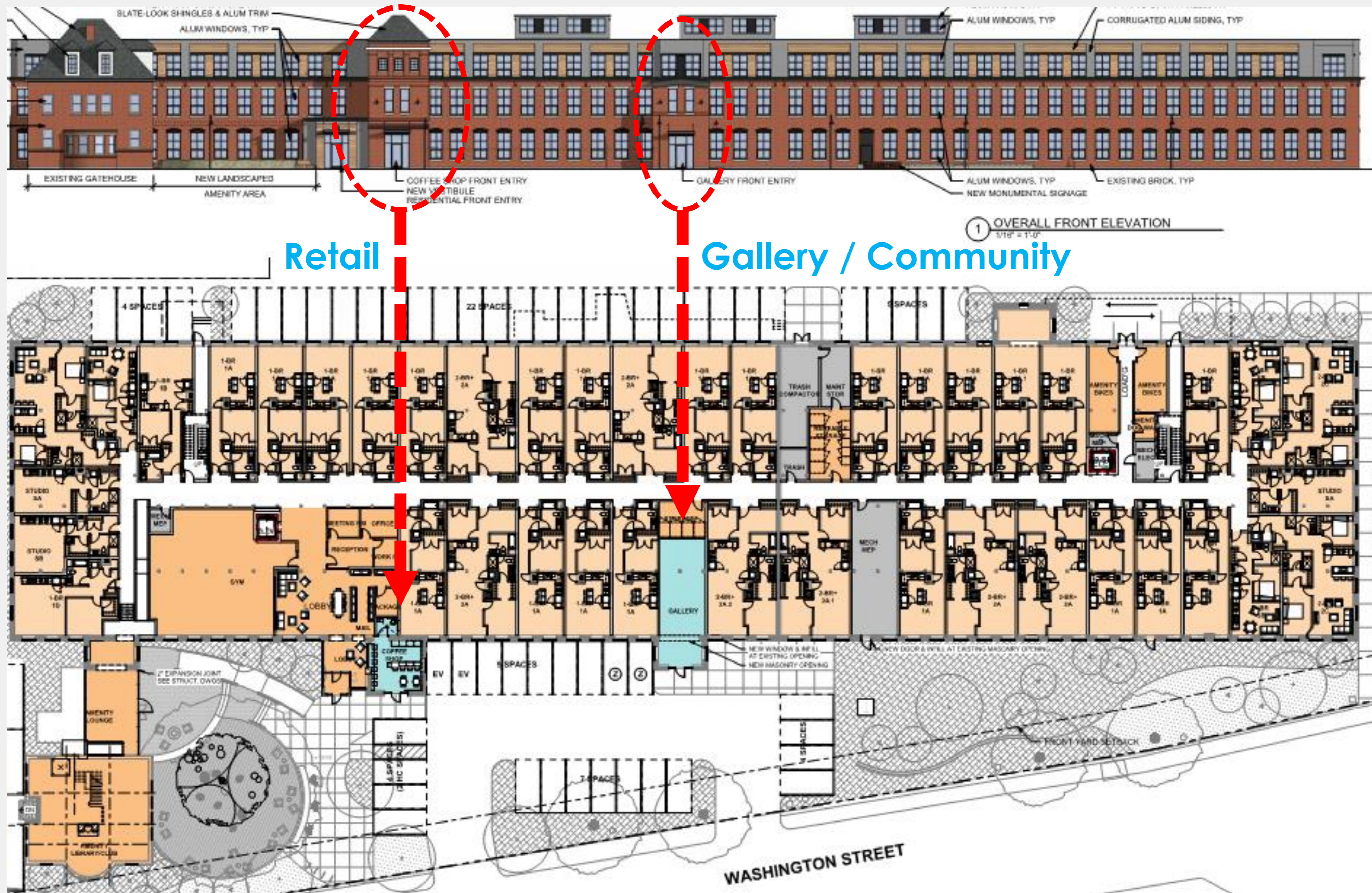
Propose to **modify the front** area:

- **Add retail space**
- **Add community space**
- **Improve Parking Court**
- **Expand front yard green/open space**
- **Add 2 additional parking spaces** to support the added uses (net reduction of 8 residential spaces).





# Washington Street Corridor Improvements





# Washington Street Corridor Improvements





# Washington Street Corridor Improvements





THANK YOU!

