

MODERA FRAMINGHAM

JULY 14, 2016

SPECIAL PERMIT PRESENTATION TO THE
FRAMINGHAM PLANNING BOARD



Project Team

- › Developer: Mill Creek Residential
- › Architect: ICON Architecture
- › Landscape Architect: Stantec
- › Traffic Engineer: Vanasse & Associates, Inc.
- › Civil Engineer: Nitsch Engineering
- › Legal Counsel: Goulston & Storrs

About Mill Creek Residential

- › National company with local offices in 15 major markets
 - Greater Boston headquarters located in Burlington, Massachusetts

- › Develop, build, own, and operate premier multifamily apartment homes
 - More than 15,000 apartment homes under construction, owned, and operated

- › Recognized as the Top 2 Builder in Multifamily Executive's Top 50 List for 2016

- › In Massachusetts:
 - Over 1,400 apartment homes developed or underway across six communities
 - Natick, Concord, Hopkinton, Needham, Medford, & Watertown

Modera Framingham

- › Modera is Mill Creek's flagship apartment home brand

- › First project to proceed under zoning changes to the Central Business District
 - Walkable, vibrant, and diverse center for the MetroWest region

- › Project Highlights
 - Over \$40 million invested in downtown Framingham
 - 270 apartment homes comprising Studio, 1-, 2-, and 3- Bedroom layouts
 - 27 affordable apartment homes (10%)
 - 411 parking spaces (1.5x ratio), most of which are weather-protected
 - 41 bicycle parking spaces, located within weather-protected bike rooms
 - All new, lush landscaping along all street frontages

Permits Required Under Framingham Bylaws

Special Permits

- › **Use** - Multi-family dwelling of over 30,000 SF in the Central Business Zoning District
- › **Land Disturbance** - Earth moving activity of more than 1,000 cubic yards and/or earth removal or earth fill of more than 400 cubic yards

Site Plan Approval

- › New structure greater than 30,000 square feet of gross floor area

Access Permit

- › Public Way Access Permit required to modify existing site access to a public way
 - 4 of 6 existing curb cuts closed and 2 curb cuts relocated

+/- 3 Acre Site in Central Business Zoning District



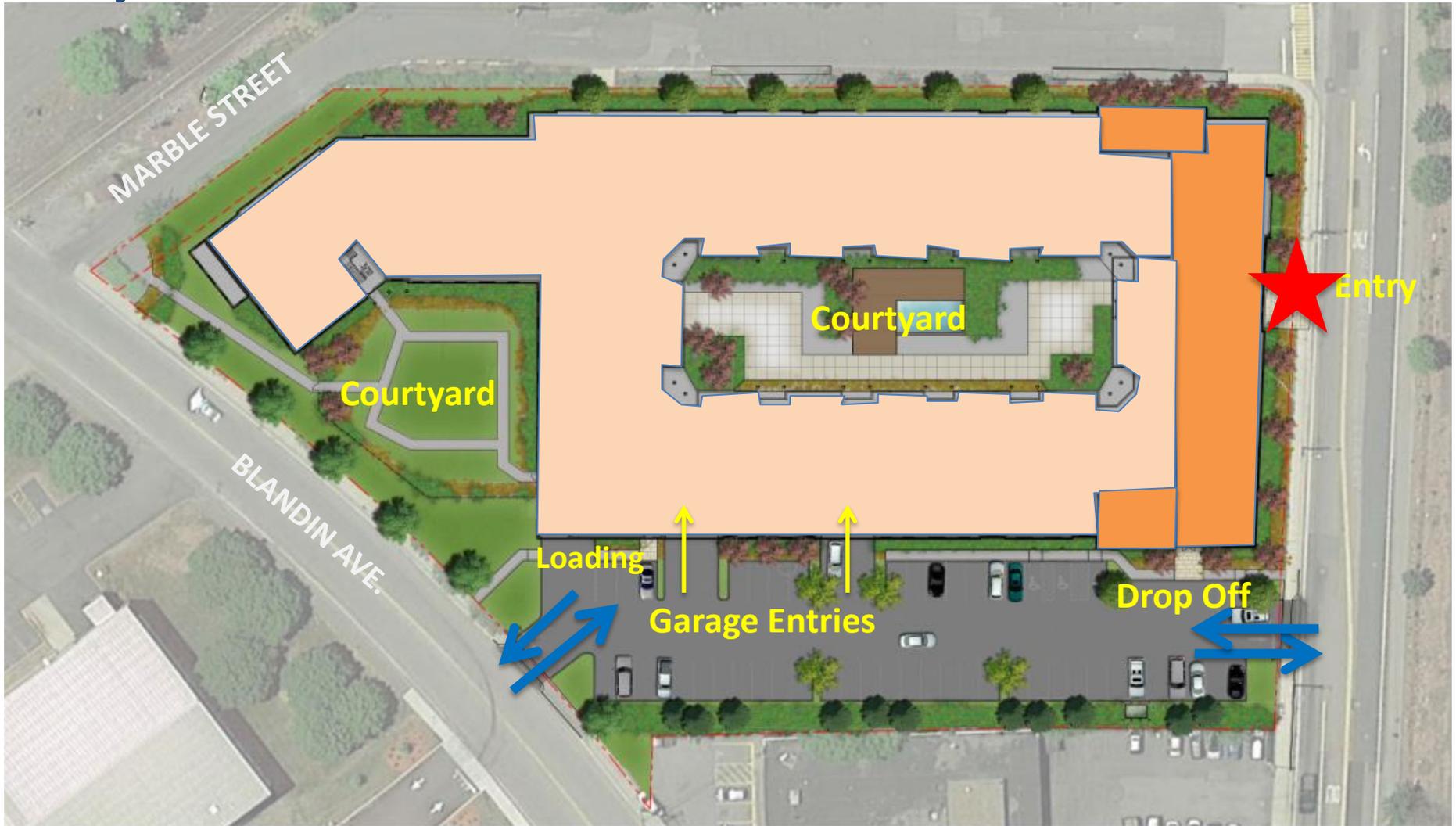
Program



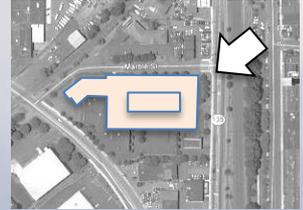
- 270 Apartments
- 411 Parking Spaces
- 6 Story / 70 foot tall
- New Landscaped Site & Utilities



Project Overview



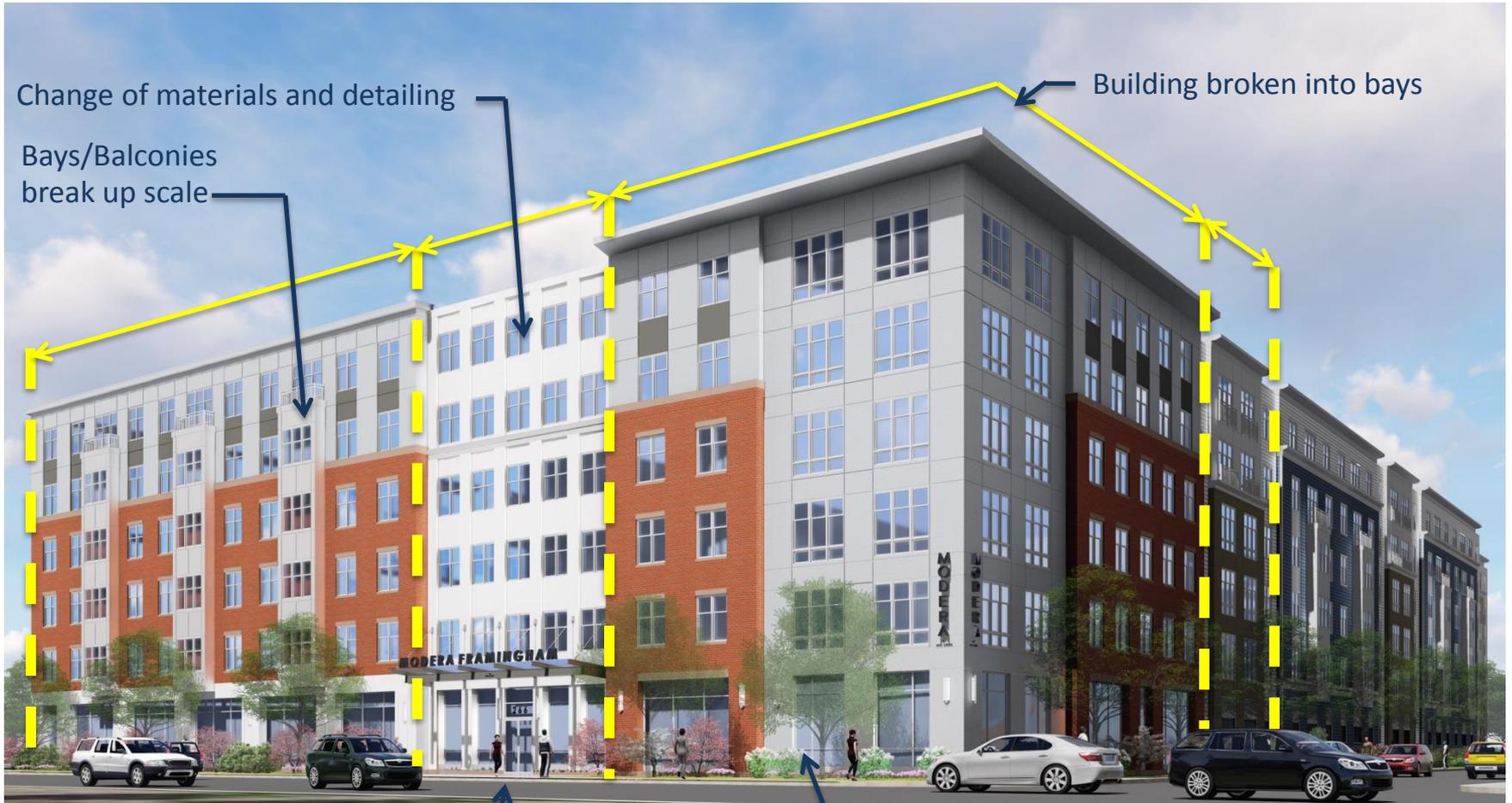
Waverly Street Building Entrance Perspective



Building Scale



Building Scale



Change of materials and detailing

Bays/Balconies
break up scale

Building broken into bays

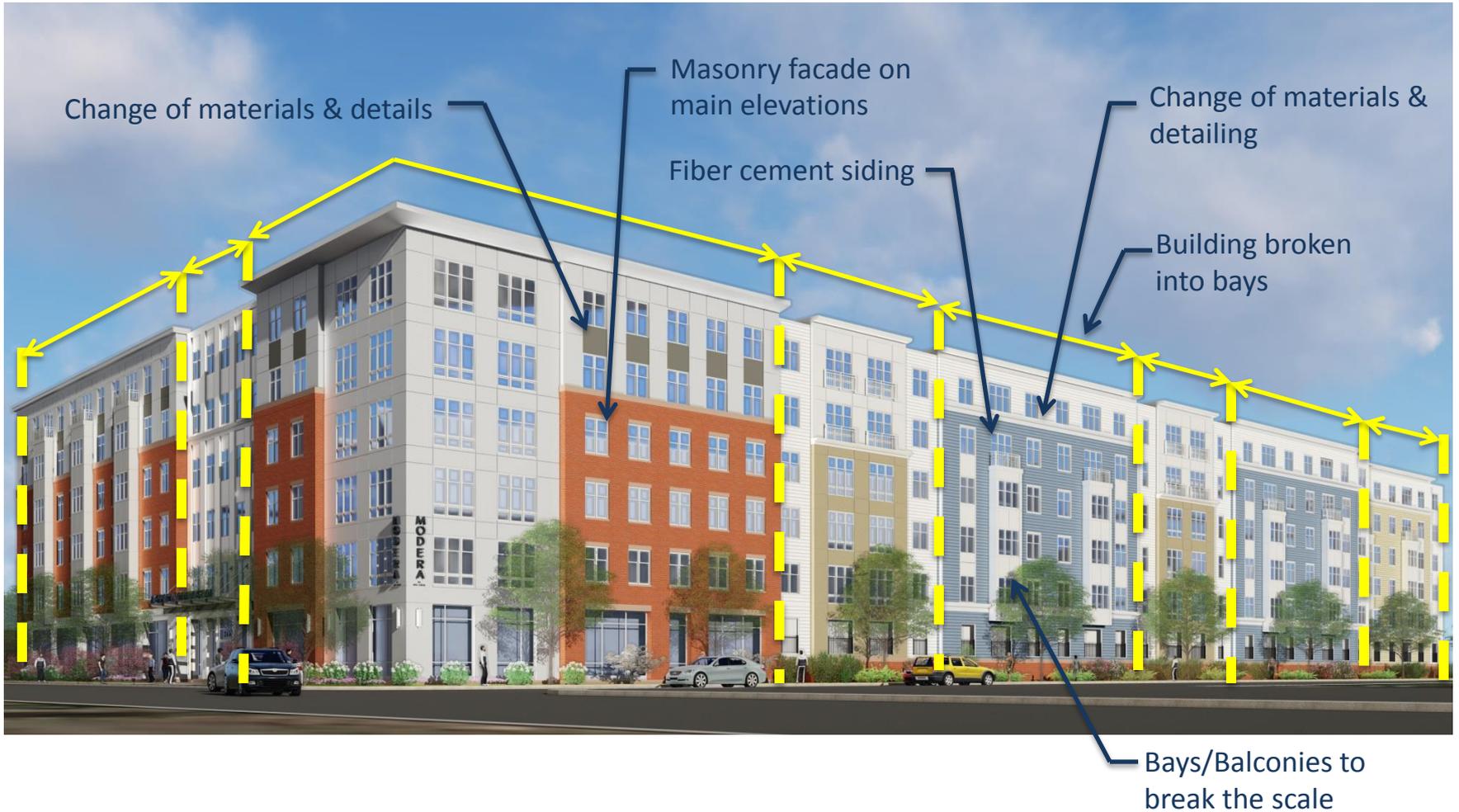
Primary entry on Waverly Street

Large amount of glazing at ground level

Waverly Street & Marble Street Perspective



Building Scale



Waverly Street & Entry Drive Perspective



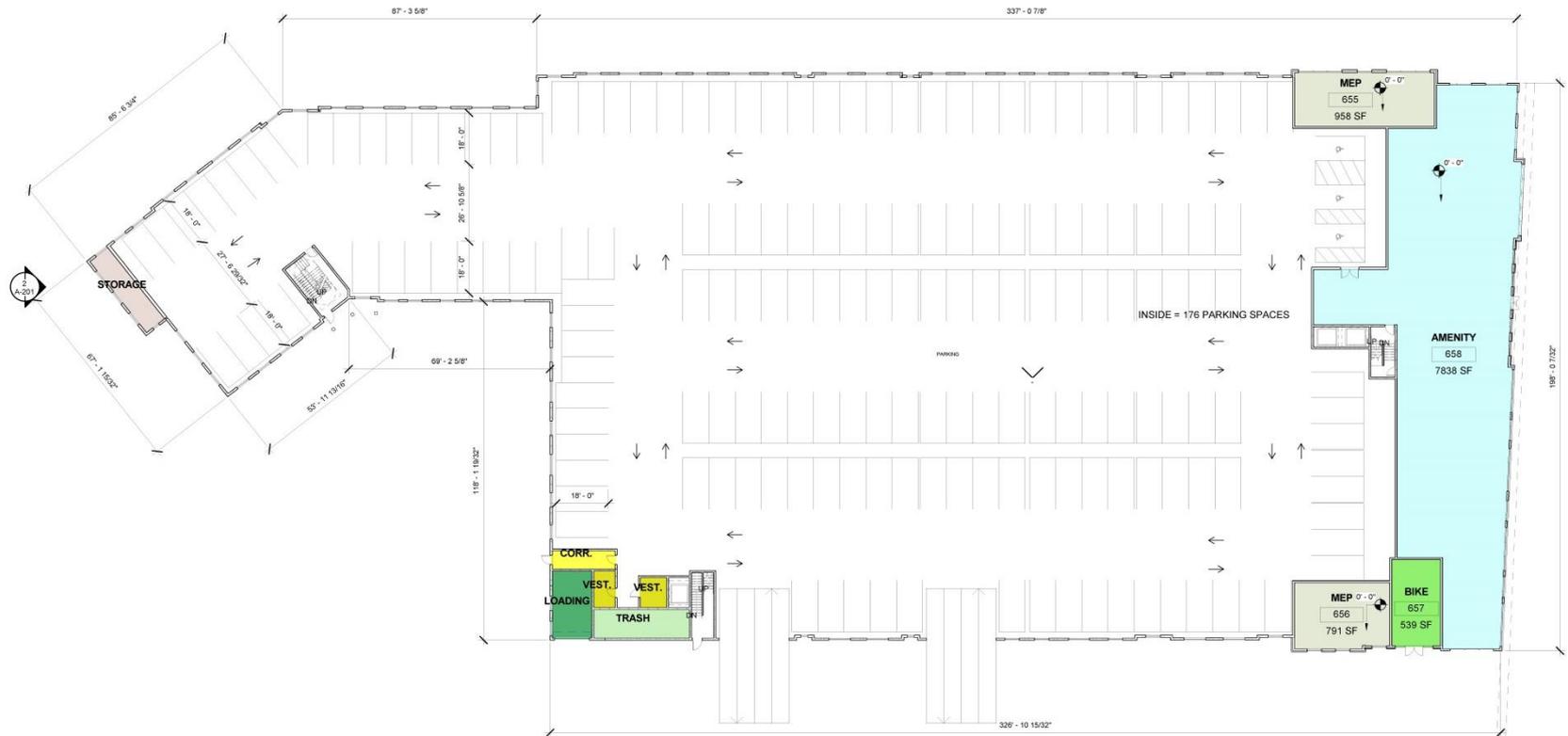
Blandin Avenue Perspective



Typical Residential Floor Plan



Upper Garage / Waverly Street Lobby

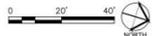


Zoning Compliance

	Required	Proposed	Complies?
Lot Size	20,000 sf Min.	130,680 ± SF	Yes
Height	70 ft Max	< 70 ft	Yes
Floor Area Ratio	3.0 Max	2.2	Yes
Frontage	N/A	296	Yes
Front Yard (All Streets)	10 ft Min	13 ft	Yes
Side Yard	N/A	80.3 ft	Yes
Rear Yard	N/A	N/A	Yes
Landscaped Open Space Ratio	20% Min.	>22%	Yes
Lot Coverage	80% Max	58%	Yes
% Affordable Units	10% Min	10%	Yes
Parking Spaces	340 Min. spaces	411	Yes

The Project is greater than 300' from a Residential District. As a result, the maximum height is 70 feet.

Landscape Plan



Material Images



- Design supports CBZD pedestrian friendly streetscape
- Usable and Landscaped Open Space improve visual environment and provide areas for passive outdoor recreation
- Trees selected from DCR MA Urban & Community Forestry Program list (*White Pine* replaced with *White Spruce* as suggested by TRT preliminary review)
- Full plant schedule included with submitted plans



1. FLOWERING TREES



2. METAL FENCE – 4' HT.



3. ACCENT PAVING



4. LIGHTING



Lighting Plan

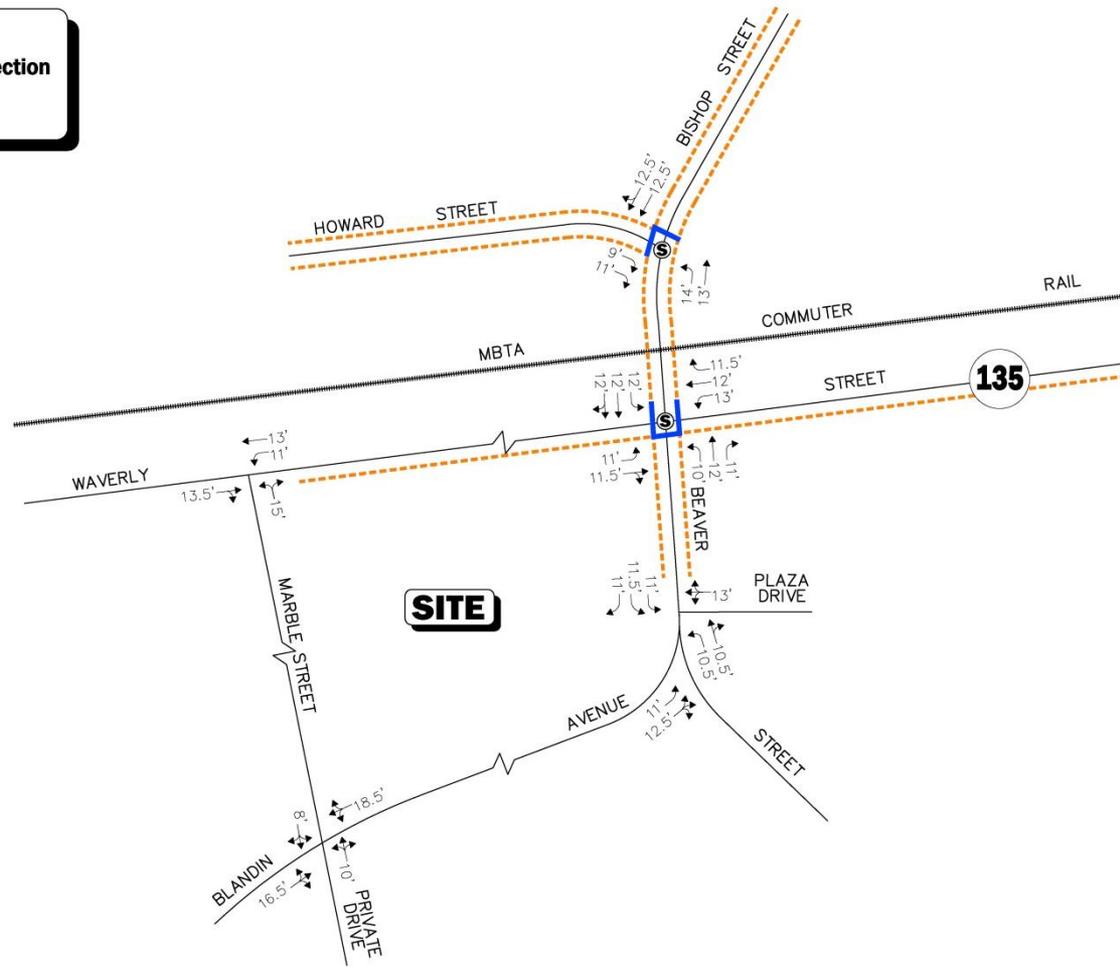
- 0.2 fc min. requirement met within public access areas



Traffic Study Area Map

Legend:

-  Signalized Intersection
-  Sidewalk
-  Crosswalk



Trip-Generation Summary – 270 Units

	<u>Apartments^a</u>	<u>Transit Trips^b</u>	<u>Total</u>
<i>Weekday Morning Peak Hour:</i>			
Entering	27	2	25
Exiting	109	5	104
Total	136	7	129
<i>Weekday Evening Peak Hour:</i>			
Entering	108	5	103
Exiting	58	3	55
Total	166	8	158
<i>Average Weekday Daily Traffic:</i>	1,760	88	1,672

^a Based on ITE LUC 220, Apartments at 270 units.

^b Based on U.S. Census of 5% Transit Trips in Framingham.

Trip-Generation Comparison

Time Period/Direction	Apartments (270 Units)^a	Retail (34,538 sf)	Increase (Decrease)
<i>Weekday Morning Peak Hour:</i>			
Entering	25	20	5
Exiting	104	13	91
Total	129	33	96
<i>Weekday Evening Peak Hour:</i>			
Entering	103	141	(38)
Exiting	55	153	(98)
Total	158	294	(136)
<i>Weekday Daily</i>	1,672	3,404	(1,732)

^a Based on ITE LUC 820, Shopping Center.

Traffic Recommendations & Summary

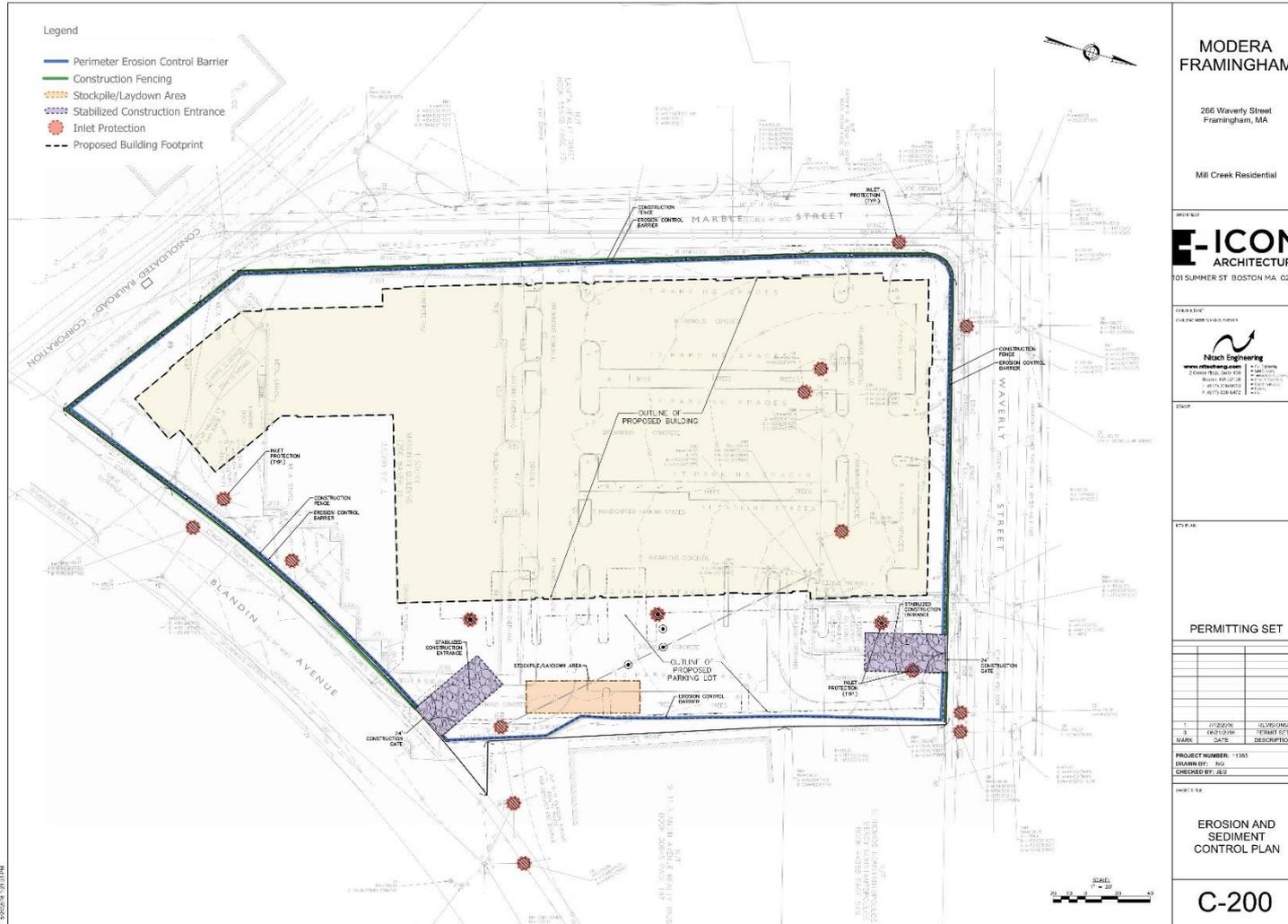
Recommendations

- › Access Management
 - Close 4 driveways
 - Blandin Avenue driveway – Full access
 - Waverly Street driveway – Right turns only
 - Stop control
 - Illumination
- › Marble Street
 - Provide easement for upgrade of roadway
 - Stop control at Blandin Avenue
- › Travel Demand Management
 - Public transportation information on site
 - Pedestrian connectivity
 - Bicycle racks on site
 - Bicycle work station
 - Car share spaces

Summary

- › Less traffic than retail
- › Safe access and egress provided

Erosion & Sediment Control Plan



**MODERA
FRAMINGHAM**

266 Waverly Street
Framingham, MA

Mill Creek Residential

**E-ICON
ARCHITECTURE**

101 SUMMER ST BOSTON MA 02110

CONSULTING

100 STATE STREET SUITE 200

Nitech Engineering

www.nitecheng.com
1000 Main Street, 2nd Floor
Boston, MA 02111
617-552-1100
F: 617-552-1400

STUDY

PERMITS

PERMITTING SET

NO.	DATE	BY	DESCRIPTION
1	07/22/14	SILVERSON	PERMIT SET
2	08/05/14	DESIGNER	DISCIPLINE

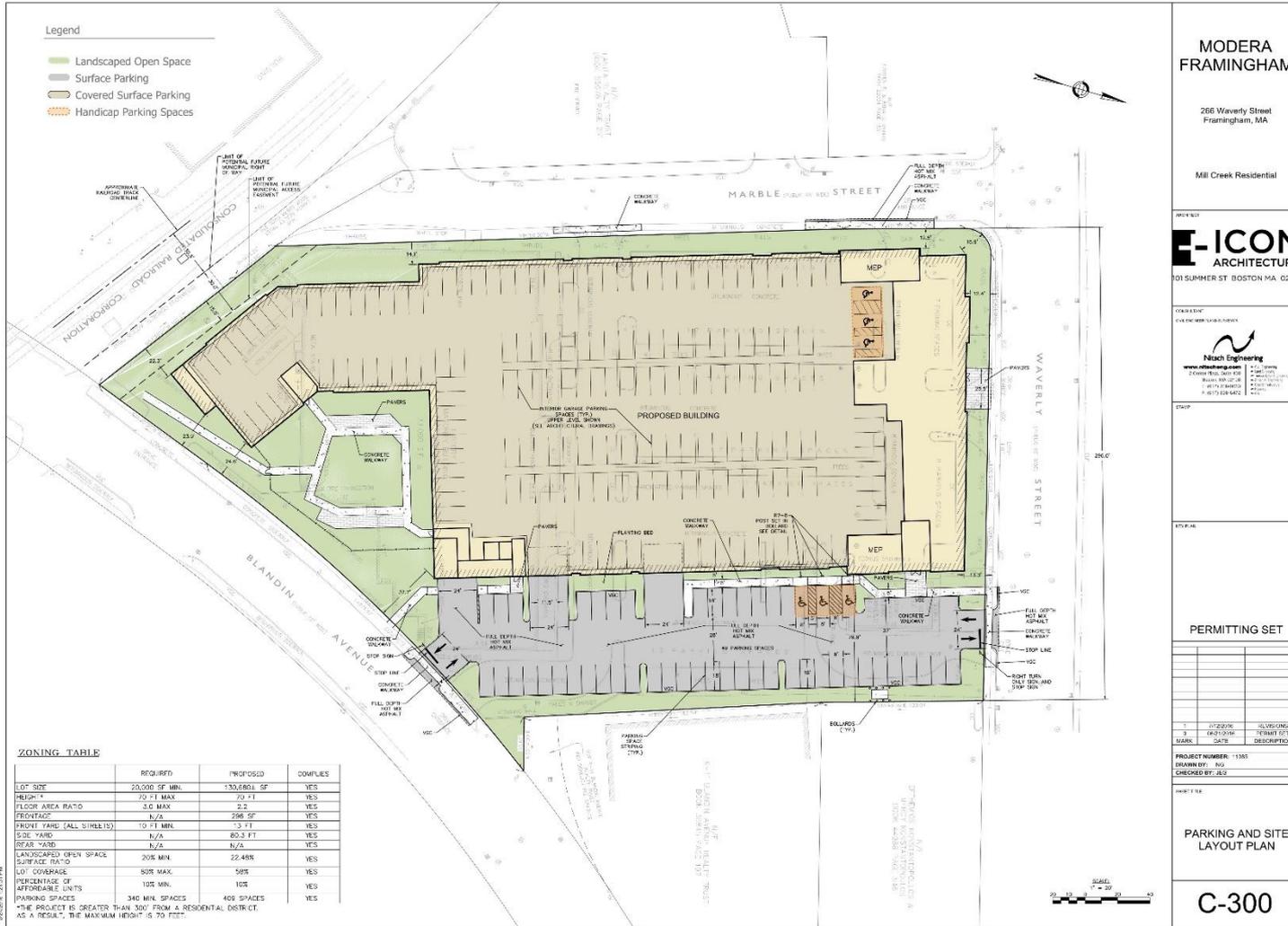
PROJECT NUMBER: 11352
DRAWN BY: BJG
CHECKED BY: JES

SHEET NO.

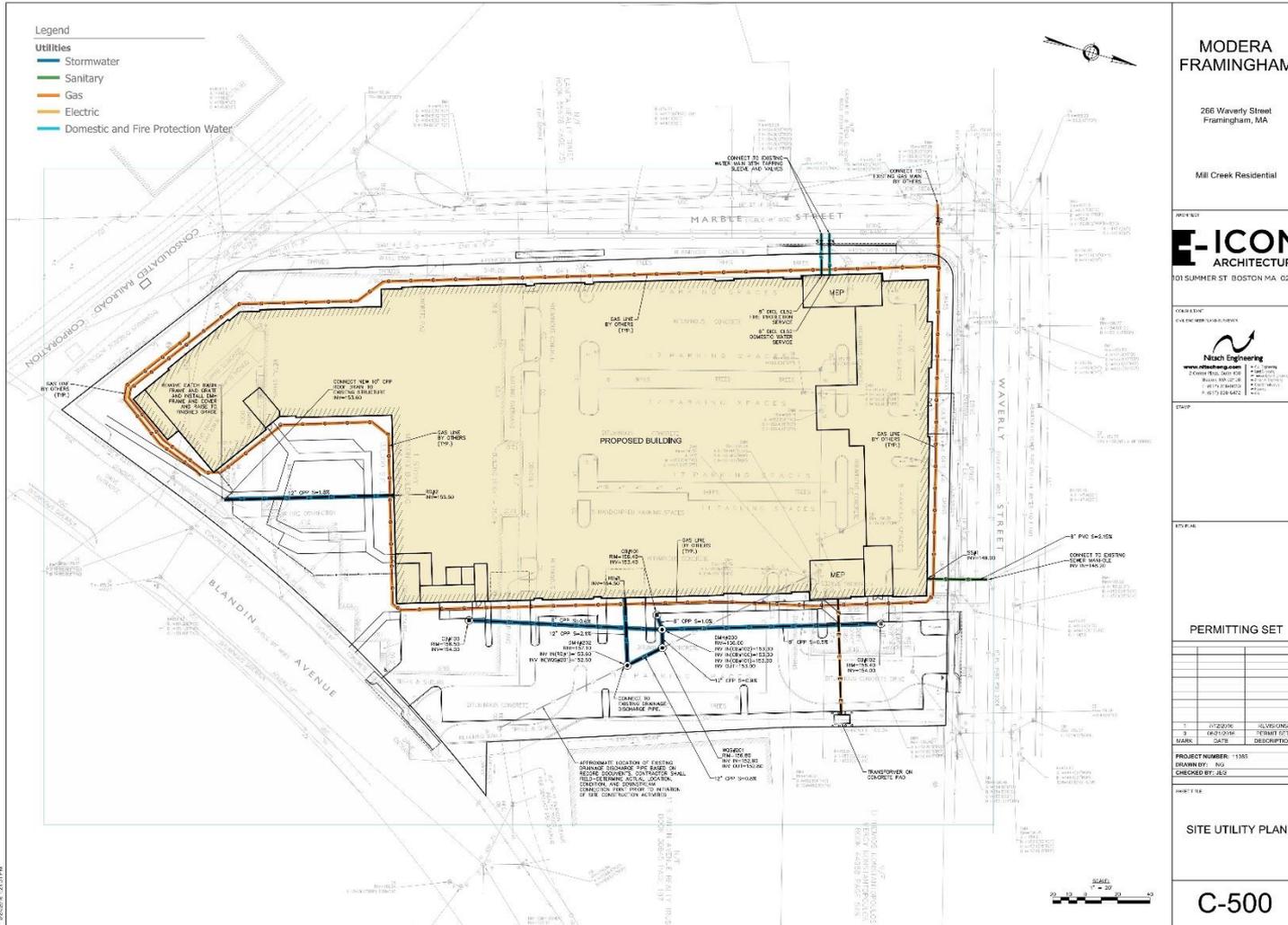
EROSION AND
SEDIMENT
CONTROL PLAN

C-200

Parking & Site Layout Plan



Site Utility Plan



Project Benefits

- › Modera Framingham Benefits
 - Over \$40 million invested in downtown Framingham
 - Over \$250,000 in estimated annual tax revenues
 - 200 construction jobs
 - Approx. 8 permanent leasing, customer service, and maintenance staff jobs
 - Over \$800,000 in annual repair, maintenance, and service contracts
 - Often use local vendors and suppliers for these activities
 - 15'-wide grant of easement to support widening and realignment of Marble St.
 - Catalyst for the downtown Framingham revitalization

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Thank you

Compliance with General Special Permit Criteria

- › Site is appropriate for multifamily residential use.
- › Project will have adequate & appropriate facilities for the proper operation of multifamily residential use, including adequate off-street parking.
- › Use will not create a hazard to abutters, vehicles or pedestrians.
- › Use is consistent with the intent of the zoning district and with the purpose and intent of the By-Law.
- › All municipal services necessary to meet the needs of the proposed use are adequate and sufficient.

Compliance with Land Disturbance SP Criteria

Site Management and Control

- › Site previously disturbed by current development of the site
- › New design limits additional land disturbance
- › During construction, suitable areas will be designated for temporary uses
- › Dust control will be used appropriately
- › Temporary erosion & sediment control will employ Best Management Practices
- › All waste, grubbed stumps, slash, construction materials, etc., will be lawfully disposed of and will not be in any manner incorporated into the project site
- › Anticipated construction period of 18-24 months

Compliance with Land Disturbance SP Criteria

Control of Stormwater Runoff

- › Project will have control mechanisms for stormwater runoff
- › Stormwater will be slightly less volume & peak rate than existing site conditions -- existing flow patterns will remain generally unchanged
- › No adverse effects on adjacent/abutting properties are anticipated
- › No adverse impact to groundwater resources in terms of quantity or quality

Compliance with Site Plan Approval Criteria

- › **Retain Community Character:** Architectural design seeks to blend & harmonize with adjacent residential buildings & neighborhood to promote consistency
- › **Traffic, Parking & Public Access:** Existing transportation infrastructure can accommodate the Project in a safe and efficient manner. No traffic safety deficiencies are expected as a result of the Project.
- › **Environmental Impact:** Proposed stormwater management designed to meet MassDEP Standards --will effectively utilize Best Management Practices
- › **Health:** Designed to minimize adverse air-quality impact, noise, glare & odors

Compliance with Site Plan Approval Criteria

Public Service & Utilities

- › Municipal systems adequate to serve Site
- › Excess stormwater discharged to municipal drainage system
- › Existing transportation infrastructure can accommodate the Project in a safe and efficient manner

Land Use Planning

- › Town specifically rezoned CBZD & promulgated the “Central Business Zoning District Design Review Standards” in an effort to encourage a mixed-use, pedestrian friendly streetscape
- › Project Design is consistent with:
- › Land-use goals of the By-Laws,
- › Framingham Planning Board Project Review Guidelines
- › Central Business Zoning District Design Review Standards