



Planning Board
1/27/2020

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Team Overview

DEVELOPER



Oak Grove Mill LLC is a joint venture between Insight Partners and Eastern Real Estate. The two firms and principals thereof have worked together on various real estate projects for 20+ years, having developed and invested in more than 15 million square feet across 100+ projects.

ARCHITECT



Over the last 30 years, ICON has designed more than 100 multifamily buildings with 18,000 units and a particular focus on historic renovations.

CIVIL ENGINEER



TRAFFIC CONSULTANT



GENERAL CONTRACTOR



LANDSCAPE ARCHITECT



Property Overview

- 100,000 SF two-story “Mill” building and separate two-story 3,200 SF “Gatehouse” building set on a 3.18-acre site just 0.4-miles north of the MBTA’s Oak Grove Orange Line station.
- Built in the late 1800’s by Elisha Converse as an expansion for his Boston Rubber Shoe Company campus. This location housed nearly 1,200 workers and produced up to 12,000 shoes per day. The company became one of the world’s largest footwear manufacturers until it closed its doors in 1929.
- For the last 35 years, the property has been home to Marty’s Furniture showroom and warehouse.

MILL BUILDING

Built as two separate buildings in 1882 and 1887, the “Mill” building is two-story masonry structure with 50,000 square foot floorplates, 14.5-16.5-foot ceiling heights, wood bearing columns and original hard-wood flooring.

GATEHOUSE BUILDING

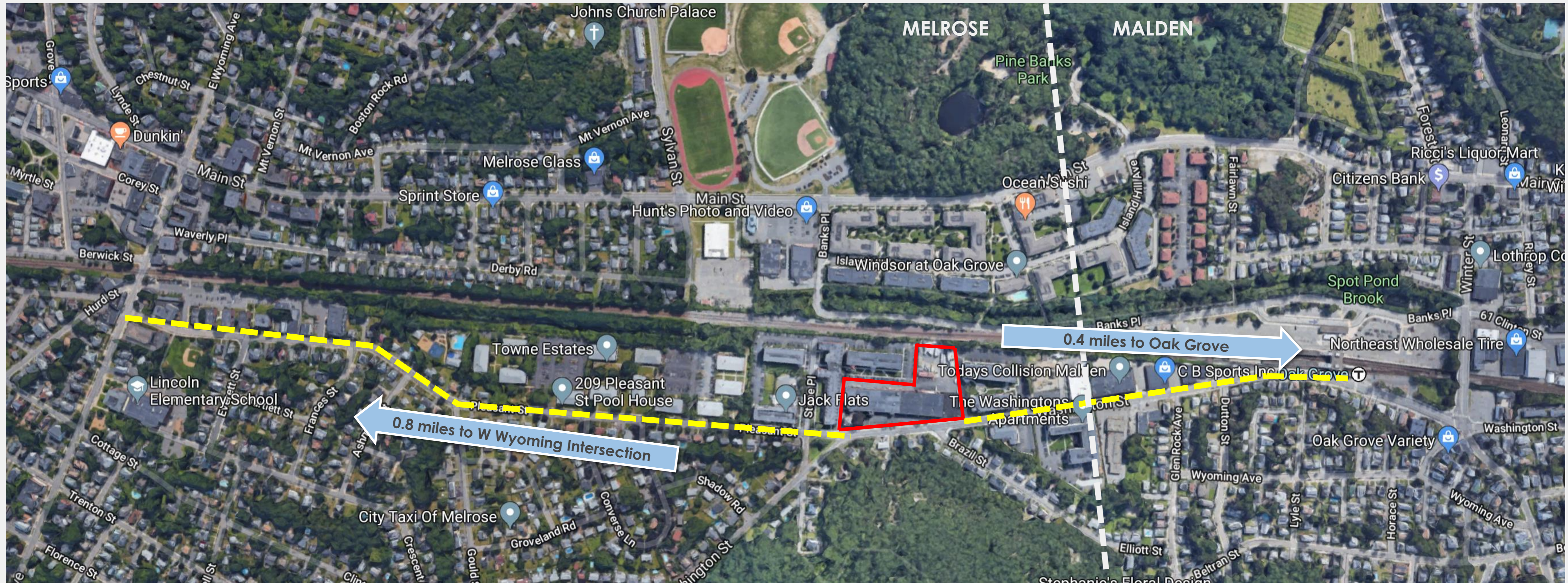
The Gatehouse was constructed in 1896 and is a two-story masonry building with a full basement and attic. Featuring a slate roof and copper flashing, the Gatehouse will likely serve as the amenity center of the property.



Property Overview



Site Location



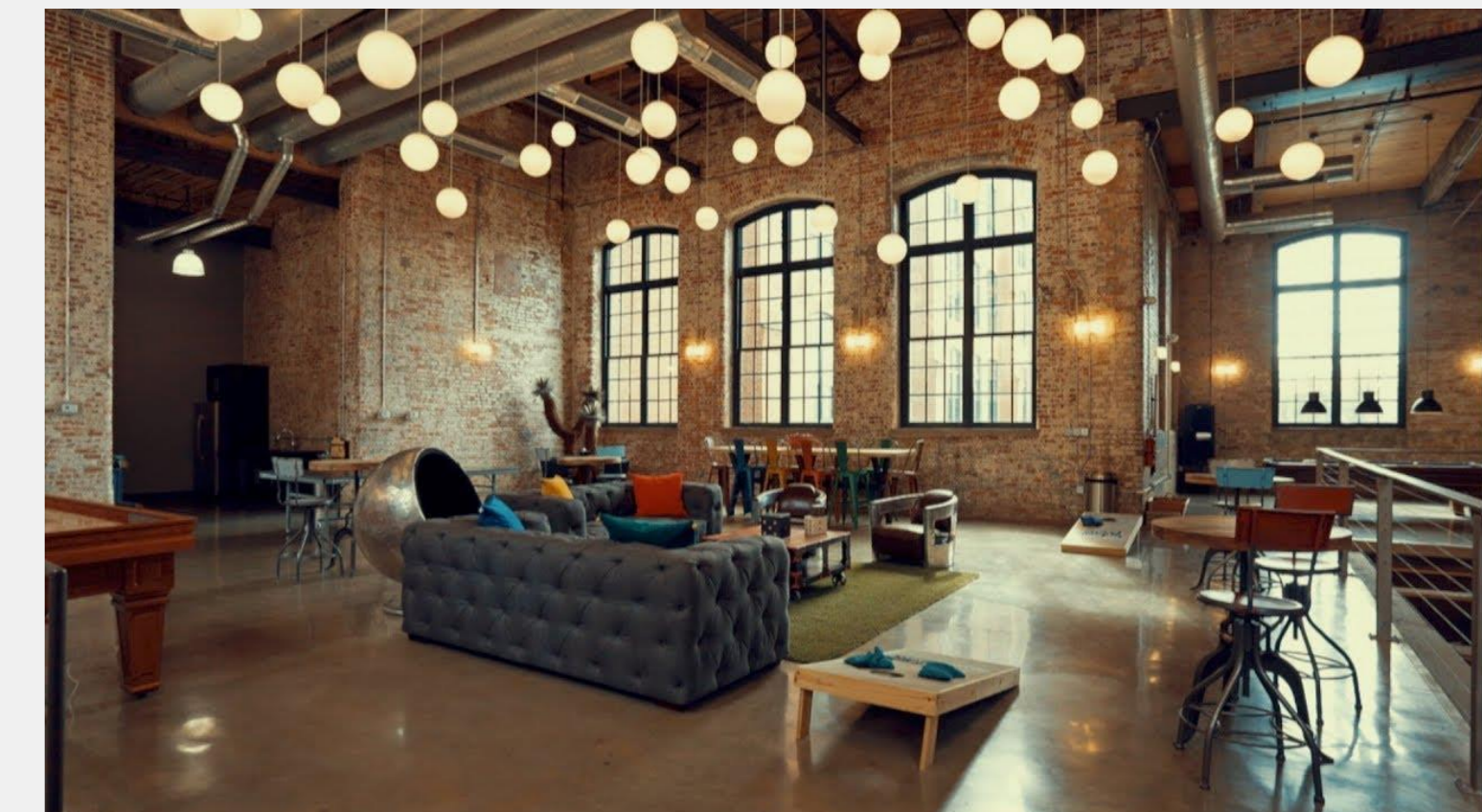
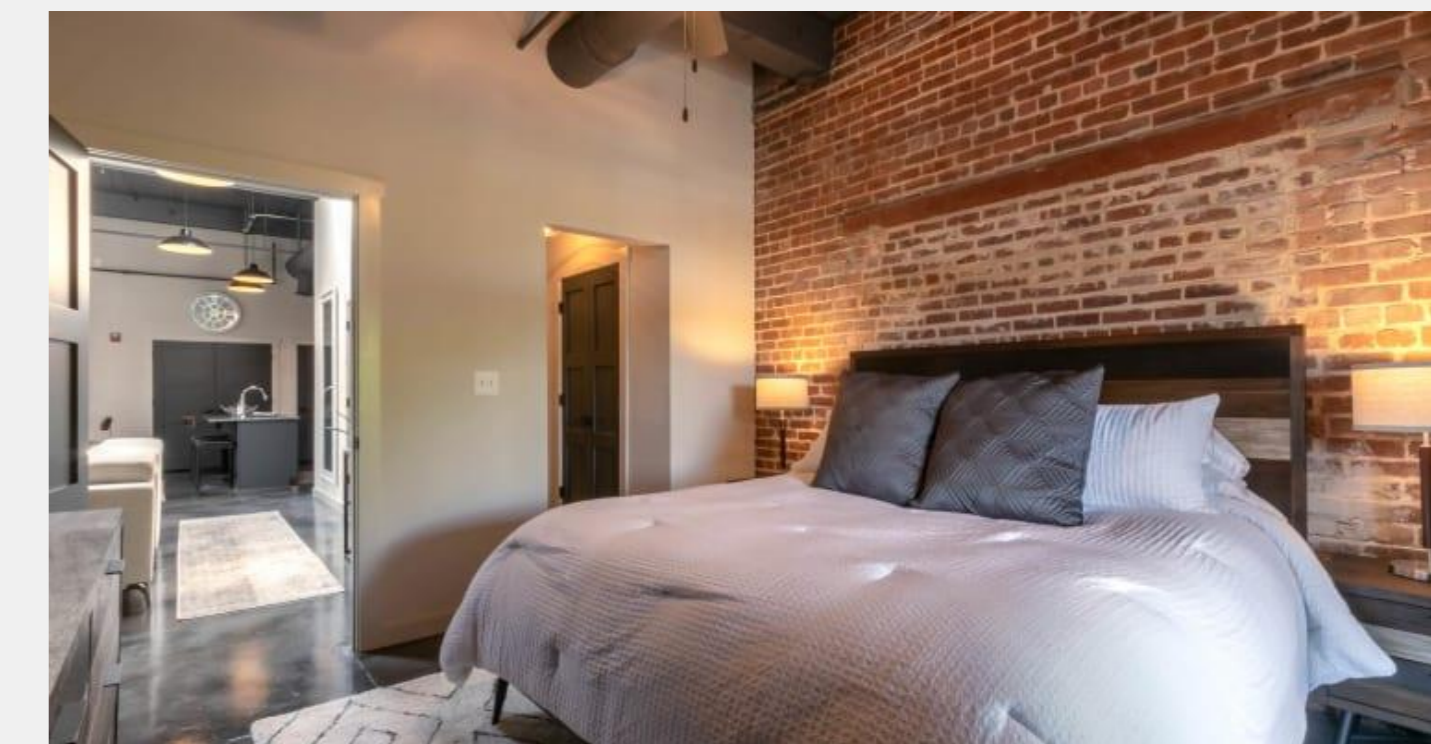
MILL RENOVATION, EXPANSION & MULTIFAMILY CONVERSION

- ❑ The renovations will last 18 months and include:
 - Demolition of all interior built space / systems
 - HazMat and environmental remediation
 - Addition of a 3rd floor and lofted units
 - Addition of the “Greenhouse” connector building
 - New roof, windows and exterior elements
 - New elevators and stairwells
 - New MEP/FP systems and building infrastructure
 - Complete site overhaul with new landscaping for outdoor amenities and a 172-space parking lot
 - Unit, amenity and common area creation

- ❑ 141 Loft Rental Apartments
 - Including 19 Affordable Units

- ❑ Unit Mix
 - Studio: 18 units (13%)
 - 1 Bed: 72 units (51%)
 - 2 Bed: 51 units (36%)

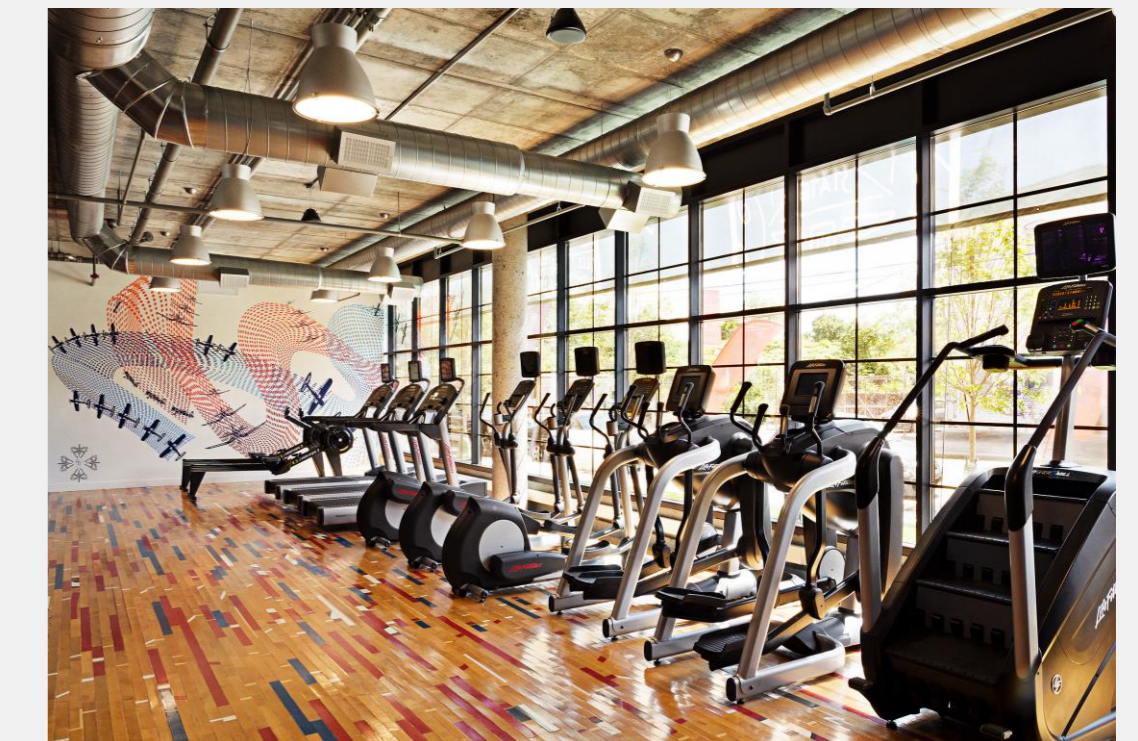
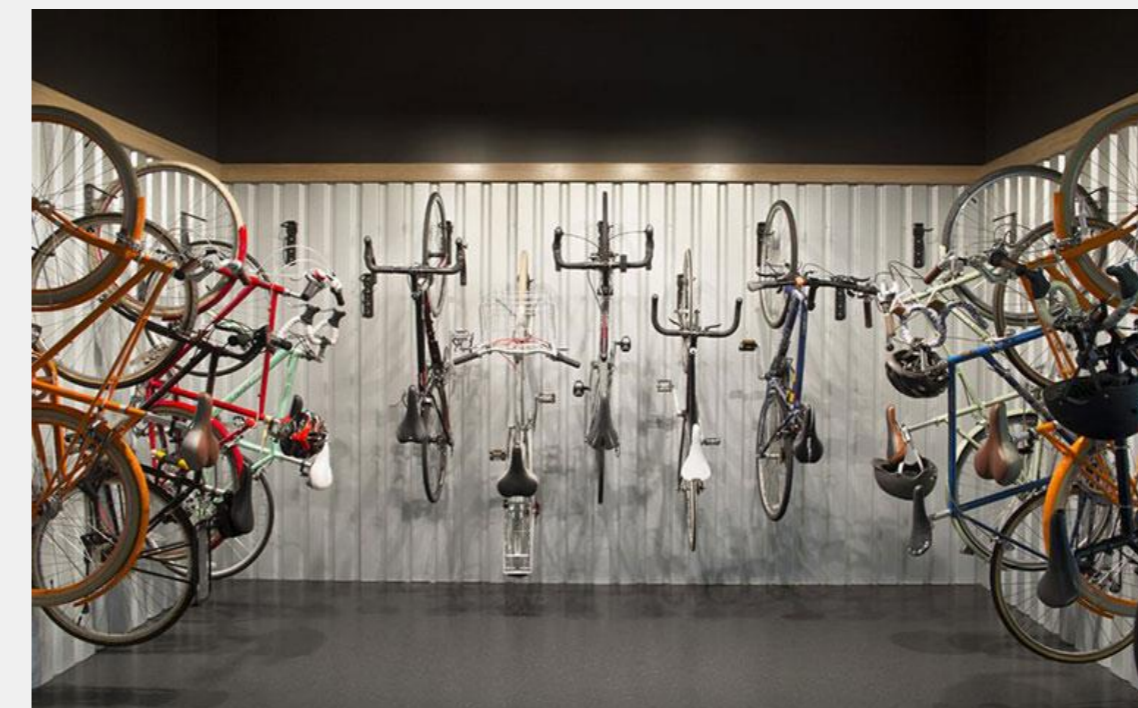
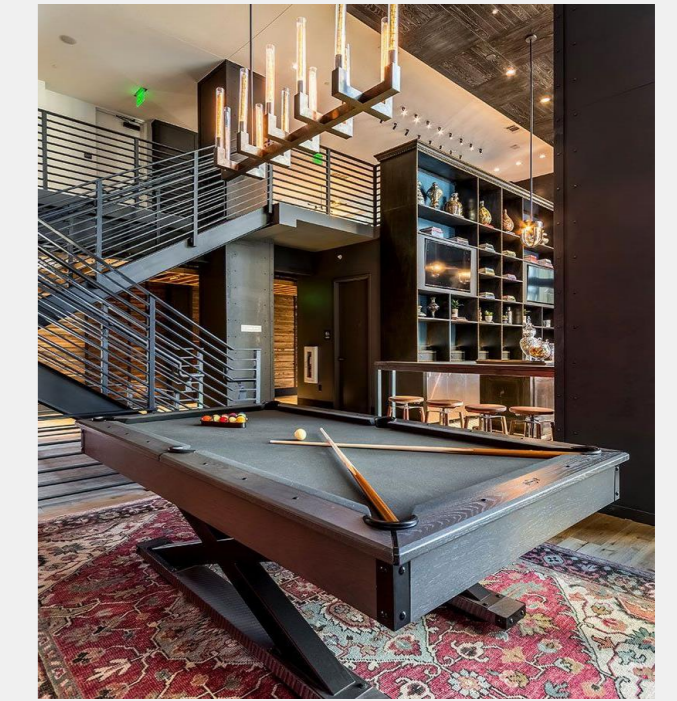
- ❑ Over \$850k in one-time fees to the City of Melrose
- ❑ 8x the annual tax revenue over the current use

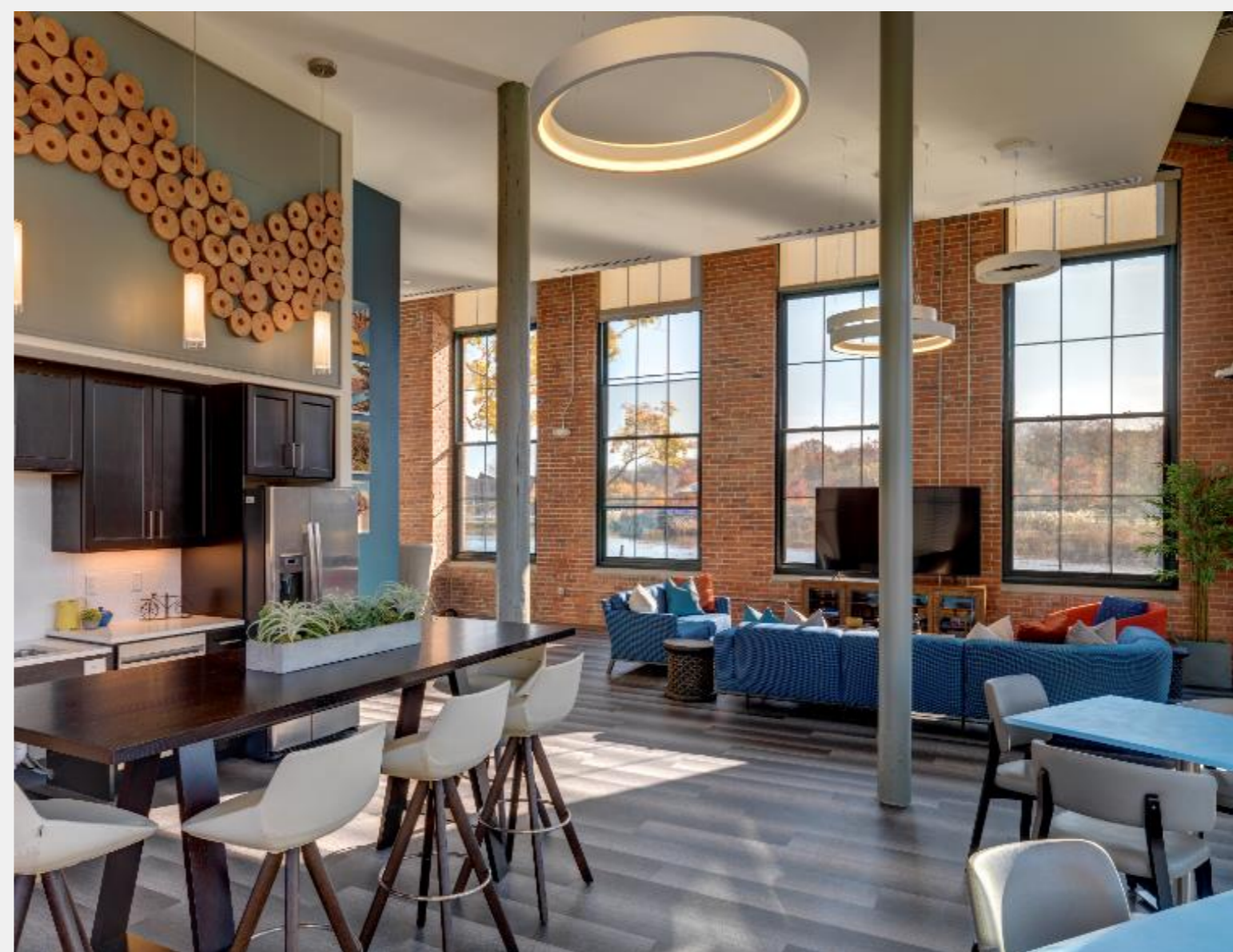
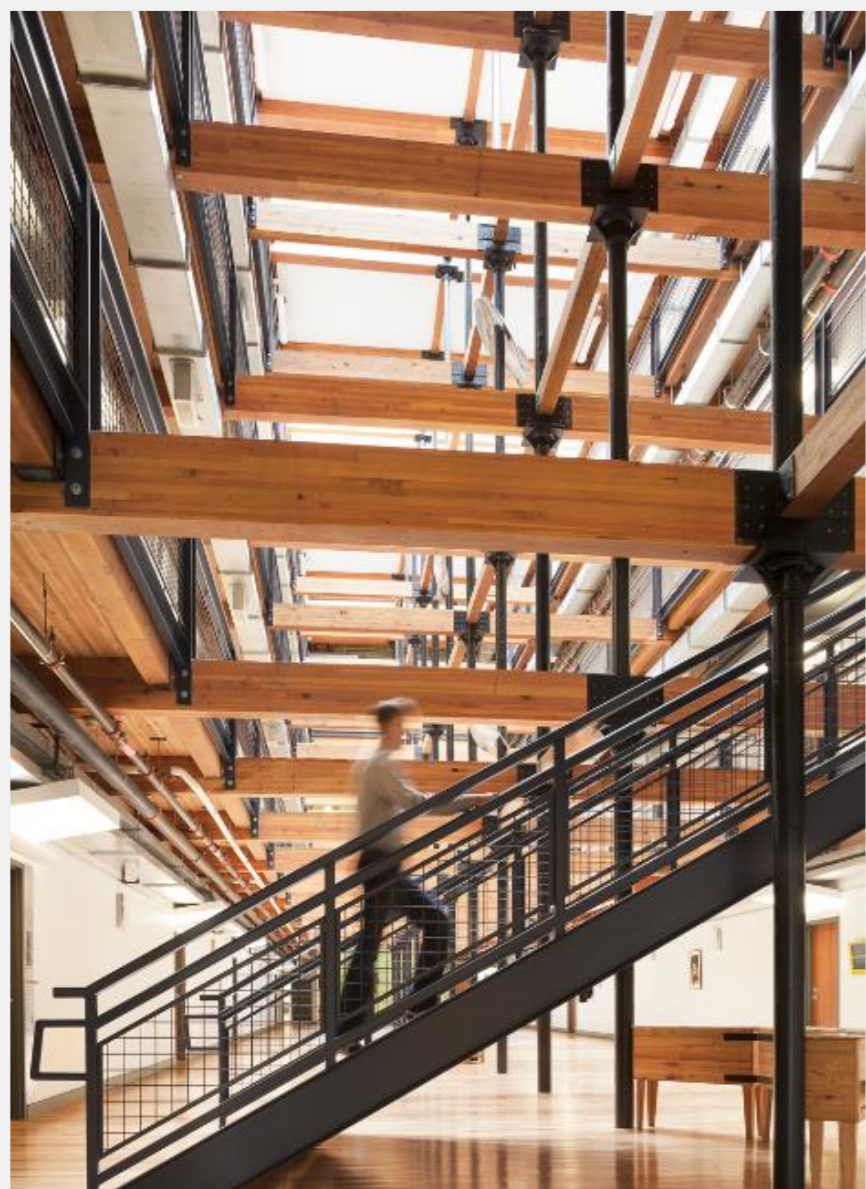


Amenities & Inspirational Imagery

HISTORIC MEETS MODERN / BEST-IN-CLASS AMENITIES

- ✓ Large gym with yoga and spin room
- ✓ Outdoor lounge with grills and fire pit
- ✓ All new landscaping and site lighting
- ✓ Outdoor bike racks
- ✓ Visitor parking and ride sharing access area
- ✓ ZipCar location on site
- ✓ Electric vehicle charging station
- ✓ Dog run & dog wash
- ✓ Bike room with Fix-it station
- ✓ "Greenhouse" lounge / great room
- ✓ "Gatehouse" library / co-working
- ✓ Club room with media hub & games
- ✓ Storage lockers
- ✓ Butterfly MX smart intercom system
- ✓ NEST thermostat





CONSTRUCTION - Foundations are concrete, set on piles 6 ft. to 12 ft. in diameter, 15 ft. apart, driven to 10 ft. below ground level. Floors about ground are supported on piles 6 ft. to 12 ft. in diameter, set 12 ft. apart. Hollow space in 2 ft. 6 in. diameter.

AGES - Nos. 1, 2, 3 & 5, built in 1892; Nos. 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

POWER - Steam - FUEL - Coal - Heating plant in No. 1 building, using 3000 lbs. of steam per hour, set up in No. 1 building. Steam flows to great basement tanks and is distributed to all buildings.

HEAT - Steam - Pipes all over.

LIGHT - Electrically illuminated, using 100,000 watts.

SAWTOOTH - Water, wind-up, charge, and back, 5 ft. long.

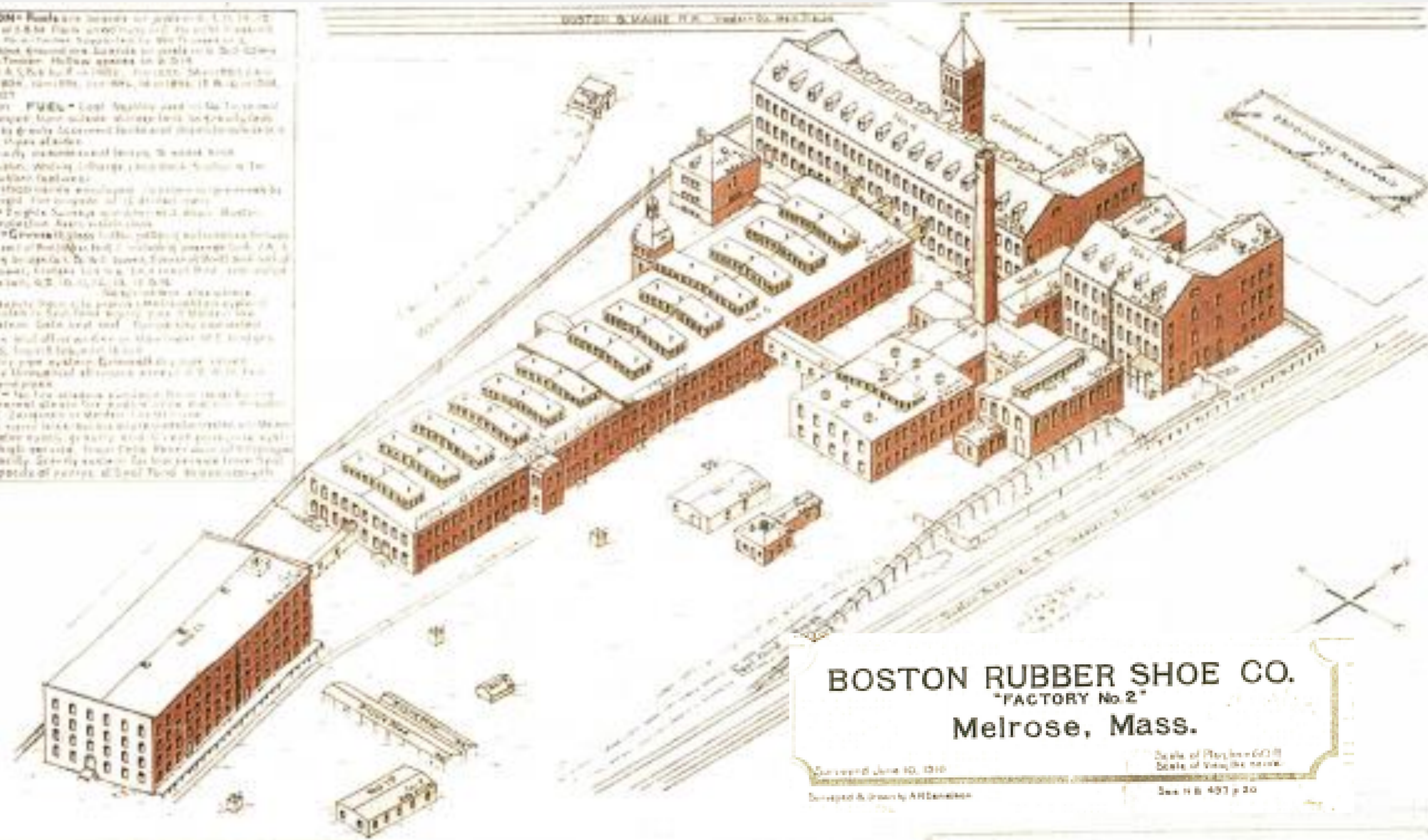
PRODUCT - Rubber footwear.

MAGNITUDE - 100,000 sq. ft. of floor space.

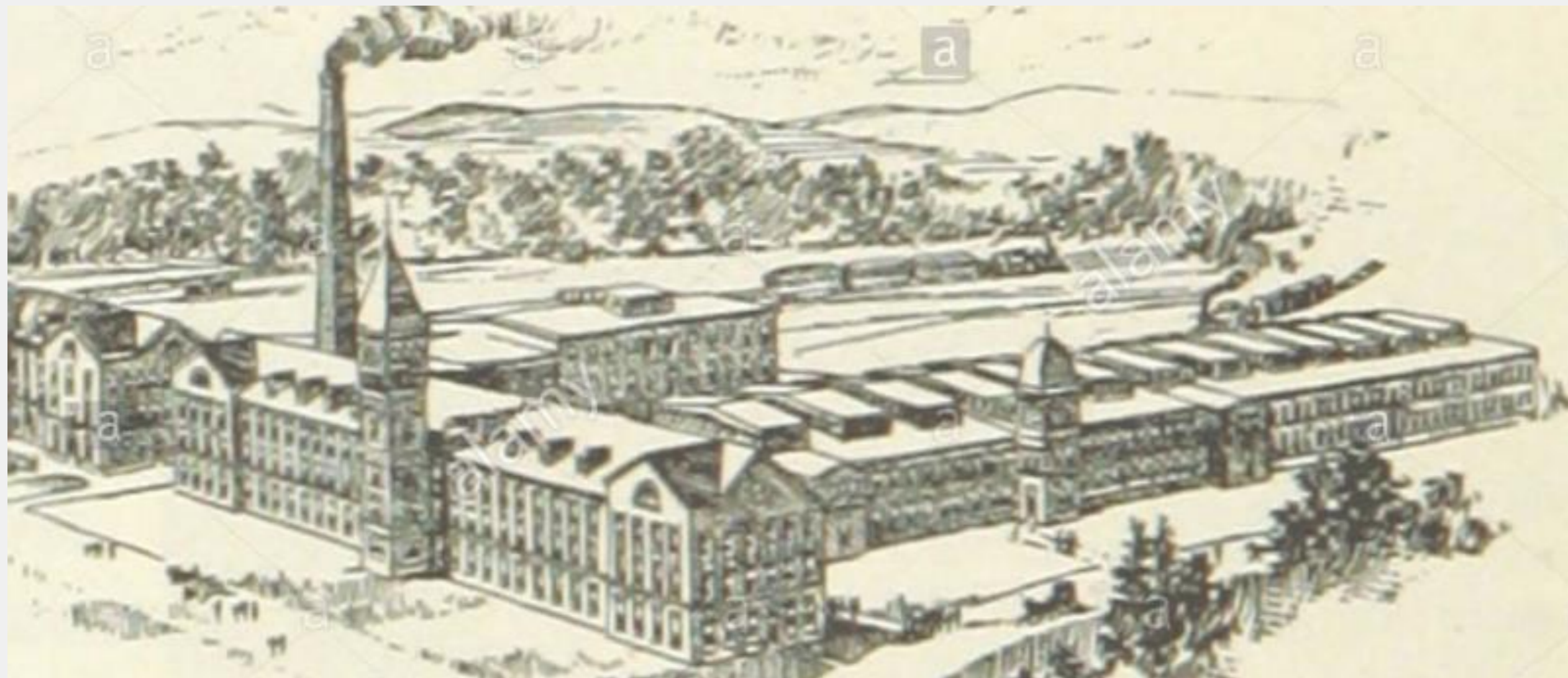
WATCHMAN - Night watchman, 24 hours, No. 1 building.

SPRINKLERS - Green glass, 100 ft. high, with 100 ft. of pipe, set up in No. 1 building. Sprinklers are set up in all buildings.

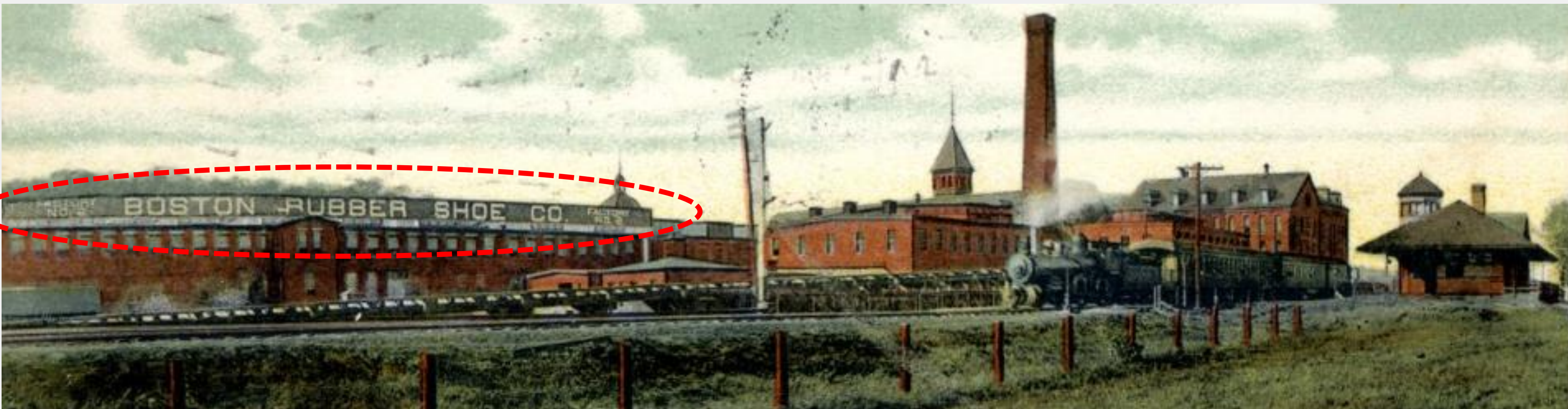
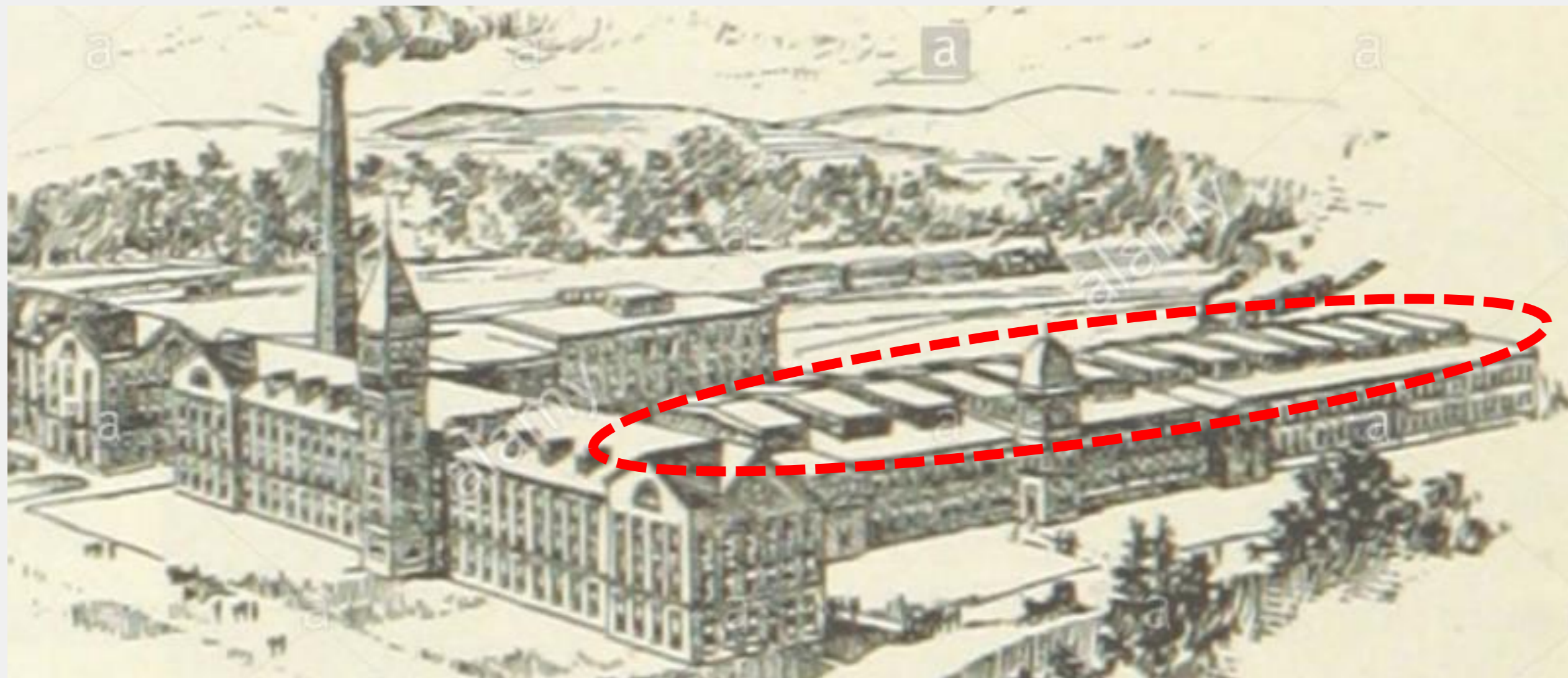
ASSISTANCE - For the building, 100 ft. high, with 100 ft. of pipe, set up in No. 1 building. Sprinklers are set up in all buildings.



BOSTON RUBBER SHOE CO.
 "FACTORY No. 2"
Melrose, Mass.
 Surveyed June 10, 1910
 Drawn & Engraved by A.H. Donnell
 Scale of Plan, 1 inch = 60 ft.
 Scale of View, 1/2 inch = 100 ft.
 See N.B. 497 p. 20



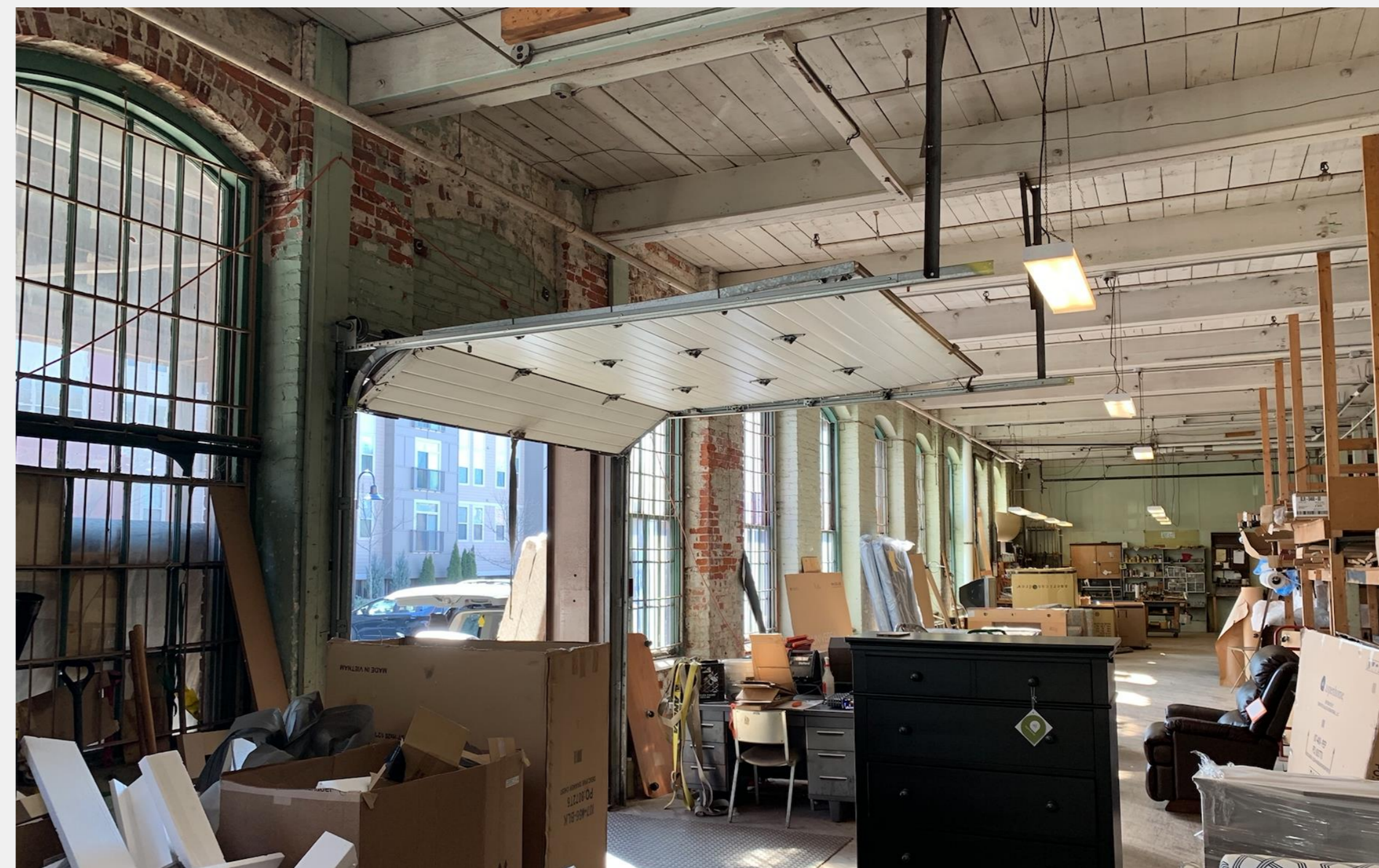
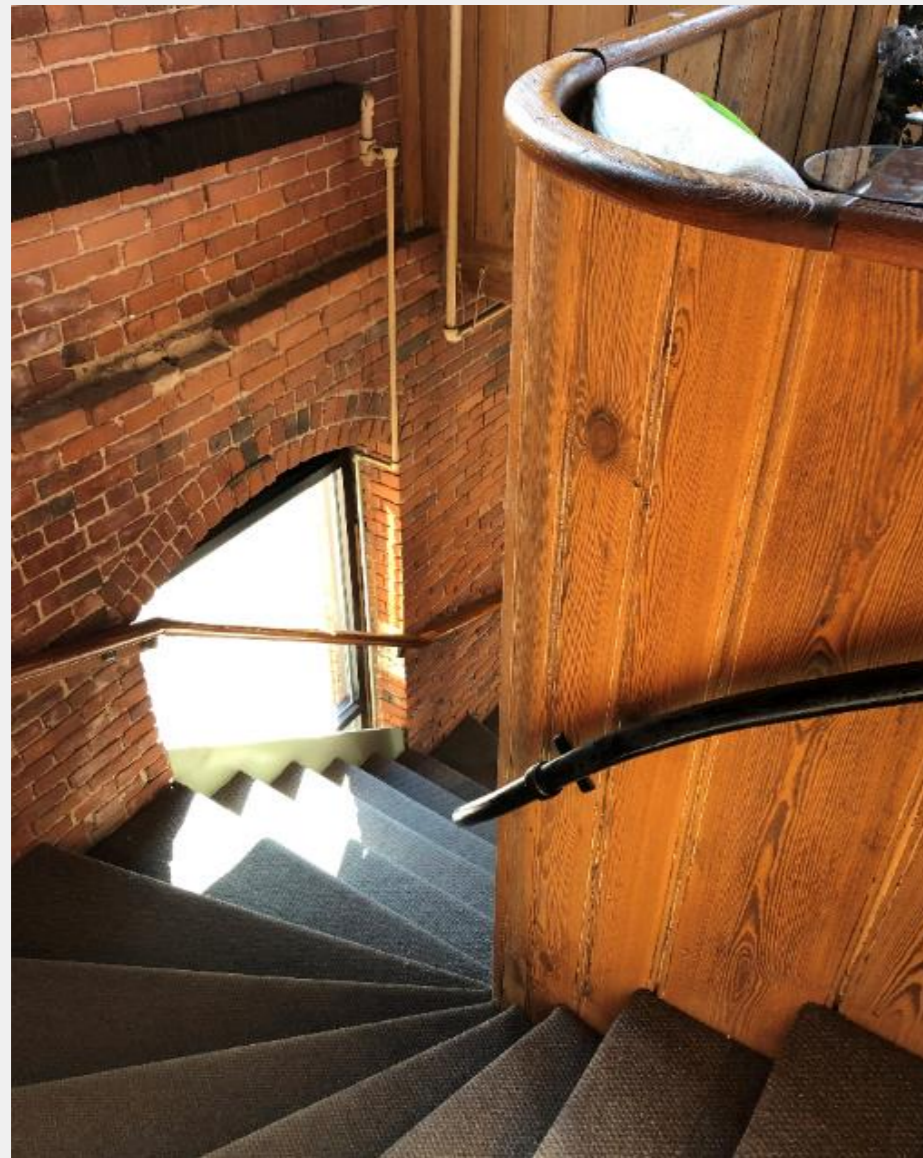
Historic Images – AND a Third Level!



Existing Images



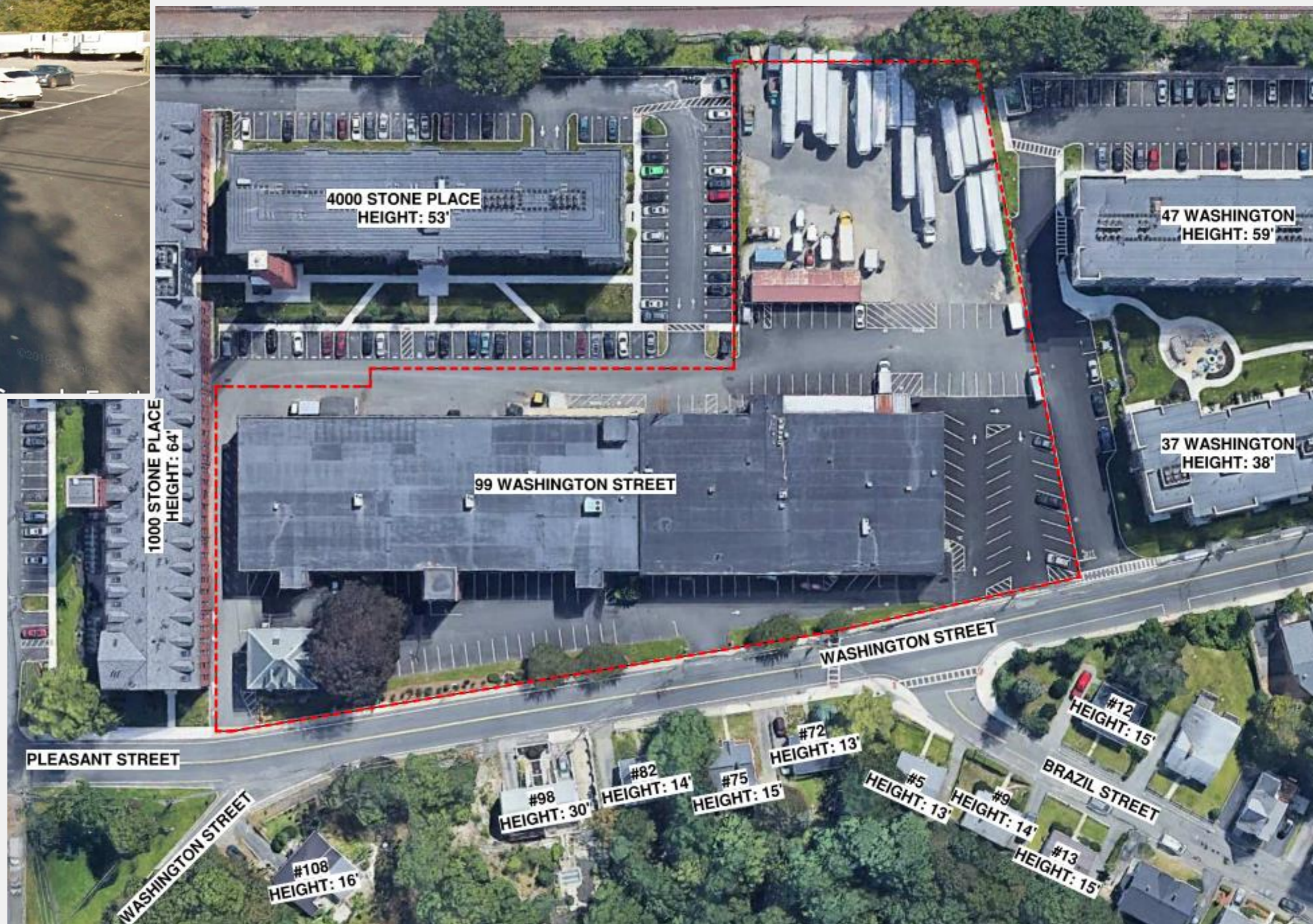
Existing Images



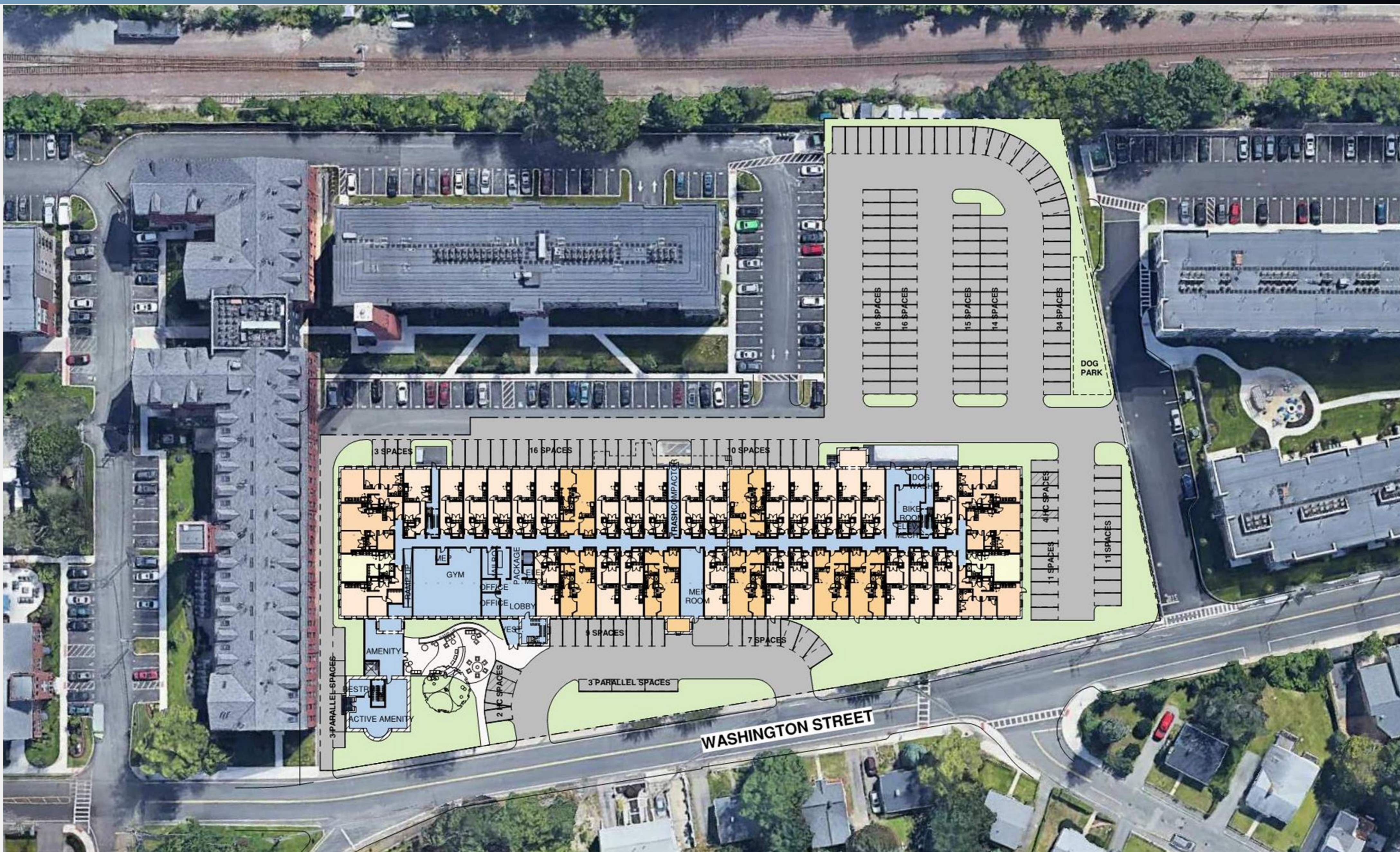
Existing Site Plan



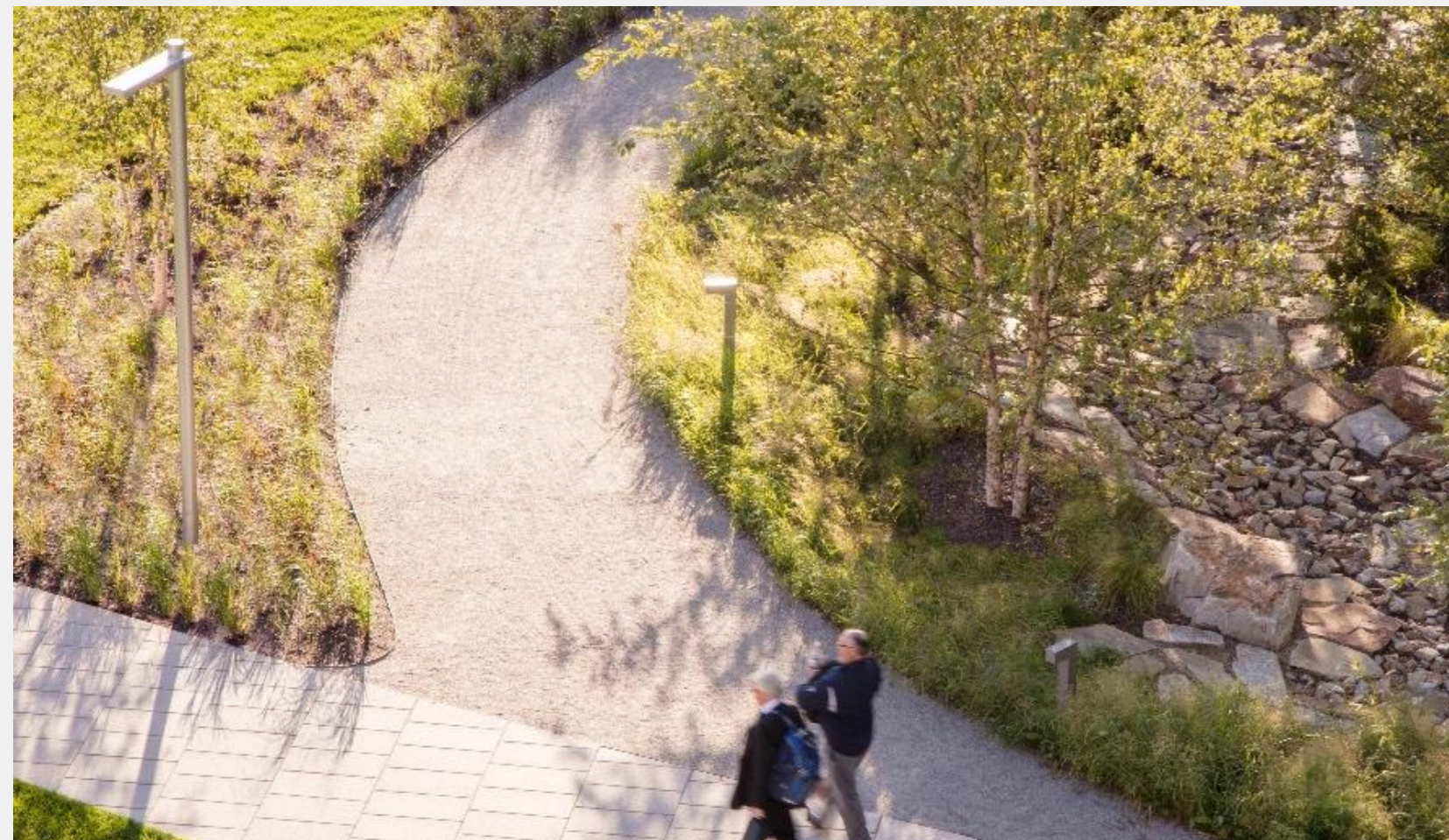
© 2020 Google



Proposed New Site Plan



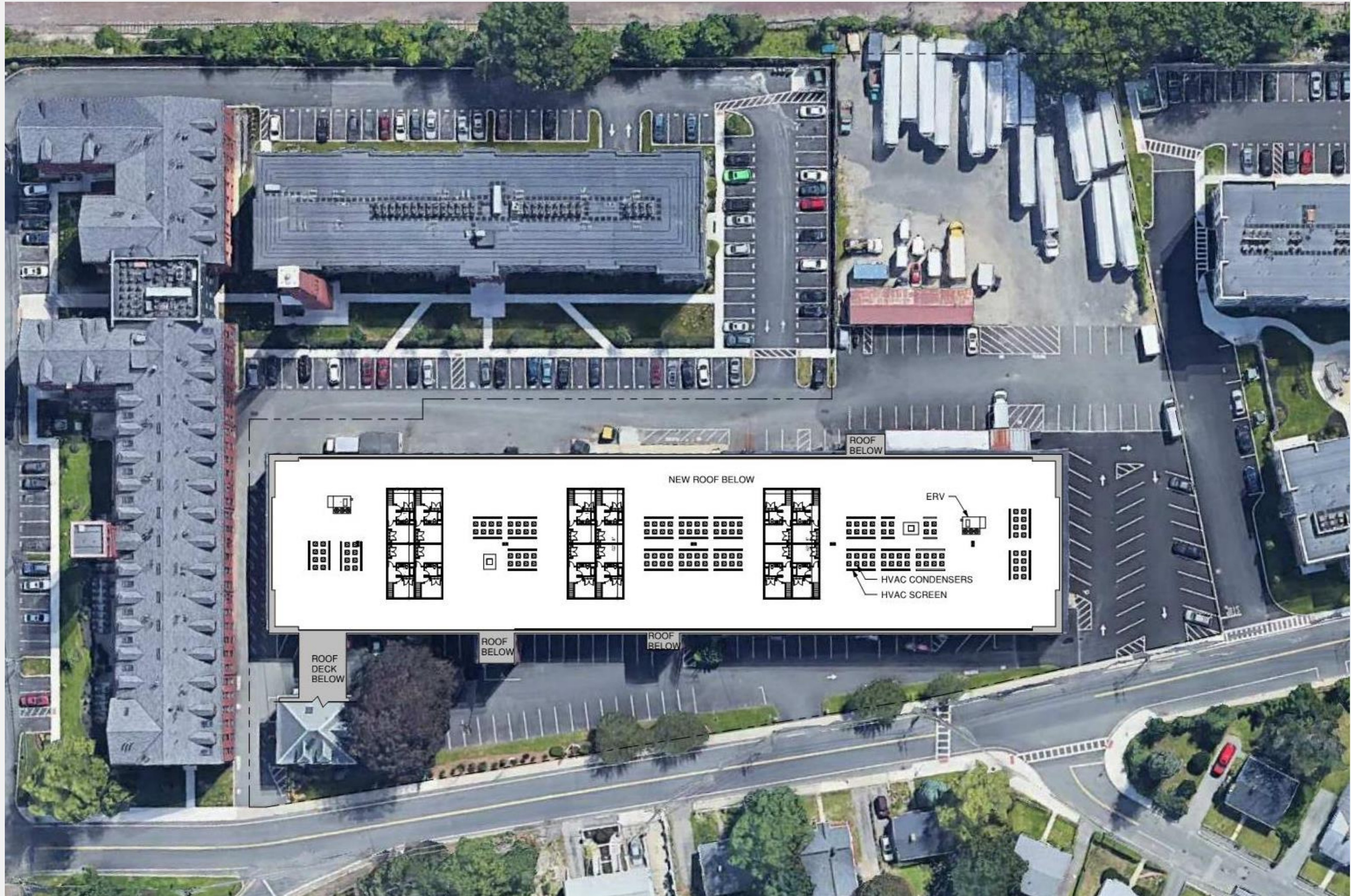
Enhance the Landscape along Washington Street



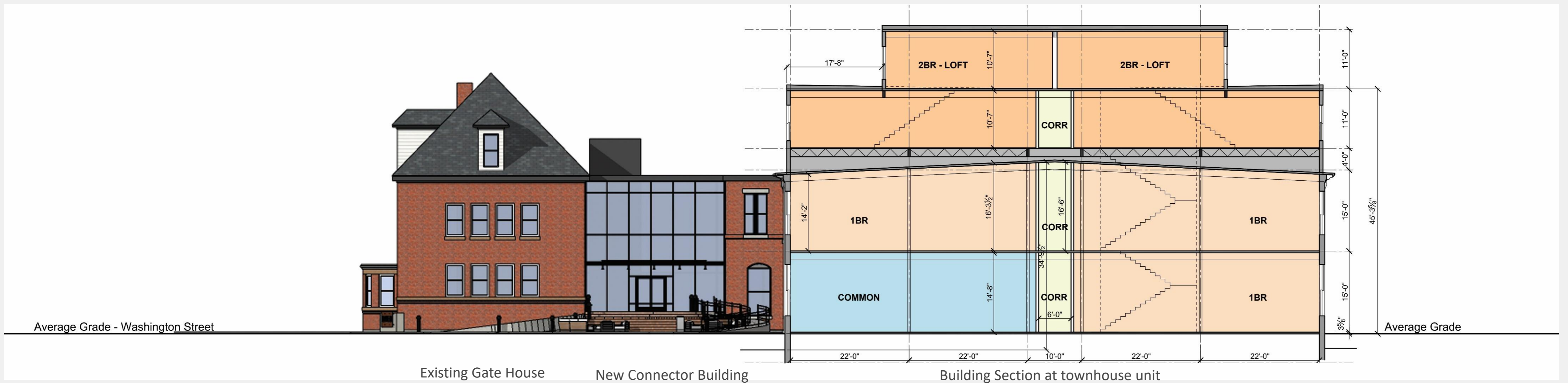
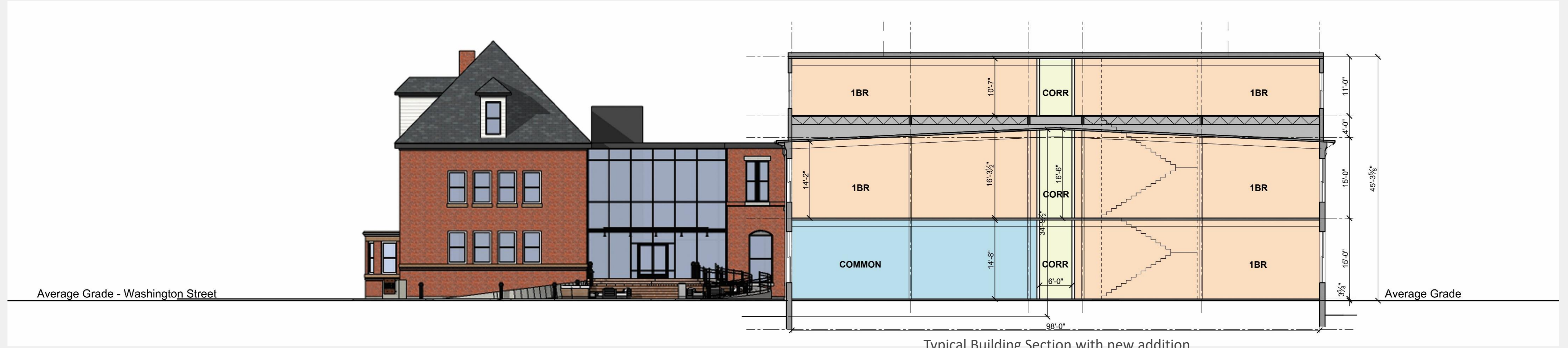
Restoring the "Third Floor" and Light Monitors



Roof Plan



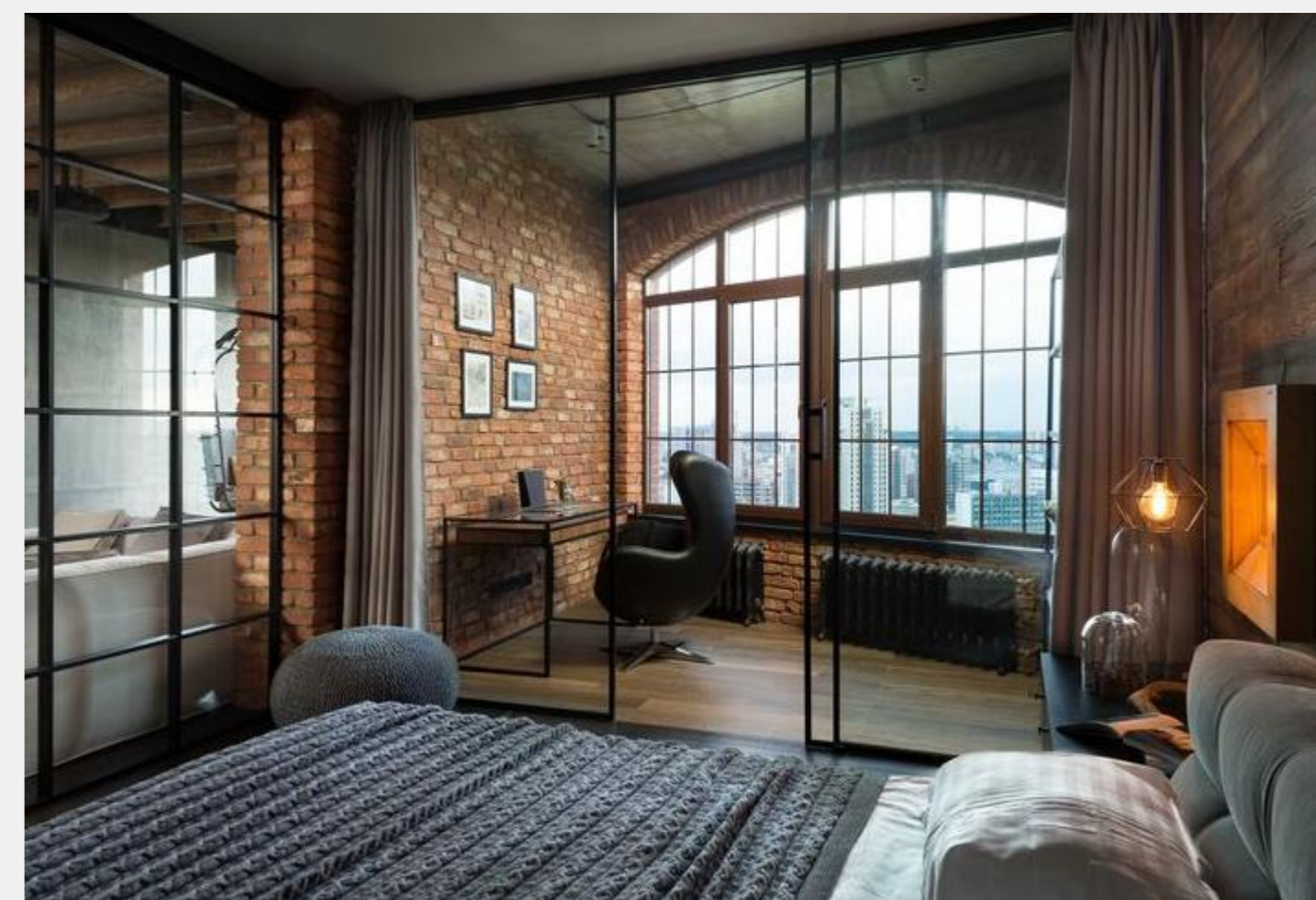
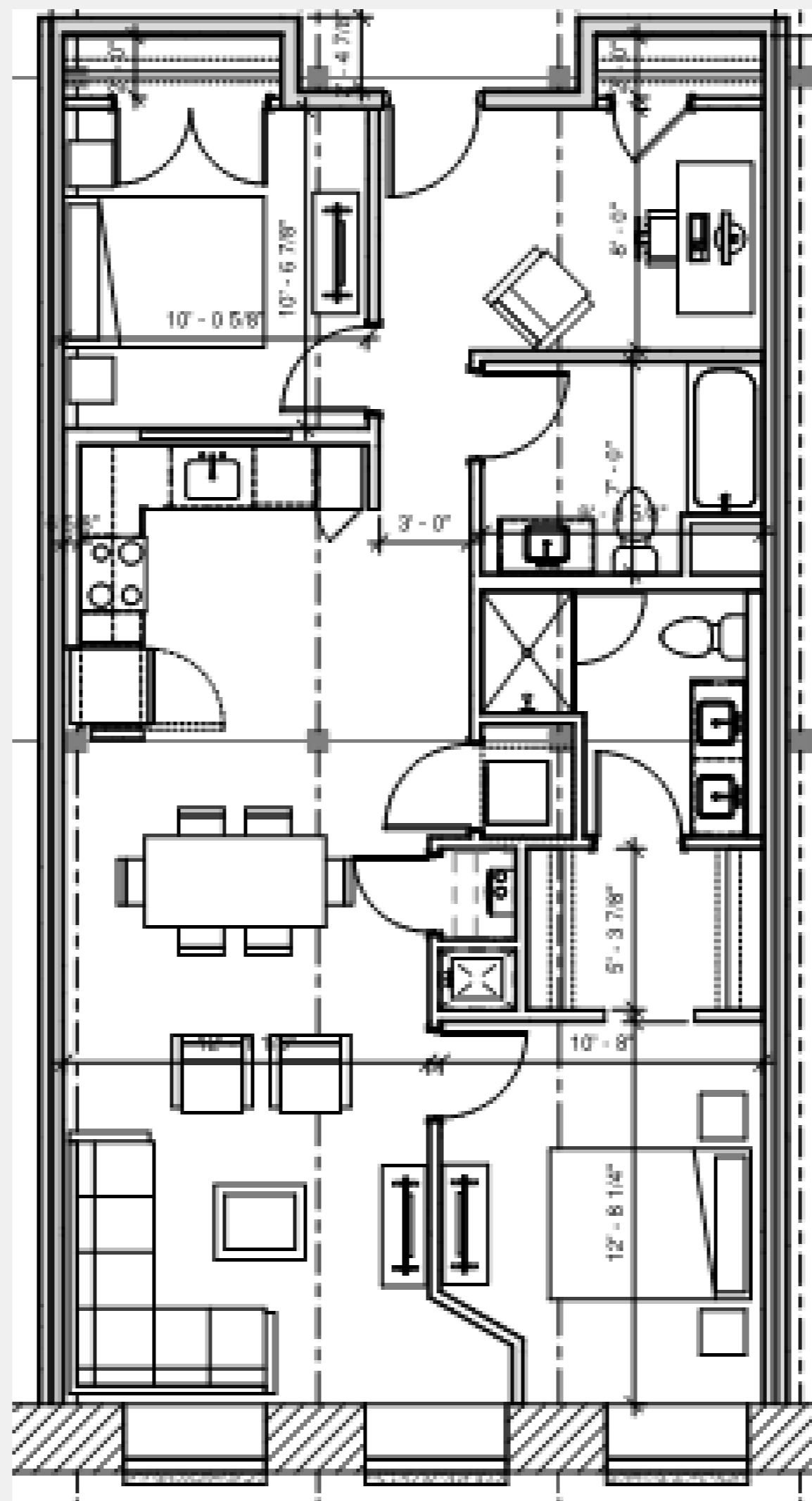
Typical Building Sections



Connecting the Gatehouse to the Main Building



Creating Loft-like Units with Mill Features



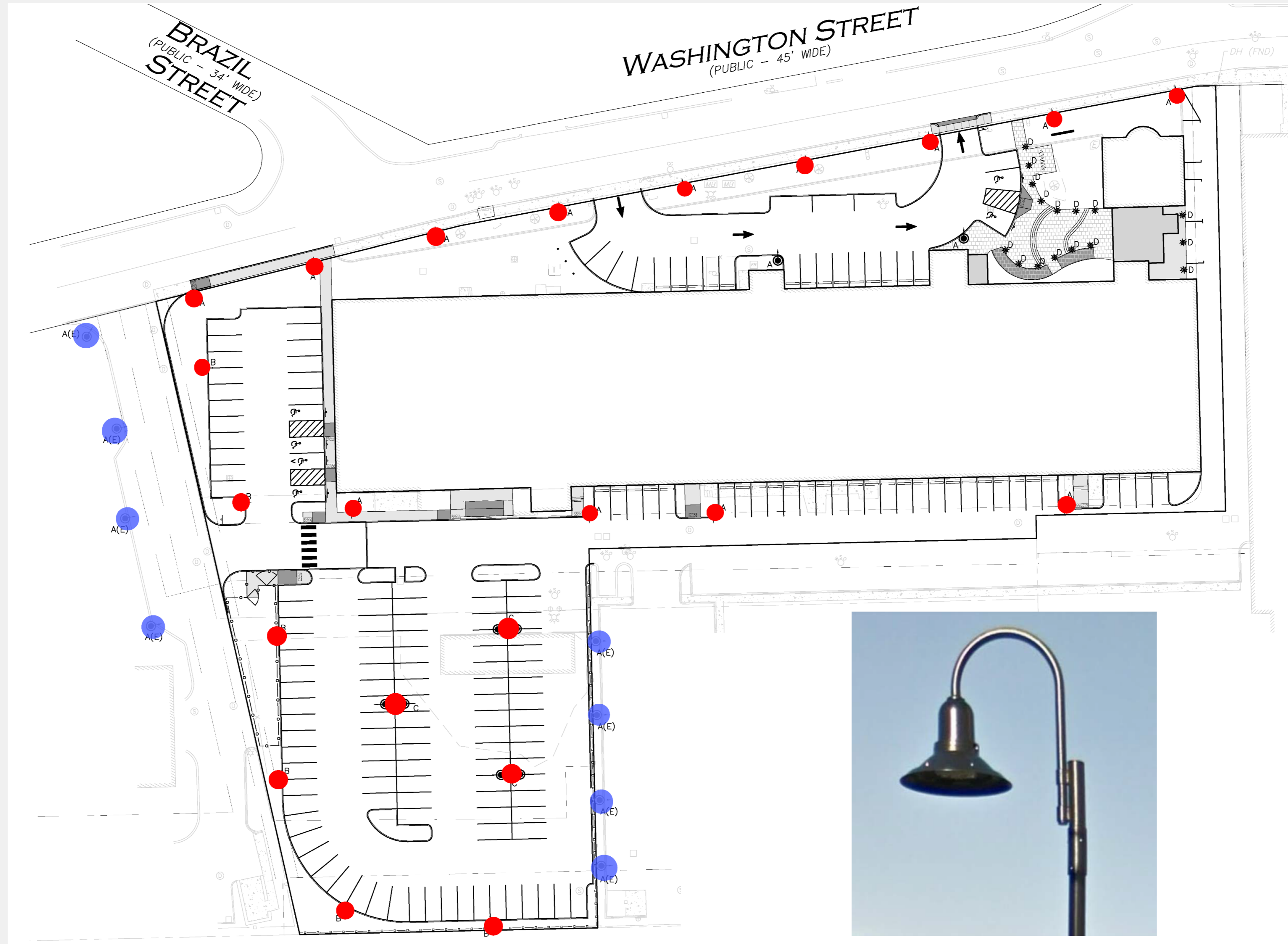
Proposed View Along Washington Street





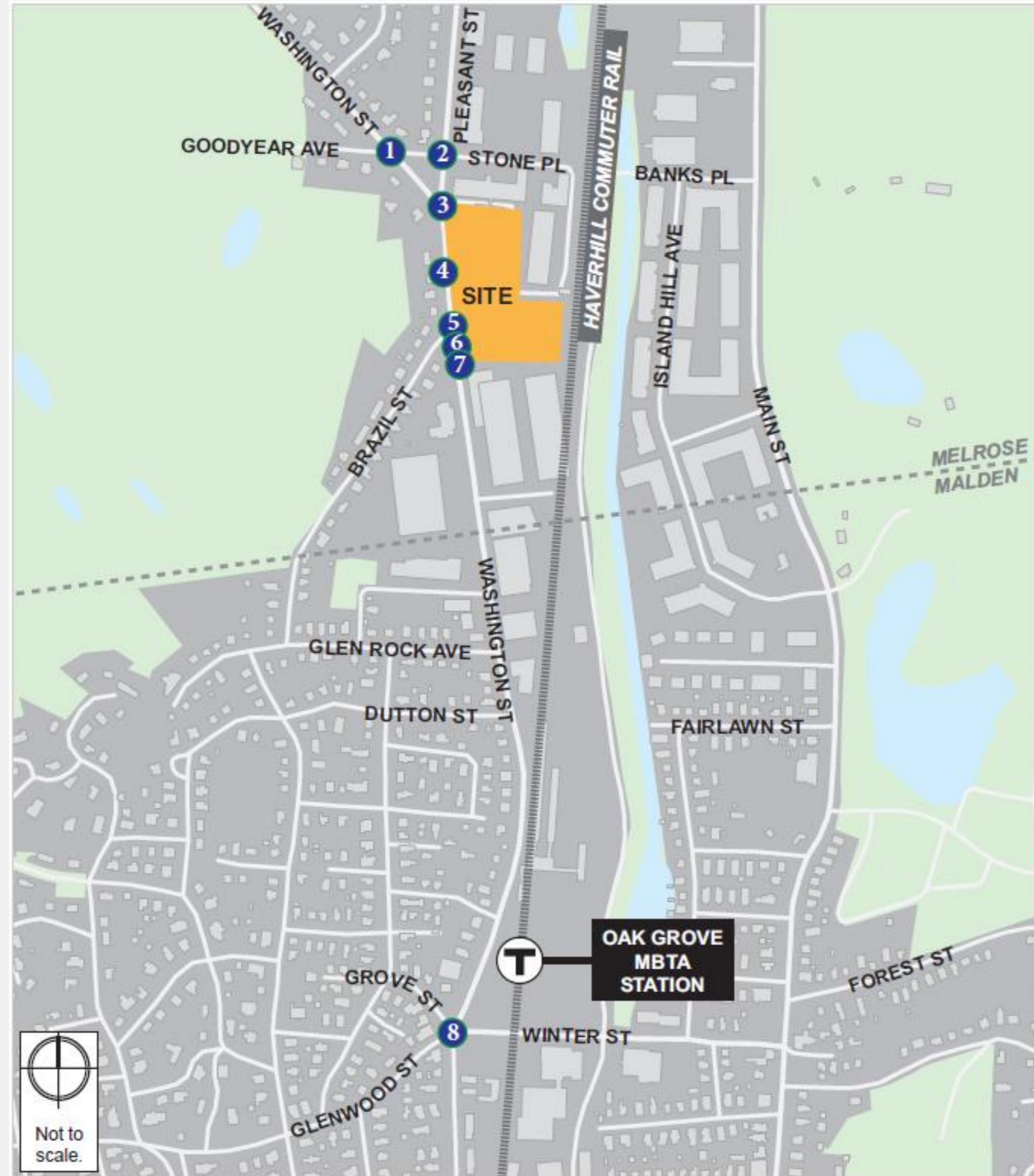


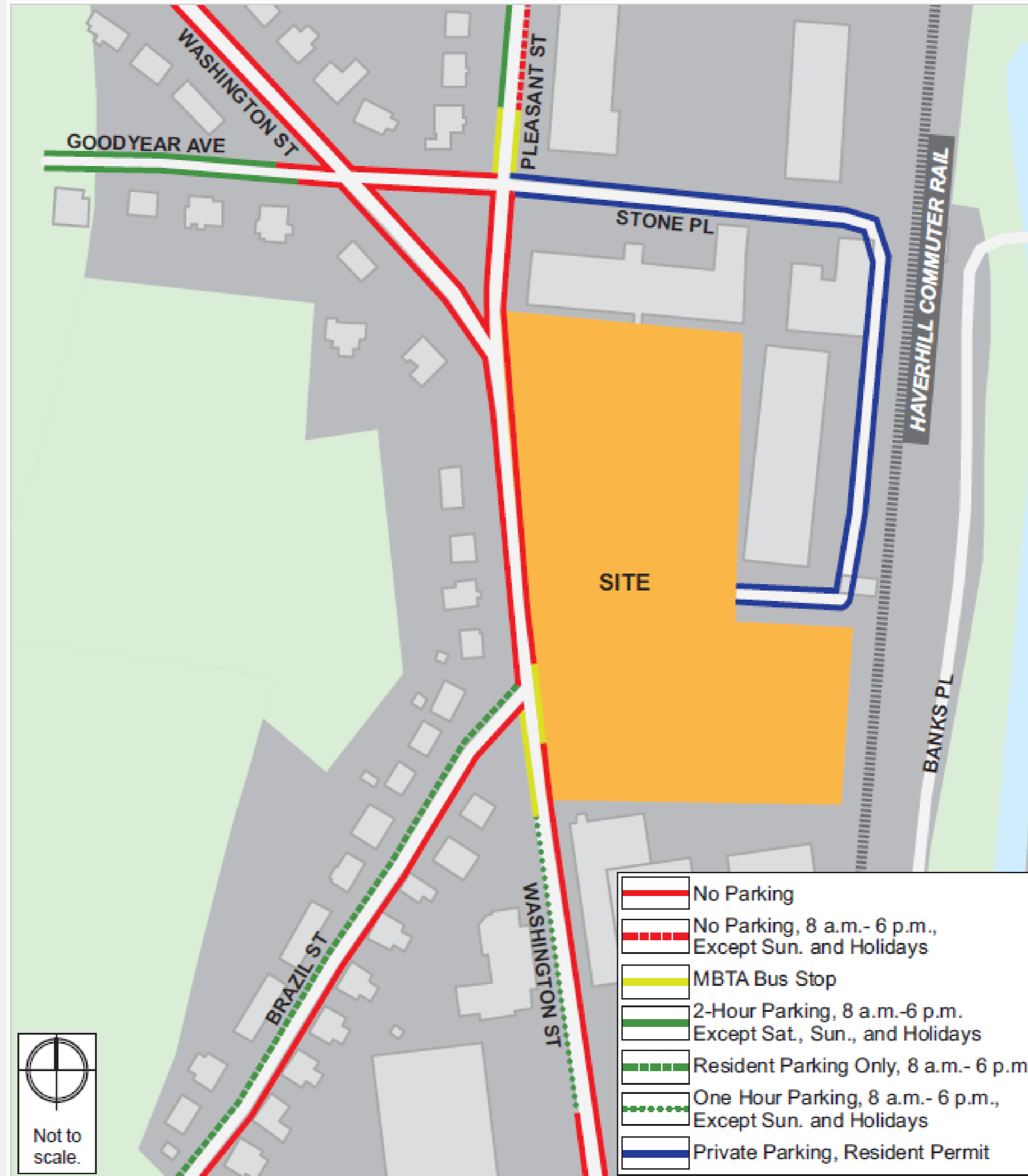
Site Lighting Plan

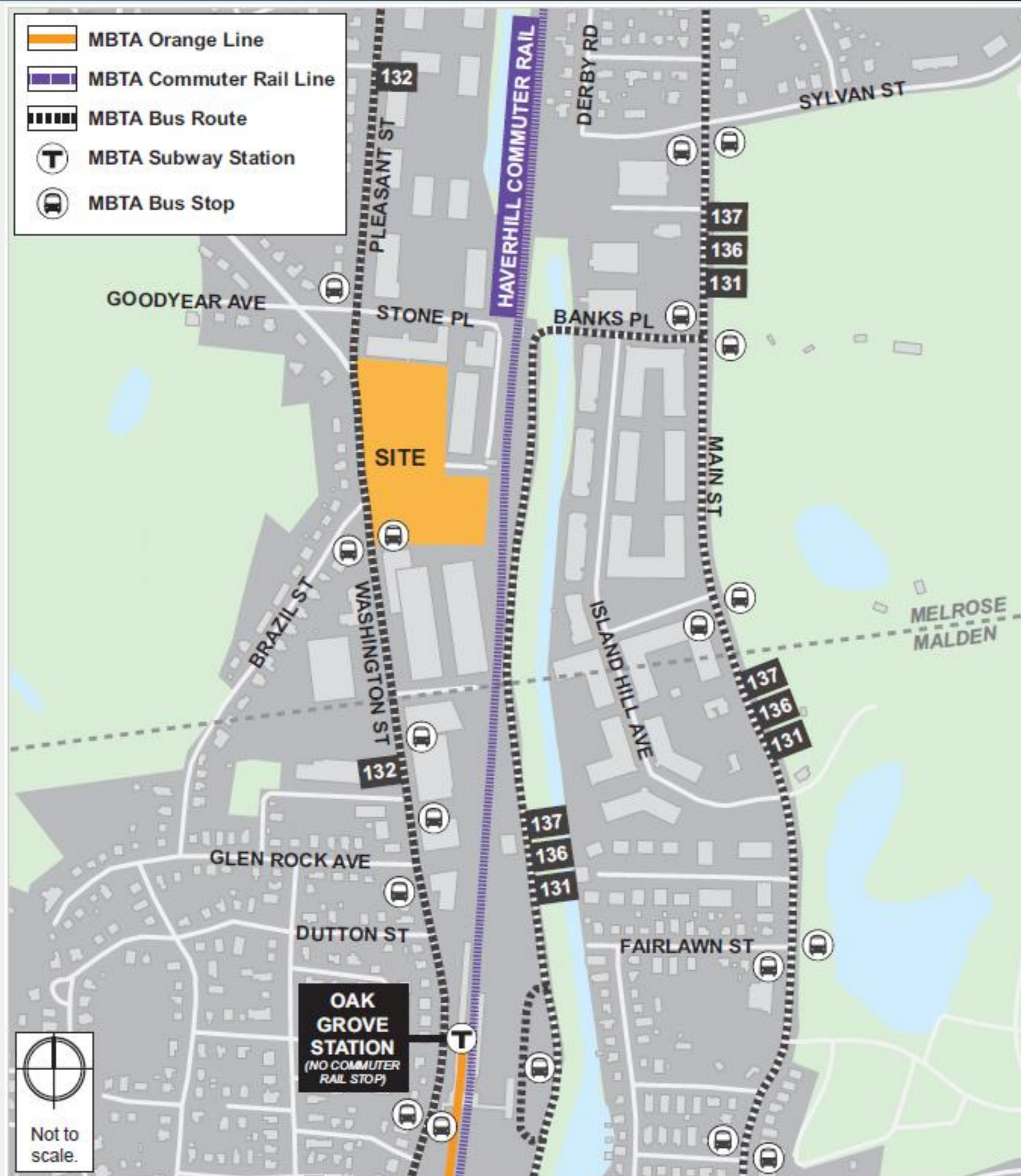


- ❑ The Project site is within a Smart Growth District
- ❑ No perceptible impact to area traffic operations
- ❑ Approximately 172 parking spaces will be provided
- ❑ Large deliveries, move-in/out, and trash pick-up will occur off-street at rear of building
- ❑ Parking spaces will be rented separately from units, or “unbundled”
- ❑ Zipcar parking space will be provided onsite
- ❑ Approximately 30 secure and covered residential bicycle spaces will be provided
- ❑ One-month MBTA pass (monthly link) to be provided to new residents upon move in
- ❑ Length of curb cut openings along Washington Street will be reduced by 80 feet
- ❑ Pedestrian realm improvements include:
 - Raised sidewalks across the driveways at the main entrance and in the rear parking lot
 - Crosswalk connecting between parking area and rear building entrance
 - New lighting will be installed throughout the Site and along Washington Street
 - Signs will be posted at vehicle driveways to alert drivers of pedestrian activity

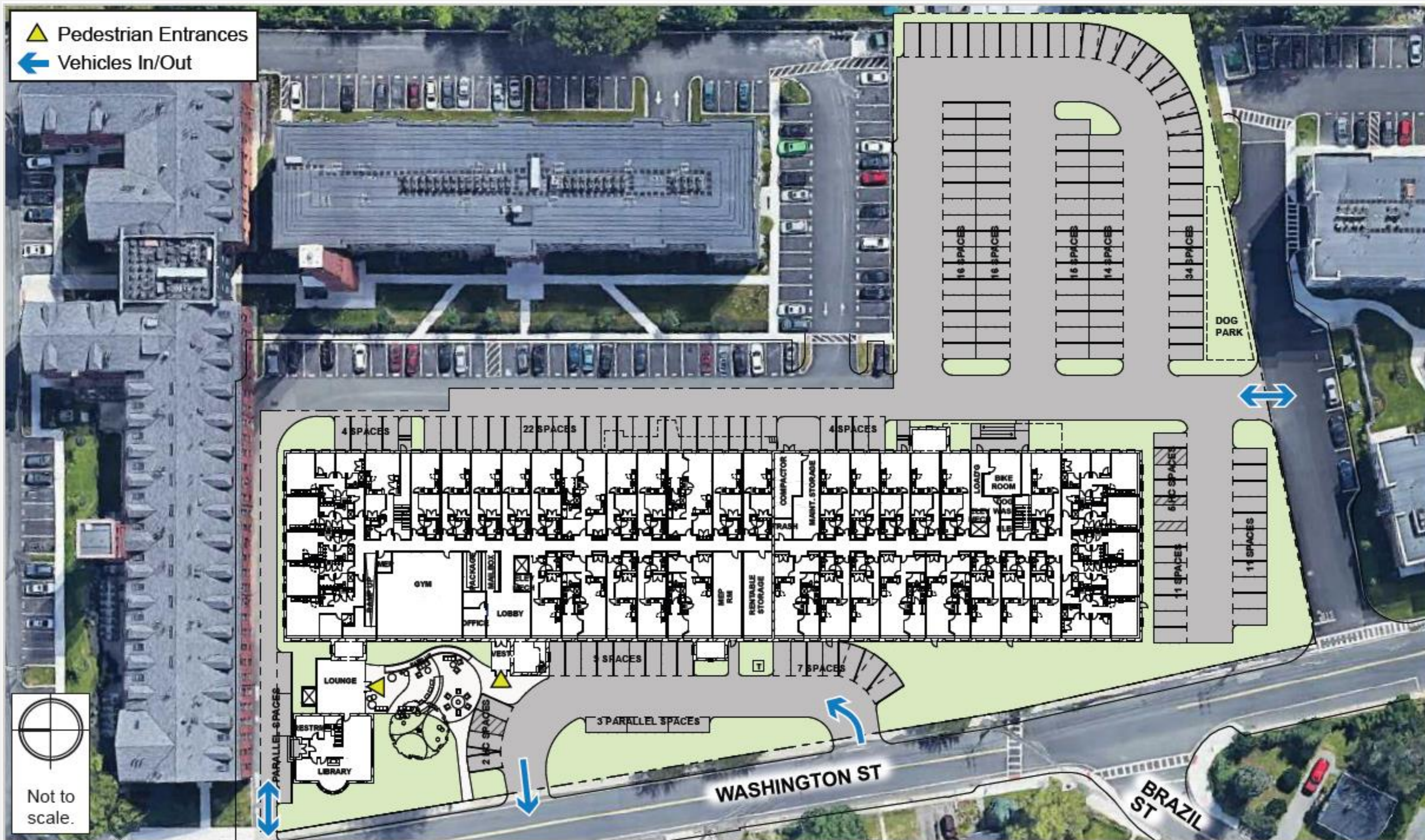
Study Area Intersections







Proposed Site Circulation



Metric	Signalized	Unsignalized			
	Washington St./ Winter St./ Glenwood St./ Grove St.	Washington St./Goodyear Ave./Stone Pl.	Pleasant St./ Stone Pl.	Washington St./ Pleasant St./ Site Driveway	Washington St./ Brazil St./ Site Driveway
Total Crashes	5	1	3	5	1
Crash Rate ¹	0.25	0.13	0.34	0.41	0.08
District Average	0.73	0.57			

1. Crash Rate = Crashes per million entering vehicles

Land Use	Travel Mode Share			Average Vehicle Occupancy (AVO)
	Vehicle	Transit	Walk/Bicycle	
Residential	68%	27%	5%	1.18

Time Period/ Direction		Project- Generated Vehicle Trips	Existing Vehicle Trips (removed)	Net New Vehicle Trips
a.m. Peak Hour	In	12	20	-8
	<u>Out</u>	<u>35</u>	<u>5</u>	<u>30</u>
	Total	47	25	22
p.m. Peak Hour	In	35	8	27
	<u>Out</u>	<u>22</u>	<u>22</u>	<u>0</u>
	Total	57	30	27

Intersection Level of Service Summary

Intersection	Existing (2019)		No-Build (2026)		Build (2026)	
	AM	PM	AM	PM	AM	PM
1. Washington St/ Goodyear Ave/ Stone Place						
EB Goodyear Ave left/thru/right	C	C	C	C	C	C
WB Stone Pl left/thru/right	A	B	A	B	A	B
SB Washington St left/thru/right	A	A	A	A	A	A
2. Pleasant St/ Stone Place						
EB Stone Pl left/thru/right	D	E	D	F	D	F
WB Stone Pl left/thru/right	D	E	D	E	D	E
NB Pleasant St left/thru/right	A	A	A	A	A	A
SB Pleasant St left/thru/right	A	A	A	A	A	A
3. Washington St/ Pleasant St/ Site Driveway						
EB Washington St left/thru/right	C	B	C	B	C	B
WB Site Driveway left/right	B	C	B	C	B	B
NB Washington St thru/right	A	A	A	A	A	A
SB Pleasant St left/thru	A	A	A	A	A	A
4. Washington St/ Site Driveway (exit only under Build)						
WB Site Driveway left/right	A	C	A	C	B	C
NB Washington St thru/right	A	A	A	A	A	A
SB Washington St left/thru	A	A	A	A	A	A
5. Washington St/ Brazil St						
EB Brazil St left/thru/right	D	C	D	D	C	C
NB Washington St left/thru/right	A	A	A	A	A	A
SB Washington St left/thru/right	A	A	A	A	A	A

Intersection Level of Service Summary (cont'd.)

Intersection	Existing (2019)		No-Build (2026)		Build (2026)	
	AM	PM	AM	PM	AM	PM
6. Washington St/ Site Driveway					REMOVED	
WB Site Driveway left/right	B	C	B	C		
NB Washington St thru/right	A	A	A	A		
SB Washington St left/thru	A	A	A	A		
7. Washington St/ 37 Washington St Driveway						
WB Site Driveway left/right	C	C	C	C	C	C
NB Washington St thru/right	A	A	A	A	A	A
SB Washington St left/thru	A	A	A	A	A	A
8. Washington St/ Glenwood St/ Winter St/ Grove St	F	E	F	E	F	E
EB Glenwood St left/thru/right	C	F	C	F	C	F
WB Winter St left/thru thru/right	F	C	F	C	F	C
NB Washington St left/thru	B	C	B	C	B	C
NB Washington St right	B	B	B	B	B	B
SB Washington St left/thru	F	E	F	F	F	F
SB Washington St right/hard right	C	B	C	B	C	B

THANK YOU!

