Zoning Board of Appeals Presentation (40B) 2017-1 and (40B) 2017-2



Presentation By:

The Holland Companies Development Team

August 1, 2019

Development Team/Holland Experience

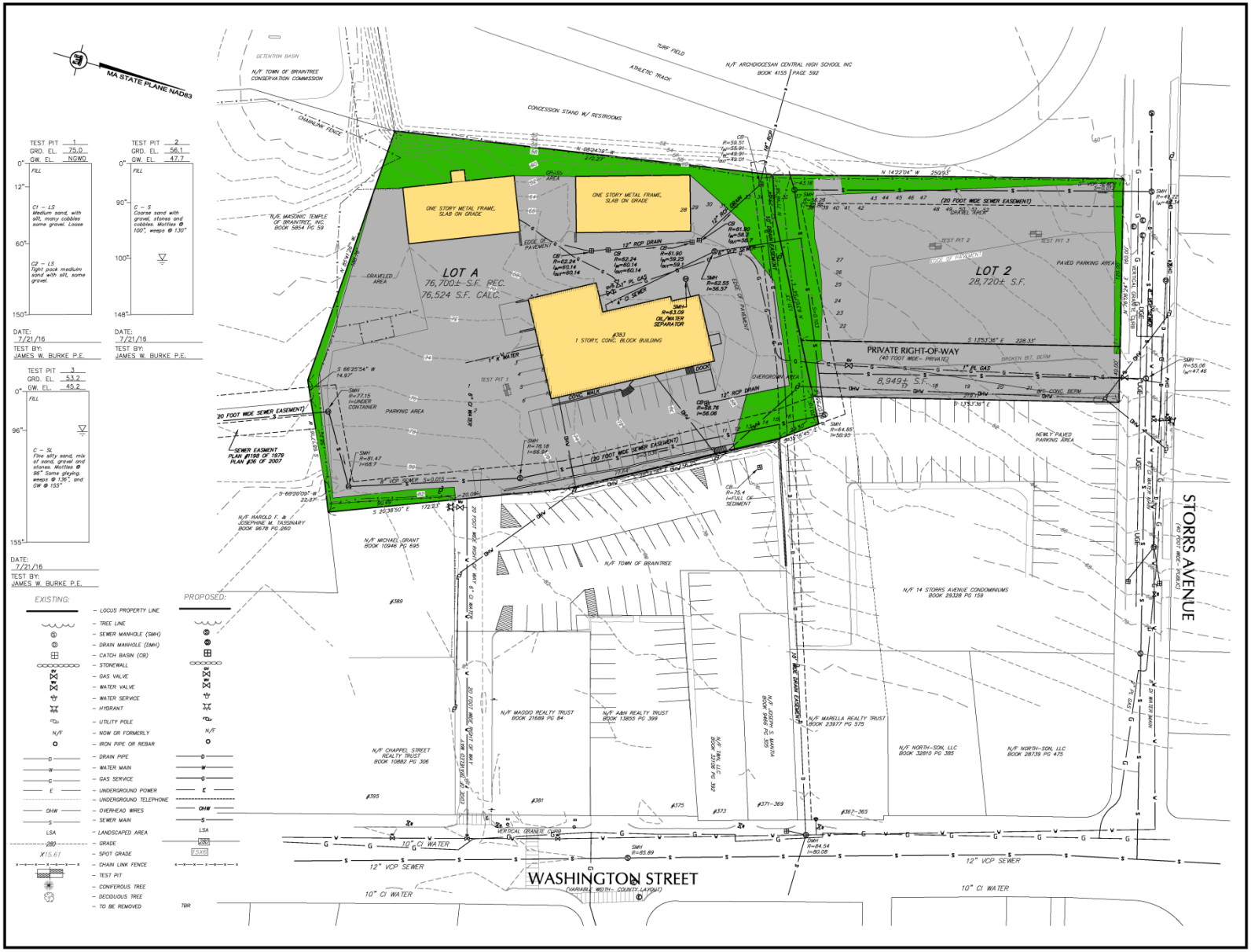
- **Developer, Manager, Contractor:**
  - Holland Company – Paul Holland
- **Architect:**
  - VMY Architects - Mark Major
- **Site and Civil Engineer:**
  - Decelle-Burke – Jim Burke
- **40B Consultant**:
  - LDS Consulting Group - Lynne Sweet
- **Legal**:
  - Attorney Peter Freeman – 40B
- **Traffic:**
  - Vanasse & Associates, Inc. – Jeffrey Dirk P.E., PTOE

Agenda For Presentation

- Process Generally
- Affordable Units
- Need for Affordable Housing
- Community Benefits
- Historical Use, Location: Boundaries/Nearby Amenities
- Development Overview (Rental and Ownership)
- Density
- Architectural
- Site
- In Conclusion

Process- Generally

- Close to 20 Meetings from 2/5/2013-5/11/2016 with Mayor and other Officials and numerous plans submitted
- Site Eligibility Letter from MassHousing dated February 10, 2017
  - Good for 2 years
  - Clarification letter February 15, 2017
- ZBA Application filed February 14, 2017
  - Plan changes were made based on feedback from Town/MassHousing
  - Full Traffic Impact Analysis delivered February 24, 2017 and under revision
  - Public hearing may be open for 180 days - 109 left per agreement among the parties



DeCELLE
BURKE
& Associates, Inc.
1266 Furnace Brook Parkway Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)

COMMONWEALTH OF MASSACHUSETTS
CLAUDIO SALA
No. 28391
REGISTERED LAND SURVEYOR

CLAUDIO SALA, PLS DATE

GENERAL NOTES:

ZONING: GENERAL BUSINESS
MINIMUM REQUIREMENTS:
AREA: 15,000 S.F.
FRONT SETBACK: 10'
SIDE SETBACK: 10'
REAR SETBACK: 20'
LOT FRONTAGE/WIDTH: 50'/100'
MAX HEIGHT: 3 STY
BUILDING COVERAGE: 70%
MIN OPEN SPACE: 10%

ZONING: RESIDENCE B
MINIMUM REQUIREMENTS:
AREA: 15,000 S.F.
FRONT SETBACK: 20'
SIDE SETBACK: 10'
REAR SETBACK: 30'
LOT FRONTAGE/WIDTH: 50'/100'
MAX HEIGHT: 3 STY
BUILDING COVERAGE: 35%
MIN OPEN SPACE: 30%

CURRENT OWNER:
383 WASHINGTON STREET LLC

DEED REFERENCE:
Book 30862 Page 314

PLAN REFERENCE:
Book 455 Page 272
Book 4284 Page 179
LC PLAN 3751D

PROJECT TITLE & LOCATION:
PARKSIDE APARTMENTS &
PARKSIDE CONDOMINIUMS
40B RESIDENTIAL PROJECT
383-385 WASHINGTON STREET
BRAINTREE, MA

PLAN TITLE:
EXISTING CONDITIONS

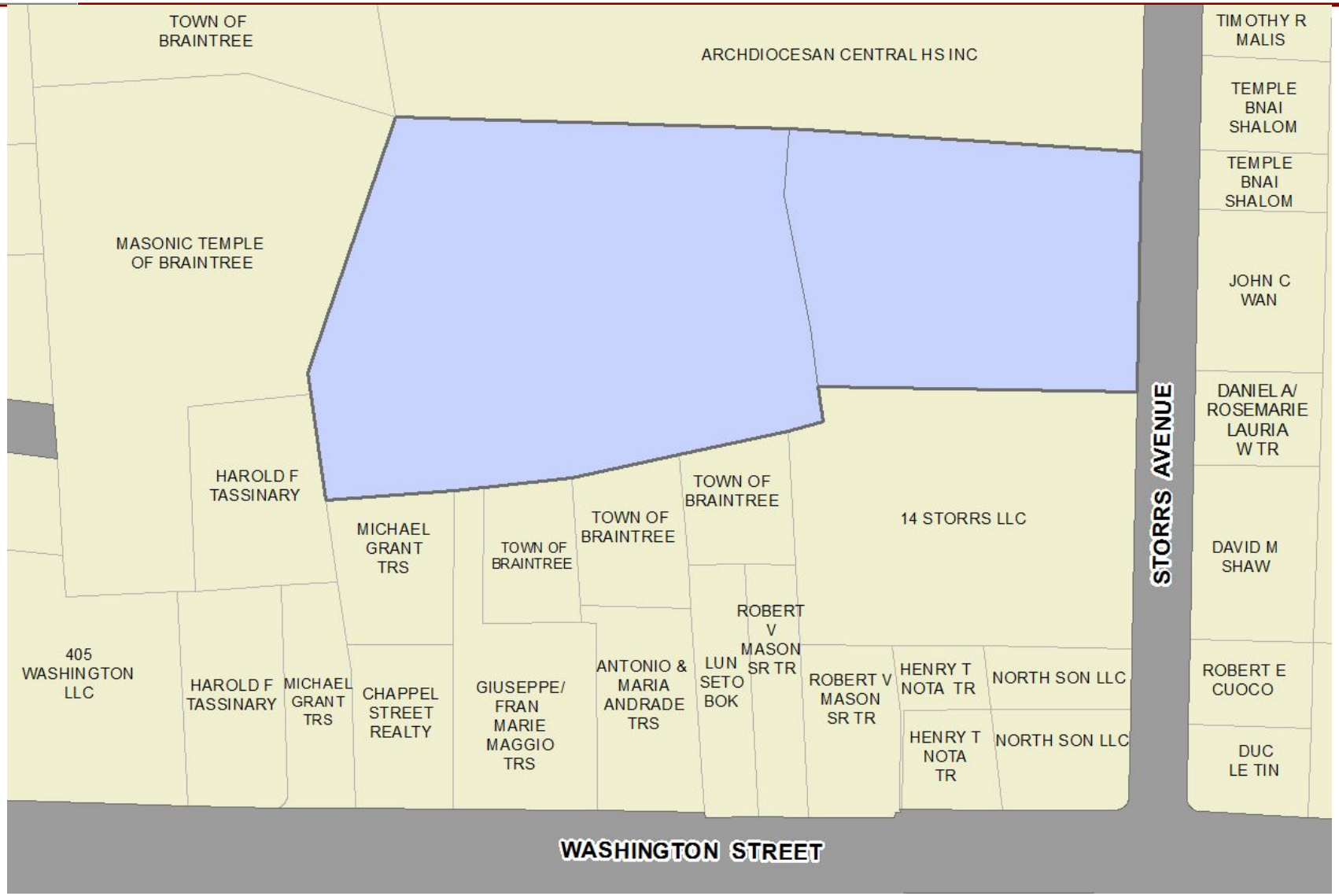
PREPARED FOR:
THE HOLLAND COMPANIES
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SUITE 200
BOSTON, MA 02118

DATE: OCTOBER 18, 2016
REVISED:

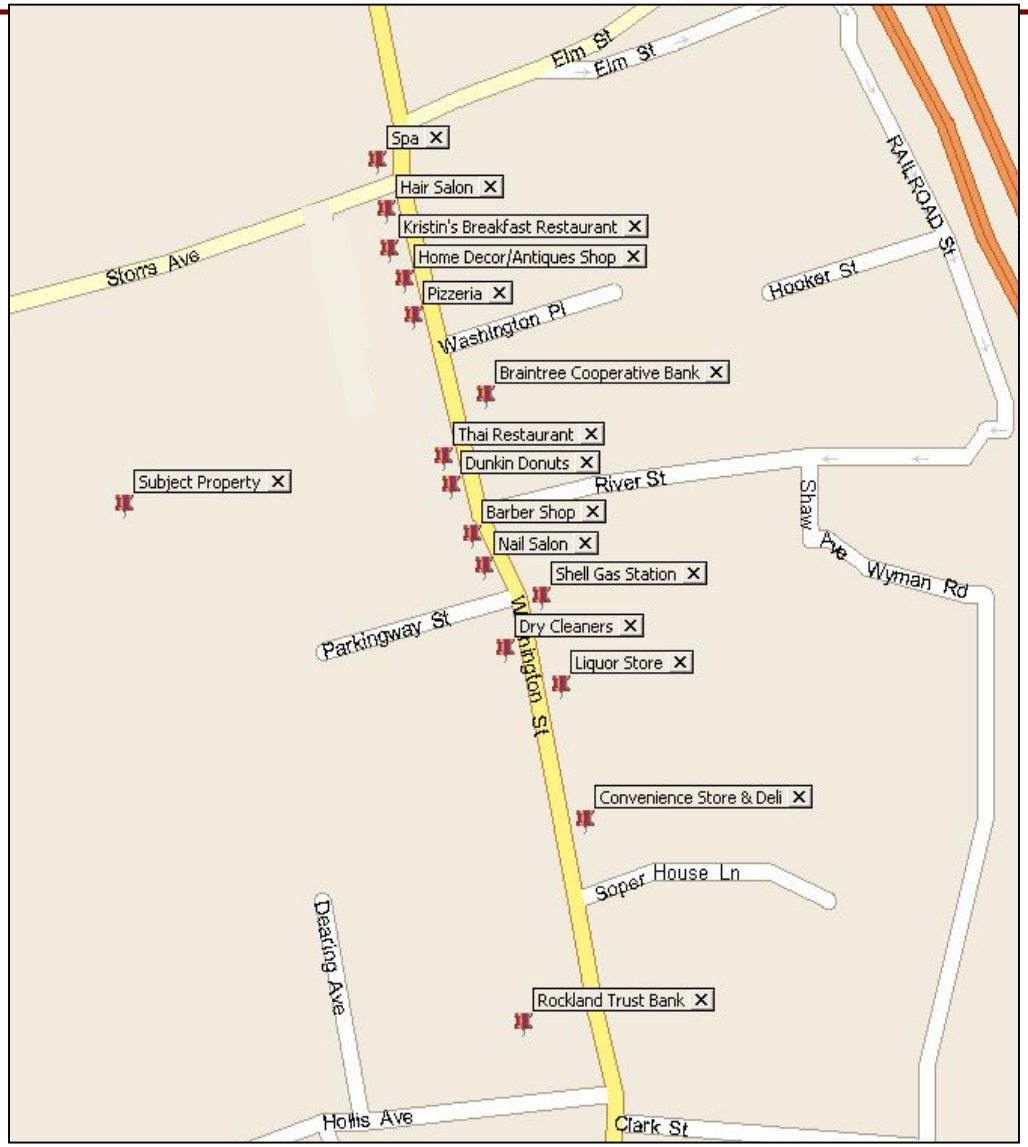
JOB NUMBER: 185.033 SHEET 2 OF 10

30 15 0 30 60
SCALE: 1"=30'

GIS Plan Property Boundaries



Nearby Retail Amenities



the HOLLAND COMPANIES

Historic Use: Automobile Repair/Storage



the HOLLAND COMPANIES

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ZONING SCHEDULE

LOT ZONING CLASSIFICATION : GENERAL BUSINESS (GB); VILLAGE OVERLAY DISTRICT

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MAXIMUM LOT COVERAGE	– 90%	62.9%
MINIMUM OPEN SPACE	– 10%	37.1%
MIN. PARKING SPACES/DWELLING UNIT	– 2 PER UNIT	1.76 PER UNIT

127 PARKING SPACES – 72 UNITS
46 SURFACE PARKING SPACES
81 SUB–SURFACE PARKING SPACES

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MINIMUM LOT SIZE	– 5,000–15,000 S.F.	17,397 S.F.
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22 PARKING SPACES – 8 UNITS



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- DRAIN MANHOLE (DMH)
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JAMES W. BURKE, PE — DATE

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BOSTON, MA 02122

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Book 14283 Page 550

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LC PLAN 37510

ASSESSORS REFERENCE:
MAP 2028 LOT 31

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PARKSIDE APARTMENTS &
PARKSIDE CONDOMINIUMS
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383-385 WASHINGTON STREET
BRAINTREE, MA

PLAN TITLE:
PROPOSED LAYOUT

PREPARED FOR:
THE HOLLAND COMPANIES
519 ALBANY STREET
SUITE 200
BOSTON, MA 02118

DATE: OCTOBER 18, 2016
REVISED:

JOB NUMBER: 185.033 — SHEET 5 OF 10

30 15 0 30 60
SCALE: 1"=30'

Rental Development Overview

- 70 units (was 72) in one Three Story Elevator Building
- Studio: 4, One: 30, Two: 29, Three 7 (40B Requirement)
- Approx. 50% Studio and One Bedroom Units
- 81 Garage spaces with 25 spaces for bicycle storage, indoor trash/recycling, 49 surface parking spaces.
- Full amenity package: fitness and with training center, Lounge and club room
- Professional on site management: Leasing Center with conference room
- Safety features including full sprinkler systems and on site fire hydrant
- In unit washer/dryers

Ownership Development Overview

- **8 Townhouse Units, Two buildings**
- **Three Bedroom, Two Bathroom Units**
- **Built-in Individual Parking, One Garage + one Outdoor space per unit and 5 guest spaces**
- **Individual Outdoor Spaces**
- **High End Finishes with open concept kitchen**
- **Side-by-side Washer/Dryer**
- **Sprinklered**

Affordability - Rental

- **25% of Units will be for households earning 80% of Area Median Income based on household size or 18 units.**
- ***5,500+ 4 person households in Braintree earn 80% of AMI or less*.**
- **Rent Burden: 42% of Renters are paying more than 30% of their income towards rent, higher than the state average.**
- **Tenants will be: Income checked, CORI Checked.**
- **Average Market Rents: Studio $1,725, One $2,000, Two $2,500**

80% of AMI	1 Person	2 Person	3 Person	4 Person
Income	$62,450	$71,400	$80,300	$89,200

Unit Type	Studio	One	Two	Three
Affordable Units	1	8	7	2
Affordable Gross Rent	$1,415	$1,518	$1,825	$2,108

Affordability - Ownership

- $270,000 – Two 3 Bedroom Units
- June 2019 Average Single Family Home Price: $537,500
- The lowest priced single family home listing in Braintree is $325,900.
- Only three homes listing below $450,000 according to the multiple listing service.
- Homes will be affordable in perpetuity via a deed rider and regulatory agreement.
- 70% or one will be local preference is allowed by DHCD.
- Units will sold via a lottery..

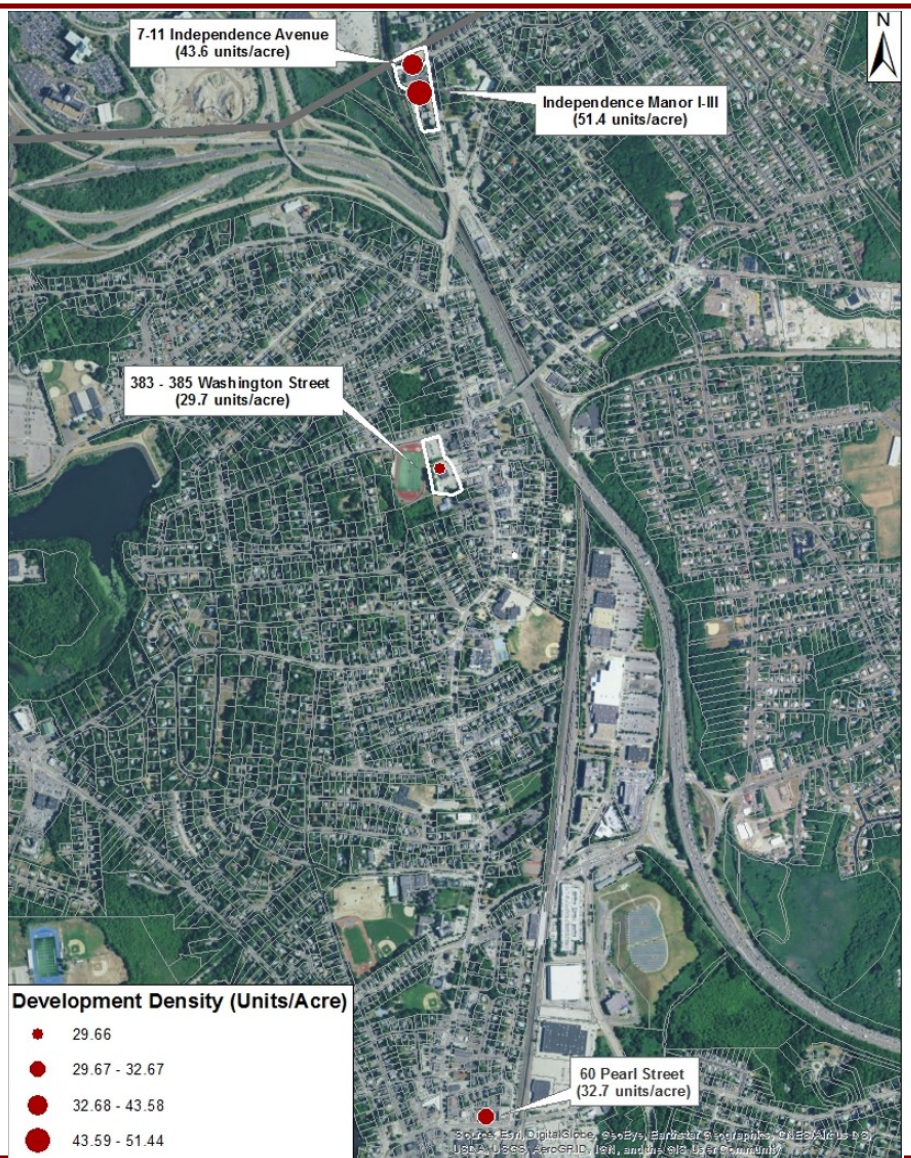
Need For More Housing Choice in Braintree

- **Growing 65+ population:** Up 19% from 2010-2019 to 7,233 persons
- **Northeastern University: Envision Braintree March 2015:** *"Households are getting smaller as the baby boomers are reaching age 65 and as families are having less children"…. "Average household size declined from 3.07 in 1980 to 2.56 in 2010".*
  - **57% of housing units are currently occupied by one and two person households**
  - **Suggests a need for housing options geared towards smaller household sizes as well as more accessible housing.**
  - **Suggests some households may be "over housed"**
- **According to *MAPC*** *"Due to declining household size, new housing demands will outpace population growth. More single-person households (particularly seniors), more divorced households, and fewer children per family are all drivers behind a predicted 10% decrease in household size by 2030, thereby increasing the total number of household units needed."*

Community Benefits

- Affordable Housing Restricted in Perpetuity
- New revenue from building permit fees and other municipal fees
- New revenue from real estate taxes
- All 70 rental units and 2 affordable homes will be counted on the state's subsidized housing inventory aiding Braintree to reach the state's 10% goal.
- Expands Housing Choice in Braintree
  - Only 37% of all housing units in Braintree are rental units.
  - Creates new market and moderately priced multi-generational apartments and condominium homes
  - Caters to young singles, young married, parent(s) with children, empty nesters, elders
  - Creates accessible housing units

Density


7-11 Independence Avenue
(43.6 units/acre)
Independence Manor I-III
(51.4 units/acre)
383 - 385 Washington Street
(29.7 units/acre)
60 Pearl Street
(32.7 units/acre)
N
Development Density (Units/Acre)
29.66
29.67 - 32.67
32.68 - 43.58
43.59 - 51.44

MA STATE PLANE NAD83

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

BRAINTREE PLANNING BOARD DATE

Planning Board Endorsement does not reflect compliance with applicable zoning requirements.

No determination of wetlands has been made or intended by Planning Board endorsement.

PLAN REFERENCES:

NORFOLK REGISTRY OF DEEDS

BOOK 1623 PAGE 289
BOOK 278 PAGE 1128
BOOK 2228 PAGE 188
BOOK 1833 PAGE 302
BOOK 2729 PAGE 206
BOOK 2595 PAGE 224
BOOK 2262 PAGE 39
BOOK 4498 PAGE 517
BOOK 3946 PAGE 627
BOOK 2553 PAGE 424
BOOK 1603 PAGE END
BOOK 564 PAGE 36
BOOK 4284 PAGE 179
BOOK 278 No. 1128–1979
BOOK 250 No. 494–1975
BOOK 455 No. 272–1998
BOOK 138 No. 505–1946

NORFOLK COUNTY LAYOUTS

BOOK 103 No. 75–1924
BOOK 103 No. 74–1924

LAND COURT PLANS

No. 3751D

COMMONWEALTH OF MASSACHUSETTS
CLAUDIO SALA
No. 38391
REGISTERED PROFESSIONAL LAND SURVEYOR

Claudio Sala

DETENTION BASIN

N/F TOWN OF BRAINTREE CONSERVATION COMMISSION

CONCESSION STAND W/ RESTROOMS

TURF FIELD

ATHLETIC TRACK

N/F ARCHDIOCESAN CENTRAL HIGH SCHOOL INC BOOK 4155 PAGE 592

N/F MASONIC TEMPLE OF BRAINTREE, INC. BOOK 5854 PG 59

N 08°24'19" W 272.27'

N 85°41'26" W 188.76'

PROPOSED LOT 1
93,866± S.F.

10' DRAIN EASEMENT

N 14°22'04" W 250.93'

113.54'

137.39'

(20 FOOT WIDE SEWER EASEMENT)

S 75°37'54" W 39.41'

N 14°22'06" W 50.47'

PROPOSED LOT 2
20,327± S.F.

110.00'

160.00'

S 75°37'54" W 76.03'

N 76°06'24" E

L=15.71'
R=10.00

41.47'

N 13°53'36" W 176.86'

N 13°53'36" W

ACCESS & UTILITY EASEMENT

50.00'

41.05'

S 63°07'56" W

N 63°07'55" E 20.10'

219.11'

S 13°53'36" E

CB/LP(FND&HELD)

29.50'

S 35°16'45" E

S 66°25'54" W 14.97'

(20 FOOT WIDE SEWER EASEMENT)

N 65°17'16" E 58.25'

SEWER EASEMENT PLAN #1198 OF 1979 PLAN #36 OF 2007

(20 FOOT WIDE SEWER EASEMENT)

SB/DH(FND)

77.64'

S 28°18'16" E 156.25'

DH(FND&HELD)

S 68°20'09" W 22.37'

90.49'

S 20°38'50" E 172.23'

20.09'

N/F HAROLD F. & JOSEPHINE M. TASSINARY BOOK 9678 PG 260

N/F MICHAEL GRANT BOOK 10946 PG 695

#389

20 FOOT WIDE RIGHT OF WAY

N/F TOWN OF BRAINTREE

N/F 14 STORRS AVENUE CONDOMINIUMS BOOK 29328 PG 159

STORRS AVENUE
(40 FOOT WIDE- PUBLIC)

N/F CHAPPEL STREET REALTY TRUST BOOK 10882 PG 306

#395

20 FOOT WIDE RIGHT OF WAY

N/F MAGGIO REALTY TRUST BOOK 21689 PG 84

#381

N/F A&N REALTY TRUST BOOK 13855 PG 399

N/F T&N, LLC BOOK 32106 PG 392

#375

#373

SB/DH(FND)

N/F JOSEPH S. MANITA BOOK 9466 PG 305

10' WIDE DRAIN EASEMENT

N/F NORTH–SON, LLC BOOK 32810 PG 385

N/F NORTH–SON, LLC BOOK 28739 PG 475

SB/DH(FND)

WASHINGTON STREET
(VARIABLE WIDTH– COUNTY LAYOUT)

DeCELLE
BURKE
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1266 Furnace Brook Parkway Quincy, MA 02169
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FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS

Claudio Sala 2/21/2017

CLAUDIO SALA, PLS DATE

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Book 14283 Page 550

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Book 455 Page 272
Book 4284 Page 179
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ASSESSORS REFERENCE:
MAP 2028 LOTS 31 & 32A

PROJECT TITLE & LOCATION:

PARKSIDE APARTMENTS &
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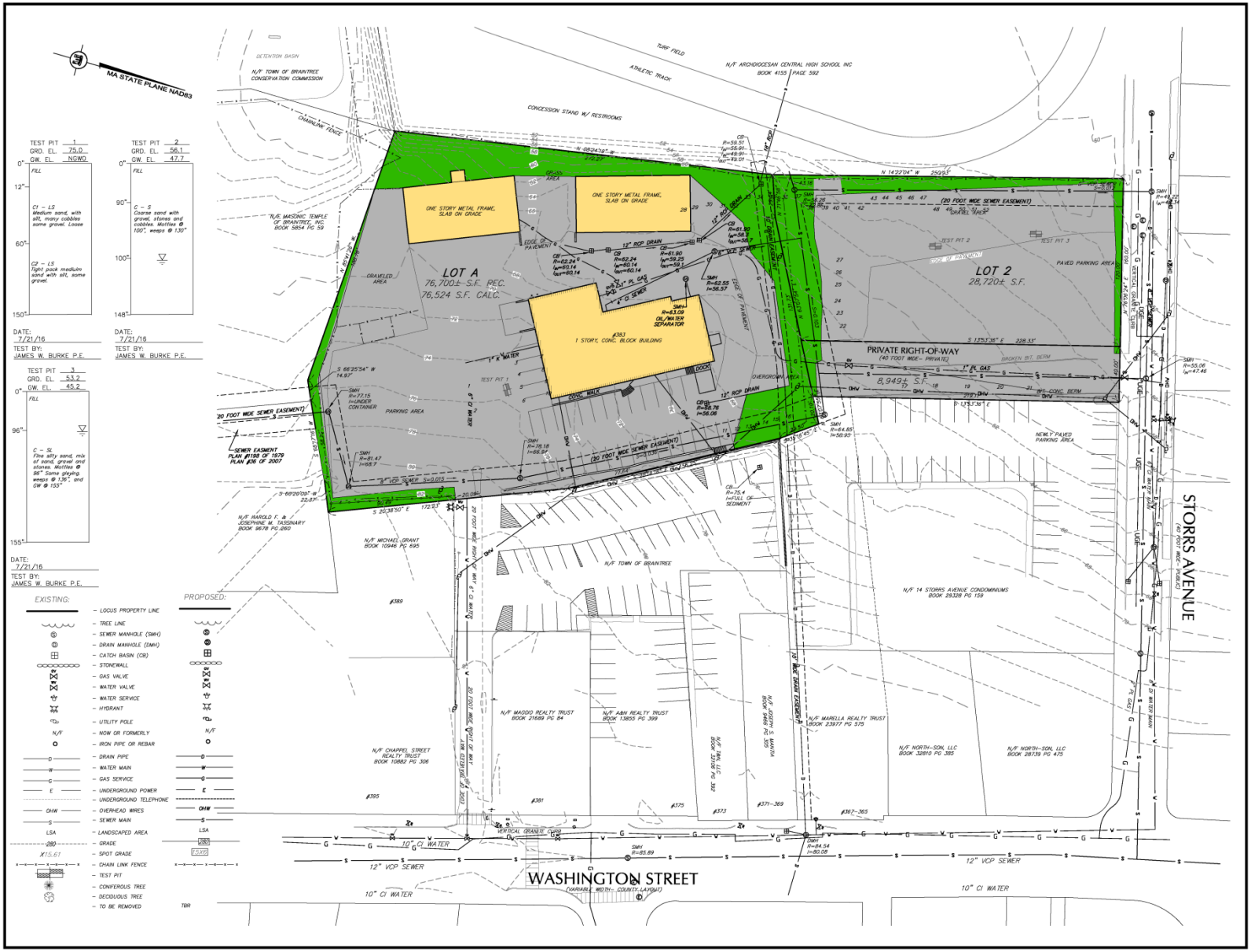
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1266 Furnace Brook Parkway Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)

JAMES W. BURKE, PE — DATE

GENERAL NOTES:

ZONING: GENERAL BUSINESS

MINIMUM REQUIREMENTS:
AREA: 15,000 S.F.
FRONT SETBACK: 10'
SIDE SETBACK: 10'
REAR SETBACK: 20'
LOT FRONTAGE/WIDTH: 50'/100'
MAX HEIGHT: 3 STY
BUILDING COVERAGE: 70%
MIN OPEN SPACE: 10%

CURRENT OWNER:
383 WASHINGTON STREET LLC
519 ALBANY STREET, SUITE 200
BOSTON, MA 02122

DEED REFERENCE:
Book 30952 Page 314
Book 14283 Page 545
Book 14283 Page 550

PLAN REFERENCE:
Book 455 Page 272
Book 4284 Page 179
LC PLAN 3751D

ASSESSORS REFERENCE:
MAP 2028 LOT 31

PROJECT TITLE & LOCATION:

PARKSIDE APARTMENTS &
PARKSIDE CONDOMINIUMS
40B RESIDENTIAL PROJECT
383-385 WASHINGTON STREET
BRAINTREE, MA

PLAN TITLE:

PROPOSED UTILITIES

PREPARED FOR:

THE HOLLAND COMPANIES
519 ALBANY STREET
SUITE 200
BOSTON, MA 02118

DATE: OCTOBER 18, 2016
REVISED:

JOB NUMBER: 185.033 | SHEET 7 OF 10

30 15 0 30 60
SCALE: 1"=30'



DeCELLE
BURKE
& Associates, Inc.
1266 Furnace Brook Parkway Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)

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Book 30862 Page 314
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Book 14283 Page 550

PLAN REFERENCE:
Book 455 Page 272
Book 4284 Page 179
LC PLAN 3751D

ASSESSORS REFERENCE:
MAP 2028 LOT 31

PROJECT TITLE & LOCATION:

PARKSIDE APARTMENTS &
PARKSIDE CONDOMINIUMS
40B RESIDENTIAL PROJECT
383-385 WASHINGTON STREET
BRAINTREE, MA

PLAN TITLE:

PROPOSED GRADING

PREPARED FOR:

THE HOLLAND COMPANIES
519 ALBANY STREET
SUITE 200
BOSTON, MA 02118

DATE: OCTOBER 18, 2016
REVISED:

JOB NUMBER: 185.033 | SHEET 6 OF 10

30 15 0 30 60
SCALE: 1"=30'

Engineering Matters

- Average Daily Sewer Flow: 15,070 gpd
- Peak Daily Sewer Flow: 0.040 cfs
- Average Daily Water Use: 16,577 gpd
- Peak Daily Water Use: 175 gpm
- Trash Generation: 4,055 gal./week

Architecture

- **Exterior Views 1**
  - Bird's-Eye View
  - Apartment Building Main Entry
  - Apartment Building Folded-Out Elevation
- **Exterior Views 2**
  - Apartment Building from West
  - Townhouses – View along Storrs Avenue
  - Townhouses – Front Entrance Side
  - Townhouses - Elevations
- **Site Section (D-B / VMY)**
- **Plans**

ARCHBISHOP
WILLIAMS
STADIUM

FIELD
HOUSE

MASONIC
HALL

TEMPLE
B'NAI
SHALOM

PROPOSED
TOWNHOUSES

PROPOSED
APARTMENT
BUILDING

N

STORRS AVENUE

(OFFICE)

ROCKLAND
TRUST

(RETAIL)

DEPANDABLE
CLEANERS

(OFFICE)

DUNKIN
DONUTS

THAI CHILI BASIL

KEEFE, DMD

CENTURY 21
BROWN, DMD
MERRIMACK MORTG

(RETAIL)

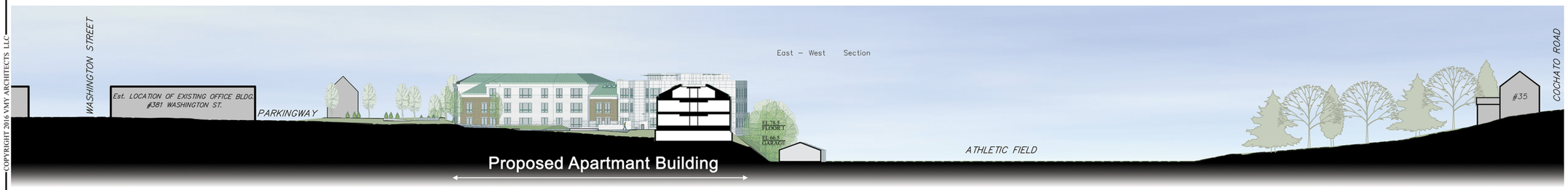
(RETAIL)

(RETAIL)

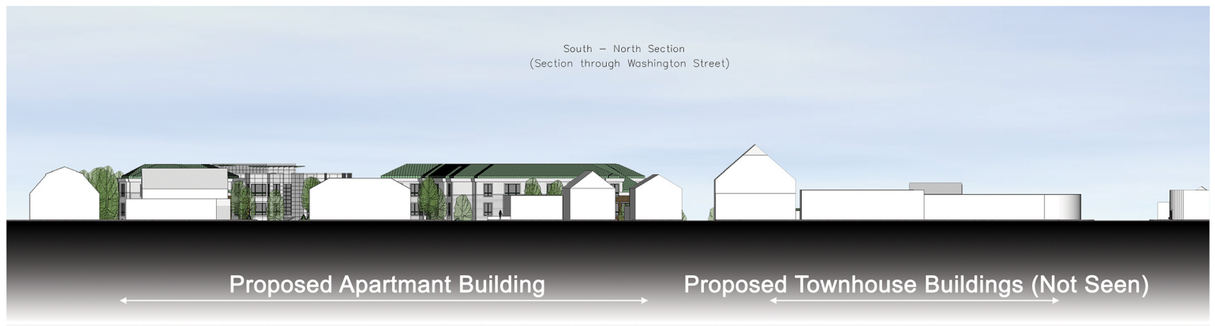
WASHINGTON STREET



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South – North Section
(Section through Washington Street)

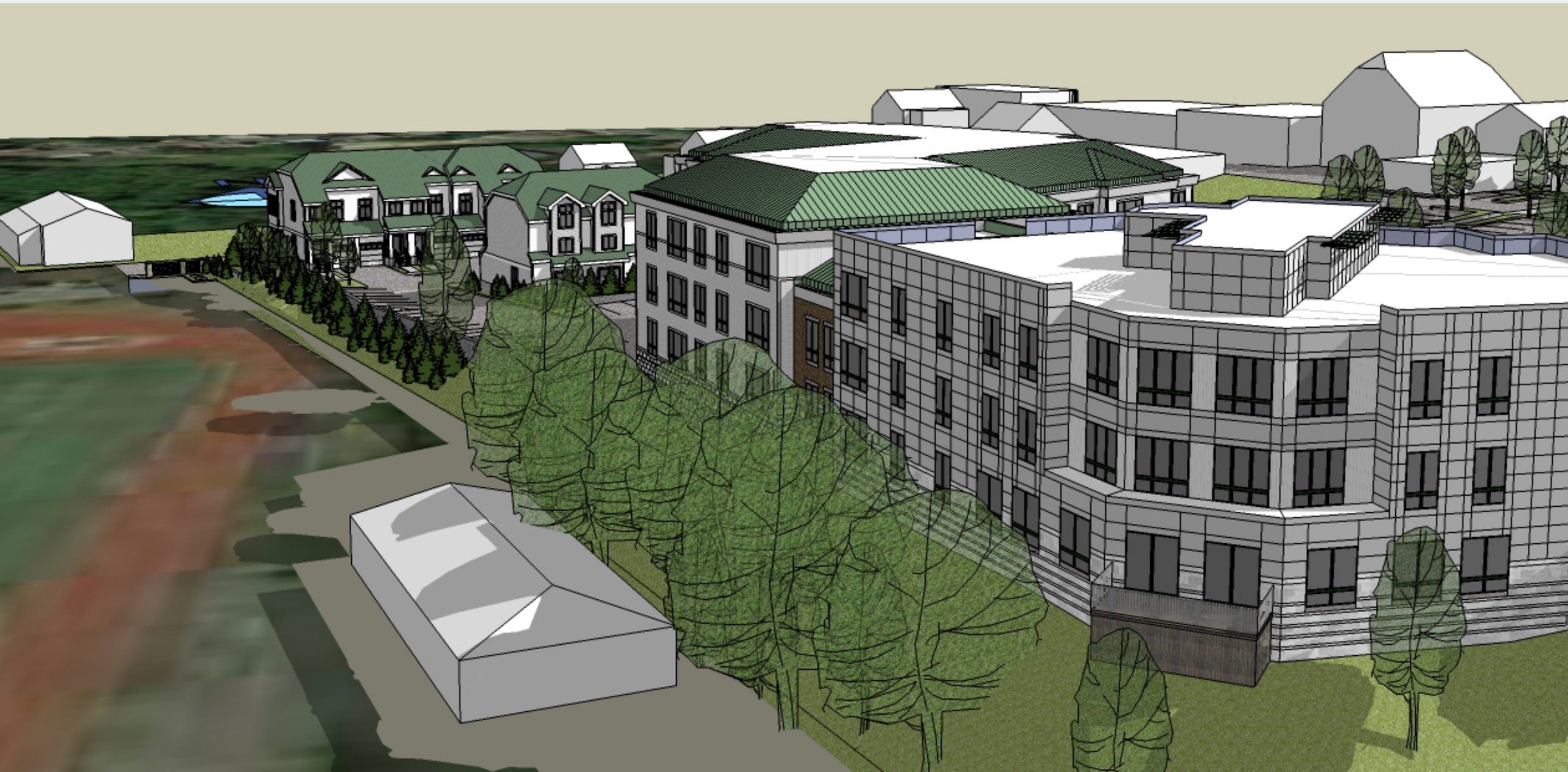










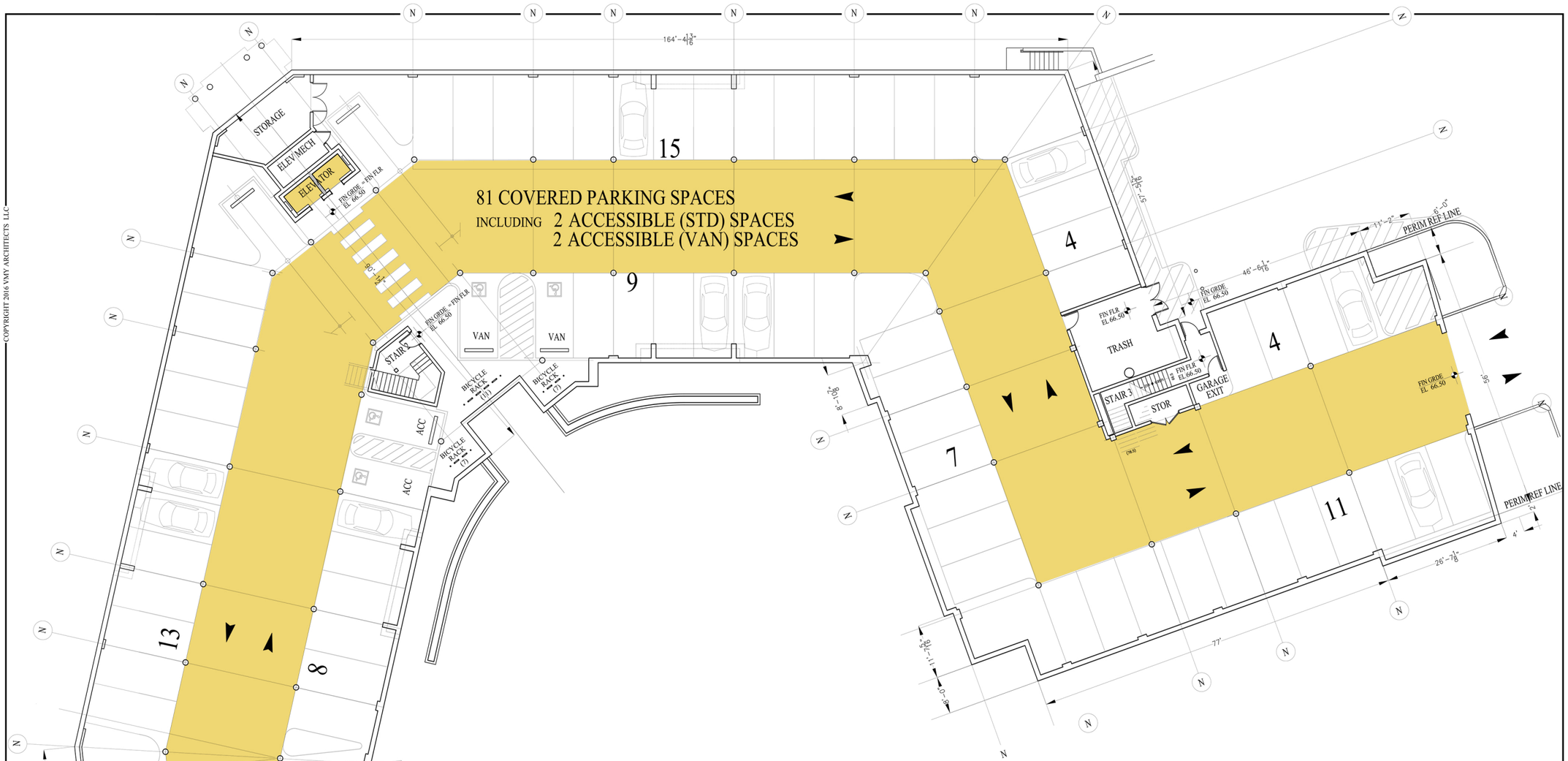








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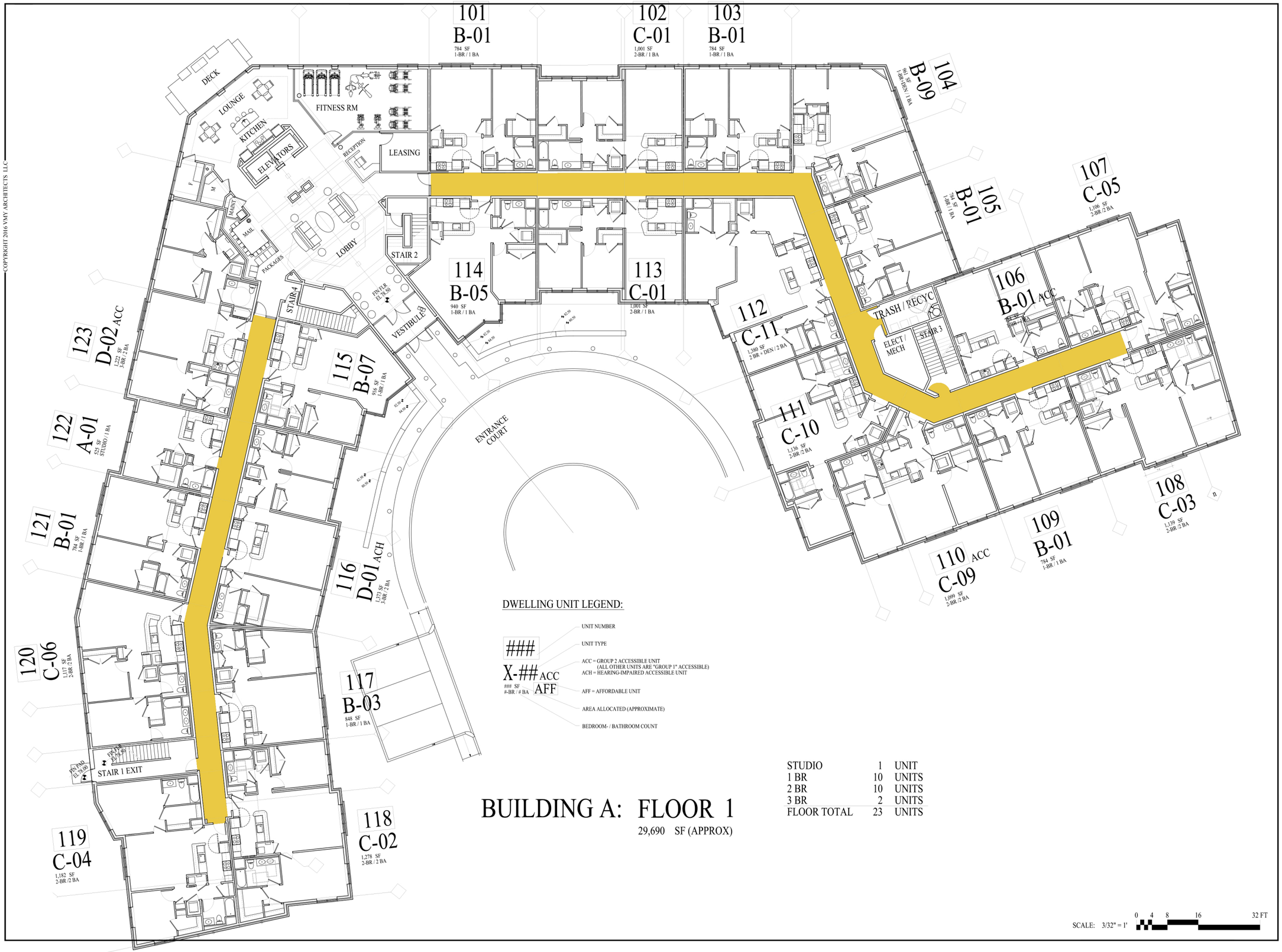


BUILDING A: BASEMENT

29,880 SF (APPROX)

SCALE: 3/32" = 1' 0 4 8 16 32 FT

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DWELLING UNIT LEGEND:

###
X-## ACC AFF
SF
#-BR / # BA

- UNIT NUMBER
- UNIT TYPE
- ACC = GROUP 2 ACCESSIBLE UNIT (ALL OTHER UNITS ARE "GROUP 1" ACCESSIBLE)
  ACH = HEARING-IMPAIRED ACCESSIBLE UNIT
- AFF = AFFORDABLE UNIT
- AREA ALLOCATED (APPROXIMATE)
- BEDROOM- / BATHROOM COUNT

BUILDING A: FLOOR 1

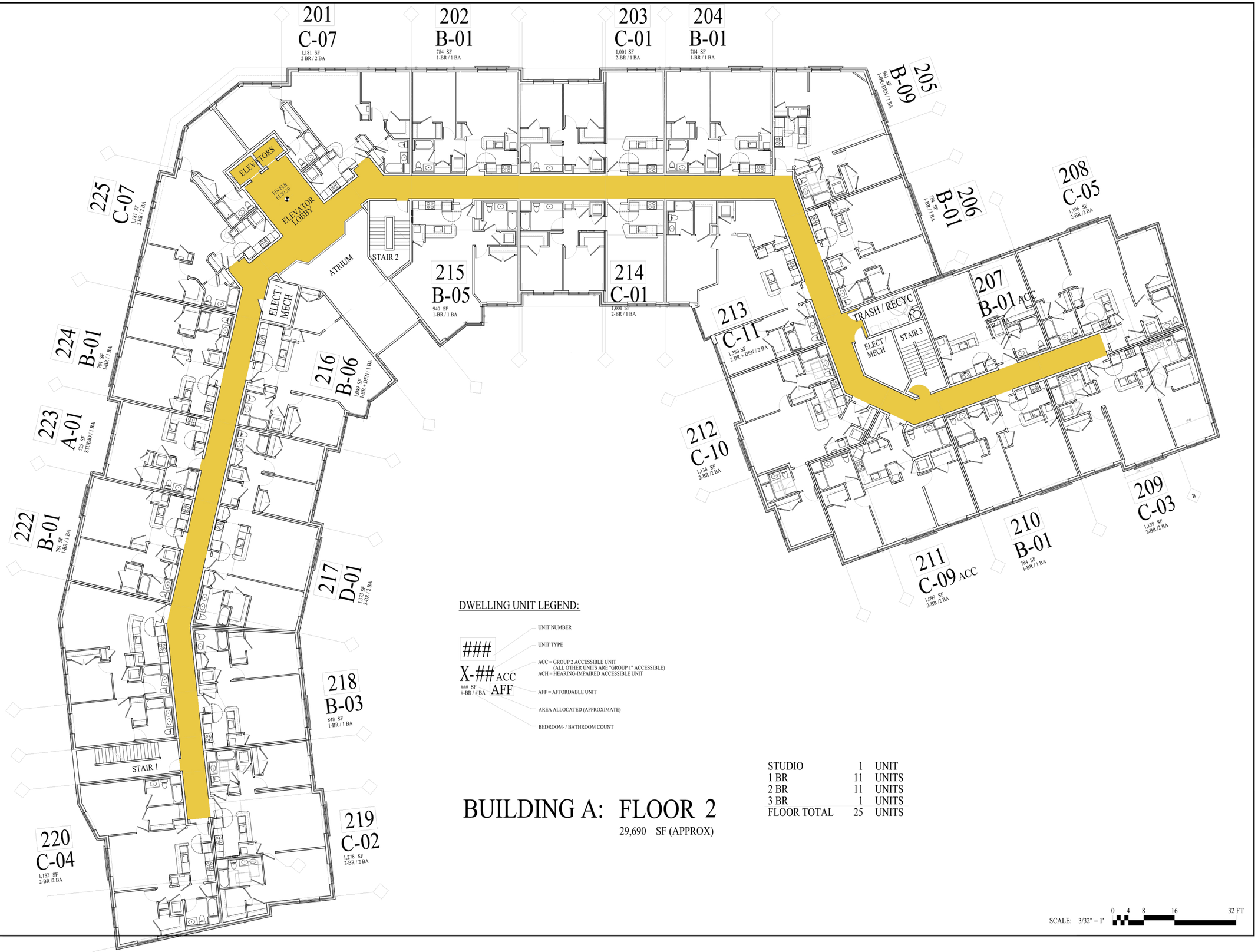
29,690 SF (APPROX)

STUDIO	1	UNIT
1 BR	10	UNITS
2 BR	10	UNITS
3 BR	2	UNITS
FLOOR TOTAL	23	UNITS

SCALE: 3/32" = 1'

0 4 8 16 32 FT

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DWELLING UNIT LEGEND:

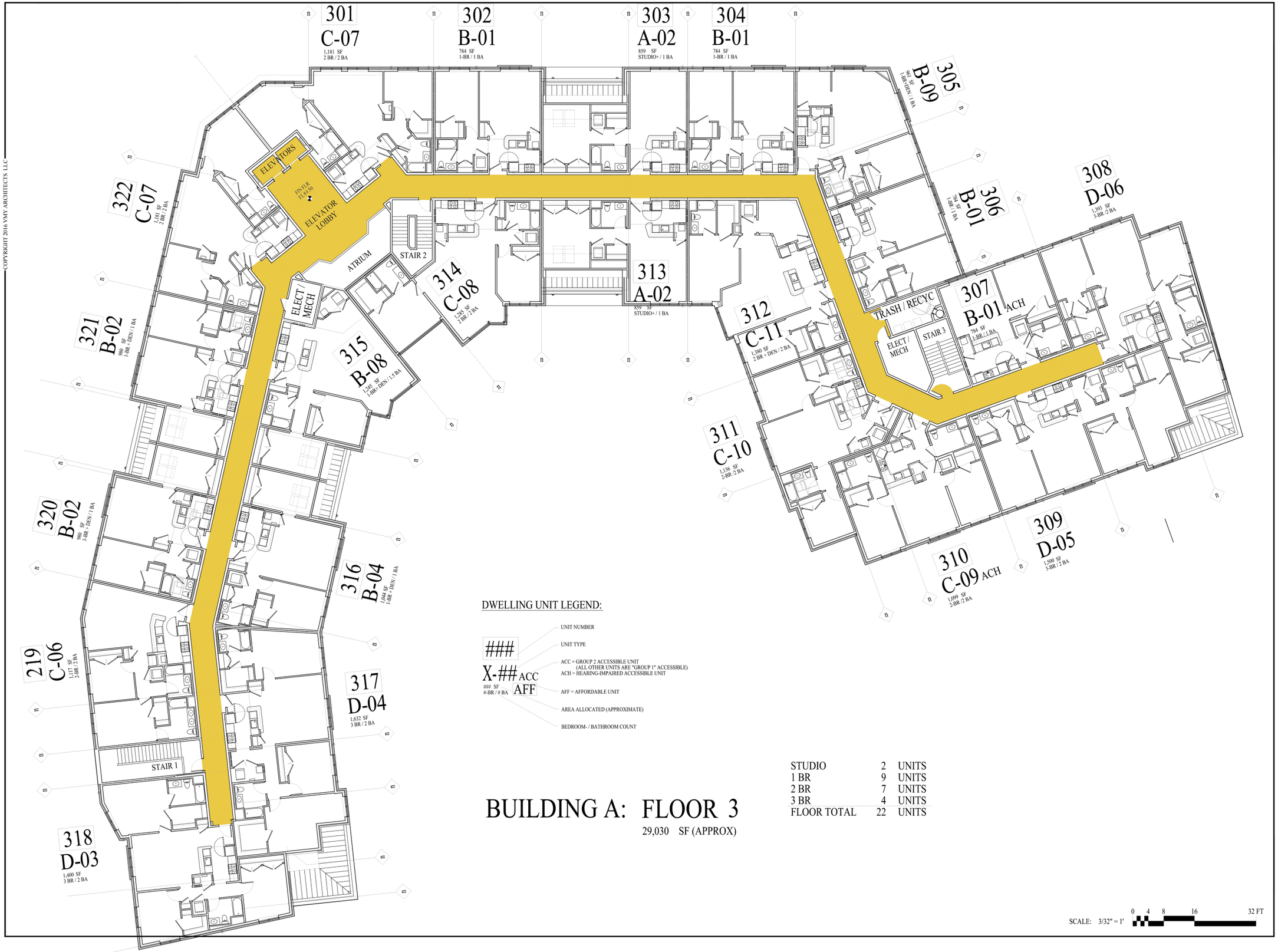
BUILDING A: FLOOR 2

29,690 SF (APPROX)

STUDIO	1	UNIT
1 BR	11	UNITS
2 BR	11	UNITS
3 BR	1	UNITS
FLOOR TOTAL	25	UNITS

SCALE: 3/32" = 1'

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DWELLING UNIT LEGEND:

BUILDING A: FLOOR 3

29,030 SF (APPROX)

STUDIO	2	UNITS
1 BR	9	UNITS
2 BR	7	UNITS
3 BR	4	UNITS
FLOOR TOTAL	22	UNITS

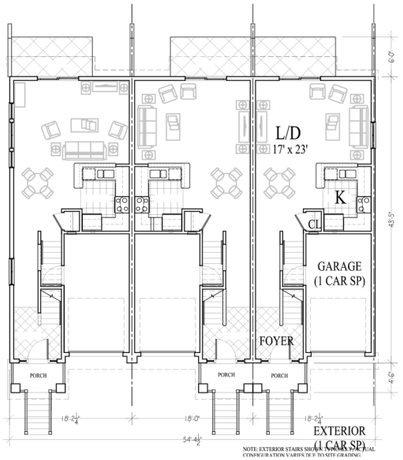
SCALE: 3/32" = 1'





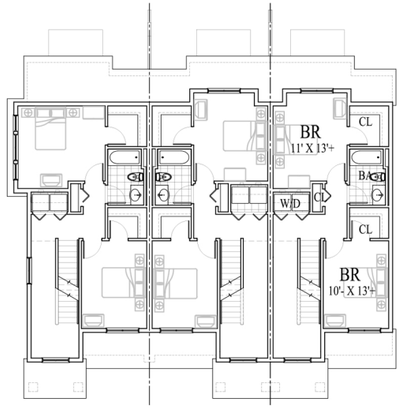
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T-02 T-01 T-03



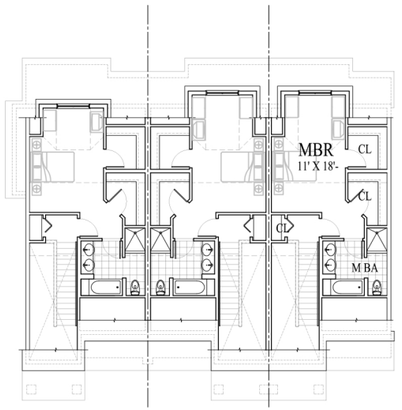
GROUND FLOOR

T-02 T-01 T-03



FLOOR 1

T-02 T-01 T-03



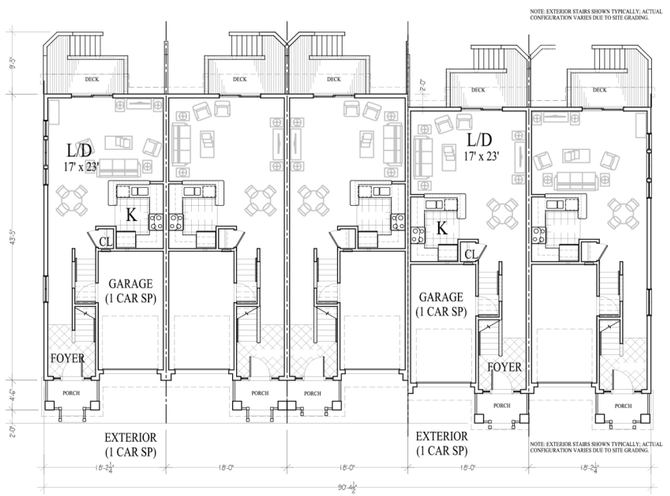
FLOOR 2



BUILDING SECTION

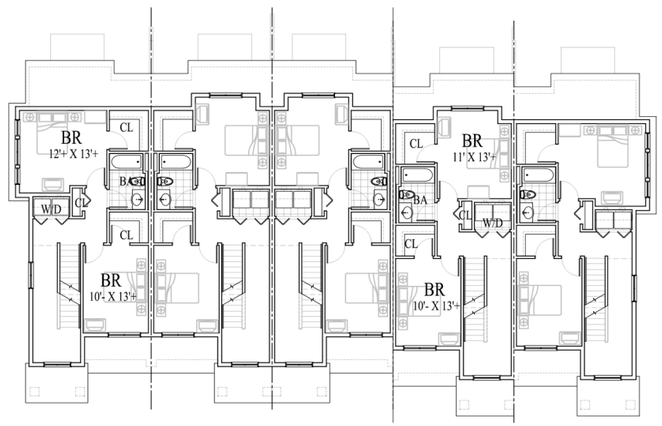
BUILDING B

T-02 T-01 T-01 T-01 T-02



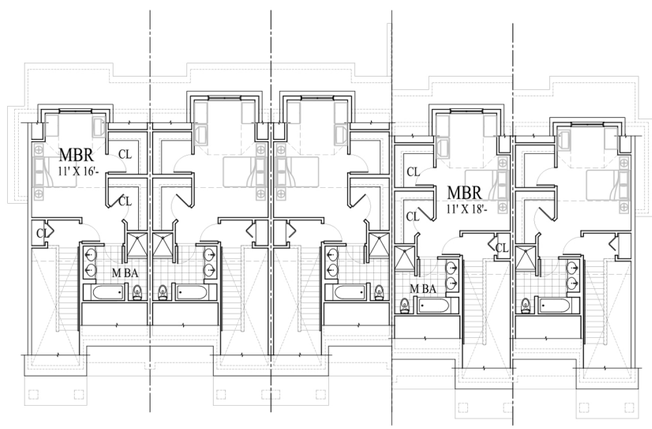
GROUND FLOOR

T-02 T-01 T-01 T-01 T-02



FLOOR 1

T-02 T-01 T-01 T-01 T-02



FLOOR 2

BUILDING C

SCALE: 3/32" = 1'

0 4 8 16 32 FT

In Conclusion:

- Smart Growth
  - Re-development of existing, blighted site.
  - Takes advantage of existing infrastructure and amenities where people can “live, work and play”.
- Transit Oriented
  - Integrated into a walkable neighborhood walking distance to bus lines which travel to commuter rail.
  - Easy access to highways.
- Sustainable
  - Environmentally responsible: Energy Star, Low Voc, Low Flow etc.
  - Uses LID design to improve long term-storm water management.
- Affordable/Accessible
  - Meets Local and Regional Need for Affordable Housing
  - Provides 4 Fully Accessible Housing units to Young and Old

How to reach us:

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Lynne Sweet: 617-454-1144

ldsweet@ldsconsultinggroup.com

Peter Freeman: (508) 362-4700

pfreeman@freemanlawgroup.com