

**Property: 99 Washington Street, Melrose, MA**

**Applicant: Oak Grove Mill, LLC**

**Executive Summary for Site Plan Application**

11/26/19

The Developer is seeking to convert 99 Washington Street (the “Project” or “Property”), from a 95,000 square foot commercial property into a 141-unit multi-family rental community. Located in the city of Melrose and just few blocks from the Oak Grove train station, 99 Washington sits within the city’s Smart Growth Overlay District. The two-story “Mill” building and separate two-story 3,200 SF “Gatehouse” building are set on a 3.18-acre site. The Property was built in 1882 by Elisha Converse as part of the Boston Rubber Shoe Company campus. For the last 35 years, the Property has been owned and occupied by Marty’s Furniture who leased approximately half of the building to a mix of office, retail and industrial tenants.

The Mill building is two-story masonry structure with 14-16-foot ceiling heights, wood bearing columns and original hard-wood flooring. This architecturally unique structure possesses historically authentic aesthetics that can be utilized to create a differentiated loft apartment community. The Gatehouse, constructed in 1896, is a two-story masonry building with a full basement and attic. Featuring a slate roof and copper flashing, the Gatehouse will be a focal point at the entrance of the community and likely serve as the amenity center of the Project. The two structures will be connected via the construction of a two-story “Connector” building. Further, the Developer is seeking to add a 3<sup>rd</sup> story and several “pop-up” duplex elements to the Mill building in order to accommodate the 141-units. As shown on the renderings, the new construction components have been designed to complement the historic appearance of the existing structures.

Per the Affordable Housing requirements, 15% of the allowed units will be designated as affordable. The project will be a mix of studios, one-bedrooms and two-bedrooms. Amenity spaces will be designed to compete with other multi-family projects in the immediate and surrounding areas and are currently planned to include: a gym with yoga/spin rooms, outdoor lounge with grills and fire pit, lounge/great room, library/co-working area, club room with media hub, storage lockers, dog run & dog wash, and a large bike room.

The project will be completely surface parked with a planned 172 spaces (1.22/unit). The majority of the resident parking will be in the rear lots that are accessed from the shared driveway easement with 37 Washington Street, immediately to the south. The required 14 visitor parking spaces as well as a few ADA compliant spaces will be located in the front parking area, which will

be a modification of what is currently in place. As shown on the plans, the Project's exterior will feature a significant amount of landscaping and open areas.

Traffic flow and circulation, projected traffic volumes and impact, external lighting, landscaping and screening, utilities and protection and/or enhancement of existing natural areas are detailed in the accompanying plans and write ups from the various consultants:

- Project Architect: ICON Architects
- Civil Engineer: Allen & Majors
- Traffic Engineer: Howard Stein Hudson
- Landscape Architect: Copley Wolff

In conclusion, the redevelopment and reimagining of 99 Washington Street will seek to honor the historic fabric of the original mill building while incorporating modern design elements for a new residential living experience. It's proximity to the Oak Grove T station will provide easy access to mass transit for those residents working in Boston, thereby minimizing the traffic impact on surrounding neighborhoods. Lastly, the project will provide significantly greater property tax revenues for the City of Melrose while allowing the preservation and improvement of an architecturally significant property that harkens back to the history of Melrose.